
RIXOS
DUBAI ISLANDS
HOTEL & RESIDENCES
NAKHEEL

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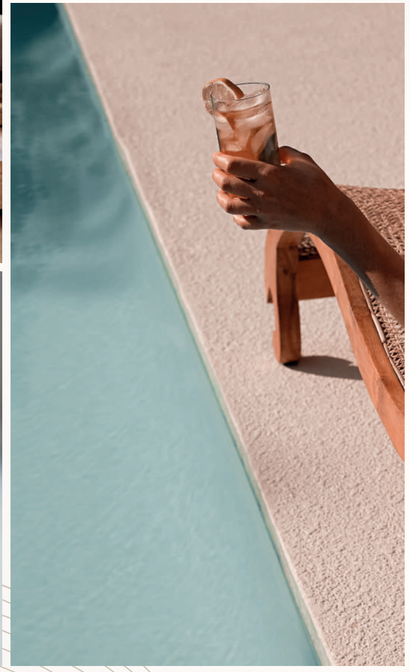
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RIXOS DUBAI ISLANDS IS MUCH MORE THAN A HOME; IT EMBODIES CONTEMPORARY WATERFRONT LIVING

With its signature **all-inclusive, all-exclusive lifestyle**, this residential retreat by Rixos offers sophisticated beachfront homes and upscale amenities. It brings tailored experiences for all ages, creating lasting memories in **a family-friendly neighbourhood** where you can **embrace luxury beachfront living** and savour the little things that make life beautiful.


EXPERIENCE LUXURY BEACHFRONT LIVING
WITH THE CITY AT YOUR DOORSTEP
IN THIS FAMILY-FRIENDLY NEIGHBOURHOOD.



DUBAI ISLANDS

A contemporary waterfront setting

DUBAI ISLANDS

MASTERPLAN

Dubai Islands offers diverse island living and a vacation-inspired lifestyle, an array of **luxury resort offerings**, village centres with **services and entertainment**, elite wellness & **sports venues**, beautiful beaches for water sports, and vibrant green spaces for outdoor leisure pursuits.



DUBAI ISLANDS

OVERVIEW

POINTS OF INTEREST

- Infinity Bridge: 6min / 6kms
- Cruise Terminal: 19min / 12kms
- Dubai International Airport: 18min / 13kms
- Downtown Dubai: 26min / 19kms

MALLS

- Burjuman: 18min / 11kms
- Dubai Mall: 25min / 18kms

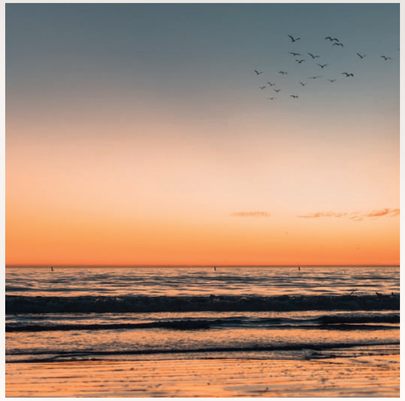


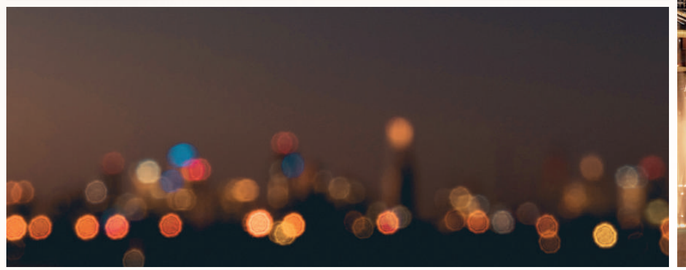
LOCATION

LIVE BETWEEN THE CITY AND THE SEA ON DUBAI ISLANDS











A **magnificent group of five islands** located to the north of the city, Dubai Islands offers **over 50km of stunning waterfront homes and hotels** in an idyllic setting that connects sandy shores, inviting water edges and world-class amenities to the mainland via the **striking Infinity Bridge**.



PROPERTIES

VILLA RESIDENCES & APARTMENT RESIDENCES

Luxury living


VILLA RESIDENCES
RIXOS DUBAI ISLANDS
BAY RESIDENCES
BEACH RESIDENCES

WELCOME HOME

LIVE AN UNPARALLELED WATERFRONT LIFESTYLE AT THIS PRESTIGIOUS ADDRESS

This contemporary landscaped residential development boasts **beautiful Residences of apartment and villa typologies**, an on-site Rixos hotel, and an extensive array of **enviable amenities** dedicated to the Residence owners, including stunning pools, lush green garden terraces, and a pristine beachfront.

Residents will enjoy **a world of wellness activities and water sports** combined with the services of the all-exclusive Rixos in a friendly resort-style neighbourhood.



VILLA RESIDENCES AND APARTMENT RESIDENCES - BEACH VIEW

VILLA RESIDENCES





VILLA RESIDENCES - OUTDOOR SPACE AND PRIVATE POOL

VILLAS

LUXURY VILLAS DIRECTLY ON THE BEACHFRONT

Nestled in the comfort of your tranquil beachfront haven, embrace the beauty of this sublime setting as the **breathtaking natural panorama** frames your daily routine.

The luxurious private villas that line the shore offer the **ultimate coastal retreat with direct beach access**.



VILLAS

SEAMLESS INDOOR-OUTDOOR CONNECTIVITY

The internal and external spaces are seamlessly connected and **filled with natural light**, thanks to the expansive **floor-to-ceiling glazing**. Find yourself spending more time in the fresh air at this exceptional location.



VILLA RESIDENCES - SEA VIEW FROM THE LIVING ROOM



INTERIORS

METICULOUSLY CRAFTED SPACES

The interiors have been curated to evoke a **timeless atmosphere that exudes both comfort and style**.

Each space has been embellished with **luxurious details and a harmonious palette of finishes**, including warm oak or walnut wood, stone, lacquer, and brushed champagne metal.



VILLA RESIDENCES - LIVING ROOM

INTERIORS

OPEN-PLAN LIVING ROOMS

The spacious open-plan living and dining rooms are **perfectly designed for contemporary family life**.



INTERIORS

ELEGANT KITCHENS

The **large glass panels** ensure abundant natural light, breathtaking views, and a natural flow from the outdoors into the **beautiful kitchen area embellished with wood veneer cabinets and refined countertops.**

VILLA RESIDENCES - KITCHEN AND DINING AREA

INTERIORS

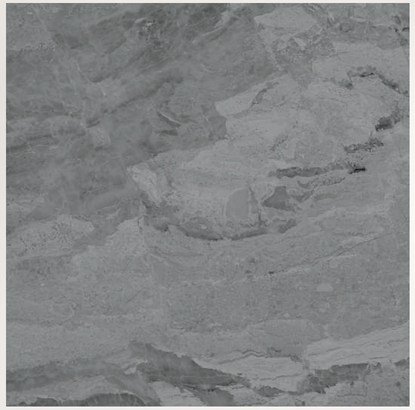
SPACIOUS MASTER SUITES





VILLA RESIDENCES - MASTER BEDROOM

The master bedroom offers a luxurious environment.
This sumptuous space will become **your sanctuary for relaxation and self-care**, complete with a large walk-in wardrobe, a sizeable terrace, and an **exquisite en-suite bathroom with a statement feature wall**.



INTERIORS

CAREFULLY CURATED DETAILS

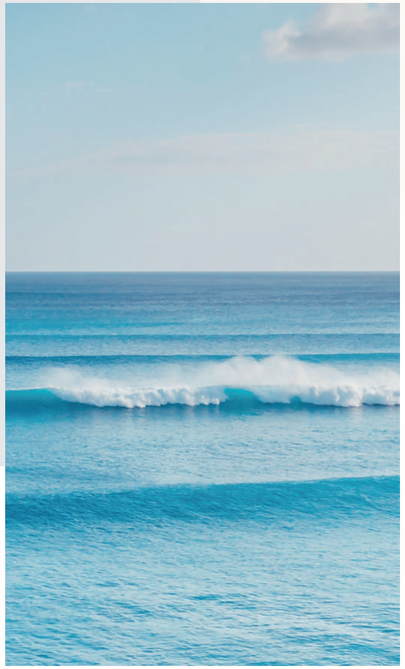
- Stone flooring
- Kitchen with engineered stone countertop and wood veneer cabinets
- Master bathroom with stone feature wall and engineered stone countertop
- Secondary bathroom with porcelain feature wall and engineered stone countertop
- Brushed champagne metal and wood finishes

APARTMENT RESIDENCES











APARTMENT RESIDENCES - DUPLEX TERRACE

RESIDENCES

LUXURY RESIDENCES WITH EXCEPTIONAL VIEWS

Cherish the vibrant beachfront spirit while enjoying the privacy and comfort you desire. The Apartment Residences range from **one to three bedrooms, with duplex apartments and beach houses** also available.

Delight in exceptional views and **abundant outdoor space with spectacular balconies, terraces, and gardens** overlooking the beautiful blue sea and golden sands.

ONE, TWO AND THREE BEDROOM RESIDENCES

BREATHTAKING PANORAMIC VIEWS

Experience the sheer magnificence of an elevated high-rise Residence, where airy **terraces and balconies** transport you to a coastal retreat. These spacious homes, ranging from one to three bedrooms, embrace their breathtaking surroundings by utilising **glass balustrades to invite an influx of sunlight inside.**





APARTMENT RESIDENCES - LIVING ROOM

Whether it's morning, afternoon, or evening, step outside onto your **private outdoor space** and immerse yourself in panoramic sea views, bask in the warmth of the sun's rays, and savour the invigorating coastal breeze. The **seamless integration of indoor and outdoor living** creates an enchanting haven where you can relish the boundless beauty that nature offers.



APARTMENT RESIDENCES
DUPLEX LIVING ROOM

FOUR-BEDROOM DUPLEXES

SOARING CEILINGS

Experience spaciousness and openness in **a four-bedroom duplex**, where living areas span two levels.

Each home includes an engineered wood staircase, porcelain tile flooring, and **soaring ceilings for an enhanced sense of space.**

The four-bedroom duplexes include an extensive **private terrace equipped with a swimming pool for endless poolside lounging in the comfort of your own home.** From the terrace, admire the captivating architectural design of your exquisite new home, where sleek and minimalist aesthetics meet the transformative power of floor-to-ceiling glass windows.

Experience the beauty of the design's transparency as your surroundings merge harmoniously, creating a **modern living environment with breathtaking water views.**



APARTMENT RESIDENCES - DUPLEX TERRACE

BEACH HOUSES

BEAUTIFUL BEACHFRONT GARDENS

Indulge in the seclusion of your own personal oasis, **offering breathtaking sea vistas** in a stunning beach house **surrounded by a flourishing garden.** These **two, three bedroom apartments** are located on the **podium level** and include terraces and gardens, adding to the allure of this serene retreat.



APARTMENT RESIDENCES - BEACH HOUSE TERRACE

APARTMENT RESIDENCES - BEACH HOUSE LIVING ROOM AND GARDEN



The sizeable beach houses range from two to three bedrooms, with spacious indoor and outdoor living areas spanning two levels.

INTERIORS

A SYMPHONY OF DAZZLING DETAILS





APARTMENT RESIDENCES - MASTER BEDROOM

Embark on a journey through a realm of modern design with a serene, stylish atmosphere where comfort holds the utmost importance in every harmonious space.

The inviting interiors are embellished with a variety of **luxurious materials**, including wood, stone and tiles, creating a **captivating and eclectic ambience**.

INTERIORS

SERENE MASTER BEDROOMS

Delight in **light-filled bedrooms** decorated in **calming neutral hues**, offering a captivating sea blue backdrop and a welcoming atmosphere.



APARTMENT RESIDENCES - MASTER BEDROOM



INTERIORS

CAREFULLY CURATED DETAILS

- Porcelain tile flooring
- Engineered wood staircase (Duplexes and Beach Houses)
- Kitchen with engineered stone countertop and wood veneer cabinets
- Master bathroom with stone feature wall and engineered stone countertop
- Secondary bathroom with porcelain feature wall and engineered stone countertop
- Brushed champagne metal and wood finishes



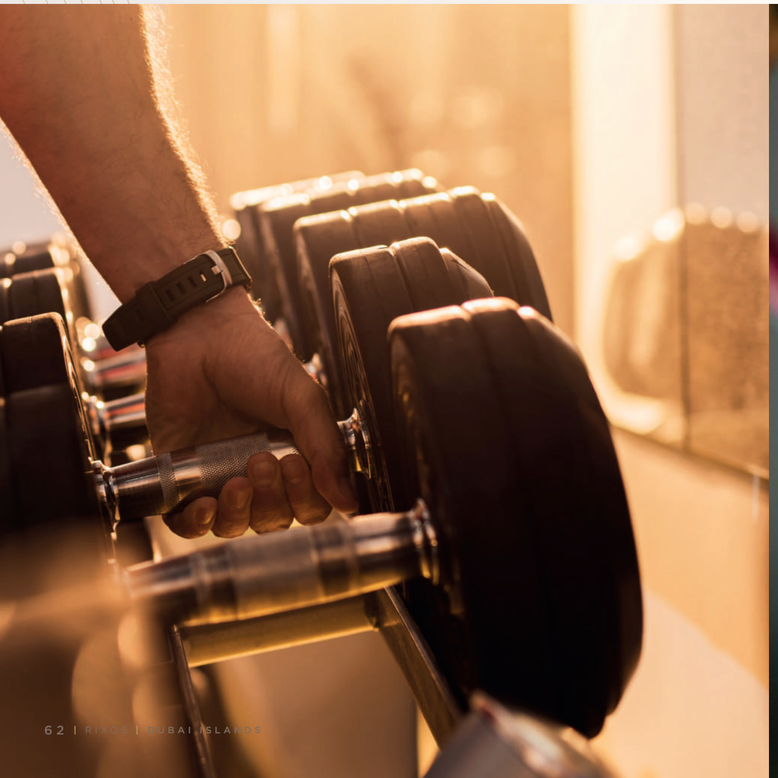
RESIDENTIAL AMENITIES

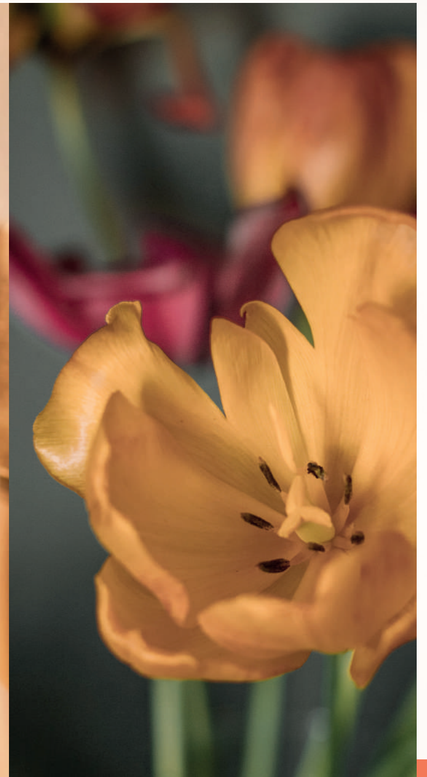
ALL-EXCLUSIVE ACTIVITIES

Leisure pursuits

RESIDENTIAL AMENITIES

ACTIVITIES FOR RESIDENTS OF ALL AGES







Unwind at the spa, swim laps in the pool, or work on your fitness at the gym. Embrace a **wide range of enriching activities** from sunrise to sunset as you **craft your dream lifestyle** that perfectly balances moments of family fun and personal relaxation. Discover an abundance of wellness, sports, and leisure facilities that will delight individuals of all ages.

Residents can access and book these activities via the concierge.

RESIDENTIAL AMENITIES









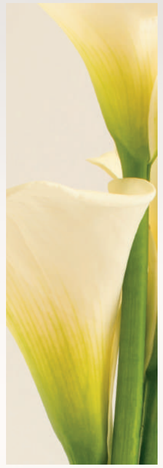




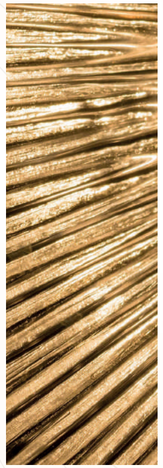














RESIDENCES LOBBY



LOBBY CAFÉ



GYM/FITNESS CENTER

RESIDENTIAL AMENITIES

FEEL INSPIRED IN THE STYLISH GYM

Reach your health and fitness goals in total tranquillity at the spacious gym. Find endless motivation to **work out in style with first-class equipment** and breathtaking views of the beachfront.


RESIDENTS' LOUNGE



KIDS PLAY AREA

GAMING ROOM



RESIDENTIAL AMENITIES

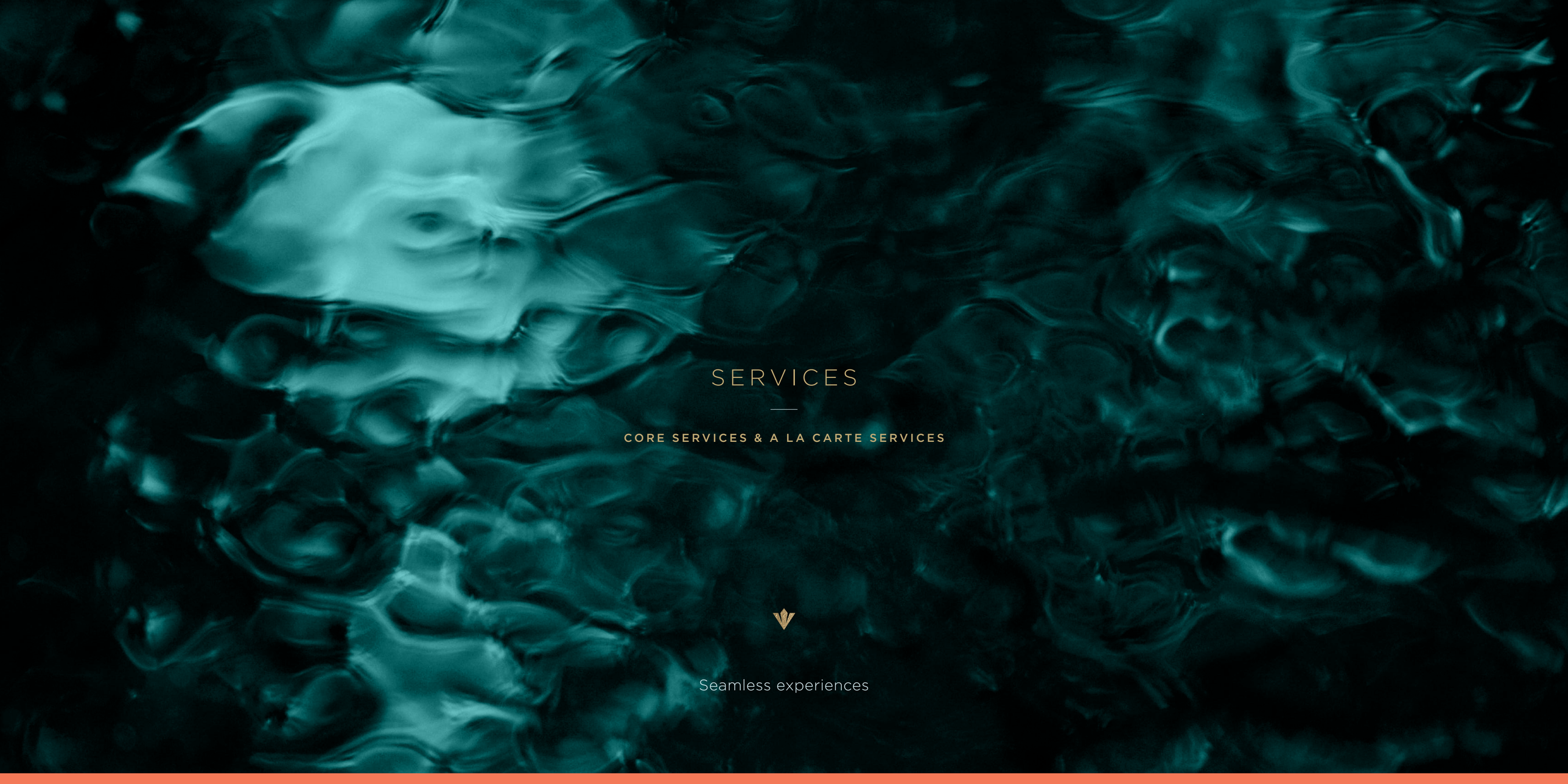
UNWIND BY THE INFINITY POOL

Delight in the **captivating beauty of the infinity pool** nestled in the heart of the lush communal garden. This enchanting gem becomes even more magical at night, illuminated by soft lighting.

With separate **spaces for both adults and children**, the pool area is the perfect place for relaxing with the whole family.



APARTMENT RESIDENCES - ADULTS POOL



SERVICES

CORE SERVICES & A LA CARTE SERVICES

Seamless experiences

SERVICES

ALL-EXCLUSIVE SERVICES BY RIXOS





Experience a new sense of freedom and adventure as you **embrace new hobbies** and participate in events. In this world of wonder, an exclusive array of **curated activities and services** designed exclusively by Rixos await you. There is something exciting for every age group to enjoy.

CORE SERVICES

AN ELEVATED EVERYDAY EXPERIENCE

- Residences Concierge
- Doormen & Valet
- Security
- Residents' Lounge and other Residential facilities staff
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area "Reserve for Replacement"
- WIFI internet in Residents Lounge and other Residential facilities
- General & Administrative
- Property Insurance (base building/common areas)
- Accor Ownership Benefits Program Annual Fee

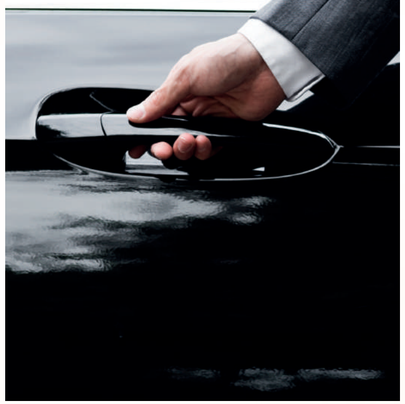
* Access to Core Services will be included in the annual service charge





















A LA CARTE SERVICES

EXCLUSIVE LUXURY SERVICES

- Residence catering, personal chef
- Personal trainer, yoga and fitness instruction
- Shopping services, personal assistant
- Childcare
- Dog walking service
- Dry cleaning & laundry
- Private transportation / limousine services
- Residence housekeeping (daily, weekly etc.)
- Residence maintenance
- “While You Are Away” Maintenance Package
- Residence housekeeping (from light cleaning and turn down service to deep cleans, carpet cleaning, interior window cleaning)
- Florist services
- Shoe shine service
- Technology assistance
- Sports equipment storage
- Newspaper and magazine delivery services to door
- Nutritionist, health and wellness consultation
- Personal assistant, secretarial & shopping services
- Pre-arrival shopping (grocery shopping and re-provisioning), shopping services
- Pet minding, pet walking and related services
- Translation services
- Car detailing, re-fuelling and storage services
- 24-hour emergency repair
- After hours emergency repair, and non-routine or specialised repair and maintenance

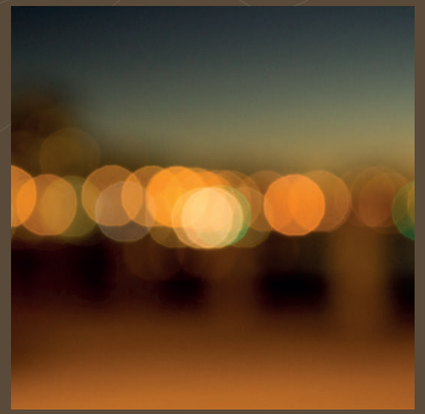
* A La Carte Services will be available at an additional charge



OWNER BENEFITS

ACCOR OWNER BENEFITS PROGRAM & ON-PROPERTY BENEFITS

Exclusive membership



ADDITIONAL OWNER BENEFITS

ACCOR OWNER BENEFITS PROGRAM

A distinct benefit of owning an exquisite Rixos Residence in Dubai Islands is **the eligibility to participate in the exclusive Accor Owner Benefits Program***, with a **VVIP status on a global basis**.

* Eligibility continues for as long as Purchaser owns Rixos branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.



ADDITIONAL OWNER BENEFITS

ACCOR OWNER BENEFITS PROGRAM

This prized membership allows owners to enjoy the following benefits:

- Exclusive invitation to join DIAMOND status in ALL - Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings
- Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide (subject to availability)*
- 20% off the best available rate worldwide at participating Accor hotels and resorts

* At participating Accor brands and properties.

ADDITIONAL OWNER BENEFITS

ON-SITE BENEFITS AND PRIVILEGES

- Discounted rate for All-Inclusive Pass for Rixos Dubai Islands Hotel and F&B
- Discounts on Rixos Dubai Islands Spa treatments and products

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