

# ARMANI

Beach Residences at Palm Jumeirah

Palm Jumeirah project brochure



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Armani Beach Residences is a 9-storey residential project on the outer crescent of the iconic artificial island of Palm Jumeirah.



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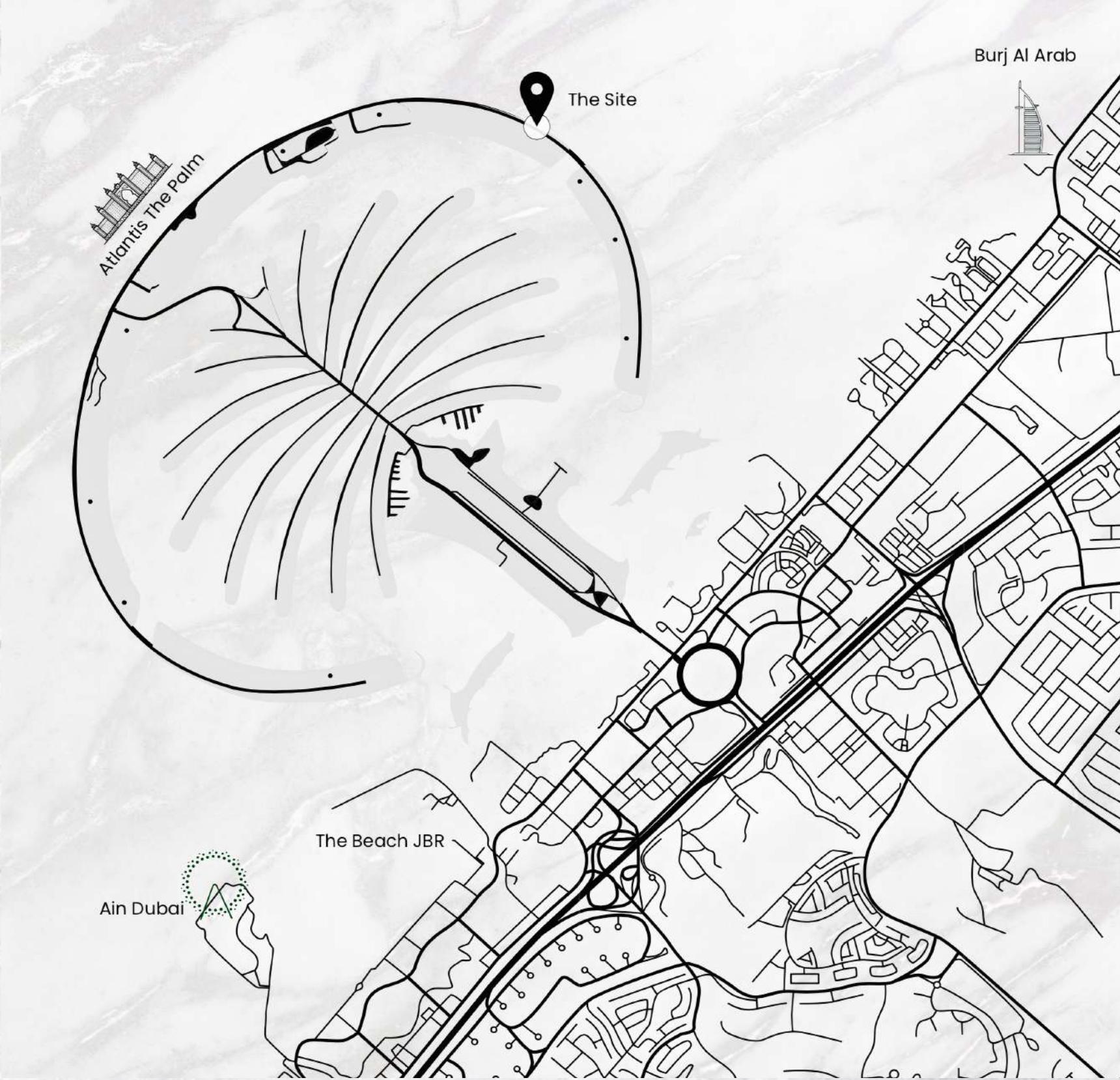
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## 15 minutes drive from Dubai Marina

Armani Beach Residences is a 15-minute drive from the beachfront Dubai Marina. Dubai city center and the iconic Burj Khalifa are 28 minutes' drive away. Dubai International Airport is a 35-minute drive away. Al Maktoum International Airport (DWC) is a 40-minute drive away.

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## Life on Palm Jumeirah

Palm Jumeirah is a gem in the heart of the city, offering 360-degree views of the stunning crystal blue waters of the Arabian Gulf and the city skyline. The island has a well-developed transport system, which allows easy access to any hotels, restaurants and entertainment complexes. The Palm Monorail runs across the island to Atlantis The Palm Hotel.

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gray and white panels



glass facade

## Japanese architecture

The project was designed by Japanese architect Tadao Ando, who sought to emphasize the unity of architecture and natural landscapes. The façade of the building, made of glass and light gray panels, blends perfectly with the surrounding landscape, emphasizing the sophistication and elegance of the complex.

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Lobby with sunset views

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## Apartments, suites and penthouses

At Armani Beach Residences you can choose from designer apartments with 2, 3 and 4 bedrooms, presidential suites or exclusive penthouses.

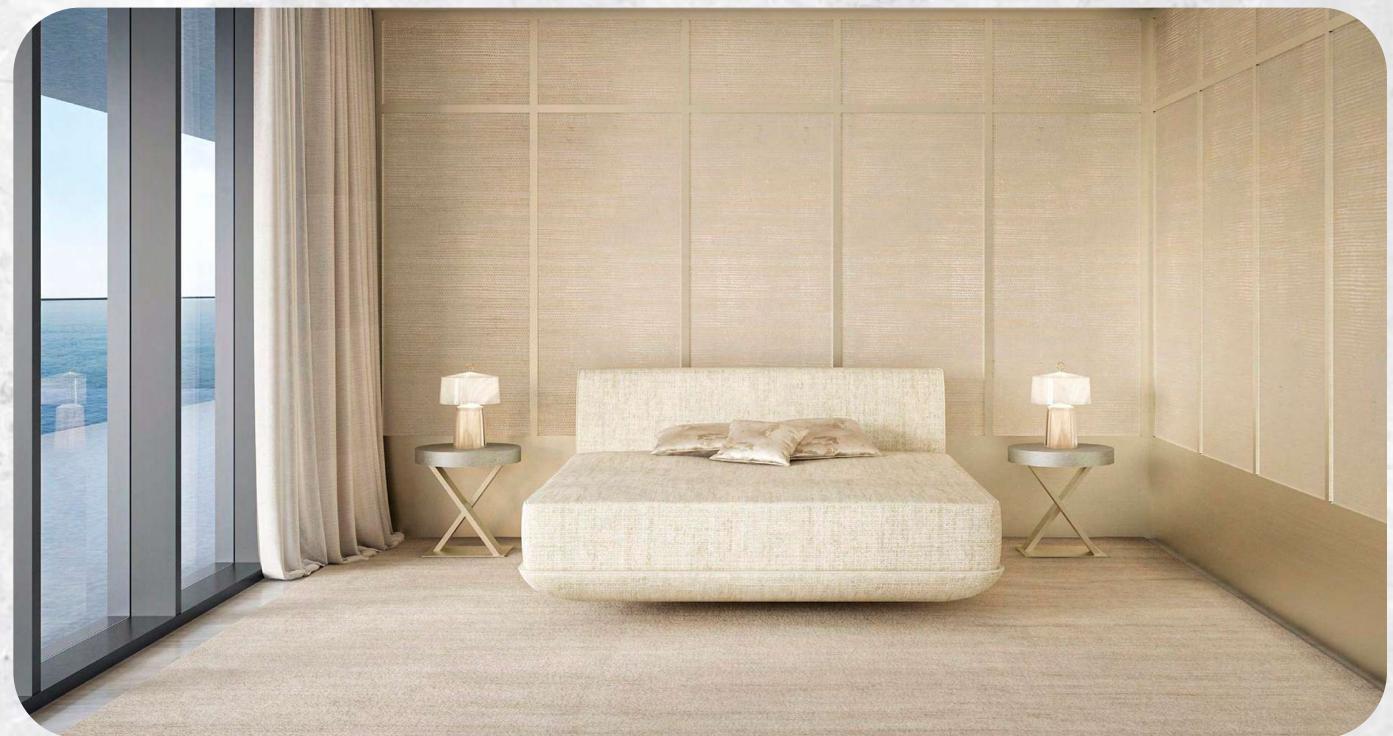


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## Interiors by Giorgio Armani

The interiors are designed by Giorgio Armani, showcasing a unique style with a distinct aesthetic. For those wishing to add a special touch to the interior, we offer a voucher for furniture from the exquisite Armani Casa collection.



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## Smart home system

For an exceptional level of comfort, enhanced noise insulation and a smart home system are provided, which will allow residents to set the ideal microclimate and lighting.



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## Views of the main attractions of Dubai

Due to their favorable location, the residences offer panoramic views of the crystal waters of the bay, Dubai Harbour, Dubai Marina and the legendary landmarks of Dubai - Burj Al Arab and Burj Khalifa.



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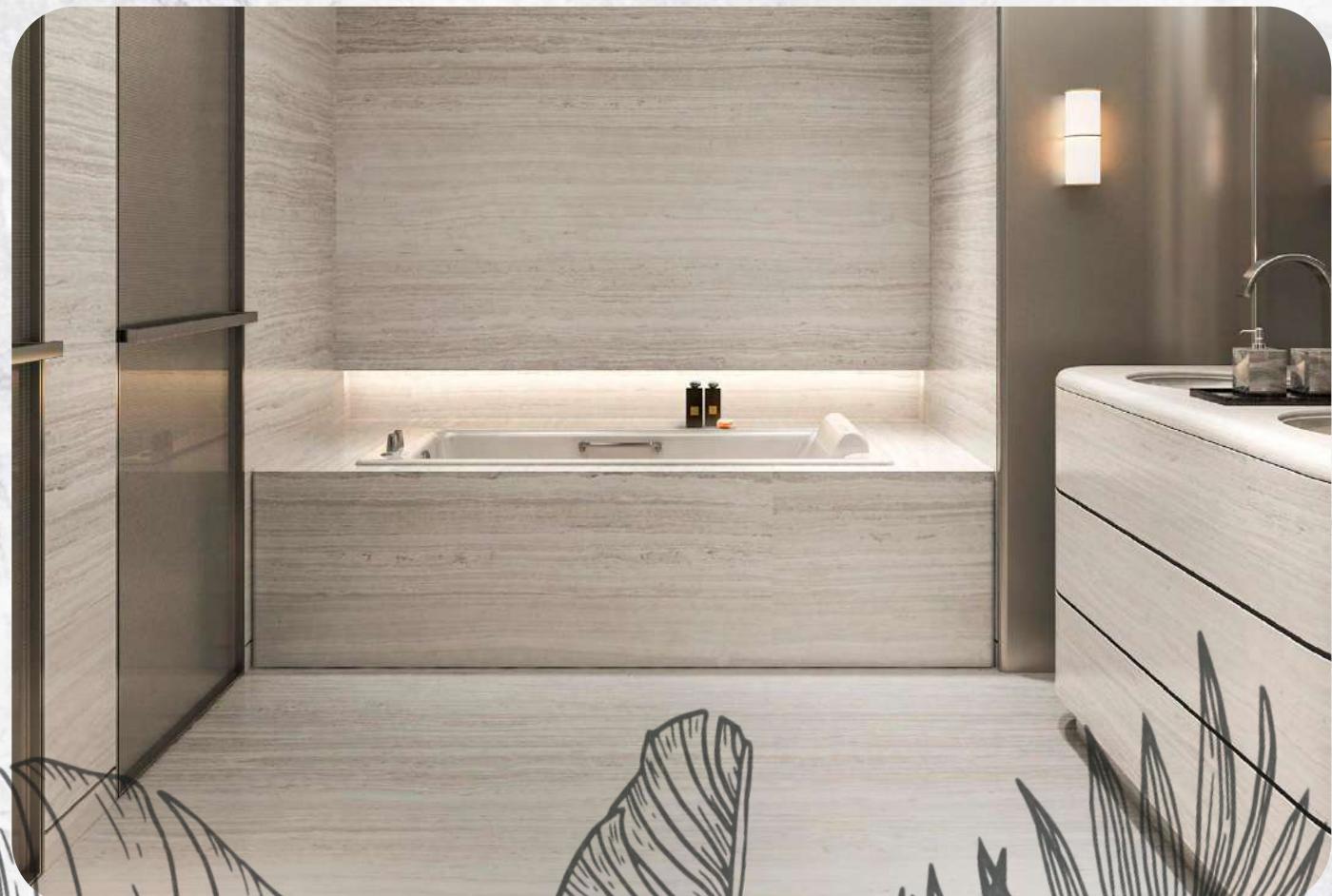
## Interior examples



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## Bathroom

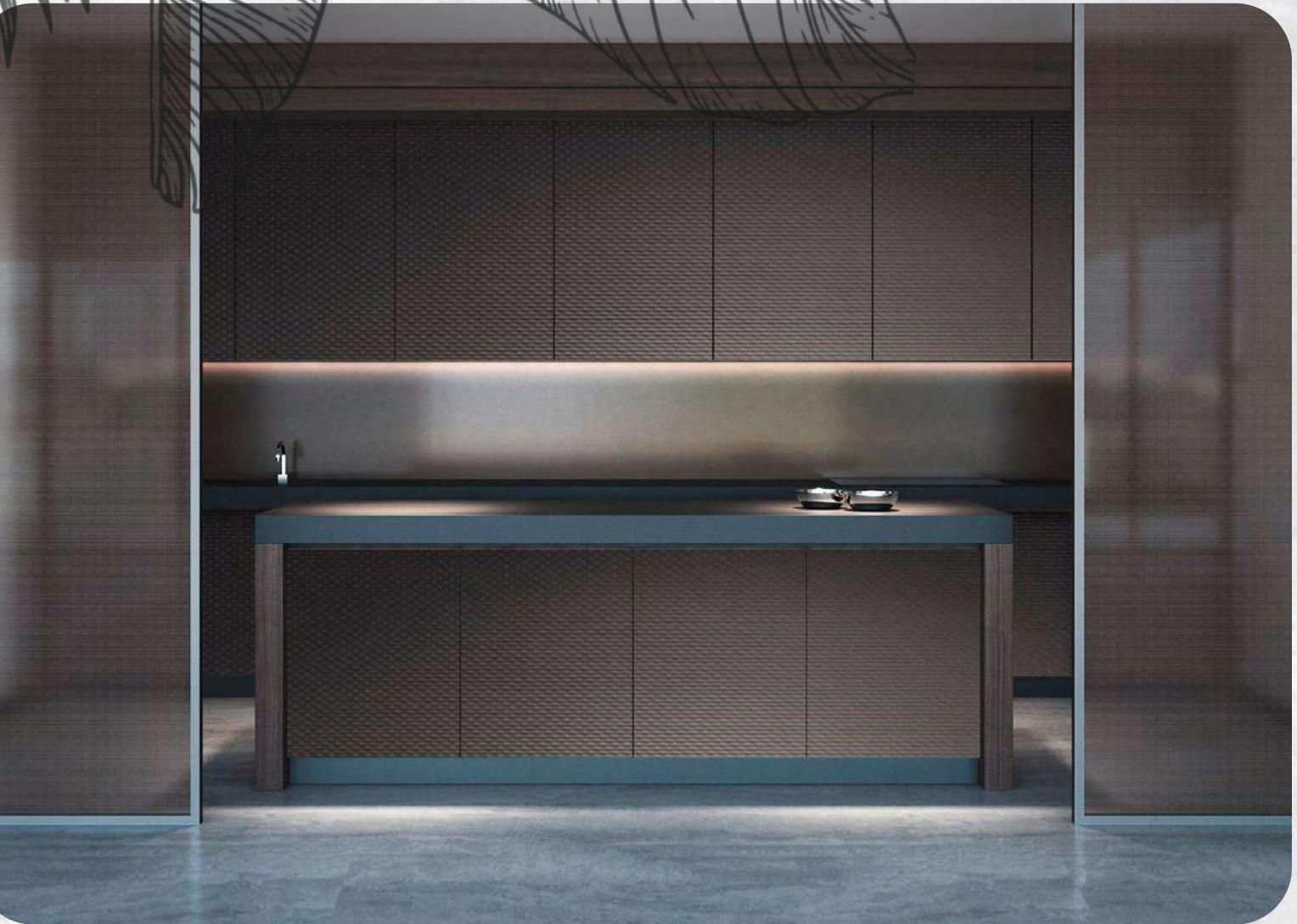


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## Kitchen and dining room



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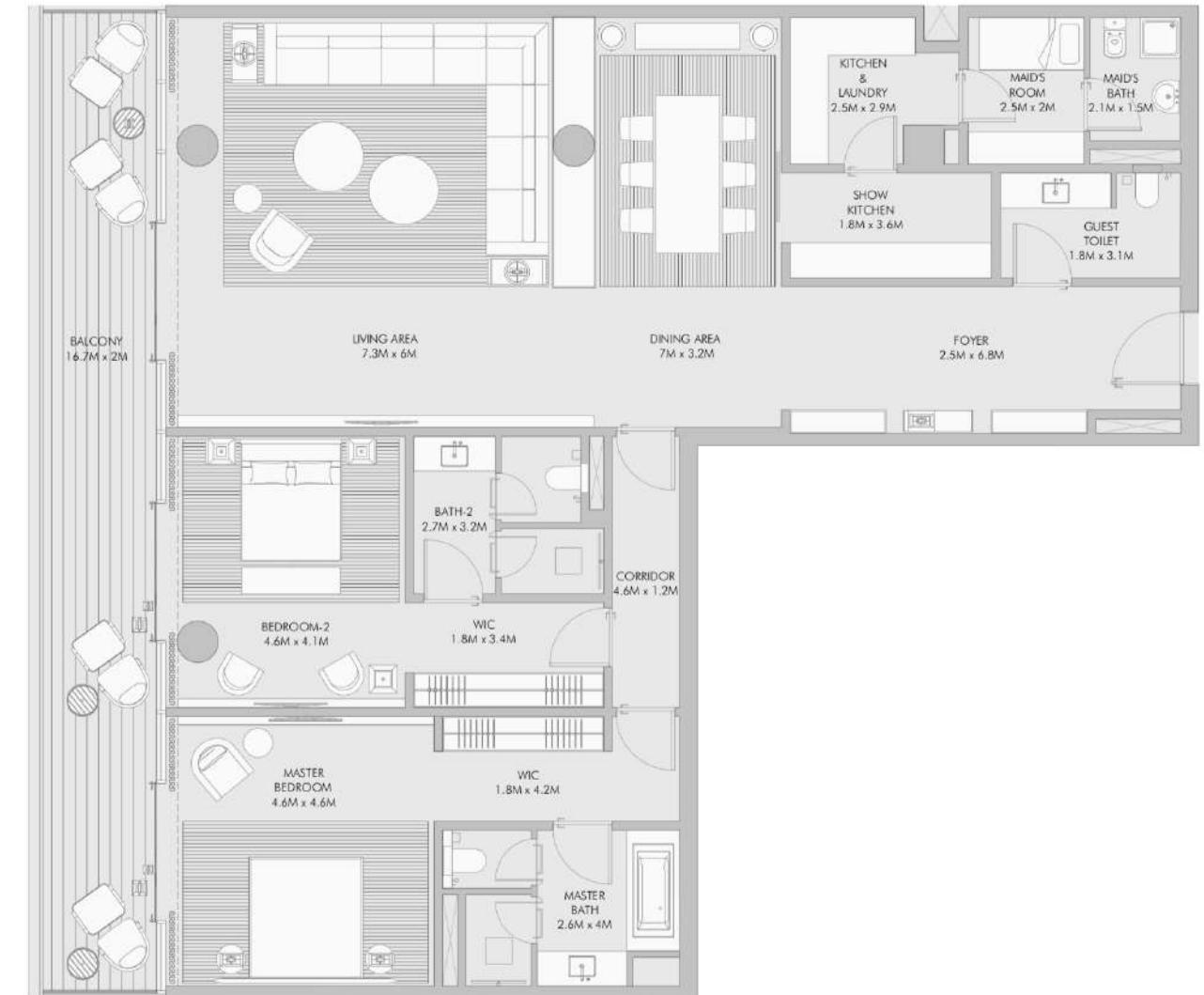
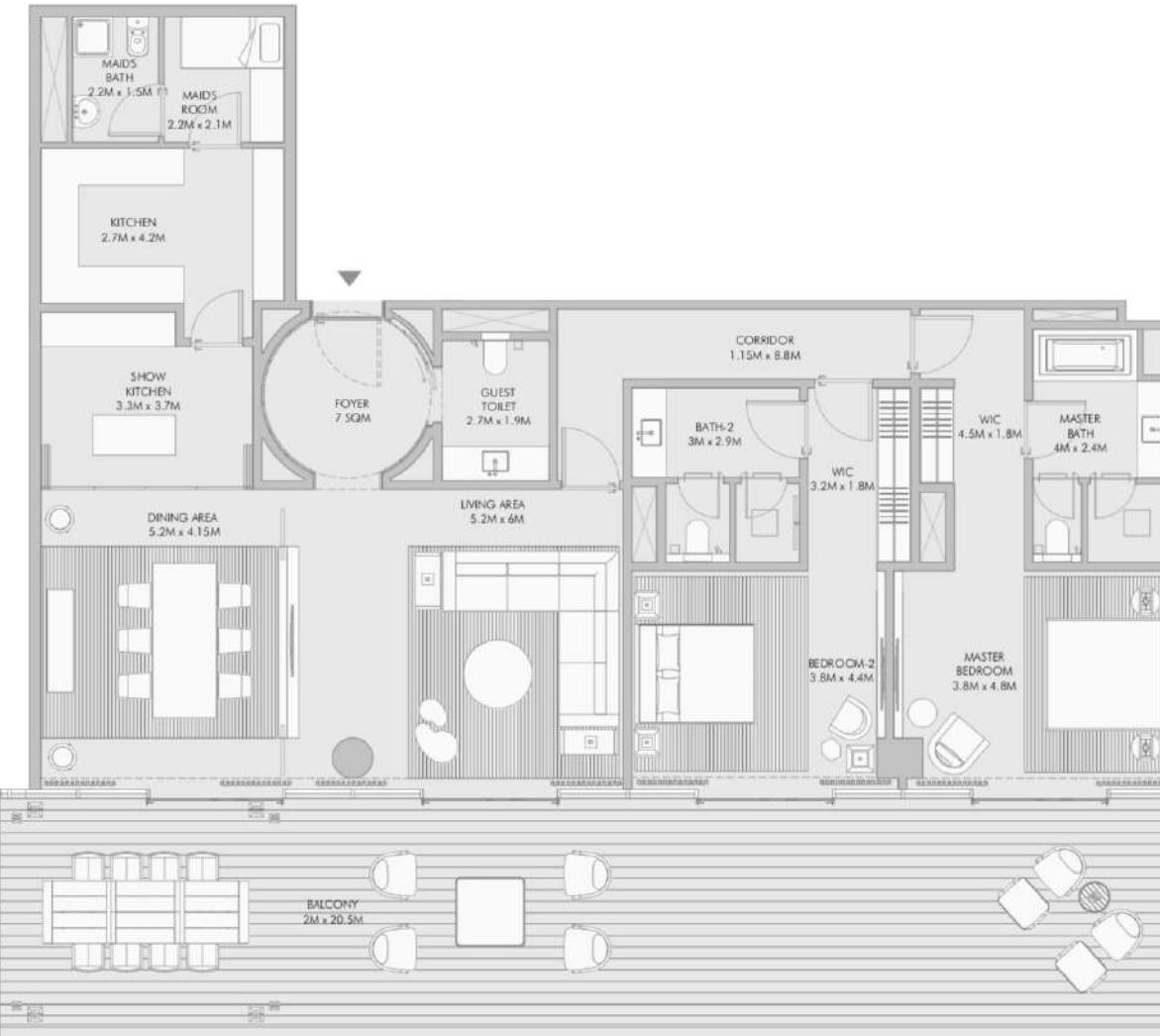


## Living room variations



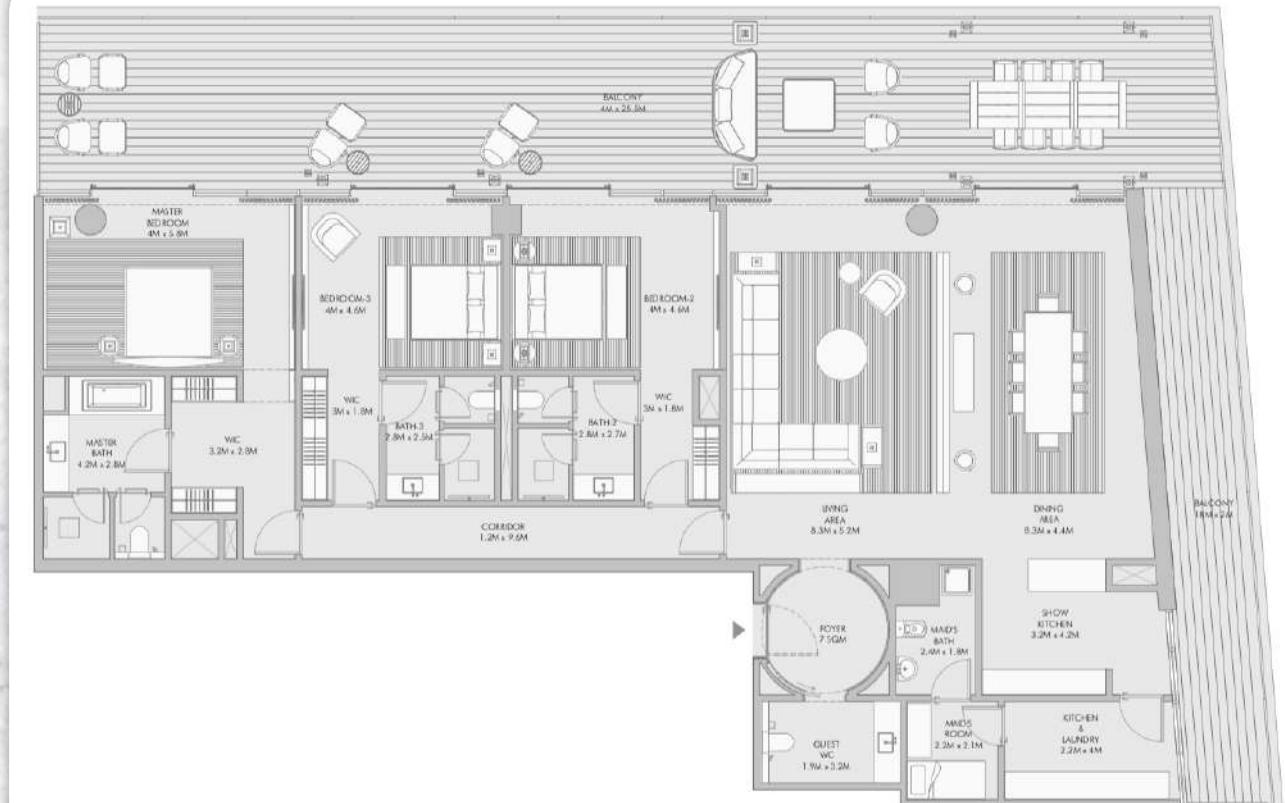
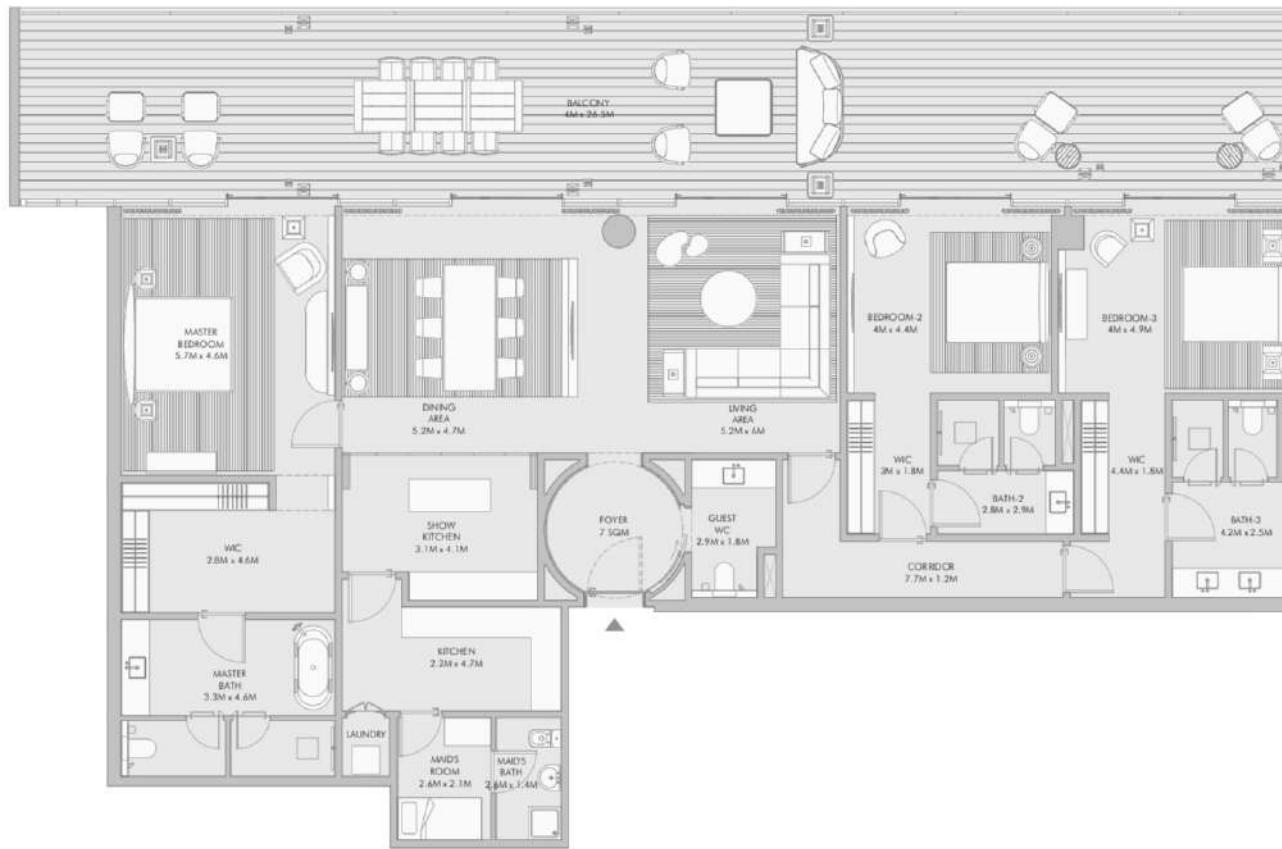
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## Layouts of apartments with 2 bedrooms



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## Layouts of apartments with 3 bedrooms



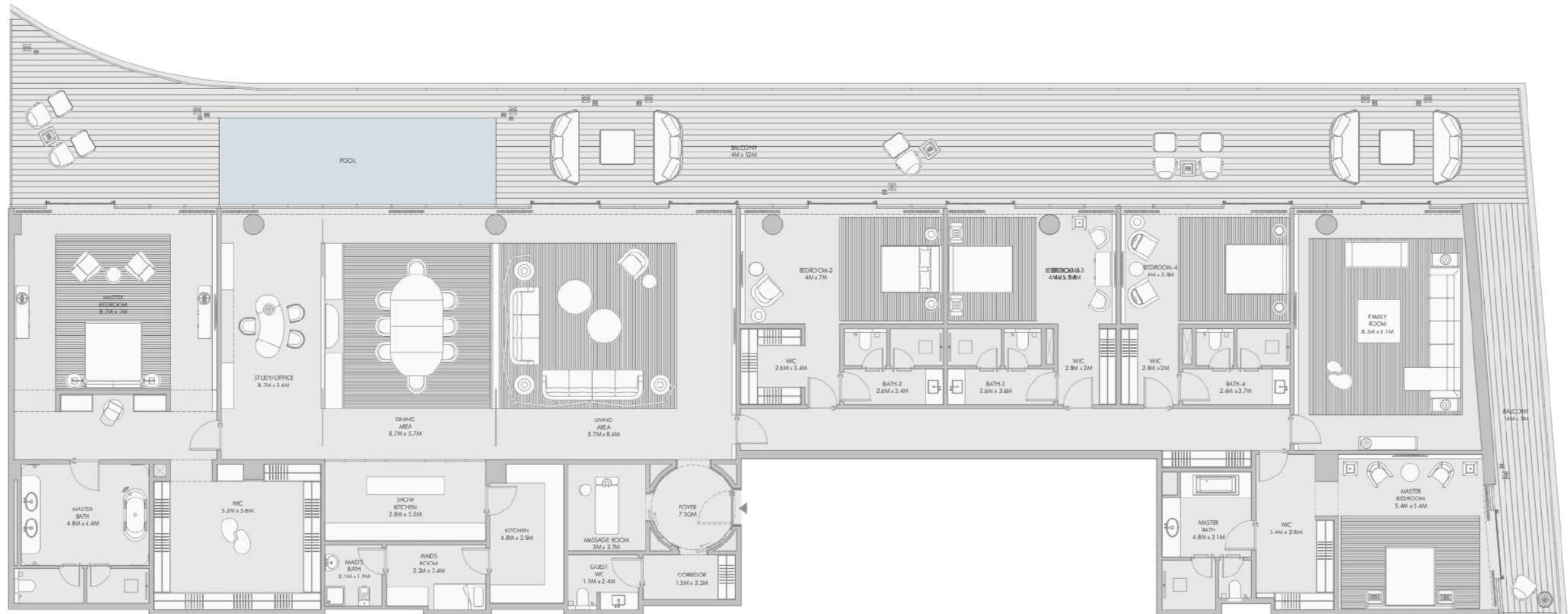
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## Layouts of apartments with 4 bedrooms



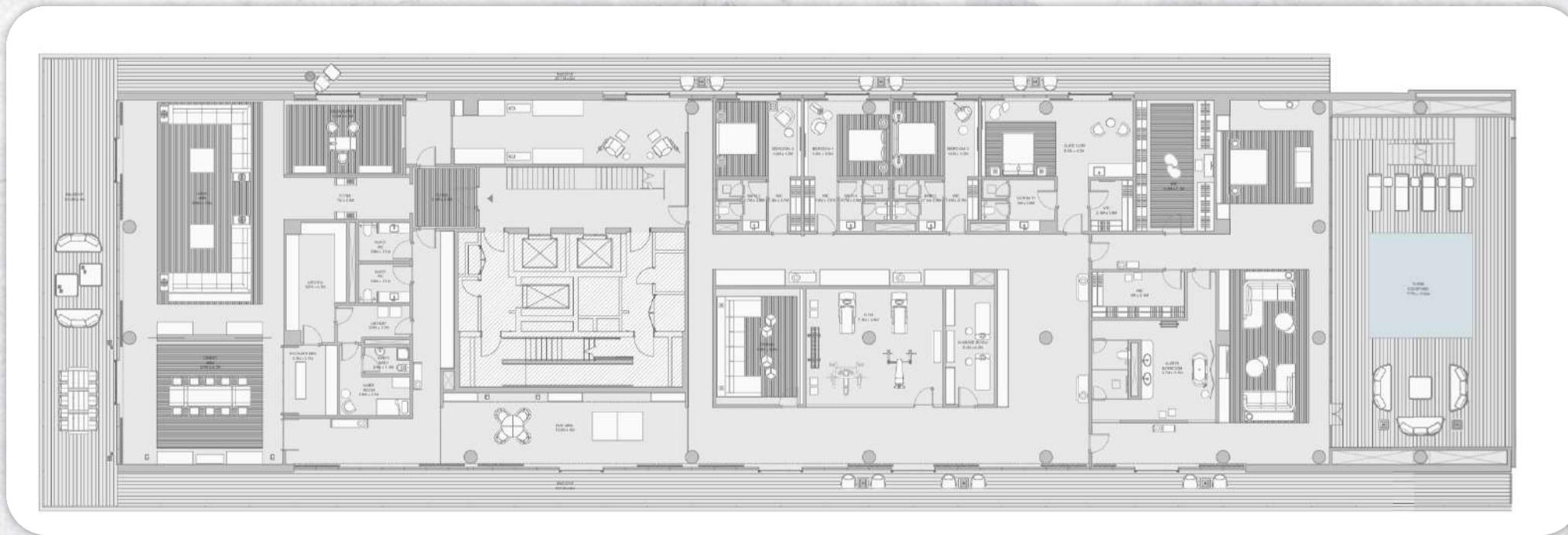
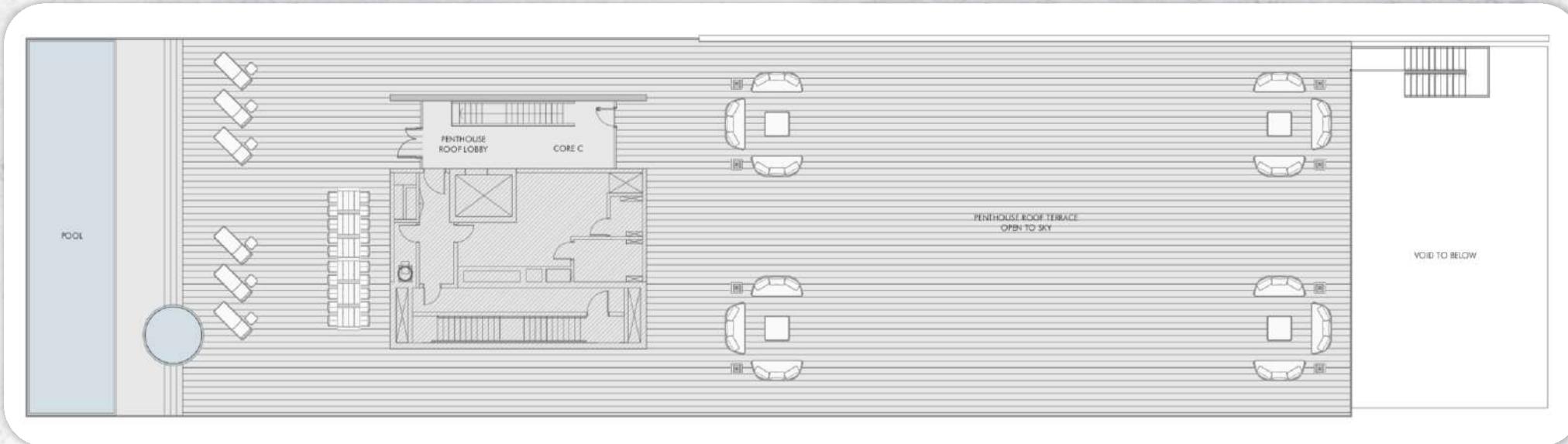
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## Layout of apartments with 5 bedrooms



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## Layout of apartments with 5 bedrooms



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## Panoramic pool on the podium

The pool on the project's podium is surrounded by a spacious lounge where you can relax in soft areas and leisurely admire the sea views.



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Views from the pool

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## Private beach

In addition to all the project's internal amenities, residents will have a private beach created just for you.

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Underground parking



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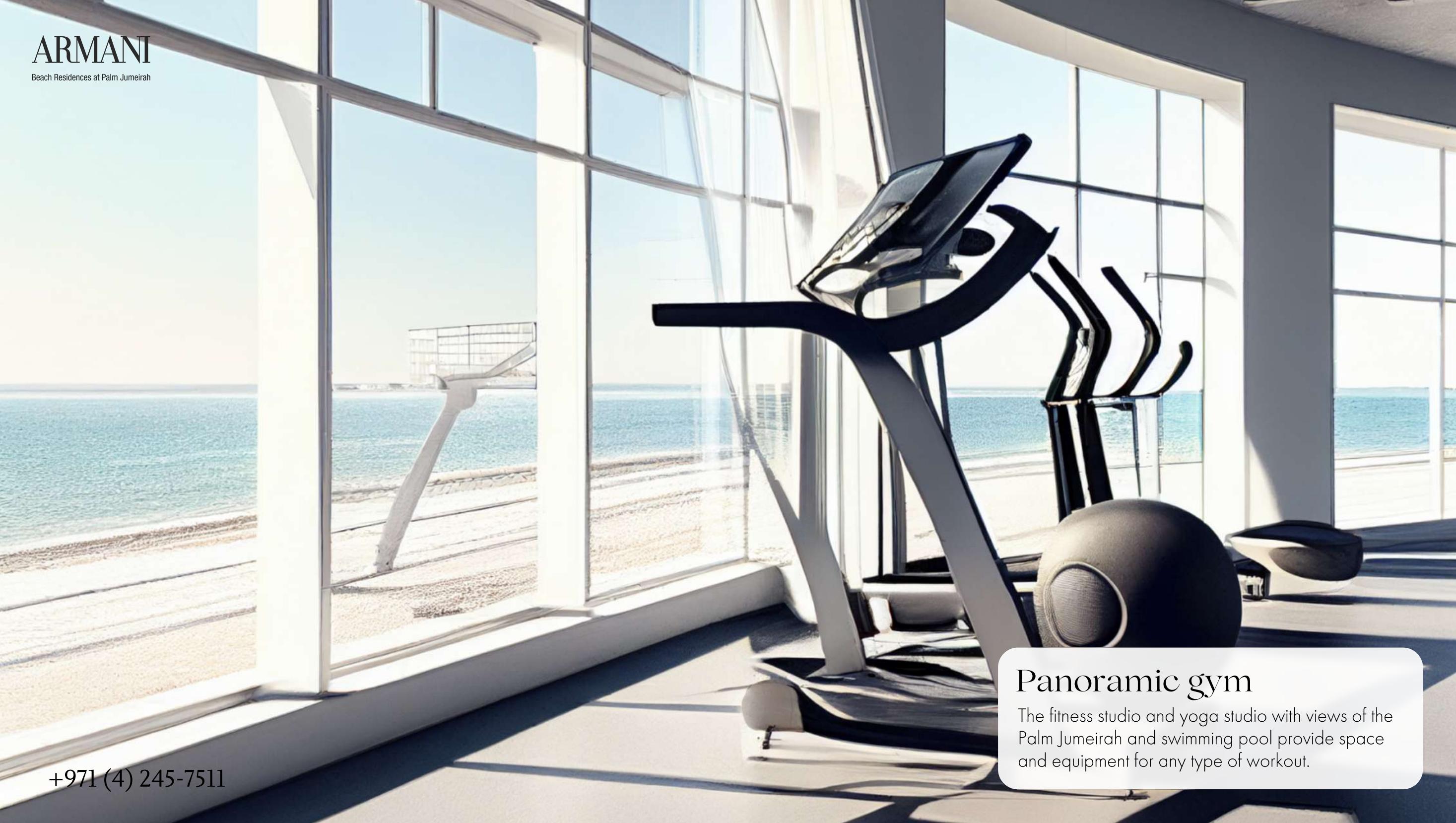
## Conierge service

Enjoy 5-star levels of attention to detail and service standards with a team of welcoming staff. From bellhop service to valet parking, enjoy exclusivity every day.

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## Panoramic gym

The fitness studio and yoga studio with views of the Palm Jumeirah and swimming pool provide space and equipment for any type of workout.

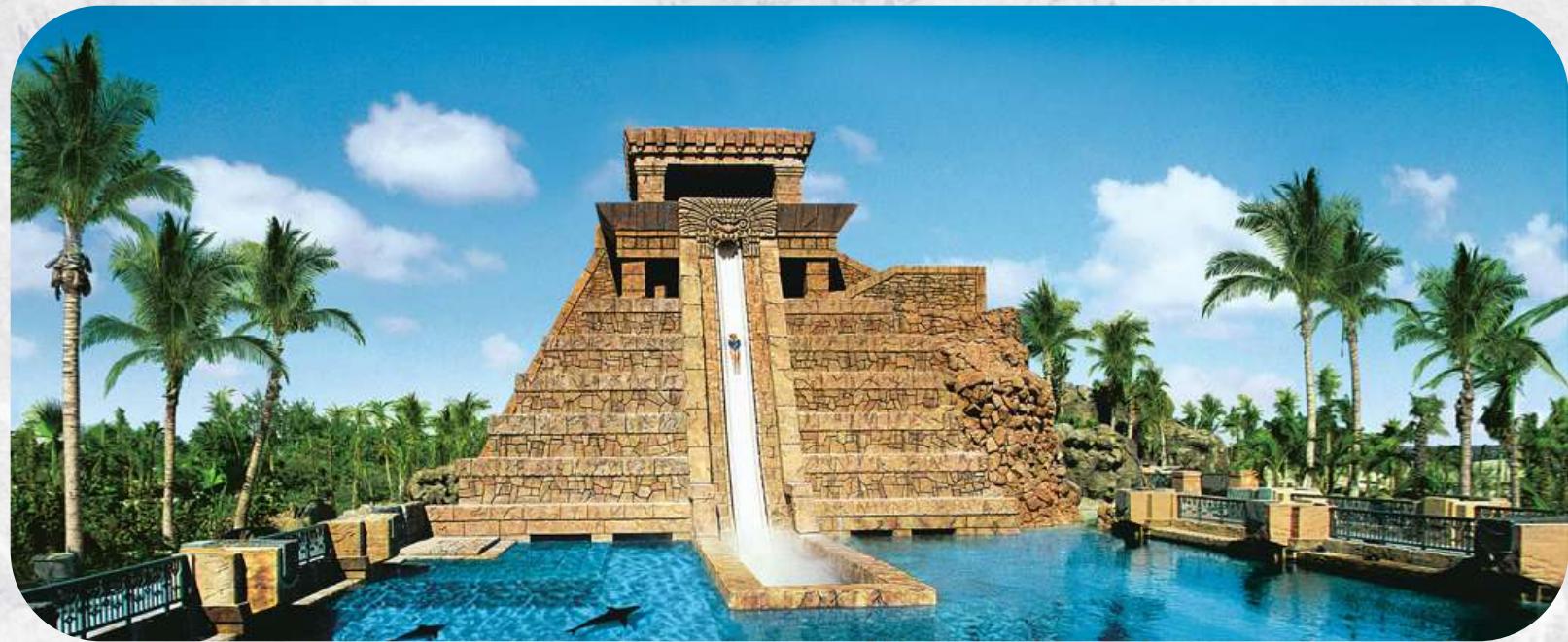
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SPA-center



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## Water park "Aquaventure"

Aquaventure is the largest water park in the world. Located a couple of minutes from Como Residences on Palm Jumeirah. These are 105 breathtaking rides, exciting programs and water activities. Go on thrilling slides at Aquaventure Water Park, watch spectacular performances at the famous Dubai Aquarium or try out water sports.





## Sea Lion Point

The famous Sea Lion Point theme park is 25 minutes' drive away. Treat yourself to an incredible experience - interact with sea lions and learn more about the lives of these amazing creatures. In the Atlas Village complex, acquaintance with the inhabitants of the sea is completely safe.

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## Nakheel Mall

Residents of the complex can shop at Nakheel Mall, which features over 140 retail stores, the Trampo Extreme family amusement park and VOX cinemas.



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## Al Ittihad

Al Ittihad Park is located at the very tip of the peninsula. You will find plenty to do in this park. A running track with exercise equipment and playgrounds runs through the entire park. Along the park there is a shopping arcade with many cafes and restaurants, shops and grocery stores. The park has a lot of vegetation and even rare plant species.

## Yacht club

Dubai Marina Yacht Club is located in the heart of "new Dubai". More than five hundred yachts are moored at the club's berths. If you wish, you can also buy a yacht here. This yacht club unites everyone who loves the sea, yachts and comfort. For the convenience of all members of the community, a fashionable restaurant with gourmet cuisine has been built, as well as many bars, restaurants, shops, a sports club and a leisure club.



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## Застройщик проекта – Arada

Arada is a developer headquartered in the UAE. The developer's main focus is on the intersection of community life, technology and environmentally friendly development. The developer's projects feature exceptional design and are complemented by best-in-class amenities. Arada has so far launched three record communities in the emirate of Sharjah, Aljada, Nasma Residences and Masaar.

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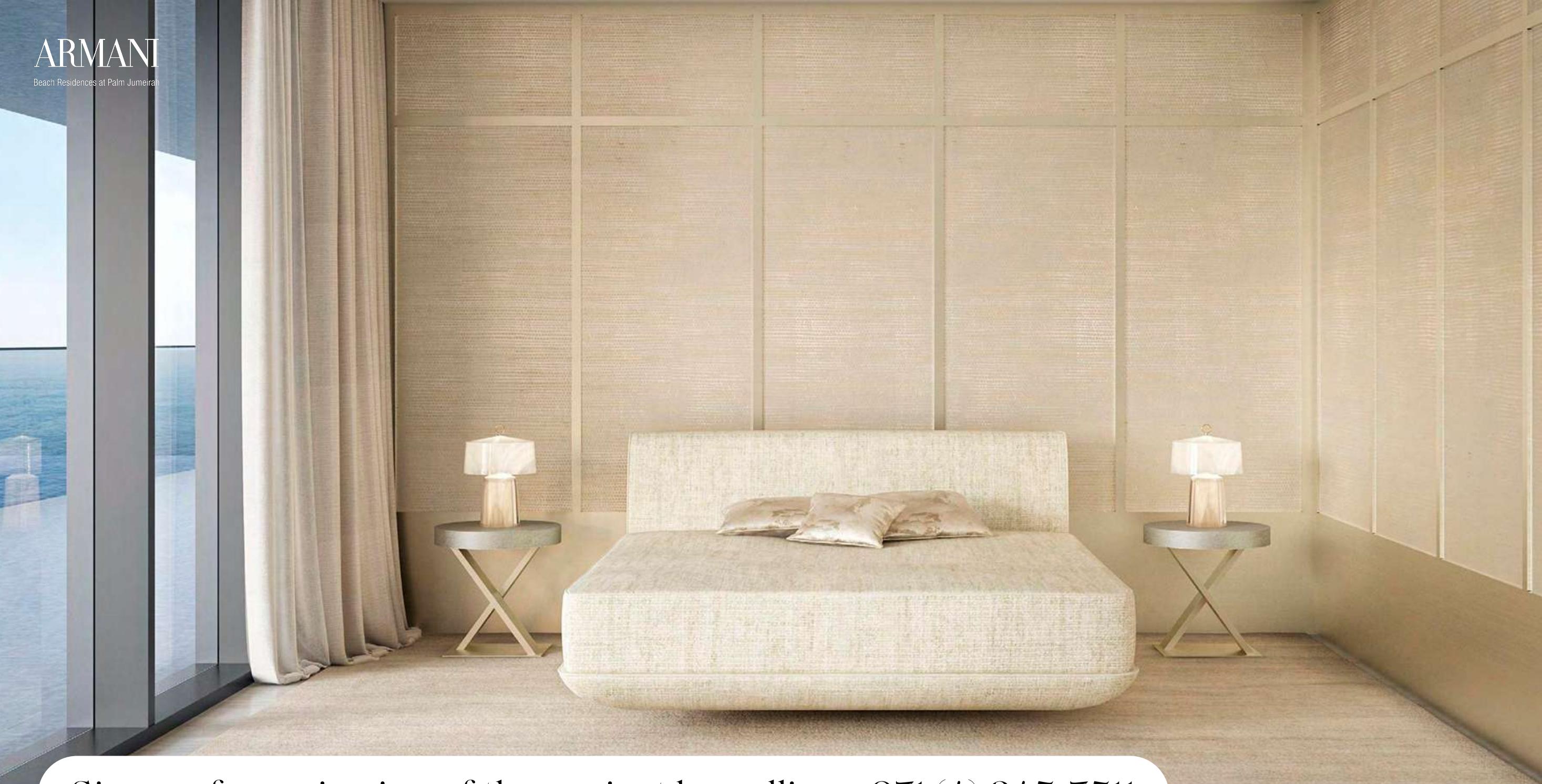
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The project will be ready by 2026

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