

NAUTIS

RESIDENCES





Where the shimmering waves of the
Arabian Gulf meet the shores of Dubai

OCEAN-INSPIRED LUXURY RESIDENCES

IN THE HEART OF DUBAI ISLANDS

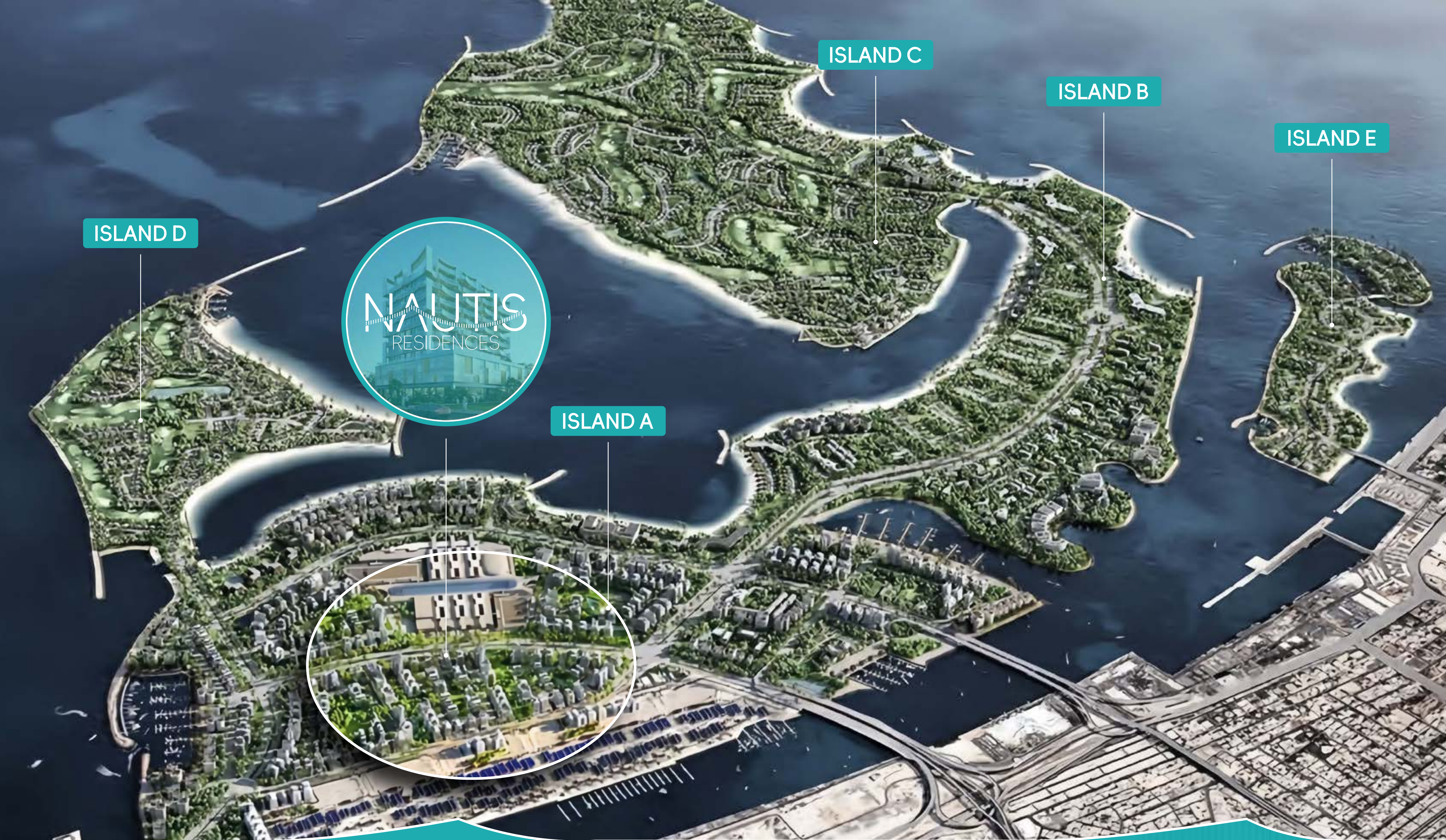
EXPERIENCE EXCLUSIVE
LUXURY ISLAND LIVING



Where the senses are rejuvenated

DUBBAI ISLANDS





DUBAI ISLANDS

The Dubai Islands, meticulously planned by Nakheel, the developer behind the Palm Jumeirah, are located at the mouth of the Dubai Creek and represent Dubai's largest waterfront project. Composed of five interconnected islands, the development spans a total area of 17 square kilometers, featuring a stunning 21-kilometer coastline and nine marinas with direct access to the Persian Gulf.

AN IDEAL LOCATION ON DUBAI ISLANDS

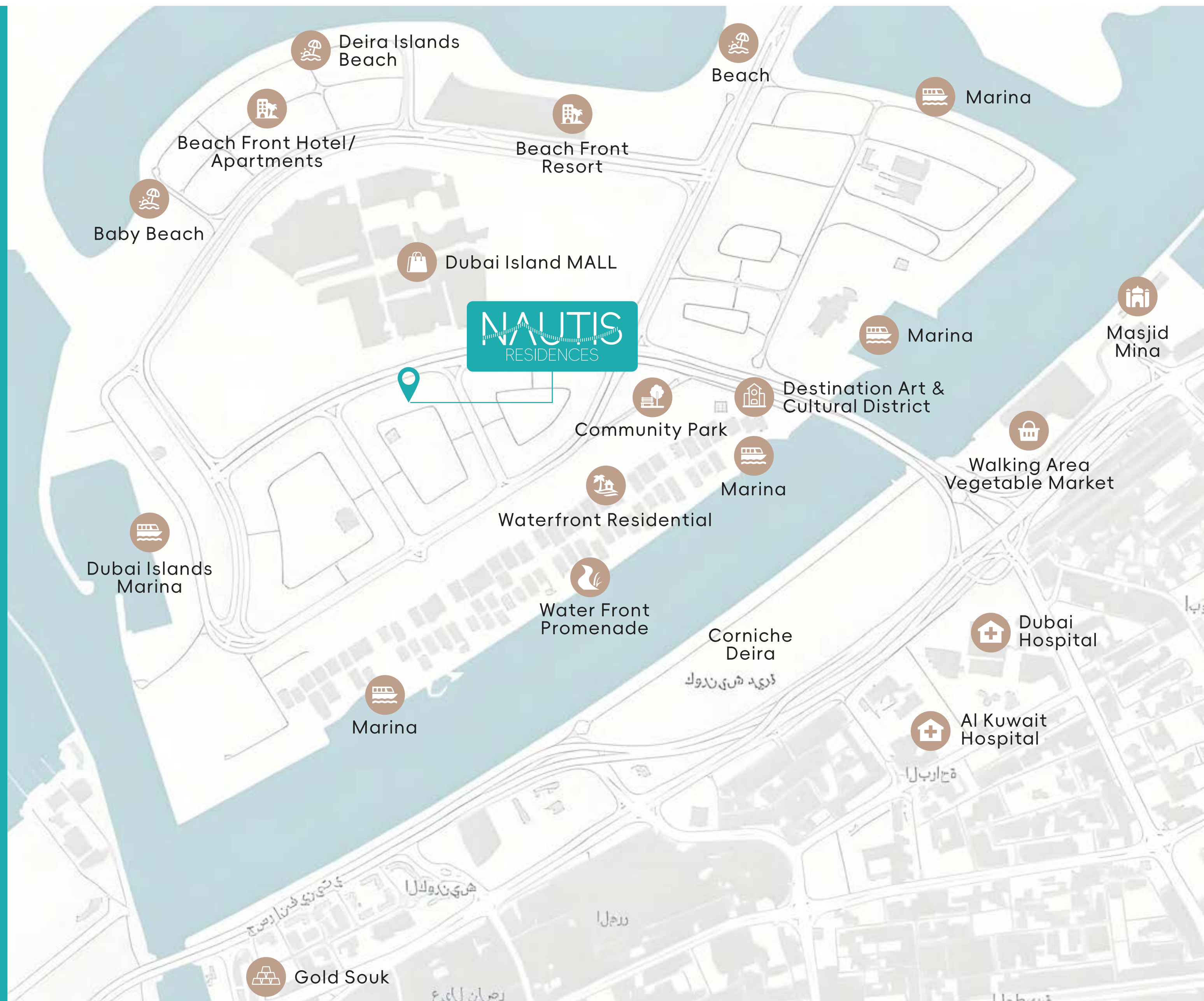
Nautis is surrounded by world-class destinations. Step into the best in dining, leisure and entertainment, right on your doorstep.

Shop at the Dubai Islands Mall, featuring the very best in international brands.

Walk along the marina waterfronts and experience the Art & Cultural District.

Relax on golden sand beaches, in palm-tree shaded parks and at luxury five-star beach resorts.

Nautis offers residents with elevated living and easy access to Dubai's modern and heritage hotspots



INVESTING IN DUBAI

Nestled at the mouth of Dubai Creek, Dubai Islands is a groundbreaking development by Nakheel-the masterminds behind Palm Jumeirah. Spanning 17 sq.km across five interconnected islands, it stands as Dubai's largest waterfront project, blending natural beauty with urban innovation. Offering 21 km of beaches, 9 marinas, and direct Arabian Gulf access.



POINTS OF INTEREST

Infinity Bridge	5 min
Waterfront Market	5 min
Nearest Metro Station	8 min
Dubai Hospital	8 min
Al Mamzar Beach	8 min
Dubai International Airport	10 min
Cruise Terminal	15 min
La Mer Beach	15 min
Jumeirah Public Beach	15 min
Dubai Frame	15 min
Khalifa	15 min
Downtown Dubai	15 min
Dubai Mall	15 min



GOLD COAST

The 21-kilometer-long golden coastline
weaves a poetic dialogue between life and nature
immersing every moment in the gentle embrace
of sea breeze and warm sunshine





FAMILY GATHERING & MOMENTS

A welcoming sanctuary where families bond over shared experiences: play at the seaside, tell stories and enjoy picnics in the open-air. Relax and unwind in your own island haven







YACHT MARINA

Live life to the fullest
with every voyage







LEISURE & TOURISM EXCELLENCE

Unwind in luxury hotels
tee off at championship golf courses
or explore vibrant nightlife
Adventure meets relaxation with spas
water sports
and Cultural escapades

WORLD-CLASS SHOPPING&DINING

Indulge in luxury boutiques, gourmet eateries
and vibrant markets. From haute couture to local crafts
savor global cuisines or intimate cafe moments-
curated to delight discerning tastes

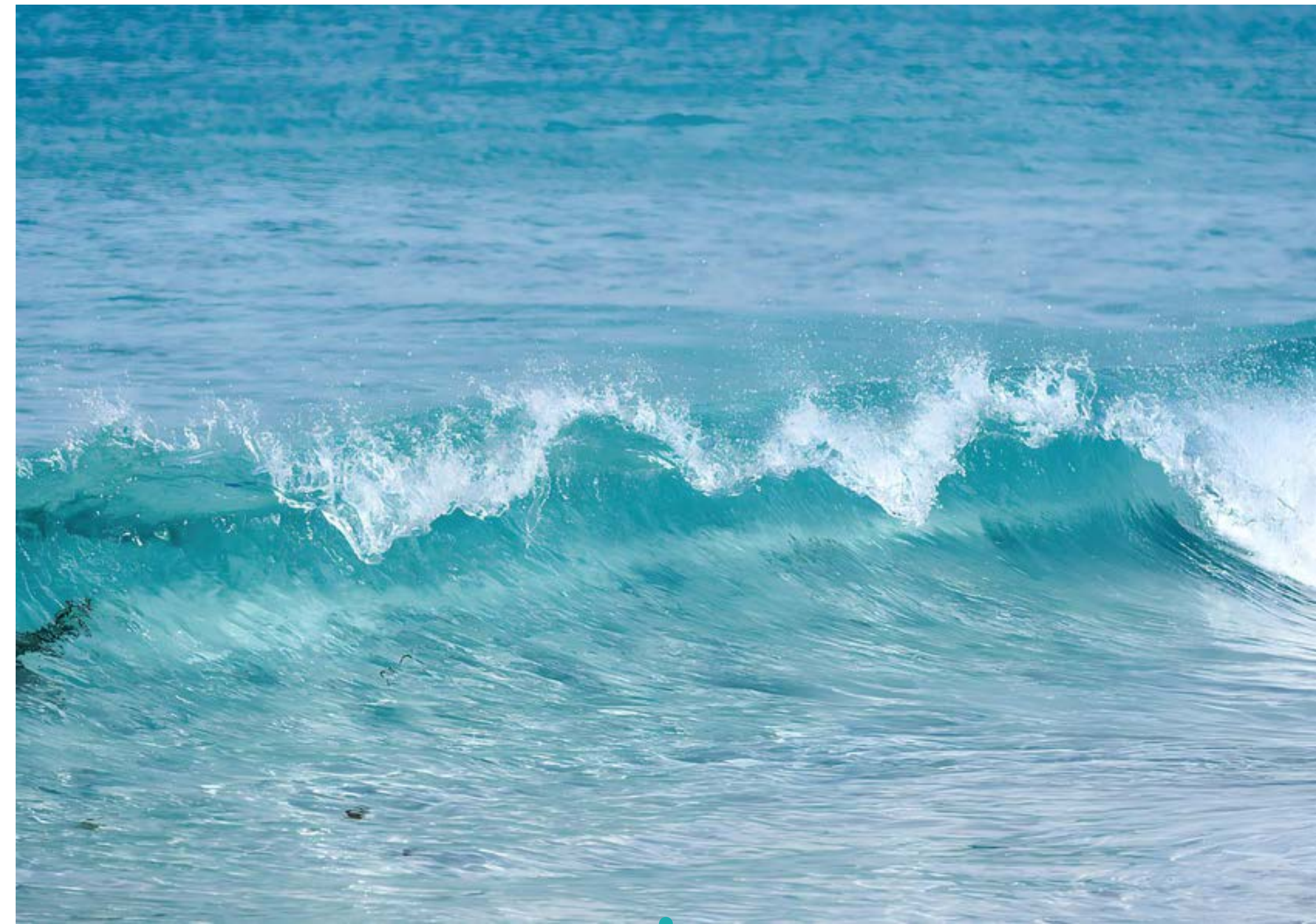


OCEAN-INSPIRED UNIQUELY CHARMING

The project takes the ocean as its design inspiration
blending modern design with natural elements
It features unique wave-shaped balconies
which not only endow the architecture with aesthetic appeal
but also bring residents a distinctive view
enabling architecture and nature to coexist in harmony



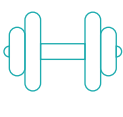
ELEMENT EXTRACTION
WAVES

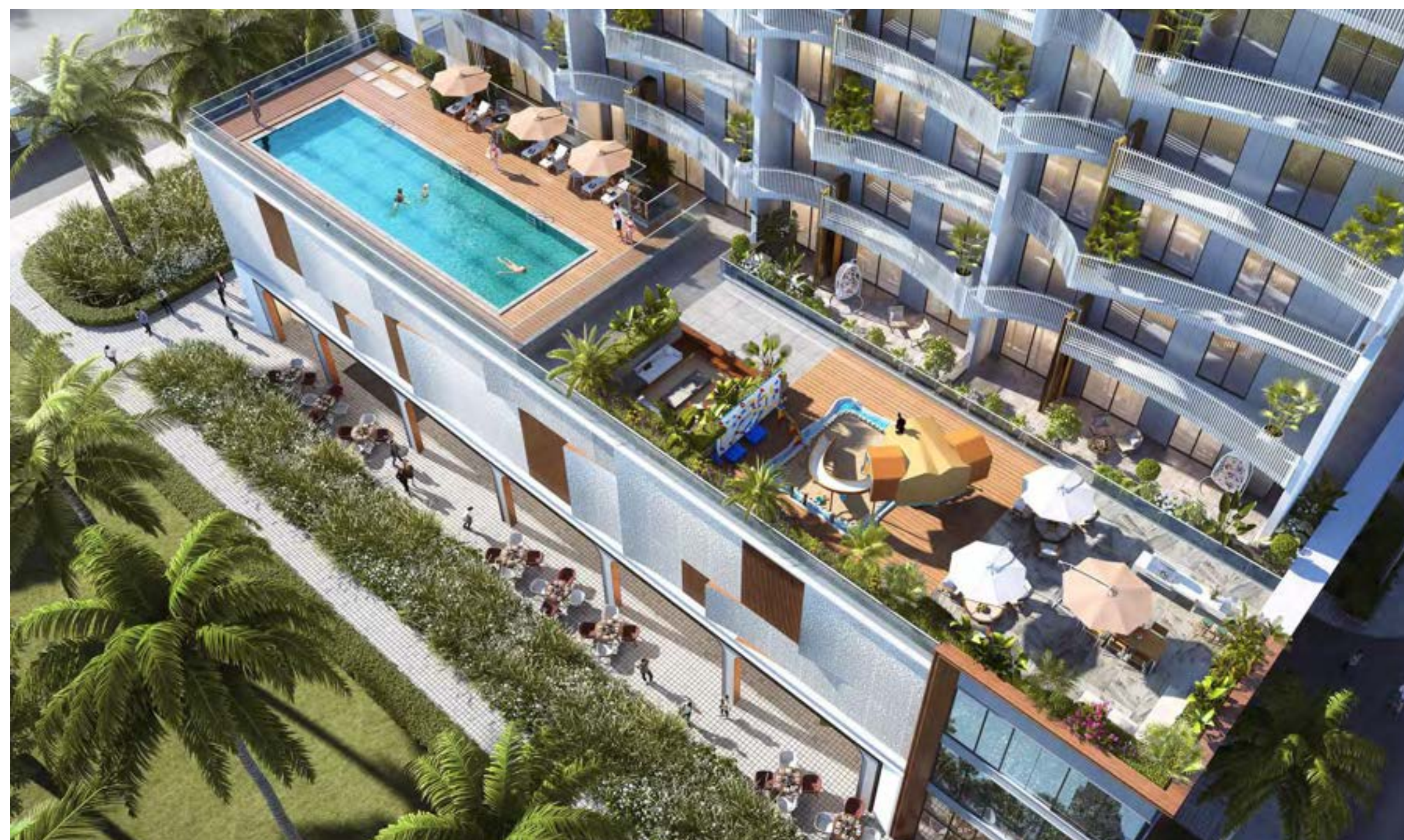




CURATED FACILITIES THAT ENHANCE WELLBEING

Relax in the world-class amenities of the residences, from a tranquil swimming pool to a serene reading area. Prioritise your wellness and energise the soul in the trendy gym and outdoor yoga zone, and socialise in the outdoor dining area with a dedicated barbecue zone.

- | | | | |
|---|--|--|--|
| <p>1</p>  <p>SWIMMING POOL</p> | <p>2</p>  <p>GYM</p> | <p>3</p>  <p>OUTDOOR YOGA ZONE</p> | <p>4</p>  <p>LEISURE AREA</p> |
| <p>5</p>  <p>RELAXATION SUN DECK</p> | <p>6</p>  <p>OUTDOOR LEISURE READING AREA</p> | <p>7</p>  <p>KIDS' ENTERTAINMENT ZONE</p> | <p>8</p>  <p>BBQ & PRIVATE DINING</p> |





NAUTIS RESIDENCES OFFERS AN UNMATCHED LIFESTYLE
THROUGH EXCLUSIVE LUXURY ISLAND LIVING

Look out onto a tropical green landscape, where every window frames nature as
apainting. From your door to the coastal shore, write your own island stories.

OCEAN-INSPIRED
UNIQUELY
CHARMING





NAUTIS RESIDENCES

APARTMENT LOBBY



ELEVATOR LOBBY



SWIMMING POOL



GYM

OUTDOOR LEISURE READING AREA



BBQ&PRIVATE DINING



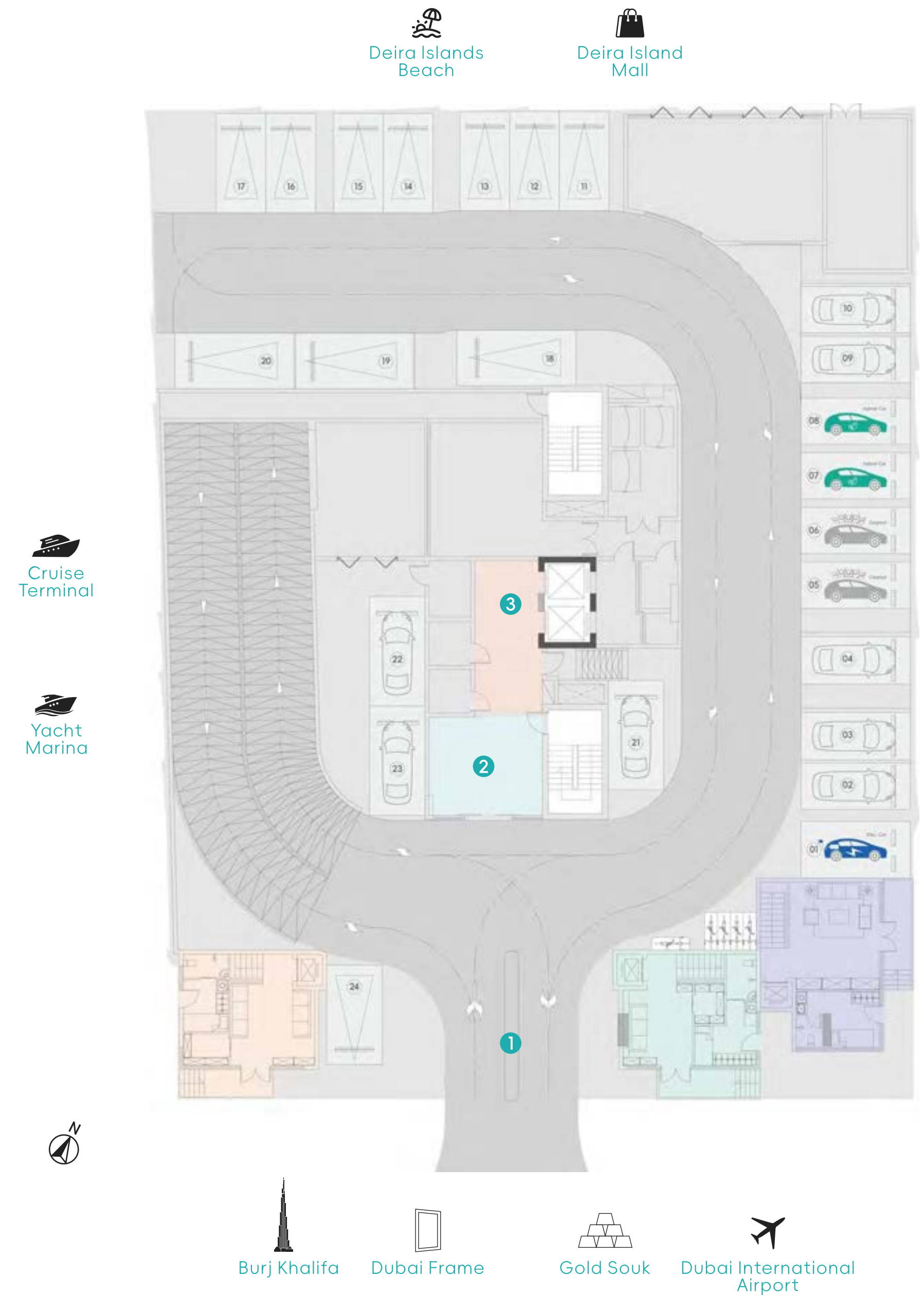


FLOOR PLANS

GROUND FLOOR PLAN

- 1 MAIN ENTRANCE
- 2 MAIN ENTRANCE LOBBY
- 3 ELEVATOR LOBBY

G Floor



FLOOR PLANS

FLOOR PLAN- 1st LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
101	3-BR-C	1,162.50	875.86	2,038.36
102	2-BR-A	892.11	496.97	1,389.08
103	2-BR-A	894.05	496.97	1,391.02
104	3-BR-C	1,160.35	922.47	2,082.82
105	3-BR-C	1,156.80	824.41	1,981.21
106	2-BR-B	754.44	402.89	1,157.33

1st Floor



Cruise
Terminal

Yacht
Marina



Burj Khalifa

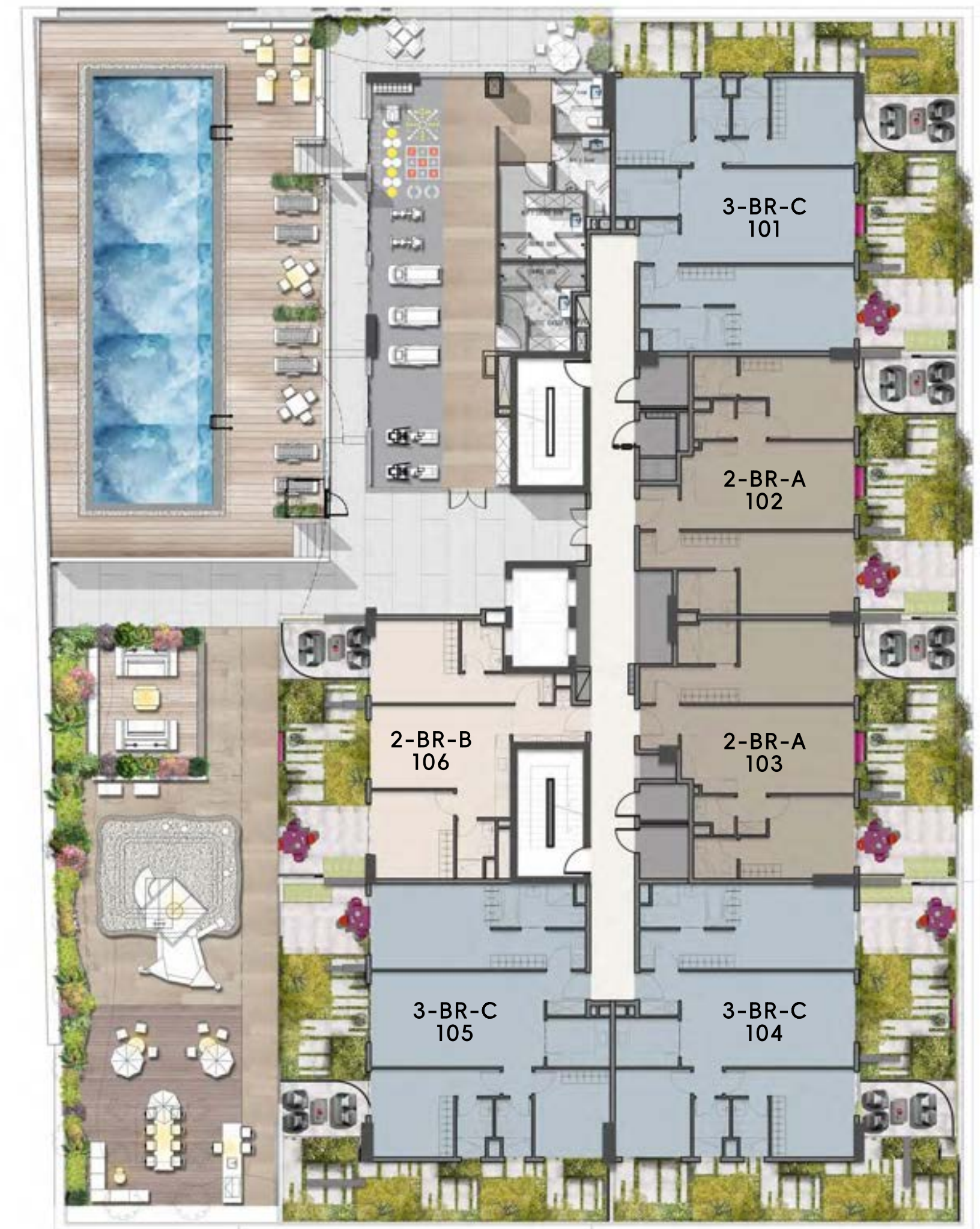
Dubai Frame

Gold Souk

Dubai International
Airport

Deira Islands
Beach

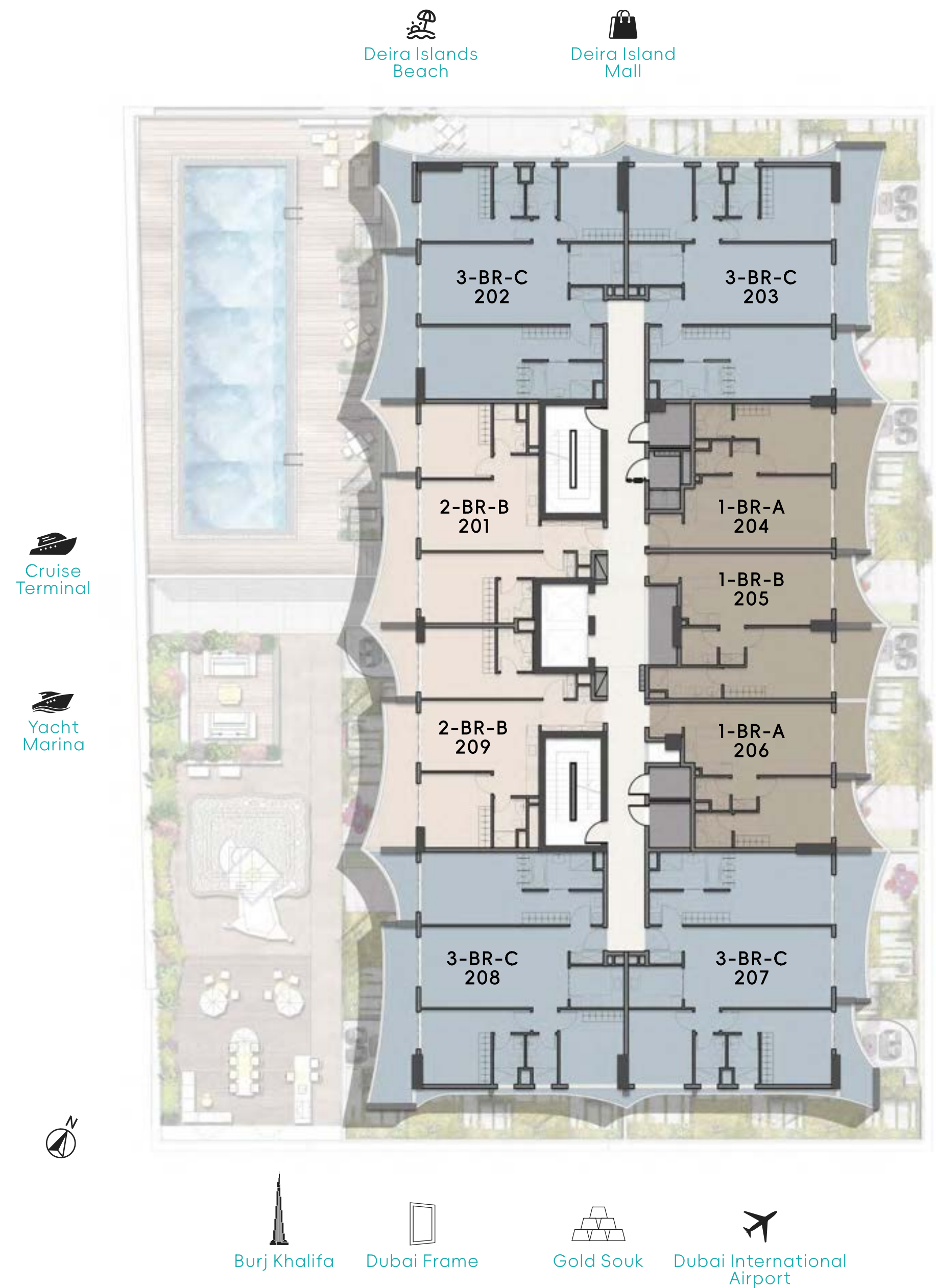
Deira Island
Mall



FLOOR PLANS

FLOOR PLAN- 2nd LEVEL

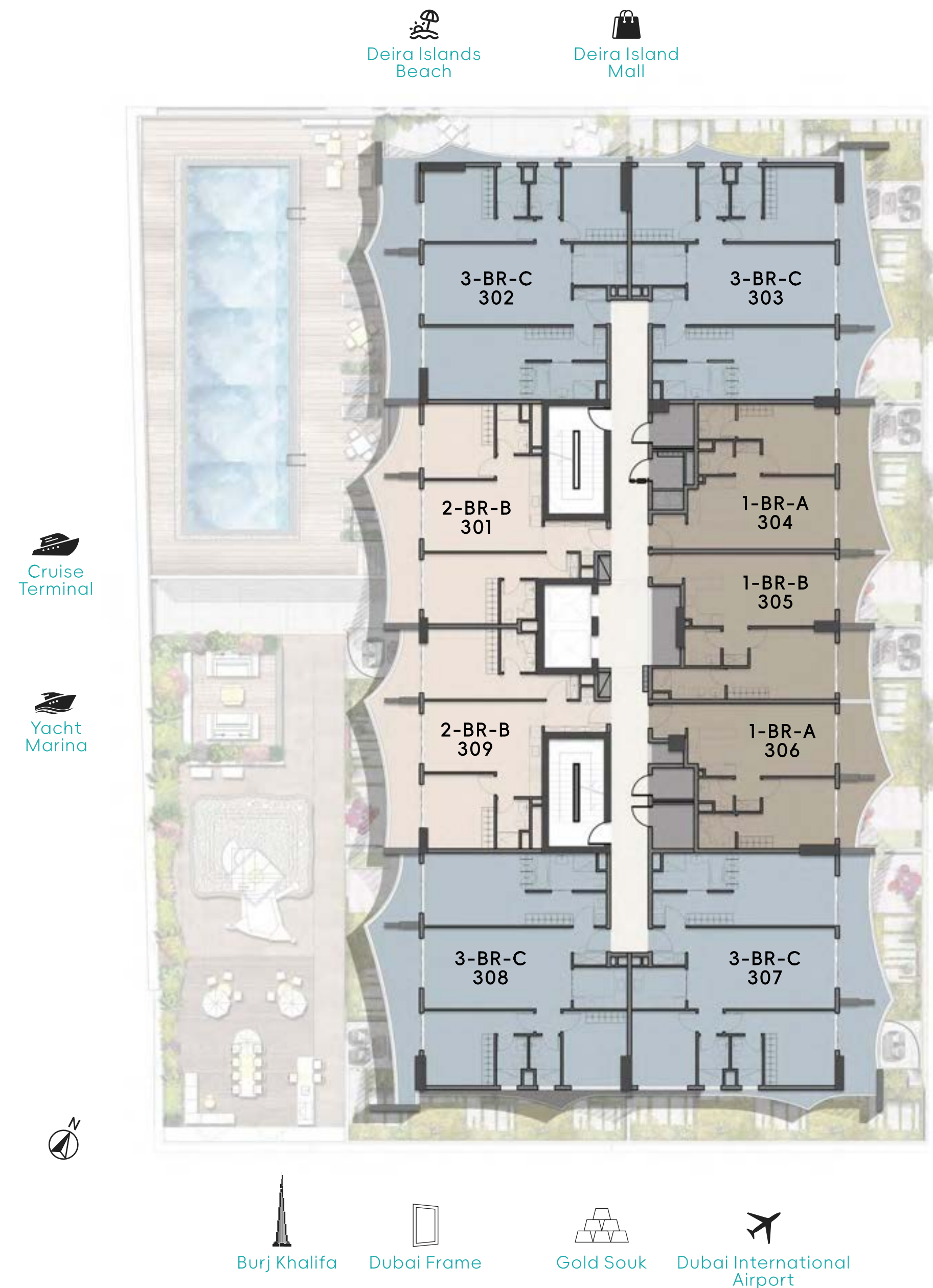
UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
201	2-BR-B	757.13	204.08	961.21
202	3-BR-C	1,151.95	226.15	1,378.10
203	3-BR-C	1,162.50	227.98	1,390.48
204	1-BR-A	572.32	147.57	719.89
205	1-BR-B	637.65	138.96	776.61
206	1-BR-A	574.25	120.77	695.02
207	3-BR-C	1,160.35	224.75	1,385.10
208	3-BR-C	1,156.80	228.30	1,385.10
209	2-BR-B	755.52	205.70	961.22



FLOOR PLANS

FLOOR PLAN- 3rd LEVEL

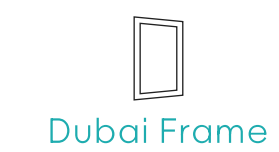
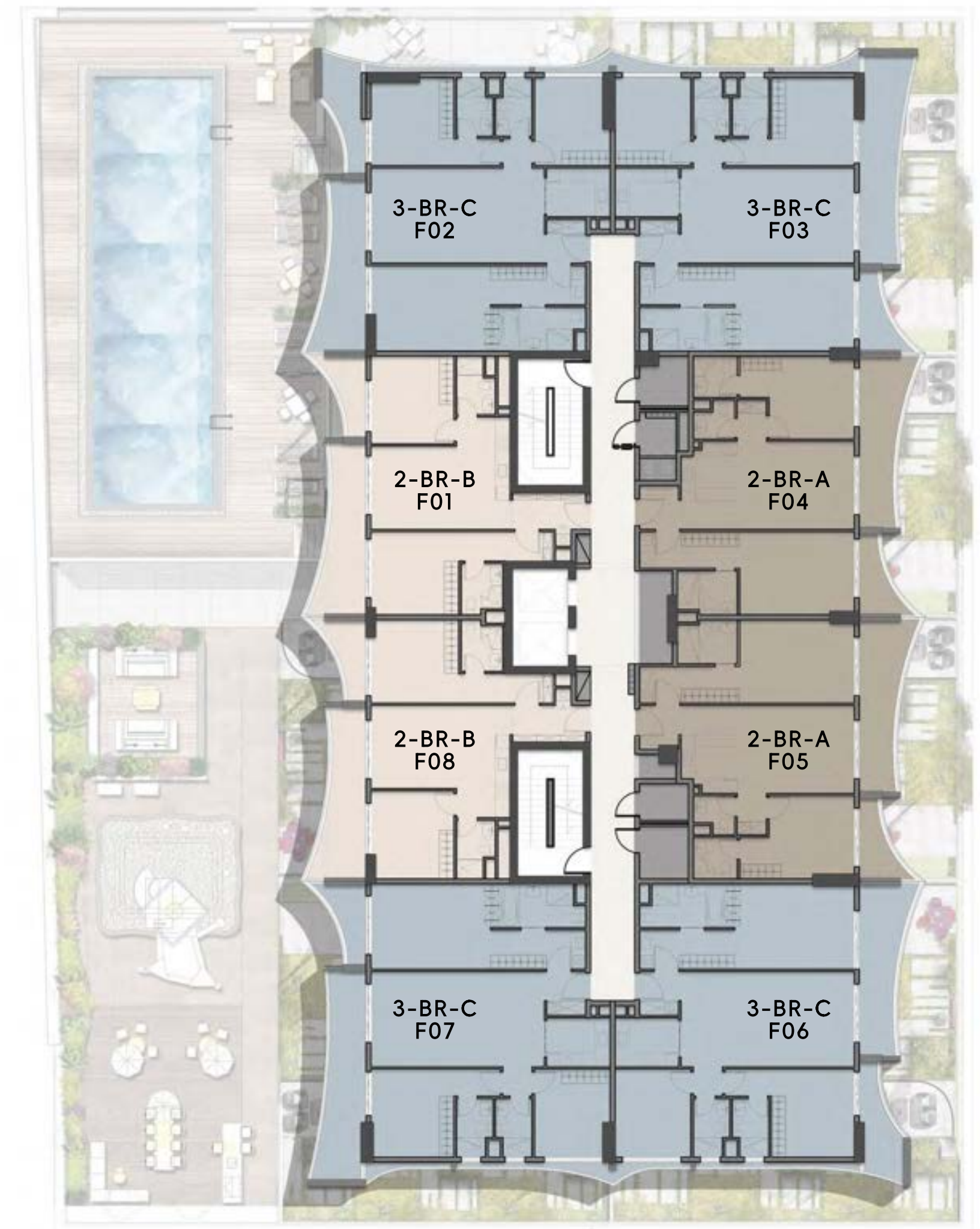
UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
301	2-BR-B	757.13	204.08	961.21
302	3-BR-C	1,151.95	248.22	1,400.17
303	3-BR-C	1,162.50	216.57	1,379.07
304	1-BR-A	572.32	147.57	719.89
305	1-BR-B	637.65	119.91	757.56
306	1-BR-A	574.25	139.93	714.18
307	3-BR-C	1,160.35	246.06	1,406.41
308	3-BR-C	1,156.80	216.79	1,373.59
309	2-BR-B	755.52	205.70	961.22



FLOOR PLANS

FLOOR PLAN- 4th/6th LEVEL

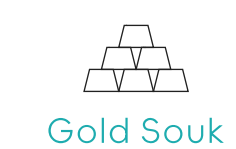
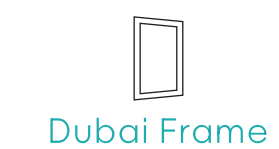
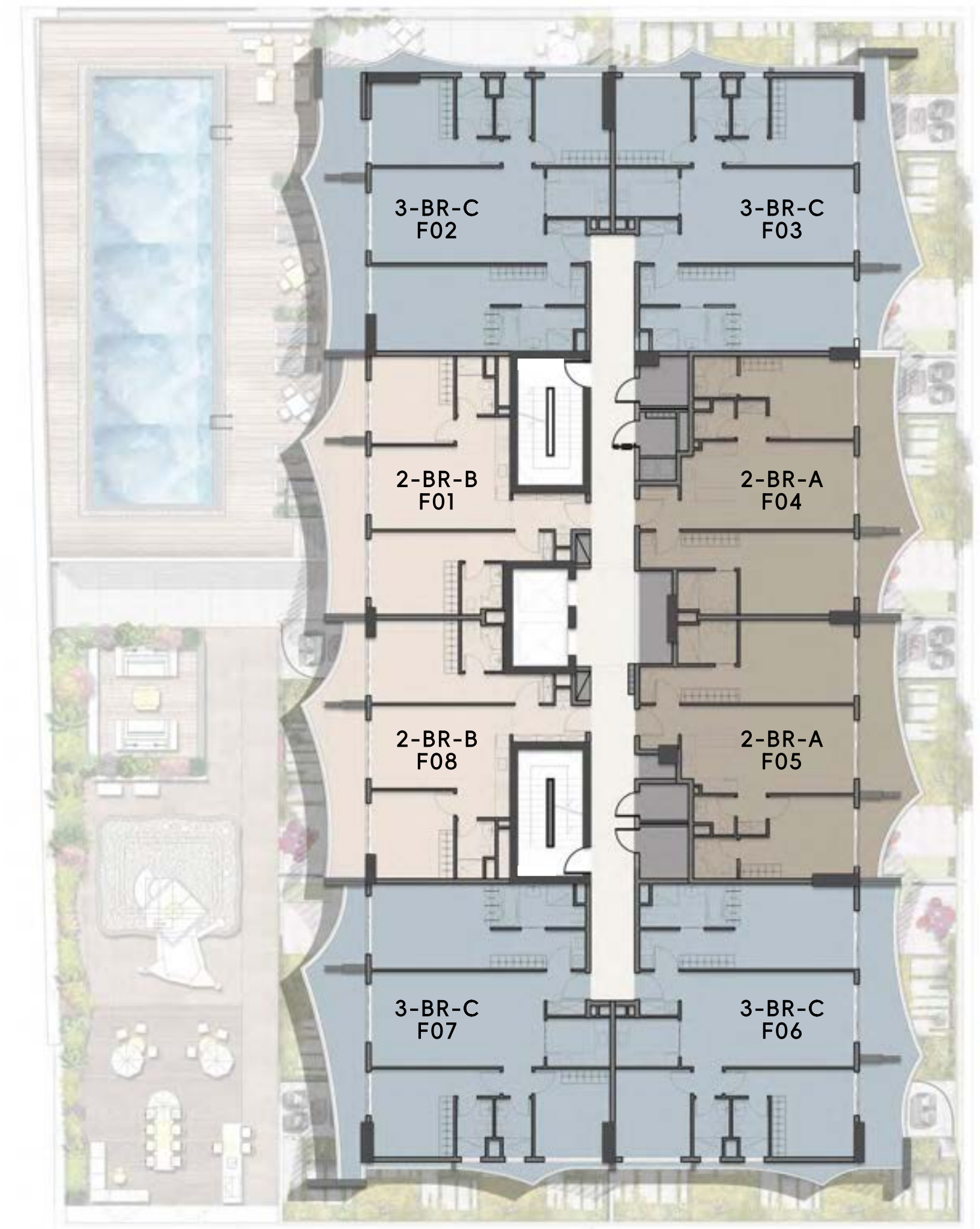
UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	226.04	1,377.99
F03	3-BR-C	1,162.50	227.98	1,390.48
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	224.75	1,385.10
F07	3-BR-C	1,156.80	228.19	1,384.99
F08	2-BR-B	755.52	205.70	961.22



FLOOR PLANS

FLOOR PLAN- 5th/7th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	248.22	1,400.17
F03	3-BR-C	1,162.50	216.57	1,379.07
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	246.82	1,407.17
F07	3-BR-C	1,156.80	216.79	1,373.59
F08	2-BR-B	755.52	205.70	961.22



FLOOR PLANS

FLOOR PLAN- 8th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
801	3-BR-D	1,520.62	915.15	2,435.77
802	3-BR-E	1,658.50	924.19	2,582.69
803	3-BR-E	1,658.50	913.96	2,572.46
804	3-BR-D	1,519.76	926.34	2,446.10

8th Floor



Cruise
Terminal

Yacht
Marina



Burj Khalifa

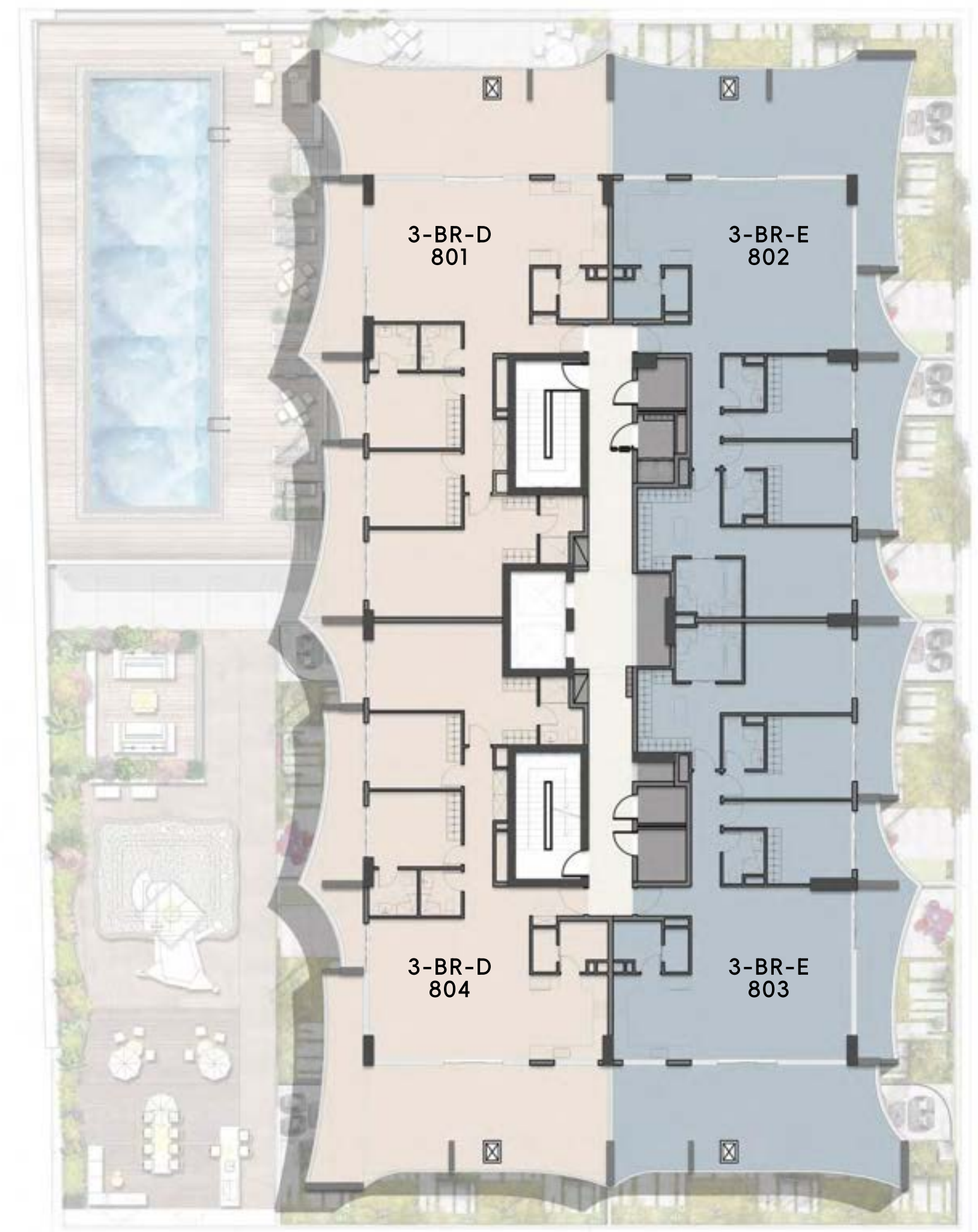
Dubai Frame

Gold Souk

Dubai International
Airport

Deira Islands
Beach

Deira Island
Mall



WAKE UP TO INCREDIBLE VIEWS WITH NATURAL LIGHT AND INTELLIGENT DESIGN

The project encompasses diverse layout types, ranging from versatile one-bedroom units to spacious luxury four-bedroom residences, catering to various differentiated living needs. Each layout features scientifically planned area ratios, with interior spaces following the design logic of active-quiet zoning. The living room and dining area are connected in a fully lit and transparent layout, complemented by panoramic floor-to-ceiling windows. Bedrooms adopt a fully lit design, with large daylighting areas inviting warm sunlight, turning every waking moment into a poetic encounter that dances with nature.

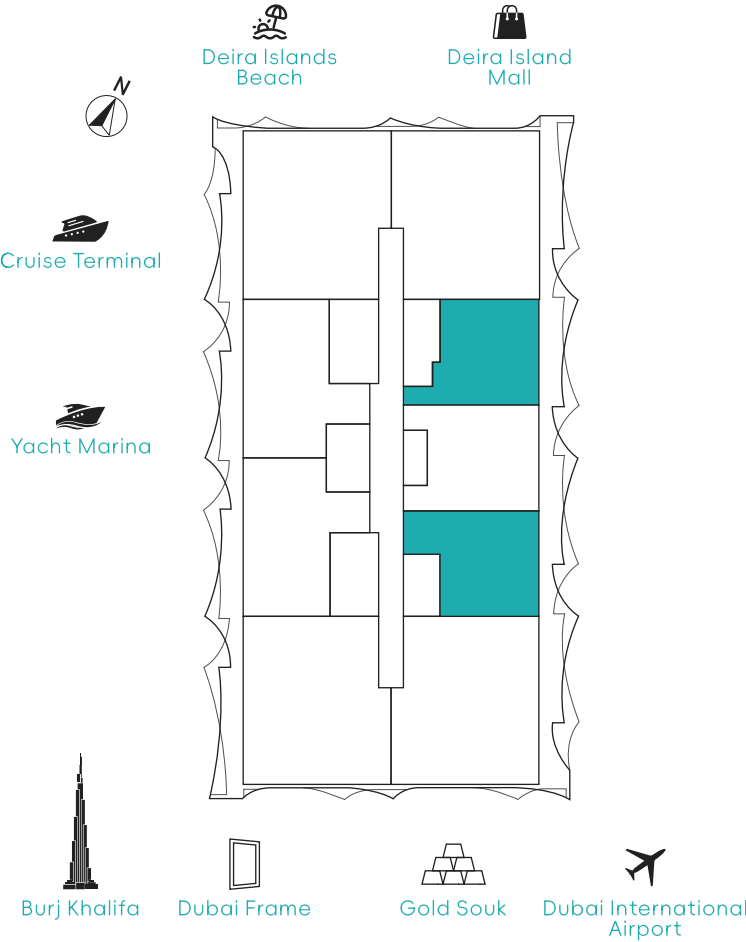


APARTMENT LAYOUTS

1 BED ROOM



TYPICAL(2nd) FLOOR



SUITE AREA:	572.32/574.25 Sq.Ft
BALCONY AREA:	120.77-147.57 Sq.Ft
TOTAL AREA:	695.03-719.89 Sq.Ft

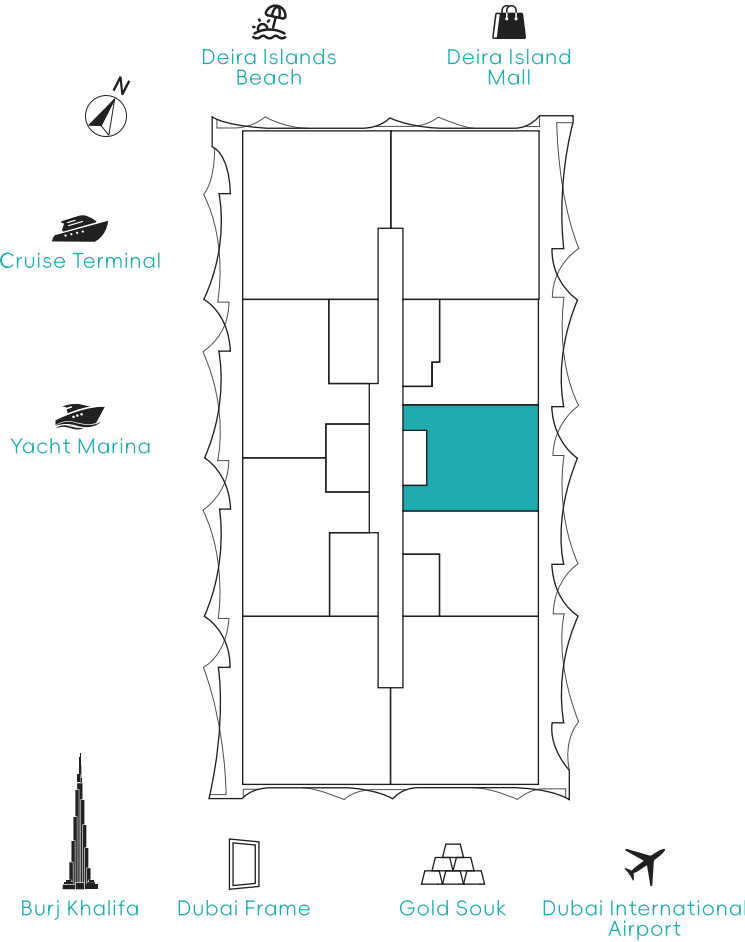
2 nd Floor	204 206
3 rd Floor	304 306

APARTMENT LAYOUTS

1 BED ROOM



TYPICAL(2nd) FLOOR



SUITE AREA:	637.65 Sq.Ft
BALCONY AREA:	119.91/138.96 Sq.Ft
TOTAL AREA:	757.56/776.61 Sq.Ft

2 nd Floor	205
3 rd Floor	305



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT

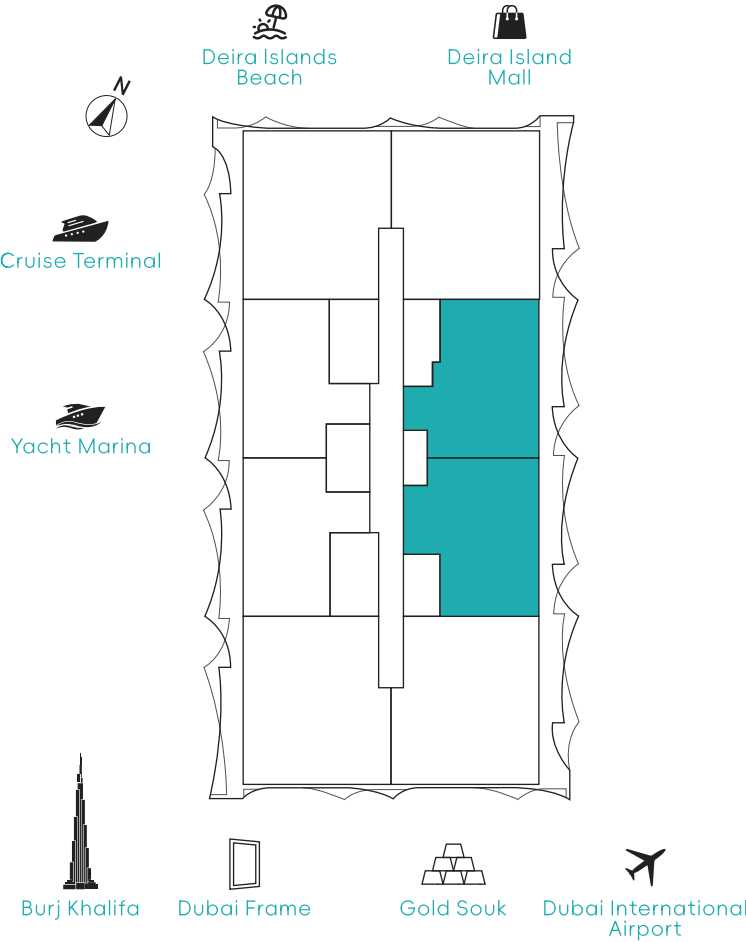
APARTMENT LAYOUTS

2 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

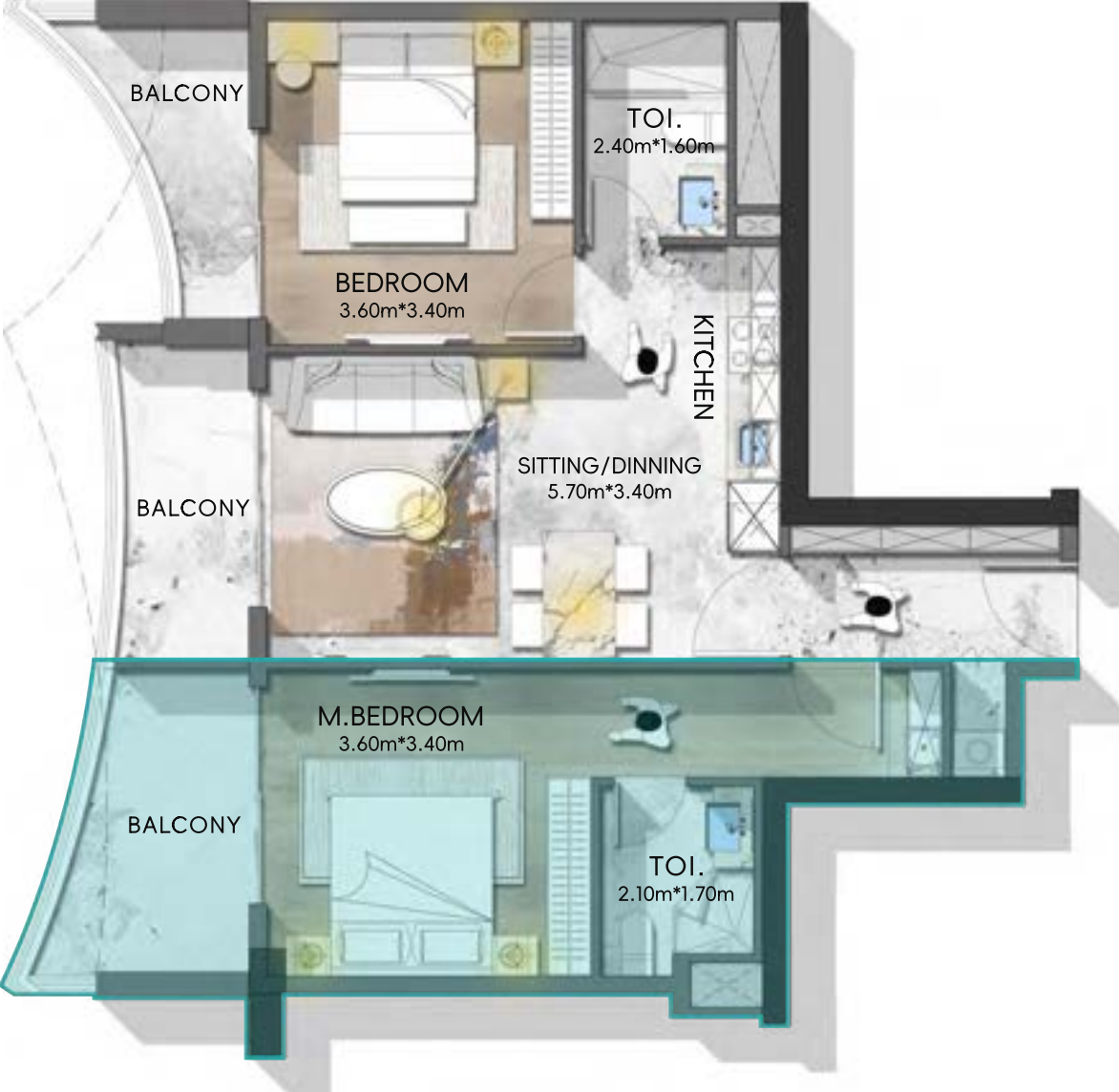
TYPICAL(4th to 6th) FLOOR



SUITE AREA:	892.11/894.05 Sq.Ft
BALCONY AREA:	203.65/496.97 Sq.Ft
TOTAL AREA:	1095.76-1391.02 Sq.Ft
1 st Floor	4 th ,5 th ,6 th ,7 th Floor
102 103	404 405
	504 505
	604 605
	704 705

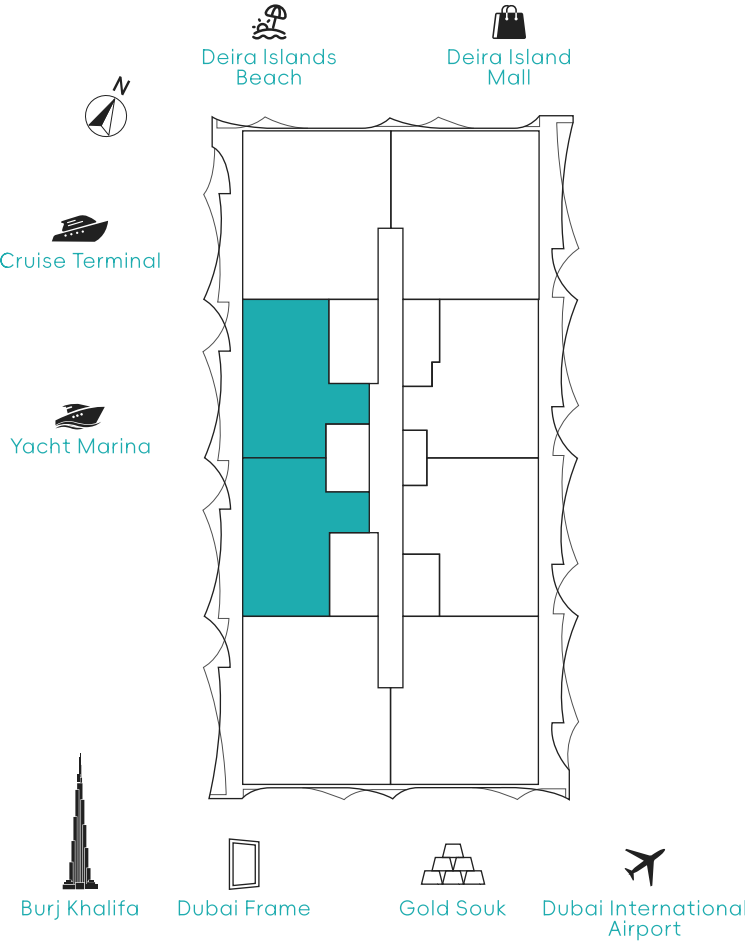
APARTMENT LAYOUTS

2 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4th to 6th) FLOOR



SUITE AREA:	754.44/757.13 Sq.Ft
BALCONY AREA:	204.08/402.89 Sq.Ft
TOTAL AREA:	961.21-961.22 Sq.Ft
1 st ,2 nd ,3 rd Floor	4 th ,5 th ,6 th ,7 th Floor
106	401 408
201 209	501 508
301 309	601 608
	701 708



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT

RENDERINGS OF TYPE C APARTMENT

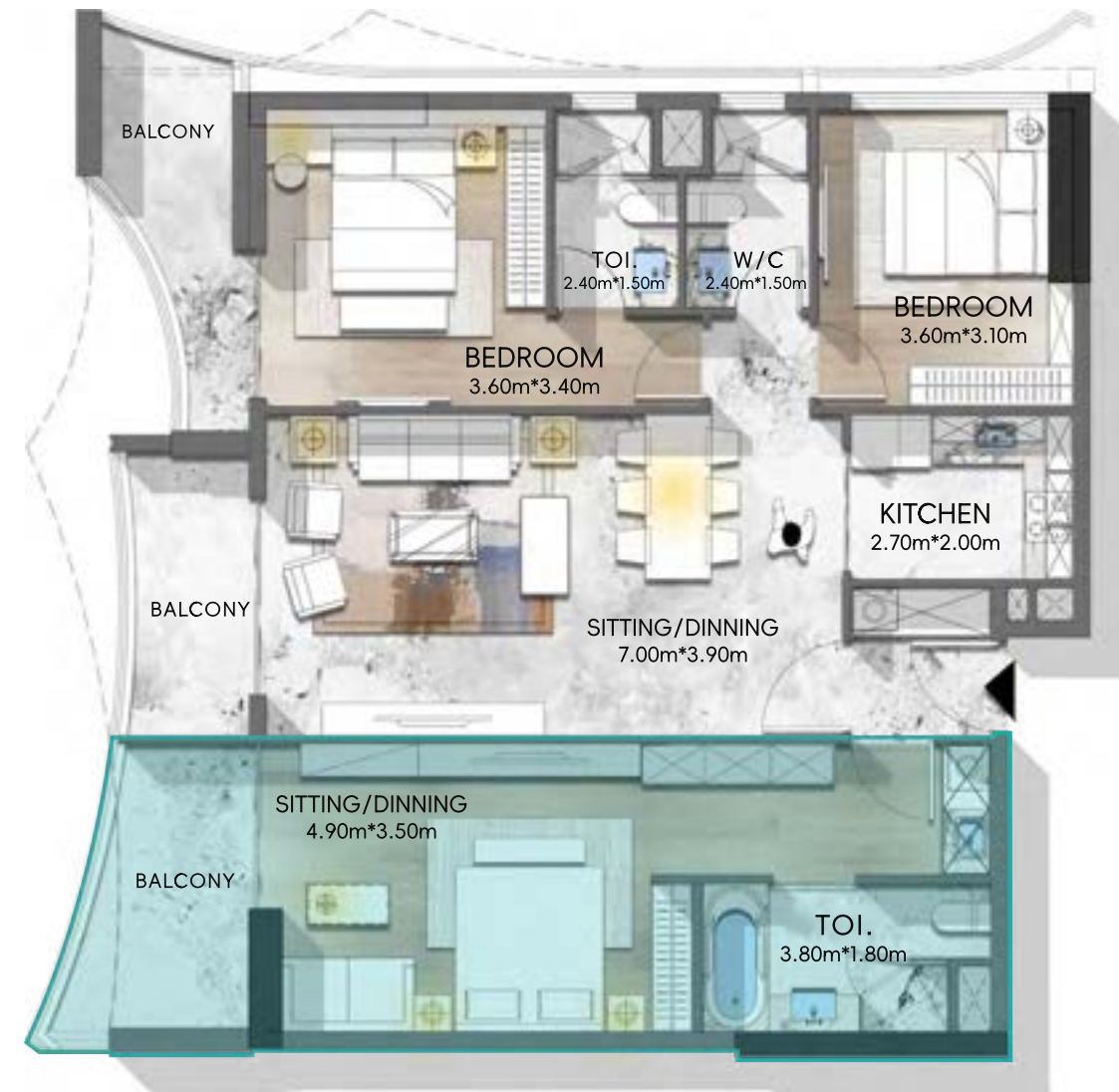




RENDERINGS OF TYPE C APARTMENT

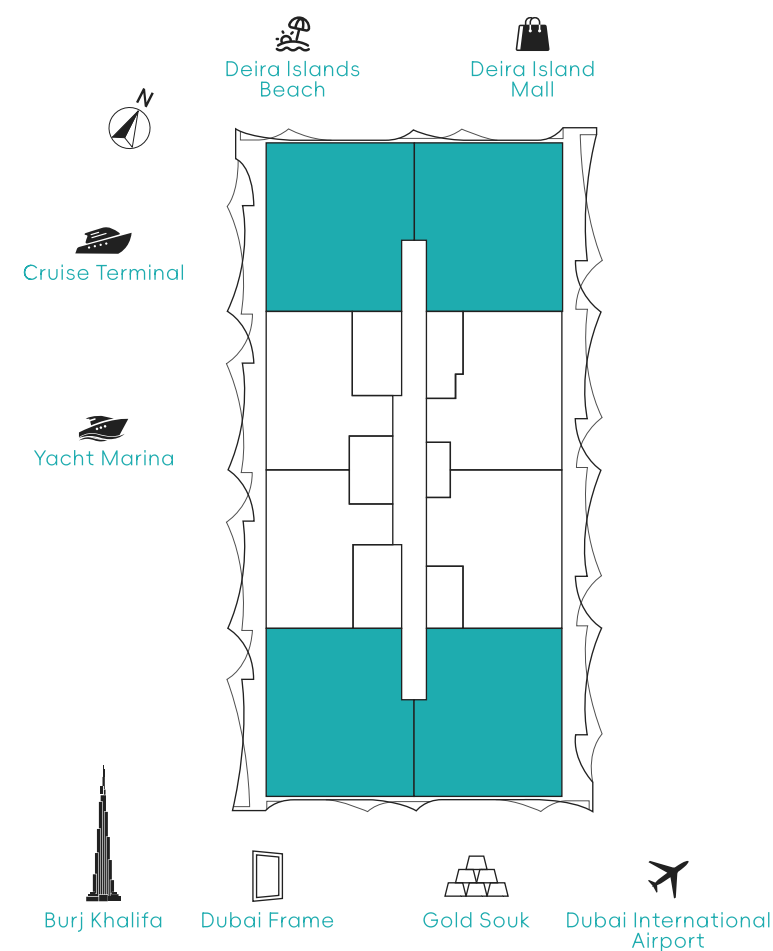
APARTMENT LAYOUTS

3 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4th to 6th) FLOOR



SUITE AREA: 1151.95-1162.50 Sq.Ft
BALCONY AREA: 216.57-922.47 Sq.Ft
TOTAL AREA: 1373.59-2082.82 Sq.Ft

1 st , 2 nd , 3 rd Floor	4 th , 5 th , 6 th , 7 th Floor
101 104 105	402 403 406 407
202 203 207 208	502 503 506 507
302 303 307 308	602 603 606 607
	702 703 706 707



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT

APARTMENT LAYOUTS

3 BED ROOM

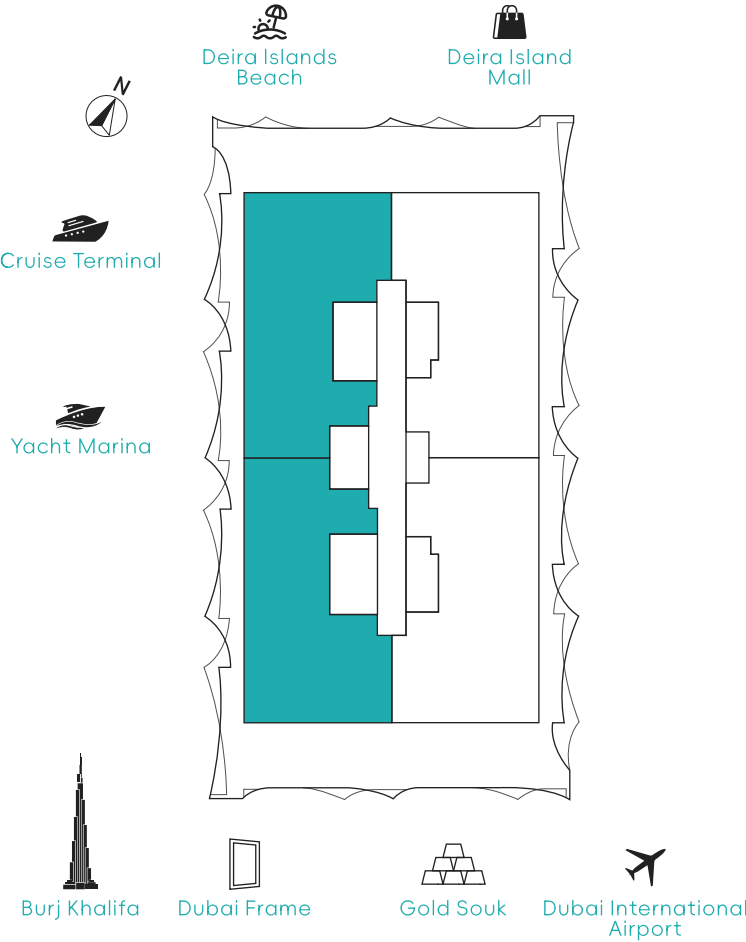


APARTMENT LAYOUTS

3 BED ROOM



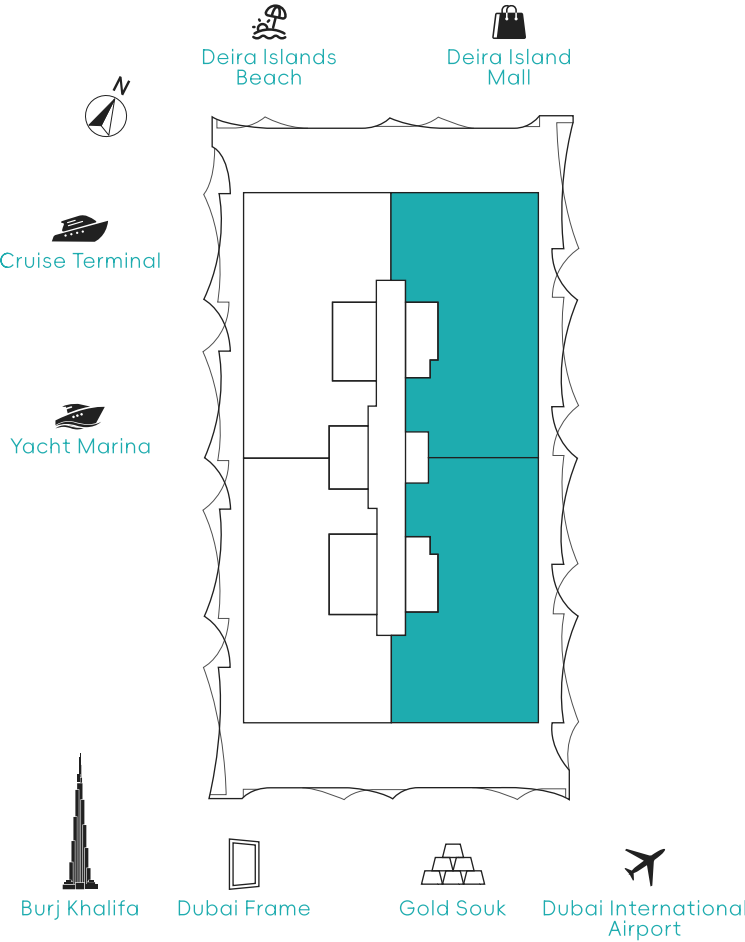
TYPICAL(8th) FLOOR



SUITE AREA:	1520.62/1519.76 Sq.Ft
BALCONY AREA:	915.15/926.34 Sq.Ft
TOTAL AREA:	2435.77/2446.10 Sq.Ft

8th Floor 801 804

TYPICAL(8th) FLOOR



SUITE AREA:	1658.50 Sq.Ft
BALCONY AREA:	913.96/924.19 Sq.Ft
TOTAL AREA:	2572.46/2582.69 Sq.Ft

8th Floor 802 803



RENDERINGS OF TYPE E APARTMENT



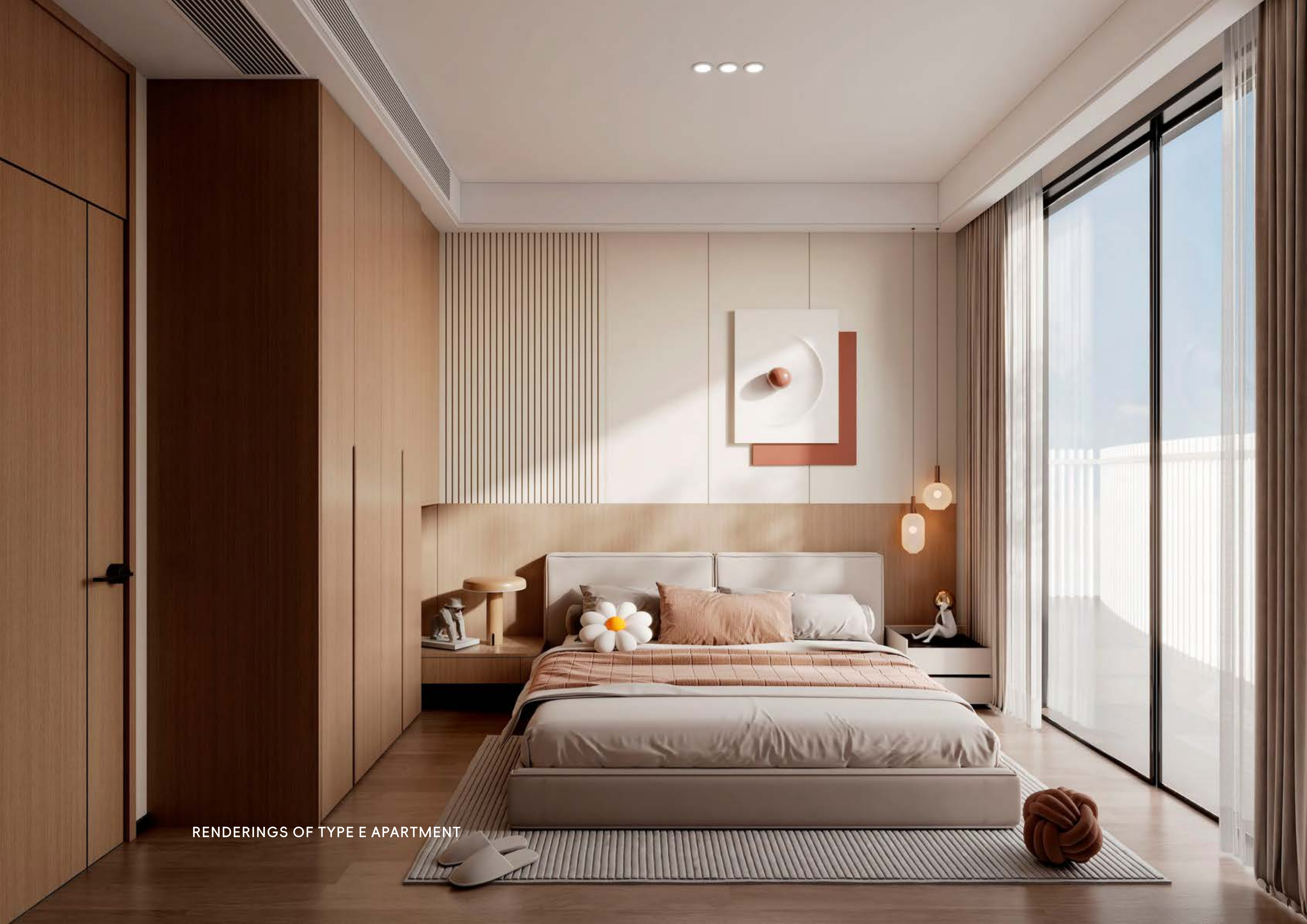
RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



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RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



VILLA LIVING:
WHERE POETRY AND PRESTIGE
DANCE IN HARMONY

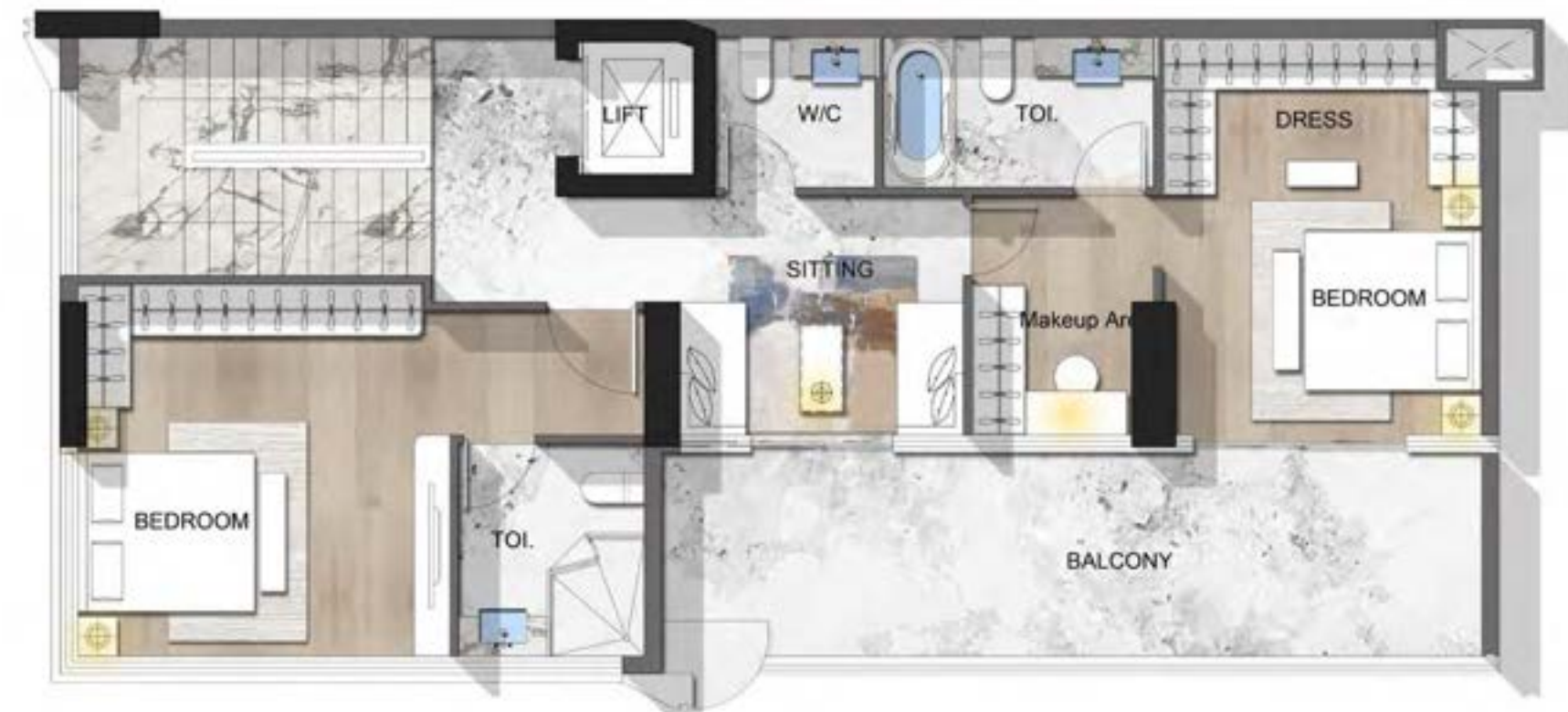
APARTMENT LAYOUTS

Townhouse-4BR

INTERNAL LIVING AREA: 2584.41 Sq.Ft

OUTDOOR LIVING AREA: 256.83 Sq.Ft

TOTAL LIVING AREA: 2841.24 Sq.Ft



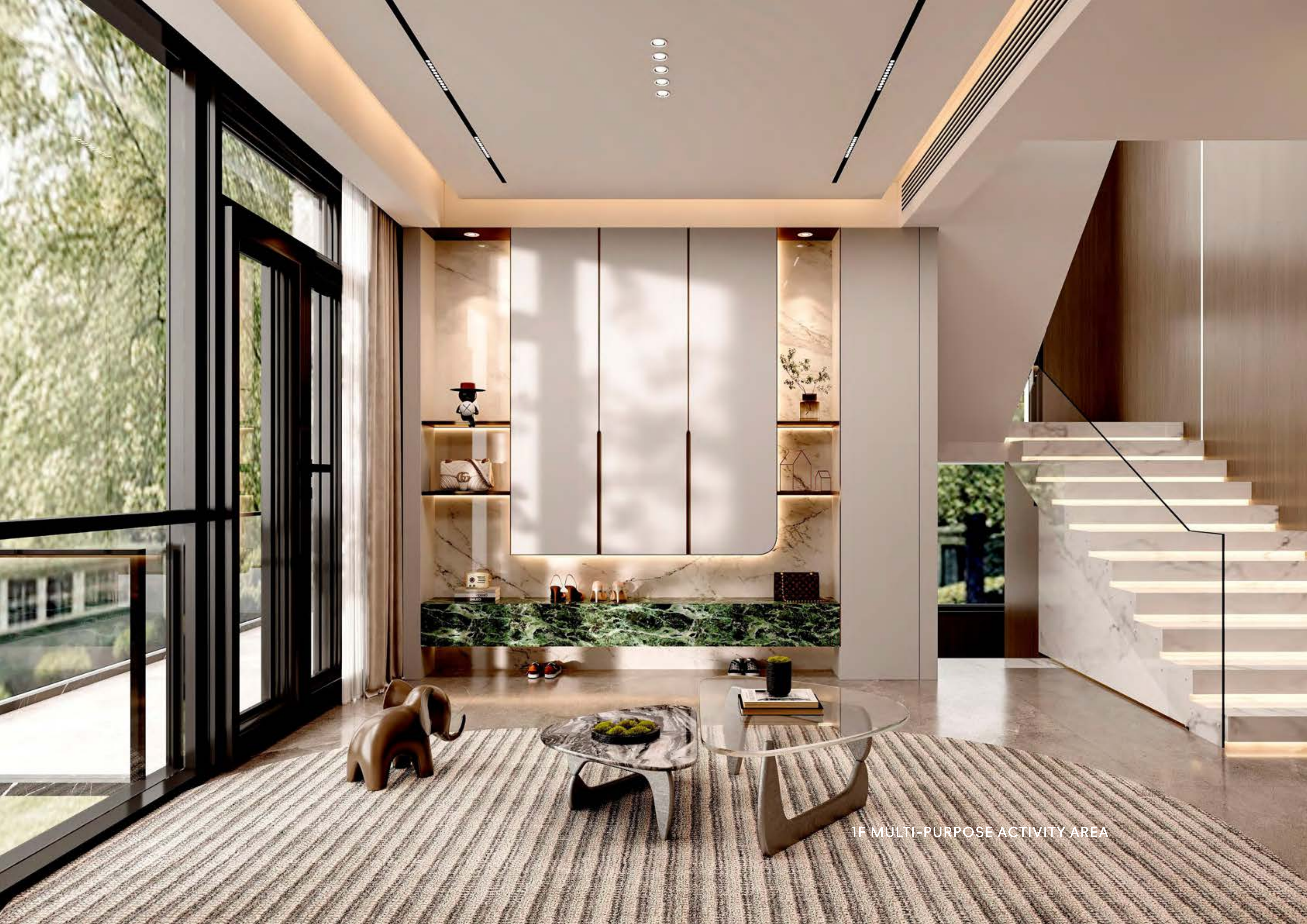
2F



1F



G



1F MULTI-PURPOSE ACTIVITY AREA



1F MULTI-PURPOSE ACTIVITY AREA

APARTMENT LAYOUTS

Townhouse-3BR

INTERNAL LIVING AREA: 2173.23 Sq.Ft

OUTDOOR LIVING AREA: 164.47 Sq.Ft

TOTAL LIVING AREA: 2337.71 Sq.Ft



2F



1F



G



THE RENDERINGS OF TOWNHOUSES



THE RENDERINGS OF TOWNHOUSES



2F LIVING ROOM



2F M.BEDROOM

2F BEDROOM





2F KITCHEN



APARTMENT LAYOUTS

Townhouse-3BR

INTERNAL LIVING AREA: 2423.71 Sq.Ft

OUTDOOR LIVING AREA: 179.65 Sq.Ft

TOTAL LIVING AREA: 2603.36 Sq.Ft



3F BEDROOM



3F BEDROOM





BROAD PROSPECTS AND SUBSTANTIAL RETURNS



HIGH ROI
ADAPTABLE LAYOUT



CONCIERGE



EXCLUSIVE MARINA
ACCESS



ELITE OWNER
PRIVILEGES

Disclaimer:

- 1. All dimensions are imperial and metric, and measured from finish to finish excluding construction tolerances
- 2. All materials, dimensions, and drawings are approximate only
- 3. Information is subject to change without notice at the developer's absolute discretion
- 4. Actual area may vary from the stated area
- 5. Drawings are not to scale
- 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings
- 7. The developer reserves the right to make revisions/alterations at its absolute discretion, without any liability
- 8. Refer to the Sales Offer for the exact sizes

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