

Beachfront Villa Estate on Zaya Nurai Island For Sale

UAE, Abu Dhabi, Saadiyat, Nurai Island 44235

13,342,410 €

QUICK SPEC

Year of Construction	
Bedrooms	6
Half Bathrooms	
Full Bathrooms	7
Interior Surface approx	1,740 m2 - 18,730 Sq.Ft.
Exterior Surface approx	2,000 m2 - 21,527 Sq.Ft.
Parking	2
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Nestled on the shore of Zaya Nurai Island is a unique 6 bedroom villa estate with a private beach and surrounding greenery. This modern masterpiece offers a luxury waterfront lifestyle in the UAE's most idyllic setting. Bordered by another splendid villa, both properties are part of a bundle offering unlike any other. As the two largest plots on the island, the opportunity to connect the land and establish your very own estate is at your fingertips. Incredibly designed and furnished with exquisite coastal contemporary pieces, this home spans 18,730 sq. ft. of built-up area, showcasing spacious bedrooms, marble-clad ensuite bathrooms with jacuzzi tubs, two standout kitchen areas with state-of-the-art Miele appliances and many more integrated ultra-luxury features. The property's structure and interior design integrate organic materials such as wood, clay ceramics and rattan reed. It is also encircled by nature and perfect for those who seek a seamless blend between indoor and outdoor living; the primary living space contains a floating patio-style sitting area, inviting the atmosphere of a beachfront courtyard into the home. The skylights and wall-to-wall windows bathe every room in natural light and frame the most picturesque sights of the garden and sea. Steps from the living room is an infinity pool that looks out to the beach and plenty of room to relax under the sun or enjoy a meal in the fresh air. Whether you prefer to tackle a few morning laps in the pool or the sea, the home is also equipped with an outdoor shower, gym, sauna and steam room for all your wellness preferences. The garden is also a perfect space to take up a session of meditation, yoga or let your family pet run free. A short 15-minute boat ride off the shores of Abu Dhabi, discover Zaya Nurai Island. A piece of paradise like nowhere else. The private island resort features a world-class seaside spa, five fine and casual food and beverage outlets, a beach club, and a calendar of exceptional activities on land and at sea. To get there, Guests arrive at the Welcome Centre on Saadiyat Island for check-in before taking a short 15-minute boat ride to the island.

PROPERTY FEATURES

BEDROOMS	• Master Bedrooms -
• Total Bedrooms - 6	• Suite -
BATHROOMS	• Full Bathrooms -
• Total Bathrooms - 7	• Half Bathrooms -

OTHER ROOMS

- Entry Foyer
- Two Standout Kitchen
- Dining Area
- Spacious Living Area
- Floating Patio-Style Sitting Area
- Fully Equipped Gym
- Lounge Areas
- Library
- Study Area
- Massage Room
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INTERIOR FEATURES

- Incredibly Designed And Furnished With Exquisite Coastal Contemporary Pieces
- The Property's Structure And Interior Design Integrate Organic Materials Such As Wood, Clay Ceramics And Rattan
- Reedhome Integrated Theatre System
- Sound And Lighting Systems
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EXTERIOR AND LOT FEATURES

- Large Area Of Very Private Beach And Surrounding Greenery
- Just A 12-Minute Boat Ride From Abu Dhabi's Saadiyat Island
- Surrounded By Clear Waters, Powder-White Soft Sand And Lush Vegetation.
- Volleyball Court
- Extensive Gardens To Front And Rear Entertaining Terrace
- Landmarks : Saadiyat Beach Golf Club - 18 Min Drive, Manarat Al Saadiyat Cultural Center - 21 Min Drive, Uae
- Exhibition Center - Yas Waterworld 29 Min Drive, Yas Mall - 30 Min Drive, Ferrari World - 33 Min Drive
- Closest Airports : Abu Dhabi (Auh-Abu Dhabi Intl.) 41 Min Drive
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HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Electric, Forced Air, Heat Pump

POOL AND SPA

- Hot tub
- Heated Edge Pool
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LAND INFO

- Lot Size : 2,000 m2 - 21,527 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 1,740 m2 - 18,730 Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style :
- Furnishing : Furnished
- Materials : Concrete
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SCHOOL INFORMATION

Education in the UAE all the way through secondary school is universal, free (in public schools), and compulsory for Emirati children. Primary and secondary education is free for all Emiratis and compulsory for boys and girls from age 5 until 15, but non-citizens have to pay fees for schooling, public and private.

- Jumeirah International Nursery
- The Indian International school , Dubai Silicon Oasis
- Hartland International School Dubai
- Dubai International School
- Swiss International Scientific School in Dubai

AMENITIES AND COMMUNITY FEATURES

- Buying property in the Abu Dhabi is not a problem for foreigners. Foreigners are entitled to purchase residential properties that are located in designated leasehold or freehold areas, and the process of buying is relatively straightforward. Abu Dhabi residential market opened up to foreigners in 2002, and has attracted many expat and overseas buyers since.

OTHERS

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|--------------------------|-----------------------------|
| • Ocean View | • Marble Countertop |
| • Deck | • Media Room / Home Theater |
| • Gated Community | • Screen Room |
| • Private Marina | • Terrace / Outdoor Space |
| • Casita | • Outdoor Pool |
| • Gardens | • 4+ Fireplaces |
| • Hardwood Flooring | • Water View |
| • In-Home Fitness Center | • Waterfront |

ABOUT THE AREA

The United Arab Emirates (UAE) or simply the Emirates , is a country in Western Asia. It is located at the eastern end of the Arabian Peninsula, and shares borders with Oman and Saudi Arabia, while having maritime borders in the Persian Gulf with Qatar and Iran. Abu Dhabi is the nation's capital, while Dubai, the most populous city, is an international hub. The United Arab Emirates is an elective monarchy formed from a federation of seven emirates, consisting of Abu Dhabi (The capital), Ajman, Dubai, Fujairah, Ras Al Khaimah, Sharjah and Umm Al Quwain. Each emirate is governed by an Emir and, together, they form the Federal Supreme Council; one of them serves as President of the United Arab Emirates

Abu Dhabi is the capital and the second-most populous city (after Dubai) of the United Arab Emirates. It's also the capital of the Emirate of Abu Dhabi. The city of Abu Dhabi is located on an island in the Persian Gulf, off the Central West Coast. Most of the city and the Emirate reside on the mainland connected to the rest of the country. Abu Dhabi houses local and federal government offices and is the home of the United Arab Emirates Government and the Supreme Petroleum Council.

Saadiyat Island is a natural island and a tourism-cultural project for nature and Emirati heritage and culture that is located in Abu Dhabi, United Arab Emirates. The project is located in a large, low-lying island, 500 metres (1,600 ft) off the coast of Abu Dhabi island. A mixed commercial, residential, and leisure project is currently under construction on the island. When completed, Saadiyat Island is expected to become Abu Dhabi's cultural centre, mostly for the Island's Cultural District that is expected to include eight museums