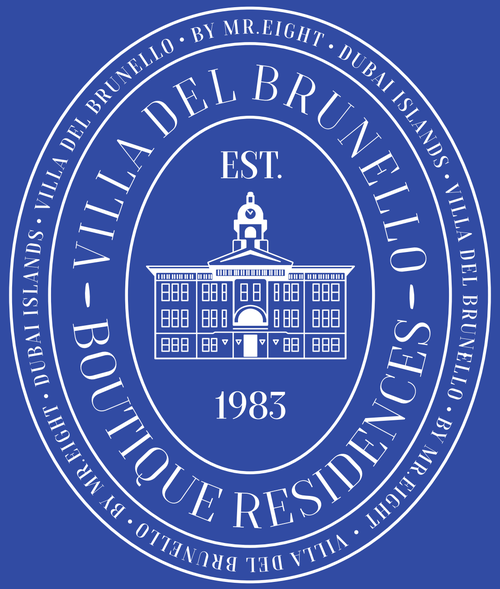
VILLA *del* BRUNELLO
Dubai Islands

BRANDED RESIDENCES BY
MR.EIGHT



ARABIAN PROPERTY AWARDS
in association with
CNBC عربية
AWARD WINNER
2026-2027


VILLA DEL BRUNELLO • BY MR.EIGHT • DUBAI ISLANDS • VILLA DEL BRUNELLO • BY MR.EIGHT • VILLA DEL BRUNELLO • BY MR.EIGHT • DUBAI ISLANDS • VILLA DEL BRUNELLO • BY MR.EIGHT •
VILLA DEL BRUNELLO
EST.
1983
BOUTIQUE RESIDENCES



VILLA *del* BRUNELLO


83

ADRIEN BRODY

ACADEMY AWARD WINNER

ATTENDED THE OFFICIAL LAUNCH OF
MR. EIGHT DEVELOPMENT AT THE ROYAL ATLANTIS 2025

ARABIAN PROPERTY AWARDS
WINNER 2026-2027

THE ARABIA PROPERTY AWARDS

Villa del Brunello has been recognised as a successful entry at the 2026–2027 Arabia Property Awards in two prestigious categories:

BRANDED RESIDENCE — DUBAI
20+ RESIDENTIAL DEVELOPMENTS — DUBAI

This recognition celebrates Villa del Brunello's distinctive vision, refined design and exceptional approach to contemporary luxury living.

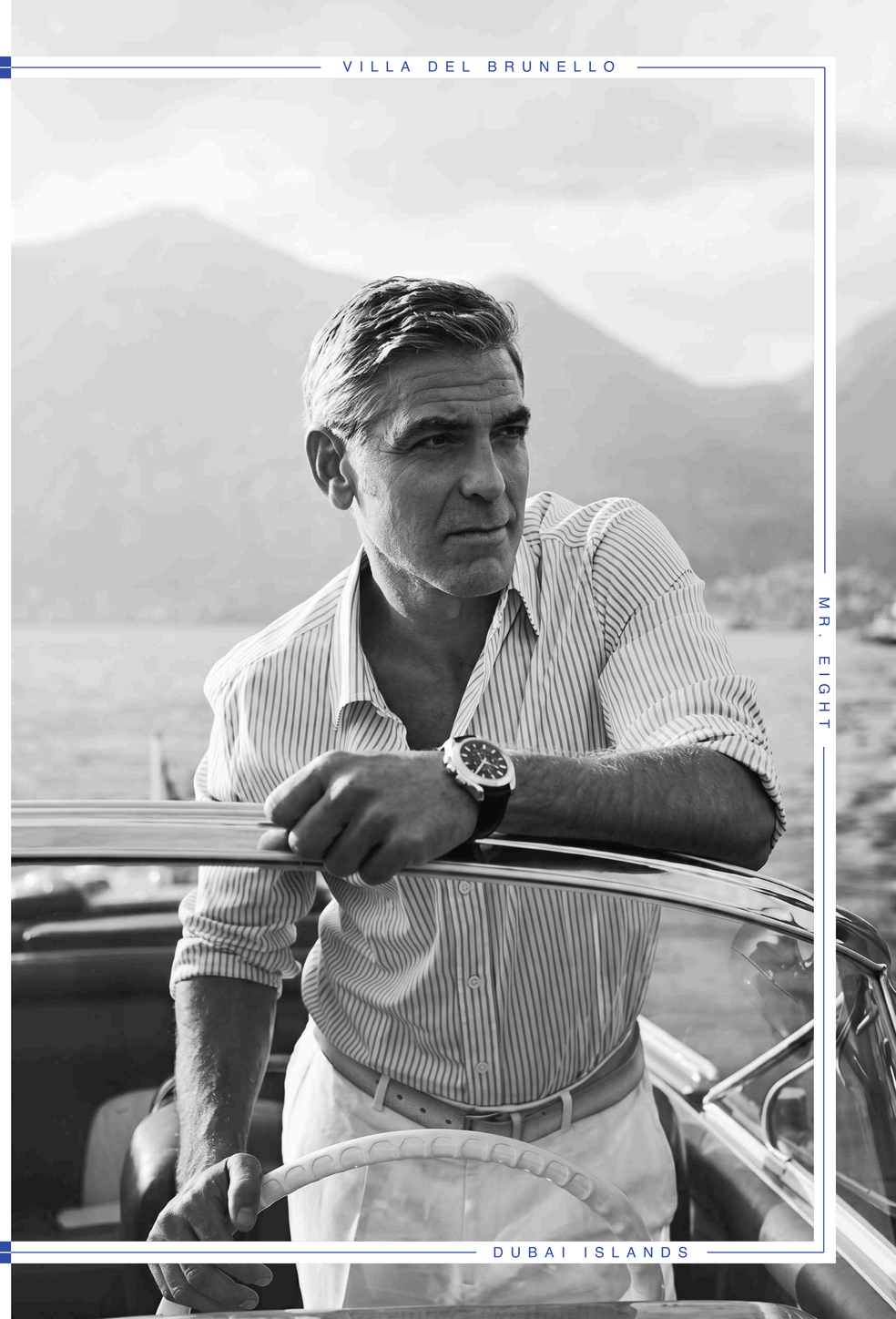




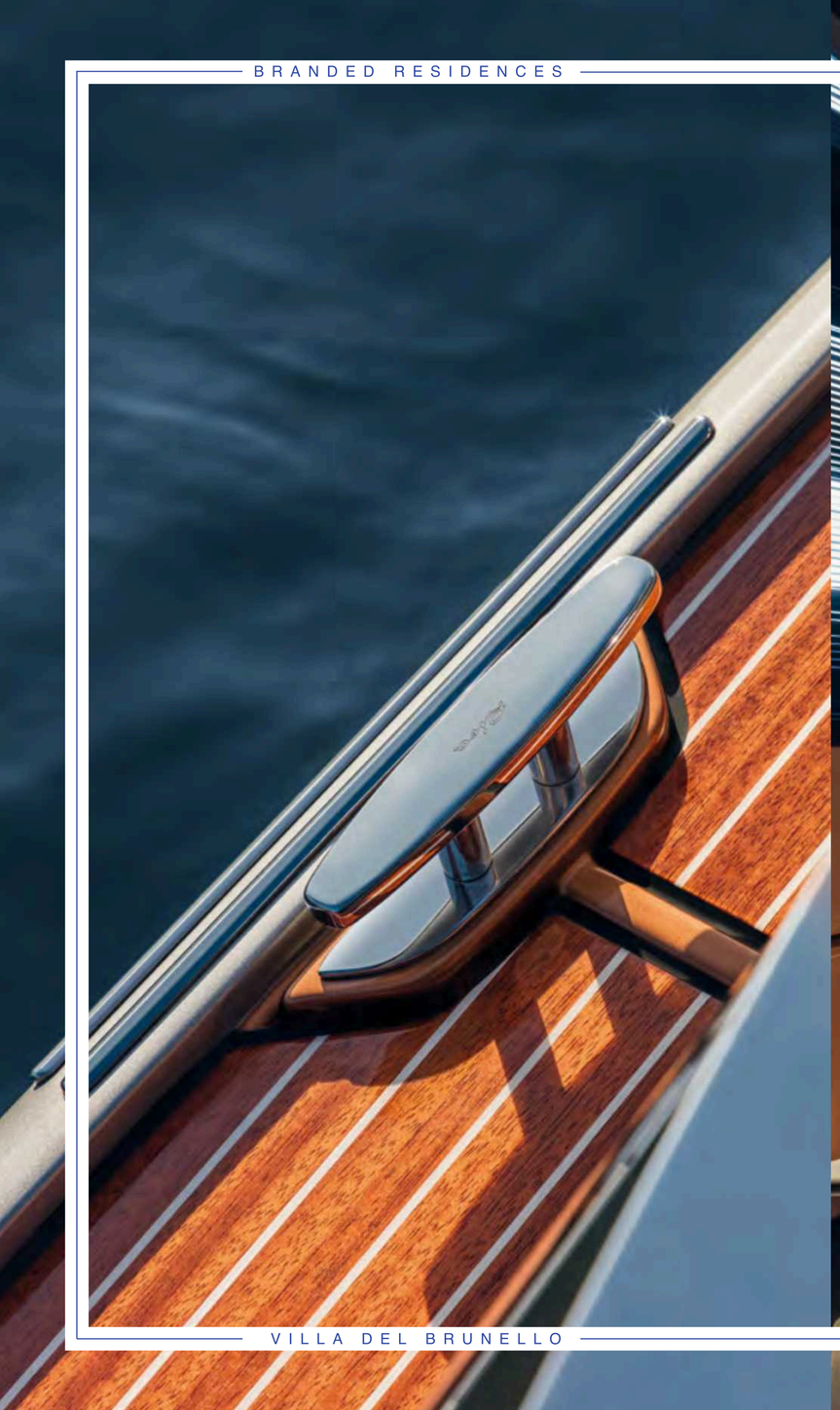
Riva

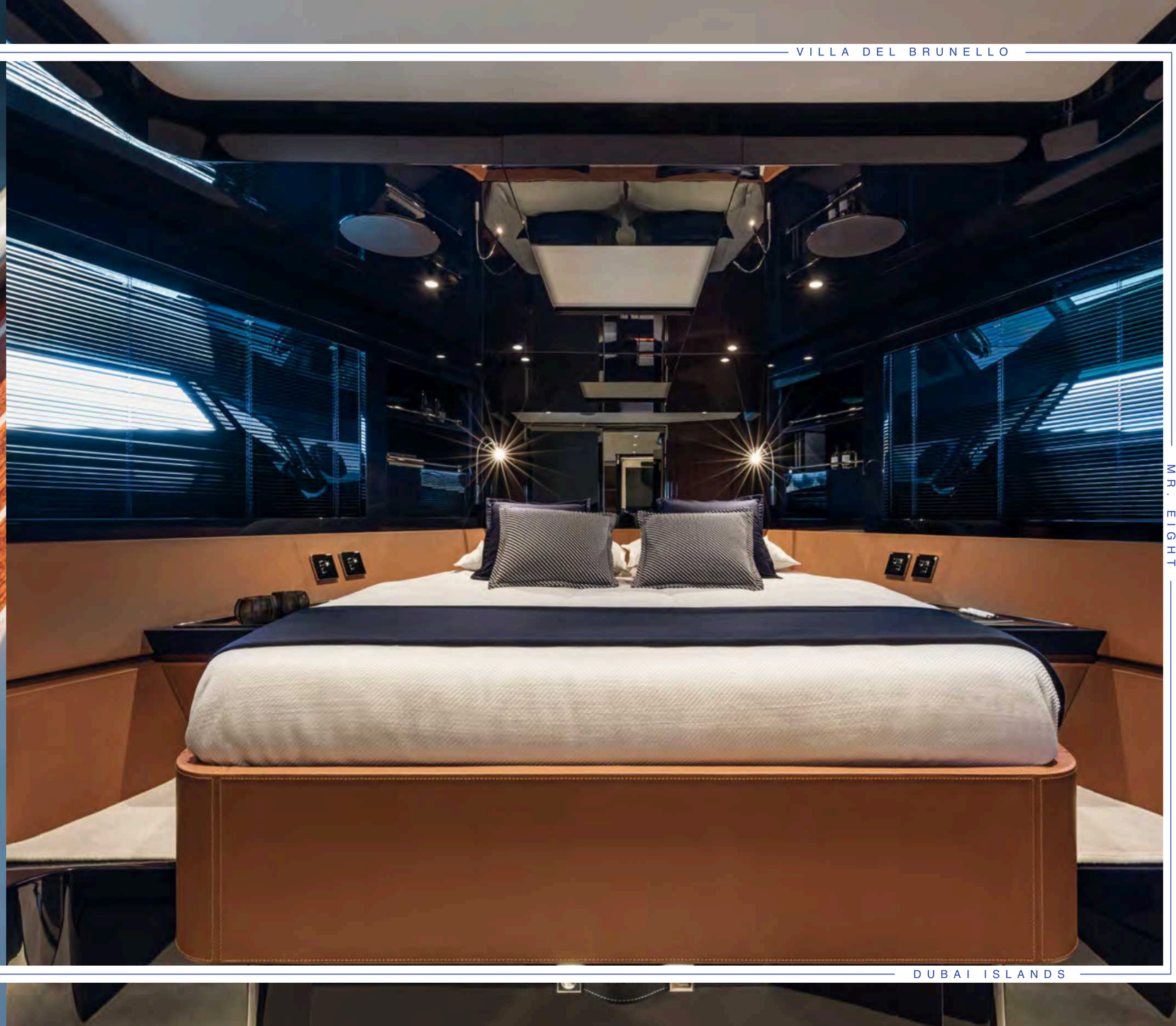
LA DOLCE VITA, BY RIVA

Available exclusively to VILLA DEL BRUNELLO residents by advance reservation, the private Riva Dolceriva is part of the residence's à la carte lifestyle services.
This custom-made 15-metre Italian icon is the 51st Dolceriva ever created. Featuring glossy mahogany interiors, two cabins and space for up to 10 guests, it is designed for sunset cruises and private coastal escapes. Reserved through the concierge and operated by a professional captain.



MR. EIGHT





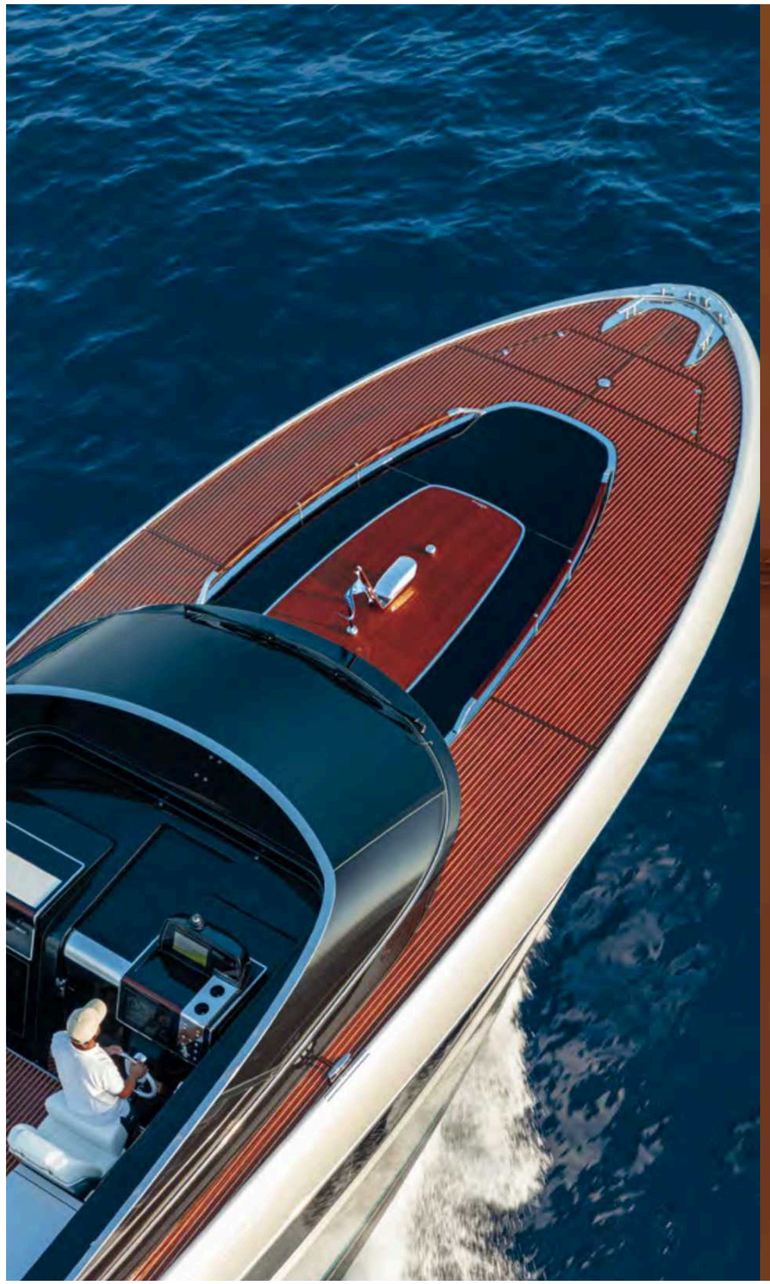
Riva®

THE FEELING OF HAVING YOUR OWN RIVA

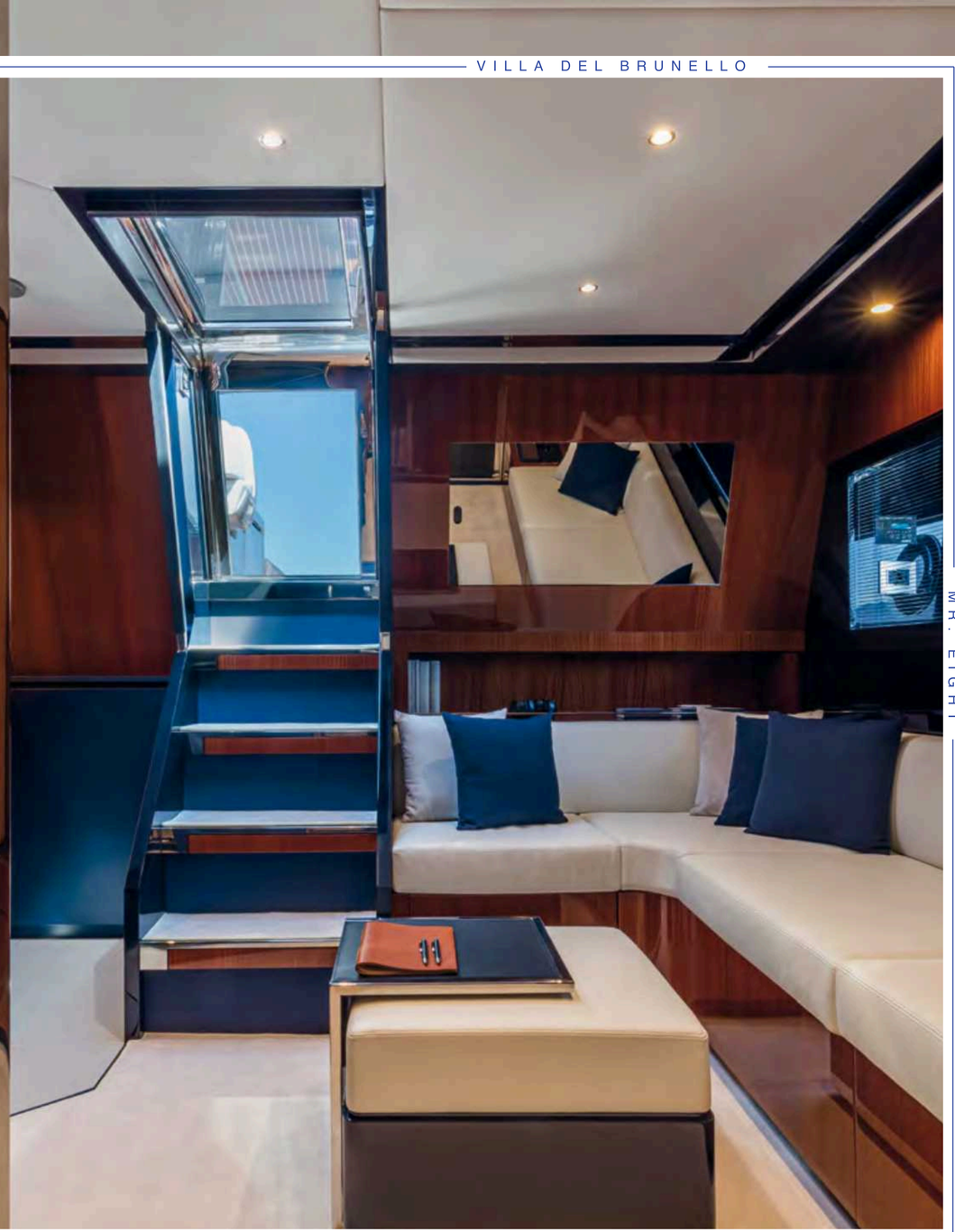
The residence's private Riva boat is available exclusively to residents by advance reservation













À la Carte Services

AN ESTATE MANAGER TO ARRANGE IT ALL

A dedicated hospitality company by Mr. Eight Hotel Management LLC, overseeing all à la carte services and daily operations, ensuring every resident enjoys the comfort, discretion, and attention to detail of a five-star hotel within the privacy of their own home.

ROLLS-ROYCE WITH CHAUFFEUR



Whether it is transfers or business meetings, this service offers unmatched comfort and convenience. This chauffeur service is provided as an à la carte service and is charged separately from the service charge.

RIVA BOAT WITH CAPTAIN



Each resident enjoys access to a luxury Italian Riva Motorboat available through the à la carte services. Moored at the Marina just five minutes from the residence, it can be pre-booked for private trips, offering an exclusive blend of elegance and freedom on the water.

GOLF CARTS WITH CHAUFFEUR



Residents can enjoy the convenience of traveling around the island in a private golf cart, offering seamless mobility and a relaxed way to experience the full island lifestyle.



BEACHFRONT LOCATION

Dubai Islands redefines waterfront living with a bold new vision — a destination crafted to embody the spirit of innovation, sustainability, and world-class lifestyle at the heart of Dubai's ambitious Vision 2040.



BRANDED RESIDENCES

VILLA DEL BRUNELLO

DUBAI ISLANDS

VILLA *del* BRUNELLO



MR. EIGHT

VILLA DEL BRUNELLO

DUBAI ISLANDS

BRANDED RESIDENCES

VILLA DEL BRUNELLO

DUBAI ISLANDS

VILLA *del* BRUNELLO

1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beach Front Resort
9. Beach Front Residential
10. Marina
11. Marina
12. 9-Hole Golf Course
13. Boutique Mixed Use Village
14. Sports Club and Aquatic Center
15. Beach Club
16. Mall
17. Urban Island Residential
18. Destination Art & Cultural District
19. Golf Club/ Sports Club



MR. EIGHT

VILLA DEL BRUNELLO

DUBAI ISLANDS



VILLA *del* BRUNELLO SPORT & *Health* *Dubai island* GOLF CLUBS

DUBAI ISLANDS will feature two outstanding golf courses: a professional 18-hole course for experienced players and a world-class 9-hole course for a more leisurely game. Set against a stunning coastal backdrop, both guarantee an unforgettable golfing experience for residents and guests alike.



VILLA DEL BRUNELLO



The Shoreline

Tailored by Nature

NATURAL STONE THROUGHOUT THE RESIDENCE

Every residence at Villa del BRUNELLO is finished with natural stone selected for its quiet elegance and timeless character. The floors are laid in natural travertine, bringing warmth, depth and a soft Mediterranean texture into the living spaces. In the kitchens and bathrooms, Calacatta marble adds a more sculptural expression — refined, bright and distinctive, with natural veining that makes every surface unique.



ITALIAN CALACATTA MARBLE
Used in kitchens and bathrooms — a refined natural stone with expressive veining and a timeless architectural presence.



NATURAL TRAVERTINE FLOORING
Used throughout the residences — warm, elegant and naturally textured, creating a calm and enduring interior atmosphere.



BARAZZA
taste of design

Crafted in Italy

THE ART OF ITALIAN STEEL

For the residences' kitchens, we selected appliances by Barazza — an Italian family brand born in 1968, when Pietro and Antonio Barazza founded the company in Santa Lucia di Piave, in the heart of Treviso's Stainless Steel Valley. For almost sixty years, Barazza has built its identity around stainless steel, combining artisan skill, technological innovation and refined Italian design. The brand focuses on creating high-performance kitchen solutions where every detail is designed to last, to feel precise, and to bring beauty into daily life. Its philosophy is simple: transform steel into elegant, functional objects that make the kitchen not only a place for cooking, but a space of design, craftsmanship and Italian excellence.



Taste of Design

ONE FAMILY AND ITS GREAT ENTERPRISE

For Villa del BRUNELLO, the kitchen is designed as part of the residence's lifestyle — elegant, calm and deeply functional. The Barazza appliances selected for the Icon and Aura kitchen concept bring a distinctly Italian stainless-steel language into the space: precise lines, durable materials and a professional sense of performance hidden inside a refined residential setting. Barazza's use of AISI 304 stainless steel gives the kitchen a hygienic, long-lasting and corrosion-resistant core, while its refined finishes and carefully engineered details add a quiet architectural quality. More than appliances, these elements complete the kitchen as a crafted Italian composition — beautiful to look at, comfortable to use, and made to remain timeless in everyday life.



It was the year 1968 when Pietro and Antonio Barazza established their company in Santa Lucia di Piave, in the heart of Treviso's Stainless Steel Valley, near the towns of Conegliano and Vittorio Veneto.

Kitchen

LA CUCINA OTTO

TRADITION, TASTE, AND TIMELESS DESIGN

ITALIAN HANDCRAFTED KITCHENS

Every kitchen at Villa del BRUNELLO is produced in Italy at our San Marino factory under our own brand, La Cucina Otto. Created with Italian manufacturing, refined materials, and precise European craftsmanship, each kitchen is designed as a fully integrated part of the home. Fully equipped with Barazza appliances, every space combines elegant cabinetry, smart interior lighting, durable finishes, and a high-end functional layout. La Cucina Otto reflects the quiet quality of Italian-made living — handcrafted, timeless, and created for everyday beauty.



Wardrobes
PREMIUM ITALIAN WARDROBES

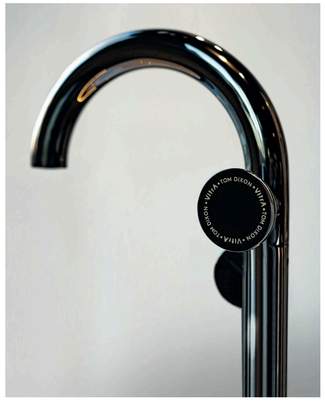
The wardrobe systems at Villa del BRUNELLO are produced at our San Marino factory and installed by Italian master craftsmen to ensure the highest level of finishing and quality control. Each wardrobe is designed with printed glass doors, slim aluminium frames, integrated lighting, and refined internal details that turn everyday storage into a premium interior feature. Leather-lined drawer inserts, carefully selected materials, and precise European assembly create a wardrobe system that feels elegant, durable, and fully aligned with the standards of a contemporary Italian residence.



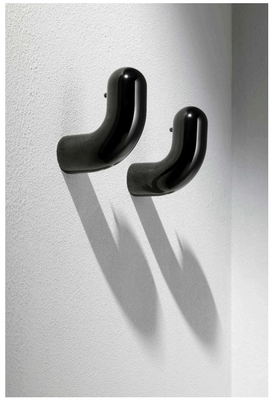
Tom Dixon.

Bathroom

SANITARY FIXTURES









MR. EIGHT



The GRAND LOBBY

The lobby of Villa del BRUNELLO is a masterpiece of timeless elegance, where exceptional design meets curated artistry. A refined blend of smooth veined marble, richly grained wood, and brushed platinum finishes sets the tone for sophistication from the first step.

Each element is carefully selected from world-renowned brands to create a welcoming and exclusive atmosphere. Sofas by B&B Italia offer comfort wrapped in design excellence, while iconic pieces from Cassina bring Italian heritage into the space. Signature lighting by Tom Dixon and custom fixtures by ZONDA and FLOS illuminate the lobby with warmth and precision.

Artistic accents complete the experience: a sculptural crystal table by Lalique France and custom-designed glass wall panels by Lasvit transform the lobby into a gallery of contemporary luxury.

B&B ITALIA Cassina LALIQUE LASVIT

VALET PARKING

Villa del Brunello offers valet parking available to all residents and their guests, adding an extra layer of comfort and convenience to everyday living. The service ensures a seamless arrival experience and enhances the sense of exclusivity within the community.

MAXALTO B&B ITALIA Cassina

WAITING LOBBY

The Villa del Brunello Waiting Lobby features timeless furnishings from B&B Italia, Cassina, and Maxalto, offering unmatched comfort and enduring style.



FIREPLACE LOUNGE

A grand 10-meter fireplace, seamlessly built into a decorative wall of genuine travertine, guarantees warmth and comfort. The stone feature evokes the refined elegance of boutique hotels and flagship stores, adding both intimacy and sophistication to the atmosphere.

RESIDENTS LOBBY LOUNGE

Café at barista zone with a professional-grade coffee machine and a sleek service counter. Designed for both style and function, it offers residents freshly brewed coffee in a beautifully curated setting, perfect for a quick break or a casual chat.

The Grand Lobby of Villa del Brunello celebrates Italian design heritage with iconic pieces from B&B Italia and Cassina, creating an atmosphere of timeless sophistication. At its heart stands a signature Lalique table, a true statement of artistry and craftsmanship — inspired by the brand's century-long tradition of transforming crystal into functional masterpieces. This blend of contemporary Italian furniture and Lalique's storied design makes the lobby not only a place of arrival, but a destination of cultural elegance and refinement. It stands as a true hallmark of taste and style.

The Grand Lobby

DECORATED WITH GLASS ART

The lobby at Villa del BRUNELLO features bespoke glass installations crafted with the cutting-edge technologies of LASVIT, the renowned Czech company recognized worldwide for its exceptional lighting designs and architectural glass art. Since its founding in 2007, LASVIT has collaborated with leading international designers to deliver signature pieces showcased in luxury hotels, boutique residences, and iconic landmarks across the globe.

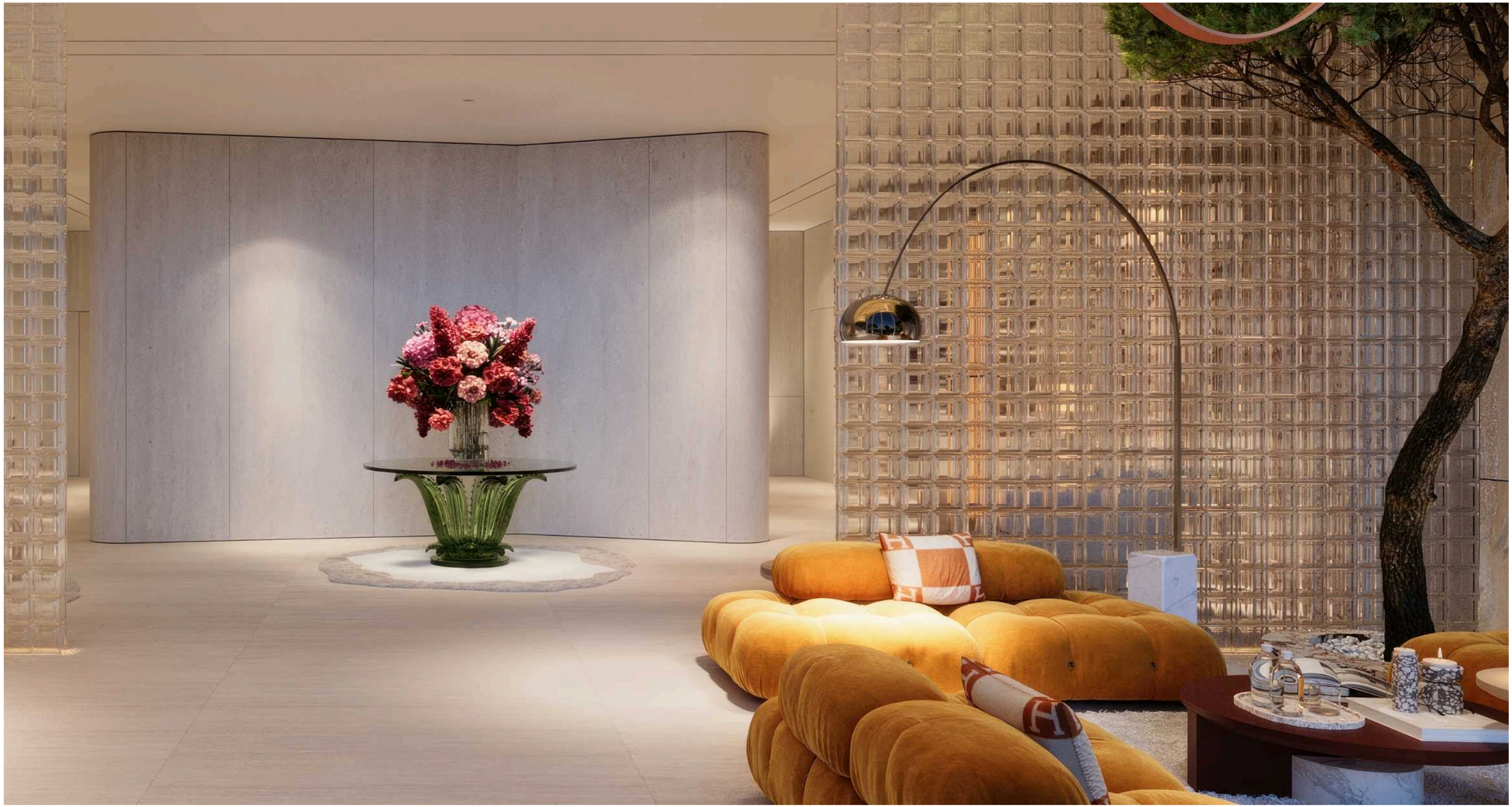


LALIQUE

Founded in 1888, Lalique is a timeless icon of French luxury and craftsmanship. Known as the “haute couture” of crystal, the brand is celebrated for its exquisite glass and crystal creations. With a rich artistic heritage, Lalique continues to set the standard for elegance and quality in the world of fine crystal.



Designed in 1951, the Cactus table seamlessly blends into the most creative interior design spaces: sublime crystal in prolific magnificence. The crystal volutes follow the rhythm of light, drowning the eye in its depths. This majestic table embodies the creative genius and unique expertise of the glass masters.



Cassina B&B ITALIA

The Grand Lobby of Villa del Brunello features iconic furnishings from B&B Italia and Cassina, defining it as a true signature lobby. Renowned for their timeless design and enduring relevance, these brands create a sophisticated atmosphere that will remain elegant and inspiring for years to come.






KERRY JOYCE
ARCHITECTURE
DESIGN


DIOR
Cat walk



MAXALTO

louis poulsen

The Grand Lobby of Villa del Brunello is divided into distinct zones: an entrance lounge with B&B Italia and Cassina furniture by the window, a central lounge with a 10-meter fireplace, a barista station offering professional coffee service, and an additional guest lounge. Interiors feature B&B Italia, Cassina, and Maxalto furnishings, with lighting by Flos and Louis Poulsen, creating a timeless blend of comfort and design.


ART
DESIGN
ARCHITECTURE
PRADA
HENGE
ARCHITECTURE
DESIGN
ARCHITECTURE
HENGE
ARCHITECTURE
ARCHITECTURE
ARCHITECTURE
HENGE
ARCHITECTURE
ARCHITECTURE
ARCHITECTURE
DESIGN


2
G
PRADA
BOOK
Minimalism
2
2
G




KERRY JOYCE



B&B ITALIA

Featuring B&B Italia's Iconic Camaleonda

The Grand Lobby of Villa del Brunello is furnished with iconic pieces from B&B Italia and Cassina, defining it as a true signature lobby. At the heart of the space stands the legendary Camaleonda sofa system, designed in 1970 by Mario Bellini for B&B Italia. This modular masterpiece has shaped the aesthetics of an entire era of interior design, celebrated for its versatility, comfort, and timeless appeal. Its enduring success with both critics and the public ensures that the lobby remains a sophisticated and inspiring environment for generations to come.


VILLA

LASVIT

ICONIC ART WALLS AT YOUR LOBBY

INTERIORS DESIGNED IN COLLABORATION WITH MR. EIGHT ATELIER

The lobby at villa del brunello is adorned with exquisite glass creations by LASVIT, a renowned Czech company celebrated worldwide for its bespoke lighting installations and architectural glass art. Since its founding in 2007, Lasvit has collaborated with top global designers to craft signature pieces featured in luxury hotels, private residences, and iconic buildings across the globe.



Crafted by renowned Czech brand LASVIT,
this glass installation showcases the brand's signature precision and artistry.



3 Stars – The MICHELIN Guide restaurant /
LONDON By Lasvit Design Team
Photo by ©MarkCocksedge



LASVIT Art Wall "LaBrick"
Crafted by renowned Czech brand LASVIT, this glass installation showcases the brand's signature precision and artistry.
Each element is a handcrafted piece of art, reflecting the company's mastery in creating jewel-like architectural glass works.

Cassina

ICONIC FURNITURE AT YOUR LOBBY

INTERIORS DESIGNED BY MR. EIGHT ATELIER

Lobby furniture at villa del brunello is carefully selected from iconic pieces,
giving residents the chance to enjoy timeless style from the world of furniture design.



Soriana sofa , designed by Afra and Tobia Scarpa
for Cassina (1969) Cassina Historic Archive.
Photography by Falchi Salvador.



The Soriana Sofa — A Design Icon
Designed in 1969 by Afra and Tobia Scarpa, Soriana redefined comfort with its unique shape held by a metal frame—no inner structure needed. Awarded the Compasso d'Oro in 1970, it blends formal and casual style. Today, it features sustainable BioFoam® padding, reflecting a new era of conscious design.



DESIGNER Tobia Scarpa with the Soriana armchair. Photography by Alan Chies.



The seat's comfort is further heightened thanks to
a 100% recycled blown fibre padding produced from
PET recovered from Plastic Bank®

B&B ITALIA

TIMELESS AT YOUR LOBBY

INTERIORS DESIGNED IN COLLABORATION WITH MR. EIGHT ATELIER

Iconic Furniture Collection by Cassina & B&B Italia
Timeless Pieces That Complete the VILLA DEL BRUNELLO Lobby Each item carries a story, adding depth and character to the overall design.



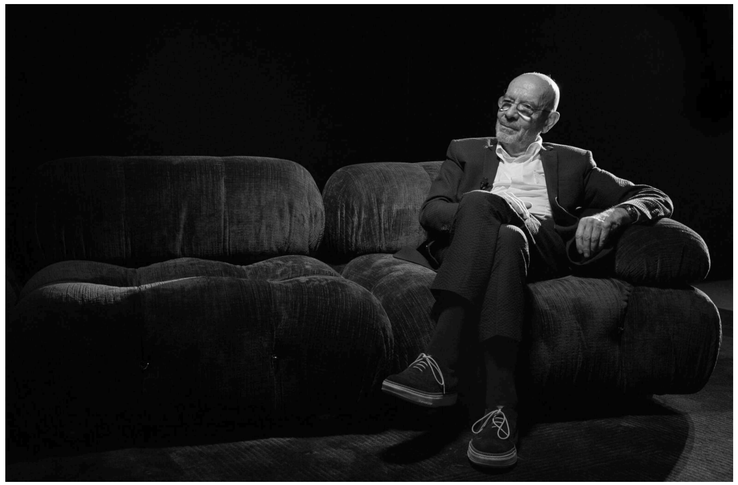
Iconic chair by B&B Italia celebrates 50th anniversary, This year, to celebrate the 50th birthday of the chair, B&B Italia has opened its wardrobe up to orange-red,



The original Up chair, designed in 1969, was manufactured by C&B Italia (now B&B Italia). It was made from polyurethane, arrived flat, and rose to its final shape with the help of Freon gas.



Camaleonda, the sofa system designed in 1970 by Mario Bellini. This modular sofa has defined the aesthetics of an entire era of interior design, thanks to its great success both in terms of the public and critics.



Mario Bellini is an Italian designer known for his iconic creations in furniture and architecture one of which the Camaleonda couch, designed in 1970, is a timeless masterpiece that has become an icon in the design world with its unique design, with interchangeable elements and versatile seating options, has made it a beloved piece of furniture for decades.

The Beauty
OF THE WORKOUT

Well-being takes center stage with this sleek Technogym line, designed by the renowned Antonio Citterio. Crafted to blend functionality with elegance, it transforms your home into the most exclusive and stylish place to work out, offering a fitness experience like no other.












TECHNOGYM




LOREM IPSUM
70%
45%





THE BOUTIQUE LIFESTYLE

DOLCE & GABBANA
CASA

Villa del BRUNELLO embodies the essence of Mediterranean sophistication, where design, comfort, and lifestyle seamlessly come together. The residence redefines everyday living with an infinity pool, creating the perfect setting for sunset swims and tranquil moments over the sea. Around the poolside, Dolce&Gabbana Casa furnishings — from elegant cabanas and loungers to umbrellas and accessories — infuse the space with an authentic Mediterranean atmosphere, transforming it into a private resort for residents.

Inside, Villa del BRUNELLO welcomes you with a travertine-clad lobby enriched by marble accents, cosy fireplaces, and a tranquil tea lounge curated with carefully selected Italian and French designer pieces. A state-of-the-art Technogym fitness centre completes the experience, ensuring wellness, leisure, and elegance are always within reach. Here, refined interiors and thoughtful amenities set a new standard for boutique beachfront living on Dubai Island.


VILLA
BRUNELLO
VILLA
BRUNELLO



The POOL VILLA *del* BRUNELLO

At Villa del BRUNELLO, the poolside area is transformed into a true Mediterranean retreat.

Every detail — from the elegant cabanas and designer loungers to the umbrellas, side tables, and even the towels — has been carefully selected from Dolce & Gabbana Casa.

This exclusive furnishing brings a refined coastal atmosphere to the pool zone, leaving a lasting impression of resort-style living and effortless sophistication.

DOLCE & GABBANA
CASA


BRANDED RESIDENCES
VILLA DEL BRUNELLO
MR. EIGHT
VILLA DEL BRUNELLO
DUBAI ISLANDS


BRANDED RESIDENCES
VILLA DEL BRUNELLO
MR. EIGHT
VILLA DEL BRUNELLO
DUBAI ISLANDS

The ITALIAN GELATO

At Villa del BRUNELLO, weekends become a celebration of taste and tradition, as residents are treated to the irresistible pleasure of authentic Italian gelato. Crafted in the spirit of la dolce vita, this delightful offering brings the flavors of Italy directly to the poolside, turning leisurely afternoons into moments of pure joy and adding a sweet, refreshing touch to the Mediterranean-inspired lifestyle of the residence.







DUPLEX
FOUR-BEDROOM

• Italian Silver Travertine Stone Romano – a timeless and elegant finish that exudes sophistication.
• Italian Calacatta Viola Marble in the WC – a luxurious and refined detail for an elevated bathroom experience.
• Sanitary Ware by Tom Dixon, London – where cutting-edge design meets exceptional functionality.
• Luxury Bathtubs by Antonio Lupi – meticulously crafted to offer ultimate relaxation and comfort.
• Barazza Kitchen Appliances – seamlessly paired with a durable and stylish stone countertop for a perfect blend of form and function.
• Built-in Wardrobes – featuring glass doors and integrated interior lighting, offering a sleek, modern aesthetic.
• Lighting by Zonda Lighting – enhancing your home with innovative, stylish, and ambient illumination.
• Switches and Sockets by Siemens – combining premium quality with contemporary design.

All rooms, except the bedrooms, feature natural travertine stone flooring.
The bedrooms are finished with soft carpet, and the bathrooms are fully clad in natural stone.

antoniolupi Tom Dixon. BARAZZA taste of design




FINE WINES
JOHN GALLIANO for DIOR








Aésop









FOUR BEDROOM

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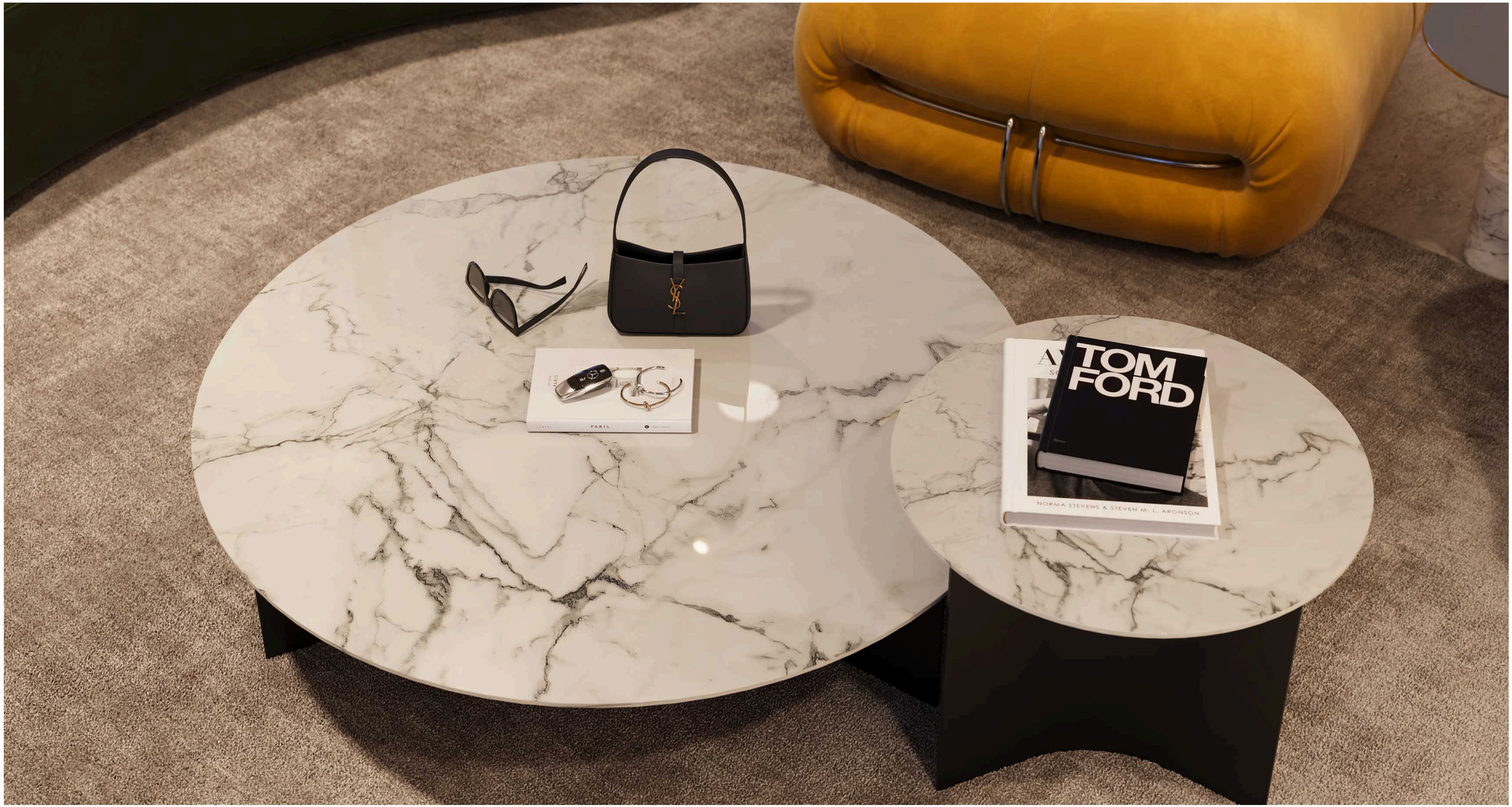
antoniolupi Tom Dixon. BARAZZA taste of design




WRITTEN AND DIRECTED BY
CHRISTOPHER NOLAN


SMEG
The New York Times


LA del BRUNELLO


PARIS
TOM FORD
NORMA STEVENS & STEVEN M. L. ARONSON



Why

MR. EIGHT IS AMONG THE WORLD'S TOP 100 DEVELOPERS

Recognised among the World's Top 100 Developers by Luxury Lifestyle Awards in 2025, Mr. Eight combines European design discipline with end-to-end control across the complete development lifecycle.

LAND & DEVELOPMENT

We acquire and develop our own sites, selecting each location for long-term value, architectural potential and lifestyle relevance. Every project begins with a clear and distinctive residential vision.

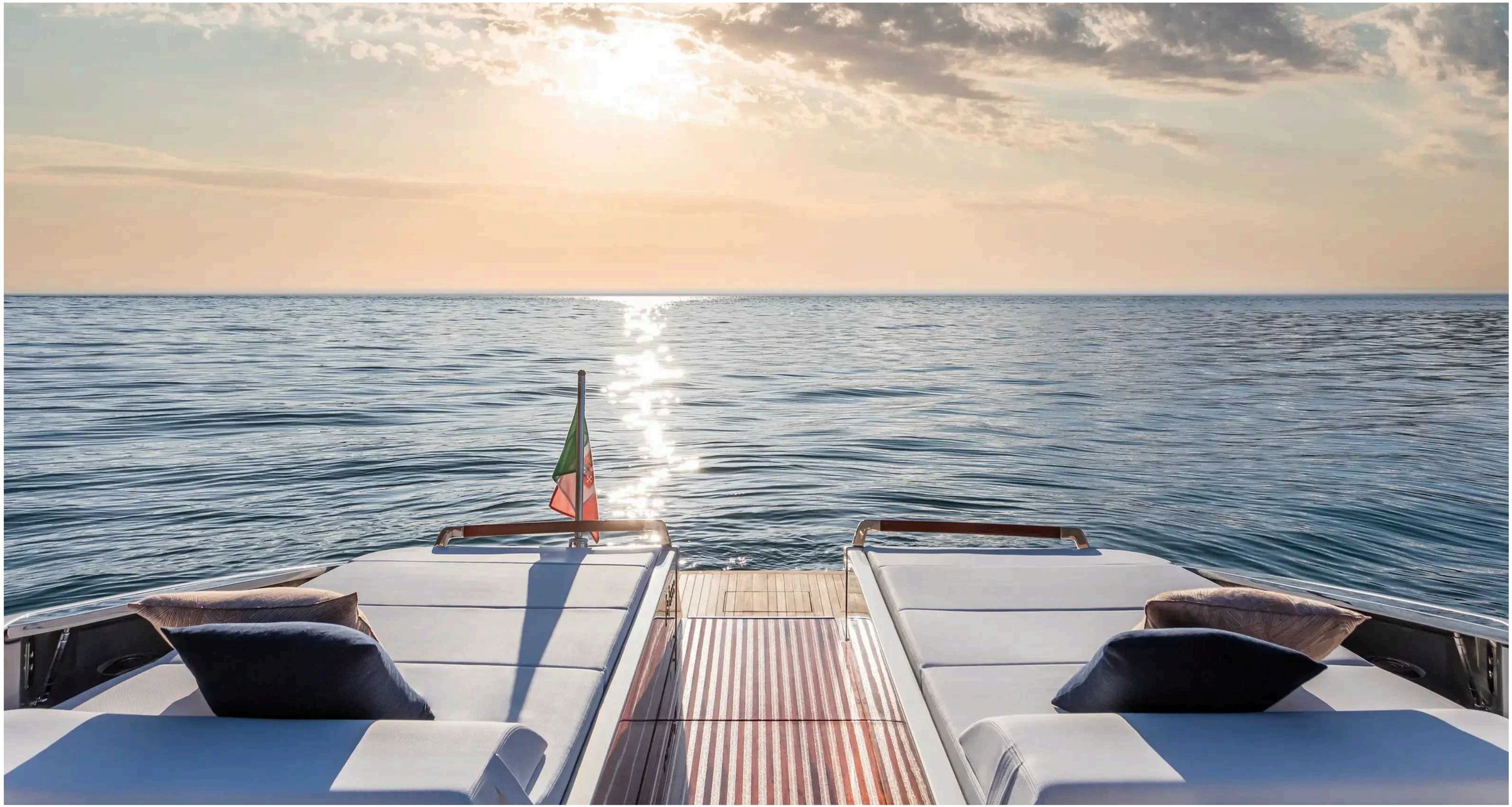
DESIGN & BRAND

Architecture, interiors, branding, commercial strategy and resident experience are directed by one integrated team, protecting the original concept throughout every stage of development.

BUILD, DELIVER & OPERATE

Construction is delivered through BJORG Construction within the Mr. Eight ecosystem, followed by hospitality-led services and property management. This gives us control from the first sketch to everyday living.


MR.EIGHT
MR.EIGHT
GRAND PLAZA
غراند بلازا
MÖVENPICK
ENOC





EMILS DAUJATS
Director



ALEXANDRA MOGILEVSKAYA
Managing Director

One Vision
COMPLETE CONTROL

Mr. Eight is led by a European-rooted, multidisciplinary team united by one standard: uncompromising attention to detail. Development, design, engineering, construction, hospitality and property management work as one ecosystem—ensuring that every residence is delivered and operated in accordance with its original vision.

Fact Sheet
MR. EIGHT AT A GLANCE

European-rooted. Design-led. Fully integrated.

20+ Years
of European
development expertise

8 Projects in Dubai
From boutique branded residences
to landmark high-rise developments

2,213 Total Units
Including 1881 residences and
332 commercial units across Dubai

Đ2.5BN+ in Recorded Sales
Across the Dubai portfolio,
according to Dubai Land Department data

800 Professionals
From executive leadership and engineering
teams to on-site construction specialists

End-to-end Control
Covering land acquisition, design, development,
construction, hospitality and property management

7 International Awards
For architecture, sustainability,
design and branded living

Global Design Collaborations
with iconic design brands and specialist
Italian manufacturers of kitchens, wardrobes and bespoke interiors

24/7 Transparency
With live construction
monitoring on selected projects

Selected MEDIA COVERAGE

International coverage of Mr. Eight's portfolio,
design philosophy and approach to branded living.

Robb Report AFRICA

REAL ESTATE 2 MONTHS AGO

Inside the Branded Residence Reckoning

Contributor Content

BY MATTHEW KAYSER



Arabian Business

REAL ESTATE

LE CHÂTEAU PIÉTRUS Brings Riva Dolceriva Lifestyle to Dubai Islands

Mr. Eight Branded Residences is redefining coastal living by integrating a private Riva motor yacht into its new LE CHÂTEAU PIÉTRUS ecosystem on Dubai Islands

Staff Writer Mon 27 Jul 2026



Arabian Business

REAL ESTATE

Mr. Eight Branded Residences secures its position on Dubai Islands with AED2bn in sales

According to Dubai Land Department data, Mr. Eight Development has recorded AED2bn in sales across its Dubai Islands portfolio, supported by strong construction progress and more than 50 percent sold across its island projects. The company is positioning Mr. Eight Branded Residences as one of the most recognised boutique luxury platforms on Dubai Islands

Nicole Abigael Fri 12 Jun 2026



BUSINESS INSIDER

Dubai's Ultra-Prime Residential Market as Mr. Eight Development Reaches AED 2 Billion in Sales

PRESS RELEASE Plentisoft

Jul. 3, 2026, 09:50 AM



VILLA *del* BRUNELLO
Dubai Islands

Boutique seafront residences
A private collection of 69 apartments
Duplexes and Penthouses
One to four bedrooms

HANDOVER Q4 2027

Construction of the Villa del Brunello residential complex began in August 2026

Service charges:
Interior areas — ~~Đ~~25 per sq ft
Balconies — ~~Đ~~6.25 per sq ft

25/75
INVESTMENT PLAN
25% during construction · 75% on handover
ALL PAYMENTS ARE DEPOSITED INTO THE PROJECT ESCROW ACCOUNT

APARTMENTS
1 BEDROOM
Price
~~Đ~~2.69 - 3.10M
$ 690 - 845K

Total area
638-713 FT²
59-66 M²

APARTMENTS + DUPLEX
2 BEDROOM
Price
~~Đ~~4.31 - 7.00M
$ 1.17 - 1.91M

Total area
1012-3646 FT²
94-338 M²

APARTMENTS + DUPLEX + PH
3 BEDROOM
Price
~~Đ~~7.65 - 19.98M
$ 2.08 - 5.44M

Total area
1849-4081 FT²
171-379 M²

APARTMENTS + DUPLEX + PH
4 BEDROOM
Price
~~Đ~~10.69 - 26.00M
$ 2.91 - 7.08M

Total area
2488-4619 FT²
231–429 M²

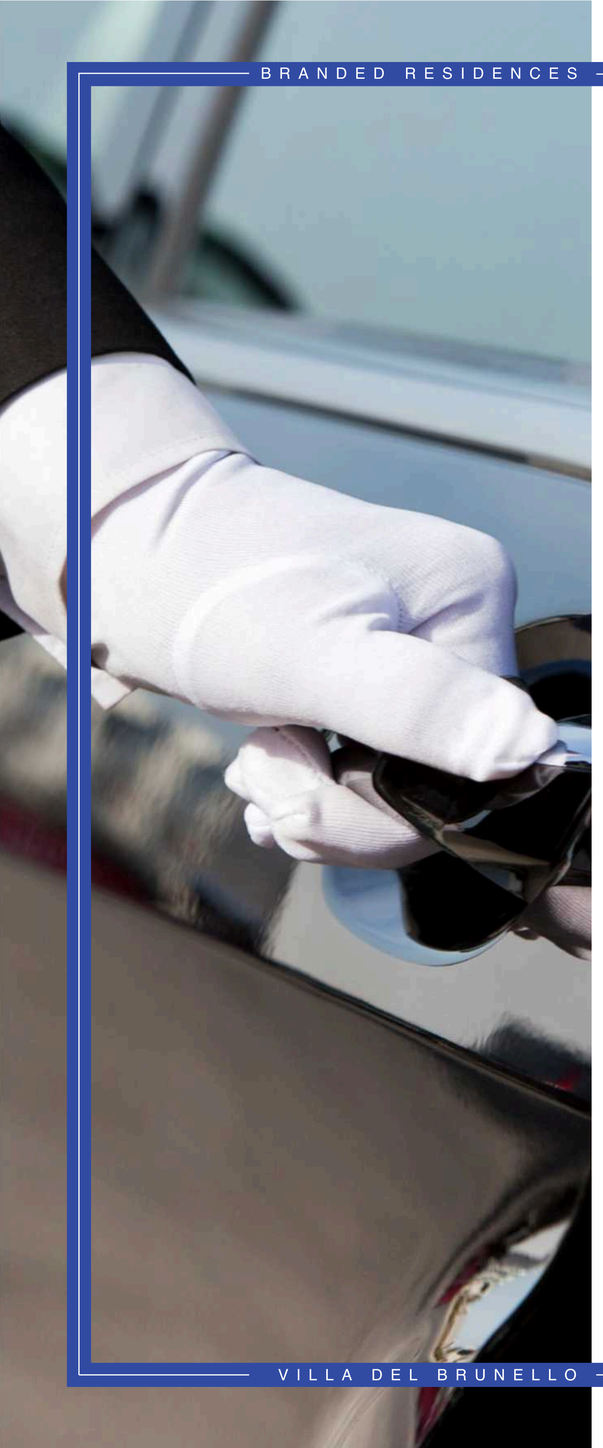
PAYMENT SCHEDULE
100% PROJECT ESCROW PAYMENTS

10%
On booking
+ 4% DLD fee
+ ~~Đ~~5 000 admin fee

10%
Within 3 months
After the booking date

5%
Within 6 months
After the booking date

75%
On Completion
Q4 2027



À LA CARTE SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE:
with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

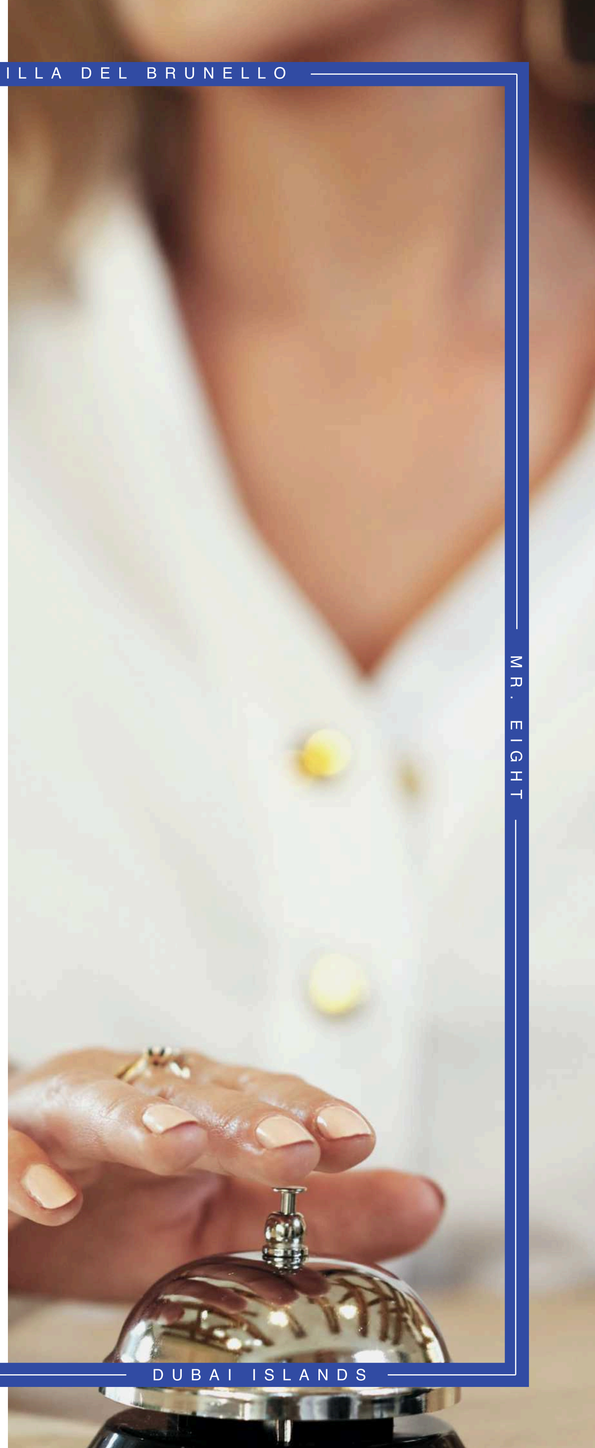
- Personal trainer, yoga, and fitness instruction
- Massage therapist
- Shopping services from dubai waterfront market
- Childcare assistance
- Private transportation and limousine services
- While you are away
  maintenance package
  for residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- Dry cleaning and laundry
- In-residence housekeeping
- In-residence maintenance
- Nutritionist, health,
  and wellness consultation
- Pet minding, pet walking,
  and related services
- Car detailing, car wash services,
  and refuelling

  24-hour emergency repair
  after-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.

CORE SERVICES
INCLUDED IN SERVICE CHARGE

The following core services are provided by Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- Residence bellboy services
- Doormen and valet services
- 24/7 security
- Lobby coffee machine
- Clubhouse/residence lounge staff
- Common area maintenance
- Common area housekeeping
- Utilities for common areas
- Wifi internet in the residence lounge
- General and administrative support
- Property insurance (base building and common areas)



VILLA *del* BRUNELLO

BRANDED RESIDENCES BY

MR.EIGHT

Villa del BRUNELLO is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes. Living at Villa Del BRUNELLO means more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

All drawings and visuals are conceptual renderings, and Mr. Eight Development expressly reserves the right to make modifications at any time. Actual views may vary and cannot be guaranteed. Views shown should not be relied upon as the actual view from any specific unit within the development. Prices, plans, design interpretations, and specifications are subject to change without prior notice. Photographs used in marketing materials may be stock imagery intended to illustrate potential lifestyles and do not reflect actual unit conditions. All dimensions are approximate, and floor plans are subject to updates. Mr. Eight Development makes no representation or warranty that the final square footage, column placements, or layouts will match those depicted in promotional materials. Improvements, landscaping, and amenities shown may be conceptual and are not guaranteed to be delivered as illustrated. Mr. Eight Development makes no representations or warranties, express or implied, regarding the accuracy, completeness, or suitability of the information contained in this material. Nothing contained herein constitutes an offer, representation, warranty, or contractual commitment. This material is not intended to form part of any contract or agreement. This is not an offer to sell or a solicitation to purchase in any jurisdiction where such activity is prohibited or restricted. Please consult the official prospectus or sales agreement for binding terms and specifications. All purchasers are solely responsible for conducting their own independent due diligence prior to making any purchase decision.

VILLA *del* BRUNELLO
Dubai Islands

BRANDED RESIDENCES BY
∞ MR.EIGHT

