



Prop971



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Prop971 is a curated data platform for UAE off plan properties.

An aerial photograph of a beach. The left side of the image shows deep turquoise water with white foam from breaking waves. The right side shows a wide, flat expanse of white sand. The text is overlaid on the lower right portion of the image.

جزر دبي

Dubai Islands

جزر دبی Dubai Islands

PROJECT BACKGROUND

LOCATION

Dubai Islands are situated at the mouth of Dubai Creek. The northern most man-made islands along the Dubai City coastline.

SIZE

Dubai Islands are made up of five islands, totaling 17 square kilometers of development area.

CURRENT CONDITIONS

Island A has been planned and partially under construction.

Islands B, C, D and E are currently being repositioned to reflect the market change towards lower density hospitality destination and residential communities.



LOCAL CONTEXT

Dubai Islands enjoy and benefit from the activities, culture, entertainment and services of local and regional Dubai.

Arabian Gulf



DESIGN BRIEF

Provide a vision master plan for Dubai Islands that ties into **DUBAI 2040 goals**.

Review the previous master plans with the intent of **repositioning existing and committed Dubai Islands offerings**.

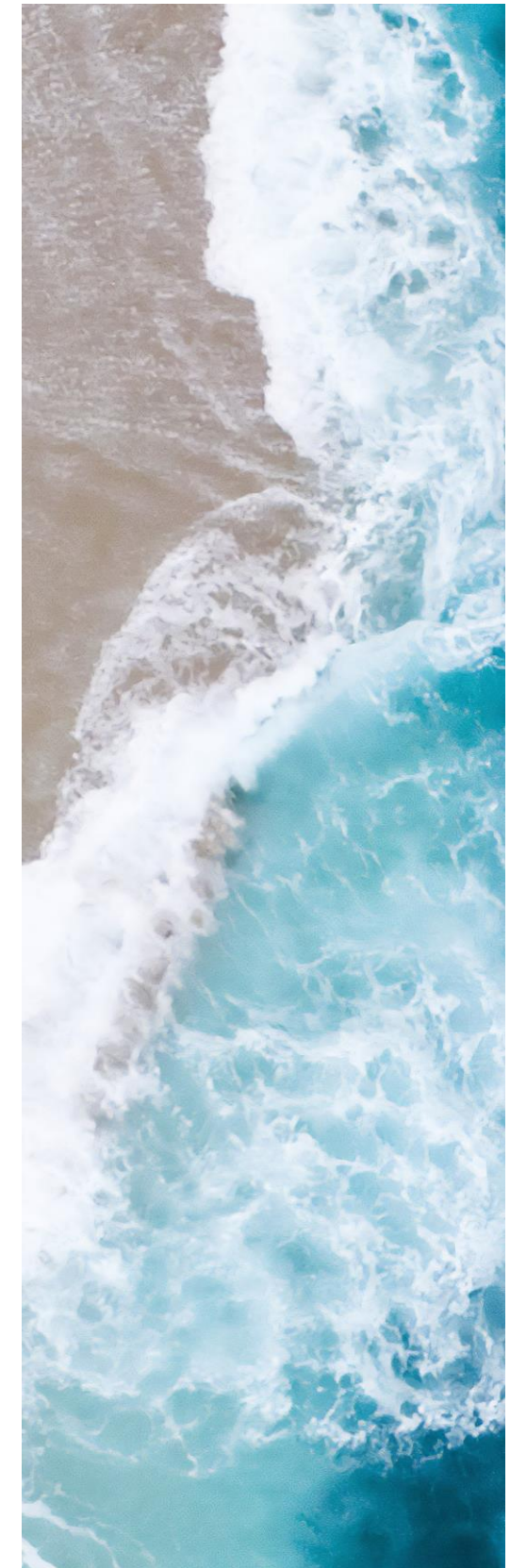
Create resort lifestyle destinations and communities with lower-density villas and mid-density apartments.

Maximize real estate premiums along the golf courses, beaches, and marina.

Create open space systems that provide venues for sports, entertainment and recreation amenities.

Create convenient and diverse movement experiences for residents and guests through a well-connected and multi-modal circulation network.

Optimize waterfront views and activities to emphasize the location on the Dubai coast and realize the site's development potential.



DUBAI MASTER PLAN 2040



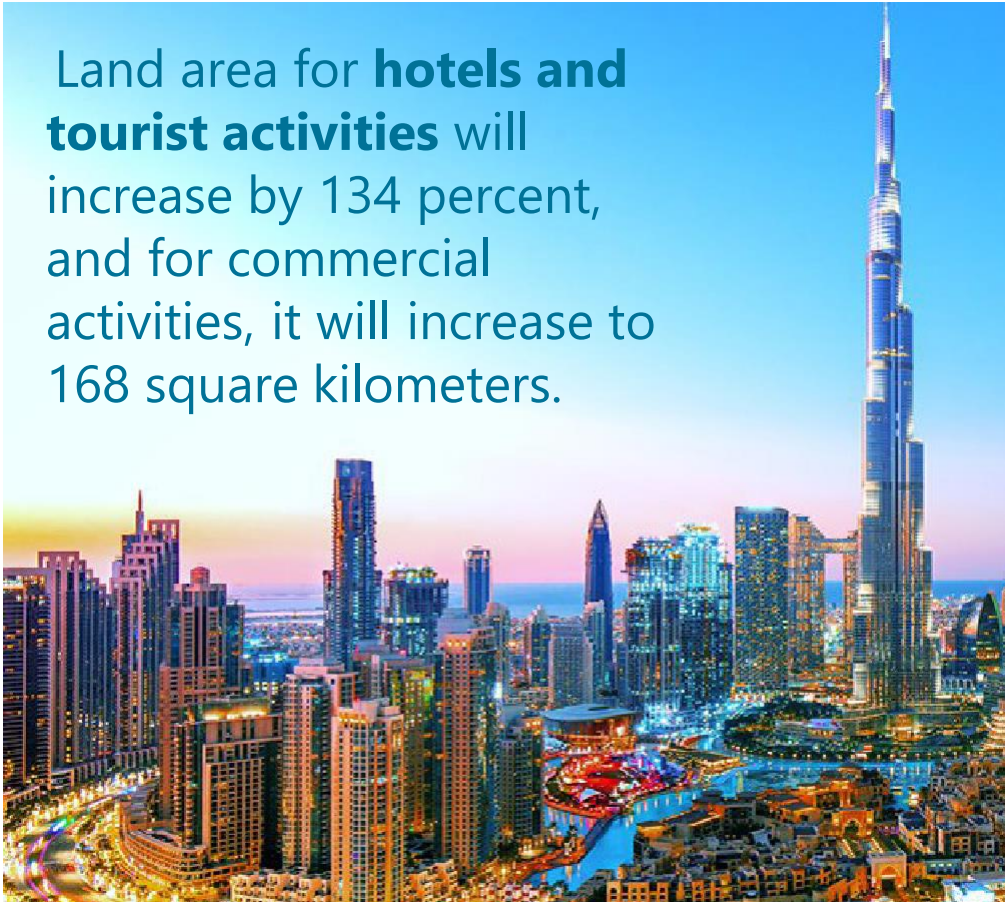
Green Corridors will link the Service Areas, Residential Areas & Workplaces

The length of **public beaches** will increase by 400 percent.

400



Vibrant & Happy Communities



Land area for **hotels and tourist activities** will increase by 134 percent, and for commercial activities, it will increase to 168 square kilometers.



Diverse Lifestyle

Land area for **education and health facilities** will increase by 25 percent.

25



Doubled Green, Parks & Leisure Areas = Healthier Environment

Nature reserves and rural natural areas will constitute 60 percent of the Emirate's total area.

60



Enhanced Environmental Sustainability & Sustainable Prosperity



Facilitate the Movement of Pedestrians, Bicycles & Sustainable Mobility Means



Safeguarding the Emirate's Cultural & Urban Heritage



Develop Dubai into the Best City in the World to Live in

Dubai Islands

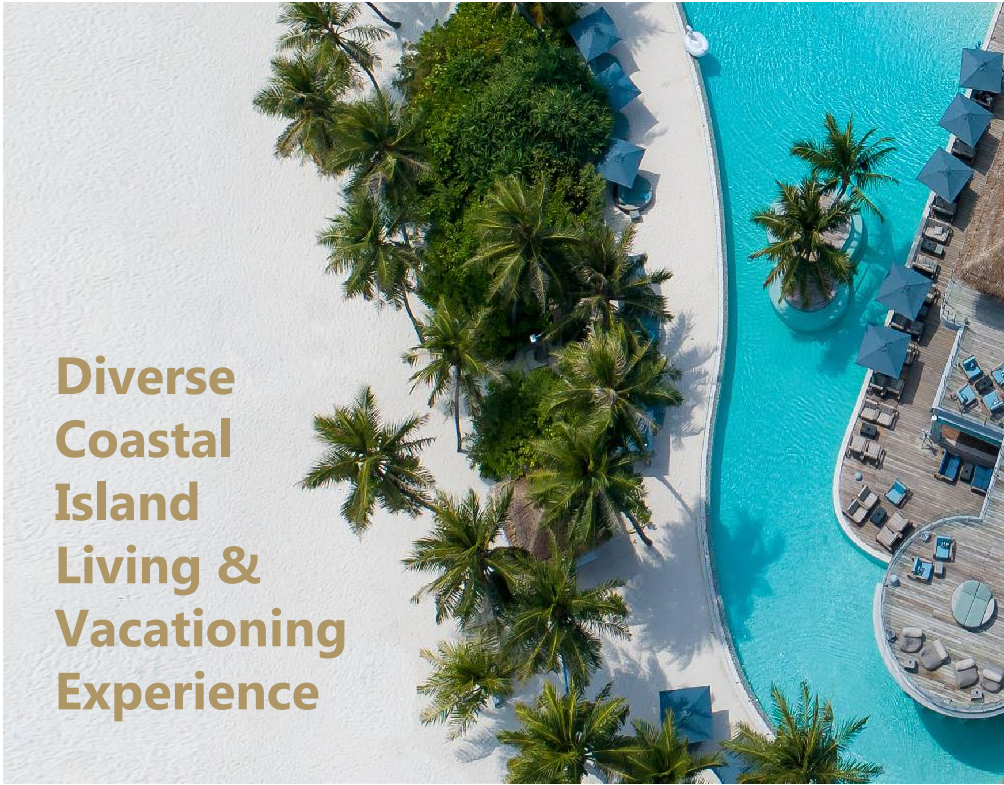
**Escape to a World Class Enchanting Island of Green and Blue
An Oasis Next to the City but Worlds Away**



PROJECT VISION



Sanctuary for
Exquisite Island
Communities



Diverse
Coastal
Island
Living &
Vacationing
Experience



Array of
Luxury Resort
Offerings



Assorted Village Cores
for Gathering, Services
& Entertainment



Haven for
Wellness & Elite
Sport Venues



Green & Blue Amenities
for Public Visitors and
Private Residents Alike

KEY FACTS LOCATION



86 Resorts
& Hotels



21 kilometers
Beach Length



9 Marinas



2 18-Hole Golf Course
9-Hole Golf Course

Dubai Islands



0 0.4 0.8 1.6 km



VISION PLAN FRAMEWORK

ISLAND D: SPORTS COUNTRY CLUB ISLAND

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Boutique resort and marina
- Private beach club
- Low density residential with country club membership and waterfront premium living

ISLAND A: MIXED-USE ISLAND CORE

- Vibrant, high energy mixed-use island core: mall, entertainment, business, waterfront commercial, marina and high-end island living

ISLAND C: OASIS ISLAND

- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- 1 village: Marina
- Golf: 18 holes
- Integrated oasis landscape connecting all districts & resorts
- Private Villa Enclaves

ISLAND B: INTEGRATED RESORTS & COMMUNITIES ISLAND

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

ISLAND E: LUXURY ESTATES ISLAND

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse



DUBAI ISLANDS ILLUSTRATIVE PLAN



ILLUSTRATIVE PLAN

LEGEND

- 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 Water Front Hotels & Apt
- ⑪ Private Marina Club
- ⑫ Signature Estate Lots
- ⑬ Clubhouse
- ⑭ 9-Hole Golf Course
- ⑮ Boutique Mixed Use Village
- ⑯ Sports Club and Aquatic Center
- ⑰ Beach Club
- ⑱ Mall
- ⑲ Urban Island Residential
- ⑳ Destination Art & Cultural District
- ㉑ Golf Club/ Sports Club

Dubai Islands N D



0 0.4 0.8 1.6 km



COMMITTED PLOTS PLAN

LEGEND

- Committed Plot
- Utility Plot
- Released for Settlement Plot
- Water Channels

Dubai Islands N D



0 0.4 0.8 1.6 km



AERIAL VIEW FROM
SOUTHEAST





AERIAL VIEW FROM
NORTHWEST

ILLUSTRATIVE PLAN

Island C

Oasis Island

- Blue & Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- Marina Village Core
- Golf: 18 holes
- Private Villa Enclaves: Golf community, beachfront community, oasis park community
- Integrated oasis landscape connecting all districts & resorts

LEGEND

- 1 Wellness Resort
- 2 Beach Front Low Density Residential
- 3 Security Station
- 4 Eco Resort
- 5 18-Hole Golf Course
- 6 Golf Residential
- 7 Beach Club
- 8 Oasis Park
- 9 Family Resort
- 10 Golf Driving Range
- 11 Golf Clubhouse
- 12 Sports Fields
- 13 Sports Resort
- 14 Marina
- 15 Marina Village
- 16 Entry Portal
- 17 Beach

Dubai Islands



DISTRICT PLAN

Island C

Marina Village District

Mixed-use hotel, branded residence, retail, dining and entertainment.

Family Resort District

All age family oriented resort destination

Private Golf/ Oasis Park Community District

Premium waterfront and golf residential community with an extensive oasis park open space systems

Wellness Resort/ Residential Community District

Luxury wellness resort and spa with beachfront villas

Eco-Resort District

Environmentally sensitive eco-lifestyle oriented resort

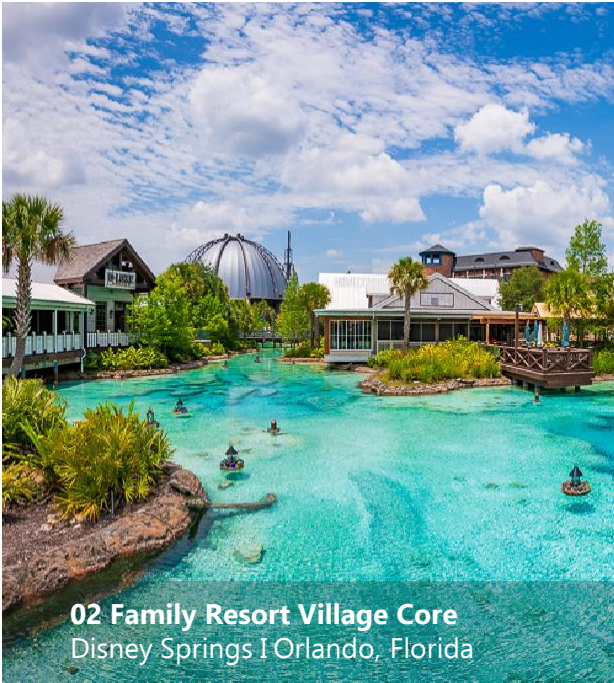


CHARACTER IMAGERY

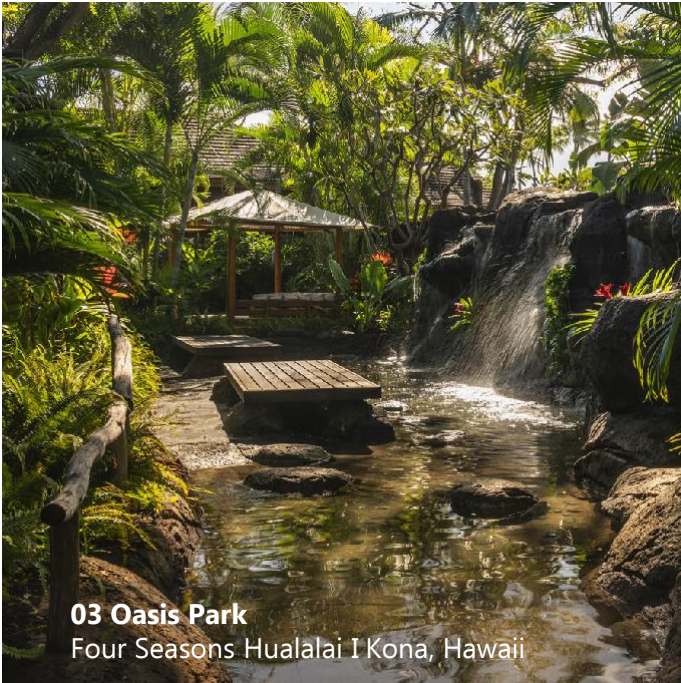
Island C



01 Family Resort
Hilton Waikoloa Village I Island of Hawaii



02 Family Resort Village Core
Disney Springs I Orlando, Florida



03 Oasis Park
Four Seasons Hualalai I Kona, Hawaii



04 Marina Village
Porto Montenegro I Montenegro



05 Eco-Hotel
Azulik Resort I Tulum, Mexico



06 Waterfront Golf Community
Pebble Beach Resorts I California



AERIAL VIEW 1
ISLAND C



AERIAL VIEW 2
ISLAND C

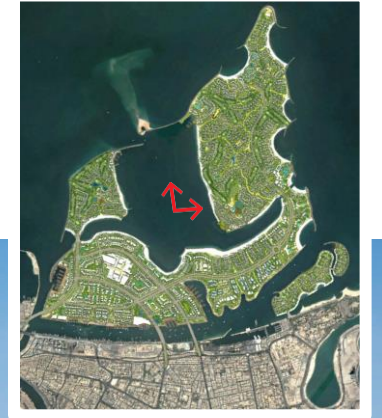
FAMILY RESORT, GOLF & GOLF RESIDENTIAL

Island C



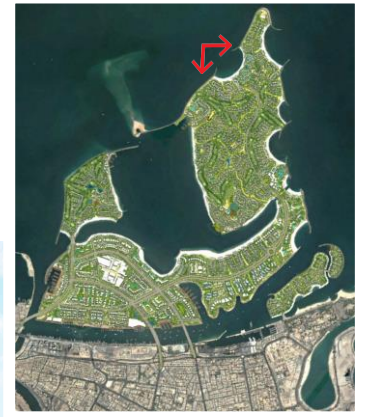
ISLAND C-VIEW FROM BAY

Island C



WELLNESS RESORT

Island C



LAND USE PLAN

Island C

STATISTICS

	Total Land Area	778 ha
	Number of Resorts / Hotels (includes existing plots)	4
	Resorts/ Hotels (Total keys)	2,657
	Total number of Villas : Low-Density (#of units)	357
	Total number of Villas : Mid-Density (#of units)	285
	Club Facilities (Total BUA)	26,351 m ²
	Mixed-Use Marina Village (Total BUA)	88,516 m ²
	Community Facilities (Total BUA)	31,612 m ²
	Park & Open Space (Total Land Area)	1,121,249 m ²
	Golf (Total Land Area)	999,296 m ²
	Waterfront Edge (Total Land Area)	756,410 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		

Dubai Islands



جزر دبی Dubai Islands



NAKHEEL