

CLUB VILLAS

# XXII CARAT

PALM JUMEIRAH



## XXII CARAT CLUB VILLAS

LOCATION: THE PALM COMPLETED: NOV 2017

XXII Carat is an exclusive residential complex consisting of Mediterranean style villas located on the ever-popular island of Palm Jumeirah. The 22 exclusive luxury villas are contained inside a gated residential community, called The Palm Crescent, which includes a private beach for homeowners and a clubhouse. The limited collection of 7-bedroom villas come in 3 design styles: Sapphire, Ruby and Emerald, which each have a unique focal point.

### FACILITIES

- |                       |                    |                      |
|-----------------------|--------------------|----------------------|
| PRIVATE SWIMMING POOL | CLUBHOUSE          | 24/7 SECURITY        |
| TALISE DUBAI SPA      | CONCIERGE SERVICES | VALET PARKING        |
| GATED COMMUNITY       | CABANAS            | PRIVATE BEACH ACCESS |
| PRIVATE GARDENS       |                    |                      |

### SIZES & PRICES

7 BR - 9,292 SQFT TO 13,222 SQFT FROM AED 44,040,000 TO 51,380,000 (SECONDARY MARKET)

### 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 AND SITS ON THE SAME SIDE OF ONE & ONLY, W RESIDENCES AND RAFFLES
- 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 architecture of XXII Carat project has been designed in an Italian Mediterranean style, inspired by architectural masterpieces from the Tuscany region. Adorned with elements such as classical columns, pergola terraces, arched doors and windows, means the villas balance perfectly with the use of warm terracotta finishes, pastel colourings, handmade ceramics and exquisite wall paintings. Careful landscaping has provided a vivid, natural and bright living environment, and the meticulously selected materials blend seamlessly with European furniture and fittings

## PITCH POINTS / WHY BUY?

- HOMES ARE ALREADY BUILT – READY TO MOVE IN
- FREEHOLD PROJECT
- DIRECT BEACH ACCESS AND CONCIERGE SERVICES, INCLUDING HOUSEKEEPING, MAINTENANCE, TECH SUPPORT AND RESTAURANT BOOKINGS ETC.
- 720FT LONG BEACHFRONT
- 500,000 SQFT COMMUNITY
- BEAUTIFUL VIEWS OF THE ARABIAN GULF AND THE REST OF PALM JUMEIRAH
- GOOD ROI POTENTIAL

**PROMOTION:** N/A SECONDARY MARKET

**PAYMENT PLAN:** N/A SECONDARY MARKET

**ROI:** 5.74%

## DEVELOPER OVERVIEW

FORUM GROUP HOLDING IS AN AWARD-WINNING HOLDING COMPANY, ESTABLISHED IN 2088, THAT SPECIALIZES IN PROPERTY DEVELOPMENT. THE COMPANY IS RECOGNIZED AS RUSSIA'S LARGEST AND MOST RESPECTED DEVELOPERS. THE MAIN ACTIVITIES OF THE HOLDING ARE LAND DEVELOPMENT, RESIDENTIAL, COMMERCIAL AND OFFICE REAL ESTATE

## THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 11 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	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

- ALL UNITS COME WITH A PRIVATE SWIMMING POOL AND GARDEN
- VILLAS COME IN 3 DESIGN STYLES: SAPPHIRE, RUBY AND EMERALD
- LARGE SHADED OUTDOOR AREAS
- ALL BEDROOMS COME WITH AN EN-SUITE BATHROOM
- ALL RESIDENCES COME WITH A TERRACE
- GREAT CONCIERGE SERVICES
- EXPERTLY DESIGNED