DUBAI ISLANDS

BAYGROVE
RESIDENCES

NAKHEEL

Where your home brings you closer to
life at the edge of the sea.



Discover the Unique Charm of Dubai Islands

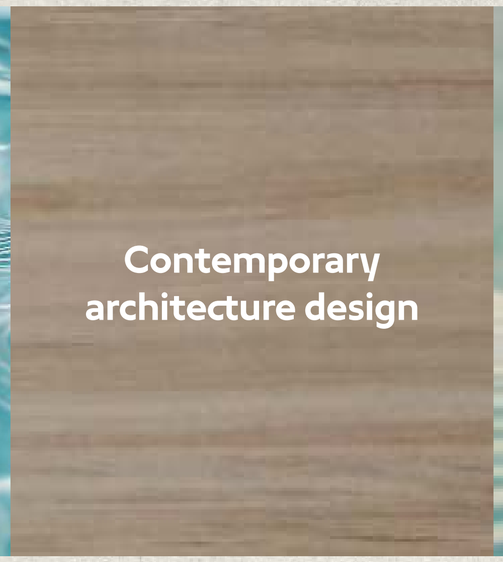


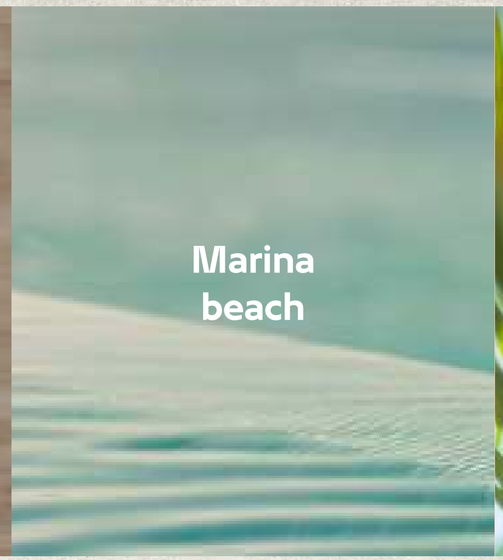

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RESIDENCES

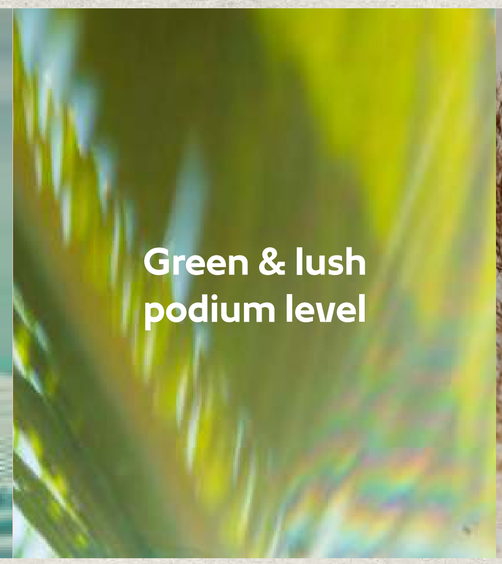

THE FINAL RELEASE
B 12
B 13
B 15
B 14

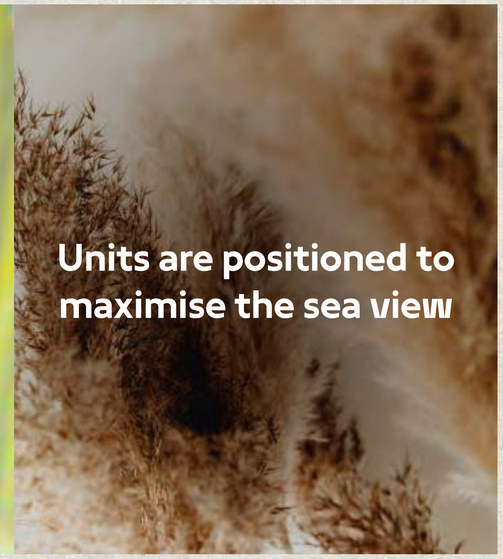
Distinctive Seaside Living











Waterfront Living



Promenade



The promenade features landscaped walkways that connect the buildings and enrich the living experience.

Design & Architecture



Curved balconies blend indoor and outdoor living, while sand-coloured lines contrast the white façade for a standout yet harmonious design.

Drop-Off



The arrival experience is designed to welcome residents to a grand drop-off that evokes a sense of warmth and understated elegance.

Drop-Off



Spatial layout, materials, and lighting create a refined ambiance offering a seamless transition from exterior to interior.

Main Lobby



The main lobby combines elegance and contemporary charm with curated furnishings and soft lighting for a warm, welcoming feel.

Building 15 | Lobby



Building 15’s lobby reaches new heights with elegant wall panelling and curved walls that establish a distinct sense of exclusivity.

Building 15 | Lobby



Exceptional Experiences



Infinity Lap Pool



Located on the podium level, the infinity lap pool overlooks serene waters with stunning sea and city skyline views.

Family Pool



The family pool offers generous space for swimming, relaxing, and socialising in a comfortable setting.

Family Pool



Outdoor Activities



The outdoor gym and half court provide a vibrant space for fitness and an active lifestyle.

Clubhouse



Overlooking the infinity pool, the clubhouse is ideal for private events, informal gatherings, or quiet moments of relaxation.

Cinema & Games Room



The cinema and games room offer a cosy, inviting space ideal for movie nights, private bookings, or casual get-togethers.

Fitness Centre



The fitness centre on the podium level overlooks the family pool and features diverse equipment for cardio and strength training.

Yoga Space



A versatile multipurpose studio that can be used for private training, boxing, ballet, yoga, or meditation sessions.

Kids’ Club



The kids’ club focuses on educational play and creativity encouraging adventure and exploration.

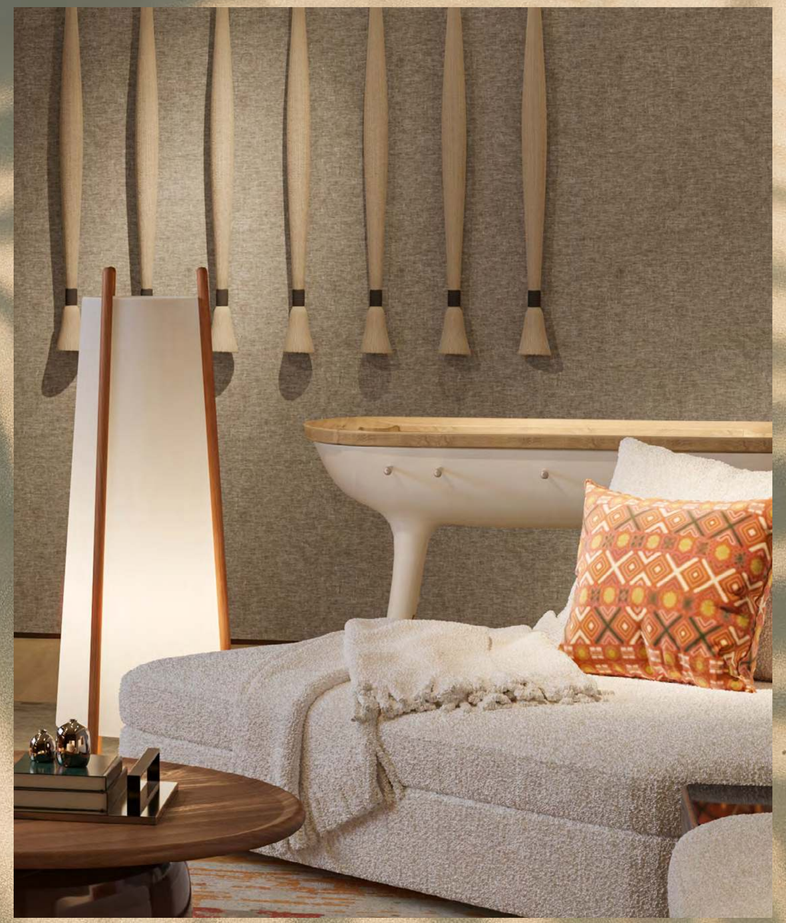
Pet Wash



A dedicated pet wash area provides an easily accessible and well-equipped space for basic pet grooming.

Additional Amenities

- Hotel-style drop-off with signature water features
- 4 lobbies
- 24/7 security and on-site FM office
- Clubhouse for social gatherings
- Outdoor BBQ and entertainment zone
- Fully equipped indoor gymnasium
- Outdoor fitness area
- Indoor kids’ play area
- Outdoor kids’ club
- Pet wash station
- Visitors parking
- Dedicated bicycle parking
- Access to swimmable beach and boardwalk
- Access to community park, jogging, and cycling paths



Residences

1-Bedroom | Dining



The 1-bedroom units offer an elegant, efficient layout with a galley kitchen, integrated dining, and a statement-making central island.

2-Bedroom | Kitchen



The 2-bedroom residences offer the option of either dual ensuites or a maid's room for added convenience.

2-Bedroom | Primary Bathroom



3-Bedroom | Living



The 3-bedroom apartments are strategically positioned to offer direct water views, seamlessly blending indoor and outdoor living.

3-Bedroom | Primary Bedroom



The bedrooms are complemented by soft, calming tones and warm, earthy accents that create a serene and inviting ambiance.

3-Bedroom | Primary Bathroom



All bathrooms are designed to be timeless and elegant, with a touch of colour and texture.

4-Bedroom | Living Room



Located exclusively in Building 15, the 4-bedroom residences feature an exclusive lobby and drop-off area, and spacious living rooms with floor-to-ceiling windows.

4-Bedroom | Primary Bathroom



The spacious 4-bedroom primary bathroom features generous countertops, a freestanding bathtub, an enclosed shower and toilet, and plenty of natural light.

Penthouse



The penthouse is the only unit of its kind in the entire project. Its prime, uninterrupted location makes it truly special.

Penthouse | Lounge



The spacious living area features double-height ceilings and floor-to-ceiling glazing, creating an open and airy atmosphere.

Penthouse | Lounge



Thoughtful details like screens and custom joinery add character and elegance to the space.

Penthouse | Lounge



The space is adaptable to suit various furnishing arrangements all facing the expansive terrace.

Penthouse | Lounge



A grand and luxurious dining area with double-height ceilings, seamlessly connected to the kitchen.

Penthouse | Kitchen



The penthouse includes a closed kitchen with terrace access, ample counter and storage space, and a central island designed for family interaction.

Penthouse | Primary Bedroom



The primary bedroom offers panoramic water views, providing a serene and picturesque setting for relaxation and escape.

Penthouse | Primary Bathroom



The primary bathroom stands out with a striking accent wall, a standalone bathtub, a spacious walk-in shower, and ample natural light.

Penthouse | Dressing Room



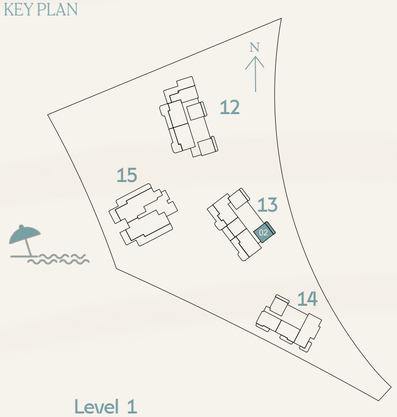
The primary bedroom walk-in closet experience gives ample light, mirrors and space to get ready for any occasion.

Floor Plans

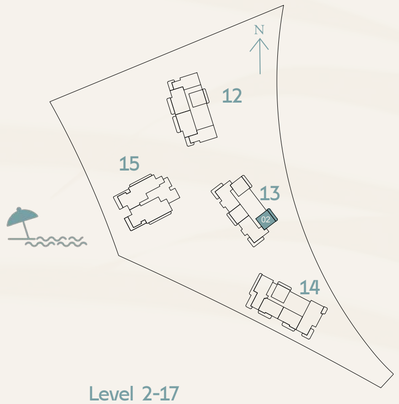
TYPE 4

1-Bedroom

KEY PLAN

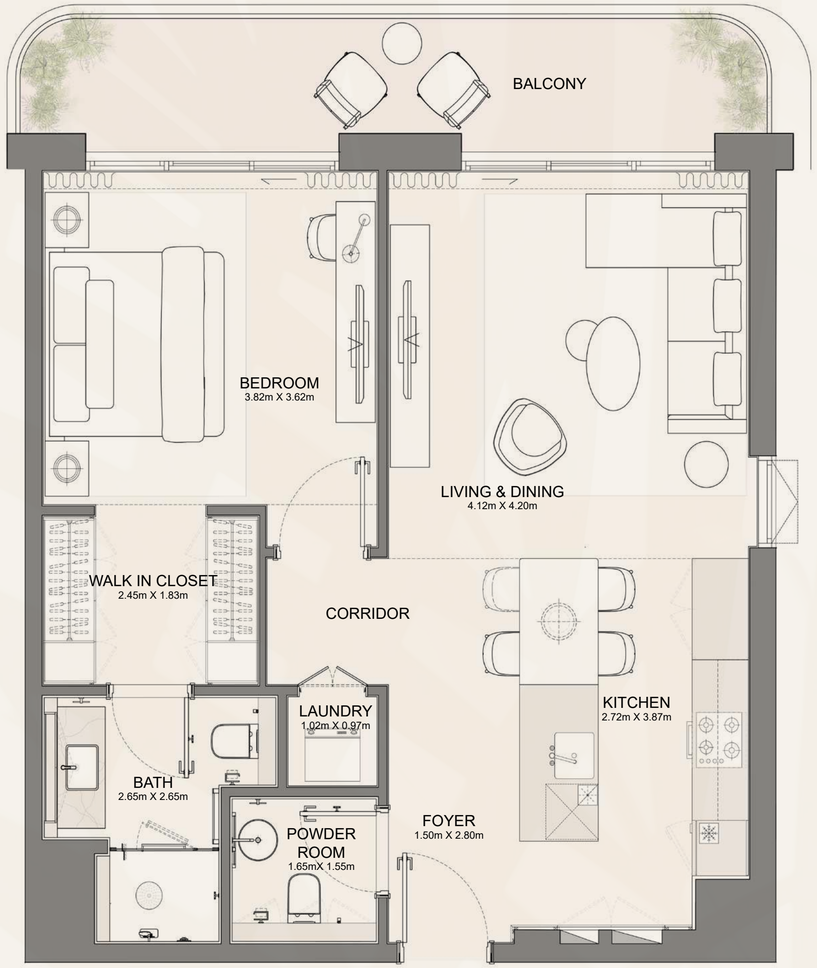


Level 1



Level 2-17

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
13	102	70.91	763.27	13.59	146.28	84.5	909.55
13	202 | 302 | 402 | 502 | 602 | 702 | 802 902 | 1002 | 1102 | 1202 | 1302 | 1402 1502 | 1602 | 1702	70.92	763.38	13.59	146.28	84.51	909.66



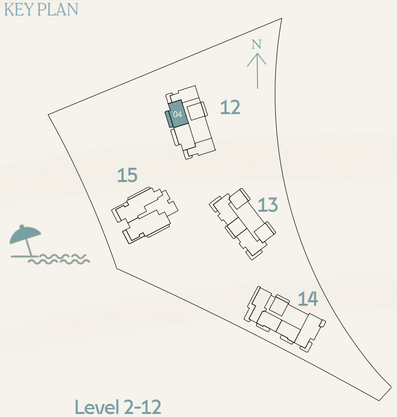
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TYPE 3

2-Bedroom

KEY PLAN



Level 2-12

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
12	204 | 304 | 404 | 504 | 604 | 704 | 804 904 | 1004 | 1104 | 1204	126.06	1,356.90	22.49	242.08	148.55	1,598.98



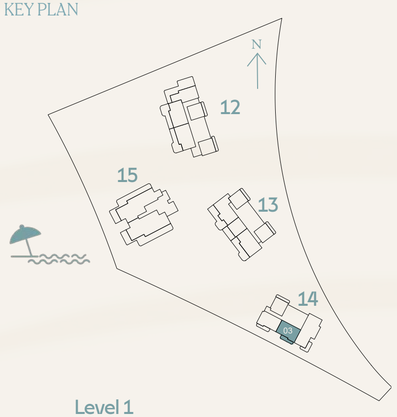
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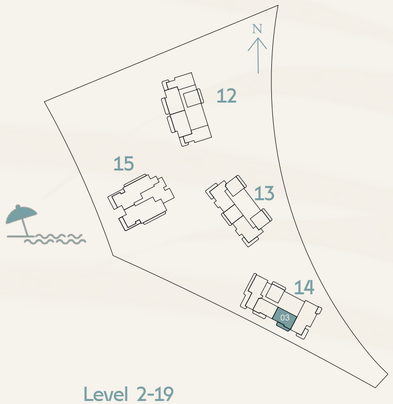
TYPE 21

2-Bedroom

KEY PLAN

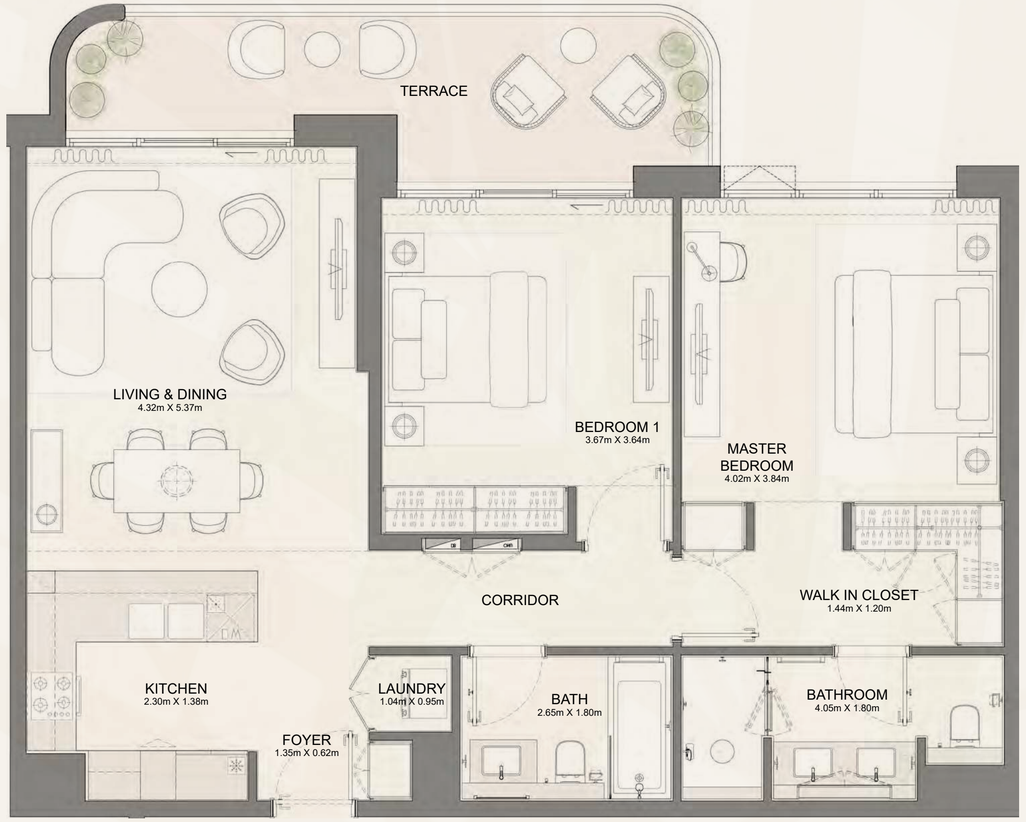


Level 1



Level 2-19

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
14	103 | 203 | 303 | 403 | 503 | 603 | 703 803 | 903 | 1003 | 1103 | 1203 1303 | 1403 | 1503 | 1603 | 1703 | 1803 1903	99.82	1,074.45	16.01	172.33	115.83	1,246.78



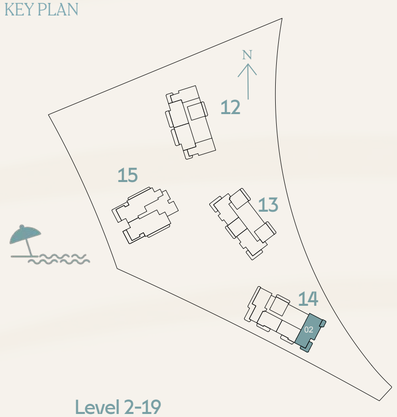
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TYPE 3

3-Bedroom

KEY PLAN



Level 2-19



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
14	202 | 302 | 402 | 502 | 602 | 702 | 802 902 | 1002 | 1102 | 1202 | 1302 | 1402 1502 | 1602 | 1702 | 1802 | 1902	165.8	1,784.66	29.99	322.81	195.79	2,107.47

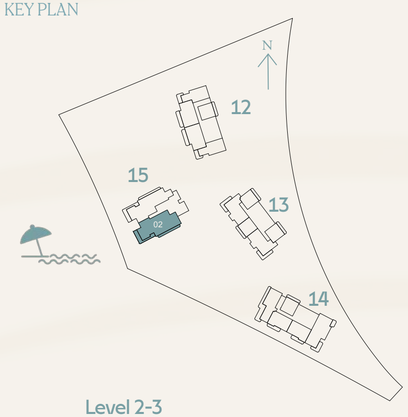
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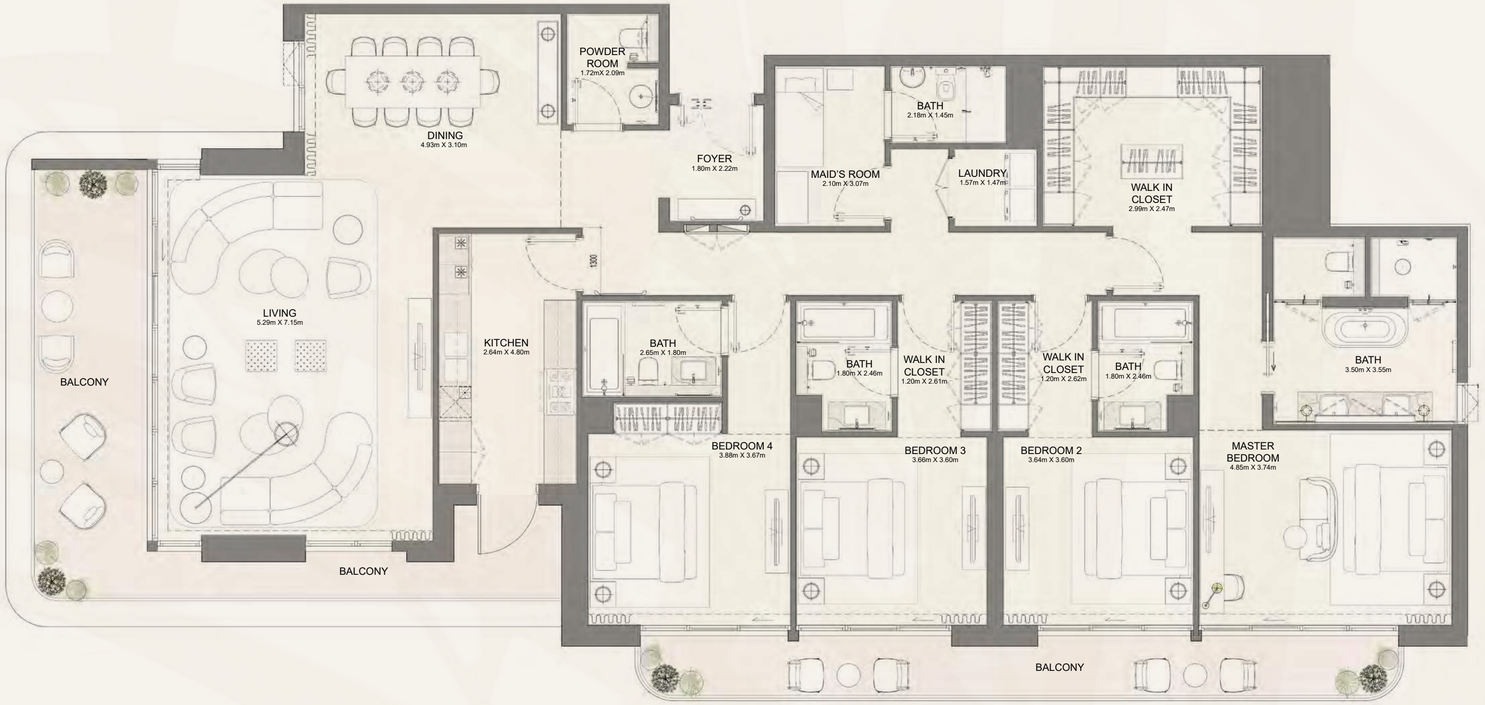
TYPE 4

4-Bedroom

KEY PLAN



Level 2-3



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
15	202 | 302	244.89	2,635.97	50.05	538.73	294.94	3174.71

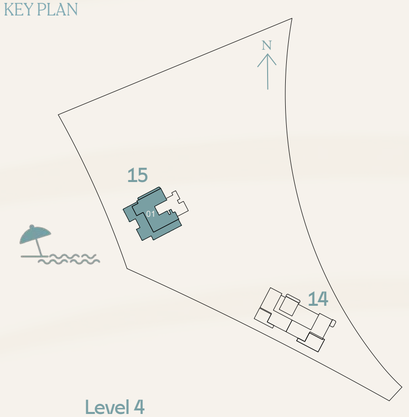
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TYPE 5

Penthouse

KEY PLAN



Level 4

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
15	401	310.51	3342.30	244.35	2,630.16	554.86	5,972.46



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STARTING PRICE

2 Million	3.11 Million	3.92 Million
1-Bedroom	2-Bedroom	2-Bedroom + Maid

4.94 Million	10.33 Million
3-Bedroom	4-Bedroom

*All prices are in AED

PAYMENT PLAN

20%	10%	5%	10%
DOWN PAYMENT	1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT
On Booking	December 2025	April 2026	August 2026
10%	10%	5%	30%
4TH INSTALMENT	5TH INSTALMENT	6TH INSTALMENT	7TH INSTALMENT (ON HANDOVER)
December 2026	April 2027	August 2027	June 2029

*Estimated construction completion June 2029

Online Registration Process

Do’s

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client’s details where it states ‘customer’ and your personal details where it states ‘broker’.
- To avoid delays at the booking stage, please ensure that your client’s email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

Don’ts

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client’s email ID field.
- Do not fill in your mobile number in the client’s mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.


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