



BADA

AL JUBAIL

LAILA
8 BEDROOM





BADA
AL JUBAIL



Jubail Island epitomises cosmopolitan elegance and sophistication. This is an island that's wonderfully private, yet also connected. Nestled within the UAE's dynamic capital, it both overlooks the iconic Abu Dhabi skyline, yet also enjoys the serenity and tranquility of a rich, natural setting.





ABOUT THE ARCHITECT

NORM ARCHITECTS

Much like human well-being, the essence of our work is found in balance between richness and restraint, between order and complexity. Each project – whether architecture, interiors, design, or creative direction – is imbued

with the same intrinsic quality: a simplicity that carries bigger ideas. Guided by the body and mind rather than by trends or technology, our projects explore ideas that not only look good but that also feel good.



Laila
8 Bedroom villas

Average plot size
5,000 SQM



FINISHING DESIGN

Nestled within the wild mangrove forest, the location provides a natural and unique backdrop for an innovative development to flourish. Bada Ai Jubail extends the boundaries of Jubail Island, aspiring to evolve into the epitome of a secluded and exclusive retreat.

The development shall encompass a total of 111 villas, with Norm Architects taking charge of crafting the Bada Mansion across three spacious plots spanning 5000 sqm. The vision is to cultivate a form of minimalist architecture characterized by a serene and robust design language – one that easily erases distractions and seamlessly blurs the boundary between the structure and its natural surroundings, manifesting the essence of the ultimate luxury retreat.



8 BEDROOM VILLA
LAILA
(V-8B-E1)

Total Ground Floor GSA:
1,370 SQM

Villa	931 SQM
External Amenities	109 SQM
Enclosed Parking	80 SQM
Ground Terrace	250 SQM

Total First Floor GSA:
564 SQM

Villa	507 SQM
Balconies	57 SQM

Total Second Floor GSA:
331 SQM

Total Basement Floor GSA:
819 SQM

Villa	511 SQM
Parking	208 SQM
MEP Room	100 SQM

Total GSA:
3,084 SQM



GROUND FLOOR

GSA: 1,370 SQM

		Dimensions (W x L)
1	Formal Entrance	5.60 X 5.40
2	Office	4.05 X 6.35
3	Formal Powder Room	3.10 X 5.85
4	Guest Unit	6.70 X 4.05
5	Guest Bathroom	1.85 X 5.45
6	Staff Entrance and Stair	10.0 X 1.25
7	Reception	7.40 X 5.40
8	Formal Pantry/Kitchen	5.85 X 2.30
9	Formal Living	6.00 X 9.60
10	Formal Dining	4.20 X 11.6
11	Formal Dining outdoor	4.20 X 9.80
12	Family Entrance	5.60 X 5.40
13	Wardrobe	1.80 X 4.05
14	Womens Majles	5.95 X 5.85
15	Majles Bathroom	1.35 X 2.30
16	Majles Wardrobe	2.15 X 2.30
17	Family Powder Room	5.85 X 1.40
18	Family Bathroom	2.85 X 1.40
19	Family Main Kitchen	5.85 X 1.85
20	Family Pantry/Kitchen	5.85 X 1.85
21	Show Kitchen	5.00 X 4.00
22	Family Dining	11.6 X 4.20
23	Family Tv Lounge	3.60 X 4.00
24	Family Living	7.40 X 9.60



FIRST FLOOR

GSA: 564 SQM

Dimensions (W x L)

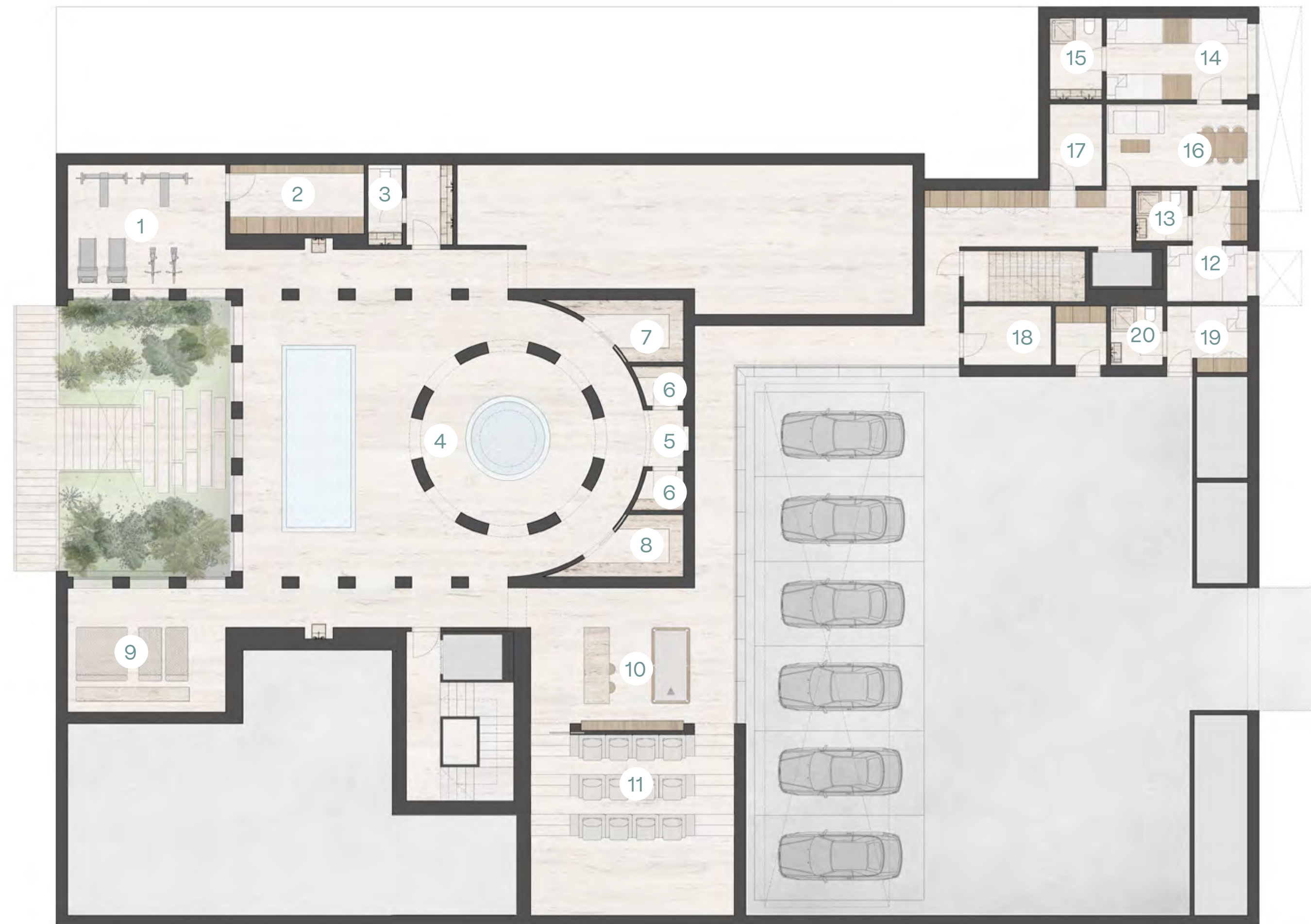
1	Typical Bedroom 01	4.60 X 6.40
2	Typical Bathroom	1.80 X 6.80
3	Typical Wardrobe	4.05 X 2.30
4	Typical Bedroom 02	4.70 X 4.60
5	Typical Bathroom	1.80 X 6.80
6	Typical Wardrobe	4.05 X 2.30
7	Typical Bedroom 03	5.50 X 4.60
8	Typical Bathroom	1.80 X 6.80
9	Typical Wardrobe	4.85 X 2.30
10	Typical Bedroom 04	7.05 X 2.95
11	Typical Wardrobe	7.05 X 1.95
12	Typical Bathroom	7.05 X 1.80
13	Typical Bedroom 05	7.05 X 3.10
14	Typical Wardrobe	7.05 X 1.95
15	Typical Bathroom	7.05 X 1.80
16	Family Living Room	5.20 X 5.00
17	Staff Access	7.05 X 1.20



SECOND FLOOR

GSA: 331 SQM

		Dimensions (W x L)
1	Second Master Bedroom	8.60 X 4.75
2	Second Master Bathroom	4.25 X 2.65
3	Second Master Dressing	2.60 X 3.85
4	Master Living	6.80 X 4.75
5	Master Bathroom (He)	5.20 X 2.65
6	Master Dressing (He)	3.00 X 3.85
7	Master Bathroom (Her)	5.20 X 2.65
8	Master Dressing (Her)	4.20 X 3.85
9	Master Bedroom	6.70 X 4.75
10	Safe Room	1.05 X 2.50
11	Covered Terrace	8.30 X 3.55



BASEMENT FLOOR

GSA: 819 SQM

	Area (SQM)
1 Gym & Yoga	5.60 X 4.40
2 Storage	4.75 X 2.45
3 Powder Room	3.00 X 2.85
4 Hamman & Plunge pool	14.3 X 9.80
5 Shower	1.20 X 2.00
6 Changing Room	1.30 X 1.40
7 Steam	3.50 X 2.20
8 Sauna	3.50 X 2.20
9 Sitting Area and Bar	5.60 X 4.40
10 Game Room	7.20 X 4.80
11 Cinema	7.20 X 6.40
12 Maids Bedroom 01	2.85 X 2.00
13 Maids Bathroom	2.45 X 2.05
14 Maids Bedroom 02	5.00 X 2.90
15 Maids Bathroom	2.45 X 2.05
16 Maids Living Room	5.00 X 2.90
17 Laundry	1.85 X 2.90
18 Ironing	3.85 X 2.10
19 Drivers Bedroom	2.45 X 3.15
20 Drivers Bathroom	2.45 X 2.05

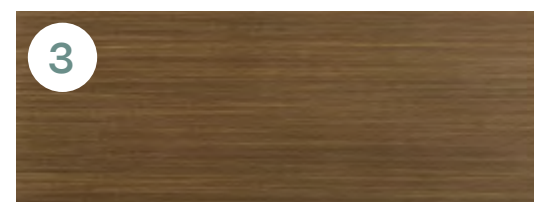




Wood Composite



Travertine Natural Stone



Aluminium Bronze



Travertine Natural Stone



Bronze Metal



Plaster

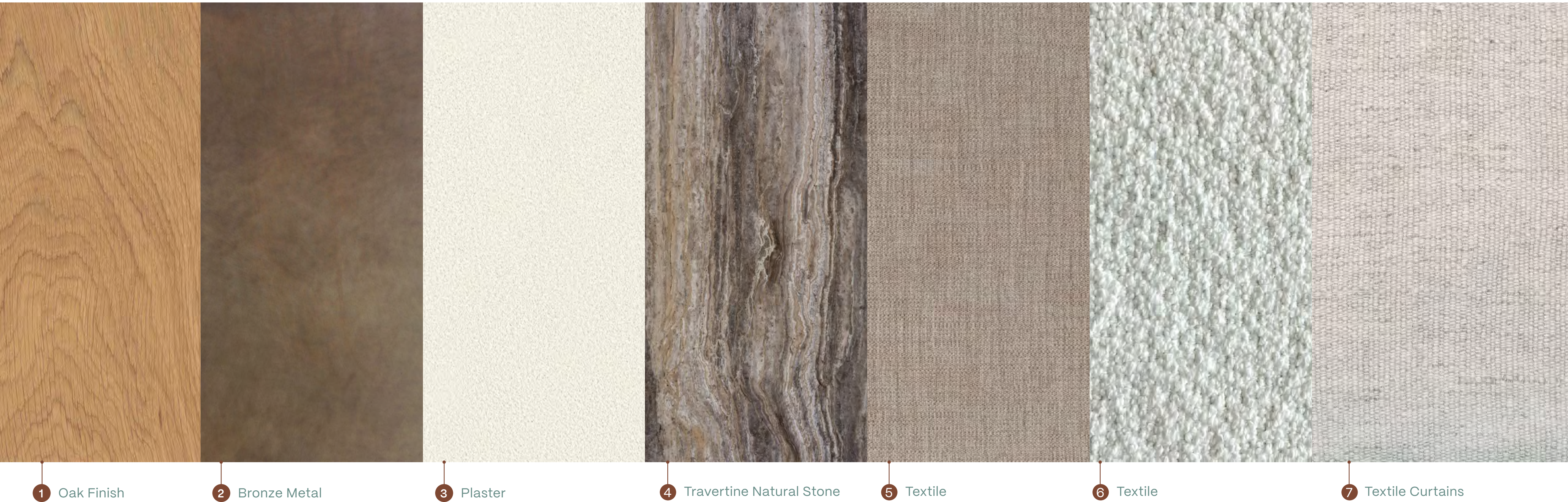


Natural Wood Veneer





WARM FINISHING



From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.



COOL FINISHING



From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.

Disclaimer: All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architect. All materials, dimensions, drawing features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawing not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.





















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AL JUBAIL

A DISTINCTIVE MASTER PLANNED
COMMUNITY BY

LEAD
DEVELOPMENT

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