



ZUHHA
ISLAND

GROUP TRACK RECORD



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VILLA 9

THE CROWN JEWEL OF ZUHHA ISLAND

The Best Villa on the Island — Sold at Launch

This villa was the very first to sell at launch because it is truly one-of-a-kind. With the largest plot on Zuhha Island, direct berth access, and a commanding view of the Dubai skyline, it represents the pinnacle of island living.



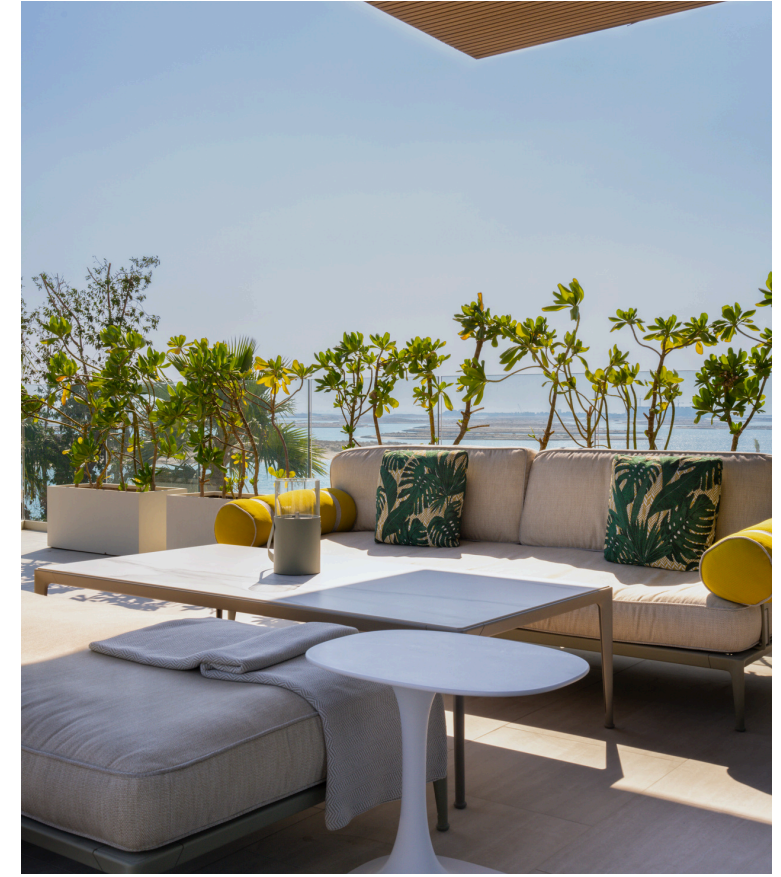
Scheduled for completion in just 90 Days, this home is already the island's most coveted address.

Unmatched Location

Only 10 minutes by boat from the marina beside the Mandarin Oriental and Jumeirah, the villa offers ultimate privacy without sacrificing convenience. A rare retreat that feels remote yet is seamlessly connected to the city.



VILLA IMAGES



VILLA IMAGES – INTERIORS





MASTER PLAN

VILLA 9

One of the best view of the city
with a private Jetty.

FAQ

General Layout

The villa is spread across 5 levels:

- Basement
- Ground Floor
- First Floor
- Second Floor
- Roof Level.

Bedrooms & Bathrooms:

- 6 Bedrooms in total: 3 on the first floor, 2 Bedroom plus a master suite on the second floor.
- All bedrooms are en-suite with private bathrooms and dressing areas.

Living & Entertainment Spaces

- Formal living and dining on ground floor.
- Family living and kitchen on first floor.
- Additional family lounge on second floor.

FAQ

Kitchen & Service Areas

- Main show kitchen plus prep kitchen.
- Basement includes maid's rooms, laundry, storage, and technical areas.

Parking & Access

- Garage and storage area available on ground level.

Outdoor & Lifestyle Features

- Sea-facing terraces, deck to the sea, landscaped outdoor areas.
- Full rooftop level for lounge or entertainment.

Design Features

- Double-height spaces, open voids, strong indoor-outdoor connection, and clear zoning between guest and private areas.

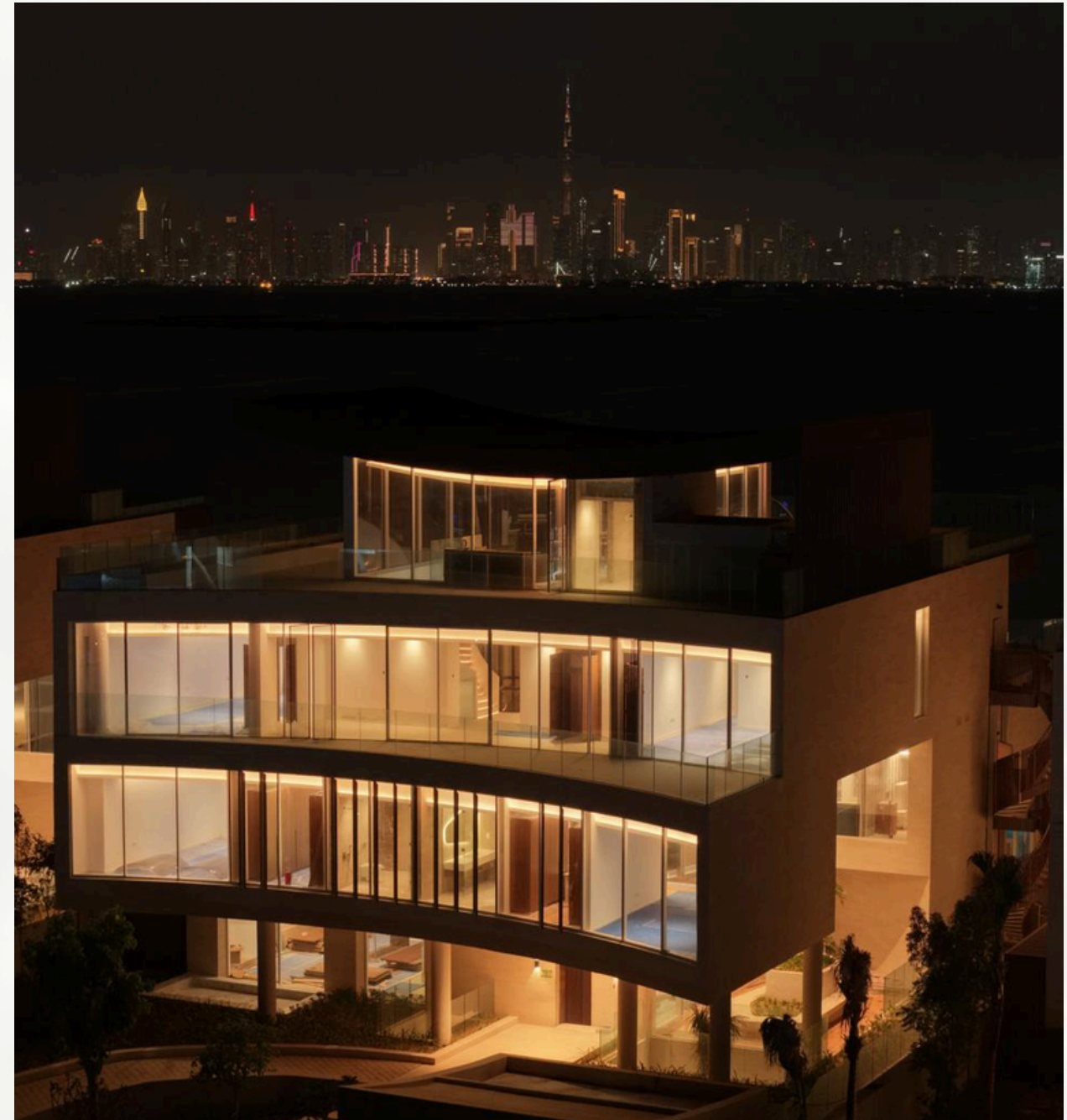
Following a recent termination, this villa has now become available once more — presenting a rare opportunity to own the very last of its kind on the island.

Ready to move in, this residence offers unmatched exclusivity and extraordinary views.

- **Villa 9**

- Plot Area: 24, 402
- BUA: 19, 663
- View: City View
- Final Price — **AED** 89,000,000

THE VIEW





ISLAND AMENITIES

BEACH CLUB - READY

The heart of the island lifestyle, with white sands, infinity pools, and a laid-back luxury atmosphere. A place to enjoy barefoot days that slip effortlessly into evenings under the stars.



LEBANESE RESTAURANT

Authentic flavors of the Levant reimagined with modern flair. A celebration of shared plates, warm hospitality, and vibrant atmosphere.



THE OASIS SPA

A sanctuary of calm rooted in natural therapies. Signature treatments blend regional ingredients with modern wellness rituals, ensuring deep restoration of body and mind.



ALL-DAY DINING RESTAURANT

Elegant yet relaxed serving vibrant Mediterranean flavors with a fresh seasonal twist. A social hub where island residents gather from breakfast through to late evening.



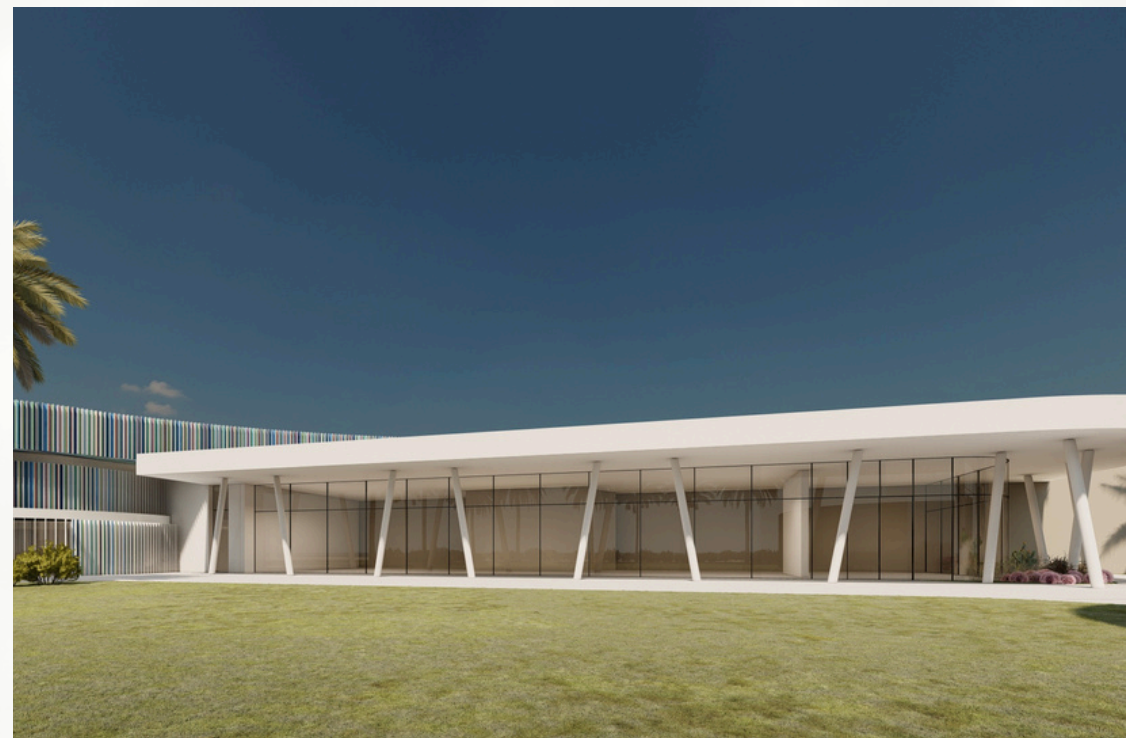
ASIAN RESTAURANT

A refined culinary journey across Asia, with bold flavors and delicate artistry. Each dish is crafted to elevate dining into a memorable island experience.



THE KIDS CLUB

A safe, inspiring space designed for discovery and creativity. Tailored programs keep children engaged and delighted, giving parents peace of mind.



WATER SPORTS CENTER

Adventure on demand: paddleboarding, sailing, jet skis, and diving. Explore the turquoise waters of the Arabian Gulf right from your doorstep.



SPORTS FACILITIES

State-of-the-art courts and training spaces designed for peak performance. From tennis to fitness studios, every detail invites an active, energized lifestyle.



A rare opportunity to own the finest villa, offering the most breathtaking views.

Arrange your private viewing today.



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