

DUBAI ISLANDS



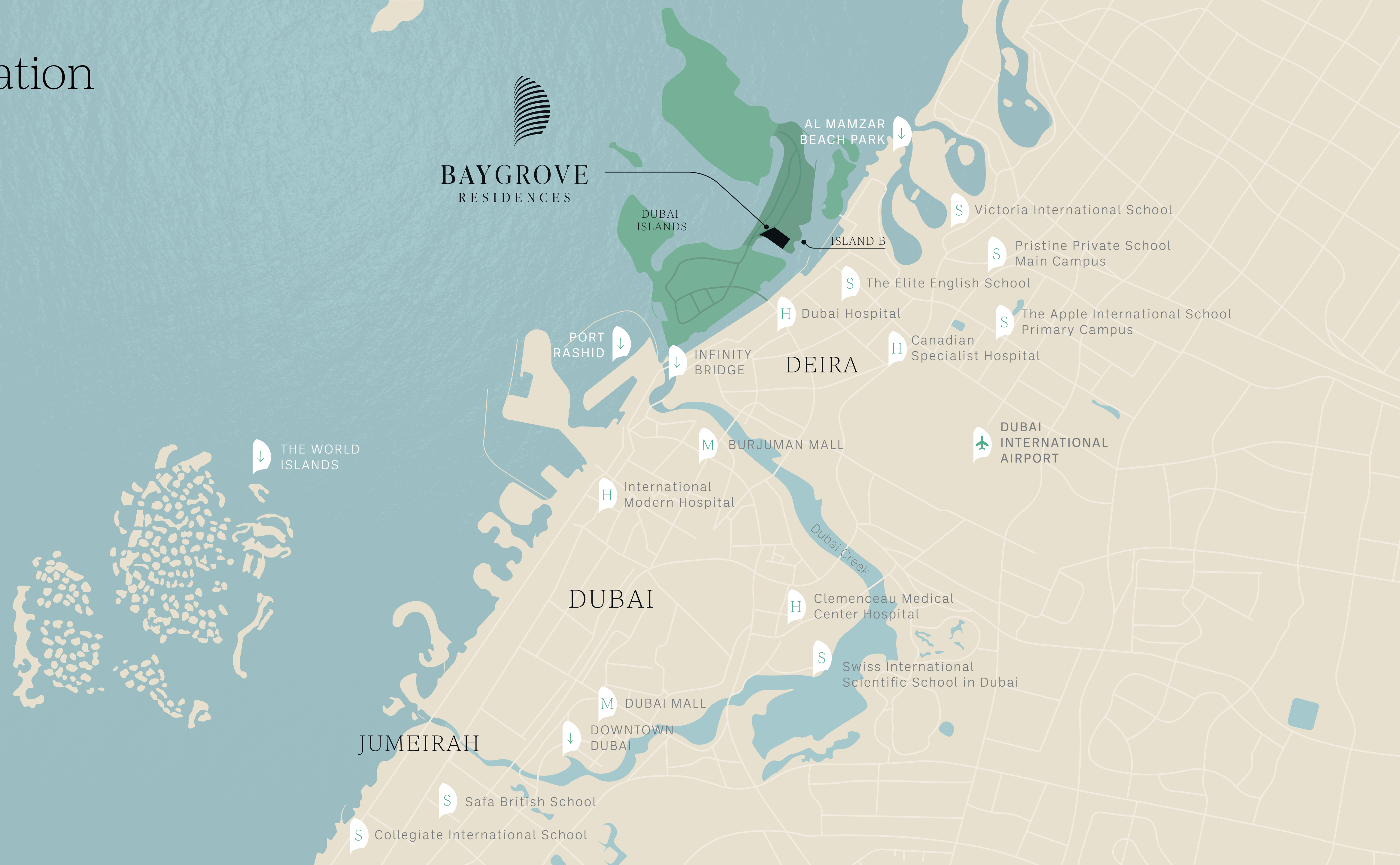
BAYGROVE
RESIDENCES

NAKHEEL

Life at the edge of the sea



Location





BAYGROVE
RESIDENCES



BAYGROVE
RESIDENCES

PHASE 3



Unique selling points



EXCLUSIVE
Crystal beach



CONTEMPORARY
Architecture
design



MARINA
Beach



GREEN & LUSH
Podium
level



UNITS POSITION
To maximise
the sea view

Waterfront living





Promenade

Park adjacency



Design & architecture



Drop-off



Lobby experience



Amenities



Infinity lap pool

Family pool



Clubhouse



Clubhouse



Fitness centre



Kids' club



Pet wash



A photograph of a beach with waves washing onto the sand, framed by a white border with rounded corners. The water is a mix of blue and yellow, and the sand is a light brown color. The word "Residences" is written in a white serif font in the center of the image.

Residences

4-bedroom duplex



Duplex dining & living



Duplex primary bedroom



Duplex primary bathroom



3-bedroom terrace view





3-bedroom living room

Typical 3-bedroom kitchen



Typical primary bedroom



Typical kitchen



Typical primary bathroom



The background of the slide features a serene sunset scene over a body of water. The sky is a gradient of soft colors, from a pale blue at the top to a warm orange and yellow near the horizon. The water below reflects these colors, creating a shimmering effect with gentle ripples. A thin, white, decorative border with rounded corners frames the entire image. Centered in the middle of the image is the text "Floor Plans" in a white, elegant serif font.

Floor Plans

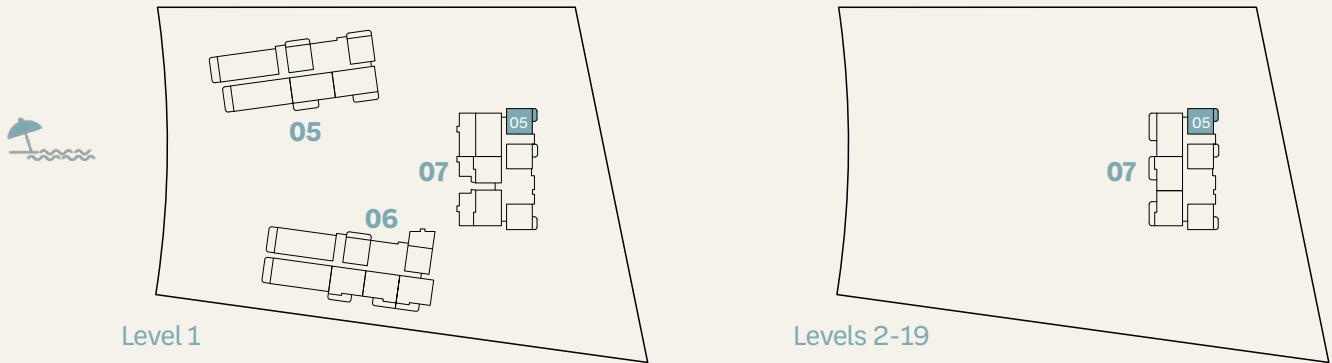
TYPE G

1-bedroom



BAYGROVE
RESIDENCES

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
7	105 205 305 405 505 605 705 805 905 1005 1105 1205 1305 1405 1505 1605 1705 1805 1905	71.59	770.59	8.47	91.17	80.06	861.76



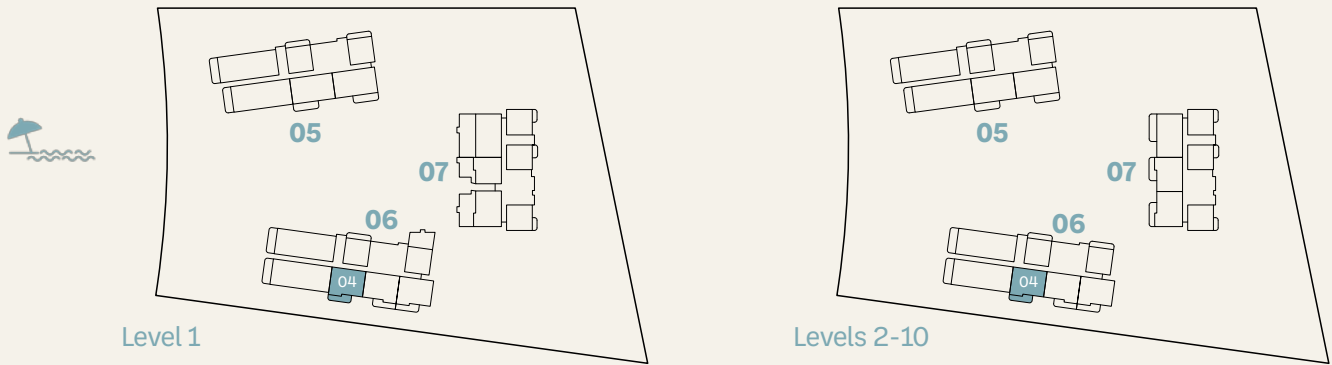
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Disclaimer: All measurements, dimensions, coordinates, and drawings provided as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information, and general guidance, as these drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes, and specifications (including materials, placement, size of rooms, windows, doors, balconies, and built-in wardrobes) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction. Therefore, their accuracy in relation to the completed construction cannot be confirmed. We make no guarantee, warranty, or representation regarding the accuracy and completeness of the floor plan information, as changes may occur during the development process without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPE D

2-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
6	104	101.59	1093.51	19.76	212.69	121.35	1306.20

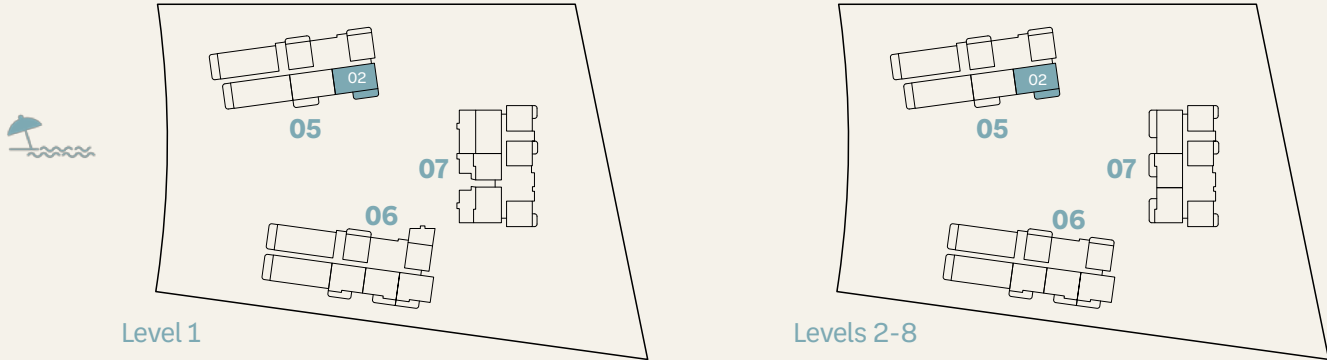
BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
6	204 304 404 504 604 704 804 904 1004	101.59	1093.51	19.75	212.59	121.34	1306.10



TYPE M

2-bedroom

KEY PLAN



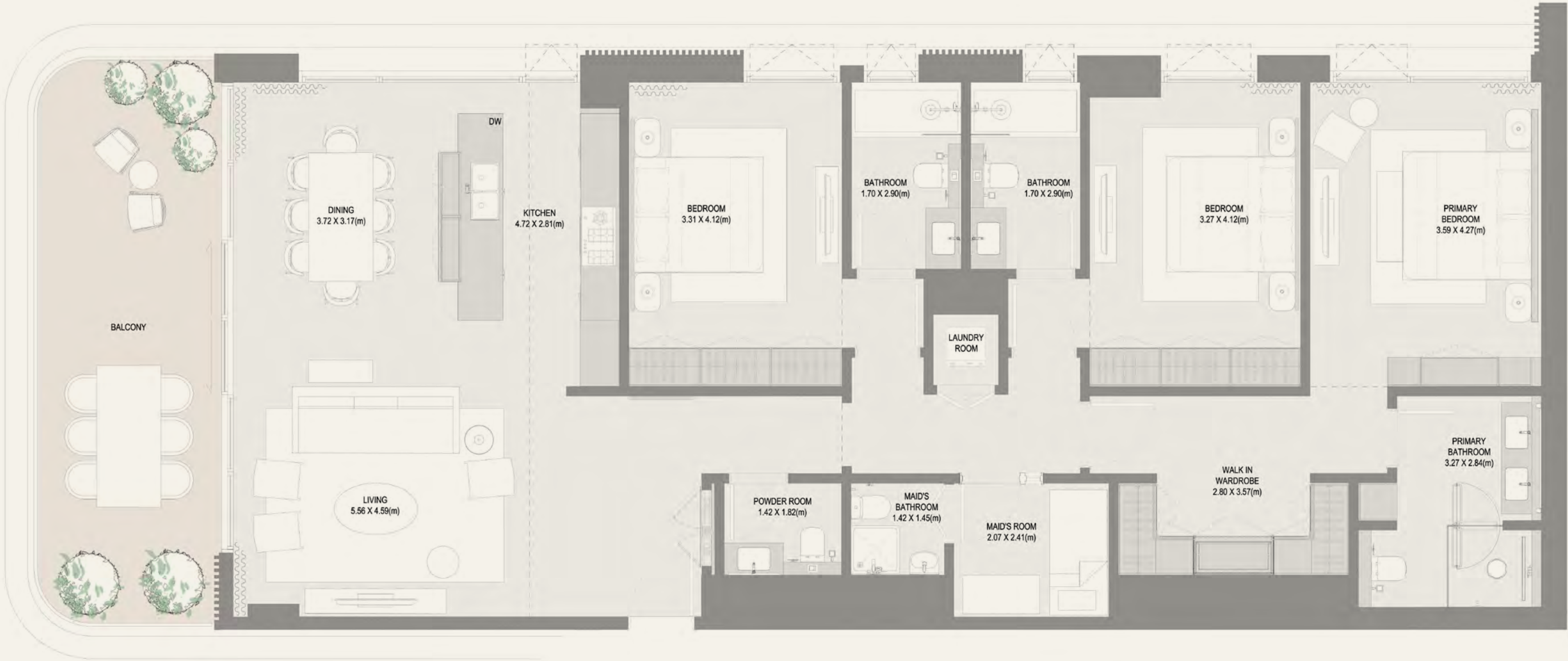
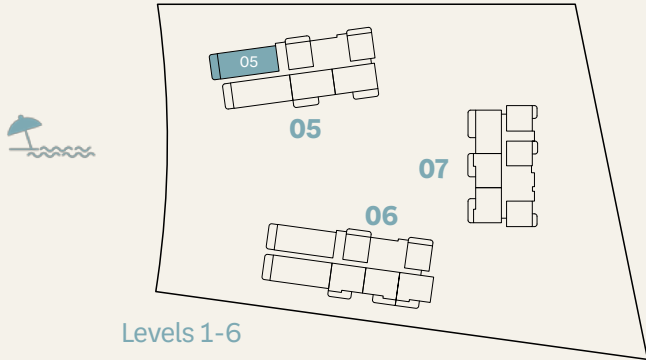
BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
5	102 202 302 402 502 602 702 802	122.85	1322.35	25.98	279.65	148.83	1602.00



TYPE E

3-bedroom

KEY PLAN

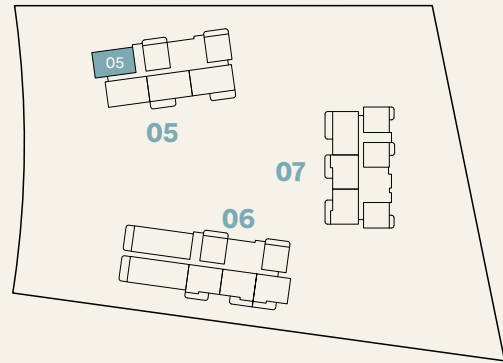
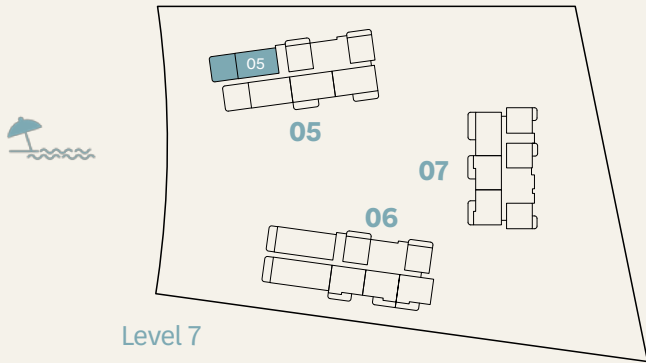


BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
5	105 205 305 405 505 605	168.80	1816.95	25.96	279.43	194.76	2096.38

TYPE A

4-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
5	705	232.63	2504.01	80.39	865.31	313.02	3369.32



Additional amenities

- Hospitality-quality drop-off with water features
- 4 lobbies
- 24/7 security and on-site FM office
- Clubhouse for social gatherings
- Dedicated co-working spaces
- Outdoor BBQ and entertainment zone
- Outdoor fitness zone
- 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



Prices

2 Million

1-Bedroom

2.8 Million

2-Bedroom

3.4 Million

2-Bedroom + Maid

4.8 Million

3-Bedroom

8.8 Million

4-Bedroom

*All prices are in AED

Payment plan

Down Payment

20%

On Booking

1st Instalment

10%

September 2025

2nd Instalment

5%

January 2026

3rd Instalment

10%

May 2026

4th Instalment

10%

September 2026

5th Instalment

10%

January 2027

6th Instalment

5%

May 2027

7th Instalment
(On handover)

30%

March 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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