

# BAYVIEW BOULEVARD

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by



Welcome  
to the  
epitome of  
beachside  
elegance



Embrace a lifestyle where the  
sun-kissed shore meets refined  
luxury.

Life is a magnificent journey.  
It brims with marvel, allure, and possibility.  
It is a priceless treasure that deserves to be  
cherished at every step.

Welcome Home.



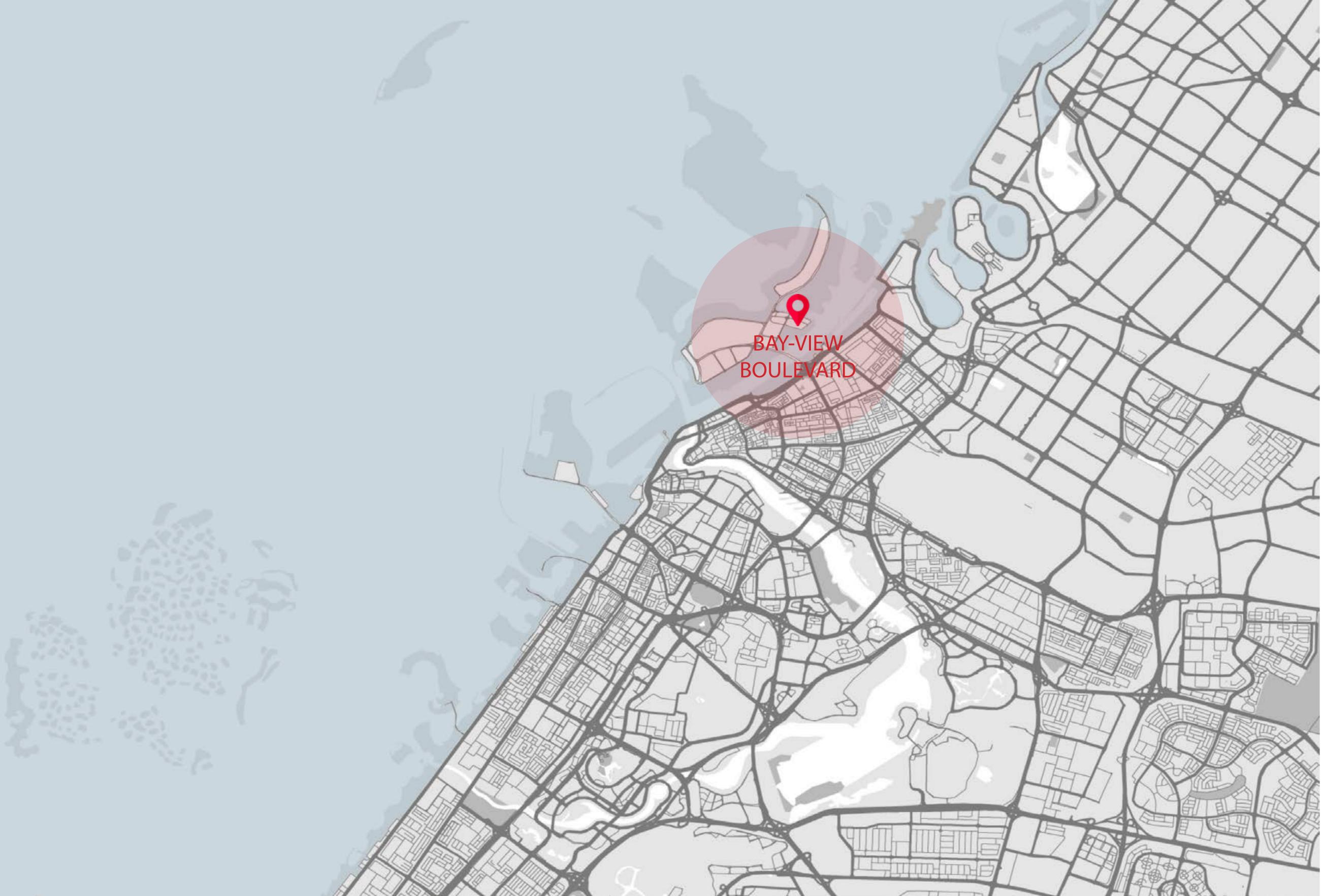


*Experience an extraordinary life filled with excitement in vibrant Dubai.*



# Location

- Souk Al Marfa - 2 MIN
- Dubai Islands Beach - 7 MIN
- Al Mamzar Beach - 7 MIN
- Water front Market - 10 MIN
- Dubai Hospital - 10 MIN
- Gold Souk Metro Station - 10 MIN
- Dubai Gold Souk - 12 MIN
- Dubai International Airport - 20 MIN
- Deira City Centre Mall - 20 MIN
- Al Ghurair Centre - 20 MIN





Experience  
the essence  
of resort style  
living in your own  
home.





## Architecture

BAYVIEW BOULEVARD seamlessly integrates sleek modern design with an array of exclusive amenities to ensure unparalleled convenience and comfort. Residents can indulge in leisurely days lounging by the infinity pool or staying active in the state-of-the-art fitness center. With its luxurious finishes and abundance of amenities, BAYVIEW fosters a lifestyle centered around relaxation and connectivity, transforming urban living into an oasis that residents proudly call home.





## Ariel Perspective

Drawing inspiration from nautical elements, the design employs a series of horizontal lines to disrupt the building's solid volume. By varying depths along the facades and balconies, the architecture achieves a dynamic and visually appealing structure. This interplay of depths and lines adds sophistication and elegance, creating a sensual and captivating aesthetic.





## MID-CENTURY MODERN

The color palette revolves around earthy tones, including shades of beige, grey, brown, and tan, creating a warm and inviting atmosphere. Travertine accents flow seamlessly throughout the spaces, adding a touch of sophistication and timeless elegance to the overall design scheme.





**AB**  
DEVELOPERS  
BAYVIEW BOULEVARD

# EXQUISITE INTERIORS

Inspirational interior design across  
all apartments and common areas.  
Sophisticated interiors and curated finishes, raising the  
standard of luxury beachfront living.











Indulge in  
premier  
amenities  
right at your  
fingertips.





# AMENITIES

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Roof top Buffering space

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Business Centre

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Kids splash pool

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Jogging track

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Kids Play area

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Infinity Pool

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BBQ area

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Skate park

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Dog Park

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Gym

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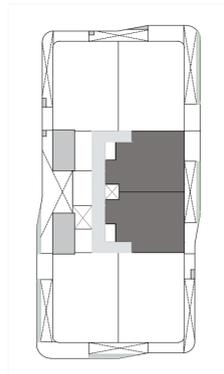
1 BEDROOM

Typical  
Unit 1

1

Area

Residence	83.20 sq.m
Terrace	6.67 sq.m
Total	89.83 sq. m 966.92 sq. ft



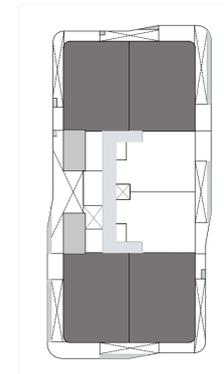
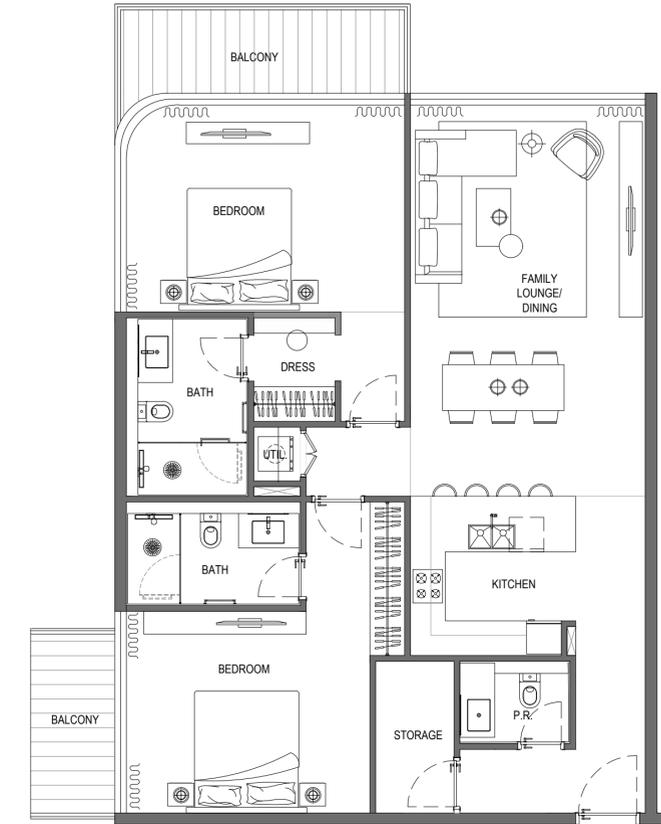
2 BEDROOM TYPE 1

Typical  
Unit 2

2

Area

Residence	116.00 sq.m
Terrace	12.68 sq.m
Total	128.68 sq. m 1385 sq.ft



2 BEDROOM TYPE 1A

Typical  
Unit 2

3

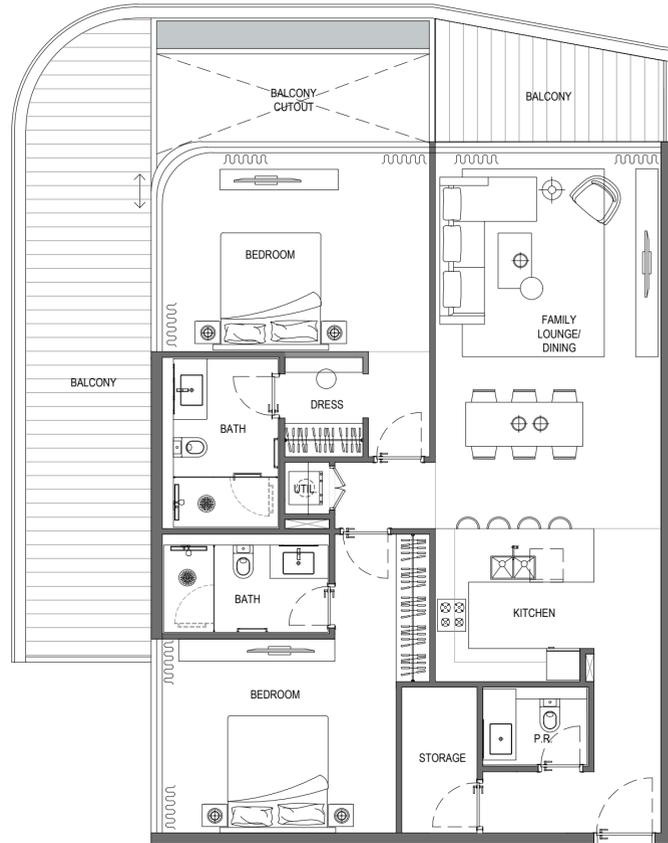
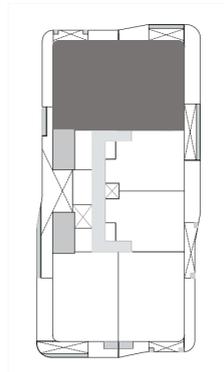
Area

Residence 116.00 sq.m

Terrace 32.91 sq.m

Total 148.91 sq.m

1602.85 sq.ft



2 BEDROOM TYPE 1B

Typical  
Unit 2

4

Area

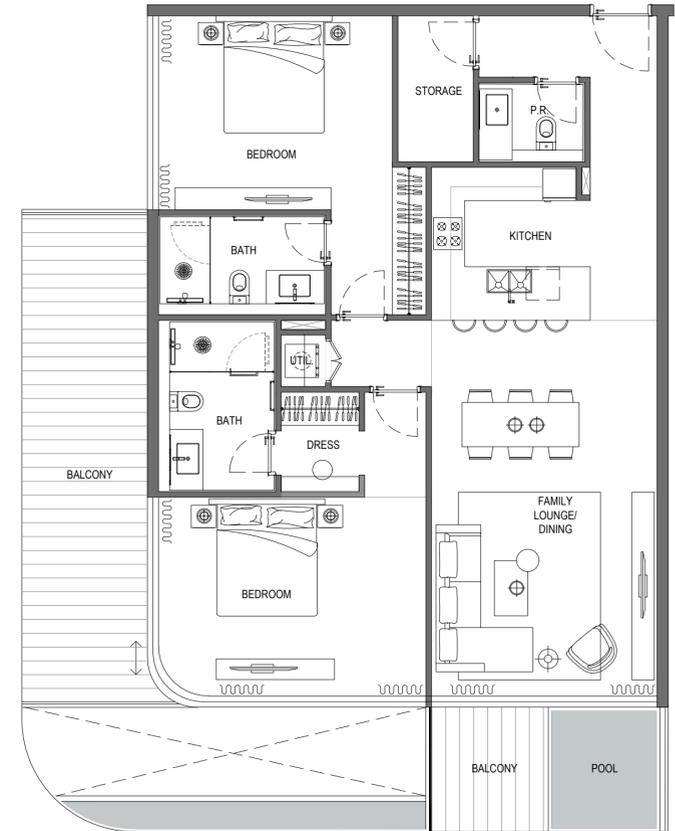
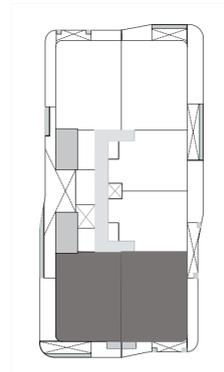
Residence 166.00 sq.m

Terrace 24.7 sq.m

Pool 4.5 sq.m

Total 195.2 sq.m

2101 sq.ft



3 BEDROOM TYPE 1

Typical  
Unit 3

5

Area

Residence 166.4 sq.m

Terrace 6.7+4.9 sq.m

Total 183 sq. m  
1969.80 sq.ft

