



BADA

AL JUBAIL

REEM
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

SAOTA

SAOTA, a leading firm of architects is driven by the dynamic combination of Stefan Antoni, Philip Olmesdahl, Greg Truen, Phillippe Fouché and Mark Bullivant who

share a potent vision easily distinguished in their design. This, paired with both an innovative and dedicated approach to the design, documentation and execution of projects globally, has seen SAOTA become an internationally sought-after brand.



Reem
6 Bedroom villas

Average plot size
2,706 SQM



FINISHING DESIGN

SAOTA's design for this villa embodies the above principles, in creating a contemporary aesthetic that is undeniably global while being responsive to the local cultural and environmental context.

The layout is intentionally fractured to both provide a clear and intuitive separation of "family" and "formal" zones, while simultaneously increasing the engagement with the garden spaces, bringing light and landscaping deep into the plan. This results in spaces with dual aspect, not only engaging with views across the pool at the distant mangroves, but also views internally across the gardens, so that the inhabitants get maximum use of their site.



6 BEDROOM VILLA
REEM
(V-6B-A2)

Total Ground Floor GSA:
630 SQM

Villa	424 SQM
External Amenities	52 SQM
Enclosed Parking	67 SQM
Ground Terrace	87 SQM

Total First Floor GSA:
426 SQM

Villa	346 SQM
Balconies	80 SQM

Total Second Floor GSA:
112 SQM

Villa	68 SQM
Terrace	44 SQM

Total GSA:
1,168 SQM



GROUND FLOOR
GSA: 630 SQM

		Dimensions (W x L)
1	Electrical	2.50 X 3.39
2	Staff Bathroom	1.57 X 3.30
3	Refuse	2.50 X 2.79
4	Drivers Room	2.70 X 4.79
5	Fry Kitchen	3.30 X 6.59
6	Garage	6.05 X 8.96
7	Staff Room	2.80 X 3.65
8	Staff Bathroom	2.30 X 1.40
9	Back Kitchen	7.00 X 5.00
10	Laundry	2.15 X 1.55
11	Storage	2.15 X 1.55
12	Office	3.30 X 5.00
13	Office Bathroom	2.00 X 2.00
14	Show Kitchen	4.30 X 5.60
15	Family Dining	5.60 X 4.00
16	Family Living	6.69 X 5.18
17	Family Dining Terrace	4.75 X 5.15
18	Family Living Terrace	6.80 X 6.95
19	Sundeck	4.05 X 5.00
20	Lift	1.85 X 2.00
21	Stairs	2.89 X 6.00
22	Foyer	2.90 X 3.45
23	Guest Bedroom	4.90 X 4.25
24	Guest Balcony	1.75 X 4.25
25	Guest Closet	2.45 X 1.80
26	Guest Bathroom	2.45 X 2.75
27	Pantry	4.40 X 1.80
28	Formal Powder Room	1.65 X 2.20
29	Wash	1.20 X 2.20
30	Formal Dining	4.55 X 5.00
31	Formal Living	6.50 X 6.05
32	Formal Terrace	6.90 X 7.15
33	Cabana	4.20 X 4.20
34	Loggia	6.00 X 6.25
35	Swimming Pool	6.02 X 16.95
36	Pool.WC	0.95 X 1.95

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: 426 SQM

	Dimensions (W x L)
1 Bedroom 1	5.00 X 6.07
2 Balcony 1	5.50 X 6.80
3 Bathroom 1	6.55 X 2.55
4 Dressing Room 1	3.08 X 5.87
5 Bedroom 4	4.28 X 4.61
6 Balcony 4	3.40 X 2.75
7 En-Suite 4	2.79 X 3.42
8 Dressing Room 4	2.70 X 2.40
9 Dressing Room 3	3.10 X 2.15
10 Bathroom 3	2.40 X 2.80
11 Bedroom 3	5.00 X 3.85
12 Lift	1.85 X 2.85
13 Stairs	2.89 X 6.22
14 Bedroom 5	4.32 X 5.11
15 Balcony 5	1.80 X 5.50
16 Bathroom 5	1.95 X 3.30
17 Dressing Room 5	1.49 X 1.80
18 Family Lounge	4.95 X 3.55
19 Pantry	1.50 X 2.50
20 Store	2.00 X 1.65
21 Bathroom 2	3.95 X 2.00
22 Dressing Room 2	1.50 X 3.10
23 Bedroom 2	4.30 X 5.15
24 Balcony 2	2.15 X 5.15

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SECOND FLOOR

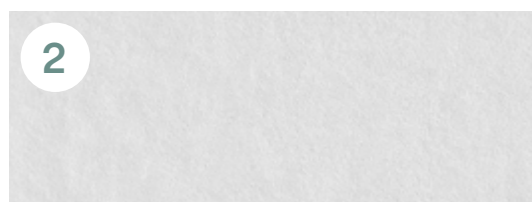
GSA: 112 SQM

	Dimensions (W x L)
1 Entertainment Space	6.50 X 5.25
2 Lift	1.85 X 2.08
3 WC	1.49 X 2.46
4 Pantry	0.65 X 2.20
5 Stairs	2.89 X 6.22
6 Roof Terrace	5.38 X 9.81

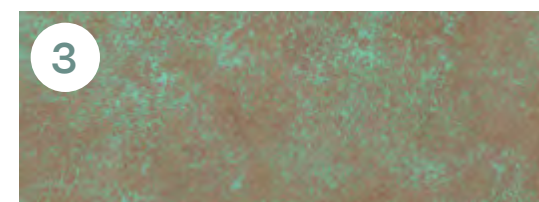




Natural Travertine



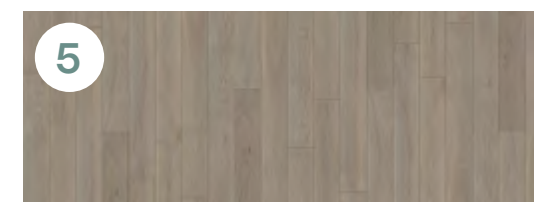
Painted Plaster White



Metal Oxidized Copper



Aluminium Bronze



Timber Oak Light



Engineered Stone Countertop



Wooden Parquet



Natural Wood Veneer

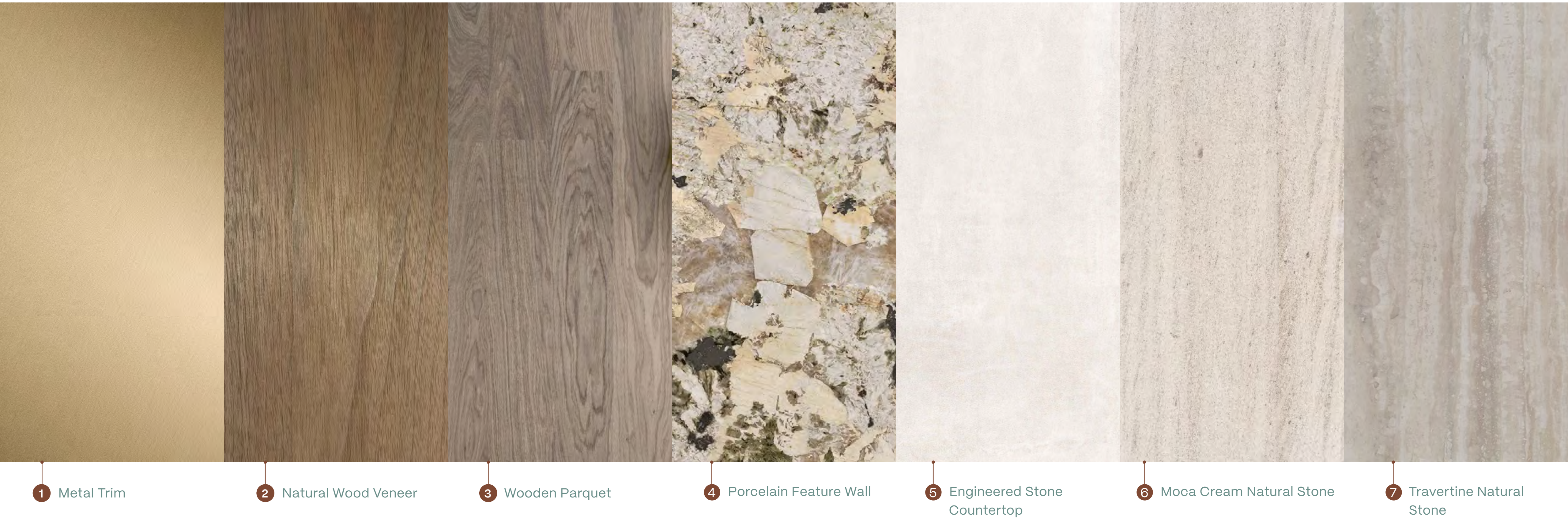


Travertine Natural Stone





WARM FINISHING

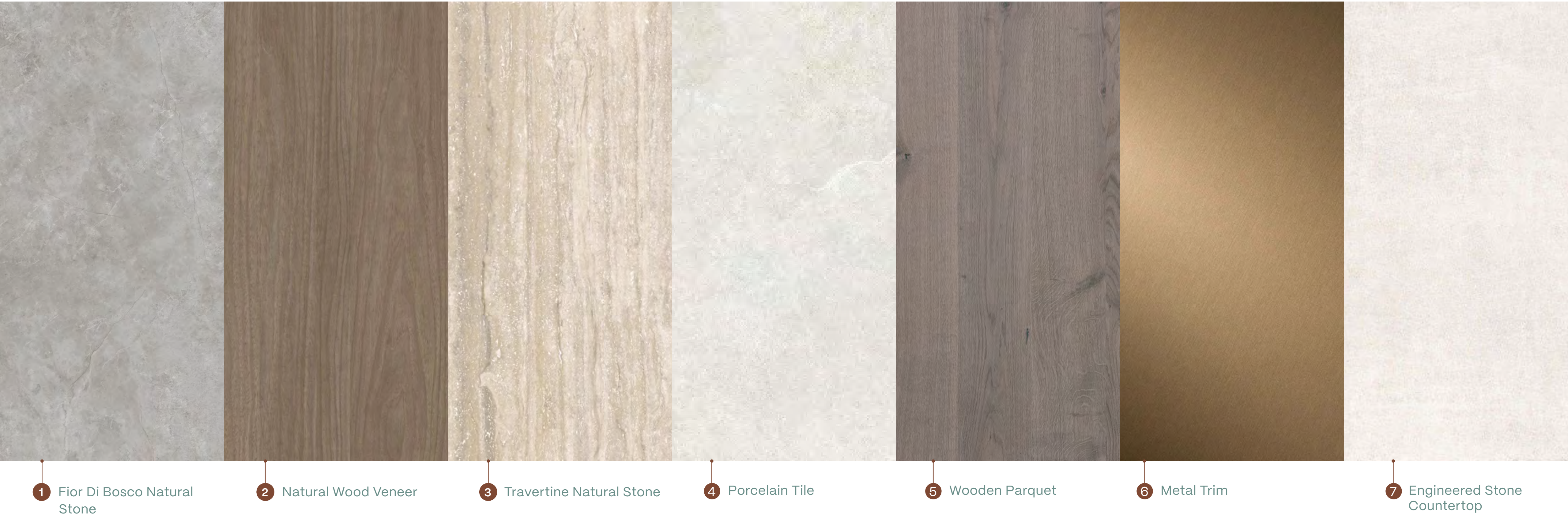


From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.

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COOL FINISHING



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

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LEAD
DEVELOPMENT

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