

VILLA *del* GARDA

LUXURY BEGINS WITH A VIEW

presents

FIRST-ROW SERVICED BOUTIQUE RESIDENCE WITH BREATHTAKING
MARINA AND ARABIAN GULF VIEWS





FIRST-ROW MARINA LOCATION

Dubai Islands redefines waterfront living with a bold new vision — a destination crafted to embody the spirit of innovation, sustainability, and world-class lifestyle at the heart of Dubai's ambitious Vision 2040.



BRANDED RESIDENCES BY
∞ MR.EIGHT

VILLA *del* GARD

**CLUB LEVEL - PARKING
7 RESIDENTIAL FLOORS**

• 1 BEDROOM	52 UNITS	₹ 2,661,000	-	3,963,000
• 2 BEDROOM	69 UNITS	₹ 4,124,000	-	7,943,000
• 2 BEDROOM DUPLEX	2 UNITS	₹ 7,390,000	-	8,167,000
• 3 BEDROOM	9 UNITS	₹ 7,932,000	-	18,777,000
• 4 BEROOM DUPLEX	1 UNIT	₹ 11,581,000		
• 5 BEDROOM	2 UNITS	₹ 40,569,000	-	45,605,000

UNIT BREAKDOWN

• 1 BEDROOM :	605 SQ.FT	-	2,768 SQ. FT
• 2 BEDROOM :	952 SQ.FT	-	2,662 SQ. FT
• 2 BEDROOM DUPLEX :	2,111SQ.FT	-	2,333 SQ. FT
• 3 BEDROOM :	1,852 SQ.FT	-	4,357SQ. FT
• 4 BEDROOM DUPLEX:	2,895SQ.FT		
• 5 BEDROOM:	8,114 SQ.FT	-	9,121 SQ. FT

SERVICE CHARGE

30 AED/FT2 FOR THE INTERIOR APARTMENT AREA
THE SERVICE CHARGE FOR BALCONIES IS 7.5 AED/FT2

35/65

INVESTMENT PLAN

BOOK UNIT: ₹100,000
20% + 4% DLD + ₹5,000 ADMIN FEE ON FIRST INSTALLMENT
5% - WITHIN 6 MONTHS FROM THE BOOKING DATE
5% - UPON 20% CONSTRUCTION COMPLETION
5% - UPON 75% CONSTRUCTION COMPLETION
65% - ON HANDOVER Q1/2028

***RESALE OPTION AVAILABLE ONCE 24% HAS BEEN PAID**
The apartment price includes 5% VAT.