



ROYAL BAY

RESIDENCE

THE PALM

“
*Experience
Luxurious Living*”

DUBAI

ONE OF THE WORLD'S BEST INVESTMENT LOCATIONS



Dubai rose to global prominence in just 40 years to become one of the most cosmopolitan, cohesive and multicultural cities in the world. With an enviable geographic location, world-class infrastructure, no personal or income tax and one of the highest standard of safety in the world, Dubai enjoys a well-earned reputation for being a global property hotspot. The host of World Expo 2020, the city is preparing to attract millions of visitors, international organisations and businesses.

No. 1

airport for international
passengers

200+

nationalities

4th

most popular city among
international visitors in 2015

20

million tourists by 2020

33%

of the world's population
live within a four-hour flight
from Dubai



LIVING ON THE EIGHTH WONDER OF THE WORLD

A world-renowned man-made landmark and a triumph of human ingenuity. A series of artificial archipelagos in the shape of a stylised palm tree, often referred to as the Eighth Wonder of the World. Palm Jumeirah is a hub for prime residential properties and high-end hotels, as well as a venue for sport events, concerts, entertainment and festivities like New Year's Eve fireworks.

- A self-contained residential district with retail, dining, services and leisure facilities
- Safe and enjoyable environment for families
- Access to a range of world class recreational activities and attractions
- Unrivalled views of the Dubai skyline
- A monorail runs along the trunk of the Palm connecting it to the mainland
- Located only 30 minutes from Dubai International Airport
- High return on investment





SPLENDID SEA AND CITYSCAPE VIEWS

Wake up to stunning views of the Arabian Gulf. Indulge your senses with magnificent views of Dubai's skyline.



PRESTIGIOUS ADDRESS & EXCEPTIONAL LIFESTYLE

ROYAL BAY, a sumptuous collection of fully serviced residential apartments situated on the crescent of Dubai's iconic Palm Jumeirah, offers home buyers a unique chance to secure a place in one of the few remaining developments on the Eighth Wonder of the World.

Cleverly angled at 45 degrees with spectacular views of the city's skyline, the Atlantis Hotel and the Arabian sea, ROYAL BAY was designed to maximise light and provide stunning views from every room. The property enjoys the unique privilege of having direct access to a private beach.



DUBAI'S MOST DESIRABLE ADDRESS

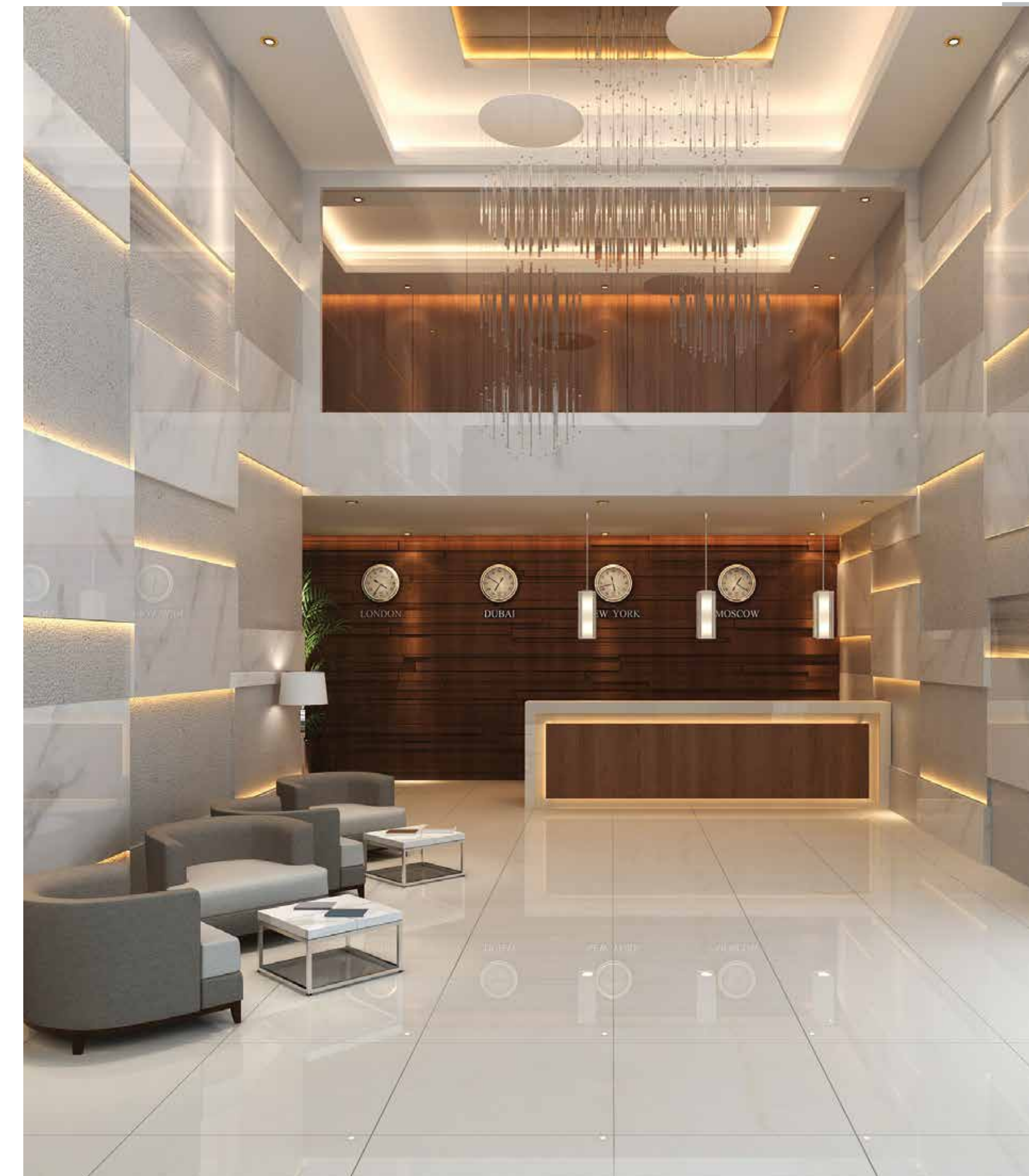


CONTEMPORARY ARCHITECTURE, CASUAL ELEGANCE

ROYAL BAY blends contemporary architecture with supreme level of comfort and flair. Every detail exudes quality and style.

A home with a resort feel – direct beach access, swimming pools, gymnasium, recreational options, landscaped gardens and concierge services.

A bright and spacious lobby with striking design features – yet with an inviting and comfortable feel. The lobby houses a dedicated reception desk and a waiting area with a casual and welcoming ambiance. Access to garden and pool areas.





THE PERFECT PLACE TO GET AWAY FROM IT ALL

ROYAL BAY's ambitious design allows breath-taking views from every room.

A choice of 1 & 2 bedroom units spread over 8 floors. An understated palette of subtle colours lends an air of tranquillity to the interiors. Large balconies with exceptional privacy. All apartments are bright and have undisturbed frontal sea views.

Two outstanding penthouses with ample layout, privacy and one of the most spectacular panoramic views in the area. Each penthouse has its own pool and Jacuzzi.

Extraordinary continuity of gardens and terraces, indoor and outdoor spaces, ROYAL BAY is designed with the indoor/outdoor lifestyle in mind. Meticulously maintained landscaped gardens throughout the property.





Sleek living room interiors with clean lines, neutral tones and meticulous finishes.



Spacious and well-designed bedrooms with floor-to-ceiling windows and large terrace provide sea view and privacy. All bedrooms are en suite.



Large private terraces perfectly orientated with views of the Atlantis and the Dubai skyline.



MINIMALIST DESIGN, QUALITY AND SOPHISTICATION IN EVERY DETAIL

Beautiful, bright and functional spaces created with high quality materials and contemporary lighting fixtures. The combined living dining area and open kitchen layout provide an uninterrupted visual flow of space. Expansive windows add to the ambiance offering great, natural light and fantastic sea views.

Beautiful modern kitchen fully equipped with state-of-the-art European appliances. All apartments are fitted with a selection of integrated appliances, including built-in cooker and built-in oven that seamlessly blend into the space for a modern and stylish look. Dishwasher, refrigerator/freezer and washing machine are also supplied. Large windows letting in more natural light. Adequate storage space.

Distinctive and elegant en-suite bathrooms designed and built to the highest standards with high-end European fixtures. All bedrooms are en suite.



COMPLETELY
SELF-
CONTAINED



ALL THE AMENITIES OF THE
MODERN LIVING WITHOUT
EVER LEAVING HOME



- 3 Gourmet restaurants
- Housekeeping
- Room Service
- Personalised butler
- Valet parking
- Chauffeur-drive service
- Climate-controlled infinity pools
- Children's pool & play area
- State of the art gymnasium and spa
- 24-hour concierge service
- Area with CCTV surveillance and 24-hour security





A UNIQUE PROPERTY WITH AN
INTERNATIONAL RESORT AMBIANCE

AMENITIES

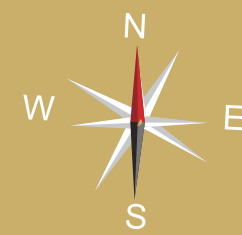
- Infinity edge pool
- Private gardens
- Private sandy beach
- Ample parking for residents and visitors
- Striking architecture
- A private property with exclusive access to exceptional 5-star services and amenities

FLOOR PLANS

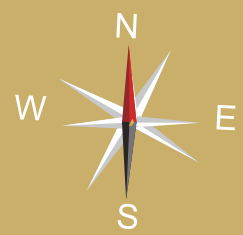
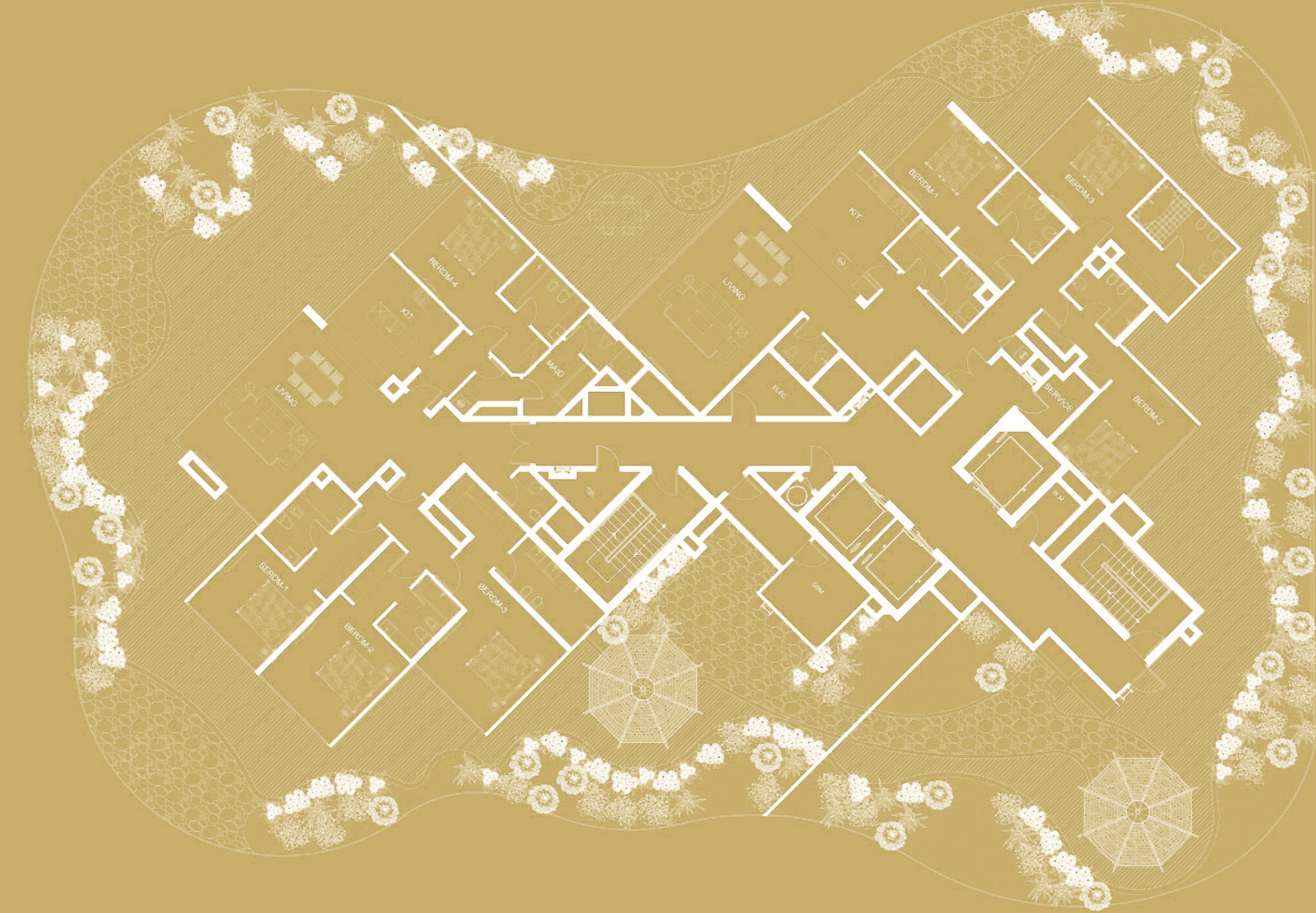
PLOT NO. PJCR 38E, PALM JUMEIRA, - DUBAI, UAE

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale. EGOE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

TYPICAL FLOOR PLAN



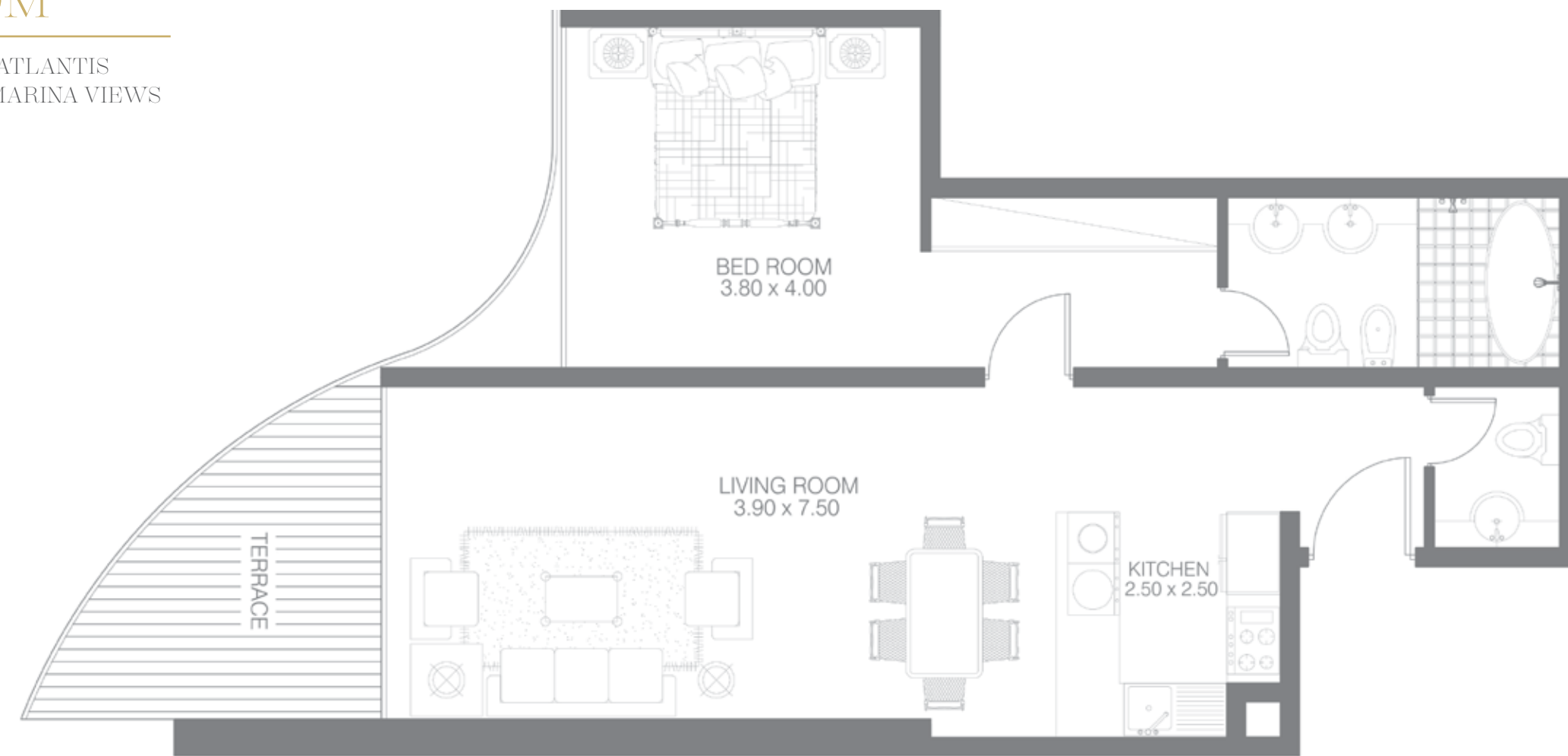
PENTHOUSE FLOOR PLAN



1

BEDROOM

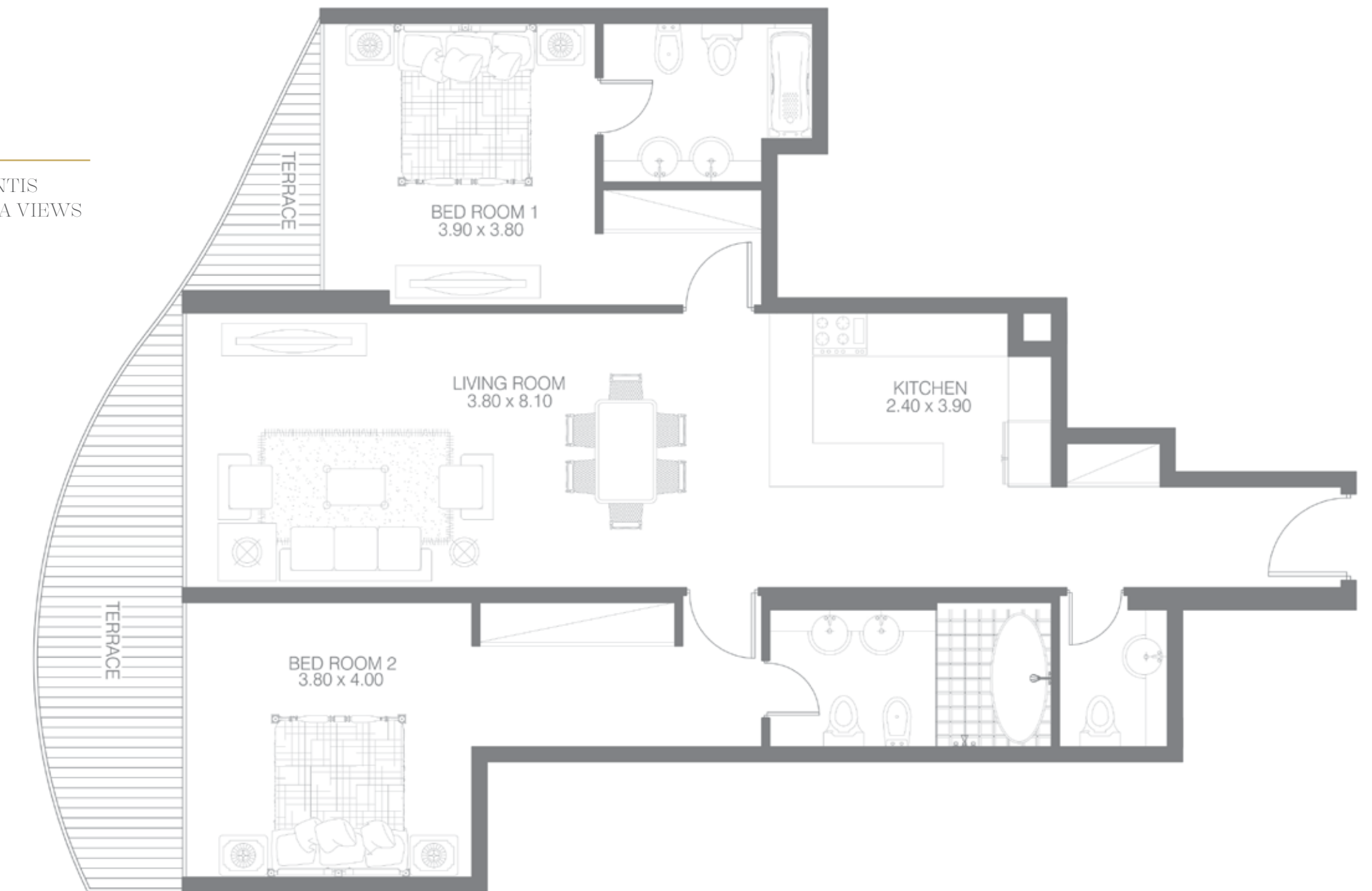
PALM JUMEIRAH, ATLANTIS HOTEL & DUBAI MARINA VIEWS



2

BEDROOM

PALM JUMEIRAH, ATLANTIS HOTEL & DUBAI MARINA VIEWS



3

BEDROOM - PENTHOUS

PALM JUMEIRAH, ATLANTIS
HOTEL & DUBAI MARINA VIEWS



4

BEDROOM - PENTHOUS

PALM JUMEIRAH, ATLANTIS
HOTEL & DUBAI MARINA VIEWS





Since its foundation in Afghanistan in 1989, Azizi Group has been pushing the boundaries to become one of the world's influential players in the global business landscape. Today, the Dubai-based Group is a successful conglomerate with an efficiently-managed portfolio and a significant international presence.

Azizi Group embraces sectors as diverse as banking & finance, oil, gas & mining, tourism & hospitality, real estate investment and development. It has consolidated its position in the Middle East and expanded its presence to Central Asia, Eastern and Central Europe. The Group is also actively involved in philanthropic work through its Afghan-based organization, Azizi Foundation, working closely with vulnerable communities to facilitate their empowerment and implement sustainable change.

Azizi Developments, a subsidiary of Azizi Group, is an international real estate developer with a solid reputation, experience and financial strength to execute projects of varying complexity. It owns and manages a private portfolio of high-quality properties, combining contemporary architecture with clients' requirements and expectations. Each residential project adds value to the communities in which they are located.

Azizi Developments has completed and handed over a number of residential units across various developments. Construction progress can be followed on the companies' website, www.azizidevelopments.com.

www.azizigroup.com

GLOBAL PRESENCE

UAE, Afghanistan, Kazakhstan, Germany, Tajikistan, Uzbekistan, Russia, Poland, Bulgaria, Canada, Pakistan

