



DUBAI
THE PALM

THE RESIDENCES



W RESIDENCE

LOCATION: THE PALM COMPLETED: Q1 2021

The W Residences feature 104 homes spread over eight mansions. This unique development offers residents the extraordinary in every form - from views, design, materials, and finishes to location, amenities, space, and services. Located on the coveted Western Crescent of Palm Jumeirah, The Residences offer one of the most prestigious addresses in the world.

FACILITIES

- SWIMMING POOLS
- SPA
- HOME CINEMA
- ALLOCATED PARKING
- FITNESS CENTER
- HOTEL AMENITIES
- LOUNGE ZONES
- YOGA STUDIO
- F&B
- PRIVATE BEACH ACCESS

SIZES & PRICES

GARDEN (3-5BR)	10,000 SQ FT TO 15,000 SQ FT	FROM AED 37,000,000
PANORAMA (2-5BR)	5,000 SQ FT TO 9,000 SQ FT	FROM AED 20,000,000
SIGNATURE (3-4BR)	13,000 SQ FT TO 15,000 SQ FT	FROM AED 48,000,000

AED 3,700 – AED 4,100 PER SQ FT

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

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

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

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
- ISLAND LIVING
- OVERLOOKS THE NEW DUBAI HARBOUR
- 25 MINS TO DOWNTOWN DUBAI
- 35 MINS TO DXB AIRPORT



+7 969 179 97 79



Each fitting and finish in the W Residences is expertly crafted from the most exquisite materials around the world. The finest oak flooring, walnut panels, luxurious Crema Venato marble, genuine Empress Stone and many more have been used to craft living areas that are nothing short of stunning.

PITCH POINTS / WHY BUY?

- GENEROUS SIZE OF ROOMS COMPARED TO SIMILAR PROPERTIES
- PRICE PER SQUARE FOOT IS LOWER WHEN COMPARED TO OTHER OPTIONS IN THE AREA
- HIGHEST QUALITY FINISH AND MATERIALS
- LIMITED AVAILABLE UNITS
- 250M OF WORLD CLASS BEACH
- BEACH ACCESS AND AMENITIES E.G. CINEMA, TENNIS COURT, COMMUNITY CLUB, GYM ETC.
- GENEROUS BALCONY SIZING
- AMAZING VIEWS OF GULF AND DUBAI SKYLINE

PAYMENT PLAN:

55% down payment then 15% every 6 months over 1.5 years

DEVELOPER OVERVIEW

AL SHARQ INVESTMENT GROUP IS A JOINT VENTURE WITH AL MANA GLOBAL AND WAS FOUNDED IN 1994. AL MANA GLOBAL GREW FROM A FAMILY BUSINESS TO THE BIGGEST CONGLOMERATE WITH MORE THAN 55 COMPANIES UNDER MANAGEMENT IN 8 COUNTRIES. NOWADAYS AL MANA GROUP REPRESENTS THE DIVERSITY OF DIVISIONS FOR DEVELOPMENT - FROM JEWELRY AND WATCHES BY CARTIER AND TOUS UP TO AUTOMOTIVE AND REAL ESTATE.

THINGS TO KNOW

SERVICE CHARGE: 28 AED PER SQFT

ALLOCATED PARKING: YES

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

- 3 TYPES OF RESIDENCES: 5 PENTHOUSES WITH PRIVATE LIFT & LOBBY
- 14 GARDEN RESIDENCES WITH PRIVATE LANDSCAPED GARDEN & SWIMMING POOL
- 85 PANORAMA RESIDENCES WITH ONLY 2 UNITS PER FLOOR
- ALL HOMES COME WITH A UNIQUE FLOORPLAN
- FLOORS 6 & 7 COME SHELL AND CORE FOR BUYERS TO PUT THEIR OWN DESIGN STAMP ON THE UNIT
- RESIDENTS HAVE THE USE OF ALL HOTEL AMENITIES