

Kaia

Kaia Villa

By Rakhat Villas



Kaia



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Pearl Jumeirah is a serene island in Dubai, offering luxury living with stunning beachfront properties and views of the Arabian Gulf.

- ▶ 15 minutes to Burj Khalifa
- ▶ 20 minutes to DXB Airport



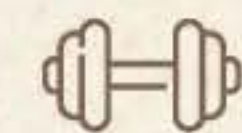
- ▶ A 2-kilometer-long promenade
- ▶ A private beach with areas for water sports and other activities
- ▶ A public park
- ▶ Nurseries
- ▶ A mosque
- ▶ Walkways and cycle paths
- ▶ Restaurants and cafes
- ▶ Outlets
- ▶ Swimming pools, gyms, and a SPA at the
- ▶ Nikki Beach resort
- ▶ An open-air cinema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



- ▶ Nikki Beach Restaurant
- ▶ Café Nikki
- ▶ Soul Lounge
- ▶ Nikki SPA
- ▶ Beach Club
- ▶ Private Events

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Basement + Ground Floor + 1st Floor + Roof Floor



Gym



Cinema

Massage Room
with Sauna



Swimming
Pool



BBQ area

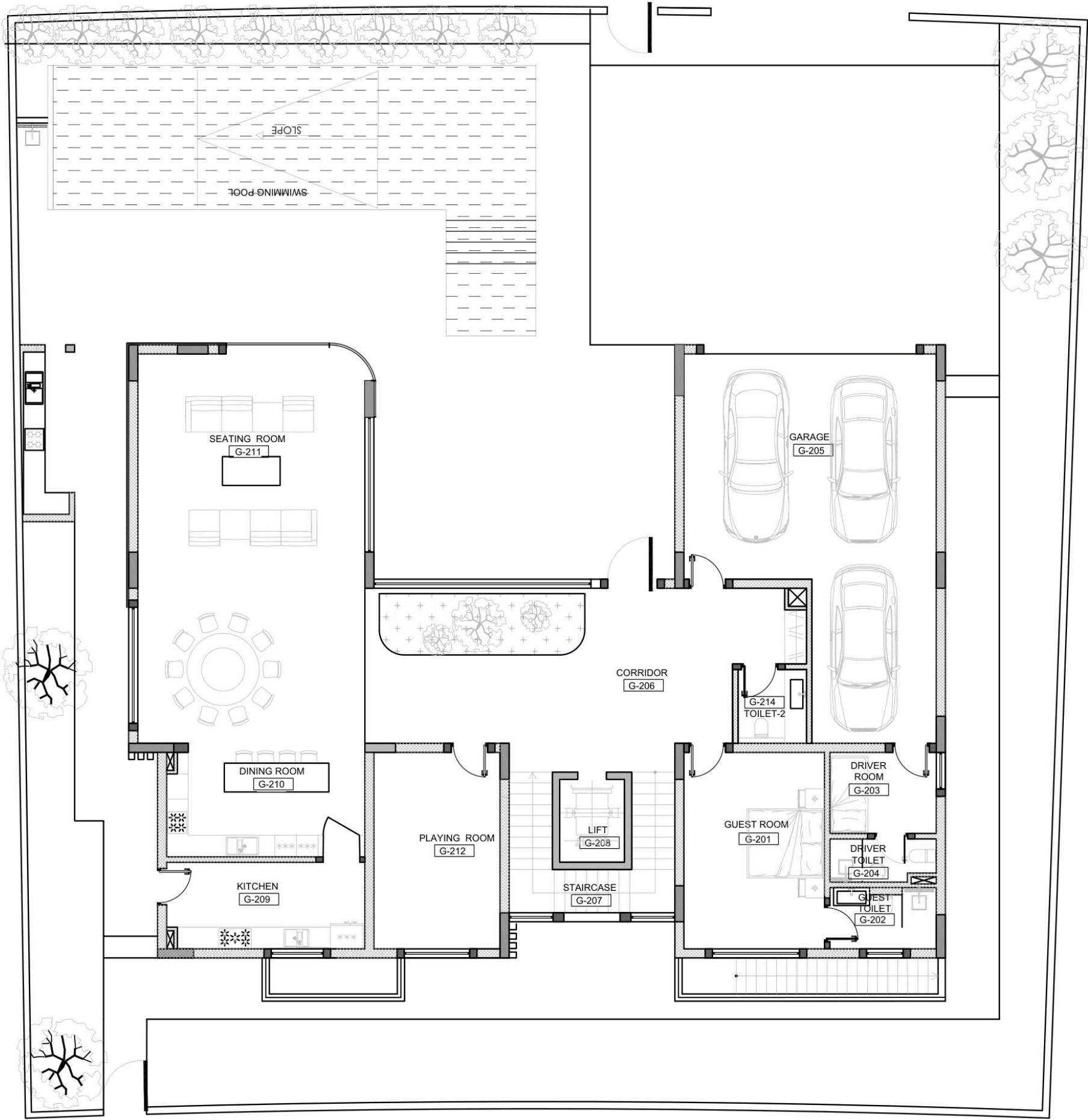
Winery
Room

Area: 9,606Sq. ft (892.45 Sq.mt)

BUA: 12,608.98 Sq.ft (1,171.84Sq.mt)

Swimming Pool: 815.37 Sq.ft (75.86Sq.mt)

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GROUND FLOOR

Graniti (Spain) / Porcelanosa (Italy)

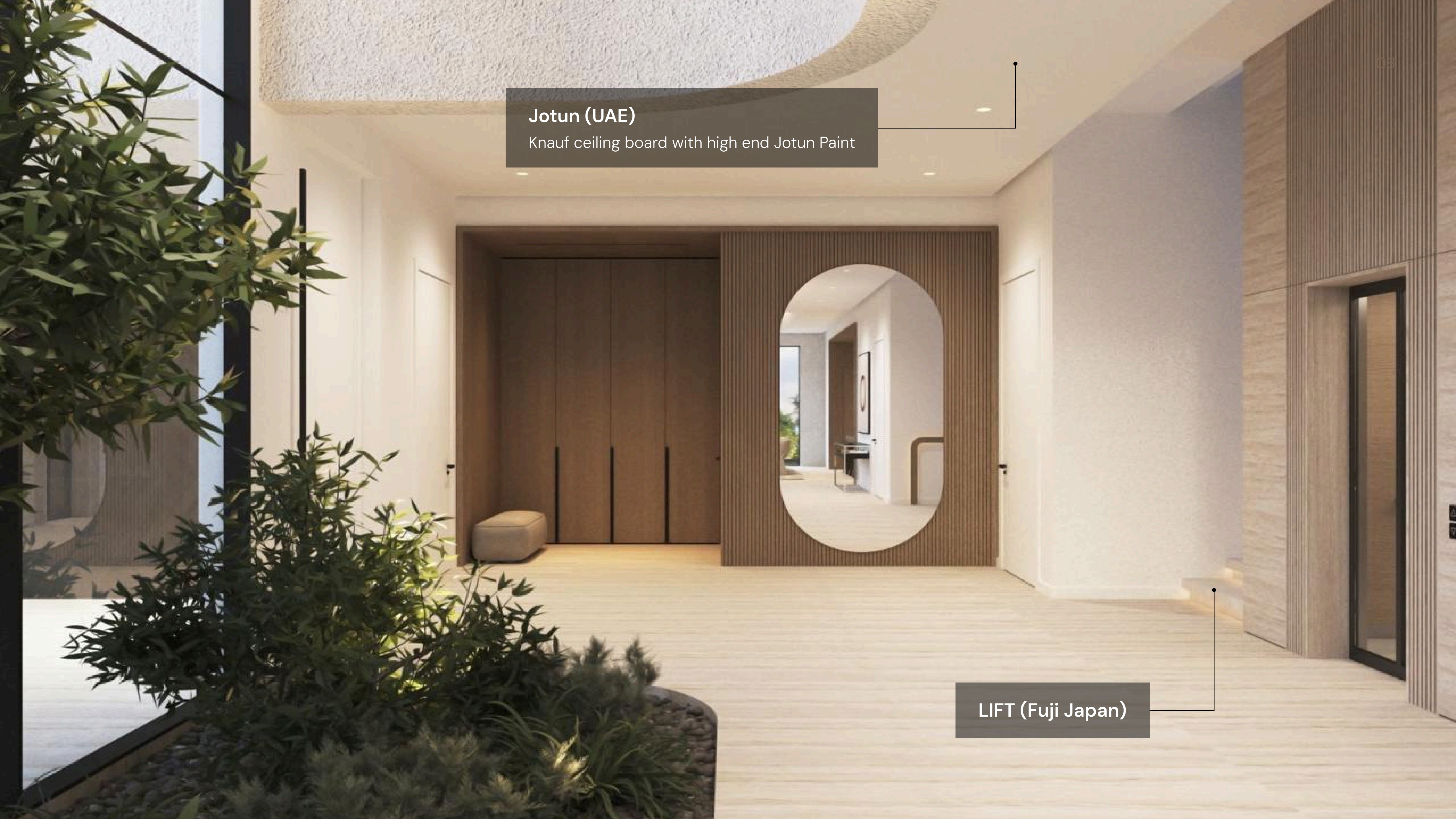
3mm porcelain tiles slabs with
waterproofing coat



Jotun (UAE)

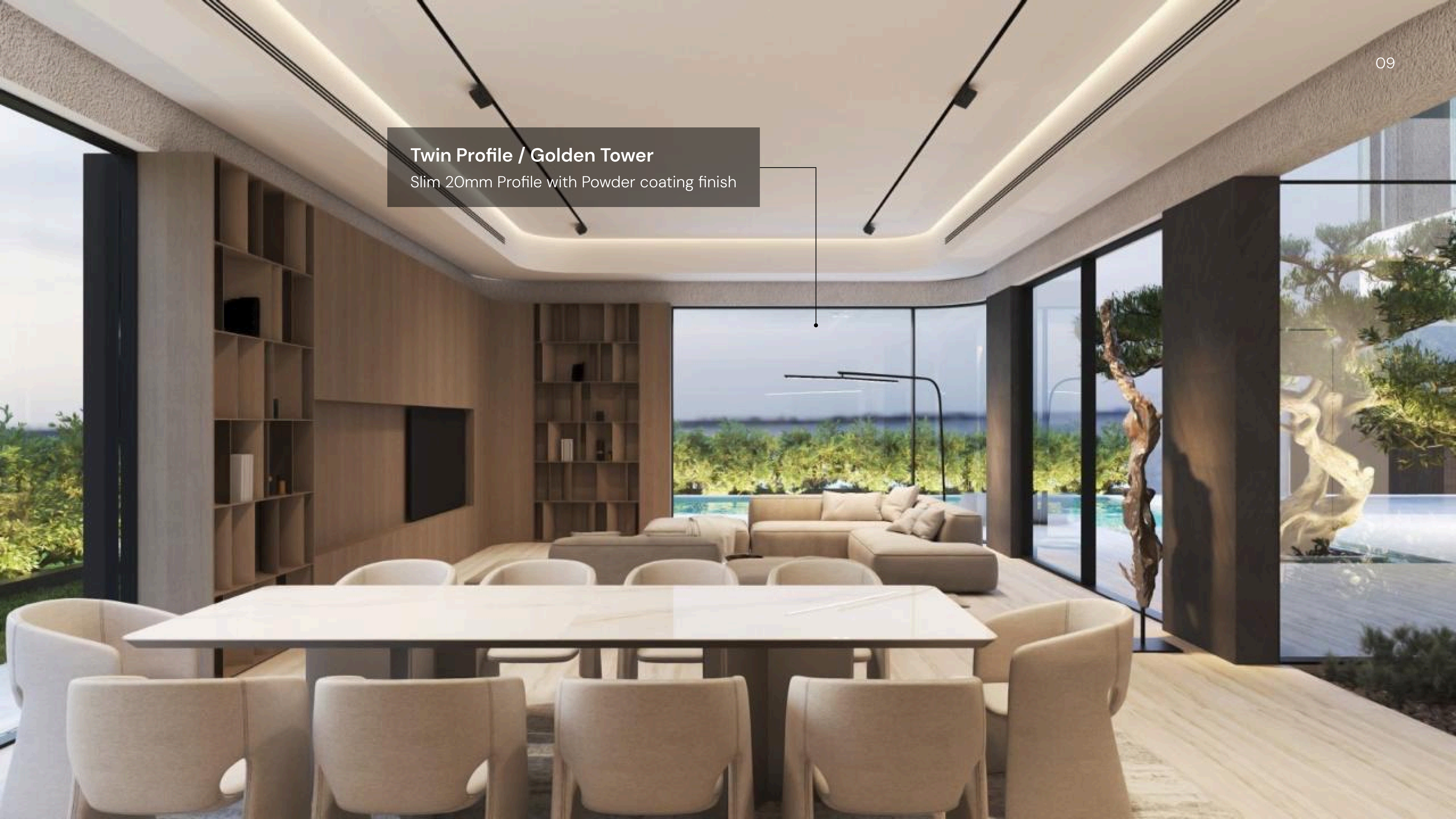
Knauf ceiling board with high end Jotun Paint

LIFT (Fuji Japan)



Twin Profile / Golden Tower

Slim 20mm Profile with Powder coating finish

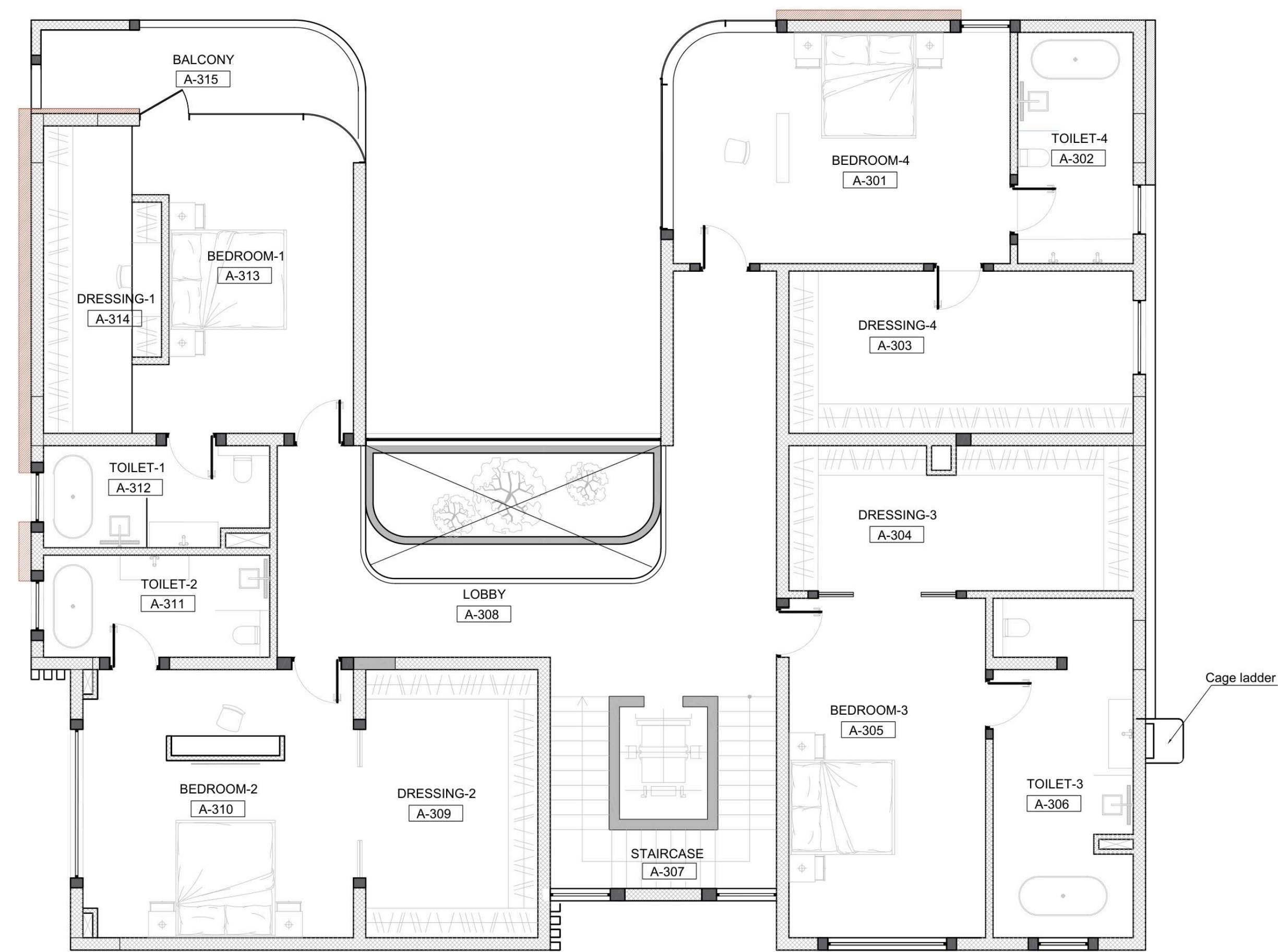








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FIRST FLOOR



Parquet / Floor World

Swiss made Hardwood 15mm thick
with self levelling

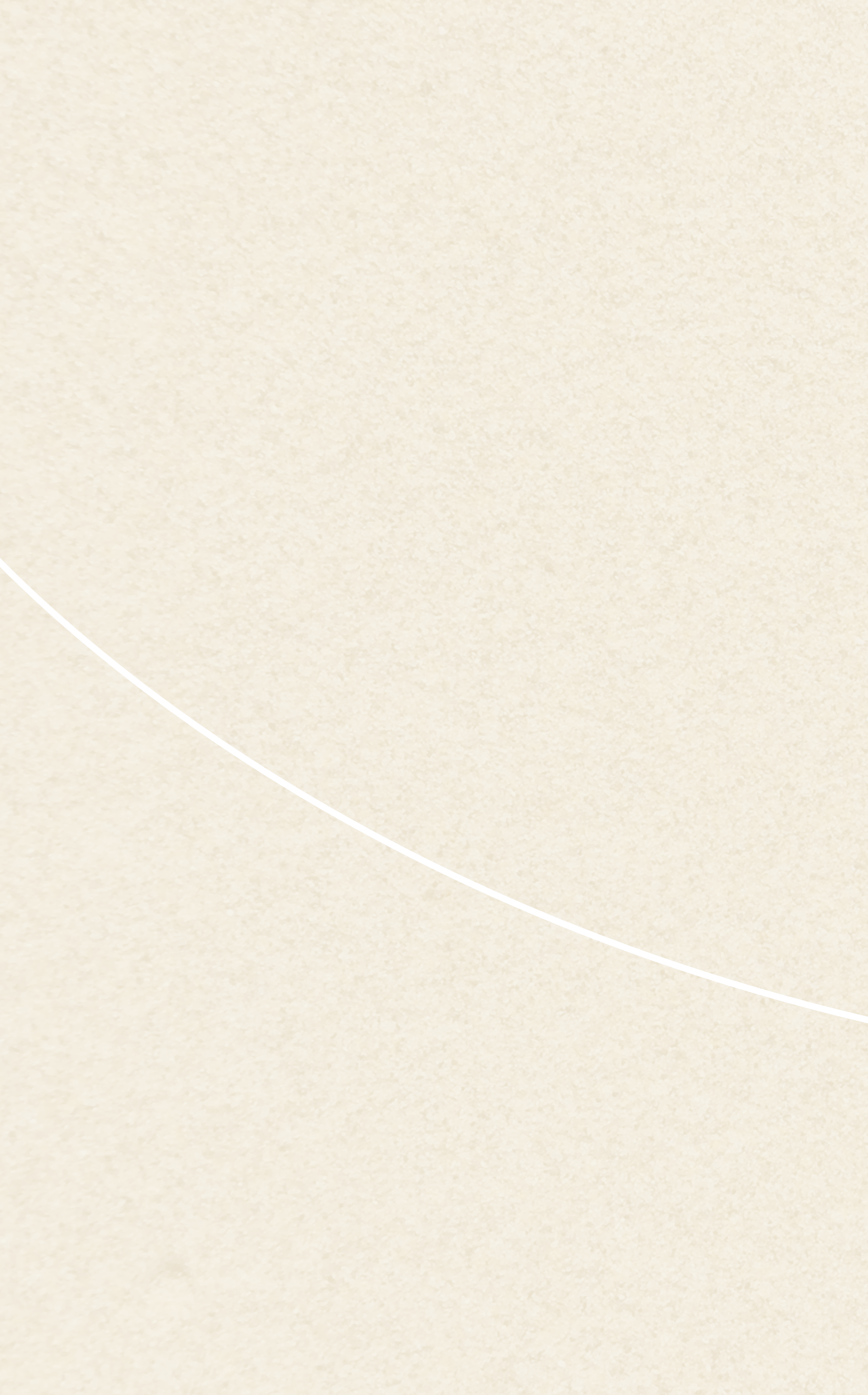




Local Hand Made Furniture
with Engineering Design











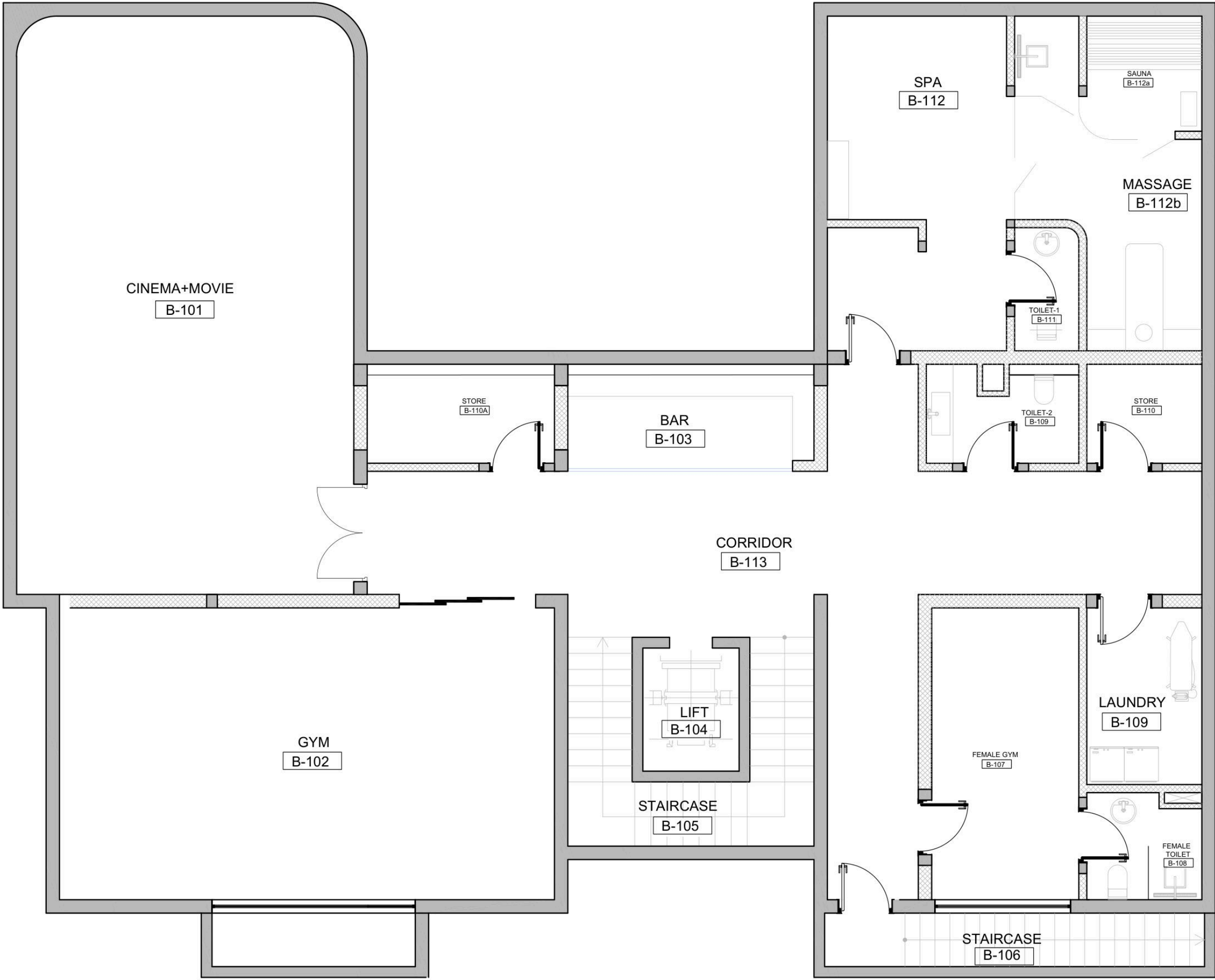


Graniti (Spain) / Porcelanosa (Italy)
3.2mx1.2m mega slabs





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BASEMENT







Carpet / Floor World





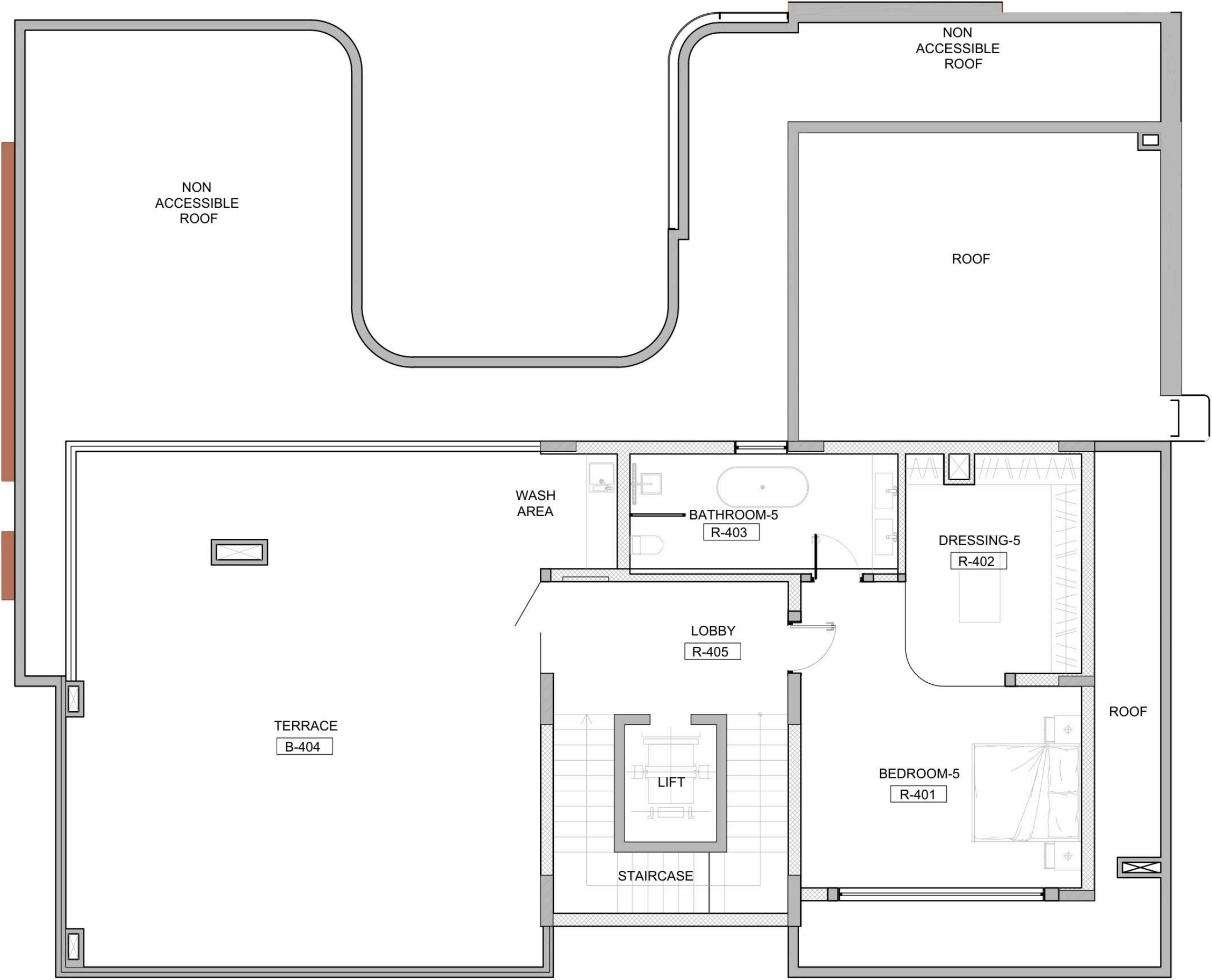
Life Fitness Brand Sport Equipment



Life Fitness Brand Sport Equipment



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ROOF FLOOR

Graniti (Spain) / Porcelanosa (Italy)

20mm porcelain tiles with waterproofing coat





Klinker / Planeteco (Iran)
25mm thick klinker

This architectural rendering shows a modern building with a white klinker facade and dark brown marble chips render. The building features large windows and a glass-enclosed staircase. The foreground includes a paved area, a small lawn with trees, and a glass railing. The sky is a clear blue.

Marble chips render / Alutos

No	Description	Orgin/Manufacture	Remarks
1	Kitchen	Local / UAE	Kitchen laminated materials Island and counter tops
2	Main Entrance Door Villa	Local / Golden Tower	1.2mx2.4m Aluminum door with Philips smart lock feature
3	Sauna System	Harvey / Finland	Sauna room Located at basement with Harvey Heating System
4	LIFT	Fuji / Japan	Lift with 8 people capacity of weight 630 KG with finishes
5	Filter & Boiling Water	Quooker	Quooker system is attached in the front Kitchen
6	Garage Door	Motor / Italy	Panoramic Garage door installed with home automation control
7	External Gate	NICE – Motor / Italy	Gate Controlled with Home Automation System

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