



ALRAGHAD
PROPERTY
REAL ESTATE BROKERAGE

FOR SALE



ALRAGHAD PROPERTY

AL JUBAIL ISLAND · ABU DHABI

Beachfront Plot with Private Yacht Berth

A rare single-row waterfront address for a bespoke island residence

2,292 sqm

PLOT AREA

1,200 sqm

ALLOWED BUILT-UP

B+G+2

MAX LEVELS

12 m

YACHT BERTH

ASKING PRICE

AED 36,000,000



The Opportunity

Al Jubail Island is an exclusive residential destination offering a rare opportunity to create a bespoke home within one of Abu Dhabi's most tranquil and naturally beautiful island communities. Surrounded by mangroves, landscaped open spaces and serene coastal scenery, the community is designed for those seeking privacy, generous space and a refined lifestyle close to the capital's leading leisure and cultural destinations. This **2,292 sqm beachfront plot** enjoys a premium single-row position — presenting an exceptional opportunity to build a distinguished family residence in a prestigious island setting, with one of the rarest plots in Abu Dhabi where you can dock a **12 metre yacht** at your own private pontoon.

2,292 sqm PLOT AREA	1,200 sqm ALLOWED BUILT-UP	12 m PRIVATE YACHT BERTH	Single-Row BEACHFRONT POSITION
-------------------------------	--------------------------------------	------------------------------------	--



Property Features

- Generous plot of approximately 2,292 sqm
- Beachfront position with private boat parking on your own waterfront
- Single-row placement for enhanced privacy and exclusivity
- Excellent opportunity to design and build a bespoke luxury villa
- Peaceful setting surrounded by natural island landscapes
- Attractive opportunity for end-users and investors alike
- Located within one of Abu Dhabi's most desirable low-density communities

Community Amenities

Landscaped parks & open green spaces	Walking & cycling trails	Leisure & wellness facilities	Children's play & family areas	Waterfront walkways	Retail, cafés & restaurants nearby
--------------------------------------	--------------------------	-------------------------------	--------------------------------	---------------------	------------------------------------

Location & Connectivity

Jubail Mangrove Park	Saadiyat Island	Yas Island	Al Reem Island	Zayed Int'l Airport	Abu Dhabi City Centre
Nearby	10 min	15 min	20 min	20 min	25 min



THE PLOT'S PRIVATE BEACHFRONT, LOOKING ACROSS THE CHANNEL

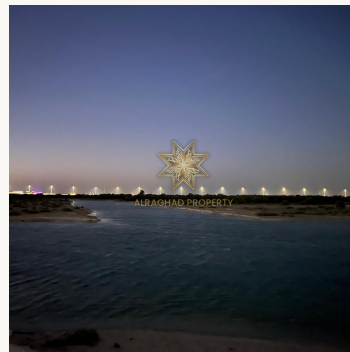
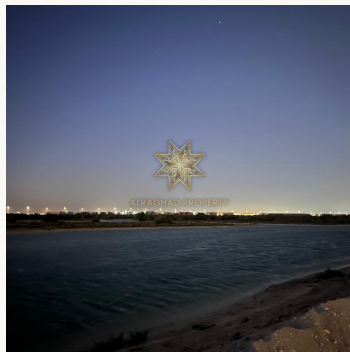
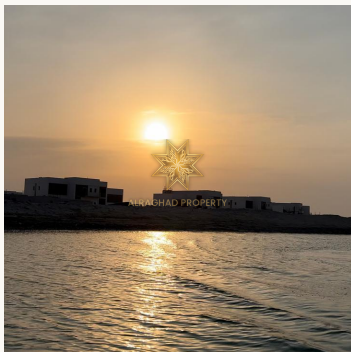
BY DAY

The channel, mangroves & waterfront villas



DUSK & NIGHT

Evening over the island and the Abu Dhabi skyline



Development Control Regulation – DMT Ref. 1-VI-024

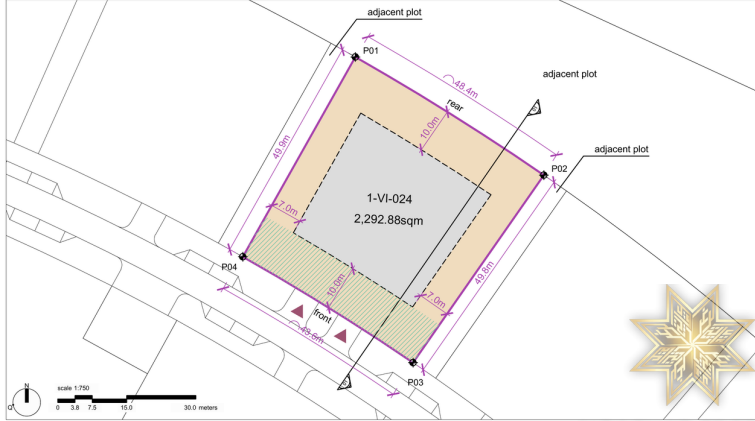
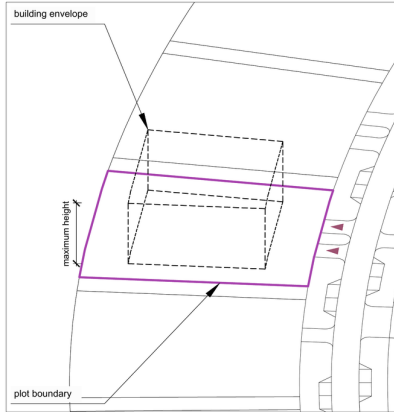
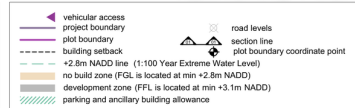
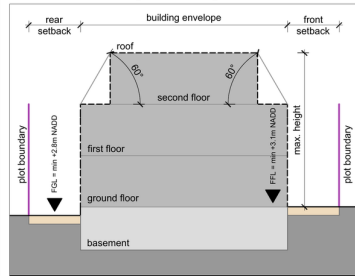
Official Department of Municipalities and Transport development control document for the plot, confirming the **2,292.88 sqm** plot area, **1,200 sqm** maximum allowable GFA, permitted building envelope, setbacks and coordinates.

Development Control Regulation
Jubail Island
ADM Plot ID: Pending registration

Project No.: 15090.1

JS

Master Developer Plot ID: 1-VI-024

Plot Design**Building Orientation****Plot Design Key****Indicative Section Diagram and Height****Overview Map****Sector Map****Plot Data**

Sector Name	JS
Plot ID	1-VI-024
Land Allocation	Investment
Building Typology	Residential Villa
Plot Area (m²)	2292.88
FAR	0.52
Max. Allowable GFA (m²)	1200.00
No. of Residential Units	1
Unit Size (m²)	1200.00
Min. No. of Required Parking	as per authorities' requirements
Max. Plot Coverage	40%
Max. Height (m)	15.00
Max. Building Levels	B+G+2
Stores (including basement)	4
Residential Population	7.5

Land Use Regulations

Code	Land Uses	Use Status Key: P=Permitted L=See Limitations Table	Permitted only on Floors	Maximum GFA (m²)
1111	Residential Villa	P	all	1200
-	-	-	-	-

Note: * Main Land Use

Plot Coordinate Table (see N-8)

Pt.	Easting	Northing	Pt.	Easting	Northing
P01	243199.859	2715837.197	P07		
P02	243240.845	2715811.470	P08		
P03	243212.385	2715770.660	P09		
P04	243175.376	2715793.700	P10		
P05			P11		
P06			P12		

Master Plan Design Guidelines

1	The building on the plot shall comply with the Development Control Regulations section of the Detailed Master Plan (Section D5) and the Master Developer Design Guidelines.
2	The plot shall comply with the Land and Water Access Plan (LWAP).
3	Refer to the Safety and Security section of the Detailed Master Plan (Section D6) for all regulation and guidelines related to safety and security.
4	The Gross Floor Area (GFA) and height definitions shall be as per the Abu Dhabi Capital Development Code.

Overall Development Notes

N-1	All relevant Government Agencies' No Objection Certificates (NOCs) must be obtained.
N-2	All DMT's Policies and Manuals are applicable.
N-3	The owner must provide the required TIS. Any change to individual plot accesses from the approved TMP resulting from the TIS review and approval shall not impact the public realm provisions adjacent to the plot, continuity of cycle track and pedestrian path in particular but not limited to and are subject to the Master Developer and DMT approval.
N-4	The building on the plot shall comply with the Excellence Pearl Building Rating System (PBRS) and achieve a 1 Pearl Building Rating.
N-5	The owner must coordinate and obtain NOCs from MCC and The Center of Waste Management (TCWM) in accordance with their requirements and specifications.
N-6	Refer to the Affection plan should there be any discrepancies between the DCR's and the affection plan for plot-coordinates and/or plot dimensions.
N-7	Compliance with the Code does not negate the need to comply with all other regulatory, statutory and permitting requirements within the Emirate of Abu Dhabi.
N-8	All dimensions are in meters (as indicated). All coordinates are relative to WGS84 - UTM/AIN coordinate system. All dimensions and coordinates are approximate until post construction survey and shall be as per ADM site plan coordinates.
N-9	All existing road levels, utility networks and plot access must be confirmed with the Master Developer for design and construction coordination, any modifications required will be the owner's responsibility.
N-10	Road levels are based on the approved Concept Design and shall be confirmed and coordinated as per construction documents.
N-11	The plot's pedestrian and vehicular access is defined and subject to the Master Developer Design Guidelines. Private access from plots to be allowed along the waterfront to the natural edge.
N-12	The owner must coordinate provision and requirements for gas, solid waste and utility connections.
N-13	All designated car parking shall be provided within the plot boundary. Car parking ratio to be calculated as per DMT Requirements. Car Plot allowed within the front setback as indicated in the 'Plot Design'.
N-14	The owner shall leave the pedestrian and cycling through zone totally unobstructed (including parking of vehicles) across all dimensions and accesses.
N-15	For villas with GFA larger than or equal to 700 sqm, basement is allowed within the development zone. The basement level should include only areas intended for living, laundry, storage, garage, and driver and maid accommodations.
N-16	The development zone has a mandatory minimum FFL of +3.1m NADD (as indicated in 'Plot Design' and 'Indicative Section'), while the mandatory ground level on the sea facing side of a plot is set at a minimum of +2.8m NADD, which approximates the 1:100 Year return period Extreme Water Level in year 2100. These shall be confirmed with the Master Developer prior to any plot design work commences.
N-17	Ancillary buildings (such as gate house, driver accommodation or storage) are permitted within the ancillary building allowance area, as shown in the Plot Design, and shall comply with the Development Control Regulation section of the Detailed Master Plan (Section D5). Ancillary building areas are subject to and shall not exceed the plot's maximum allowable GFA. The maximum height of these ancillary structures shall follow the Master Developer Design Guidelines. Residential related amenities, such as swimming pools, landscaped areas and similar are allowed within the no build zone.
N-18	The maximum height permitted for boundary walls shall be as per dimensions defined in the Master Developer Design Guidelines.
N-19	Roof-top use is only allowed as open to air and cannot be enclosed. Pergolas and non-enclosed outdoor living is permitted. Roof structures, such as pergolas, shall follow the Master Developer Design Guidelines.

For Official DMT Use Only

Version 1

Plot Data

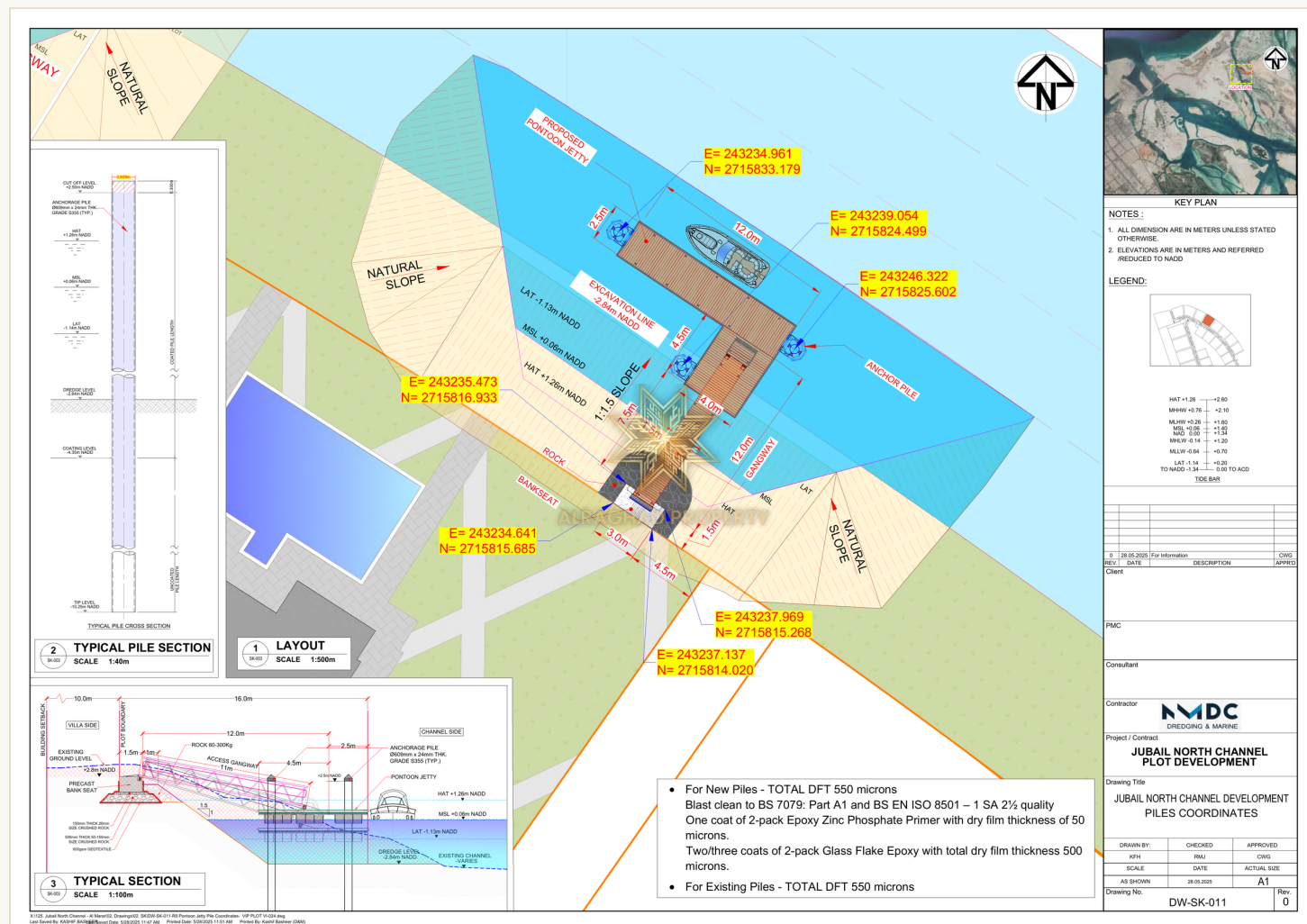
Plot ID	1-VI-024
Plot Area	2,292.88 sqm
Max. Allowable GFA	1,200 sqm
FAR	0.52
Max. Plot Coverage	40%
Max. Building Levels	B+G+2

Building Envelope

Land Allocation	Investment
Building Typology	Residential Villa
No. of Residential Units	1
Min. FFL	+3.1 m NADD
Min. FGL (sea-facing)	+2.8 m NADD
Basement	Allowed

Jubail North Channel – Approved Pontoon Jetty

Approved engineering drawing for the plot's private pontoon jetty, designed to berth a vessel up to **12 metres** directly on the plot's own beachfront – one of the very few Abu Dhabi residential plots with a sanctioned private yacht mooring.



Jetty Specification

Vessel Length	Up to 12 m
Gangway Length	12.0 m
Pontoon Width	4.0 m
Anchorage	Piled & anchor pile system

Project Reference

Project	Jubail North Channel
Drawing No.	DW-SK-011
Status	For Information / Approved Concept



**Al Jubail Island
Beachfront Plot**

AED 36,000,000

WhatsApp +971 50 686 3488

Email alraghad@gmail.com

Website alraghadproperty.com

DMT Brokerage Licence No. CN-6354614 · Office 01, Building 39, Al Hisn W4, Abu Dhabi, UAE