



NIKKI BEACH<sup>™</sup>  
RESIDENCES  
*Dubai*

A development by  
**||| MERAAS**



A MAGNIFICENT COLLECTION OF  
RESIDENCES DESIGNED FOR  
THE LUXURY DUBAI LIFESTYLE.

تشكيلة رائعة من المنازل الفاخرة ذات  
التصميم الأنيق الذي يتناسب مع نمط  
الحياة الراقي في دبي



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## DUBAI

### A CITY WITH A VISION

Dubai never stops surprising the world with its agility and determination - a city led by a very sharp vision that challenges the impossible and races against time in its pursuit of excellence. It is these values that characterize Dubai, giving it a quintessentially unique vibe, aura and charm.

Dubai has emerged as a global hub for business and tourism boasting an impressive number of international brands and some equally astounding landmarks that dominate its iconic skyline.

## دبي

### مدينة ذات رؤية

لا تكفّ دبي عن إدهاش العالم بعزمها على كسر جدار المستحيل. فتلك المدينة تمتلك رؤية استثنائية تسابق الزمن وتسعى إلى التفوق، مدعومة بالعديد من العوامل الفريدة التي تميزها عن غيرها من المدن.

أضحت دبي الآن إحدى أهم مراكز الأعمال العالمية ووجهة سياحية لا يُشَقُّ لها غبار، واستقطبت كذلك عدداً ضخماً من العلامات التجارية العالمية، وبنّت لنفسها سمعة عطرة بفضل مشاريعها الضخمة التي أصبحت أيقونة الزمان والمكان.





## PEARL JUMEIRA AN ELITE ADDRESS IN DUBAI

Pearl Jumeira is a reclaimed island within the Arabian Gulf, spanning 8.3 million square feet and overlooking Dubai's spectacular skyline. Featuring 7 residential areas, a community town center with retail facilities, schools, mosques, beaches, waterfront hotels and a unique two kilometer promenade, the island caters to individuals who enjoy staying connected to the city even while living away from its hustle. The size, location and exclusivity of Pearl Jumeira make it a unique address in the heart of Dubai's finest residential district.

## بييرل جميرا الوجهة الجذابة للنخبة في دبي

تمتد جزيرة بييرل جميرا الواقعة على شاطئ الخليج العربي على مساحة ٨.٣ مليون قدم مربع، وتطل على شواطئ دبي الساحرة. تضم بييرل جميرا ٧ مناطق سكنية ومركزاً اجتماعياً واحداً مع عدد من متاجر التجزئة، والمدارس، والشواطئ، والفنادق المطلة على البحر، وممشى بطول ٢ كم. وهكذا تلبي الجزيرة جميع تطلعات الأشخاص الذي يودون العيش بالقرب من المدينة لكن بعيداً عن صخبها. وإن موقع جزيرة بييرل جميرا الحصري يجعل منها عنواناً بارزاً ضمن أفضل مناطق دبي السكنية.







## MERAAS

Meraas is dedicated to making Dubai and the UAE better for people to live, work and play in. We design for a diverse mix of people to stimulate a creative urban culture where the next generation of ideas, businesses and communities can take root.

Our investments ensure a better future for generations to come and spread across different sectors including food, retail, leisure, hospitality, health and education. Our destinations which include to date - City Walk, The Beach, Boxpark, Last Exit, The Outlet Village, and Kite Beach - are open places for communities to socialise, explore, learn, play, create and innovate.

## مِرَاس

تلتزم مِرَاس بإضافة كل ما يرتقي بالمدينة لتصبح مكاناً أفضل للعيش، والعمل، والزيارة. نحن نبتكر من أجل مجتمع متنوع بأفراده والإغناء وتحفيز ثقافة حضرية مبدعة تساهم في ترسيخ أنماط جديدة من الأفكار، والاعمال، والمجتمعات.

استثماراتنا تسعى لضمان مستقبل أفضل للأجيال المقبلة، وتغطي مجموعة من المشاريع المبتكرة في قطاعات الأغذية، تجارة التجزئة، الترفيهية والترفيه، الضيافة، الصحة والتعليم. وتضم وجهات مِرَاس التي توفر أسلوب حياة استثنائي، ذا بيتش، سيتي ووك، بوكس بارك، لاست إكزت وذا أوتلت فيليدج، والتي تتميز بفضائها المفتوح الذي يوفر بيئة اجتماعية حيوية وفرصة للتعلم، والإبداع، والترفيه.



## NIKKI BEACH

In 1998, entrepreneur Jack Penrod introduced the world to Nikki Beach; the ultimate beach club experience that combines the elements of entertainment, dining, music, fashion, film and art into one. Nikki Beach continues to make its mark in the hottest addresses and trendsetting locales worldwide.

Nikki Beach plays host to some of the greatest events around the world. Delivering a repertoire of world-class events and entertainment options around the world in exotic and beautiful locations, Nikki Beach creates a one-of-a-kind vibe and ambiance.

Today, Nikki Beach has transcended its international venues and grown into a global, multifaceted luxury lifestyle & hospitality brand.

## NIKKI BEACH

قام رائد الأعمال جاك بينرود بتأسيس النادي الشاطئي Nikki Beach في العام ١٩٩٨ بهدف توفير تجارب استثنائية تجمع بين الترفيه والفنون والأفلام وغيرها في مكان واحد. ويستمر Nikki Beach في الانتشار في أكثر المنتجعات والأماكن الحديثة والعصرية حول العالم.

كما يستضيف أكبر الفعاليات العالمية ويقدم خيارات ترفيهه في بعض من أجمل البقاع على الإطلاق. ويزخر Nikki Beach بأجواء مفعمة بالحياة.

وقد تطور اليوم ليصبح وجهة عالمية تستقطب عشاق أنماط الحياة الفاخرة ذات النشاطات المتعددة.











## LOCATION MAP

## خريطة الموقع

- |                      |                 |                   |                      |                          |                 |                      |                              |
|----------------------|-----------------|-------------------|----------------------|--------------------------|-----------------|----------------------|------------------------------|
| 1. Burj Khalifa      | 5. Mercato Mall | 9. Police Station | 13. Jumeira Bay      | 17. Mall of the Emirates | 21. مركز الشرطة | 25. ميركاتو مول      | 29. برج خليفة                |
| 2. Emirates Towers   | 6. Khazan Park  | 10. Zabeel Park   | 14. Pearl Jumeira    | 18. Emirates Hospital    | 22. حديقة زعبيل | 26. حديقة الخزان     | 30. أبراج الإمارات           |
| 3. DWTC              | 7. Emaar Square | 11. Boxpark       | 15. Dubai Mall       | 19. Medcare Hospital     | 23. بوكس بارك   | 27. إعمار سكوير      | 31. مركز دبي التجاري العالمي |
| 4. Emirates NBD Bank | 8. Shangri La   | 12. City Walk     | 16. Madinat Jumeirah |                          | 24. سيتي ووك    | 28. فندق شانغريل دبي | 32. بنك الإمارات دبي الوطني  |





- 1 Shoreline apartments
- 2 Skyline apartments
- 3 Townhouses and Skyline apartments

## PROJECT MASTER PLAN



## ABOUT NIKKI BEACH HOTELS & RESORTS

Nikki Beach Hotels & Resorts is a division of Nikki Beach Worldwide. A natural progression from the famous Beach Club brand, Nikki Beach Hotels & Resorts aims to grow its presence of lifestyle boutique hotels and resorts in desirable beachfront and urban locations.

Nikki Beach Hotels & Resorts creates an immersive, cool and glamorous lifestyle experience for guests, blending large comfortable rooms, contemporary and modern design, cutting-edge technology and in-room entertainment, with bespoke and attentive service.

Energy is at the center of its properties. Mirroring energy patterns in everyday life, Nikki Beach Hotels & Resorts offers guests a chance to reflect their energy levels at specific times of day and just be themselves, across outlets and venues. High or low, blunt or elusive, the destination allows guests to design their own journeys, and realize their own ultimate Nikki Beach experience.

Nikki Beach Hotels & Resorts currently has properties in Koh Samui, Thailand and in Porto Heli, Greece and over the next few years will be opening properties in Dubai, UAE; Bodrum, Turkey; Courchevel, France; and Hvar, Croatia; among others.



## نبذة عن فنادق ومنتجعات NIKKI BEACH

تتبع فنادق ومنتجعات Nikki Beach إلى Nikki Beach العالمية، وتهدف إلى تعزيز حضورها في قطاع الفنادق والمنتجعات في المزيد من الوجهات الجذابة.

وتوفر فنادق ومنتجعات Nikki Beach تجارب غنية لعملائها ونزلاتها، بدءاً من الغرف المريحة والكبيرة، ومروراً بالتصاميم العصرية والحديثة والتكنولوجيا المبتكرة داخل الغرف، إضافة إلى خدمات مميزة.

تزرع فنادق ومنتجعات Nikki Beach بالطاقة والحيوية، إذ تمنح النزلاء فرصة التعبير عن أنفسهم بدون قيود وتصميم رحلاتهم الخاصة وعيش تجربة Nikki Beach الفريدة من نوعها.

وتنتشر فنادق ومنتجعات Nikki Beach في كل من تايلندا واليونان، وستقوم بافتتاح منتجعاتها الجديدة قريباً في دبي، ومدينة بودروم التركية، وكورثوفيل في فرنسا، وهفار الكرواتية، وغيرها.







## NIKKI BEACH RESORT & SPA DUBAI

Meraas has partnered with Nikki Beach Hotels & Resorts to bring the brand's first property in the Middle East to Pearl Jumeira in Dubai.

Set against a white sandy beachfront, Nikki Beach Resort & Spa Dubai will include 117 rooms and suites, as well as 15 beach villas.

The project will also host 3 restaurants and an ultra-VIP lounge, as well as Nikki Spa by ESPA, Tone Fitness Center, the brand's world-renowned Beach Club, and a pool surrounded by plush, all-white sun beds. The top-line facilities will reflect the same stylish, contemporary look and feel as all of the brand's outlets around the world.

Inspired by the design vision of Jack Penrod, Nikki Beach Resort & Spa Dubai has been conceptualized in collaboration with DSA Architects International and will feature interiors by Gatsleria Design.

## منتجع وسبا نيكبي في دبي

عقدت شركة مراس شراكة مع فنادق ومنتجعات نيكبي لبناء أول مشاريعها في منطقة الشرق الأوسط في جزيرة "بيرل جميرا" في دبي.

وستتضمن منتجعات وسبا نيكبي الواقعة قبالة الشواطئ الرملية البيضاء الساحرة 117 غرفة وجناحاً و15 فيلا شاطئية.

كما يضم المشروع 3 مطاعم، وردة كبار الشخصيات، ونيكي سبا، ومركزاً للياقة البدنية، ونادياً شاطئياً، وبركة سباحة محاطة بكراسي التمدد تحت أشعة الشمس، وستعكس المرافق المظهر العام لمشاريع العلامة التجارية ومنتجعاتها حول العالم.

وقد استوحيت التصاميم من رؤية جاك بينورد، وتم تصميم فكرة منتجعات وسبا نيكبي بالتعاون مع شركة DSA Architects International، كما تشرف شركة Gatsleria Design على التصاميم الداخلية.







## NIKKI BEACH RESIDENCES

Adjacent to the Nikki Beach Resort & Spa, the residences will offer 63 branded apartments in collaboration with Meraas. Varying from 1 to 4 bedroom units, the branded residences will include 6 townhouses and 1 penthouse. Each unit will have an allocated parking space.

The apartment buildings will remain true to the Nikki Beach brand guidelines and offer a modern, minimalist fresh resort feel through the use of natural materials. The residents will also have access to a gym and multiple F&B outlets and enjoy the close proximity to the 450 metre shoreline stretch spread across the resort.

## NIKKI BEACH ريزيدنسز

بمحاذاة منتجع وسبا Nikki Beach، ستقوم Nikki Beach ريزيدنسز بالتعاون مع ممراس بتقديم 63 شقة سكنية من علامتها التجارية. تتراوح الشقق السكنية بين غرفة نوم واحدة إلى أربع غرف نوم، وستتضمن 6 شقق تاونهاوس وشقة بنتهاوس واحدة. كما ستحتوي كل وحدة سكنية على مكان مخصص لركن السيارات.

بدورها ستحافظ مباني الشقق السكنية على لمسات علامة Nikki Beach التجارية، وستوفر شعوراً بالانتعاش والراحة بفضل استخدامها مواد طبيعية. كما سيتمكن الزوار من استخدام نادي اللياقة البدنية والمطاعم القريبة والعديدة، وسيستمتعون أيضاً بقريهم من شاطئ البحر الممتد على مسافة 450 متر.





## KEY FACTS

- 52,000 square meters total area
- 117 hotel rooms and suites
- 15 hotel beach villas
- 63 residential apartments
  - 12 one bedroom apartments
  - 26 two bedroom apartments
  - 18 three bedroom apartments
  - 6 four bedroom townhouse apartments
  - 1 four bedroom penthouse
- Designated VIP basement parking with designated lift for the penthouse
- 450m private beach shoreline

## AMENITIES

- Outdoor Swimming Pool
- Gym
- Access to Hotel Private Beach
- Childrens Play Area
- 133 Car Parking Spots

## SERVICES

- 24x7 Security
- Intercom
- Waste management
- Central cooling
- Visitor Parking
- Etisalat services provision

## المرافق

- حوض سباحة خارجي
- صالة رياضية
- إمكانية استخدام شاطئ الفندق الخاص
- منطقة لعب للأطفال
- موقف لـ 133 سيارة

## الخدمات

- حراسة على مدار الساعة
- جهاز الاتصال الداخلي
- إدارة النفايات
- تبريد مركزي
- موقف للزوار
- توفير خدمات "إتصالات"

## معلومات أساسية

- تبلغ المساحة الإجمالية 52,000 متر مربع
- 117 غرفة وجناحاً فندقياً
- 15 فيلا فندقية على الشاطئ
- 63 شقة سكنية
  - 12 شقة سكنية بغرفة نوم واحدة
  - 26 شقة سكنية بغرفتي نوم
  - 18 شقة سكنية بثلاث غرف نوم
  - 6 شقق تاونهاوس بأربع غرف نوم
  - بنتهاوس بأربع غرف نوم
- موقف سيارات في السرداب المخصص لكبار الشخصيات مع مصعد خاص يؤدي إلى البنتهاوس
- شاطئ خاص بطول 450 متر

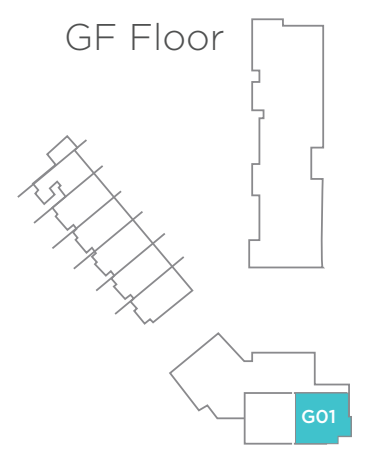
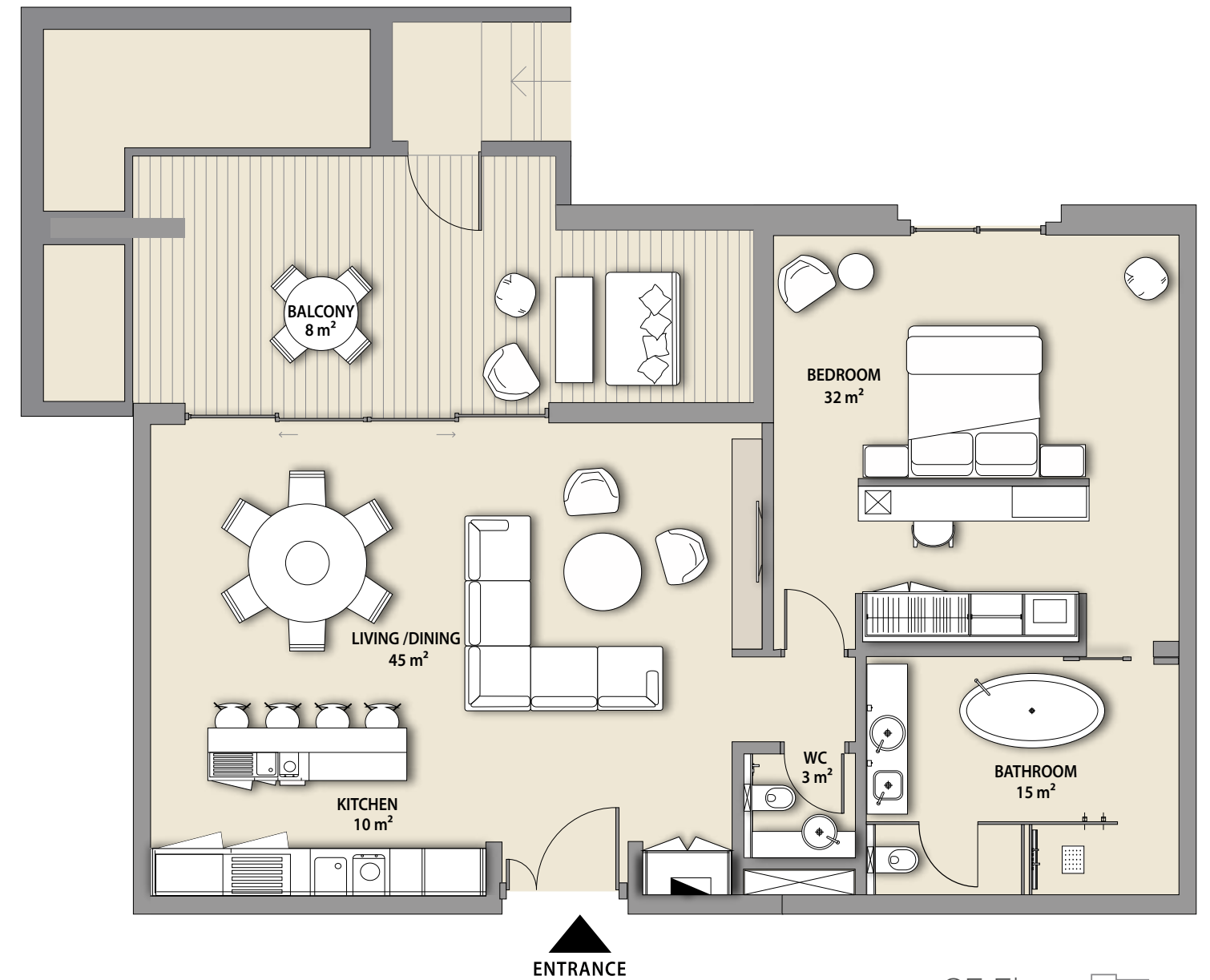


# FLOOR PLANS



## 1 BEDROOM

APARTMENT TYPE A



### SKYLINE UNIT

### G01

### VIEW

NET AREA

1128 sq.ft

Backyard

BALCONY

493 sq.ft

**TOTAL**

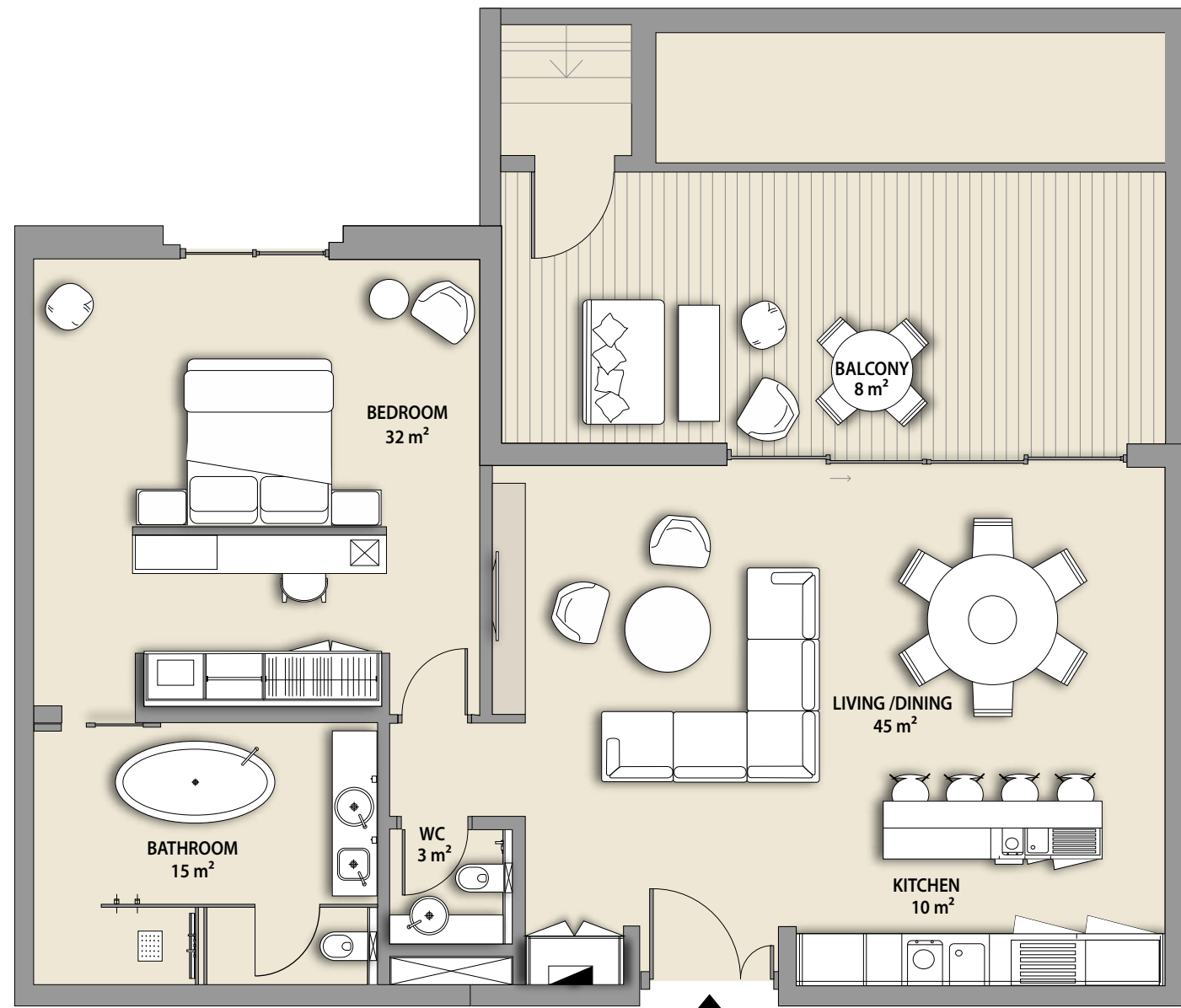
**1622 sq.ft**

*\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.*



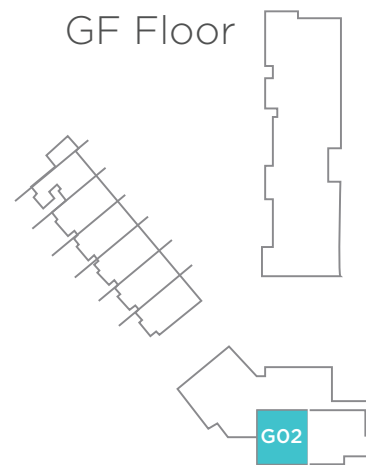
# 1 BEDROOM

APARTMENT TYPE A



ENTRANCE

GF Floor



## SKYLINE UNIT

**G02**

**VIEW**

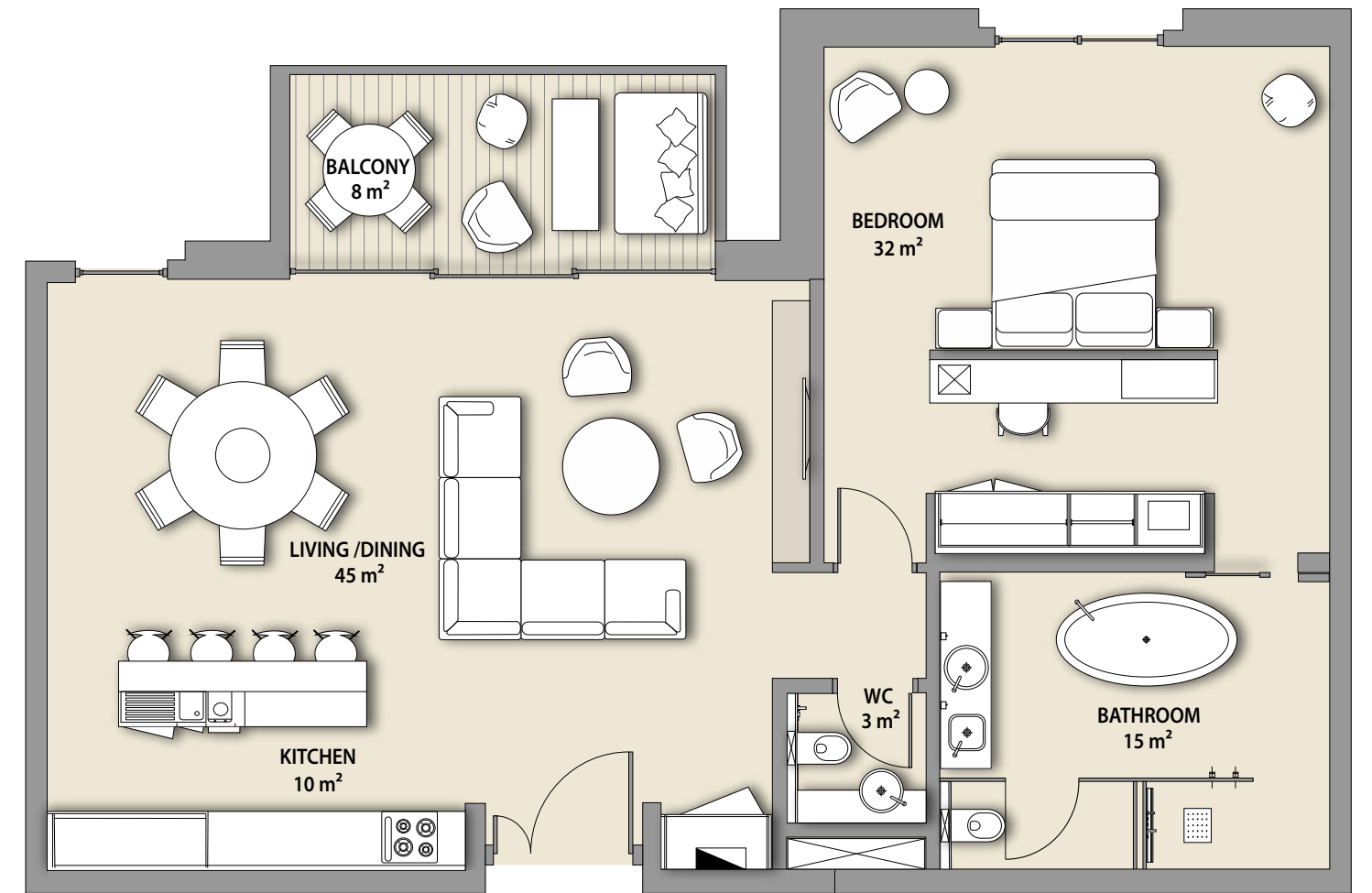
NET AREA	1128 sq.ft
BALCONY	480 sq.ft
<b>TOTAL</b>	<b>1609 sq.ft</b>

Backyard

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

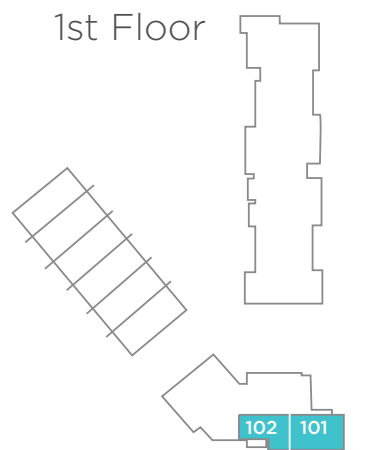
# 1 BEDROOM

APARTMENT TYPE A



ENTRANCE

1st Floor



## SKYLINE UNITS

**101**

**102**

**VIEW**

NET AREA	1128 sq.ft	1128 sq.ft
BALCONY	223 sq.ft	102 sq.ft
<b>TOTAL</b>	<b>1352 sq.ft</b>	<b>1230 sq.ft</b>

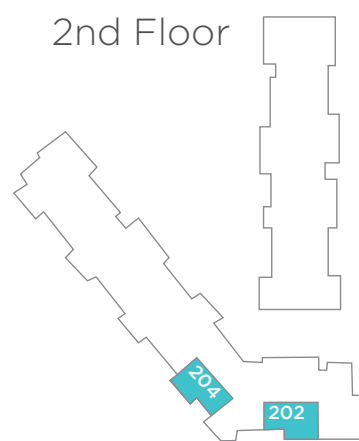
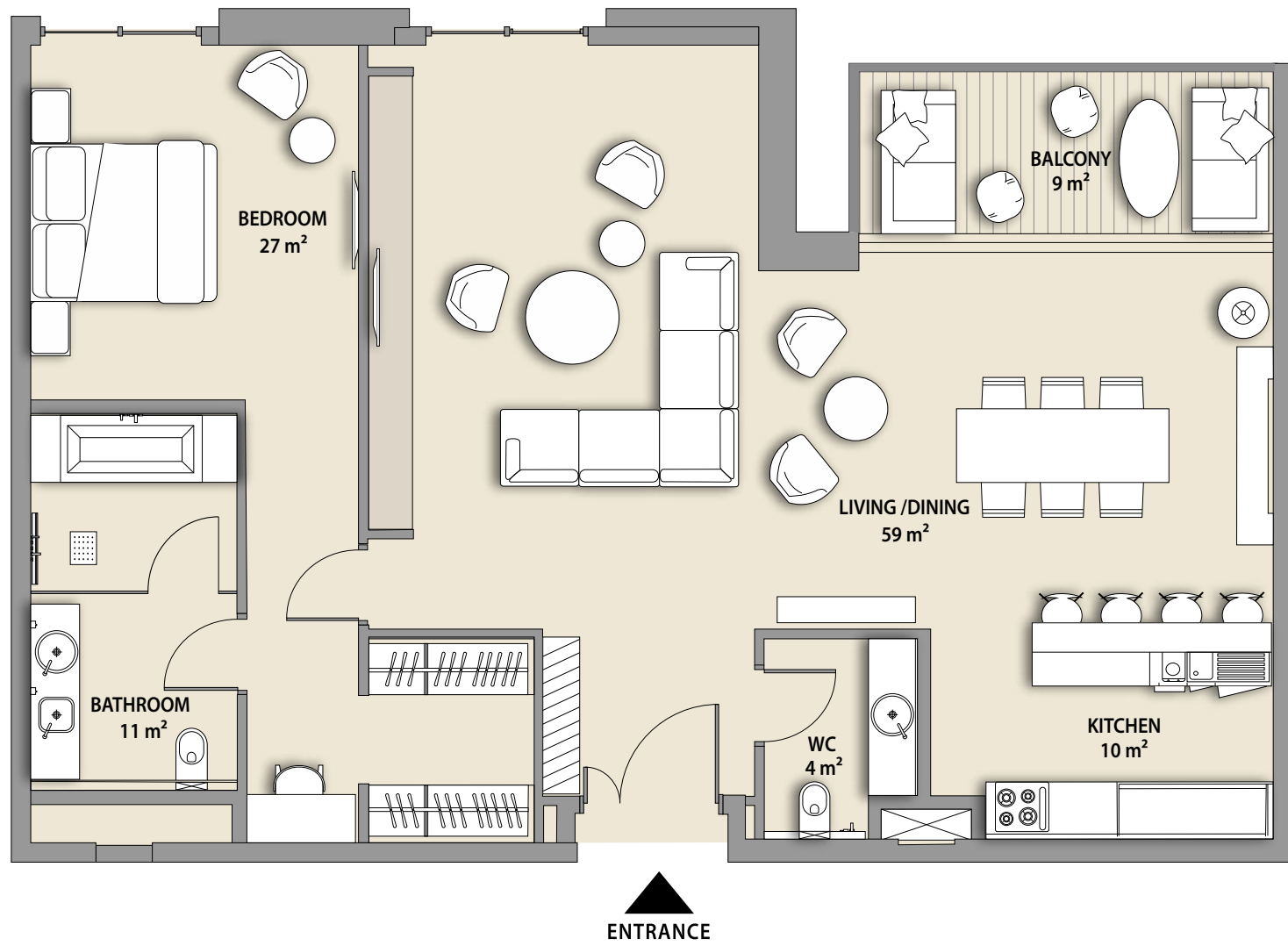
Pearl Jumeira

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



# 1 BEDROOM

APARTMENT TYPE A1



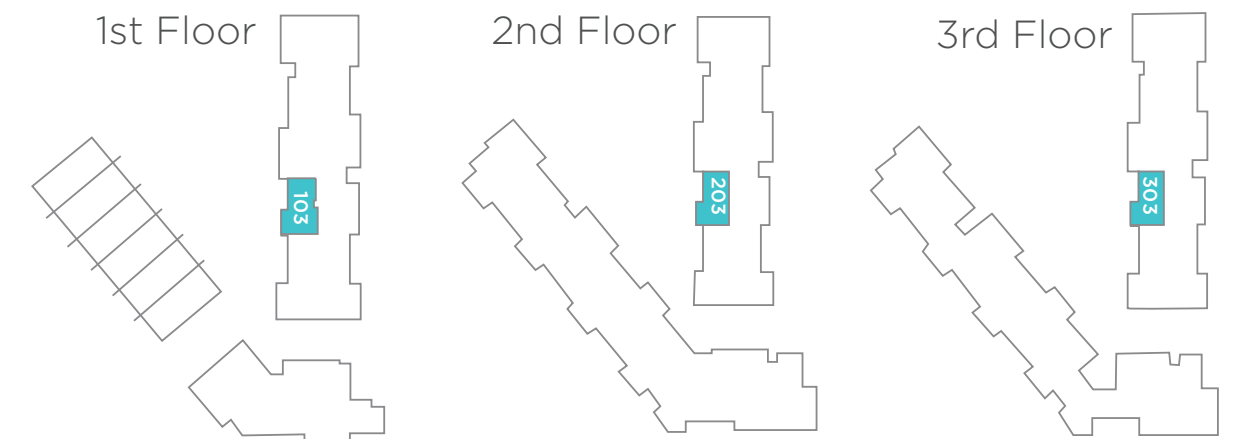
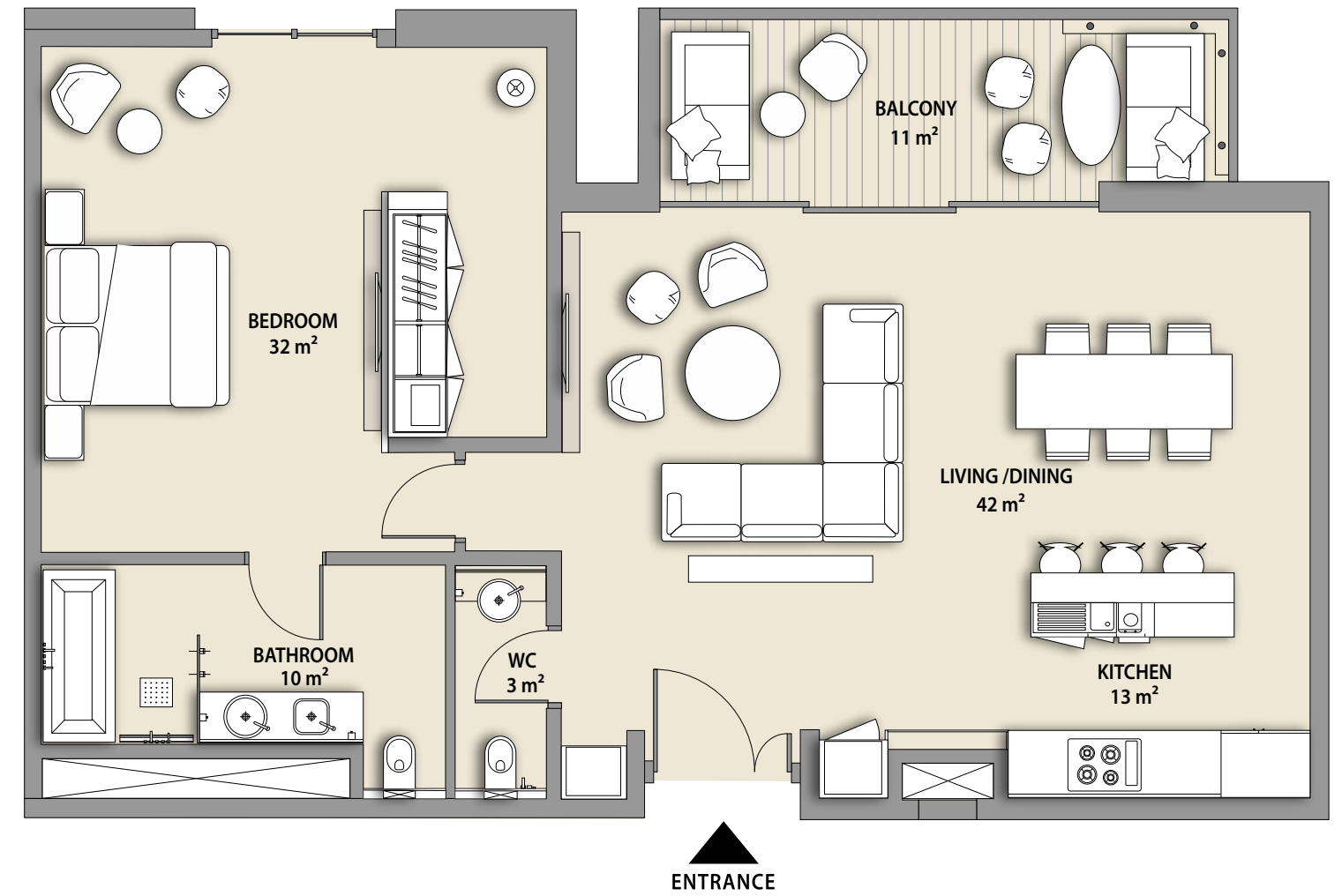
## SKYLINE UNITS

	202	204	VIEW
NET AREA	1180 sq.ft	1182 sq.ft	Dubai Skyline/ Pearl Jumeira
BALCONY	102 sq.ft	81 sq.ft	
<b>TOTAL</b>	<b>1282 sq.ft</b>	<b>1263 sq.ft</b>	

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

# 1 BEDROOM

APARTMENT TYPE B



## SHORELINE UNITS

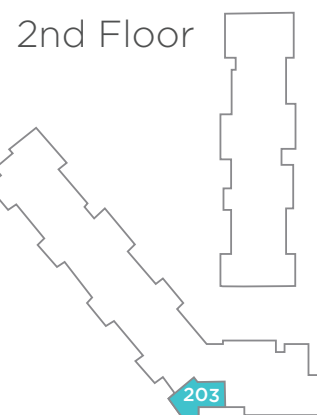
	103, 203, 303	VIEW
NET AREA	1075 sq.ft	Courtyard/Pool
BALCONY	130 sq.ft	
<b>TOTAL</b>	<b>1205 sq.ft</b>	

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



# 1 BEDROOM

APARTMENT TYPE C



## SKYLINE UNIT

**203**

## VIEW

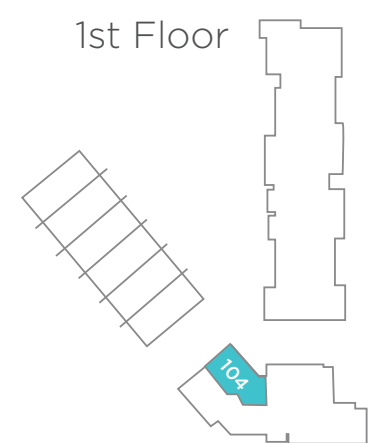
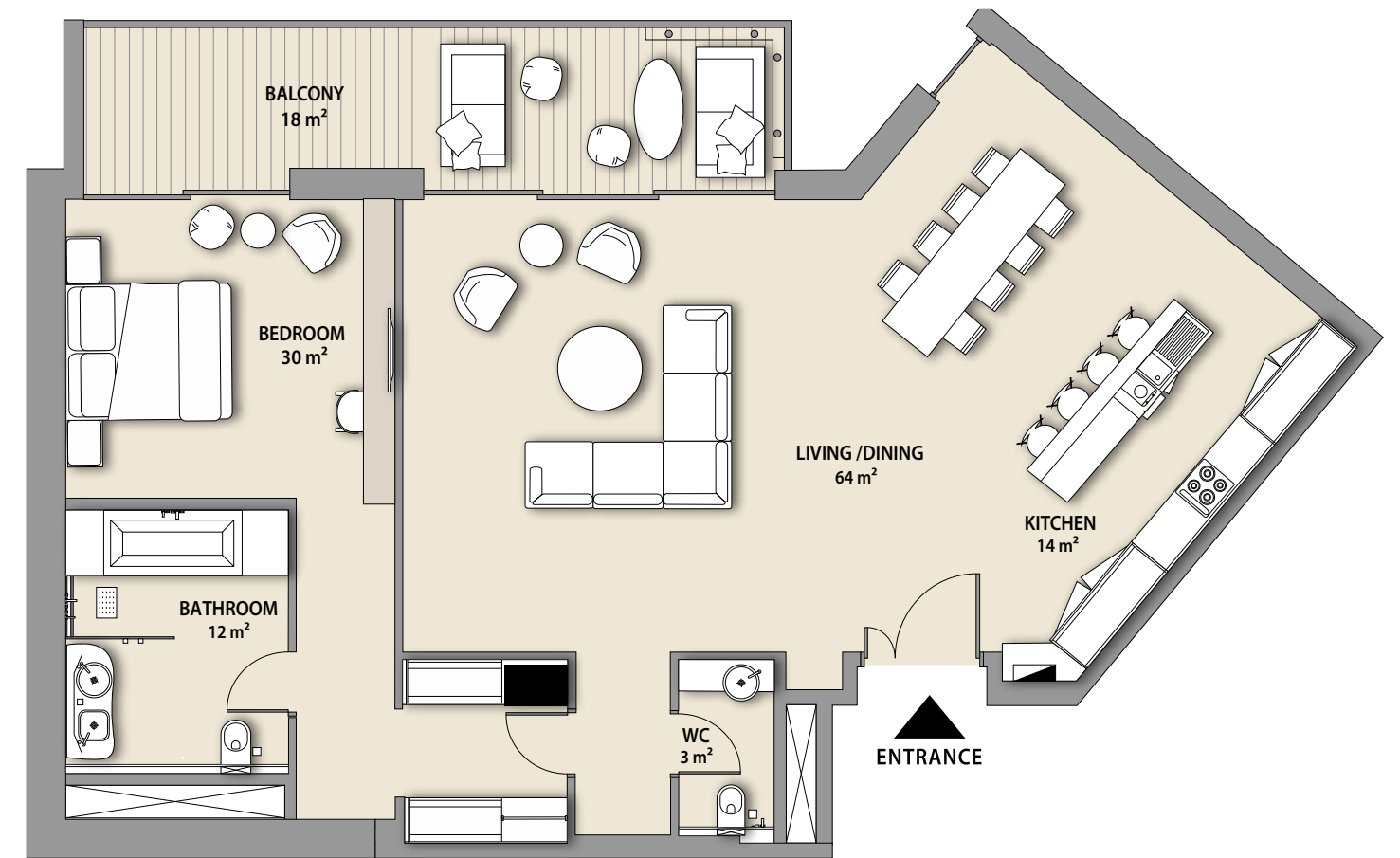
NET AREA	1039 sq.ft
BALCONY	102 sq.ft
<b>TOTAL</b>	<b>1141 sq.ft</b>

Dubai Skyline/  
Pearl Jumeira

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

# 1 BEDROOM

APARTMENT TYPE D



## SKYLINE UNIT

**104**

## VIEW

NET AREA	1326 sq.ft
BALCONY	199 sq.ft
<b>TOTAL</b>	<b>1525 sq.ft</b>

Courtyard

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



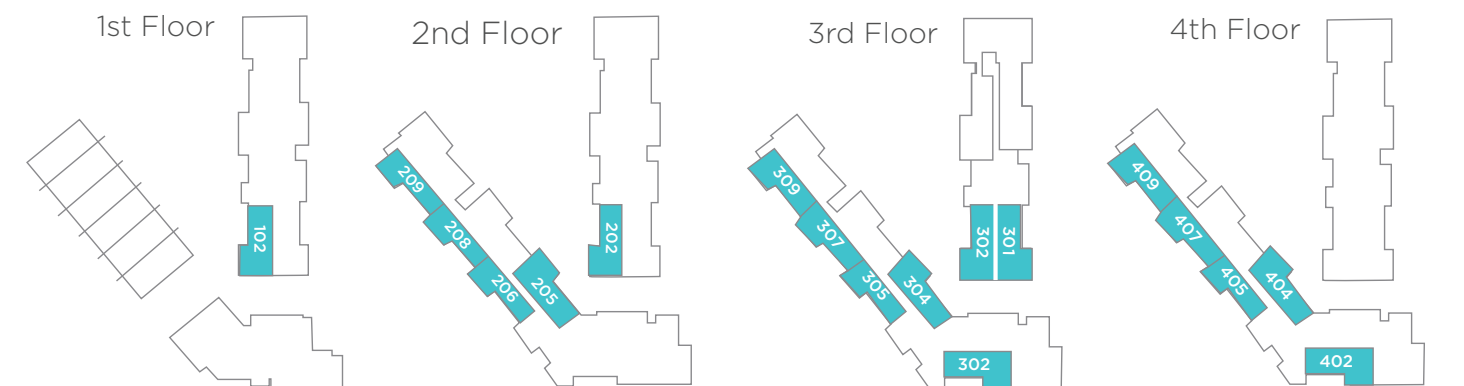
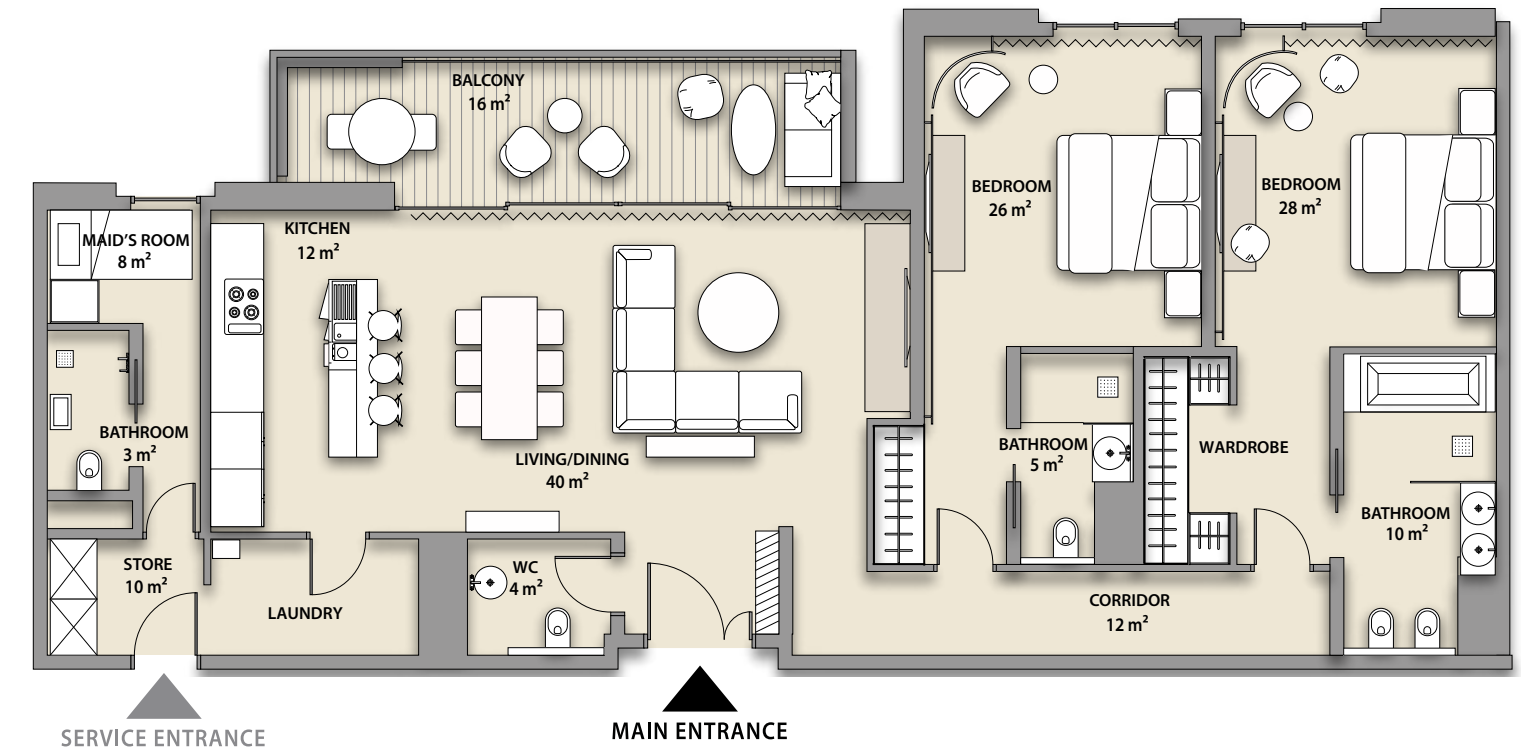
# 1 BEDROOM

APARTMENT TYPE D



# 2 BEDROOM

APARTMENT TYPE A



UNITS	VIEW	UNIT	VIEWS	UNITS	VIEWS
102, 202 302, 205 304, 404	Courtyard	301	Hotel/ Courtyard	206, 208, 209, 305, 307, 309, 405, 407, 409, 302, 402	Dubai Skyline/ Pearl Jumeira

## SKYLINE UNIT

**G04**

## VIEW

Courtyard

NET AREA	1326 sq.ft
BALCONY	598 sq.ft
<b>TOTAL</b>	<b>1924 sq.ft</b>

## SHORELINE UNITS

102, 202,  
302, 301

## SKYLINE UNITS

208, 407

206, 305

209, 307,  
409

302, 402

309

205, 304,  
405, 404

NET AREA	1680 sq.ft	1676 sq.ft	1681 sq.ft	1672 sq.ft	1682 sq.ft	1679 sq.ft
BALCONY	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft
<b>TOTAL</b>	<b>1858 sq.ft</b>	<b>1854 sq.ft</b>	<b>1859 sq.ft</b>	<b>1850 sq.ft</b>	<b>1860 sq.ft</b>	<b>1857 sq.ft</b>

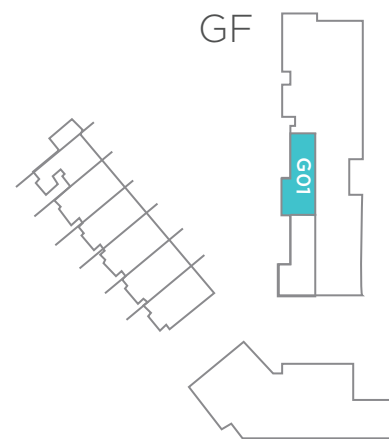
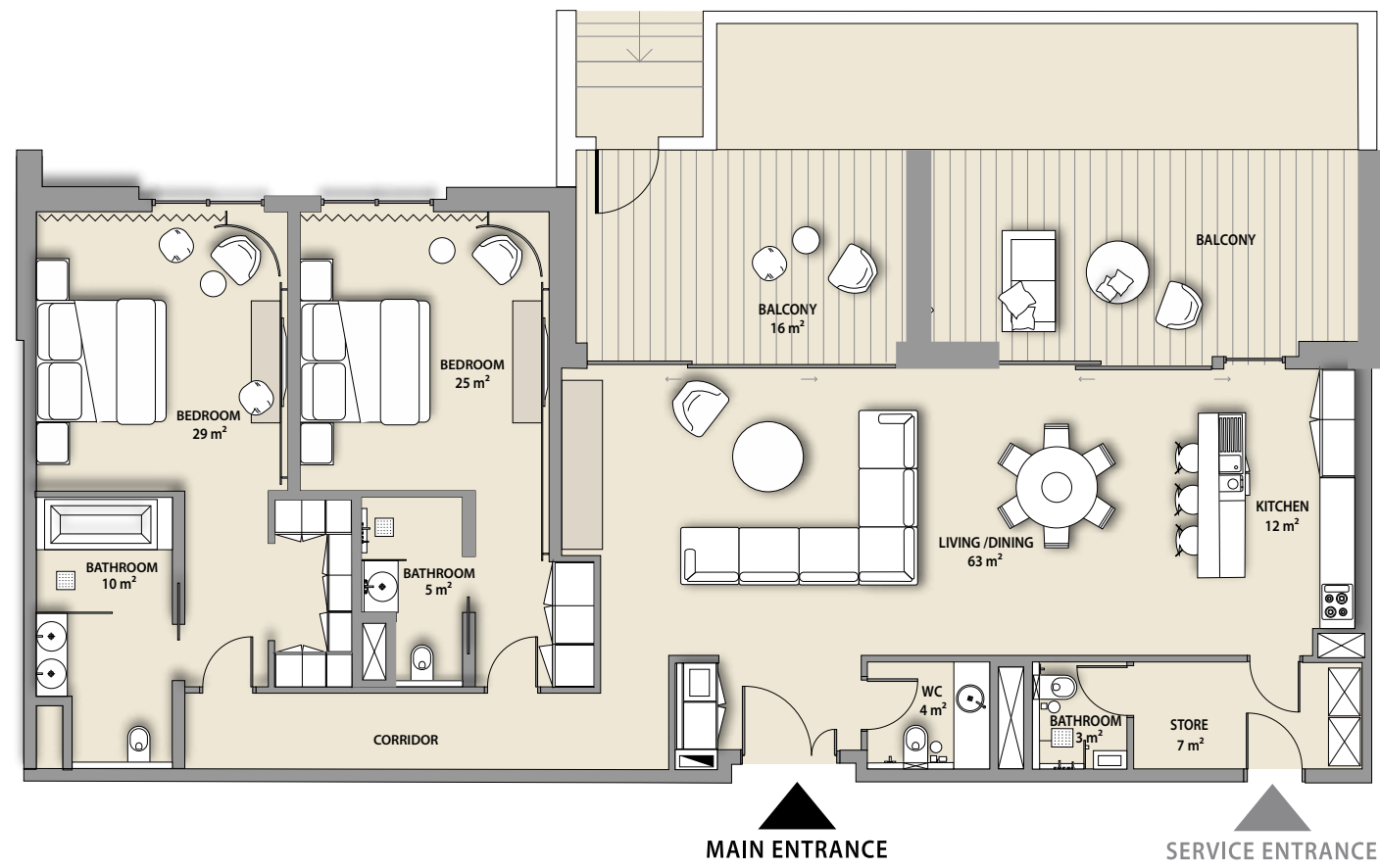
\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

\*Furniture on balconies and curtains will be supplied to the following apartments: 301



# 2 BEDROOM

APARTMENT TYPE A1



## SHORELINE UNIT

**G01**

## VIEW

Courtyard

NET AREA

1694 sq.ft

BALCONY

683 sq.ft

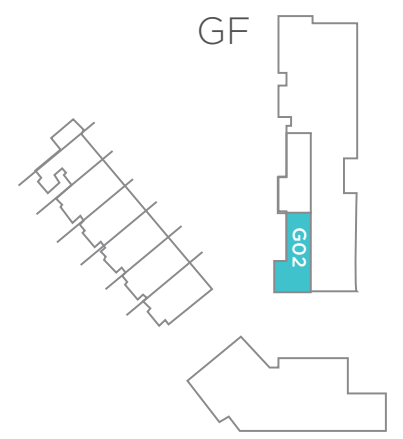
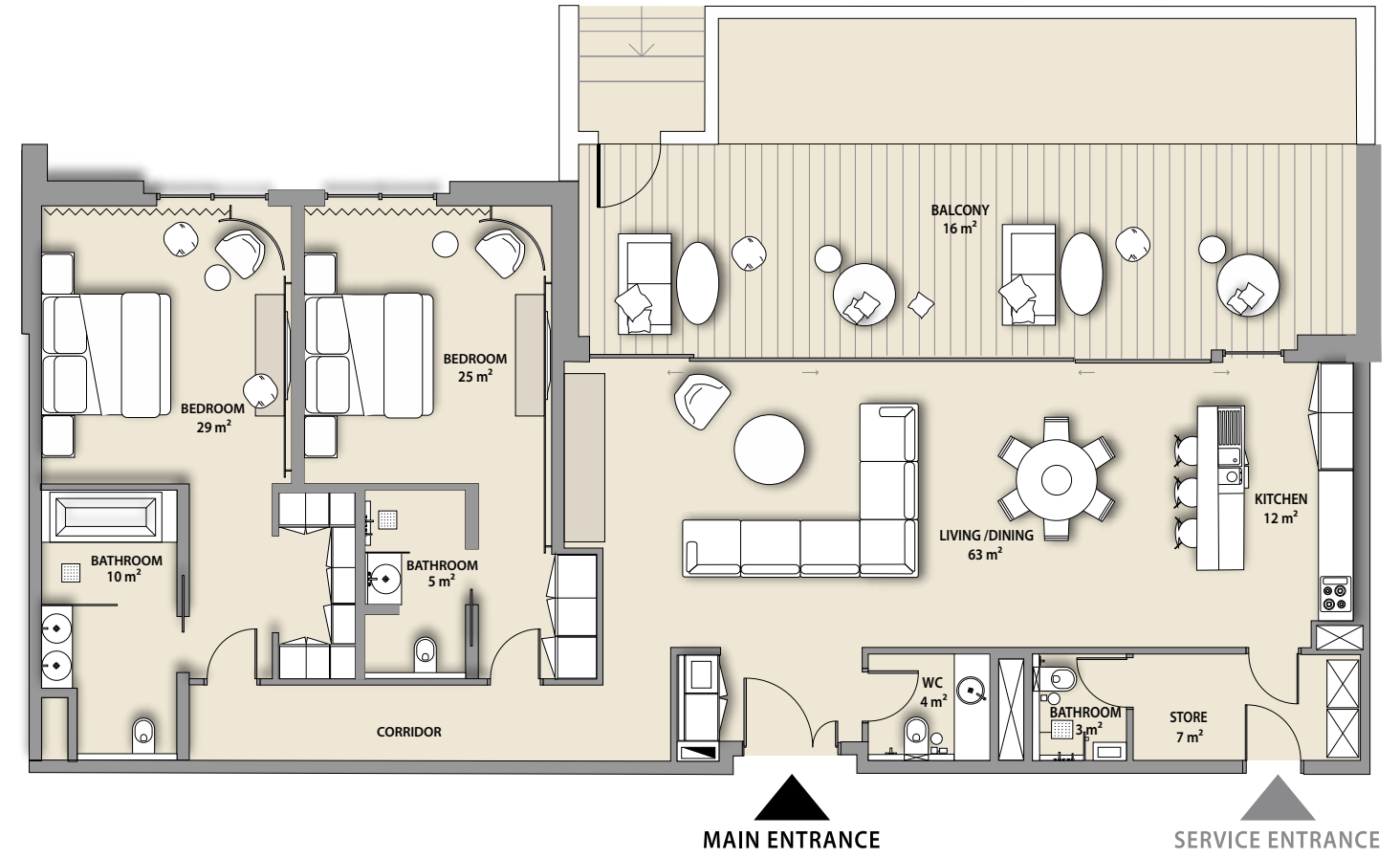
**TOTAL**

**2377 sq.ft**

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

# 2 BEDROOM

APARTMENT TYPE A1



## SHORELINE UNIT

**G02**

## VIEW

Courtyard

NET AREA

1698 sq.ft

BALCONY

528 sq.ft

**TOTAL**

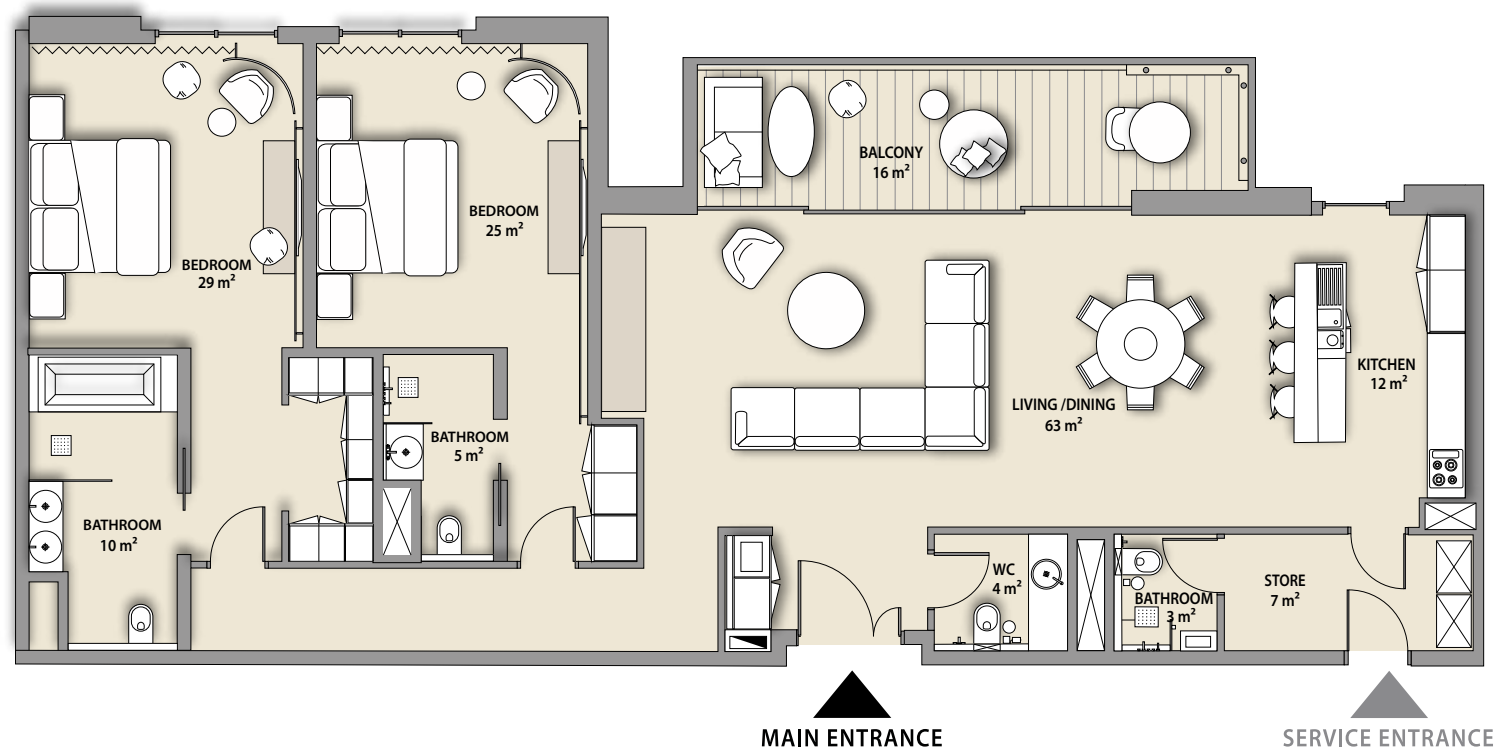
**2226 sq.ft**

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



# 2 BEDROOM

APARTMENT TYPE A1

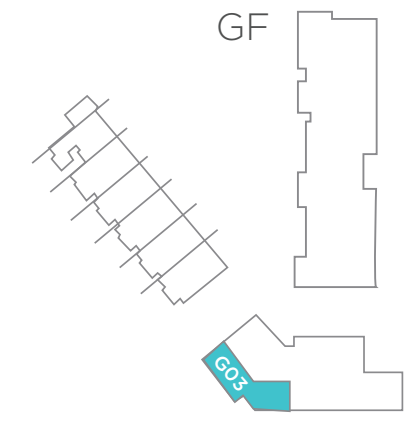
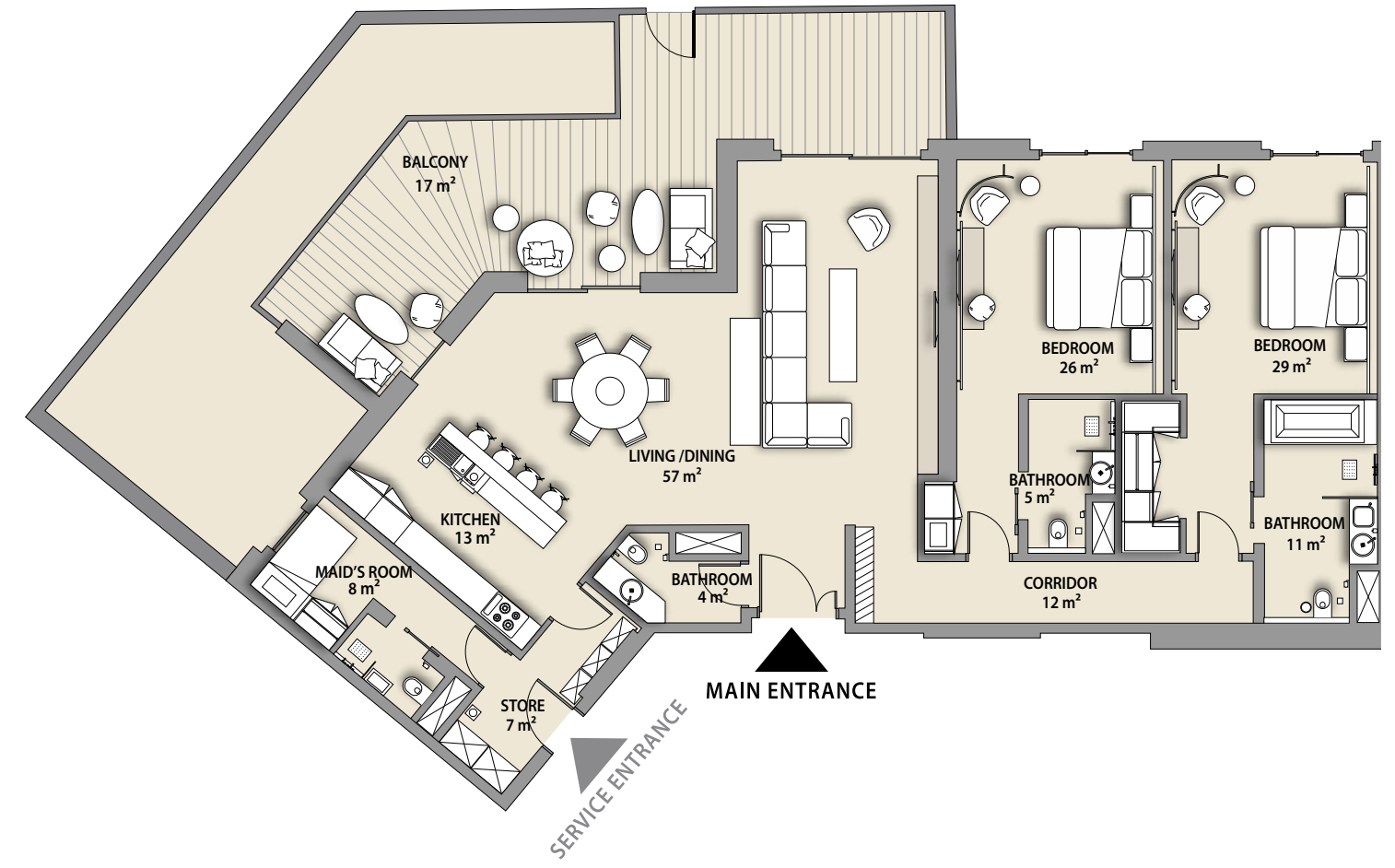


SHORELINE UNIT	101, 201	VIEW
NET AREA	1679 sq.ft	Hotel/Courtyard
BALCONY	178 sq.ft	
<b>TOTAL</b>	<b>1858 sq.ft</b>	

\*Furniture on balconies and curtains will be supplied to apartments 101 & 201

# 2 BEDROOM

APARTMENT TYPE B



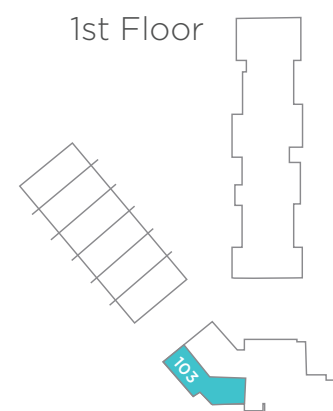
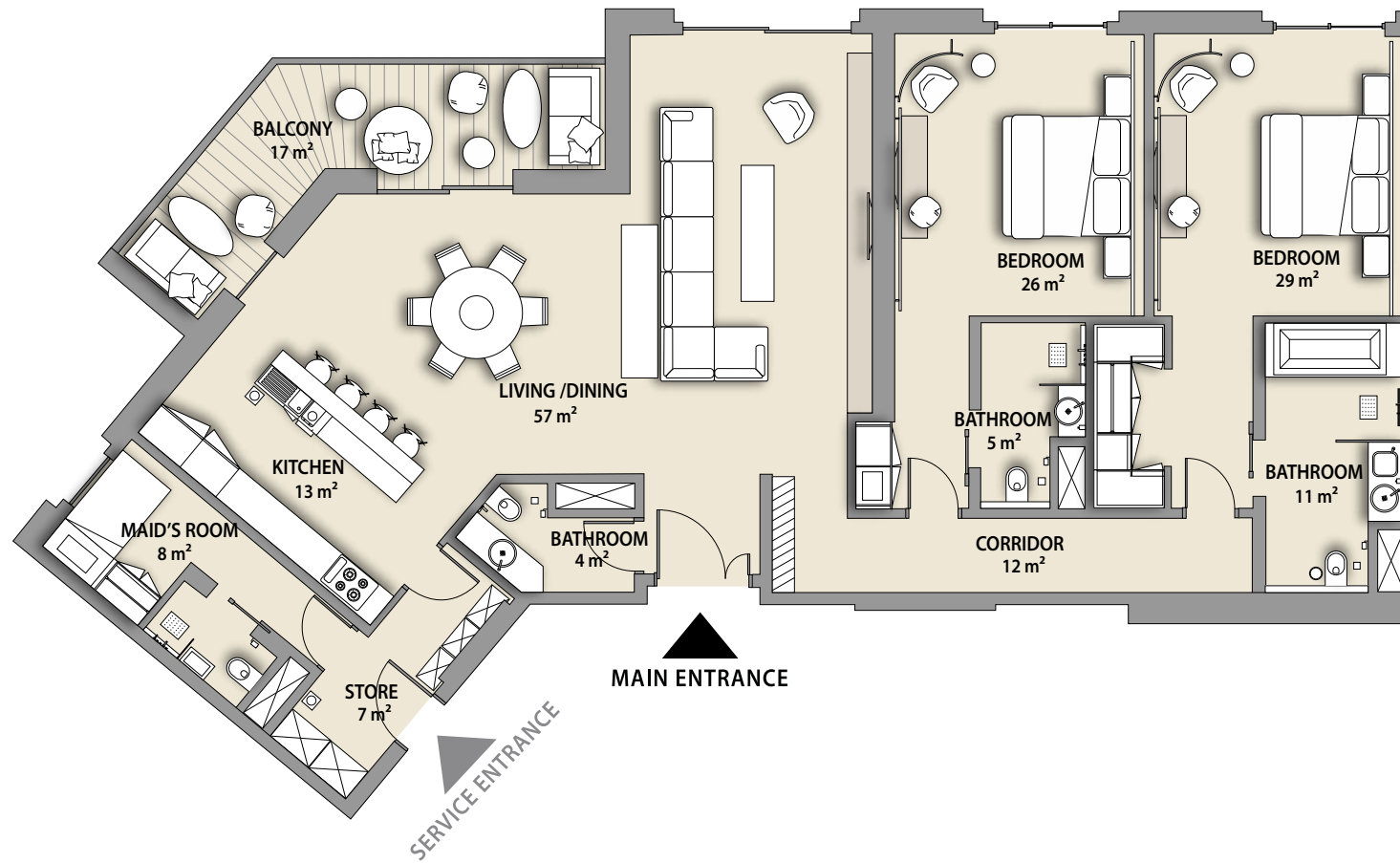
SKYLINE UNIT	G03	VIEW
NET AREA	1878 sq.ft	Backyard
BALCONY	981 sq.ft	
<b>TOTAL</b>	<b>2859 sq.ft</b>	

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



# 2 BEDROOM

APARTMENT TYPE B



## SKYLINE UNIT

**103**

## VIEW

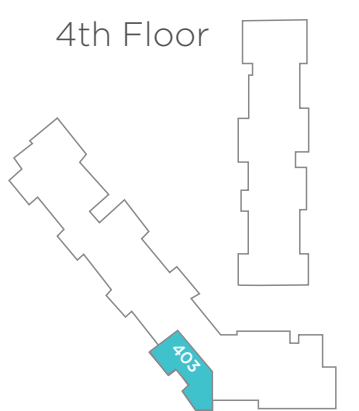
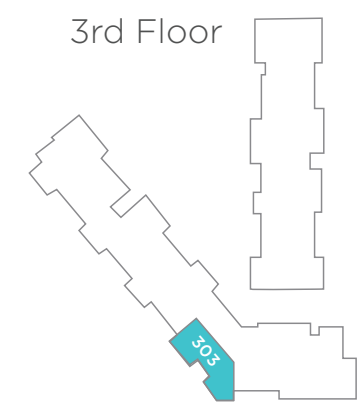
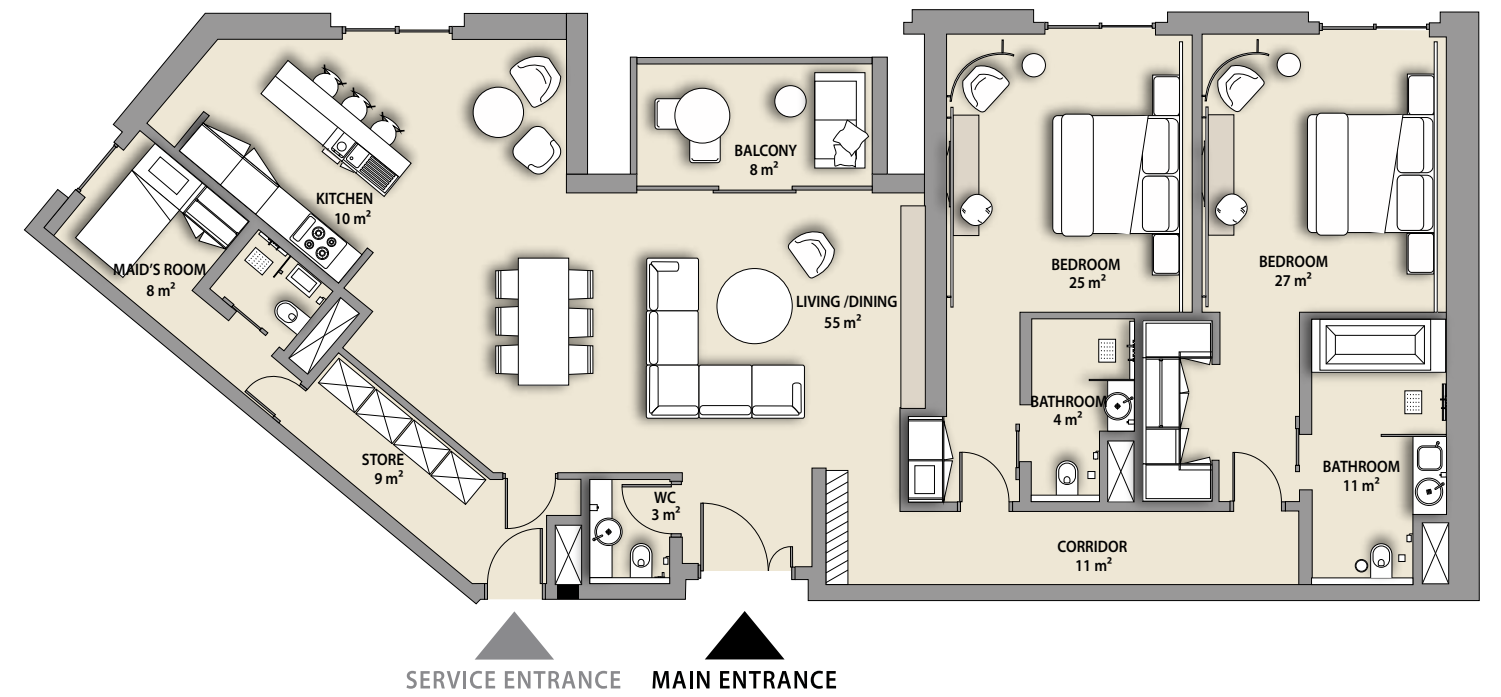
Pearl Jumeira

NET AREA	1878 sq.ft
BALCONY	183 sq.ft
<b>TOTAL</b>	<b>2061 sq.ft</b>

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

# 2 BEDROOM

APARTMENT TYPE C



## SKYLINE UNITS

**303**

**403**

## VIEW

Dubai Skyline/  
Pearl Jumeira

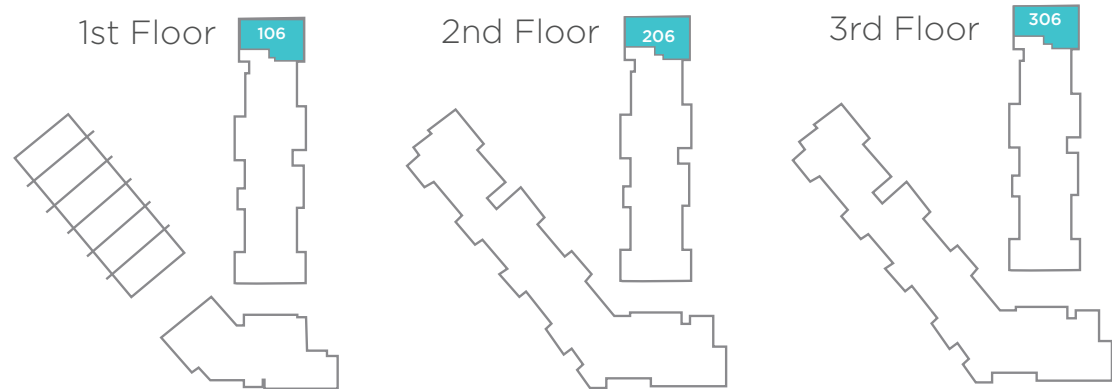
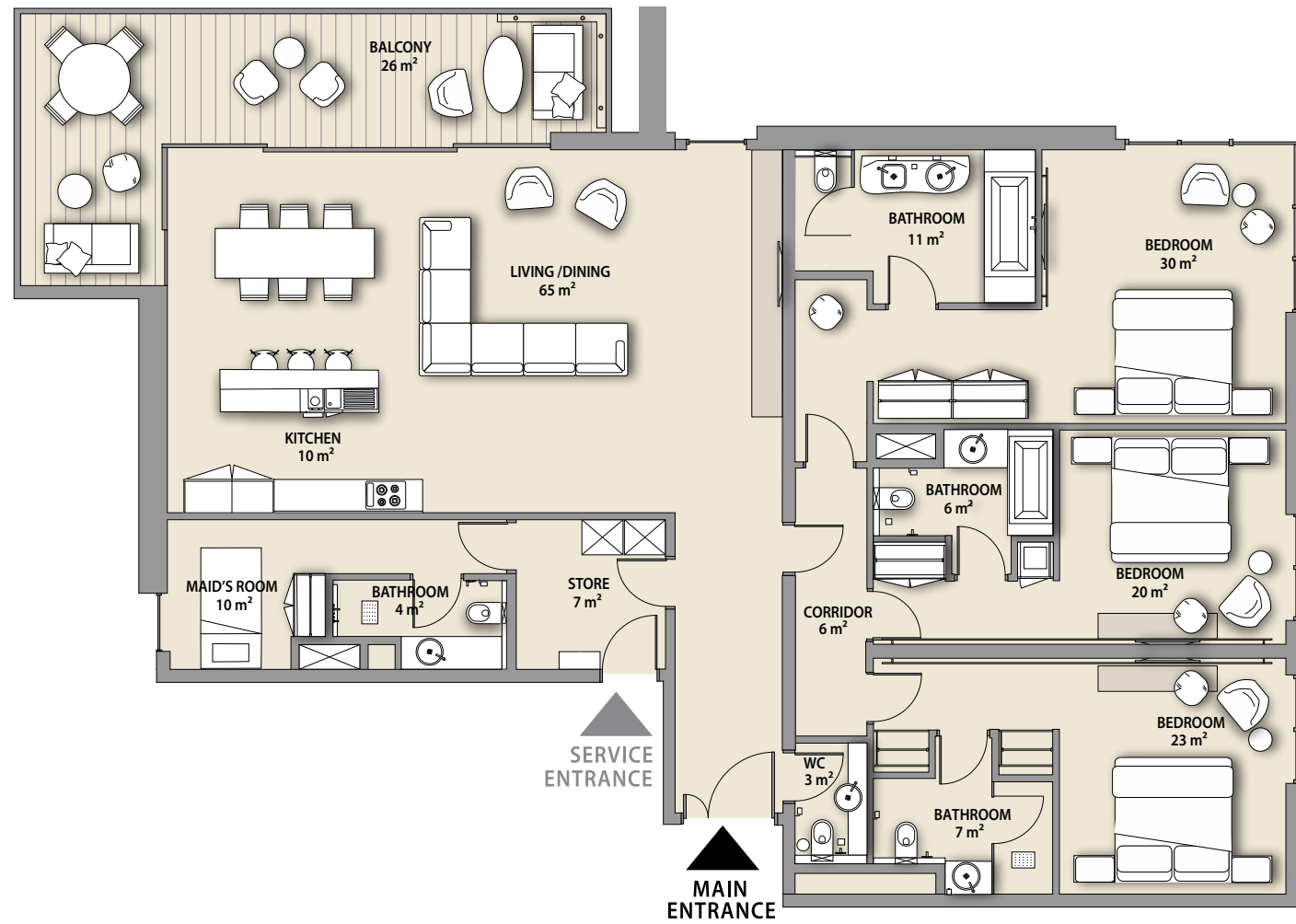
NET AREA	1748 sq.ft	1751 sq.ft
BALCONY	81 sq.ft	81 sq.ft
<b>TOTAL</b>	<b>1829 sq.ft</b>	<b>1832 sq.ft</b>

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.



# 3 BEDROOM

APARTMENT TYPE A

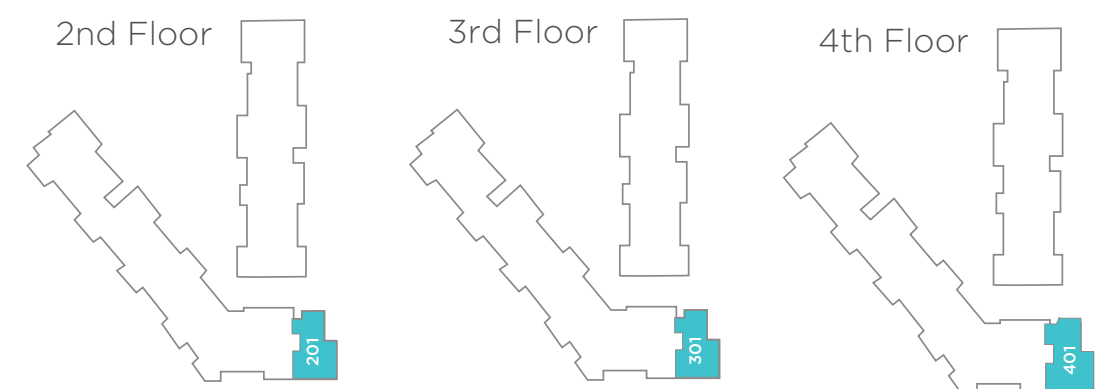
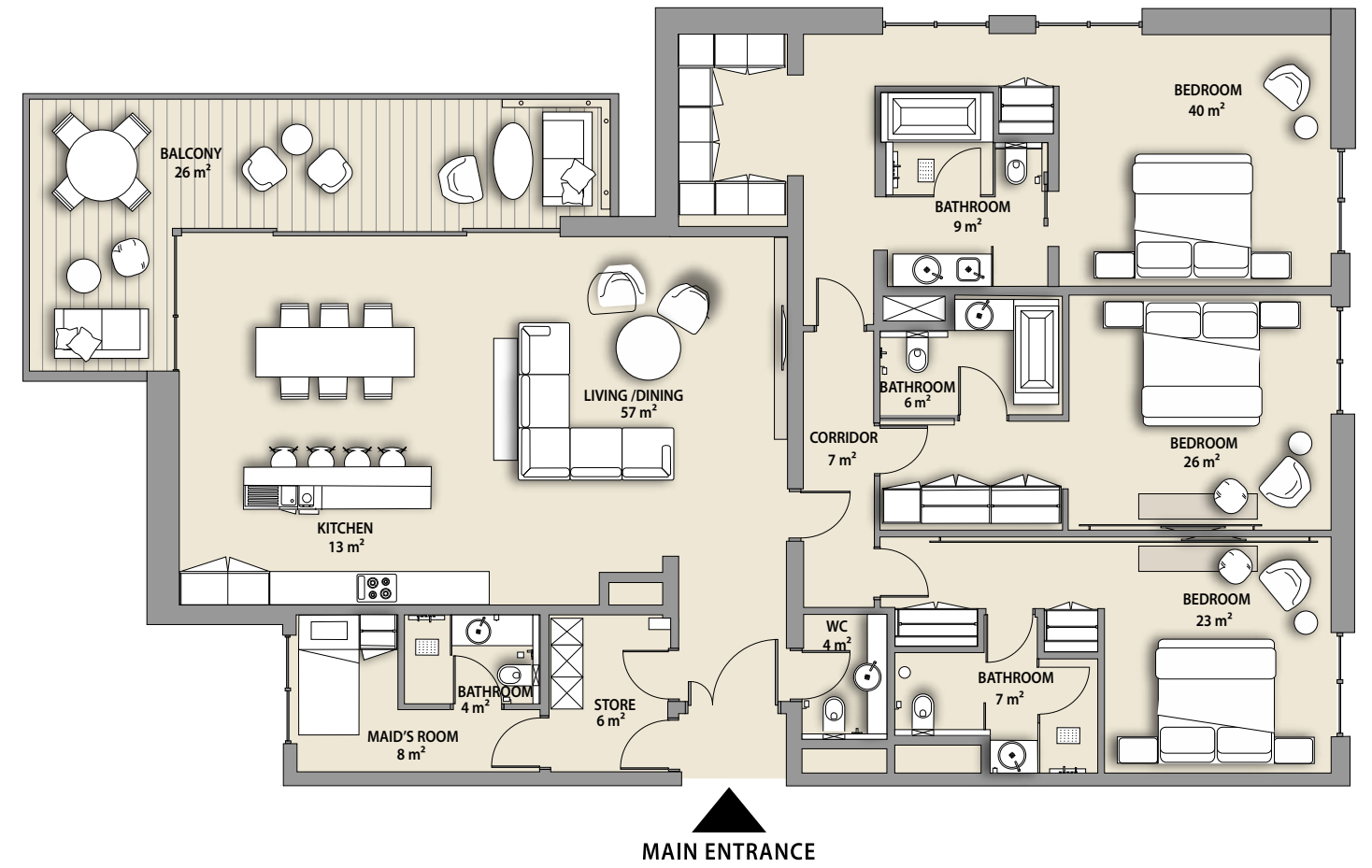


SHORELINE UNITS	106	206	306	VIEW
NET AREA	2157 sq.ft	2169 sq.ft	2169 sq.ft	Beach/Pool
BALCONY	289 sq.ft	291 sq.ft	289 sq.ft	
<b>TOTAL</b>	<b>2446 sq.ft</b>	<b>2460 sq.ft</b>	<b>2458 sq.ft</b>	

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

# 3 BEDROOM

APARTMENT TYPE B



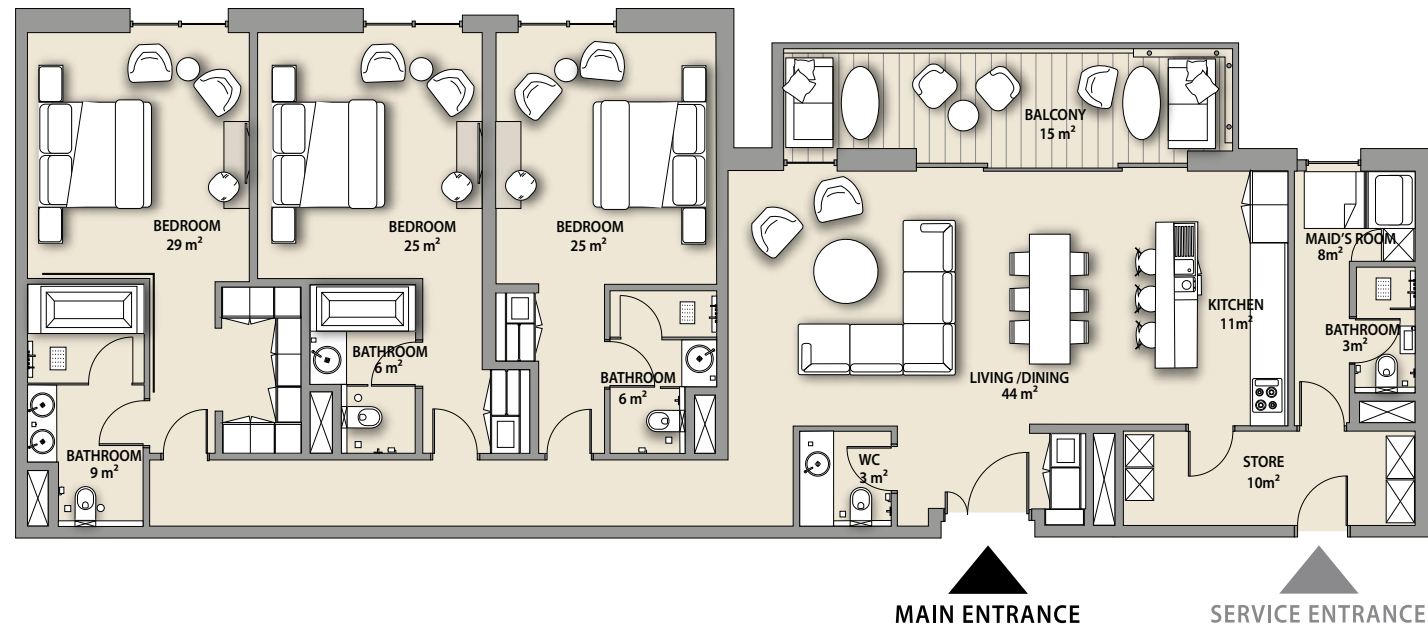
SKYLINE UNITS	201, 301, 401	VIEW
NET AREA	2226 sq.ft	Courtyard
BALCONY	292 sq.ft	
<b>TOTAL</b>	<b>2518 sq.ft</b>	

\*Furniture on balconies and curtains will be supplied to the following apartments 201, 301, 401



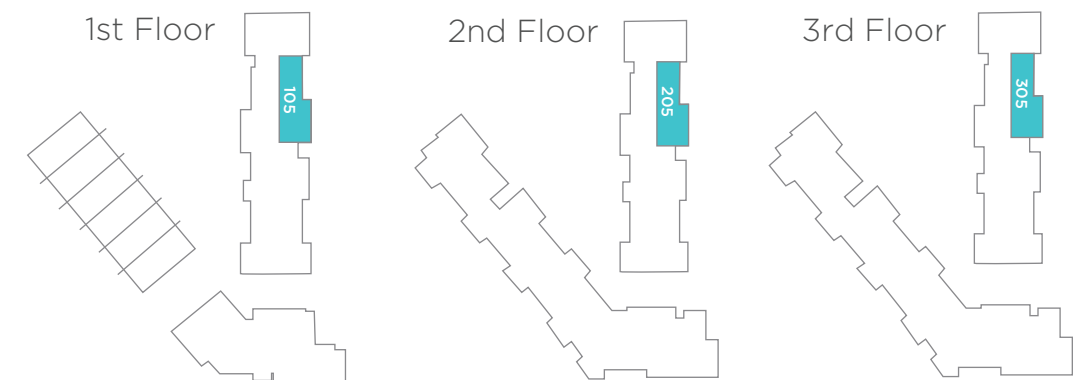
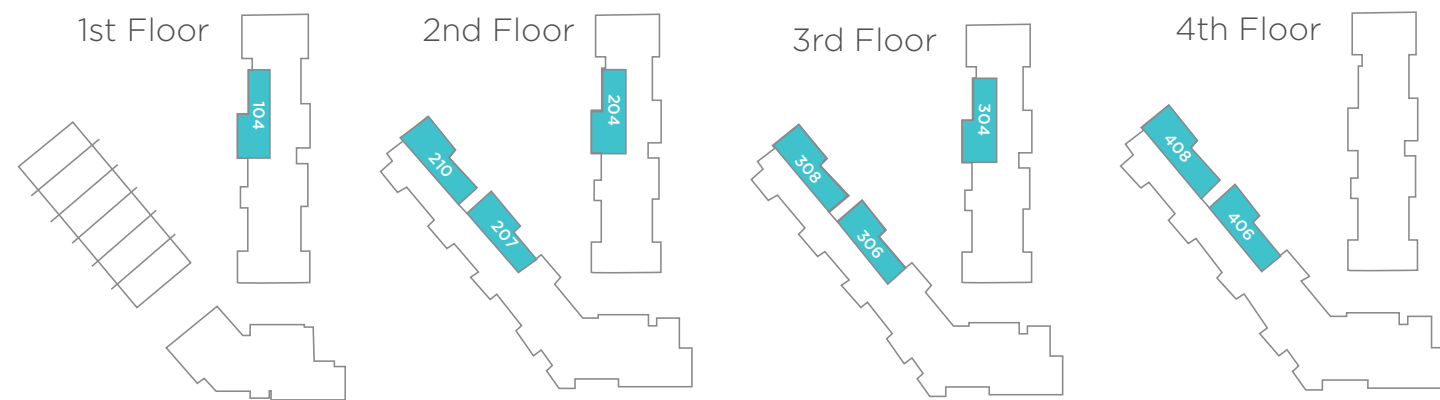
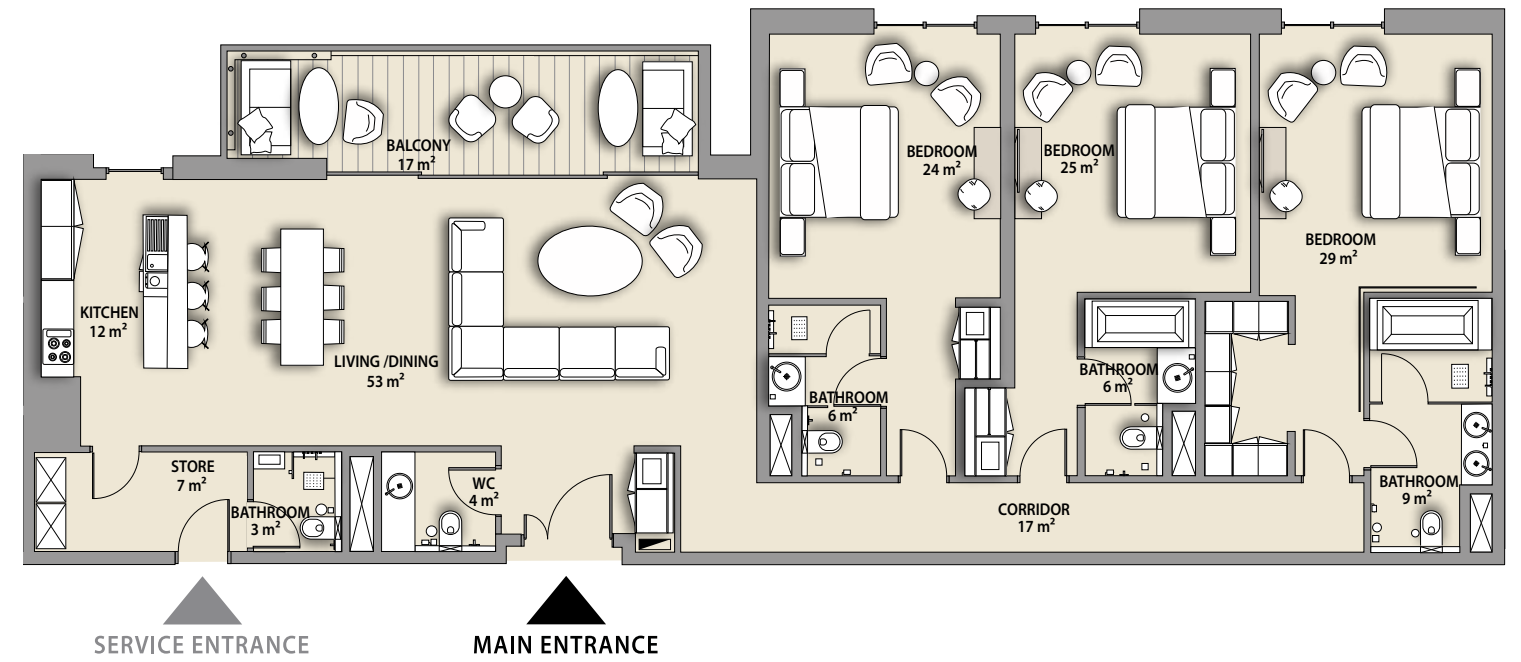
# 3 BEDROOM

APARTMENT TYPE C



# 3 BEDROOM

APARTMENT TYPE C1



SHORELINE UNITS	104, 204		304		VIEW
SKYLINE UNITS	210, 308, 306, 406, 408		207		
NET AREA	2086 sq.ft	2079 sq.ft	2080 sq.ft	2086 sq.ft	Courtyard/
BALCONY	179 sq.ft	178 sq.ft	179 sq.ft	178 sq.ft	Pool
<b>TOTAL</b>	<b>2265 sq.ft</b>	<b>2257 sq.ft</b>	<b>2259 sq.ft</b>	<b>2264 sq.ft</b>	

SHORELINE UNITS	105, 205, 305		VIEW
NET AREA	2092 sq.ft		Hotel/Courtyard
BALCONY	178 sq.ft		
<b>TOTAL</b>	<b>2270 sq.ft</b>		

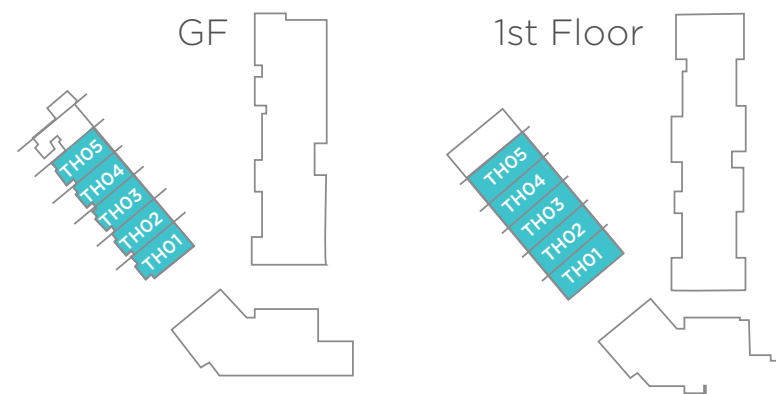
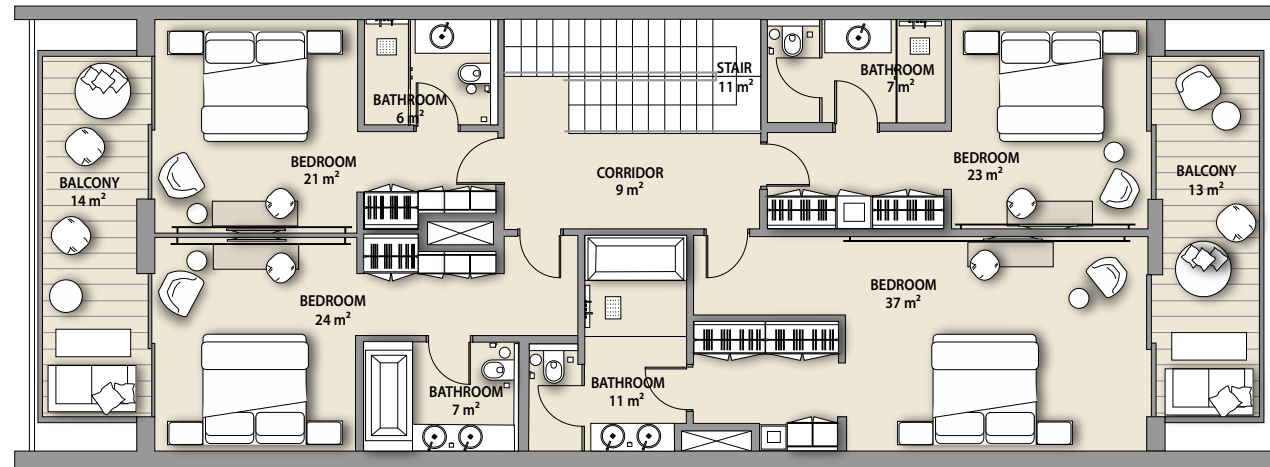
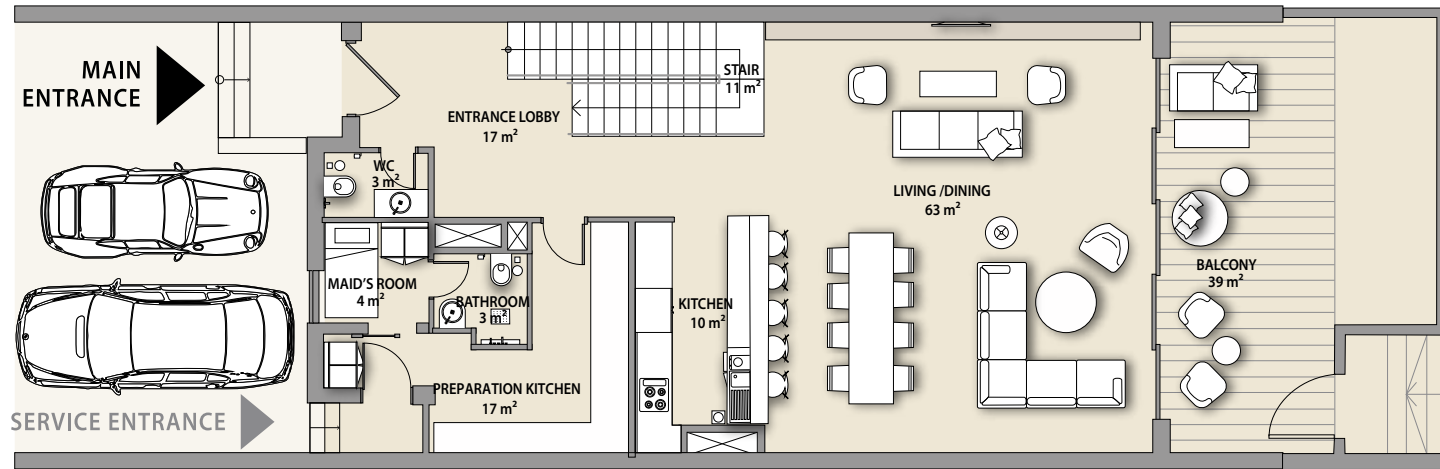
\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

\*Furniture on balconies and curtains will be supplied to the following apartments: 105, 205, 305



# TOWNHOUSE

APARTMENT TYPE A



## SKYLINE UNITS

NET AREA	3094 sq.ft
BALCONY	1373 sq.ft
<b>TOTAL</b>	<b>4467 sq.ft</b>

## TH01

## TH02, TH03, TH04, TH05

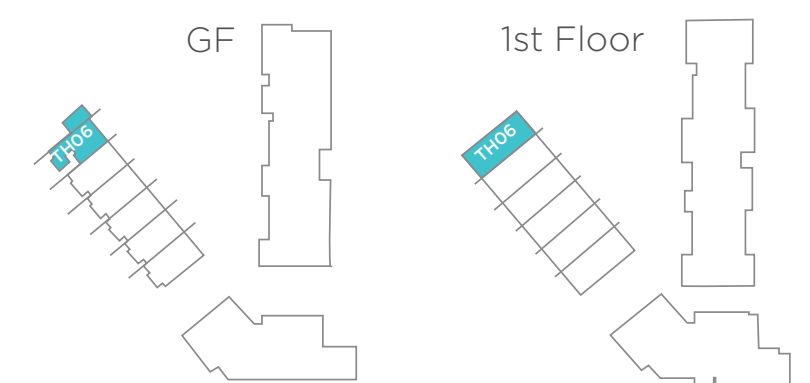
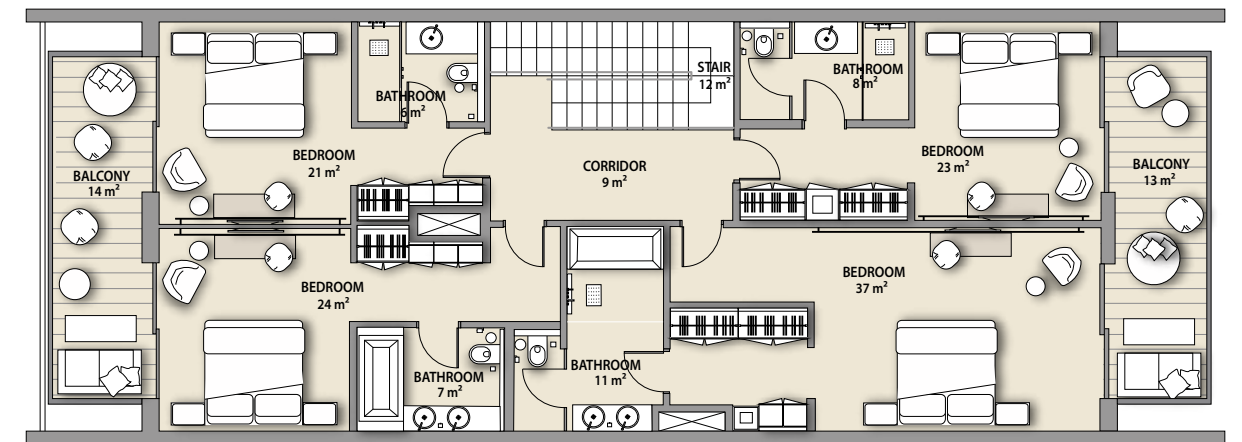
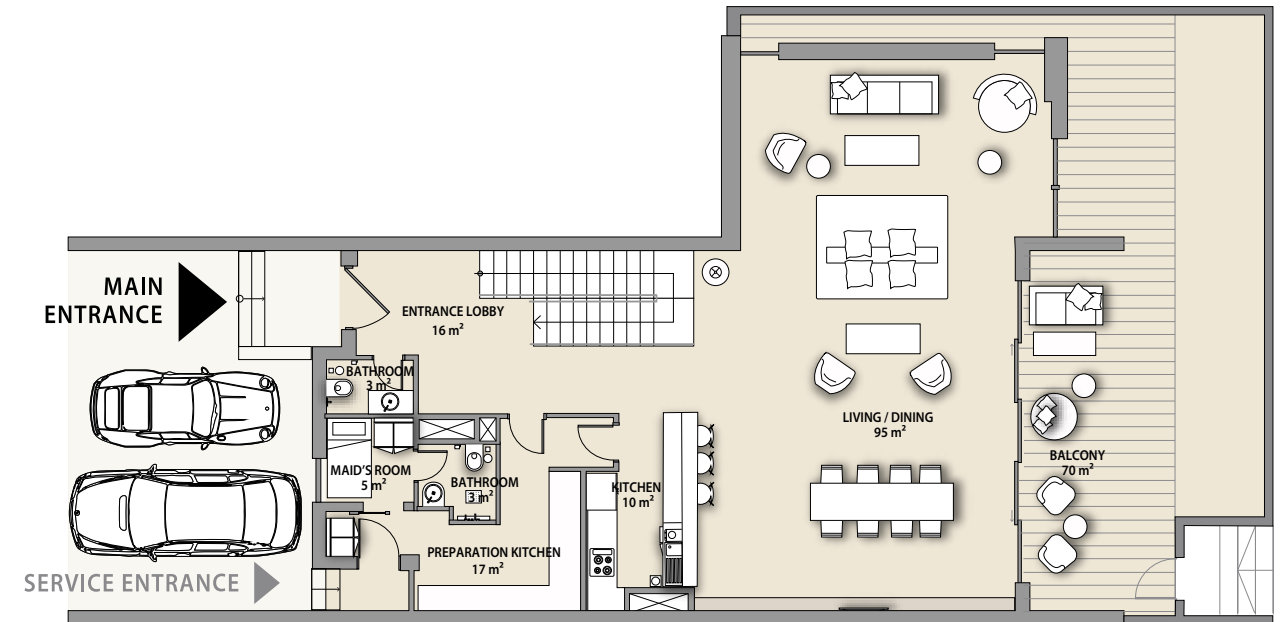
NET AREA	3048 sq.ft
BALCONY	1351 sq.ft
<b>TOTAL</b>	<b>4399 sq.ft</b>

## VIEW

Pool/  
Pearl Jumeira Skyline/  
Courtyard

# TOWNHOUSE

APARTMENT TYPE A1



## SKYLINE UNIT

NET AREA	3381 sq.ft
BALCONY	1707 sq.ft
<b>TOTAL</b>	<b>5088 sq.ft</b>

## TH06

## VIEW

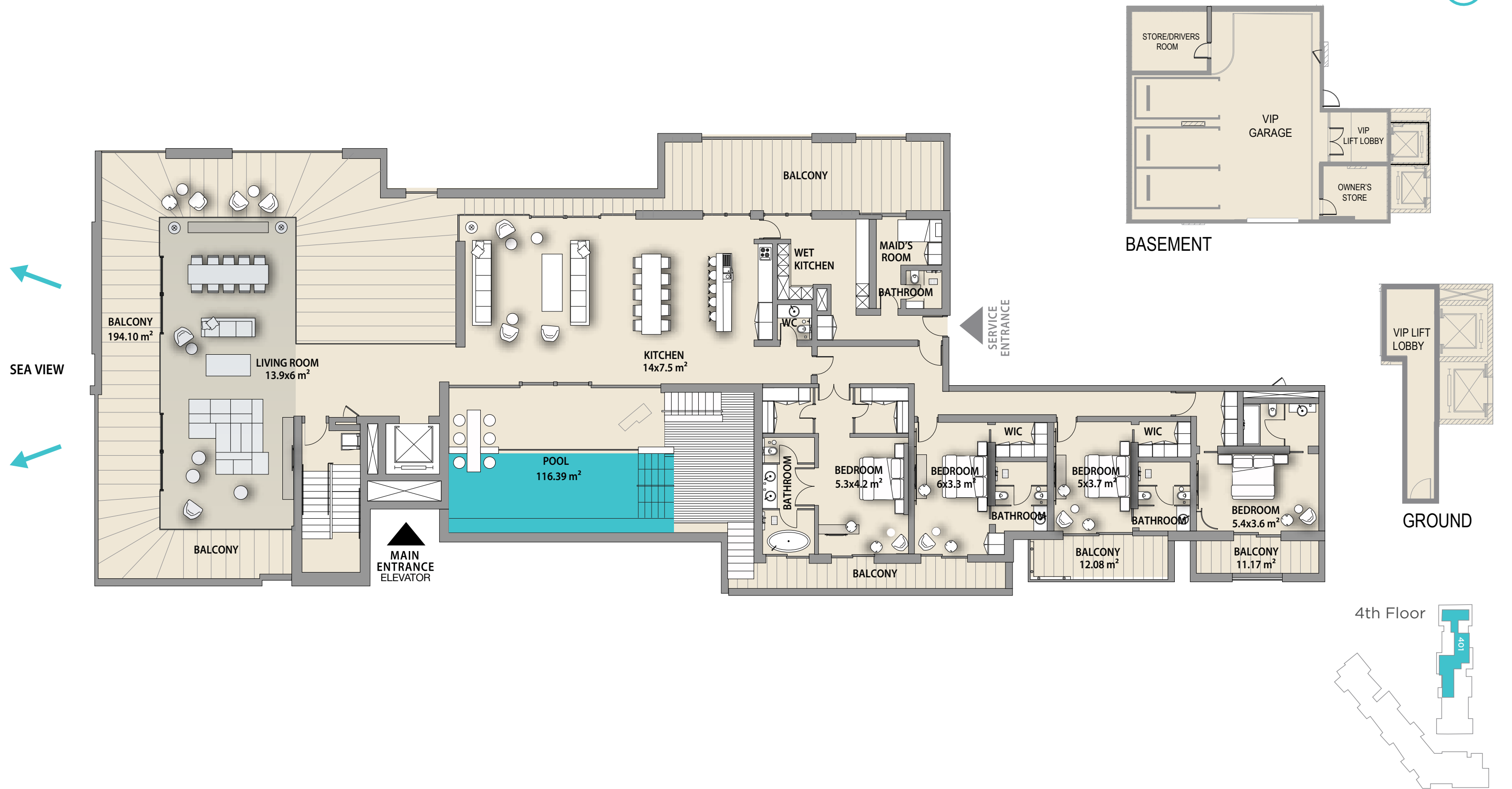
Pool/  
Pearl Jumeira Skyline/  
Courtyard

\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

\*Furniture on balconies and curtains will be supplied to the following apartments: 105, 205, 305



# PENTHOUSE



## SHORELINE UNIT

**401**

## VIEW

NET AREA	7566 sq.ft
BALCONY	3592 sq.ft
<b>TOTAL</b>	<b>11,159 sq.ft</b>

Pool/Skyline/Pearl Jumeira/  
Courtyard/Beach/Sea

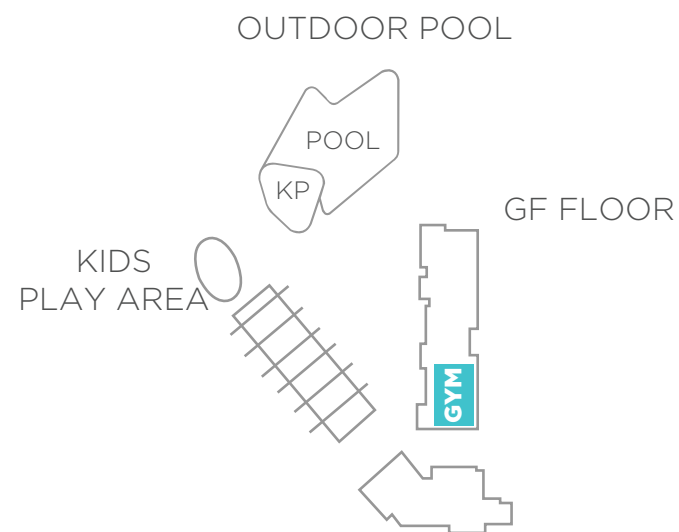
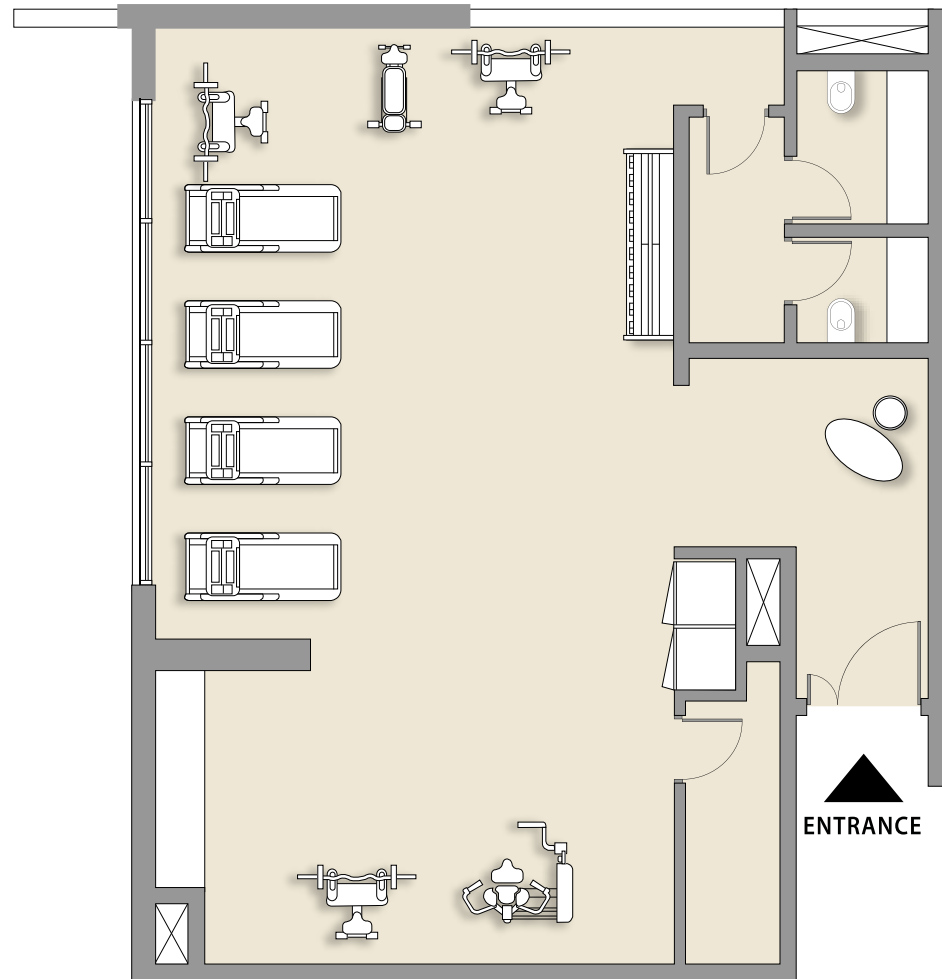
*\*The unit area includes the basement dedicated VIP parking and the ground private lift lobby*

*\*Furniture in the layout is indicative only and will not be supplied within the apartment sale.*



# SWIMMING POOL AND GYM

GROUND FLOOR



## AMENITIES

- Gym
- Adult swimming pool
- Kids swimming pool
- Kids play area

## NET AREA

- 128 m<sup>2</sup>
- 117 m<sup>2</sup>
- Circa 31 m<sup>2</sup>
- Circa 180 m<sup>2</sup>





### Apartment locator

UNIT	BUILDING	LEVEL	BEDROOMS	UNIT TYPE	AREA SQ.FT	BALCONY SQ.FT	TOTAL AREA SQ.FT.	PAGE
G01	1	G	2	TYPE A	1,694	683	2,377	34
G02	1	G	2	TYPE A1	1,698	528	2,226	35
G01	2	G	1	TYPE A	1,128	493	1,622	25
G02	2	G	1	TYPE A	1,128	480	1,609	26
G03	2	G	2	TYPE B	1,878	981	2,859	37
G04	2	G	1	TYPE D	1,326	598	1,942	32
TH01	2	G	4	TYPE A	3,094	1,373	4,467	44
TH02	2	G	4	TYPE A	3,048	1,351	4,399	44
TH03	2	G	4	TYPE A	3,048	1,351	4,399	44
TH04	2	G	4	TYPE A	3,048	1,351	4,399	44
TH05	2	G	4	TYPE A	3,048	1,351	4,399	44
TH06	2	G	4	TYPE A1	3,381	1,707	5,088	45
101	1	1	2	TYPE A1	1,679	178	1,858	36
102	1	1	2	TYPE A	1,680	178	1,858	33
103	1	1	1	TYPE B	1,075	130	1,205	29
104	1	1	3	TYPE C	2,086	179	2,265	42
105	1	1	3	TYPE C1	2,092	178	2,270	43
106	1	1	3	TYPE A	2,157	289	2,446	40
101	2	1	1	TYPE A	1,128	223	1,352	27
102	2	1	1	TYPE A	1,128	102	1,230	27
103	2	1	2	TYPE B	1,878	183	2,061	38
104	2	1	1	TYPE D	1,326	199	1,525	31
201	1	2	2	TYPE A1	1,679	178	1,858	36
202	1	2	2	TYPE A	1,680	178	1,858	33
203	1	2	1	TYPE B	1,075	130	1,205	29
204	1	2	3	TYPE C	2,086	179	2,265	42
205	1	2	3	TYPE C1	2,092	178	2,270	43
206	1	2	3	TYPE A	2,169	291	2,460	40
201	2	2	3	TYPE B	2,226	292	2,518	41
202	2	2	1	TYPE A1	1,180	102	1,282	28
203	2	2	1	TYPE C	1,039	102	1,141	30
204	2	2	1	TYPE A1	1,182	81	1,263	28

### Apartment locator

UNIT	BUILDING	LEVEL	BEDROOMS	UNIT TYPE	AREA SQ.FT	BALCONY SQ.FT	TOTAL AREA SQ.FT.	PAGE
205	2	2	2	TYPE A	1,679	178	1,857	33
206	2	2	2	TYPE A	1,676	178	1,854	33
207	2	2	3	TYPE C	2,080	179	2,259	42
208	2	2	2	TYPE A	1,680	178	1,858	33
209	2	2	2	TYPE A	1,681	178	1,859	33
210	2	2	3	TYPE C	2,079	178	2,257	42
301	1	3	2	TYPE A	1,680	178	1,858	33
302	1	3	2	TYPE A	1,680	178	1,858	33
303	1	3	1	TYPE B	1,075	130	1,205	29
304	1	3	3	TYPE C	2,086	178	2,264	42
305	1	3	3	TYPE C1	2,092	178	2,270	43
306	1	3	3	TYPE A	2,169	289	2,458	40
301	2	3	3	TYPE B	2,226	292	2,518	41
302	2	3	2	TYPE A	1,672	178	1,850	33
303	2	3	2	TYPE C	1,748	81	1,829	39
304	2	3	2	TYPE A	1,679	178	1,857	33
305	2	3	2	TYPE A	1,676	178	1,854	33
306	2	3	3	TYPE C	2,079	178	2,257	42
307	2	3	2	TYPE A	1,631	178	1,859	33
308	2	3	3	TYPE C	2,079	178	2,257	42
309	2	3	2	TYPE A	1,682	178	1,860	33
401	1	4	4	PENTHOUSE	7,566	3,592	11,159	46
401	2	4	3	TYPE B	2,226	292	2,518	41
402	2	4	2	TYPE A	1,672	178	1,850	33
403	2	4	2	TYPE C	1,751	81	1,832	39
404	2	4	2	TYPE A	1,679	178	1,857	33
405	2	4	2	TYPE A	1,679	178	1,857	33
406	2	4	3	TYPE C	2,079	178	2,257	42
407	2	4	2	TYPE A	1,680	178	1,858	33
408	2	4	3	TYPE C	2,079	178	2,257	42
409	2	4	2	TYPE A	1,681	178	1,859	33



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