

# Villa Khisab

**Region:** United Arab Emirates **Sleeps:** 11

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## Overview

Tucked within the palatial grounds of the Zabeel Saray Royal Residences, Villa Khisab offers a retreat fit for royalty. Traditional Arabic architecture meets contemporary comfort in a home where every detail feels curated with care, from hand-carved woodwork and warm golden hues to the tranquil rhythm of private garden life. Step into a world of elegant lounge spaces, arched doorways, and indulgent dining areas, with a fully equipped kitchen and sun-drenched breakfast nook making entertaining effortless.

With five beautifully appointed bedrooms, each with its own ensuite and unique design flourishes, the villa comfortably accommodates up to ten guests in regal style. Several rooms offer sea-view balconies, perfect for watching the light dance across the Arabian Gulf.

Outside, a private pool glistens beneath the Dubai sun, edged by furnished patios and lush palms. Whether enjoying a morning coffee on the shaded terrace or reclining on sunbeds after a dip, the garden is your personal oasis. Guests also benefit from exclusive access to the 5-star resort's world-class amenities, including a private beach, spa, gym, and restaurants, just moments away.

Ideally located on Palm Jumeirah's west crescent, Villa Khisab combines serene coastal living with proximity to Dubai's most iconic attractions.

## Facilities

TV • City Homes & Apartments • Coffee Machine • Hairdryer • Walk to Beach • Air-Con • Ground Floor Bed & Bath • Beach Nearby • Private Pool • Maid Service Included • Cots (Cribs) • Chef/Cook Available • Breakfast Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • All Bedrooms En-Suite • Heating • Outdoor Pursuit & Activities



# Interior & Grounds

## Ground Floor

- Two expansive living rooms
- Fully equipped kitchen
- Dining area
- Breakfast nook
- Bedroom 1: King-size bed and ensuite bathroom
- Bedroom 2: King-size bed, ensuite bathroom, built-in wardrobe and private balcony with sea views
- Bedroom 3: Queen-size bed and ensuite bathroom

## First Floor

- Master Bedroom 4: King-size bed, separate living space, ensuite bathroom with a large bathtub and balcony
- Bedroom 5: King-size bed, living space, ensuite bathroom and private balcony

## Exterior Grounds

- Private swimming pool
- Sunbeds
- Furnished patio

## Additional Facilities

- Gym/fitness centre
- Italian coffee machine
- Whirlpool bathtubs



# Location & Local Information

Positioned within the prestigious Jumeirah Zabeel Saray resort on the west crescent of Palm Jumeirah, Villa Khisab benefits from an address steeped in sophistication. The Palm is known worldwide for its extraordinary design and luxury lifestyle, and here, guests are surrounded by sweeping sea views, grand architecture, and a wealth of indulgent experiences.

Within walking distance, the Zabeel Saray resort offers gourmet dining, elegant lounges, and an award-winning spa inspired by Ottoman heritage. The west crescent is quieter and more exclusive than the bustling trunk, offering a sense of retreat while still being within easy reach of Atlantis The Palm, The Pointe, and Aquaventure Waterpark.

The villa is well-connected by road, and transport options like the monorail and tram make city access simple. For fine dining, world-class retail, and beachside leisure, Villa Khisab's location is hard to match.

## Local Amenities

|                        |                               |
|------------------------|-------------------------------|
| Nearest Airport        | Dubai Airport<br>(35 km)      |
| Nearest Amusement Park | Aquaventure World<br>(4 km)   |
| Nearest Bar/Pub        | The Underground Pub<br>(8 km) |
| Nearest Beach          | Palm Jumeirah<br>(100 m)      |
| Nearest Golf           | Topgolf Dubai<br>(9 km)       |
| Nearest Restaurant     | Énas Restaurant<br>(5 km)     |
| Nearest Supermarket    | Waitrose & Partners<br>(2 km) |



## What we love

- Set within the Zabeel Saray Royal Residences with access to private resort facilities including spa, gym and beach!
- Stunning interiors blending Arabic design heritage with modern indulgence.
- Multiple sea-facing balconies and a private pool surrounded by lush, furnished terraces.

## What you should know...

- Use of certain hotel amenities (spa, dining, etc.) may incur additional charges, payable directly to the resort.
- There is some construction in the surrounding area that may cause occasional noise.

# Terms & Conditions

- **Security deposit:** €1,500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 3 - 9 pm. Late arrival after 10 pm will have an extra cost of €60.
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Flexible.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 2 nights. All other durations on request.
- **Heating costs included?:** Not included in the rental price. Mandatory fee of €500 per week, payable locally.
- **Pool heating charge?:** Not available on this property.
- **Tax:** There is a city tax due to be paid locally, which is not included in the rental rate. The amount will be confirmed by your on-site representative upon arrival.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.
- **Pool opening dates?:** Open all year.
- **Property Licence Number:** 052013AAT0064