

# The Al Tala Jumeirah Beach Villa by





# An Exclusive and Unique Opportunity

## *A beach home | made to order*

Alchemy is a luxury design and fit-out company based in Dubai.

We are exclusively offering a new villa for rent by the beach, in Umm Suqiem, Jumeirah, Dubai.

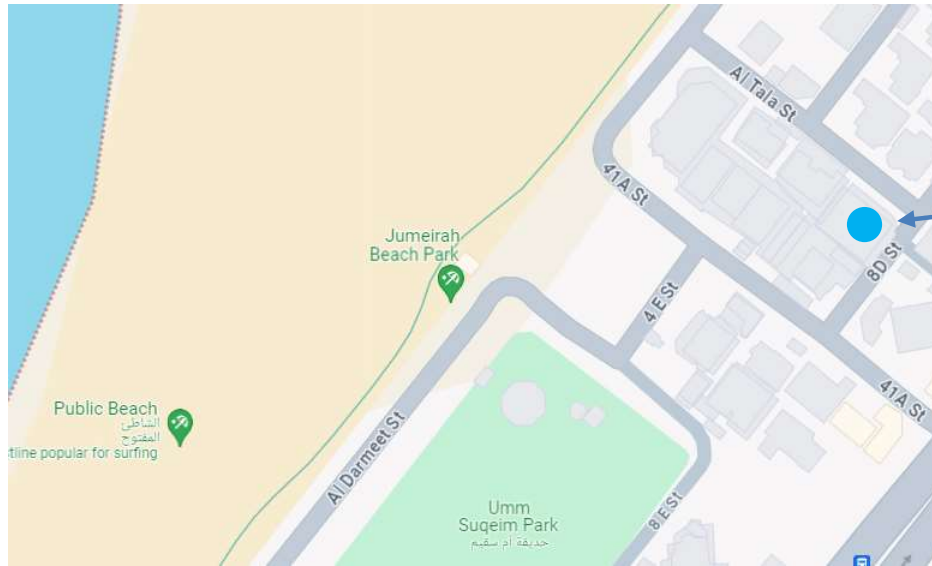
For the first time, the tenant of this exceptional property will be able to create interiors to suit their lifestyle. The villa is in the final stages of development allowing for flexibility selecting the complete interior fit-out and decoration of the villa.



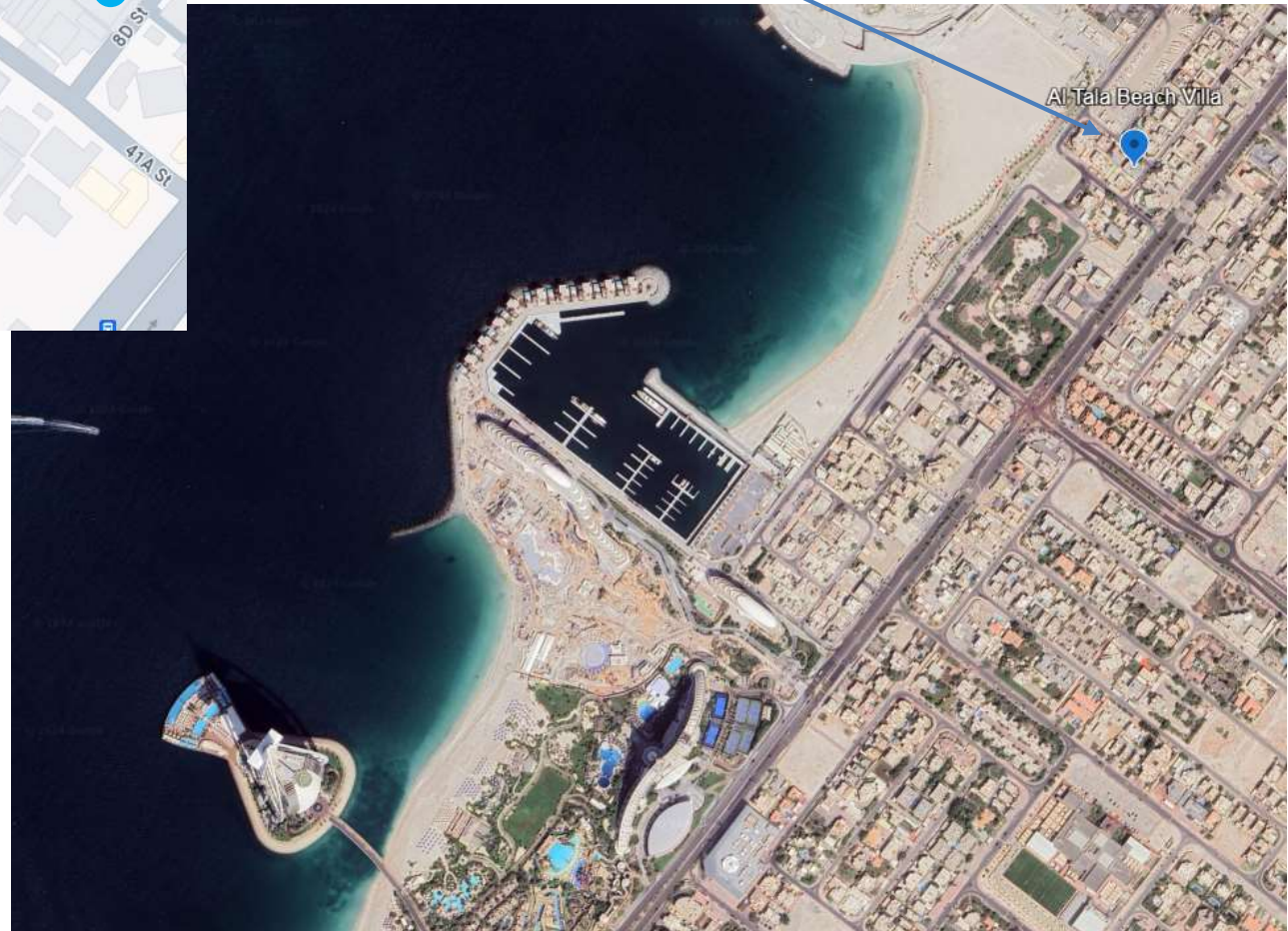




# Life is Where You Live



Al Tala Beach Villa



## The location | the beach

One of the most pursued locations in the UAE, and for good reason. The Al Tala villa location is close to some of the most impressive attractions Dubai has to offer. Within close proximity, there are 5 star resorts, fitness centers, yacht marinas, restaurants, cafes, entertainment venues, schools, shopping malls, cycling tracks and much more.

**And... the finest beach Dubai has to offer is at your doorstep.**



# The Perfect Time For Creativity

## *The Final stages*

The villa is in its final construction phase, with an estimated completion time between 6-12 months. It is the perfect time for a tenant to decide on the final interiors for the villa.

The villa has a basement, first floor, second floor, third floor + balcony, and a roof floor. It has a total of 7 en suite bedrooms + 2 staff rooms.





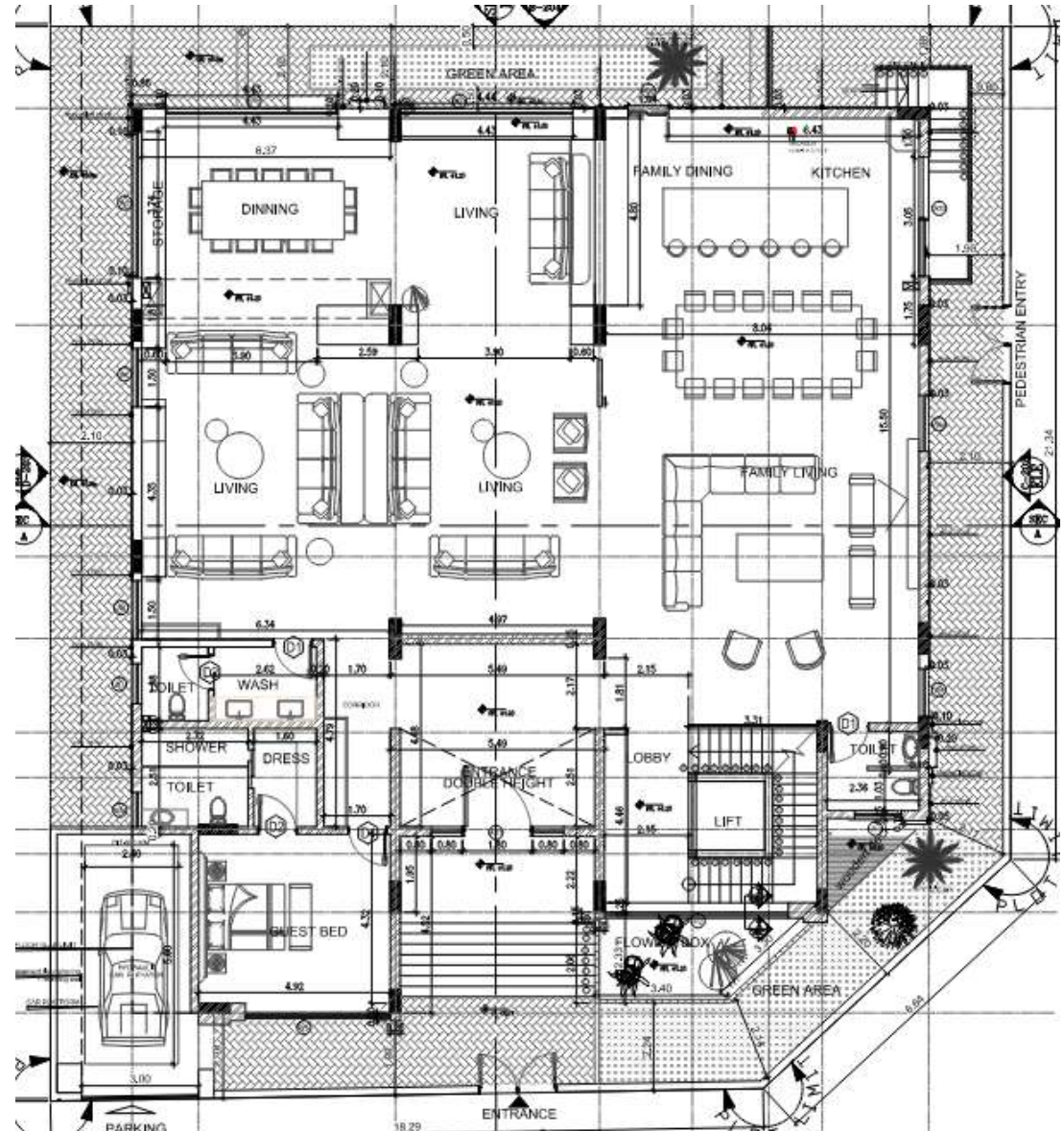


# Property Layout

## *The first floor*

Large open spaces creating a comfortable area for large groups.

This floor features a large bright entrance, two to three living spaces, a kitchen, two dining areas, two restrooms and an en suite guest room.





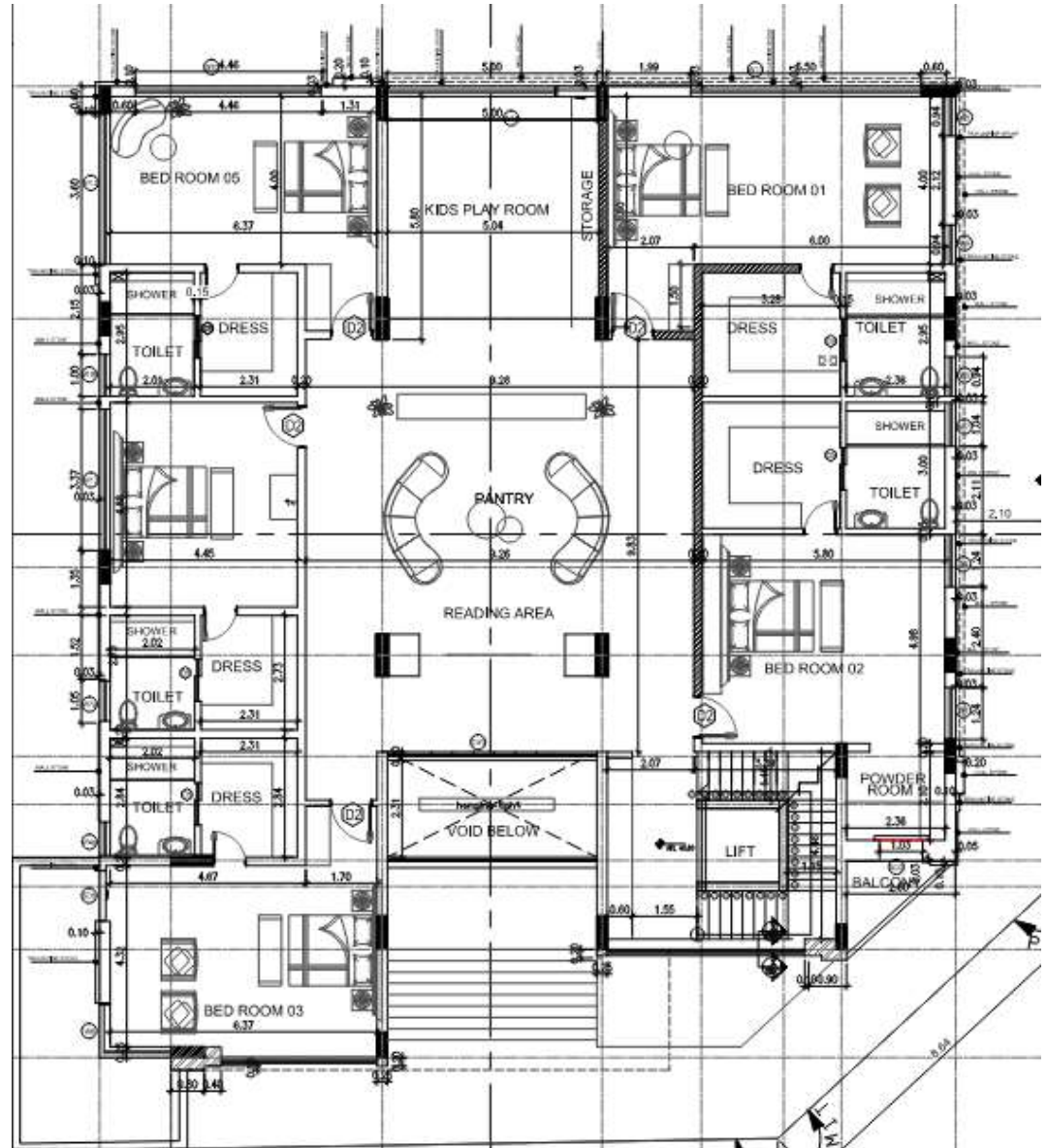
# Property Layout

## The Second floor

Head to the second-floor, either by stairs or elevator into a bright open multifunctional social area. This floor also features five en suite bedrooms with stunning views of the neighborhood and the sea.



Bedroom 1 view



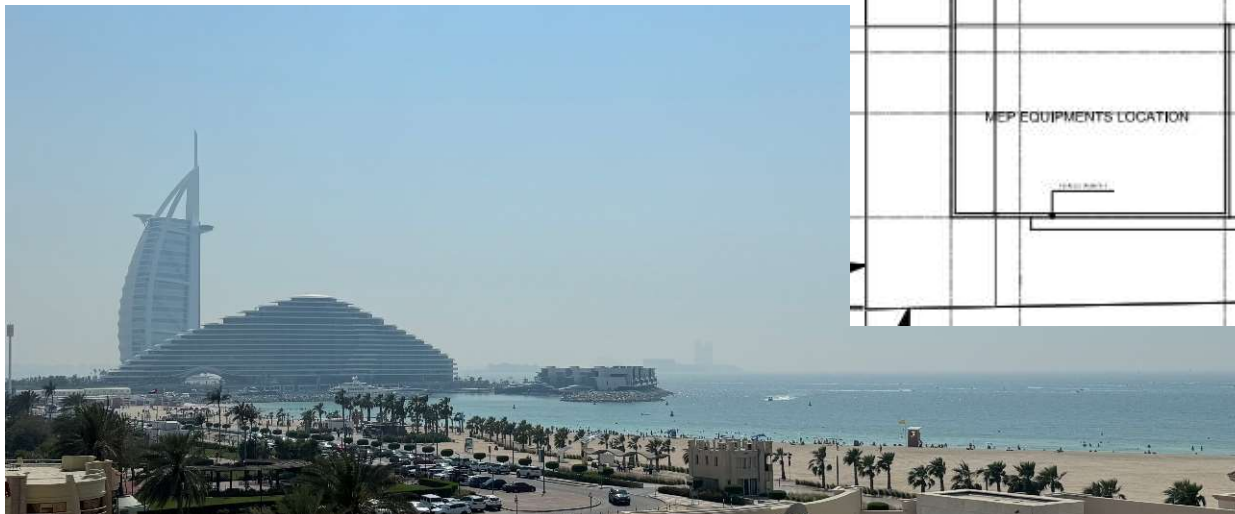
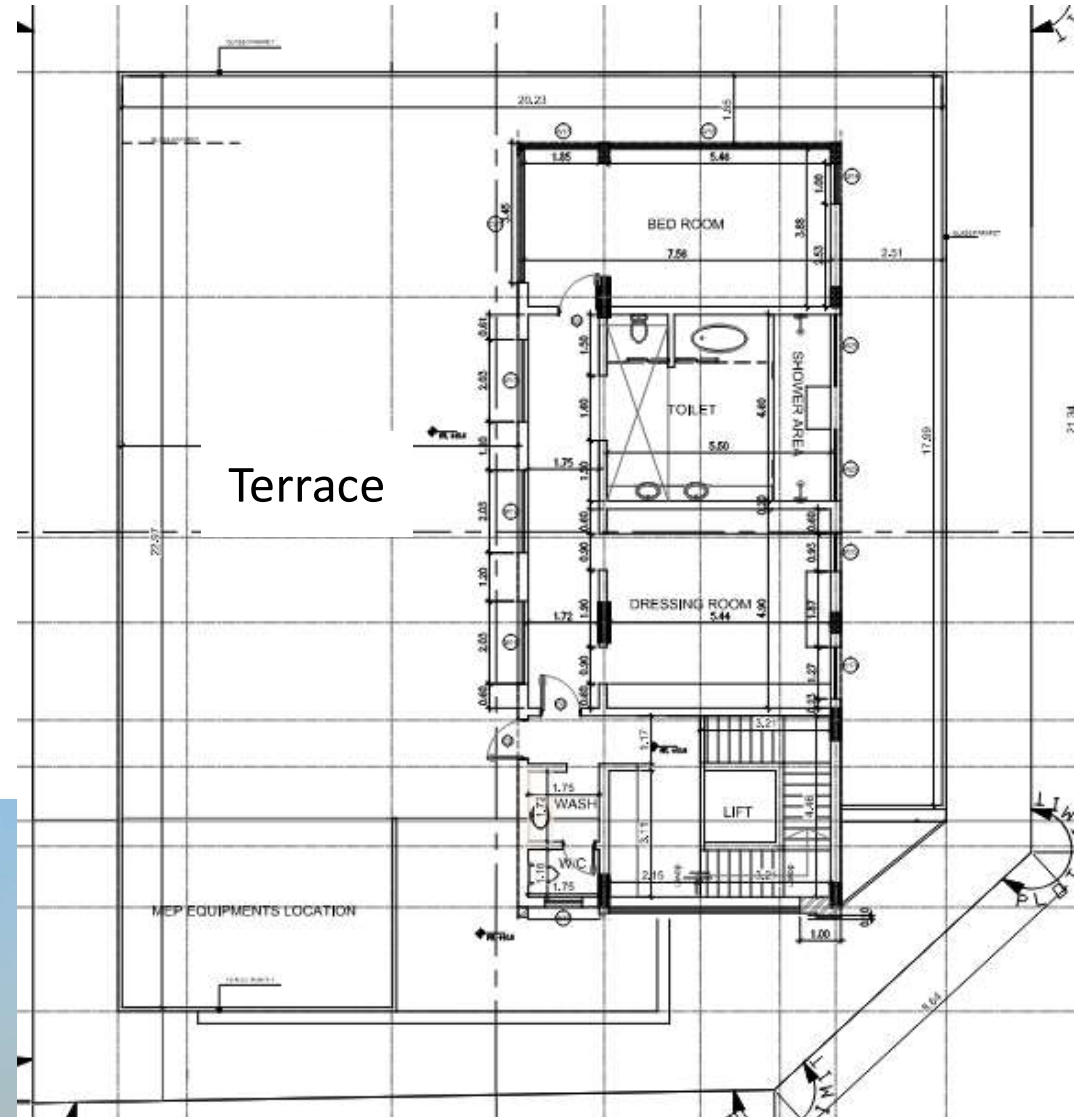




# Property Layout

## The Third floor

This floor may be the highlight of the property. A private luxurious room with a large terrace. Offering 360° views with a spectacular view of the sunset and the sea.



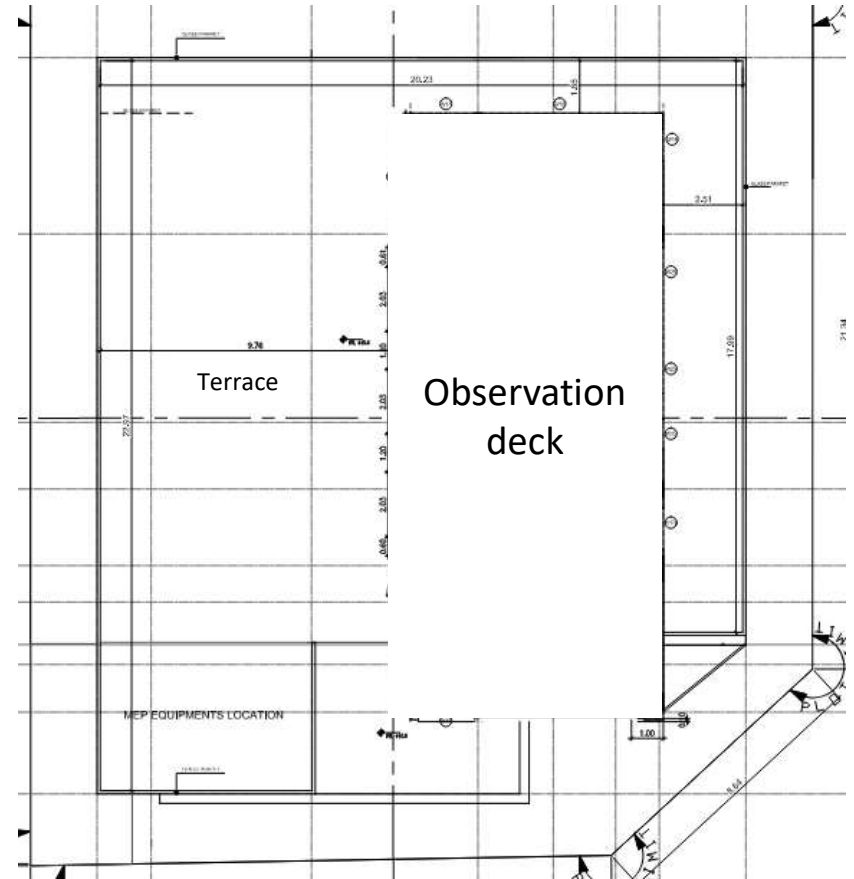
Terrace view



# Property Layout

## *The Roof floor*

The roof floor is an open deck above the Terrace rooms. Being one of the highest points in the neighborhood, it offers exceptional views of the surroundings.



Observation deck panoramic view view

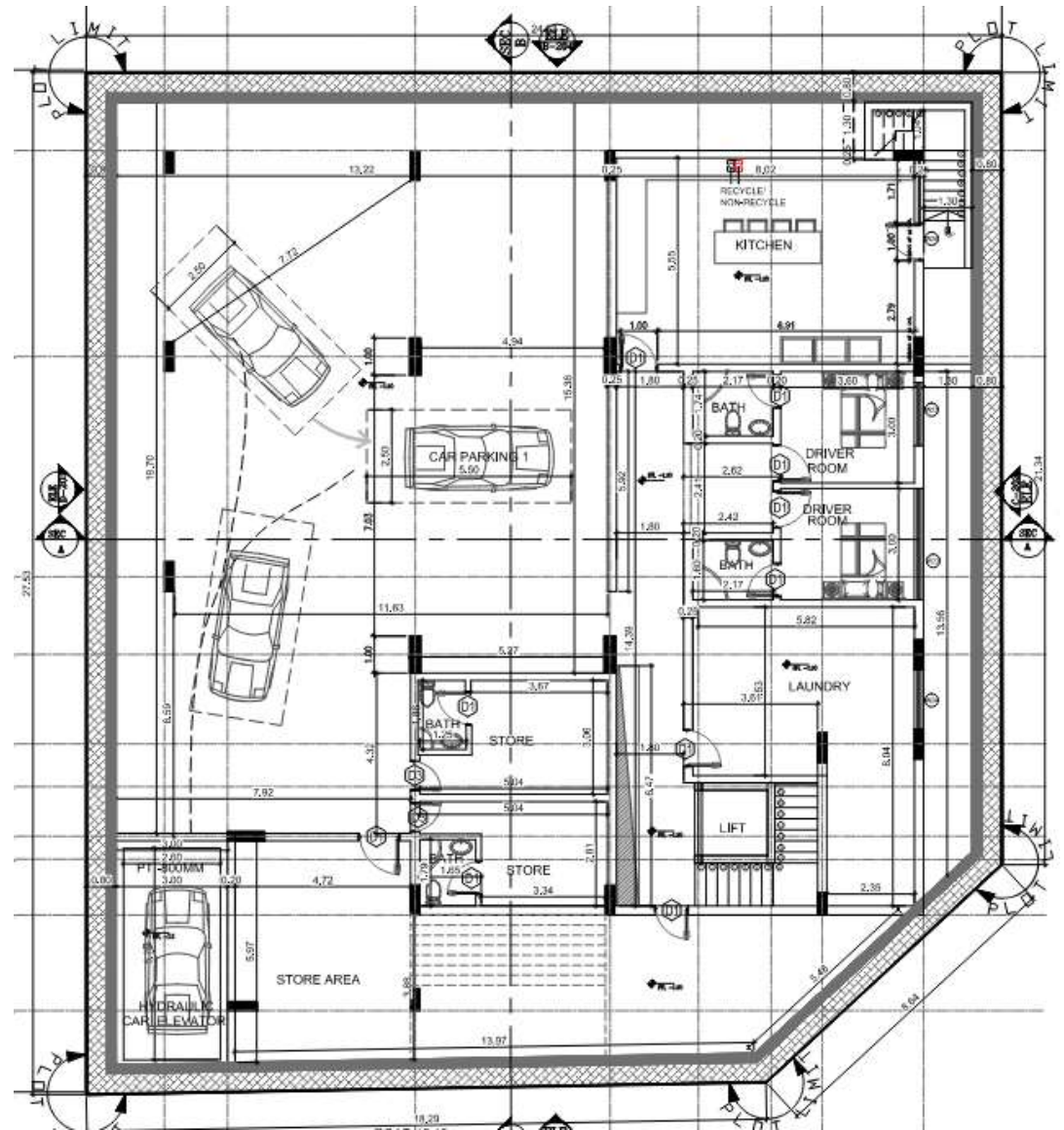




A luxury car owners must have - An air-conditioned parking for three to four cars.

The basement also features a working kitchen, laundry room, storage rooms, and two staff rooms.

The basement can be accessed internally or externally of the villa.





## Contact

*Please contact us if interested*

The villa will be available for rent based on a first come first serve basis with a reservation deposit.



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