



RAFFLES

THE PALM DUBAI

رافلز النخلة دبي



RAFFLES THE PALM

LOCATION: THE PALM COMPLETED: Q1 2018

Raffles The Palm offers two opulent serviced, fully furnished 4-bedroom villas on the outskirts of the hotel grounds. The villas offer direct access to the hotel resort's pristine private beach and its enchanting gardens. The four-story, stand-alone private residences come in 2 options: Imperial Villas and Royal Villas. Both homes feature a private entrance and elevator, lavish living and dining rooms, a fully-equipped kitchen, a private spa, multiple terraces and a private pool either on the roof or in the garden.

FACILITIES

- HEATED ROOFTOP POOL & WHIRPOOL
- PRIVATE SPA
- INTERNAL ELEVATOR
- HOTEL AMENITIES
- HOTEL SERVICES
- GARAGE
- F&B VENUES
- PRIVATE BEACH ACCESS
- SEPERATE DRIVEWAY

SIZES & PRICES

ROYAL VILLA - 7,889 SQFT (16,563 SQFT TOTAL PLOT)	FROM AED 52,100,000
IMPERIAL VILLA - 9,343 SQFT (22,228 SQFT TOTAL PLOT)	FROM AED 87,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Mirziban, Waitrose, Quickbuy, All Day Mini Mart

PUBLIC TRANSPORT: Palm Atlantis Monorail Station

SCHOOLS/NURSERIES: Asya's Nursery, Redwood Montessori Nursery, Dubai College, GEMs Wellington International School

MEDICAL FACILITIES: Dubai London Clinic- Nakheel Mall, Al Das Medical Clinic

RETAIL/F&B: On-site within W Hotel, Golden Mile, Nakheel Mall, The Point

PETROL STATION: ENOC Link- The Palm Jumeirah

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah, The Point

LOCATION FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- THE GOLDEN MILE IS NEARBY
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- OVERLOOKS THE NEW DUBAI HARBOUR
- 25 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DXB AIRPORT



+7 969 179 97 79



The villas in Raffles The Palm Dubai feature beautifully crafted interiors complemented by handcrafted Francesco Molon furniture, Ulster carpets, Sangiorgio wall fabric, Loris Zanca curtains and Beby Group chandeliers with Swarovski crystals. As well as all the above, there is crockery and sanitary ware by the Villeroy & Boch brand.

PITCH POINTS / WHY BUY?

- WORLD CLASS RENOWNED BRAND
- HOMES ARE ALREADY BUILT – READY TO MOVE IN
- FREEHOLD PROJECT
- BOUGHT AS PRIVATE RESIDENCE
- DIRECT BEACH ACCESS AND ACCESS TO THE HOTEL'S RESORT FACILITIES
- SERVICES MANAGED BY RAFFLES & ACCOR HOTELS
- VILLAS COME FULLY-FURNISHED AND ARE SERVICED
- GORGEOUS VIEWS OF THE REST OF THE PALM AND THE SEA
- GARAGE FOR 2 CARS
- HEATED SWIMMING POOLS AND A WHIRPOOL

DEVELOPER OVERVIEW

Royal Group is a conglomerate of 60 large and medium sized companies based in the United Arab Emirates (UAE). Launched in the late 1990's, Royal Group currently employs over 20,000 people from a wide variety of countries and cultures and is supported through its head office in the capital of the UAE, Abu Dhabi. The Chairman of the Group is His Highness Sheikh Tahnoon bin Zayed Al Nahyan.

THINGS TO KNOW

SERVICE CHARGE:	AED 20 PER SQFT
ALLOCATED PARKING:	YES (GARAGE FOR 2 CARS)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 5.2km NAKHEEL MALL
- 5.8km NURSERY
- 6.2km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



KEY FEATURES

- 2 TYPES OF VILLAS CALLED ROYAL VILLAS OAND IMPERIAL VILLAS
- INTERNAL ELEVATOR
- PRIVATE POOL EITHER ON THE ROOFTOP OR IN THE GARDEN
- 24HR IN-ROOM DINING
- PERSONALISED BUTLER
- PRIVATE SPA
- DRIVER AND MAID'S QUARTERS
- WALK-IN CLOSETS IN EVERY BEDROOM