



KEMPINSKI RESIDENCES

LOCATION: DUBAI CREEK, AL JADDAF COMPLETED: Q4 2024

Ideally located in Al Jaddaf on the shores of Dubai Creek, the Kempinski Residences development comprises two striking buildings with a collection of 285 elegant apartments overlooking some of the most spectacular natural scenery in the Emirates. The project includes 1-3 bedroom apartments and 2-4 duplex apartments. All residences come with at least one balcony or terrace, and all duplexes include a plunge pool on the terrace.

FACILITIES

- SWIMMING POOLS
- YOGA STUDIO
- GARDENS
- A LA CARTE SERVICES
- CHILDREN'S PLAY AREAS
- SHADED PAVILIONS
- WELLNESS CENTER
- VOLLEYBALL COURT
- GYM
- CINEMA ROOM
- PADEL TENNIS COURT
- DINING OUTLETS

SIZES & PRICES

1 BR – FROM 827 SQFT	FROM AED 1,900,000
2 BR – FROM 1324 SQFT	FROM AED 3,600,000
2 BR DUPLEX – FROM 1,979 SQFT	FROM AED 5,050,000
3 BR DUPLEX – FROM 2750 SQFT	FROM AED 10,500,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: MS FM Supermarket, Choice Supermarket, West Zone Supermarket-Al Jadaf, QuickPick Supermarket LLC

PUBLIC TRANSPORT: BUS – Cricket Stadium 1, Cricket Stadium 2

SCHOOLS/NURSERIES: Swiss International Scientific School, Grammar School, DESS Dubai English Speaking School, Dazzle Kids Nursery, Dubai GEMS Private School

MEDICAL FACILITIES: Clemenceau Medical Center DHCC, German Medical Center, Heart First Medical Centre, Cambridge Medical Centre

RETAIL/F&B: Sheikh Ahmed Square Mall, The Dubai Mall, Design District, Festival City

PETROL STATION: ENOC-1073

LANDMARKS: Zaabeel, Dubai Creek, Dubai Frame

LOCATION FACTORS

- LOCATED ON THE SHORES OF THE DUBAI CREEK
- ALL AMENITIES WITHIN WALKING DISTANCE, INCLUDING SUPERMARKETS, MEDICAL CENTERS AND SPORTS FACILITIES
- CLOSE TO DOWNTOWN DUBAI
- EXCELLENT ROAD CONNECTIVITY TO AL AIN ROAD, RAS AL KHOR ROAD, FINANCIAL CENTER STREET
- VERY CLOSE TO ALWASL SPORTS CLUB AND ZAABEEL STADIUM
- 25 MINUTES TO DUBAI MARINA
- 10 MINUTES TO FESTIVAL CITY
- 15 MINUTES TO DXB AND THE DUBAI MALL
- LESS THAN 10 MINUTES TO DIFC AND DUBAI DESIGN DISTRICT
- THE DEVELOPMENT SITS RIGHT IN FRONT OF RAS AL KHOR SANCTUARY



+7 969 179 97 79



The extremely spacious units in Kempinski Residences are all open-plan and have a contemporary blend of design and nature. The interiors will include earthy tones and contemporary finishes throughout, with natural features and soft, natural colours. Kitchens and bathrooms will have light marble features and wooden flooring will be used throughout.

PITCH POINTS / WHY BUY?

- 5-STAR WORLD CLASS HOTEL SERVICES
- CONCIERGE & SECURITY SERVICE 24/7
- KEMPINSKI DISCOVERY MEMBERSHIP
- LOCAL PROPERTY DEVELOPER
- THE DEVELOPMENT IS BEING MANAGED AND SERVICED BY KEMPINSKI HOTELS
- FREEHOLD RESIDENCES
- EXTREMELY SPACIOUS UNITS COMPARED WITH SIMILAR PROJECTS IN SURROUNDING AREAS
- EXCELLENT PAYMENT PLAN / GOOD ROI POTENTIAL
- OWNERS' WILL BE PART OF THE DISCOVERY LOYALTY PROGRAMME THAT OFFERS 10% DISCOUNT ON SERVICES WITHIN KEMPINSKI RESIDENCES. E.G. F&B AND THE SPA
- DEVELOPMENT IS A COLLABORATION BETWEEN SWISS PROPERTY UAE AND KEMPINSKI HOTELS
- GORGEOUS VIEWS OVERLOOKING THE DUBAI SKYLINE AND RAS AL KHOR WILDLIFE SANCTUARY

PAYMENT PLAN: 50/50 (10% booking)

ROI: 5%

DEVELOPER OVERVIEW

INITIATED AS A BOUTIQUE REAL ESTATE DEVELOPER, SWISS PROPERTY PRESENTS AN INNOVATIVE FRAMEWORK TO ESTABLISH TOP-CLASS MODERN HOMES WITH THE UNITY OF DESIGN, ART, REFINERY, AND TECHNICAL DESIGN. THEY FOCUS ON PROVIDING BEAUTIFULLY CONSTRUCTED AND CRAFTED HOMES WITH EVERY PROJECT – INFLUENCED BY THE IMPORTANT STYLE OF SWITZERLAND. PREVIOUS PROJECTS INCLUDE PARK ONE APARTMENTS IN AL BARSHA.

THINGS TO KNOW

SERVICE CHARGE:	AED APPROX 30 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 69m SUPERMARKET
- 170m HOSPITAL
- 1km AL AIN ROAD
- 2.4km PETROL STATION
- 2.7km BUS STOP- CRICKET STADIUM 1 & 2
- 3.2km NURSERY
- 4km DESS SCHOOL
- 11km THE DUBAI MALL



KEY FEATURES

- FLOOR-TO-CEILING WINDOWS AND DOORS
- DOUBLE HEIGHT CEILINGS
- CINEMA ROOM / BUSINESS CENTRE / PADEL TENNIS / SQUASH COURT
- POWDER ROOM AND STORAGE ROOM IN ALL UNITS
- MASTER BEDROOMS HAVE A WALK-IN-CLOSET
- ALL OTHER BEDROOMS HAVE BUILT-IN WARDROBES
- 3-4BR UNITS COMES WITH A MAID'S ROOM AND AN EN-SUITE
- ALL RESIDENCES COME WITH AT LEAST ONE BALCONY
- DUPLEX APARTMENTS COME WITH A PRIVATE PLUNGE POOL ON THE TERRACE