



THE RITZ-CARLTON RESIDENCES

DUBAI, BUSINESS BAY



RITZ CARLTON RESIDENCES BUSINESS BAY

LOCATION: BUSINESS BAY

COMPLETED: Q2 2025

The 18-storey Ritz-Carlton Residences will house 66 ultra-exclusive fully-furnished residences that include 1-3 bedroom apartments, just 2 three-bedroom penthouses and an incredible 4-bedroom duplex villa, located across the 4th & 5th floors. The excellent residential amenities will be featured on a podium level within the building, and the development will have dedicated staff to fulfill the needs of every resident. The entire project is inspired by classical Greek statues and there will be plenty of sculptures, paintings and photography throughout each space.

FACILITIES

- SWIMMING POOLS
- CAFÉ
- LIBRARY
- RESIDENT ONLY SPA
- RELAXATION AREAS
- BAR
- MEETING ROOM
- GYM
- CIGAR ROOM
- PLAY AREA
- CONCIERGE
- 12-SEAT CINEMA
- A LA CARTE SERVICES

SIZES & PRICES

1 BR – FROM 1,338 SQFT	FROM AED 5,828,000
2 BR – FROM 2,553 SQFT	FROM AED 9,957,000
3 BR – FROM 3,923 SQFT	FROM AED 19,236,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams Bay Square, Al Maya Supermarket, Spinneys, Carrefour

PUBLIC TRANSPORT: METRO – Business Bay, BUS- Avanti Tower, Capital Gold Tower

SCHOOLS/NURSERIES: Maple Bear Pre School, Jumeirah International Nursery, JSS Private School, Global Indian International School

MEDICAL FACILITIES: Excellency Center, Monroe Medical Center, Haton Medical Center, Aster Clinic Business Bay

RETAIL/F&B: The Dubai Mall, The Boulevard, On-site,

PETROL STATION: ADNOC Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, The Dubai Fountains, Meydan Mall

LOCATION FACTORS

- ADJACENT TO THE HEART OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- 5-MINUTE DRIVE TO THE DUBAI MALL
- GREAT VIEWS OF THE WHOLE CITY
- EASY ACCESS TO THE AL KHAIL ROAD
- EXCELLENT ROAD CONNECTIVITY
- INCREDIBLE VIEWS OF THE REST OF THE CITY
- PLENTY OF FINE DINING OPTIONS IN THE SURROUNDING AREA
- LESS THAN 20 MINUTES TO DXB AIRPORT
- LESS THAN 5 MINUTES TO BUSINESS BAY
- EXCELLENT LOCATION FOR BUSINESS PROFESSIONALS



+7 969 179 97 79



The spectacular interiors of these fully-furnished residences will be designed by Paris based Ana Moussinet, who will bring a French fair to the warm, yet bright open-plan layouts. Finishings will include oak flooring in the living rooms, chevron-patterned travertine and osso floors in the bathrooms. Marble stone will cover the countertops in the custom-designed kitchens and bronze inserts will frame the walls and the mirrors. Marco Mangili from the Milan based MMA Projects, is the architect of the development.

PITCH POINTS / WHY BUY?

- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES TO PURCHASE
- RESIDENCES, AMENITIES AND STAFF WILL BE MANAGED BY THE RITZ CARLTON BRAND
- WORLD RENOWNED MANAGEMENT COMPANY
- HIGHLY REPUTABLE DEVELOPER WHO HAS PREVIOUSLY DEVELOPED MAMA RESIDENCES IN BUSINESS BAY
- HIGHER THAN AVERAGE ROI
- EXTREMELY EXCLUSIVE RESIDENCES
- EXCELLENT LOCATION AND ROAD CONNECTIVITY
- EXCELLENT FACILITIES WITHIN THE BUILDING AND IN THE SURROUNDING HOTELS
- PERSONAL ARRANGEMENTS AND A LA CARTE SERVICES WILL BE OFFERED TO ALL RESIDENTIAL OWNERS

PAYMENT PLAN: 50/50 (5% deposit)

ROI: 7%

DEVELOPER OVERVIEW

Khamas Group of Investments Co's was founded by Abdul Karim Khamas over a century ago, the Khamas Group has grown with the progress of the United Arab Emirates. Best known within the construction industry, it has become a globally recognised company through its diversified ventures in hospitality, FMCG, manufacturing, franchise and the education sectors. Khamas has developed 9 hotels, 14 restaurants and 2 spas, all at the highest quality and positioned all over the world.

THINGS TO KNOW

SERVICE CHARGE:	AED 45-65 PER SQFT
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 500M AL KHAIL ROAD
- 1.6KM ADNOC PETROL STATION
- 2KM CARREFOUR SUPERMARKET
- 2.2KM METRO- BUSINESS BAY
- 2.5KM JUMEIRAH INTERNATIONAL NURSERY
- 2.8KM HATON MEDICAL CENTER
- 4.5KM THE DUBAI MALL



KEY FEATURES

- ALL RESIDENCES WILL COME WITH FLOOR-TO-CEILING WINDOWS AND BALCONIES
- PENTHOUSES WILL HAVE EXTENSIVE TERRACES ON ALL 4 SIDES WITH 360-DEGREE VIEWS OF THE CITY
- 2-4BR UNITS WILL COME WITH THEIR OWN PLUNGE POOL AND A POOL DECK ON THE TERRACE, AS WELL AS A MAID'S ROOM AND EN-SUITE
- THE 4BR VILLA WILL INCLUDE A PRIVATE GARDEN, 50FT POOL, OFFICE, PRIVATE ELEVATOR, WIC, MAID'S ROOMS, SHOW & BOH KITCHEN'S, A GALLERY AND TERRACES