



BAY ESTATE

An Island To Call Your Own

Within the wider vision of Dubai Islands, Bay Estate offers something more personal. Thoughtfully designed homes, landscaped neighbourhoods and curated amenities come together in a private island setting shaped by the water. Balancing openness with a sense of belonging, it is a place to put down roots, bring generations together and create a life that feels entirely your own.



Location

- 15 min

DXB Airport
- 20 min

J1 Beach
- 20 min

Deira City Centre
- 28 min

DIFC
- 28 min

Burj Al Arab
- 28 min

Burj Khalifa/Downtown
- 32 min

Palm Jumeirah



Key Amenities



- Beach Club
- Pool Clubhouse
- Lagoons
- Sports Courts
- Community Pools
- Gym
- Yoga Area
- Kids' Play Areas
- Promenade and Marina
- Parks and Open Spaces
- Multipurpose Room

Categories

Townhouses & Villas

Unit Type	Unit Size	Average Price	Units
3-Bedroom Townhouse	3,054.91 - 3,084.83 sq.ft.	AED 5.9M	98
4-Bedroom Townhouse	3,512.69 - 3,545.74 sq.ft.	AED 6.9M	78
4-Bedroom Attached Villa (G+1)	3,688.04 - 3,693.64 sq.ft.	AED 7.2M	66
4-Bedroom Plus Attached Villa (G+2)	5,257.20 - 5,262.15 sq.ft.	AED 8.9M	68
4-Bedroom Garden Villa	5,200.15 sq.ft.	AED 10M	47

Villa Plots

Unit Type	Unit Size	Average Price	Units
Waterfront Plot	7,802.11 - 11,059.37 sq.ft.	AED 18M	46
Beach Plot	7,647 - 9,568.14 sq.ft.	AED 20M	14

Payment Plan

Townhouses & Villas

- 20%

Down Payment
On Booking
- 5%

1st Instalment
March 2027
- 5%

2nd Instalment
August 2027
- 10%

3rd Instalment
January 2028
- 10%

4th Instalment
June 2028
- 5%

5th Instalment
November 2028
- 5%

6th Instalment
April 2029
- 40%

7th Instalment
January 2031
(On Handover)

*Estimated construction completion: January 2031



Villa Plots

- 20%

On Booking
October 2026
- 15%

1st Instalment
March 2027
- 13%

2nd Instalment
September 2027
- 13%

3rd Instalment
March 2028
- 13%

4th Instalment
September 2028
- 13%

5th Instalment
March 2029
- 13%

6th Instalment
September 2029