



The Gem of Luxury Living

Opal Villa: Where Elegance Meets the Sea

Welcome to a world of timeless luxury. Nestled on the pristine shores of Pearl Jumeirah, Opal Villa redefine coastal elegance. Designed for those who seek the finest in life, this exquisite villa embodies the allure of precious opals - shimmering, rare, and truly captivating.



Images are for illustrative purpose only

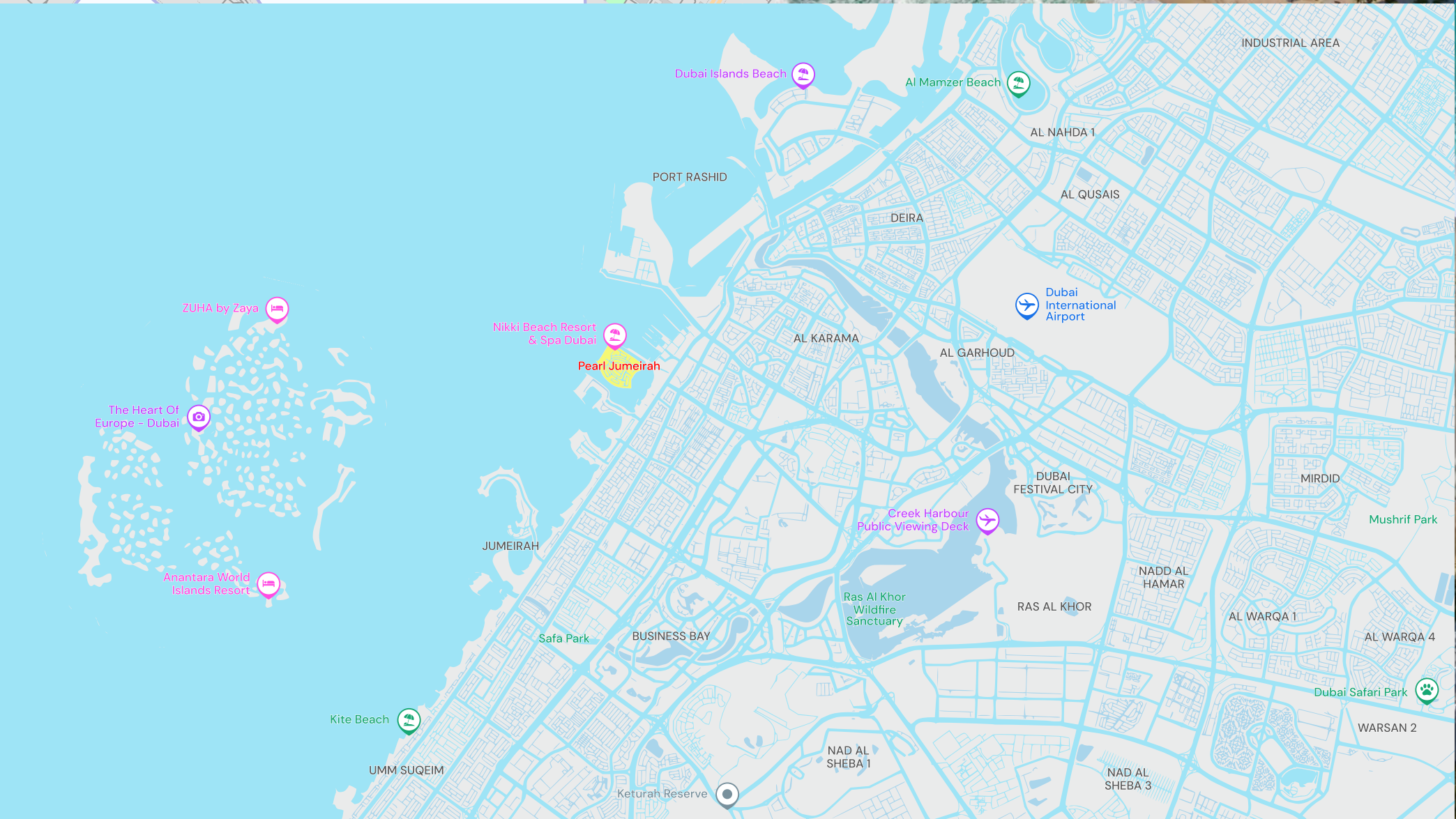
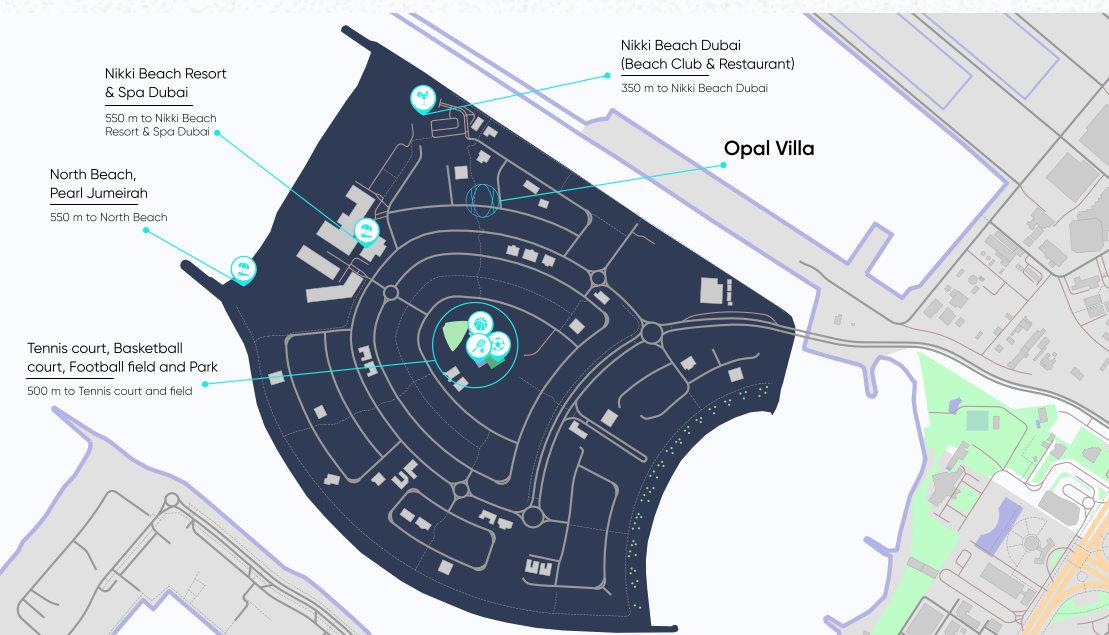
Location



Pearl Jumeirah, in the heart of Dubai, is the pinnacle of luxury living. This exclusive island offers private beaches, panoramic views of the city skyline and Arabian Gulf, and access to the renowned Nikki Beach Club. A sanctuary of privacy and prestige, it's perfect for those seeking unparalleled comfort in a coveted location.

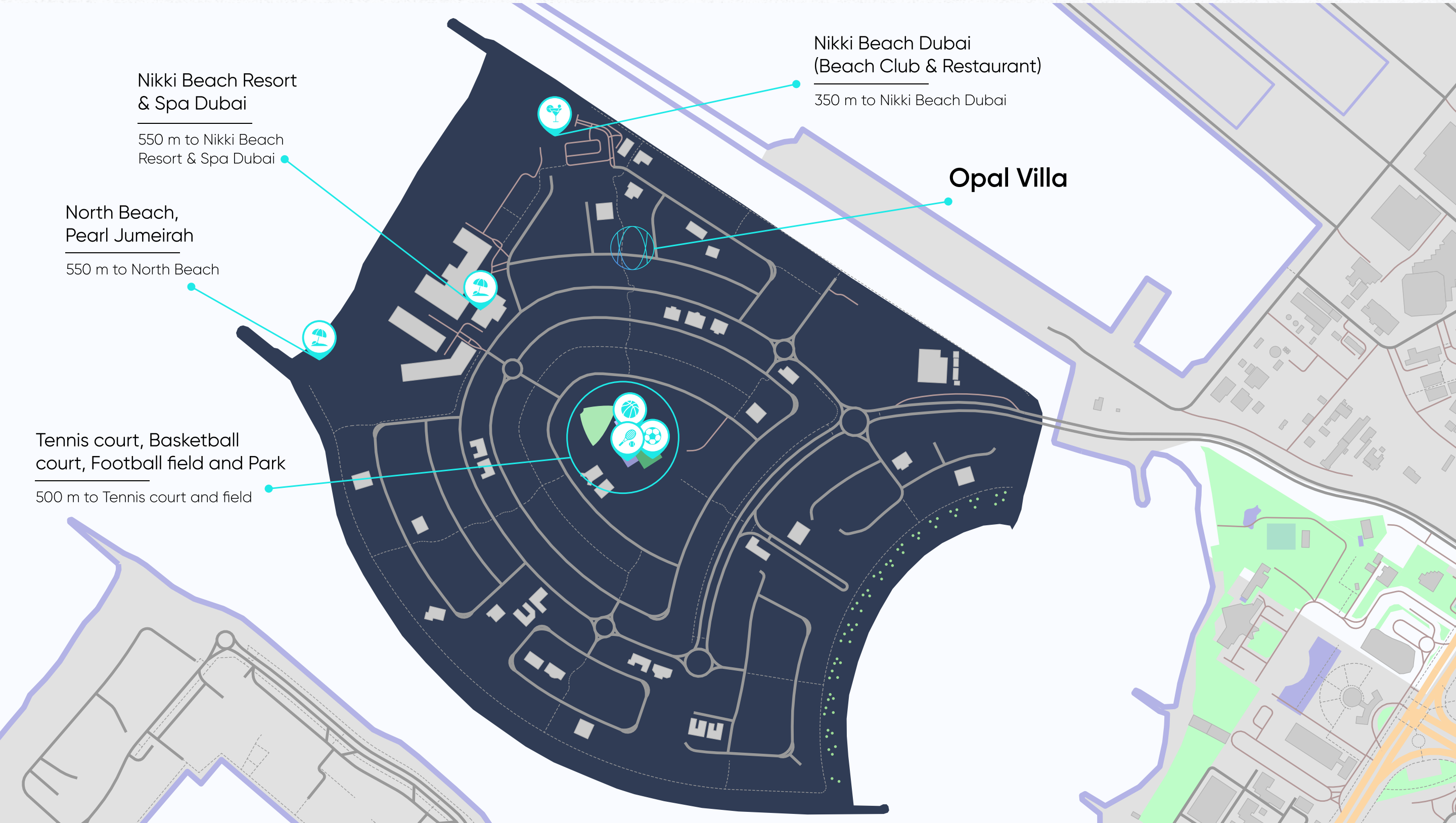


Location



Villa CA29, Pearl Jumeirah Island, Dubai, UAE
Hand Over Date - Dec 2024

Location



- ▶ A 2-kilometer-long promenade
- ▶ A private beach with areas for water sports and other activities
- ▶ A public park
- ▶ Nurseries
- ▶ A mosque
- ▶ Walkways and cycle paths
- ▶ Restaurants and cafes
- ▶ Outlets
- ▶ Swimming pools, gyms, and a SPA at the
- ▶ Nikki Beach resort
- ▶ An open-air cinema on the beach

Location



Pearl Jumeirah is located adjacent to Jumeirah, just a short drive from Downtown Dubai and the Dubai International Airport.

Pearl Jumeirah is designed for exclusivity and privacy, making it popular with high-net-worth individuals and families looking for a quiet, luxurious lifestyle.

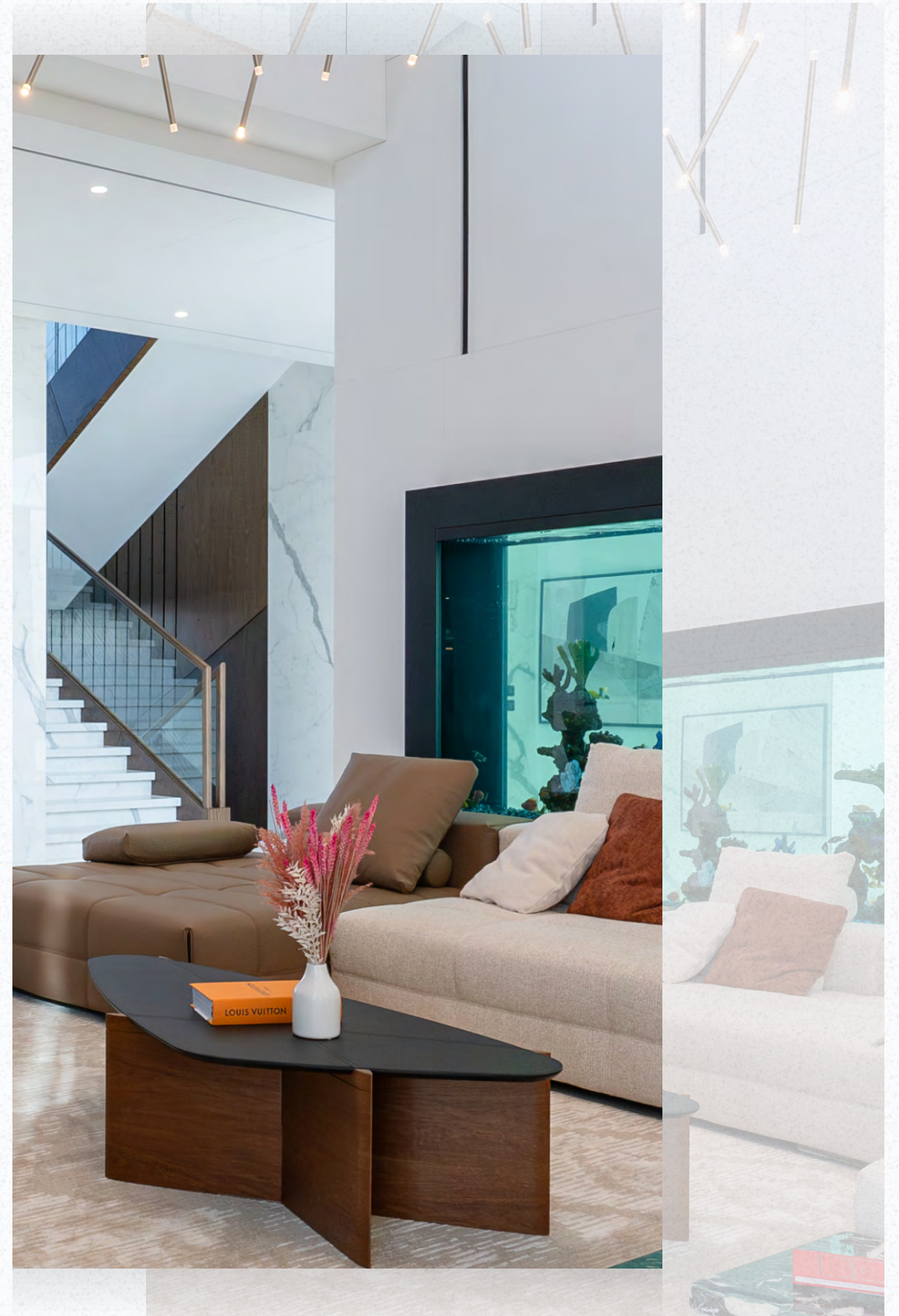


About project



Step Inside Opal Villa: A Symphony of Elegance and Comfort

As you enter Opal Villa, you are welcomed into a realm where sophistication meets serenity. Every detail, from the custom Italian furnishings to the warm, nature-inspired color palette, has been meticulously curated to create an atmosphere of refined tranquility. With expansive living spaces designed for both relaxation and hosting memorable gatherings, this villa offers an elevated lifestyle, blending comfort and elegance in perfect harmony.



Villa Features



Overview

- Area: 10 936,00 Sq. ft (1 016,02 Sq.mt)
- BUA: 14 478,76 Sq.ft (1 345,237 Sq.mt) Exclude Swimming Pool
- Total Height: 13,4 m
- Swimming Pool: 601,05 Sq.ft (55,86 Sq.mt)
- 5 Bedrooms + Maid Room + Driver room (covered Parking with 2 cars) + Roof
- Other Amenities: Gym, Female Gym, Sauna, Jacuzzi, Massage-Room, Cinema+Karaoke, Swimming Pool, Winery storage, Full Smart Home system, Turnkey ready

Outdoor Space & Garage

- Garage & Covered Parking with 2 cars
- Landscaped outdoor space
- Overflow Swimming Pool with spot lights & Sitting Area (With Chiller System)



Gym



Sauna



Cinema



Massage Room



Winery Room

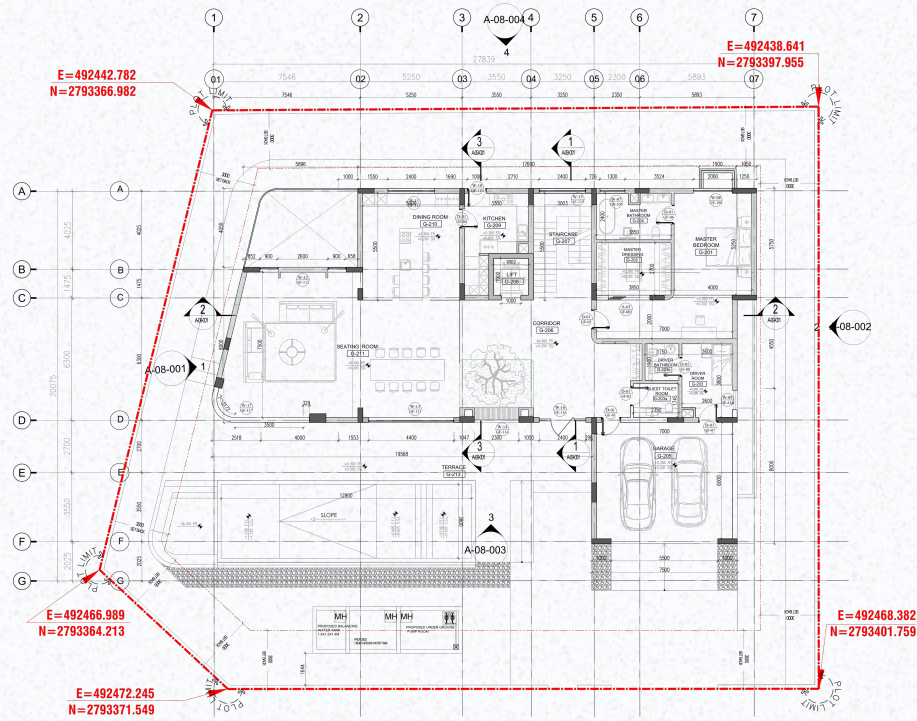


Swimming Pool



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Ground Floor



- Spacious open-plan layout
- Master bedroom, Master dressing
- Meeting room
- Show kitchen featuring Marble island
- 10 Seater dining table, perfect for entertaining
- Driver Room, Driver Bathroom



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Ground Floor: Lobby & Living Room



Ground Floor: Living & Dinning Rooms



Ground Floor: Seating & Dining Rooms



Ground Floor: Master Bedroom



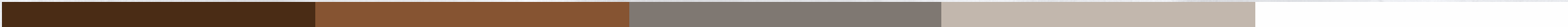
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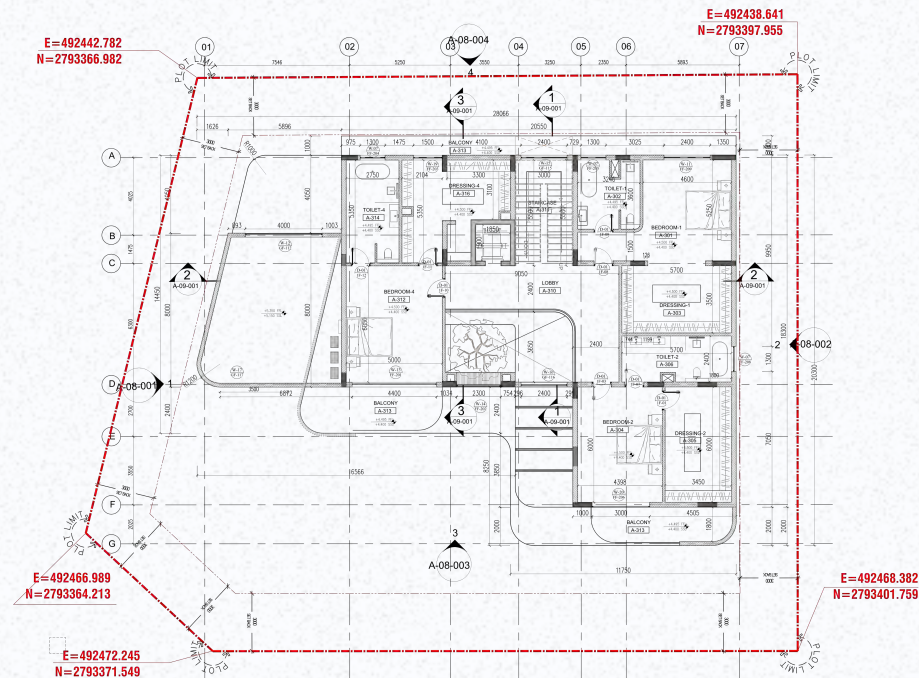
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Ground Floor: Master Dressing

Moodboard



First Floor



- 3 generously sized bedrooms with their own en-suite bathrooms and balconies
- Custom designed headboards with fabric upholstery and imbedded mirrors
- Spacious Lobby



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First Floor: Master Dressing



First Floor: Master Dressing

Materials



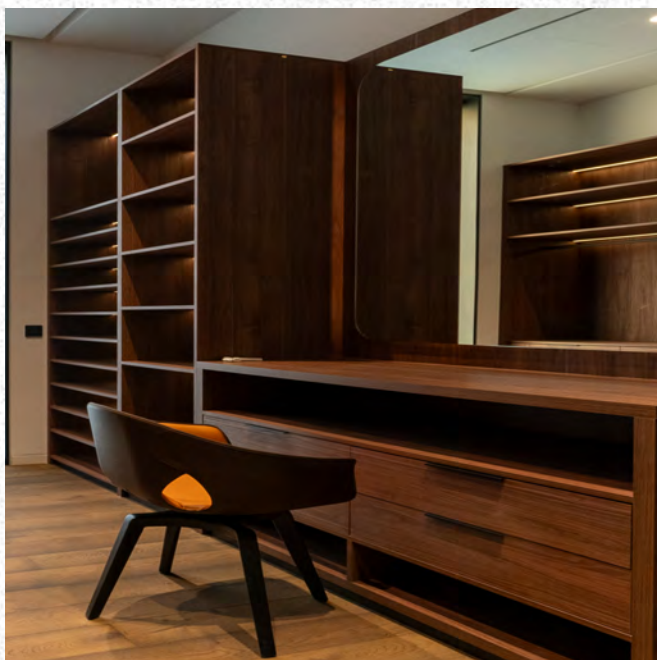
External wall finish Marble Chips Render - Alutos (Spain)



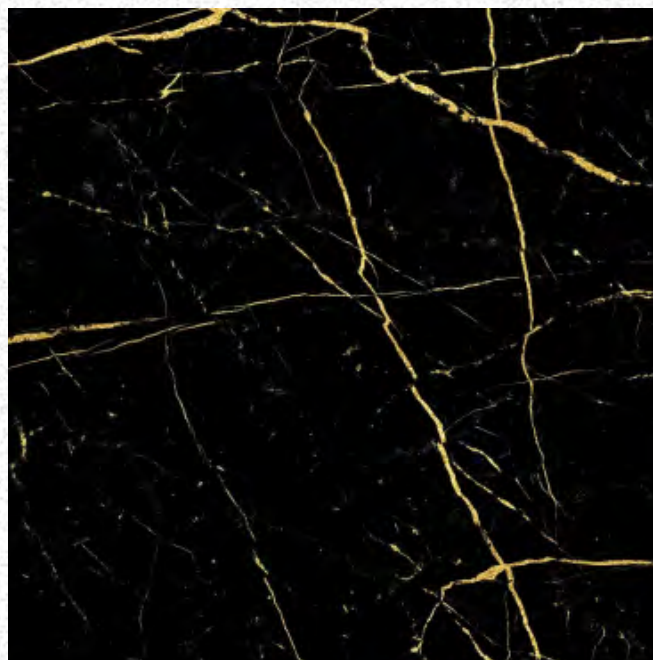
External Wall finish 25 mm Thick Klinker - Planeteco (Iran)



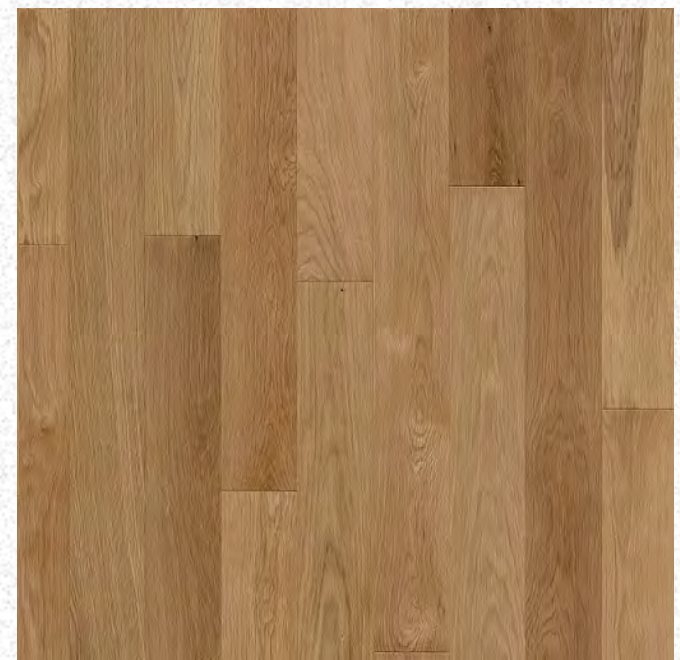
Big slab of ceramic tile wall and flooring (corridor, kitchen, living room, etc)



Local Hand Made Furniture with Engineering Design



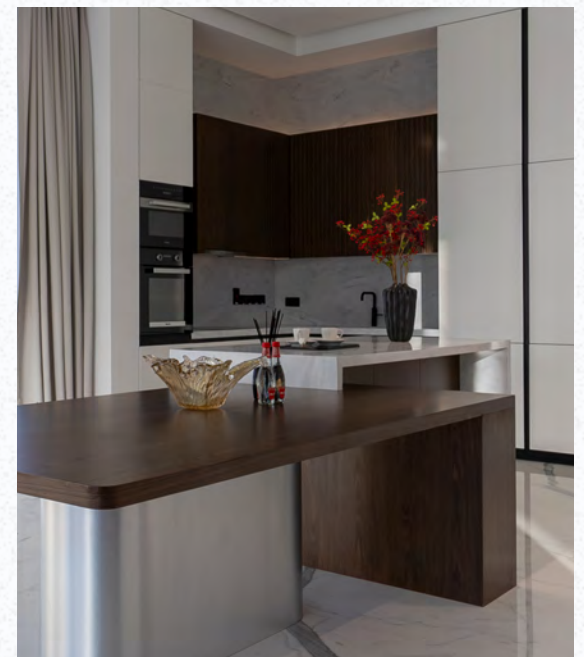
Big slab of ceramic Tile wall (Bathrooms)



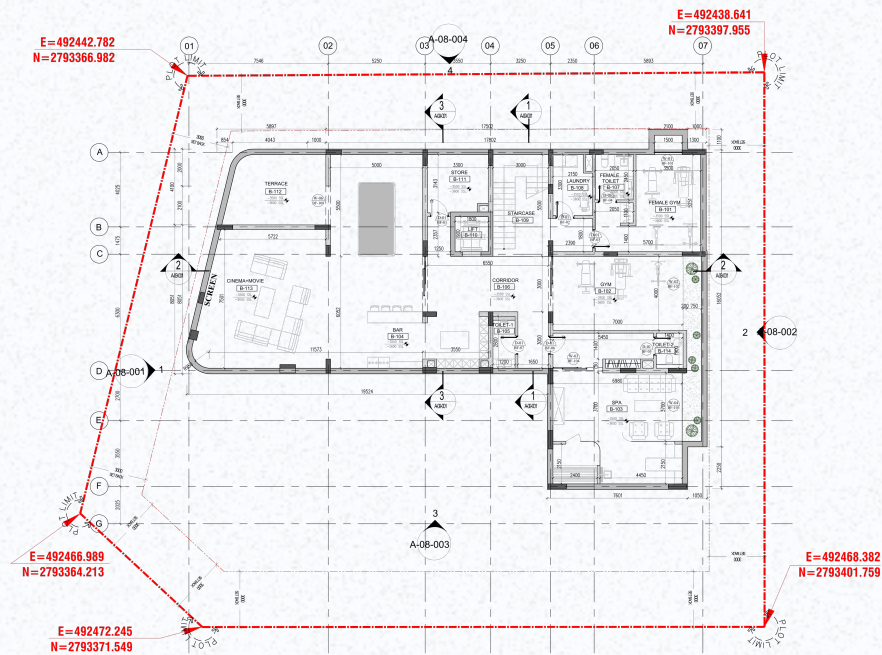
Parquet - Swiss made Hardwood 15 mm thick with self leveling - Floor World (all bedrooms)

Smart Home System: Convenience at Your Fingertips

Opal Villa features a cutting-edge smart home system that enhances your lifestyle with effortless control over lighting, temperature, and security. Enjoy peace of mind with advanced security features, including smart locks and surveillance cameras, all accessible remotely. Experience seamless entertainment integration and energy efficiency, ensuring comfort and convenience in every aspect of your daily life.



Basement



- Seating area with billiard
- Cinema Room + KARAOKE Zone + Sitting area
- Gym Area
- Massage-Room & Sauna
- Winery storage
- Terrace
- Maids room



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Basement: Massage Room & Sauna



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Basement: Massage Room & Sauna



Basement: Massage Room & Sauna



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Basement: Massage Room & Sauna



Basement: Cinema & Winery Storage



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Basement: Seating Area with Billard



Basement: GYM Area - Life Fitness



Basement: Separate Winery with Racks & Chiller System