

# 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

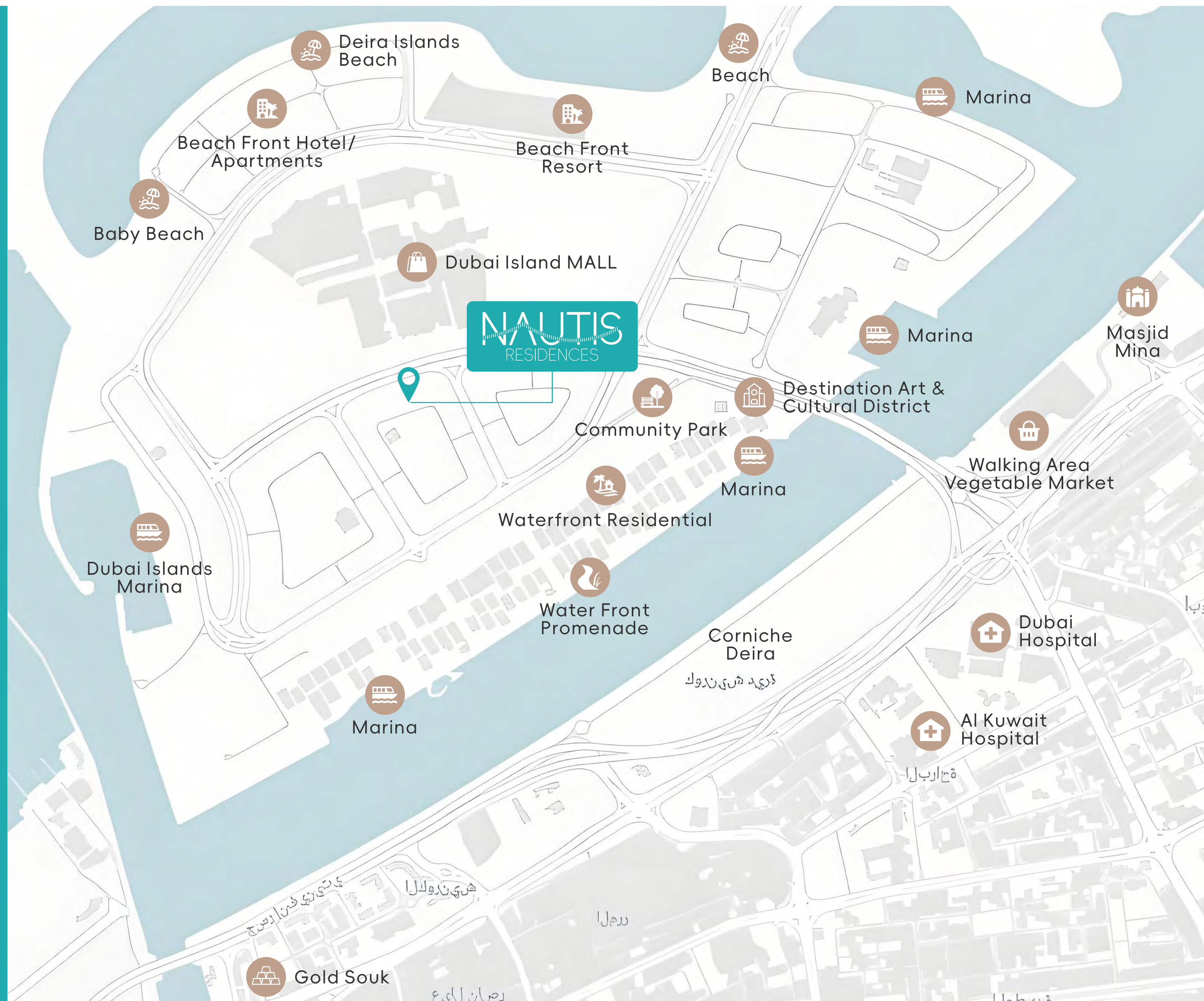
Nautis is surrounded by world-class destinations. Step into the best in dining, leisure and entertainment, right on your doorstep.

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

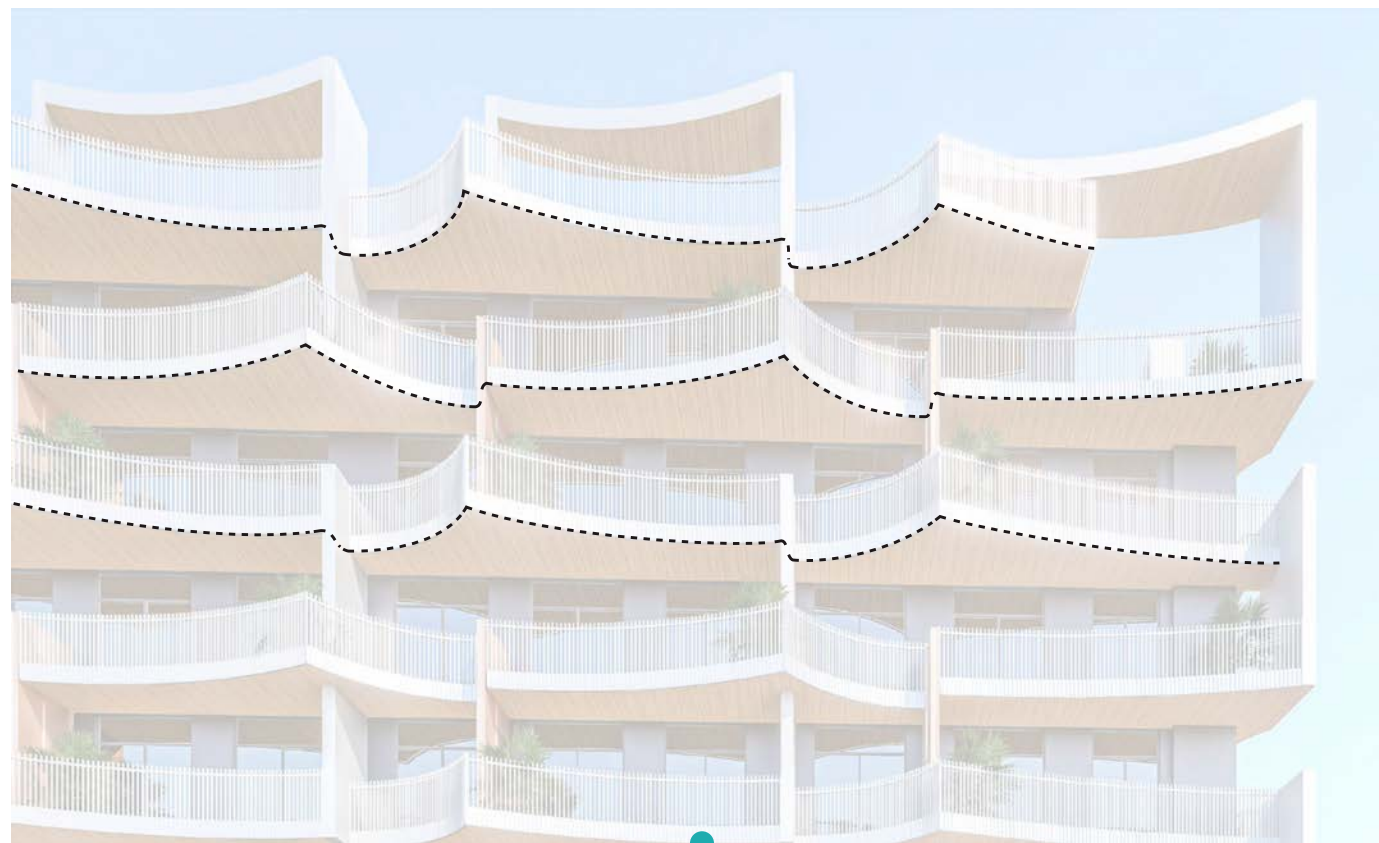
Indulge in luxury boutiques, gourmet eateries  
and vibrant markets. From haute couture to local crafts  
savor global cuisines or intimate cafe moments—  
curated to delight discerning tastes





# 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

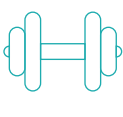


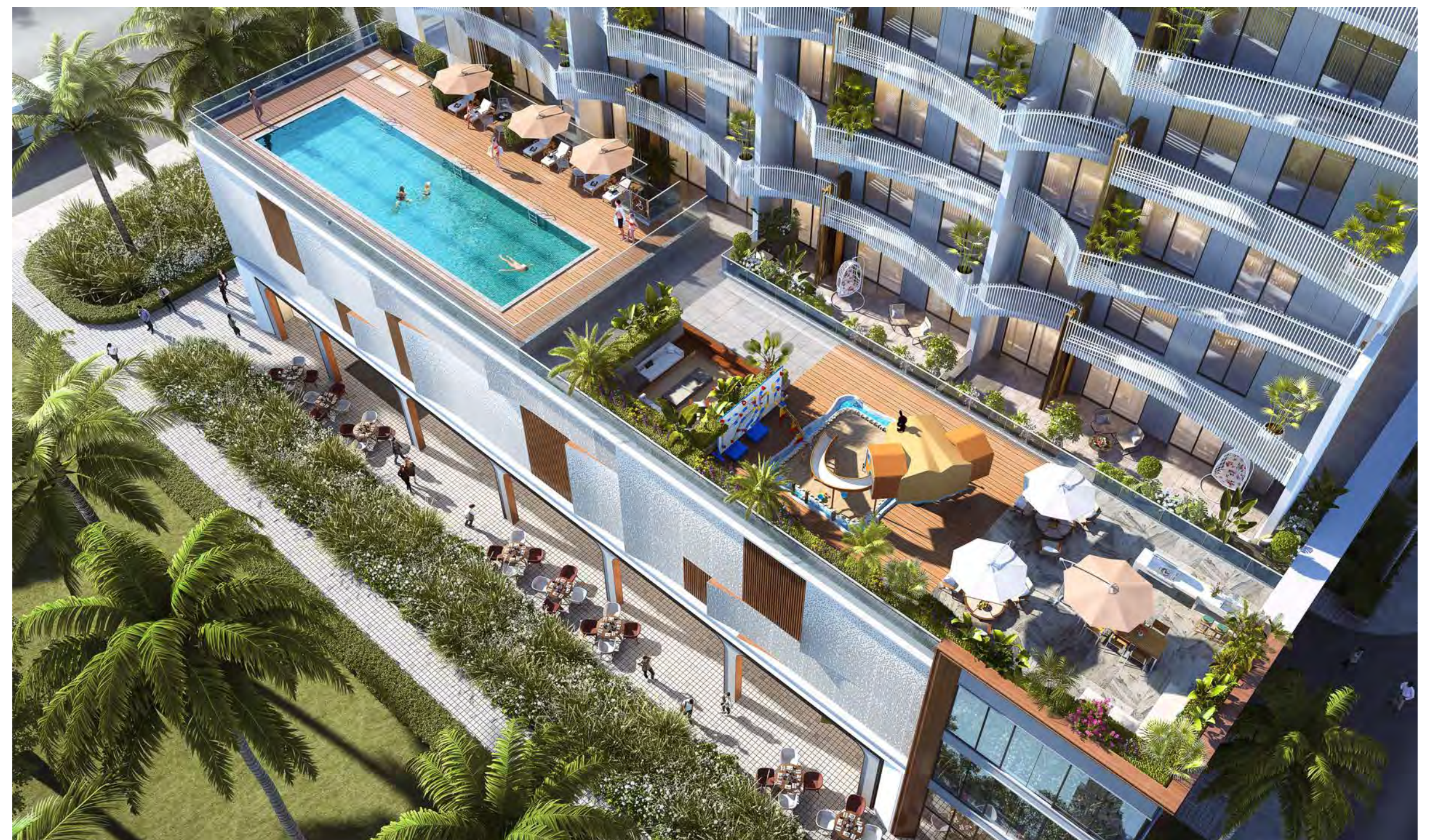




## CURATED FACILITIES THAT ENHANCE WELLBEING

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.

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







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







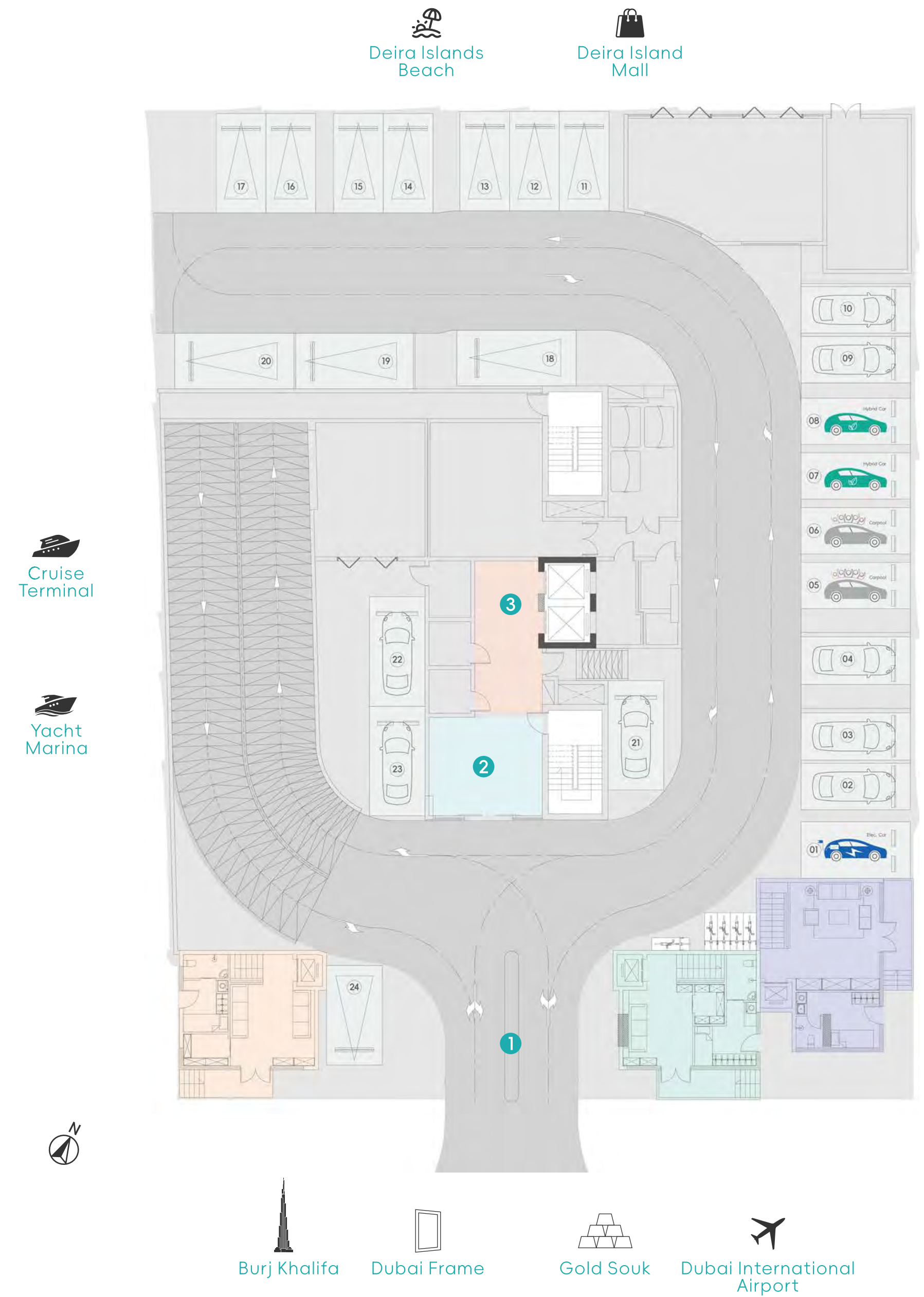


## FLOOR PLANS

# 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      |

1<sup>st</sup> Floor





# 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        |

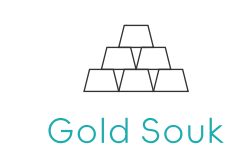
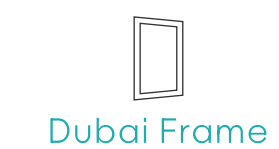
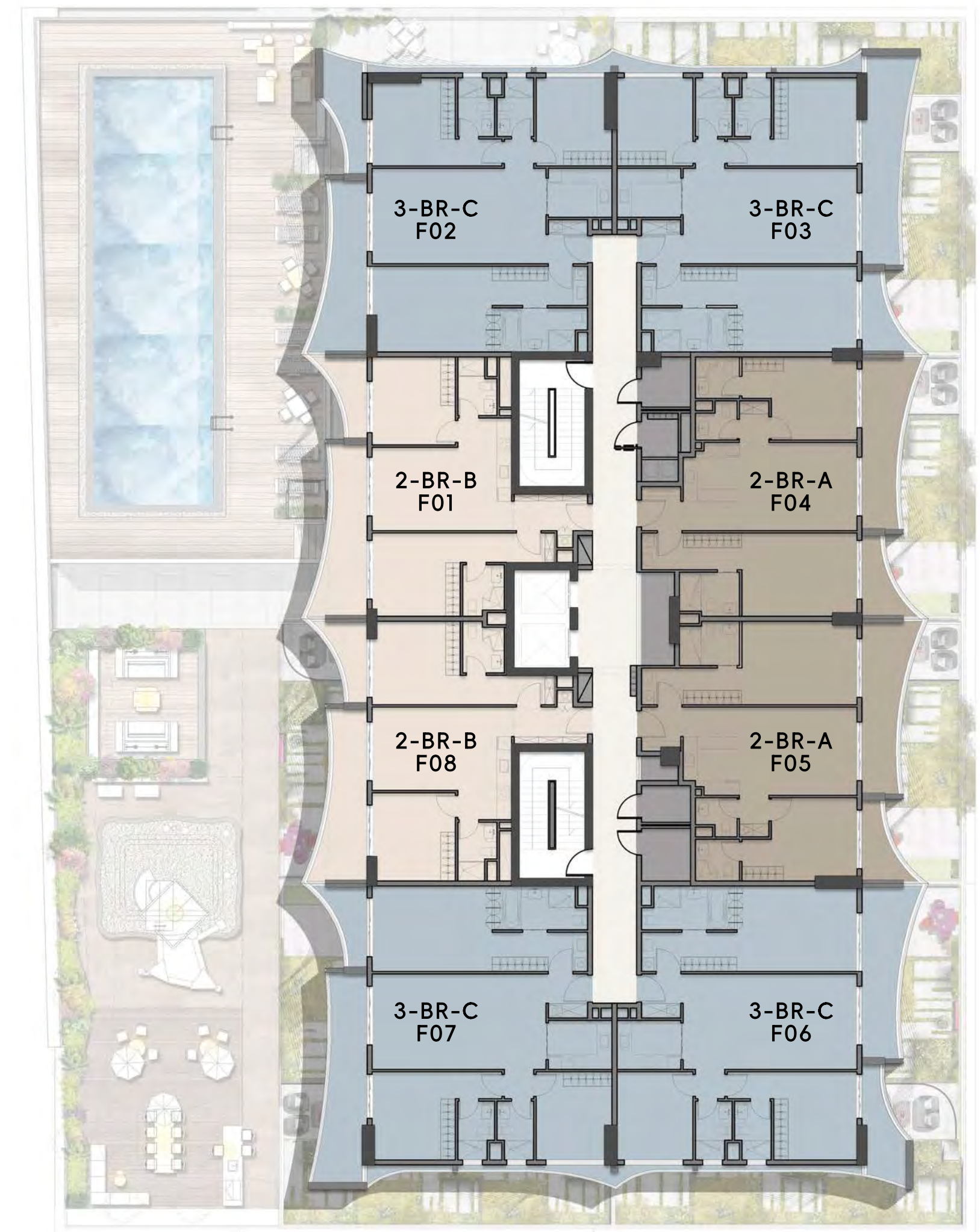




## FLOOR PLANS

# 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        |

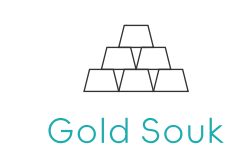
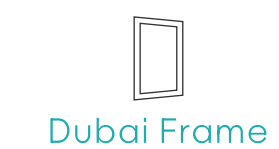
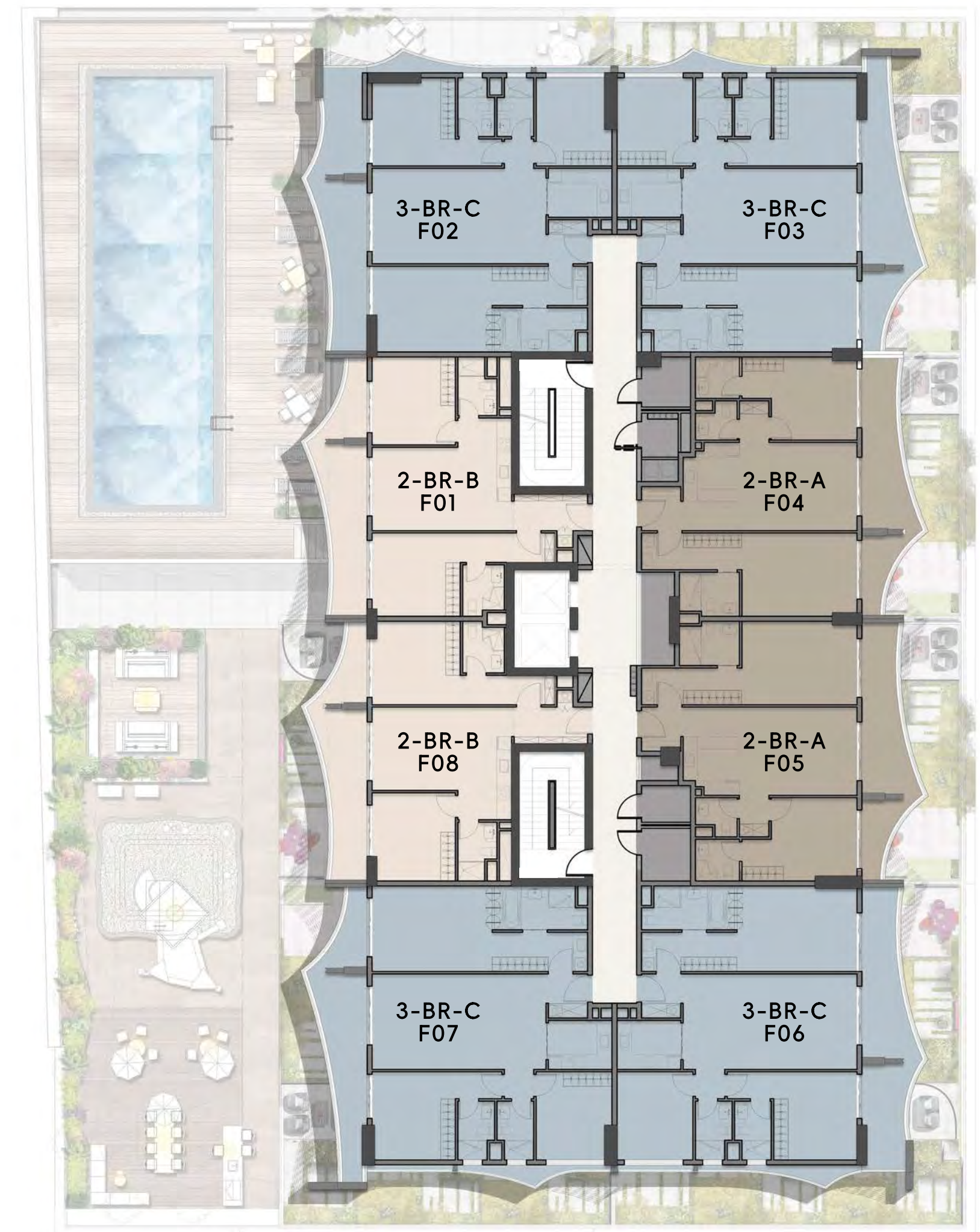




## FLOOR PLANS

# 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        |



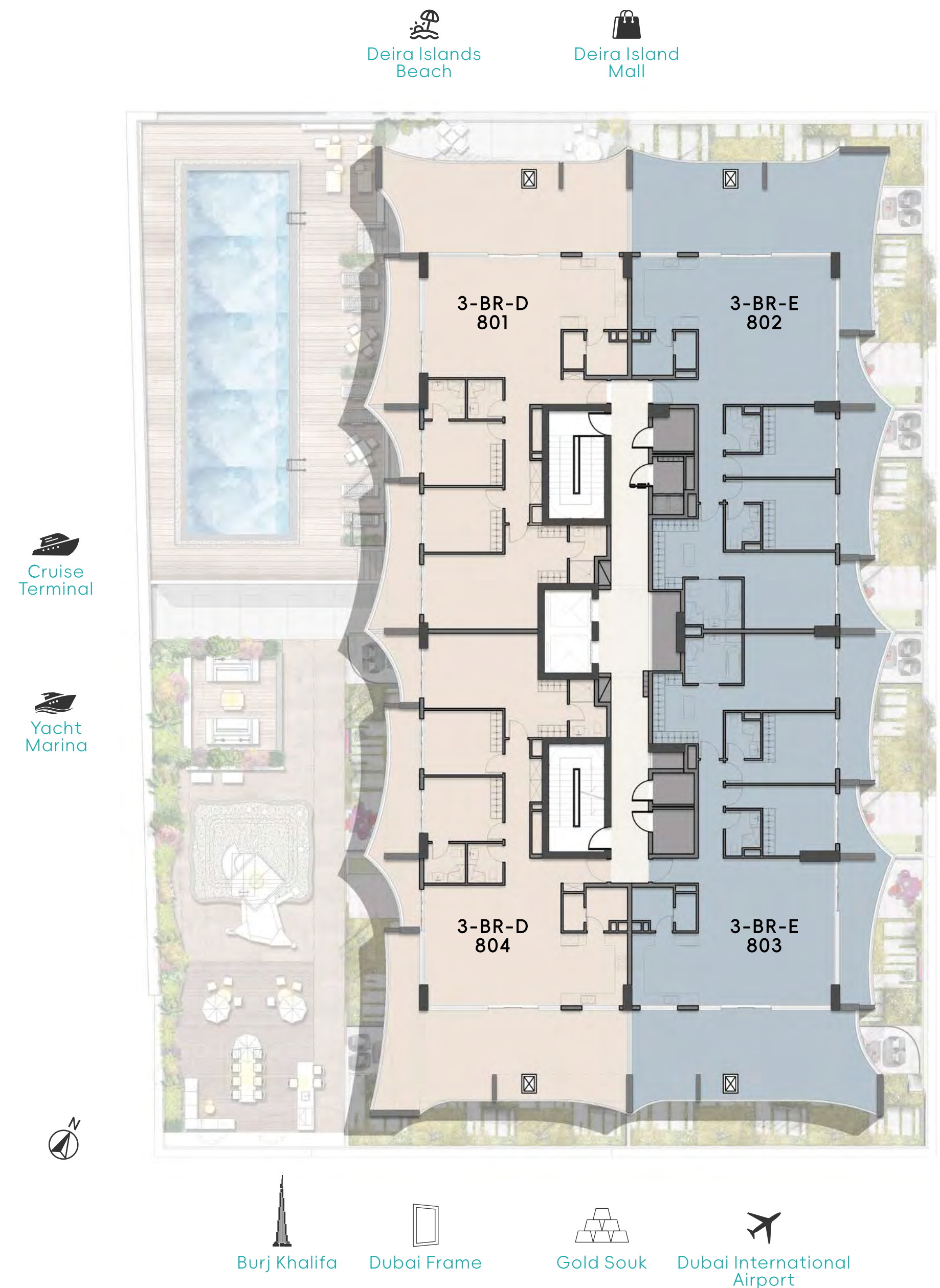


# FLOOR PLANS

## 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      |

8<sup>th</sup> Floor





# 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.



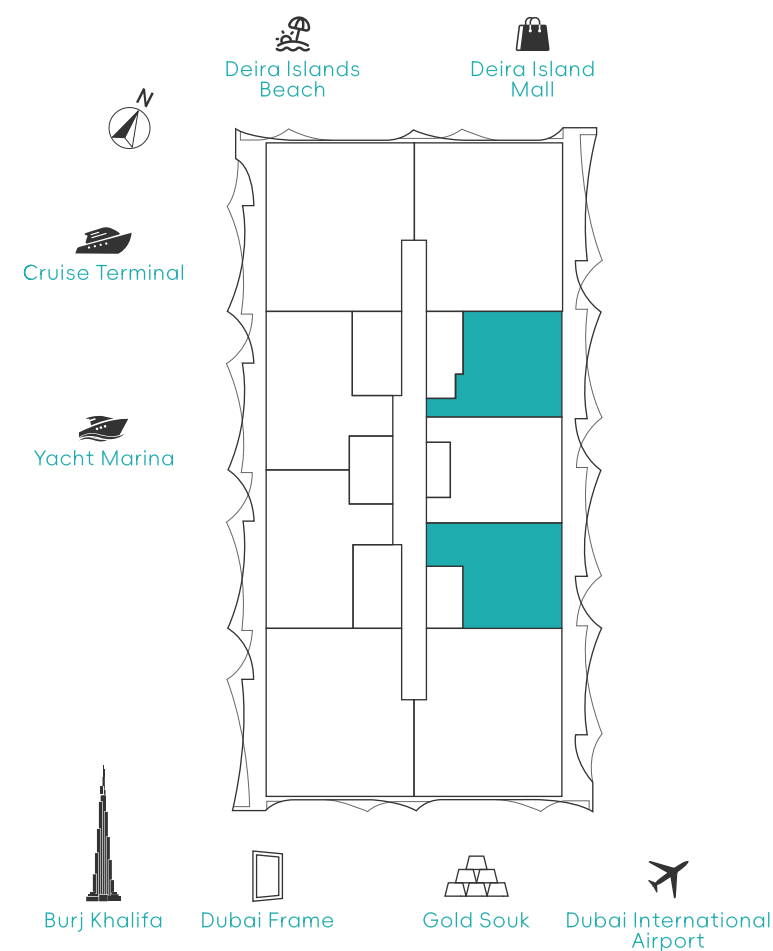


# APARTMENT LAYOUTS

## 1 BED ROOM



TYPICAL(2<sup>nd</sup>) 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 |

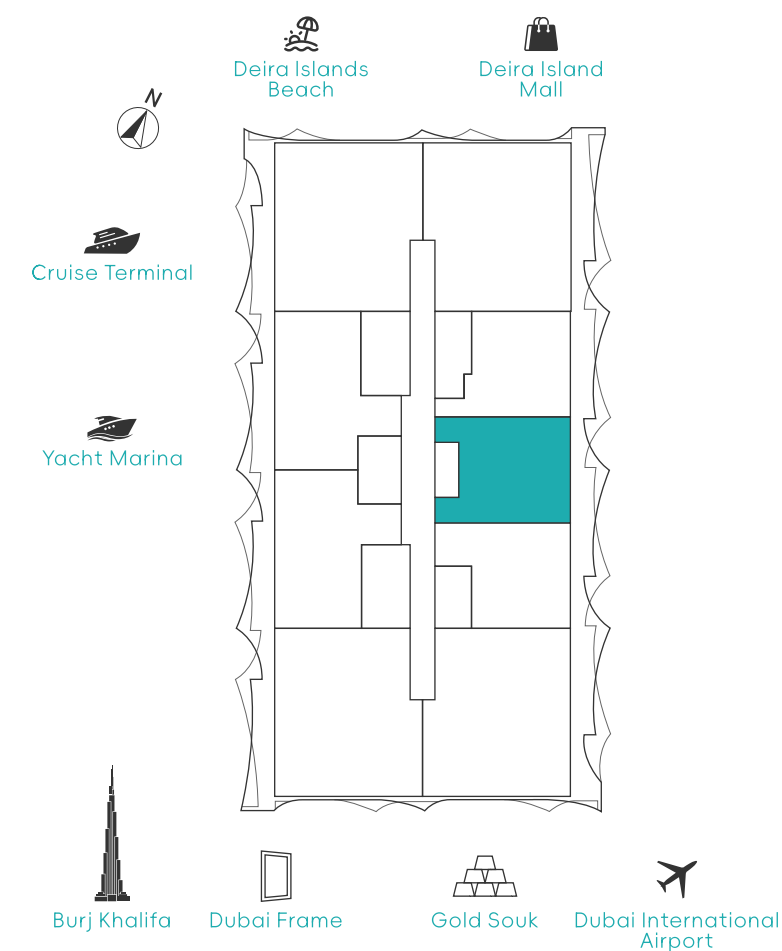
|                       |         |
|-----------------------|---------|
| 2 <sup>nd</sup> Floor | 204 206 |
| 3 <sup>rd</sup> Floor | 304 306 |

# APARTMENT LAYOUTS

## 1 BED ROOM



TYPICAL(2<sup>nd</sup>) FLOOR



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

|                       |     |
|-----------------------|-----|
| 2 <sup>nd</sup> Floor | 205 |
| 3 <sup>rd</sup> Floor | 305 |





RENDERINGS OF TYPE D APARTMENT





RENDERINGS OF TYPE D APARTMENT





RENDERINGS OF TYPE D APARTMENT



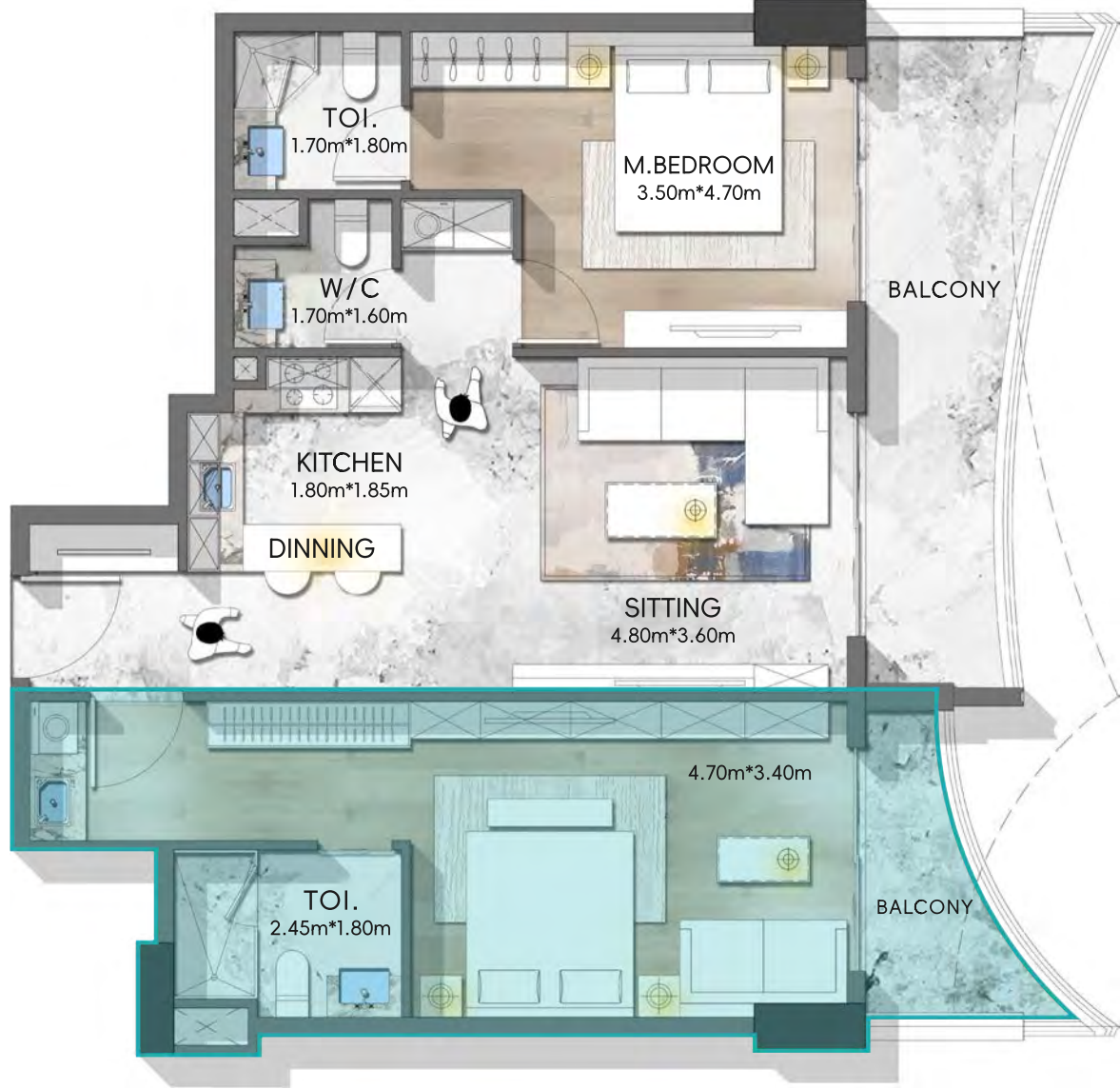


RENDERINGS OF TYPE D APARTMENT



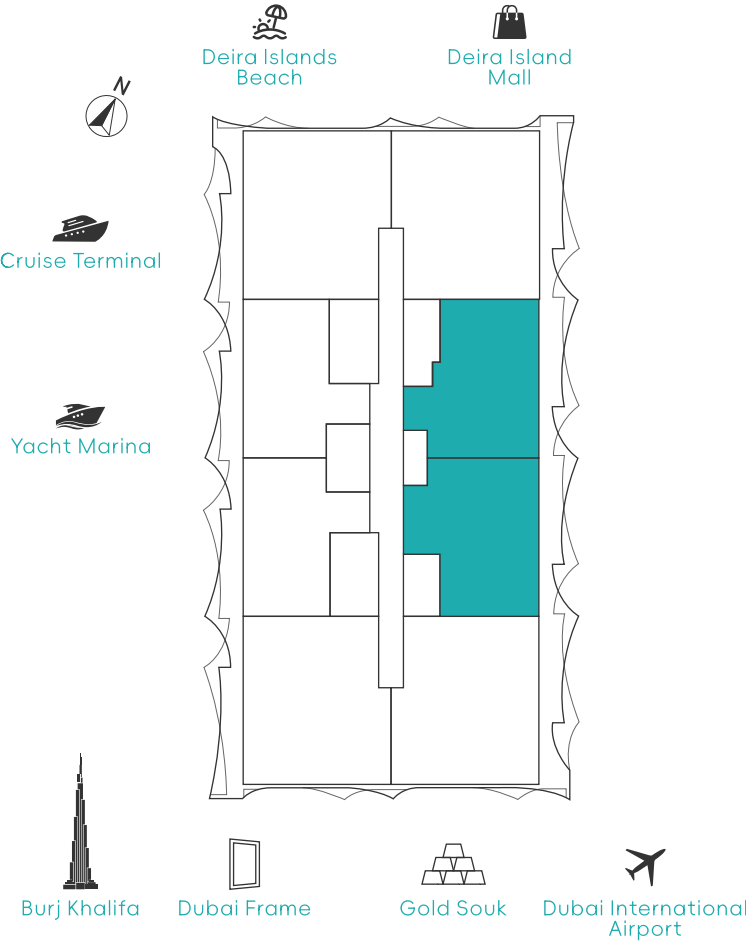
APARTMENT LAYOUTS

# 2 BED ROOM



DUAL-KEY APARTMENT/HOUSE

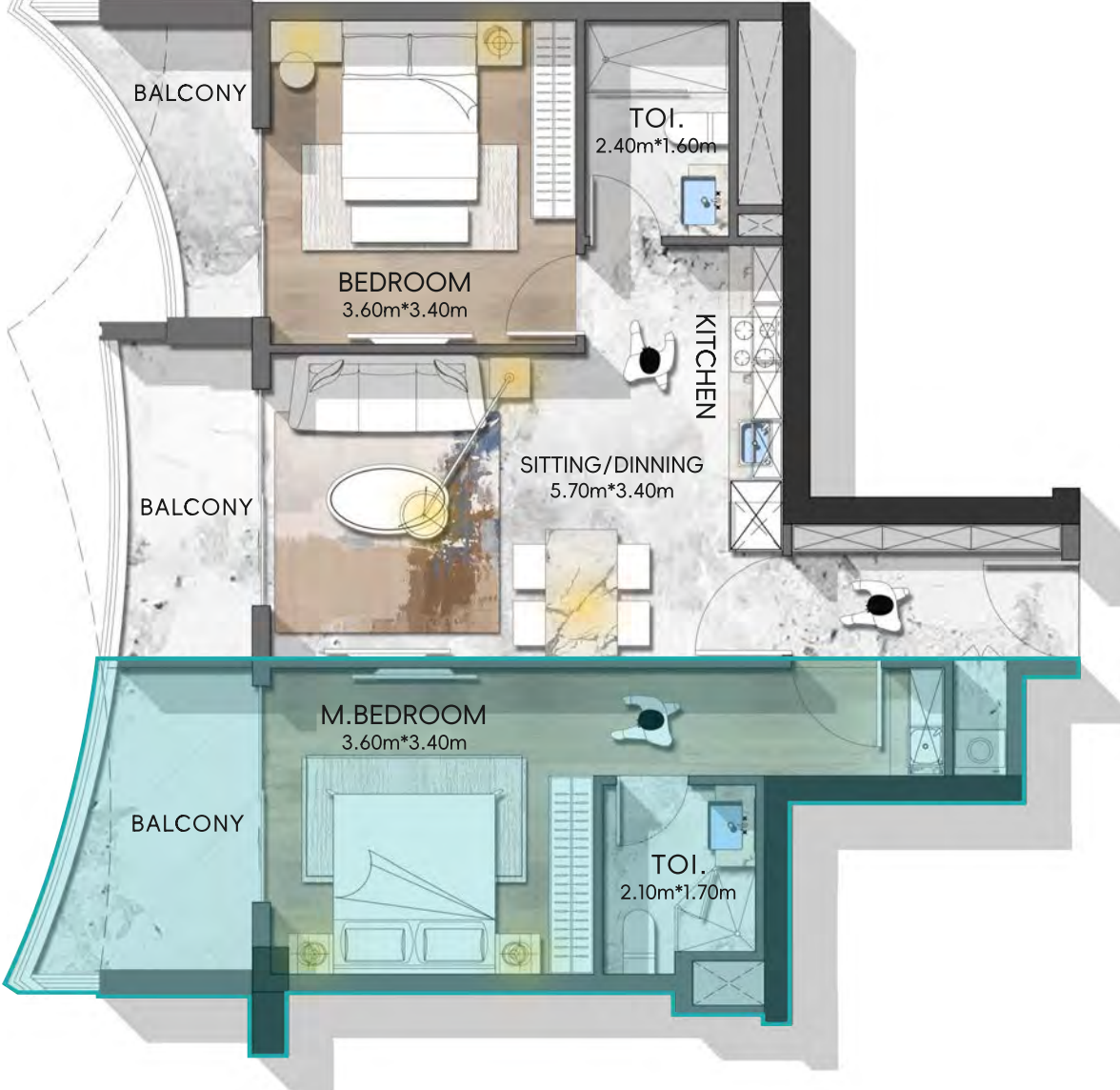
TYPICAL(4<sup>th</sup> to 6<sup>th</sup>) FLOOR



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

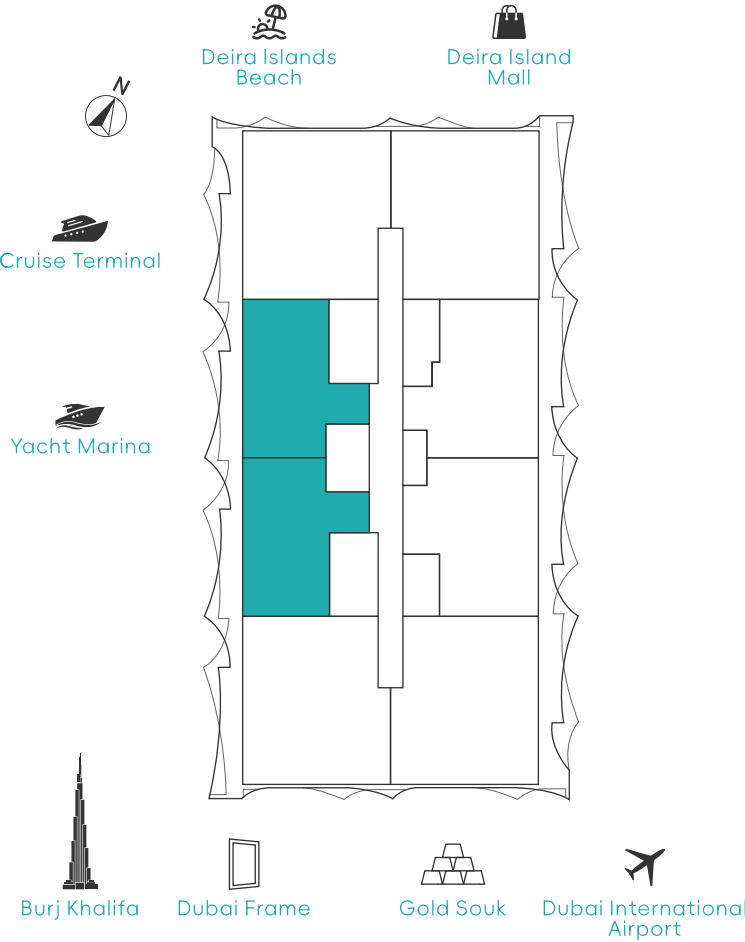
APARTMENT LAYOUTS

# 2 BED ROOM



DUAL-KEY APARTMENT/HOUSE

TYPICAL(4<sup>th</sup> to 6<sup>th</sup>) 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                                                      |
| <hr/>                                                   |                                                                          |
| 1 <sup>st</sup> ,2 <sup>nd</sup> ,3 <sup>rd</sup> Floor | 4 <sup>th</sup> ,5 <sup>th</sup> ,6 <sup>th</sup> ,7 <sup>th</sup> 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





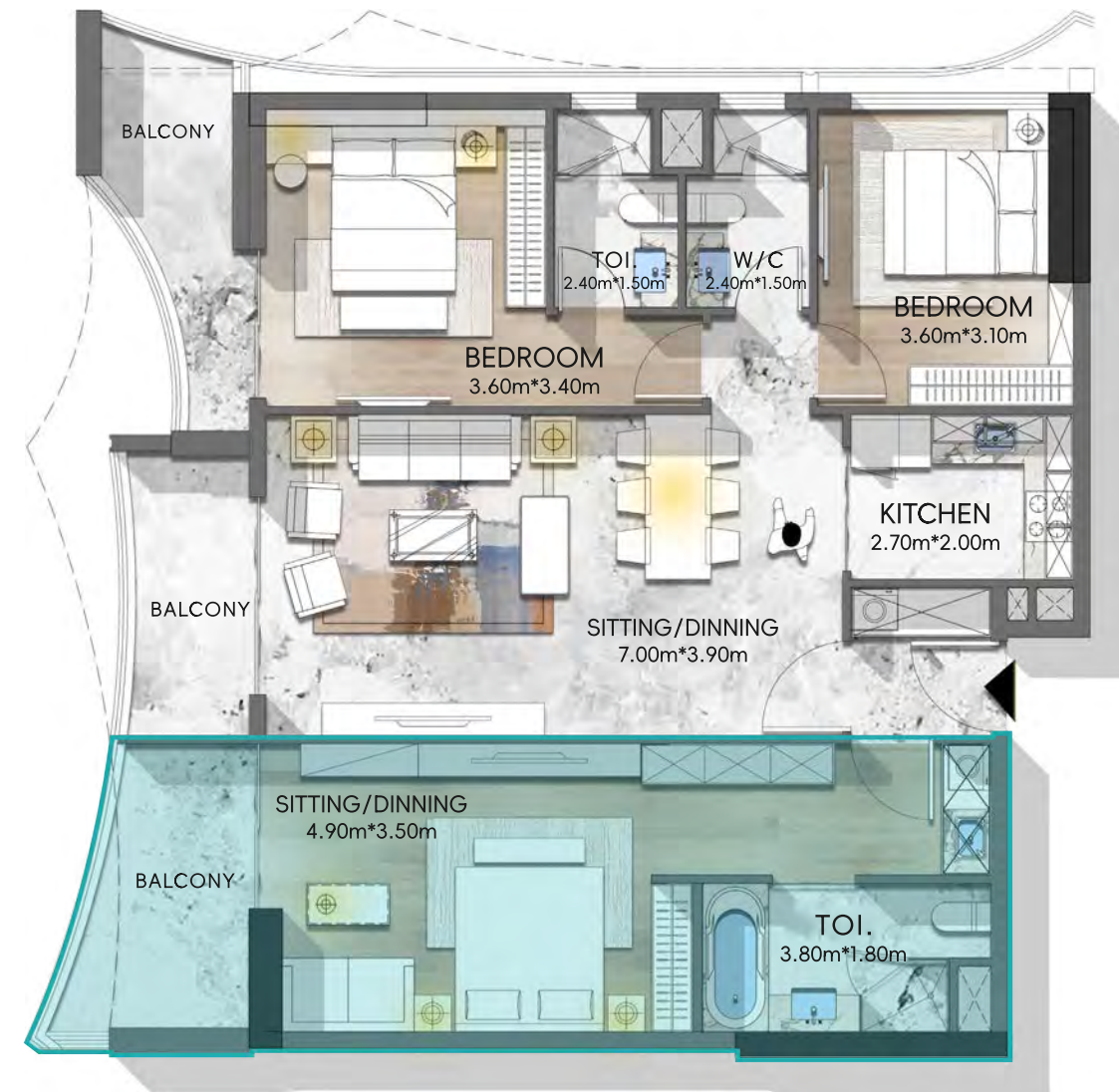


RENDERINGS OF TYPE C APARTMENT



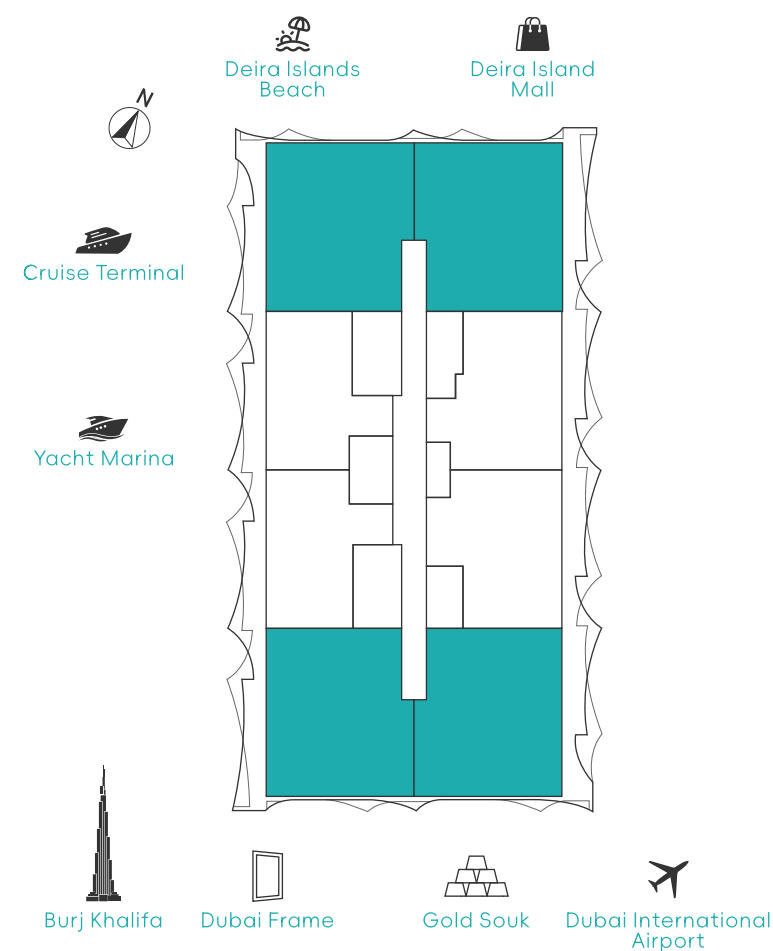
# APARTMENT LAYOUTS

## 3 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

### TYPICAL(4<sup>th</sup> to 6<sup>th</sup>) 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 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> Floor | 4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> 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



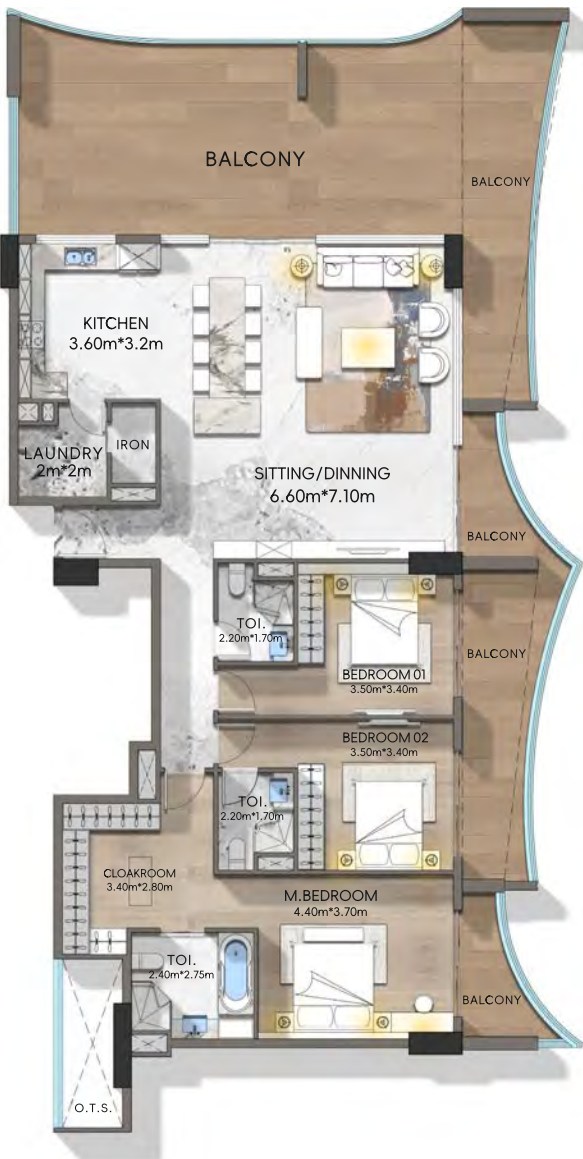
APARTMENT LAYOUTS

# 3 BED ROOM

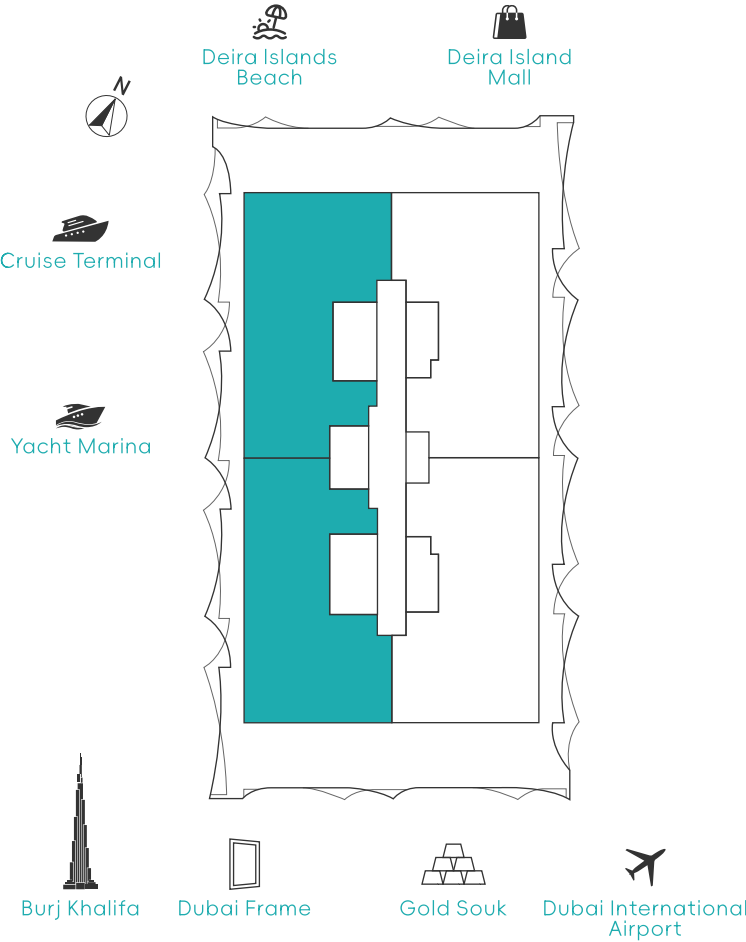


APARTMENT LAYOUTS

# 3 BED ROOM



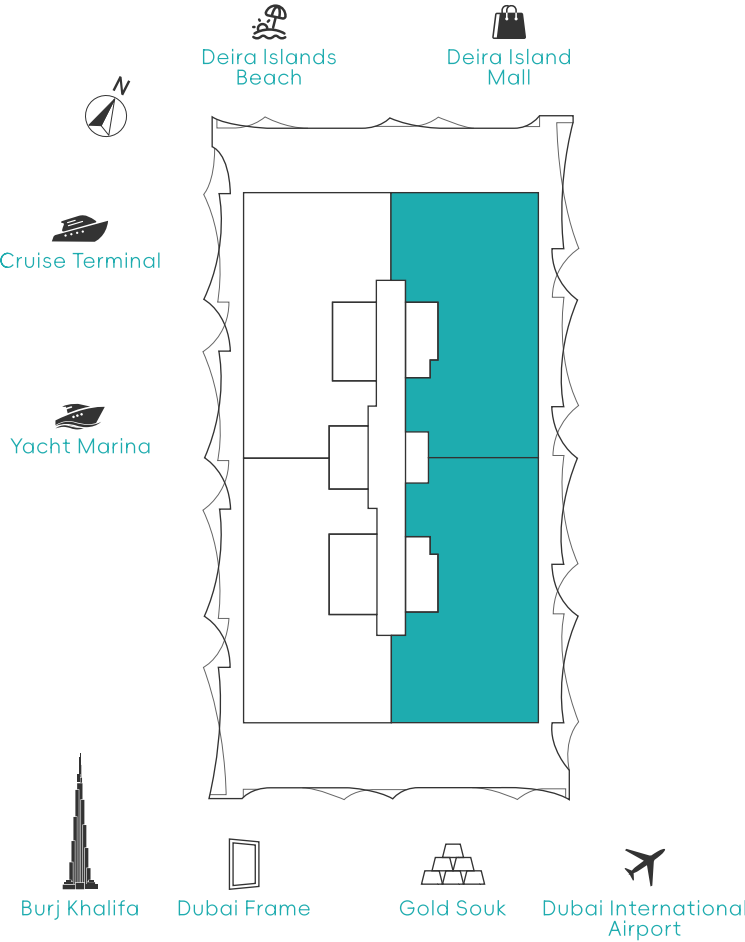
TYPICAL(8<sup>th</sup>) FLOOR



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

8<sup>th</sup> Floor 801 804

TYPICAL(8<sup>th</sup>) FLOOR



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

8<sup>th</sup> Floor 802 803





RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT





RENDERINGS OF TYPE E APARTMENT





RENDERINGS OF TYPE E APARTMENT





RENDERINGS OF TYPE E APARTMENT





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





IF 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

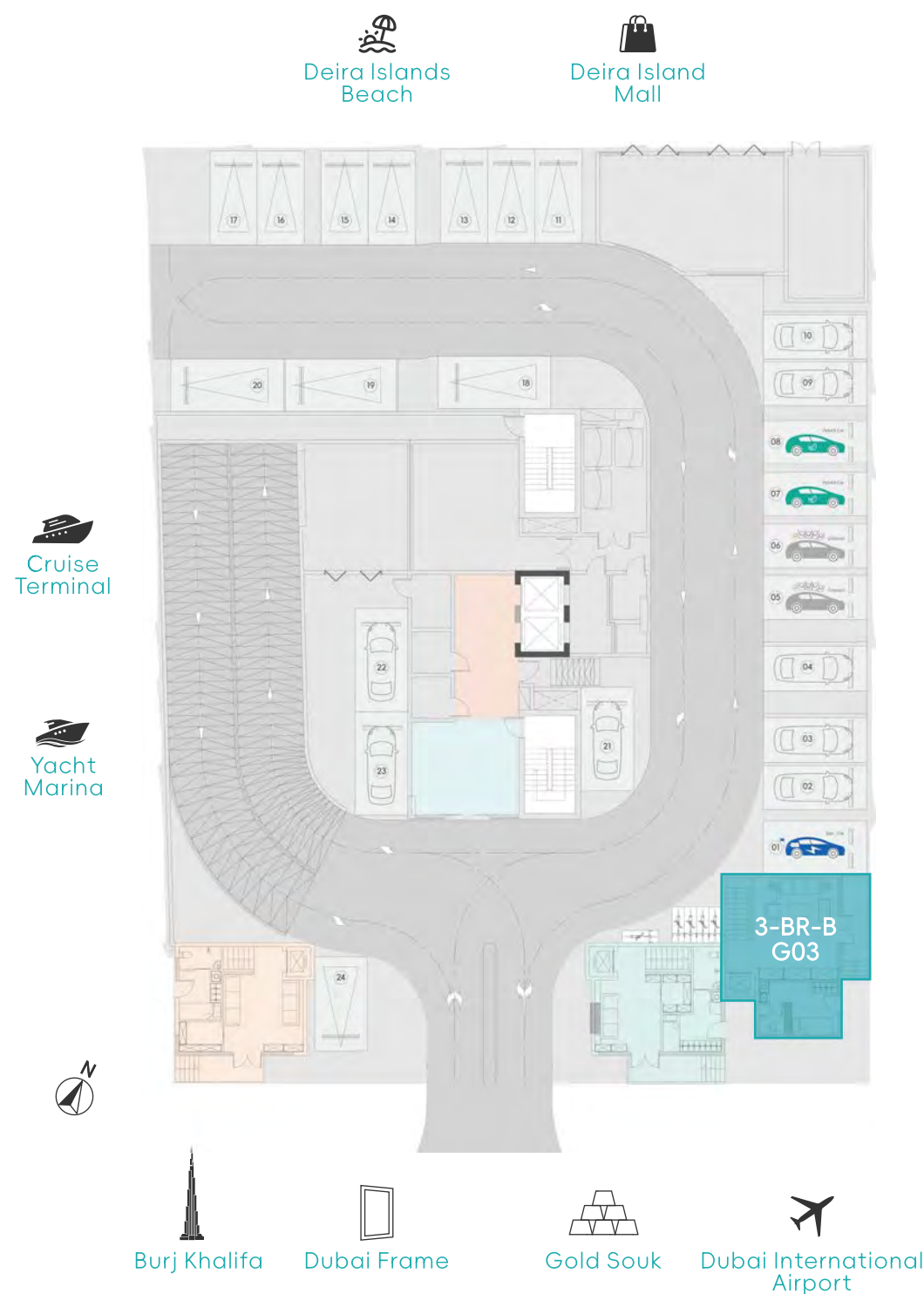




1F



2F



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

# CONTACT US

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WWW.STAMNDEVELOPMENT.COM

Address:  
Office 1106, Court Tower, Business Bay, Dubai, UAE



@STAMN DUBAI