VILLA DELL'ARTE

BRANDED RESIDENCES BY

MR.EIGHT





VILLA DELL'ARTE

SERVICED BOUTIQUE RESIDENTIAL BUILDING

DUBAI ISLANDS

BRANDED RESIDENCES BY

MR.EIGHT





OSCAR ACADEMY AWARD-WINNER

ADRIEN BRODY

JOINED MR. EIGHT DEVELOPMENT

TO MARK THE OFFICIAL LAUNCH AT THE ROYAL ATLANTIS 2025

MINUTES AWAY FROM THE FINANCIAL DISTRICT & THE BEST SHOPPING DUBAI HAS TO OFFER

Villa dell'arte 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.

DIFC

CIPRIANI

zuma
CONTEMPORARY JAPANESE CUISINE

GAIA

THE DUBAI MALL

THE ARTS CLUB
DUBAI

LPM RESTAURANT & BAR



MR. EIGHT



VILLA DELL'ARTE

DUBAI ISLANDS

BRANDED RESIDENCES BY
MR.EIGHT





Riva

Residents enjoy exclusive access to an Italian motorboat service by Riva, available à la carte. The residence features the 2023 Riva 38 Rivamare — a true icon of Italian craftsmanship, combining elegance, power, and comfort on the water.
Just five minutes from the residence, the boat is moored at a private marina and ready for your journey. Simply notify the concierge in advance, and the Riva is yours to enjoy

BRANDED RESIDENCES BY
∞ MR.EIGHT





MR EIGHT

LA DOLCE VITA BEGINS ON YOUR RIVA

As part of the à la carte services available exclusively to residents,
Villa dell'arte offers access to a masterpiece of Italian nautical design — the 2023 Riva 38 Rivamare.

This iconic motorboat embodies the spirit of La Dolce Vita on the water, blending timeless elegance with advanced technology and exceptional performance. Crafted by Riva Yachts – Sarnico, Italy, the Rivamare features a sleek mahogany deck, polished steel details, and a luxurious leather-trimmed interior. Powered by twin Volvo Penta D6 300 engines, it glides effortlessly at speeds of up to 40 knots, offering both serenity and thrill in perfect balance.

Each resident may pre-book private voyages aboard the Rivamare through the concierge team. The yacht is moored just five minutes from the residence at a private marina on Dubai Islands and is always prepared for departure.
All trips are conducted under the supervision of an experienced professional captain, ensuring a safe, seamless, and unforgettable journey along Dubai's coastline.

The Riva 38 Rivamare is more than transportation — it is an expression of artistry, craftsmanship, and the refined lifestyle that defines Villa del Arte.





MR. EIGHT

VILLA DELL'ARTE

A LA ÇARTE 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.

BRANDED RESIDENCES BY

∞ MR.EIGHT

MERCEDES-BENZ S 600 WITH CHAUFFEUR



Each resident of our community enjoys the exclusive privilege of pre-booking a private chauffeur-driven Mercedes-Benz S 600. 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 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 of Villa del Arte enjoy the exclusive convenience of in-house golf carts, seamlessly connecting all Mr. Eight residences across the island. Whether heading to the Marina, the Shopping Mall, or the Beach Club, this service offers a smooth and luxurious way to move around and experience the best of island living.

VILLA DELL'ARTE

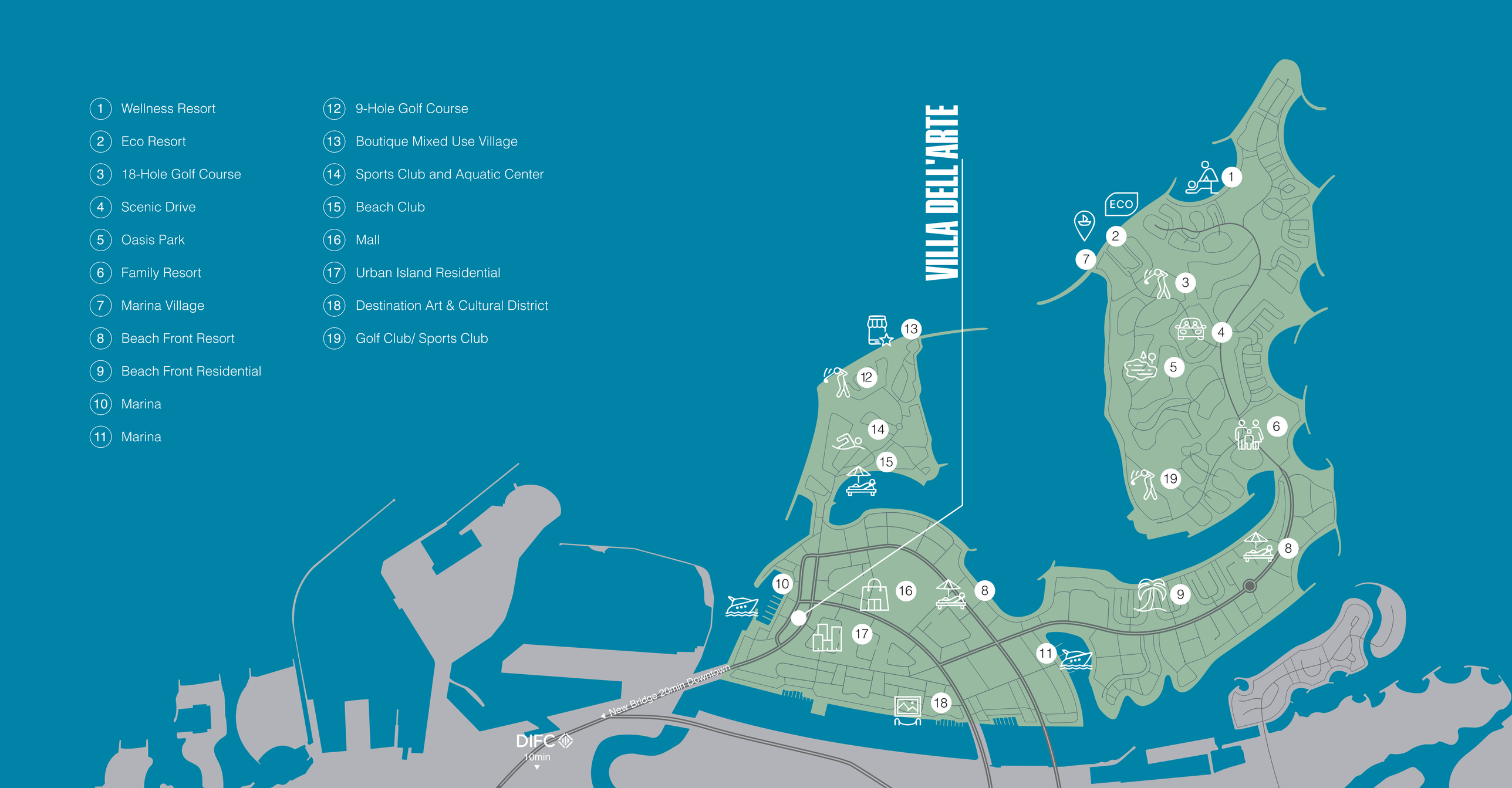
LOCATED JUST MOMENTS FROM THE MARINA

Dubai Islands offers a new and unique approach to
waterfront living, designed to reflect the goals of
Dubai's ambitious Vision 2040






VILLA DELL'ARTE
Atlantis
The World Islands
Palm Jumeirah
Ain Dubai
Madinat Jumeirah
Burj Al Arab
Jumeirah Beach Hotel
Bulgari Resort Dubai
Nikki Beach Resort & Spa Dubai
La Mer Island
Dubai Marina
Jumeirah
Al Wasl Road
Umm Suqeim
Dubai Canal
Safa Park
Za'abeel
Dubai Frame
Dubai Hospital
Waterfront Market
Emirates Hills
Sheikh Zayed Road
Coca-Cola Arena
Gold & Diamond Park
DIFC
Dubai World Trade Centre
Emirates Living
Al Quoz Industrial Area
Business Bay
Burj Khalifa
Zabeel Park
Al Khail Road
Dubai Hills Estate
Dubai International Airport
Ras Al Khor Wildlife Sanctuary
Dubai Creek Harbour


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 DELL'ARTE
ECO
New Bridge 20min Downtown
DIFC
10min

VILLA DELL'ARTE

AMENITIES







AMENITIES

BRANDED RESIDENCES BY MR.EIGHT

At the rooftop of Villa del Arte, residents can unwind in a truly cinematic atmosphere.
An open-air rooftop cinema, a cozy barbecue area, and an infinity pool with breathtaking views toward the Marina
create the perfect blend of leisure and sophistication. Here, every evening becomes an experience
under the stars, above the island, surrounded by the artistry of design and the beauty of the sea.

PRESENTS



CONTEMPORARY ART IN FORM

At Villa del Arte, architecture and art merge into one visual statement. Inspired by the works of contemporary artists, The Red Bear brings a sense of playfulness, creativity, and color to the skyline. This rooftop sculpture symbolizes the spirit of contemporary elegance — merging artistic expression with architectural form. Celebrating light, form, and emotion, it transforms Villa del Arte into a living canvas of mindful luxury, reflecting the artistic vision of Mr. Eight Development.





MR. EIGHT

MARINA NEARBY

DUBAI ISLANDS

Dubai Islands Marina by Nakheel offers a world-class waterfront experience for yacht owners and sea enthusiasts alike. Located along the island's northern coastline with direct access to the open sea, the marina provides 248 wet berths for vessels ranging from 9 m to 47 m, 40 dry berths for trailer boats up to 20 m, and 13 exclusive berths dedicated to superyachts over 47 m in length.

Designed to serve both leisure and professional sailors, the marina combines convenience with luxury, offering easy sea access and premium facilities. Future expansion plans will add multiple new marinas across Dubai Islands, further increasing capacity to accommodate hundreds of vessels — from private boats to the region's most prestigious yachts.



TERRACES OF LA DOLCE VITA

MEDITERRANEAN LIFESTYLE

Nestled on the Club level, the romantic summer terraces capture the essence of an Italian coastal escape — where warm evenings, soft lights, and gentle greenery create the atmosphere of a private villa in a seaside resort. These open-air spaces invite residents to enjoy the charm of La Dolce Vita, bringing the feeling of endless summer right to their home.





INFINITY-EDGE POOL

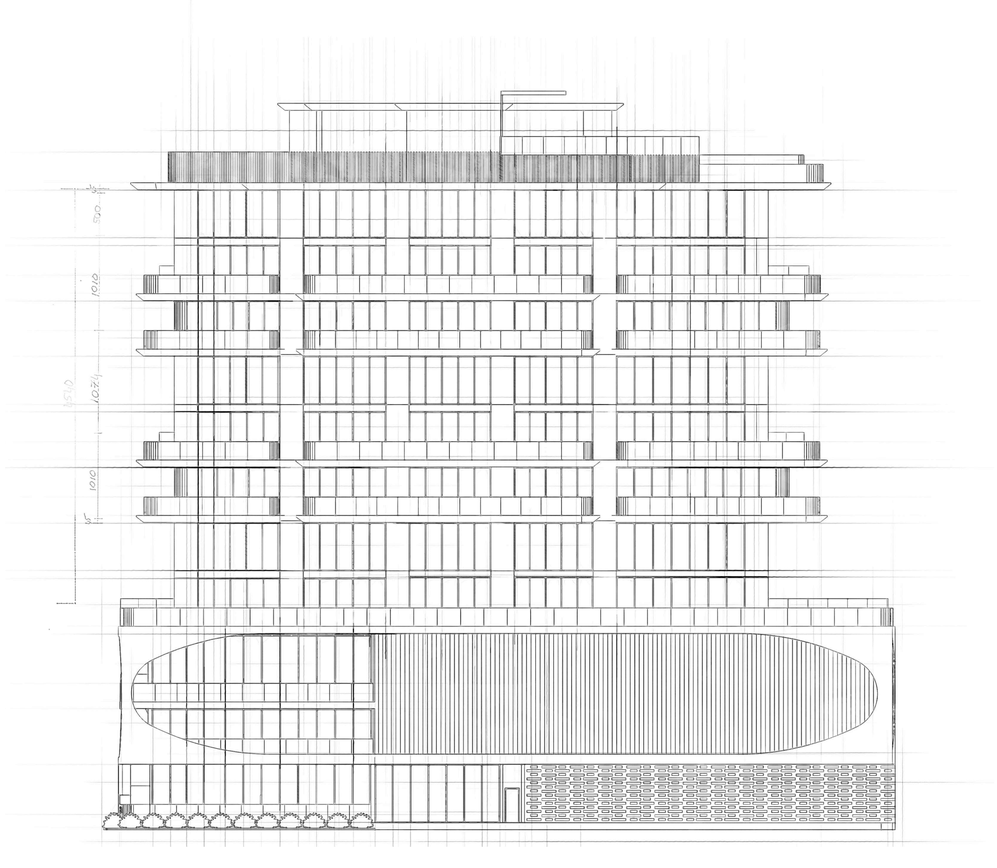
MINDFUL ELEGANCE

At Villa dell Arte, architecture becomes a form of art, crowned by sculptural bears that add a distinctive touch of contemporary elegance. The rooftop of the building is designed as an exclusive retreat for residents — featuring a large infinity-edge pool with panoramic sea views, an open-air cinema, and a barbecue area for social gatherings. It's a space where art, design, and lifestyle come together in perfect harmony




VILLA dell'ARTE
EST.
1983
BOUTIQUE RESIDENCES





BUILDING STRUCTURE

GROUND FLOOR + 2 CLUB LEVELS AND EIGHT RESIDENTIAL FLOORS

ROOFTOP **SKY POOL**

ROOFTOP FEATURES AN INFINITY POOL WITH A SUN DECK, COMPLEMENTED BY AN OPEN-AIR CINEMA AND A BARBECUE AREA WITH A BAR

FLOOR 1-8 **RESIDENCES**

TWO- TO FOUR-BEDROOM DUPLEXES, ALL WITH PRIVATE TERRACE POOLS; FOUR-BEDROOM UNITS FEATURE DOUBLE-HEIGHT CEILINGS.

LEVELS 2-3 **THE CLUB**

ONE-BEDROOM APARTMENTS WITH PRIVATE BALCONY POOLS AND A CHILDREN'S PLAYGROUND ON THE TOP

LEVEL 1 **ARRIVAL**

GRAND LOBBY, COFFEE POINT,
FITNESS & SPA STUDIO, DROP-OFF & VALET PARKING


p.s. mr. eight



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
Managing Director

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

BRANDED RESIDENCES BY

MR.EIGHT

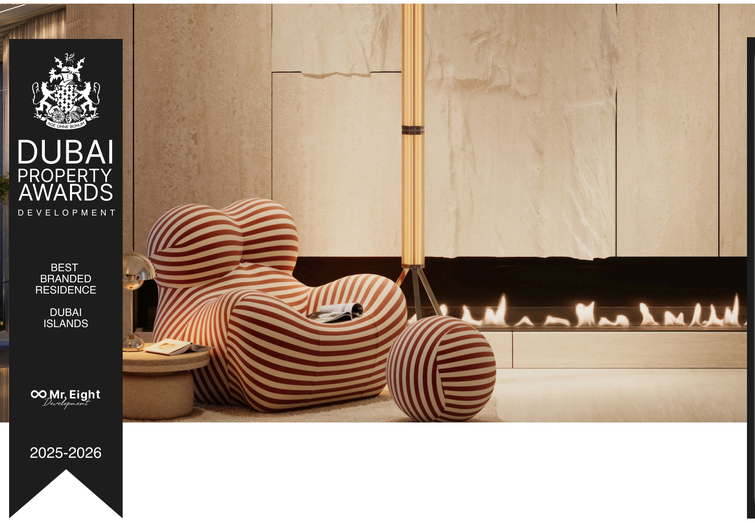
BOUTIQUE RESIDENCES COLLECTION

Mr. Eight is well known on Dubai Islands for its signature projects: Villa del DIVOS, Villa del BRUNELLO, and Villa del GAVI. Each of these boutique residences has become a recognizable landmark, embodying the Mr. Eight philosophy of mindful luxury and refined European craftsmanship that defines the new standard of island living in Dubai. The 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.

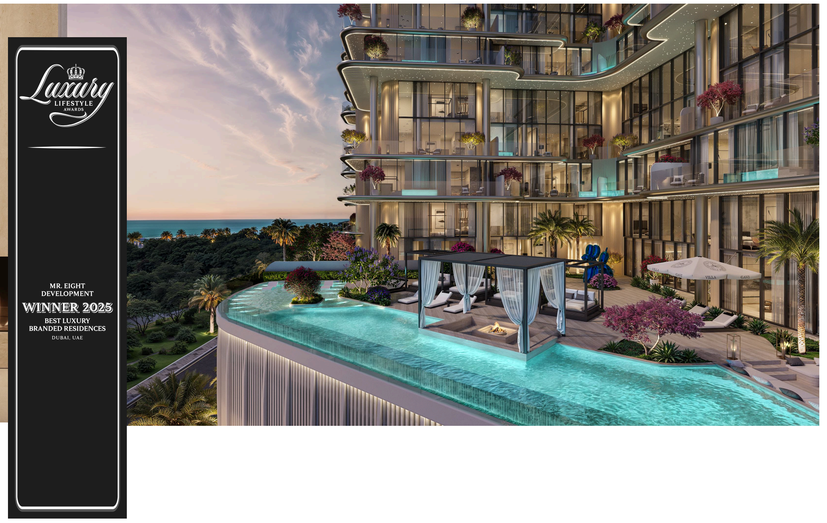
VILLA DEL DIVOS



VILLA DEL BRUNELLO



VILLA DEL GAVI



PET-FRIENDLY LIVING

At Villa del Arte, every member of the family is welcome — including the four-legged ones. Designed with comfort and community in mind, the residence embraces a pet-friendly lifestyle, offering a warm and elegant environment where cats, dogs, and their owners can truly feel at home.









BOUTIQUE CLUB LOBBY

A boutique-style lobby that unites the atmosphere of a club lounge and a home-style café, where residents can begin their day with a cup of freshly ground coffee prepared by an in-house barista. At the heart of the space stands a sculptural bonsai tree that brings harmony and calm, while the design features ultra-premium materials — Minotti sofas upholstered in soft bouclé fabric and complemented by Minotti rugs. Every element, from textures to lighting, is crafted to evoke quiet sophistication, creating an elegant and welcoming ambiance that feels so refined and comfortable one never wishes to leave.


VILLA DELL'ARTE
The MR EIGHT COFFEE


MR EIGHT
COFFEE

VILLA DELL'ARTE
THE LOBBY EXPERIENCE

The lobby at Villa dell’Arte captures the refined atmosphere of a European boutique hotel — sophisticated, warm, and artfully balanced. The space is thoughtfully divided into three lounge zones, centered around a sculptural indoor tree that brings a sense of calm and natural elegance to the interior.

At the heart of the design are Minotti sofas, renowned for their Italian craftsmanship, timeless aesthetics, and exceptional comfort. Complementing them are USM Modular Furniture pieces and Bauhaus icons such as the Wassily Chair, adding a touch of modernist heritage to the contemporary composition.

The coffee bar, equipped with a La Marzocco espresso machine, greets residents each morning with the aroma of freshly brewed coffee, creating the inviting atmosphere of a European café. Surrounded by contemporary artworks and sculptural details, the lobby transforms into a living gallery — a space where art, design, and everyday life merge seamlessly into an expression of mindful luxury.

la marzocco · Minotti · baxter MADE IN ITALY · USM Modular Furniture · Tom Dixon.


MR. EIGHT
SCHIELE

ART COFFEE CORNER

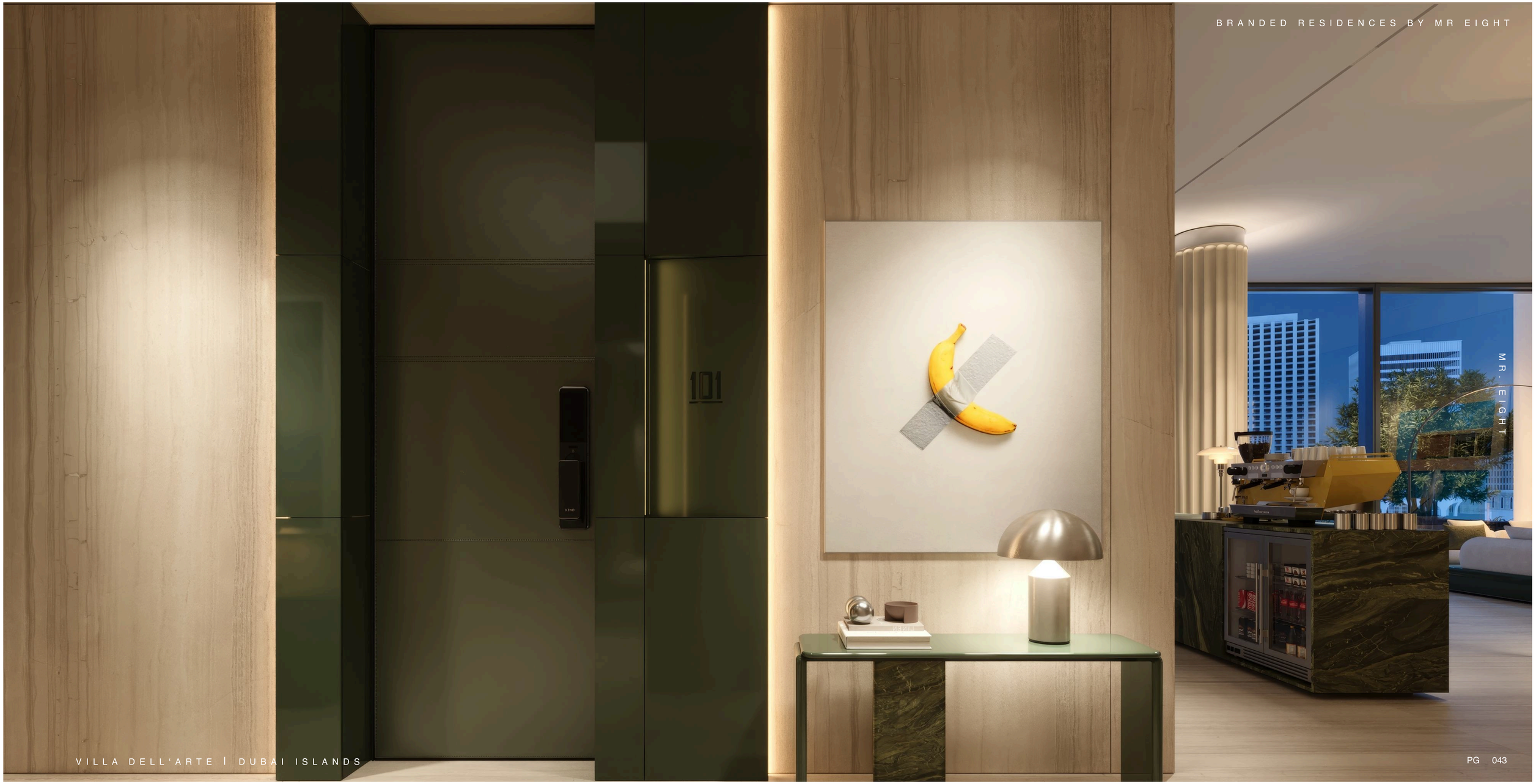
Located in the elegant lobby of Villa dell’Arte, the Coffee Corner brings the charm of a European café into everyday life. Equipped with a La Marzocco espresso machine, it offers residents the rich aroma of freshly brewed coffee each morning. Surrounded by refined interiors, designer furniture, and contemporary art, this space invites you to pause, connect, and start your day in an atmosphere of quiet sophistication and mindful luxury.

la marzocco

Tom Dixon.




Handbok i inredning och styli
AT DRINK NAP
AME FOR LIFE
THE FASHION
The MR EIGHT COFFEE


101
MR. EIGHT


MR. EIGHT
G



MR. EIGHT

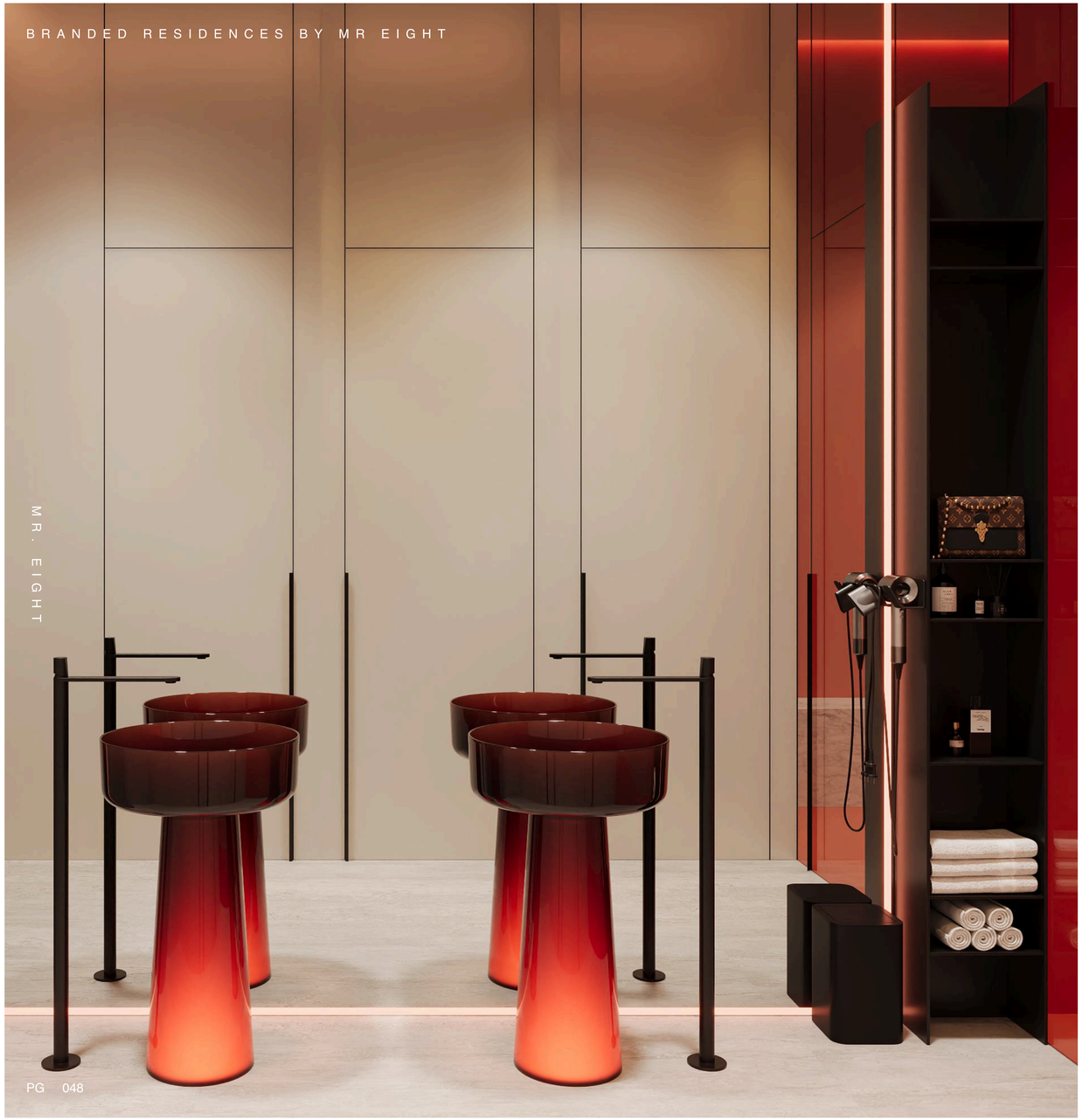




MR. EIGHT

SPORT& *Health* *Dubai island* GOLF CLUBS

Dubai Islands will boast two premier golf experiences—an exceptional 18-hole championship course designed for serious golfers, and a refined 9-hole course crafted for leisurely play. Framed by breathtaking coastline views, these courses promise residents and guests an unparalleled blend of sport, serenity, and luxury.



VILLA DELL'ARTE
FITNESS & WELLNESS SPACE

The Sport Studio is an intimate, boutique fitness and wellness destination designed for daily inspiration. Equipped for pilates, cardio, and stretching, and complemented by serene spa zones, it offers a seamless blend of function and aesthetics.
Every detail encourages residents to return — a place where wellbeing feels natural, refined, and beautifully balanced.

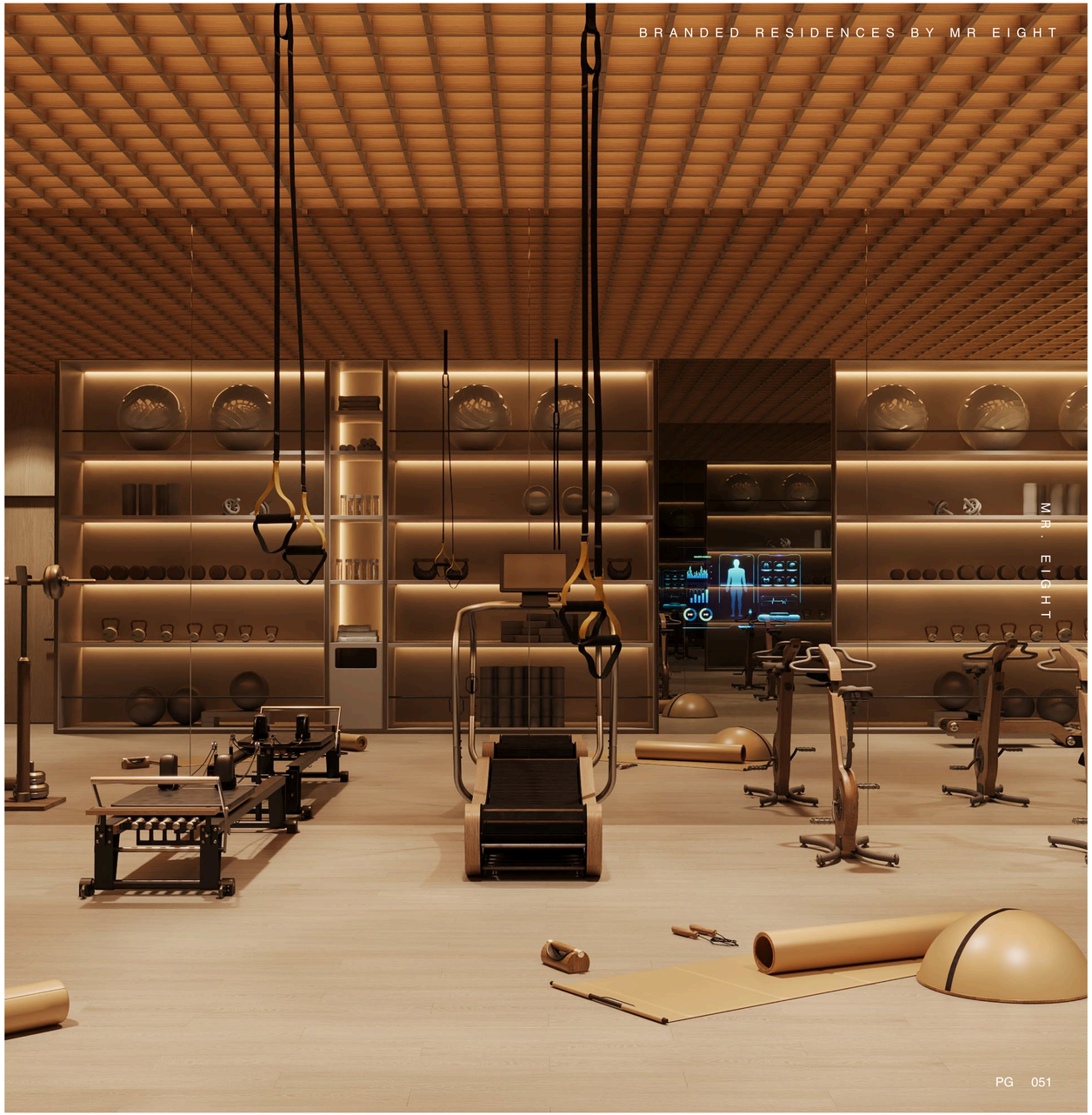


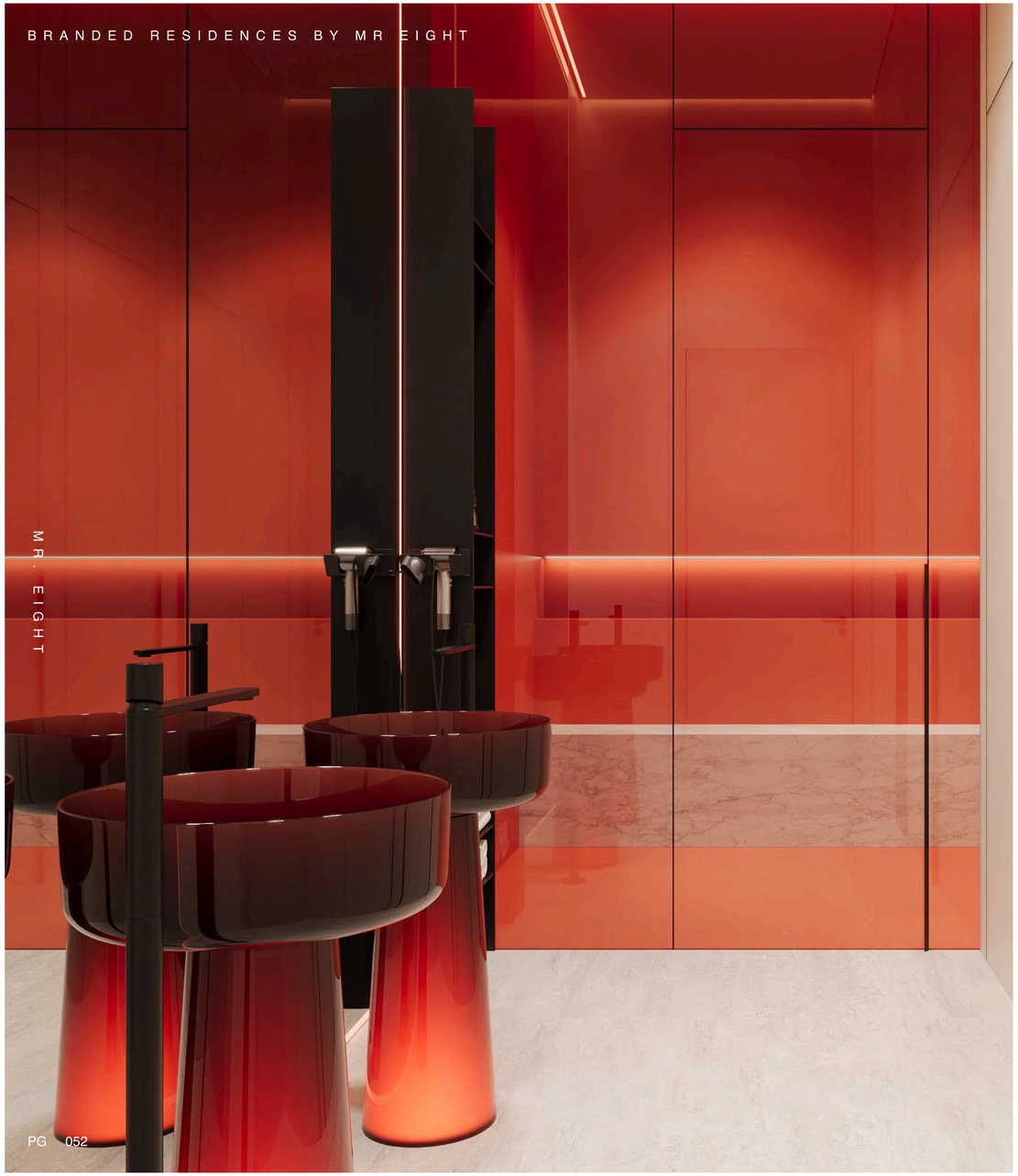

LOREM IPSUM

THE ART OF MOVEMENT

The fitness studio at Villa del Arte is equipped with premium NOHRD equipment — handcrafted in Germany from natural hardwood and steel. Renowned for its elegant design and precision engineering, NOHRD combines aesthetics with performance, bringing sustainable craftsmanship and modern wellness into perfect harmony.

NOHRD







FITNESS STUDIO SPA

The spa zone of the fitness studio at Villa del Arte is designed as a private sanctuary of relaxation and refinement. Each changing room features a modern sauna, inviting residents to unwind after a workout. Every detail reflects thoughtful luxury — from Dyson hair dryers to Antonio Lupi sanitaryware, chosen for their design precision and performance. The interior embodies contemporary elegance, where clean lines, soft lighting, and refined materials create an atmosphere of calm and understated sophistication.

antoniolupi dyson



A HOME THAT INSPIRES HAPPINESS

"GOOD DESIGN IS A REPRESENTATION OF A GOOD LIFE.
WE CREATE SPACES THAT ARE NOT MERELY PHOTO READY BUT LIVING READY"

At Villa del Arte, a refined selection of two- to four-bedroom duplex residences embodies modern European design and functionality. Each home features Italian-crafted kitchens from San Marino with Bosch appliances, and bathrooms finished with Grohe fixtures and premium ceramics. Expansive windows fill interiors with light, while private terrace pools create a resort-like ambiance. Located just minutes from the island's Marina, residents enjoy both tranquility and connection — thoughtful living inspired by elegance and precision.

BOSCH zonda lighting GROHE


NETFLIX
GSTAAD



MR. EIGHT



MR. EIGHT


MR. EIGHT

ESSENCE IN EVERY DETAIL

The open kitchen merges effortlessly with the living space, embodying Italian elegance and lightness. Crafted in San Marino and fully equipped with Bosch appliances, it reflects a perfect balance of design and function. Warm lighting by Zonda enhances the atmosphere, creating a refined sense of comfort and sophistication.

BOSCH zondalighting




CHANEL


CHANEL



LA DOLCE VITA – IN YOUR BATHROOM

The bathroom reflects a perfect harmony of Italian craftsmanship and modern functionality. Walls and floors are adorned with elegant Italian ceramic tiles, creating a clean and refined atmosphere. Fixtures by Grohe — a symbol of German precision and reliability — bring a touch of sophistication and comfort to everyday rituals. Thoughtfully designed lighting enhances the space, making it feel bright, warm, and uplifting — a place where elegance meets joy.

GROHE





PREMIUM ITALIAN KITCHENS

The kitchen is crafted in Italy at a factory in San Marino, representing the essence of true Italian design and quality. Fully equipped with premium Bosch appliances, it offers a perfect blend of elegance and functionality. Each element — from the Italian fittings and mechanisms to the precise on-site assembly in Dubai by a European installation team — reflects exceptional craftsmanship and attention to detail. A genuine Italian kitchen, thoughtfully created to deliver comfort, durability, and timeless style.



VILLA DELL'ARTE | DUBAI ISLANDS

PREMIUM ITALIAN WARDROBES

The wardrobe systems are installed in every apartment and are fully manufactured in San Marino, Italy, representing the finest standards of Italian craftsmanship. Each unit features integrated interior lighting and high-quality fittings — essential elements of a truly refined wardrobe. Installation is carried out on-site in Dubai by European specialists, ensuring precision, durability, and a flawless finish. A perfect blend of functionality and Italian elegance, designed for modern, sophisticated living.

GROUND FLOOR + 2 CLUB LEVELS
8 RESIDENTIAL FLOORS

1 BEDROOM :	Đ 1 911 000
2 BEDROOM :	Đ 2 923 000
2 BEDROOM DUPLEX :	Đ 3 840 000
3 BEDROOM :	Đ 4 798 000
4 BEDROOM DUPLEX:	Đ 6 835 000

1 BEDROOM :	681 SQ.FT - 973 SQ.FT
2 BEDROOM :	1182 SQ.FT - 1401 SQ.FT
2 BEDROOM DUPLEX :	1462 SQ.FT - 2776 SQ.FT
3 BEDROOM :	1810SQ.FT - 1840 SQ.FT
4 BEDROOM DUPLEX:	2851 SQ.FT - 4204 SQ.FT

25 Đ/FT2 FOR THE INTERIOR APARTMENT AREA
THE SERVICE CHARGE FOR BALCONIES IS 6.25 Đ/FT2

40/60
VILLA DELL'ARTE INVESTMENT PLAN

BOOKING: Đ100,000
20% + 4% DLD FEE + ADMIN FEE – UPON SPA SIGNING
5% – WITHIN 6 MONTHS FROM BOOKING DATE
5% – WHEN CONSTRUCTION REACHES 20%
5% – WHEN CONSTRUCTION REACHES 50%
5% – WHEN CONSTRUCTION REACHES 75%
60% – UPON 100% CONSTRUCTION COMPLETION

RESALE OPTION: AVAILABLE ONCE 24%
OF THE TOTAL AMOUNT HAS BEEN PAID.

VILLA DELL'ARTE
RESIDENT BENEFITS

Mr. Eight Building Management operates as an independent management company, providing a full range of personalized services exclusively for the residents of Villa del Arte. The residence includes a selection of core services covered by the Service Charge, ensuring daily comfort, maintenance, and convenience.

In addition, residents can enjoy à la carte services — a curated collection of exclusive offerings available upon request for an additional fee.
Each service is designed and delivered with precision, care, and the signature attention to detail that defines Mr. Eight Hotel Management LLC.



1
HOUSEKEEPING
SERVICES

2
ON-SITE
BELLBOY SERVICE

3
LAUNDRY
DRY CLEANING

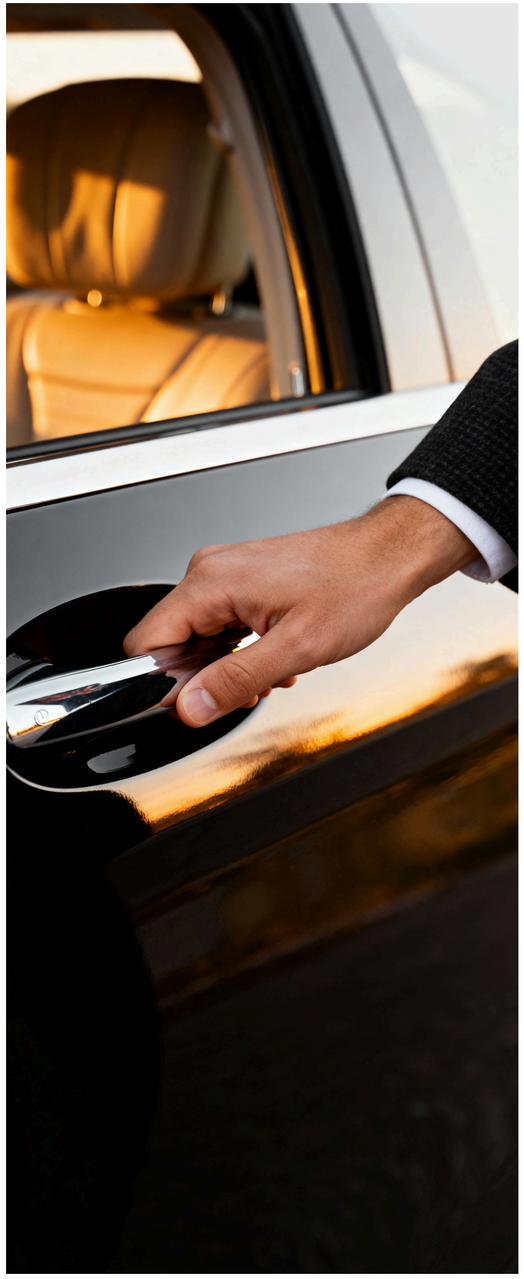
4
PERSONAL
TRAINER

5
IN-HOME
CAR WITH CHAUFFEUR

6
IN-HOME GOLF
CARTS WITH CHAUFFEUR

7
IN-HOME MOTOR BOAT
WITH CAPTAIN

8
IN-HOME
MASSAGE SERVICES



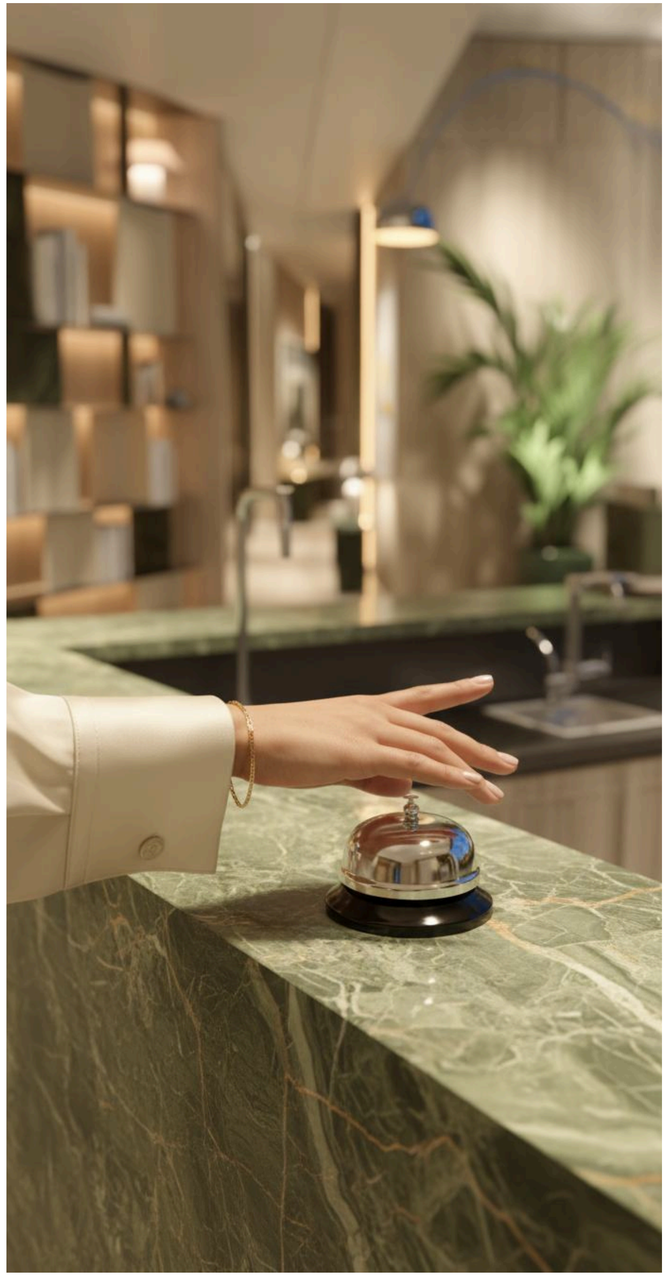
À LA CARTE
SERVICES FOR EVERYDAY LIVING

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 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)

BRANDED RESIDENCES BY
MR.EIGHT

VILLA DELL'ARTE

WHAT THE POINT OF BUILDING SOMETHING
IF YOU NOT MAKING OF THE BEST.

Villa dell'Arte redefines boutique living through a seamless fusion of architecture, design, and craftsmanship. Each residence is thoughtfully created with precision and elegance, featuring Italian-made kitchens from San Marino with Bosch appliances, custom wardrobe systems installed by European specialists, and private terraces with infinity-edge pools overlooking the Arabian Gulf. Expansive floor-to-ceiling windows fill interiors with natural light, while open layouts invite a sense of space and sophistication. Residents enjoy access to a curated selection of amenities, including a rooftop cinema, BBQ deck, and The Balance Club fitness and spa studio. Managed by Mr. Eight Hotel Management LLC, the residence offers both core and à la carte services, ensuring a lifestyle of comfort, exclusivity, and refined simplicity.

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 DELL'ARTE

BRANDED RESIDENCES BY

MR.EIGHT

