

Luxury Collection

Discover The
Sophisticated
Luxury of The
Ritz-Carlton,
South Beach,
Miami



KGR Real Estate is a premium property brokerage firm based in Dubai, United Arab Emirates. It assures a high-quality service to its clientele for property consulting, sales or leasing of property and managing properties.

KGR LEADERSHIP TEAM

KGR comprises of an ambitious leadership team, led by passionate individuals who challenge conventions to achieve success. Mr. Rakesh Mirchandani and Mr. Rajesh Mirchandani with over 10 years of experience in Real Estate management and Strategic management positions. With this expertise, KGR manages portfolios worth more than USD \$500 million, for clients all over the Globe.

KGR SALES TEAM

In addition to the strong leadership workforce, KGR has a stringent property management process adhere by all its agents and administrative staff.

KGR Real Estate aims to develop sophisticated marketing and branding programs by collaborating with partners and developers to reach the Global platform.



Mr. Rakesh Mirchandani
Director and Co-Founder

Mr. Rajesh Mirchandani
Director and Co-Founder

DUBAI REAL ESTATE

Dubai recognized as the 5th fastest growing city in the world, exhibits integrated lifestyle communities featuring world-class residential and commercial property, shopping mall, retail assets, high-end hospitality and leisure attractions. Dubai's property Developers' master-planned communities are distinguished by their world-class design, superior build quality, superb finishes and a wide range of lifestyle amenities.

OUR BUSINESS

The dedicated team at KGR complies with its stringent property management process to ensure client satisfaction. Each staff has a dedicated position and all dealings experience and figures are recording in the CRM (Customer Relationship Management) solution for continuous improvement of services. The CRM solution captures end-to-end process for all the sales and leasing deals (residential & commercial), rentals, property management. KGR Real Estate has assisted with the sales and leasing of KG International Limited's 20 stories KG Tower, the first tower ever built and completed by a private developer in Dubai Marina.

Our team is trained to create an analysis of the client's requirement and provide a customized solution. All communication to our clients are conducted in an organized fashion to assure all parties satisfaction and to be always compliant with the rules and regulations by RERA (Real Estate Regulatory Agency).

KGR: THE BRAND

KGR undoubtedly, aims to be UAE's leading real estate firm with presence globally. Our driving force, has to be our clientele and stakeholders who place their trust in our capabilities, to provide them with world class property projects, both, residential and commercial. Our continue efforts toward building the KGR brand name via local and international exhibitions, press, worldwide web are some of the ways to reach out to the potential markets of Middle East (Cityscape Qatar), Indian Subcontinent, United States, United Kingdom, Spain, Singapore, China.

KGR's visionaries, Mr. Rakesh Mirchandani and Mr. Rajesh Mirchandani are developing and implementing strategic plans towards making KGR, Dubai's most valuable and admired firm!

CORPORATE TIE-UPS

KGR's determination to be the leading real estate firm requires the leadership team to collaborate with developers locally and internationally. KGR cooperates with the leading developers of Dubai, to name a few, Emaar Properties, Cayan Group, Dubai Properties Group, Damac Properties on their elite projects. Such close association with the developers, brings better pricing and selection options to KGR's clients as the dealings are done exclusively.

The winning of the iThe Expo 2020 and the recent announcement of iThe Tower, which once completed will be the tallest tower in the world, shows the vision of our great leader, Shk Mohammed Bin Rashid Al Makhtoum. We feel proud and honored to be part of this successful story and forever growing vision.



RKA1 Investments Limited was established in 2014 by 3 true entrepreneurs. It was created from the same ambitious, entrepreneurial culture that thrives in the firm today. RKA1 Investments became one of the first firms to develop sophisticated, proprietary technology, which more efficiently manages risk in the market. This disciplined focus on risk management and technology has helped us achieve significant success in managing risk with our investor's investments. From this singular focus, the firm continued to innovate, growing RKA1 Investments Limited into a diverse group of thriving, successful businesses that now span many areas of the financial/businesses services sector. RKA1 Investments Limited is redefining what it means to be an investment firm offering vast investment and profitable investment opportunities. We're driven to see solutions others don't — and capitalize on opportunities others miss. We operate with a focused, entrepreneurial drive and push ourselves to think differently. This ambitious, visionary approach has helped us develop a diverse range of successful businesses we have today.

We focus on Private Equity, Asset Management and Real Estate. Our reach is global and we have both the expertise and access to opportunities from Miami to Singapore with our main office in Dubai. Our objective is to provide our clients and investors consistent and attractive investments that will generate high ROIs with the most minimal risk as possible.

Harinder Dooa
Co-founder
Director





FORTUNE'S VISION HAS
CULMINATED IN ONE OF MIAMI'S
FINEST, MOST PRESTIGIOUS BEACH
SIDE HOMES. WITH A HAND-PICKED
TEAM OF INTERNATIONAL DESIGN
SUPERSTARS."

*the Pritzker Prize-winning Swiss architects,
HERZOG & DE MEURON; the French masters of luxury*

Pavilion Terrace

Jade Signature

MIAMI

Jade Signature is much more than a building. It is a deeply felt response to a clearly seen vision led by Fortune International Group interiors, PYR, led by Pierre-Yves Rochon; and the multiple award-winning, landscape virtuoso, Raymond Jungles Inc. - Fortune has delivered a masterpiece perfectly positioned on the pristine sands of Sunny Isles Beach.

From the lush garden landscape that greets every arrival; the magical, seamless connection that links the ground floor with the pool, deck, gardens, beach and ocean beyond; and the vast, beautifully sculptured and shaded terraces that dramatically increase the living space of each and every residence; all such features have made inside/outside living a truly wonderful reality.



192 Ocean Front Residences ranging from 3 to 5
bedroom Residences, Sky Villas and Penthouses

- 3 BD: 2,894 - 3,260 sq.ft. + Terraces: Starting from \$3.9M
- 4 BD: 3,312 - 3,795 sq.ft. + Terraces: Starting from \$4.8M
- 5 BD: 4,674 - 4,953 sq.ft. + Terraces: Starting from \$8.9M
- Sky Villas: 6,305 - 4,953 sq.ft. + Terraces: Starting from \$14.2M
- Penthouses: 9,183 - 11,661 sq.ft. + Terraces: Starting from \$22.3M





BH02
BRICKELL HEIGHTS

Brickell Heights

MIAMI

Project Description :

Architect: International renowned architectural firm Arquitectonica .
Interior Design: Rockwell Group.
Number of Residences: 690 total / East Tower 358 / West Tower 332 .
Number of Floors: East Tower 50 stories West Tower 47 stories.
Fitness: Equinox .

Building Features :

Dramatic double-height Lobby designed by David Rockwell.
World class façade installation by renowned Argentinean artist Fabian Burgos.

High-design condominiums with extraordinary contemporary finishes.

Luxuriously landscaped Pool terrace at the 9th floor with five pools including a lap pool for Equinox members.

Elegantly appointed screening room available for private screenings.

Two Exclusive residents only roof top Sky Pool deck with breathtaking views of Biscayne Bay and Miami Skyline.

High performance fitness studio.

Asking Prices :

- 1 Bedroom : 676 sq.ft - 880 sq.ft : Starting from : \$ 417,900.
- 2 Bedrooms : 1,206 sq.ft - 1,378 sq.ft : Starting from : \$ 748,900.
- 3 Bedrooms : 1,361 sq.ft - 2,178 sq.ft : Starting from : \$ 913,900.





SLS LUX™
BRICKELL

Stunning views of Biscayne Bay and the Miami skyline.

The most luxuriously designed and amenity-rich of the SLS hotels and residences .

At SLS LUX, residents are treated to every personal comfort and privilege in an atmosphere that brings elegance together with a trend-driven lifestyle.

Dramatic interior design, commissioned installation art works, and original works of art by contemporary masters create an atmosphere that is as unique as it is exclusive.

An extensive menu of personal services ensures that every need is anticipated and catered to with perfection.

With an array of fine finishes pre-selected by Yabu Pushelberg to choose from, your residence is a unique reflection of your personal style. With hotel-on-demand services from SLS LUX ,your residence is also the most elegant place to entertain without lifting a finger.

Asking Prices :

- 1 Bedroom : 692 sq.ft - 1,075 sq.ft : Starting from \$ 695,900.
- 2 Bedrooms : 1,343 sq.ft : Starting from \$ 906,900.
- 3 Bedrooms : 2,437 sq.ft - 2,777 sq.ft : Starting From \$ 3,175,900.
- 4 Penthouses : 1,888 sq.ft : Starting From \$ 8,975,000.



THE RITZ-CARLTON RESIDENCES®
SUNNY ISLES BEACH



Ritz Carlton Residences

MIAMI

This exclusive and luxurious 52-story tower will span 2.2 acres and 250 feet of oceanfront. Upon full completion in 2018, The Ritz-Carlton Hotel Co. will manage all services, bringing to residents the legendary quality and personal touch synonymous with the brand.

Every element of The Residences¹ design and the amenities will be driven by the needs of the discerning buyer looking for an exceptional experience and a lifestyle of comfort, privacy and casual elegance. Interiors will be envisioned by Italian designer, Michele Bönan who designed Casa Tua and Cipriani in Miami, in addition to many resort properties and private residences around the world.

Endless and thoughtful amenities will abound. From the seamless connection from main pool to beach and the oceanfront restaurant, to the array of activities and areas for children and the state-of-the-art fitness center with ocean view, they have addressed everything a discerning buyer or home owner could desire.

Asking Prices :

2 BD : 1,605 sq.ft - 1750 sq.ft : Starting from \$ 2,371,000 .

3 BD : 2,475 sq.ft - 3,080 sq.ft : Starting from \$ 3,442,000.

4 BD : 3,640 sq.ft : Starting from \$ 4,895,000 .



Marina Arcade

A boutique property developer based here in the UAE will shortly be redesigning and complementing the skyline in Dubai with their sensational new luxury residences, aptly named Marina Arcade.

This stunning new building incorporates both opulent, traditional and modern design elements and architectural features, ensuring universal appeal to all types of potential purchasers.

Perfectly situated directly in the heart of Dubai Marina, the contemporary 47th floor residence consists, of 1-4 bedroom apartments, duplexes and triplexes, boasting world class amenities including state of the art facilities in residential recreational gym and pool. The project also prides its self on its views of the iconic Palm Jumeriah and Dubai Marina.

Expected date of completion : 2016
Attractive Payment Plan.



D1 Tower, Culture Village

Ultra Luxury Penthouse

This luxury apartment enters into a grand lobby offering the most stunning & breathtaking views of the Downtown Burj Skyline and the Burj Khalifa Tower, the Creek, the forthcoming Anantara Resort and Culture Village District at the first instant.

Full floor Penthouse.

Bedrooms : 5.

Living room.

maid room.

Area : 9200 sq.ft (855 sq.m).

beautiful and large terraces.

floor to ceiling high windows that attracts an abundance of light and air.

View of the Creek , Downtown Skyline , Cultural Village District.





D1 Tower, Culture Village

DUBAI

Iconic D1 Tower, located in the heart of Culture Village, Dubai. It is an exclusive address & adjacent to the signature Palazzo Versace Hotel and Condominiums. The D1 residents and guests will enjoy a direct frontage to Palazzo Versace's boardwalk, overlooking the Creek. The Tower will feature world class amenities such as an indoor pool, an extended wrap around and one of a kind outdoor pool, a state of the art gymnasium and concierge services.

D1 (meaning Dubai Number One) is a 75+ stories, 284 m (932 ft) tall residential skyscraper.



Exclusive Collection*

1, 2 and 3 bedrooms * luxury finishes * spacious apartments * stunning views * access to state of the art amenities.

Asking price: 1 bedroom - From- AED 1,800,000 .
2 bedrooms - From- AED 2,500,000 .
3 bedrooms - From- AED 3,300,000 .



Sky Collection Penthouse in The Address Residences Sky View

The Address Residences Sky View is a 5 star striking hotel, residence and serviced apartment twin-tower complex. Designed by the architects of the tallest tower in the world, the Burj Khalifa Tower, Skidmore, Owings & Merrill, it is set to become another compelling landmark in the city. The towers serve as a perfect complement to the thriving world-class lifestyle in Downtown Dubai, and will be linked directly to the Dubai Metro and The Dubai Mall via the air-conditioned traveller.

Spanning the tower complex is a unique Sky Bridge, which includes a signature restaurant, ballroom, infinity pool with amenity deck, offering 360-degree vistas of Downtown Dubai and panoramic views of the Gulf and sea. Envisaged to become a much sought-after address in Downtown Dubai, The Address Residences Sky View will also serve as a preferred business hotel. The Address Residences Sky View, at a height of over 230m, brings a new dimension to spatial design to Downtown Dubai. All serviced apartments are fully furnished and designed to ensure optimal light across all living spaces with floor-to-ceiling windows that offer stunning views of Downtown Dubai or the Gulf sea. Exclusive amenities are combined with an interior design philosophy that evokes quiet elegance and refined luxury, laying the foundation for a truly unique lifestyle experience at the gateway to Downtown Dubai. A dedicated lobby for The Address Residences Sky View welcomes residents and guests with warmth and elegance, as distinct materials and textures, including wood, glass, stone and beautiful leathers with soft lighting, evoke a sense of luxury.

Exclusive Duplex Sky Collection Penthouse

4 bedrooms

Area : 4506 sq.ft (418 sq.m). Two stories

Furnished to 5 star- The Address standard. Fully equipped kitchen. Balconies offering 360 degrees panoramic views of the Burj Khalifa Tower, the Fountains, the Gulf sea, the Downtown and city skyline.

Located above the 50th floor- on the Sky Bridge. Access to restaurants, the infinity pool and the amenity deck.





KG Tower Dubai Marina

- Prime location- Dubai Marina (Marsa Dubai community)
- Less traffic and connected to easy entry and exit route
- Proximity to the Dubai Eye project; metro station; and retail outlets (Tim Hortons; Choithrams supermarket) and hotels (Rove Hotel)
- One of the first towers built in Dubai Marina and very well maintained
- Very private building (total of 66 apartments)
- With a 90% + current occupancy; the building is nearly fully occupied
- One of the few buildings with large sized apartments which includes 2 bedrooms, 3 bedrooms, 4 bedrooms
- Spacious apartments and with well distributed layouts
- Marble flooring
- All en-suite bedrooms
- Large kitchens
- Apartment with lots of closets and storage space
- Large terraces to enjoy the surrounding views
- Double glazed windows for low noise and heat insulation
- Spectacular view of the Marina, sea and newly built Dubai Eye- Blue Waters Island
- 24 hours security in the building
- Facilities include pool, gym, sauna, Jacuzzi; children's play area; entertainment hall
- Bright apartments and ideal for Vastu and Feng Shui clients.

KG Penthouse

4 Bedrooms (ensuite)

furnished and upgraded penthouse

Size: 3689 sq ft

Seaview & Dubai Eye project ,Palm Jumeriah &

Atlantis View. (Marina-View).



Al Barari - Villa Bromellia - Formal Dining

Al Barari Villa

Bromellia

A new way of living, a world of luxury where life is enjoyed and not rushed is the Al Barari community. It includes a gourmet restaurant, a state-of-the art health club, and the region's largest privately-owned plant nursery. Eighty percent of this 4.2-million-square-foot development, Al Barari, is made up of green, lush space, beautiful themed gardens, naturally landscaped lakes and freshwater streams. Standing at the pinnacle of elegant villa living is this exclusive villa which includes a swimming pool with spa, plunge pool and adjacent pool pavilion; restful gardens and terraces, and resort-style bedroom suites.

Magestic and Magnificent Villa

Bedrooms :6. Built-up area: 14,918 sq.ft (1,385 sqm). Plot area: 13,858 sq.ft (1,287 sq.m). Smart Home Technology. A swimming pool with spa, plunge pool and adjacent pool pavilion. Luxury finishes. 2 equipped kitchens. Maids room + drivers room + storage room + basement. Overlooking the botanical garden, lake, the city skyline. Private cooled courtyards. Roof terrace. 24 x7 Security and gated community. Covered garage and ample parking spaces. Utmost privacy. Proximity to golf courses,Race courses, entertainment parks, universities,amusement & entertainment parks. Secluded & covered by lush forests but yet close to the Centre of the City.





Al Barari

Seven Heaven

Al Barari, a master community of opulent villas, in Dubai, is going for expansion. Seventh Heaven will comprise of homes, including duplexes, penthouses, sky villas; and garden homes with private pools on the terrace and access to manicured gardens.

Seventh Heaven is a continuation of the Al Barari vision to create a community set in the natural environment. Exclusive homes will vary from one- to four bedrooms starting from 2,970 square foot up to 6,600 square foot.

The architectural design of Seventh Heaven features takes inspiration from the rugged mountains on the country's coastline. Hong Kong-based 10 Design is the architect of the new phase. Seventh Heaven extends the established community at the Al Barari estate, which includes Al Barari residences and The Reserve villas as well as Body Language, their signature health and fitness centre, and eatery, The Farm. Seventh Heaven will have a six-star resort, retail village with a floating market, dining venues and a creative hub.



Seventh Heaven- a serene community

Located on the Top floor

Bedrooms : 2

Built-up area: 2747 sq.ft (255 sq.m)

Luxury finishes

Views of the skyline, lake, lush gardens .



BLVD POINT - DOWNtOWN

Emaar launched Boulevard Point, a 63-storey tower located in Downtown Dubai, in 2014. The high-end luxury tower features 297 residences of one, two, and three-bedrooms.

Located above the ongoing expansion of the Fashion Avenue in The Dubai Mall, Boulevard Point will offer direct access to the world's largest shopping and entertainment destination through a dedicated bridge link.

The homes offer stunning views of The Old Town and Souk Al Bahar. Select apartments will also open to views of Burj Khalifa, the world's tallest building and The Dubai Fountain.

Boulevard Point will house world-class facilities and amenities including swimming pools, dedicated children's area, fully-equipped gymnasium, and a community-centric lawn and barbeque deck.

Positioned within walking distance to the city's new cultural hub, The Opera District, Boulevard Point will give residents a spectacular mix of arts and culture, in the world's most prestigious square kilometre.

As an integral part of Downtown Dubai, Boulevard Point residents become part of one of Dubai's most happening lifestyle destinations. They live in close proximity to The Dubai Mall while further retail and leisure choices include Souk Al Bahar, a modern shopping mall, which draws inspiration from Arabesque architectural elements.





BLVD POINT

Luxury Penthouse

Located on the 63rd floor.

Bedrooms : 5.

Area: 4042 sq.ft.

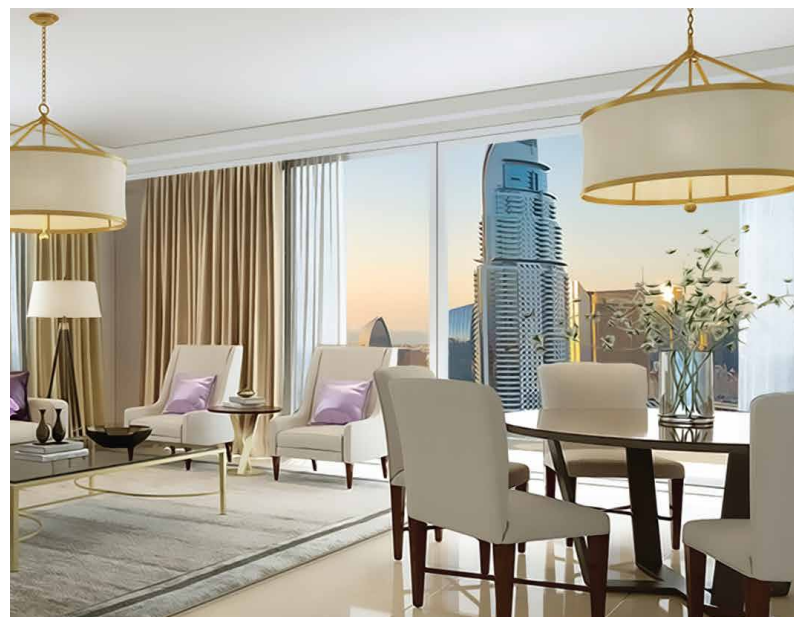
Luxury finishes.

Equipped kitchen

Views of the Burj Khalifa Tower, the Fountains.

Easy access to showrooms, restaurants, Dubai Mall, the 5 star.

Hotels in Downtown, the Downtown BLVD and Burj Park .



BLVD POINT

Exclusive Full Floor

located on the 10th floor.

1 Bedroom / 2 Bedrooms / 3 Bedrooms.

Built-up area: 8477 sqft (787 sqm).

Luxury finishes.

Equipped kitchen.

Views of the Burj Khalifa Tower, the Fountains .

Easy access to showrooms, restaurants, Dubai Mall, the 5 star

.Hotels in Downtown, the Downtown BLVD and Burj Park .





BURJ VISTA

Downtown

Located on Mohammed Bin Rashid Boulevard, these stunningly sculpted towers will be designed to offer a theatrical experience of Burj Khalifa, the world's tallest building. With lavish terraces that open to uninterrupted views of the city's skyline, The Dubai Fountain, and the wider Downtown Dubai neighbourhood. The spacious front terraces wrap around in a distinct staggered honeycomb pattern, a modern marvel in urban architecture. From its unique exterior aspect to the sublime views of Downtown Dubai and its proximity to The Opera District, a home in Burj Vista brings the height of luxury and culture to one of the city's most livable and sought-after locations. Residents in Burj Vista are in walking distance of The Dubai Mall, the world's largest shopping and entertainment destination, and conveniently close to the upcoming Opera District, and the central business district of Dubai. The towers will be directly linked to the newly opened pedestrian link that connects the Dubai Metro station with Downtown Dubai. The boulevard level of the towers will feature several high-end retail outlets and restaurants. Other amenities include a fully-equipped gymnasium, children's play areas, multimedia hall, business center, play room, lounge areas, swimming pool and kid's pool, badminton and half a basketball court, relaxing reading areas and lushly landscaped areas. Burj Vista residents will also live next-door to the cultural hub of the region, The Opera District, home to the iconic Dubai Opera, a multi-format venue for operas, plays, concerts and events and Burj Park, a spectacular green heart of Downtown Dubai.



In the Heart of Luxury Downtown Living

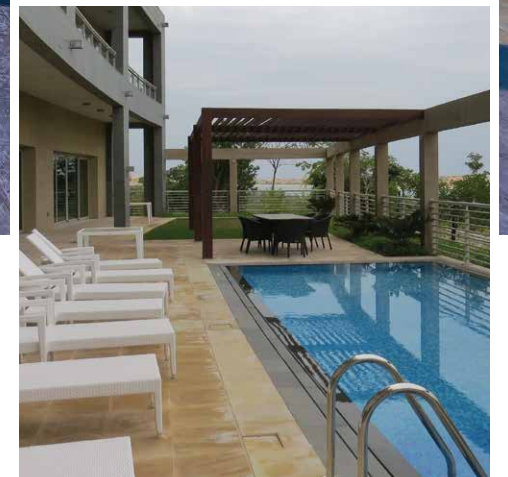
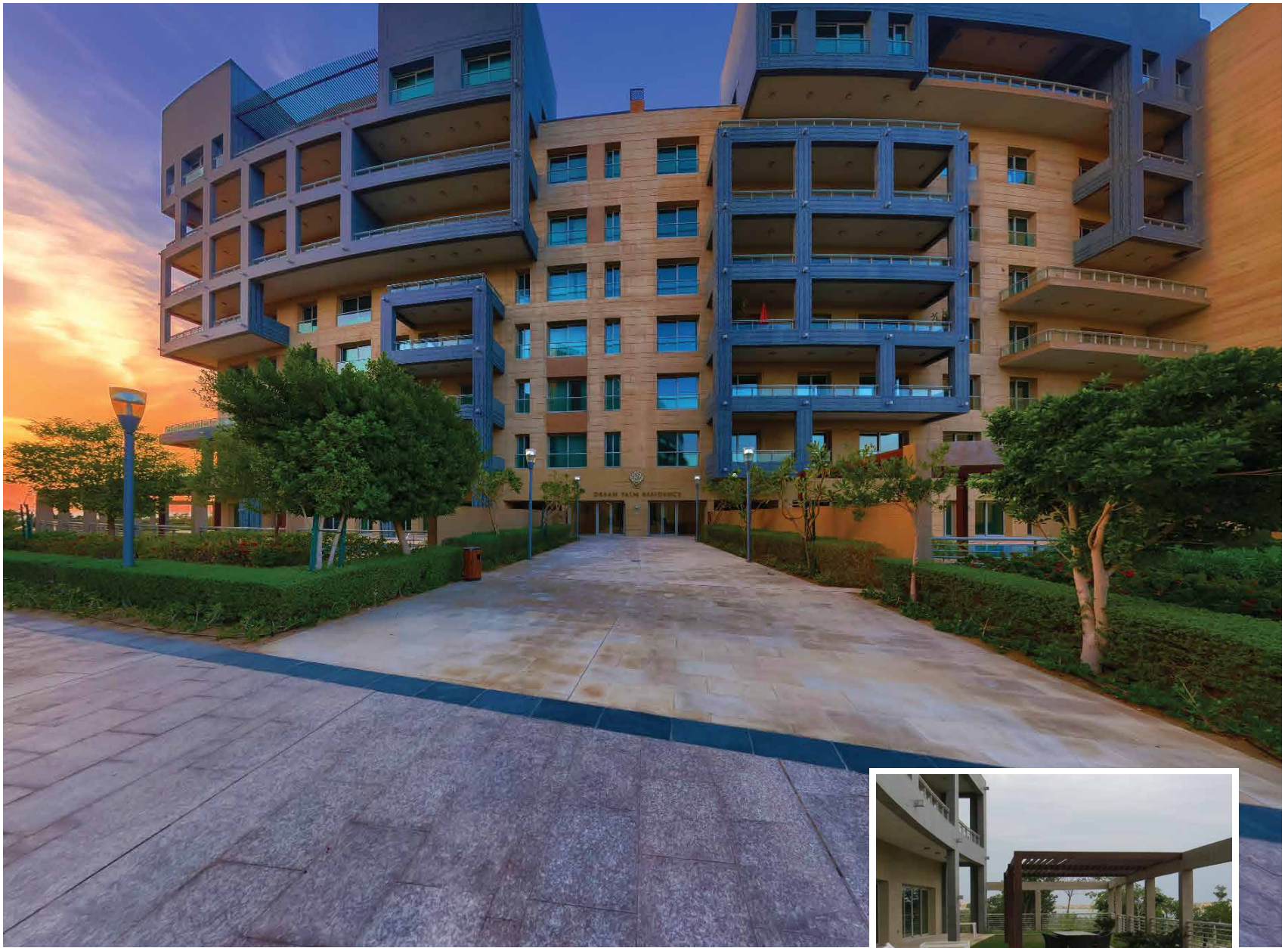
Exclusive High Floor Penthouse ,

Tower 2 * Located on the 19th floor * 4 Bedrooms * 3482 sq.ft (323 sq.m) * 3.5M floor to ceiling height * Luxury finishes * Equipped kitchen * Balconies offering 360 degrees panoramic views of the Burj Khalifa Tower, the Fountain * Easy access to showrooms, restaurants, Dubai Mall, the 5 star Hotels in Downtown, the Opera District and Dubai Opera .

Triplex Top Floor Penthouse ,

Tower 2 * Located on the 19th / 20th floor * 4 Bedrooms * 7063 sq.ft (656 sq.m) * Three stories * High ceiling and windows * Equipped kitchen * Balconies offering 360 degrees panoramic views of the Burj Khalifa Tower, the Fountain * Under construction * Expected completion date- June 2017.





Dream Palm Residence

"The Jewel in the Palm"

This luxury townhouse styled apartment offers total privacy. It has its own private outdoor pool, garden and barbeque area. It's an oasis of peace with awe-inspiring views of the Marina, Burj Al Arab, Downtown, the Atlantis Hotel and the World Islands. High finishes, Meile Kitchen appliances, solid wood flooring, marble flooring bathrooms, automatic lighting, chandeliers, a large terrace are just a few features of this dream property. The owner or residents have access to a clubhouse, spa, gym, pool/ Jacuzzi, beach. It is the Joy of Living!

"Set within scenic & outstanding views of the Sea, this lavish and charming property is furnished, has comfortable & spacious rooms and a private outdoor pool."

Luxury Townhouse styled apartment * 4 bedrooms * 7683 sqft (713 sqm) * with a private outdoor pool * well designed and spacious * furnished and with top quality finishes * fully equipped kitchen * large terrace with private garden and barbeque area * overlooking the beach and sea.



Princess Tower, Dubai Marina

The Guinness World Records (May 2012) had officially recognized TAMEER's Princess Tower in the Dubai Marina as the world's tallest residential building, towering over Dubai's skyline at 414m, 100 floors above ground. Rising proud among the many Dubai wonders like Burj Al Arab, Madinat Jumeirah and the Palm Jumeirah, Princess tower occupies a land area of 37,410 square feet, with over 700 luxury apartments. Residents have a choice of one, two, three and four bedroom executive apartments as well as high end penthouse apartments overlooking Dubai Marina and the Palm Jumeirah. The amenities the residents of Princess Tower will enjoy are indoor and outdoor swimming pools, a gymnasium, a children's play area, sauna rooms, private car park, a luxurious reception area. The top floor will provide gathering and recreational facilities to the residents.



On The Top of the Marina

5 bedrooms + family room + study + maids
Furnished & upgraded
Area- 6144 sq ft
Sea, golf course and Marina skyline view
Selling price- Price on request.

Elite Residence Tower

DUBAI MARINA

Amongst the world's tallest buildings, the imposing 80 plus stories Elite Residence tower makes a statement of luxury living. Just moments away from the world's most luxurious hotels, and standing amongst a prominent Dubai landmark such as Palm Jumeirah, Elite Residence reaches high above the exclusive Dubai Marina - one of the most sought after neighborhoods.

The 3 and 4 bedroom penthouse style apartments are situated above the 60th floors. The building has 4 levels of basement and podium car parking, with 3 ground floor shops and restaurants. The 5th floor podium offers panoramic views of the Palm Jumeirah

and Dubai Marina, pool deck, one outdoor and two indoor swimming pools, billiards and table tennis rooms, a children's play area and recreation facilities including sauna, steam room, Jacuzzi and a well-equipped gymnasium. The new Tram system passes directly in front of the tower. Elite Residence offers convenient and easy transport connections to Dubai Metro stations along Sheikh Zayed Road.

4-6 bedrooms • 4-5 bathrooms • Full floor-14,616 sqft (1,357 sqm) • panoramic sea and Palm view • above 60th floor • option to purchase a Full floor or Half floor penthouse styled apartment.

Beautiful Residence With Breathtaking Views



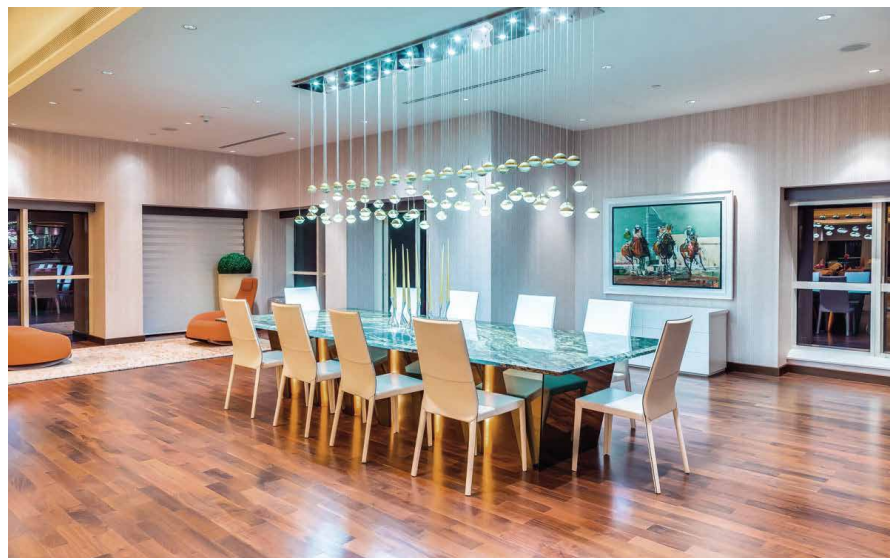
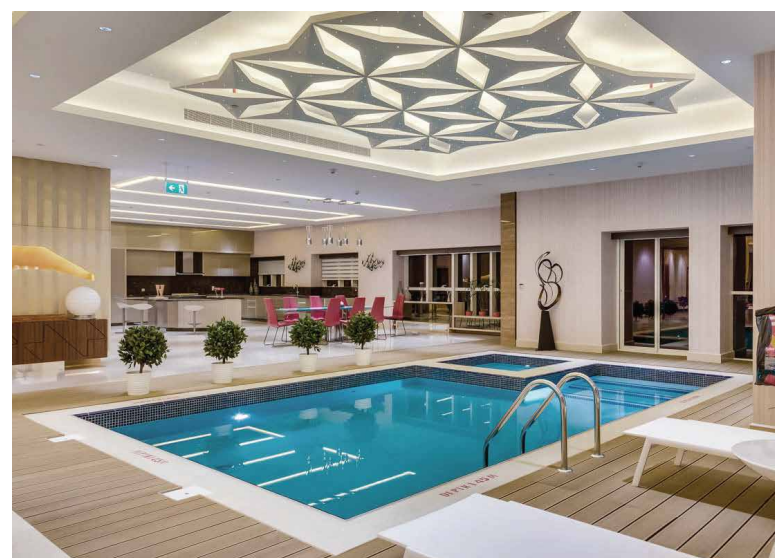


Ultra Luxury Penthouse

A stunning Ultra Luxury penthouse

360 degrees views of the sea, Palm Jumeirah, golf course, city skyline and the Marina.

Top floor- 83rdfloor *Full floor- 12,469 sqft (1,158 sqm)
*private indoor pool with Jacuzzi * 5 bedrooms * 2 living rooms * 5 bathrooms * maids + storage rooms * exclusively designed and beautifully furnished * includes 6 car parks .





Dubai Hills

Street of the Dreams

“Where Luxury resides..”

This stylish gated villa community, Dubai Hills is a unique opportunity whereas owners will have the opportunity to design their own luxurious homes. Overlooking an 18-hole championship golf course, Dubai Hills will be an integral part of the 11 million sq. meters (2,700 acres) Dubai Hills Estate. Only a limited collection of villas are available in Dubai Hills, where customers have the choice to choose between different architectural styles in order to make their home truly personal. Appealing to connoisseurs, Dubai Hills is set to be one of the most prestigious lifestyle communities in the city.

The spacious villas, ideal for families and entertaining, are elegantly designed, defining a new lifestyle for residents. The gated Dubai Hills community will offer residents the assured comfort of 24-hour security and maintenance. With major roads connecting Dubai Hills Estate to Downtown Dubai, the airport and the other Emirates, the residents of Dubai Hills have easy access to the destination of their choice.



Dubai Hills Estate

Dubai Hills - Grove Community- Street of the Dreams * 6 bedrooms Estate * built-up area: 21,000 sqft (1,950 sqm) * plot area: 42,626 sqft (3,960 sqm) * Smart Home Technology * with a private swimming pool * super luxury finishes * 2 equipped kitchens * maids room + drivers room + storage room + basement * overlooking the golf course, lake, the city skyline * 24 x7 security and gated community * covered garage and ample parking spaces * utmost privacy * lush greenery and elegant neighborhood * proximity to golf courses, golf club, community center, schools and universities *Expected completion date is anticipated for end of 2016.





Viceroy Dubai- Jumeirah Village

4 Beds Furnished Penthouse with private pool

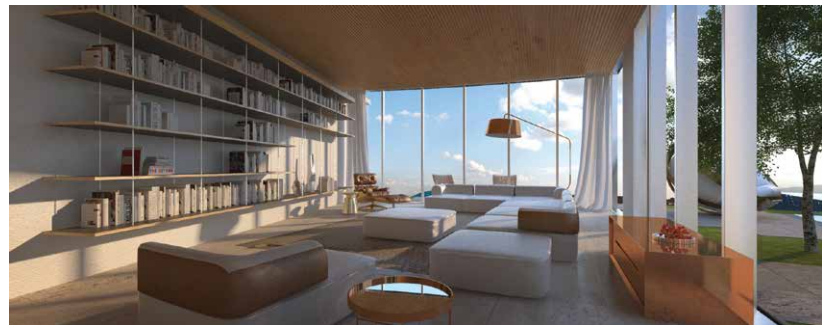
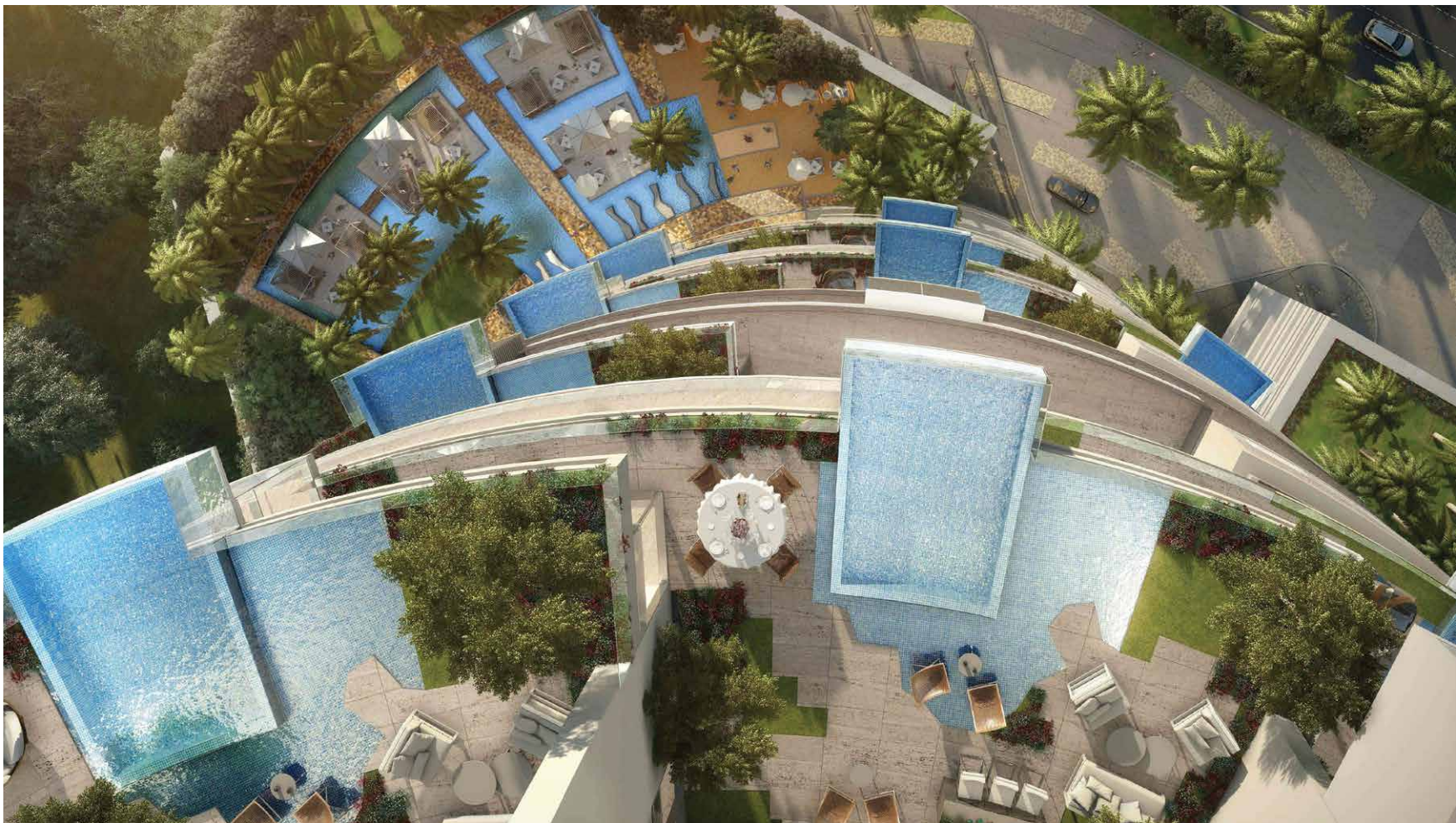
At the top of Viceroy JVC - you will step into a showcase of visionary amenities, including verdant sky gardens lush with real trees and plants, private terrace pool, floor to rafters windows with the most spectacular view of Dubai skyline, sea, golf course, and more in the vicinity that one could only imagine.

Viceroy Dubai- Jumeirah Village pioneering curvilinear designs welcome in natural daylight that saturates the building interior with warmth and brilliance.

Viceroy Dubai- Jumeirah Village will feature 247 hotel rooms and suites, 221 one-and-two bedroom apartments and 33 four-bedroom apartments with private pools.

The property will feature over half a million square feet of flora, balcony gardens and 271 swimming pools.

Amenities will also include five dining venues - an all day dining concept, lobby café, pool bar, sports bar and a rooftop Chinese restaurant - and a gym, fitness centre, outdoor yoga terrace, large swimming pool, sauna, steam room and boutique spa.



Viceroy Dubai- Jumeirah Village

Luxury Furnished Penthouse

Bedrooms : 4

Area : 5,621 sq.ft (522 sqm)

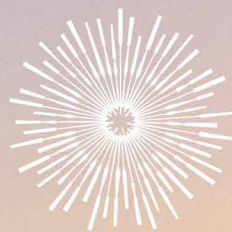
Floor : above the 50th and above 200 meters high

With a private pool and gardens on the terrace

Spectacular views of the sea, city skyline, golf course

Attractive payment plan: 60% payment till handover and balance 40% spread over 4 years post completion

Property can be introduced into hotel pool scheme and managed by the hotel



VICEROY
Hotels Resorts Residences
DUBAI PALM JUMEIRAH





Viceroy Palm Jumeirah Dubai fuses outstanding architecture with pioneering design that complements its iconic destination. Enjoying Pride of place on the trunk of the iconic Palm Jumeirah, Viceroy Palm Jumeirah Dubai aims to be a stunning beachside resort offering panoramic views of the Arabian Gulf.

Luxury Furnished Penthouse

Bedrooms : 4

Area : 5,621 sq.ft (522 sqm)

Floor : above the 50th and above 200 meters high

With a private pool and gardens on the terrace

Spectacular views of the sea, city skyline, golf course

Attractive payment plan: 60% payment till handover

and balance 40% spread over 4 years post completion

Property can be introduced into hotel pool scheme and managed by the hotel.



- 477 rooms and suites, comprising of 352 rooms, 85 suites and 40 hotel apartments, located across 16 floors
- Floor-to-ceiling glazed windows.
- Sliding glass doors that open out to panoramic vistas of the Dubai skyline and the beach or the extensively landscaped gardens.



Viceroy Palm Jumeirah Dubai will entice its guests with unique culinary experiences at its 10 exceptional dining and nightlife venues.

- Lobby Lounge • Patisserie • All Day Dining • Italian Restaurant • Asian Restaurant • Beach Club • Pool Bar • Spa Café • Rooftop Lounge • Night Club.



The boutique spa encompassing 800sqm of wellness spaces.

- 14 treatment rooms, of which 4 will be open air • A library and Relaxation Lounge • Spa Cafe • Spa Pool.



- Indoor fitness facilities with spectacular sea views.
- A total of 3 separate outdoor swimming pools, including a 100m long option, running through the heart of the resort.
- A beach club, offering a wide variety of water sports.
- A children's club and childcare facilities.



- 700sqm main ballroom, catering for up to 400 guests located on 14th floor, with dual aspect, panoramic views over the Arabian Gulf.
- 300sqm pre-function area.
- 7 fully-equipped meeting rooms.
- A business lounge with the latest technology.

Own a 5 star hotel room and get 40% of the revenue with :

Zero service charges
Zero Renovation cost
Zero Utility charges

In other words no costs and only profit in the only structure of its kind in the world.

Payment Plan :

20 % Paid
80 % On completion (December 2016)

Projected return: 12.2% per annum
Plus 14 free nights per year
Option to finance of 75% available



Dubai Creek Harbour

Dubai Creek Harbour project sits abreast of Ras Al Khor Wildlife Sanctuary, which has sheltered around 450 animal species within its 620 hectares for a quarter-century. As Dubai Creek Harbour develops, this sanctuary will remain sacrosanct, with a new visitor centre bringing a message of sustainable biodiversity to new generations.

Dubai Creek Harbour will be both a financially viable and ecologically responsible city, built with future generations in mind, using every innovation to minimise its environmental impact. This world-class development will offer spectacular views of the creek and Dubai skyline.

Developed by Emaar Properties.

Full Floor- 18th floor.

Consists of 2 Beds/ 3 Beds (total 4 units) on this floor.

Total area of 7,685 sqft (714 sqm).

Views of the Creek and Downtown Skyline.

SP: Price on request.a; entertainment hall.

- Bright apartments and ideal for Vastu and Feng Shui clients.



52/42- Emaar

"Where Sky Meets The Ocean"

Nestled in one of the most sought after residential areas in Dubai, 52|42 rises majestically high. The two towers, of 52 and 42 storeys, host a total of 260 and 162 luxury residential units respectively, with an additional 44 apartments located on the podium level. As with all its other projects, Emaar strove for an iconic and unique facade when designing the two towers. The architectural form is inspired by a nautical theme and is brought out through its sleek ship-like silhouette and flowing aerodynamic lines. Experience life by the sea like never before.

Surround yourself with amazing views. At the towers, all units enjoy spectacular panoramic views of Dubai Marina, Palm Jumeirah, and the beautiful Arabian Sea, not to mention the spectacular Downtown Dubai skyline in the distance. While a breath-taking sea view awes residents by day, an equally enchanting scene enthralls them by night, when Dubai Marina grandly lights up.



52/42- Emaar

"Where Sky Meets The Ocean"

Stunning vistas extending from the sea to the horizon
 Pedestrian friendly walkways
 Dining, shopping and leisure only steps away
 Close to Dubai's commercial & business hubs
 Walking distance to Jumeirah Beach Residence
 Superior amenities and services
 24 hour security and concierge services
 In close proximity to Dubai Metro and Dubai Tram.





Marina 101- Dubai Marina

“The Villa in the Sky”

Marina 101 is an iconic structure that will ascend high above the rest of Dubai’s fast changing skyline. Destined to be the world’s tallest hotel and furnished apartments, Marina 101 is designed to meet sky-high expectations of an elite group of clientele.

Hard Rock International, with the brand “Hard Rock Hotel Dubai Marina” will operate the first 33 floors of the tower which will be the hotel section, along with the 101st floor which will be converted in to a Hard Rock Café & Lounge with a 360 degree view of the city. Projected to open in 2016 and to be managed by Hard Rock International, the hotel will be housed in the exciting Marina 101 development set within the highly sought after Dubai Marina neighborhood. Boasting 101 floors, Marina 101 will be the second tallest building in the UAE after Burj Khalifa, upon completion.



- Marina 101 is located in prestigious Dubai Marina, 300 meters from the Beach & Marina Walk, 500 meters from Dubai Internet City & Dubai Media City, 1 Kilometer from Palm Jumeirah. It will consist of a fully equipped gymnasium, swimming pools & squash courts, Spa facilities with Jacuzzi, Steam & Sauna rooms, 24X7 personal room service with concierge services.
- Fully equipped Health Clubs on several levels
- Pristine swimming pools with breath-taking views across different levels
- Hard Rock Café & Lounge on Floor 101
- Rock Spa®, featuring its newly unveiled Rhythm & Motion spa menu, and the Body Rock® workout facility
- Guests can choose from a variety of fine dining and entertainment options, including 5 world prominent restaurants
- The property will offer pre-function meeting and event space, along with Business Centers & International Conference Facilities
- Stunning panoramic views from the Hard Rock Café & Lounge at 101 floor
- Panoramic lift to the Hard Rock Café & Lounge at 101 floor
- An outdoor terrace at lobby level and the 101st floor lounge area, legendary music memorabilia, a world famous Rock Shop® featuring Hard Rock's iconic merchandise and The Sound of Your Stay® – the brand's all-encompassing music amenity program exclusive to guests of the hotel.



Exclusive & Spectacular Duplex Penthouse

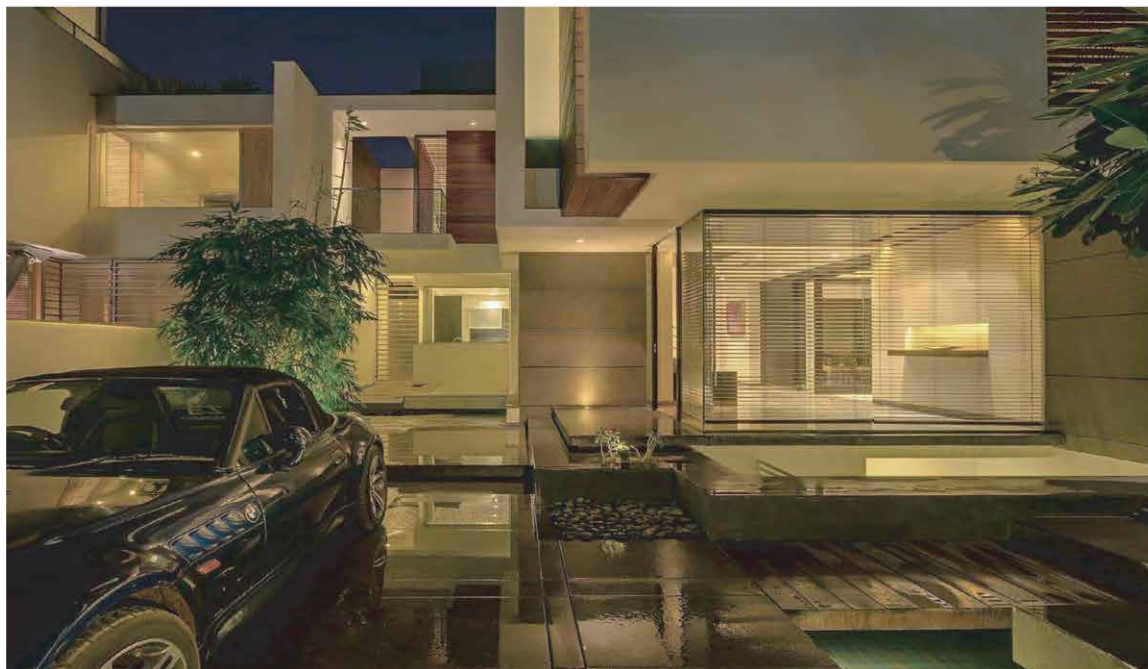
Top Floor 29,224 sqft (2,715 sqm) * Two stories * balconies offering 360 degrees panoramic views of Palm Jumeirah, the Gulf sea, the Marina skyline * located on the 99th-100th floor * access to top restaurants, The Lounge * option to purchase as one Penthouse or divide into Two Penthouses of 14,612 sqft (1,357 sqm) * An exclusive option to design and furnish it is available * multiple car parks.

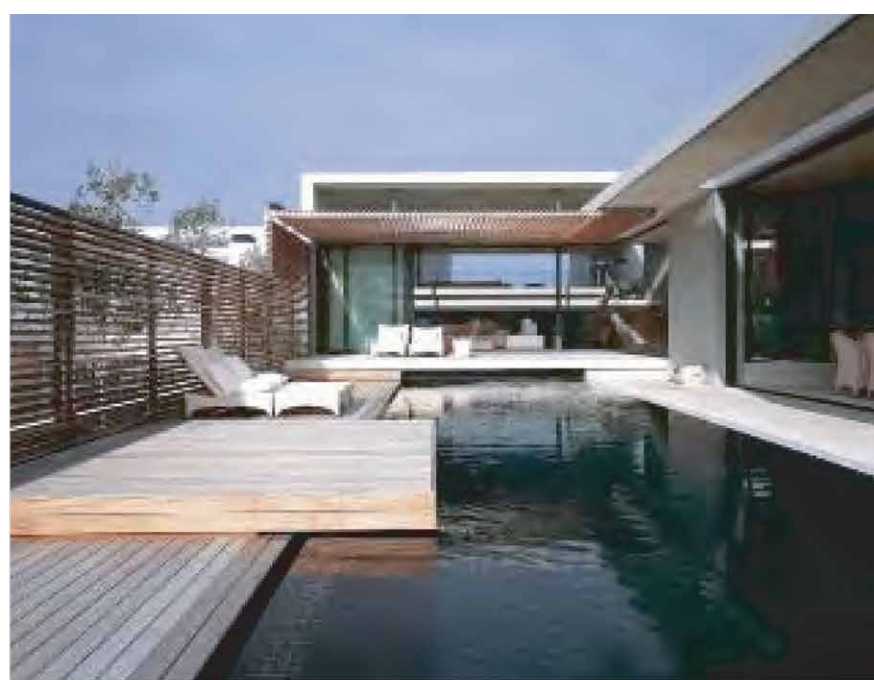




Pearl Jumeirah

Pearl Jumeirah by Meraas Development is a project with a lot of unique selling points. Announced in 2010, this is reclaimed land right off Jumeirah which also applies Jumeirah construction by-laws on the peninsula. Even though it is located right off Jumeirah, it has freehold title. The peninsula offers 300 residential plots and the master-development also incorporates a 90,000 sq. ft. retail area, a mosque, educational facilities and large open spaces.





The construction by laws are as follows:

1. Ground plus one construction allowed
2. 70% built up area allowed on the plot size
3. No restriction on design or architecture.

Freehold plots:

Plots close to the sea of sizes of approximately 10,000 sqft available from the price of AED 650 per sqft.

Plot offering a full sea view and size of approximately 24,000 sqft available from the price of AED 1100 per sqft.

*Prime plots located on the island, close to Nikki Beach, beach and the Promenade.



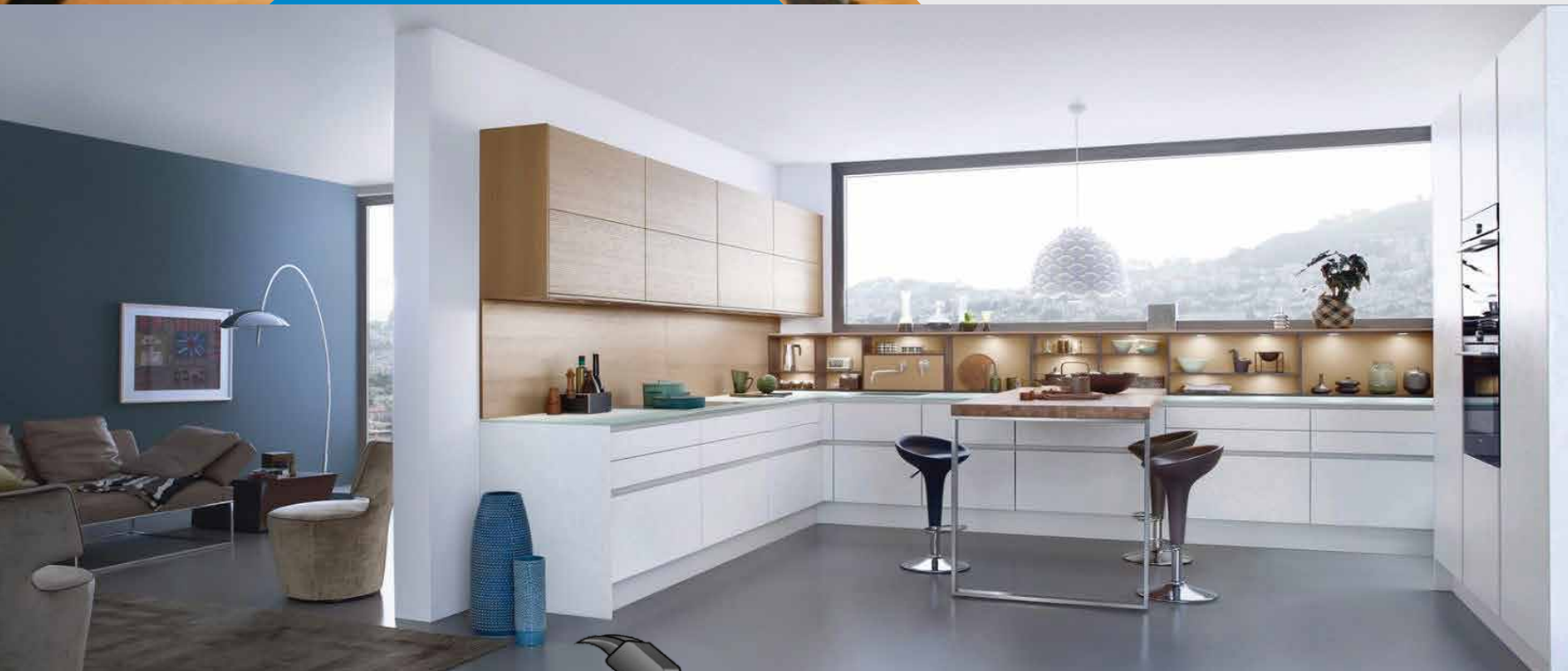


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A man in a dark suit stands in profile, looking out a large window at a sprawling city skyline under a clear blue sky. In the foreground, a modern interior is visible, featuring a dark lamp with a conical shade and a dark vase on a white surface. The overall scene conveys a sense of high-end business and investment.

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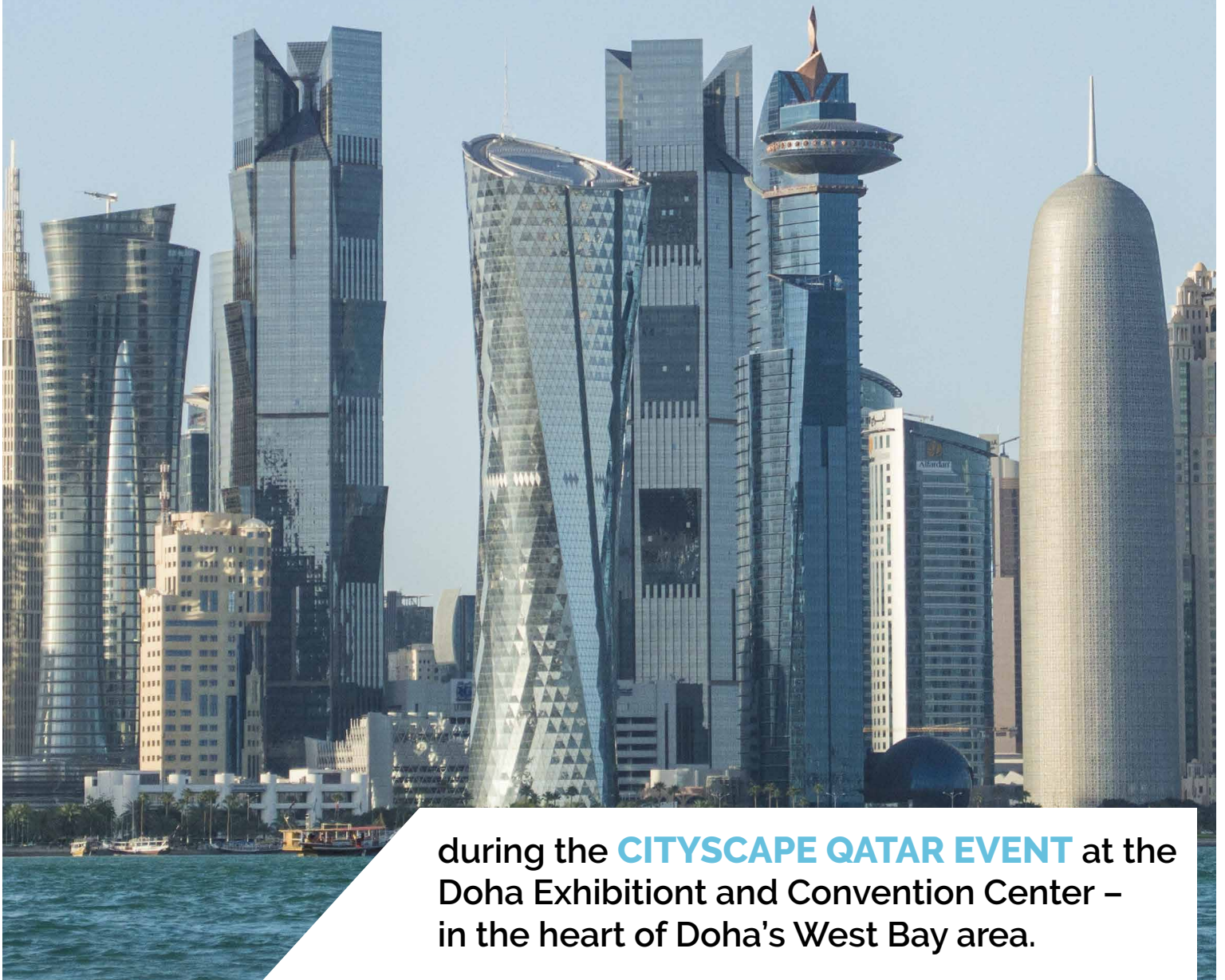
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during the **CITYSCAPE QATAR EVENT** at the
Doha Exhibition and Convention Center –
in the heart of Doha's West Bay area.