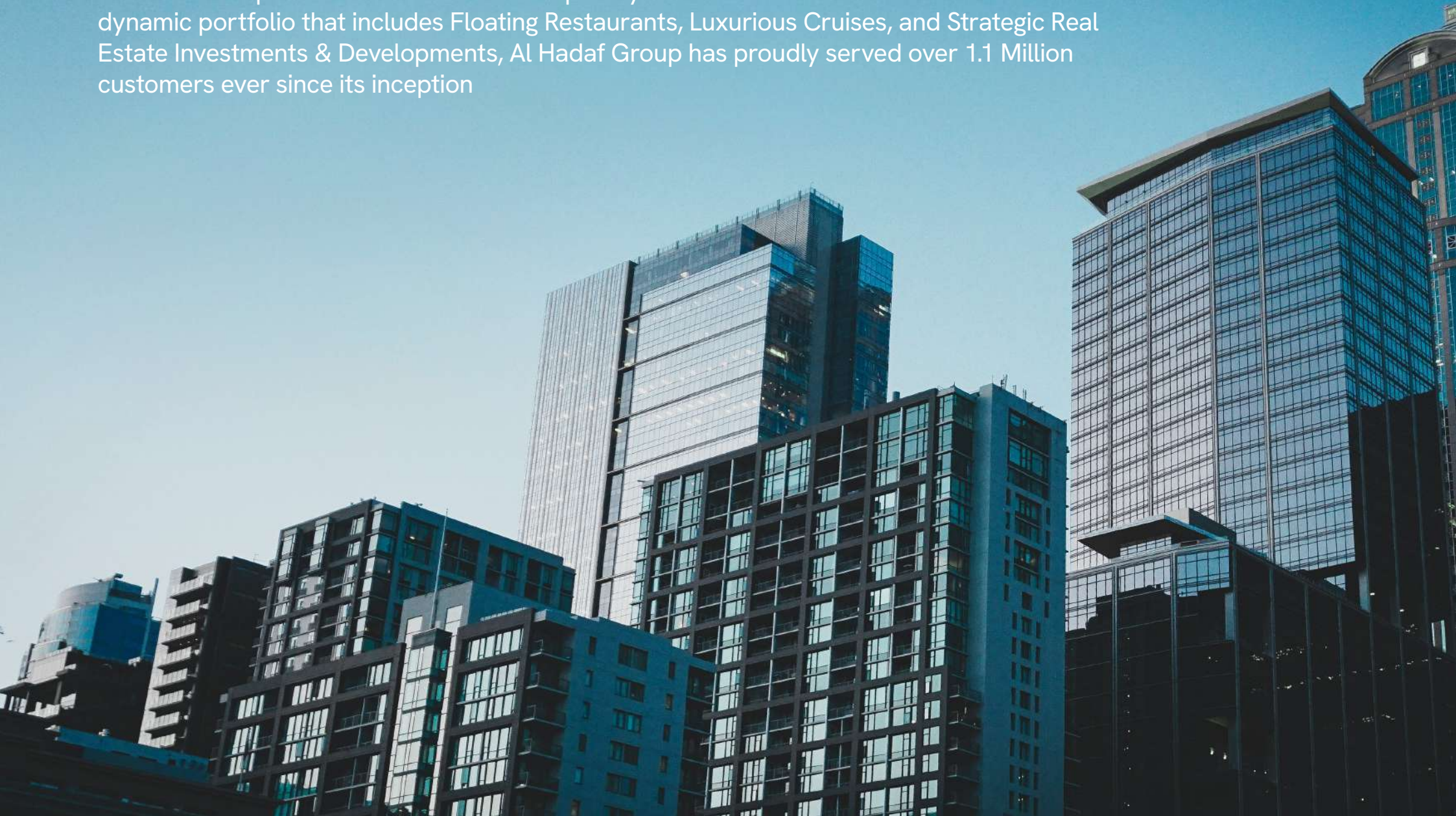


MAK.
I'SOLA BELLA

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

MAK.
I'SOLA BELLA

MAK.
I'SOLA BELLA



EXPO CITY
DUBAI

TO ABU DHABI

AL KHAIL RD

HIESA 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



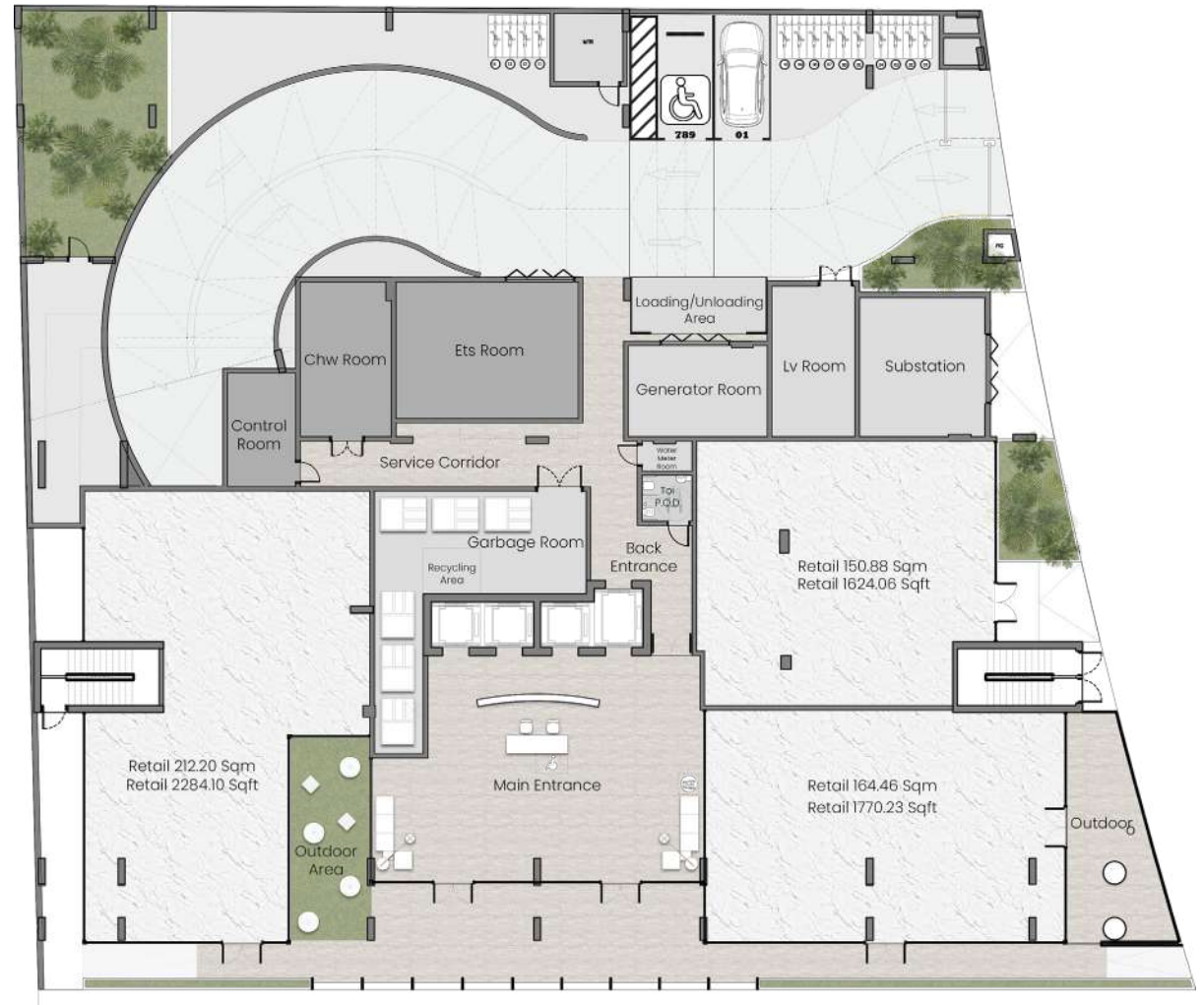
Coworking Space



Steam & Sauna

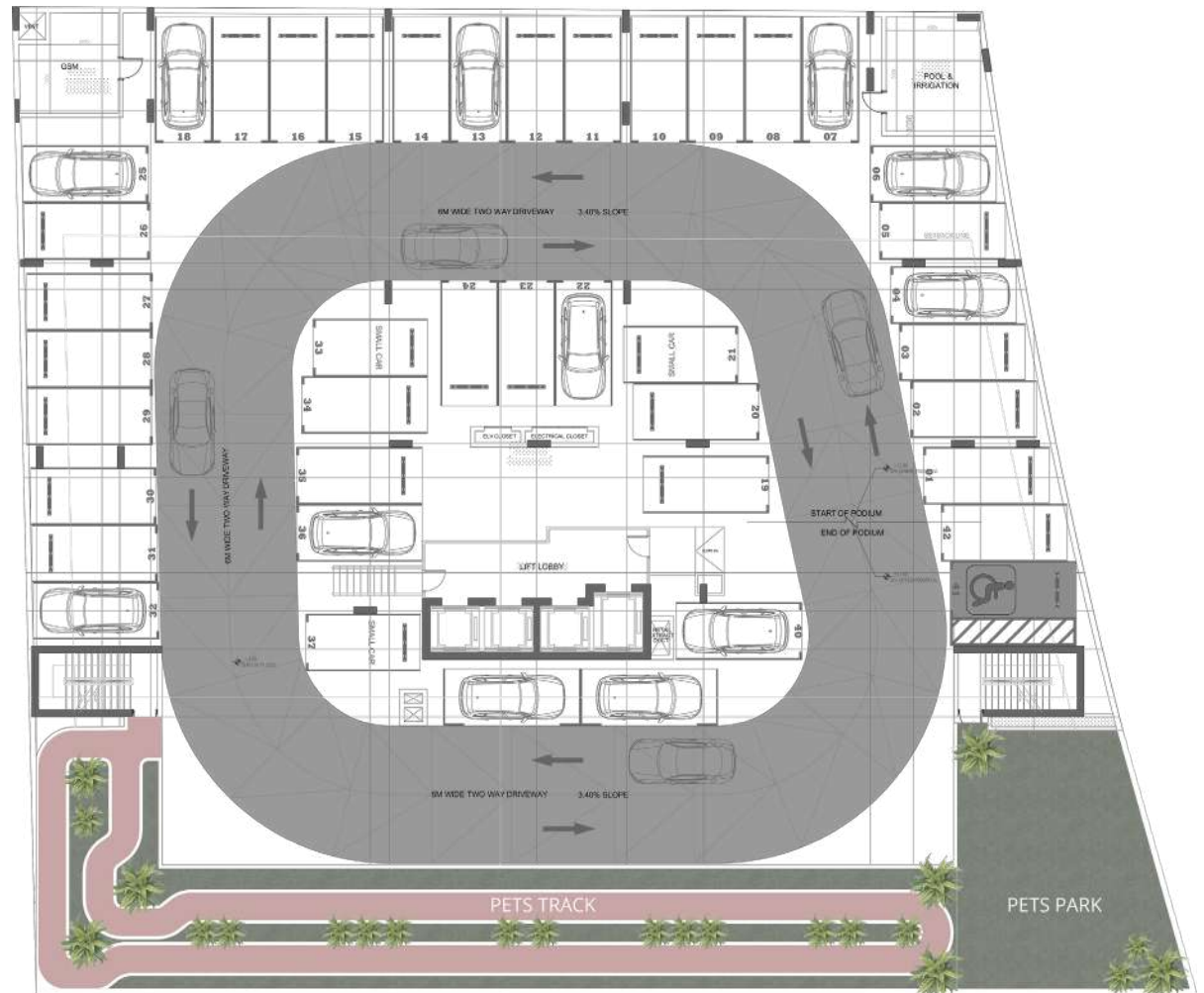
GROUND FLOOR AMENITIES

- 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





301

302

303

305

305

306

307

301-307



INTERIOR OF APARTMENTS





LIVING ROOM







KITCHEN



BEDROOM





STUDY ROOM



BATHROOM





BALCONY

BUILDING OVERVIEW

204 APARTMENTS

92

Studios

410 - 415 sq ft

76

One Bedrooms

729 - 750 sq ft

22

One Bed + Study

870 - 890 sq ft

13

Two Bedrooms

1,115 - 1,125 sq ft

01

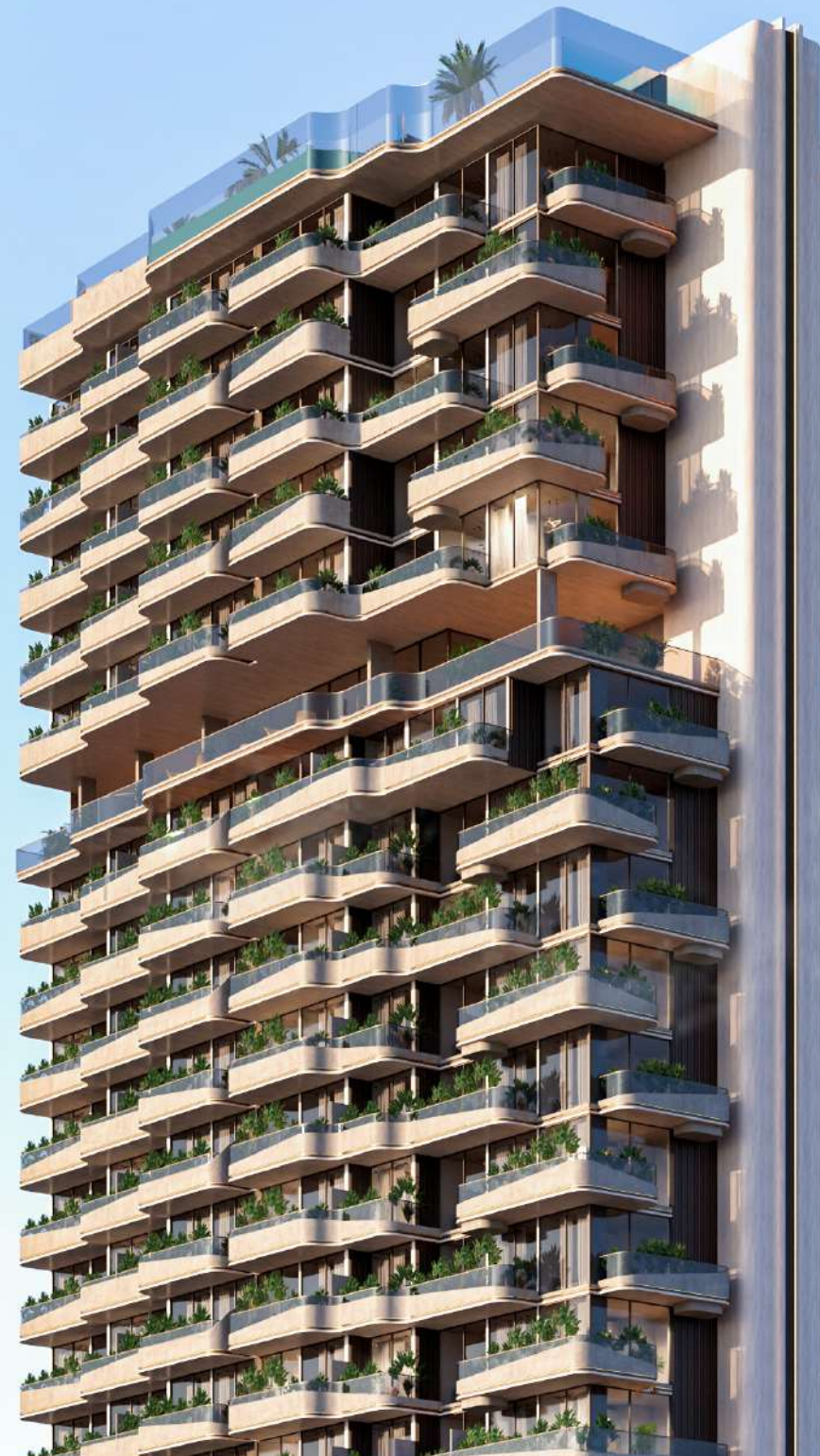
Three Bedrooms

1,650 sq ft

03

Double Heighted
Retail Shops

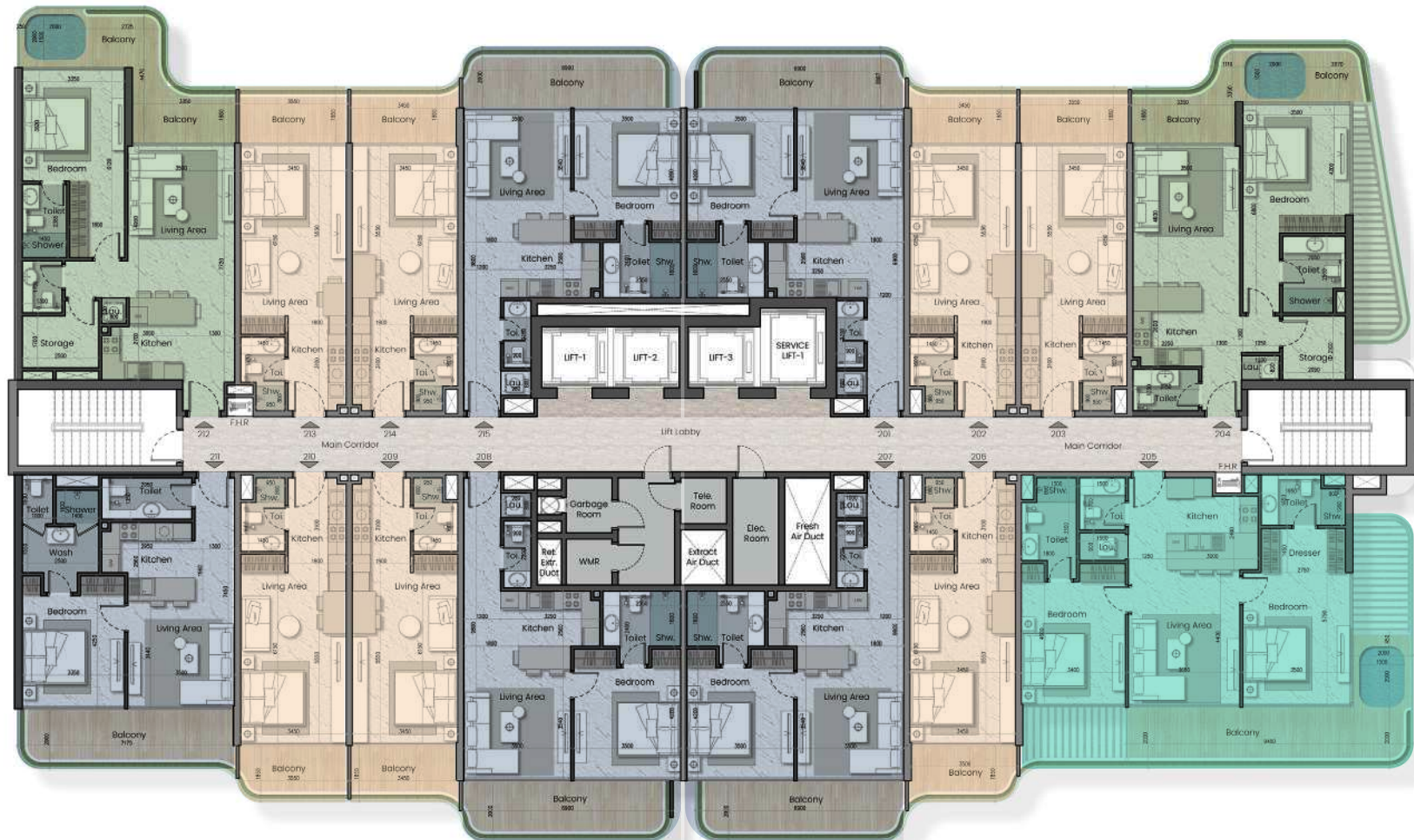
1,624 - 2,285 sq ft



FLOOR PLANS

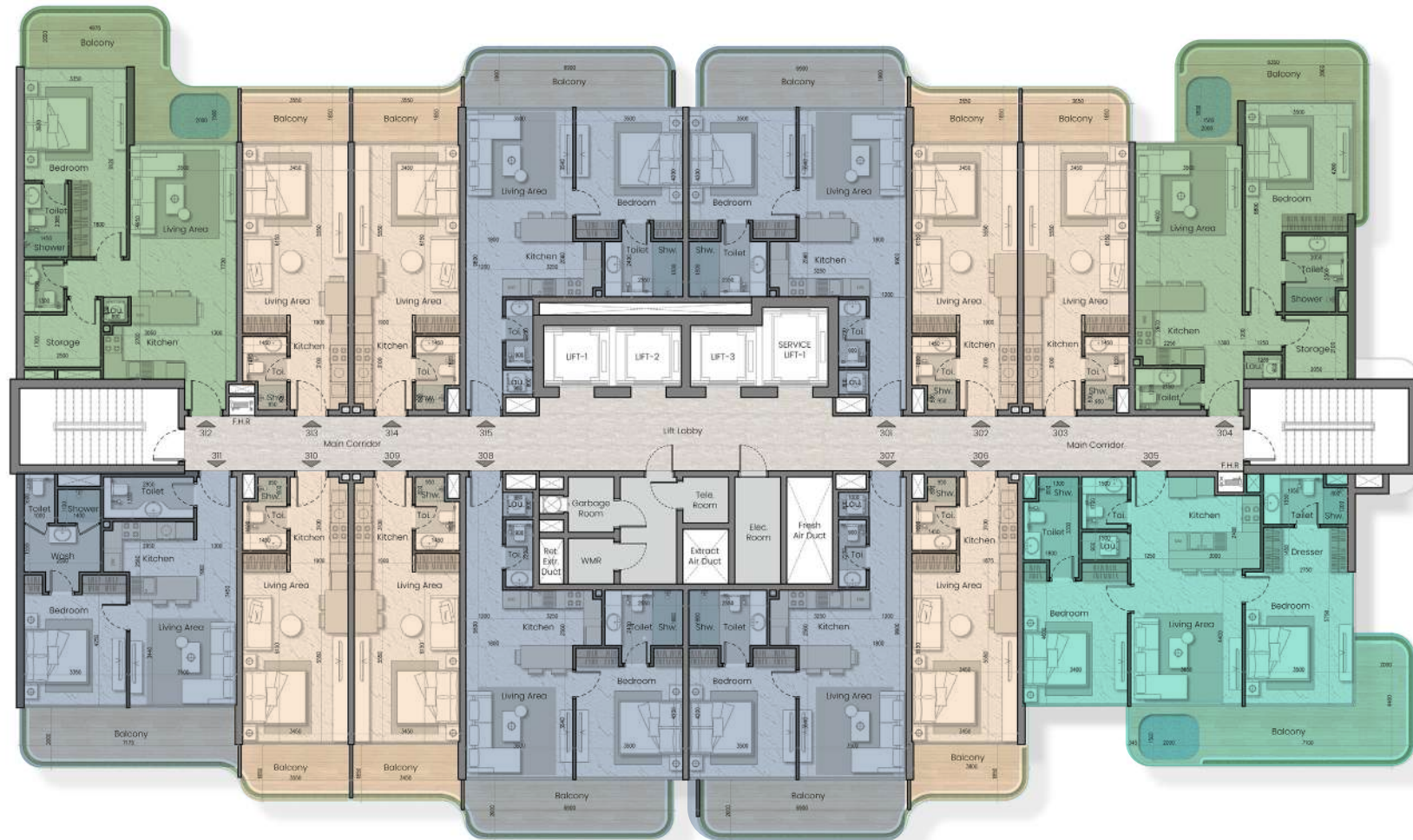


2nd Floor



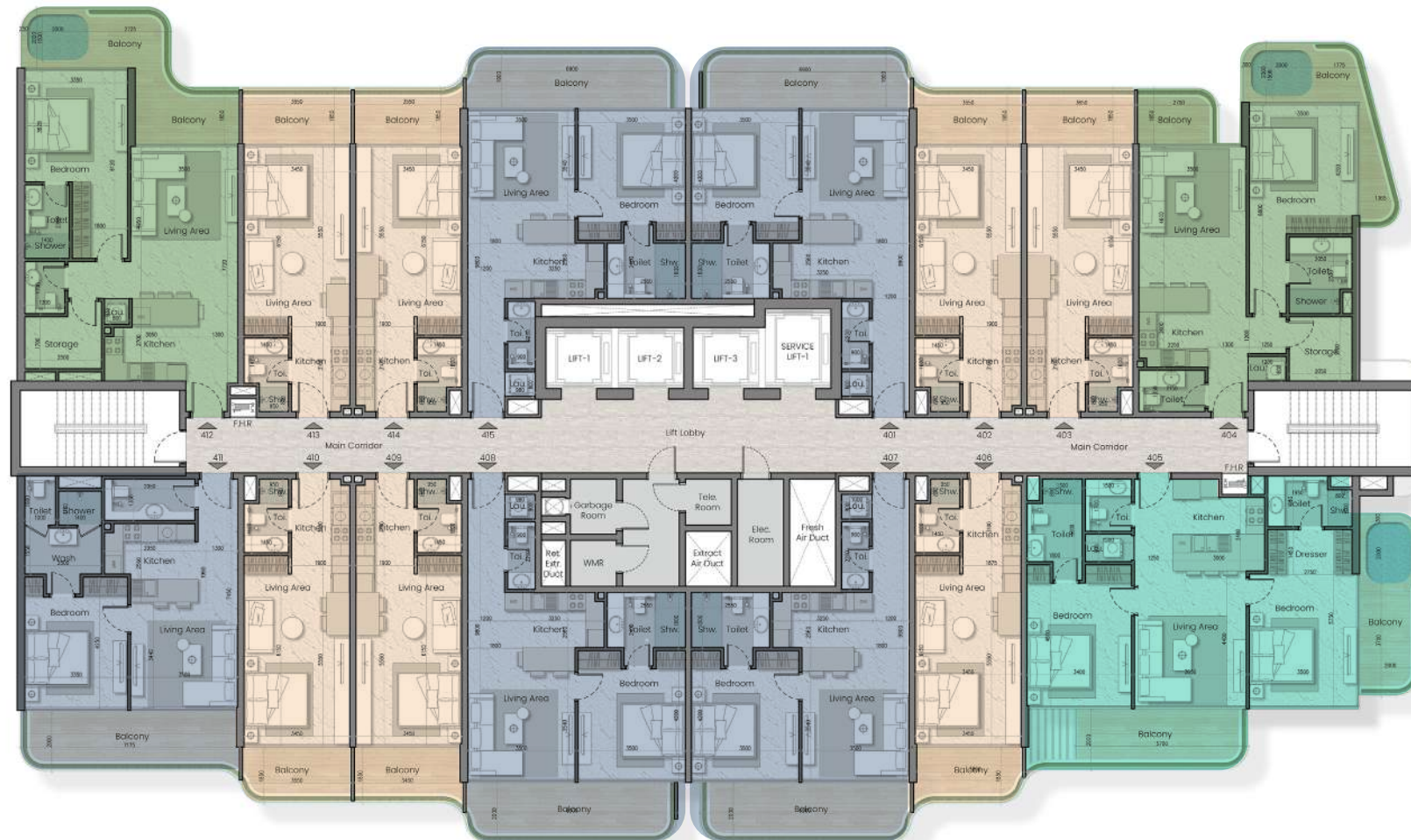
- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

3rd, 5th, 7th & 9th Floor



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

4th, 6th & 8th Floor



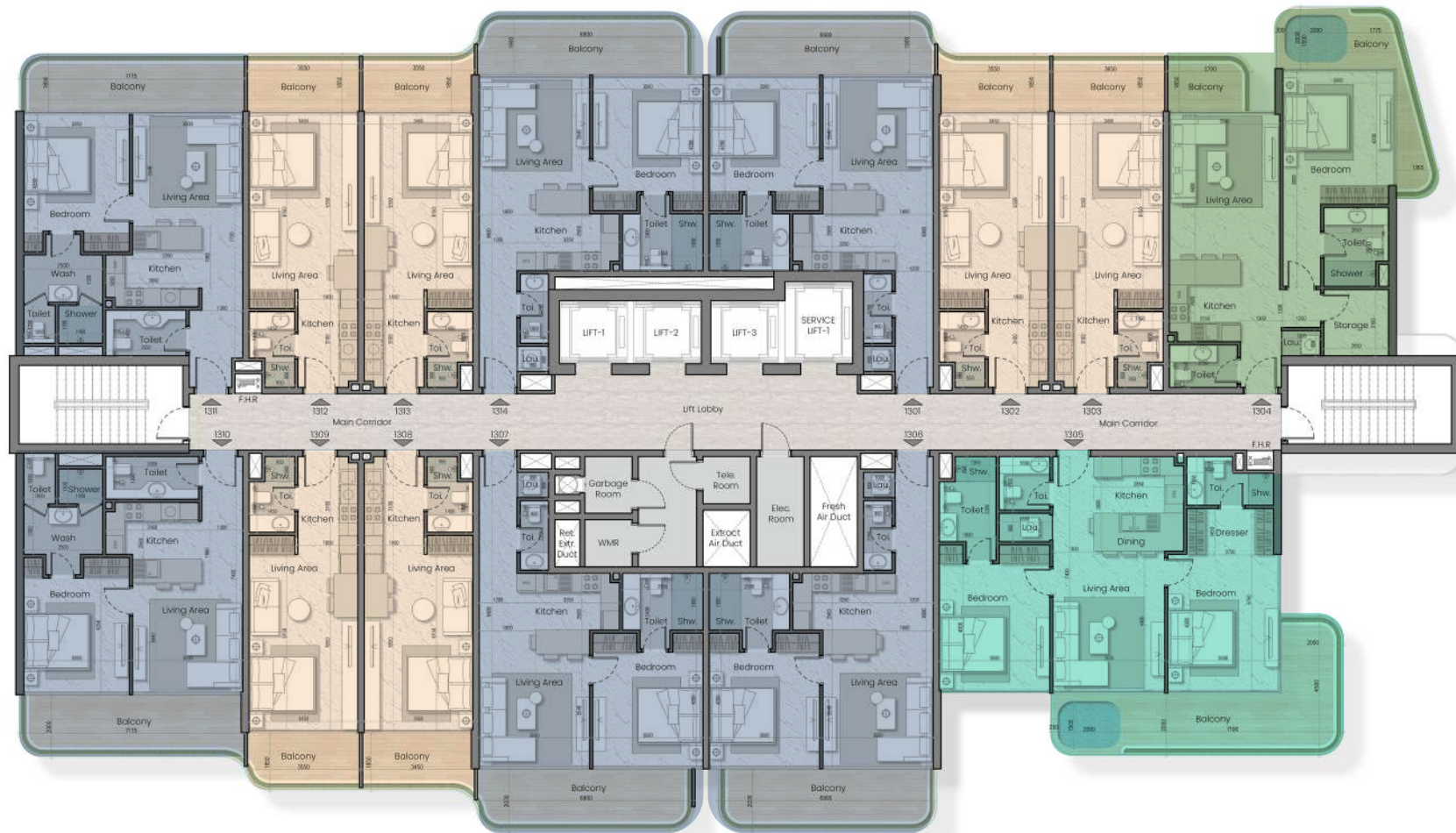
- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

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

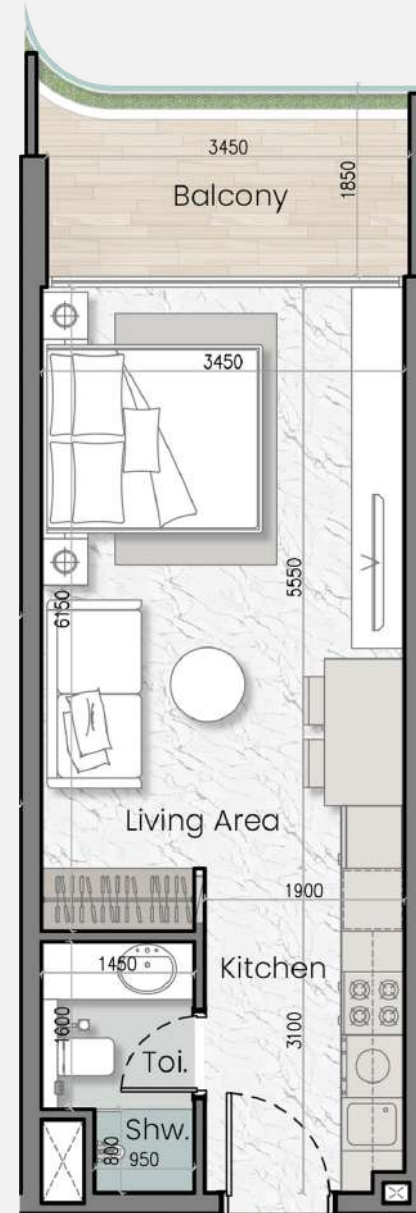


- 1 Bedroom
- 1 Bedroom + Study
- Studio
- Two Bedroom
- Three Bedroom

INDIVIDUAL TYPES OF APARTMENTS



STUDIO



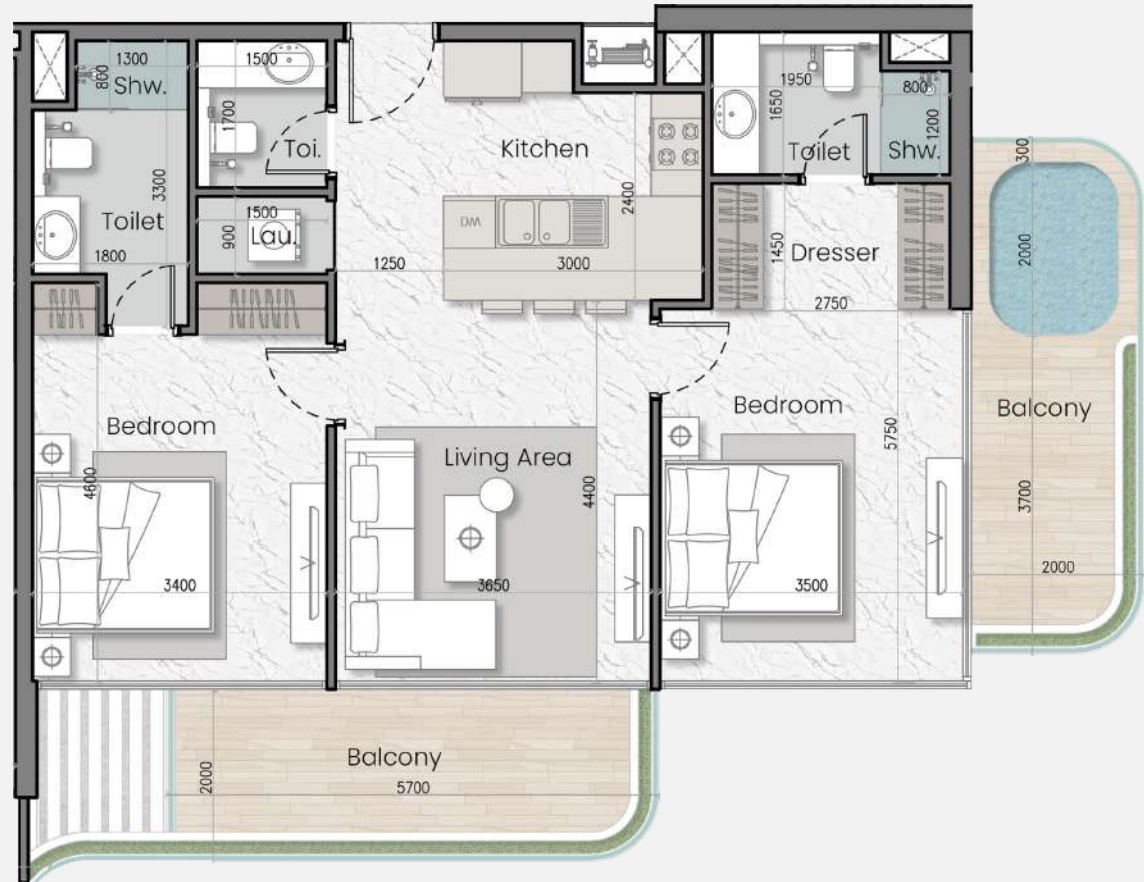
ONE BEDROOM



ONE BEDROOM & STUDY



TWO BEDROOM



THREE BEDROOM



PAYMENT PLAN

20%

Down Payment

7.5%

5th September 2025

7.5%

5th January 2026

7.5%

5th July 2026

7.5%

5th December 2026

50%

on handover by Q1 of 2027

4% DLD + Admin Fees



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

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