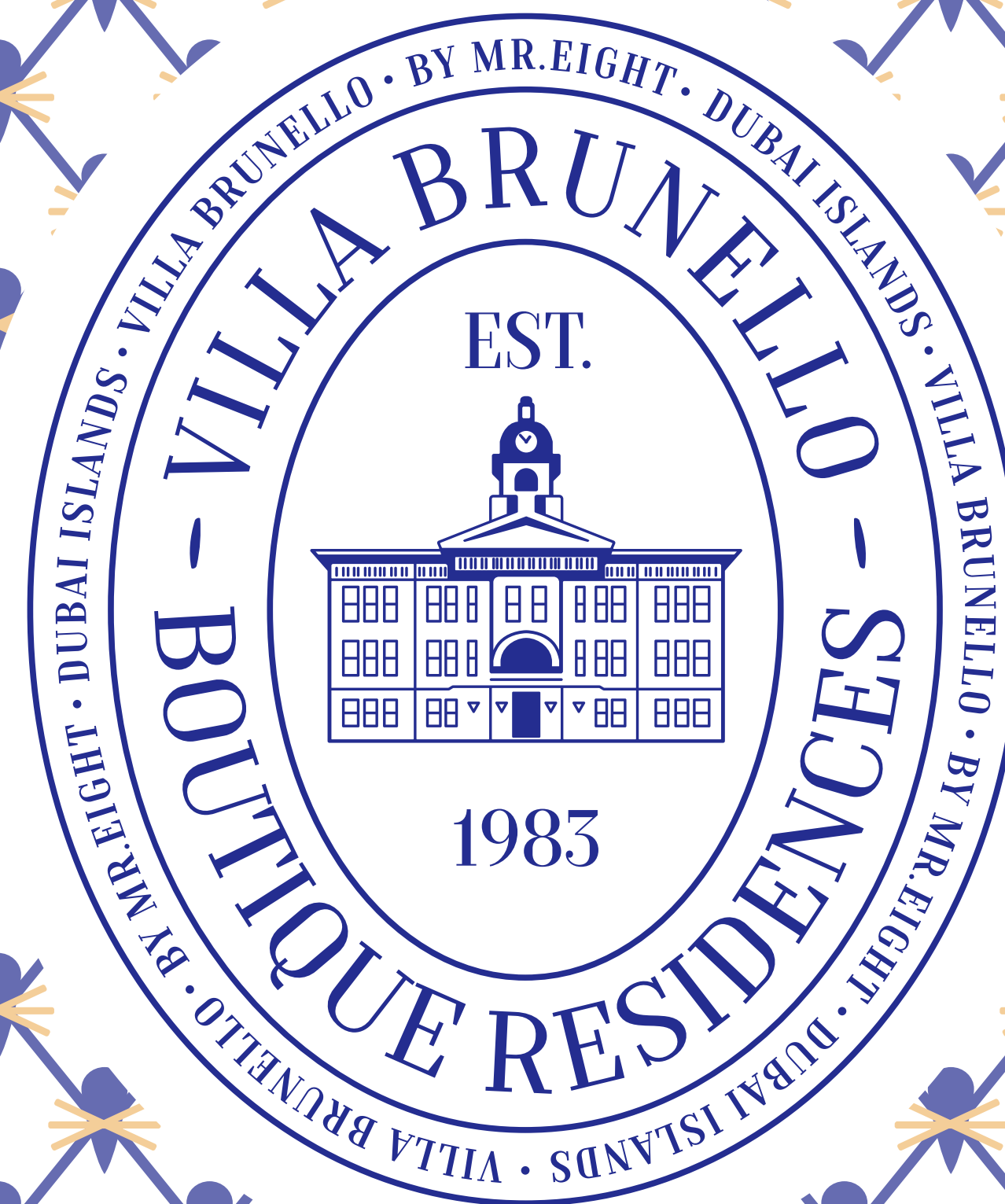
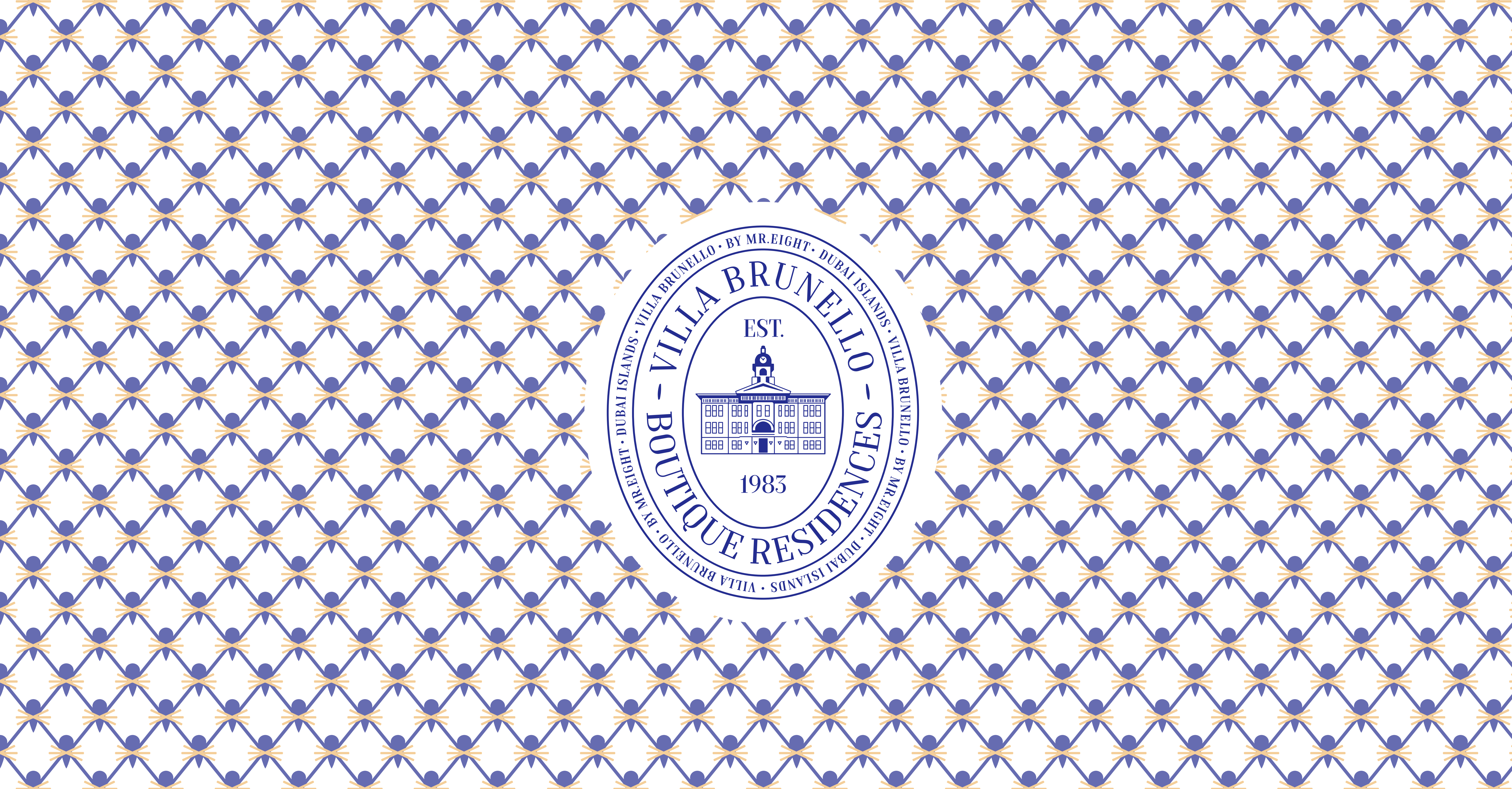


# VILLA *del* BRUNELLO

DUBAI ISLANDS



*Branded Residences*  
BY MR. EIGHT



# VILLA *del* BRUNNELLO

BRANDED RESIDENCES BY MR.EIGHT



MR. EIGHT DEVELOPMENT

# 15 *minutes from*

Villa del BRUNELLO is perfectly situated to offer the best of Dubai's vibrant lifestyle. Just a 15-minute drive away is the Dubai International Financial Centre (DIFC), home to some of the world's most renowned restaurants. Additionally, the property is only a 20-minute drive from Downtown Dubai, Business Bay, and the iconic Dubai Mall, ensuring seamless access to the city's premier entertainment and business hubs.

THE  
DUBAI  
MALL

DIFC 

  
CIPRIANI

ZUMA  
CONTEMPORARY JAPANESE CUISINE

GAIÀ  
~

  
THE ARTS CLUB  
DUBAI

LPM  
LPM RESTAURANT & BAR





**ACADEMY AWARD-WINNER ADRIEN BRODY JOINED MR. EIGHT DEVELOPMENT  
 TO MARK THE OFFICIAL LAUNCH AT THE ROYAL ATLANTIS 2025  
 A UNIQUE COLLABORATION THAT BROUGHT TOGETHER TIMELESS CINEMATIC ELEGANCE AND ARCHITECTURAL EXCELLENCE**

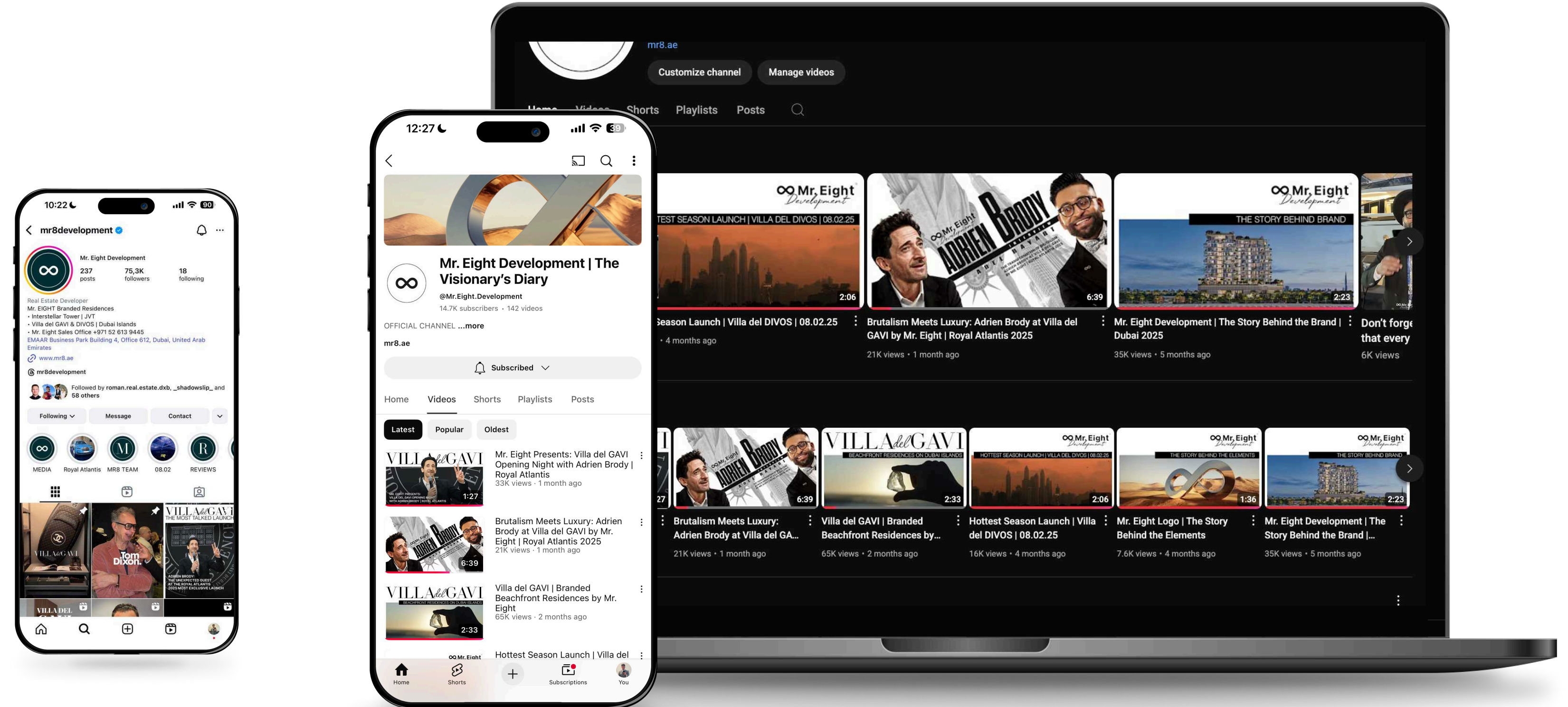


# FOLLOW US ON INSTAGRAM & YOUTUBE

Subscribe us on Instagram @mr8development to be the first to receive project news, exclusive previews, and real-time updates.



DUBAI ISLANDS





# PRESS & MEDIA

Press Articles About Mr. Eight Development Featured in the Most Respected and Influential UAE Publications



## Villa del DIVOS by Mr. Eight Development wins The Best Residential Property, Dubai at International Property Awards 2025

The project has seen strong early traction, with over 90% of residences sold.

Suha Sabith Wed 24 Sep 2025



Mr. Eight Development's flagship project, Villa del DIVOS, received two key awards at the Dubai Property Awards in partnership with International



## Mr. Eight development's Villa del Gavi wins 2025 Luxury Lifestyle Award

Dubai-based developer celebrates recognition for branded residence project on Dubai Islands

By Contributor Fri 13 Jun 2025



Dubai-based luxury developer Mr. Eight Development has been awarded the 2025 Luxury Lifestyle Award in the 'Best Luxury Branded Residences' category for its flagship project Villa del Gavi, located on Dubai Islands.



# CONSTRUCTION BUSINESS NEWS

## Mr. Eight Development Emils Daujats, Director

Mr. Eight Development, a European property developer with over 20 years of success, is redefining family living in the UAE with boutique-inspired residences that prioritize stylish design and personalized experiences. Focused on superior construction and community distinction, their projects feature a limited number of units to foster resident intimacy and include premium amenities. Expanding into Dubai Islands, the developer has secured eight plots and plans to launch five projects in 2025. Leading this initiative is Villa del Divos, set to debut in Q1 2025, marking Mr. Eight Development's commitment to innovative, high-quality living in the region. Residents of Mr. Eight Developments on Dubai Islands will enjoy exclusive perks, including a Members Club with Rolls-Royce chauffeurs, a luxury Riva boat, beach club access, valet parking, and on-site spa and bellboy services.

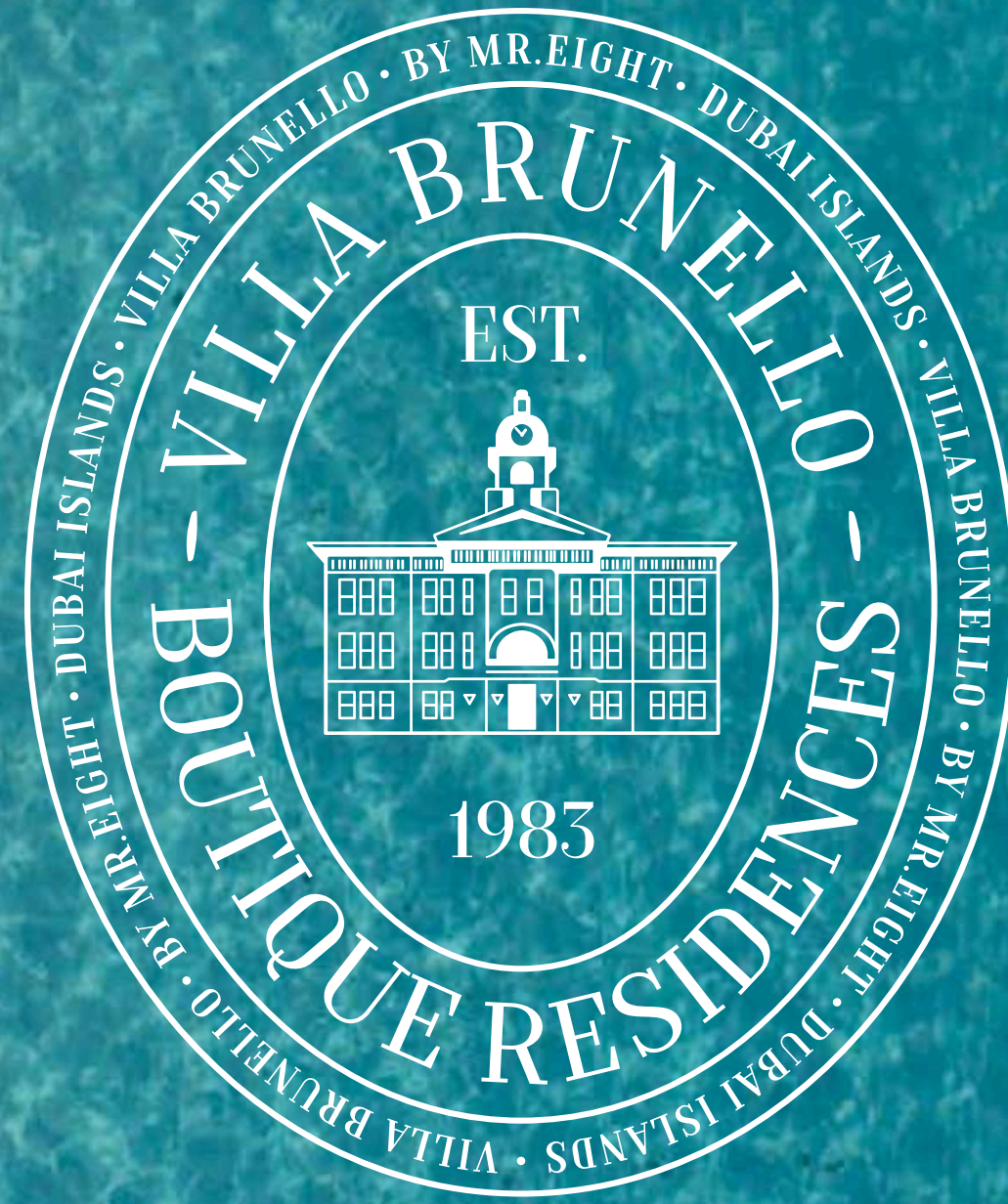
Emils Daujats, Director at Mr. Eight Development, spearheads sales efforts and manages broker relations for the company's premium UAE projects. With extensive expertise in off-plan sales and international business development, Daujats plays a pivotal role in driving growth and revenue for the developer's innovative ventures.

Each Mr. Eight Development project is uniquely designed, ensuring no two are alike.

"Our projects will offer a boutique resort experience, allowing residents to enjoy an unparalleled premium living environment. We plan to invest around one billion dirhams across our Dubai Island projects, ensuring they are exceptional in both design and construction quality."

- Emils Daujats





*Luxury begins with space*

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Designed for those who seek more than just a home—this is a statement of success, refinement, and the art of truly living.

∞ Mr. Eight





# 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.



# DUBAI ISLANDS VILLA *del* BRUNELLO



Atlantis

Palm Jumeirah



Ain Dubai

The World Islands



Burj Al Arab

Jumeirah Beach Hotel

Bulgari Resort Dubai

Nikki Beach Resort & Spa Dubai

La Mer Island

Dubai Marina

Madinat Jumeirah

Jumeirah

Al Wasl Road



Dubai Hospital

Waterfront Market

Emirates Hills

Umm Suqeim

Dubai Canal

Safa Park

Za'abeel

Dubai Frame

Emirates Living



Gold & Diamond Park

Sheikh Zayed Road

Coca-Cola Arena

DIFC

Dubai World Trade Centre

Al Quoz Industrial Area

Business Bay

Burj Khalifa

Zabeel Park

Al Khail Road

Dubai Hills Estate

Ras Al Khor Wildlife Sanctuary

Dubai Creek Harbour



Dubai International Airport

# DUBAI ISLANDS VILLA *del* BRUNELLO

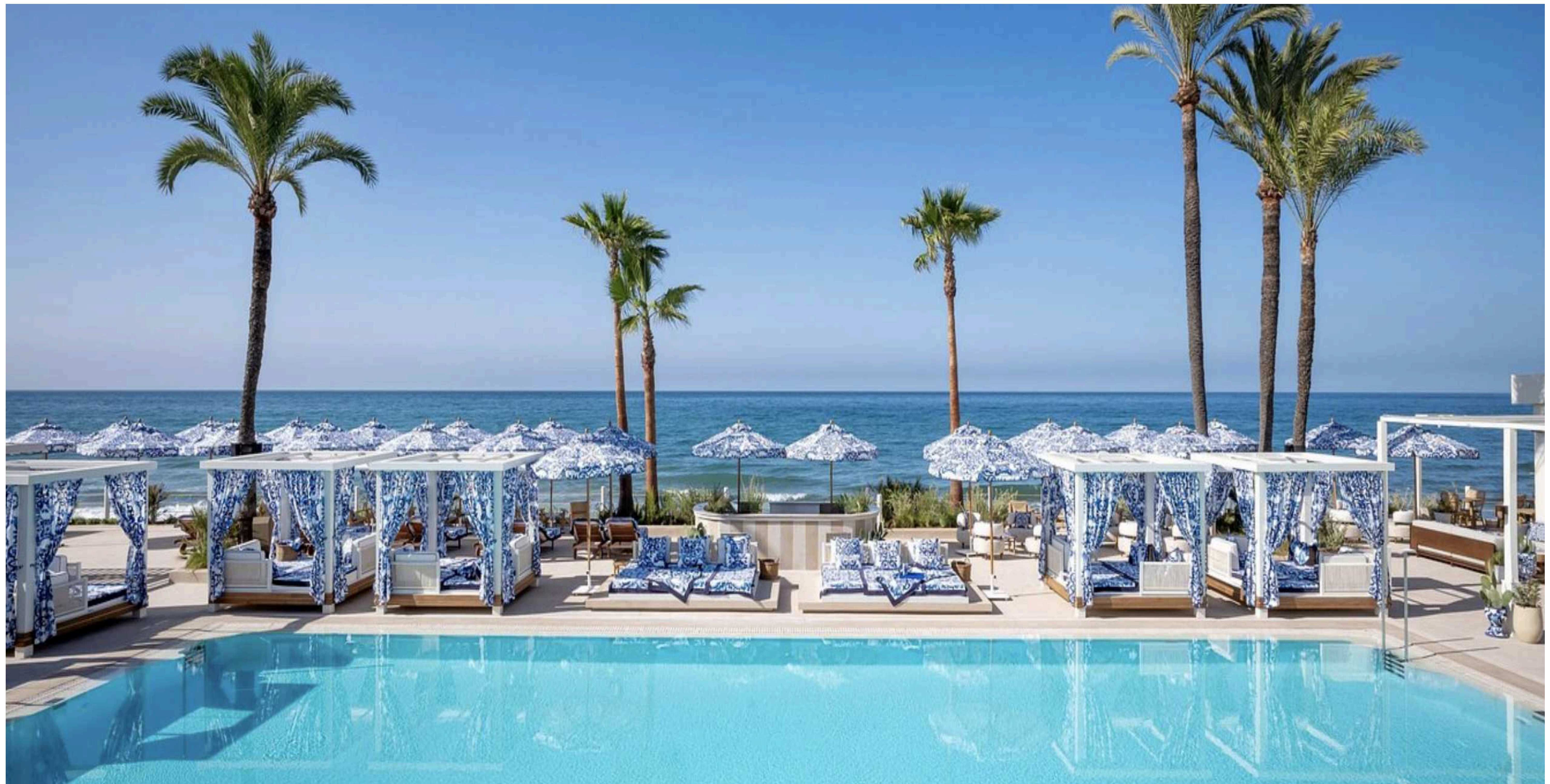
- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Marina
- 11 Marina
- 12 9-Hole Golf Course
- 13 Boutique Mixed Use Village
- 14 Sports Club and Aquatic Center
- 15 Beach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



VILLA *del* BRUNELLO *Health*  
 SPORT & *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.



DUBAI ISLANDS





# *Resident* CHAUFFEUR SERVICES

A signature aspect of Villa del BRUNELLO is the in-house Rolls-Royce chauffeur service. Whether you're arriving at the airport or returning from a night in the city, your journey home is defined by comfort, elegance, and seamless luxury. This private ride is always ready to bring you back to the place you belong — and is available as part of our exclusive à la carte services.



*The* SHORELINE

MR. EIGHT DEVELOPMENT



# MR.EIGHT WORLD TOP 100 DEVELOPER

Mr. Eight Development, has been recognized among the Top 100 Developers Worldwide by the U.S.-based Luxury Lifestyle Awards, highlighting its excellence in architecture, innovation, and design.

## INVESTOR AND LIFESTYLE OPPORTUNITY

This residence brings together the best of both worlds a smart investment and an elevated way of life. Perfectly positioned within one of Dubai Islands' most promising locations, it combines strong growth potential with the comfort, beauty, and privileges of boutique waterfront living. Whether you're seeking long-term value or a home that enhances your everyday experience, this address offers a rare opportunity to enjoy both financial return and refined lifestyle benefits.

## EXCLUSIVE HOMEOWNER EXPERIENCE

Discover your world at Dubai Islands. Here, every day is designed around you from two championship golf courses and unspoiled beaches to luxury shopping, gourmet dining. It's a place where your lifestyle meets effortless convenience and every step feels like home.

## DUBAI ISLAND AND URBAN MASTER PLAN 2040

Dubai Islands forms a priority development area under the Dubai 2040 Urban Master Plan — a strategic vision personally endorsed by Sheikh Mohammed bin Rashid Al Maktoum. Re-branded from “Deira Islands” in 2022, the project now serves as a flagship initiative for Dubai's future growth, sustainability and global prestige.



**EMILS DAUJATS**  
Director



**ALEXANDRA MOGILEVSKAYA**  
Executive Director



**CYNTHIA CHONG**  
Head of Sales

## **OUR SUPERPOWER: WE DESIGN, DEVELOP, AND BUILD EVERYTHING IN-HOUSE**

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Our vision goes beyond construction; it's about shaping meaningful living spaces that inspire comfort, beauty, and lasting value.

*p.s. mr. eight*

**Tom  
Dixon.**  
BATHROOM  
*sanitary fixtures*



## *designer approach*

Tom Dixon a pioneering British designer, emerged onto the design scene in the late 1980s bringing with him a background in welding and a self-taught exploration of design principles. Renowned for his boundary-pushing approach, Dixon merges industrial influences with craftsmanship, resulting in a unique perspective evident in his work. His innovative use of materials, such as copper, brass, cork, marble, glass and his ability to create instantly recognizable sculptural forms have solidified his status as one of the most influential designers of his generation.

Tom Dixon's multidisciplinary approach spans furniture, lighting, accessories and interior spaces, showcasing his versatility and creativity. Through his eponymous brand and Design Research Studio, Dixon continues to shape the design industry with his bold vision and unwavering commitment to innovation.



*kitchen*

## PREMIUM ITALIAN KITCHENS

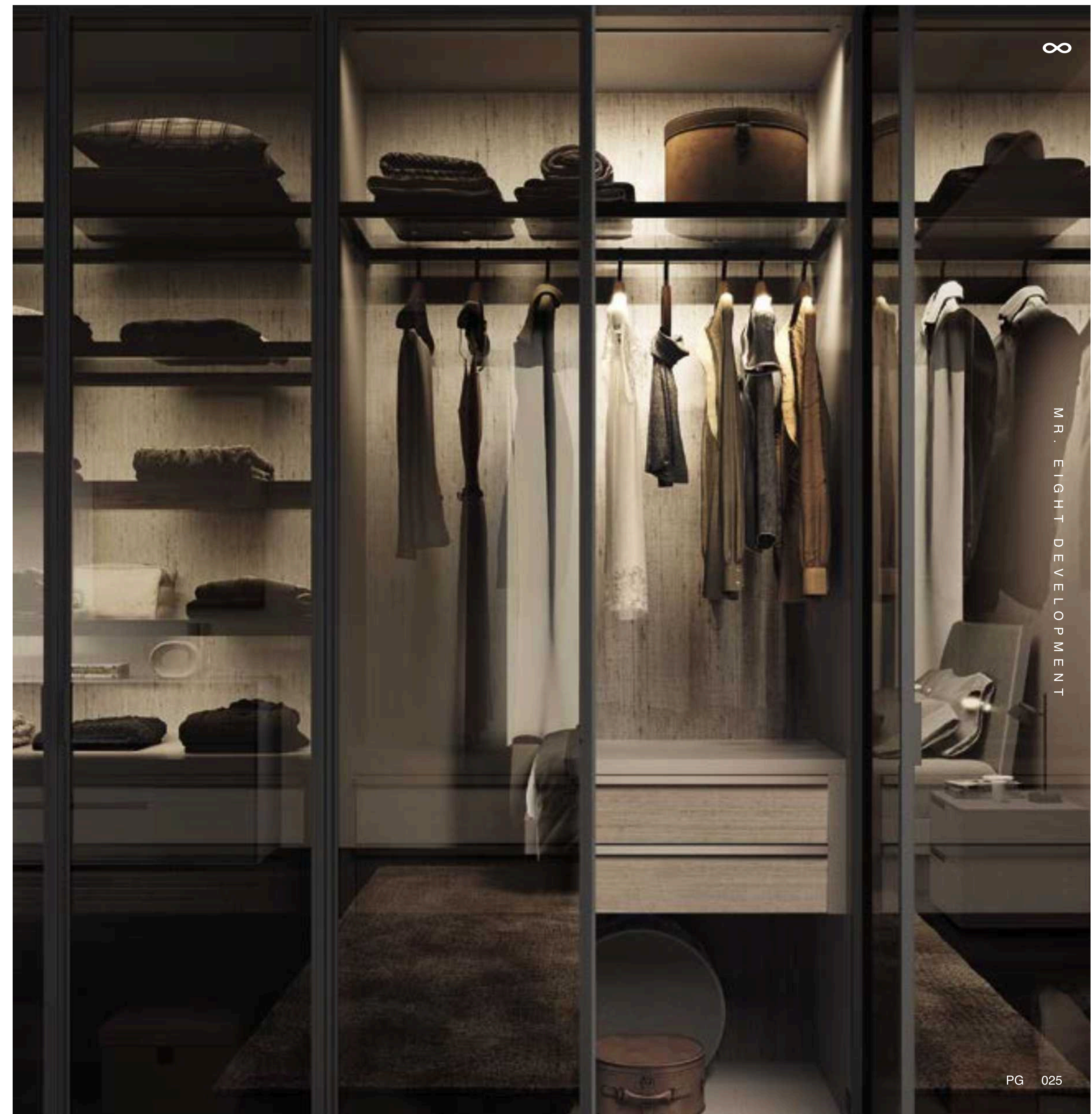
Kitchen is crafted in Italy with sleek glass-front cabinets and smart interior lighting that turns on with every drawer or door you open.

Each surface features an anti-fingerprint finish for a clean, polished look at all times. A fully equipped, high-end kitchen designed to impress.



*wardrobes*  
**PREMIUM ITALIAN  
WARDROBES**

Wardrobe system is made entirely in Italy, featuring elegant glass doors and built-in lighting that automatically turns on when opened. Inside, each cabinet is lined with premium eco-leather, combining sophistication with functionality. A fully equipped, high-end wardrobe system designed for refined living.



*Tailored by nature*  
**MATERIALS CRAFTED  
 FROM NATURAL STONES**

We take pride in our dedication to using only the finest natural stones in all our projects. From elegant lobbies to luxurious bathrooms, we source our materials directly from renowned quarries in Italy, ensuring exceptional quality and authenticity. By working exclusively with trusted suppliers, we create spaces that showcase timeless craftsmanship and the enduring beauty of natural materials.



ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS AND ELEGANT FEATURE THAT ADDS SOPHISTICATION AND ELEVATES THE BATHROOM EXPERIENCE.



ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS AND ELEGANT FINISH THAT EXUDES SOPHISTICATION.

# NATURAL STONES

MR EIGHT DEVELOPMENT

# *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

# GROUND FLOOR LOBBY

## 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**  
**Cassina ITALIA**

## 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.

# LASVIT

*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.



MR. EIGHT DEVELOPMENT

VILLA del BRUNELLO



# 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.







DUBAI ISLANDS



# MAXALTO louis poulsen

The Grand Lobby of Villa 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.





DUBAI ISLANDS





DUBAI ISLANDS



MR. EIGHT DEVELOPMENT

# 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

M R E I G H T I D E V E L O P M E N T

# LASVIT

ICONIC ART WALLS AT YOUR LOBBY

INTERIORS DESIGNED IN COLLABORATION WITH MR. EIGHT ATELIER

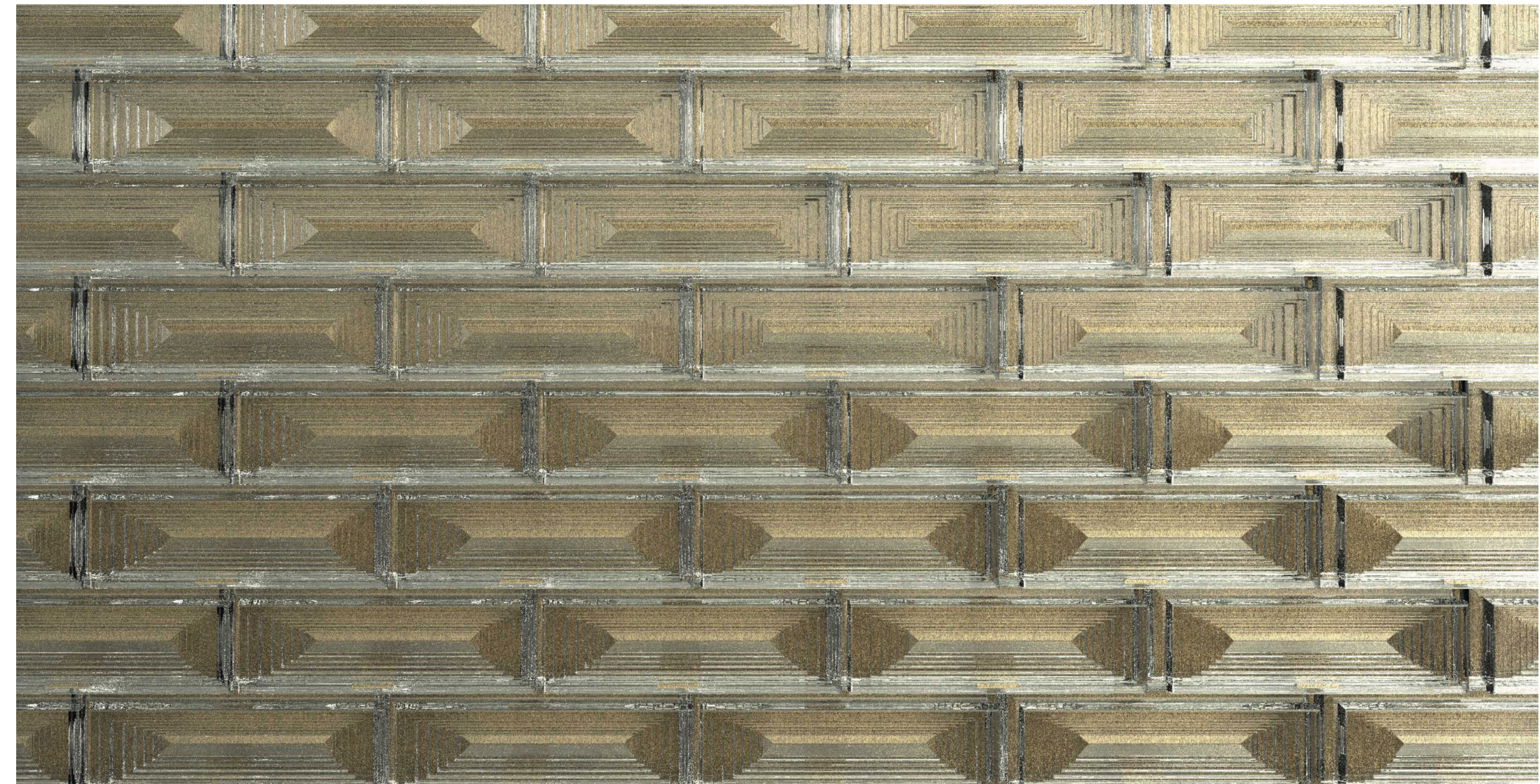
THE LOBBY AT VILLA DEL BRUNELLO IS ADORNED WITH EXQUISITE GLASS CREATIONS BY LASVIT, A RENOWNED CZECH COMPANY CELEBRATED WORLDWIDE FOR ITS BESPOKE LIGHTING INSTALLATIONS AND ARCHITECTURAL GLASS ART. SINCE ITS FOUNDING IN 2007, LASVIT HAS COLLABORATED WITH TOP GLOBAL DESIGNERS TO CRAFT SIGNATURE PIECES FEATURED IN LUXURY HOTELS, PRIVATE RESIDENCES, AND ICONIC BUILDINGS ACROSS THE GLOBE.



LASVIT ART WALLS / LABRICK / TECHNICAL SOLUTION  
DUBAI ISLANDS  
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 @MARKCOCKSEGE



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®

MR. EIGHT DEVELOPMENT

# Tom Dixon.

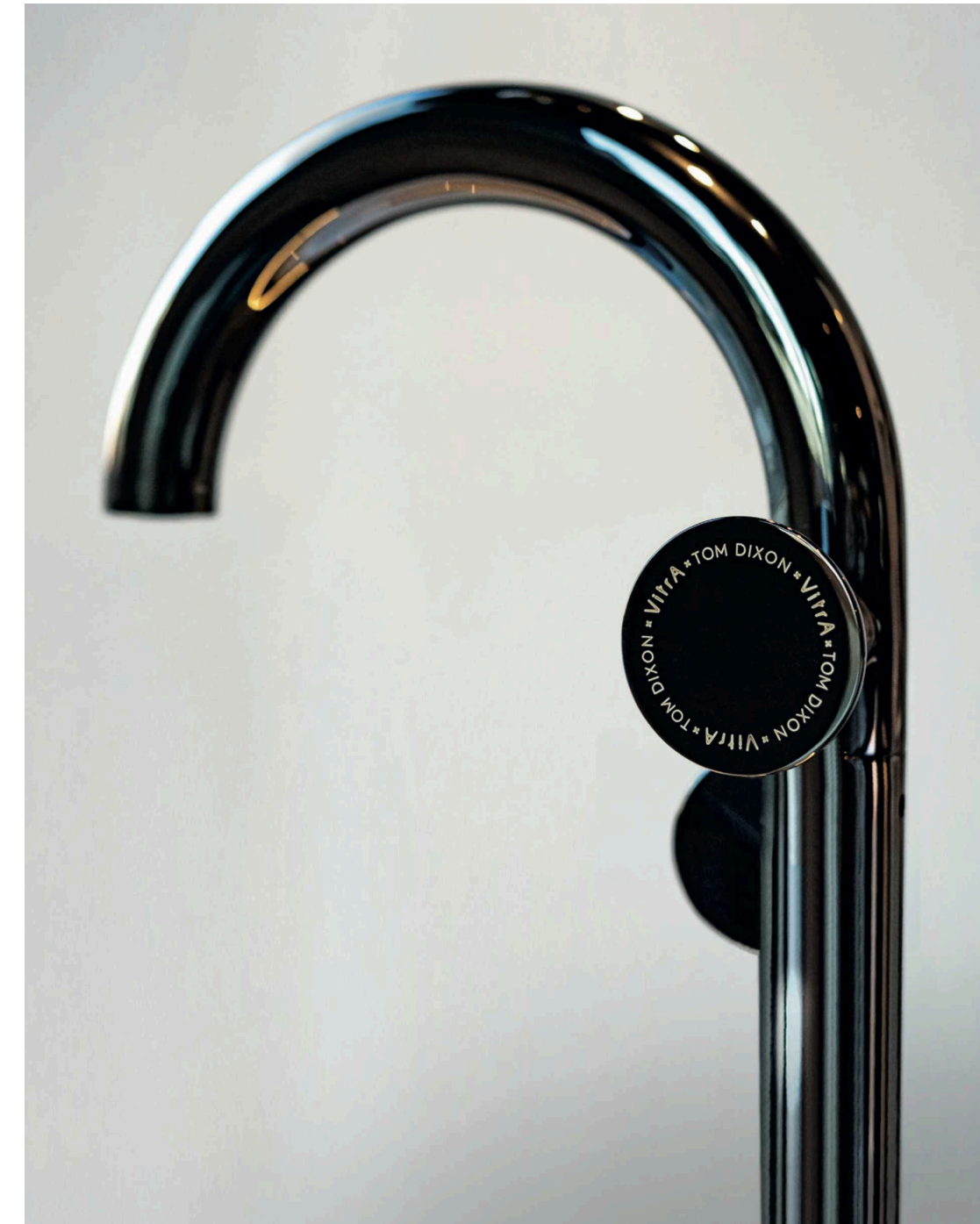
ICONIC DESIGN AT YOUR BATHROOM  
INTERIORS DESIGNED BY MR. EIGHT ATELIER

TOM DIXON PIECES FEATURED IN VILLA DEL BRUNELLO BATHROOMS  
A STATEMENT OF DESIGN EXCELLENCE WOVEN INTO THE MOST PRIVATE SPACES OF THE RESIDENCE.

DUBAI ISLANDS



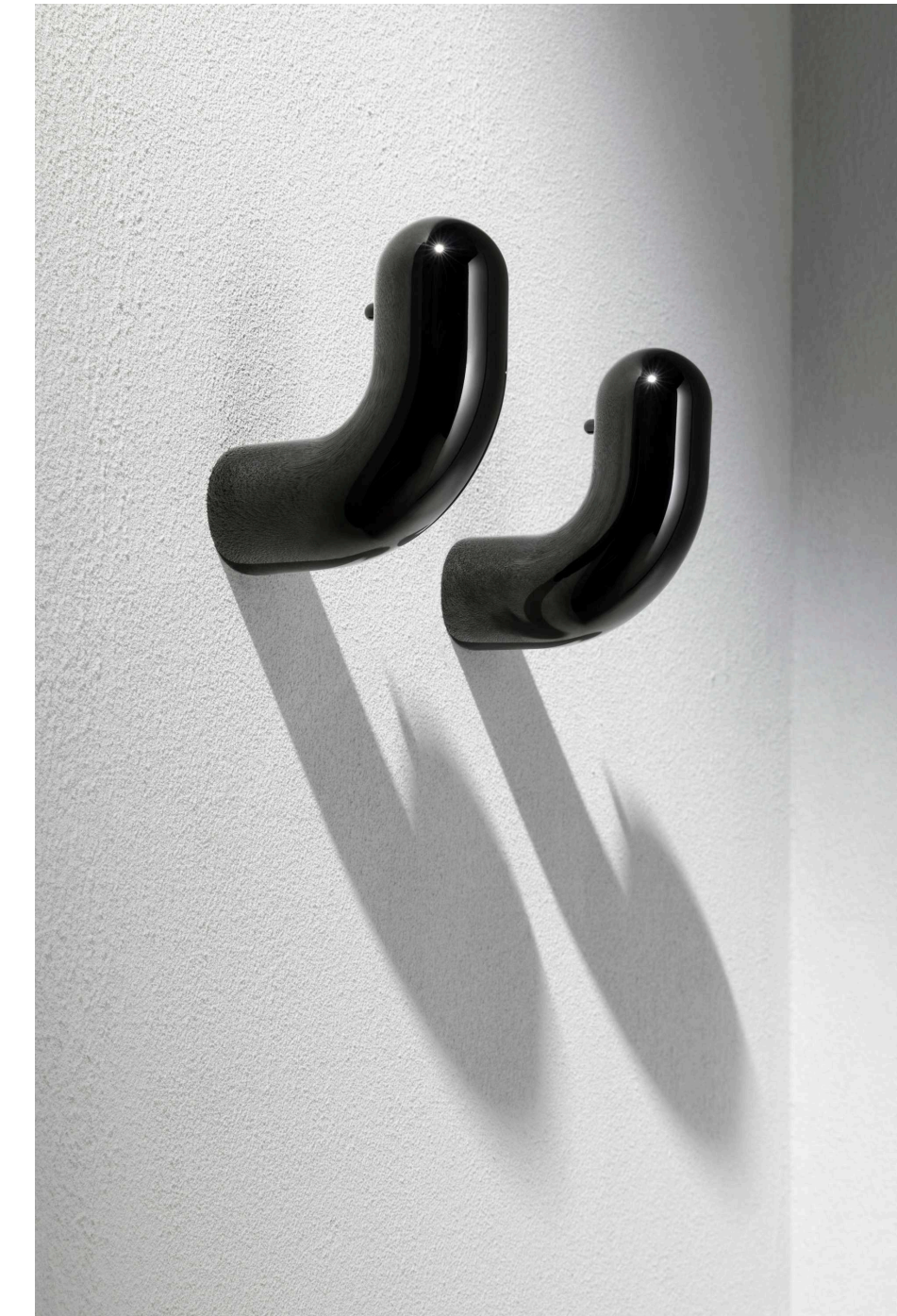
TOM DIXON IS A RENOWNED BRITISH DESIGNER KNOWN FOR HIS BOLD, INDUSTRIAL-INSPIRED FURNITURE AND LIGHTING. BASED IN LONDON, HE ROSE TO FAME IN THE LATE 1990S AND FOUNDED HIS OWN BRAND IN 2002. HIS WORK BLENDS INNOVATION, CRAFTSMANSHIP, AND SCULPTURAL FORM, EARNING GLOBAL RECOGNITION IN THE WORLDS OF DESIGN, ARCHITECTURE, AND INTERIORS.



INSPIRED BY VICTORIAN BATHROOMS AND A SENSE OF PERMANENCE, THE SERIES HAS RECEIVED INTERNATIONAL RECOGNITION, INCLUDING A WALLPAPER DESIGN AWARD IN 2022.\*



LIQUID IS A BATHROOM COLLECTION BY VITRA IN COLLABORATION WITH BRITISH DESIGNER TOM DIXON. LAUNCHED IN 2021, IT FEATURES EXPRESSIVE, ROUNDED CERAMIC FORMS AND BOLD BRASS FITTINGS.



TOM DIXON: SIGNATURE LIGHTING & FURNITURE COLLECTION  
A BOLD FUSION OF FORM, FUNCTION, AND BRITISH DESIGN EXCELLENCE.

# 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.



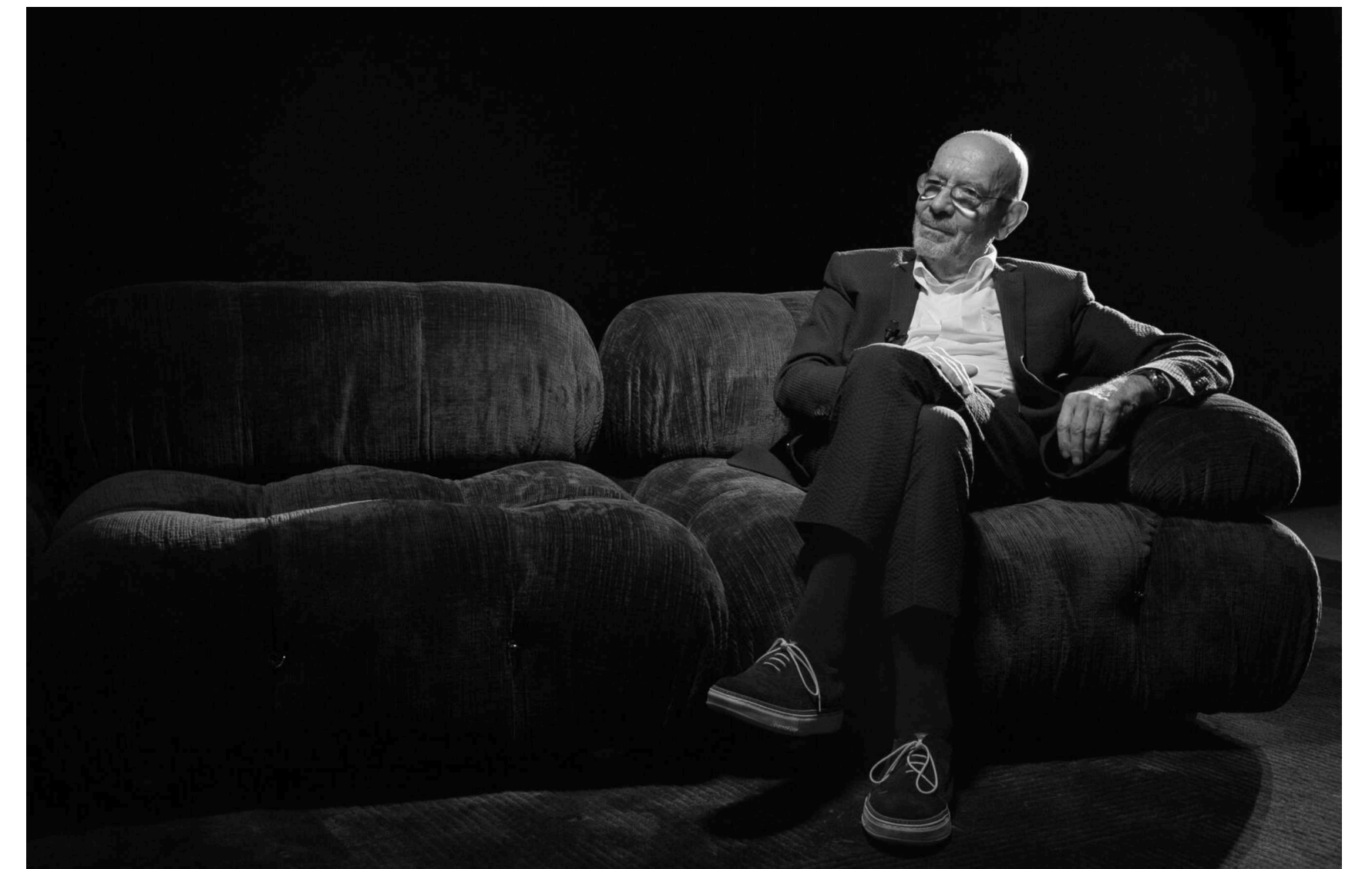
ICONIC CHAIR BY B&B ITALIA CELEBRATES 50TH ANNIVERSARY. THIS YEAR, TO CELEBRATE THE 50TH BIRTHDAY OF THE CHAIR, B&B ITALIA HAS OPENED ITS WARDROBE UP TO ORANGE-RED,



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.



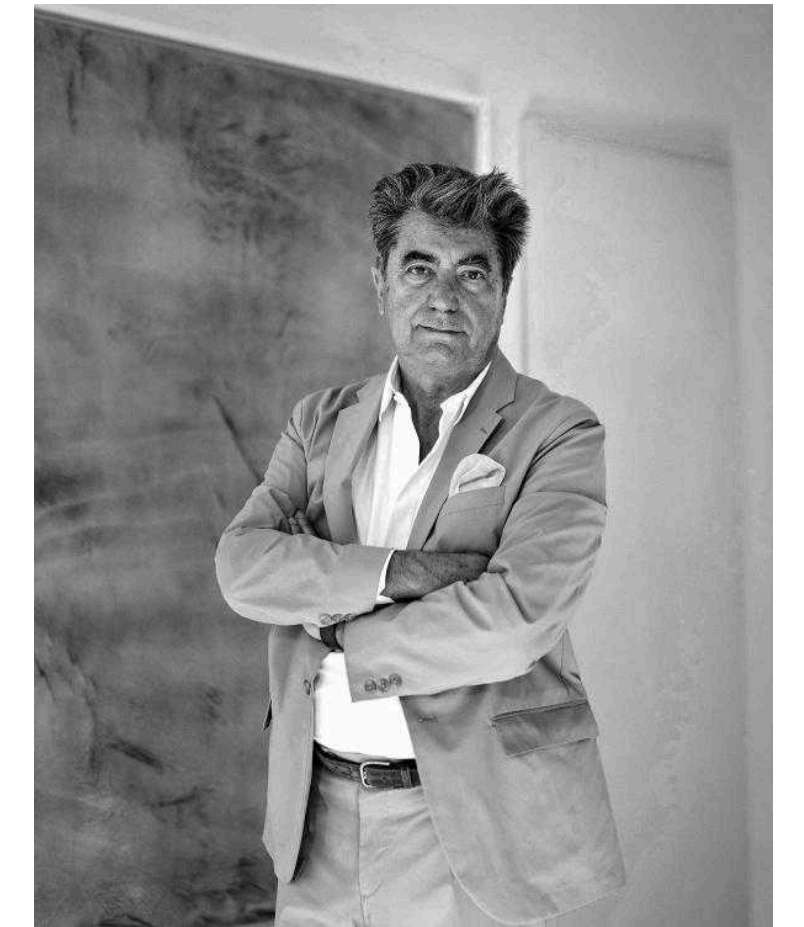
MARIO BELLINI IS AN ITALIAN DESIGNER KNOWN FOR HIS ICONIC CREATIONS IN FURNITURE AND ARCHITECTURE ONE OF WHICH THE CAMALEONDA COUCH, DESIGNED IN 1970, IS A TIMELESS MASTERPIECE THAT HAS BECOME AN ICON IN THE DESIGN WORLD WITH ITS UNIQUE DESIGN, WITH INTERCHANGEABLE ELEMENTS AND VERSATILE SEATING OPTIONS, HAS MADE IT A BELOVED PIECE OF FURNITURE FOR DECADES.



# THE BEAUTY OF THE WORKOUT

*Designed by Antonio Citterio*

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.



Antonio Citterio is a world-renowned Italian architect and designer celebrated for his timeless designs that blend elegance, functionality, and innovation. Known for collaborations with prestigious brands like Technogym and B&B Italia



DUBAI ISLANDS







DUBAI ISLANDS







# *The* BOUTIQUE LIFESTYLE

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

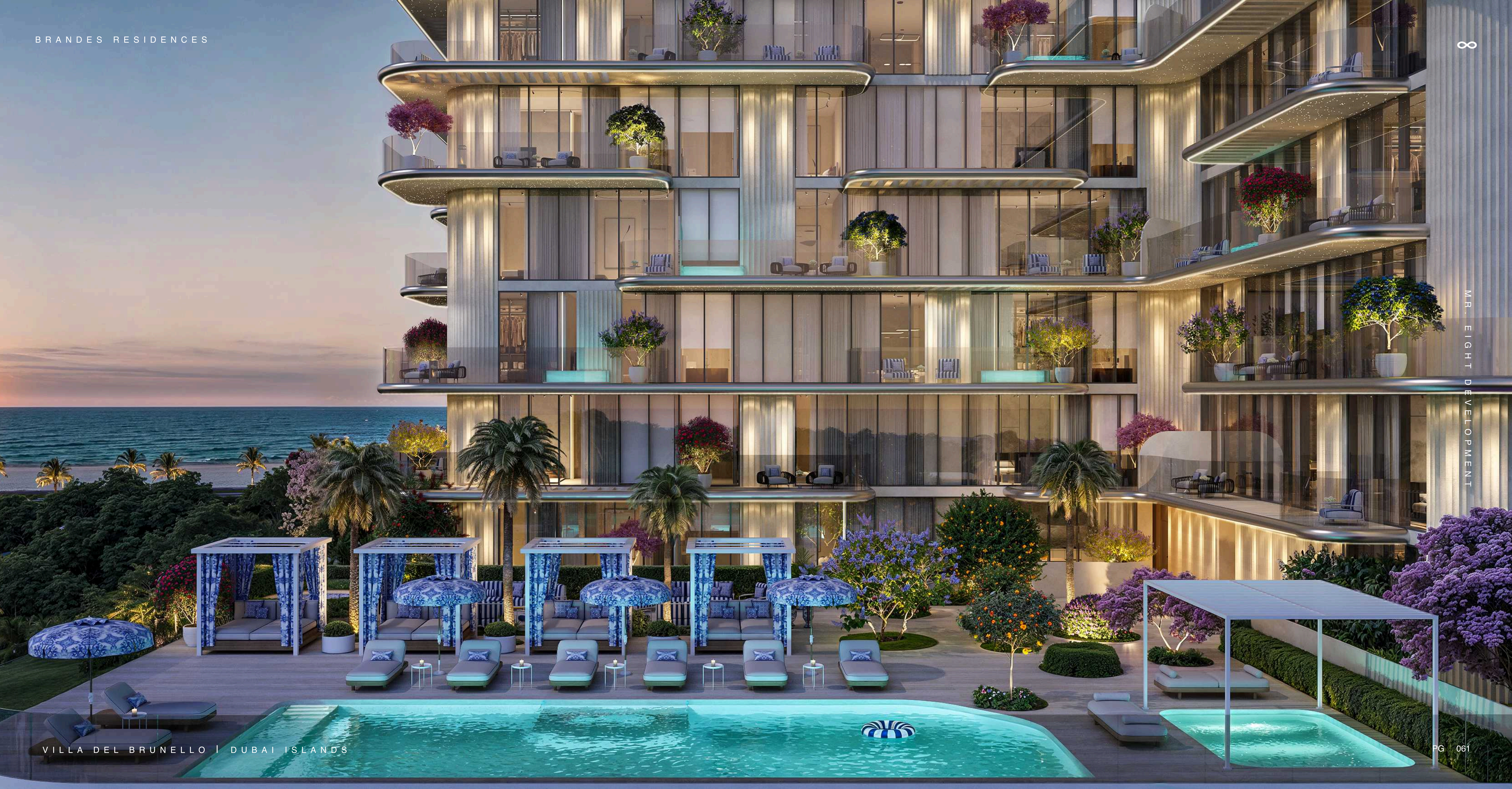




# *The* POOL VILLA *del* BRUNELLO

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





# *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.



MR. EIGHT DEVELOPMENT





# 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.
- SMEG 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.

**Tom  
Dixon.**

**antoniolupi**

**smeg**







*November 2020*

MR. EIGHT DEVELOPMENT

















# FOUR BEDROOM

ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS, ELEGANT FINISH THAT EXUDES SOPHISTICATION.

ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS, REFINED DETAIL FOR AN ELEVATED BATHROOM EXPERIENCE.

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LUXURY BATHTUBS BY ANTONIO LUPI – METICULOUSLY CRAFTED TO OFFER THE ULTIMATE RELAXATION AND COMFORT.

SMEG KITCHEN APPLIANCES – SEAMLESSLY PAIRED WITH A DURABLE, STYLISH STONE COUNTERTOP FOR THE 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.

**Tom  
Dixon.**

**antoniolupi**

**smeg**













## MOVIE TEASER

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Villa del BRUNELLO has been thoughtfully designed so that the bedrooms of its larger residences, as well as the living rooms, are exceptionally spacious—an essential hallmark of true luxury. This is more than just a home; it is a statement of success, refinement, and the art of truly living.



# VILLA *del* BRUNELLO

GROUND FLOOR + 2 PARKING LEVELS  
12 RESIDENTIAL FLOORS

2 BEDROOM 9 UNITS	AED 5,150,000 - 5,832,000
2 BEDROOM DUPLEX 3 UNITS	AED 6,500,000 - 6,800,000
3 BEDROOM 8 UNITS	AED 8,080,000 - 19,979,000
3 BEDROOM + MAIDS 4 UNITS	AED 9,155,000 - 11,315,000
4 BEDROOM 5 UNITS	AED 11,089,000 - 25,997,000
4 BEDROOM DUPLEX 4 UNITS	AED 9,756,000 - 10,689,000
4 BEDROOM DUPLEX + MAIDS 16 UNITS	AED 10,797,000 - 17,982,000

## UNIT BREAKDOWN

2 BEDROOM:	1,325 - 1,417 SQ.FT
2 BEDROOM DUPLEX:	1,684 - 1,778 SQ.FT
3 BEDROOM:	2,008 - 4,081 SQ.FT
3 BEDROOM + MAID'S:	2,633 - 2,923 SQ.FT
4 BEDROOM:	2,777 - 4,612 SQ.FT
4 BEDROOM DUPLEX:	2,534 - 2,802 SQ.FT
4 BEDROOM DUPLEX + MAID'S:	3,112 - 5,791 SQ.FT

## SERVICE CHARGE

25 AED/FT<sup>2</sup> FOR THE INTERIOR APARTMENT AREA.  
THE SERVICE CHARGE FOR BALCONIES IS 6.25 AED/FT<sup>2</sup>

# 35/65

## INVESTMENT PLAN

**BOOK UNIT:** AED 100,000

**20% + 4% DLD + AED 5,000 ADMIN FEE**

**5% - WITHIN 6 MONTHS FROM BOOKING DATE**

**5% - UPON 20% CONSTRUCTION COMPLETION**

**5% - UPON 75% CONSTRUCTION COMPLETION**

**65% - ON HANDOVER (Q4 2027)**

**RESALE OPTION AVAILABLE ONCE 24% HAS BEEN PAID**

*Starting from*

2 BEDROOM: AED 5,150,000

2 BEDROOM DUPLEX: 6,500,000

3 BEDROOM: 8,080,000

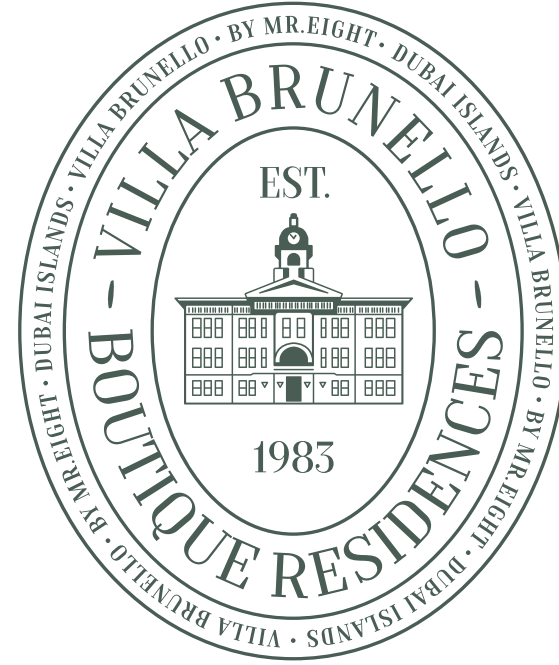
3 BEDROOM + MAIDS: 9,155,000

4 BEDROOM : 11,089,000

4 BEDROOM DUPLEX: 4 UNITS : 9,756,000

4 BEDROOM DUPLEX: + MAIDS : 10,797,000

EXTRA PARKING SLOT: AED 400 000



# VILLA *del* BRUNELLO À LA CARTE

## RESIDENCES OFFERING MEMBERSHIP WITH BESPOKE À LA CARTE SERVICES

Mr. Eight ® operates as an independent management company, dedicated to providing a full range of personalized services exclusively for the residents of our homes. À la carte services are seamlessly delivered through our bespoke concierge program, ensuring every need is met with precision and care, directly managed by our expert team.

No request is too big, no detail too small. With Mr. Eight ® à la carte services, every need is met with exceptional care and attention. Whether it's housekeeping or securing the perfect table on short notice, our bespoke service ensures your wishes are fulfilled effortlessly. Just ask, and Mr. Eight Services will deliver.



1

HOUSEKEEPING  
SERVICES

2

ON-SITE  
BELLBOY SERVICE

3

LAUNDRY  
DRY CLEANING

4

PERSONAL  
TRAINER

5

IN-HOME  
CAR WITH DRIVER

6

IN-HOME GOLF CARTS  
WITH DRIVER

7

IN-HOME MOTOR BOAT  
WITH CAPTAIN

8

IN-HOME  
MASSAGE SERVICES

## 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.

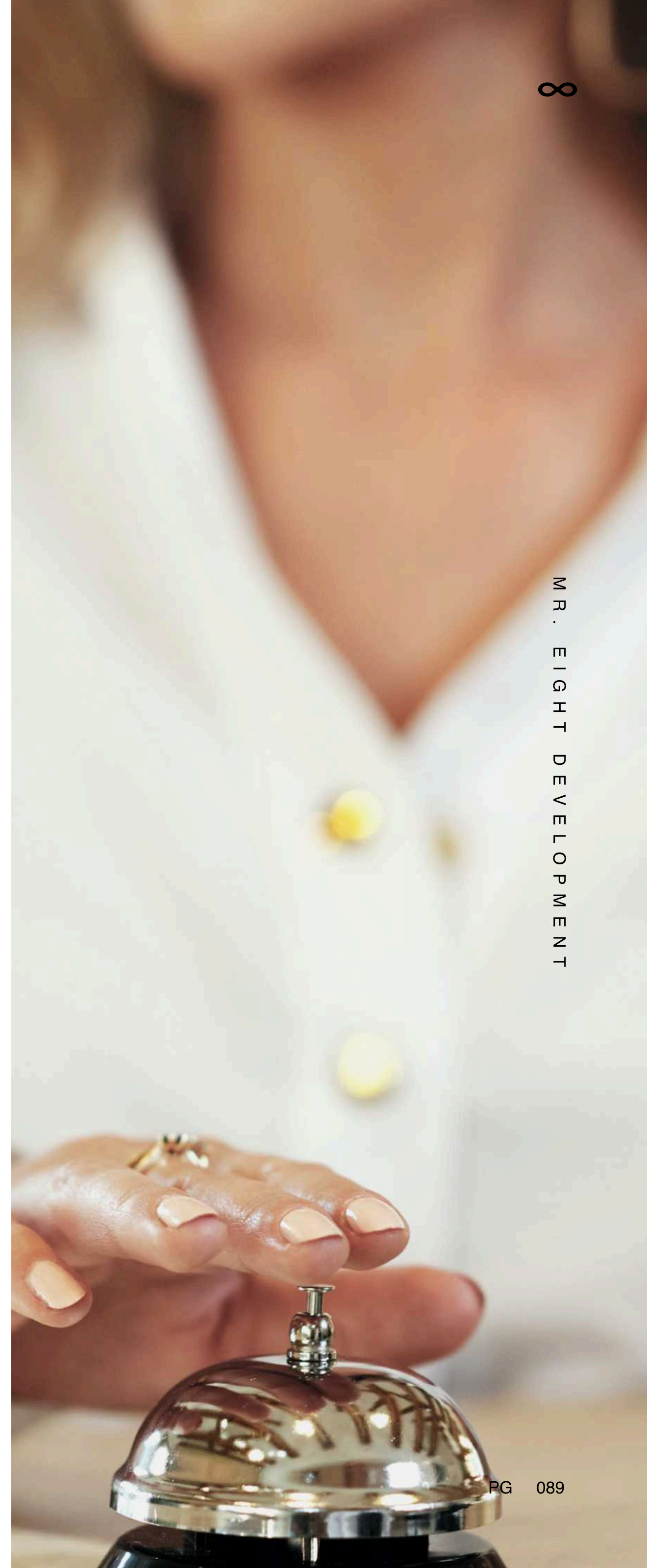
The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

- ✦ 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

## À LA CARTE

### ROLLS ROYCES CARS WITH DRIVER



Each resident of our community enjoys the exclusive privilege of pre-booking a private chauffeur-driven Rolls-Royce. Whether it's for an airport pickup or transportation to business meetings, this service ensures unmatched comfort and convenience.

### RIVA MOTOR BOAT WITH CAPTAIN

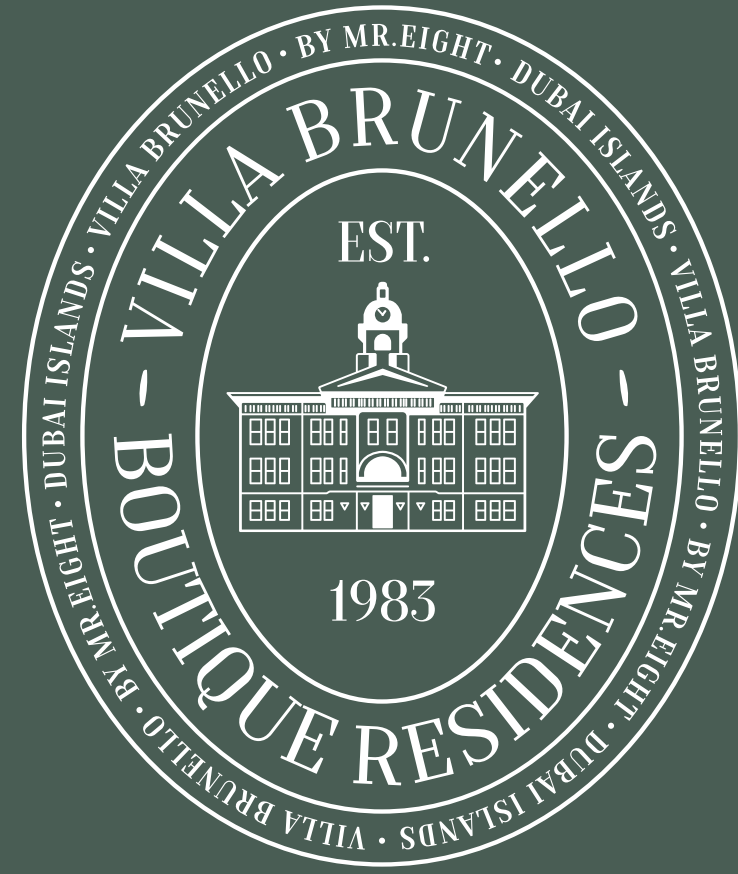


Each resident of our community enjoys the exclusive privilege of pre-booking a luxury Italian Riva motorboat with a professional captain. Whether for navigating Dubai's waterways or savoring breathtaking sunsets, this service provides an unmatched experience of elegance and convenience.

### GOLF CARTS WITH DRIVER



Residents of Villa del BRUNELLO enjoy the exclusive convenience of in-house golf carts, providing effortless transportation to any point on the island. Whether heading to the Marina, the Mall, or the golf course, our golf cart service ensures a seamless and luxurious way to explore all the island has to offer.



# 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 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. THIS IS NOT AN OFFER TO SELL OR SOLICIT IN ANY JURISDICTION WHERE SUCH ACTIVITY IS RESTRICTED. PLEASE CONSULT THE OFFICIAL PROSPECTUS OR SALES AGREEMENT FOR BINDING TERMS AND SPECIFICATIONS. BUYERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE PRIOR TO MAKING A PURCHASE DECISION.

# VILLA *del* BRUNELLO

DUBAI ISLANDS



*Branded Residences*  
BY MR. EIGHT