VILLA *del* GARDA

DUBAI ISLANDS



MR.EIGHT

BRANDED RESIDENCES


VILLA del GARDA
BOUTIQUE RESIDENCES
EST.
1983
VILLA DEL GARDA • DUBAI ISLANDS • BY MR.EIGHT

VILLA *del* GARDA

SERVICED BOUTIQUE RESIDENCE



MR.EIGHT

BRANDED RESIDENCES BY



VILLA *del* GARDA

EVERY STORY BEGINS WITH A DREAM.
NOT WITH SQUARE METERS OR DRAWINGS,
BUT WITH A FEELING OF HOW LIFE SHOULD TRULY BE LIVED.

presents by

∞ MR.EIGHT
BRANDED RESIDENCES BY


dubai islands
p.s. mr.eight

VILLA *del* GARDA

YOUR HOME. YOUR VIEW. YOUR YACHT.

PRIME FIRST-ROW YACHT CLUB LOCATION
ON DUBAI ISLANDS





Mr. Eight®

Luxury begins with the view

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Designed for those who seek more than just a home—this is a statement of success, refinement, and the art of truly living.



VILLA *del* GARDA

SERVICED BOUTIQUE RESIDENCE

FIRST-ROW SERVICED BOUTIQUE RESIDENCE
WITH BREATHTAKING MARINA AND ARABIAN GULF VIEWS







Riva

LA DOLCE VITA BEGINS ON YOUR RIVA

As part of the à la carte services available exclusively to residents,
Villa del GARDA offers access to the Aquariva

This iconic Italian motorboat embodies La Dolce Vita on the water, combining timeless design, premium craftsmanship, and high performance. Moored at a private marina just five minutes from the residence on Dubai Islands, the Rivamare is available for pre-booked private trips through the concierge service and operated by a professional captain.

Aquarivais not just transportation
it is a lifestyle experience that reflects the elegance and refinement of Villa del GARDA




VILLA del GARDA
EST.
1983
BOUTIQUE RESIDENCES
ROLLS
ROYCE



Resident CHAUFFEUR SERVICES

A signature aspect of Villa del GARDA is the in-house Rolls-Royce chauffeur service. Whether you're arriving at the airport or returning from a night in the city, your journey home is defined by comfort, elegance, and seamless luxury. This private ride is always ready to bring you back to the place you belong — and is available as part of our exclusive à la carte services.



VILLA del GARDA

BRANDED RESIDENCES BY

MR.EIGHT

A LA CARTE SERVICES

AN ESTATE MANAGER TO ARRANGE IT ALL

A dedicated hospitality company by Mr. EIGHT Hotel Management LLC, overseeing all à la carte services and daily operations ensuring every resident enjoys the comfort, discretion, and attention to detail of a five-star hotel within the privacy of their own home.

ROLLS-ROYCE WITH CHAUFFEUR



Transfers or business meetings, this service offers unmatched comfort and convenience. This chauffeur service is provided as an à la carte service and is charged separately from the service charge.

MOTOR BOAT WITH CAPTAIN



Each resident enjoys access to a luxury Italian Riva motorboat available through the à la carte services. Moored at the Marina just five minutes from the residence, it can be pre-booked for private trips, offering an exclusive blend of elegance and freedom on the water.

GOLF CARTS WITH CHAUFFEUR



Residents of Villa del GARDA benefit from the convenience of in-house golf cart service, providing seamless mobility across the island. Whether heading to the marina, nearby shopping destinations, or the beach, this service offers an effortless and refined way to move around and enjoy the full island lifestyle.



OSCAR ACADEMY AWARD-WINNER

ADRIEN BRODY

JOINED MR. EIGHT DEVELOPMENT

TO MARK THE OFFICIAL LAUNCH AT THE ROYAL ATLANTIS 2025

in 15 minutes away

Villa dell GARDA is perfectly situated to offer the best of Dubai's vibrant lifestyle. Just a 15-minute drive away is the Dubai International Financial Centre (DIFC), home to some of the world's most renowned restaurants. Additionally, the property is only a 20-minute drive from Downtown Dubai, Business Bay, and the iconic Dubai Mall, ensuring seamless access to the city's premier entertainment and business hubs.

DIFC · CIPRIANI · zuma CONTEMPORARY JAPANESE CUISINE · GAIA · THE DUBAI MALL · THE ARTS CLUB DUBAI · LPM RESTAURANT & BAR

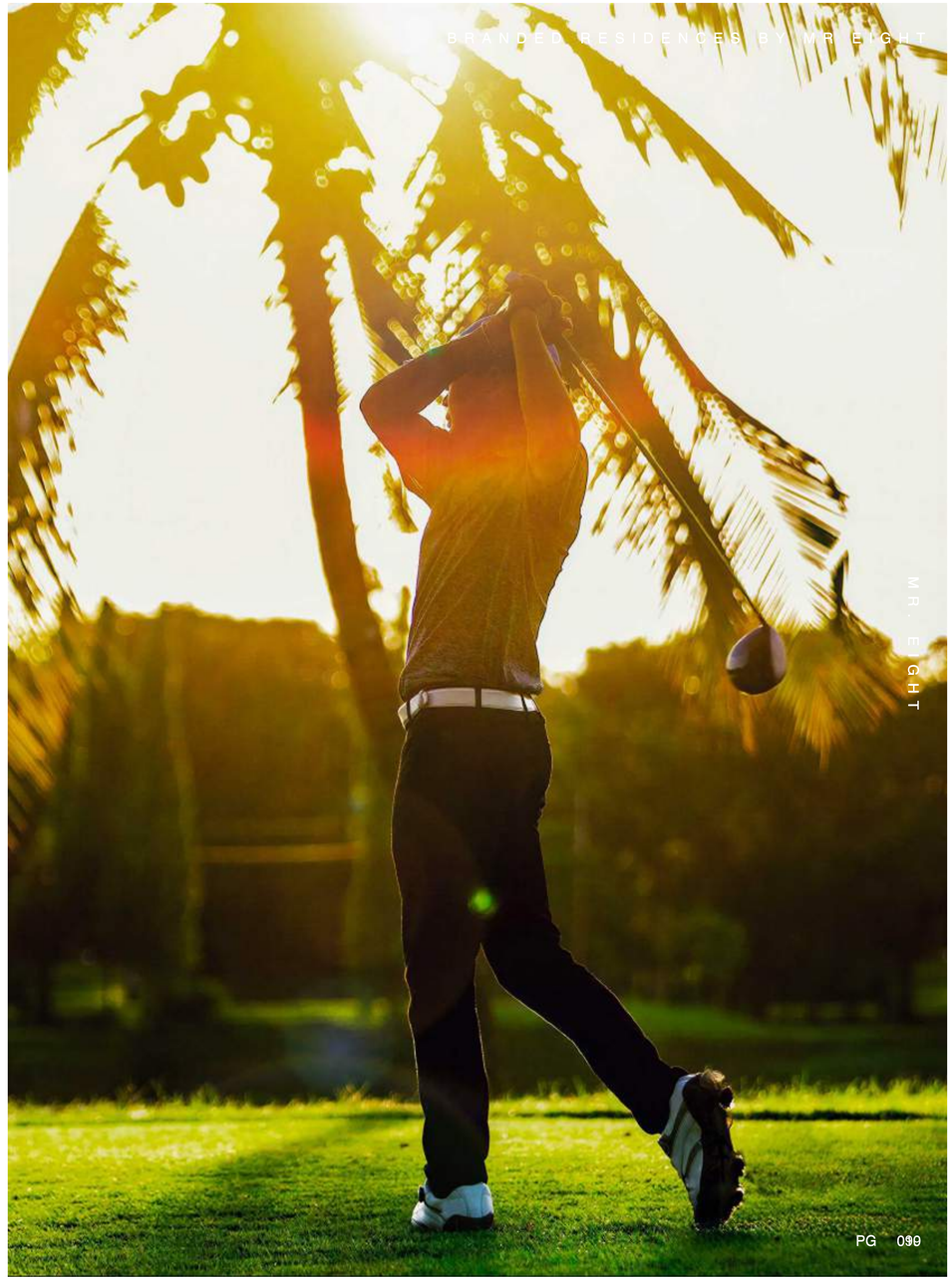


MR. EIGHT



DESIGNED FOR WELLBEING

The swimming pools at Villa del Garda are designed to meet the highest international standards, featuring fully filtered water systems and full compliance with all required certifications. The main infinity pool offers open views over the harbor and marina, reinforcing a lifestyle connected to water and movement. This approach naturally aligns with the wider sports and wellness ecosystem of Dubai Islands, where golf courses, outdoor activities, and active waterfront living support a balanced, health-focused way of life for residents who value both performance and well-being.





FIRST-ROW MARINA LOCATION

Dubai Islands redefines waterfront living with a bold new vision — a destination crafted to embody the spirit of innovation, sustainability, and world-class lifestyle at the heart of Dubai's ambitious Vision 2040.

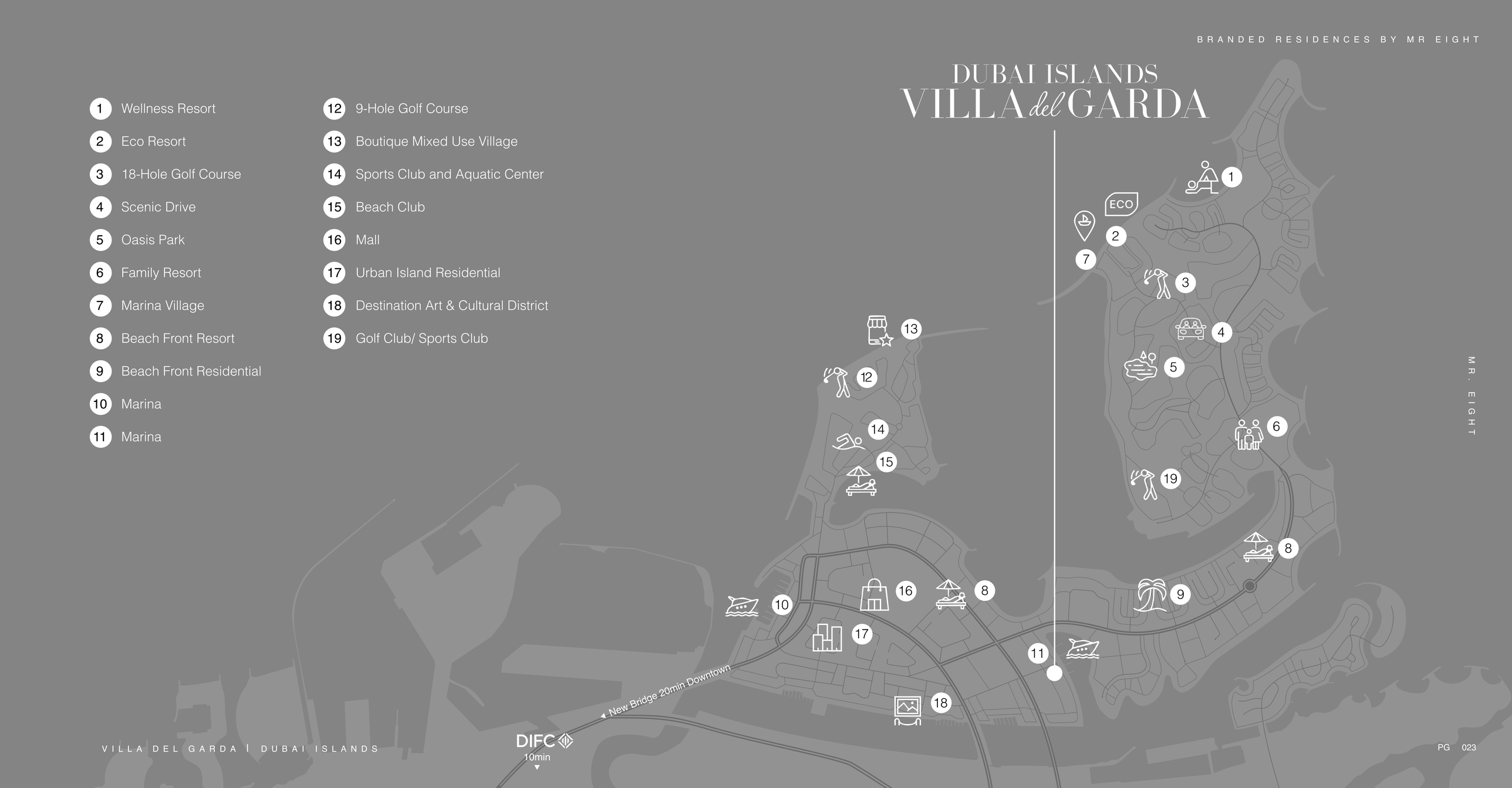

DUBAI WATERFRONT MARKET ▶
◀ 18-HOLE GOLF COURSE
BEACH
15-MINUTE DRIVE TO DOWNTOWN & DIFC DUBAI ▶
◀ BEACH CLUB
SHOPPING MALL ▶

DUBAI ISLANDS
VILLA *del* GARDA



DUBAI ISLANDS
VILLA *del* GARDA

1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beach Front Resort
9. Beach Front Residential
10. Marina
11. Marina
12. 9-Hole Golf Course
13. Boutique Mixed Use Village
14. Sports Club and Aquatic Center
15. Beach Club
16. Mall
17. Urban Island Residential
18. Destination Art & Cultural District
19. Golf Club/ Sports Club



MR. EIGHT





VILLA *del* GARDA SPORT& *Health* *Dubai island* GOLF CLUBS

DUBAI ISLANDS will feature two outstanding golf courses: a professional 18-hole course for experienced players and a world-class 9-hole course for a more leisurely game. Set against a stunning coastal backdrop, both guarantee an unforgettable golfing experience for residents and guests alike.

EXTETA
X
Riva

Lobby Interiors

ITALIAN HERITAGE REIMAGINED FOR CONTEMPORARY LIVING

Grand Lobby of Villa del Garda, the furniture collection designed by Massimo Castagna stands as a true heritage masterpiece, celebrating the authentic essence of Riva and its more than 180 years of history. Each element reflects the exceptional craftsmanship that has defined the Sarnico brand since 1842 — from the timeless Dolce Vita spirit of the 1960s to the technological innovation and full-custom approach that shape its contemporary evolution.

Inspired by the world of yachting, the collection brings refined nautical elegance into the heart of the residence, transforming the lobby into an architectural statement of lifestyle, culture, and design. An ode to the sea, to beauty, and to the art of living — this is Exteta x Riva, curated as the defining design experience of Villa del Garda.



VILLA DEL GARDA | DUBAI ISLANDS


Riva



INTERIORS

The Delight Chairs

by

EXTETA

Grand lobby - the face of THE RESIDENCE

The Villa del GARDA Grand Lobby is inspired by its proximity to the marina and the refined interiors of iconic Italian yachts, conceived as an elegant extension of life on the water. The space translates a timeless nautical aesthetic into a sophisticated residential setting, where craftsmanship, material integrity, and proportion take precedence over trends.

Natural travertine stone and warm teak surfaces define the architectural palette, subtly referencing classic yacht decks and creating a balanced dialogue between maritime character and architectural permanence. This atmosphere is complemented by a carefully curated furniture selection, including pieces designed by Massimo Castagna for Exteta, whose work is widely recognized for its close association with Italian nautical culture and refined outdoor living.

The lobby's furnishing concept is further enriched by seating from Loro Piana Interiors, developed in collaboration with Exteta and Paola Navone, combining sartorial Italian textiles with restrained, timeless design. At the heart of the space, a sculptural centerpiece in polished platinum frames the reception desk and integrates a dedicated barista zone, transforming arrival into a moment of calm sophistication. Above, bespoke glass installations introduce light and movement, completing a setting defined by understated elegance and enduring Italian values.



Massimo Castagna


VILLA del GARDA



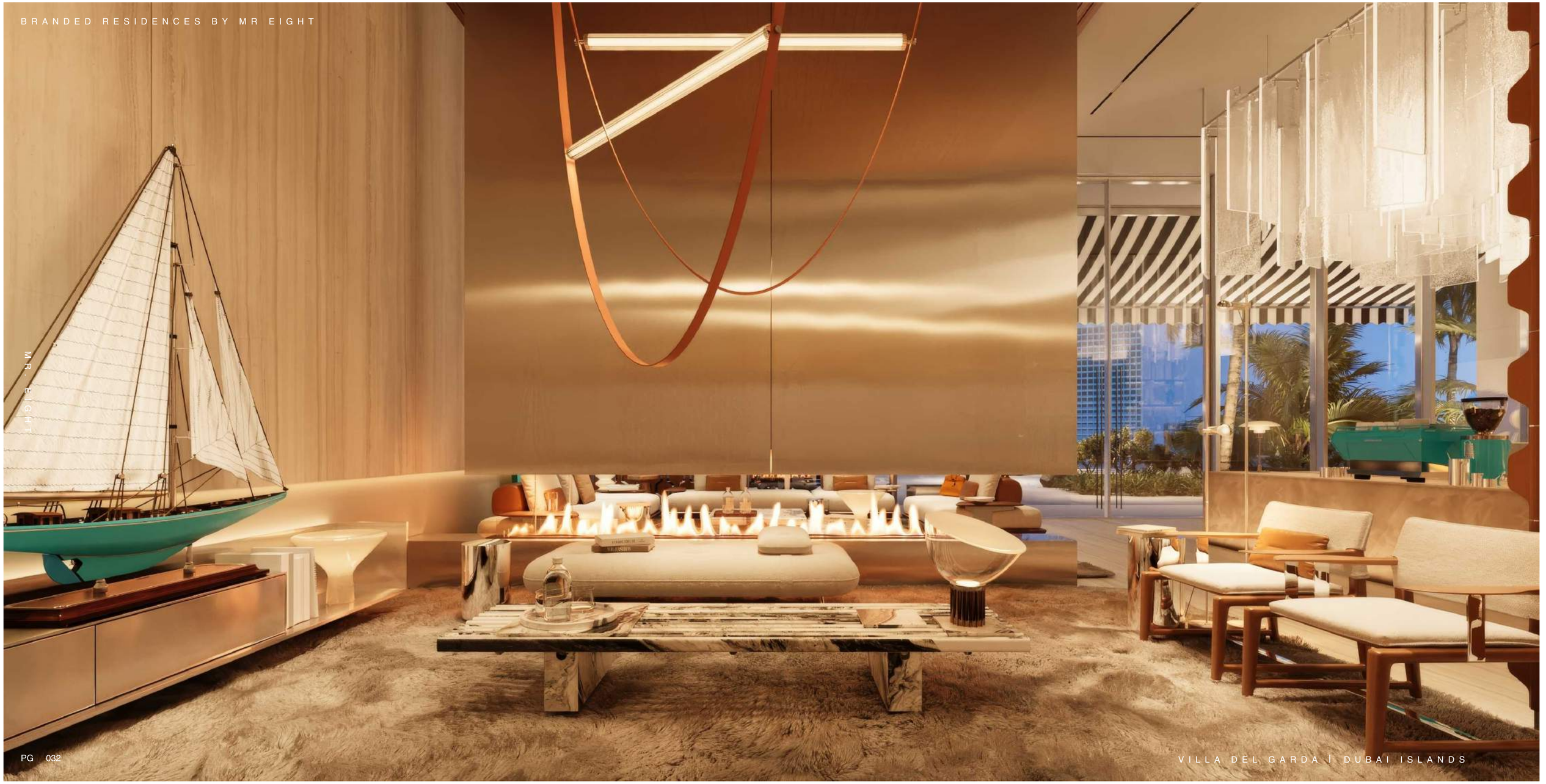
VILLA DEL GARDA | DUBAI ISLANDS



The ELEMENTS

In the Villa del GARDA lobby, design elements by Enrico Pellizzoni are used as architectural accents. The Ro leather room divider draws inspiration from yacht interiors, evoking oars, marina life, and refined nautical craftsmanship.
Its warm materials and fluid geometry enhance the lobby atmosphere, adding a subtle yachting character and tactile elegance to the space.

ENRICO PELLIZZONI®






LONDON

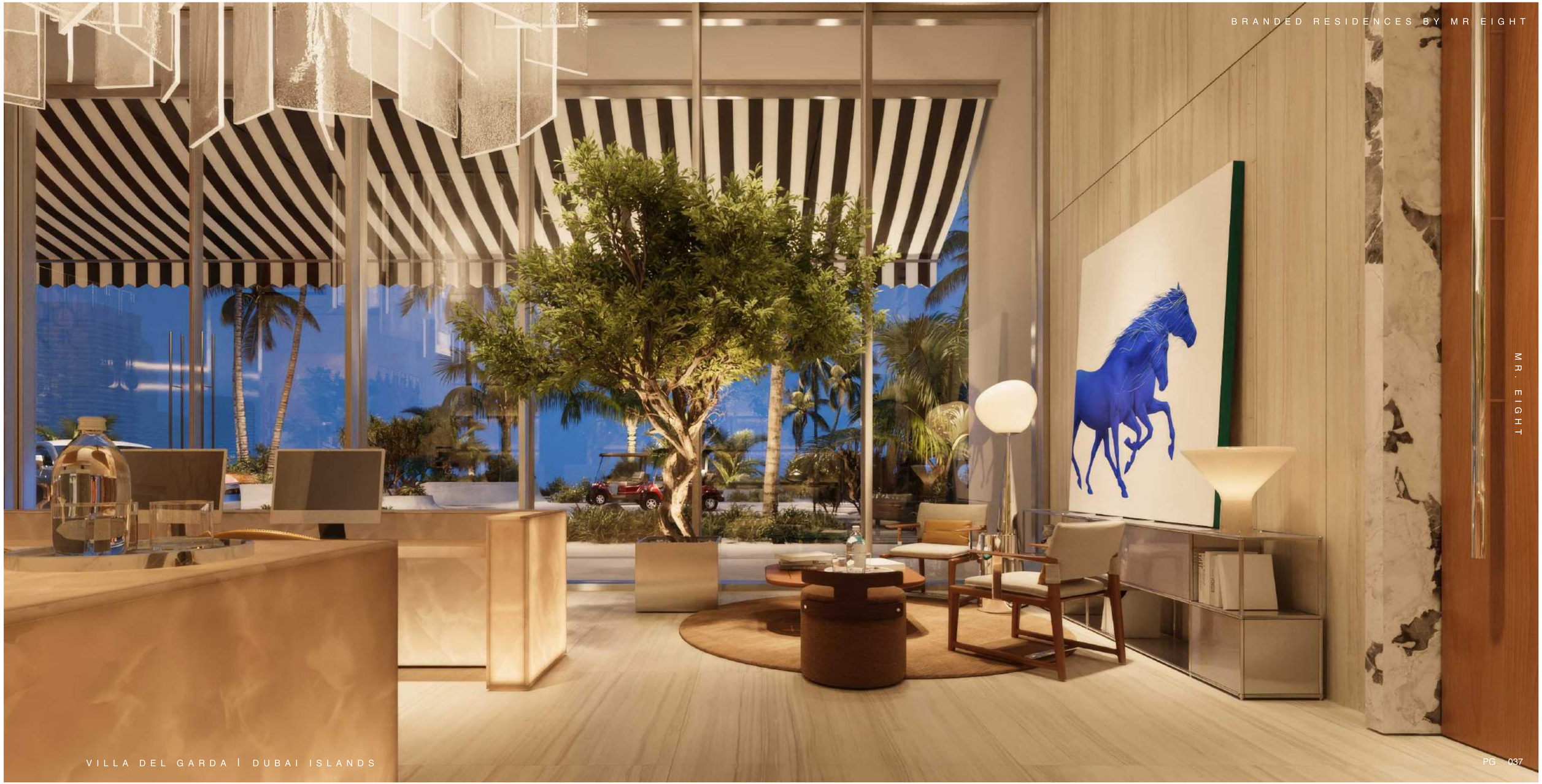
EXTETA
X
Riva

MASTER OF EXCELLENCE

Designed by Massimo Castagna, the collection draws inspiration from the authentic soul of Riva — from the legendary craftsmanship of Carlo Riva to the enduring allure of the 1960s La Dolce Vita. These references are reinterpreted through Exteta's modern design language, where proportions, materials, and details convey a sense of understated luxury.








VILLA DEL GARDA



VILLA DEL GARDA | DUBAI ISLANDS

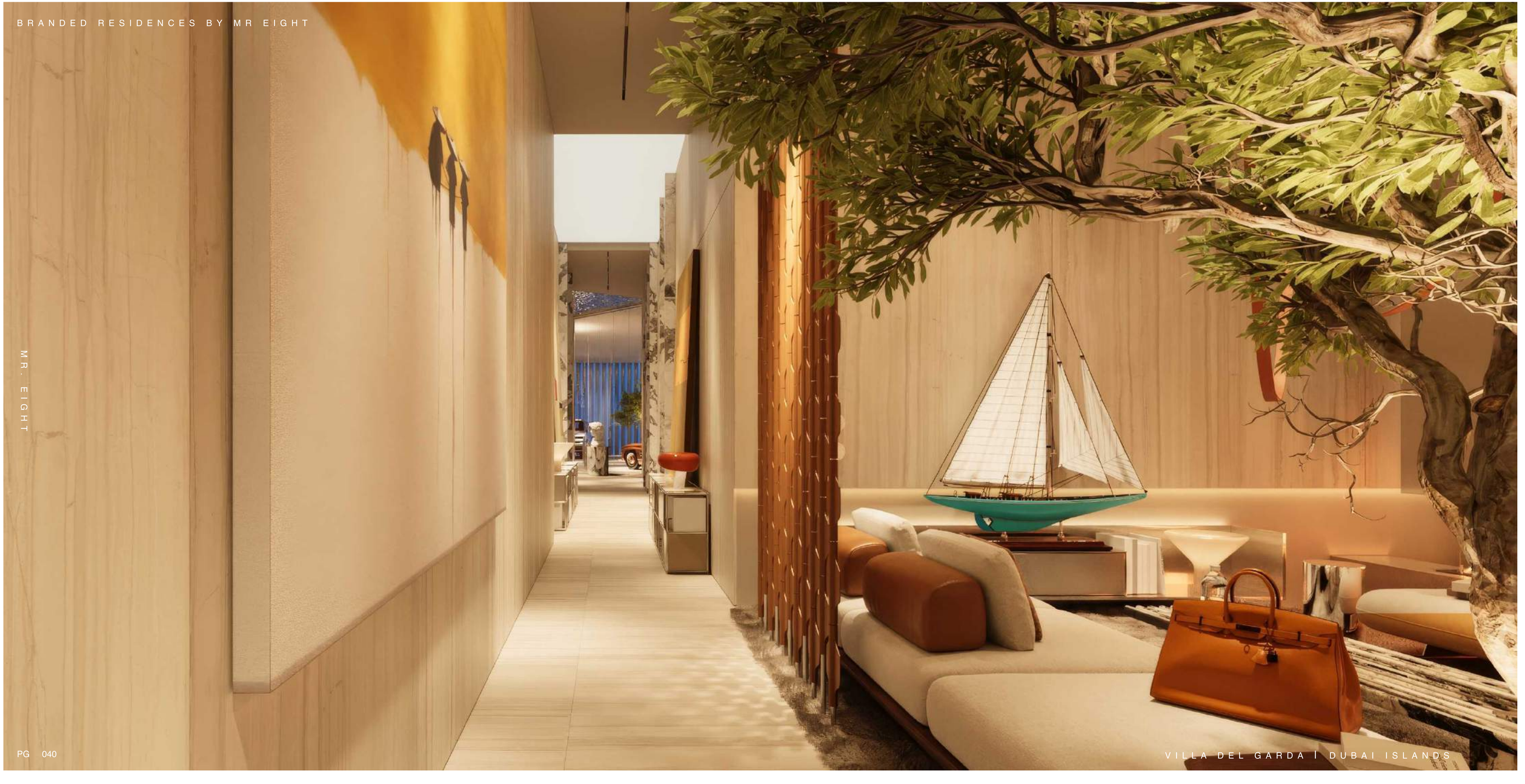
MR.EIGHT® The COFFEE
BY EMILIO CIPRIANI

Ritual of Mornings

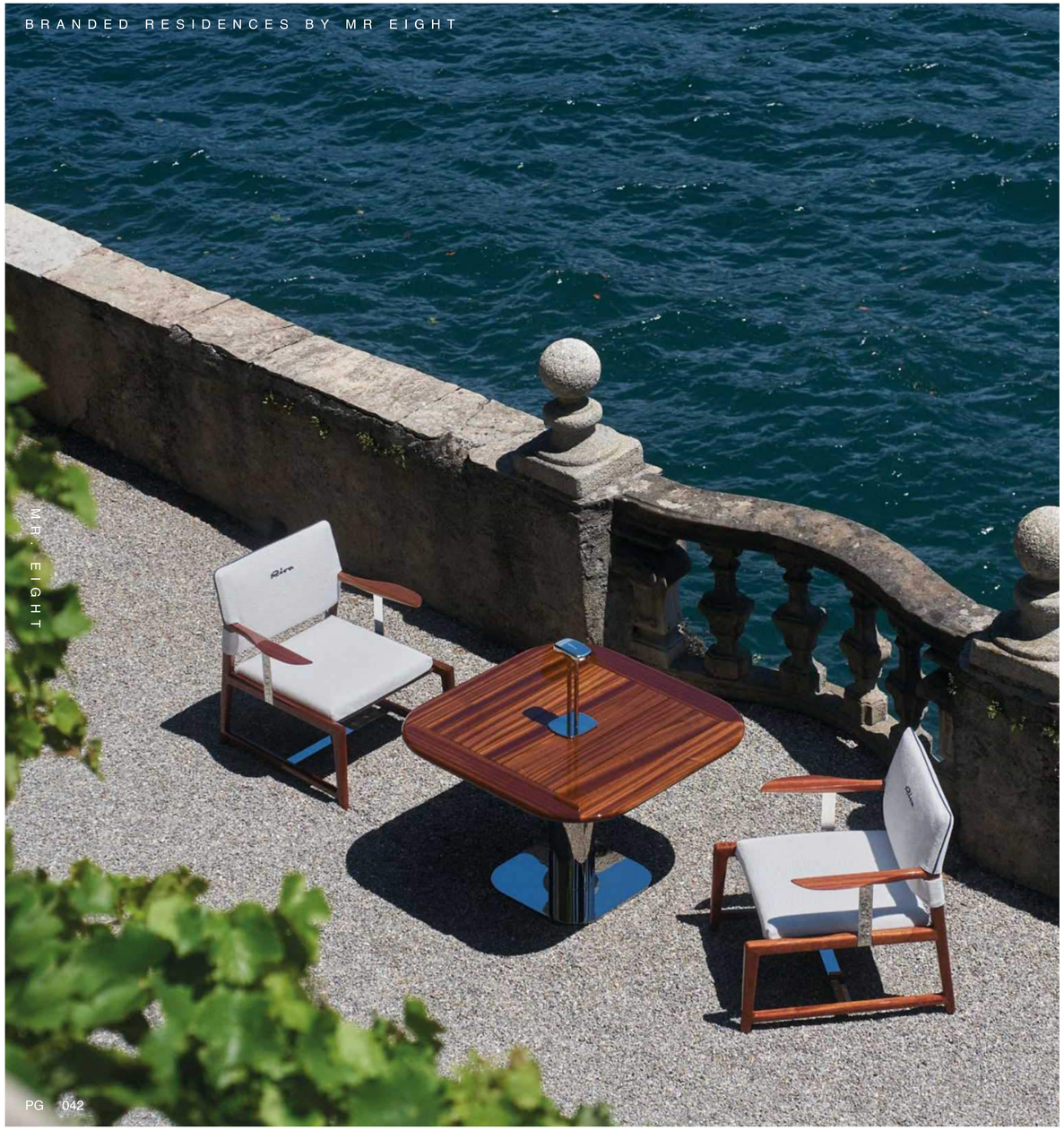
Within the Grand Lobby of Villa del GARDA, coffee is part of the daily lifestyle experience. A dedicated in-house barista welcomes residents every day, creating a refined atmosphere where the lobby becomes a place to pause, connect, and enjoy exceptional coffee. The coffee zone is equipped with a La Marzocco professional machine, features specially selected Ethiopian beans with custom grinding, and is operated by trained baristas who curate and maintain the space to the highest standards. As a branded residence, Villa del Garda offers its own private coffee concept — Mr. Eight Coffee by Emilio Cipriani — exclusively for residents.

From the lobby, residents and guests have direct access to a private in-house restaurant, offering daily breakfasts and a French bakery with freshly baked croissants and fine pastry creations. The restaurant is open not only to residents but also to visitors and residents of Dubai Islands, making it a vibrant social destination connected seamlessly to the Grand Lobby experience.

la marzocco




VILLA del GARDA



MR. EIGHT





VILLA DEL GARDA | DUBAI ISLANDS

EXTETA
X
Riva

Mediterranean
NAUTICAL ITALIAN DNA

Rooted in Italian heritage, this collection speaks the language of old money elegance — a world where style is inherited, not invented. It is not shaped by trends or seasons, but by enduring values: proportion, material honesty, and the quiet confidence of true comfort.

This is a lifestyle for connoisseurs of timeless comfort, where tradition and modernity coexist effortlessly, and where the art of living is defined by substance rather than display.


VILLA DEL GARDA


FRIDA RAMSTEDT
Interior Design
Handbook
ANEL
SCHIELE



Resident Privileges

A LIFESTYLE BEYOND RESIDENCE

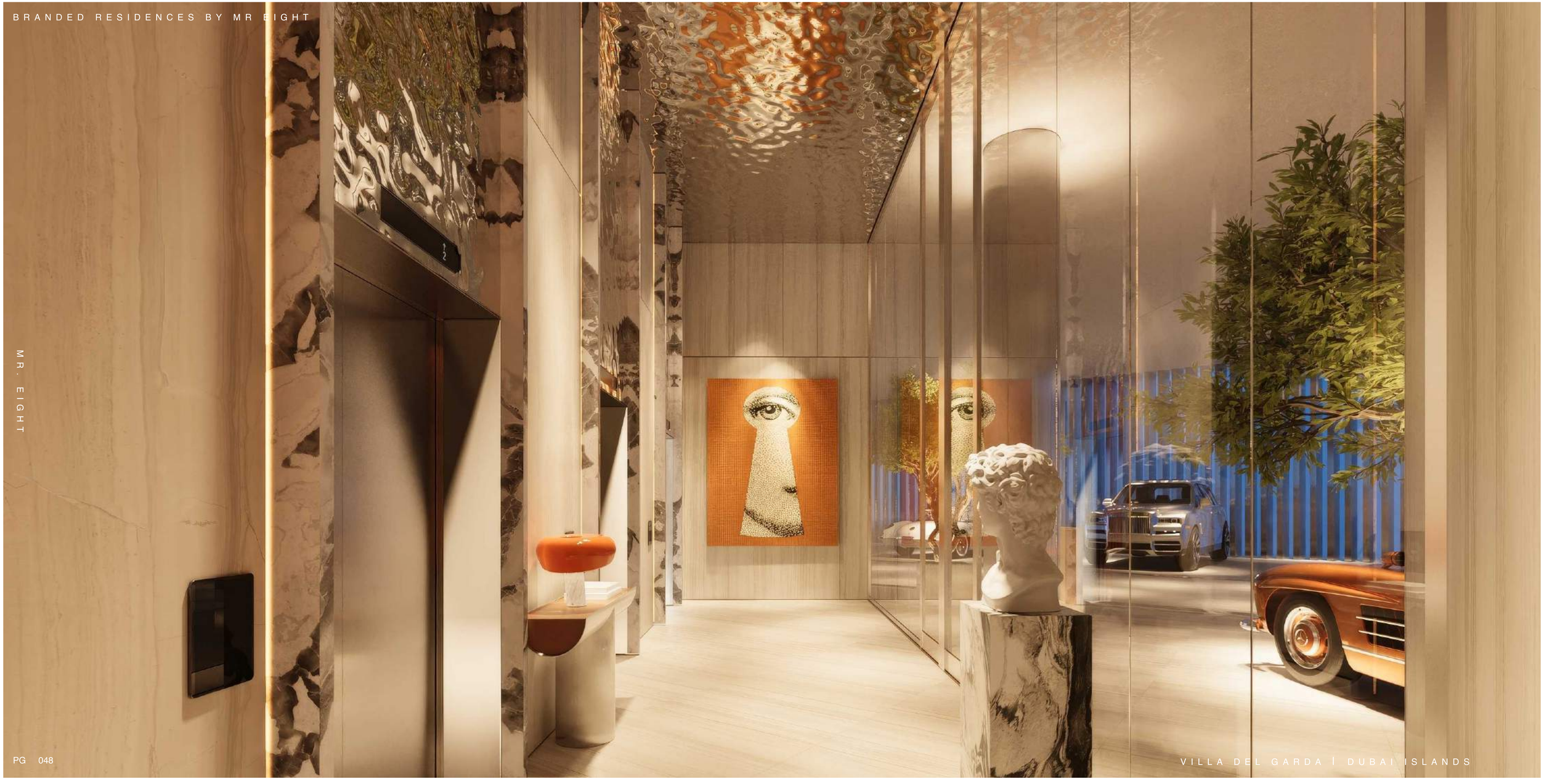
Living at Villa del GARDA, residents enjoy privileged access to a thoughtfully curated lifestyle, where refined leisure, privacy, and comfort come together. The residential environment is enriched with an exclusive collection of amenities, including:

- Private Residents' Pool
- Dedicated Children's Play Area & Pool
- Expansive Pool Terraces & Sun Decks
- Landscaped Gardens with Lounge Areas
- Residents' Lounge & Grand Lobby
- Signature Café & Restaurant
- Indoor Fitness Studio
- Outdoor Fitness Area with Ice Bath
- Sunbathing Lawn
- Art Installations Throughout the Residence
- Weekly In-Residence Housekeeping & Linen Change
- Complimentary Wi-Fi including the Pool, Lobby, Gym
- Central Drop-Off & Valet Parking



MR. EIGHT

Living at Villa del GARDA, residents enjoy privileged access to a curated lifestyle experience, designed around comfort, privacy, and refined leisure. In addition, all residents have access to an à la carte chauffeur service featuring two luxury vehicles — Rolls-Royce Cullinan and Rolls-Royce Ghost, available for an additional fee





MR. EIGHT



MR. EIGHT




Villa del Garda


Villa del Garda



MR. EIGHT

The MARINA LIFESTYLE

Villa del GARDA embodies the essence of Mediterranean sophistication, where design, comfort, and lifestyle seamlessly come together. The residence redefines everyday living with an infinity pool, creating the perfect setting for sunset swims and tranquil moments over the sea. Around the poolside, Dolce&Gabbana Casa furnishings — from elegant cabanas and loungers to umbrellas and accessories — infuse the space with an authentic Mediterranean atmosphere, transforming it into a private resort for residents.

Inside, Villa del GARDA welcomes you with a travertine-clad lobby enriched by marble accents, cosy fireplaces, and a tranquil tea lounge curated with carefully selected Italian and French designer pieces. A state-of-the-art Technogym fitness centre completes the experience, ensuring wellness, leisure, and elegance are always within reach. Here, refined interiors and thoughtful amenities set a new standard for boutique beachfront living on Dubai Island.


MR EIGHT



The POOL

At Villa del GARDA, the poolside area is conceived as a refined Mediterranean retreat. The entire pool zone — including sun loungers, cabanas, and pool towels — is fully furnished with selected pieces from Dolce & Gabbana Casa. This carefully curated approach creates a cohesive and elegant atmosphere, evoking the spirit of resort living and delivering a sense of effortless sophistication by the water.

DOLCE & GABBANA
CASA





DOLCE & GABBANA
CASA

The LIFESTYLE

As a serviced residence, Villa del GARDA offers a hospitality-driven lifestyle where everyday comfort is elevated to hotel-level standards. The pool experience is further refined by beach essentials curated from Dolce & Gabbana Casa. Pool towels and bathrobes designed by the Italian fashion house introduce a distinctive Mediterranean elegance, enhancing the poolside atmosphere and reinforcing the sense of effortless, resort-style living throughout the residence.





The ITALIAN GELATO

At Villa del GARDA, a serviced residence, residents enjoy the simple pleasure of authentic Italian gelato served poolside on weekends. Inspired by la dolce vita, this thoughtful offering brings the flavors of Italy into everyday life, transforming relaxed Saturday and Sunday afternoons by the pool into moments of indulgence and adding a refreshing Mediterranean charm to the residence's lifestyle.





The GARDEN

Throughout the garden at Villa del GARDA, intimate green corners are thoughtfully created as quiet retreats within the landscape. These secluded pockets offer a sense of privacy and calm, providing the perfect setting to unwind during the day or enjoy peaceful evenings — whether in solitude or in the company of close friends, surrounded by greenery and soft Mediterranean light.



Tailored by nature

MATERIALS CRAFTED FROM NATURAL STONES

We take pride in our dedication to using only the finest natural stones in all our projects. From elegant lobbies to luxurious bathrooms, we source our materials directly from renowned quarries in Italy, ensuring exceptional quality and authenticity. By working exclusively with trusted suppliers, we create spaces that showcase timeless craftsmanship and the enduring beauty of natural materials.



ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS AND ELEGANT FEATURE THAT ADDS SOPHISTICATION AND ELEVATES THE BATHROOM EXPERIENCE.



ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS AND ELEGANT FINISH THAT EXUDES SOPHISTICATION.



Tom Dixon.

BATHROOM
sanitary fixtures









designer approach

Tom Dixon a pioneering British designer, emerged onto the design scene in the late 1980s bringing with him a background in welding and a self-taught exploration of design principles. Renowned for his boundary-pushing approach, Dixon merges industrial influences with craftsmanship, resulting in a unique perspective evident in his work. His innovative use of materials, such as copper, brass, cork, marble, glass and his ability to create instantly recognizable sculptural forms have solidified his status as one of the most influential designers of his generation.

Tom Dixon's multidisciplinary approach spans furniture, lighting, accessories and interior spaces, showcasing his versatility and creativity. Through his eponymous brand and Design Research Studio, Dixon continues to shape the design industry with his bold vision and unwavering commitment to innovation.



kitchen

PREMIUM ITALIAN KITCHENS

The Fabel Casa kitchen is crafted in Italy with sleek glass-front cabinets and smart interior lighting that turns on with every drawer or door you open. Each surface features an anti-fingerprint finish for a clean, polished look at all times. A fully equipped, high-end kitchen designed to impress.



wardrobes

PREMIUM ITALIAN WARDROBES

The Fabel Casa wardrobe system is made entirely in Italy, featuring elegant glass doors and built-in lighting that automatically turns on when opened. Inside, each cabinet is lined with premium eco-leather, combining sophistication with functionality. A fully equipped, high-end wardrobe system designed for refined living.



Residences INTERIORS VILLA *del* GARDA

"LUXURY IS THE ESSENCE OF STYLE, NOT MONEY"

VILLA DEL GARDA IS CONCEIVED AS A FULLY SERVICED RESIDENCE, WHERE EACH APARTMENT IS DELIVERED FULLY FURNISHED AND FULLY EQUIPPED, EXACTLY AS PRESENTED IN THE VISUAL RENDERINGS. EVERY INTERIOR ELEMENT IS THOUGHTFULLY SELECTED TO CREATE A COHESIVE, REFINED LIVING ENVIRONMENT, READY FOR IMMEDIATE OCCUPANCY.

THE RESIDENCES FEATURE A BESPOKE ITALIAN KITCHEN, DESIGNED AND MANUFACTURED IN ITALY, COMBINING FUNCTIONALITY, DURABILITY, AND ELEGANT AESTHETICS. CRAFTED WITH PRECISION AND FINISHED TO THE HIGHEST STANDARDS, THE KITCHEN IS SEAMLESSLY INTEGRATED INTO THE LIVING SPACE, OFFERING BOTH VISUAL HARMONY AND EVERYDAY COMFORT.

STORAGE SOLUTIONS ARE DEFINED BY CUSTOM-MADE ITALIAN WARDROBE SYSTEMS, PRODUCED IN ITALY EXCLUSIVELY FOR MR. EIGHT AND TAILORED SPECIFICALLY FOR VILLA DEL GARDA. THESE WARDROBES FEATURE REFINED MATERIALS, GLASS DOORS, AND INTEGRATED LIGHTING, REFLECTING EUROPEAN CRAFTSMANSHIP AND ATTENTION TO DETAIL.

ALL FURNITURE WITHIN THE RESIDENCES IS PRODUCED IN ACCORDANCE WITH THE PROJECT'S DESIGN CONCEPT AND INSTALLED BY EUROPEAN SPECIALISTS ON SITE IN DUBAI, ENSURING SUPERIOR ASSEMBLY QUALITY, LONG-TERM DURABILITY, AND FLAWLESS EXECUTION. THIS APPROACH SIGNIFICANTLY ENHANCES THE OVERALL QUALITY OF USE AND MAINTENANCE OVER TIME.

AT VILLA DEL GARDA, FURNITURE IS NOT AN ADD-ON — IT IS AN INTEGRAL PART OF THE ARCHITECTURAL VISION, DELIVERING A TURNKEY LIVING EXPERIENCE WHERE DESIGN, COMFORT, AND EUROPEAN CRAFTSMANSHIP COME TOGETHER SEAMLESSLY.


MATISSE
AESTHETIC




VILLA del GARDA
CHANEL


KINFOLK


HEIN STUDIO
R. HEIN
COPENHAGEN - 2015


VILLA del GARDA
EST.
1985
BOUTIQUE RESIDENCES
MR.EIGHT


R. HEI
PAYS DES MERVEILLES - ACRYLIC ON PAPER -
COPENHAGE


HEIN STUDIO



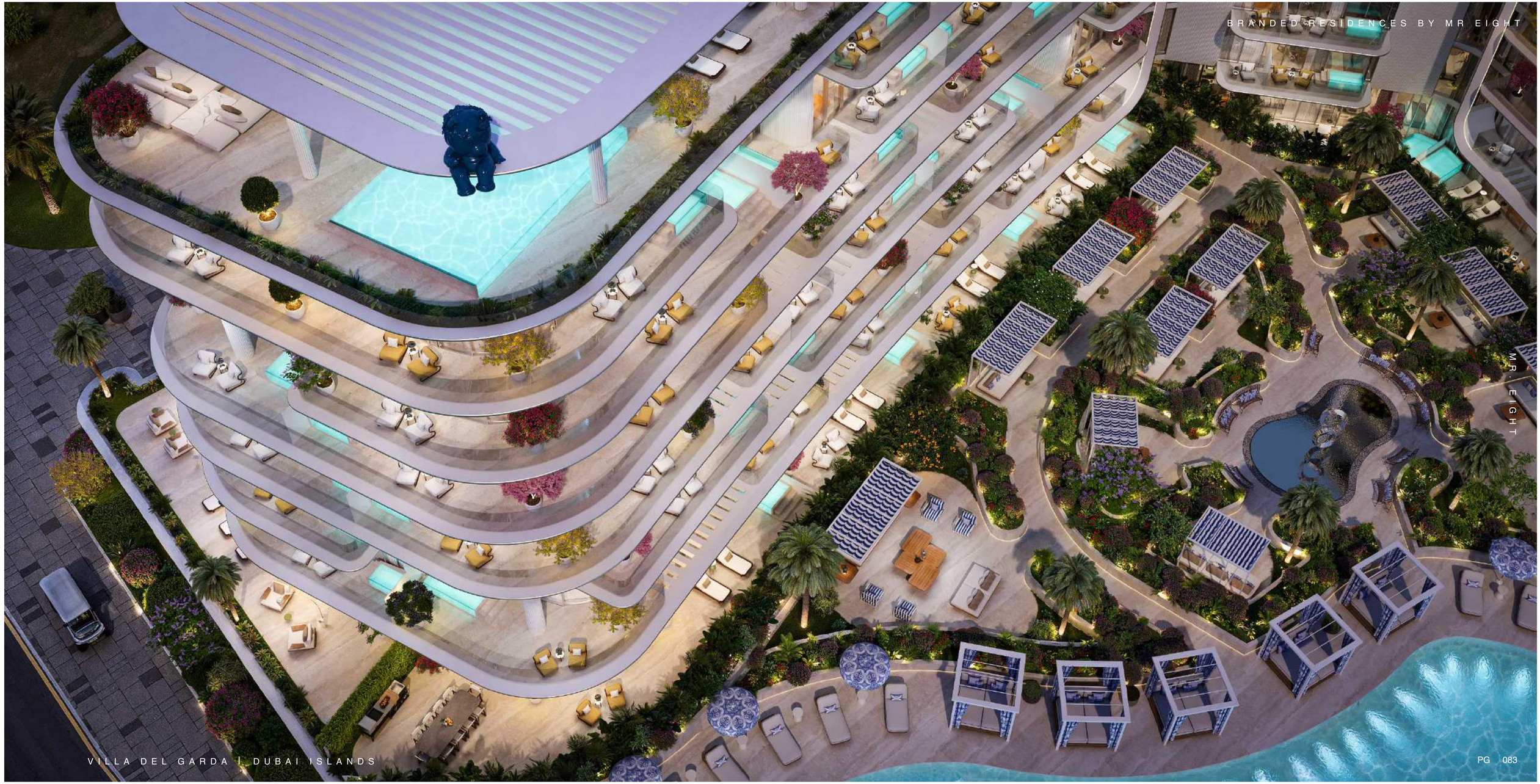

HEIN STUDIO





The AMENITIES

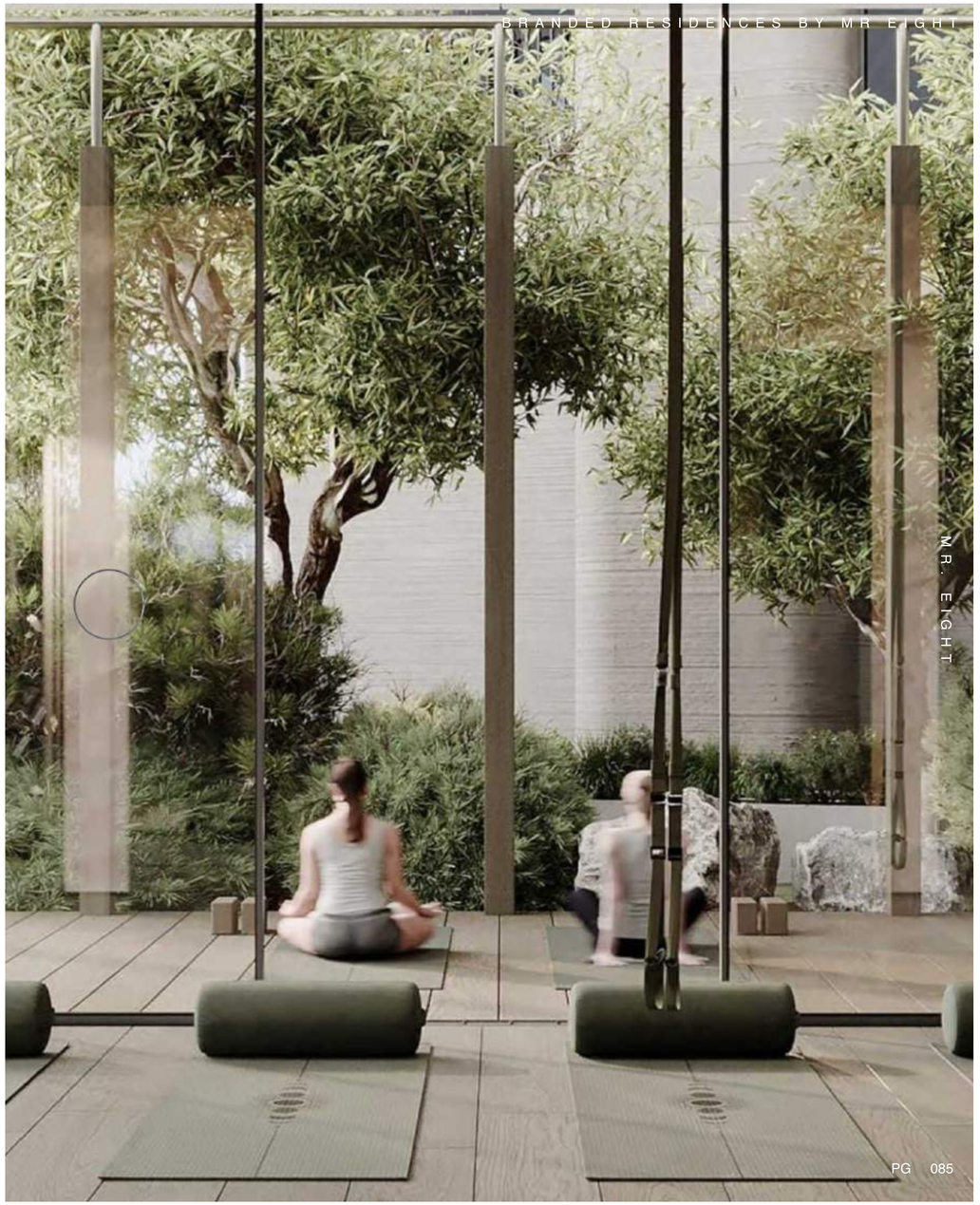
Villa del Garda amenities are designed as a private resort experience for residents. The podium level features a 40-meter swimming pool with cabanas and multiple lounge areas, set within a lush landscaped garden with curated art installations. The space is thoughtfully zoned to allow both social interaction and complete privacy. A dedicated adults' area is clearly separated from the family and children's zone, which includes a children's playground and recreational spaces. Barbecue areas are discreetly integrated into the landscape, creating a calm, green environment where residents can relax, entertain, or retreat into privacy.





The WELLNESS & PLAY GARDEN

At Villa del GARDA, wellness and family life are thoughtfully intertwined. While you enjoy your workout in the outdoor fitness area, you can comfortably keep an eye on your children nearby. The children's playground and dedicated kids' pool are located in a quiet, sheltered part of the residence, creating a safe and peaceful environment where parents can relax and stay active, knowing their children are close and well cared for.



The INFINITY AS A CENTERPIECE

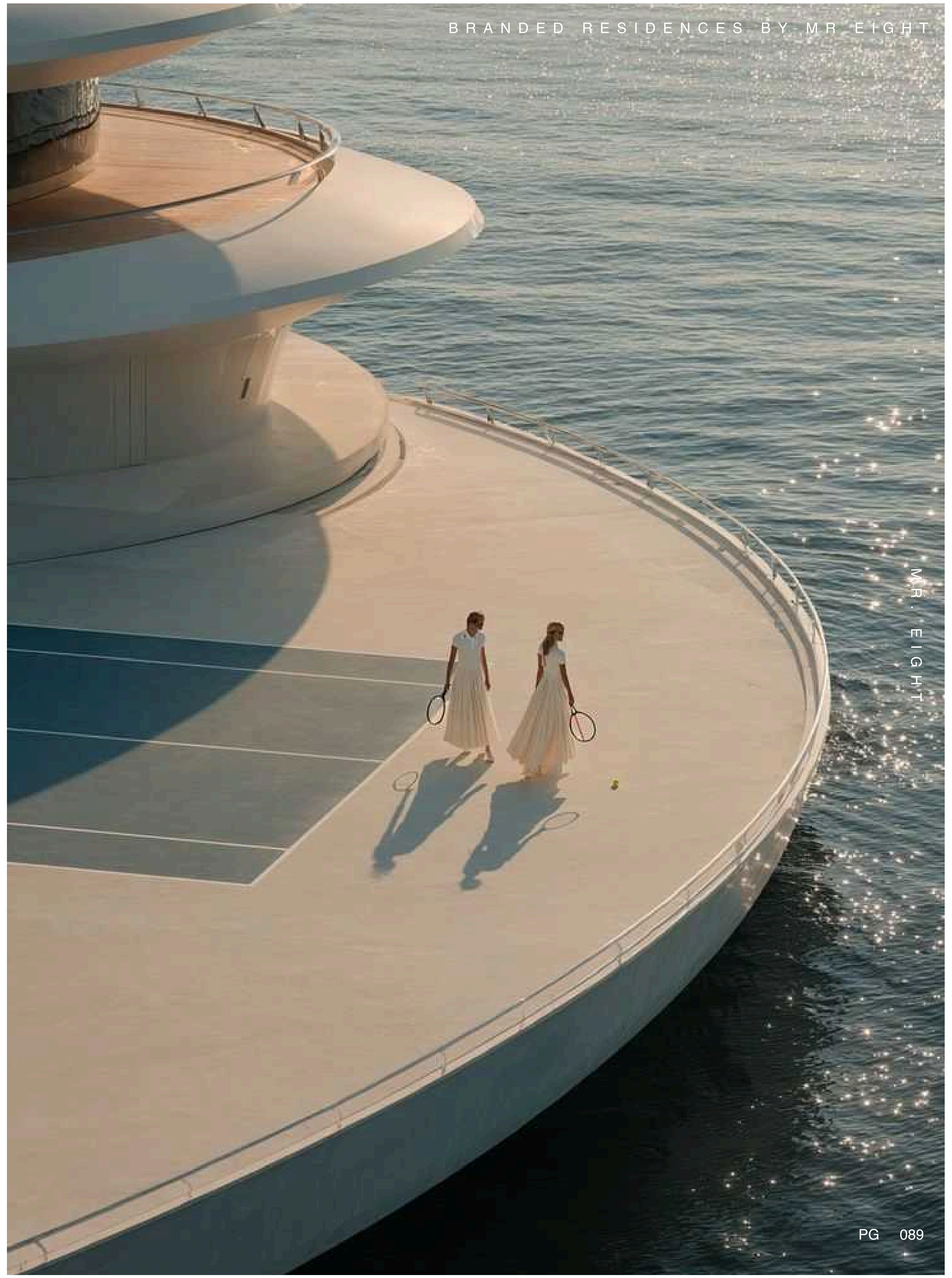
At Villa del GARDA, a private residents-only territory is designed as a landscape of relaxation and social living. The space features a large adults' swimming pool surrounded by multiple lounge areas for gathering and leisure. At its center, a sculptural steel installation shaped as an infinity symbol serves as a visual landmark, reinforcing the sense of balance, continuity, and timeless design throughout the residence.





YACHT-INSPIRED ARCHITECTURE

The architectural language of Villa del Garda is inspired by the world of yacht design and leading international shipyards. Clean horizontal lines, fluid forms, and a strong emphasis on proportion reflect the aesthetics of modern superyachts, where design is driven by precision, performance, and elegance. This inspiration translates into a residential architecture that feels light, dynamic, and timeless — creating a seamless dialogue between luxury living, craftsmanship, and the maritime spirit that defines life by the water.

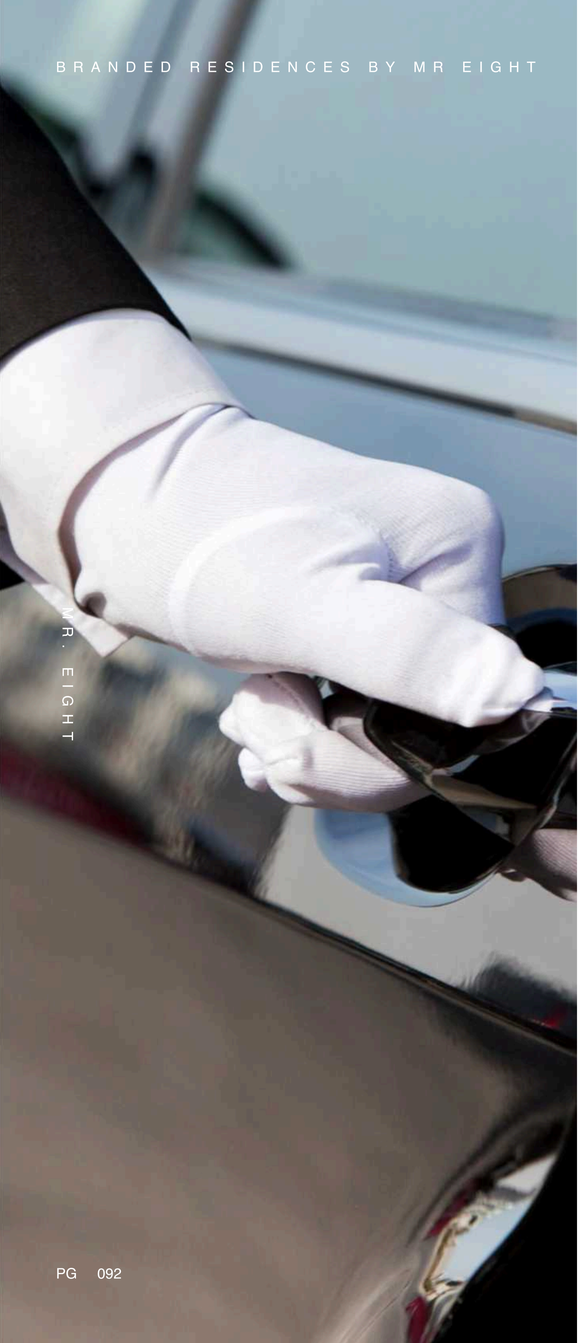




The DESIGNED AROUND THE VIEW

The U-shaped architecture of the building is thoughtfully designed to maximize views, allowing the majority of residences to enjoy a unique outlook over the marina. Located on the first waterfront line, this configuration enhances both privacy and visual openness, creating a strong lifestyle appeal. From an investment perspective, such a layout significantly increases long-term value, as waterfront and marina-facing units consistently remain among the most desirable and liquid assets on the market.





a la carte SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE
with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

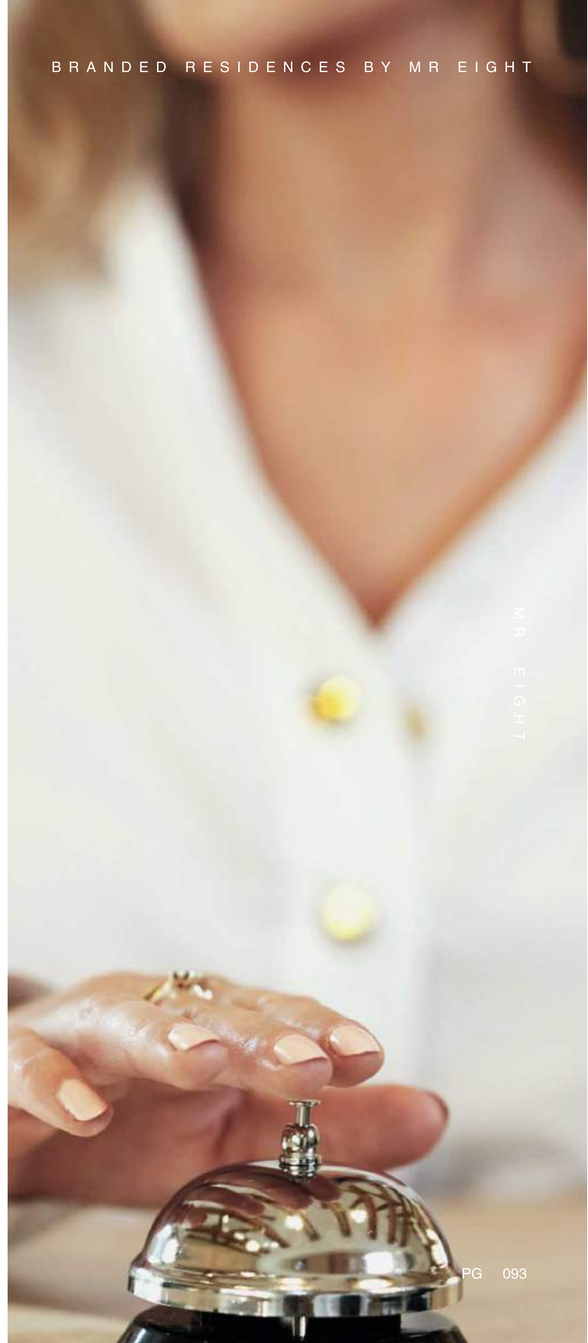
The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

- PERSONAL TRAINER, YOGA, AND FITNESS INSTRUCTION
- MASSAGE THERAPIST
- SHOPPING SERVICES FROM DUBAI WATERFRONT MARKET
- CHILDCARE ASSISTANCE
- PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES
- WHILE YOU ARE AWAY MAINTENANCE PACKAGE
  For residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- DRY CLEANING AND LAUNDRY
- IN-RESIDENCE HOUSEKEEPING
- IN-RESIDENCE MAINTENANCE
- NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION
- PET MINDING, PET WALKING, AND RELATED SERVICES
- CAR DETAILING, CAR WASH SERVICES, AND REFUELLING
- 24-HOUR EMERGENCY REPAIR
  After-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.

service charge CORE SERVICES

The following core services are provided by
Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- RESIDENCE BELLBOY SERVICES
- DOORMEN AND VALET SERVICES
- 24/7 SECURITY
- LOBBY COFFEE MACHINE
- CLUBHOUSE/RESIDENCE LOUNGE STAFF
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- UTILITIES FOR COMMON AREAS
- WIFI INTERNET IN THE RESIDENCE LOUNGE
- GENERAL AND ADMINISTRATIVE SUPPORT
- PROPERTY INSURANCE (BASE BUILDING AND COMMON AREAS)
- WEEKLY IN-RESIDENCE CLEANING, INCLUDING FULL BED LINEN, TOWEL, AND BATHROBE REPLACEMENT



BRANDED RESIDENCES BY

MR.EIGHT

VILLA del GARDA

FULLY FURNISHED APARTMENTS

• 1 BEDROOM	Đ 2,661,000	-	3,963,000
• 2 BEDROOM	Đ 4,124,000	-	7,943,000
• 2 BEDROOM DUPLEX	Đ 7,390,000	-	8,167,000
• 3 BEDROOM	Đ 7,932,000	-	18,777,000
• 4 BEDROOM DUPLEX	Đ 11,581,000		
• 5 BEDROOM	Đ 40,569,000	-	45,605,000

APARTMENT SIZES

• 1 BEDROOM	605 SQ.FT	-	2,768 SQ.FT
• 2 BEDROOM	952 SQ.FT	-	2,662 SQ.FT
• 2 BEDROOM DUPLEX	2,111SQ.FT	-	2,333 SQ.FT
• 3 BEDROOM	1,852 SQ.FT	-	4,357SQ.FT
• 4 BEDROOM DUPLEX	2,895SQ.FT		
• 5 BEDROOM	8,114 SQ.FT	-	9,121 SQ.FT

SERVICE CHARGE

- INTERIOR APARTMENT AREA: 30 AED PER FT²
- BALCONY AREA: 7.5 AED PER FT²

35/65 INVESTMENT PLAN

BOOKING FEE Đ100,000
20% + 4% DLD + Đ5,000 ADMIN FEE ON FIRST INSTALLMENT
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% UPON 20% CONSTRUCTION COMPLETION
5% UPON 75% CONSTRUCTION COMPLETION
65% ON HANDOVER Q1/2028

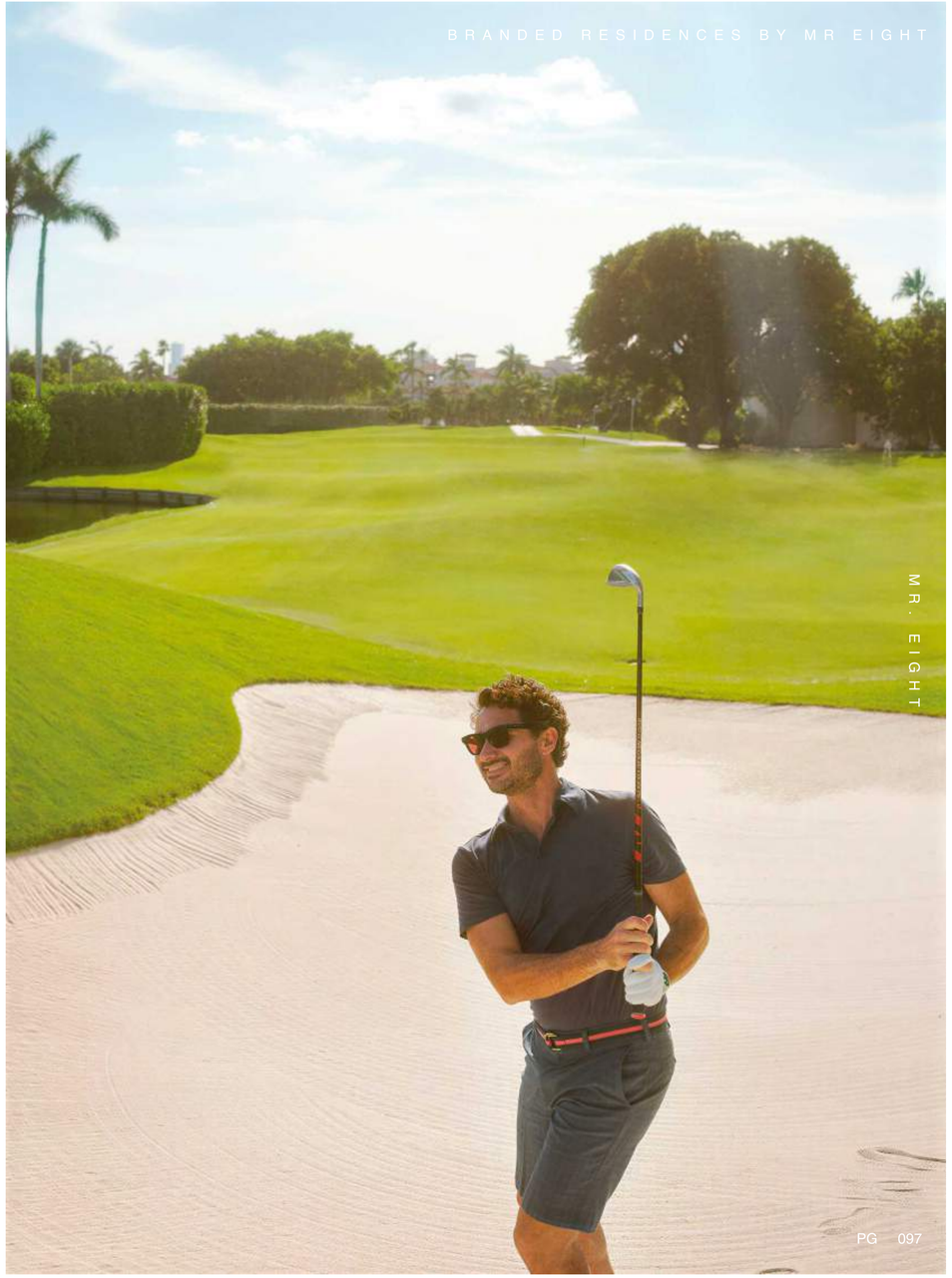
RESALE OPTION AVAILABLE
ONCE 24% IS PAID





The ISLAND LIVING

Dubai Islands is a rare island archipelago offering a fully integrated lifestyle with complete infrastructure in place. Residents enjoy everything from shopping destinations and dining to leisure facilities and an 18-hole golf course — all within the island community itself. This exceptional setting combines the privacy of island living with urban accessibility, located just 15 minutes from Downtown Dubai.





MR.EIGHT
WORLD TOP 100 DEVELOPER

Mr. Eight Development, has been recognized among the Top 100 Developers
Worldwide by the U.S.-based Luxury Lifestyle Awards, highlighting its excellence in architecture, innovation, and design.

INVESTOR AND LIFESTYLE OPPORTUNITY

This residence brings together the best of both worlds a smart investment and an elevated way of life. Perfectly positioned within one of Dubai Islands' most promising locations, it combines strong growth potential with the comfort, beauty, and privileges of boutique waterfront living. Whether you're seeking long-term value or a home that enhances your everyday experience, this address offers a rare opportunity to enjoy both financial return and refined lifestyle benefits.

EXCLUSIVE HOMEOWNER EXPERIENCE

Discover your world at Dubai Islands. Here, every day is designed around you from two championship golf courses and unspoiled beaches to luxury shopping, gourmet dining. It's a place where your lifestyle meets effortless convenience and every step feels like home.

DUBAI ISLAND AND URBAN MASTER PLAN 2040

Dubai Islands forms a priority development area under the Dubai 2040 Urban Master Plan — a strategic vision personally endorsed by Sheikh Mohammed bin Rashid Al Maktoum. Re-branded from "Deira Islands" in 2022, the project now serves as a flagship initiative for Dubai's future growth, sustainability and global prestige.



EMILS DAUJATS
Director



ALEXANDRA MOGILEVSKAYA
Executive Director

OUR SUPERPOWER: WE DESIGN, DEVELOP, AND BUILD EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Our vision goes beyond construction; it's about shaping meaningful living spaces that inspire comfort, beauty, and lasting value.

p.s. mr. eight

MR.EIGHT
BRANDED RESIDENCES BY

Integrated Development Cycle

A COMPLETE VERTICAL THAT ENSURES ABSOLUTE CONTROL

LAND ACQUISITION

We begin with the most important decision — location. Every plot is carefully selected by our team to ensure long-term value, architectural potential, and strong market demand. We choose only those sites that meet our highest criteria.

IN-HOUSE DESIGN & DEVELOPMENT

All concept creation, architectural planning, technical documentation, interior design, branding, marketing, and sales are carried out in-house. This gives us complete control, allowing each project to be cohesive, iconic, and thoughtfully crafted for end-users and investors.

CONSTRUCTION & DELIVERY

Our final stage is execution — building and realising the project. From construction oversight to final finishing, we maintain the same attention to detail that defines the Mr. Eight philosophy. The result is a product built to the highest standards of luxury living.


MR.EIGHT
MR.EIGHT
GRAND PLAZA
غراند بلازا
GRAND PLAZA
MÖVENPICK

MR.EIGHT
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VILLA *del* GARDA

Villa del GARDA is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes. Living at Villa Del GARDA means more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

ALL DRAWINGS AND VISUALS ARE CONCEPTUAL RENDERINGS, AND MR. EIGHT DEVELOPMENT EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS AT ANY TIME. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN SHOULD NOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY SPECIFIC UNIT WITHIN THE DEVELOPMENT. PRICES, PLANS, DESIGN INTERPRETATIONS, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. PHOTOGRAPHS USED IN MARKETING MATERIALS MAY BE STOCK IMAGERY INTENDED TO ILLUSTRATE POTENTIAL LIFESTYLES AND DO NOT REFLECT ACTUAL UNIT CONDITIONS. ALL DIMENSIONS ARE APPROXIMATE, AND FLOOR PLANS ARE SUBJECT TO UPDATES. MR. EIGHT DEVELOPMENT MAKES NO REPRESENTATION OR WARRANTY THAT THE FINAL SQUARE FOOTAGE OR LAYOUTS WILL MATCH THOSE DEPICTED IN PROMOTIONAL MATERIALS. IMPROVEMENTS, LANDSCAPING, AND AMENITIES SHOWN MAY BE CONCEPTUAL AND ARE NOT GUARANTEED TO BE DELIVERED AS ILLUSTRATED. THIS IS NOT AN OFFER TO SELL OR SOLICIT IN ANY JURISDICTION WHERE SUCH ACTIVITY IS RESTRICTED. PLEASE CONSULT THE OFFICIAL PROSPECTUS OR SALES AGREEMENT FOR BINDING TERMS AND SPECIFICATIONS. BUYERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE PRIOR TO MAKING A PURCHASE DECISION.


mr.eight
moments
summer



DIRECTED BY MR.EIGHT

AT DUBAI ISLANDS

MR. EIGHT



VILLA *del* GARDA

SERVICED BOUTIQUE RESIDENCE

FIRST-ROW SERVICED BOUTIQUE RESIDENCE
WITH BREATHTAKING MARINA AND ARABIAN GULF VIEWS

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