

MyEstate



Villa 1, Cluster 39
Jumeirah Islands

Khizer Abbas



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Jumeirah Islands

Jumeirah Islands seamlessly combines opulence and serenity, creating a haven for those seeking both luxury and peace. Nestled in the heart of Dubai, this exclusive residential community features picturesque landscapes, stunning architecture, and world-class amenities. Whether you're relaxing by the shimmering lakes, indulging in upscale dining, or strolling through lush gardens, Jumeirah Islands offers an unparalleled lifestyle experience. Discover a sanctuary where luxury meets tranquility.



Project Goals

Revitalizing a timeless residence into a harmonious blend of nature, innovation, and bespoke elegance.

01



Landscaping & Pool

02



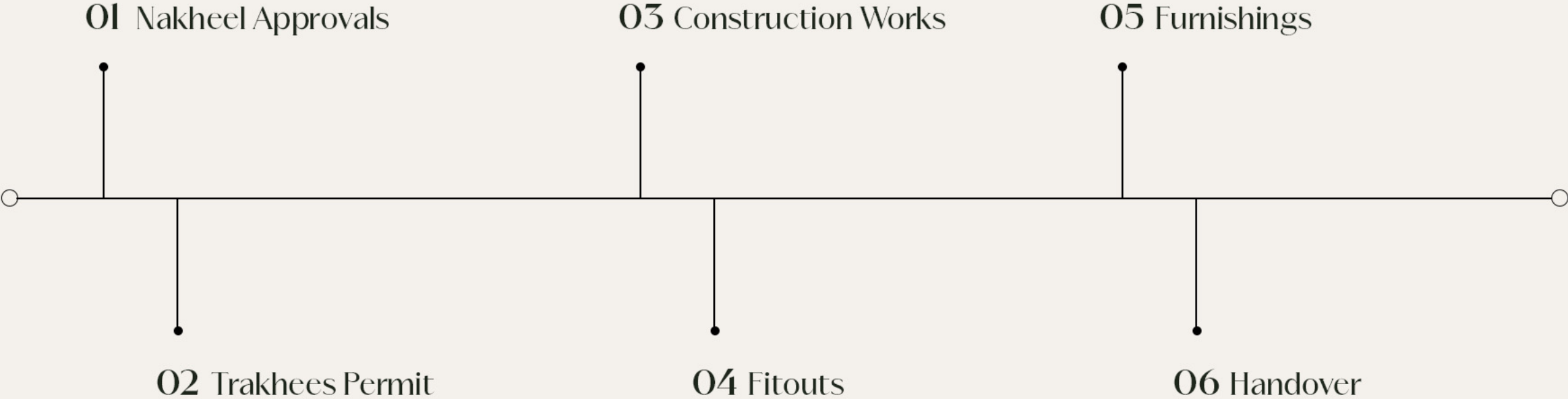
Extention & Renovation

03



Bespoke Furnishings

Renovation Process



Project Scope

01

Structural Modifications

Added new structural columns and footings to extend the villa, increasing the living room size and adding more balcony and terrace spaces.

04

New MEP Systems

Completely overhauled mechanical, electrical, and plumbing systems for efficiency and reliability, with a new Fresh Air unit.

02

Remodeling & Renovation

Transformed existing spaces to create new functional areas like lounges and living rooms, with the additional 5th ensuite bedroom.

05

Automation System

Integrated a seamless automation system by Jung for remote control of curtains, lighting, air conditioning, pool, and exterior lighting.

03

Facade Enhancement

Increased architectural openings, added large glass panels for more natural light, and installed bifolding glass doors to create excellent ventilation.

06

Fit-Outs and Finishings

Installed large format tiles, new design walls, and ceilings with cove lighting for ambient effects. Created new bathrooms with vanities and storage, and added extensive custom furnishings to enhance aesthetics and functionality.

Project Specifications

Highlighting features

- Expansive plot of 11,011 sq-ft
- Centrally located within Jumeirah Islands
- Featuring premium European brands
- Tranquil and serene environment
- 12 Meter Swimming Pool with Chiller/Heater
- 5 luxurious bedrooms with Terraces
- Office/Study room
- 2 fully equipped kitchens
- Family Lounge with Lake View
- Maid's room
- Facial Recognition Security Access
- Biometric Access for Office

Kitchen

- Sapienstone countertops
- Quookerwater filtration system
- Miele built-in fridge/freezers (x2)
- Miele induction hob with built-in extractor
- Kesseböhmer kitchen accessories (Germany)
- Spacious kitchen island with pullouts & drawers.
- Floating breakfast counter with built-in power and wireless charging

Automation System

- Automation System by JUNG (Germany) providing
- Lighting control
- AC control
- Curtain control
- Light Sensor Based Outdoor lighting
- Profile Based Climate Controls
- Remote Access Garage Door
- CCTV&IntercomSystem

Landscape

- Santorini Inspired design
- 12m long overflow pool with Chiller/Heater
- Reflection pool with Solid Iroko Wood Deck
- Elegant Fountain
- Lush Green Villa Entrance with Aged Olive Tree

Flooring

- Volakas Marble
- Lexus white tiles
- Parquet by Barlinek (Poland)

JUNG

EUROCAVE

Barlinek
DREWNIANE PODLOGI

AL HUZAIFA
FURNITURE

ORYX

BAGNODESIGN

Miele

SIEMENS

SAPIENSTONE
dress your kitchen

Quooker
THE BOILING WATER TAP

KESSEBÖHMER

Aqara

Design Philosophy



When designing this villa, my primary goal was to transform a dark, confined space into a bright, open sanctuary. The original layout was cluttered with numerous rooms and walls, creating a sense of enclosure.

To address this, the first step was to demolish all internal walls, creating an expansive open space. This approach provided a blank canvas, allowing me to reimagine the interior with a focus on natural light, fluidity, and seamless integration of spaces.

We replaced the old pale colors with a palette of white and light tones, creating a bright, clean environment. The new layout features a vast living room that seamlessly connects to the dining area and an expansive, modern kitchen. The kitchen is fully equipped with an island, a breakfast nook, and state-of-the-art appliances, including a fridge, ovens, microwave, and a fully functional hob with a built-in extractor. This open design promotes a sense of spaciousness and connectivity.

Siteplan



Villa 1, Cluster 39
Jumeirah Islands



BUA
6,147 sq.ft



PLOT
11,011 sq.ft



5 Bedroom
VILLA



FULLY
FURNISHED

Floor Plan

Ground Floor



Floor Plan

First Floor





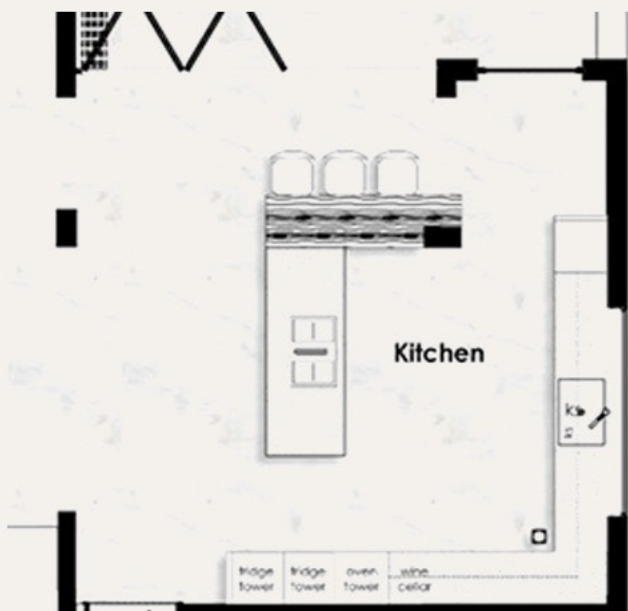
Miele Induction Hob
with integrated
vapour extraction



Miele Oven
With sensory controls

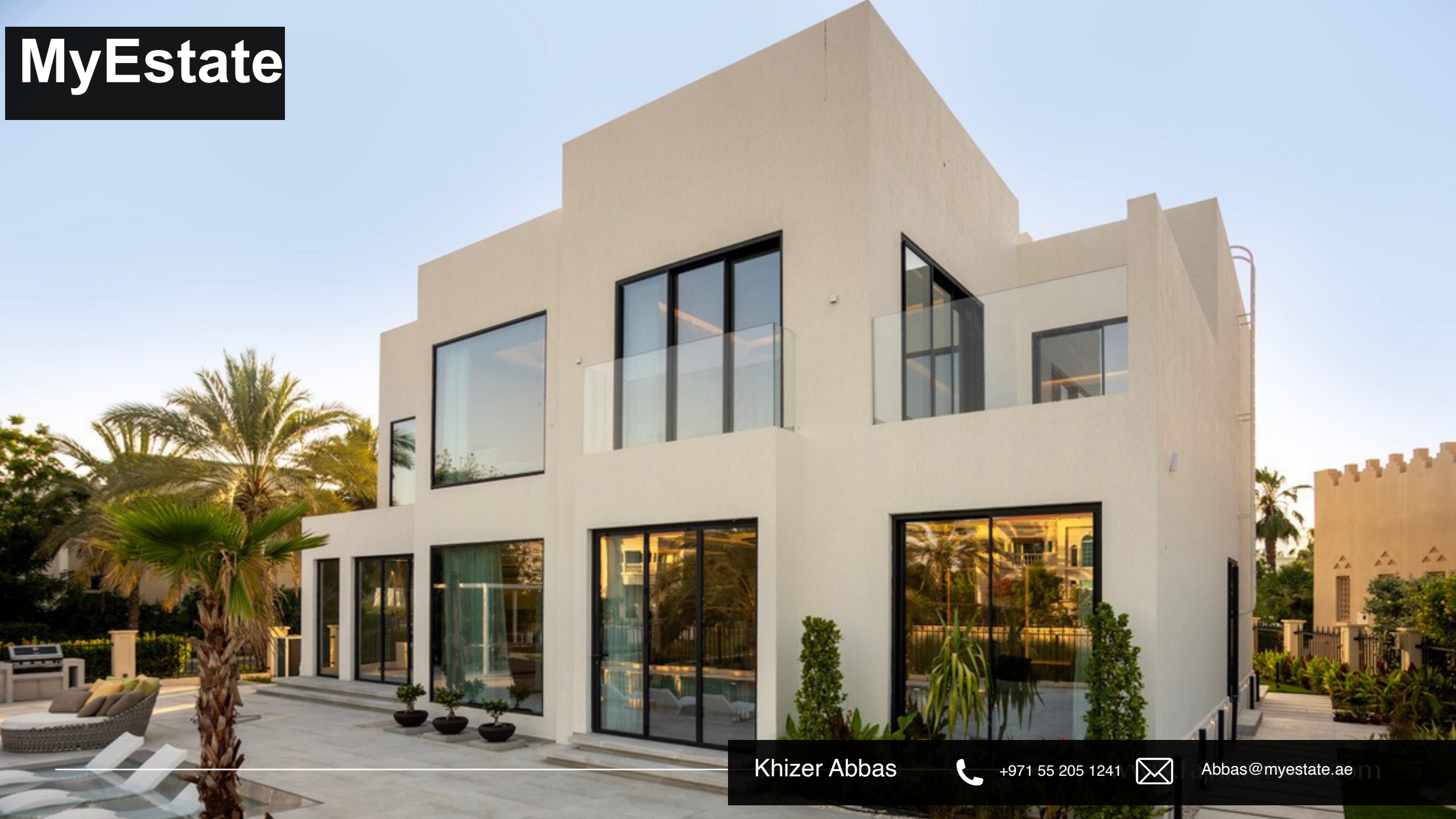


Quooker System
With filtered drinking water



The Kitchen

Crafted a fully functional, modern kitchen with top-tier appliances, seamless design, and bespoke storage solutions.



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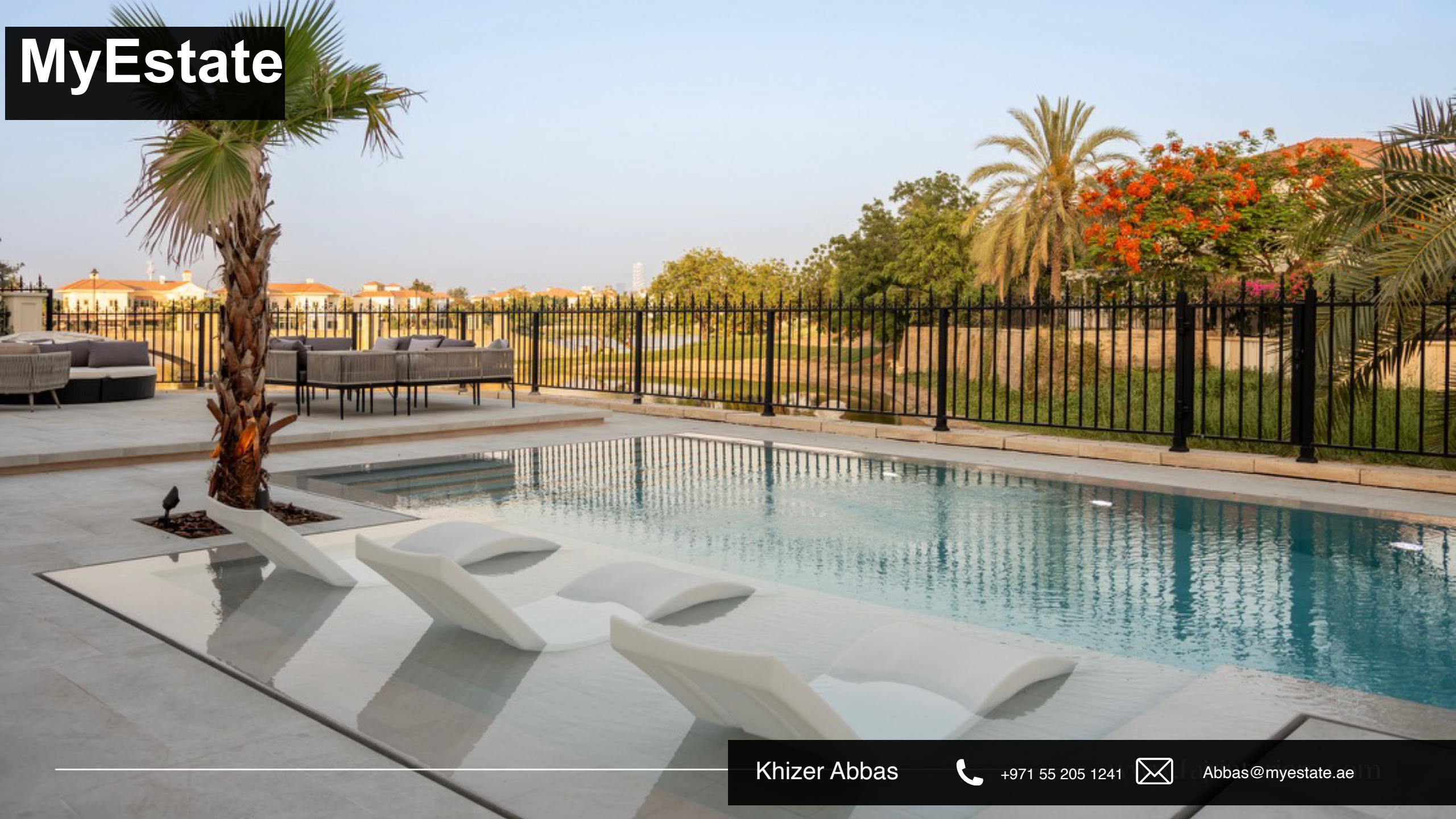
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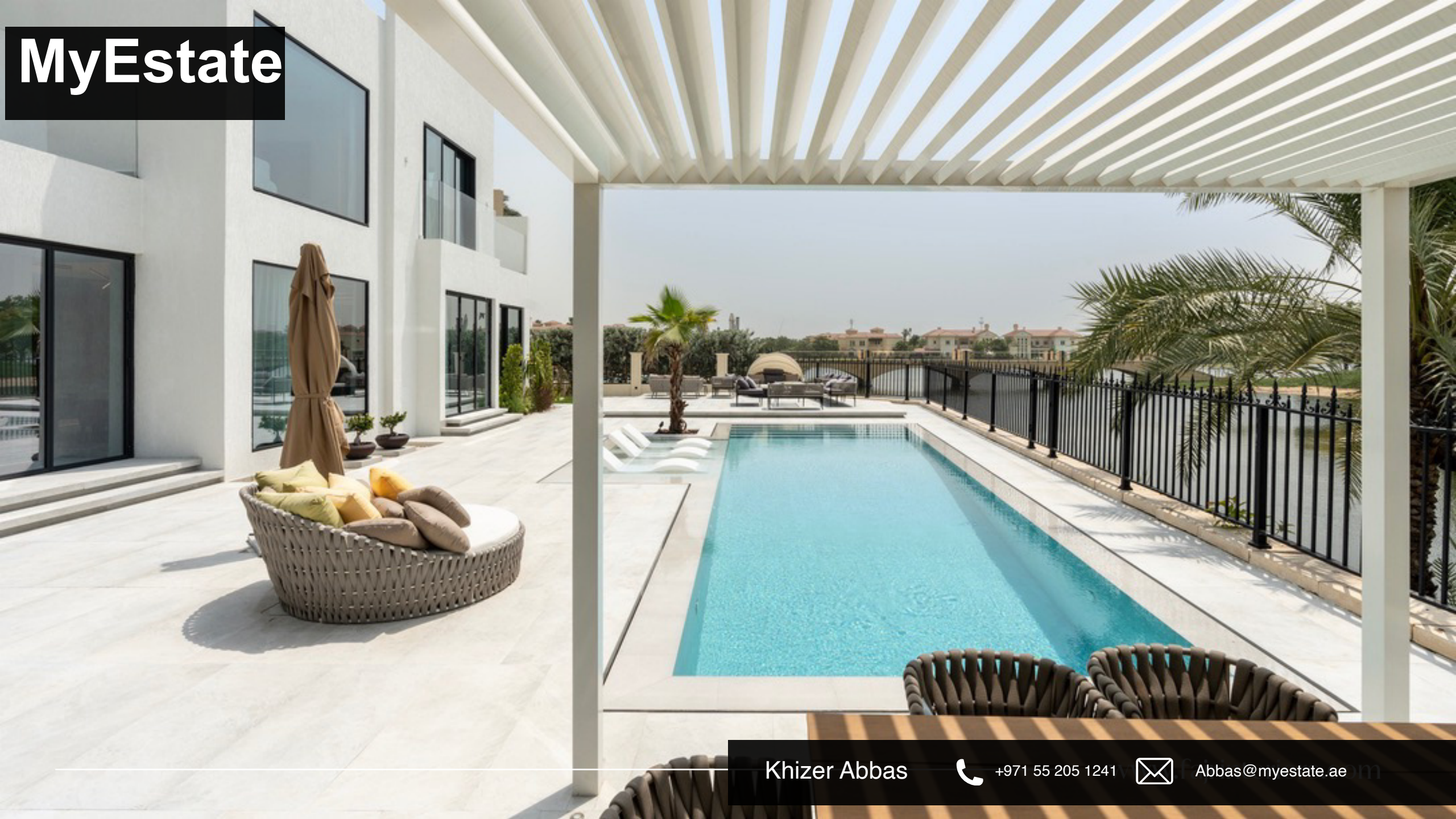


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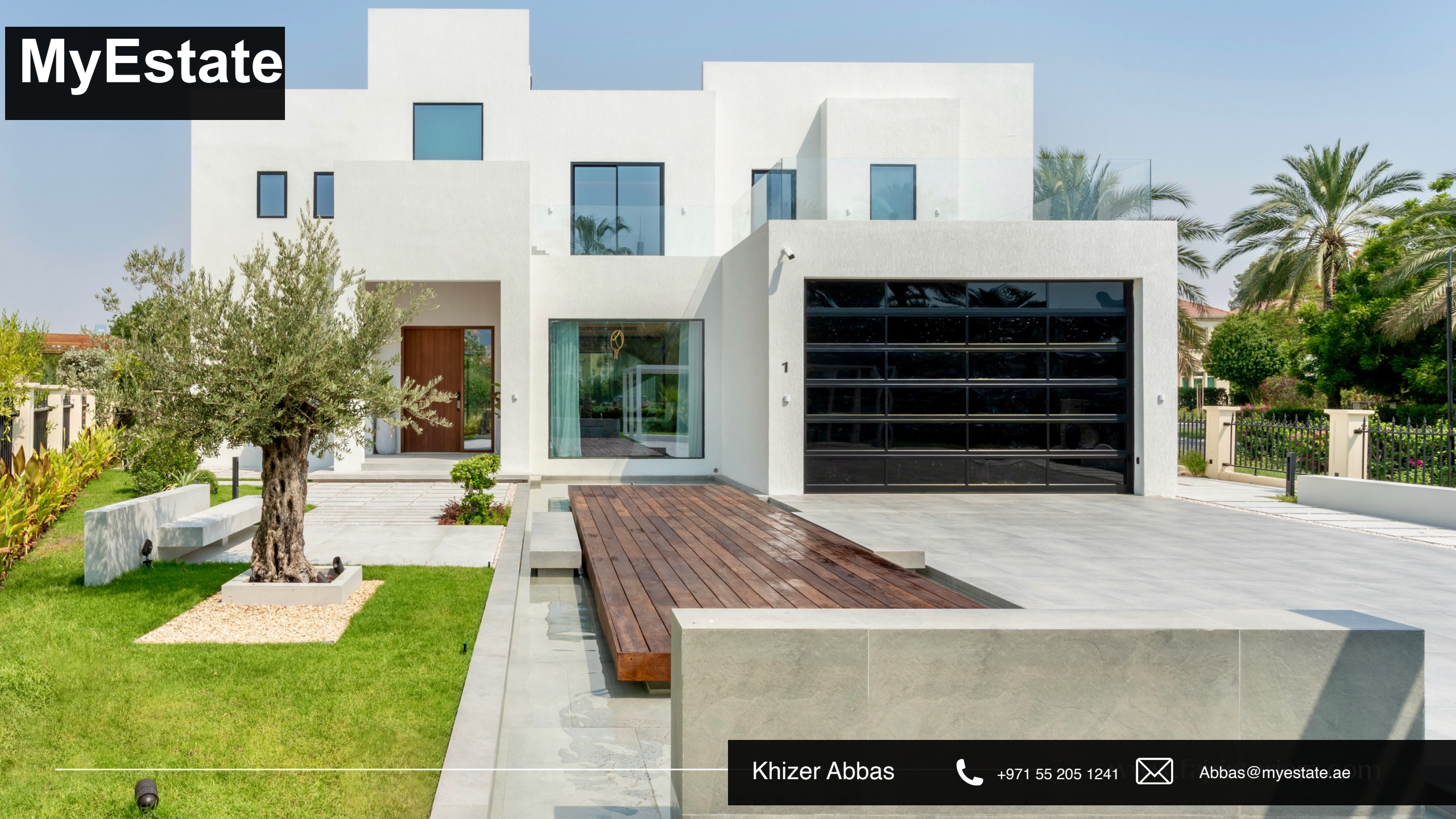
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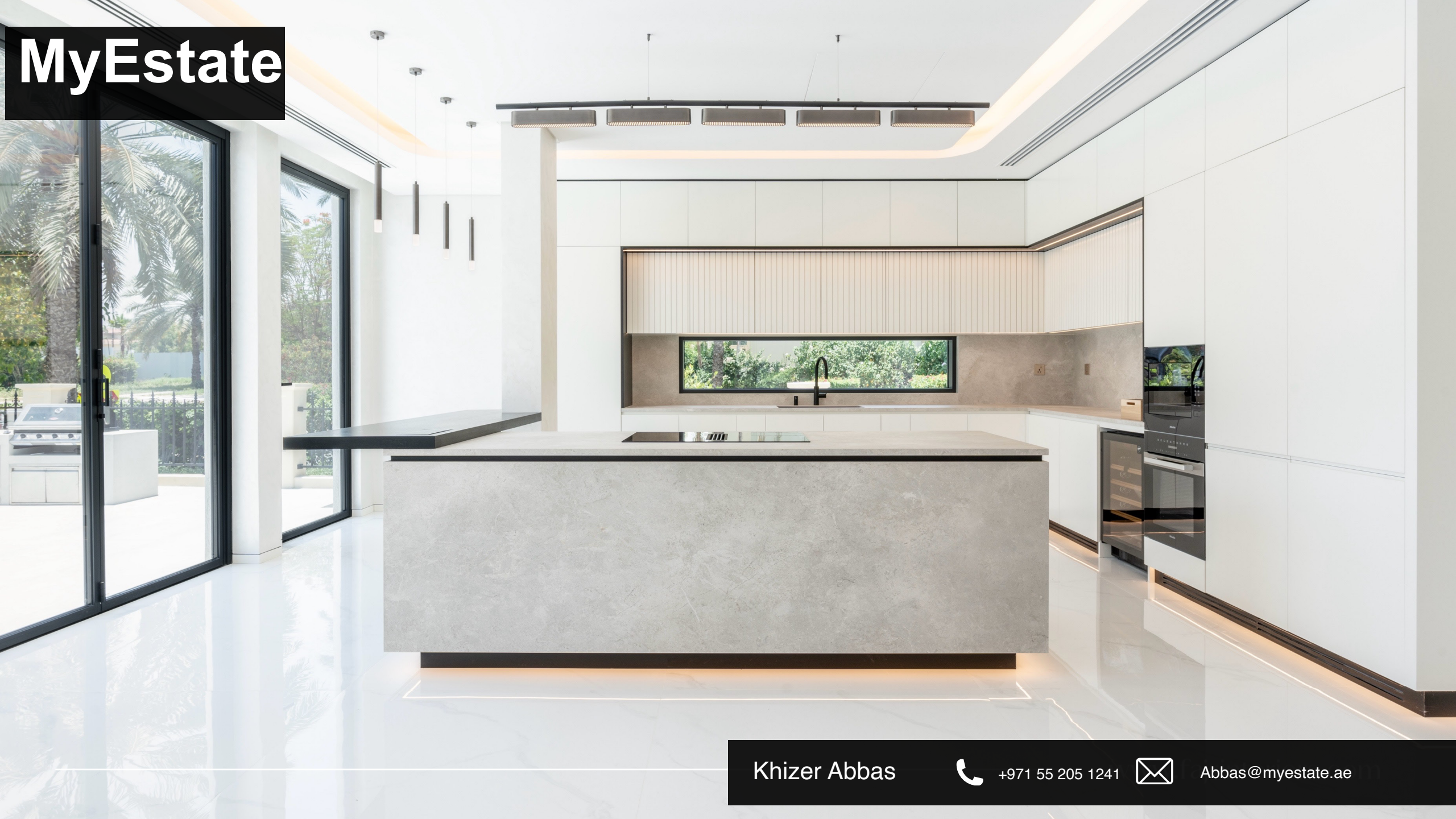
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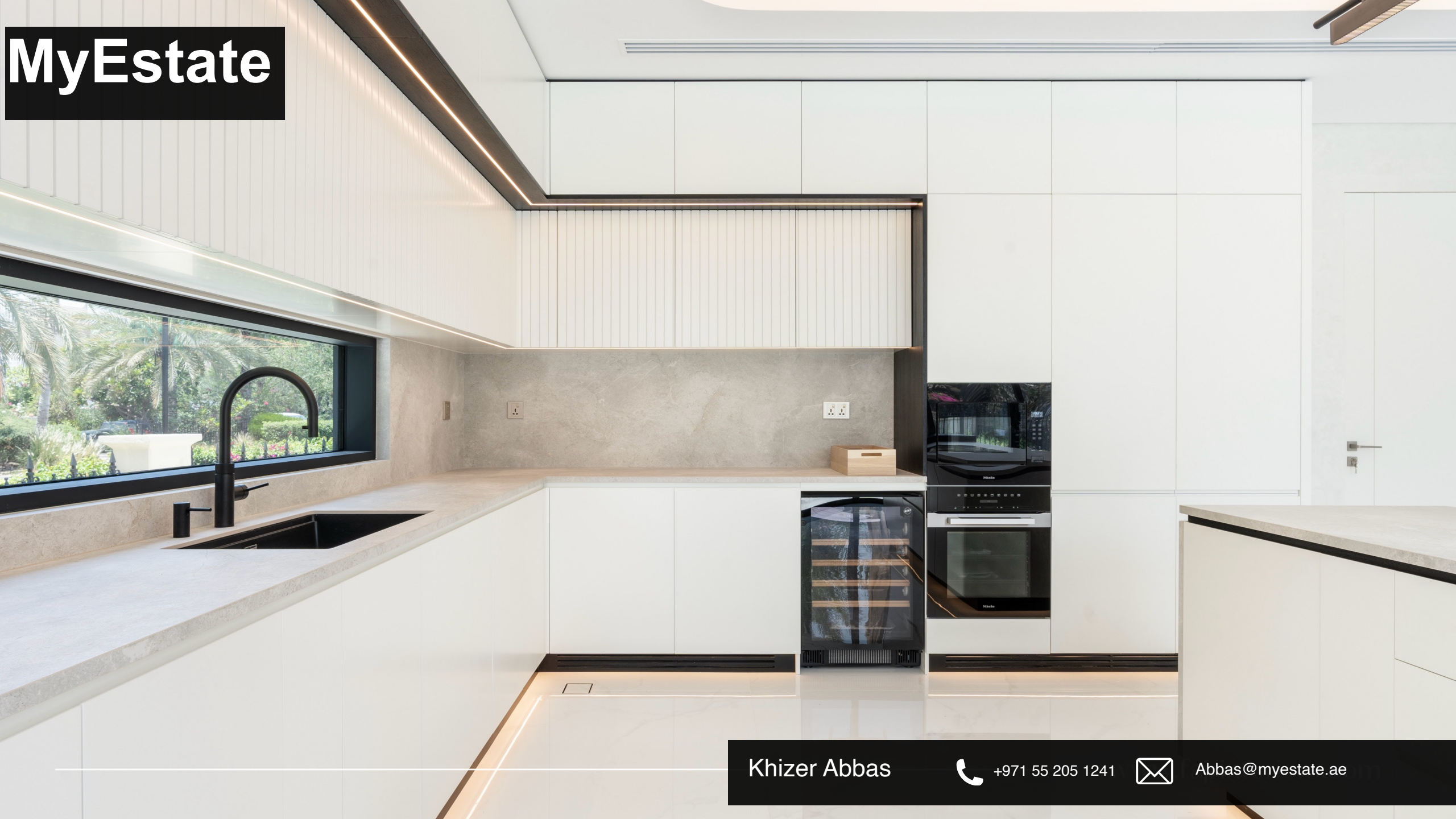
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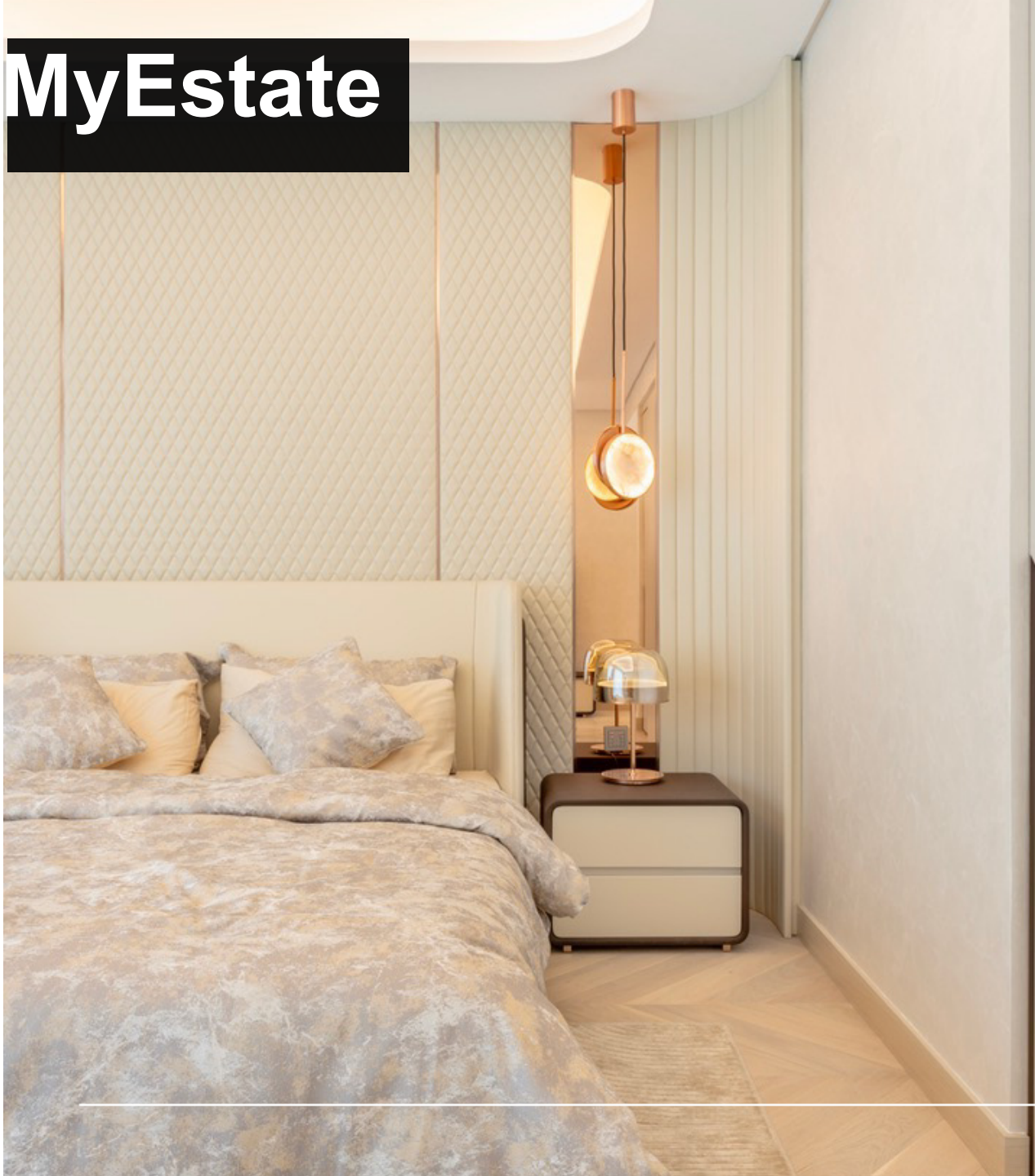


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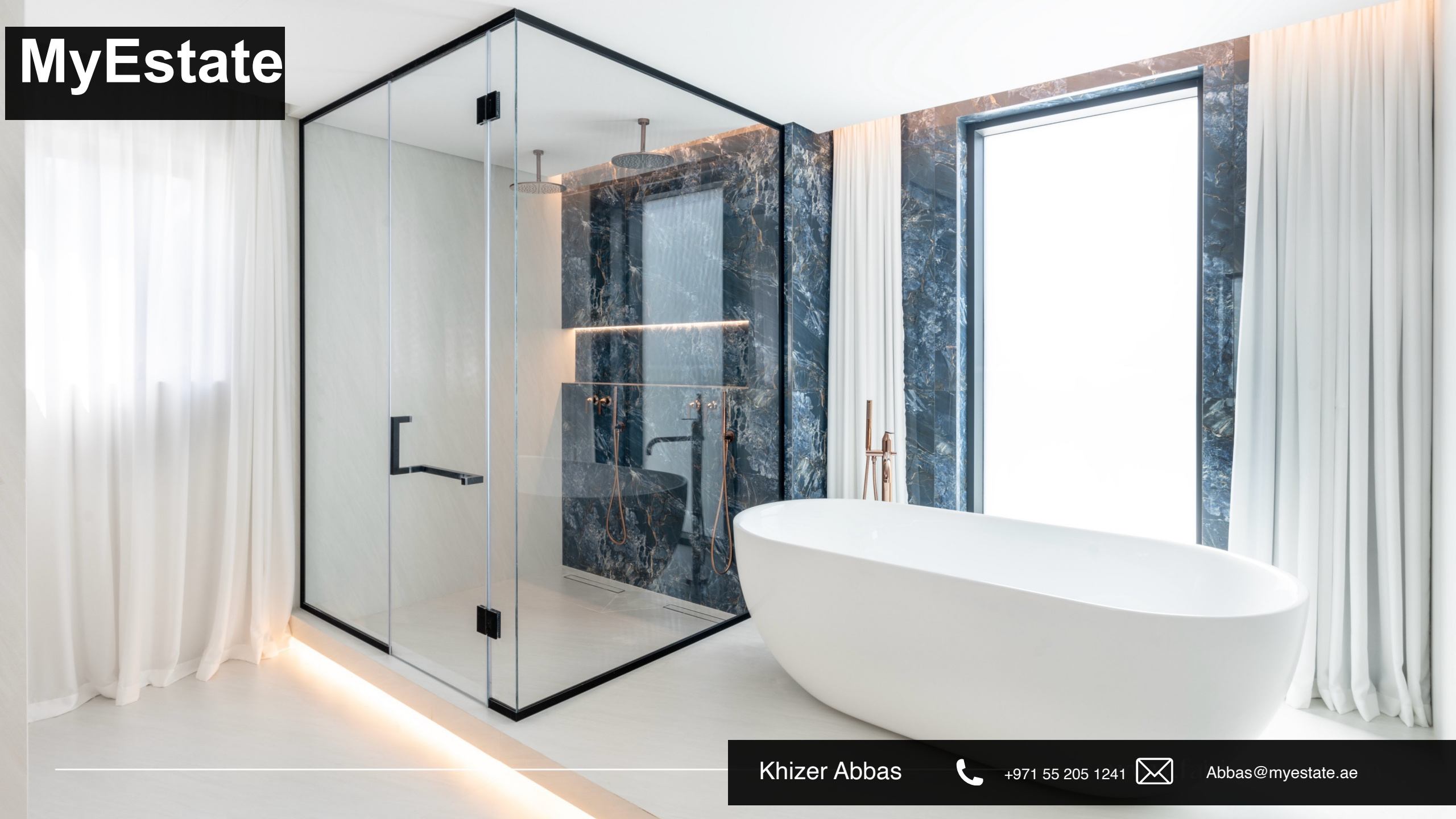
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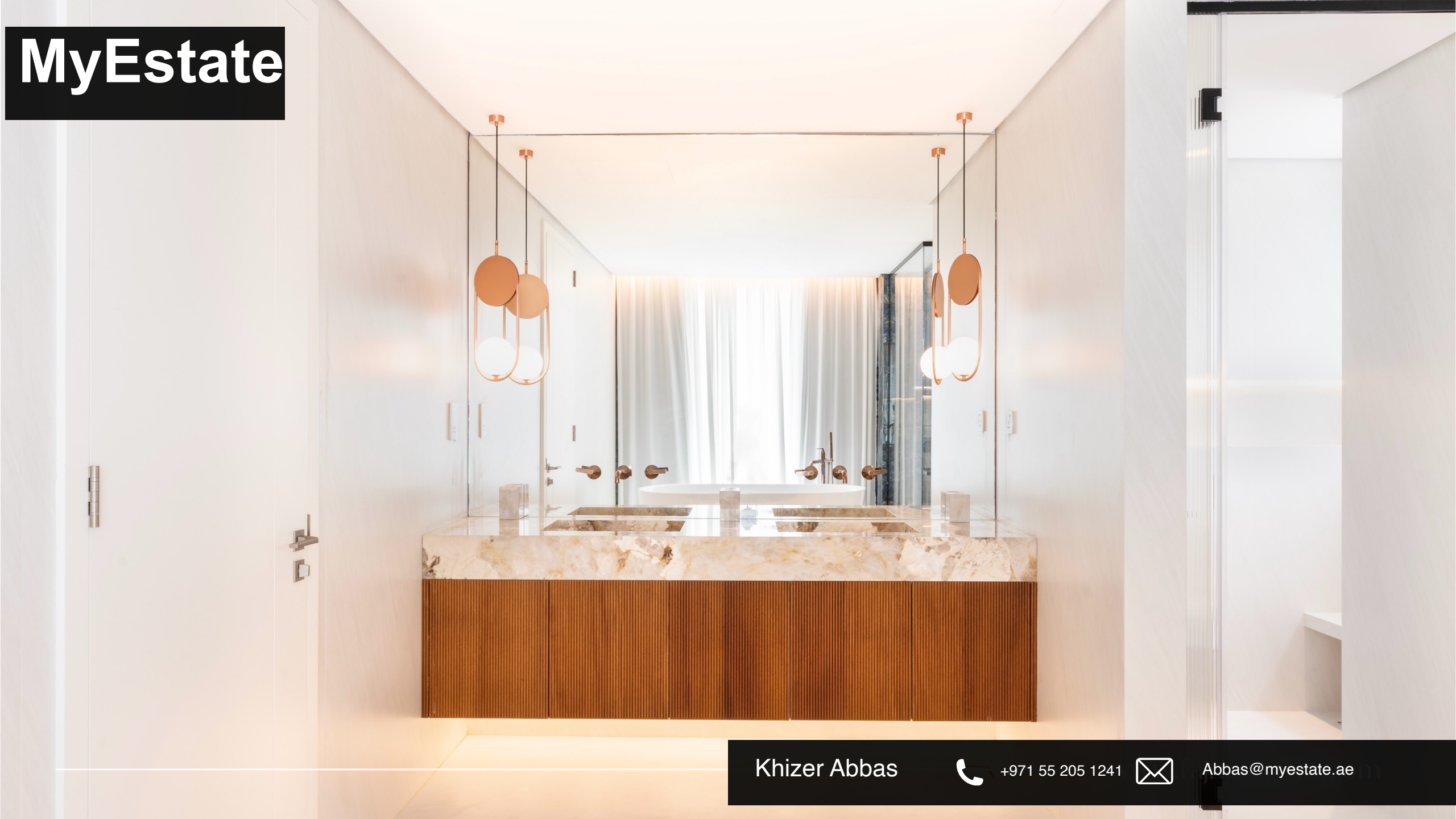
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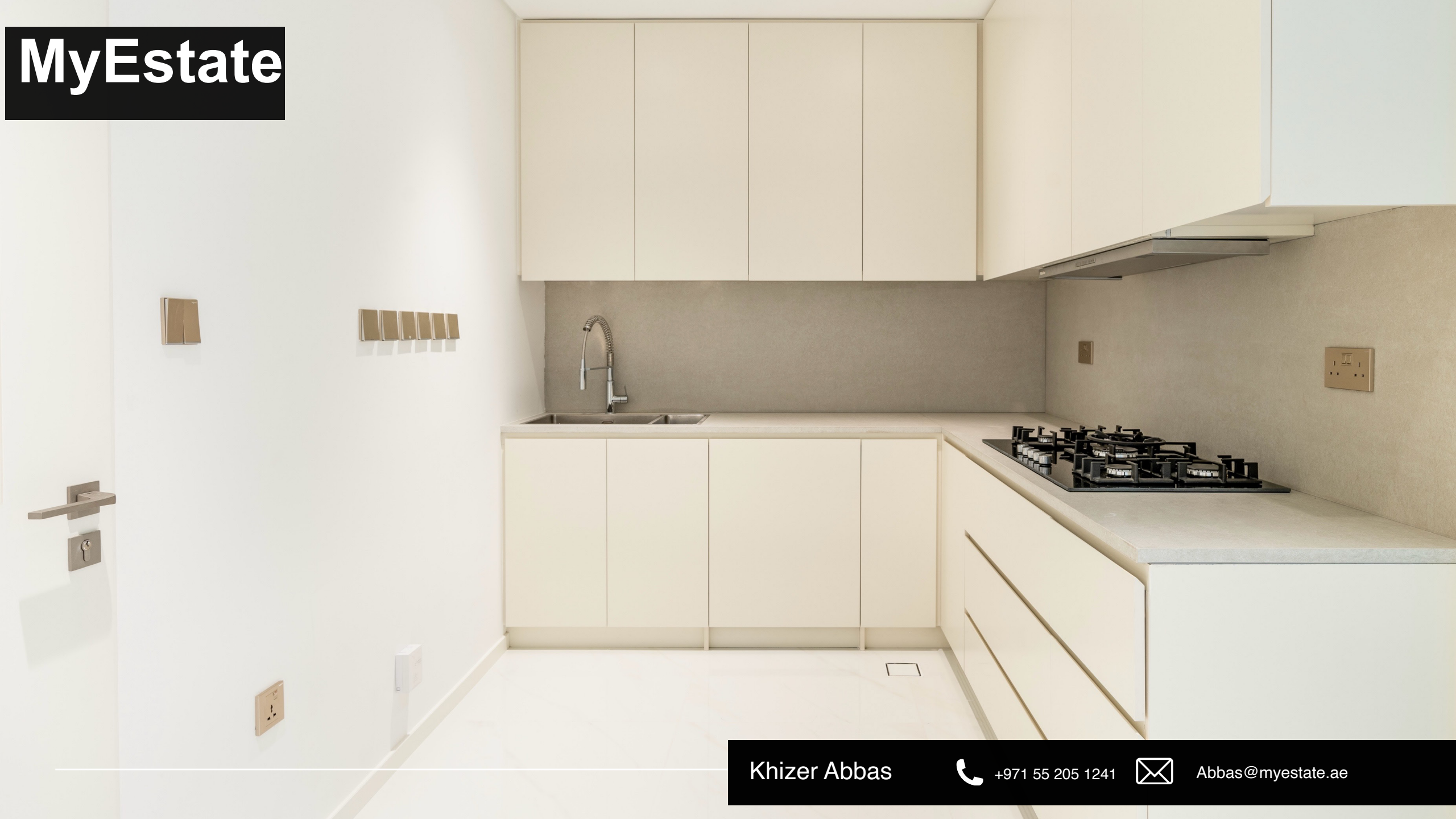
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THANK YOU

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