



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



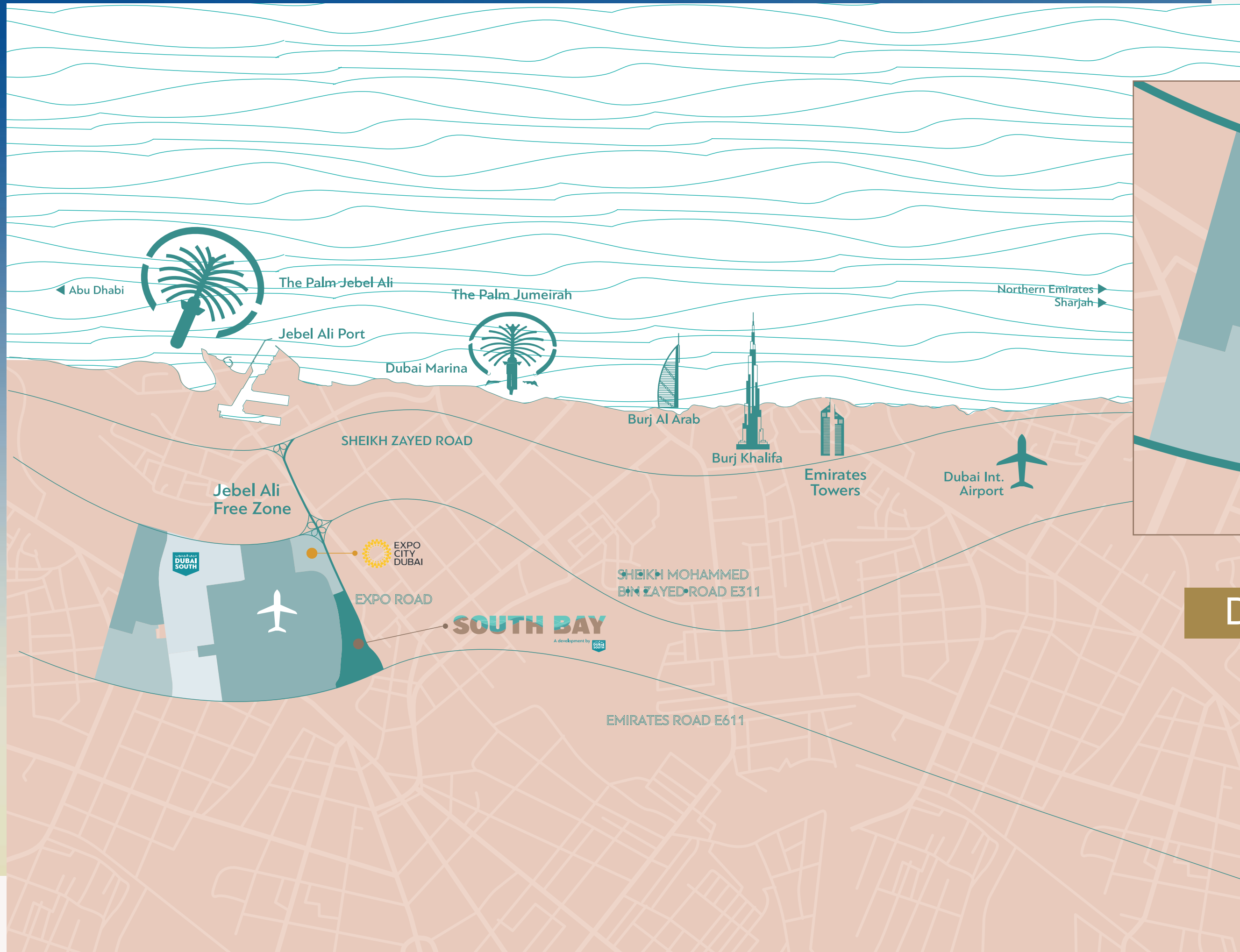
Werfro Mansions

# SOUTH BAY

A development by

دبي الجنوب  
DUBAI  
SOUTH





## Dubai South

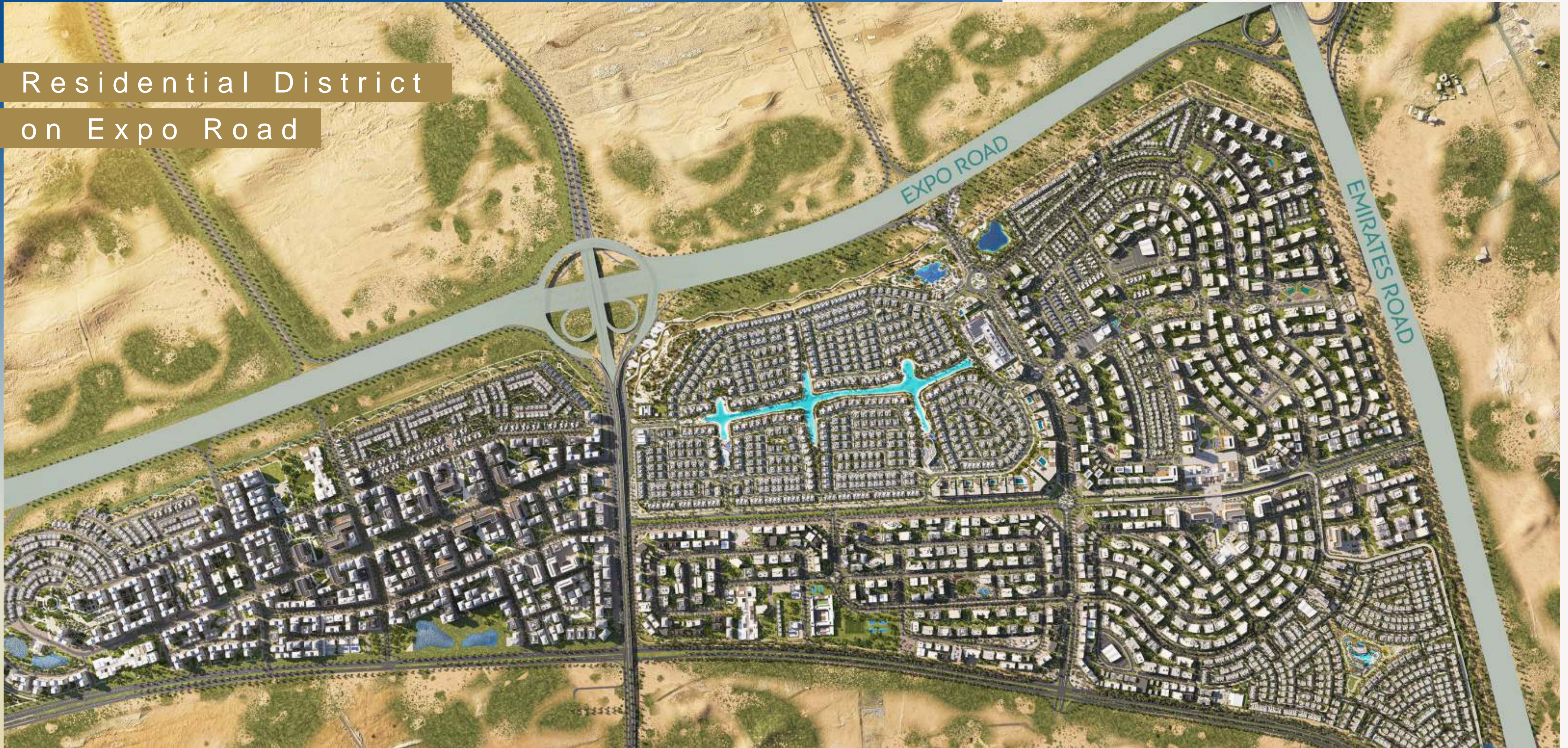
A fully integrated and master-planned city built for happy, creative  
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Strategically constructed around what will be the world's largest airport,  
 Dubai South is an inclusive and cohesive community supported by a  
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 YLZVUZPISL VY SPHISL MYU HU LYVYZ WY VTPZPZVUZ PU [OL JVULU]Z KLZJPW]PVUZ VY KLZJPW]PVUZ PU [OPZ IYVJOYL



# Residential District on Expo Road







# Upgrade to a waterfront lifestyle

Located in the Residential District of Dubai South, South Bay is set to be an exclusive gated community centre around a stunning 3 kilometre

with more than 1200 units, each providing breathtaking views of the

So whether you want to sunbathe, indulge in exciting water sports, relax, test your palate, spend quality time with family and friends, or focus on

## SOUTH BAY MASTER PLAN





SOUTH BAY MASTER PLAN

SOUTH BAY SOUTH BAY





SOUTH BAY MASTER PLAN





SOUTH BAY MASTER PLAN

South Bay SOUTH BAY





SOUTH BAY MASTER PLAN





SOUTH BAY MASTER PLAN





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SOUTH BAY MASTER PLAN

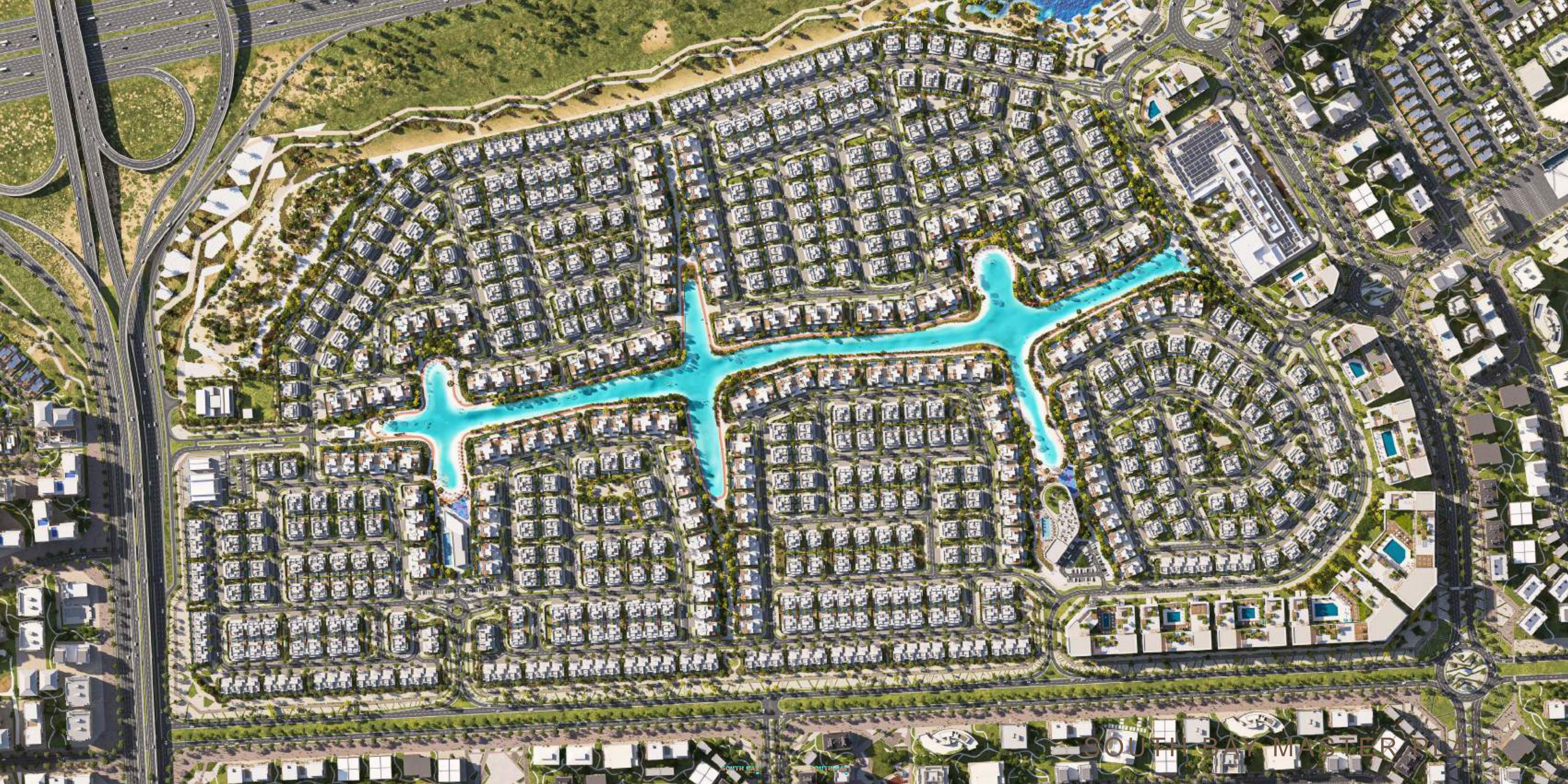




SOUTH BAY MASTER PLAN

SOUTH BAY SOUTH BAY





SOUTH BAY MASTER PLAN

SOUTH BAY



## Residential Units

- 1 3 BR Townhouses
- 2 4 BR Townhouses
- 3 4 BR Semi-detached Villas
- 4 5 BR Semi-detached Villas
- 5 5 BR Mansion Units
- 6 6 BR Mansion Units
- 7 7 BR Mansion Units

## Community Features

- 8 Shopping Mall
- 9 The Lake Park
- 10 Community Park
- 11 Lulu Hypermarket
- 12 Fitness & Wellness Complex
- 13 Kayak Club & Café
- 14 Mosque
- 15 The Pulse Beachfront
- 16 The Pulse Villas
- 17 The Pulse
- 18 The Pulse Townhouses
- 19 IB Certified School
- 20 Enoc Petrol Station
- 21 Linear Park



SOUTH BAY MASTER PLAN



## AMENITIES

- ① Lush Pond
- ② Sports Courts
- ③ Shopping Mall
- ④ F&B
- ⑤ Apartment Buildings
- ⑥ Beach Clubhouse
- ⑦ Sandy Beaches
- ⑧ The Lagoons
- ⑨ Sports Park
- ⑩ Meditation Garden

## LEGEND

- 3-BR Townhouse Middle Unit
- 3-BR Townhouse Edge Unit
- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR Semi-Detached Unit
- 5-BR Semi-Detached Unit
- 5-BR Mansion Unit
- 6-BR Mansion Unit
- 7-BR Mansion Unit



SOUTH BAY PHASE 1 & 2





South Bay

It's a Lifestyle

### Amenities/FACILITIES

- Health and Wellness Complex
- Beach Clubs
- Kayak Club & Café
- Mosque
- 0) \*LY[PÄLK :JOVVS
- Shopping Mall
- Lake Park
- Community Park
- Close Proximity to Expo Road
- 3km Crystal Lagoon
- Fully Gated Community
- Jogging and Cycling Tracks
- Exclusive Kids Club





Ultra-modern  
amenities



Thrilling  
watersports  
routine





SOUTH BAY  
It's a Lifestyle





Mansion Exteriors





Luxurious  
waterfront mansions





Luxurious 7 bedroom  
waterfront mansions





Luxurious 6 bedroom  
waterfront mansions





Luxurious 5 bedroom  
waterfront mansions





Luxurious 5/6/7  
bedroom mansions





Luxurious 5/6/7  
bedroom mansions





Beautiful greenery view

5/6/7 bedroom mansions





Exquisite waterfront  
5/6/7 bedroom mansions





Lavish 5 bedroom mansions





Mesmerising waterfront mansions



Phenomenal mansions







Generous private garden mansions





Waterfront mansions





Majestic  
waterfront mansions





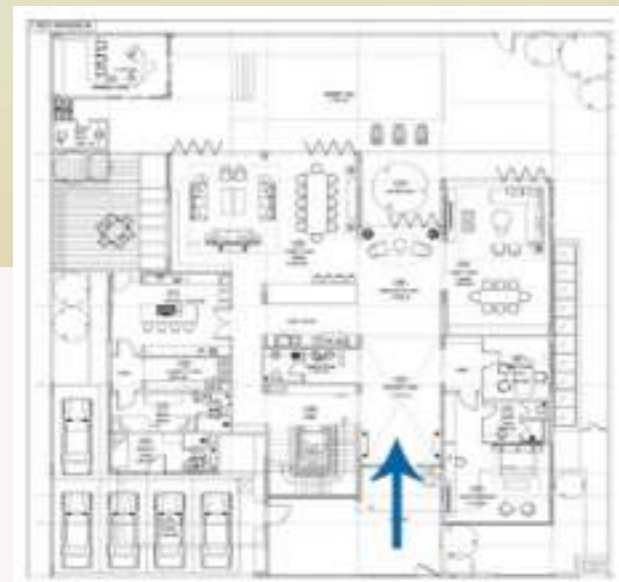
Stunning crystal beach



Mansions Interiors



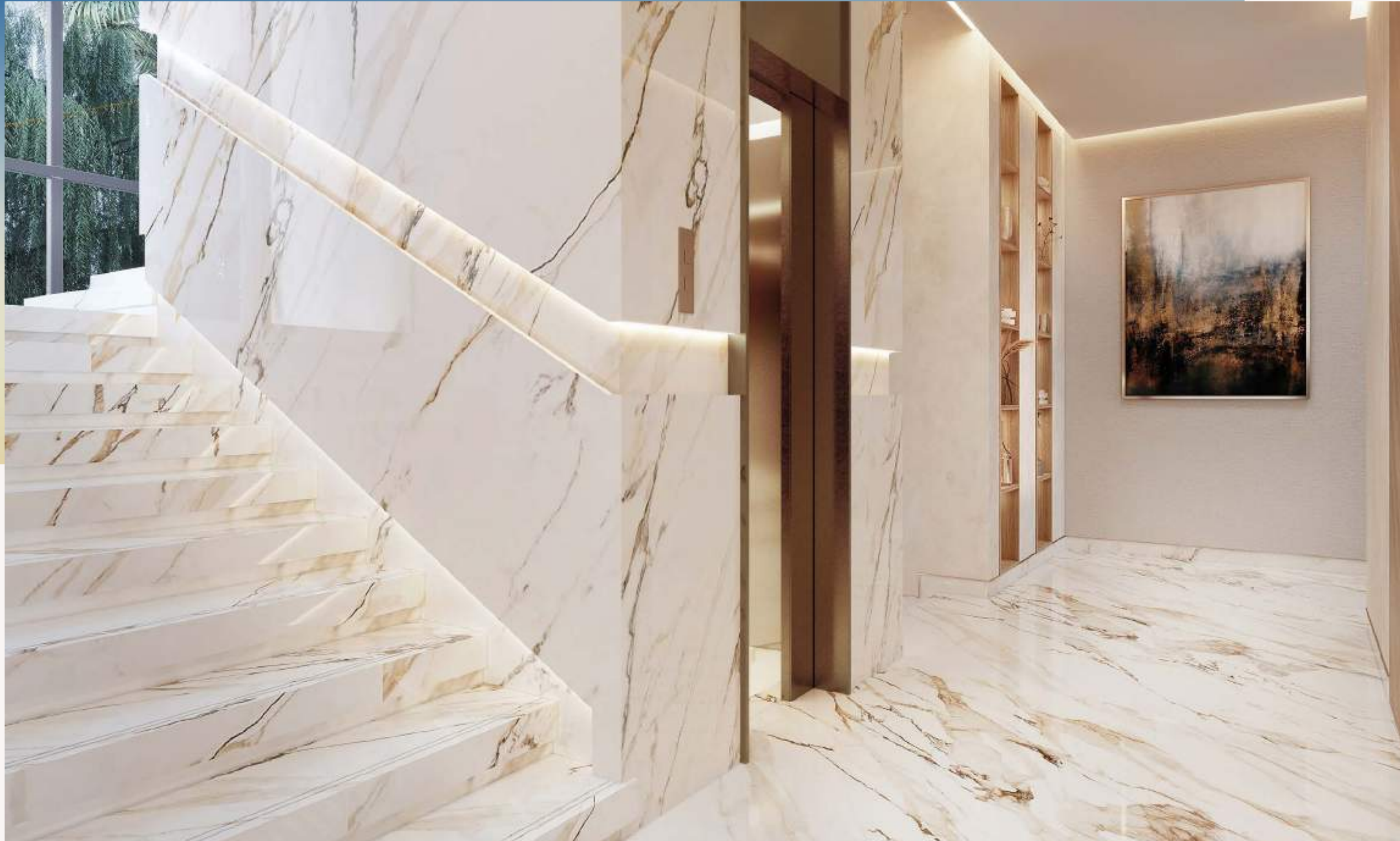
Main Reception  
area and lobby



Ground Floor







Surreal stairs & elevator lobby



Ground Floor



Marble Master  
bedroom bathroom



Ground Floor







Splendid guest  
bedroom with  
private garden



Ground Floor





Splendid  
guest bedroom



Ground Floor





Marble Master  
bedroom bathroom



Ground Floor





Family everyday  
living room



Ground Floor



Show Kitchen  
with Onyx bar  
center piece



Ground Floor







Show Kitchen  
with Onyx bar  
center piece



Ground Floor



Grand Living  
area and  
dining room



Ground Floor



Grand Living  
area and  
dining room



Ground Floor





Grand Service  
Kitchen

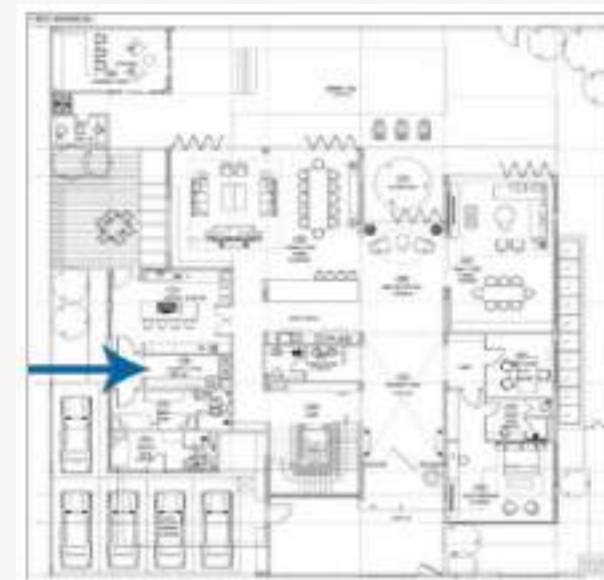


Ground Floor





Ground floor  
Laundry Room



Ground Floor



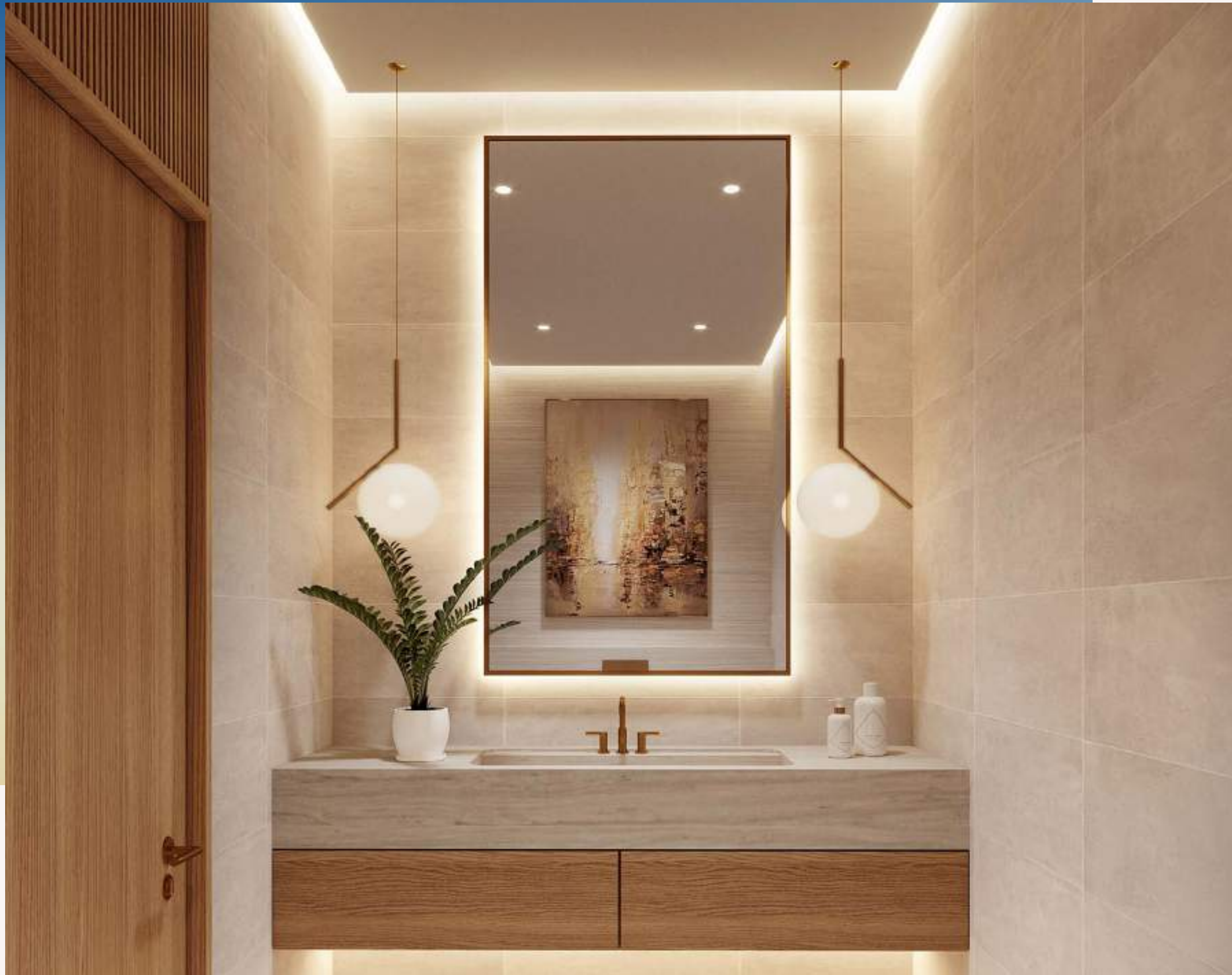


Incredible  
backyard pool  
house lounge



Ground Floor





Ground Floor  
Outdoor Powder  
Room



Ground Floor





Ground Floor  
Swimming Pool



Ground Floor





First Floor Family  
living area with  
breathtaking view



1st Floor



First Floor Family  
living area with  
breathtaking view



1st Floor





Master  
Bedroom



1st Floor



Lavish bathing  
sanctuary



1st Floor





Chic dressing  
room



1st Floor





Master Bedroom  
entrance



1st Floor





Private living  
space in  
master suite



1st Floor





Master  
Bedroom with  
energetic view



1st Floor





Master  
Bedroom with  
energetic view



1st Floor





Master  
Bedroom with  
energetic view



1st Floor



# Sky Garden bathroom



1st Floor





First floor  
sartorial  
sanctuary



1st Floor







Welcoming  
first floor  
lobby



1st Floor





Panoramic  
Sky Garden



Roof





Master  
Suite



1st Floor

Roof





Wardrobe  
Sartorial Haven



Roof



Elevated  
relaxation room



Roof





Elevated  
relaxation room



Roof







Panoramic  
rooftop suite



Roof





Sky garden  
terrace



Roof





Bespoke Gym & entertainment area



Basement





Luxe Cinema  
Room



Basement



# Floor Plans



**SOUTH BAY**  
**خليج الجنوب**  
 دبي - دبي

**SEVEN BEDROOM**

**MANSION  
 PREMIUM**

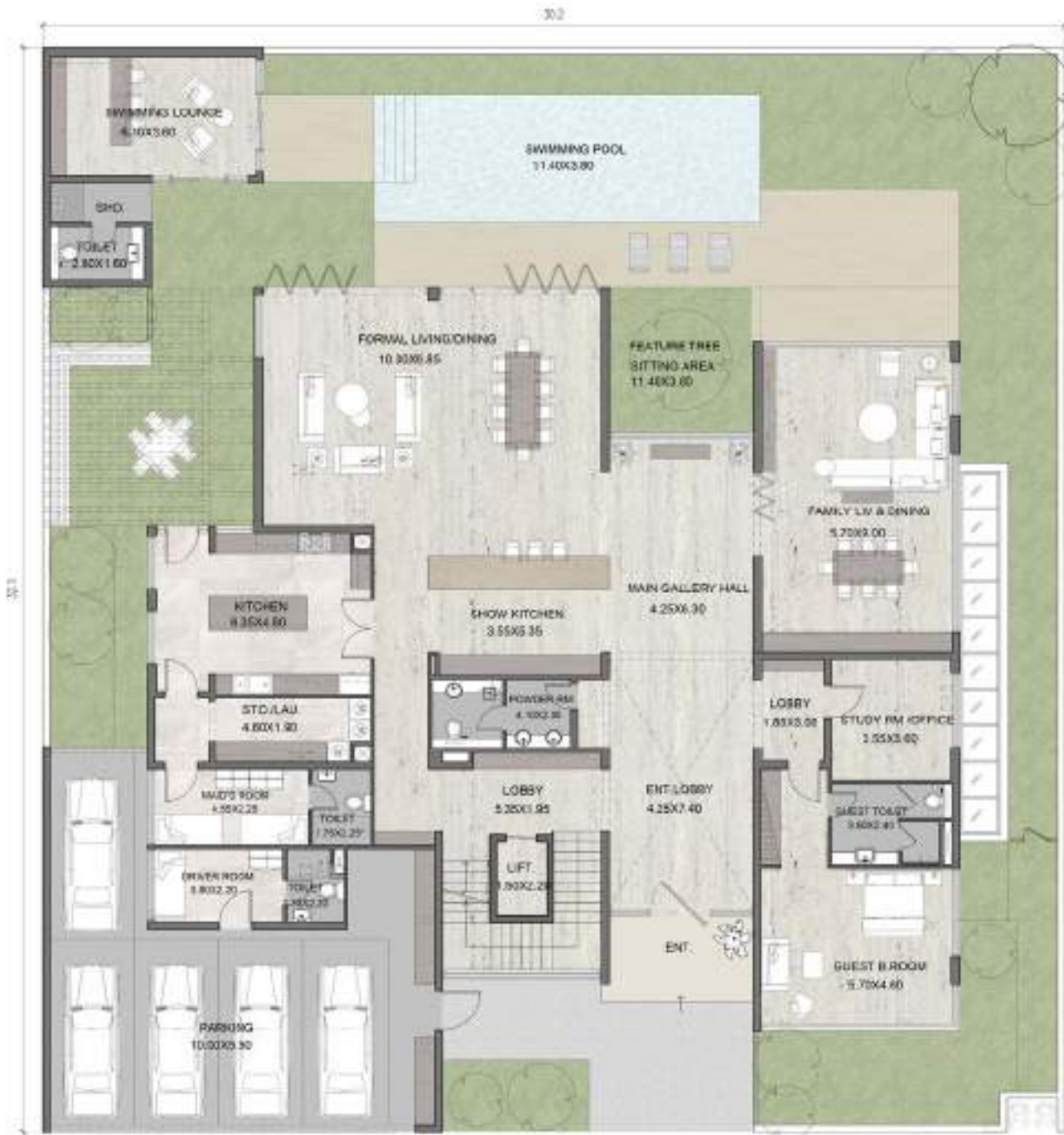
**UNIT # XX**



UNIT	7 BEDROOM MANSION
PLOT AREA	10,333
BUA	13,682
GARDEN	4,102
ROOF TERRACE	2,557
GF BUA	6,107

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



**7BR MANSION FLOOR PLAN**





GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR

7BR MANSION 3D FLOOR PLAN







GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR



6 BR MANSION 3D FLOOR PLAN







GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



5 BR MANSION 3D FLOOR PLAN





HANDOVER  
**2026**

**5%**  
down payment

**5 year**  
payment plan

**50%**  
during construction

**50%**  
2 years post completion

**SOUTH BAY**  
A development by 







# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION