



BADA

AL JUBAIL

MAYA
6 BEDROOM





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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

WSA

White space is an international group of architects, designers, builders and thinkers operating within the fields of architecture, urban design, research and development.

Our multicultural team with its collective experience supports a mature vantage for a project that looks to heritage, culture, and the contemporary take on both.



Maya
6 Bedroom villas

Average plot size
2,786 SQM



FINISHING DESIGN

Located on Jubail Island, one of the most unique and natural areas of Abu Dhabi, this luxurious private villa combines modern elegance with its minimalist design. Surrounded by meticulously landscaped gardens, the villa offers a seamless connection to the sea, providing residents with breathtaking views and a tranquil atmosphere.

Every detail of the design has been carefully considered to craft a unique experience. The clean circulations within the villa enhance its special flow, ensuring a harmonious blend of functionality and aesthetic appeal. Extensive glass windows serve as transparent portals, effortlessly linking indoor spaces to the lush outdoors.



6 BEDROOM VILLA
MAYA
(V-6B-B2)

Total Ground Floor GSA:
589 SQM

Villa	421 SQM
External Amenities	88 SQM
Enclosed Parking	80 SQM

Total First Floor GSA:
430 SQM

Villa	325 SQM
Balconies	105 SQM

Total Second Floor GSA:
281 SQM

Villa	197 SQM
Balcony/Terrace	84 SQM

Total GSA:
1,300 SQM



GROUND FLOOR
GSA: 589 SQM

	Dimensions (W x L)
1 Formal Living Area	5.70 X 7.20
2 Formal Dining Area	4.00 X 7.00
3 Pantry	2.13 X 1.96
4 Wash Area	1.75 X 1.75
5 Powder Room	1.75 X 1.80
6 Powder Room	2.50 X 1.30
7 Storage	2.60 X 1.30
8 Show Kitchen	7.45 X 3.50
9 Family Dining Area	7.45 X 3.00
10 Family Living Area	7.45 X 6.90
11 Office	4.30 X 4.60
12 Bathroom	2.10 X 2.50
13 Storage	1.70 X 2.30
14 Outdoor Shower & Powder Room	3.00 X 1.75
15 Main Kitchen	5.20 X 4.80
16 Bicycles Storage	1.70 X 2.90
17 Guest Bedroom	3.80 X 4.95
18 Guest Bathroom	1.85 X 3.00
19 Guest Closet	1.80 X 3.00
20 Maid's Room	3.25 X 2.60
21 Maid's Bathroom	1.90 X 1.30
22 Laundry	2.00 X 1.60
23 Fry Kitchen	3.25 X 4.25
24 Cold Store	1.60 X 1.70
25 Dry Store	0.90 X 1.75
26 Driver's Room	2.80 X 3.00
27 Driver's Bathroom	1.50 X 2.55
28 Parking Area	12.00 X 6.00
29 Electrical Room	2.50 X 2.50
30 CCTV - IT Rack	1.80 X 1.40

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.



FIRST FLOOR
GSA: 430 SQM

		Dimensions (W x L)
1	Master Bedroom	7.45 X 4.70
2	Dressing Room	3.00 X 6.40
3	Master Bathroom	2.80 X 6.40
4	Terrace 1	7.60 X 5.40
5	Family Room	7.00 X 5.60
6	Terrace 2	7.00 X 6.30
7	Pantry	1.60 X 2.60
8	Laundry	1.60 X 2.90
9	Balcony 1	4.00 X 1.70
10	Storage	2.00 X 4.80
11	Bedroom 1	4.10 X 4.50
12	Closet	1.90 X 3.00
13	Bathroom 1	2.10 X 3.00
14	Bedroom 2	4.10 X 4.60
15	Closet 2	1.90 X 3.00
16	Bathroom 2	2.15 X 3.00
17	Bedroom 3	4.15 X 4.60
18	Closet 3	1.90 X 3.00
19	Bathroom 3	2.15 X 3.00
20	Balcony 2	15.10 X 0.95

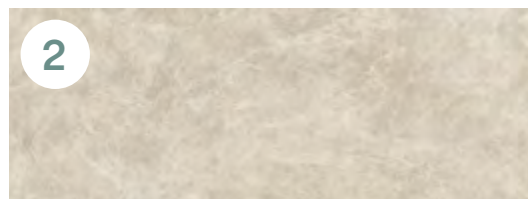


SECOND FLOOR
GSA: 281 SQM

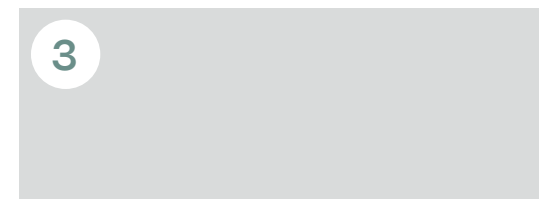
		Dimensions (W x L)
1	Master Bedroom	4.00 X 5.40
2	Master Dressing Room	4.10 X 2.10
3	Master Bathroom	4.20 X 4.25
4	Terrace	15.50 X 1.55
5	Living Area	7.45 X 4.65
6	Terrace	7.75 X 6.45
7	Gym	6.70 X 5.20
8	Changing Area	2.80 X 1.70
9	Powder Room	2.30 X 1.70
10	Pantry	2.10 X 1.35
11	Electrical Room	2.10 X 1.35



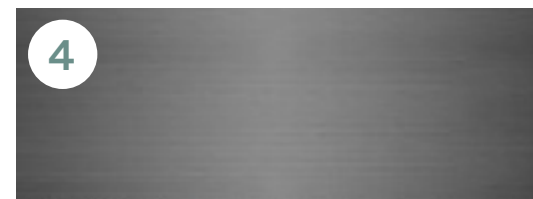
Porcelain Tile



Porcelain Tile



Double Glazing – Clear Glass



Aluminium Metal Works
Powder Coated



Textured Paint Finish



WPC



Moca Cream Natural Stone



Travertine Natural Stone



Natural Wood Veneer

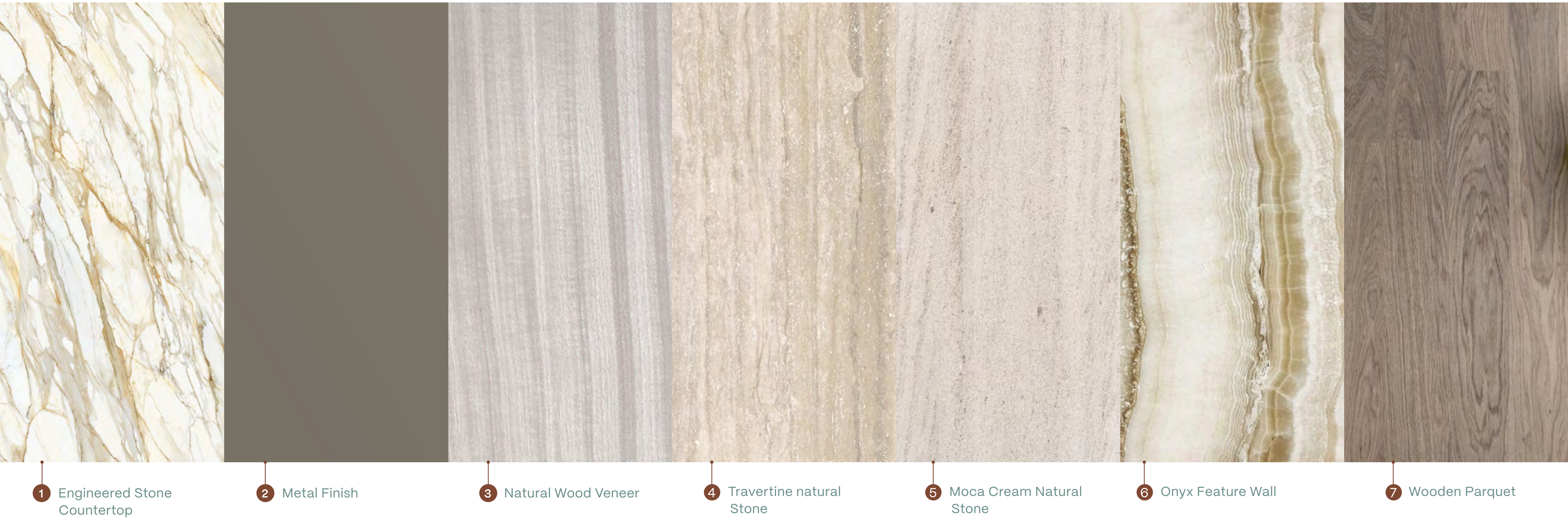


Wooden Parquet





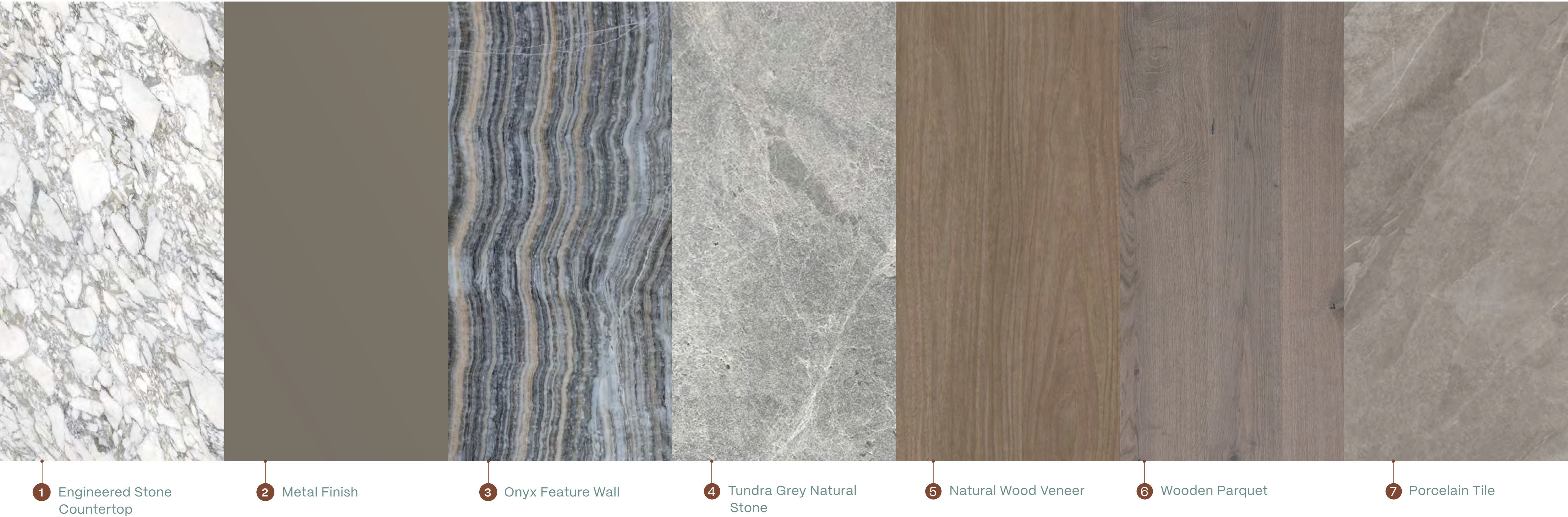
WARM FINISHING



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



COOL FINISHING



- 1 Engineered Stone Countertop
- 2 Metal Finish
- 3 Onyx Feature Wall
- 4 Tundra Grey Natural Stone
- 5 Natural Wood Veneer
- 6 Wooden Parquet
- 7 Porcelain Tile

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