



  
**VAYLA**  
RESIDENCES



MODERN APARTMENTS FOR A  
VIBRANT LIFESTYLE

An aerial photograph of a coastal city, likely Dubai, showing a mix of urban development, green spaces, and waterfront areas. A red location pin is placed in the lower-middle section of the image, pointing to a specific area within a residential or commercial district. The city is surrounded by deep blue water, and a large body of water, possibly a lake or a bay, is visible in the upper half of the image. The text "LOCATED IN A LAND OF DREAMS" is overlaid on the image in a white, serif font.

LOCATED IN A  
*LAND OF DREAMS*

# MAIN LANDMARKS

*Whats around us?*

## 9 Luxurious Marinas

1,300 berths, high-end maritime, technical facilities and flawless security, designed for all types of residential and commercial yachts and ships as they navigate the Arabian Gulf.

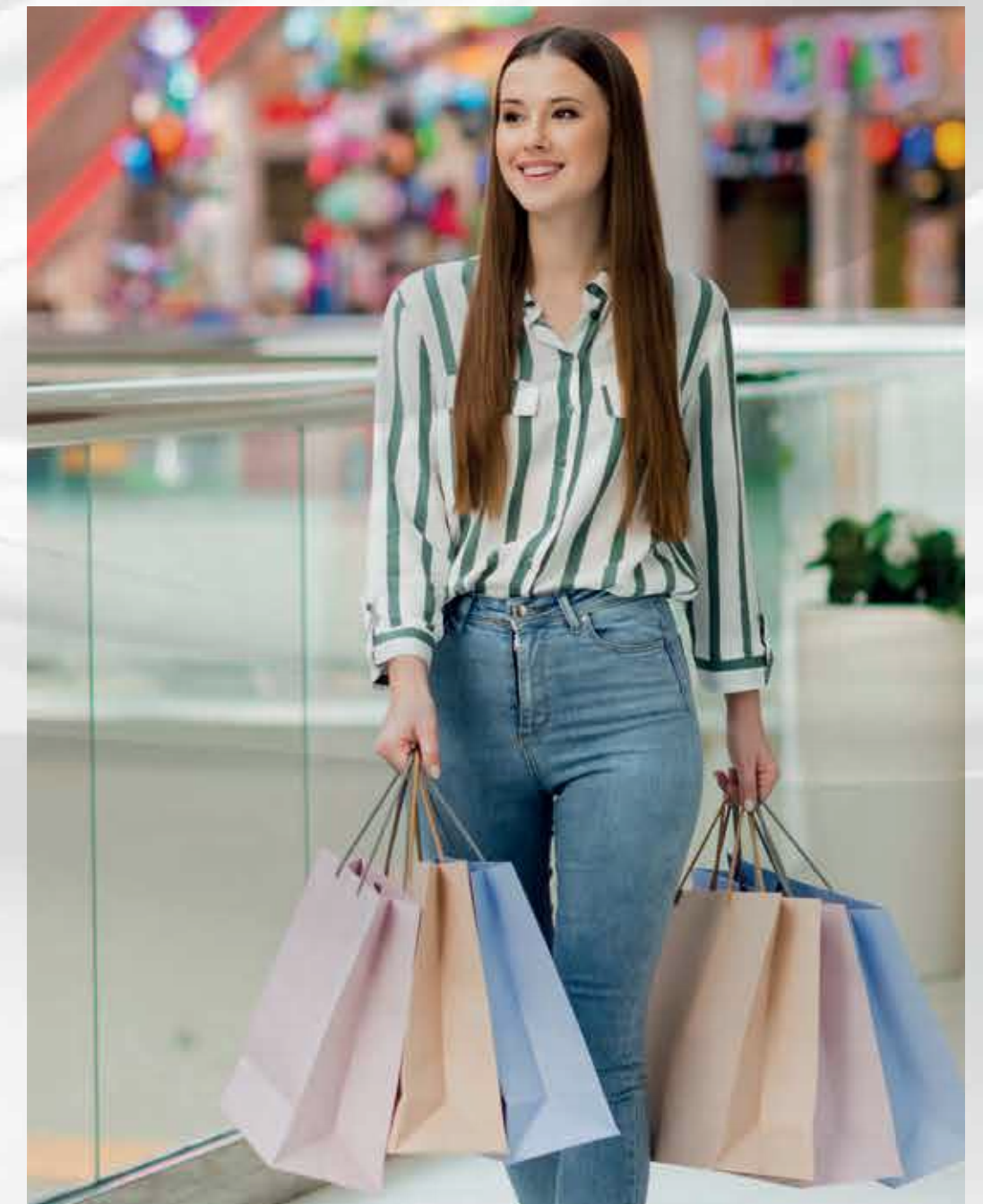


## 2 Golf Courses

A stunning 9-hole and a beautifully designed 18-hole course, each providing the challenging conditions for an invigorating round and improved swing.

## 1 Elegant, World-Class Mall

Luxury retail, elegant dining, lively coffee shops and vibrant entertainment



# VAYLA

## CHARACTERISTICS

### Space

Space plays a crucial role in fostering comfort and tranquility, which is why each residents features a seperate powder room, laundry room and spacious closet for added convenience. Chef-calibar kitchens elevate the dining experience, offering an inviting space for both family meals and entertaining guests.

### Connection

A series of seamless transitions take residents from one room to the next, from indoor to outdoor environements with ease, encouraging fluid connections on every level.

### Design

The building's wavy facade and meticulous craftsmanship set the tone for unique elegance on the beach. Rich interior design, wood accents and travertine finishes, create a harmonious living environment that invites a holistic approach to well-being.

### Smart

Each resident enjoys an integrated smart home system. Fully automated controls and remote access make it possible to manage curtains, lighting and other electronics from anywhere.

### Privacy

Balconies guarantee total privacy, thoroughly disconnected from neighbouring installations.

### Pure

Each resident benefits from a sophisticated water filtration system, ensuring clean, purified water for safe daily use.



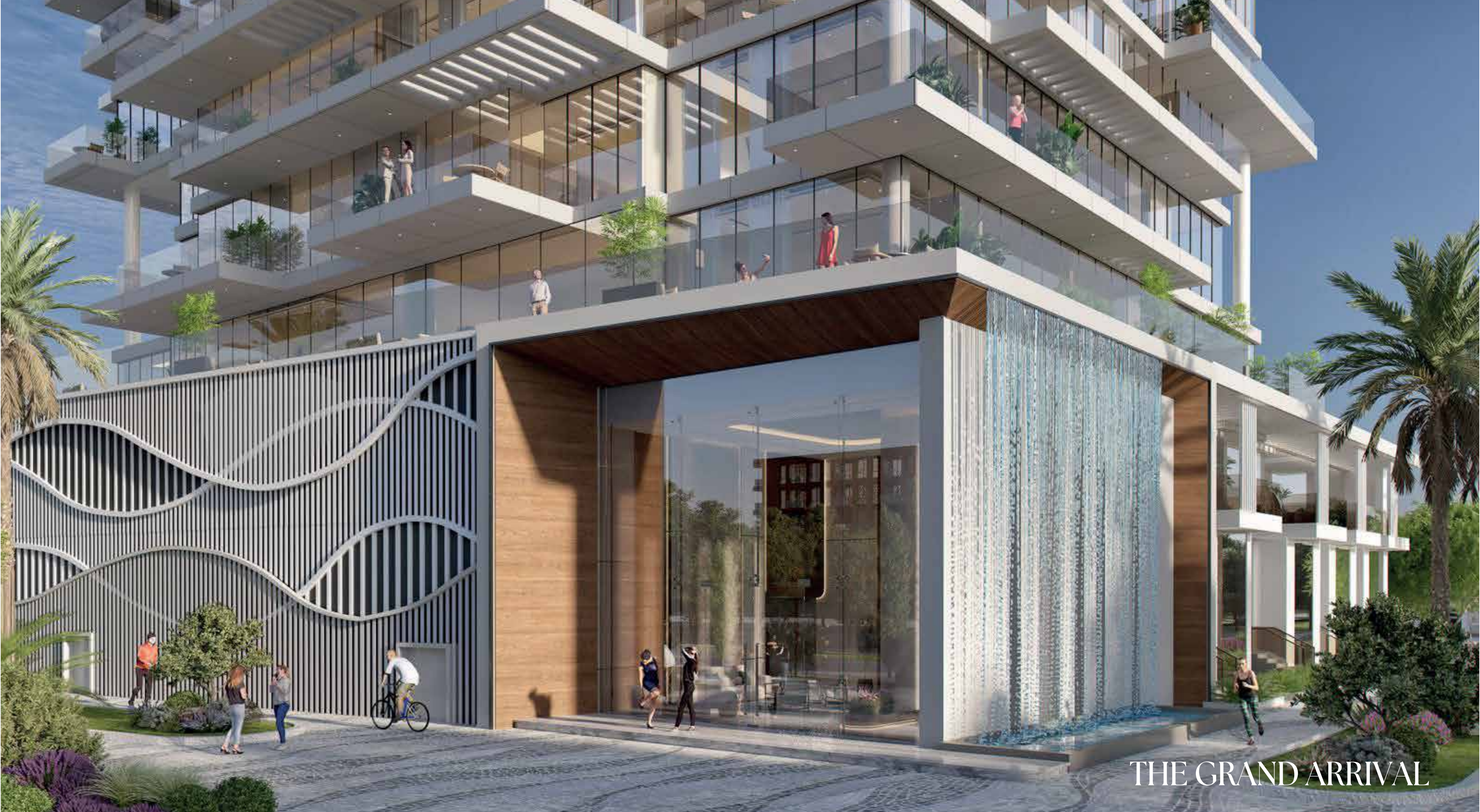
# VAYLA

RESIDENCES

## AN ICON OF COASTAL ELEGANCE

VAYLA Residences redefines coastal living on Dubai Islands where modern design meets serene seaside beauty





THE GRAND ARRIVAL



A Lobby that reflects the Art of Living Well



*Introducing  
Lifestyle*

*FAMILY FRIENDLY*  
**AMENITIES**



Infinity  
Pool



Kids  
Pool



Pool Bar  
& Lounge



Kids Play  
Area



Fitness  
Center



Multipurpose Room  
- Yoga Studio



Gym



Ladies Sauna  
& Men Sauna



Jacuzzi



*"Feel the essence of luxury warm sun, cool  
water and timeless comfort"*

# INFINITY POOL *MEETS THE SKY*

"Float beyond limits, an endless horizon,  
where elegance meets the edge of the sky"



# POOL BAR & LOUNGE

A refreshing escape under the sun



*"Find your rhythm between the waves and the skyline."*

# FITNESS CENTER

Indulge in a world of wellness



*"Where a modern design greets you  
with warmth and grace"*





INSPIRED BY THE SEA  
**DESIGNED FOR YOU**  
*"With Natural textures & Soft tones"*

## THE HOME OF WELLNESS

*"Design that speaks to the senses, not just the eyes."*

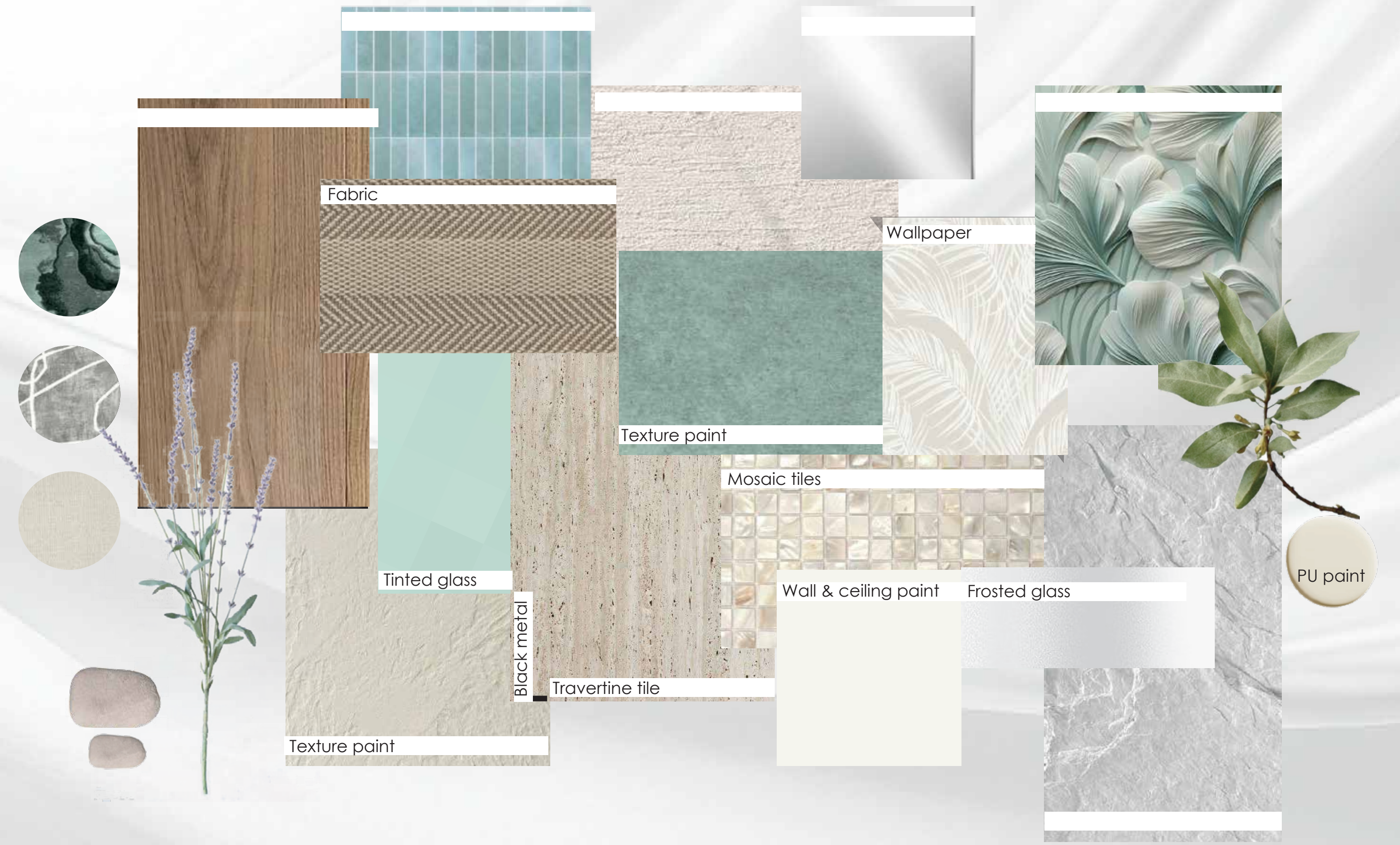


A modern, minimalist living room with large windows, a grey sectional sofa, a coffee table, and a large TV. The room is decorated with plants and a large rug. Several glowing blue circular icons are overlaid on the image, representing smart home features like temperature control, lighting, and security.

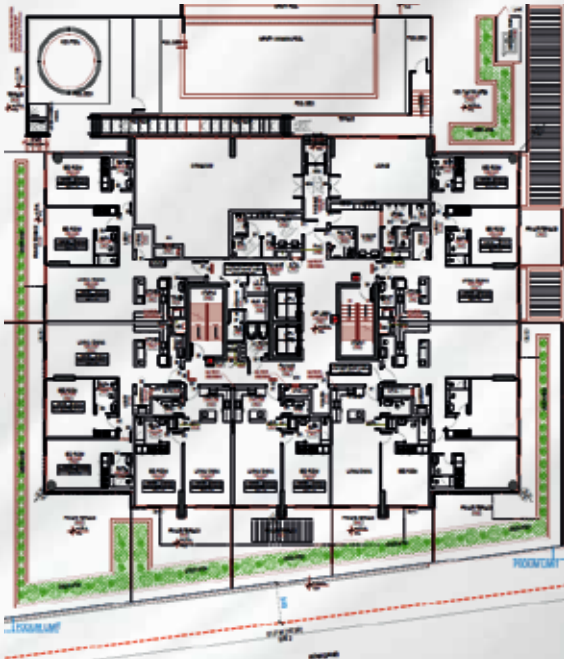
Each home is fully automated, featuring motorized curtains and precise temperature control for ultimate comfort. Kitchens are equipped with premium Zanussi and Bosch appliances and Duravit sanitary fixtures ensure exceptional quality and design in every detail.

# Coastal Essence

*communicating harmony  
through sophisticated finishes*



FIRST FLOOR LAYOUT



KEY PLAN

# GROUND & PODIUM FLOOR

## LOBBY

| SPACES | QUANTITY | AREA         |
|--------|----------|--------------|
| LOBBY  | 01       | 1130.21 SQFT |

## 2 BEDROOM -DUPLEX - TYPE G04

| SPACES   | QUANTITY | AREA      |
|----------|----------|-----------|
| INTERNAL | 01       | 1231 SQFT |
| BALCONY  | 01       | 95 SQFT   |
| TOTAL    |          | 1326 SQFT |

## 1 BEDROOM -DUPLEX - TYPE G03

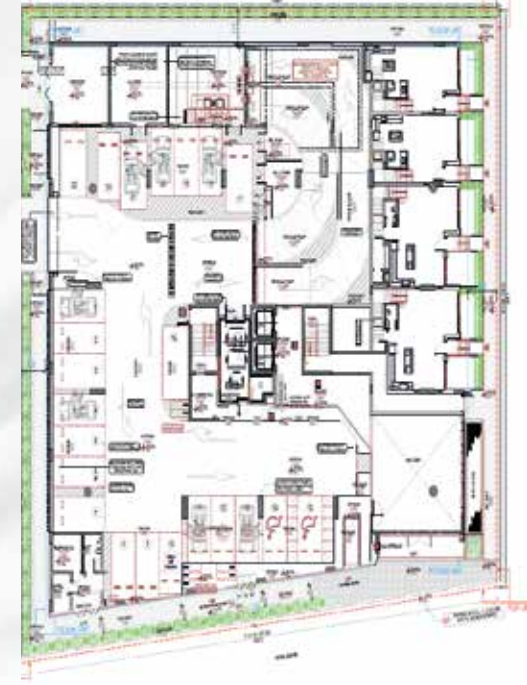
| SPACES   | QUANTITY | AREA         |
|----------|----------|--------------|
| INTERNAL | 01       | 939.47 SQFT  |
| BALCONY  | 01       | 93.65 SQFT   |
| TOTAL    |          | 1033.12 SQFT |

## 2 BEDROOM -DUPLEX - TYPE G02

| SPACES   | QUANTITY | AREA         |
|----------|----------|--------------|
| INTERNAL | 01       | 1485.85 SQFT |
| BALCONY  | 01       | 95.15 SQFT   |
| TOTAL    |          | 1581 SQFT    |

## 2 BEDROOM -DUPLEX - TYPE G01

| SPACES   | QUANTITY | AREA      |
|----------|----------|-----------|
| INTERNAL | 01       | 1485 SQFT |
| BALCONY  | 01       | 95 SQFT   |
| TOTAL    |          | 1580 SQFT |



KEY PLAN

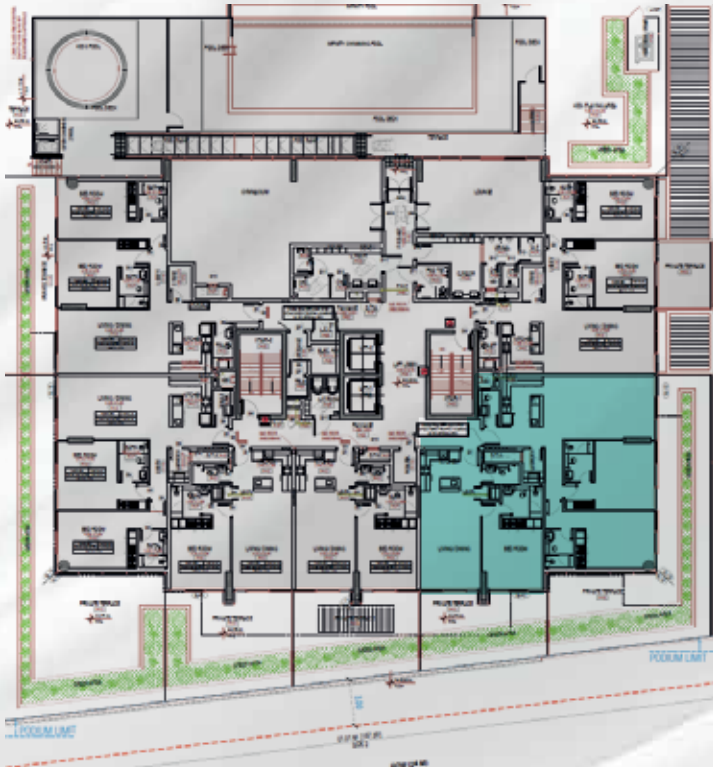
# FIRST FLOOR

## 1 BEDROOM - UNIT 102

| SPACES   | QUANTITY | AREA         |
|----------|----------|--------------|
| INTERNAL | 01       | 694.27 SQFT  |
| BALCONY  | 01       | 406.01 SQFT  |
| TOTAL    |          | 1100.28 SQFT |

## 2 BEDROOM - UNIT 105

| SPACES   | QUANTITY | AREA         |
|----------|----------|--------------|
| INTERNAL | 01       | 1166.59 SQFT |
| BALCONY  | 01       | 1484.77 SQFT |
| TOTAL    |          | 2651.36 SQFT |

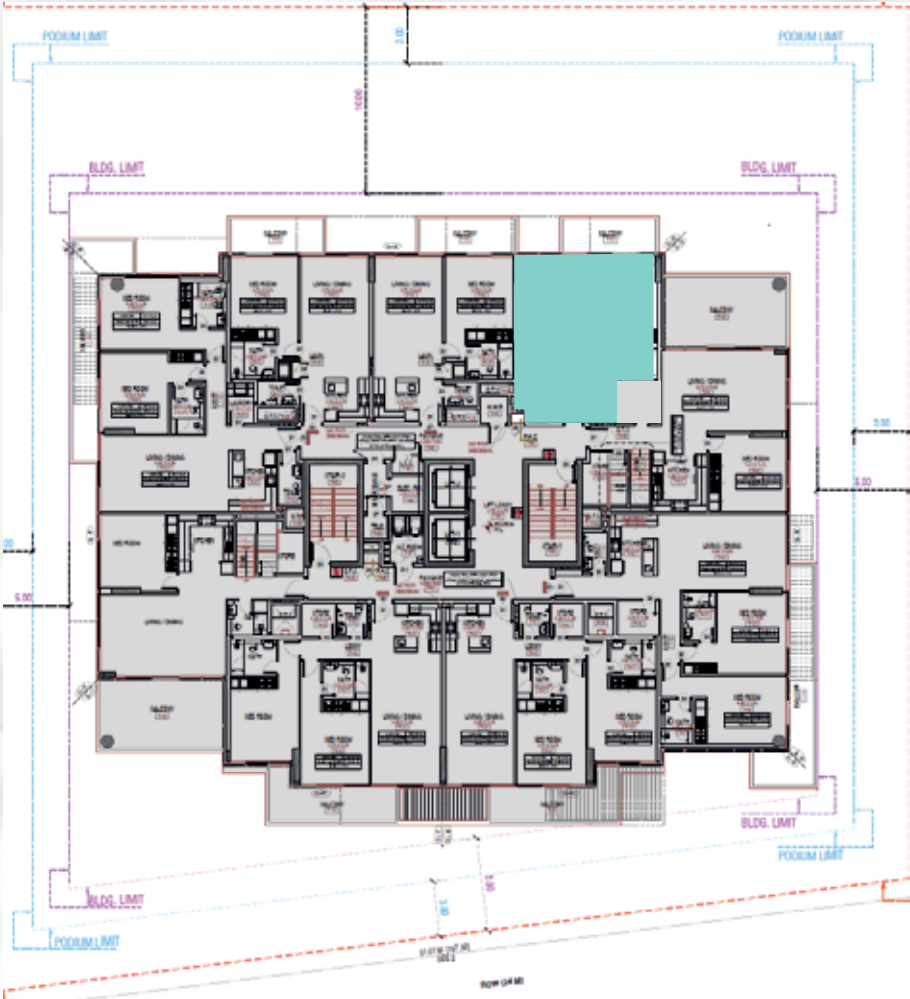


KEY PLAN

# SECOND FLOOR

## 1 BEDROOM - UNIT 208

| SPACES   | QUANTITY | AREA        |
|----------|----------|-------------|
| INTERNAL | 01       | 684.05 SQFT |
| BALCONY  | 01       | 118.73 SQFT |
| TOTAL    |          | 802.78 SQFT |

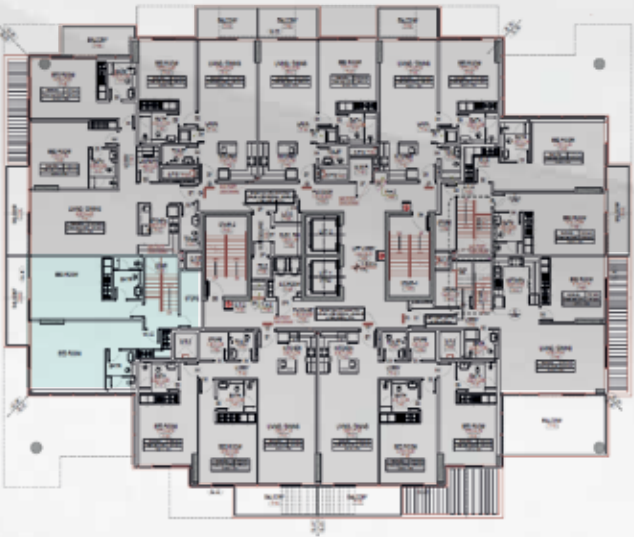


KEY PLAN

# SECOND & THIRD FLOOR

## 3 BEDROOM - UNIT 204

| SPACES   | QUANTITY | AREA         |
|----------|----------|--------------|
| INTERNAL | 01       | 1811.67 SQFT |
| BALCONY  | 01       | 395.68 SQFT  |
| TOTAL    |          | 2207.35 SQFT |



KEY PLAN

