



VAYLA

RESIDENCES



**MODERN APARTMENTS FOR A
VIBRANT LIFESTYLE**

LOCATED IN A
LAND OF DREAMS



MAIN LANDMARKS

Whats around us?

9 Luxurios Marinas

1,300 berths, high-end maritime, technical facilities and flawless security, designed for all types of residential and commercial yachts and ships as they navigate the Arabian Gulf.

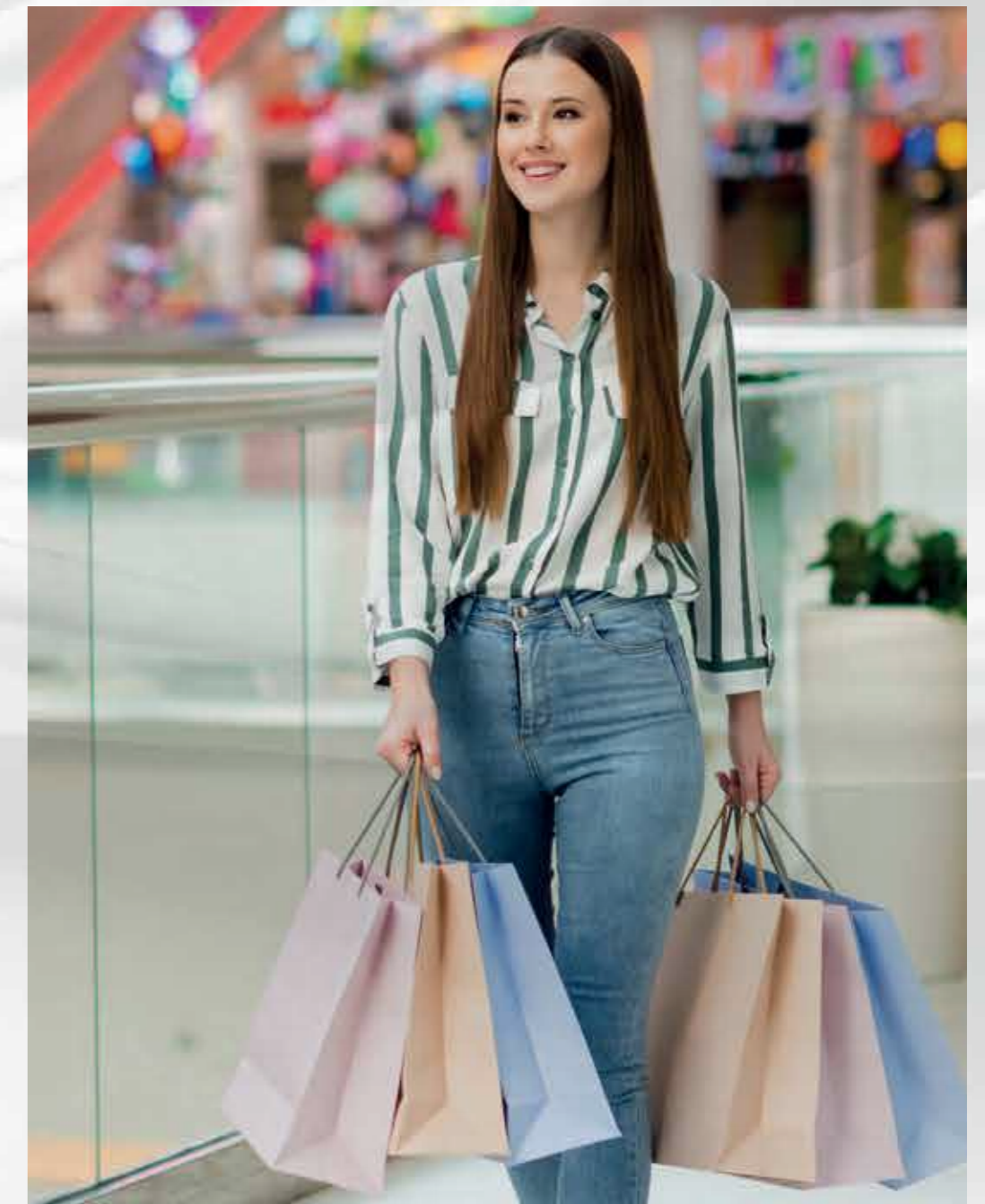


2 Golf Courses

A stunning 9-hole and a beautifully designed 18-hole course, each providing the challenging conditions for an invigorating round and improved swing.

1 Elegant, World-Class Mall

Luxury retail, elegant dining, lively coffee shops and vibrant entertainment



VAYLA

CHARACTERISTICS

Space

Space plays a crucial role in fostering comfort and tranquility, which is why each residents features a seperate powder room, laundry room and spacious closet for added convenience. Chef-calibar kitchens elevate the dining experience, offering an inviting space for both family meals and entertaining guests.

Connection

A series of seamless transitions take residents from one room to the next, from indoor to outdoor environements with ease, encouraging fluid connections on every level.

Design

The building's wavy facade and meticulous craftsmanship set the tone for unique elegance on the beach. Rich interior design, wood accents and travertine finishes, create a harmonious living environment that invites a holistic approach to well-being.

Smart

Each resident enjoys an integrated smart home system. Fully automated controls and remote access make it possible to manage curtains, lighting and other electronics from anywhere.

Privacy

Balconies guarantee total privacy, thoroughly disconnected from neighbouring installations.

Pure

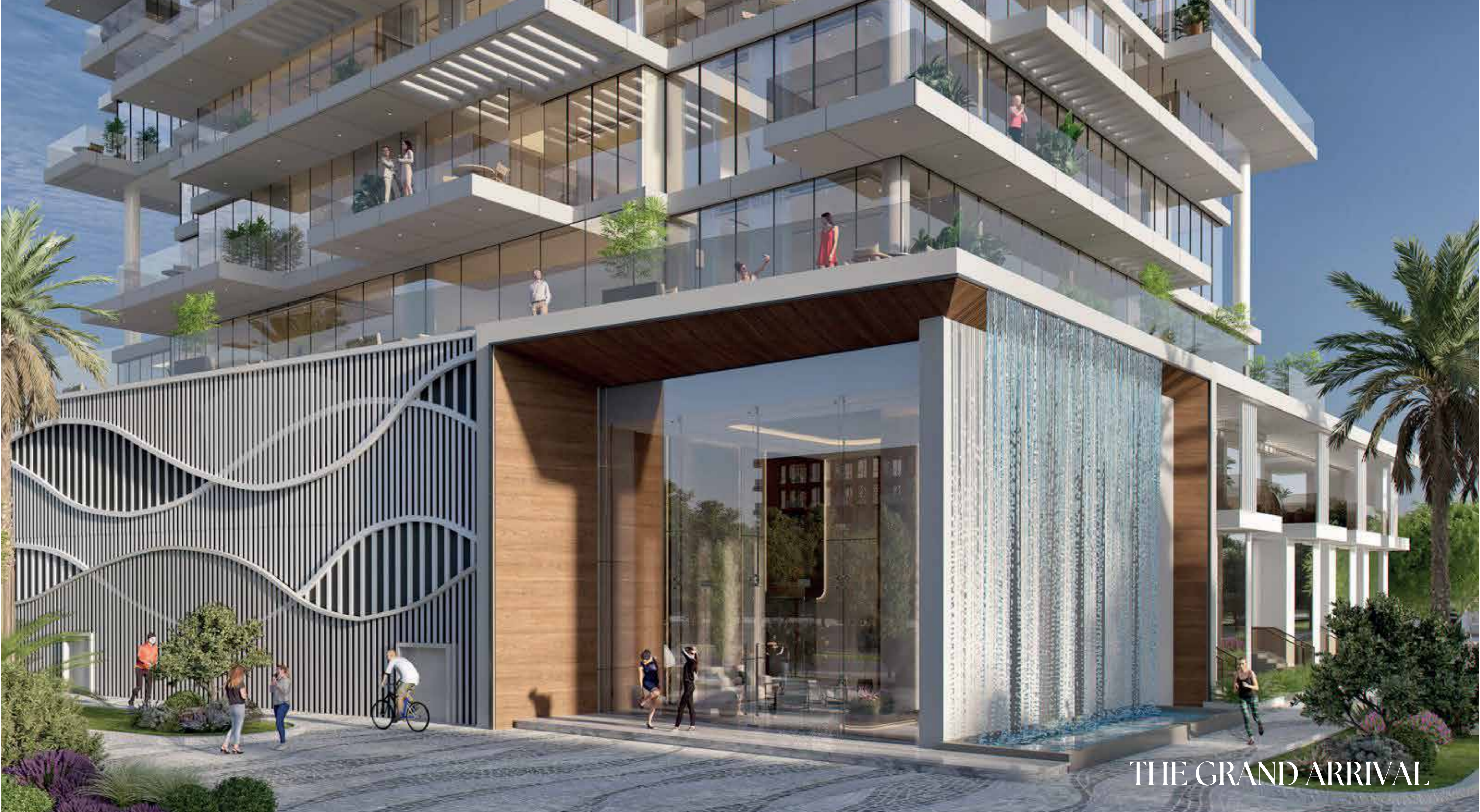
Each resident benefits from a sophisticated water filtration system, ensuring clean, purified water for safe daily use.




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AN ICON OF COASTAL
ELEGANCE

VAYLA Residences redefines coastal living on Dubai Islands where modern design meets serene seaside beauty



THE GRAND ARRIVAL



A Lobby that reflects the Art of Living Well



*Introducing
Lifestyle*

FAMILY FRIENDLY
AMENITIES



Infinity
Pool



Kids
Pool



Pool Bar
& Lounge



Kids Play
Area



Fitness
Center



Multipurpose Room
- Yoga Studio



Gym



Ladies Sauna
& Men Sauna



Jacuzzi



“Feel the essence of luxury warm sun, cool water and timeless comfort”

INFINITY POOL MEETS THE SKY

“Float beyond limits, an endless horizon,
where elegance meets the edge of the sky”



POOL BAR & LOUNGE

A refreshing escape under the sun



"Find your rhythm between the waves and the skyline."

FITNESS CENTER

Indulge in a world of wellness



*"Where a modern design greets you
with warmth and grace"*



INSPIRED BY THE SEA
DESIGNED FOR YOU
"With Natural textures & Soft tones"



THE HOME OF WELLNESS

"Design that speaks to the senses, not just the eyes."



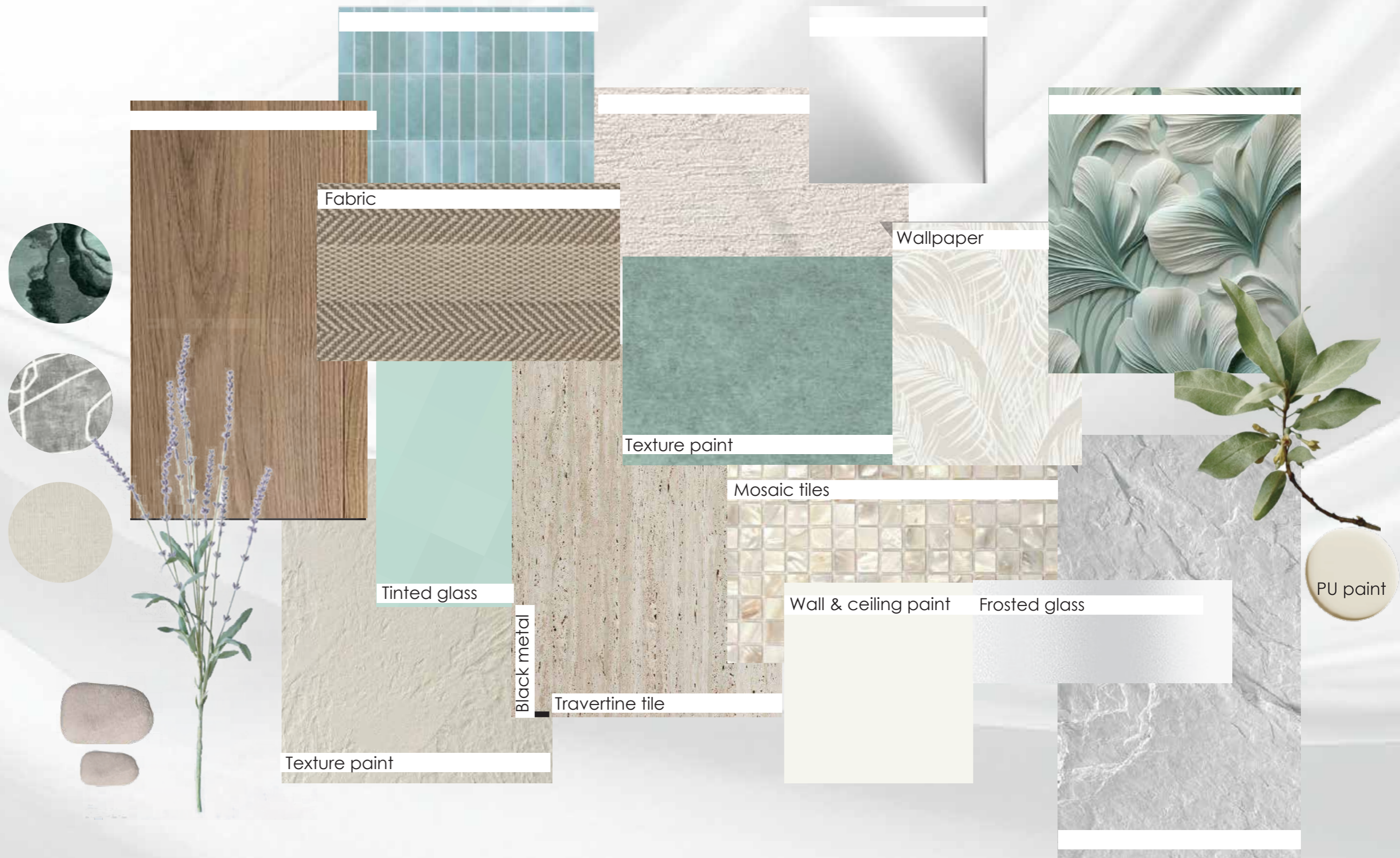
SMART LIVING CONCEPT

Each home is fully automated, featuring motorized curtains and precise temperature control for ultimate comfort. Kitchens are equipped with premium Zanussi and Bosch appliances and Duravit sanitary fixtures ensure exceptional quality and design in every detail.



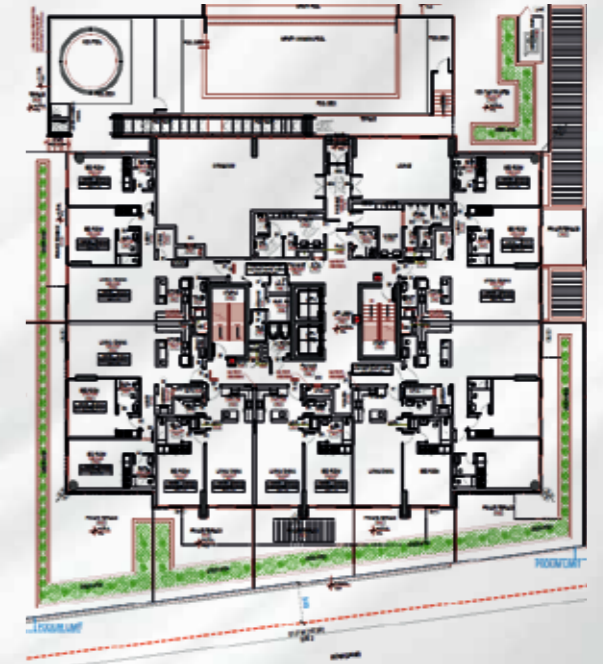
Coastal Essence

communicating harmony through sophisticated finishes



PU paint

FIRST FLOOR LAYOUT



KEY PLAN

GROUND & PODIUM FLOOR

LOBBY

SPACES	QUANTITY	AREA
LOBBY	01	1130.21 SQFT

2 BEDROOM - DUPLEX - TYPE G04

SPACES	QUANTITY	AREA
INTERNAL	01	1231 SQFT
BALCONY	01	95 SQFT
TOTAL		1326 SQFT

1 BEDROOM - DUPLEX - TYPE G03

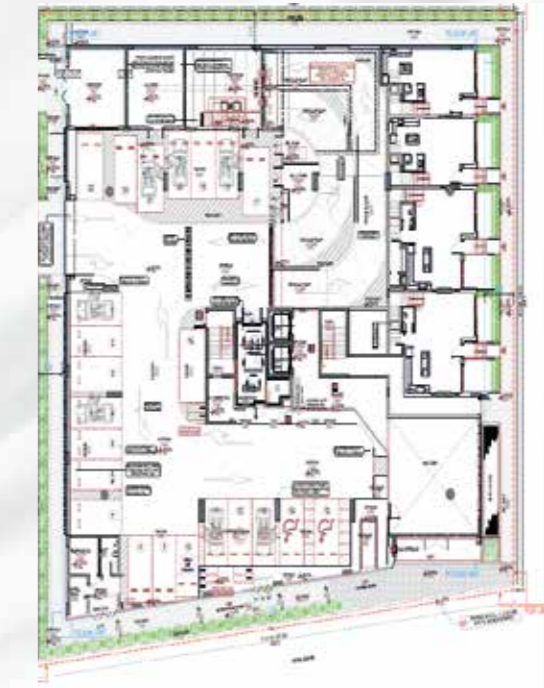
SPACES	QUANTITY	AREA
INTERNAL	01	939.47 SQFT
BALCONY	01	93.65 SQFT
TOTAL		1033.12 SQFT

2 BEDROOM - DUPLEX - TYPE G02

SPACES	QUANTITY	AREA
INTERNAL	01	1485.85 SQFT
BALCONY	01	95.15 SQFT
TOTAL		1581 SQFT

2 BEDROOM - DUPLEX - TYPE G01

SPACES	QUANTITY	AREA
INTERNAL	01	1485 SQFT
BALCONY	01	95 SQFT
TOTAL		1580 SQFT



KEY PLAN

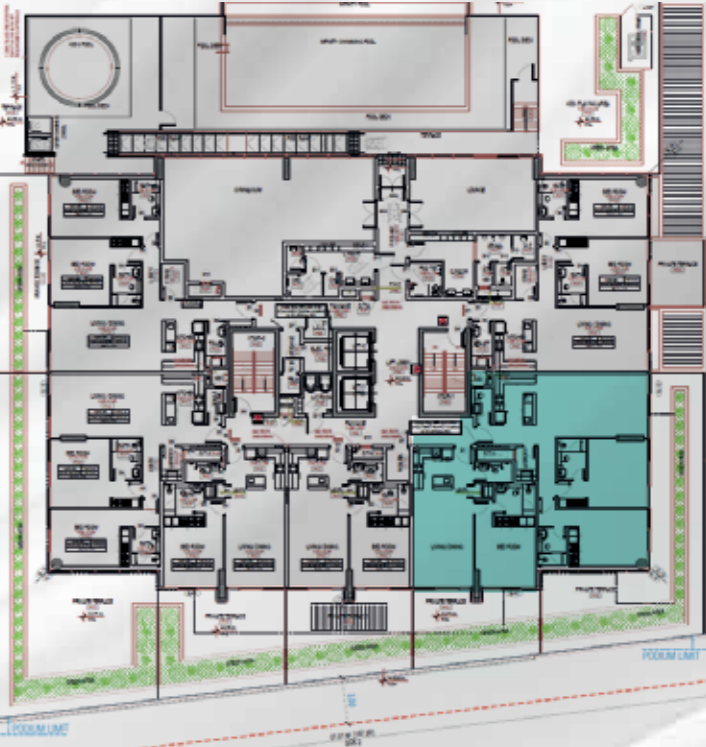
FIRST FLOOR

1 BEDROOM - UNIT 102

SPACES	QUANTITY	AREA
INTERNAL	01	694.27 SQFT
BALCONY	01	406.01 SQFT
TOTAL		1100.28 SQFT

2 BEDROOM - UNIT 105

SPACES	QUANTITY	AREA
INTERNAL	01	1166.59 SQFT
BALCONY	01	1484.77 SQFT
TOTAL		2651.36 SQFT

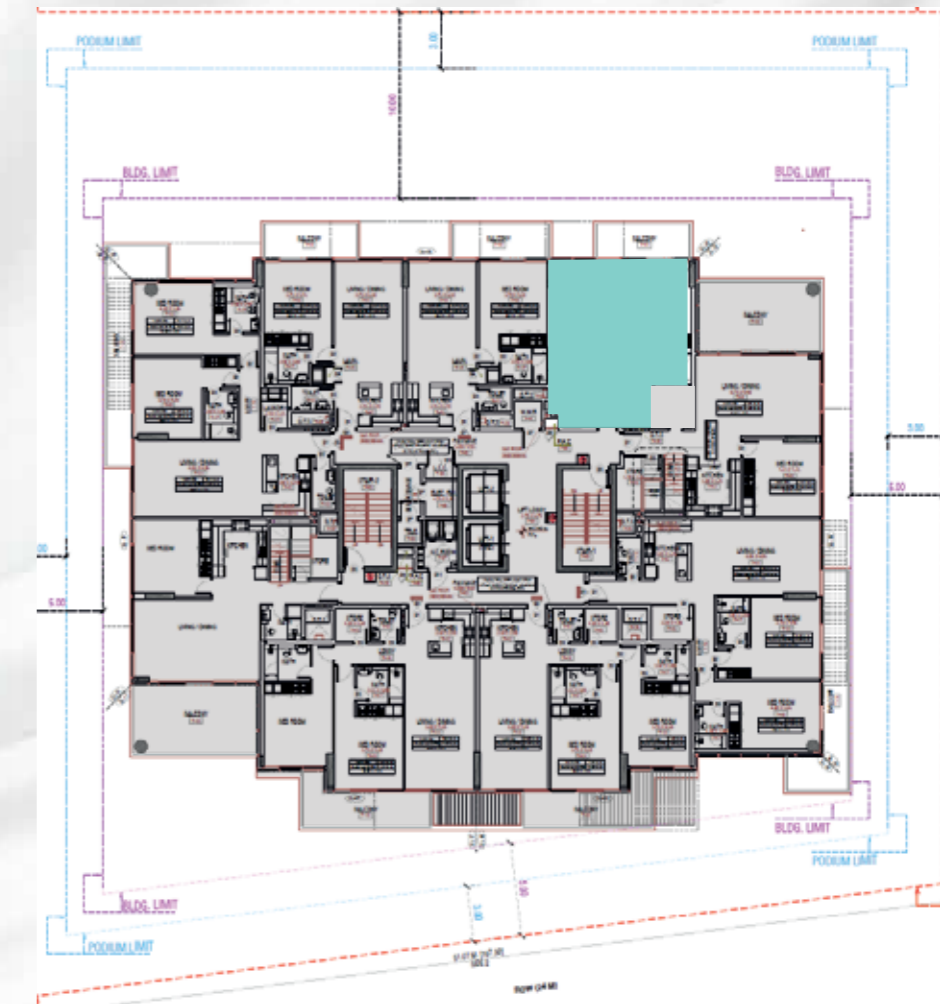


KEY PLAN

SECOND FLOOR

1 BEDROOM - UNIT 208

SPACES	QUANTITY	AREA
INTERNAL	01	684.05 SQFT
BALCONY	01	118.73 SQFT
TOTAL		802.78 SQFT

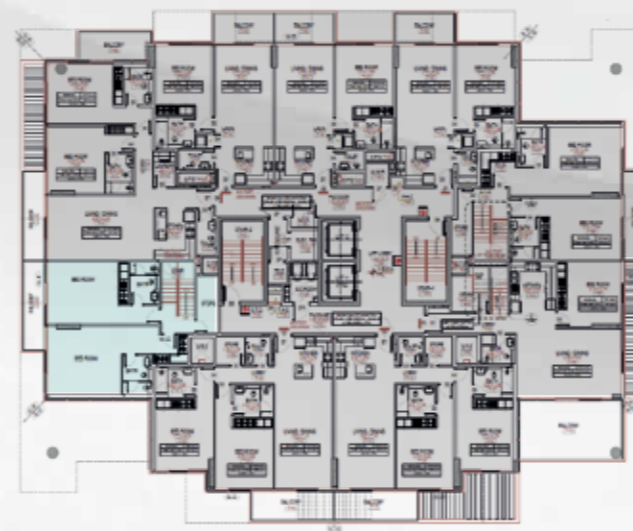


KEY PLAN

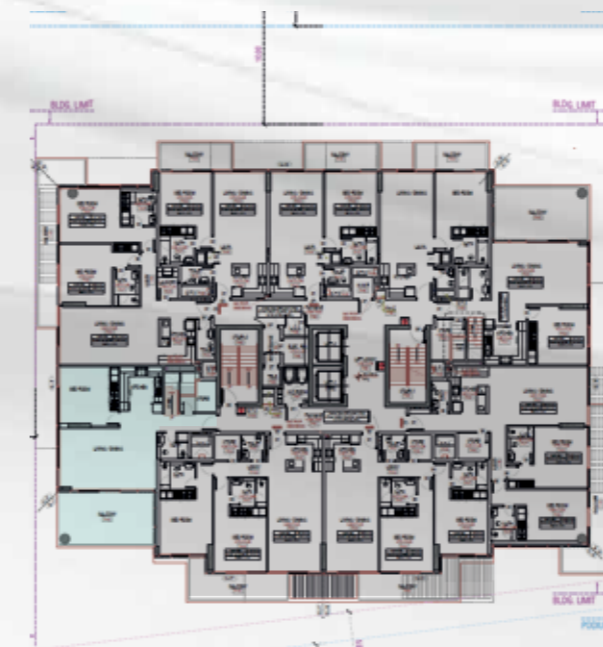
SECOND & THIRD FLOOR

3 BEDROOM - UNIT 204

SPACES	QUANTITY	AREA
INTERNAL	01	1811.67 SQFT
BALCONY	01	395.68 SQFT
TOTAL		2207.35 SQFT



KEY PLAN





**BLUE
SQUARE**
REAL ESTATE DEVELOPMENT L.L.C.

Exclusively presented by
betterhomes

800 VAYLA

www.vaylaresidences.com

info@vaylaresidences.com