

ISOLA

ATARA  
DEVELOPMENT



# ISOLA



## LOCATION OVERVIEW

PEARL JUMEIRAH IS A SERENE ISLAND IN DUBAI, OFFERING LUXURY LIVING WITH STUNNING BEACHFRONT PROPERTIES AND VIEWS OF THE ARABIAN GULF.

BURJ KHALIFA .....	15 MINUTES
BUSINESS BAY .....	15 MINUTES
DXB AIRPORT .....	20 MINUTES



ISOLA

① PRIVATE ISLAND COMMUNITY

② DIRECT BEACH ACCESS & SEA VIEWS

③ WALKING DISTANCE TO NIKKI BEACH RESORT & SPA DUBAI

④ CLOSE TO J1 BEACH

⑤ WALKWAYS AND CYCLE PATHS

( 2-KILOMETER-LONG PROMENADE )



GYM



MASSAGE ROOM WITH SAUNA



CINEMA

PLOT AREA ..... 11,137SQ. FT (1,034.67SQ.MT)

BUA ..... 15,154.44SQ.FT (1,408.40SQ.MT)

SWIMMING POOL ..... 676. 37SQ.FT (62.86SQ.MT)



WINERY ROOM

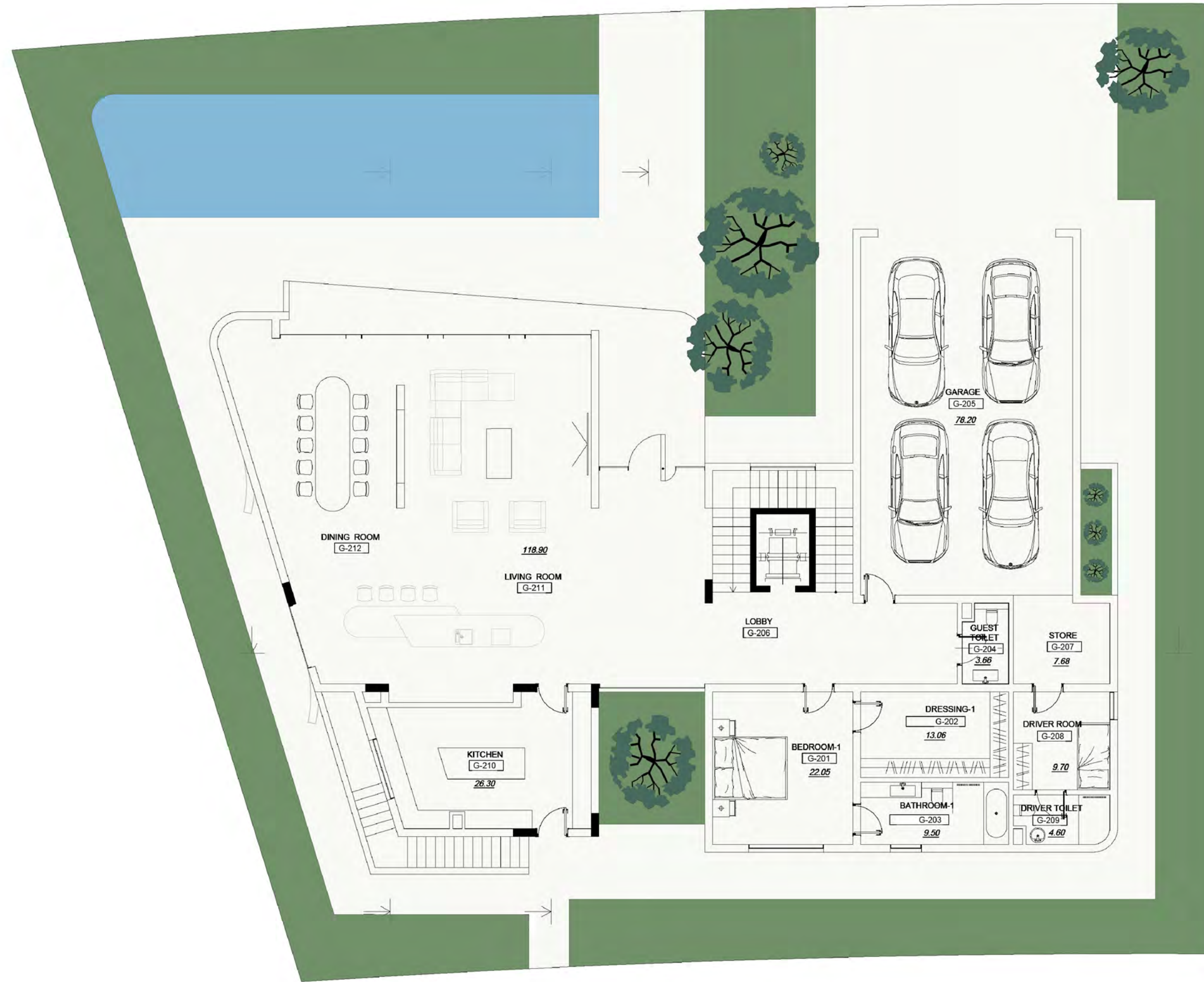


SWIMMING POOL



VIRTUAL GOLF





# GROUND FLOOR

POOL AREA	62.86 SQ.M
PARKING	57.73 SQ.M
LIVING AREA	118.9 SQ.M
<b>TOTAL AREA</b>	<b>239.49 SQ.M</b>



HALLWAY / ENTRANCE FOYER



LIVING ROOM



LIVING ROOM / KITCHEN ISLAND





BATHROOM



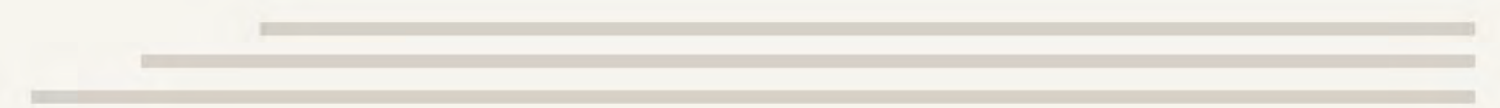


# BASEMENT FLOOR

CINEMA	89 SQ.M
SPA	14 SQ.M
GYM	78.2 SQ.M
VIRTUAL GOLF	41.55 SQ.M
WIINE CELLAR	8.5 SQ.M
<b>TOTAL AREA</b>	<b>231.25 SQ.M</b>



VIRTUAL GOLF





HALLWAY / ENTRANCE FOYER



MASSAGE / STEAM ROOM

The image shows a cinema room with a large projection screen at the front. The screen displays the Pixar Animation Studios logo, which consists of the word "PIXAR" in a serif font, with a small character holding a ball in place of the letter "I". Below "PIXAR" is the text "ANIMATION STUDIOS" in a smaller, sans-serif font. The room has dark walls with a grid pattern and several rows of beige armchairs facing the screen. Track lighting is visible on the ceiling.

PIXAR  
ANIMATION STUDIOS

CINEMA ROOM



ENTERTAINMENT

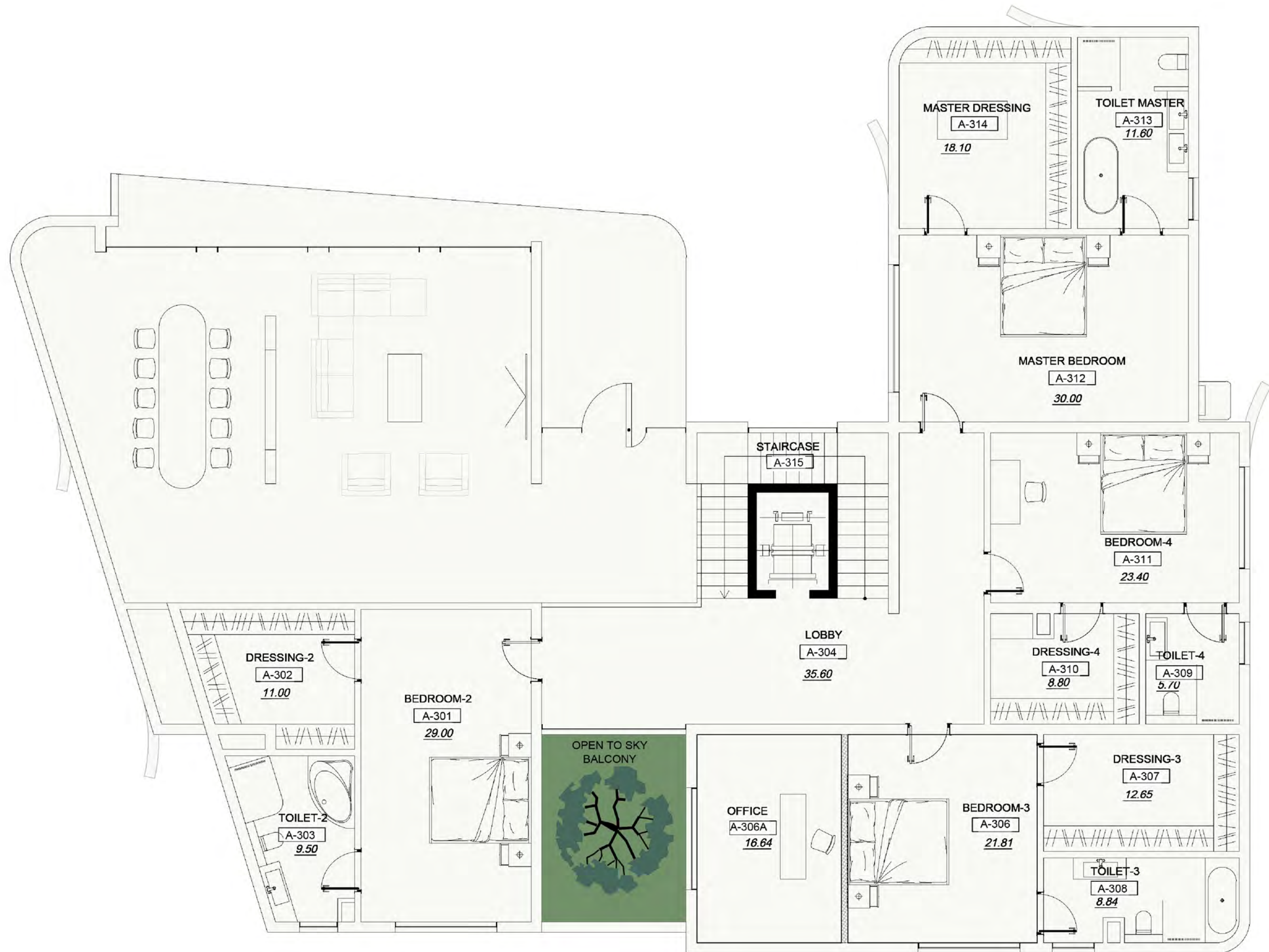
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GYM



# FIRST FLOOR

MASTER BEDROOM	30 SQ.M
BEDROOM 2,3 & 4	74.21 SQ.M
OFFICE	16.64 SQ.M
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TOTAL AREA	120.85 SQ.M



MASTER BEDROOM



MASTER BEDROOM'S WARDROBE



BATHROOM





BEDROOM WITH WORKSPACE



WORKSPACE



WARDROBE

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HALLWAY



# ROOF FLOOR

BEDROOM	30.32 SQ.M
TERRACE	83.09 SQ.M
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TOTAL AREA	113.41 SQ.M





BEDROOM





BATHROOM



TERRACE



NO	DESCRIPTION	ORGIN / MANUFACTURE	REMARKS
1	KITCHEN	LOCAL / UAE	KITCHEN LAMINATED MATERIALS ISLAND AND COUNTER TOPS
2	MAIN ENTRANCE DOOR VILLA	LOCAL / GOLDEN TOWER	1.2 M X 2.4 M ALUMINIUM DOOR WITH PHILIPS SMART LOCK FEATURE
3	SAUNA SYSTEM	HARVEY / FINLAND	SAUNA ROOM LOACATED AT BASEMENT WITH HARVEY HEATING SYSTEM
4	LIFT	FUJI / JAPAN	LIFT WITH 8 PEOPLE CAPACITY OF WEIGHT 630KG WITH FINISHES
5	FILTER & BOILING WATER	QUOOKER	QUOOKER SYSTEM IS ATTACHED IN THE FRONT KITCHEN
6	GARAGE DOOR	MOTOR / ITALY	PANORAMIC GARAGE DOOR INSTALLED WITH HOME AUTOMATION CONTROL
7	EXTERNAL GATE	NICE - MOTOR / ITALY	GATE CONTROLLED WITH HOME AUTOMATION SYSTEM
8	BEDROOM FLOORING	FLOOR WORLD	SWISS MADE HARDWOOD 15 MM THICK WITH SELF LEVELLING
9	GYM & SPA AREA	UAE	8MM THICKNESS RUBBER FLOORING
10	FURNITURE & WARDROBES & WALL CLADDING	LOCAL / UAE	LOCAL HAND MADE FURNITURE WITH ENGINEERING DESIGN

# ATARA

## DEVELOPMENT