



## High-Value Lagoon Mansion | Investor Choice | 5Y Plan #IQ



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 3,416,304.8

#### Location

Pays: Émirats Arabes Unis  
État/Région/Province: Dubaï  
Soumis: 26/01/2026  
Description:

**5BR Stand Alone Mansion**  
**South Bay, Residential District, Dubai South Properties**  
**BUA; 8448sqft**  
**Plot size: 7233sqft**  
**Price: 12500000**

Lagoon Based Community| Great Investment Opportunity| Attractive Payment Plan | **LOWEST PRICE PER SQUAREFOOT**

The project is currently open for pre-sales only with an official launch expected in September

Capri Realty proudly presents a magnificent, 5 BR Lagoon Facing villa at South Bay (Phase 4) by Dubai South Properties-an initiative of the Dubai government that was started in 2006 in **Dubai South, the MOST sought after, rapidly developing part of the entire emirate.**

It is an exclusive gated community spread over 13,000 sqft offering premium 3 & 4 bedroom townhouses, 4 & 5 BR semi detached villas and 5,6 & 7 BR stand alone Mansions that center around a stunning 3 kilometer crystal lagoon as well as pools, and beaches, ensuring that you can enjoy a scenic view of the azure waters from the comfort of your dream home.

The project comprises of over 800 villas, townhouses and over 200 waterfront mansions



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Spread across 6 glamorous clusters, you can go paddle boarding at the crystal lagoon, sunbathe at the private beach, or go for a swim at your pool.

***Unique Property Features:***

- Floor to Ceiling Windows
- All Ensuite rooms
- Closed Kitchen
- Maid's Room with Ensuite Bathroom
- Driver's room
- Private Elevator
- Private Swimming Pools
- Spacious Layout
- High end, contemporary interiors
- Fully fitted kitchens with Bosch appliances and Miele appliances

***Unique Project Features:***

- Individual parking spaces near each villa and townhouse
- Open parking at the entrance of the complex
- Health and wellness complex
- Swimming pool
- 3km temperature controlled Crystal Lagoon
- Sandy Beaches
- Shopping mall, school, and mosque
- Swimming pools
- Beach Clubs
- Water sports/Kayak club & caf
- Lush Pond
- Lake park
- Community park
- Jogging and cycling tracks
- Exclusive kids club
- Pet park

***Payment plan:***

50/20/30

5% down payment

45% during construction

20% on handover

30% over 2 years POST handover

Estimated Handover: Q3 2026

**Location& Connectivity**

This strategically located, master-planned city comprises of 8 purpose-focused districts, bringing together



retail, hospitality, leisure, and all modern requirements of residents within a very urban environment.

\*5 Mins to Al Maktoum International Airport

\*5 Mins to Holiday Inn Dubai al-Maktoum Airport

\*30 Mins to Palm Jebel Ali

\*28 Mins to Dubai Marina

\*35 Mins to Mall of the Emirates

\*35 Mins to Jumeirah Golf Estates

\*24 Mins to Dubai Expo 2020

## About Us:

CAPRI REALTY is a 13-year-old boutique real estate firm specializing in sales of villas and townhouses in secondary and primary market

Agents at Capri Realty have a combined experience of more than 100 years in real estate.

CALL us at +971 50 892 2477

## PROPERTY FEATURES:

- Balcony
- Basement parking
- BBQ area
- Broadband ready
- Built in wardrobes
- Carpets
- Central air conditioning
- Central heating
- Community View
- Covered parking
- Driver's Room
- Fully fitted kitchen
- Fully furnished
- Gazebo and outdoor entertaining area
- Gymnasium
- Intercom
- Kitchen white goods
- Landscaped Garden
- Laundry/washing room
- Maid's room
- Marble floors
- On high floor
- On low floor
- On mid floor
- Part furnished



- Pets allowed
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Sauna
- Shared swimming pool
- Solid wood floors
- Steam room
- Storage room
- Study
- Upgraded interior
- View of gardens
- View of golf course
- View of parkland
- View of sea/water
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Beach Access
- Bus services
- Business Center
- Children's nursery
- Children's play area
- Clubhouse
- Communal gardens
- Cycling tracks
- Fitness Center
- Golf club and clubhouse
- Laundry Service
- Marina Berth
- Metro station
- Mosque
- Polo club and clubhouse
- Public park
- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- School
- Shopping mall
- Shops
- Squash courts
- Valet Service
- Walking Trails



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## Commun

|                   |                         |
|-------------------|-------------------------|
| Salle de bains:   | 5                       |
| Pied carré fini:  | 784.8449 m <sup>2</sup> |
| Dimesions du lot: | 671.9677 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Oui  |
| Outdoor Amenities: | Pool |

## Rental details

|            |     |
|------------|-----|
| Furnished: | Oui |
|------------|-----|

## Lease terms

Date Available:

## Information additionnelle

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|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lien URL du site web: | <a href="http://www.arkadia.com/BRIN-T24666/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BRIN-T24666/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | cr-s-37912 |
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