



## Sprawling 4BR Island Villa – Marbella Villas II, Steps from the Sea



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 1,031,319

### Posizione

Nazione: United Arab Emirates  
Stato / Regione / Provincia: Dubai  
Pubblicato: 26/08/2026

#### Descrizione:

Price starts from AED 4,400,000 | From 355 sqm

Marbella Villas II – Waterfront Sophistication on Hayat Island, Mina Al Arab

Discover the ultimate coastal lifestyle at Marbella Villas II, a premium villa community located on the stunning Hayat Island in Mina Al Arab, Ras Al Khaimah. Designed for families and discerning homeowners, Marbella Villas II offers a collection of beautifully crafted 2, 3, and 4-bedroom villas where comfort meets elegance by the Arabian Sea. Residents enjoy lush landscapes, scenic walkways, vibrant retail and dining destinations, and exclusive clubhouse facilities, making it the perfect retreat for modern living and timeless relaxation.

#### Key Features

Location: Hayat Island, Mina Al Arab, Ras Al Khaimah, UAE

Total Units: Multiple units offering 2, 3, and 4-bedroom villas

#### Unit Sizes:

2-Bedroom Villas: 179 – 183 sqm (Approx. 1,928 – 1,971 sqft)

3-Bedroom Villas: 233 – 260 sqm (Approx. 2,514 – 2,601 sqft)

4-Bedroom Villas: 355 – 400 sqm (Approx. 3,819 – 4,300 sqft)

#### Amenities

Exclusive Resident Clubhouse featuring:

Separate gyms with state-of-the-art fitness equipment

Two outdoor temperature-controlled swimming pools

Waterfront sun loungers and terraces

Fully operational café offering a variety of refreshments



Kids' play area and event spaces

Private Beach Access

Lush Landscaped Parks and Walking Trails

Dining, Retail, and Entertainment Promenades

Children's Playgrounds and Outdoor Leisure Areas

Gated Community with 24-Hour Security

Unit Composition

2-Bedroom Villas (Type A, A1, B, C, D, D1):

Spacious living and dining areas, modern kitchens, private balconies, and large terraces

Private parking and direct garden access

3-Bedroom Villas (Type A, B, B1, C, C1, D):

Elegant interiors featuring open-plan layouts, master suites with ensuite bathrooms, multiple balconies, maid's rooms, and storage spaces

Ample outdoor areas are perfect for family gatherings and relaxation

4-Bedroom Villas (Beachfront Options Available):

Premium waterfront villas offering private gardens, spacious living zones, gourmet kitchens, expansive terraces, and panoramic sea views

Higher-end finishes, private garage, and direct access to the beach for selected units

Every villa is thoughtfully designed to maximize natural light, ventilation, and space efficiency, creating warm and inviting homes ideal for families or serene island living.

Marbella Villas II is more than just a place to live—it's a lifestyle statement. Offering unparalleled access to pristine beaches, lush parks, and vibrant community spaces, it's the ideal investment for those seeking a luxury waterfront home or a valuable asset in Ras Al Khaimah's fast-growing real estate market. Whether for family living or as a holiday retreat, Marbella Villas II delivers exceptional quality, breathtaking surroundings, and long-term value. Your dream coastal life starts here.

Costruito: 2024

## Comune

Camere da letto: 4

Bagni: 4

Finito piedi quadrati: 355 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/YHKN-T10553/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YHKN-T10553/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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