



BVLGARI RESIDENCES

LOCATION: JUMEIRAH BAY ISLAND COMPLETED: Q4 2017

Bulgari Resort and Residences Dubai will be the world's fifth Bulgari Hotels and Resorts property, located on the exclusive Jumeirah Bay Island. Covering an area of 1.7M sq.ft, the whole complex will house a hotel, 173 apartments (from 1-3 bedrooms and 4BR penthouses) and 15 ultra-exclusive mansions (3-6 bedrooms). The area will also have the first- in-the-world Bulgari Marina and Yacht Club. All residences will have magnificent views and access to hotel amenities and services.

FACILITIES

- SWIMMING POOL / INFINITY POOL
- MARINA & YACHT CLUB
- SPA
- HOTEL HOSPITALITY & SERVICES
- EXCLUSIVE RESTAURANT
- FITNESS CENTER
- PARKING
- BEACH ACCESS (BY MEMBERSHIP)
- RETAIL
- SPORTS COURTS
- LANDSCAPED GARDENS

SIZES & PRICES

1 BR FROM 1,607 SQFT	OP AED 4,500,000
2 BR FROM 2,241 SQFT	OP AED 6,500,000
3 BR FROM 2,596 SQFT	OP AED 8,600,000
4 BR MANSION FROM 11,439 SQFT	OP AED 22,000,000
5 BR MANSION FROM 17,190 SQFT	OP AED 50,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys, Grandiose Supermarket, FMCG Manger, Victory Team Grocery

PUBLIC TRANSPORT: METRO- Business Bay, BUS – Business Bay Metro Bus Stop

SCHOOLS/NURSERIES: JSS Private School, Al Raya Girl's School, Hadiba School of Dubai, Al Safa High School

PETROL STATION: EPPCO – 9, Emarat Petrol Station Al Safa

MEDICAL FACILITIES: Via Center, Green Life Medical Center, NLV Medical Center, Crescent Medical Center, Emirates Hospital, Med Care

RETAIL/F&B: On-site restaurant, City Walk, Mercato Mall, Galleria Mall, The Dubai Mall, Sunset Mall, Nammos Dubai

LANDMARKS: The Dubai Mall, Burj Khalifa, La Mer, Jumeirah Mosque, Boxpark, The Green Planet

BVLGARI MERAAS

LOCATION FACTORS

- PRIVATE ISLAND COMPLEX WITH PRIVATE BRIDGE ACCESS
- PLENTY OF LOCAL AMENITIES ACROSS THE BRIDGE TO THE MAIN ISLAND
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT IN THE SURROUNDING AREA
- EASY ACCESS TO THE SZR
- INCREDIBLE VIEWS OF DOWNTOWN DUBAI & THE GULF COAST
- EXTREMELY WELL-CONNECTED AREA
- JUMEIRAH 2 – VERY POPULAR WITH LOCALS AND EXPATS
- CLOSE TO DOWNTOWN DUBAI
- LOTS OF WORLD-FAMOUS LUXURY HOTELS IN THE SURROUNDING AREA
- 20 MINUTE TO DXB AIRPORT
- 10 MINUTES TO CITY WALK SHOPPING DESTINATION



+7 969 179 97 79



Bulgari Resort will juxtapose modern and conventional architecture to offer a mix of traditional and modern themes. Limestone has been used throughout the development and offers sleek designs and well-appointed features that make for unmatched hospitality and luxe living. The spacious interiors exude visual warmth and elegance even as the large glazed windows bring in the verdant freshness of the mesmerizing landscape outside.

PITCH POINTS / WHY BUY?

- LUXURY BRANDED ULTRA LUXURY HOMES
- GOVERNMENT OWNED DEVELOPER- MERAAS IS EXTREMELY WELL KNOWN ACROSS THE REGION
- EXCELLENT RESORT LIVING LOCATION
- VERY CENTRAL LOCATION WITH EASY ACCESS TO THE REST OF DUBAI
- PRIVATE ISLAND WITH PRIVATE RESIDENT BRIDGE
- HIGHLY ANTICIPATED RESIDENTIAL AREA, ULTRA-EXCLUSIVE RESIDENCES
- EXCELLENT LOCAL INFRASTRUCTURE IN JUMEIRAH 1
- ONE OF THE MOST PREMIUM RESORT AREAS TO LIVE IN, IN THE WHOLE OF THE CITY

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

THINGS TO KNOW

SERVICE CHARGE:	AED 46 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 2.7km VIA MEDICAL CENTRE
- 2.7km GRANDIOSE SUPERMARKET
- 3.7km PETROL STATION
- 3.7km HADIBA SCHOOL OF DUBAI
- 5.5km SHEIKH ZAYED RD
- 5.6km CITY WALK
- 8.5km BUS/METRO – BUSINESS BAY



KEY FEATURES

- 173 RESIDENTIAL UNITS: 1-3 BEDROOM APARTMENTS AND 4-BEDROOM PENTHOUSES
- FIFTEEN 3, 4, 5 AND 6 BEDROOM MANSIONS
- INCREDIBLY SPACIOUS APARTMENTS AND MANSIONS COMPARED WITH OTHER PROJECTS IN A SIMILAR AREA
- DESIGNED BY ANTONIO CITTERIO FROM PRE-CONCEPT TO DELIVERY
- MAGNIFICENT VIEWS OF THE REST OF DUBAI