



BADA

AL JUBAIL

NOOR
6 BEDROOM






BADA
AL JUBAIL



Jubail Island epitomises cosmopolitan elegance and sophistication. This is an island that's wonderfully private, yet also connected. Nestled within the UAE's dynamic capital, it both overlooks the iconic Abu Dhabi skyline, yet also enjoys the serenity and tranquility of a rich, natural setting.





ABOUT THE ARCHITECT



Chalabi Architekten und Partner ZT GmbH (CAP) is a Vienna, Austria based Architectural Firm which was established in 1992 by the brothers Talik and Jaafar Chalabi.

Seamlessly integrating architecture, master planning, urban design, landscape architecture, interior design, whether working together in a studio or collaborating remotely.

↑ Noor
6 Bedroom villas

Average plot size
2,706 SQM





FINISHING DESIGN

This villa seamlessly blends functional design and aesthetic appeal.

The ground floor gracefully divides into family and formal zones, connected by an outdoor courtyard and breezeway. Six bedrooms on the upper floor surround an open courtyard, each boasting outdoor terraces. The entrance, marked by a shaded porch and water feature, opens into a grand double-volume space with views to the courtyard. Indoor spaces effortlessly connect with temperate outdoor areas – the Patio, Breezeway, and Veranda.

The Patio, a central pivot, frames a celestial connection between earth and sky, complementing the sea view. The Breezeway, an outdoor covered space, links the internal patio to the veranda, ensuring a gentle breeze permeates the air tunnel.



**6 BEDROOM VILLA
NOOR**
(V-6B-A1)

Total Ground Floor GSA:
501 SQM

Villa	392 SQM
External Amenities	53 SQM
Enclosed Parking	56 SQM

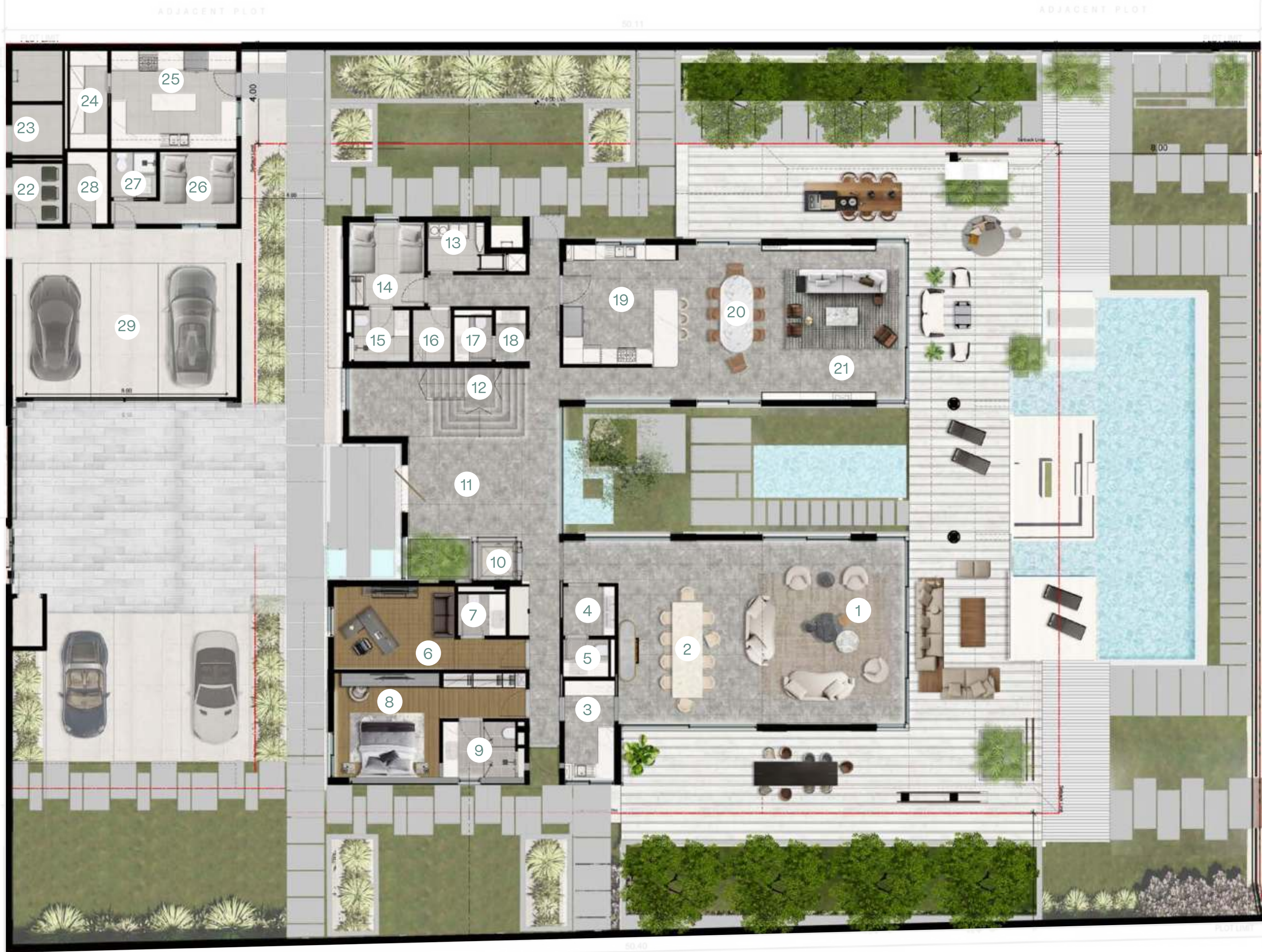
Total First Floor GSA:
456 SQM

Villa	380 SQM
Balconies	77 SQM

Total Second Floor GSA:
187 SQM

Villa	31 SQM
Terrace	156 SQM

Total GSA:
1,145 SQM



GROUND FLOOR

GSA: 501 SQM

	Dimensions (W x L)
1	Formal Living 5.70 x 7.35
2	Formal Dining 5.75 x 7.35
3	Pantry 2.00 x 4.00
4	Formal Powder 1.80 x 1.50
5	Formal WC 2.05 x 1.95
6	Office 3.30 x 4.80
7	Powder Room 1.65 x 1.90
8	Guest Bedroom 4.20 x 4.20
9	Guest Bathroom 2.90 x 2.25
10	Lift 1.60 x 1.55
11	Grand Entrance 4.55 x 4.00
12	Stair 2.70 x 7.00
13	Laundry Room 2.30 x 2.17
14	Maid's Room 3.00 x 3.35
15	Maid's Bathroom 2.20 x 2.05
16	Store 1.50 x 2.05
17	Powder Room 1.50 x 1.75
18	Washroom 1.20 x 2.05
19	Kitchen 4.60 x 4.75
20	Family Dining 4.00 x 6.10
21	Family Living 5.05 x 5.75
Service Block	
22	Garbage Room 2.00 x 4.60
23	Electrical Room 2.00 x 2.00
24	Cold Store 1.50 x 3.90
25	Fry Kitchen 5.00 x 3.90
26	Driver's Bedroom 3.05 x 3.40
27	Driver's Bathroom 1.80 x 1.80
28	Store 1.80 x 2.85
29	Garage 9.00 x 5.70

Disclaimer: All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architect. All materials, dimensions, drawing features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawing not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



FIRST FLOOR
GSA: 456 SQM

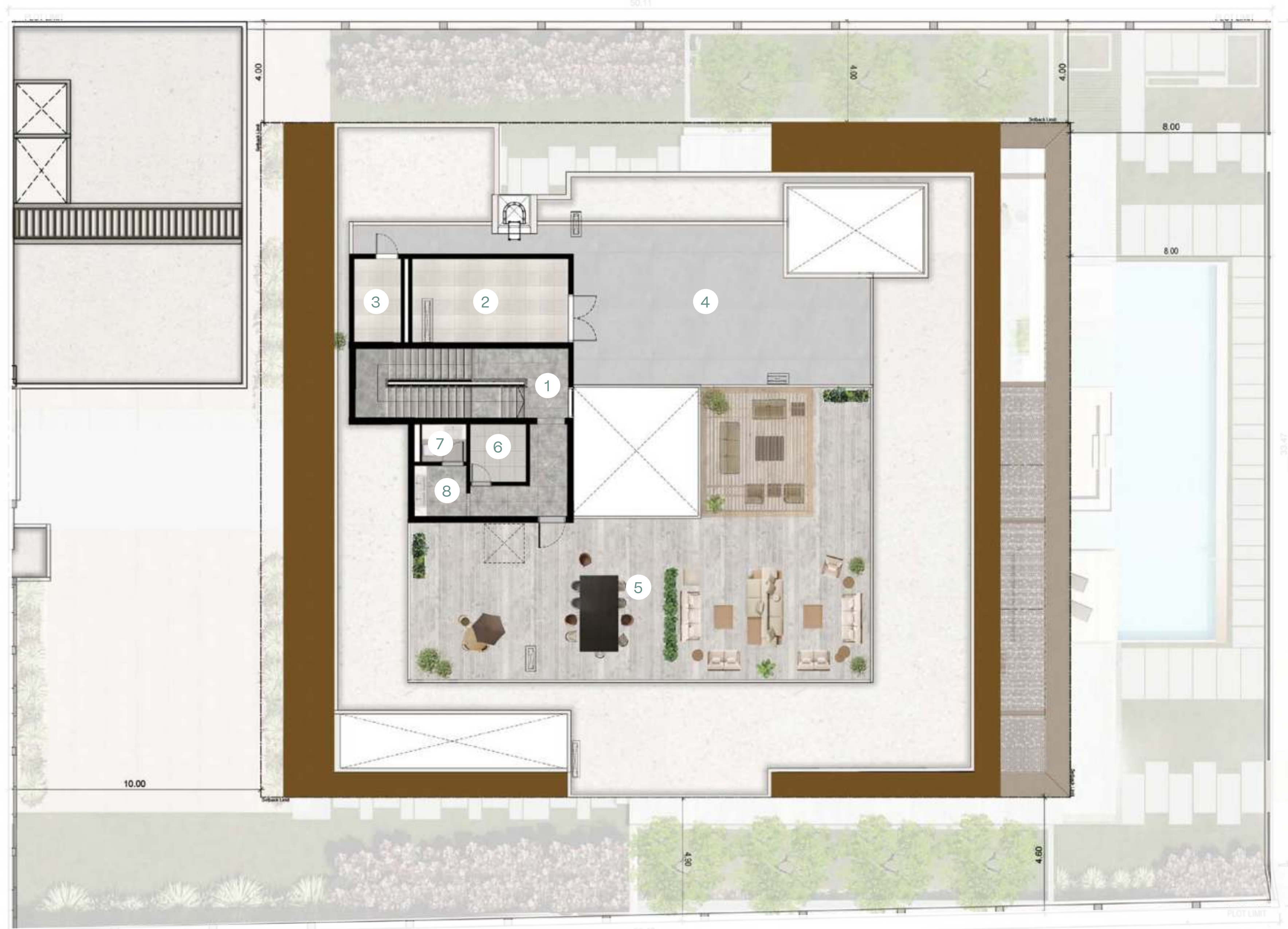
	Dimensions (W x L)
1 Staircase	4.60 x 2.75
2 Master Suite	7.70 x 5.10
3 Dressing Room	7.65 x 3.65
4 Master Bathroom	5.20 x 3.45
5 Bedroom 1	6.00 x 4.90
6 Bathroom	3.55 x 3.15
7 Walk-in Closet	3.95 x 3.00
8 Laundry Room	2.05 x 1.20
9 Bedroom 2	4.40 x 4.20
10 Bathroom	3.00 x 2.25
11 Closet	3.55 x 1.80
12 Bedroom 3	4.20 x 5.05
13 Closet	2.35 x 3.60
14 Bathroom	3.10 x 2.55
15 Bedroom 4	4.20 x 5.50
16 Closet	2.50 x 3.00
17 Bathroom	3.00 x 2.40
18 Family Living	7.95 x 5.40
19 Lift	1.60 x 1.55
Outdoor Areas	
20 Terrace 1	9.25 x 2.25
21 Terrace 2	2.30 x 5.85
22 Terrace 3	6.60 x 4.35
23 Terrace 4	1.55 x 9.25

Disclaimer: All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architect. All materials, dimensions, drawing features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawing not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

SECOND FLOOR

GSA: 188 SQM

	Dimensions (W x L)
1 Staircase	8.45 x 2.75
2 Water Tank Room	6.20 x 3.30
3 Electrical	1.85 x 3.40
4 Mechanical Area	11.50 x 6.80
5 Roof Deck	17.00 x 9.85
6 Storage	2.20 x 2.30
7 Powder Room	1.75 x 1.50
8 Washroom	2.00 x 2.05





1
Textured Paint



2
Perforated Metal Screen



3
Travertine Classico Romano



4
Wood Finish Cladding & Door



5
Metallic Bronze



Fior Di Bosco, Glaze



Calacatta Oro Matt, Infinity



American Walnut Veneer



Alter Ego Perla Wall Covering, Dedar





WARM FINISHING



1 Calacatta Gold

2 Romano Classico Travertino

3 White Oak Veneer

4 Burberry Beige

5 Amber Cottodeste

6 Chintz Nature Mastique

7 Bronze Glass

From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.



COOL FINISHING



1 Calacatta Oro

2 Romano Classico Travertino

3 American Walnut Veneer

4 Fior Di Bosco Turko

5 Oyster Cottodeste

6 Alter Ego Perla

7 Bronze Glass

From marble to the finest hardwoods.
With various floor plans to accommodate families of all sizes.









