

# ISOLA



## KEY VILLA DETAILS:

<b>Configuration:</b>	Basement + Ground Floor + First Floor + Roof
<b>Bedrooms:</b>	6 ensuite bedrooms
<b>Service Rooms:</b>	Maid's room, laundry room and driver's room
<b>Kitchens:</b>	Front-of-house show kitchen & back-of-house service kitchen
<b>Parking:</b>	4 dedicated car parking spaces
<b>Ceiling Heights:</b>	Grand double-height living spaces: 7.2 meters; bedrooms and all other areas: 3 meters

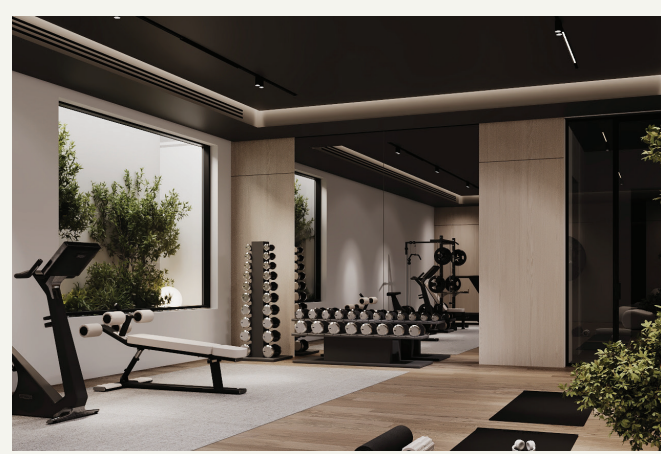


## Area Details:

<b>Plot Area:</b>	11,137 sq. ft.	1,034.67 sq. m
<b>Built-Up Area:</b>	15,154.44 sq. ft.	1,408.40 sq. m
<b>Swimming Pool Area:</b>	676.37 sq. ft.	62.86 sq. m

### AMENITIES:

- Private swimming pool
- Professionally landscaped outdoor areas
- Fully equipped private gym & yoga area
- Dedicated gaming zone
- Private home cinema
- Steam room & sauna
- Massage & wellness room
- Virtual golf room
- Wine cellar & integrated bar
- Open to sky balcony basement
- Rooftop BBQ area
- Rooftop lounge overlooking Pearl Jumeirah
- Elegant main entrance lobby & lift lobby
- Private internal elevator serving all floors



## SMART LIVING & AUTOMATION

- Integrated whole-home audio system with multi-zone capability, controlled via a mobile app
- Motorized curtains and automated privacy screens throughout all floors, customizable to your preference
- Motion-sensor lighting for added convenience and improved energy efficiency
- Vanity and ambient lighting systems adjustable from multiple zones
- Smart door locks with keyless entry access
- Automated garage door and main gate, operated through the villa's smart system or mobile app



## MATERIALS & FINISHES

### Exterior & Outdoor Design:

- Distinctive natural stone
- Landscaped garden with curated trees, plants & greenery
- Architectural outdoor & semi overflow pool with balancing water heater

### Flooring & Surfaces:

- Natural parquet flooring in all bedrooms, office, and dressing rooms
- Premium porcelain tiles sourced from Spain and Italy, including collections by Graniti Fiandre and Porcelanosa

### Ceilings & Walls:

- Knauf gypsum ceiling systems
- Bespoke wall finishes & architectural feature panels throughout the villa

### Doors, Joinery & Woodwork:

- Custom handcrafted joinery & wardrobes, engineered for precision & longevity
- Main door fitted with Philips smart locking systems

### Elevator:

- Fuji / Fujitec elevator with an 8-person capacity (630 kg)

### Kitchen & Appliances :

- Miele kitchen appliances
- Back-of-house kitchen by Bosch
- Quooker water tap system

### Bathrooms & Wellness Spaces:

- Sauna equipped with Harvia heating technology
- Steam and massage areas finished to a high spa standard
- Bathrooms featuring premium fixtures by GROHE, master bedroom equipped with smart toilet bowl
- Fully automated privacy screens integrated into bathroom windows
- Rubber flooring finishes in gym & spa areas

### Furniture & Interior Styling:

- Statement chandelier accentuating the double-height living area
- Living and dining spaces furnished with high-end branded furniture
- Bedrooms styled with designer furnishings for comfort & refinement
- Plush carpets across living areas, bedrooms, & home cinema for acoustic enhancement & warmth