VILLA *del* GARDA

Dubai Islands

1983

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BRANDED RESIDENCES

ARABIAN PROPERTY AWARDS

WINNER 2026-2027

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Luxury begins with the view

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Designed for those who seek more than just a home—this is a statement of success, refinement, and the art of truly living.

ARABIAN PROPERTY AWARDS
WINNER 2026-2027

THE ARABIAN PROPERTY AWARDS

Villa del Garda has been honoured as a winner at the 2026–2027 Arabian Property Awards in the Branded Residence — Dubai category.

BEST BRANDED RESIDENCE — DUBAI

This recognition celebrates Villa del Garda's distinctive vision, refined design and exceptional approach to contemporary luxury living.

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À la Carte Services

AN ESTATE MANAGER TO ARRANGE IT ALL

Mr. Eight Hotel Management LLC is a dedicated hospitality company that oversees all à la carte services and daily operations, ensuring every resident enjoys the comfort, discretion, and attention to detail of a five-star hotel within the privacy of their own home.

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ROLLS-ROYCE WITH CHAUFFEUR



Whether for transfers or business meetings, this service offers unmatched comfort and convenience. This chauffeur service is provided as an à la carte service and is charged separately from the service charge.

RIVA BOAT WITH CAPTAIN



Each resident enjoys access to a luxury Italian Riva Motorboat available through the à la carte services. Moored at the Marina just five minutes from the residence, it can be pre-booked for private trips, offering an exclusive blend of elegance and freedom on the water.

GOLF CARTS WITH DRIVER



Residents can enjoy the convenience of traveling around the island in a private golf cart, offering seamless mobility and a relaxed way to experience the full island lifestyle.

Riva

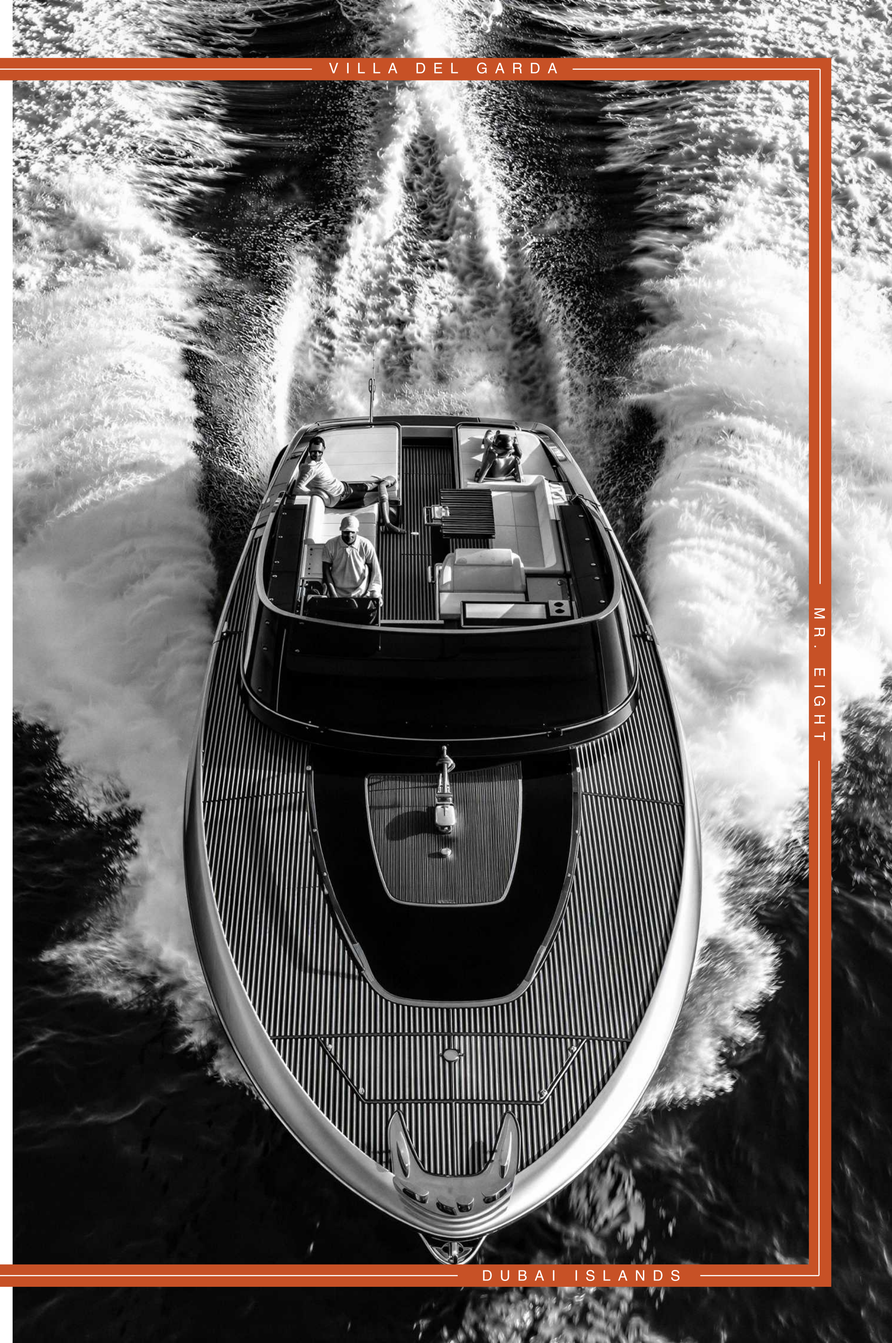
LA DOLCE VITA, BY RIVA

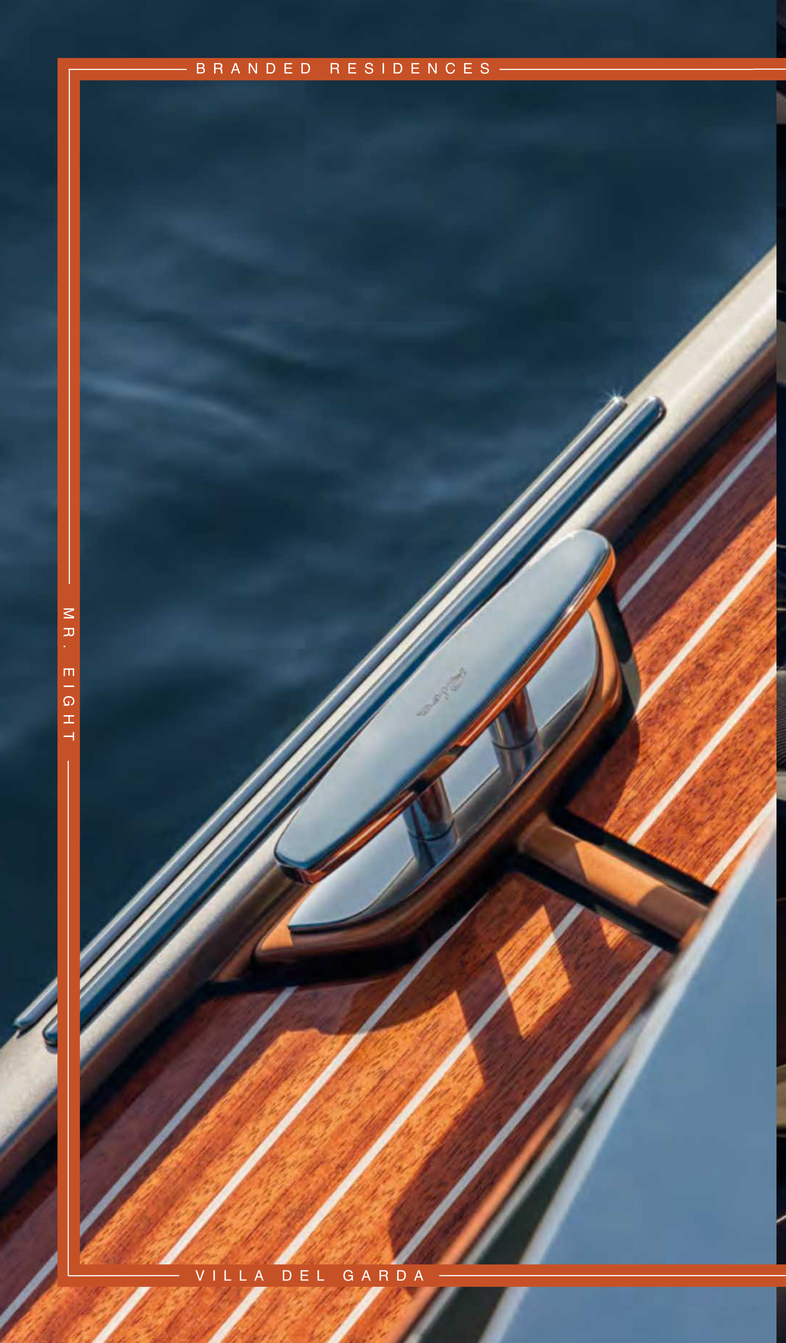
Available exclusively to residents of Villa del Garda,
the private Riva Dolceriva is part of the residence's à la carte lifestyle services.

A 15-metre Italian icon, this custom-made Riva is the 51st Dolceriva ever created — one of only 51 boats in the world. Handcrafted in Italy by special order, it features glossy mahogany interiors, two cabins, and space for up to 10 guests.

Designed for sunset cruises, private coastal escapes, and elegant arrivals by water, the boat offers a fully equipped galley, a private bathroom, open lounge areas, king-size berth, kitchen area and a wave stabilization system for a smoother, more comfortable journey.

Pre-booked through the concierge and operated by a professional captain, the Riva is more than transportation — it is a collector's object, a symbol of Italian craftsmanship, and an expression of life beautifully lived by the sea.







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ADRIEN BRODY

ACADEMY AWARD WINNER

Adrien Brody attended Mr. Eight Development's official launch at Atlantis The Royal in 2025


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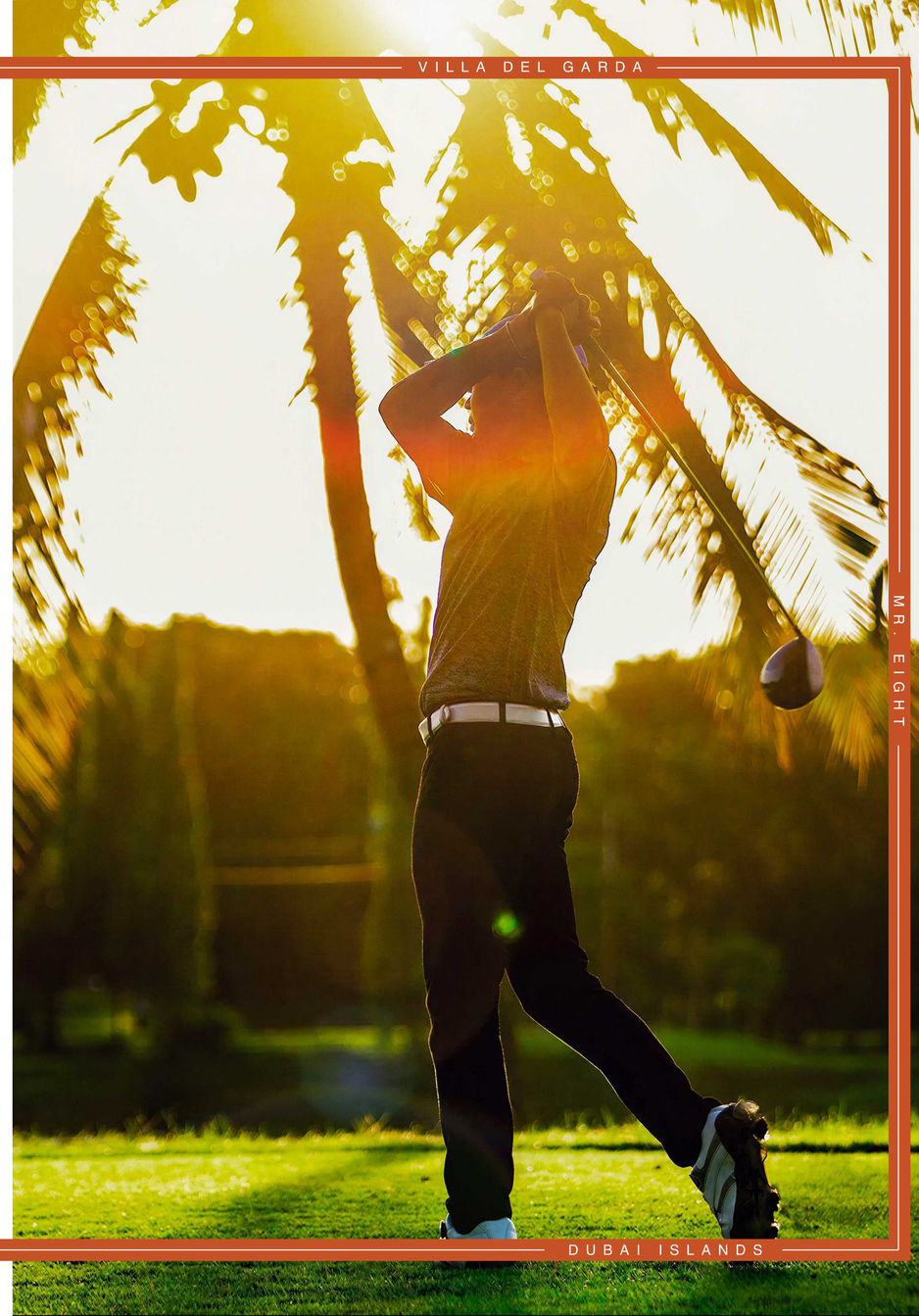
DESIGNED FOR WELLBEING

The swimming pools at Villa del Garda are designed to meet the highest international standards, featuring fully filtered water systems and full compliance with all required certifications. The main infinity pool offers open views over the harbor and marina, reinforcing a lifestyle connected to water and movement. This approach naturally aligns with the wider sports and wellness ecosystem of Dubai Islands, where golf courses, outdoor activities, and active waterfront living support a balanced, health-focused way of life for residents who value both performance and well-being.



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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.


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DUBAI WATERFRONT MARKET ▶
◀ 18-HOLE GOLF COURSE
BEACH
20-MINUTE DRIVE TO DOWNTOWN & DIFC DUBAI ▶
◀ BEACH CLUB
SHOPPING MALL ▶
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1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beach Front Resort
9. Beach Front Residential
10. Marina
11. Marina
12. 9-Hole Golf Course
13. Boutique Mixed Use Village
14. Sports Club and Aquatic Center
15. Beach Club
16. Mall
17. Urban Island Residential
18. Destination Art & Cultural District
19. Golf Club/ Sports Club



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VILLA *del* GARDA SPORT& *Health* *Dubai islands* GOLF CLUBS

DUBAI ISLANDS will feature two outstanding golf courses: a professional 18-hole course for experienced players and a world-class 9-hole course for a more leisurely game. Set against a stunning coastal backdrop, both guarantee an unforgettable golfing experience for residents and guests alike.

EXTETA
X
Riva

Lobby Interiors

ITALIAN HERITAGE REIMAGINED FOR CONTEMPORARY LIVING

In the Grand Lobby of Villa del Garda, the furniture collection designed by Massimo Castagna stands as a true heritage masterpiece, celebrating the authentic essence of Riva and its more than 180 years of history. Each element reflects the exceptional craftsmanship that has defined the Sarnico brand since 1842 — from the timeless Dolce Vita spirit of the 1960s to the technological innovation and full-custom approach that shape its contemporary evolution.

Inspired by the world of yachting, the collection brings refined nautical elegance into the heart of the residence, transforming the lobby into an architectural statement of lifestyle, culture, and design. An ode to the sea, to beauty, and to the art of living — this is Exteta x Riva, curated as the defining design experience of Villa del Garda.


Riva
Riva


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INTERIORS

The Delight Chairs

by

EXTETA

Grand lobby - the face of THE RESIDENCE

The Villa del GARDA Grand Lobby is inspired by its proximity to the marina and the refined interiors of iconic Italian yachts, conceived as an elegant extension of life on the water. The space translates a timeless nautical aesthetic into a sophisticated residential setting, where craftsmanship, material integrity, and proportion take precedence over trends.

Natural travertine stone and warm teak surfaces define the architectural palette, subtly referencing classic yacht decks and creating a balanced dialogue between maritime character and architectural permanence. This atmosphere is complemented by a carefully curated furniture selection, including pieces designed by Massimo Castagna for Exteta, whose work is widely recognized for its close association with Italian nautical culture and refined outdoor living.

The lobby's furnishing concept is further enriched by seating from Loro Piana Interiors, developed in collaboration with Exteta and Paola Navone, combining sartorial Italian textiles with restrained, timeless design. At the heart of the space, a sculptural centerpiece in polished platinum frames the reception desk and integrates a dedicated barista zone, transforming arrival into a moment of calm sophistication. Above, bespoke glass installations introduce light and movement, completing a setting defined by understated elegance and enduring Italian values.



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The ELEMENTS

In the Villa del GARDA lobby, design elements by Enrico Pellizzoni are used as architectural accents. The Ro leather room divider draws inspiration from yacht interiors, evoking oars, marina life, and refined nautical craftsmanship.
Its warm materials and fluid geometry enhance the lobby atmosphere, adding a subtle yachting character and tactile elegance to the space.

ENRICO PELLIZZONI®


VILLA del GARDA



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LONDON

EXTETA
X
Riva

MASTER OF EXCELLENCE

Designed by Massimo Castagna, the collection draws inspiration from the authentic soul of Riva — from the legendary craftsmanship of Carlo Riva to the enduring allure of the 1960s La Dolce Vita. These references are reinterpreted through Exteta's modern design language, where proportions, materials, and details convey a sense of understated luxury.





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la marzocco

RITUAL OF MORNINGS

Within the Grand Lobby of Villa del GARDA, coffee is part of the daily lifestyle experience. A dedicated in-house barista welcomes residents every day, creating a refined atmosphere where the lobby becomes a place to pause, connect, and enjoy exceptional coffee. The coffee zone is equipped with a La Marzocco professional machine, features specially selected Ethiopian beans with custom grinding, and is operated by trained baristas who curate and maintain the space to the highest standards. As a branded residence,
Villa del Garda offers its own private coffee concept — Mr. Eight Coffee by Emilio Cipriani — exclusively for residents.






VILLA del GARDA



EXTETA
X
Riva

Mediterranean
NAUTICAL ITALIAN DNA

Rooted in Italian heritage, this collection speaks the language of old money elegance — a world where style is inherited, not invented. It is not shaped by trends or seasons, but by enduring values: proportion, material honesty, and the quiet confidence of true comfort.

This is a lifestyle for connoisseurs of timeless comfort, where tradition and modernity coexist effortlessly, and where the art of living is defined by substance rather than display.


VILLA GARDA


FRIDA RAMSTEDT
Interior Design Handbook
VILLA DEL GARDA



Resident Privileges

A LIFESTYLE BEYOND RESIDENCE

Living at Villa del GARDA, residents enjoy privileged access to a thoughtfully curated lifestyle, where refined leisure, privacy, and comfort come together. The residential environment is enriched with an exclusive collection of amenities, including:

Private Residents' Pool
Dedicated Children's Play Area & Pool
Expansive Pool Terraces & Sun Decks
Landscaped Gardens with Lounge Areas
Residents' Lounge & Grand Lobby
Signature Café & Restaurant
Indoor Fitness Studio
Outdoor Fitness Area with Ice Bath
Sunbathing Lawn
Art Installations Throughout the Residence
Weekly In-Residence Housekeeping & Linen Change
Complimentary Wi-Fi including the Pool, Lobby, Gym
Central Drop-Off & Valet Parking

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Living at Villa del GARDA, residents enjoy privileged access to a curated lifestyle experience, designed around comfort, privacy, and refined leisure. In addition, all residents have access to an à la carte chauffeur service featuring two luxury vehicles — Rolls-Royce Cullinan and Rolls-Royce Ghost, available for an additional fee






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The Beauty
OF THE WORKOUT

Well-being takes center stage with this sleek Technogym line, designed by the renowned Antonio Citterio. Crafted to blend functionality with elegance, it transforms the residents' fitness experience.











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A Ritual Of Renewal

A PRIVATE SPA, ALWAYS AT HOME

At Villa del GARDA, a boutique spa is always just moments from home. Created as a private sanctuary for residents, it brings together the gentle heat of the sauna, the enveloping warmth of the hammam and elegant spaces where the body can slow down and the mind can become still.
Cold plunge pools complete the ritual with a refreshing contrast that restores energy and awakens the senses. From morning recovery to an unhurried evening escape, every detail invites residents to relax fully, regain balance and enjoy wellbeing at home.


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The Grace Of Movement

A PRIVATE PILATES STUDIO AT HOME

At Villa del GARDA, a private Pilates studio brings mindful movement into everyday life. Designed exclusively for residents, the space combines a dedicated exercise zone with suspended aerial hammocks for assisted stretching, gentle decompression and fluid movement. Every detail encourages better posture, controlled strength and a deeper connection with the body.
The studio moves naturally from focused Pilates practice to quiet meditation or personal recovery. Warm materials, soft light and an intimate atmosphere create a place to lengthen, breathe and reset — a personal wellness ritual always waiting just moments from home.





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The Journey Home

ONE DESIGN LANGUAGE FROM LIFT TO HOME

At Villa del GARDA, the atmosphere of home begins the moment the lift doors open. Each corridor is conceived as part of a single boutique interior, where timeless elegance, modern classic design and subtle neoclassical details come together in perfect balance. Warm lighting, natural stone, rich wood and carefully selected art create a seamless journey to every residence. Nothing feels separate or secondary — the same refined design language continues through every shared space to your private door, making each arrival feel personal, elegant and unmistakably GARDA.



Beyond The Front Door

YOUR RESIDENCE BEGINS AT THE LIFT

At Villa del GARDA, the experience of home begins before the front door. From the moment the lift opens, every corridor continues the same carefully composed design language as the residences — creating a calm and elegant transition from the shared space to the privacy of your own home.

Modern classic interiors are enriched with subtle neoclassical details, warm lighting, refined stone, rich wood and carefully chosen art. Balanced proportions and consistent materials connect every element, ensuring that the journey from the lift to the apartment feels considered, harmonious and unmistakably Villa del GARDA.


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Villa del Garda
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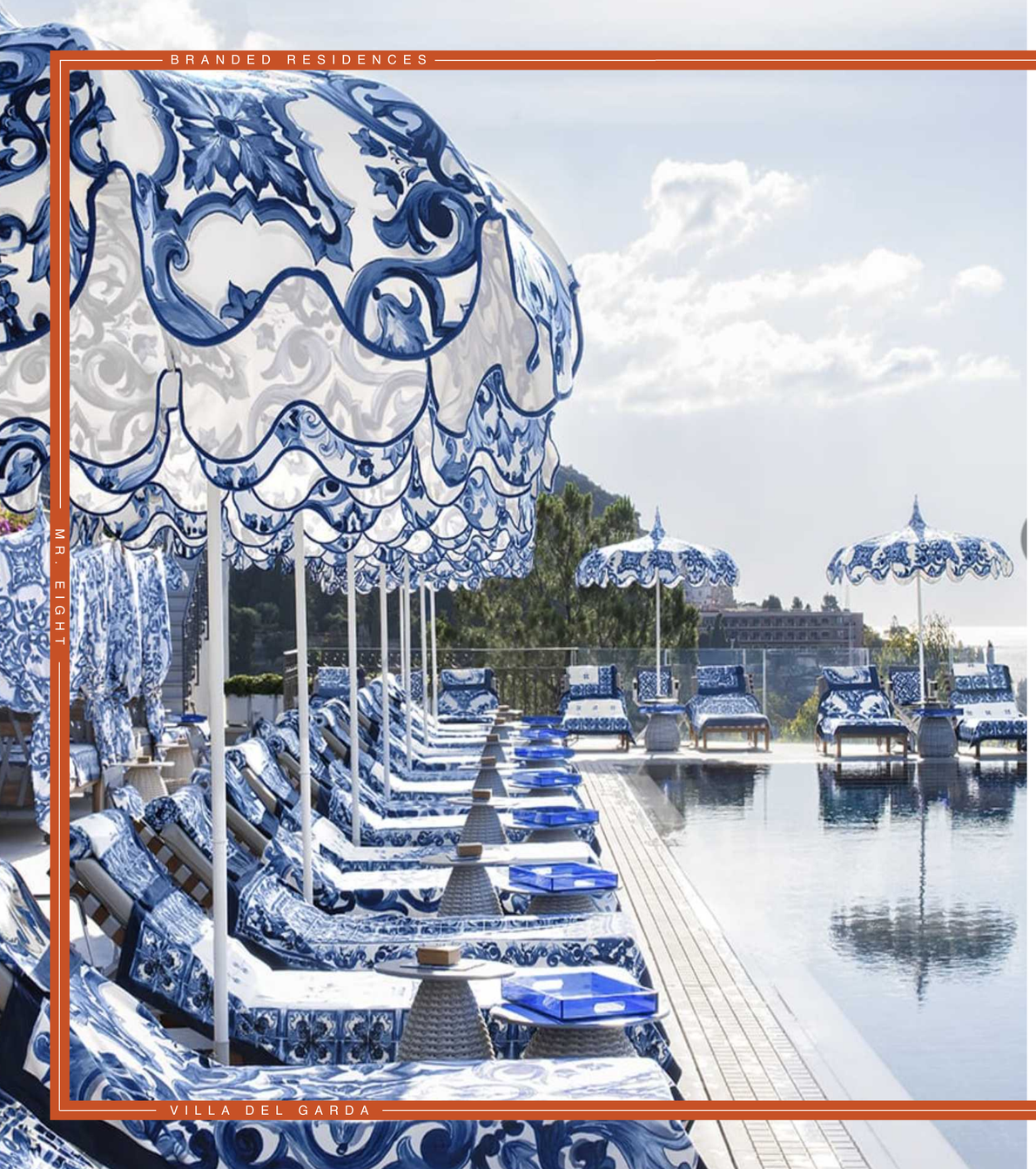
The MARINA LIFESTYLE

Villa del GARDA embodies the essence of Mediterranean sophistication, where design, comfort, and lifestyle seamlessly come together. The residence redefines everyday living with an infinity pool, creating the perfect setting for sunset swims and tranquil moments over the sea. Around the poolside, Dolce&Gabbana Casa furnishings — from elegant cabanas and loungers to umbrellas and accessories — infuse the space with an authentic Mediterranean atmosphere, transforming it into a private resort for residents.

Inside, Villa del GARDA welcomes you with a travertine-clad lobby enriched by marble accents, cosy fireplaces, and a tranquil tea lounge curated with carefully selected Italian and French designer pieces. A state-of-the-art Technogym fitness centre completes the experience, ensuring wellness, leisure, and elegance are always within reach. Here, refined interiors and thoughtful amenities set a new standard for boutique beachfront living on Dubai Islands.


SPARTA



DOLCE & GABBANA
CASA

The POOL

At Villa del GARDA, the poolside area is conceived as a refined Mediterranean retreat. The entire pool zone — including sun loungers, cabanas, and pool towels — is fully furnished with selected pieces from Dolce & Gabbana Casa. This carefully curated approach creates a cohesive and elegant atmosphere, evoking the spirit of resort living and delivering a sense of effortless sophistication by the water.



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DOLCE & GABBANA
CASA

The LIFESTYLE

As a serviced residence, Villa del GARDA offers a hospitality-driven lifestyle where everyday comfort is elevated to hotel-level standards. The pool experience is further refined by beach essentials curated from Dolce & Gabbana Casa. Pool towels and bathrobes designed by the Italian fashion house introduce a distinctive Mediterranean elegance, enhancing the poolside atmosphere and reinforcing the sense of effortless, resort-style living throughout the residence.





The ITALIAN GELATO

At Villa del GARDA, a serviced residence, residents enjoy the simple pleasure of authentic Italian gelato served poolside on weekends. Inspired by la dolce vita, this thoughtful offering brings the flavors of Italy into everyday life, transforming relaxed Saturday and Sunday afternoons by the pool into moments of indulgence and adding a refreshing Mediterranean charm to the residence's lifestyle.

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The GARDEN

Throughout the garden at Villa del GARDA, intimate green corners are thoughtfully created as quiet retreats within the landscape. These secluded pockets offer a sense of privacy and calm, providing the perfect setting to unwind during the day or enjoy peaceful evenings — whether in solitude or in the company of close friends, surrounded by greenery and soft Mediterranean light.



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Tailored by nature
MATERIALS CRAFTED FROM NATURAL STONES

We take pride in our dedication to using only the finest natural stones in all our projects. From elegant lobbies to luxurious bathrooms, we source our materials directly from renowned quarries in Italy, ensuring exceptional quality and authenticity. By working exclusively with trusted suppliers, we create spaces that showcase timeless craftsmanship and the enduring beauty of natural materials.



ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS AND ELEGANT FEATURE THAT ADDS SOPHISTICATION AND ELEVATES THE BATHROOM EXPERIENCE.



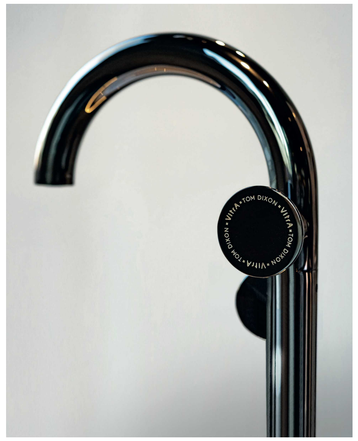
ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS AND ELEGANT FINISH THAT EXUDES SOPHISTICATION.



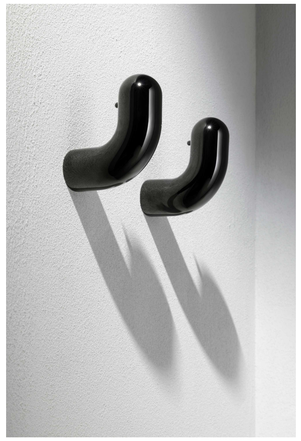
Tom Dixon.

Bathroom

SANITARY FIXTURES









Designer Approach

Tom Dixon, a pioneering British designer, emerged onto the design scene in the late 1980s bringing with him a background in welding and a self-taught exploration of design principles. Renowned for his boundary-pushing approach, Dixon merges industrial influences with craftsmanship, resulting in a unique perspective evident in his work. His innovative use of materials, such as copper, brass, cork, marble, glass and his ability to create instantly recognizable sculptural forms have solidified his status as one of the most influential designers of his generation.

Tom Dixon's multidisciplinary approach spans furniture, lighting, accessories and interior spaces, showcasing his versatility and creativity. Through his eponymous brand and Design Research Studio, Dixon continues to shape the design industry with his bold vision and unwavering commitment to innovation.



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Kitchen

PREMIUM ITALIAN KITCHENS

The Fabel Casa kitchen is crafted in Italy with sleek glass-front cabinets and smart interior lighting that turns on with every drawer or door you open. Each surface features an anti-fingerprint finish for a clean, polished look at all times. A fully equipped, high-end kitchen designed to impress.



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Wardrobes

PREMIUM ITALIAN WARDROBES

The Fabel Casa wardrobe system is made entirely in Italy, featuring elegant glass doors and built-in lighting that automatically turns on when opened. Inside, each cabinet is lined with premium eco-leather, combining sophistication with functionality. A fully equipped, high-end wardrobe system designed for refined living.



Residences INTERIORS VILLA *del* GARDA

"LUXURY IS THE ESSENCE OF STYLE, NOT MONEY"

Villa del Garda is conceived as a fully serviced residence, where each apartment is delivered fully furnished and fully equipped. Every interior element is thoughtfully selected to create a cohesive, refined living environment, ready for immediate occupancy.

The residences feature a bespoke Italian kitchen, designed and manufactured in Italy, combining functionality, durability, and elegant aesthetics. Crafted with precision and finished to the highest standards, the kitchen is seamlessly integrated into the living space, offering both visual harmony and everyday comfort.

Storage solutions are defined by custom-made Italian wardrobe systems, produced in Italy exclusively for Mr. Eight and tailored specifically for Villa del Garda. These wardrobes feature refined materials, glass doors, and integrated lighting, reflecting European craftsmanship and attention to detail.

All furniture within the residences is produced in accordance with the project's design concept and installed by European specialists on site in Dubai, ensuring superior assembly quality, long-term durability, and flawless execution. This approach significantly enhances the overall quality of use and maintenance over time.

At Villa del Garda, furniture is not an add-on — it is an integral part of the architectural vision, delivering a turnkey living experience where design, comfort, and European craftsmanship come together seamlessly.


MATISSE
AESTHETIC




VILLA del GARDA
CHANEL
HERMÈS
HERMÈS


KINFOLK


HEIN STUDIO
R. HEIN
PAYS DES MERVEILLES - ACRYLIC ON PAPER - PAPER CUTS
COPENHAGEN - 2015


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HEIN STUDIO



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ICON SKY VILLA

THE ICON SKY VILLA ROOFTOP TERRACE IS YOUR PRIVATE ROOFTOP BEACH CLUB — WITH A LARGE POOL, BBQ AREA, AND SUN LOUNGERS, ALL OVERLOOKING THE MARINA. A SPACE MADE FOR SUNSET MOMENTS, EFFORTLESS HOSTING, AND TOTAL PRIVACY ABOVE THE CITY.




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B&B ITALIA

Iconic Furniture Collection by Cassina & B&B Italia — Timeless Pieces That Complete the Villa del Garda Lobby
Each item carries a story, adding depth and character to the overall design.



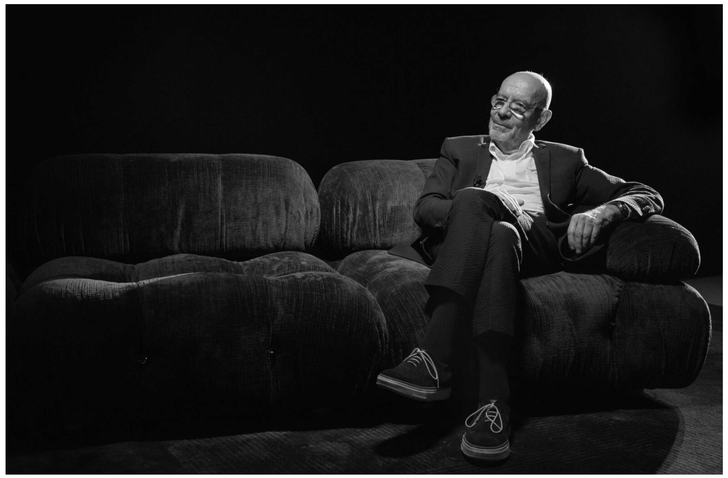
Iconic chair by B&B Italia celebrates 50th anniversary, This year, to celebrate the 50th birthday of the chair, B&B Italia has opened its wardrobe up to orange-red,



The original Up chair, designed in 1969, was manufactured by C&B Italia (now B&B Italia). It was made from polyurethane, arrived flat, and rose to its final shape with the help of Freon gas.



Camaleonda, the sofa system designed in 1970 by Mario Bellini. This modular sofa has defined the aesthetics of an entire era of interior design, thanks to its great success both in terms of the public and critics.



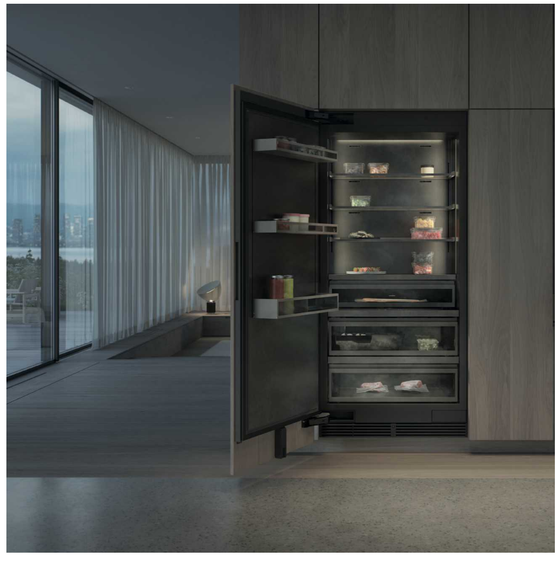
Mario Bellini is an Italian designer known for his iconic creations in furniture and architecture one of which the Camaleonda couch, designed in 1970, is a timeless masterpiece that has become an icon in the design world with its unique design, with interchangeable elements and versatile seating options, has made it a beloved piece of furniture for decades.



GAGGENAU

FOR THOSE WHO KNOW THE DIFFERENCE

Gaggenau appliances selected for the penthouse reflect more than 300 years of craftsmanship and engineering excellence. Much of each piece is still crafted by hand, with every stage — from shaping the steel to assembling the advanced digital interfaces in controlled cleanroom environments — guided by skilled artisans. This commitment to precision, durability, and timeless quality defines why Gaggenau was chosen for the penthouse, where uncompromising performance meets refined design.









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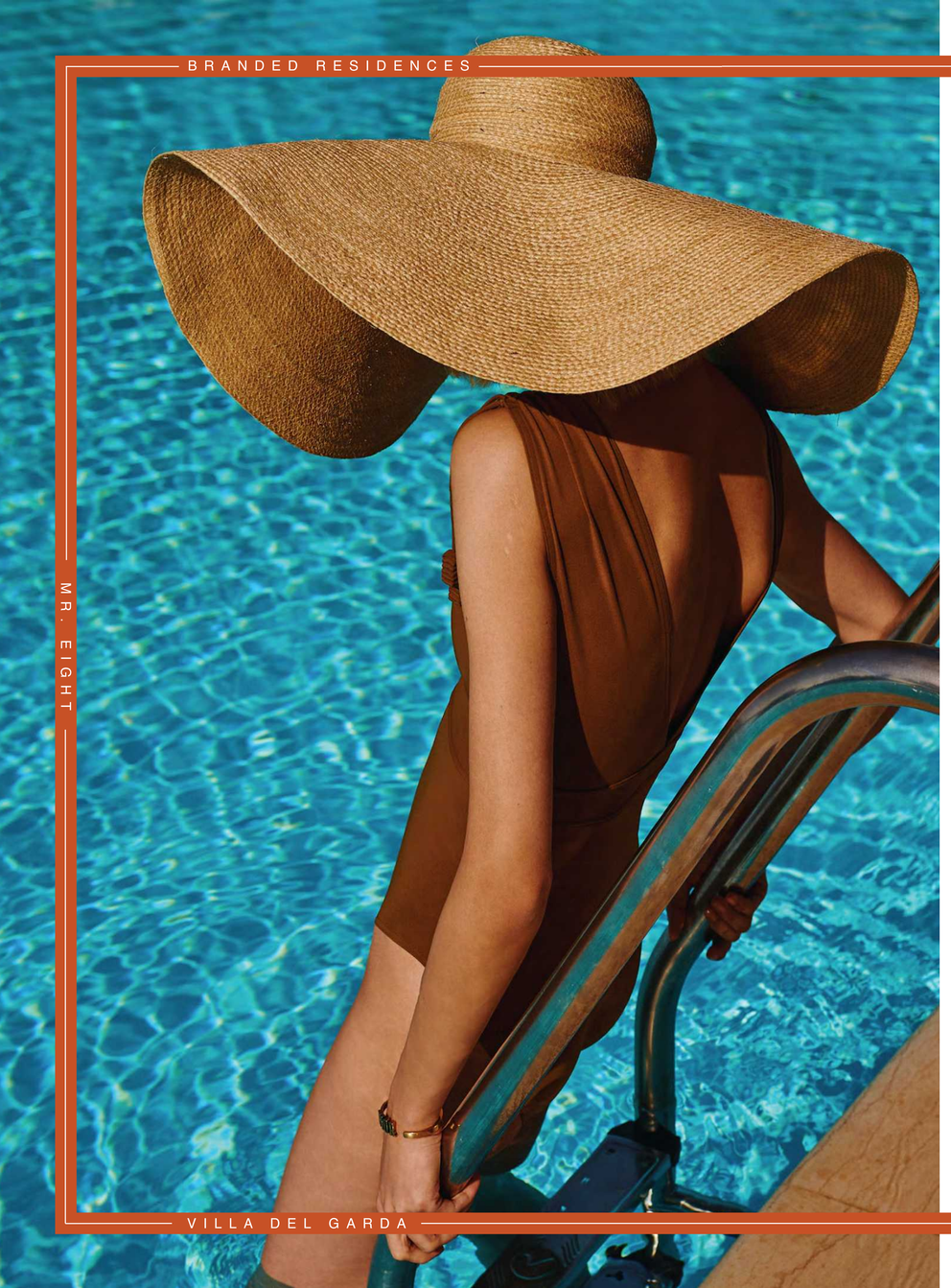
ROOFTOP TERRACE

The Icon Sky Villa rooftop terrace is your private rooftop beach club —featuring a large swimming pool, a fully equipped BBQ and outdoor kitchen area, and elegant sun loungers overlooking the marina.

The entire rooftop is furnished with high-quality Italian outdoor furniture, selected for its refined design, durability, and timeless elegance. The BBQ and outdoor kitchen are fitted with Italian-made kitchen equipment, ensuring professional-level performance and long-lasting quality.

The terrace flooring is finished in premium central Italian travertine, a natural stone known for its ability to stay cooler under the sun and for its graceful aging over time. This material develops a distinctive patina, enhancing its character and creating a subtle old-money aesthetic that only improves with the years.





The AMENITIES

Villa del Garda amenities are designed as a private resort experience for residents. The podium level features a 40-meter swimming pool with cabanas and multiple lounge areas, set within a lush landscaped garden with curated art installations. The space is thoughtfully zoned to allow both social interaction and complete privacy. A dedicated adults' area is clearly separated from the family and children's zone, which includes a children's playground and recreational spaces. Barbecue areas are discreetly integrated into the landscape, creating a calm, green environment where residents can relax, entertain, or retreat into privacy.

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The WELLNESS & PLAY GARDEN

At Villa del GARDA, wellness and family life are thoughtfully intertwined. While you enjoy your workout in the outdoor fitness area, you can comfortably keep an eye on your children nearby. The children's playground and dedicated kids' pool are located in a quiet, sheltered part of the residence, creating a safe and peaceful environment where parents can relax and stay active, knowing their children are close and well cared for.



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The INFINITY AS A CENTERPIECE

At Villa del GARDA, a private residents-only territory is designed as a landscape of relaxation and social living. The space features a large adults' swimming pool surrounded by multiple lounge areas for gathering and leisure. At its center, a sculptural steel installation shaped as an infinity symbol serves as a visual landmark, reinforcing the sense of balance, continuity, and timeless design throughout the residence.

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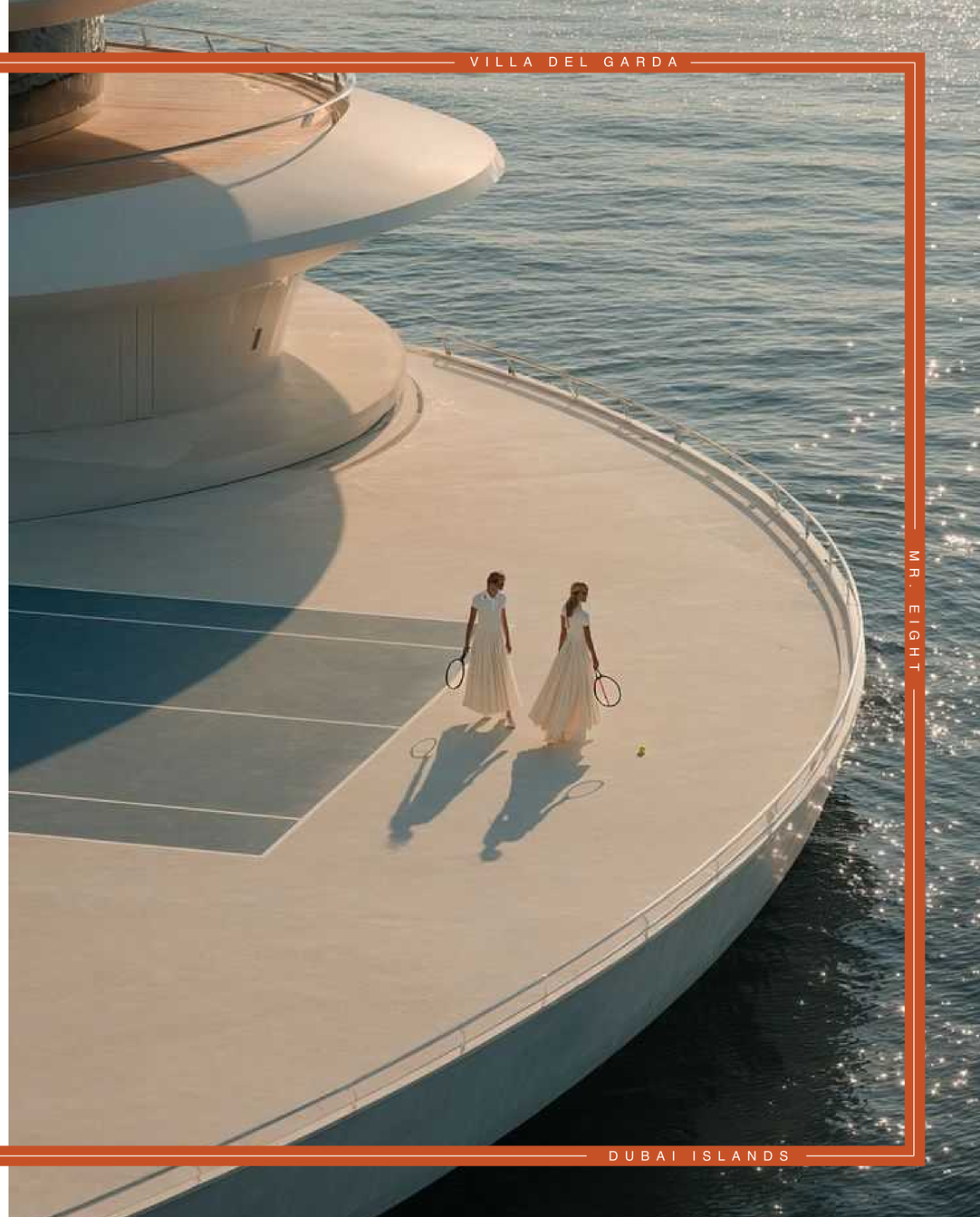
VILLA DEL GARDA
DUBAI ISLANDS

Yacht-Inspired ARCHITECTURE

The architectural language of Villa del Garda is inspired by the world of yacht design and leading international shipyards. Clean horizontal lines, fluid forms, and a strong emphasis on proportion reflect the aesthetics of modern superyachts, where design is driven by precision, performance, and elegance. This inspiration translates into a residential architecture that feels light, dynamic, and timeless — creating a seamless dialogue between luxury living, craftsmanship, and the maritime spirit that defines life by the water.




BRANDED RESIDENCES
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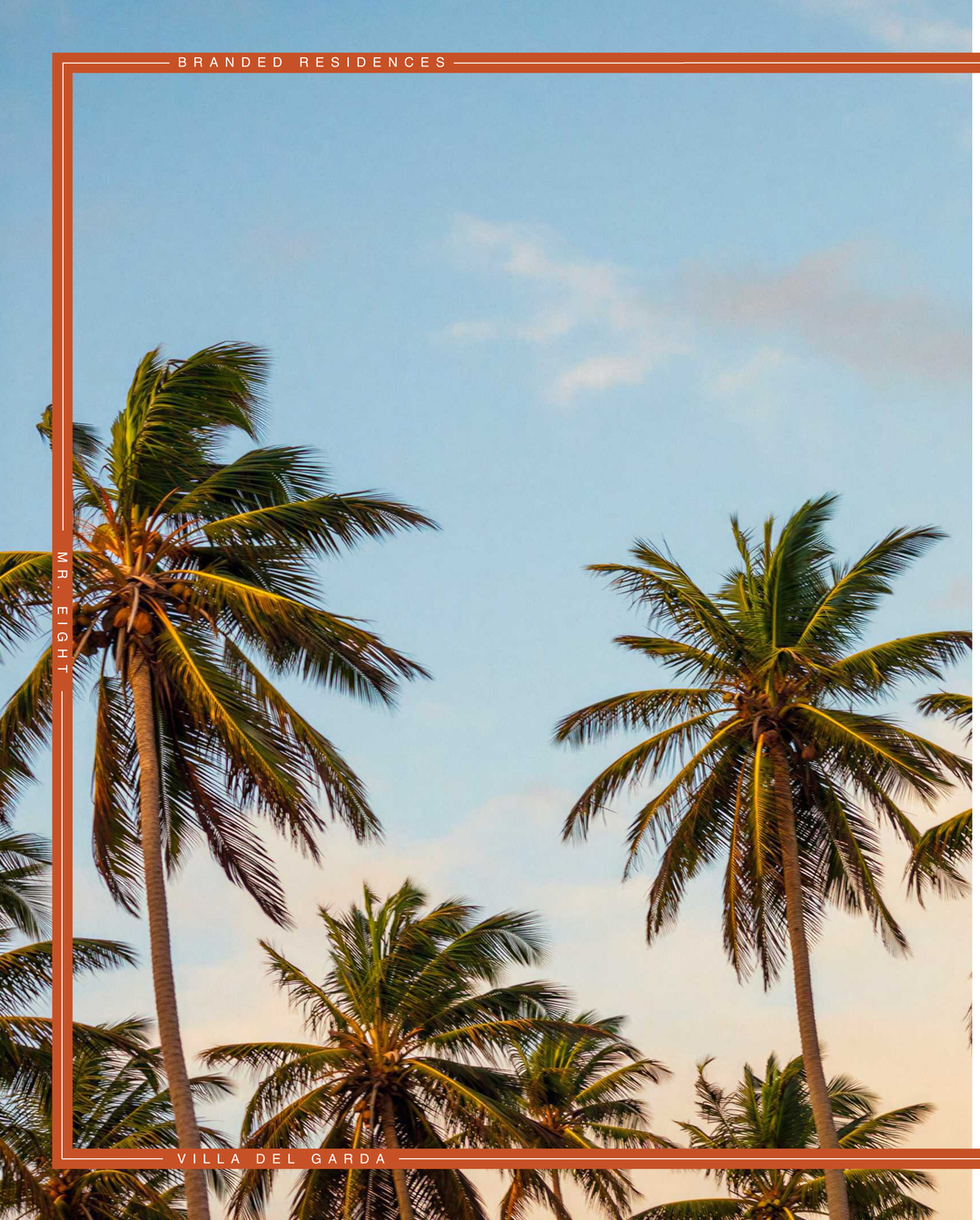

The DESIGNED AROUND THE VIEW

The U-shaped architecture of the building is thoughtfully designed to maximize views, allowing the majority of residences to enjoy a unique outlook over the marina. Located on the first waterfront line, this configuration enhances both privacy and visual openness, creating a strong lifestyle appeal. From an investment perspective, such a layout significantly increases long-term value, as waterfront and marina-facing units consistently remain among the most desirable and liquid assets on the market.


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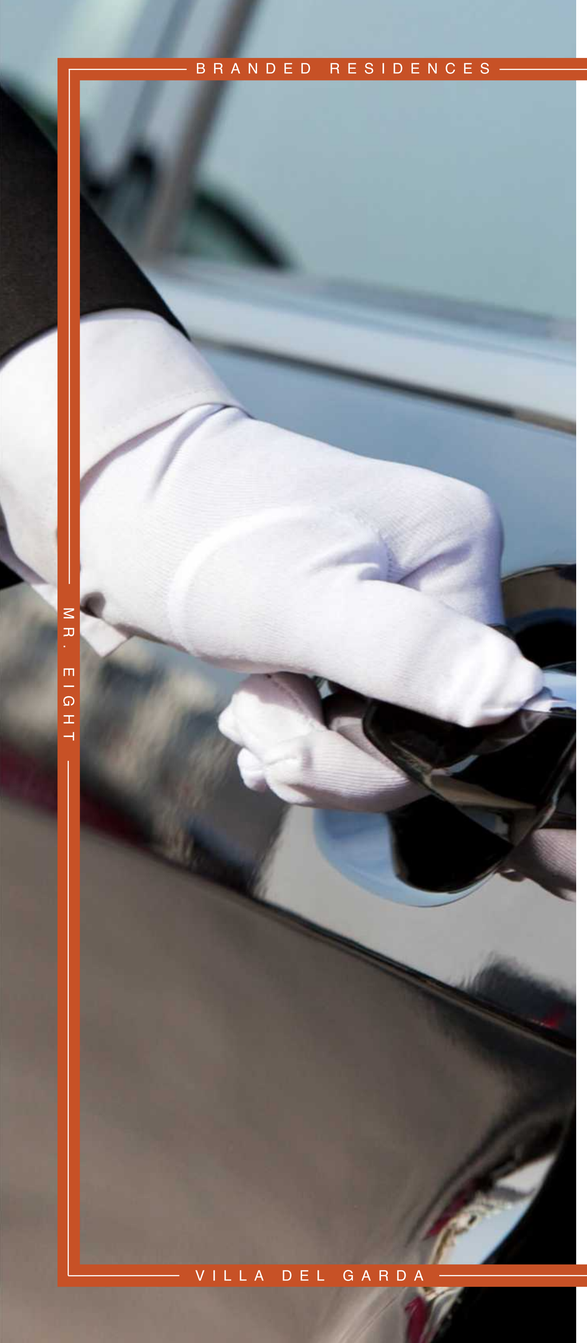

À la carte SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE
with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

- PERSONAL TRAINER, YOGA, AND FITNESS INSTRUCTION
- MASSAGE THERAPIST
- SHOPPING SERVICES FROM DUBAI WATERFRONT MARKET
- CHILDCARE ASSISTANCE
- PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES
- WHILE YOU ARE AWAY MAINTENANCE PACKAGE
  For residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- DRY CLEANING AND LAUNDRY
- IN-RESIDENCE HOUSEKEEPING
- IN-RESIDENCE MAINTENANCE
- NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION
- PET MINDING, PET WALKING, AND RELATED SERVICES
- CAR DETAILING, CAR WASH SERVICES, AND REFUELLING
- 24-HOUR EMERGENCY REPAIR
  After-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.

Service charge CORE SERVICES

The following core services are provided by
Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- RESIDENCE BELLBOY SERVICES
- DOORMEN AND VALET SERVICES
- 24/7 SECURITY
- LOBBY COFFEE MACHINE
- CLUBHOUSE/RESIDENCE LOUNGE STAFF
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- UTILITIES FOR COMMON AREAS
- WIFI INTERNET IN THE RESIDENCE LOUNGE
- GENERAL AND ADMINISTRATIVE SUPPORT
- PROPERTY INSURANCE (BASE BUILDING AND COMMON AREAS)
- WEEKLY IN-RESIDENCE CLEANING, INCLUDING FULL BED LINEN, TOWEL, AND BATHROBE REPLACEMENT



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BRANDED RESIDENCES
VILLA DEL GARDA
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VILLA DEL GARDA
DUBAI ISLANDS

VILLA *del* GARDA
Dubai Islands

Only 134 Residences
7 Residential Floors
Marina views
Fully Furnished, fully serviced
A Boutique Serviced Residence

HANDOVER Q1 2028

Resale option available
once 24% is paid

Service charges:
Interior apartment area - Đ30 per sq ft
Balcony area - Đ7.5 per sq ft

35/65
INVESTMENT PLAN
35% during construction · 65% on handover
ALL PAYMENTS ARE DEPOSITED INTO THE PROJECT ESCROW ACCOUNT

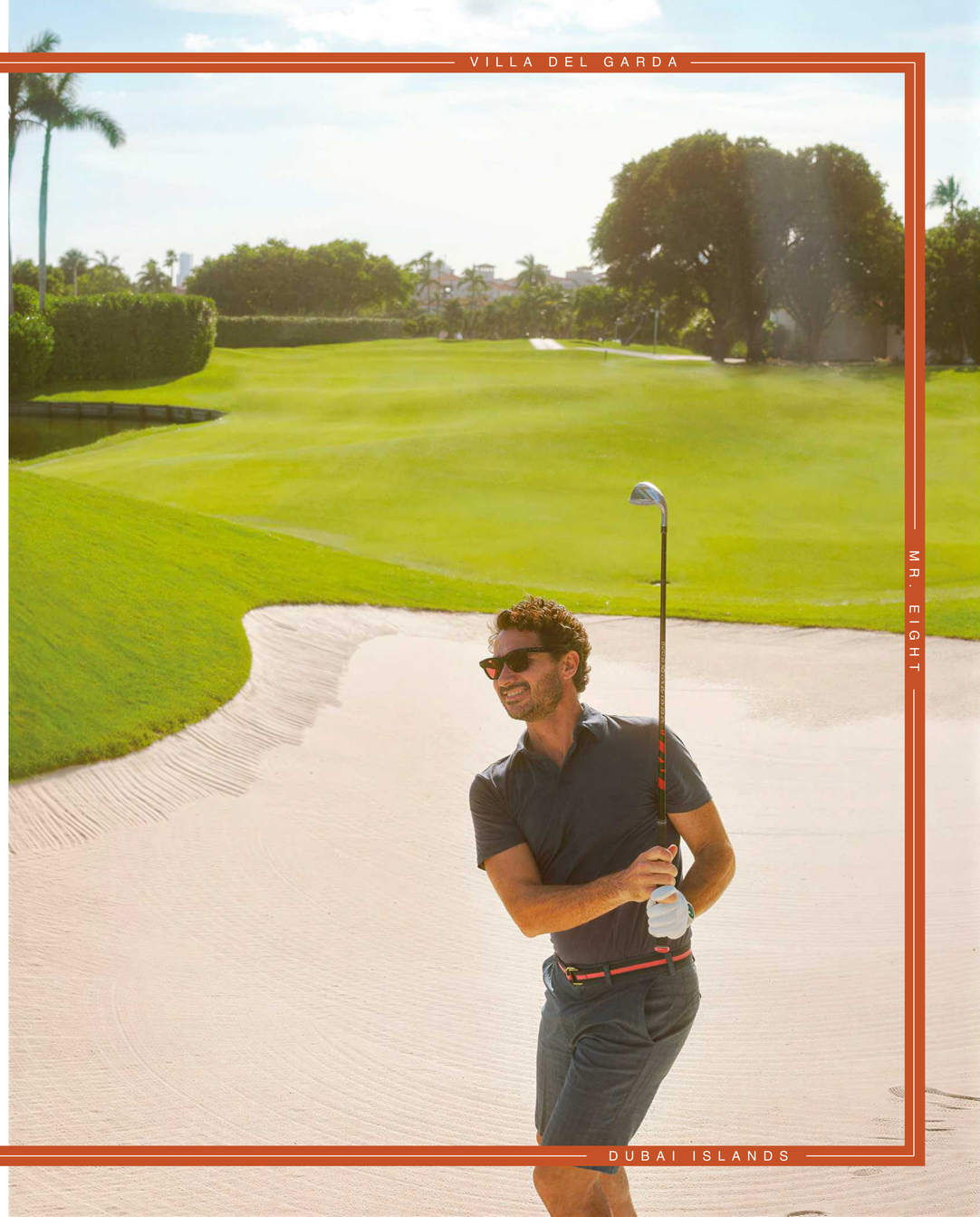
APARTMENT	APARTMENT	DUPLEX	APARTMENTS	DUPLEX	RESIDENCE
1 BEDROOM	2 BEDROOM	2 BEDROOM (DUPLEX)	3 BEDROOM	4 BEDROOM (DUPLEX)	5 BEDROOM
Price	Price	Price	Price	Price	Price
Đ2.52 - 3.76M	Đ4.12 - 7.94M	Đ7.39 - 8.16M	Đ7.93 - 18.77M	Đ11.58M	Đ40.56 - 45.60M
Total area	Total area	Total area	Total area	Total area	Total area
600 - 2,190 FT²	945 - 2,476 FT²	2,089 - 2,326 FT²	1,847 - 4,361 FT²	2,878 FT²	8,091 - 9,099 FT²

PAYMENT SCHEDULE
100% PROJECT ESCROW PAYMENTS

20%	5%	5%	5%	65%
On booking + 4% DLD + Đ5 000 admin	Within 6 months From booking date	Upon 20% Construction completion	Upon 75% Construction completion	On handover Q1 2028

The ISLAND LIVING

Dubai Islands is a rare island archipelago offering a fully integrated lifestyle with complete infrastructure in place. Residents enjoy everything from shopping destinations and dining to leisure facilities and an 18-hole golf course — all within the island community itself. This exceptional setting combines the privacy of island living with urban accessibility, located just 20 minutes from Downtown Dubai.



VILLA DEL GARDA

MR. EIGHT



Why

MR. EIGHT IS AMONG THE WORLD'S TOP 100 DEVELOPERS

Recognised among the World's Top 100 Developers by Luxury Lifestyle Awards in 2025, Mr. Eight combines European design discipline with end-to-end control across the complete development lifecycle.

LAND & DEVELOPMENT

We acquire and develop our own sites, selecting each location for long-term value, architectural potential and lifestyle relevance. Every project begins with a clear and distinctive residential vision.

DESIGN & BRAND

Architecture, interiors, branding, commercial strategy and resident experience are directed by one integrated team, protecting the original concept throughout every stage of development.

BUILD, DELIVER & OPERATE

Construction is delivered through BJORG Construction within the Mr. Eight ecosystem, followed by hospitality-led services and property management. This gives us control from the first sketch to everyday living.


MR.EIGHT
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DEVELOPMENT
GRAND PLAZA
غراند بلازا
GRAND PLAZA
MÖVENPICK
ENOC


BRANDED RESIDENCES
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EMILS DAUJATS
Director



ALEXANDRA MOGILEVSKAYA
Managing Director

One Vision
COMPLETE CONTROL

Mr. Eight is led by a European-rooted, multidisciplinary team united by one standard: uncompromising attention to detail. Development, design, engineering, construction, hospitality and property management work as one ecosystem—ensuring that every residence is delivered and operated in accordance with its original vision.

Fact Sheet
MR. EIGHT AT A GLANCE

European-rooted. Design-led. Fully integrated.

20+ Years
of European
development expertise

8 Projects in Dubai
From boutique branded residences
to landmark high-rise developments

2,213 Total Units
Including 1881 residences and
332 commercial units across Dubai

Đ 2.5BN+ in Recorded Sales
Across the Dubai portfolio,
according to Dubai Land Department data

800 Professionals
From executive leadership and engineering
teams to on-site construction specialists

End-to-end Control
Covering land acquisition, design, development,
construction, hospitality and property management

7 International Awards
For architecture, sustainability,
design and branded living

Global Design Collaborations
with iconic design brands and specialist
Italian manufacturers of kitchens, wardrobes and bespoke interiors

24/7 Transparency
With live construction
monitoring on selected projects

Portfolio and organisational figures reflect company data as of August 2026.
Recorded sales are based on Dubai Land Department data.

Selected MEDIA COVERAGE

International coverage of Mr. Eight's portfolio,
design philosophy and approach to branded living.

Robb Report AFRICA

REAL ESTATE 2 MONTHS AGO

Inside the Branded Residence Reckoning

Contributor Content

BY MATTHEW KAYSER



Arabian Business

REAL ESTATE

LE CHÂTEAU PIÉTRUS Brings Riva Dolceriva Lifestyle to Dubai Islands

Mr. Eight Branded Residences is redefining coastal living by integrating a private Riva motor yacht into its new LE CHÂTEAU PIÉTRUS ecosystem on Dubai Islands

Staff Writer Mon 27 Jul 2026



Arabian Business

REAL ESTATE

Mr. Eight Branded Residences secures its position on Dubai Islands with AED2bn in sales

According to Dubai Land Department data, Mr. Eight Development has recorded AED2bn in sales across its Dubai Islands portfolio, supported by strong construction progress and more than 50 percent sold across its island projects. The company is positioning Mr. Eight Branded Residences as one of the most recognised boutique luxury platforms on Dubai Islands

Nicole Abigael Fri 12 Jun 2026



BUSINESS INSIDER

Dubai's Ultra-Prime Residential Market as Mr. Eight Development Reaches AED 2 Billion in Sales

PRESS RELEASE Plentisoft

Jul. 3, 2026, 09:50 AM



DIRECTED BY MR.EIGHT

AT DUBAI ISLANDS



MR.EIGHT
BRANDED RESIDENCES BY

VILLA *del* GARDA

Villa del GARDA is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes. Living at VillaDel GARDA means more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

All drawings and visuals are conceptual renderings, and Mr. Eight Development expressly reserves the right to make modifications at any time. Actual views may vary and cannot be guaranteed. Views shown should not be relied upon as the actual view from any specific unit within the development. Prices, plans, design interpretations, and specifications are subject to change without prior notice. Photographs used in marketing materials may be stock imagery intended to illustrate potential lifestyles and do not reflect actual unit conditions. All dimensions are approximate, and floor plans are subject to updates. Mr. Eight Development makes no representation or warranty that the final square footage, column placements, or layouts will match those depicted in promotional materials. Improvements, landscaping, and amenities shown may be conceptual and are not guaranteed to be delivered as illustrated. Mr. Eight Development makes no representations or warranties, express or implied, regarding the accuracy, completeness, or suitability of the information contained in this material. Nothing contained herein constitutes an offer, representation, warranty, or contractual commitment. This material is not intended to form part of any contract or agreement. This is not an offer to sell or a solicitation to purchase in any jurisdiction where such activity is prohibited or restricted. Please consult the official prospectus or sales agreement for binding terms and specifications. All purchasers are solely responsible for conducting their own independent due diligence prior to making any purchase decision.

VILLA *del* GARDA

Dubai Islands

1983

MR.EIGHT

BRANDED RESIDENCES

ARABIAN PROPERTY AWARDS

WINNER 2026-2027