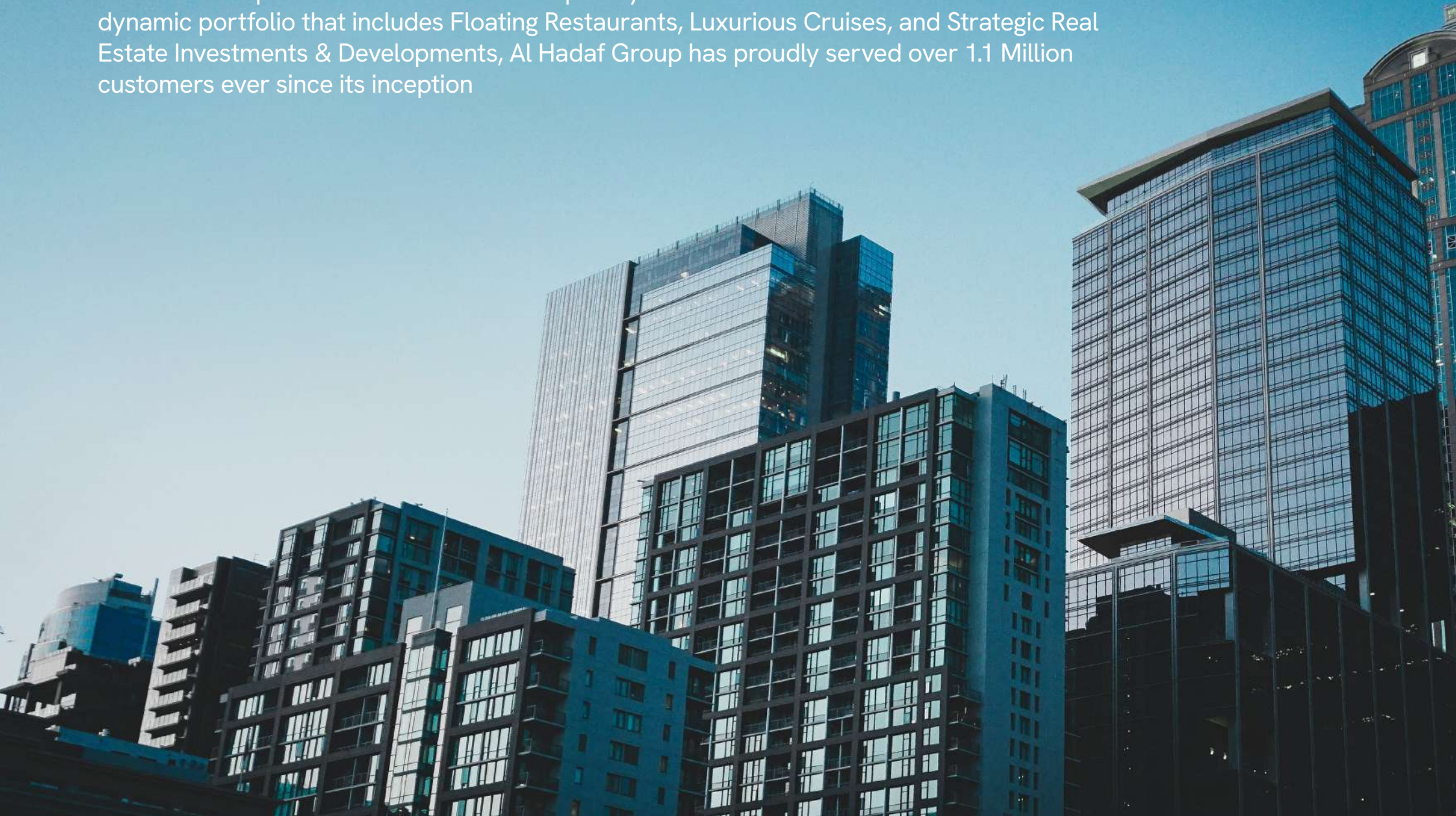


MAK.  
I'SOLA BELLA

# AL HADAF GROUP STORY

Al Hadaf Group stands as a beacon of hospitality in the United Arab Emirates. With a dynamic portfolio that includes Floating Restaurants, Luxurious Cruises, and Strategic Real Estate Investments & Developments, Al Hadaf Group has proudly served over 1.1 Million customers ever since its inception





# MAK.

BY — AL HADAF

A new exciting force in Dubai's real estate sector under the Al Hadaf Group umbrella, with a fresh perspective and a passion for crafting exceptional spaces, MAK is poised to make its mark on the city's skyline. Specializing in innovative and contemporary developments



# JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) is a vibrant residential community in central Dubai, offering easy access to key destinations. Strategically located, it has recorded the highest property transactions in Dubai in recent years.

07  
MINUTES | CIRCLE MALL

12  
MINUTES | DUBAI HILLS MALL

15  
MINUTES | DUBAI HILLS GOLF CLUB

19  
MINUTES | MALL OF THE EMIRATES

19  
MINUTES | BUSINESS BAY

19  
MINUTES | PALM JUMEIRAH

19  
MINUTES | EXPO CITY DUBAI

21  
MINUTES | BURJ AL ARAB

21  
MINUTES | JBR

21  
MINUTES | DUBAI MARINA

22  
MINUTES | DUBAI MALL & BURJ KHALIFA

29  
MINUTES | DXB INTERNATIONAL AIRPORT

PALM JUMEIRAH

DUBAI MARINA

BURJ AL ARAB

IBN  
BATULLA  
MALL

EMIRATES HILLS

MALL OF  
THE  
EMIRATES

DUBAI HILLS  
MALL

CIRCLE MALL  
JVC

JUMEIRAH  
VILLAGE  
CIRCLE

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EXPO CITY  
DUBAI

TO ABU DHABI

AL KHAIL RD

HEESA ST

AL KHAIL RD

SHEKH MOHAMMED BIN ZAYED RD



# MAK. I'SOLA BELLA

Where every day feels like a vacation

Inspired by the enchanting I'Sola Bella in Italy, MAK I'Sola Bella seamlessly blends resort elegance with urban sophistication. This unique project offers a harmonious living experience, combining luxurious amenities with the vibrant energy of city life.



## DESIGN INSPIRATION - I'SOLABELLA, ITALY

MAK I'sola Bella in Dubai's Jumeirah Village Circle draws its inspiration from the enchanting I'sola Bella Island in Italy, bringing a touch of European elegance to the heart of the city. Just like its Italian namesake, our residential building offers an unparalleled blend of luxury and natural beauty.





# DESIGN

MAK l'sola Bella's exterior captivates with curves and straight lines, using neutral warm tones accented by nature's blues and greens. The design evokes resort living within an urban residential building.



# ARCHITECTURAL ANATOMY

G + 21 + R



**45+**  
Amenities



**5**  
Parking Floors



**14**  
Typical Floors



**204**  
Apartments



**3+**  
Exclusive Floors  
of Amenities



**3**  
Double-Height  
Retail Shops



# BUILDING CONFIGURATION



Roof Amenity Lounge

5 Residential Floors

Amenities Floor

9 Residential Floors

Lagoon & Amenities Floor

5 Podium Floors

Ground Floor



# FLOOR HEIGHTS

## **Ground Floor**

Height: 6.5 m

## **1st - 4th Podium**

Height: 3.2 m

## **5th Podium**

Height: 3.9 m

## **Residential**

Typical Height: 3.8 m

## **1st & 11th Amenities Floor**

Height: 5.0 m

# KEY FEATURES



Jumeirah  
Village Circle



Infinity Sky Pool



Island & Beach Pool



Visitor Parking



EV Charging Stations



Private  
Plunge Pool



Direct Access to  
Al Khail Road



Animal Day Care/  
Pet Park



Semi Furnished  
Smart Home Technology



20 Minutes from  
Top Destinations in Dubai

# BRANDED FEATURES



Isola Bella elevates your living experience with luxurious amenities designed for relaxation, recreation, and community.

## 45+ AMENITIES



Island Pool



Infinity Sky Pool



Business Lounge



Clubhouse



Indoor &  
Outdoor Gym



Cigar Lounge



Kids & Animal  
Day Care



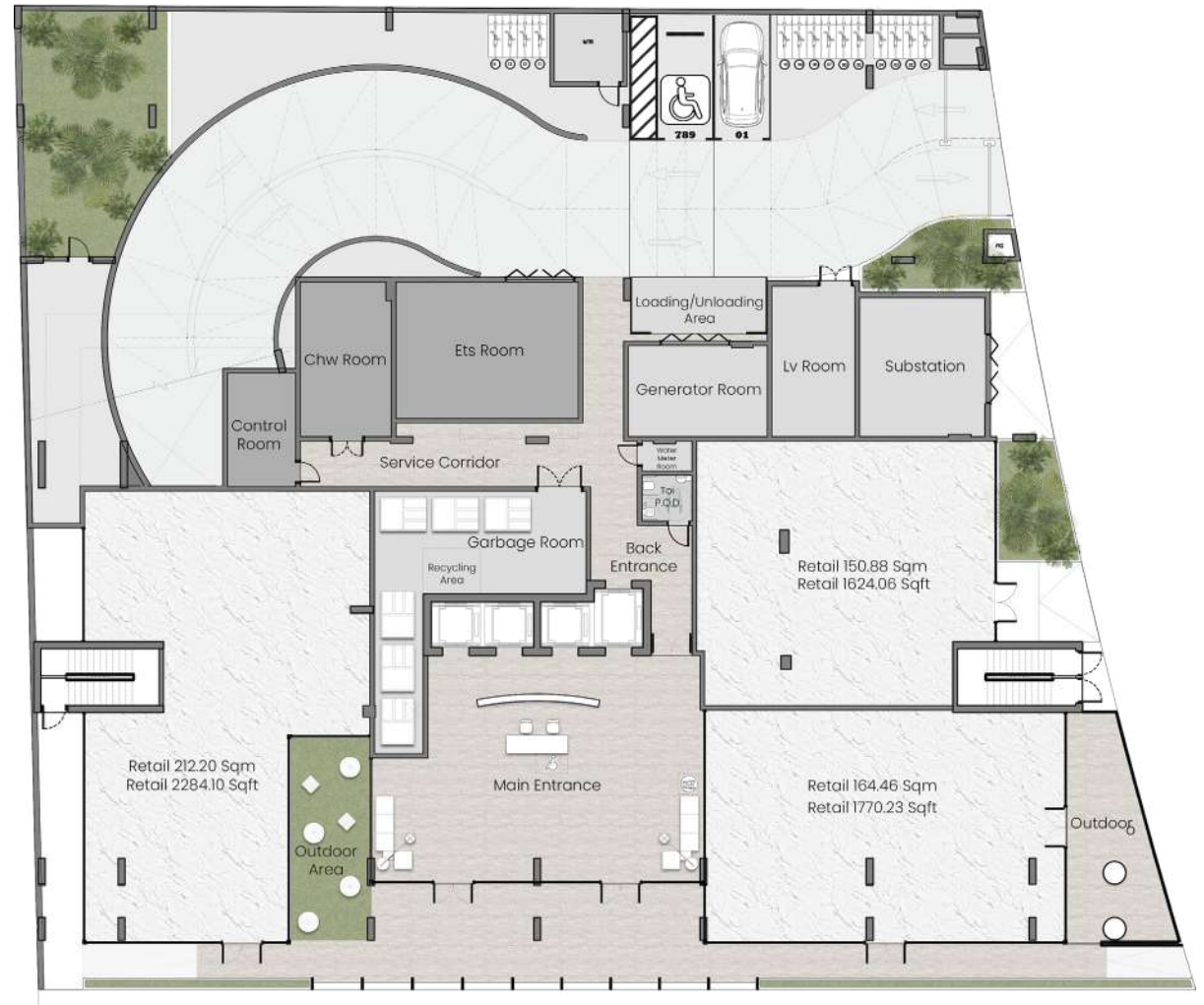
Coworking Space



Steam & Sauna

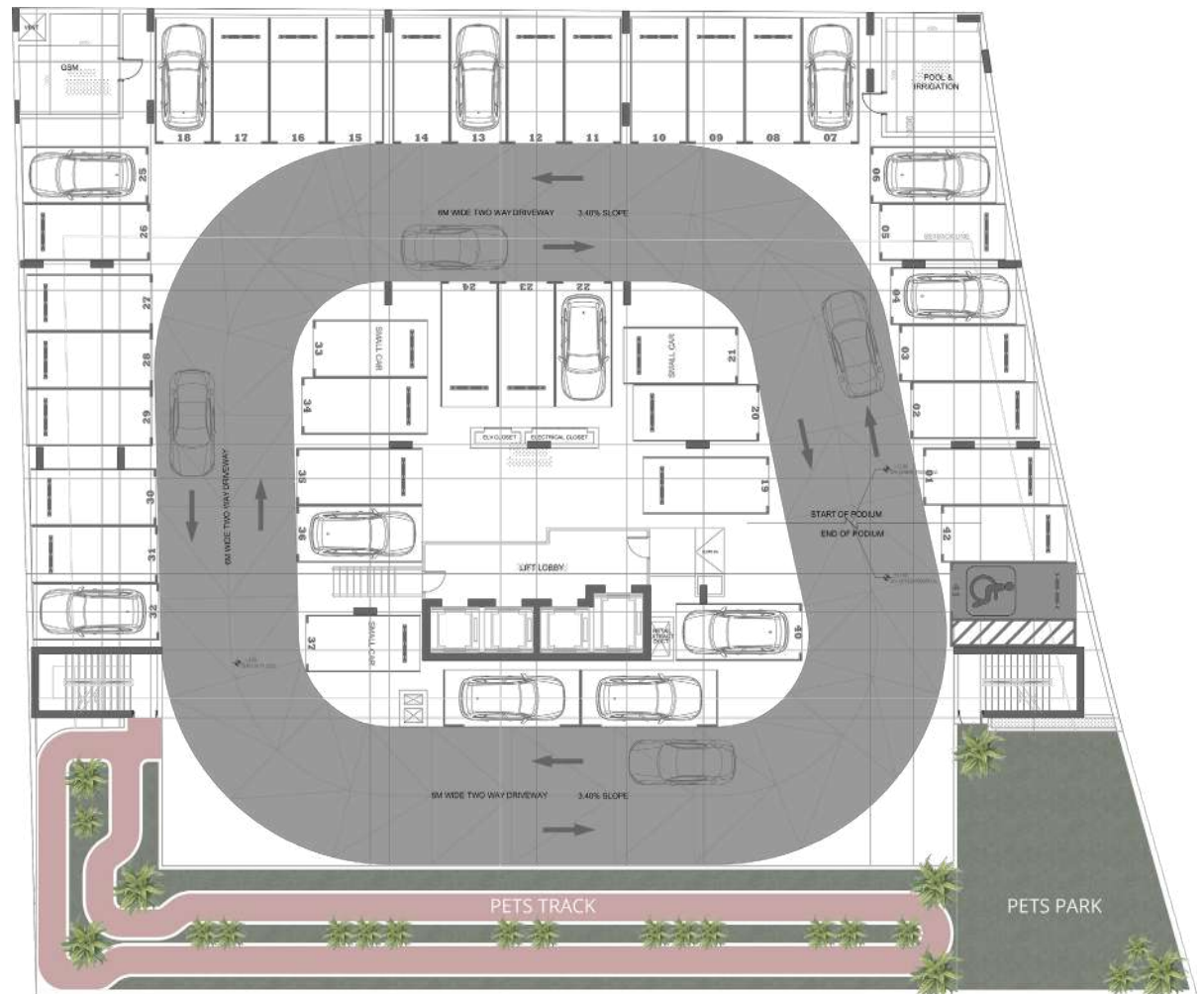
## GROUND FLOOR AMENITIES

- 1 Double Heightened Lobby
- 2 Guest Seating Area
- 3 Outdoor Seating Area
- 4 Bicycle Parking



## FIFTH PODIUM AMENITIES

- 5 EV Parking
- 6 Pet Walking Track
- 7 Animal Daycare
- 8 Storage Lockers on Parking floor
- 9 Guests Parking



# FIRST FLOOR AMENITIES

- 10 Kids Play Area
- 11 Kids Day Care
- 12 BBQ Area
- 13 Gym
- 14 Fitness Studio/Meditation Area
- 15 Jogging Track
- 16 Male & Female Washrooms
- 17 Island Pool
- 18 Real Sand Beach
- 19 Jacuzzi
- 20 Leisure Decks
- 21 Green Garden
- 22 Open Area Sofa Seating Area



# 11TH FLOOR AMENITIES

- ◆ 23 Prayer Room
- ◆ 24 Co-working Space
- ◆ 25 Digital Library
- ◆ 26 Indoor Cinema
- ◆ 27 Lockers
- ◆ 28 Male & Female Washrooms
- ◆ 29 Ablution Area
- ◆ 30 Clubhouse
- ◆ 31 Open Terrace
- ◆ 32 Art Studio
- ◆ 33 Gaming Room
- ◆ 34 Gold Simulator
- ◆ 35 Meeting & Business Room



# ROOF DECK AMENITIES

- ◆ 36 Infinity Pool
- ◆ 37 Sunbeds
- ◆ 38 Bar
- ◆ 39 Sunked in Lounges
- ◆ 40 Ice Plunge Bath
- ◆ 41 Steam Room
- ◆ 42 Sauna Room
- ◆ 43 Male & Female Washrooms
- ◆ 44 Outdoor Cinema
- ◆ 45 Cigar Lounge
- ◆ 46 Outdoor Yoga





ISLAND POOL











BUSINESS LOUNGE



PET PARK & ANIMAL DAY CARE



KIDS PLAY AREA & DAYCARE



BARBECUE AREA



GYM



MEDITATION AREA



JOGGING TRACK





FAST  
CAR  
FAST  
LIFE

GAMING ROOM



CLUBHOUSE






INDOOR CINEMA



COWORKING SPACE



## ART STUDIO

An outdoor yoga studio on a rooftop with a city skyline in the background. The studio features green mats, black exercise balls, and kettlebells. A large curved wall has a glowing quote. Potted trees and plants are placed around the space.

*Do what makes your soul lighter*

OUTDOOR YOGA



OUTDOOR CINEMA



STEAM




SAUNA



INFINITY POOL



ICE PLUNGE BATH



CIGAR  
IS  
FROM  
SOIL  
TO  
SOUL

CIGAR LOUNGE



LEISURE DECKS

## COLOR PALETTE

Isola Bella's color palette combines warm beige with serene blue, reflecting its private island waters. This elegant blend creates a tranquil yet sophisticated atmosphere, showcasing the building's unique charm & modern aesthetic.



LOBBY

A white wavy line graphic, resembling a stylized wave or a flourish, positioned directly beneath the word "LOBBY".



MAK.  
ISOLA BELLA

## LOBBY

Isola Bella's lobby blends refined elegance with modern warmth, setting a serene tone for residents and guests. With carefully curated design elements, it epitomizes contemporary living's essence.





# CORRIDORS & LIFT LOBBY







# INTERIOR OF APARTMENTS





LIVING ROOM







KITCHEN



BEDROOM





STUDY ROOM



BATHROOM





BALCONY

# BUILDING OVERVIEW

## 204 APARTMENTS

**92**

Studios

410 - 415 sq ft

Starting 618,000 AED

**76**

One Bedrooms

729 - 750 sq ft

Starting 945,000 AED

**22**

One Bed + Study

870 - 890 sq ft

Starting 1,180,000 AED

**13**

Two Bedrooms

1,115 - 1,125 sq ft

Starting 1,430,000 AED

**01**

Three Bedrooms

1,650 sq ft

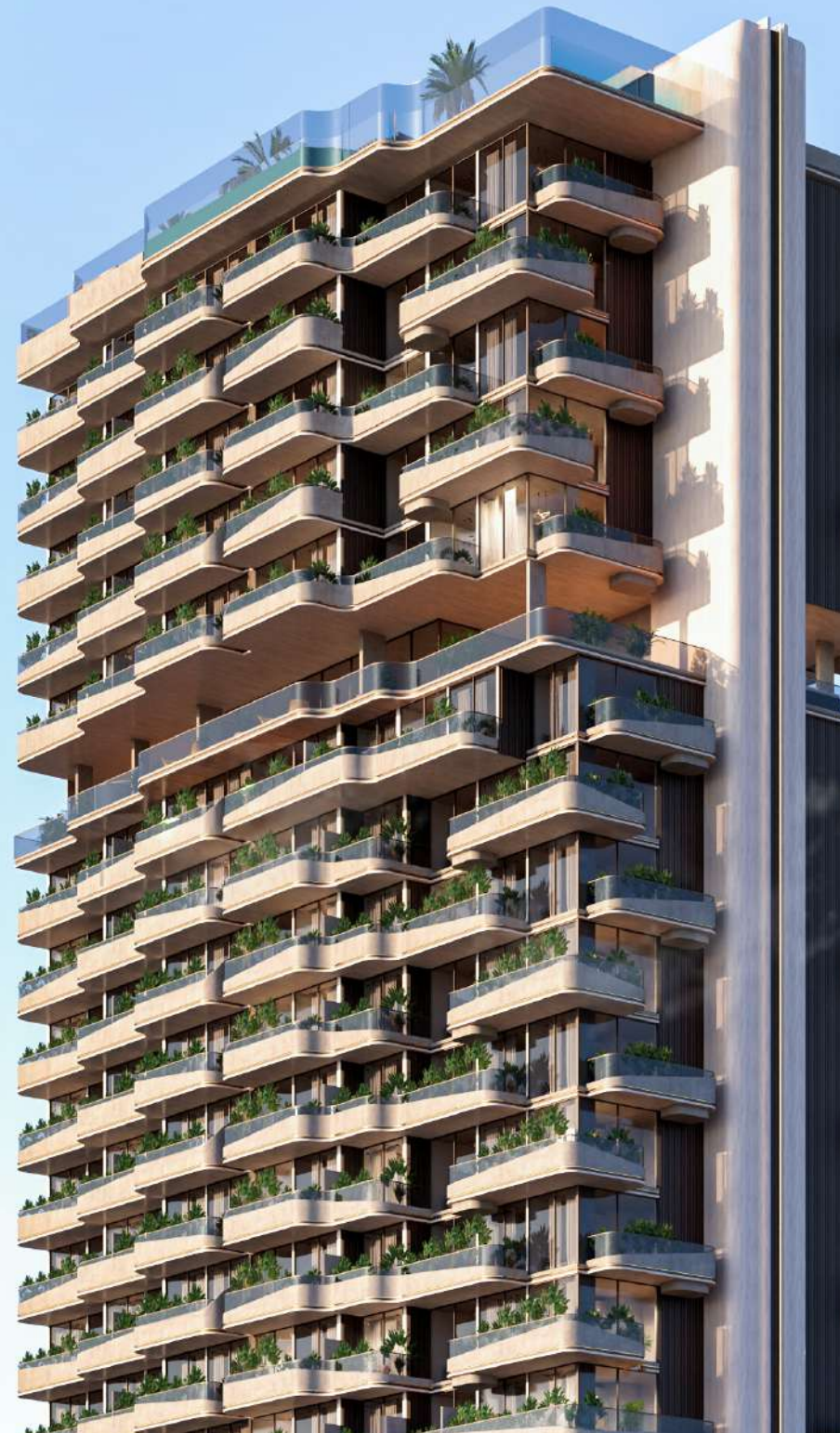
Starting 2,250,000 AED

**03**

Double Heighted  
Retail Shops

1,624 - 2,285 sq ft

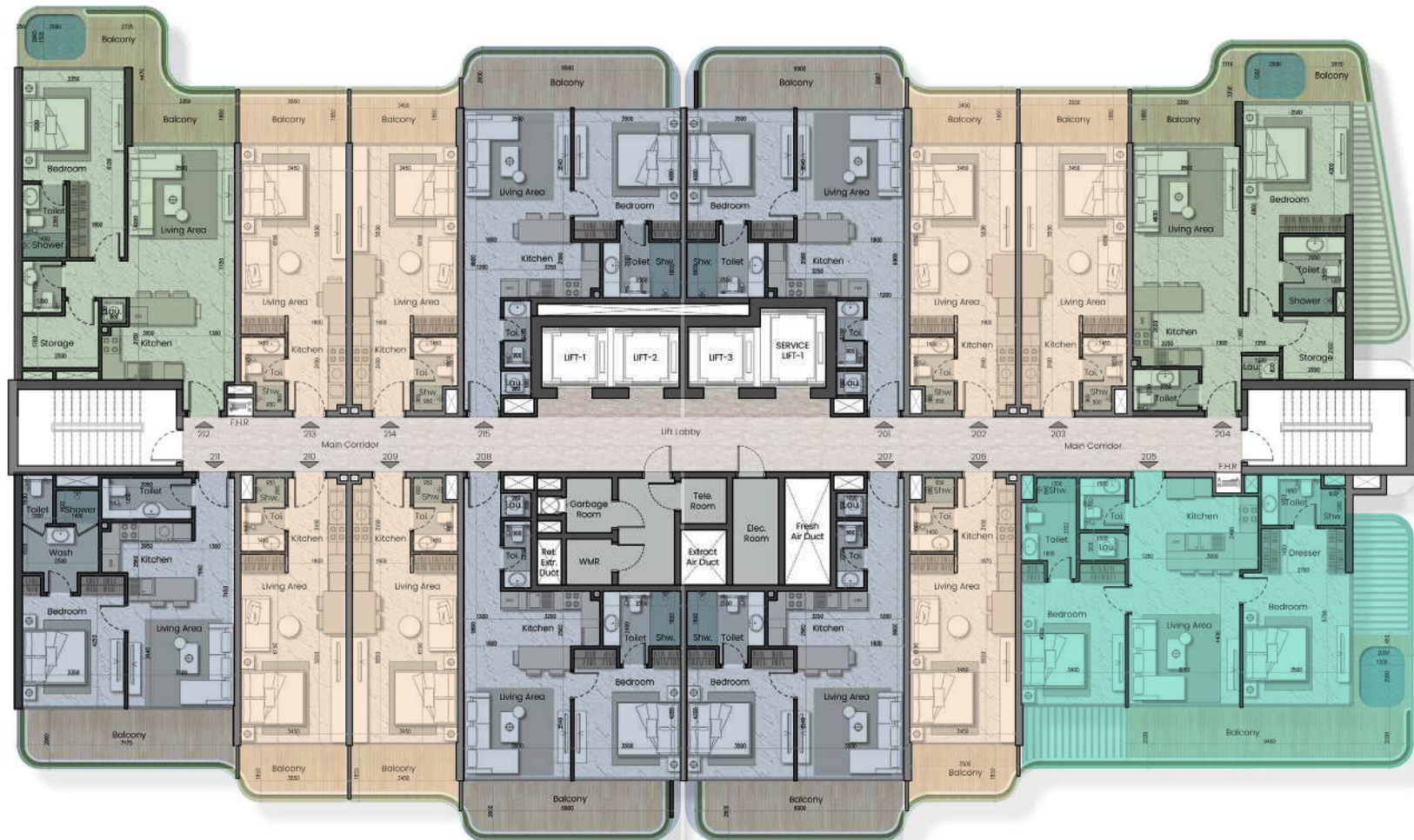
Starting 5,000,000 AED



# FLOOR PLANS



# 2nd Floor

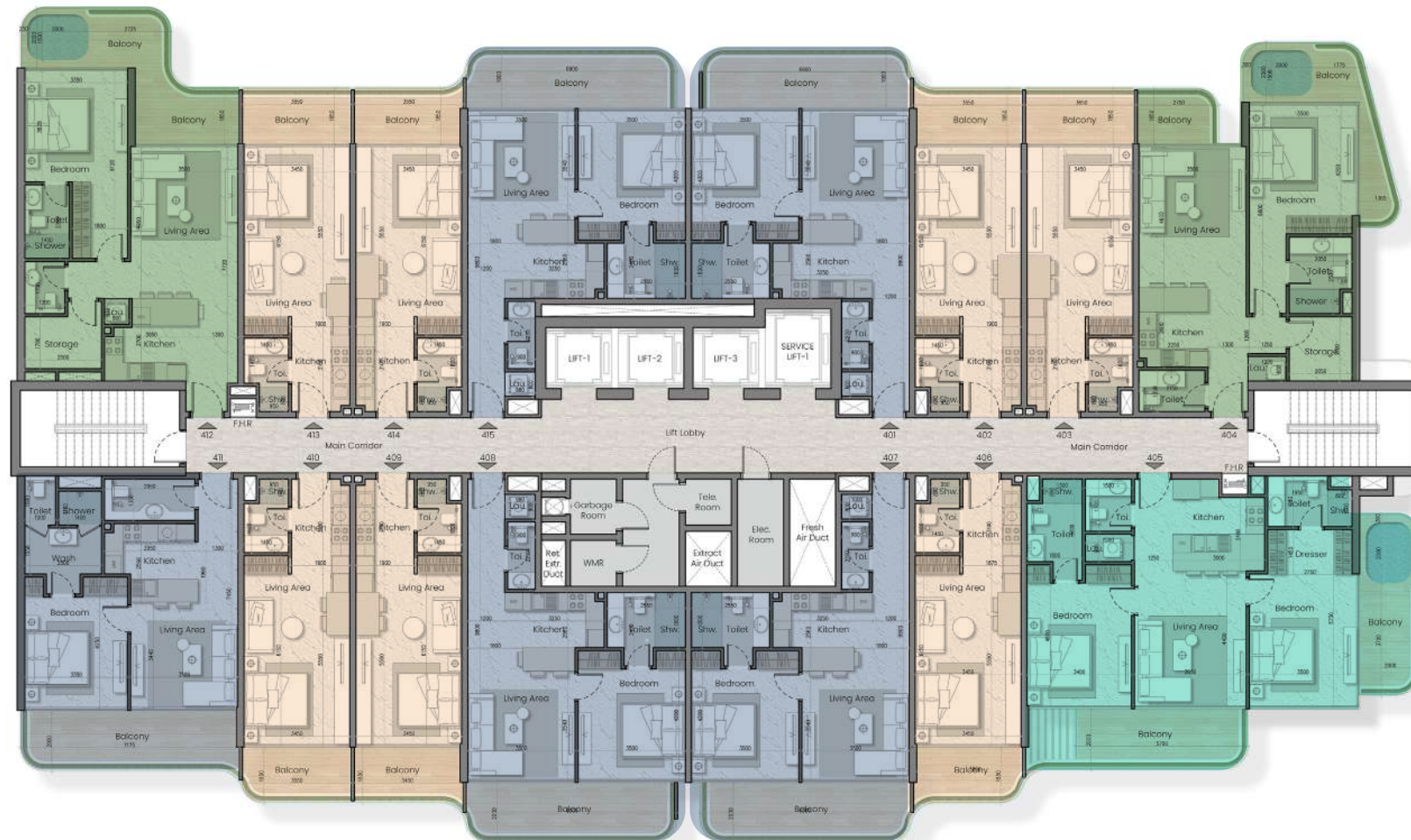


- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom



### Three Bedroom

# 4th, 6th & 8th Floor



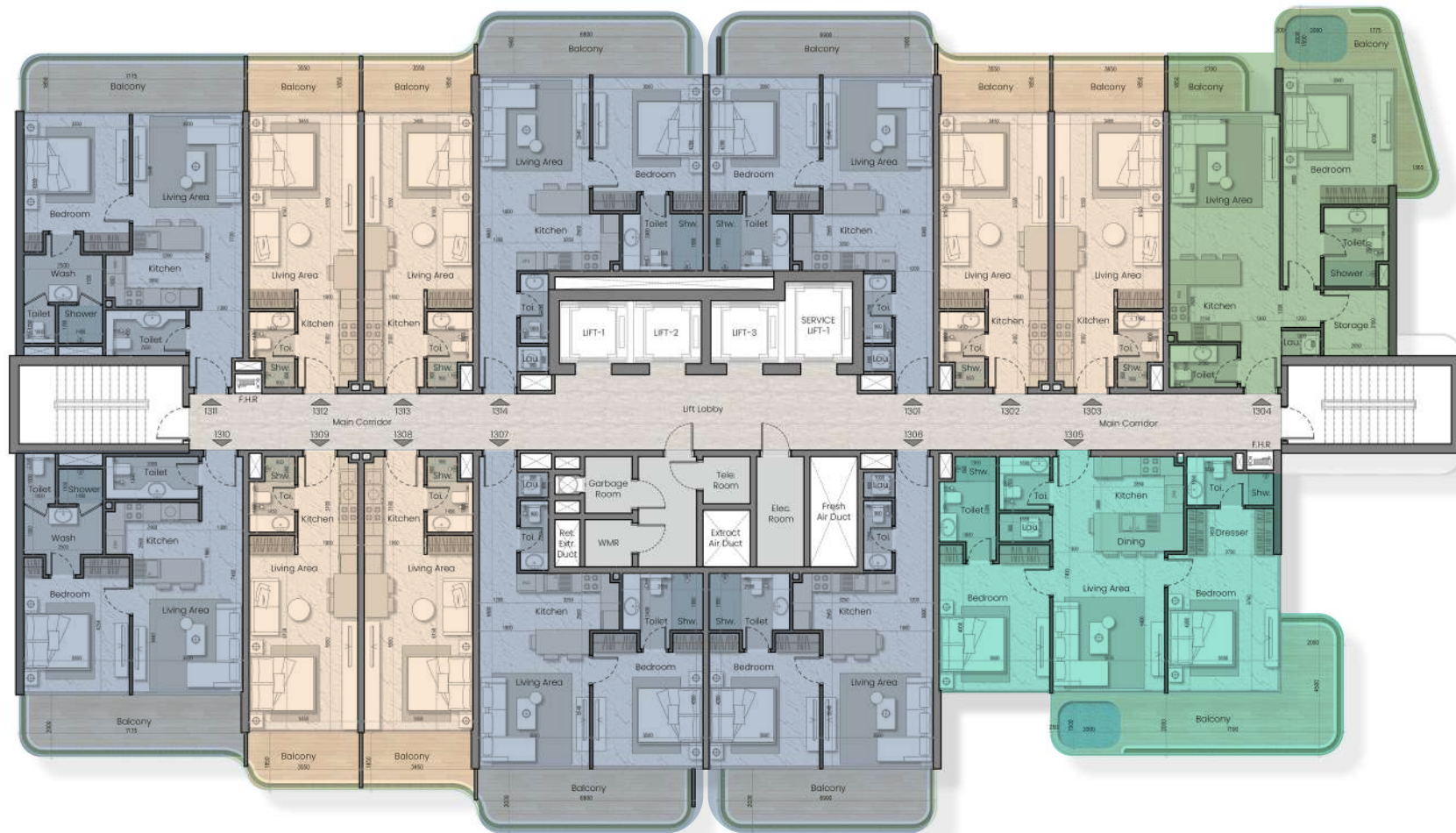
- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

# 10th Floor



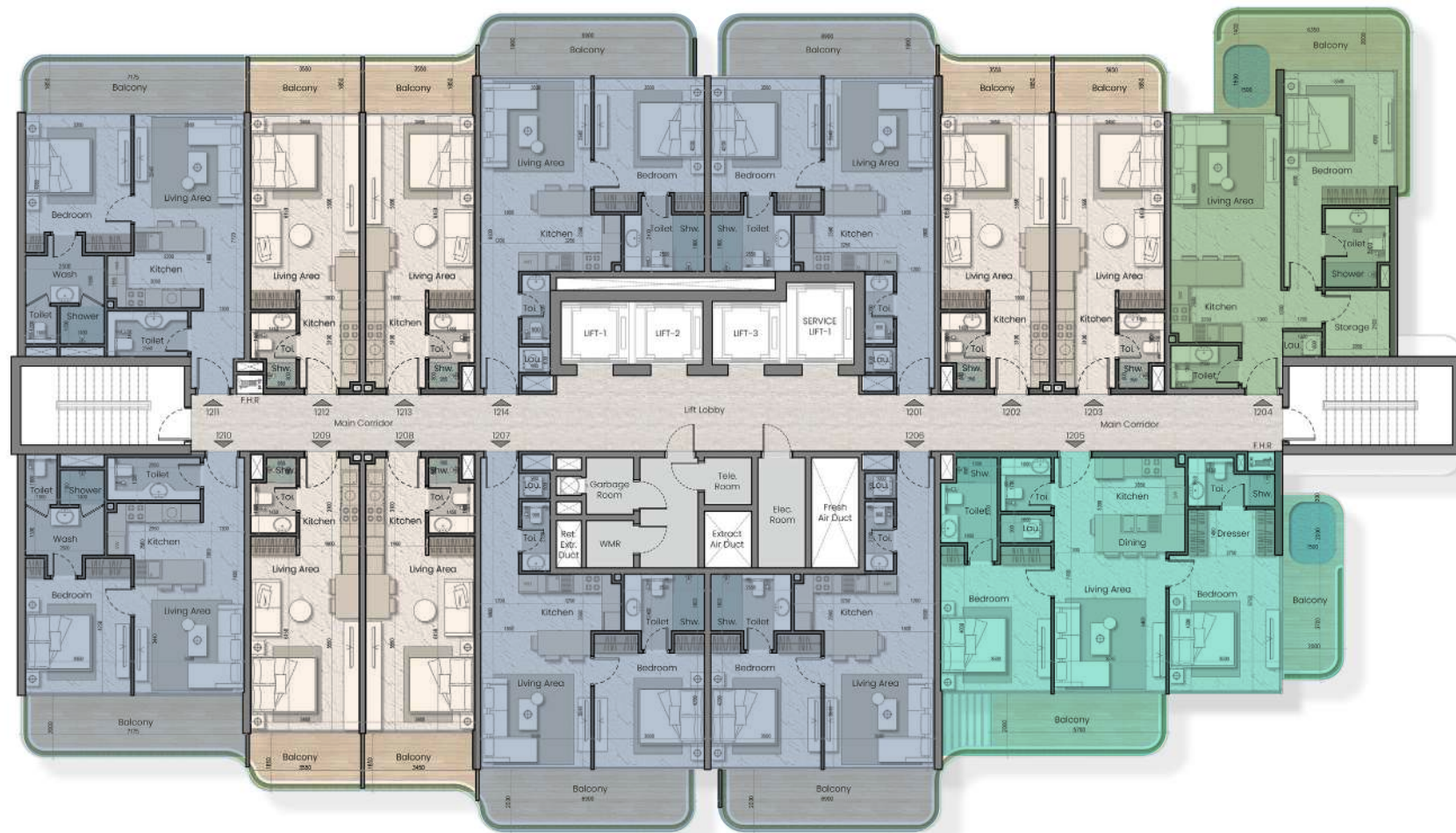
- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

# 11th, 13th & 15th Floor



- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

# 12th, 14th & 16th Floor

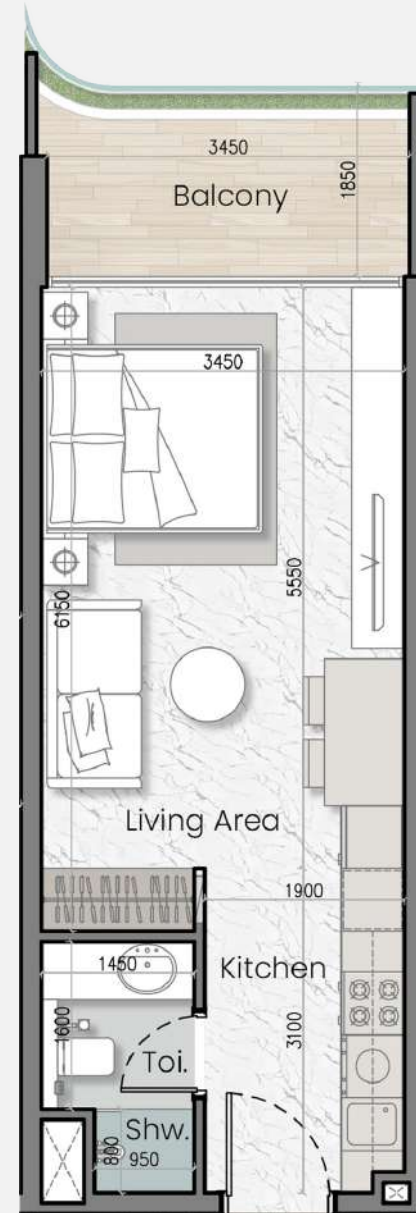


- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

# INDIVIDUAL TYPES OF APARTMENTS



# STUDIO



# ONE BEDROOM



# ONE BEDROOM & STUDY



# TWO BEDROOM



# THREE BEDROOM



# PAYMENT PLAN

10%

at the time of booking

10%

after 30 days of booking

5%

5th February 2025

5%

5th June 2025

5%

5th October 2025

5%

5th February 2026

5%

5th June 2026

5%

5th October 2026

50%

on handover by Q1 of 2027



# WALKTHROUGH

<https://storage.net-fs.com/hosting/8112371/0/>



# AMENITIES

<https://storage.net-fs.com/hosting/8112371/0/>



# LOCATION

[https://maps.app.goo.gl/iSGzowdF5PGunXk28?g\\_st=iwb](https://maps.app.goo.gl/iSGzowdF5PGunXk28?g_st=iwb)

The background is a deep teal color with a complex, organic texture that resembles marbled paper or a close-up of a mineral surface. The texture consists of swirling, veined patterns in various shades of teal, from light turquoise to dark, almost black, tones.

# MAK. I'SOLA BELLA

[www.makdevelopers.com](http://www.makdevelopers.com)

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