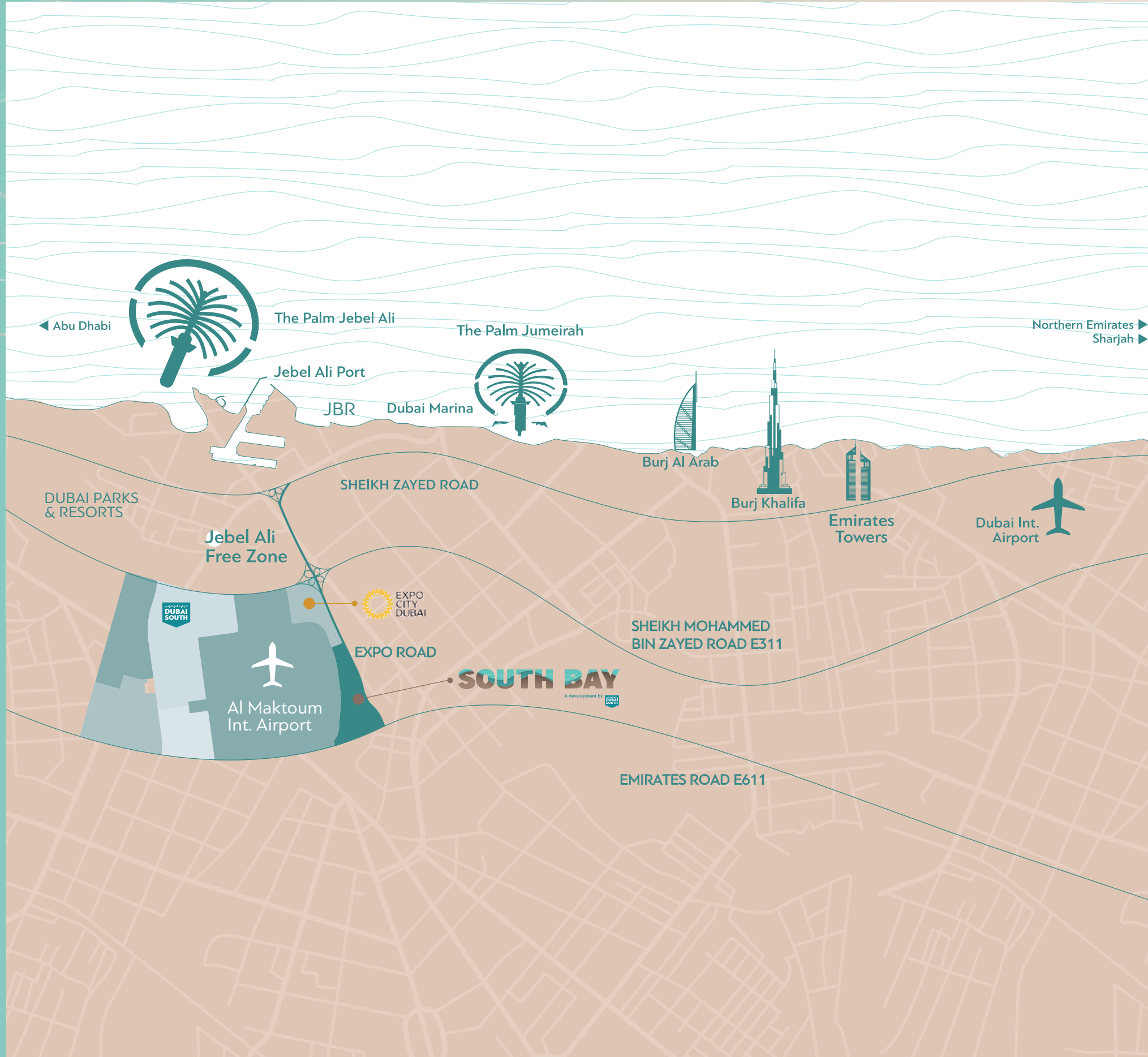


# SOUTH BAY

A development by





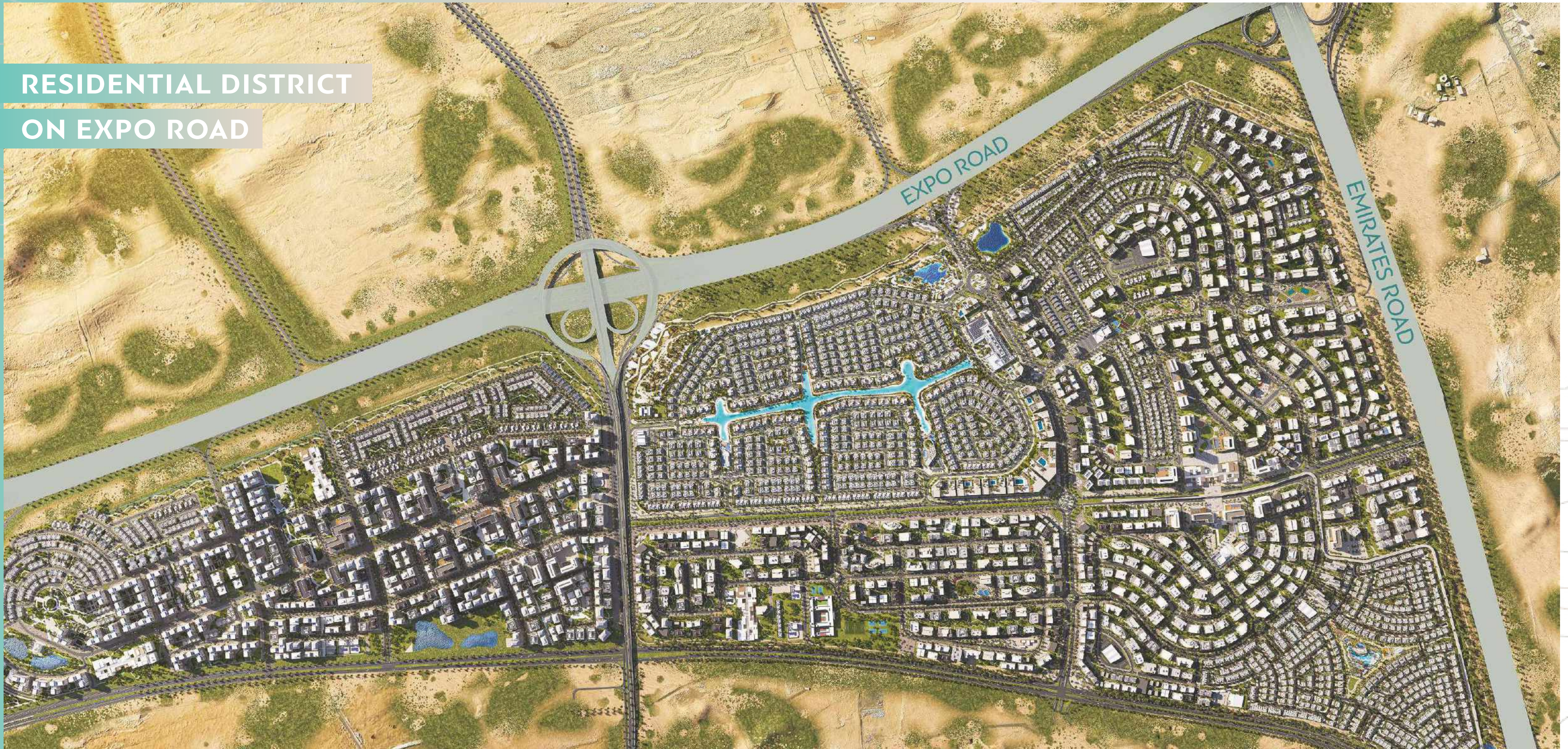
# DUBAI SOUTH



A fully integrated and master-planned city built for happy, creative and empowered people, Dubai South offers a diverse range of residential homes to suit different lifestyles.

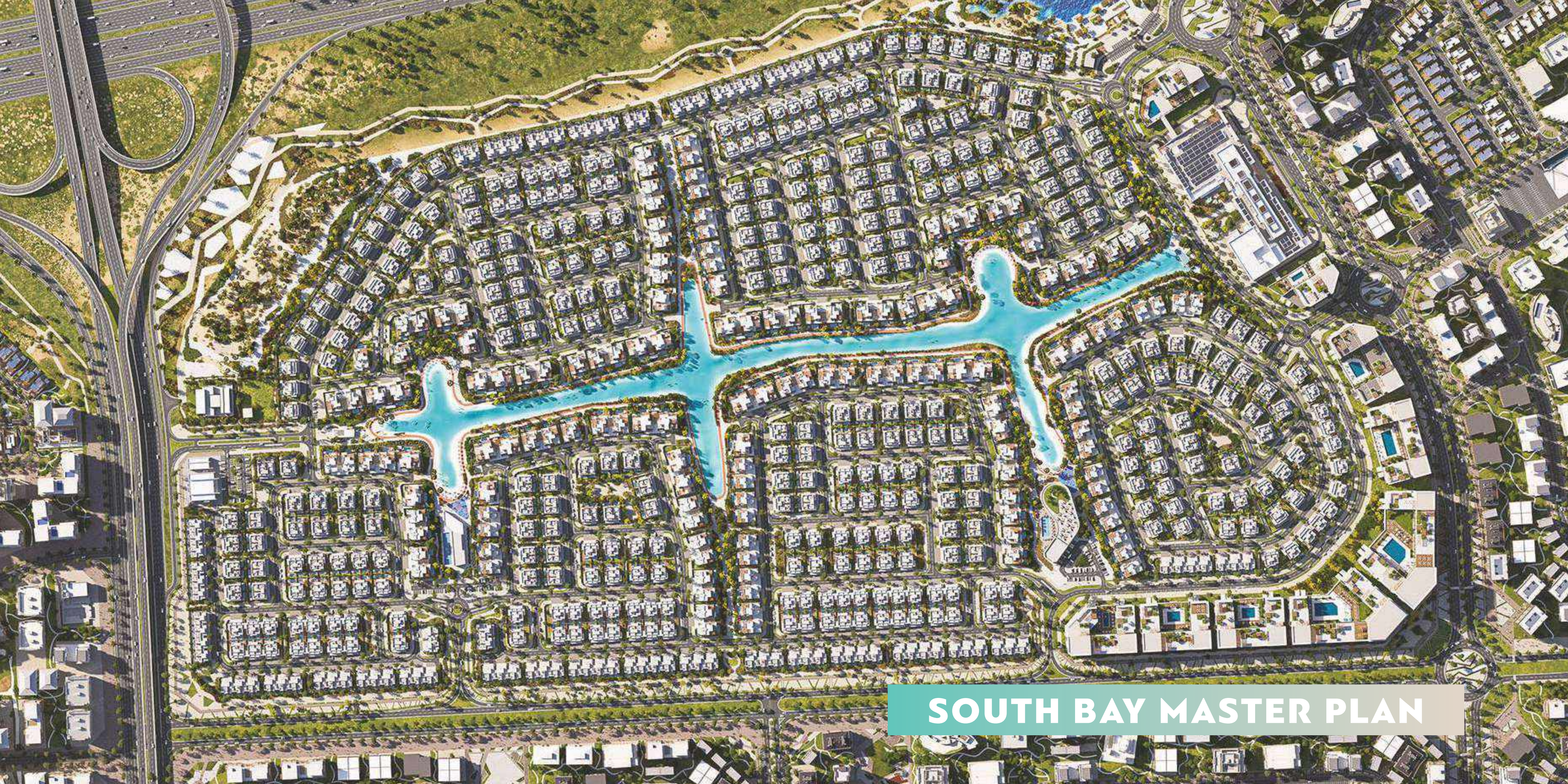
Strategically constructed around what will be the world's largest airport, Dubai South is an inclusive and cohesive community supported by a smart and sustainable environment.

RESIDENTIAL DISTRICT  
ON EXPO ROAD

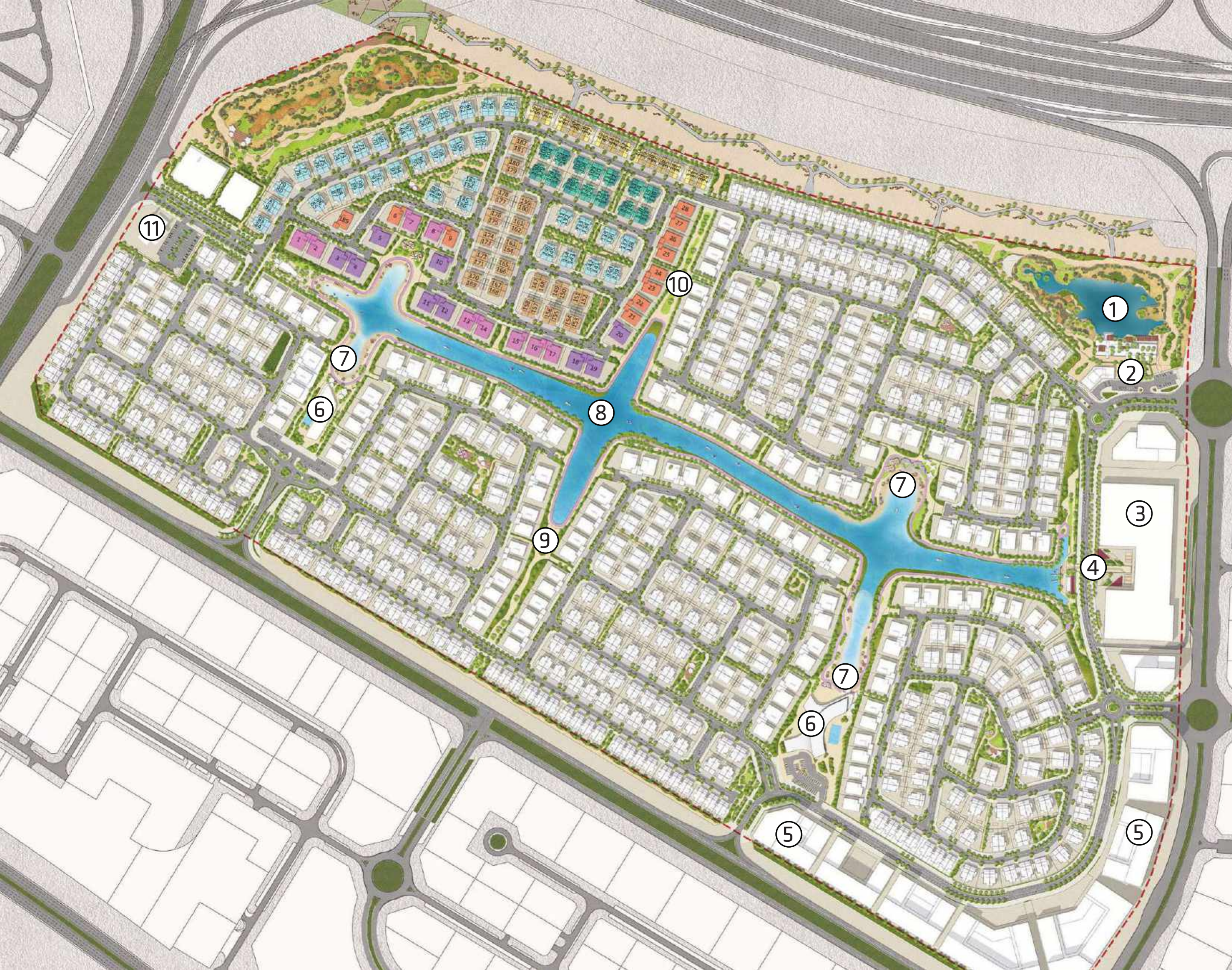


# SOUTH BAY MASTER PLAN





**SOUTH BAY MASTER PLAN**



## AMENITIES

- ① Lush Pond
- ② Sports Courts
- ③ Shopping Mall
- ④ F&B
- ⑤ Apartment Buildings
- ⑥ Beach Clubhouse
- ⑦ Sandy Beaches
- ⑧ The Lagoons
- ⑨ Sports Park
- ⑩ Meditation Garden

SOUTH BAY

MASTER PLAN PHASE 6

# SOUTH BAY PHASE 6

## LEGEND

- 3-BR Townhouse Middle Unit
- 3-BR Townhouse Edge Unit
- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR Semi-Detached Unit
- 5-BR Semi-Detached Unit
- 5-BR Mansion Unit
- 6-BR Mansion Unit
- 7-BR Mansion Unit



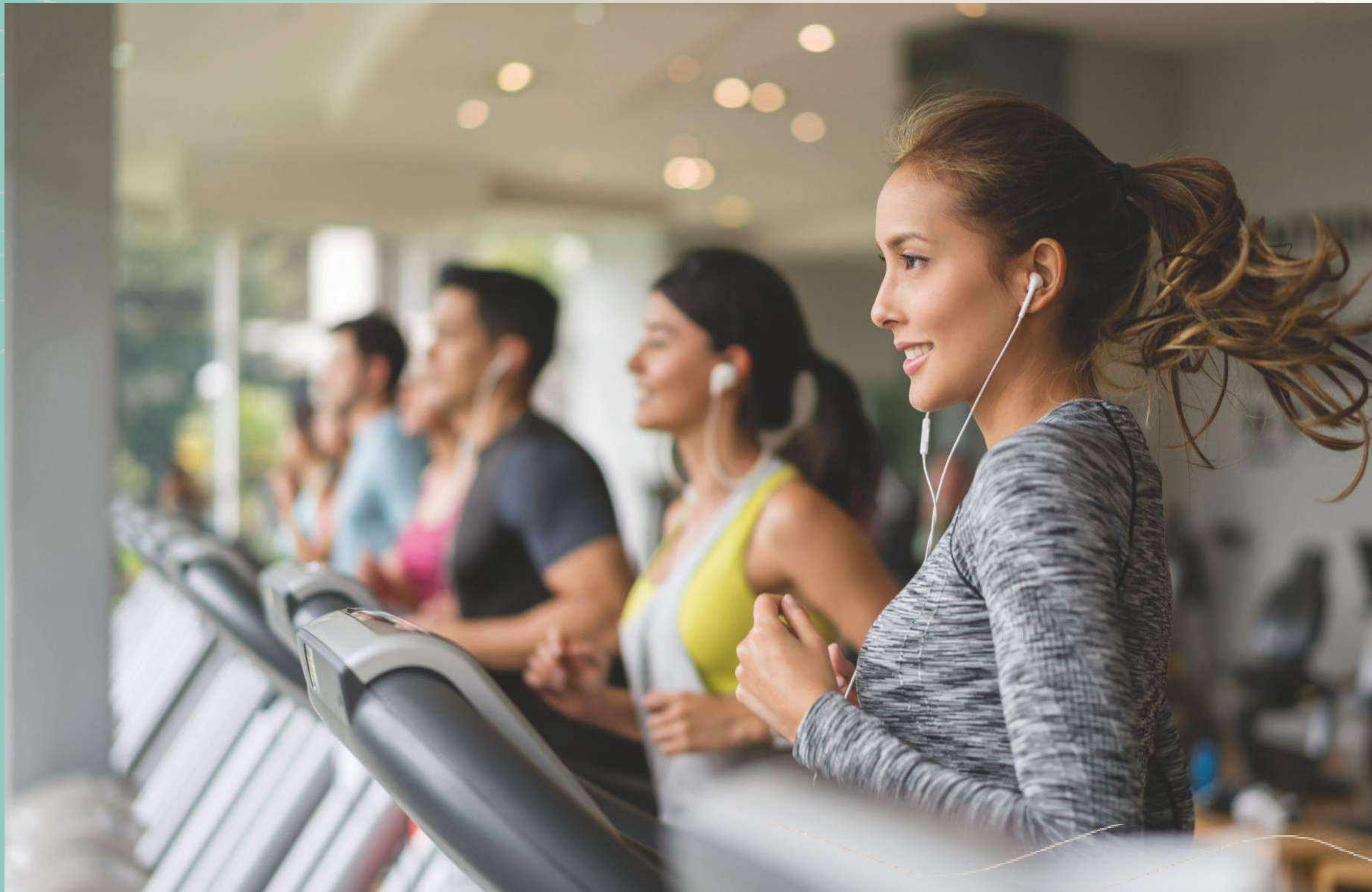
# SOUTH BAY MASTER PLAN





# SOUTH BAY MASTER PLAN





SOUTH BAY

IT'S A LIFESTYLE

### **AMENITIES/FACILITIES**

- Health and Wellness Complex
- Beach Clubs
- Kayak Club & Café
- Mosque
- IB Certified School
- Shopping Mall
- Lake Park
- Community Park
- Close Proximity to Expo Road
- Clear water lagoon with 3 Km walking path
- Fully Gated Community
- Jogging and Cycling Tracks
- Exclusive Kids Club

**MANSION EXTERIORS**

AN EXQUISITE MASTERPIECE OF  
MODERN ARCHITECTURE



Discover unparalleled luxury in this stunning 7- bedroom waterfront mansion, designed with expansive windows that flood the space with natural light. Enjoy the spacious interiors, meticulously crafted to provide both comfort and elegance. With ample parking space, this architectural gem offers a perfect blend of style and convenience, making it an ideal sanctuary for refined waterfront living.

EXPERIENCE THE PERFECT  
BLEND OF SPACE AND LIGHT



Make this magnificent 6-bedroom waterfront mansion your home, where grand windows invite an abundance of natural light into every room. These generous living spaces are designed for ultimate comfort. With extensive parking facilities, this architectural marvel harmonizes luxury and practicality, offering an exquisite haven for the discerning homeowner.

EMBRACE A LIFESTYLE OF LUXURY IN THIS  
5 BEDROOM WATERFRONT MANSION



Immerse yourself in luxury with this chic 5-bedroom waterfront mansion. The spacious interiors are meticulously designed to offer both elegance and comfort. Here, you can indulge in a lifestyle of opulence and serenity, enjoying the perfect blend of sophisticated living and breathtaking waterfront views.

DISCOVER HOMES WITH  
ROOM TO GROW



Here, picturesque views and open spaces set the stage for vibrant living. With lush green areas, inviting walkways, and communal gathering spots, residents enjoy a dynamic lifestyle rooted in community. Discover the perfect balance between waterfront tranquility and active social connections in our thriving neighborhood.

ENJOY SERENE GREEN VIEWS

WHERE YOU LIVE



This is waterfront living at its finest. Explore the expansive green spaces, meandering pathways, and communal areas designed to foster connections and shared experiences among residents. Here, every moment is an invitation to thrive within a vibrant, close-knit community.





MAKE THIS YOUR  
EVERYDAY VIEW

Indulge in exclusive waterfront living, where majestic mansions stand proudly by the serene shoreline. Experience the allure of waterfront vistas, offering a unique blend of luxury and natural beauty. Discover the ultimate family retreat.



HARMONIOUS LIVING

AT ITS BEST

With elegant 5-bedroom mansions nestled amidst communal spaces, residents find the perfect balance between privacy and camaraderie. Embrace the tranquility of private spaces while enjoying ample opportunities for socializing and relaxation, creating a truly balanced lifestyle.



**EMBRACE HEALTHY LIVING  
BY NATURE'S SIDE**

Nestled along the shoreline, these elegant homes provide a tranquil escape from the hustle and bustle of city life. Immerse yourself in the beauty of waterfront living and experience the epitome of luxury along the water's edge.



SOUTHBAY CLUBHOUSE





**CLUBHOUSE OASIS: ENJOY  
BEACHFRONT BLISS AND  
POOLSIDE RELAXATION**

Indulge in the ultimate leisure experience at our exclusive clubhouse, featuring both a pristine beach and a luxurious pool. Whether you're soaking up the sun on the sandy shore or enjoying a refreshing swim, this oasis offers the perfect blend of relaxation and recreation.



**FAMILY-FRIENDLY CLUBHOUSE:  
ENDLESS FUN AND  
CONVENIENCE FOR ALL**

Welcome to our vibrant clubhouse, designed with families in mind. Featuring a dynamic play area, diverse food and beverage options, and engaging entertainment for kids, this clubhouse ensures endless fun for everyone. You can also enjoy the convenience of on-site retail services and a welcoming environment.

**PHASE 6**

**MANSION INTERIORS**





AVANT-GARDE  
MAIN ENTRANCE LOBBY

Step into luxury as you enter our main lobby, where warmth and hospitality embrace you from the moment you arrive. Adorned with exquisite interiors and timeless elegance, our grand entrance sets the tone for the unparalleled living experience that awaits you. Begin your journey home with a sense of grace and sophistication.



YOUR TRANQUIL  
FAMILY RETREAT

Create cherished memories in our family sitting area, where comfort and tranquility converge. Large windows frame the lush greenery outside, inviting nature's beauty to become a part of your everyday life. Gather with loved ones in this serene space, basking in the warm glow of togetherness while surrounded by the wonders of the natural world.



TAKE A MOMENT OR MORE TO ENJOY  
OUR WATERFRONT VIEWS

Indulge in serenity from our first-floor family lounge, offering panoramic views of the tranquil waterfront. Relax in comfort as you watch the gentle ebb and flow of the water, while creating cherished memories with loved ones.

## SUNLIT SANCTUARY



Experience the allure of natural light flooding into our ground-floor living and dining room, creating a bright and inviting space. Floor-to-ceiling windows offer uninterrupted views of the lush green surroundings, seamlessly blending indoor comfort with the beauty of nature outside.

ANCHORING A UNIFIED  
LIVING EXPERIENCE



Seamlessly integrated with the surrounding living spaces, this Show Kitchen fosters a sense of togetherness and warmth. From casual gatherings to intimate family meals, experience the joy of shared moments in a space designed to bring people together. Welcome to a lifestyle where every meal is a celebration.

SHOW KITCHEN





MADE TO MAKE YOUR GUESTS FEEL  
RIGHT AT HOME

Extend a warm welcome to your guests in our inviting guest bedroom, where large windows invite the beauty of the lush green lawn inside. Bathed in natural light, this comforting space envelops visitors in a sense of belonging and ease.



OUR MANSIONS COME WITH SPACE FOR  
ENDLESS POSSIBILITIES

This grand living and dining room is a canvas for infinite possibilities where each family member can make their mark while fostering a sense of togetherness. With its expansive layout and versatile design, this space offers boundless opportunities for personalization, ensuring that everyone's unique tastes and preferences are celebrated.





DIVE DEEP INTO COMFORT AND  
HARMONIOUS LIVING

Floor-to-ceiling windows frame stunning views of the lush green surroundings, inviting nature's tranquility into the heart of your home. Whether lounging by the poolside or enjoying the comfort of the interior, this space offers a seamless transition between indoor and outdoor living, creating a serene sanctuary for unwinding and rejuvenation.

**TOWNHOUSE AND**

**SEMI-DETACHED**

**VILLAS INTERIORS**

**ULTRA-MODERN LIVING ROOM**



TAILORED LUXURY



Discover the versatility of our L-shaped living and dining space, where elegant design seamlessly integrates with picturesque pool and greenery views. This unique layout offers endless opportunities for customization, allowing you to tailor the space to suit your family's lifestyle and preferences.

FAMILY  
RETREAT



Escape to our first-floor family room, a secluded retreat designed for intimate connection and comfort away from the main areas. This private space offers an oasis for the family to unwind, bond, and create cherished memories together.

A SPACE THAT CAN BE ANYTHING

YOU WANT IT TO BE



Tailor this space to your personal taste and preferences, transforming it into a unique haven that reflects your style and interests. Whether it's adding arcade games, a billiards table, or a cozy seating area for board game nights, the game room is yours to design and enjoy.



TUNE IN

OR TUNE OUT AT WILL

Designed to foster focus and creativity, this serene space with a view of the green outdoors invite you to immerse yourself in your work while staying connected to the beauty of nature. Whether it's brainstorming new ideas or tackling important tasks, this workspace provides the perfect backdrop for productivity and success.

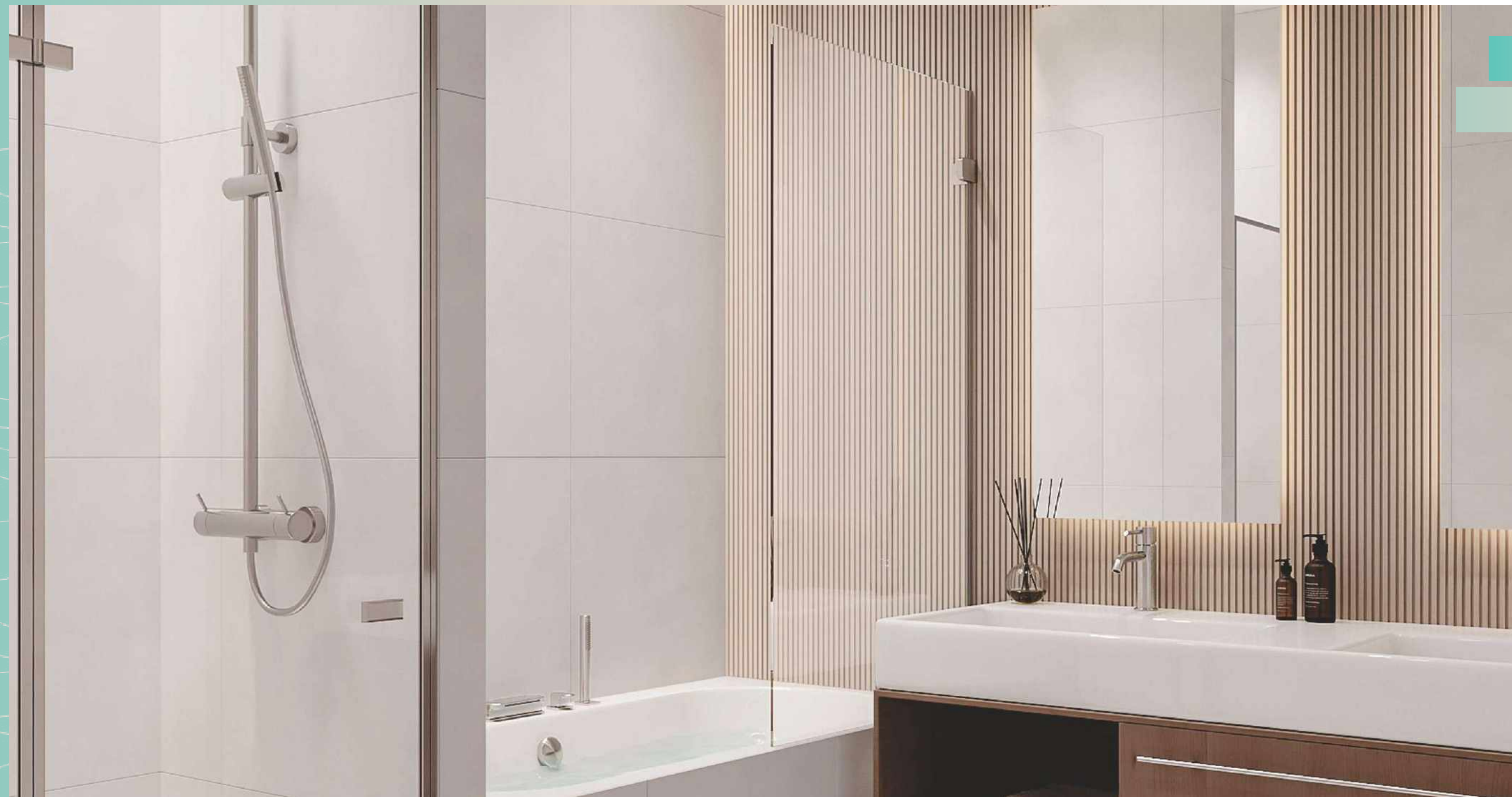
WAKE UP TO  
STUNNING VIEWS



Here, each morning begins with breathtaking views and boundless possibilities. Floor-to-ceiling windows flood the space with natural light, illuminating the room's elegance and warmth. Step onto the spacious balcony and savor panoramic vistas that inspire gratitude and serenity.



EXQUISITE  
BATHROOM



A HAVEN  
FOR GUESTS



Welcome guests with the utmost comfort and convenience in our guest bedroom. Thoughtfully designed for a restful stay, this space offers a serene retreat complete with ample natural light and soothing views.

CONTEMPORARY FULLY  
EQUIPPED KITCHEN



**FLOOR PLANS**

**SOUTH BAY**  
**خليج الجنوب**  
 DUBAI SOUTH

**THREE BEDROOM**  
**EDGE UNIT**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,933
BUA	2,946
GARDEN	1,404
ROOF TERRACE	695
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**3BR TOWNHOUSE (CORNER) PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 DUBAI SOUTH

**THREE BEDROOM**  
**MIDDLE UNIT**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,099
BUA	2,929
GARDEN	604
ROOF TERRACE	695

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**3BR TOWNHOUSE (MIDDLE) PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع دبي الجنوب  
 DUBAI SOUTH

**FOUR BEDROOM**

**EDGE UNIT  
 PREMIUM**

**TYPICAL UNIT**

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,578
GARDEN	1,711
ROOF TERRACE	683
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**4BR TOWNHOUSE (CORNER) PLAN**

# SOUTH BAY خليج الجنوب

مشروع دبي الجنوب  
DUBAI SOUTH

## FOUR BEDROOM

## MIDDLE UNIT PREMIUM

## TYPICAL UNIT

UNIT	FOUR BEDROOM UNIT
PLOT AREA	2,745
BUA	3,568
GARDEN	927
ROOF TERRACE	683

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



# 4BR TOWNHOUSE (MIDDLE) PLAN



**SOUTH BAY**  
**خليج الجنوب**  
 DUBAI SOUTH

**FOUR BEDROOM**  
**EDGE UNIT**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,978
BUA	3,578
GARDEN	2,117
ROOF TERRACE	683

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**4BR TOWNHOUSE (SEMI DETACHED) PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع عمر التطوير  
 DUBAI SOUTH

**FIVE BEDROOM**  
**EDGE UNIT**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,219
BUA	4,266
GARDEN	1,945
ROOF TERRACE	733

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**5BR TOWNHOUSE (SEMI DETACHED) PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 DUBAI SOUTH

**FIVE BEDROOM**  
**MANSION**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	FIVE BEDROOM MANSION
PLOT AREA	7,233
BUA	8,463
GARDEN	3,072
ROOF TERRACE	1,511
GF BUA	4,024

Areas presented in square feet

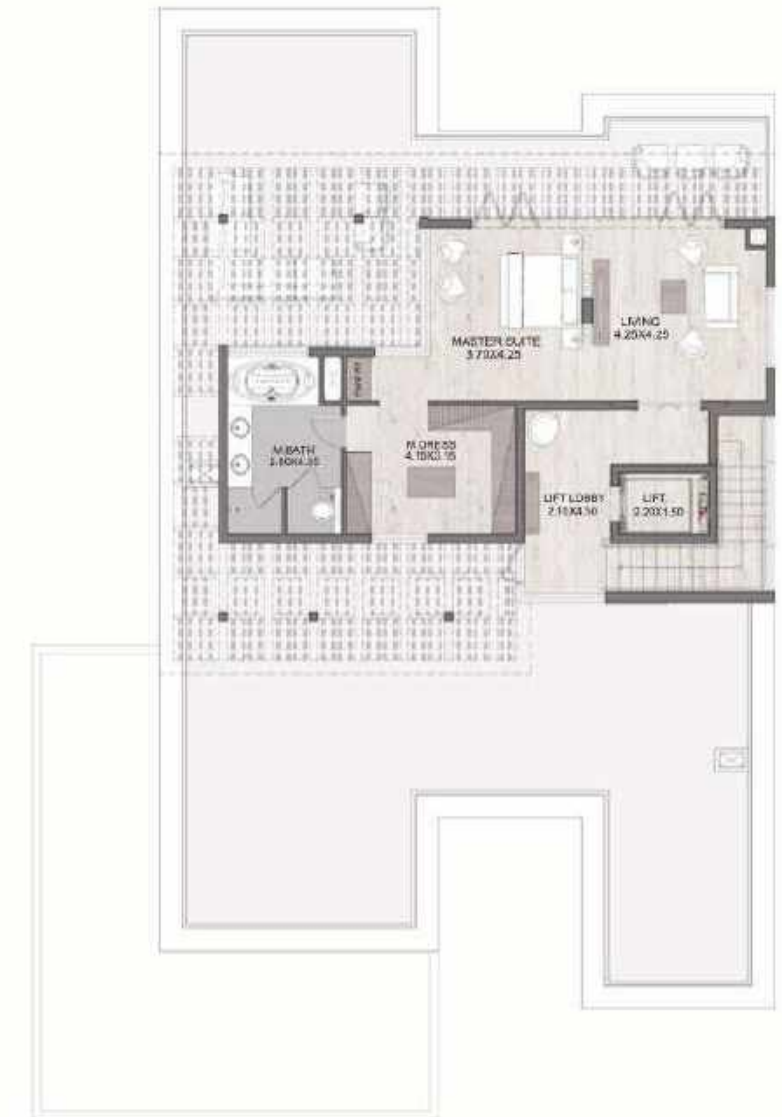
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**5BR MANSION PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع جنوب دبي  
 DUBAI SOUTH

**SIX BEDROOM**  
**MANSION**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	SIX BEDROOM MANSION
PLOT AREA	8,611
BUA	11,228
GARDEN	3,811
ROOF TERRACE	1,595
GF BUA	4,751
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



**6BR MANSION PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع دبي الجنوب  
 DUBAI SOUTH

**SEVEN BEDROOM**  
**MANSION**  
**PREMIUM**  
**TYPICAL UNIT**

UNIT	7 BEDROOM MANSION
PLOT AREA	10,333
BUA	13,707
GARDEN	4,249
ROOF TERRACE	2,557
GF BUA	6,107

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



**7BR MANSION PLAN**



HANDOVER

**2027**

**5%**  
Down payment

**5 year**  
Payment plan

**60%**  
During construction

**20%**  
Upon completion

**20%**  
2 Years post completion

**SOUTH BAY**  
A development by 

# SOUTH BAY

A development by



**800SOUTH**  
[dsproperties.ae](http://dsproperties.ae)