



BADA

AL JUBAIL

MIRA
7 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.



Mira
7 Bedroom villas

Average plot size
3,683 SQM



FINISHING DESIGN

Nestled within the natural beauty of Jubail Island, this design concept envisions a spectacular big villa that seamlessly integrates with the serene surroundings of the mangroves. The architectural marvel aims to provide an unparalleled experience of luxury living amidst the tranquillity of nature.

The architectural style draws inspiration from contemporary design with a touch of regional influences. Expansive glass windows and open-plan layouts will be employed to maximize natural light, allowing residents to feel connected with the outdoors. Traditional materials and colours will be integrated to resonate with the local culture.



7 BEDROOM VILLA
MIRA
(V-7B-D)

Total Basement Floor GSA:

245 SQM
Villa 245 SQM

Total Ground Floor GSA:

805 SQM
Villa 550 SQM
External Amenities 119 SQM
Enclosed Parking 105 SQM
Ground Terrace 31 SQM

Total First Floor GSA:

540 SQM
Villa 474 SQM
Balconies 66 SQM

Total Second Floor GSA:

465 SQM
Villa 293 SQM
Balconies / Terrace 172 SQM

Total GSA:

2,055 SQM

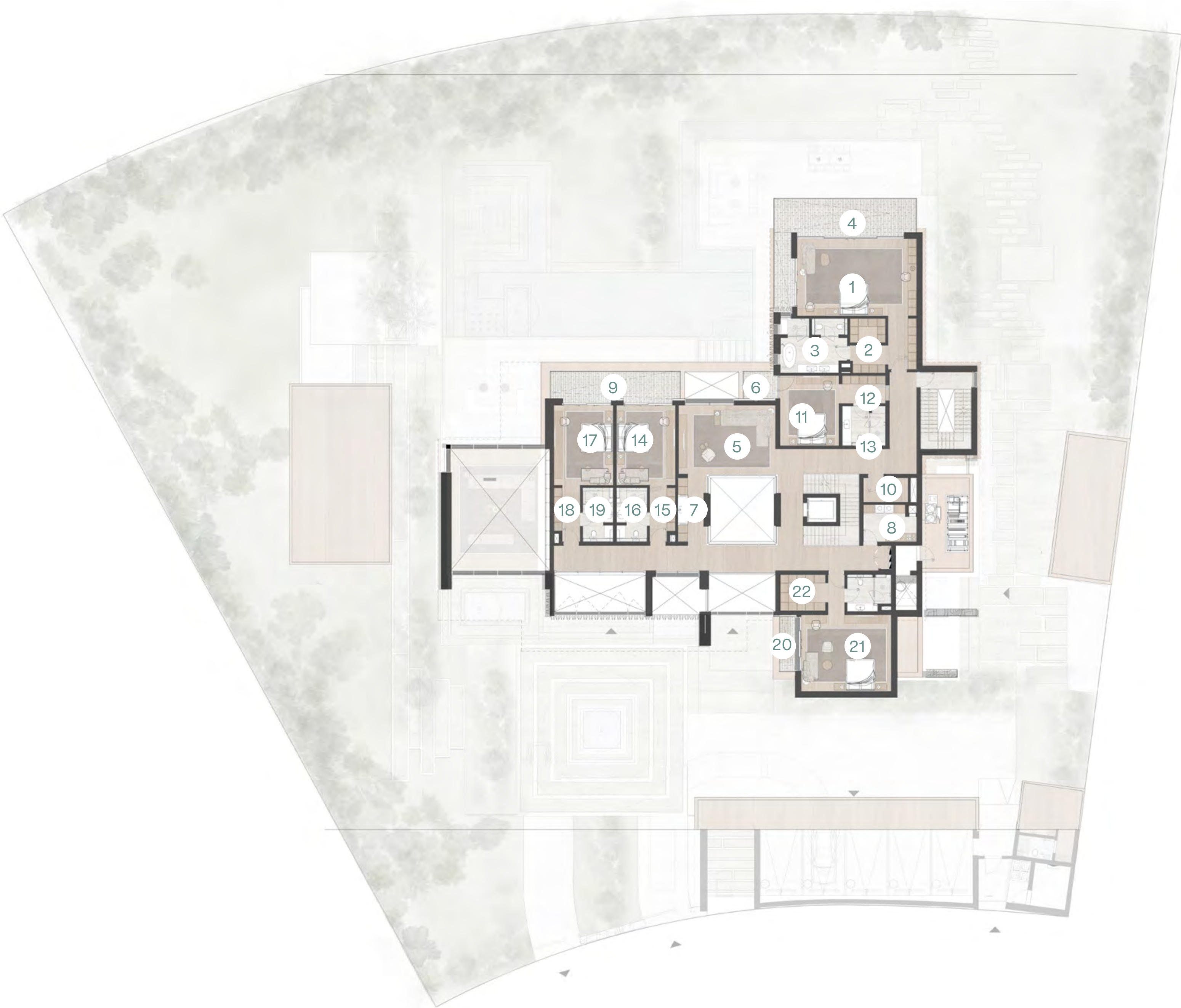


GROUND FLOOR

GSA: 805 SQM

		Dimensions (W x L)
1	Formal Dining Area	5.80 X 5.20
2	Formal Living Area	6.80 X 8.60
3	Pantry	1.80 X 4.50
4	Wash Area	1.70 X 2.00
5	Formal Powder Room	1.80 X 2.00
6	Family Entrance	4.60 X 3.10
7	Formal Entrance	6.30 X 2.90
8	Family Powder Room	3.50 X 2.10
9	Storage	3.30 X 2.05
10	Show Kitchen	5.50 X 2.70
11	Family Dining Area	6.00 X 3.60
12	Family Living Area	7.50 X 6.10
13	Casual Majlis	5.00 X 5.40
14	Powder Room	1.40 X 2.50
15	Elec. Storage	4.00 X 0.50
16	Pantry	1.80 X 2.50
17	Main Kitchen	5.40 X 3.40
18	Guest Bedroom	5.80 X 4.00
19	Guest Bathroom	2.35 X 2.60
20	Guest Closet	0.60 X 2.60
21	Maid's Room	3.60 X 3.10
22	Maid's Bathroom	2.20 X 1.75
23	Laundry	2.00 X 2.70
24	Fry Kitchen	3.80 X 5.40
25	Cold Store	1.80 X 2.20
26	Dry Store	1.80 X 2.20
27	Driver's Room	3.80 X 3.20
28	Driver's Bathroom	2.50 X 1.50
29	Parking Area	15.00 X 6.10
30	Electrical Room	2.50' X 3.00
31	Garbage Room	1.30 X 3.00
32	MEP	1.80 X 1.60
33	MEP	1.40 X 0.60
34	Storage	1.90 X 1.60
35	Office	3.55 X 3.95
36	Powder Room	1.60 X 2.50
37	Courtyard	4.70 X 4.75

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: 540 SQM

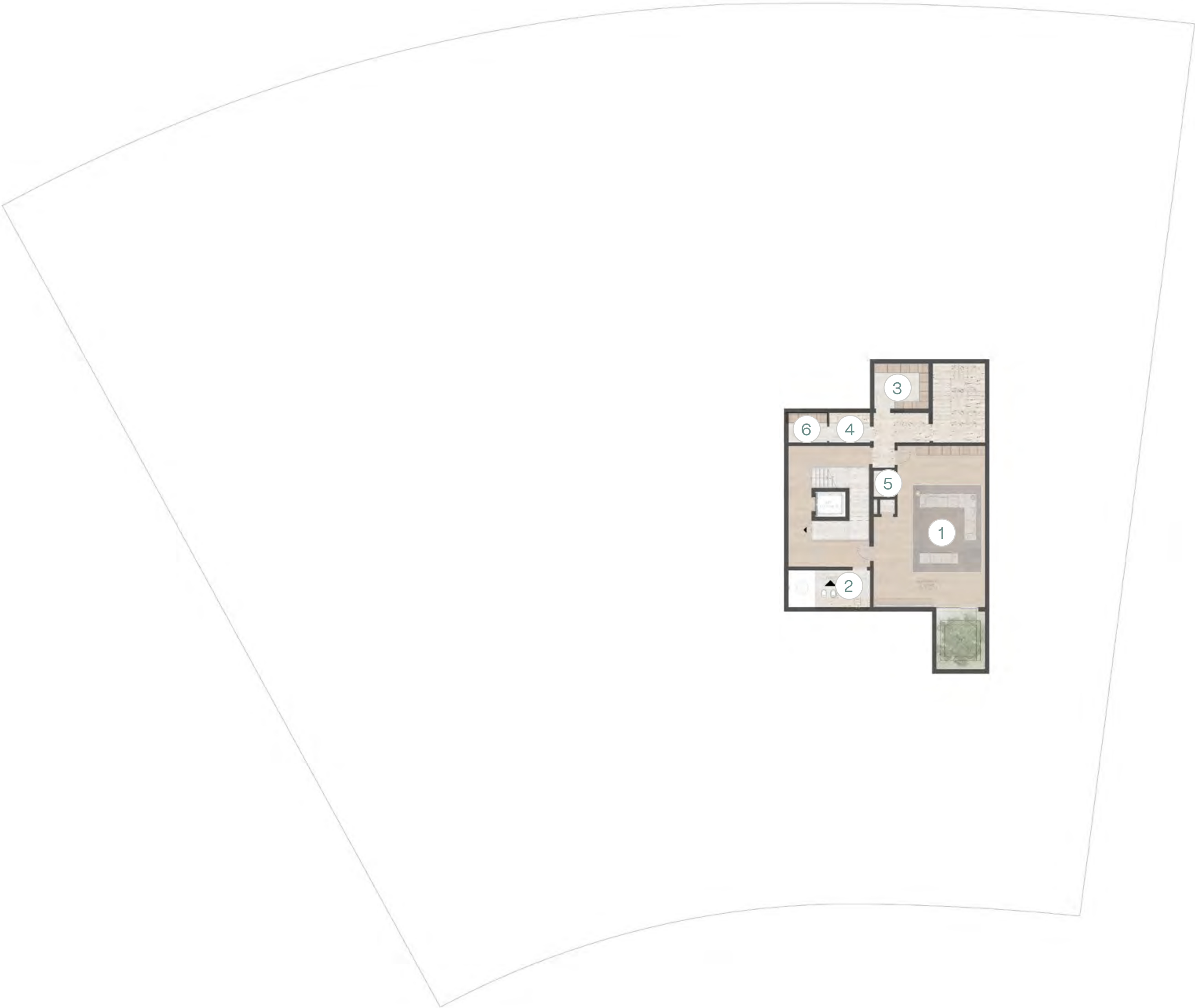
		Dimensions (W x L)
1	Master Bedroom	8.40 X 5.70
2	Master Dressing Room	2.50 X 3.80
3	Master Bathroom	4.70 X 3.80
4	Terrace 1	10.00 X 7.70
5	Family Room	6.80 X 4.80
6	Balcony 2	2.40 X 1.90
7	Pantry	2.00 X 4.40
8	Laundry	3.70 X 2.60
9	Balcony 1	9.20 X 2.50
10	Storage	3.10 X 1.70
11	Bedroom 1	4.10 X 4.90
12	Closet	3.10 X 1.90
13	Bathroom 1	3.00 X 2.80
14	Bedroom 2	4.20 X 5.60
15	Closet 2	1.80 X 3.00
16	Bathroom 2	2.10 X 3.80
17	Bedroom 3	4.20 X 5.60
18	Closet 3	1.80 X 3.10
19	Bathroom 3	2.10 X 3.80
20	Balcony 2	1.10 X 3.90
21	Bedroom 4	6.30 X 5.40
22	Closet 4	3.20 X 2.50
23	Bathroom 4	3.10 X 2.60



SECOND FLOOR

GSA: 465 SQM

		Dimensions (W x L)
1	Master Suite	10.60 X 5.60
2	Master Dressing Room	8.10 X 3.95
3	Master Bathroom	3.80 X 4.70
4	Storage	1.65 X 4.15
5	Terrace	19.00 X 7.20
6	Living Area	5.70 X 7.20
7	Terrace	9.00 X 9.60
8	Gym	3.80 X 7.20
9	Changing Area	3.80 X 2.40
10	Powder Room	3.20 X 1.70
11	Pantry	2.80 X 0.70
12	MEP Area	2.30 X 6.70



BASEMENT
GSA: 245 SQM

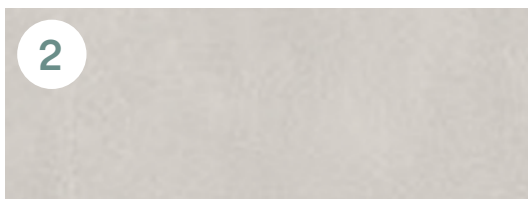
		Dimensions (W x L)
1	Multi-purpose Room	7.70 X 11.10
2	Powder & Spa Rooms	2.55 X 5.65
3	Storage	3.10 X 3.75
4	Pantry	2.05 X 2.80
5	Storage	1.80 X 1.45
6	MEP	2.05 X 2.70







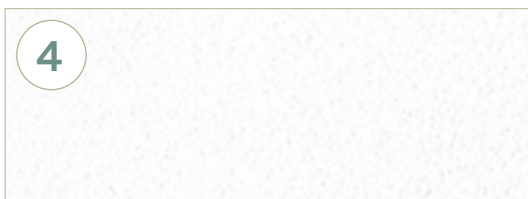
Dark Grey Porcelain Tiles



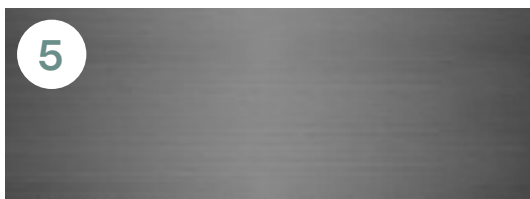
Grey Porcelain Tiles



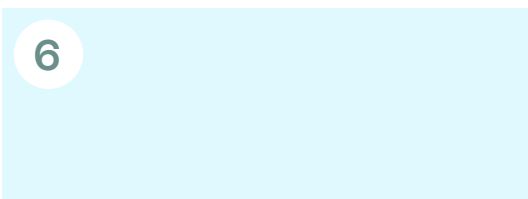
WPC



Textured Paint Finish



Aluminum Metal Works
Powder Coated



Double Glazing – Clear
Glass – Slim Profile



Teak Wood
Main Door – Stained



Roma Blue Feature Wall



Patagonia Feature Wall



Natural Wood Veneer

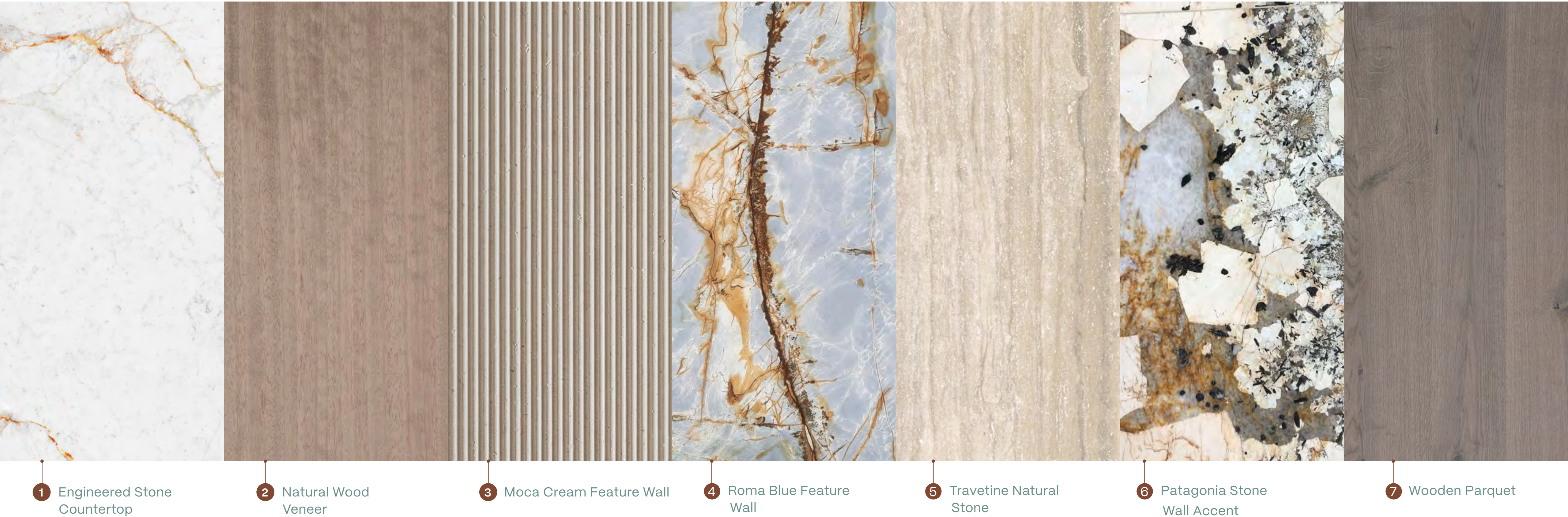


Wooden Parquet





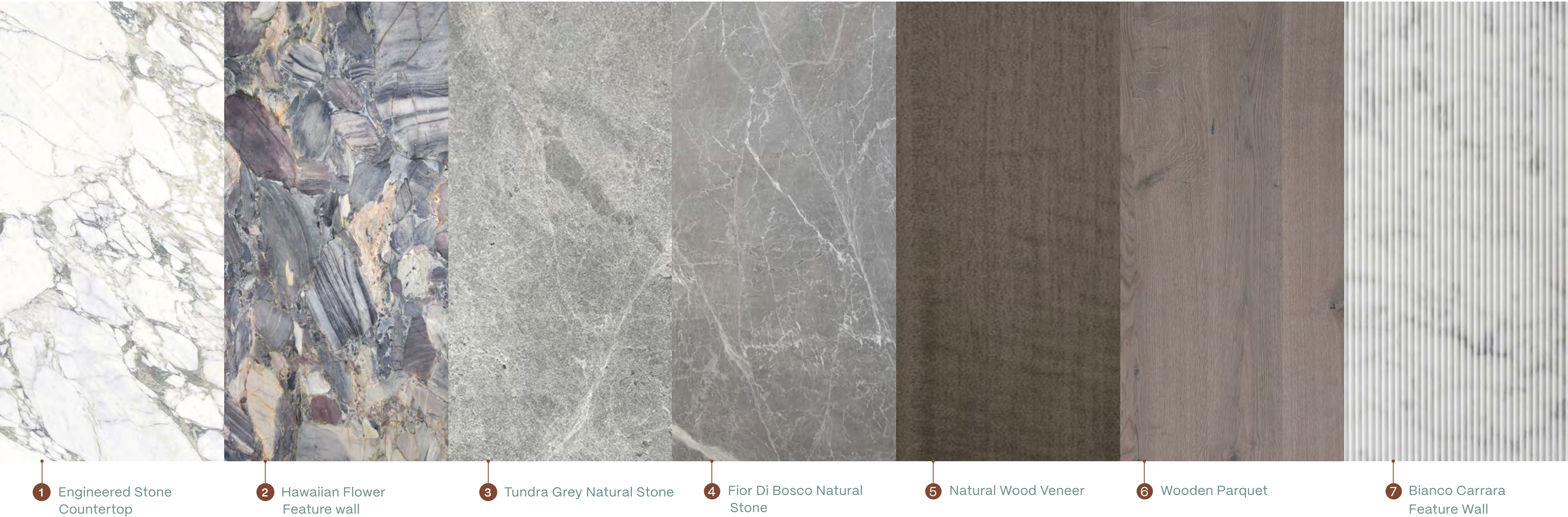
WARM FINISHING



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



COOL FINISHING



- 1 Engineered Stone Countertop
- 2 Hawaiian Flower Feature wall
- 3 Tundra Grey Natural Stone
- 4 Fior Di Bosco Natural Stone
- 5 Natural Wood Veneer
- 6 Wooden Parquet
- 7 Bianco Carrara Feature Wall

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























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A DISTINCTIVE MASTER PLANNED
COMMUNITY BY

LEAD
DEVELOPMENT

+971 2 448 0011
jubailisland.ae