



BAYGROVE

RESIDENCES

DUBAI ISLANDS

NAKHEEL

Life at the edge of the sea



Location



BAYGROVE
RESIDENCES
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PHASE 2

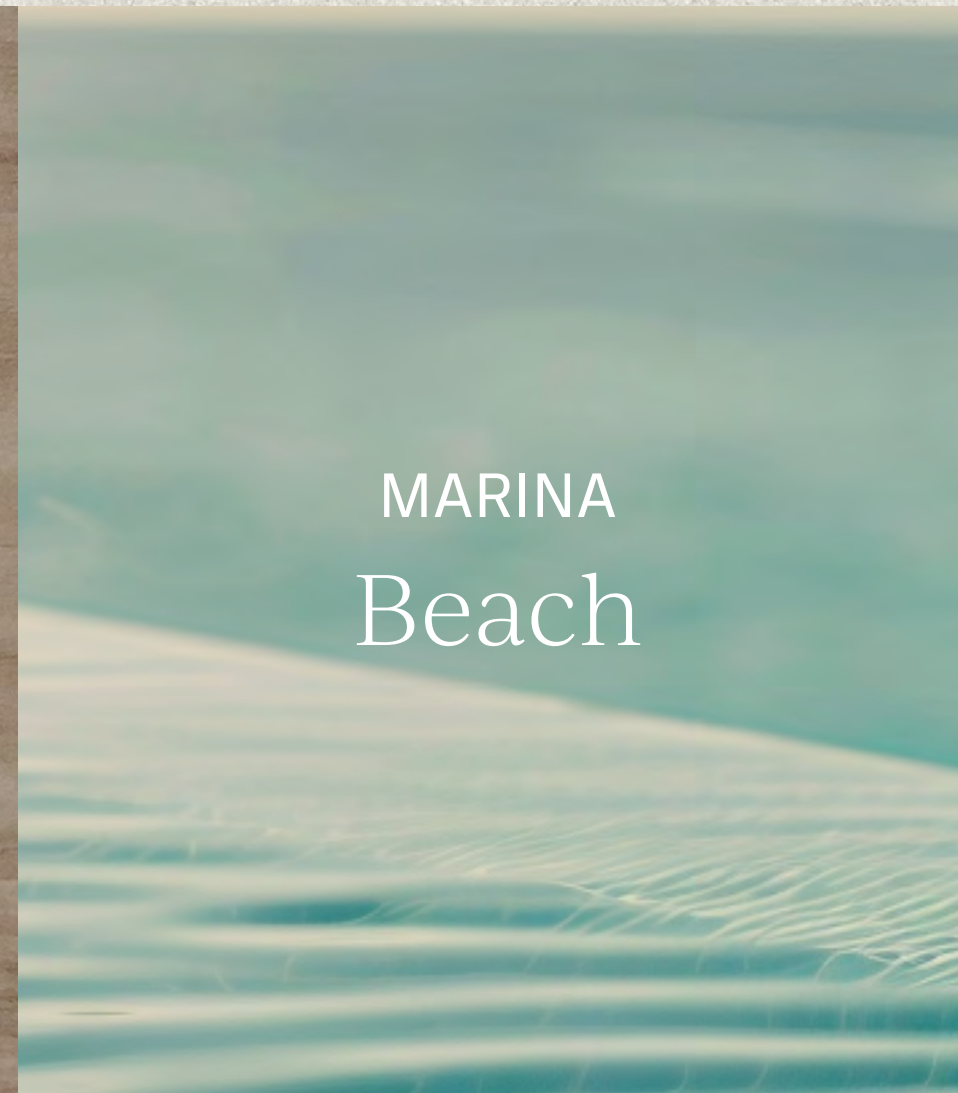




Unique selling points



CONTEMPORARY
Architecture
design



MARINA
Beach



GREEN & LUSH
Podium
level



UNITS POSITION
To maximise
the sea view

Waterfront living





Promenade

Island park



Park adjacency



Design & architecture



Crystal beach

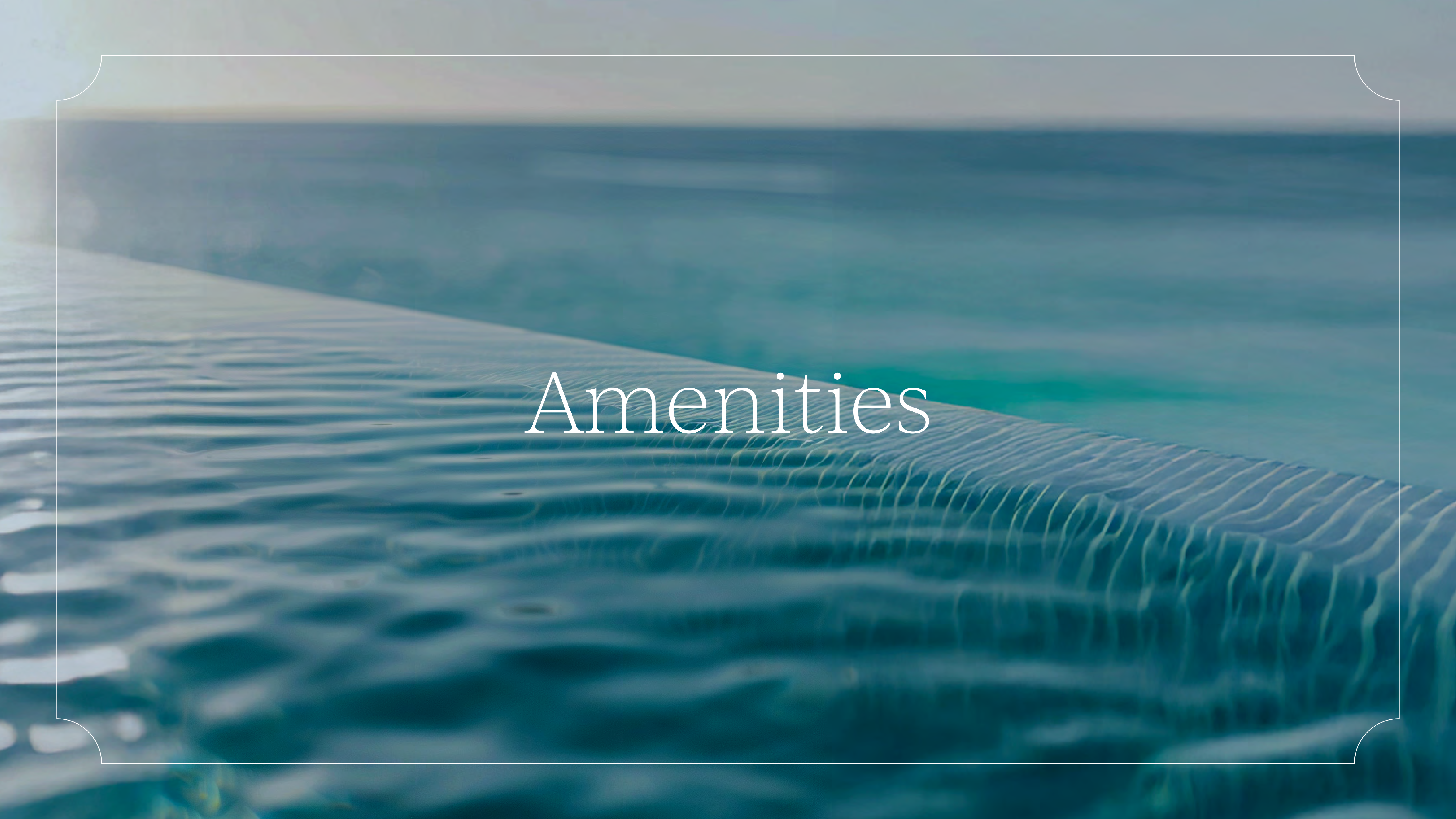


Drop-off



Lobby experience



A serene ocean scene with a white surfboard floating on the water, serving as a background for the title 'Amenities'. The surfboard is positioned diagonally across the frame, with its nose pointing towards the upper left. The water is a deep blue with gentle ripples, and the horizon is visible in the distance under a soft, hazy sky. The entire image is framed by a thin white border with rounded corners.

Amenities



Infinity pool

Infinity pool



Clubhouse



Theatre



Lush podium



Fitness centre



Yoga space



Kids' club



An aerial photograph of a beach with turquoise waves crashing onto the shore. The word "Residences" is centered in a white serif font. A thin white line with rounded corners frames the image.

Residences

The 1, 2, 3 and 4-bedroom
apartments at Bay Grove
Residences are designed for
comfort and relaxation.



4-bedroom duplex



Duplex foyer



Duplex primary bedroom



Typical kitchen



2-bedroom kitchen & dining



Typical primary bedroom



Typical bathroom



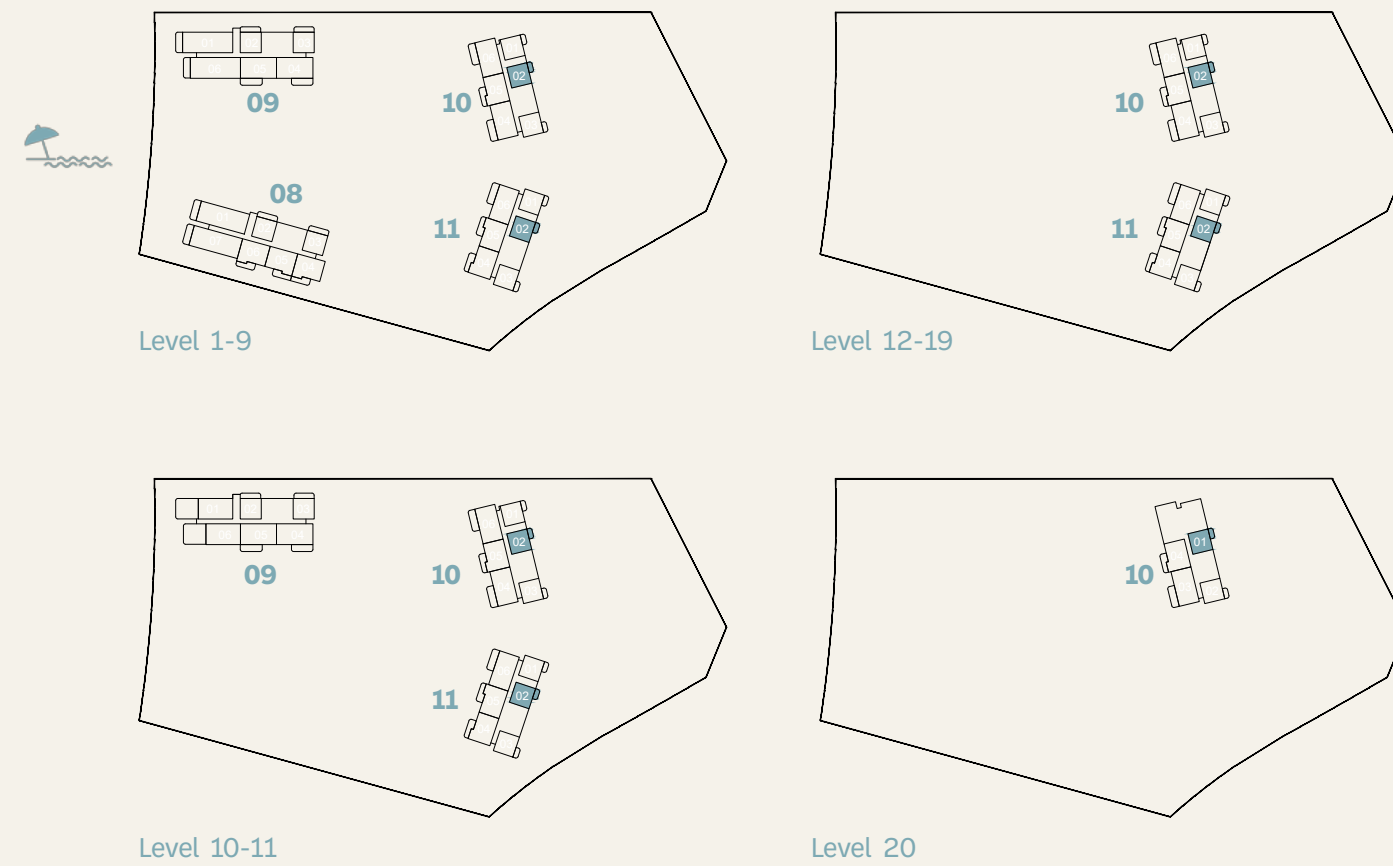


Floor Plans

TYPE C

1-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA N/A		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
10	102 202 302 402 502 602 702 802 902 1102 1202 1302 1402 1502 1602 1702 1802 1902	72.01	775.11	9.43	101.50	81.44	876.61
10	1002	72.02	775.22	9.43	101.50	81.44	876.72
10	2001	71.79	772.74	9.43	101.50	81.44	877.58
11	102 202 302 402 502 602 702 802 902 1102 1202 1302 1402 1502 1602 1702	72.04	775.43	9.49	102.15	81.53	877.58
11	1002	72.03	775.32	9.49	102.15	81.52	877.47
11	1802	71.81	772.96	9.39	101.07	81.20	874.03



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DUBAI ISLANDS



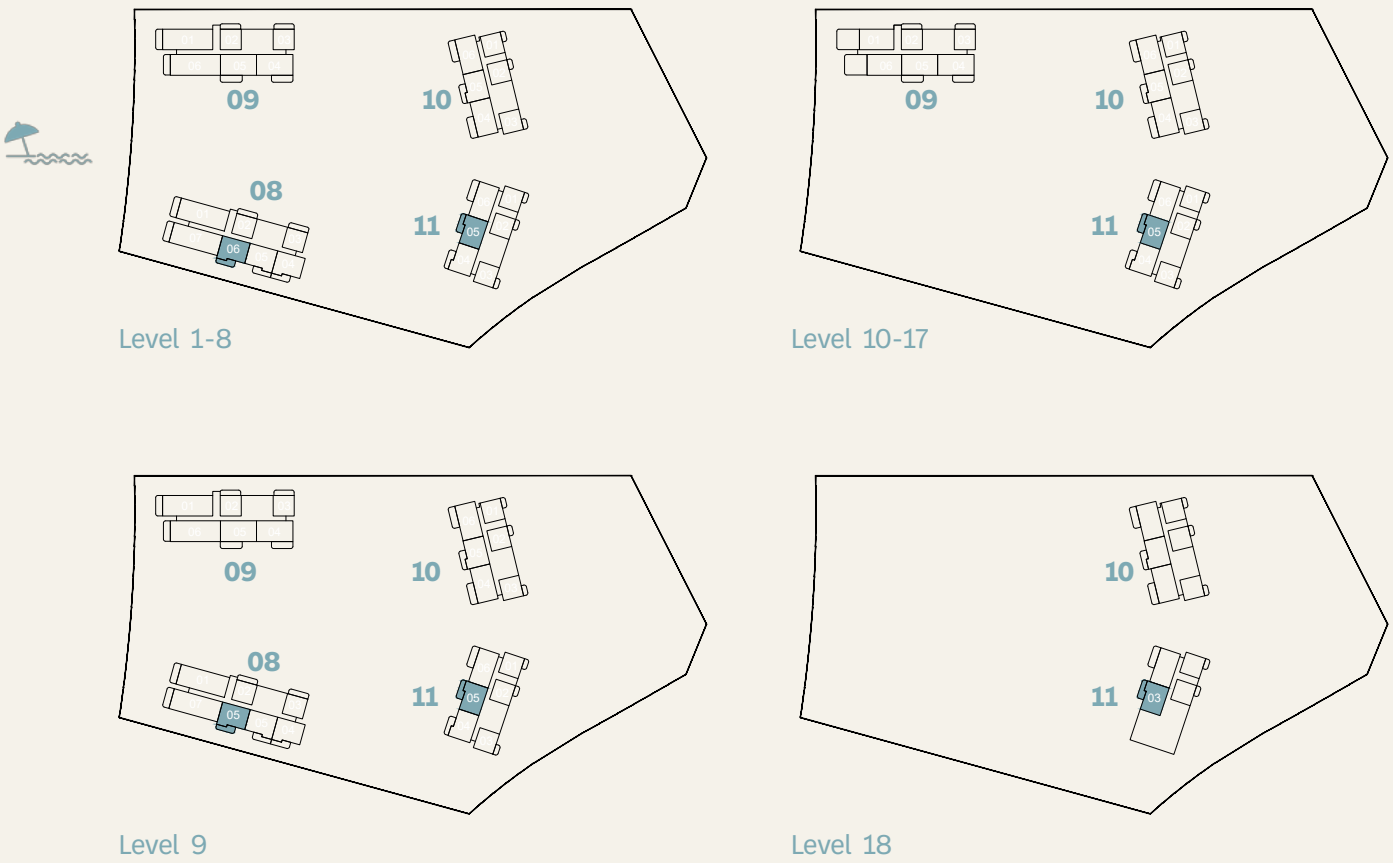
BAYGROVE
RESIDENCES

DUBAI ISLANDS

TYPE A

2-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	106 206 306 406 506 606 706	102.49	1103.19	19.08	205.38	121.57	1308.57
8	806	102.46	1102.87	19.06	205.16	121.52	1308.03
8	905	102.48	1103.09	19.06	205.16	121.54	1308.25
11	105 205 305 405 505 605 705 805 905 1005 1105 1205 1305 1405 1505 1605 1705 1803	102.88	1107.39	19.09	205.48	121.97	1312.87



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TYPE G

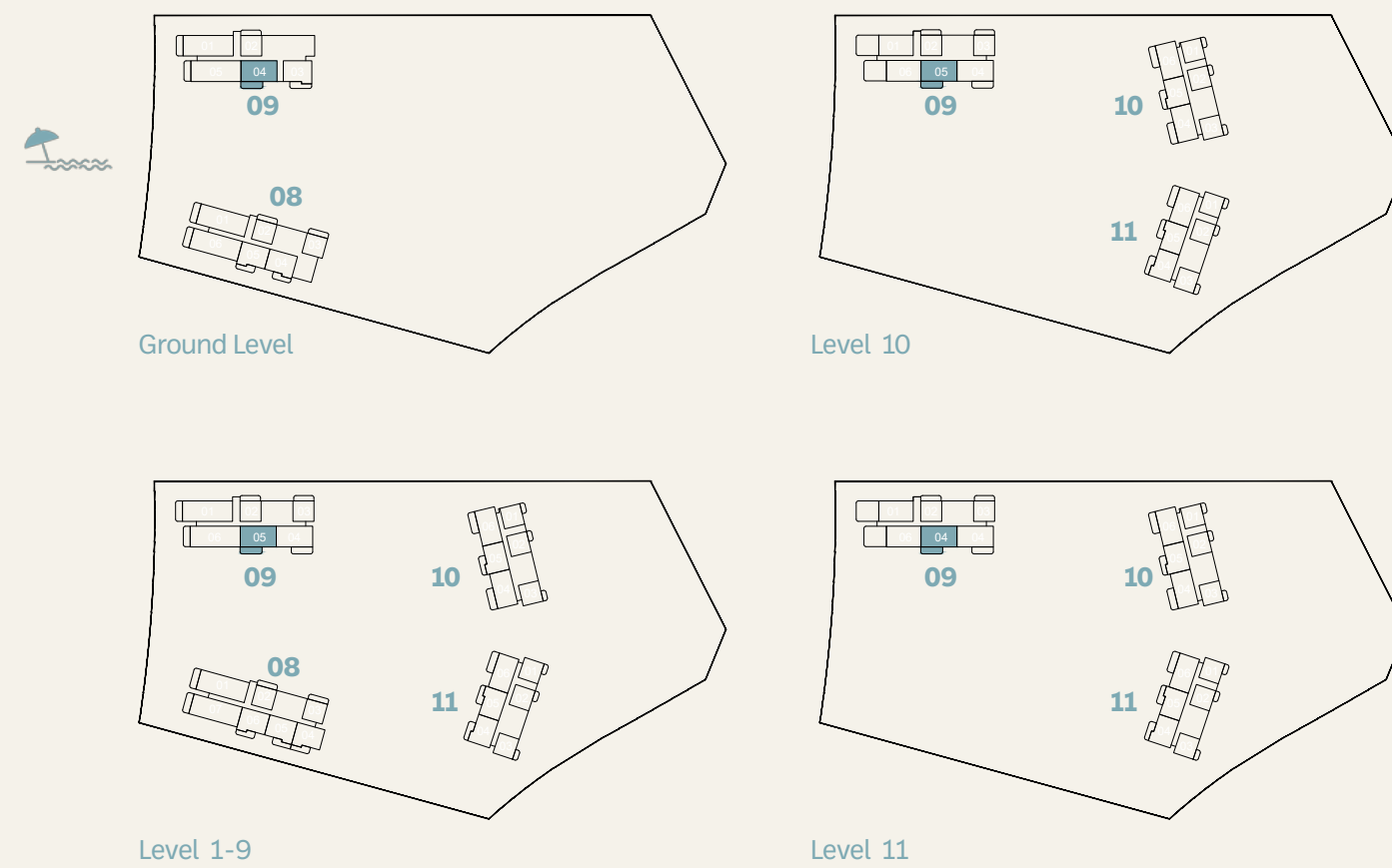
2-bedroom



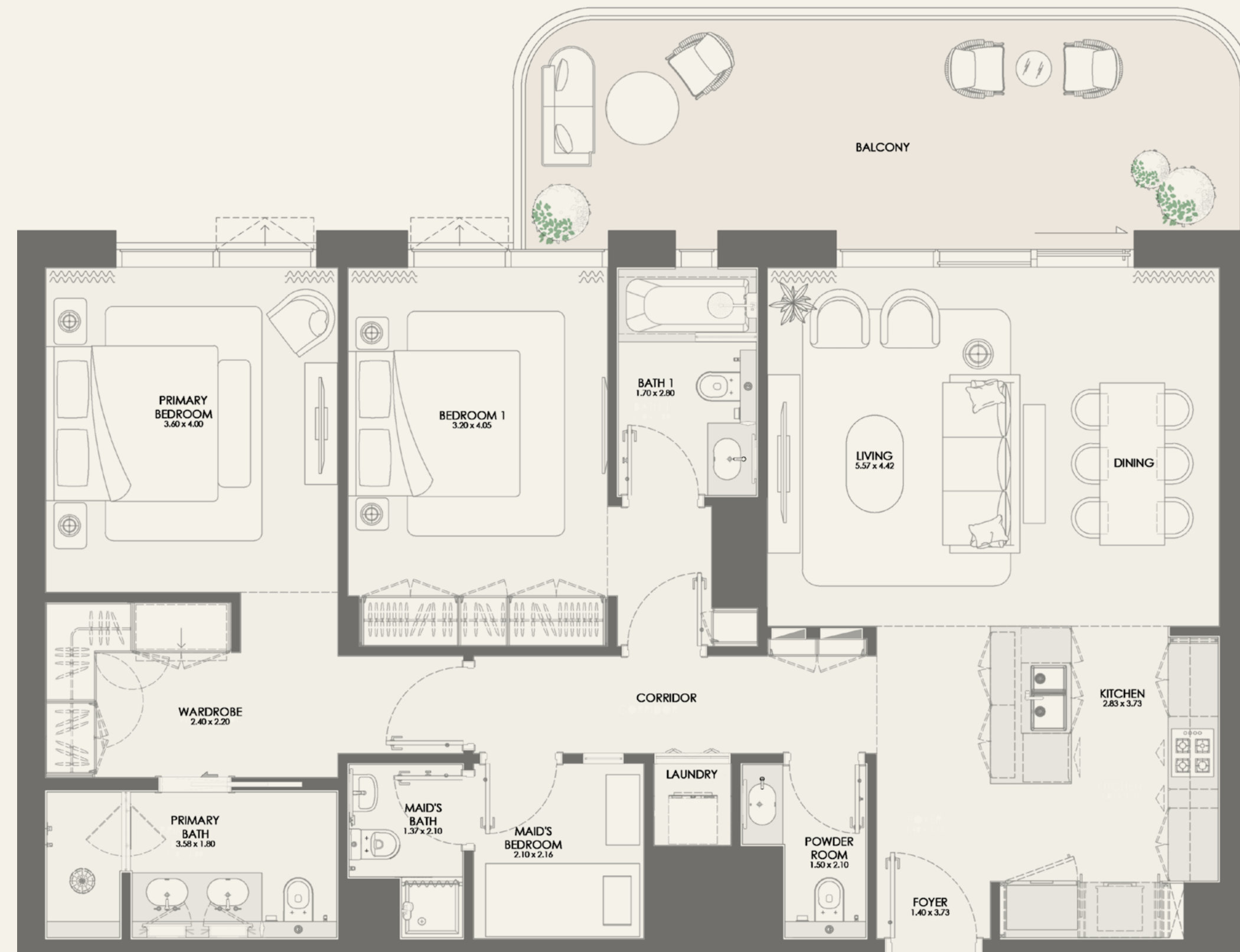
BAYGROVE
RESIDENCES

DUBAI ISLANDS

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
9	G04	123.92	1333.86	26.32	283.31	150.24	1617.17
9	105 205 305 405 505 605 705 805 905	123.91	1333.76	25.74	277.06	149.65	1610.82
9	1005	123.91	1333.76	26.32	283.31	150.23	1617.06
9	1104	123.91	1333.76	26.31	283.20	150.22	1616.95



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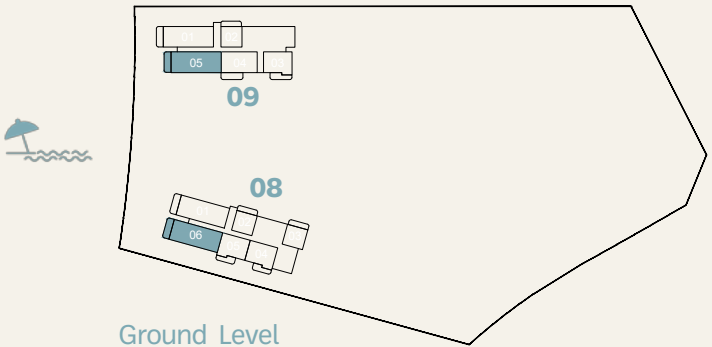
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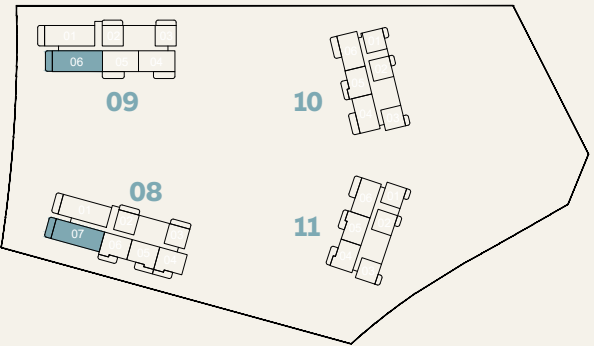
TYPE B

3-bedroom

KEY PLAN



Ground Level



Level 1-9

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	G06	170.86	1839.12	23.32	251.01	194.18	2090.14
8	107	170.93	1839.88	23.34	251.23	194.27	2091.10
8	207 307 407 507 607 707	170.94	1839.98	23.34	251.23	194.28	2091.21
9	G05	171.27	1843.53	24.08	259.19	195.35	2102.73
9	106 206 306 406 506 606 706 806 906	171.30	1843.86	24.17	260.16	195.47	2104.02





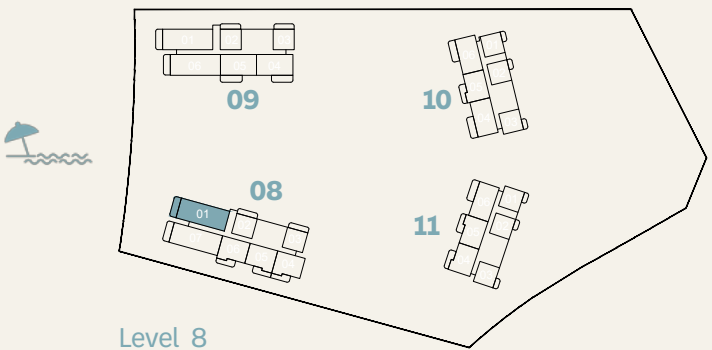
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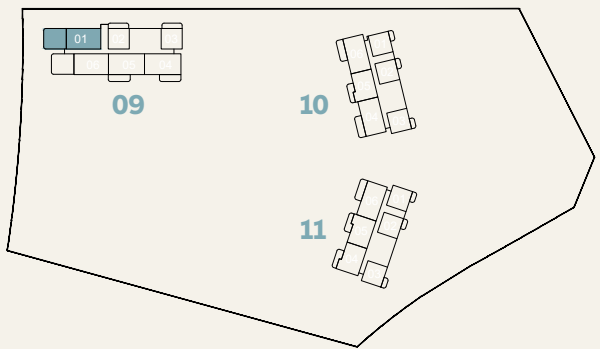
TYPE A

4-bedroom

KEY PLAN



Level 8



Level 10

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	801	237.59	2557.40	67.08	722.04	304.67	3279.44
9	1001	237.48	2556.21	75.76	815.47	313.24	3371.69

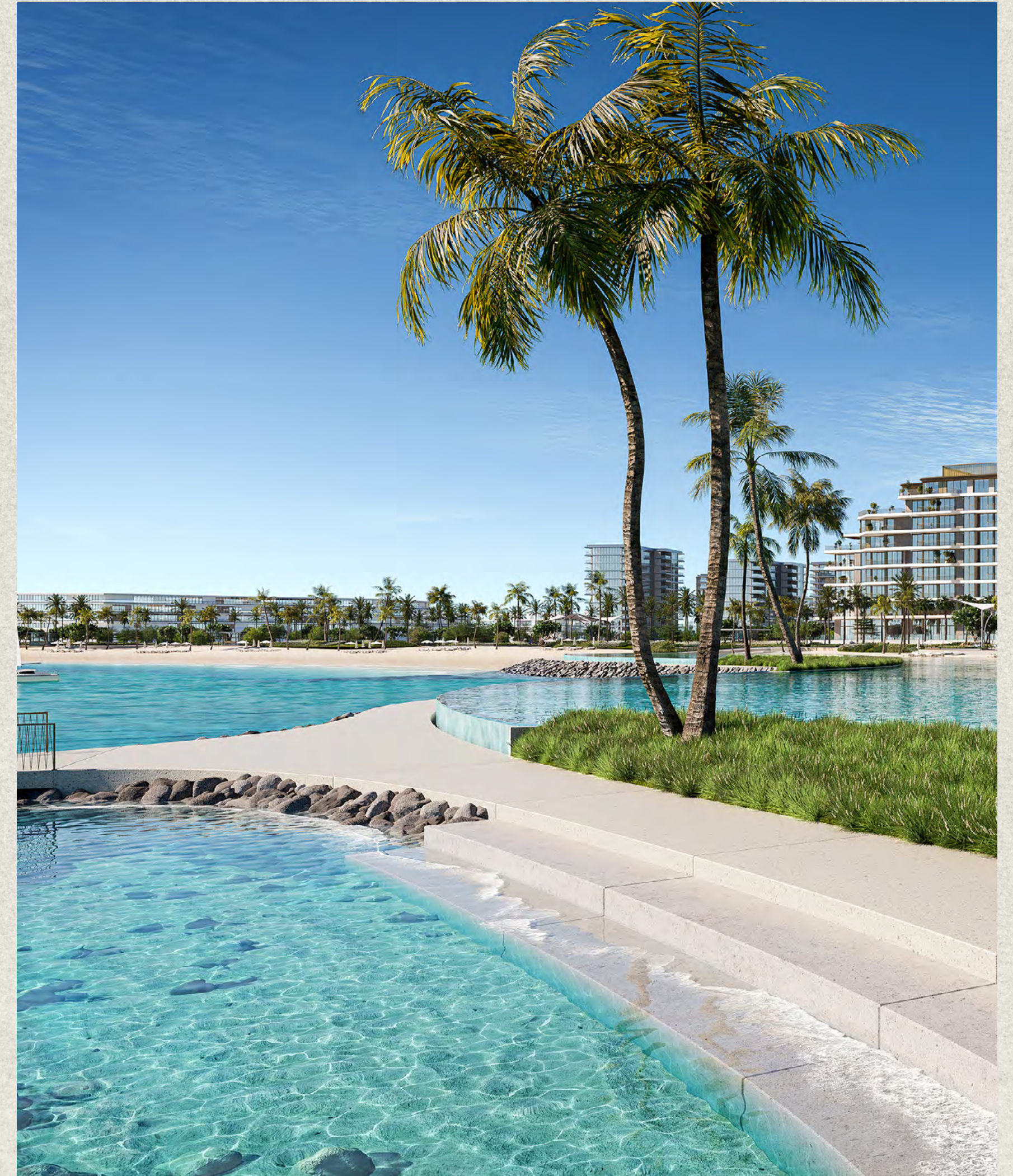


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Additional amenities

- 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

1.90 Million

1-Bedroom

2.72 Million

2-Bedroom

4.41 Million

3-Bedroom

8.22 Million

4-Bedroom

*All prices are in AED

Payment plan

Down Payment

20%

On Booking

1st Instalment

10%

May 2025

2nd Instalment

5%

September 2025

3rd Instalment

10%

January 2026

4th Instalment

10%

May 2026

5th Instalment

10%

September 2026

6th Instalment

5%

January 2027

7th Instalment
(On handover)

30%

November 2028

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.

The background is a solid teal color. It is decorated with several white, wavy, line-like patterns that flow across the frame, creating a sense of movement and depth. These lines are more prominent on the left and right sides, framing the central text.

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