



BADA

AL JUBAIL

MIRA
7 BEDROOM






BADA
AL JUBAIL



Jubail Island epitomises cosmopolitan elegance and sophistication. This is an island that's wonderfully private, yet also connected. Nestled within the UAE's dynamic capital, it both overlooks the iconic Abu Dhabi skyline, yet also enjoys the serenity and tranquility of a rich, natural setting.





ABOUT THE ARCHITECT

WSA

White space is an international group of architects, designers, builders and thinkers operating within the fields of architecture, urban design, research and development.

Our multicultural team with its collective experience supports a mature vantage for a project that looks to heritage, Culture, and the contemporary take on both.

↑ Mira
7 Bedroom villas





FINISHING DESIGN

Nestled within the natural beauty of Jubail Island, this design concept envisions a spectacular big villa that seamlessly integrates with the serene surroundings of the mangroves. The architectural marvel aims to provide an unparalleled experience of luxury living amidst the tranquillity of nature.

The architectural style draws inspiration from contemporary design with a touch of regional influences. Expansive glass windows and open-plan layouts will be employed to maximize natural light, allowing residents to feel connected with the outdoors. Traditional materials and colours will be integrated to resonate with the local culture.



**6 BEDROOM VILLA
(V-7B-D)**
MIRA

Ground Floor GSA:
792 SQM

First Floor GSA:
716 SQM

Second Floor GSA:
502 SQM

Total GSA:
2,009 SQM



GROUND FLOOR

GSA: 792 SQM

Dimensions (W X L)

1	Family Living	6.25 X 7.65
2	Family Dining	5.20 X 7.65
3	Show Kitchen	2.70 X 7.65
4	Powder Room	2.20 X 3.55
5	Storage	1.90 X 2.05
6	Family Kitchen	3.60 X 7.70
7	Maid's Room	2.70 X 4.35
8	Maid's Bathroom	1.80 X 2.25
9	Laundry	1.50 X 1.85
10	Guest Suite	4.00 X 6.20
11	Guest Bath	2.65 X 2.70
12	Guest Patio	3.60 X 4.30
13	Office	3.60 X 4.00
14	Powder Room	1.70 X 2.65
15	Family Lobby	4.75 X 4.75
16	Courtyard	4.74 X 4.75
17	Pantry	1.85 X 4.65
18	Powder Room	1.90 X 4.65
19	Formal Dining Area	5.90 X 6.10
20	Formal Living Area	7.00 X 8.65
21	Storage	1.20 X 2.65
22	Driver's Room	1.70 X 2.50
23	Driver's Bathroom	1.80 X 2.50
24	Electrical Room	1.80 X 2.90
25	Garbage Room	3.45 X 3.90
26	Motor Parking	1.55 X 2.55
27	Storage	2.50 X 2.50
28	Cold Storage	2.50 X 2.50
29	Dry Storage	6.10 X 15.4
30	Service Kitchen	1.70 X 1.90
31	Formal Entry Lobby	5.90 X 6.55

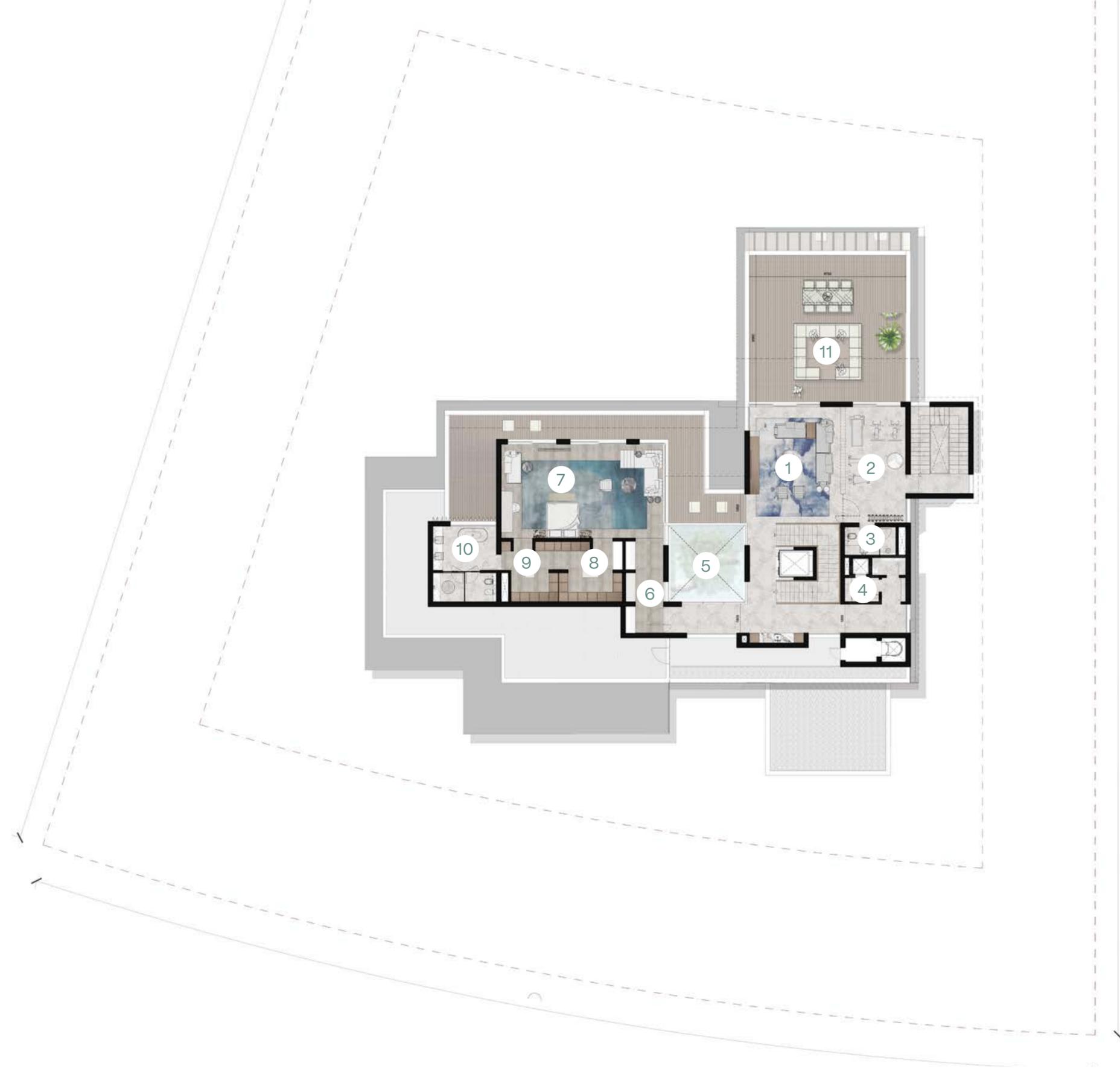
Disclaimer: All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architect. All materials, dimensions, drawing features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawing not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



FIRST FLOOR

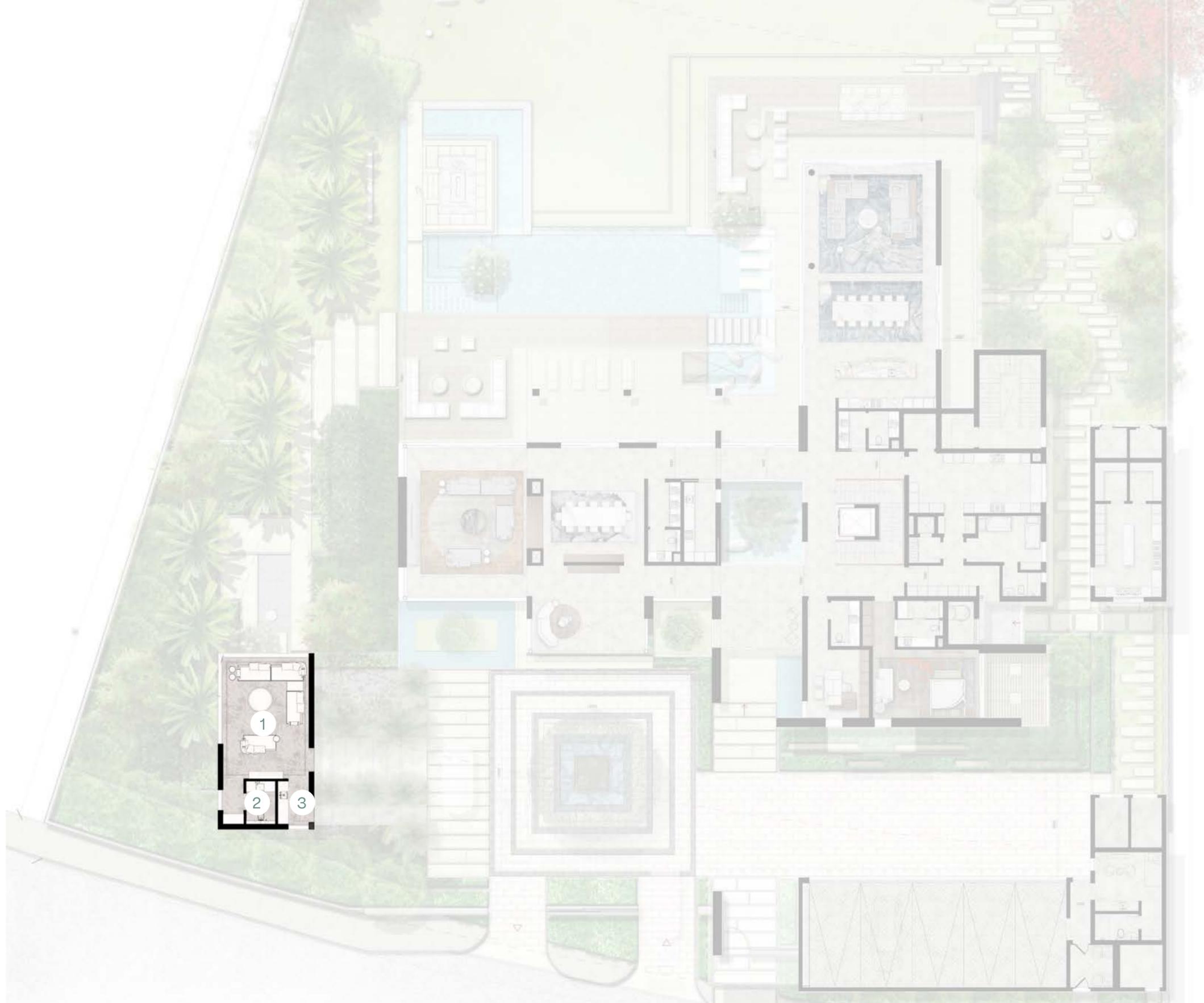
GSA: 716 SQM

	Dimensions (W X L)
1 Master Suite	5.50 X 8.50
2 Master Suite Wic	4.75 X 4.10
3 Master Suite Bathroom	3.95 X 4.80
4 Junior Suite 4	4.80 X 6.70
5 Jr.suite Wic 4	3.10 X 2.40
6 Jr.suite Bathroom 4	3.10 X 2.30
7 Storage	3.20 X 1.75
8 Linen Chute	1.00 X 1.00
9 Storage	3.80 X 2.50
10 Junior Suite 3	5.45 X 6.55
11 Jr. Suite Wic 3	3.25 X 2.55
12 Jr Suite Bathroom 3	2.65 X 3.15
13 Family Lounge	4.40 X 4.90
14 Junior Suite 2	4.20 X 6.15
15 Jr.suite Wic 2	1.80 X 3.45
16 Jr.suite Bathroom 2	2.30 X 3.45
17 Court Yard	4.75 X 4.75
18 Junior Suite 1	4.60 X 6.15
19 Jr.suite Wic 1	4.20 X 5.45
20 Jr.suite Bathroom 1	2.60 X 3.45
21 Pantry	2.00 X 4.65



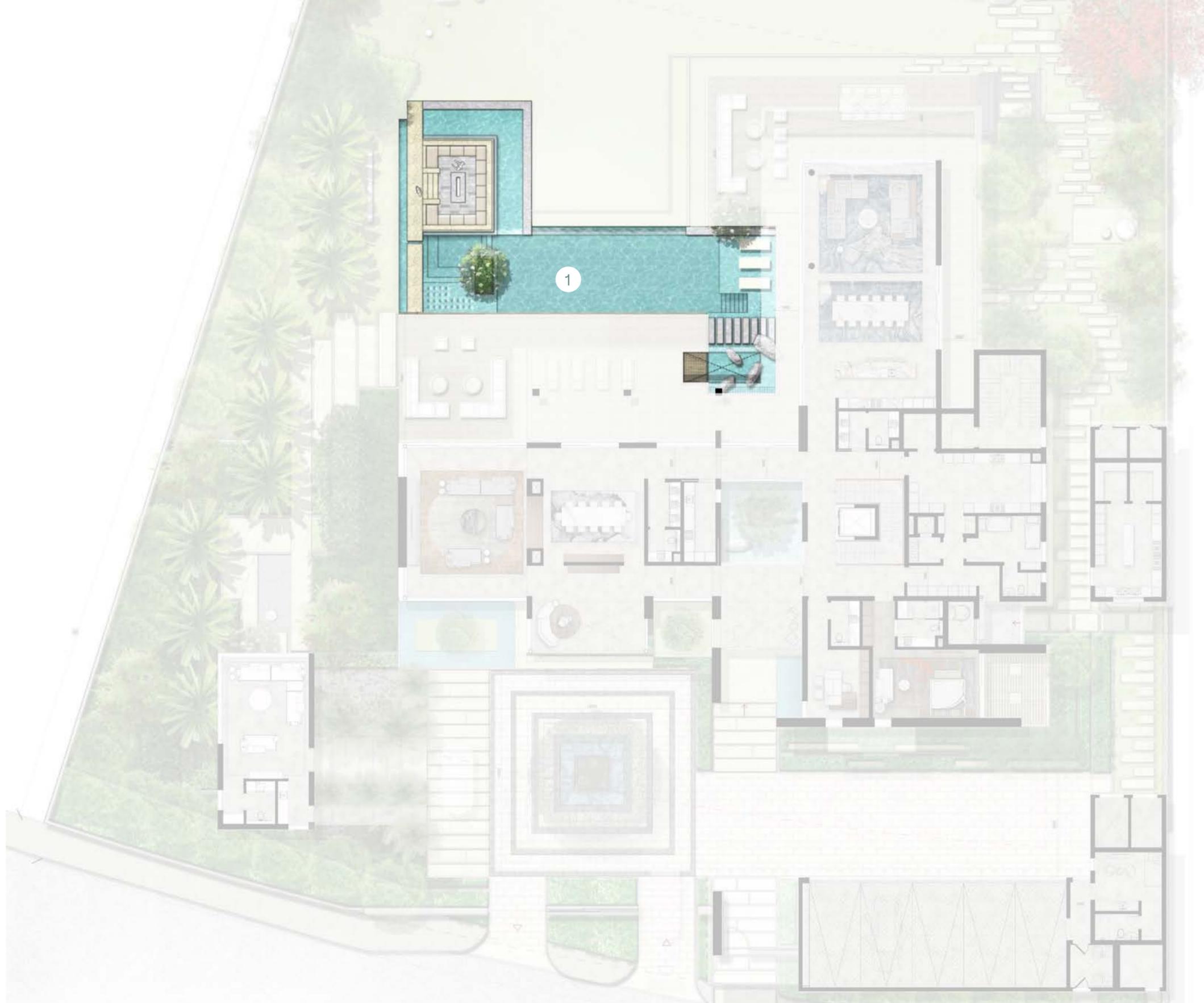
SECOND FLOOR
GSA: 502 SQM

	Dimensions (W X L)
1 Sky Lounge	5.65 X 7.20
2 Home Gymnasium	4.05 X 7.20
3 Bathroom	3.20 X 2.80
4 Linen Store	1.50 X 2.10
5 Courtyard	4.75 X 4.75
6 Master Lobby	2.35 X 5.90
7 Master Suite 01	5.85 X 10.10
8 Walk-In Closet	3.75 X 4.00
9 Walk-In Closet	3.75 X 4.00
10 Master Bathroom	3.95 X 4.70
11 Sky Terrace	8.55 X 9.70



OPTIONAL MAJLIS

	Dimensions (W X L)
1 Casual Majlis	5.00 X 7.00
2 Powder Room	1.70 X 2.50
3 Pantry	1.80 X 2.50



OPTIONAL POOL

	Dimensions (W X L)
1 Pool	12.7 x 4.5

OPTIONAL BASEMENT FLOOR



Dimensions (W X L)

1	Multi-purpose Room	7.70 X 5.20
2	Powder & Spa Rooms	5.65 X 2.50
3	Maid's Room	7.70 X 2.50
4	Maid's Bathroom	2.80 X 1.35
5	Kitchen	4.70 X 3.10
6	Cold Storage	2.70 X 2.10
7	Laundry Room	3.70 X 3.10







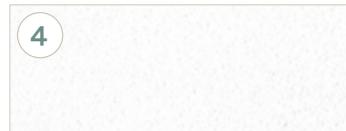
1 Dark Grey Porcelain Tiles



2 Grey Porcelain Tiles



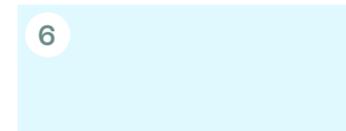
3 Wood - Loft Brown



4 Textured Paint Finish



5 Aluminum Metal Works
Powder Coated



6 Double Glazing - Clear
Glass - Slim Profile



7 Solid Teak Wood
Main Door - Stained



Tundra gray, Facade walls



Roma Blue Quartzite Accent Stone

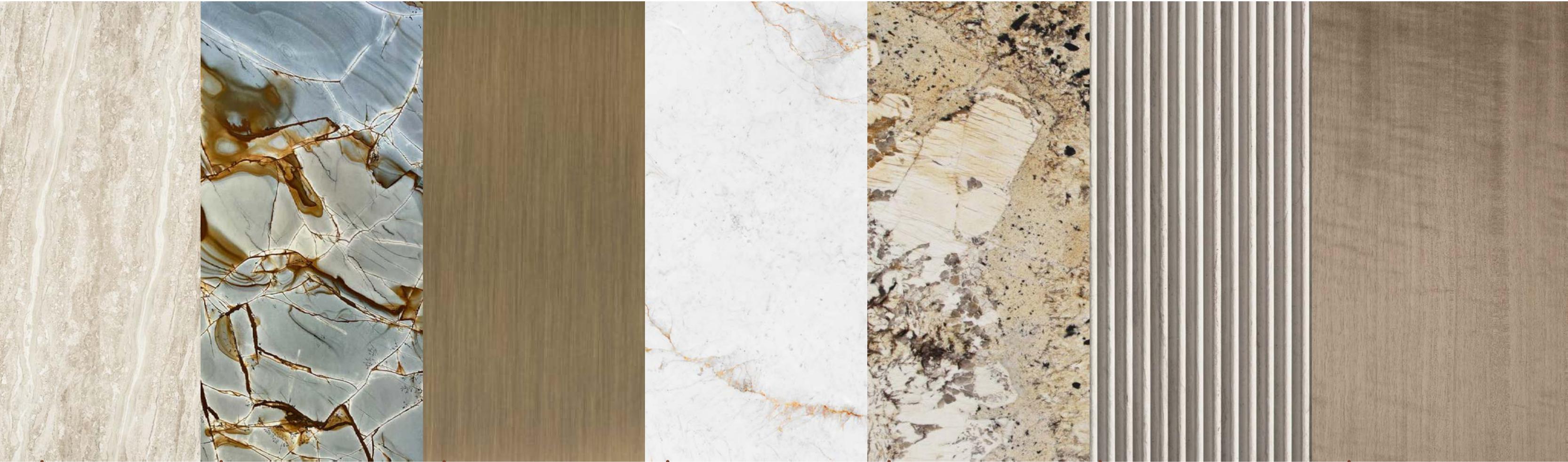


Wood



Patagonia accent stone bathroom





1 Breccia Beige

2 Hawaiian Flower Quartzite

3 Metal Finish

4 Neolith White

5 Patagonia

6 Spaghetti Crema Di Orchia

7 Tabu Veneer

From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.



1 Fior De Bosco

2 Hawaiian Flower Quartzite

3 Metal Finish

4 Neolith Calacatta Royale

5 Silver River Marbl

6 Spaghetti Bianco Carrara

7 Tabu Veneer

From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.







MAKING IT
WALTER FINANCE
J.J. CHAIKIN

Guggenheim Museum
MAKING IT

THE EMPTY VESSEL ANGELLA GRAFF

TI OMIAM

WALTER FINANCE

















BADA

AL JUBAIL

A DISTINCTIVE MASTER PLANNED
COMMUNITY BY

LEAD
DEVELOPMENT

+971 2 448 0011
jubailisland.ae