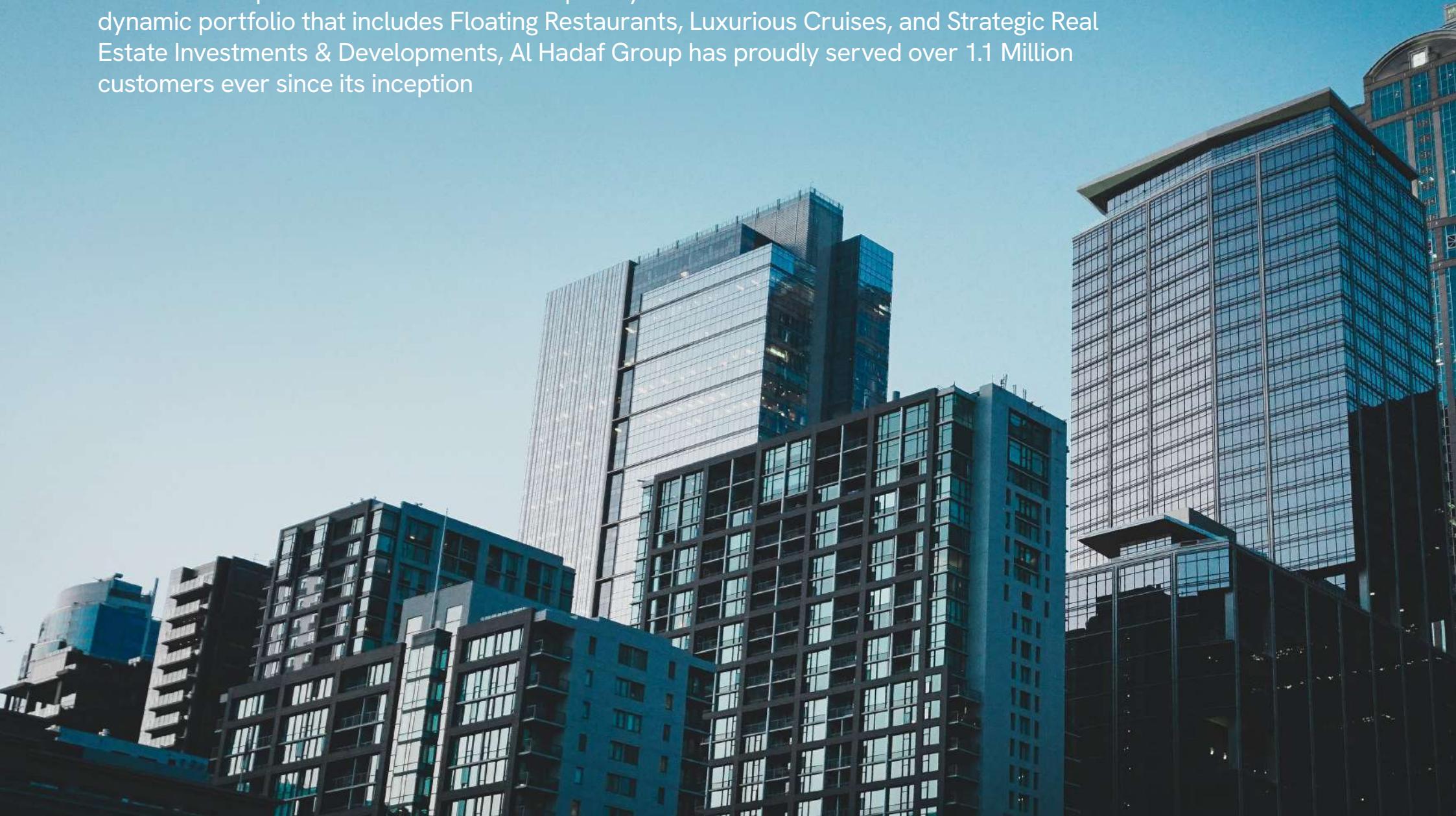


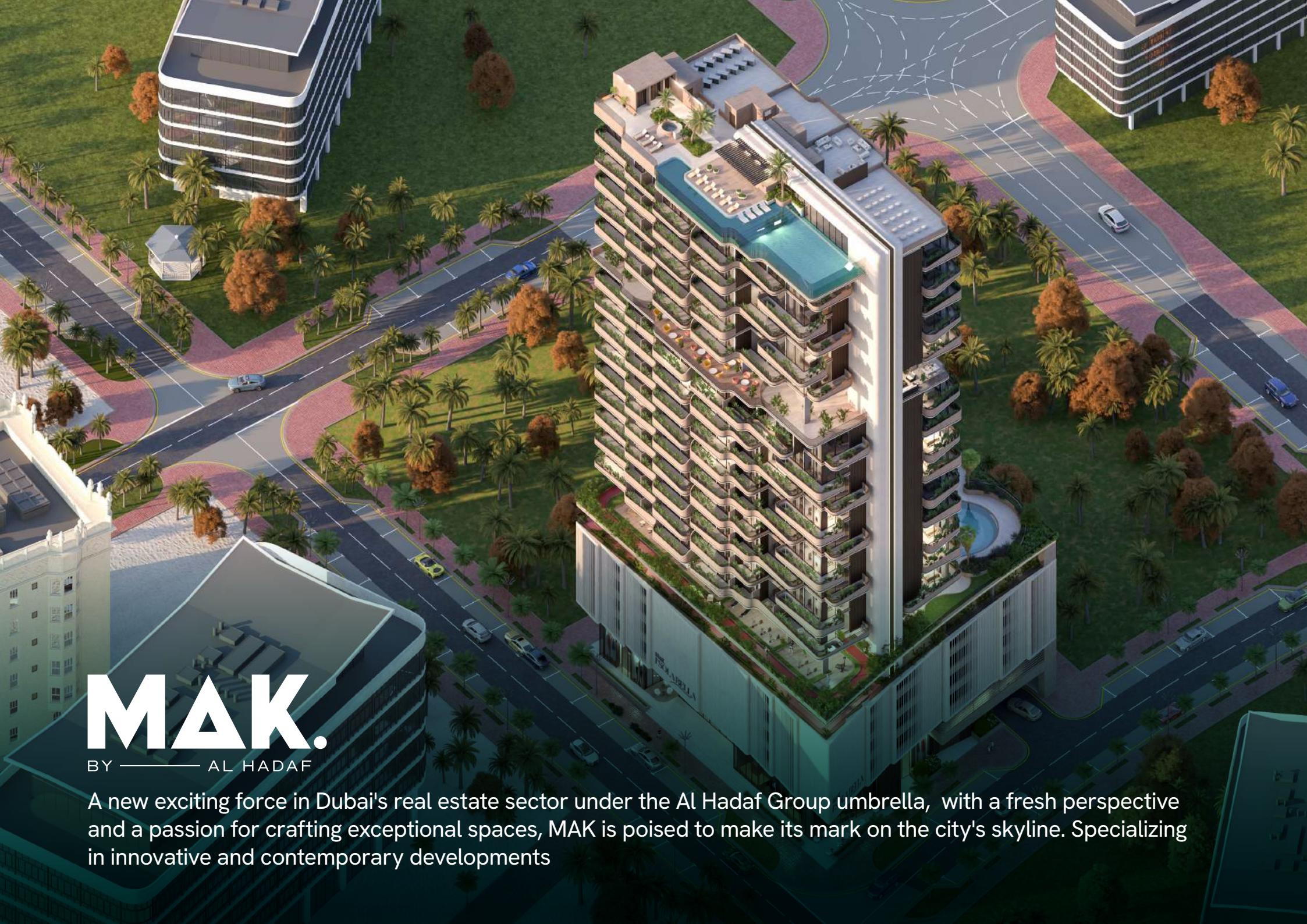


MAK.  
I'SOLA BELLA

# 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.

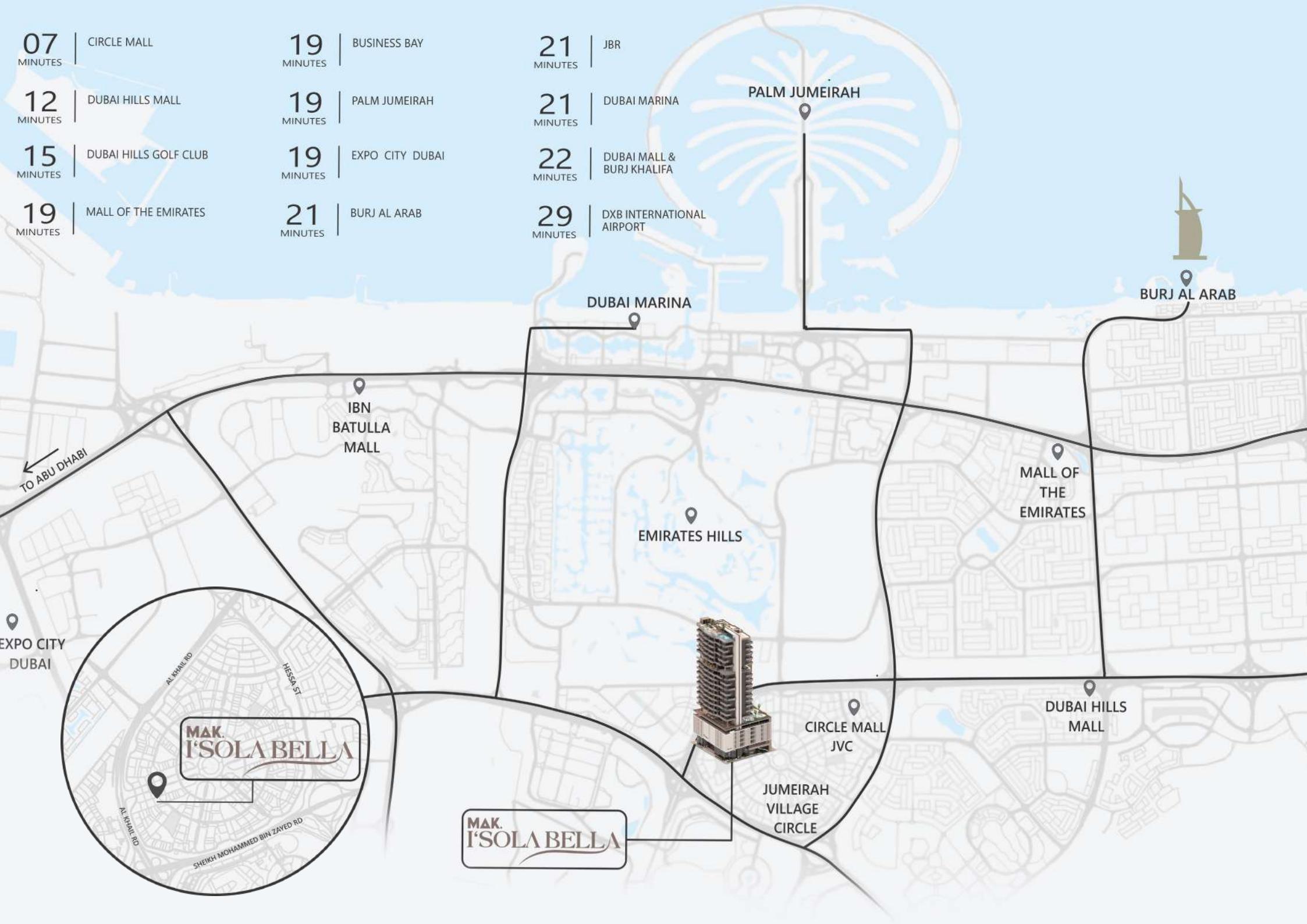
BY — AL HADAF

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.





# 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 I'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-Heighted  
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



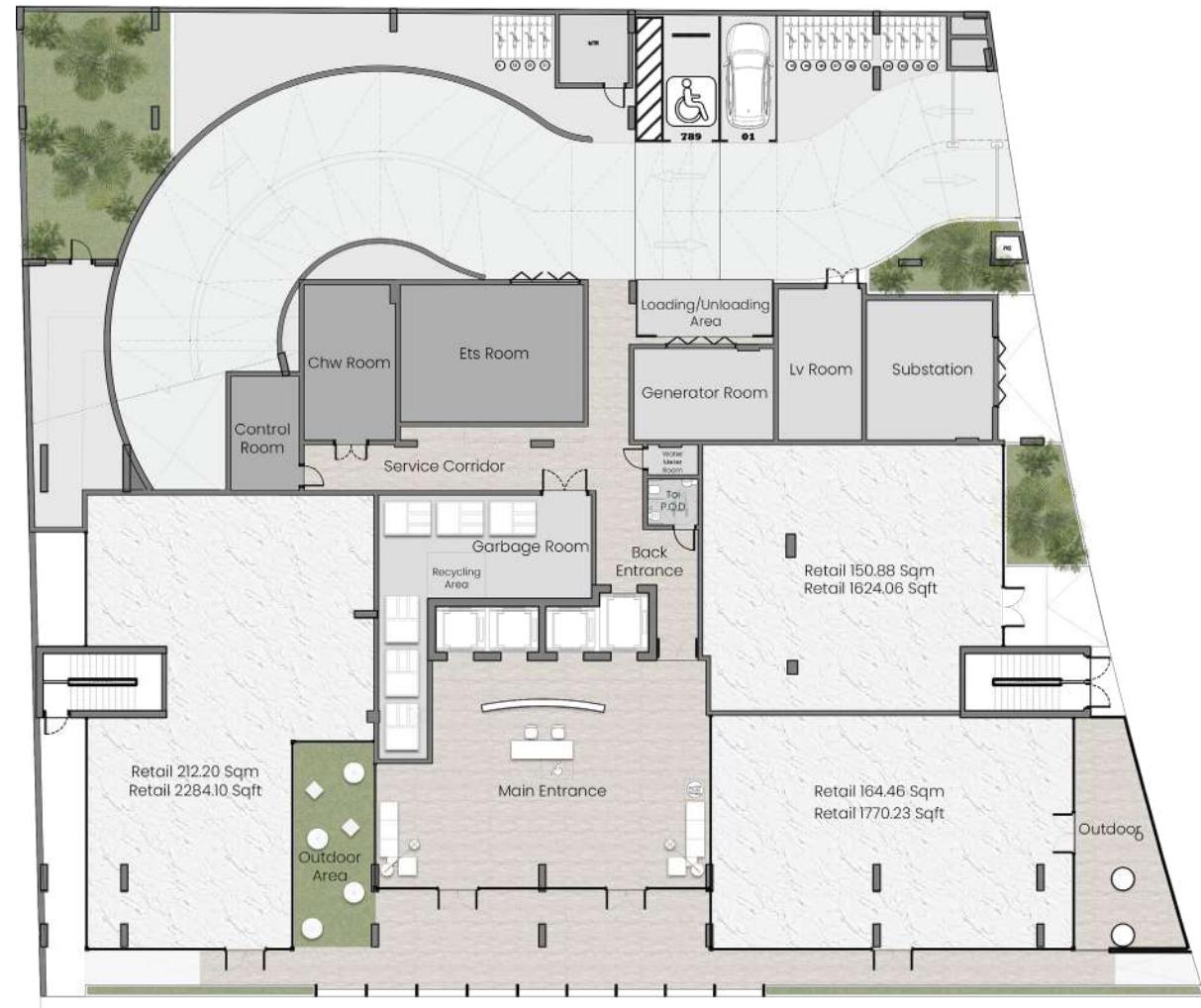
Coworking Space



Steam & Sauna

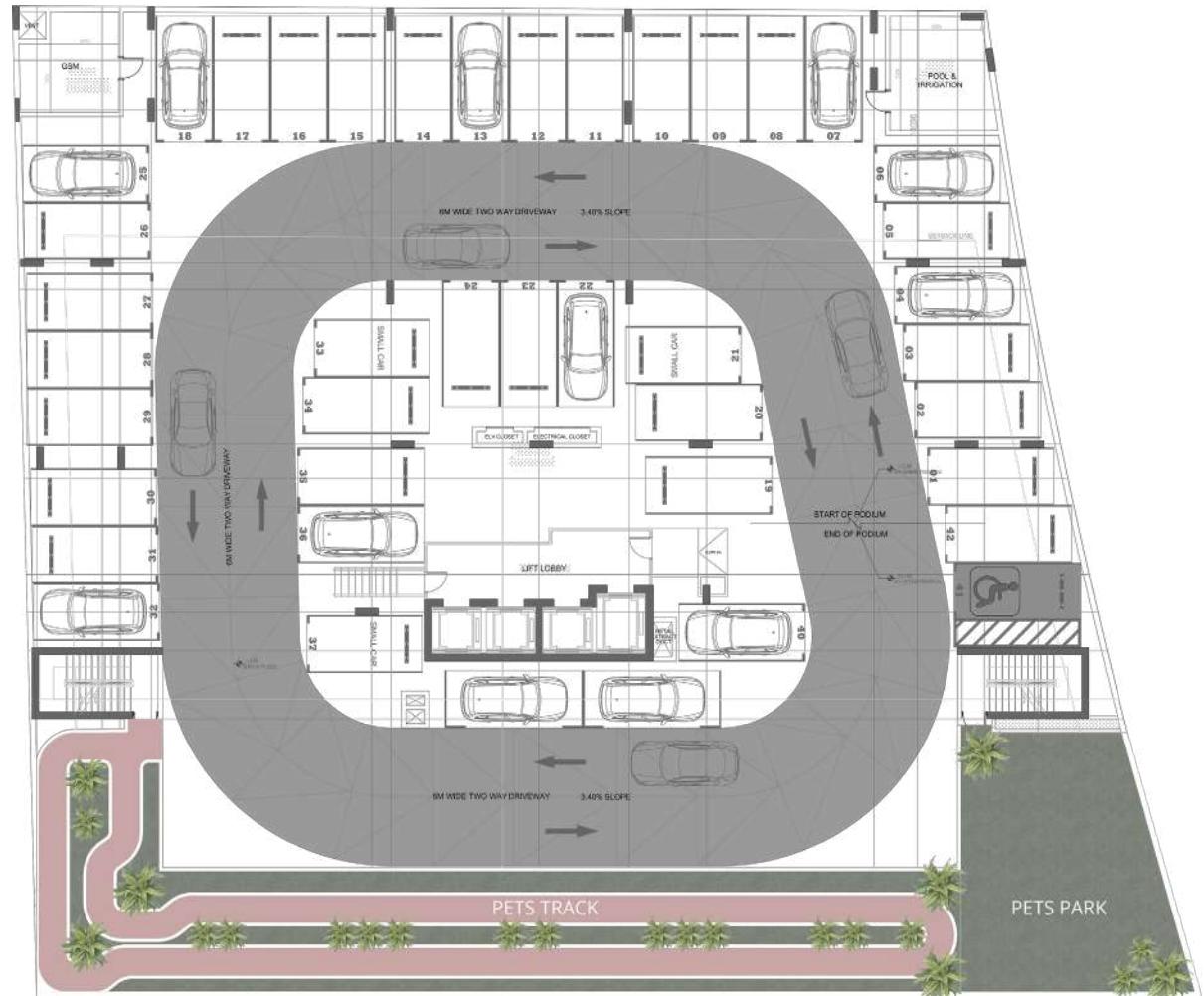
## GROUND FLOOR AMENITIES

- 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





JOGGING TRACK





GAMING ROOM



CLUBHOUSE





INDOOR CINEMA



COWORKING SPACE

# ART STUDIO





*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

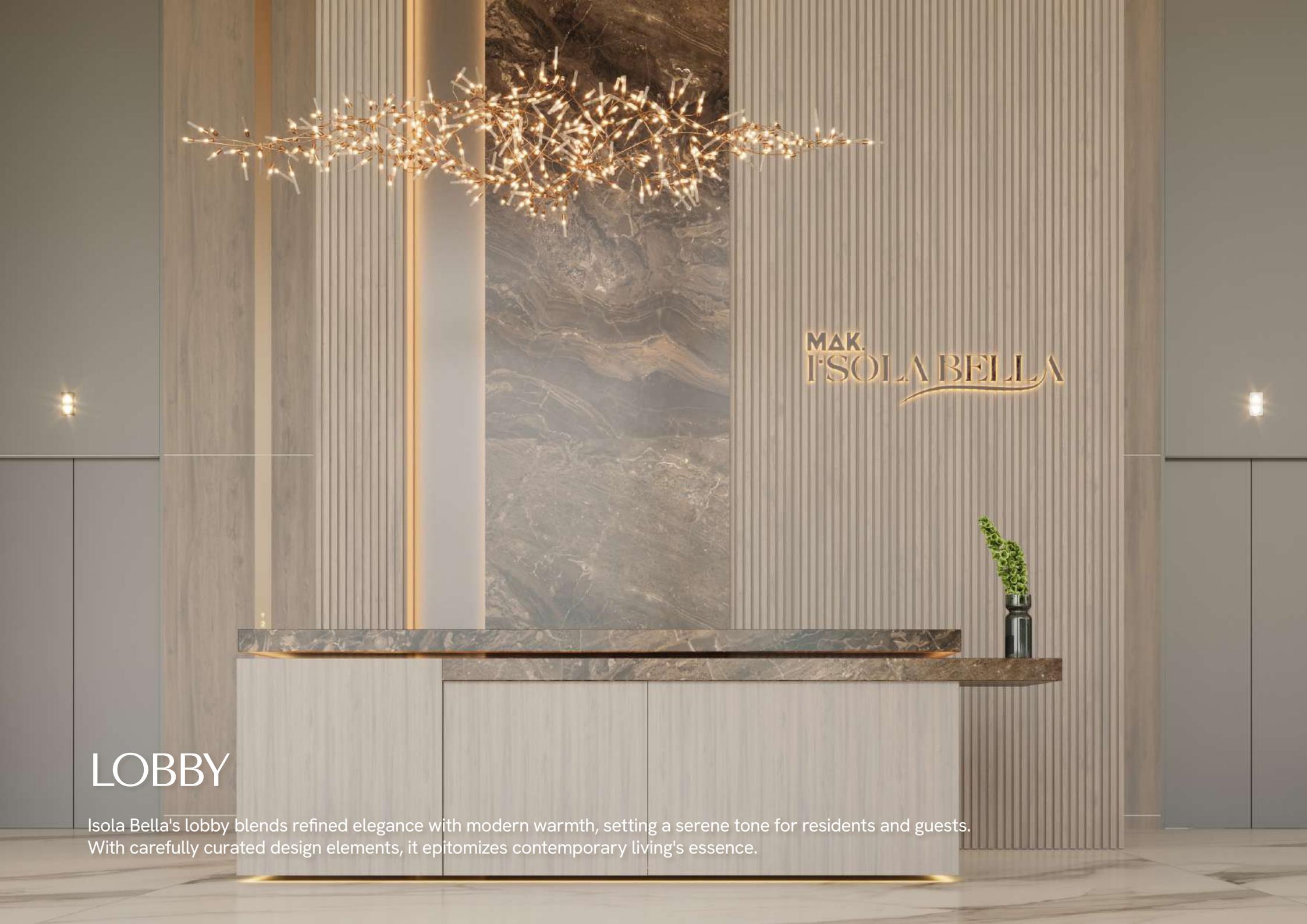
Isola Bella's color palette combines warm beige with serene blue, reflecting its private island waters. This elegant blend creates a tranquil yet sophisticated atmosphere, showcasing the building's unique charm & modern aesthetic.





LOBBY





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

304

305

306

307

31-37

↑ 2

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▼



# INTERIOR OF APARTMENTS





LIVING ROOM







KITCHEN

BEDROOM







STUDY ROOM



BATHROOM





BALCONY

# BUILDING OVERVIEW

## 204 APARTMENTS

**92**  
Studios  
410 - 415 sq ft

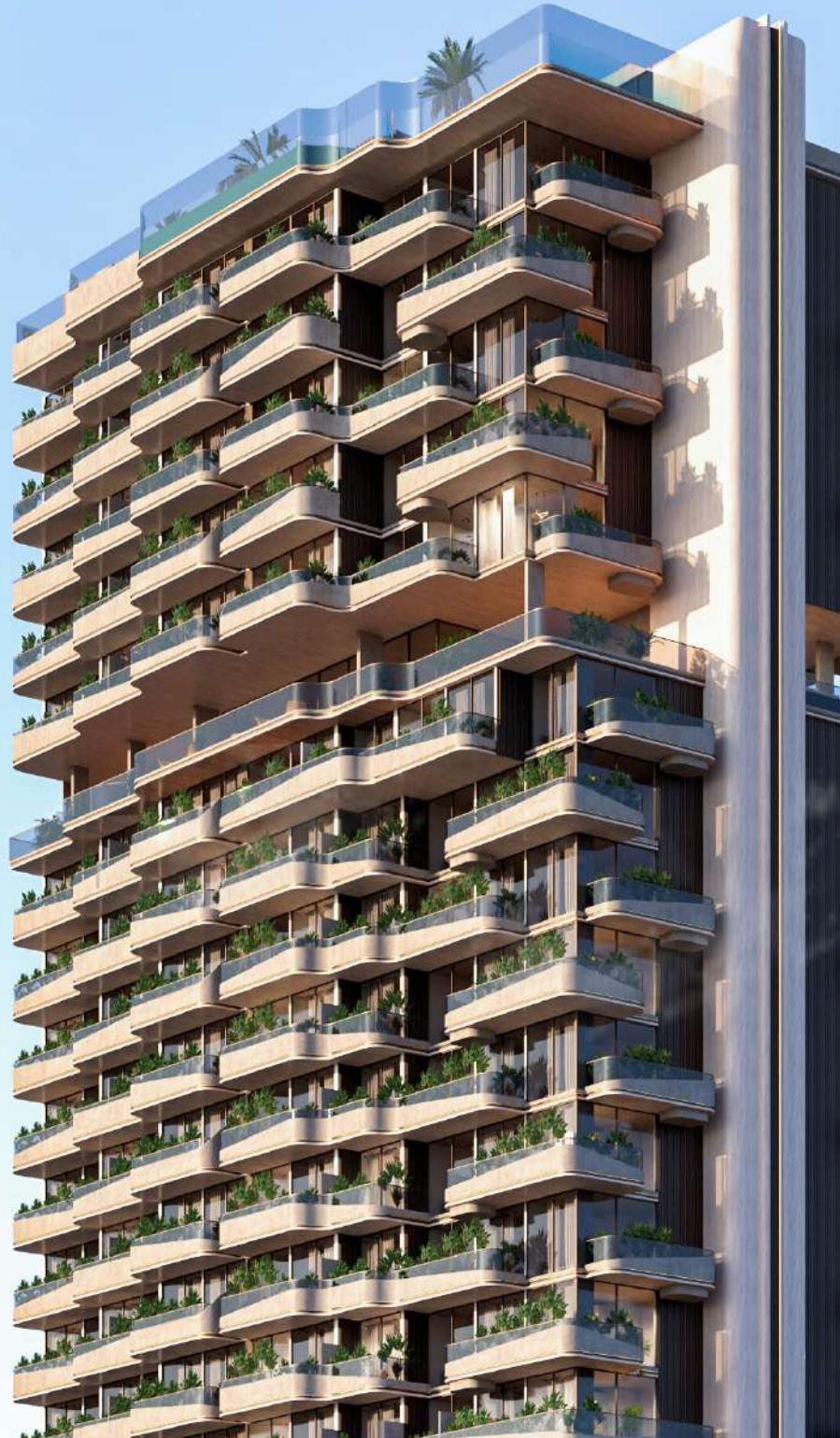
**76**  
One Bedrooms  
729 - 750 sq ft

**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

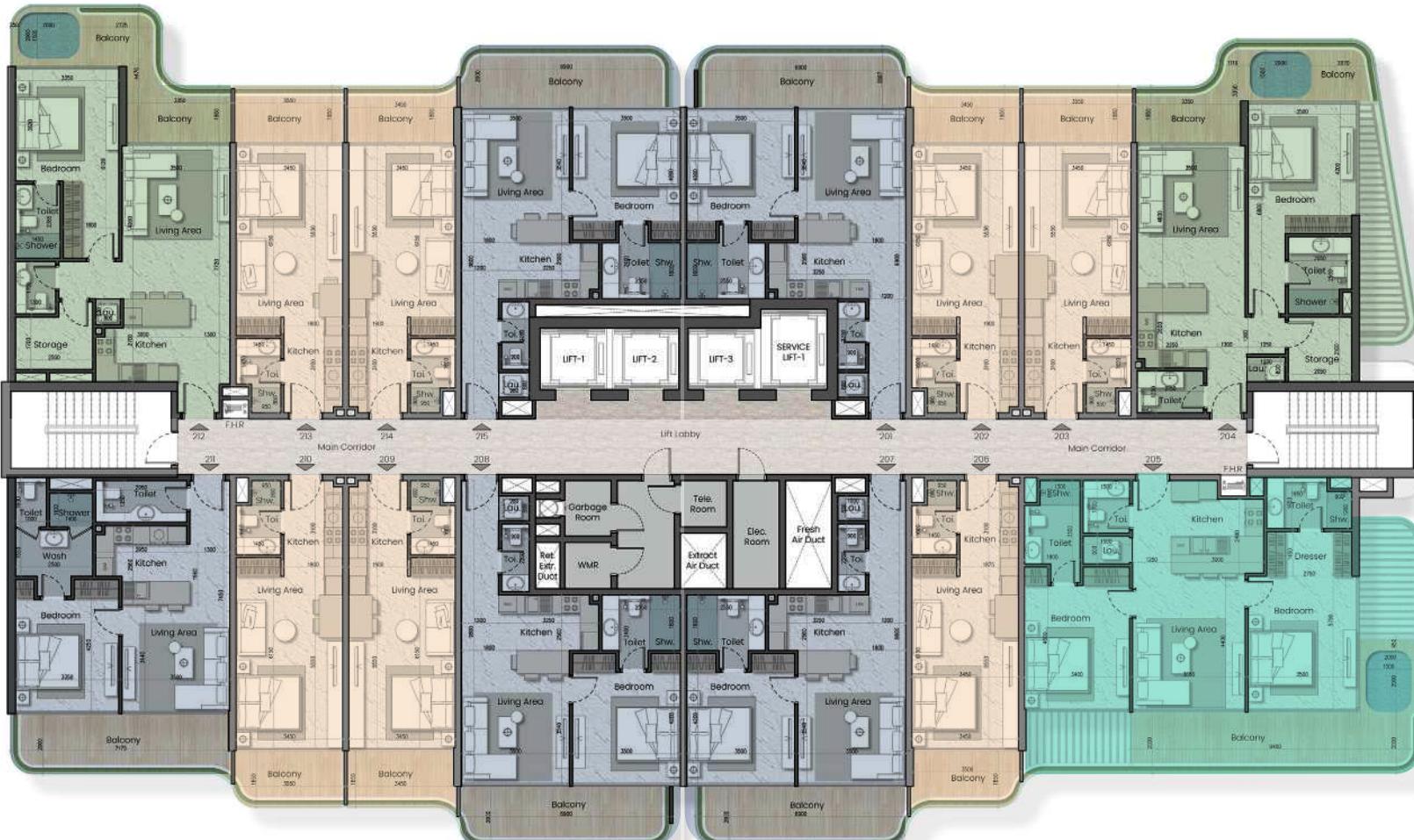




# FLOOR PLANS

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# 2nd Floor



1 Bedroom

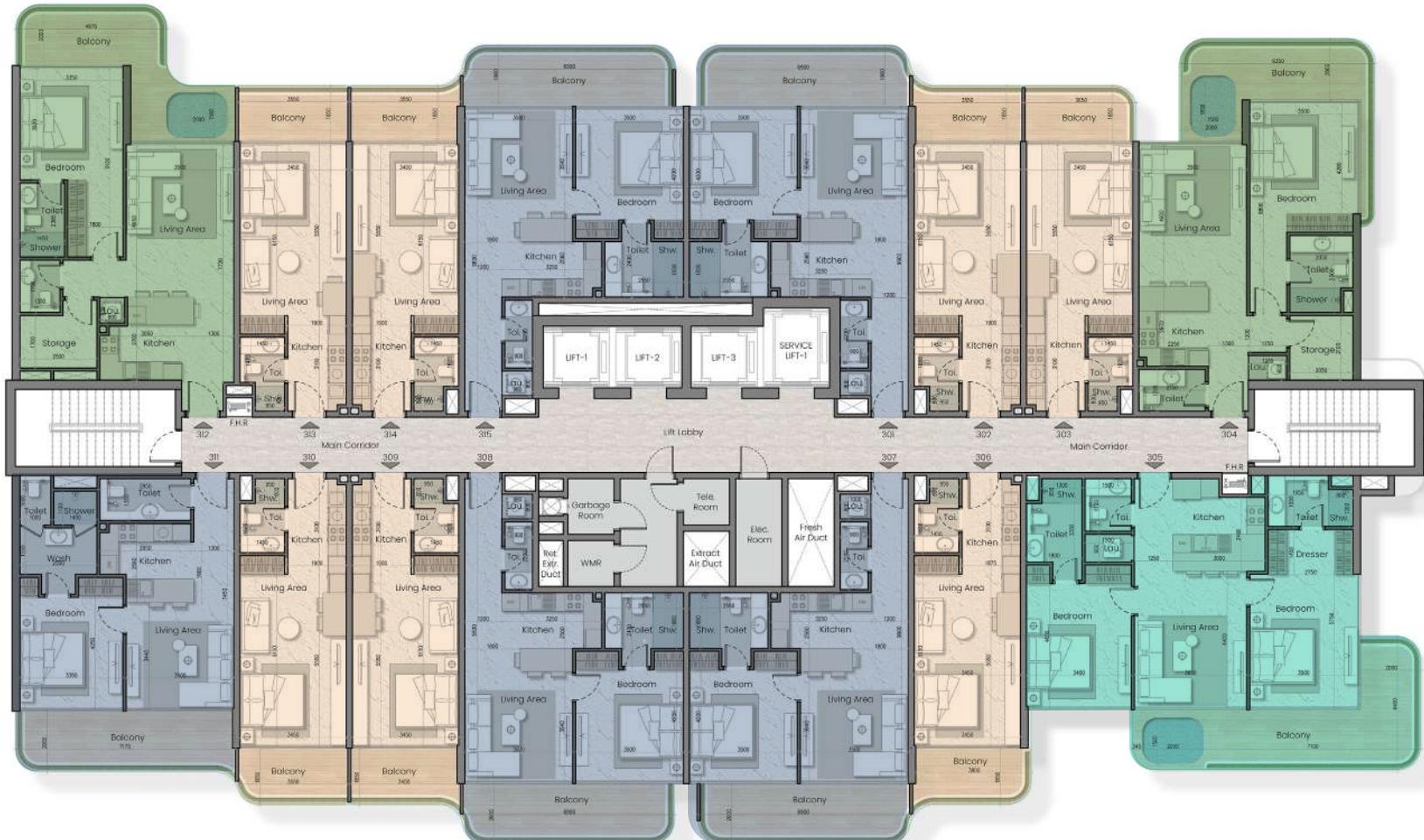
1 Bedroom + Study

Studio

Two Bedroom

Three Bedroom

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



1 Bedroom

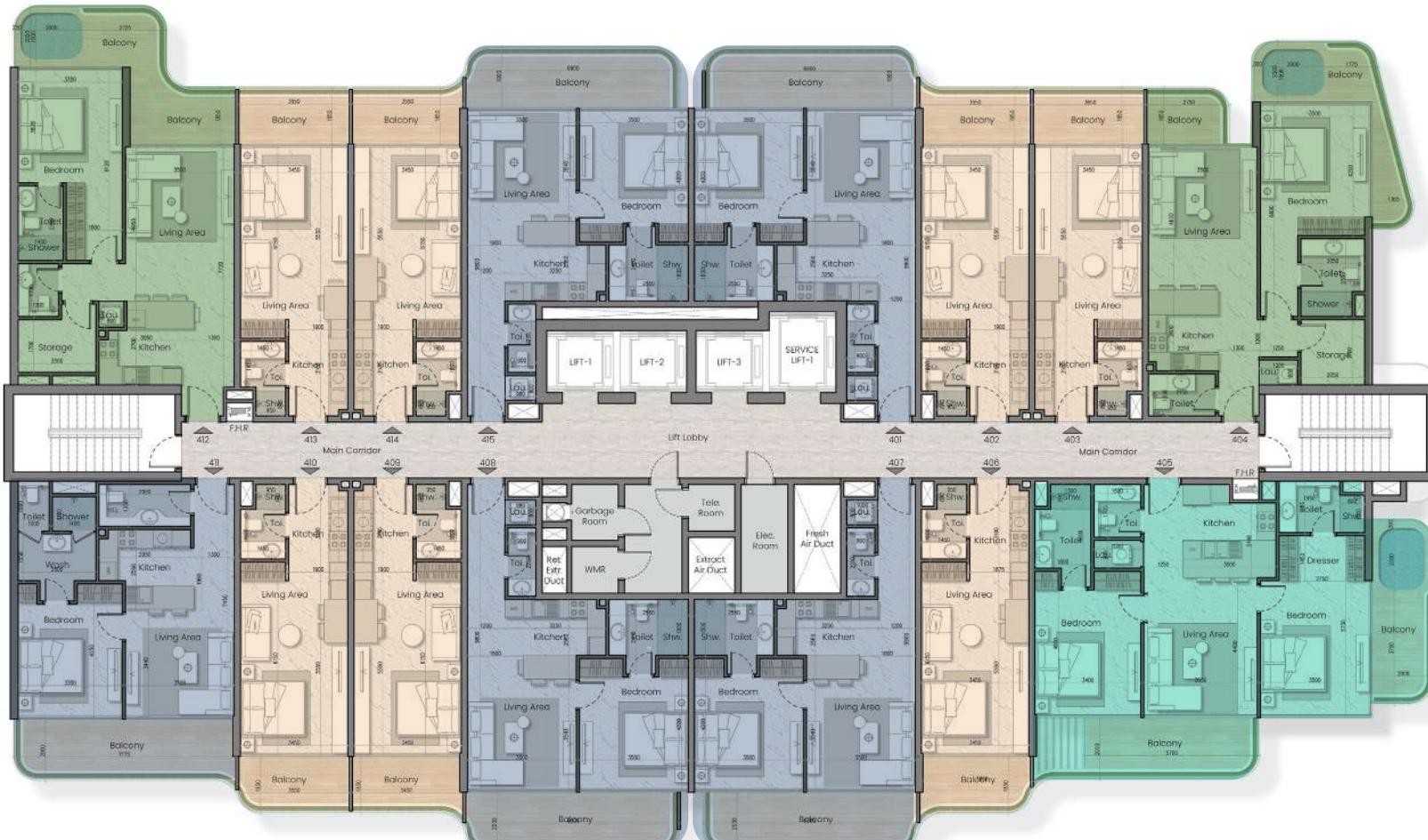
1 Bedroom + Study

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

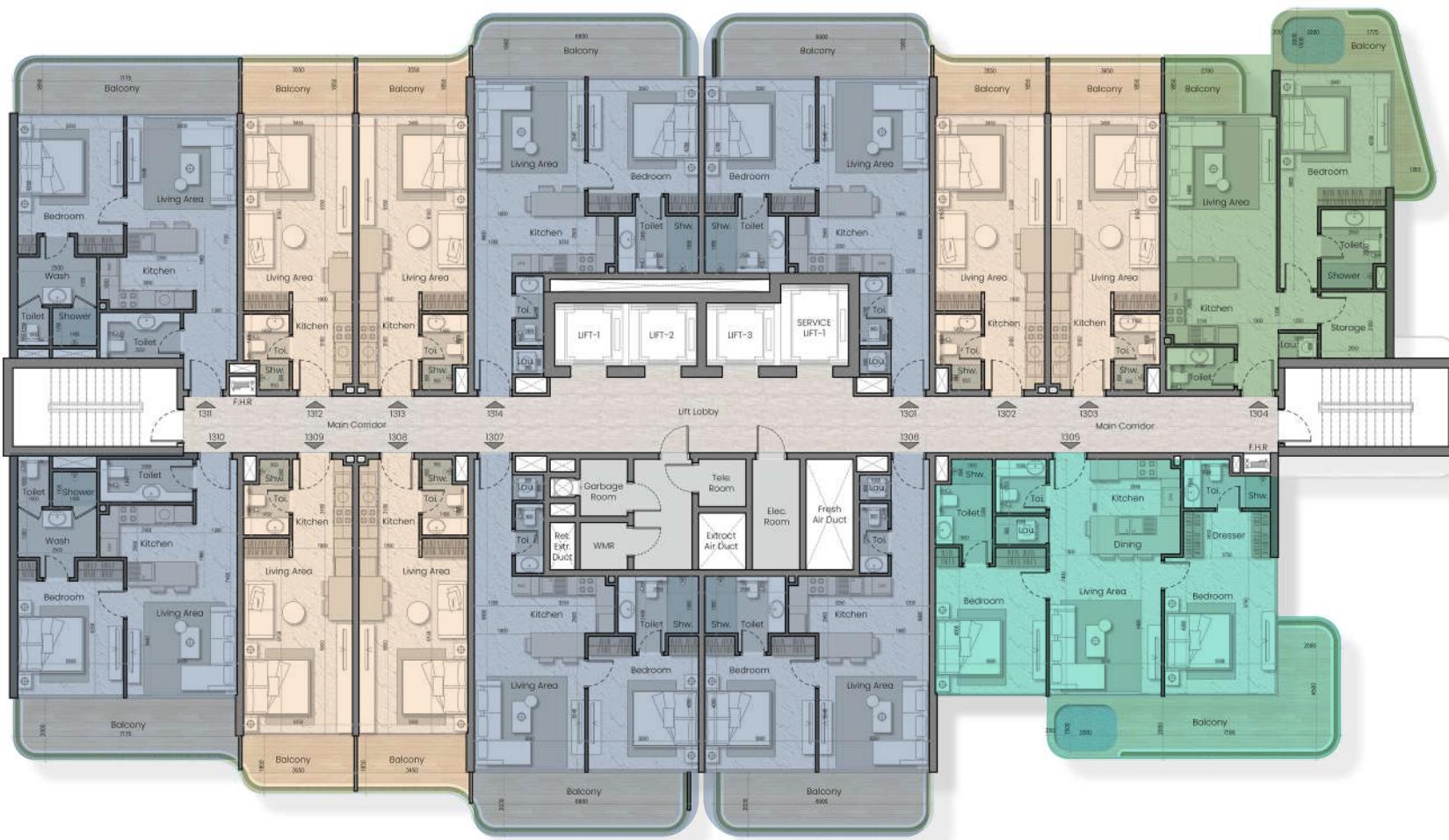


Two Bedroom



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

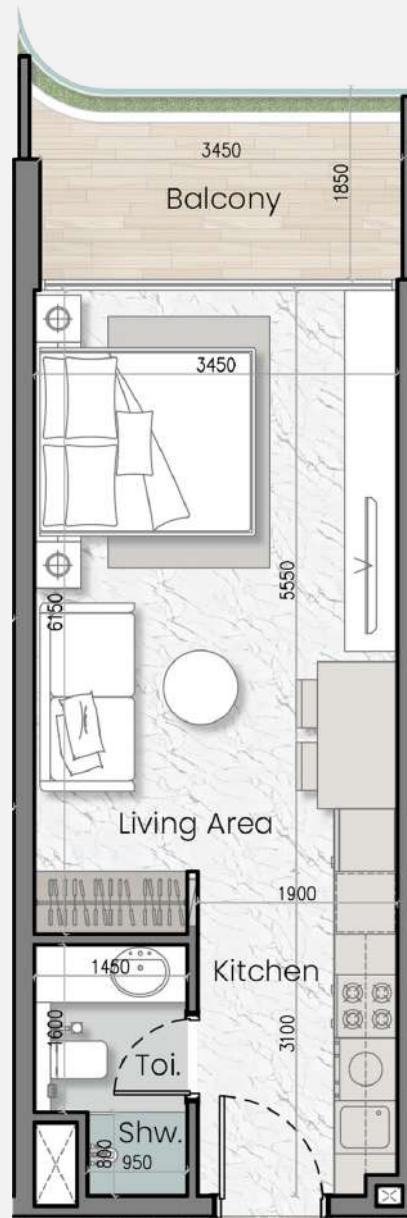
## Three Bedroom



# INDIVIDUAL TYPES OF APARTMENTS

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# STUDIO



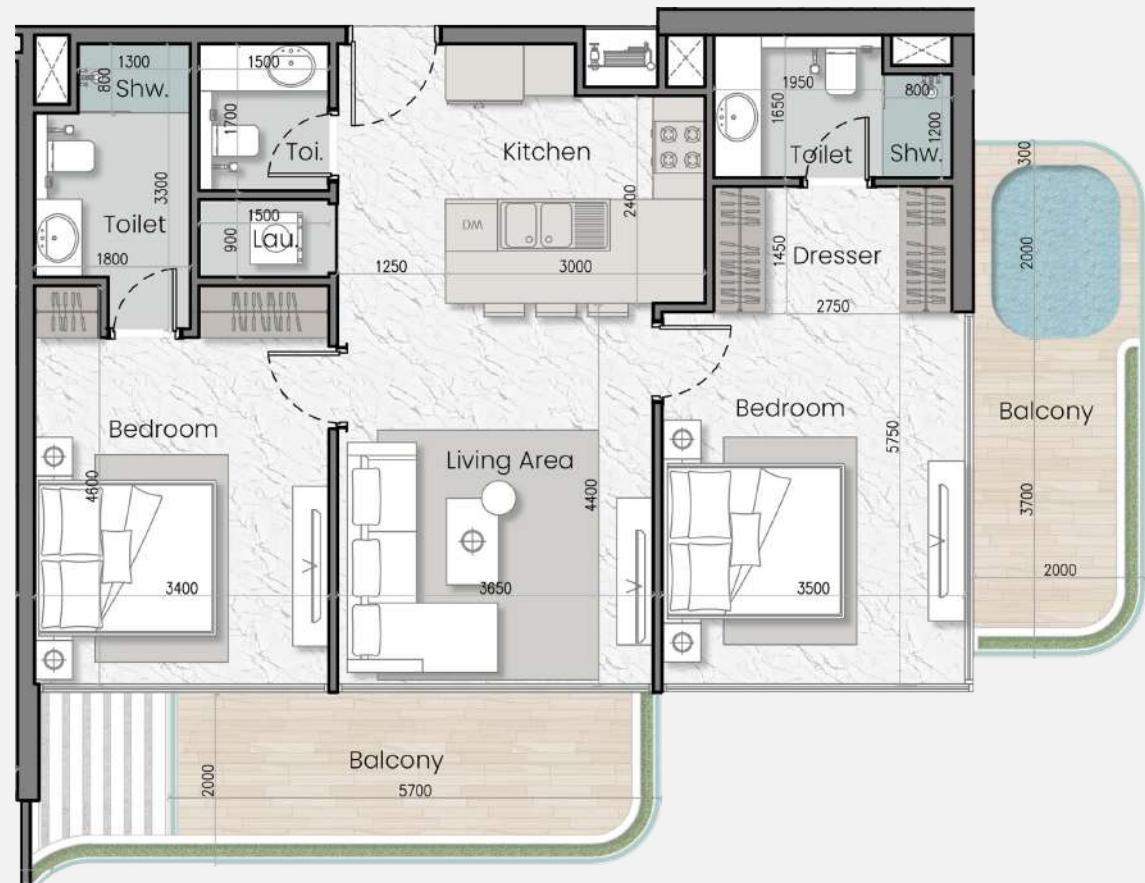
# ONE BEDROOM



# 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/>



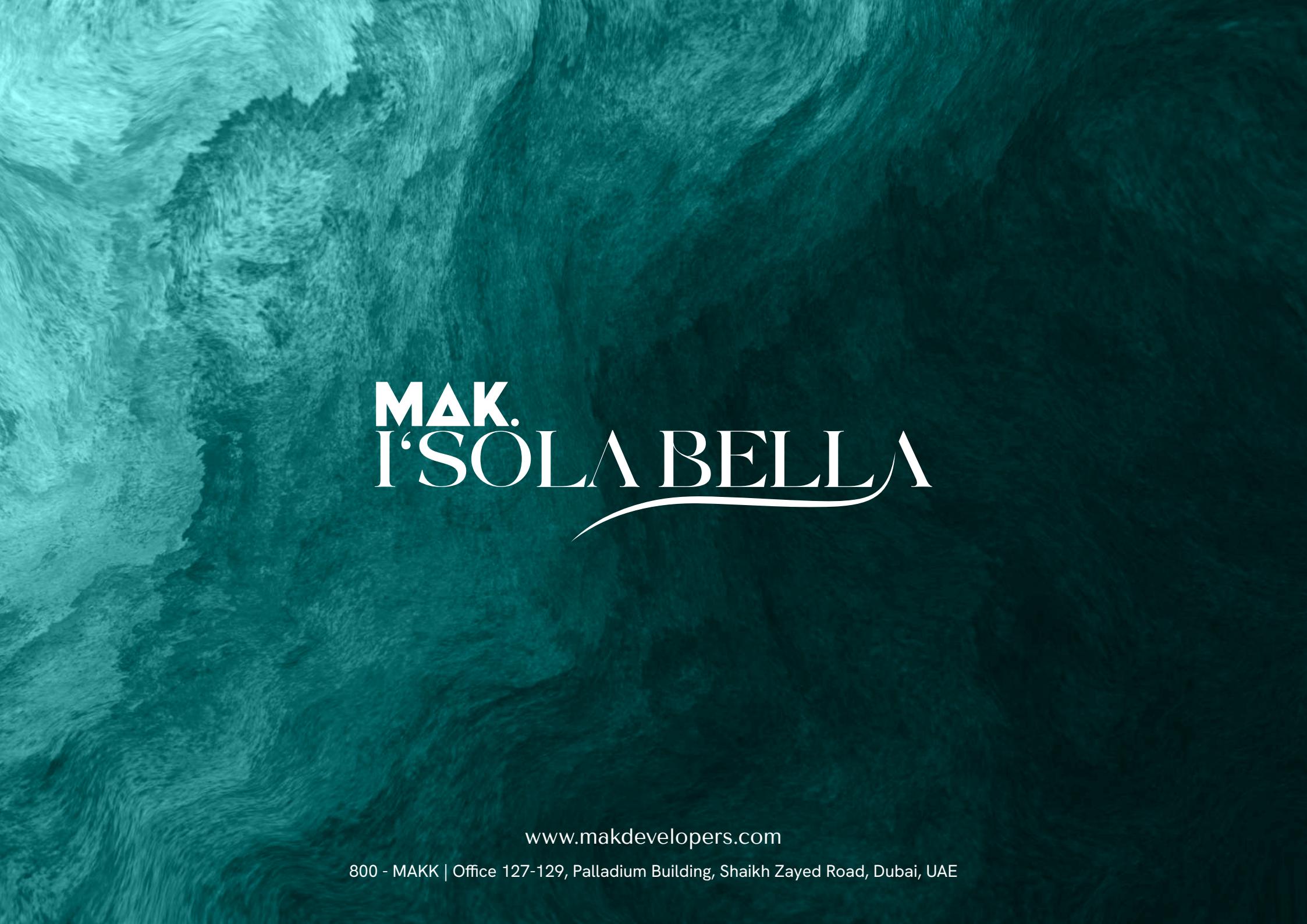
# AMENITIES

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



# LOCATION

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



# MAK. I'SOLA BELLA

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