

VILLA *del* DIVOS

DUBAI ISLANDS



*Collection
Residences*

VILLA *del* DIVOS®

RESIDENCES DUBAI WATERFRONT

Welcome to Villa Del DIVOS, an extraordinary residential development set in one of Dubai's most prestigious and sought-after locations – Dubai Island. Nestled on the first coastline, just steps away from pristine waters, this project redefines opulence, blending modern design with serene coastal living. Villa Del DIVOS offers a rare opportunity to own a residence in a location that combines unrivaled luxury with world-class amenities. Dubai Island is one of the newest and most exciting developments in the city, designed to offer an unparalleled living experience. The island boasts exquisite waterfront views and a lifestyle centered around the natural beauty of the Arabian Gulf. With a private, secluded feel, residents enjoy the best of both worlds – proximity to the vibrant heart of Dubai while living in a tranquil coastal retreat. Villa Del DIVOS is only 20 minutes' drive from Downtown Dubai, the iconic Dubai Opera, and the financial district DIFC, where all of the world's most popular Michelin-starred restaurants can be found. Additionally, Dubai Festival City (DFC) and one of the city's newest and most coveted coastal locations, offering large coastlines and crystal-clear waters, are also within close proximity.

THE AREA SURROUNDING VILLA DEL DIVOS OFFERS EVERYTHING A DISCERNING RESIDENT COULD DESIRE: PRIVATE BEACHES: IMAGINE WAKING UP TO STUNNING SUNRISES OVER THE CALM WATERS, WITH EXCLUSIVE ACCESS TO PRIVATE, UNSPOILED BEACHES THAT STRETCH ALONG THE COASTLINE. THIS PROVIDES A SERENE AND SECURE ENVIRONMENT FOR RELAXATION AND RECREATION. WORLD-CLASS GOLF COURSE: JUST MINUTES FROM THE PROPERTY IS A PROFESSIONALLY DESIGNED GOLF COURSE, PROVIDING A PERFECT ESCAPE FOR THOSE WHO ENJOY THE SPORT AND THE LUXURY THAT COMES WITH IT. EXCLUSIVE SHOPPING MALL: FOR RESIDENTS WHO APPRECIATE HIGH-END SHOPPING, DUBAI ISLAND FEATURES ITS OWN LUXURY SHOPPING MALL OFFERING THE LATEST IN FASHION, LIFESTYLE, AND FINE DINING. STATE-OF-THE-ART HEALTHCARE: ACCESS TO TOP-TIER HOSPITALS AND MEDICAL SERVICES IS AVAILABLE JUST A SHORT DRIVE FROM VILLA DEL DIVOS, ENSURING THE HIGHEST STANDARD OF CARE AND CONVENIENCE FOR RESIDENTS.

Villa Del DIVOS is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes throughout. Living at Villa Del DIVOS means more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

COLLECTION OF 108 SUITS

BUILDING STRUCTURE
G + 2P + 12 FLOORS

- FIVE-BEDROOM: 4 UNITS / 2 PARKING SPACES EACH
- FOUR-BEDROOM: 5 UNITS / 2 PARKING SPACES EACH
- THREE-BEDROOM: 29 UNITS / 2 PARKING SPACES EACH
- TWO-BEDROOM: 31 UNITS / 1 PARKING SPACE EACH
- ONE-BEDROOM: 45 UNITS / 1 PARKING SPACE EACH
- ADDITIONAL PARKING: AED 60,000 PER SPACE

UNIT BREAKDOWN

- 1-BEDROOM: 666–1072 FT²
- 2-BEDROOM: 1100–2777 FT²
- 3-BEDROOM: 1502–2796 FT²
- 4-BEDROOM: 2455–2784 FT²
- 5-BEDROOM: 6240–7072 FT²

SERVICE CHARGE

25 AED/FT² FOR THE INTERIOR APARTMENT AREA.
THE SERVICE CHARGE FOR BALCONIES IS 6.25 AED/FT²

PAYMENT PLAN

35/65

- BOOKING: 50,000 AED
- 20% + 4% (DLD FEES) WITHIN 30 DAYS OF LAUNCH (08.02.2025)
- 5% SIX MONTHS AFTER LAUNCH
- 5% UPON 20% CONSTRUCTION COMPLETION
- 5% UPON 75% CONSTRUCTION COMPLETION
- 65% ON HANDOVER (Q1 2027)

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