



BAYVIEW BOULEVARD

ICONIC WATERFRONT LIVING
AT DUBAI ISLANDS

Developer: AB Developers

Location: Dubai Islands, Dubai



STRATEGIC LOCATION AT DUBAI ISLANDS

ISLAND LIVING

Situated in the heart of Dubai Islands, offering a unique blend of coastal tranquility and urban accessibility.

KEY CONNECTIONS

Minutes away from Dubai Downtown, Dubai International Airport (DXB), and major shopping destinations like Dubai Mall.

BEACH PROXIMITY

Only 350 meters away from pristine beaches, ensuring a lifestyle defined by the sea.

ENVIRONMENT

A prestigious district characterized by fresh sea air and a lack of industrial facilities, perfect for healthy living.

"A prime destination where serenity meets connectivity in Dubai's newest waterfront hub."



ARCHITECTURAL EXCELLENCE AND DESIGN

PRIVATE POOLS

Exclusive private pools designed for ultimate relaxation, offering residents a luxurious resort-style experience within their own home.

PANORAMIC VIEWS

Every residence is positioned to offer stunning views of the sea and the Dubai skyline.

BUILDING STRUCTURE

A 15-storey tower that balances modernity with a serene living environment.

COMPLETION

Scheduled for handover in Q3 2027, marking a new era of waterfront luxury.

LUXURIOUS RESIDENTIAL OPTIONS

APARTMENT TYPE	AVG. AREA (M ²)	STARTING PRICE (AED)
1 Bedroom	~90.7 m ²	1,806,145
2 Bedrooms	~129.1 m ²	2,570,820
3 Bedrooms	~180.8 m ²	3,892,262

Premium Finishes: Upgraded interiors with high-quality flooring and fitted sanitary ware.

Functional Design: Spacious layouts with balconies and terraces to maximize outdoor living.

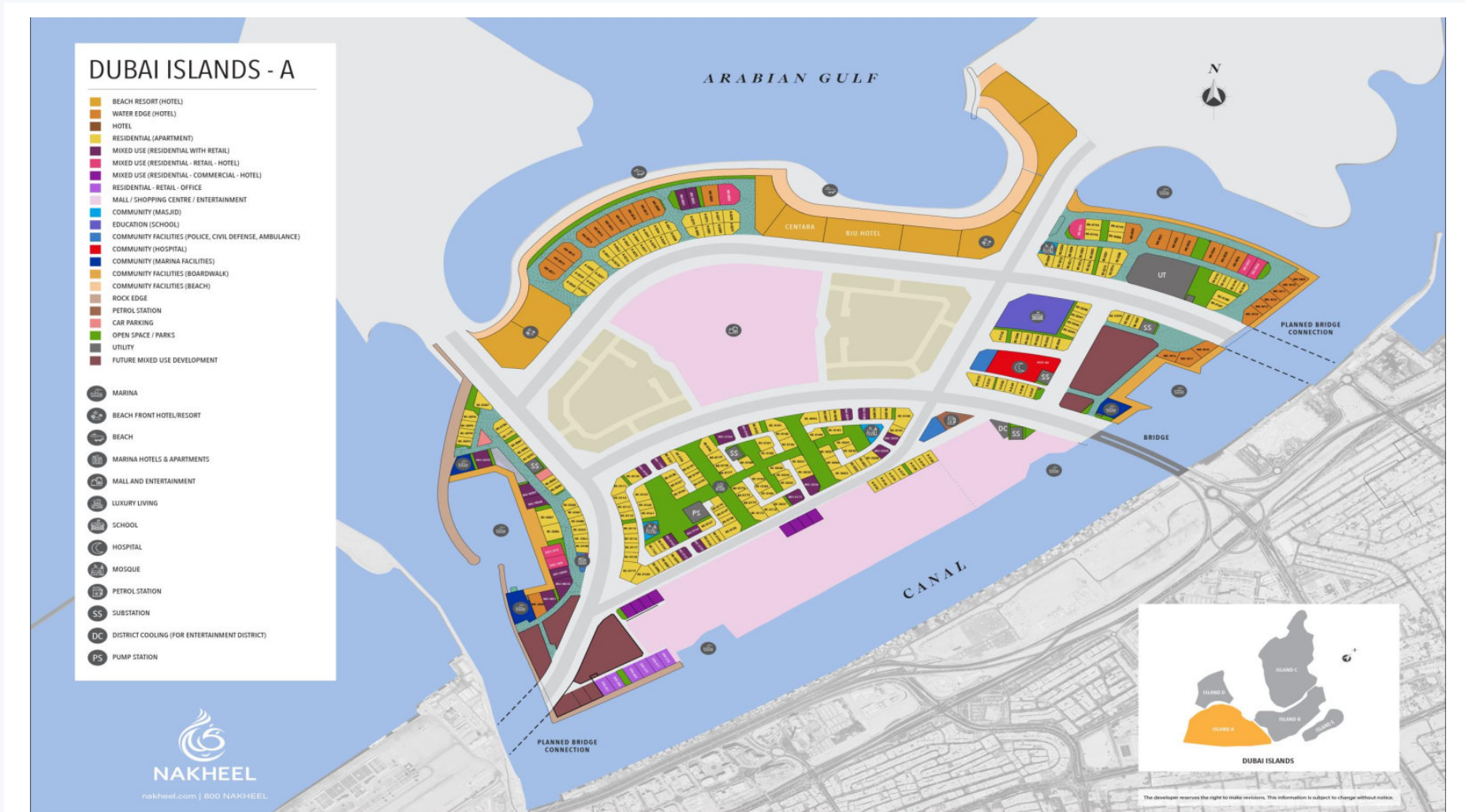


TYPICAL 3-BEDROOM LAYOUT



TYPICAL 2-BEDROOM LAYOUT

MASTER PLAN





WORLD-CLASS AMENITIES

- ROOFTOP INFINITY POOL

Relax with breathtaking views of the horizon and the Arabian Gulf.

- WELLNESS FACILITIES

State-of-the-art private gym and sauna designed for a healthy lifestyle.

- SOCIAL SPACES

Stylish lounge, cafe, bar, and dedicated recreation areas for residents.

- FAMILY FRIENDLY

Safe play areas for children and beautifully landscaped green promenades.

SOPHISTICATED INTERIOR FEATURES

FULLY FITTED KITCHENS

Equipped with high-end built-in appliances and premium cabinetry for a seamless culinary experience.

SMART LIVING

Integrated alarm systems and direct lines to security for peace of mind and modern convenience.

NATURAL LIGHT

Large panoramic windows that flood the living spaces with sunlight and offer breathtaking views.

READY TO MOVE

Apartments come with finished interiors, high-quality flooring, and fitted wardrobes.

PREMIUM APPLIANCES

SMART SECURITY

PANORAMIC VIEWS

TURNKEY FINISH

FLEXIBLE PAYMENT PLAN (40/60)

MILESTONE	INSTALLMENT	VALUE
Booking	Downpayment	10%
Construction	1st to 5th Installments	30%
Handover	Final Payment (Q3 2027)	60%

INVESTMENT POTENTIAL

Bayview Boulevard offers an accessible entry point into Dubai's luxury waterfront market. With high ROI expected due to the rapid development of Dubai Islands, this 40/60 plan is designed for both investors and end-users seeking long-term value.

PROXIMITY TO DUBAI'S LANDMARKS

LEISURE & RECREATION

- Dubai Island Beach
- Al Mamzar Beach Park
- Dubai Mall & Downtown

HEALTHCARE & SERVICES

- Dubai Hospital
- Premium Medical Centers
- Educational Institutions

CULTURE & HERITAGE

- Al Fahidi Historical Neighbourhood
- Sharjah Aquarium
- Traditional Souks

GLOBAL CONNECTIVITY

- Dubai International Airport (DXB)
- Major Highway Networks
- Public Transport Hubs

"Everything you need is within reach, blending the tranquility of island life with the pulse of the city."

ABOUT AB DEVELOPERS

OUR PHILOSOPHY

At AB Developers, we believe that construction is more than just building structures; it's about creating iconic living experiences. Our vision is to blend luxury, serenity, and innovation into every project we undertake.

TRACK RECORD

Known for our commitment to excellence and high-quality standards, AB Developers has established itself as a trusted name in Dubai's real estate market, delivering spaces that exceed expectations and redefine modern living.

LUXURY

PREMIUM QUALITY

SERENITY

TRANQUIL LIVING

INNOVATION

MODERN DESIGN

TRUST

RELIABLE PARTNER

WHY CHOOSE BAYVIEW BOULEVARD?

01

PRIME LOCATION

Part of the prestigious Dubai Islands master development, offering unmatched waterfront access.

02

LUXURY LIFESTYLE

Unmatched amenities, high-end finishes, and panoramic views of the Arabian Gulf.

03

FUTURE GROWTH

Capitalize on the appreciation of one of Dubai's newest and most sought-after waterfront hubs.

04

QUALITY ASSURANCE

Developed by the reputable AB Developers, known for iconic living and innovative design.

"The ultimate waterfront investment, blending luxury, serenity, and long-term value."

CONTACT INFORMATION

EXPERT CONSULTATION



Get in touch for detailed floor plans, availability, and personalized investment advice.

OFFICIAL WEBSITE



bayview.projects-ab.com

OFFICIAL INSTAGRAM



[@ab.developers.official](https://www.instagram.com/ab.developers.official)

SECURE YOUR UNIT

Now accepting bookings for the new launch. Secure your piece of paradise at Bayview Boulevard today.

WHERE CONSTRUCTION BECOMES ICONIC LIVING