



ANANTARA RESIDENCES

📍 LOCATION: PALM JUMEIRAH 📅 COMPLETED: 6 MONTHS ON SIGNING SPA

Anantara Residences is a mixed-use resort located on the Palm Crescent, along the east crescent, on the man-made island of Palm Jumeirah. The complex offers a choice of studios and 1-3 bedroom residences overlooking the Arabian Gulf, the Atlantis and the Burj Al Arab. Residents will get exclusive access to the resort's amenities and facilities, including direct access to a private beach and the Anantara Spa.

FACILITIES

- | | | |
|-----------------------|---------------|------------------------------|
| SWIMMING POOLS | PRIVATE BEACH | KID'S CLUB |
| ANANTARA SPA | TENNIS | GYM |
| WATERSPORT ACTIVITIES | EVENTS VENUE | CHILDREN'S PLAYGROUND & POOL |
| A LA CARTE SERVICES | F&B/DINING | |

SIZES & PRICES

STUDIO – FROM 672 SQFT	FROM AED 1,810,000
1 BR – 1,160 SQFT TO 1,556 SQFT	FROM AED 2,170,000
2 BR – 1,765 SQFT TO 2,876 SQFT	FROM AED 5,016,000
3 BR – FROM 2,348 SQFT	FROM AED 5,800,000

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 & Atlantis the Palm, Golden Mile, Nakheel Mall, The Point

PETROL STATION: Dubai Harbour, Al Sufouh

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

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCATED ON THE EAST CRESCENT OF THE PALM JUMEIRAH
- SITS IN BETWEEN WALDORF ASTORIA AND TAJ EXOTICA RESORT HOTELS
- CLOSE TO ATLANTIS THE PALM
- THE GOLDEN MILE IS NEARBY
- ONE OF THE BEST RESIDENTIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE PALM, THE SEA, DUBAI SKYLINE
- 6 MINUTES TO THE POINTE
- 11 MINUTES TO NAKHEEL MALL
- 25 MINUTES TO DOWNTOWN DUBAI
- 40 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Exquisite features, such as parquet wooden flooring, granite counters and floor to ceiling windows that open onto large balconies, add that extra special touch. Enhanced by large, open-plan living spaces and natural light that pours into every apartment. Utilising space in the most effective way, with a variety of unique features, each apartment is furnished to the highest standards.

PITCH POINTS / WHY BUY?

- PART OF ANANTARA DUBAI PALM JUMEIRAH RESORT & SPA
- PALM JUMEIRAH IS THE MOST POPULAR AREA TO BUY AND RENT PROPERTY IN DUBAI
- PALM JUMEIRAH GENERATES THE HIGHEST PROPERTY SALES ACROSS THE EMIRATE
- EXCELLENT ROI POTENTIAL
- EXCELLENT RESIDENTIAL AND HOTEL AMENITIES
- OWNERS CAN MAKE THE MOST OF THE ANANTARA RENTAL MANAGEMENT SCHEME
- ONE OF THE BEST INFRASTRUCTURES IN DUABI
- PERFECT FOR A HOLIDAY HOME

PAYMENT PLAN:

10% deposit (either 90% over 2.5yrs; plus 5% down paid for this option / or 90% over 6 months)

ROI:

5.8% for 2BR

DEVELOPER OVERVIEW

Launched in 2004, Seven Tides is a privately owned luxury property developer and holding company with a portfolio of exceptional properties in some of the world's most coveted locations. Seven Tides has developed and owns a variety of projects spanning residential, commercial and resort properties. Some of their most renowned projects include: Ibn Battuta Gate, Seven Palm, GBR Dubai and Dukes The Palm.

THINGS TO KNOW

SERVICE CHARGE:	AED 26 – 29 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
- 5.8km NURSERY
- 6.8km PETROL STATION
- 7.6km AL MIRZIBAN SUPERMARKET
- 8.2km NAKHEEL MALL
- 8.3km DUBAI LONDON CLINIC
- 11.8km SCHOOL
- 13km SHEIKH ZAYED ROAD



KEY FEATURES

- FULLY FURNISHED APARTMENTS
- ALL COME WITH BALCONIES
- FLOOR-TO-CEILING WINDOWS AND DOORS
- RESIDENCES COME IN 9 DIFFERENT LAYOUTS
- 2 DESIGN TYPES FOR 1 & 2BR UNITS: STANDARD AND DELUXE
- DELUXE UNITS COME WITH A BALCONY AND A TERRACE
- 3BR UNITS INCLUDE A MAID'S ROOM
- OPEN-PLAN LIVING