ARMANI

Beach Residences at Palm Jumeirah

Ultra luxury at The Palm Jumeirah

Interior Designed by **Armani/Casa**. Architecture by **Tadao Ando**. Developed by **Arada**.



"To create something truly exceptional, you must focus relentlessly on the smallest detail"

Giorgio Armani

"To create a space that nobody has experienced before, and which stays with them as a dream for the future – that's the kind of architecture I seek to create"

Tadao Ando

Giorgio Armani & *Tadao Ando*

Armani Beach Residences at Palm Jumeirah once again brings together two of the world's most renowned cultural figures: Giorgio Armani and Tadao Ando.

With a partnership stretching back over two decades, Giorgio Armani and Tadao Ando have been united by their mutual respect and admiration. The two worked together on the conceptualisation and development of Armani/Teatro, and a major retrospective of Mr Ando's works was held at Armani/Silos in 2019.

Brought together by master developer Arada, Armani Beach Residences at Palm Jumeirah is the first and only time that these masters of their craft have collaborated on a residential offering.





Discover a world of *timeless elegance*

Setting a new standard for ultra-luxury living, Armani Beach Residences at Palm Jumeirah is located on the shores of Dubai's famous manmade islands, one of the world's most exclusive residential neighborhoods.

Enjoying sweeping, panoramic views of the Arabian Gulf as well as Dubai's famed skyline, Armani Beach Residences at Palm Jumeirah is designed to achieve harmony between architecture, the surrounding seascape and the senses.



The magnificent elevated entry experience sets the tone, providing residents with extravagant ocean views from a range of angles. Throughout the building, the interplay of light and shadow amplifies a series of stylish design elements, including the overhanging arch and the many water features and pools.

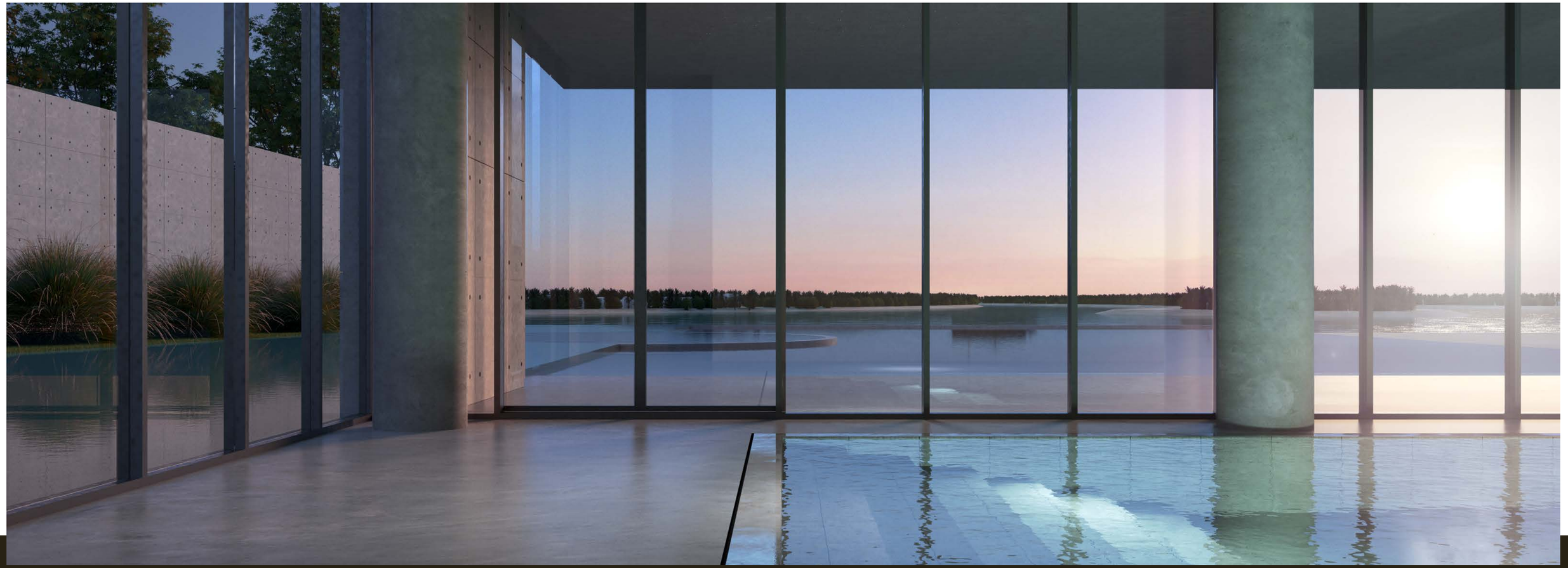
The difference is *in the details*

Alongside its exemplary architecture and seafront setting, Armani Beach Residences at Palm Jumeirah is distinguished by a set of amenities like no other, allowing residents to experience a truly ultra-luxury lifestyle.

This collection of high-end facilities includes a premium residents-only spa, a restaurant, cinema and landscaped deck area, as well as a private beach.

Exquisite interiors at these amenities merge with limited edition pieces individually designed by Giorgio Armani himself to create a unique style with a distinct and sophisticated aesthetic.





Amenities

- Amenities available to residents cover a total of 90,000 square feet and are all immaculately designed by Armani/Casa
- Premium residents-only spa with spacious gym, sauna and ice-bath, men's and women's changing areas and lockers, and indoor swimming pool
- Lushly landscaped deck area, featuring large-scale infinity pool and separate children's pool
- Private beach with accompanying amenities, including food and beverage services, beach attendants, beach lounge chairs and umbrellas
- Compact cinema
- Extensive water features at ground-floor and first-floor level
- Signature lobby with double-height void with -24hour concierge, -24hour security and valet services
- High-end parking for residents, which features contemporary design touches
- Smart home features that can be controlled by cellphones and tablets, including climate control, and lighting
- Acoustic treatment, reducing sound from neighboring apartments.
- Private high-speed lifts travelling at 1.6 metres per second



Relax in a world of *elegant sophistication*

All living spaces and bedrooms contain high-end fittings provided by Armani/Casa, including designed kitchens and bathrooms, wallpaper with metal profiles, metal skirting and spotlights.

The residences contain a circular or linear foyer, a signature Armani concept, which acts as a transition between the public area and the private space of the apartment and generously proportioned heights, reaching at least 3 metres for living areas.





View luxury from
a new perspective

Residences contain open display kitchens that feature joinery work and accessories from Armani/Casa's Checkers Collection for the light palette and Bridge Collection for the dark palette.

Closed kitchens come with an oven, fridge/freezer, dishwasher, washing machine/drier.



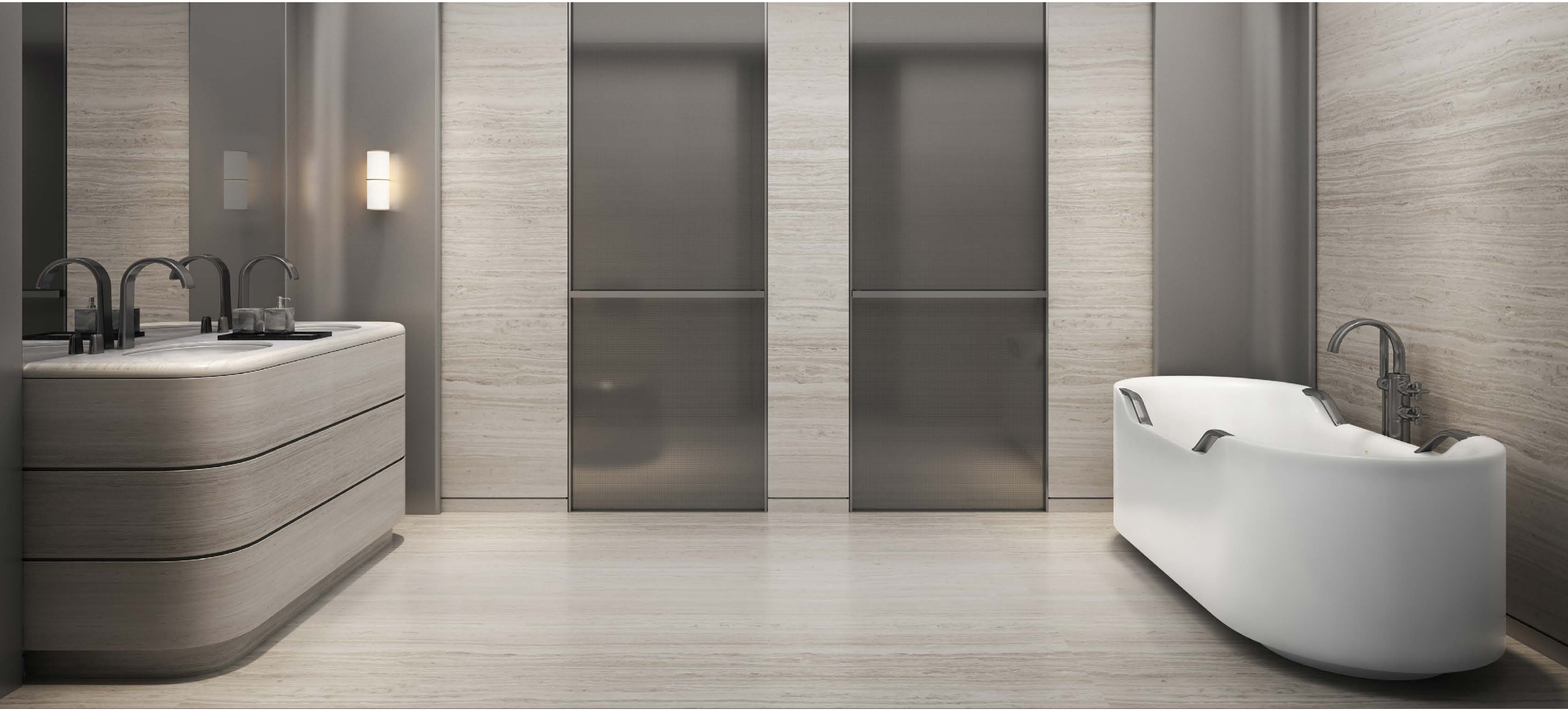




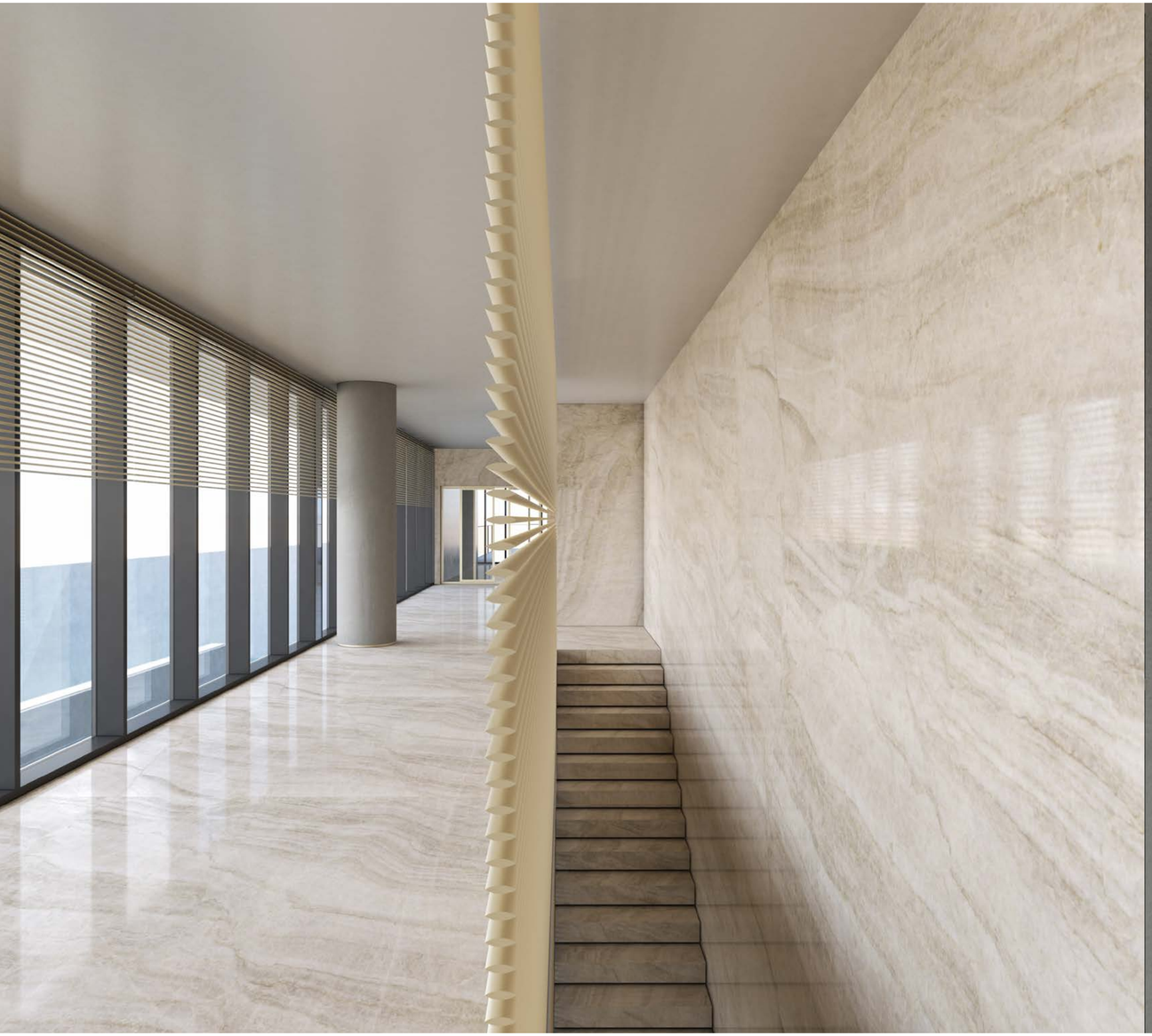
Bringing together
practicality and pleasure

All bathroom fixtures and fittings provided by the Armani/Casa Island Collection.

The Armani/Casa bathroom collection is the expression of elegant simplicity and total harmony, both quintessential of Giorgio Armani's unmistakable style, captured in the bathroom space.









A warm and contemporary *atmosphere*

Bedrooms feature premium built-in closets and wardrobes, with most master bedrooms containing a walk-in closet.

The majority of residences feature a family area that acts as a transition to the bedrooms.

All residences feature a maid's room and a guest bathroom.







An Expression of
Precious Interior Design

Armani/Casa has carefully selected an exclusive collection of designer interiors to perfectly complement your unit.

Tastefully subtle traditional natural woods, exclusive lacquers and textured, multi-lined back-painted glass are combined with elegant stone finishings.

The considered use of beautiful materials enhances the smooth surface of the furniture, creating a multidimensional effect that is emphasized by LED compositional lighting.

Creating
comfort and convenience

Two-bedroom residences are provided with two large car parking spaces.

Three-bedroom residences are provided with three large car parking spaces.

Four-bedroom residences are provided with four large car parking spaces.

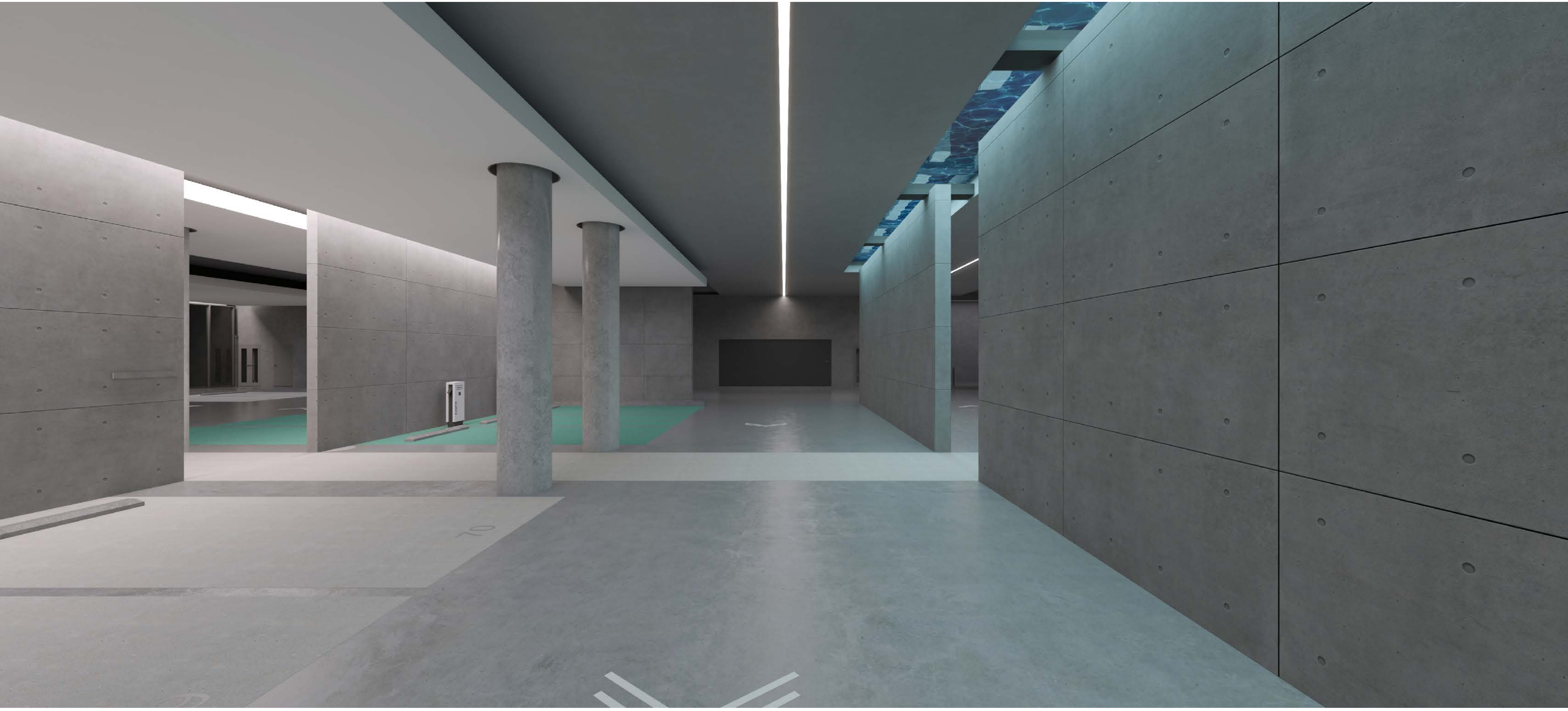
Five-bedroom residences are provided with five large car parking spaces.

Penthouse residences are provided with five large car parking spaces.

Presidential suites are provided with a private basement parking lounge, which can be enclosed, which contains seven large car parking spaces.

Electrical vehicle charges will also be available for residents.













Luxury from
any point of view

An exclusive vantage point along the outer breakwater of The Palm Jumeirah gives every floor-to-ceiling window and door at Armani Beach Residences an enviable view.

Enjoy wide-eyed vistas of the Gulf's crystalline shimmering waters to breathtaking views overlooking The Palm Jumeirah to Dubai Harbour and Marina.

Turn northwards towards the Burj Al Arab and gaze across the World Islands to the visionary skyline of Dubai and its monumental Burj Khalifa.



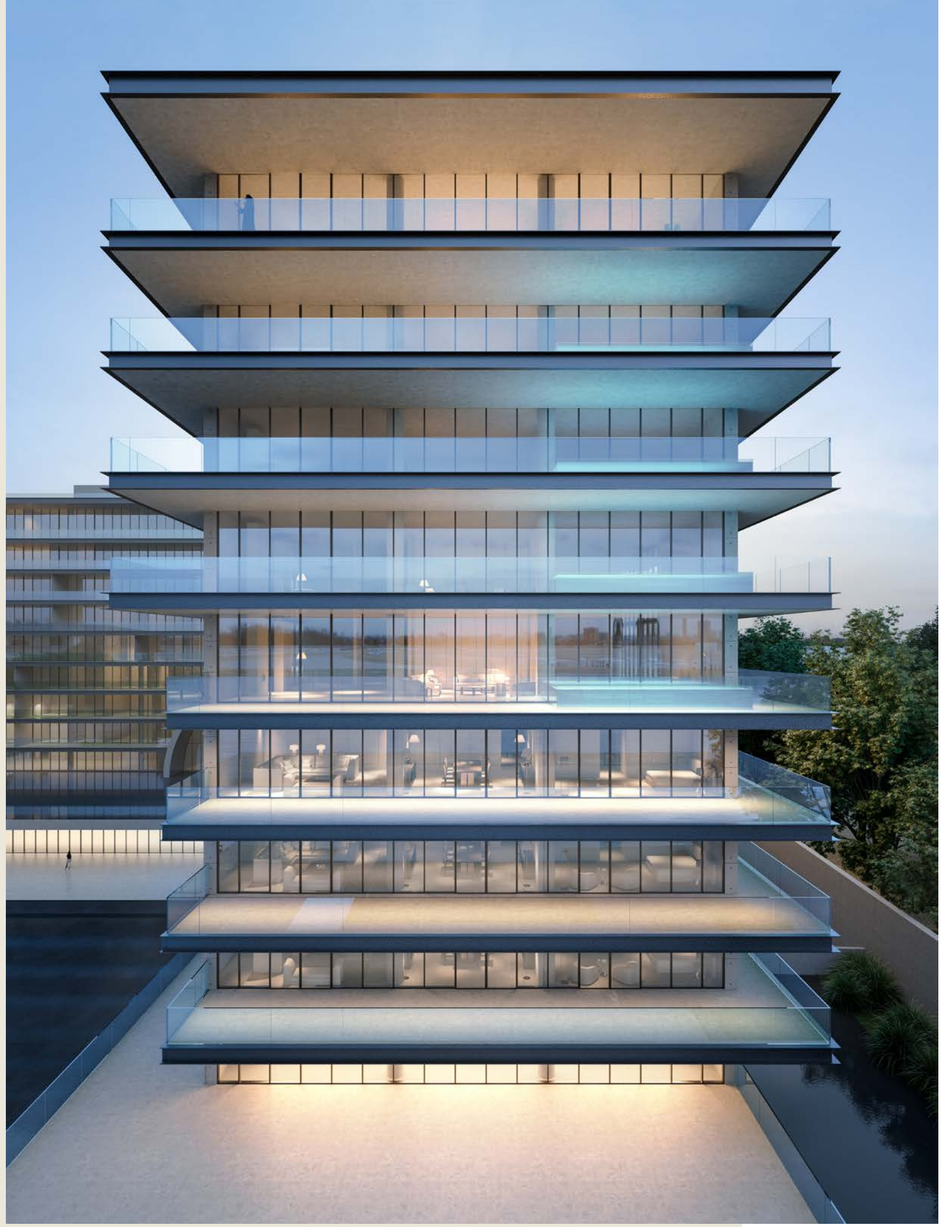


Refined living
at Palm Jumeirah

Every sumptuously appointed home at Armani Beach Residences at Palm Jumeirah is defined by a desire to bring the extravagant ocean and skyline views into the interior.

This has been achieved by providing a wide range of configurations, including two-, three- and four-bedroom residences, all of which offer unrestrained access to the exterior view.

These exquisite homes offer new definition of ultra-luxury, combining high-end fixtures and fittings provided by Armani/Casa, with a wide range of smart home functions, all contained within an exceptionally designed living space.



Two bedroom residences



An Expression of
Precious Interior Design

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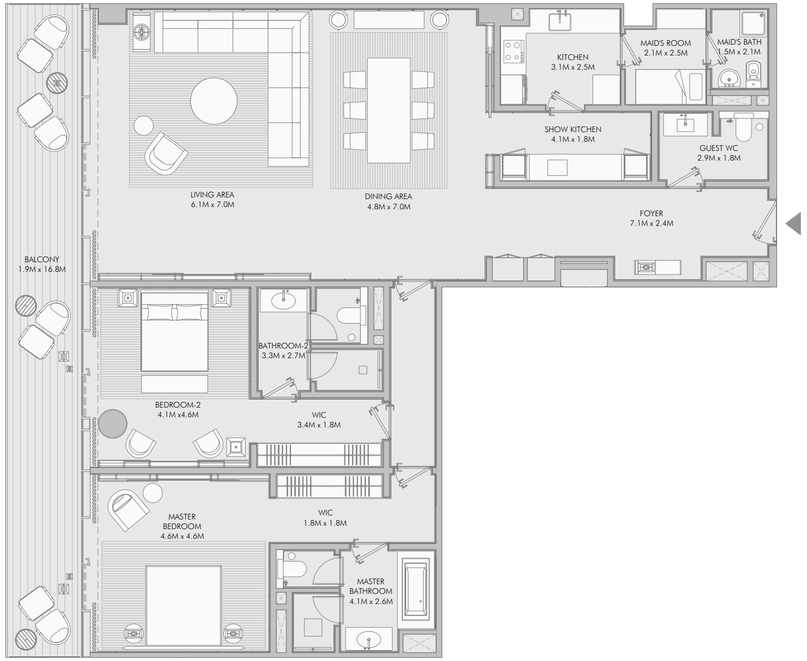
Tastefully subtle traditional natural woods, exclusive lacquers and textured, multi-lined back-painted glass are combined with elegant stone finishings.

The considered use of beautiful materials enhances the smooth surface of the furniture, creating a multidimensional effect that is emphasized by LED compositional lighting.



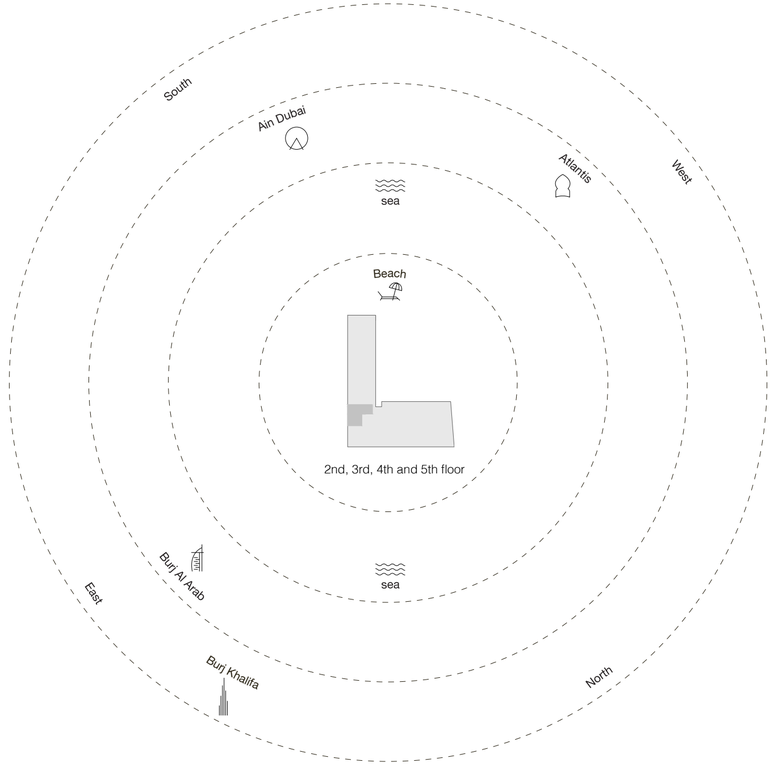


Two Bedroom Type A - Floor Plan



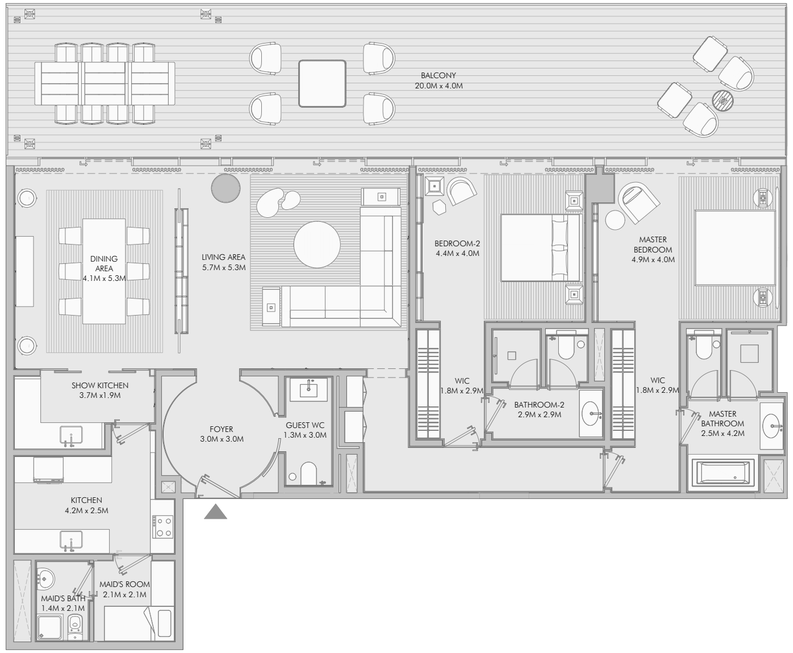
Two Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-202, B-302	211.39 m² (2,275 ft²)	32.92 m² (354 ft²)	244.31 m² (2,630 ft²)
B-402	211.38 m² (2,275 ft²)	32.92 m² (354 ft²)	244.30 m² (2,630 ft²)
B-502	210.78 m² (2,269 ft²)	32.92 m² (354 ft²)	243.70 m² (2,623 ft²)



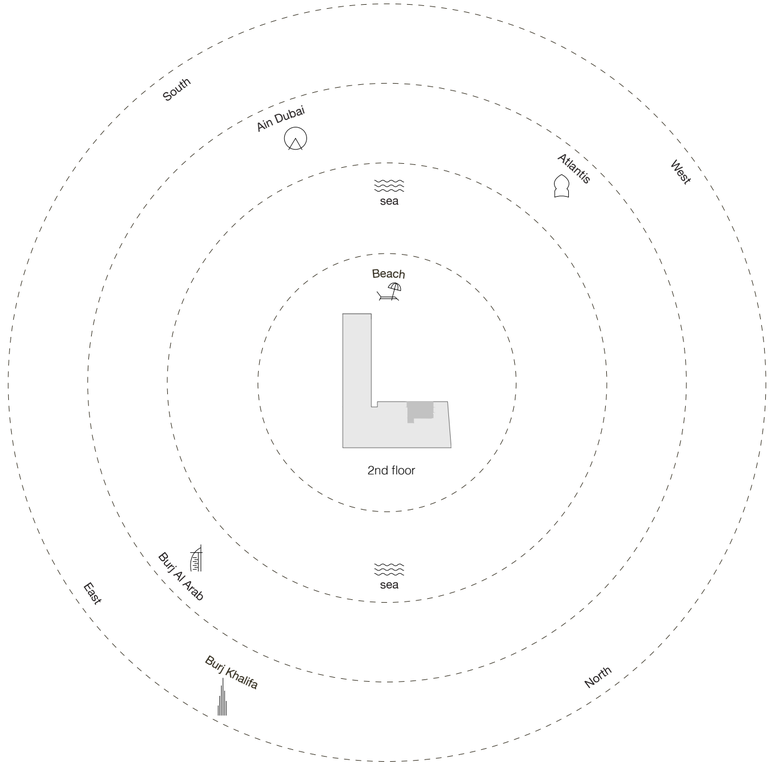
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Two Bedroom Type B - Floor Plan



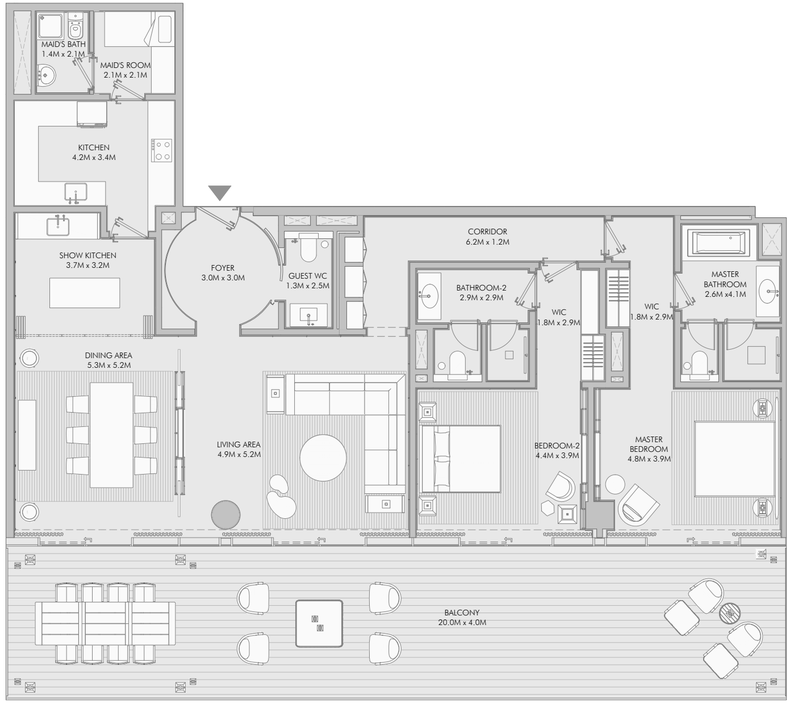
Two Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-202	187.28 m² (2,016 ft²)	79.33 m² (854 ft²)	266.61 m² (2,870 ft²)



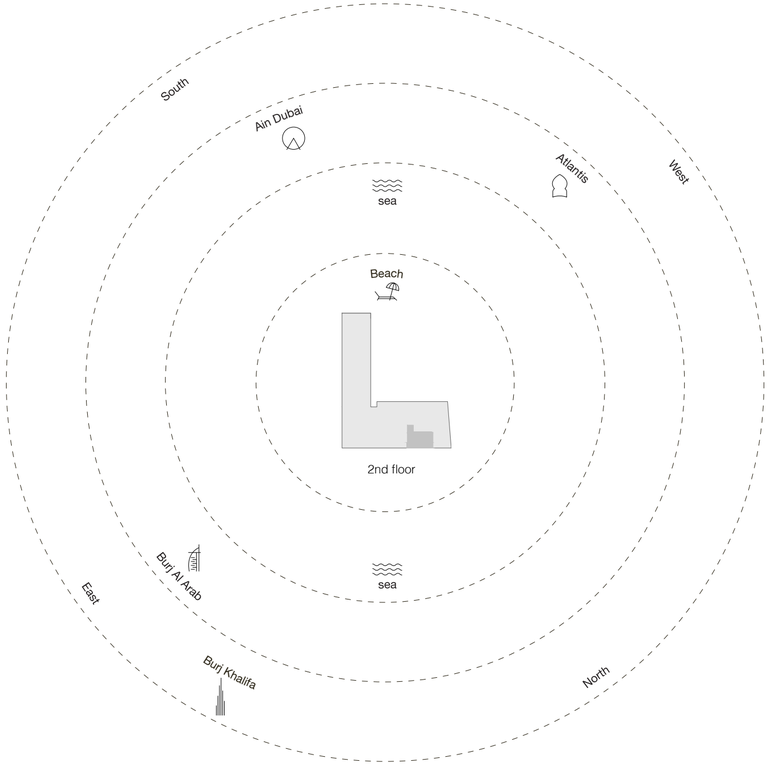
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Two Bedroom Type C - Floor Plan



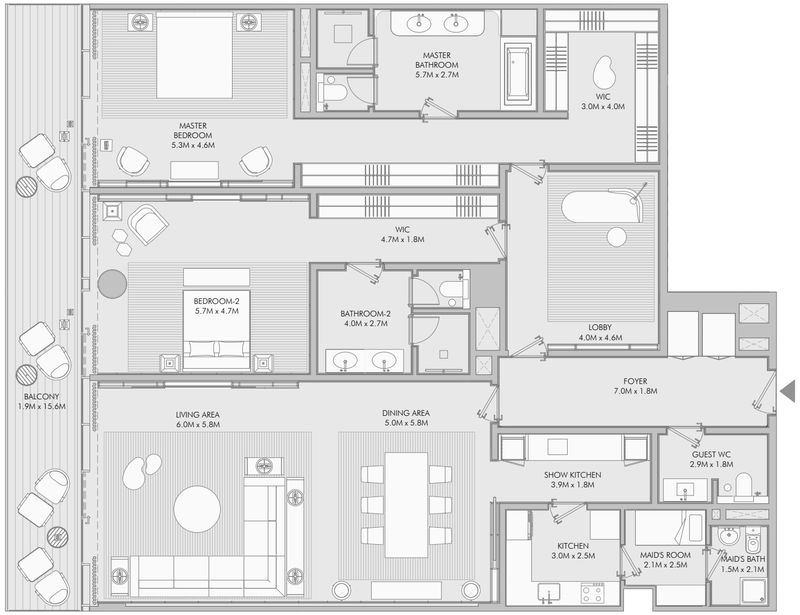
Two Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-201	189.80 m² (2,043 ft²)	79.34 m² (854 ft²)	269.14 m² (2,897 ft²)



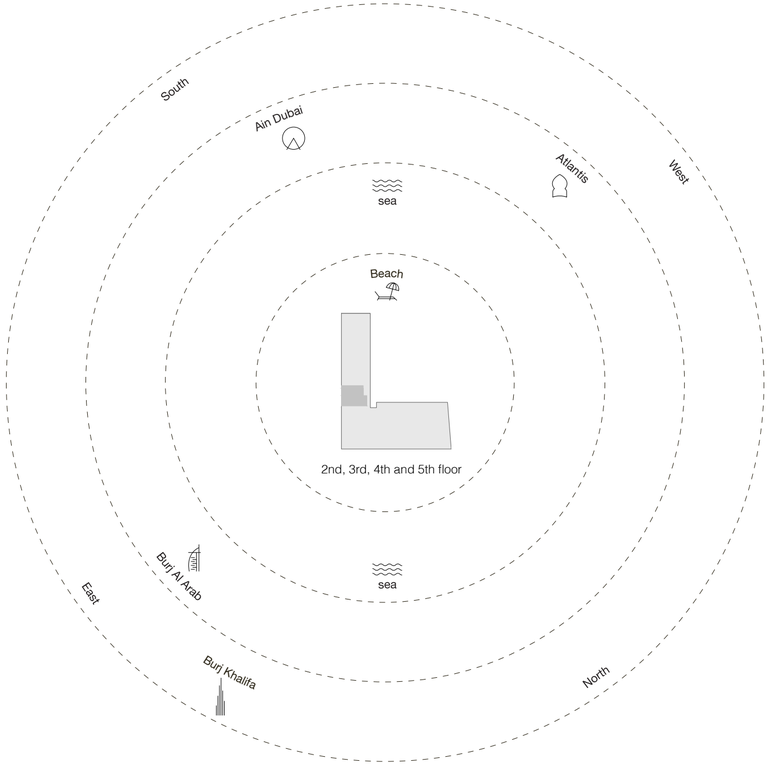
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Two Bedroom Type D - Floor Plan



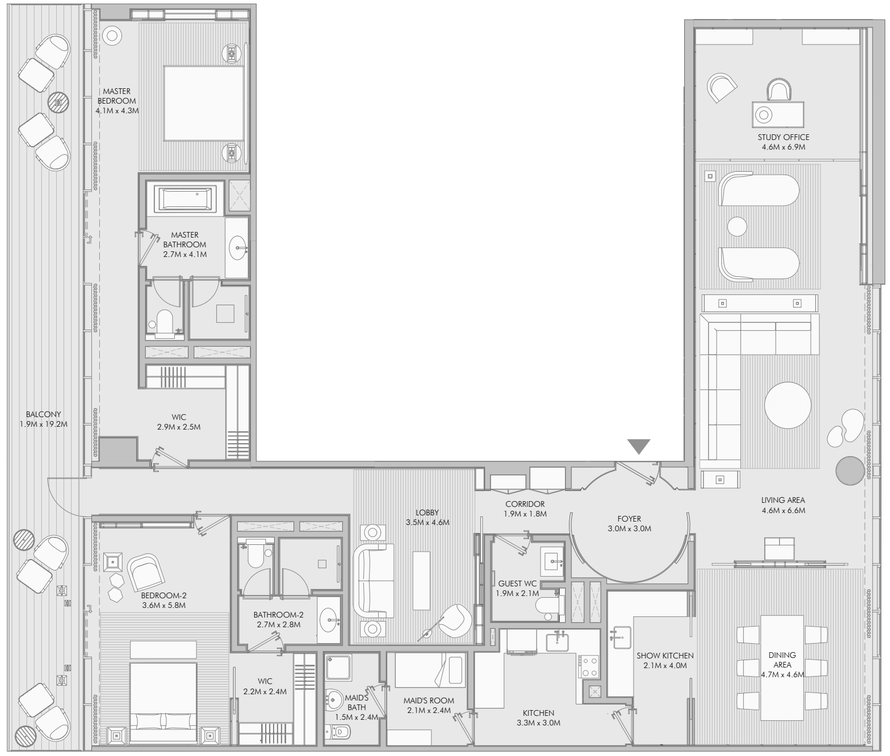
Two Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-203	250.54 m² (2,697 ft²)	30.59 m² (329 ft²)	281.13 m² (3,026 ft²)
B-303	250.55 m² (2,697 ft²)	30.59 m² (329 ft²)	281.14 m² (3,026 ft²)
B-403	250.53 m² (2,697 ft²)	30.59 m² (329 ft²)	281.12 m² (3,026 ft²)
B-503	250.01 m² (2,691 ft²)	30.59 m² (329 ft²)	280.60 m² (3,020 ft²)



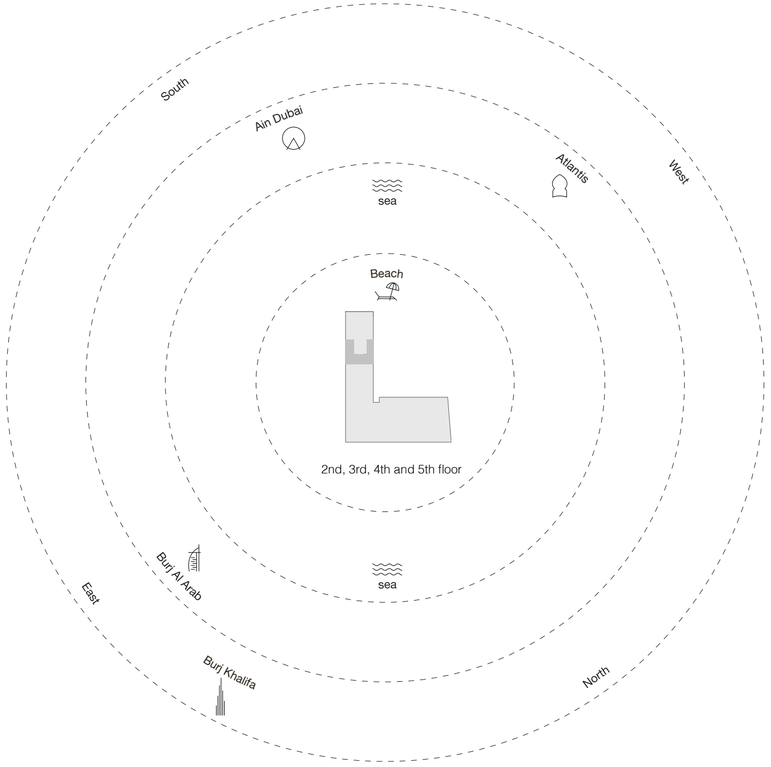
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Two Bedroom Type E - Floor Plan



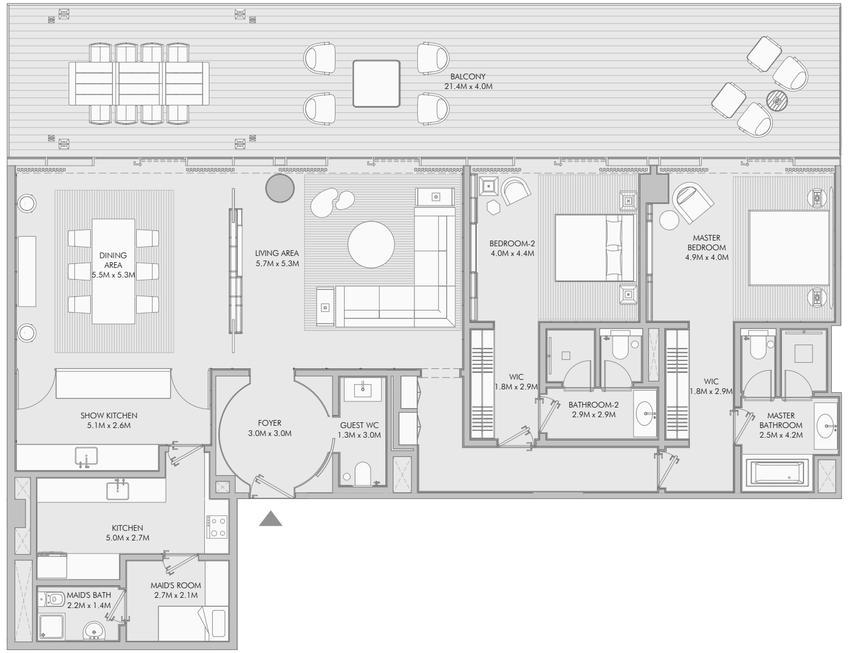
Two Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-201, C-301, C-401	254.25 m² (2,737 ft²)	37.51 m² (404 ft²)	291.76 m² (3,141 ft²)
C-501	254.25 m² (2,737 ft²)	37.52 m² (404 ft²)	291.77 m² (3,141 ft²)



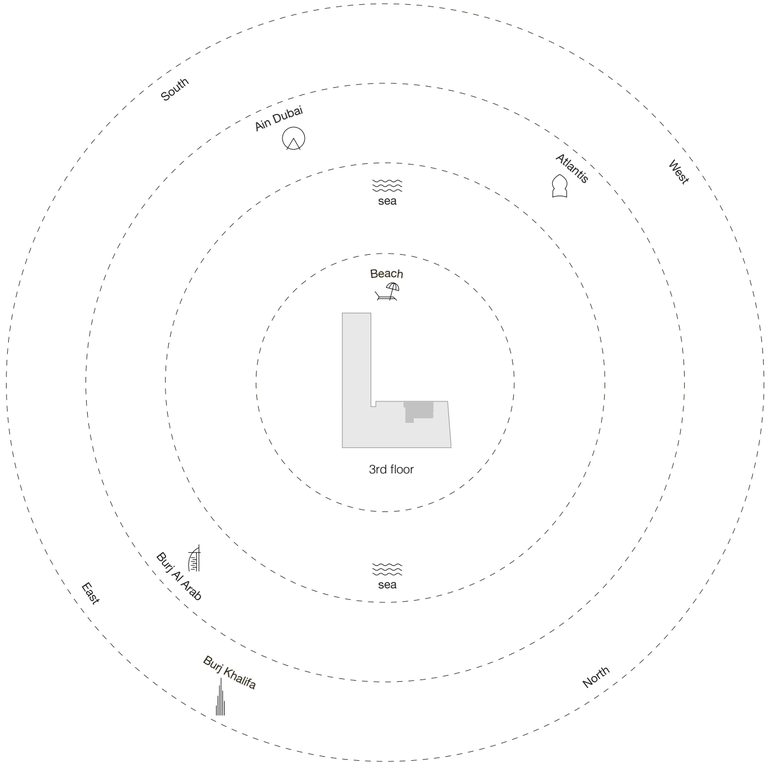
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Two Bedroom Type F - Floor Plan



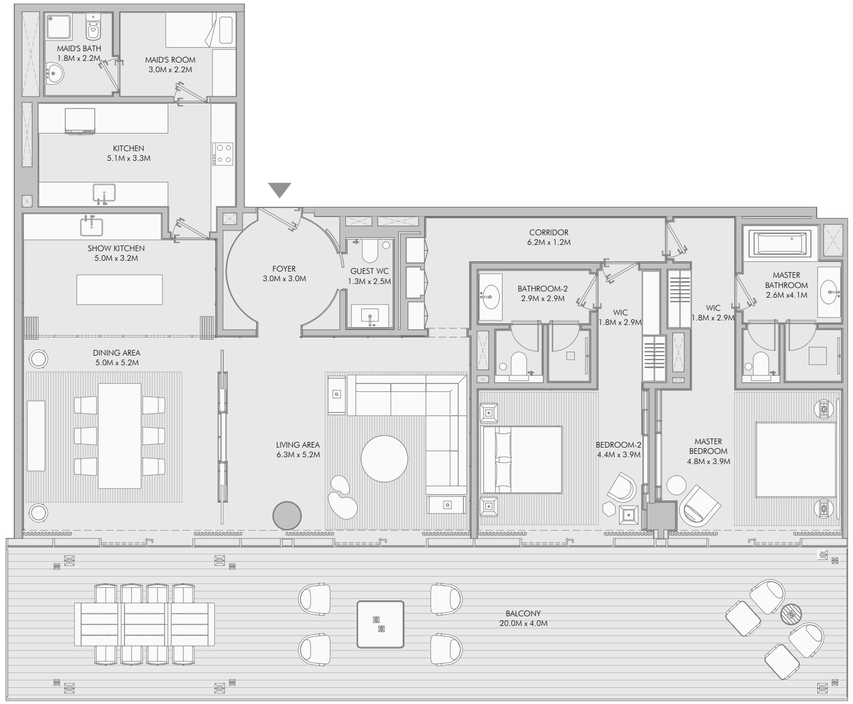
Two Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-302	203.84 m² (2,194 ft²)	85.64 m² (922 ft²)	289.48 m² (3,116 ft²)



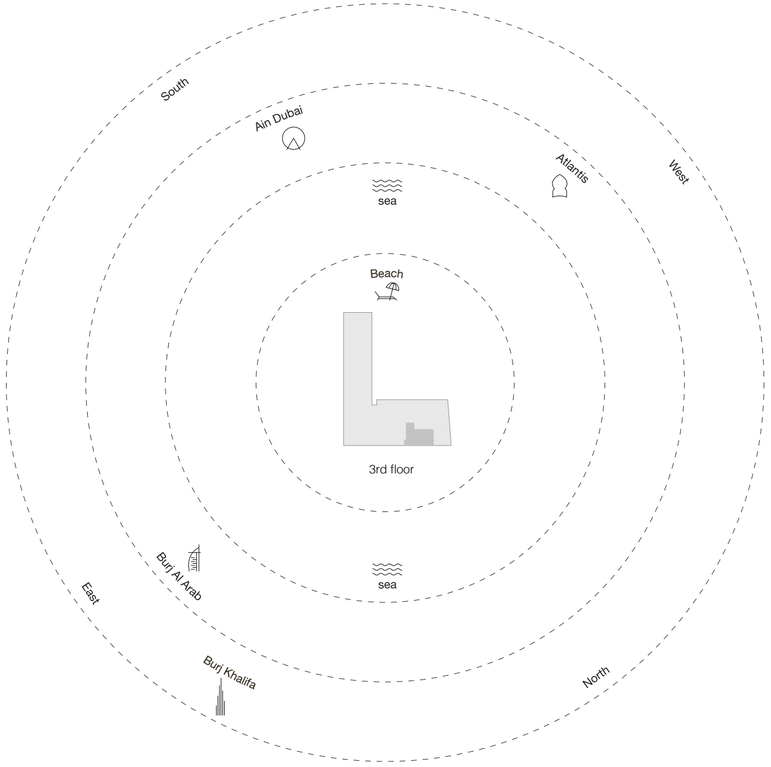
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Two Bedroom Type G - Floor Plan



Two Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-301	208.05 m² (2,239 ft²)	85.55 m² (921 ft²)	293.60 m² (3,160 ft²)



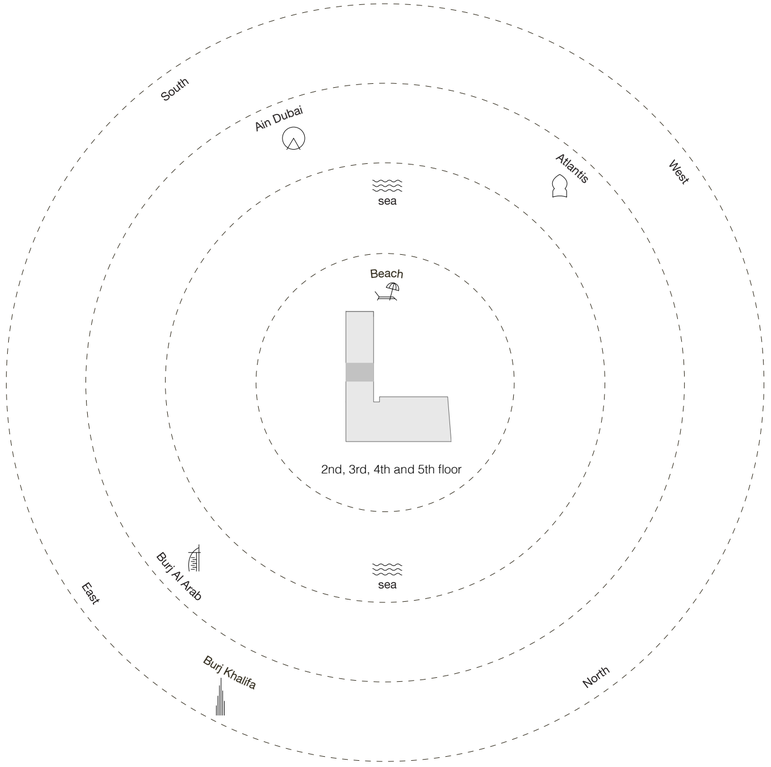
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Two Bedroom Type H - Floor Plan



Two Bedroom Type H - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-204, B-304, B-404, B-504	286.71 m² (3,086 ft²)	28.17 m² (303 ft²)	314.88 m² (3,389 ft²)



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THE FASHION BOOK


THE FASHION BOOK

Three bedroom residences



Stately luxury
with three bedrooms

There are few three-bedroom homes in Dubai that offer the level of comfort and style you can expect at Armani Beach Residences.

Step inside and be greeted by an expansive living area with floor-to-ceiling windows and sanctuaries of comfort that showcase breathtaking ocean panoramas.

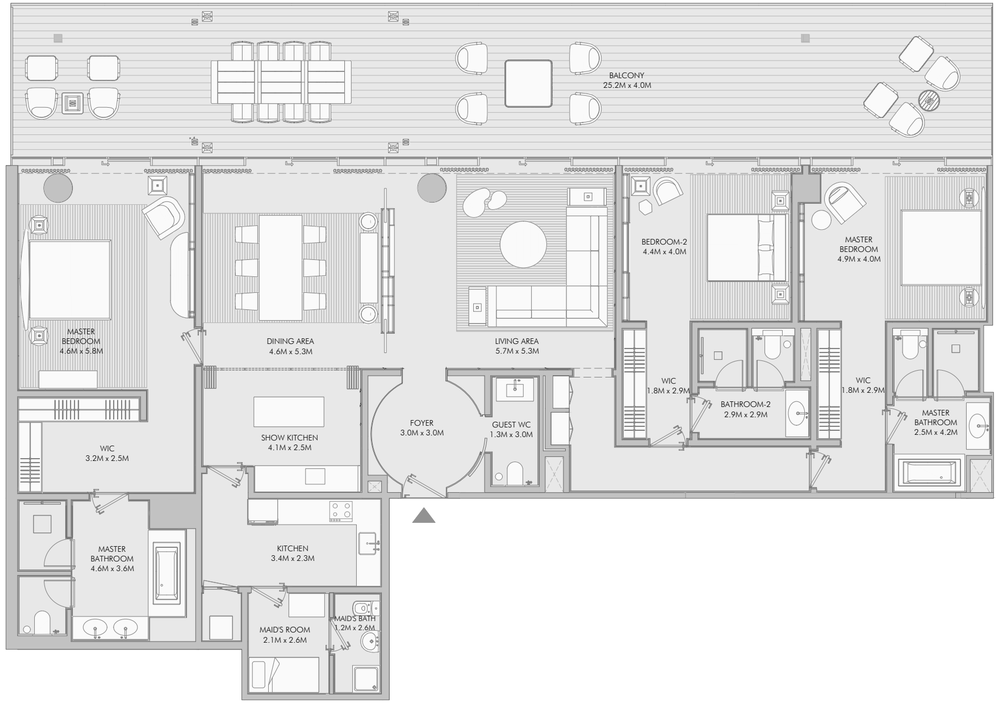
Every detail is designed to pamper and delight as a sprawling terrace provides ample space for entertaining guests or simply relaxing under the sun.

All three-bedroom residences come with a €35,000 certificate for Armani/Casa furniture.



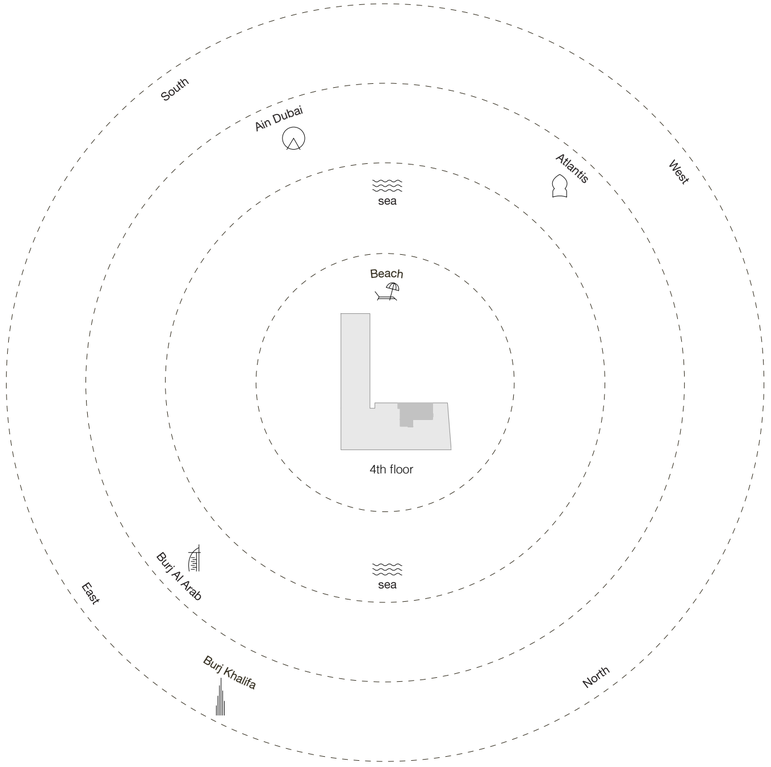


Three Bedroom Type A - Floor Plan



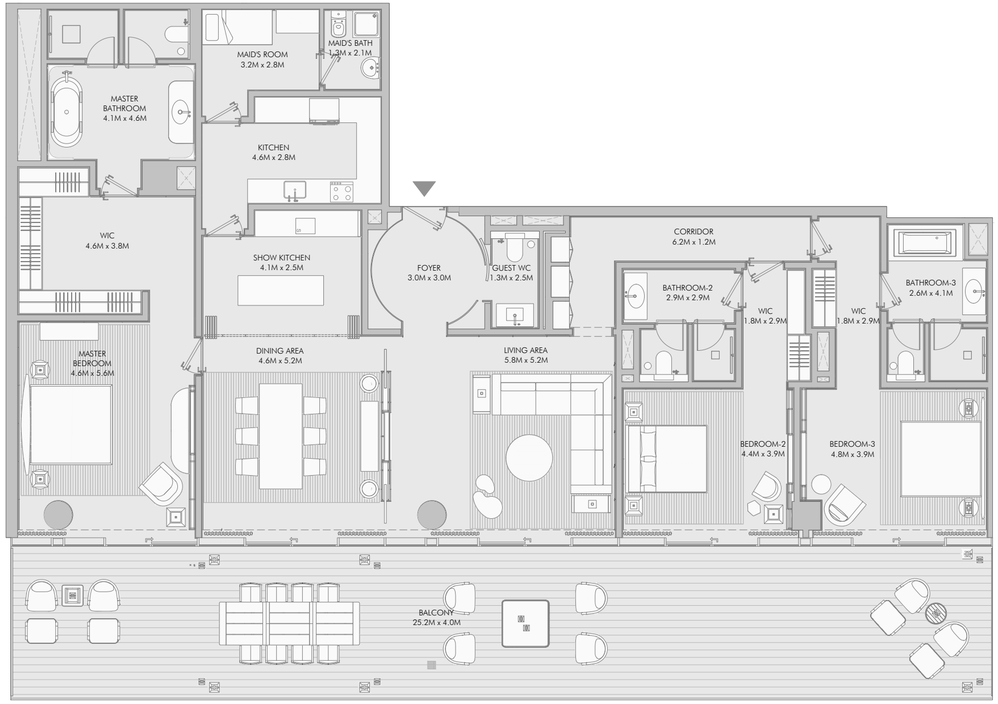
Three Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-402	259.18 m² (2,790 ft²)	99.83 m² (1,075 ft²)	359.01 m² (3,864 ft²)



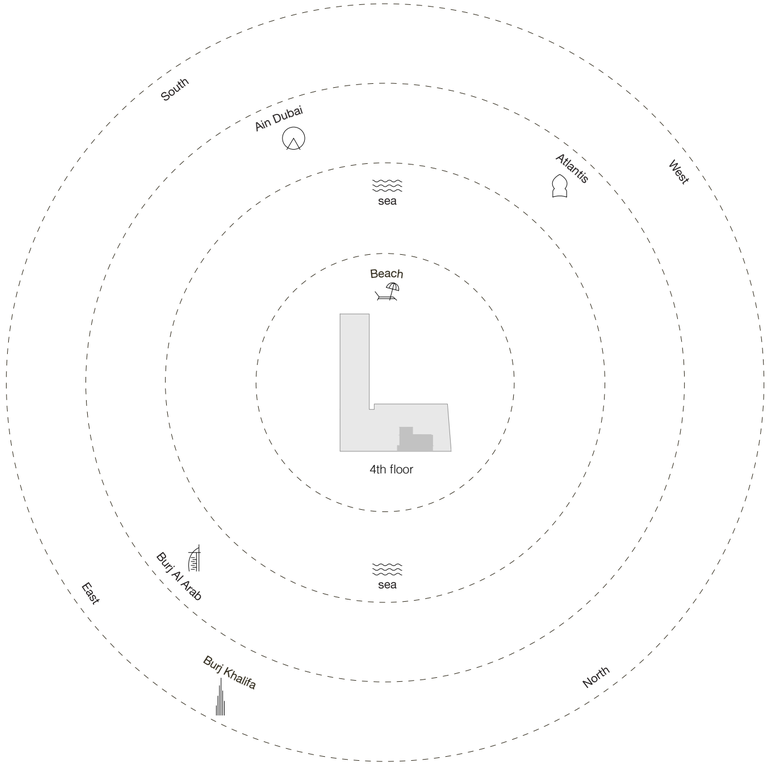
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Three Bedroom Type B - Floor Plan



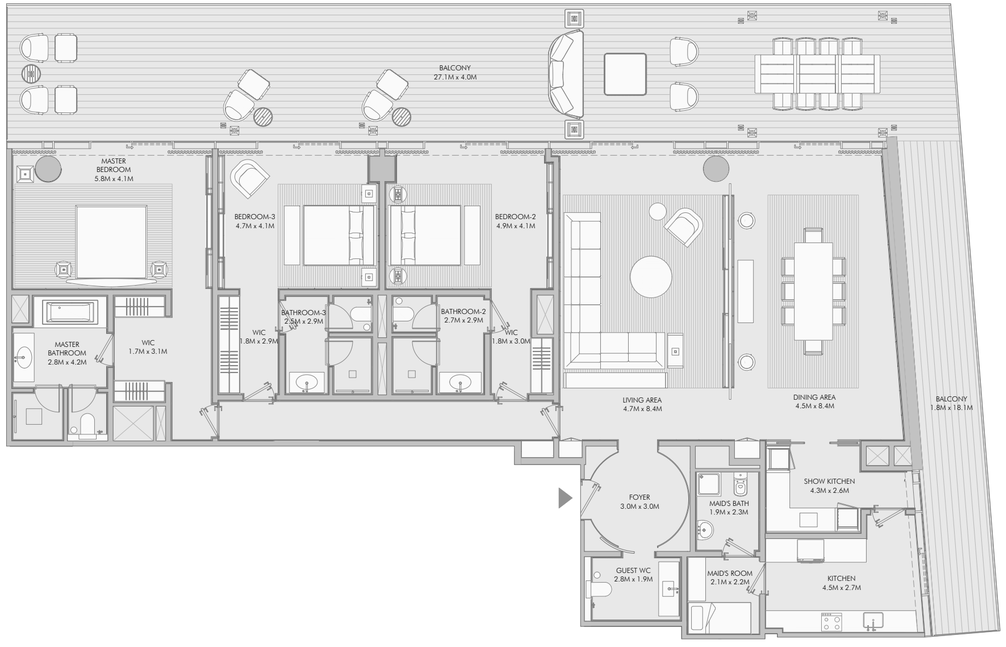
Three Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-401	261.34 m² (2,813 ft²)	99.84 m² (1,075 ft²)	361.18 m² (3,888 ft²)



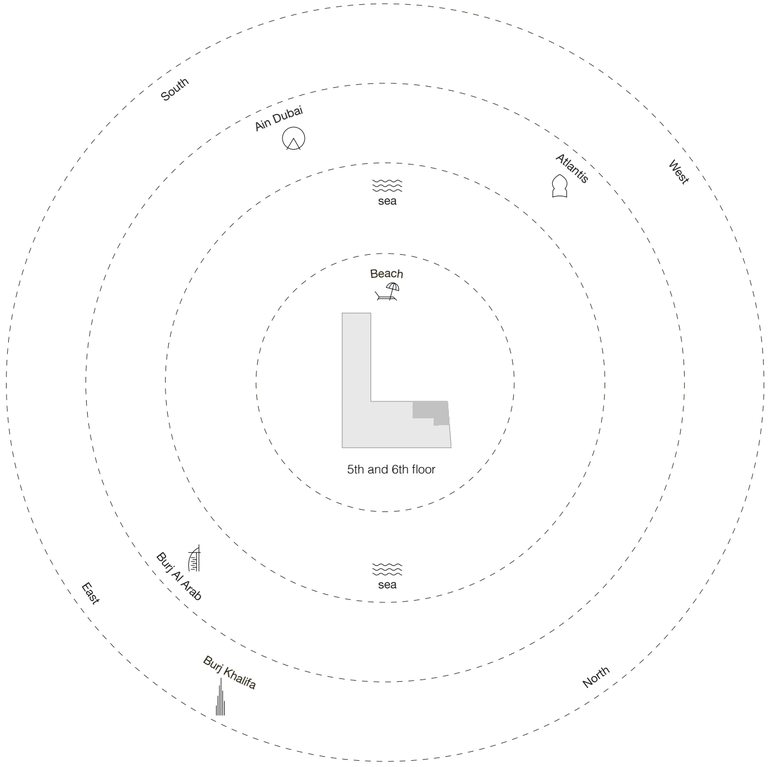
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Three Bedroom Type C - Floor Plan



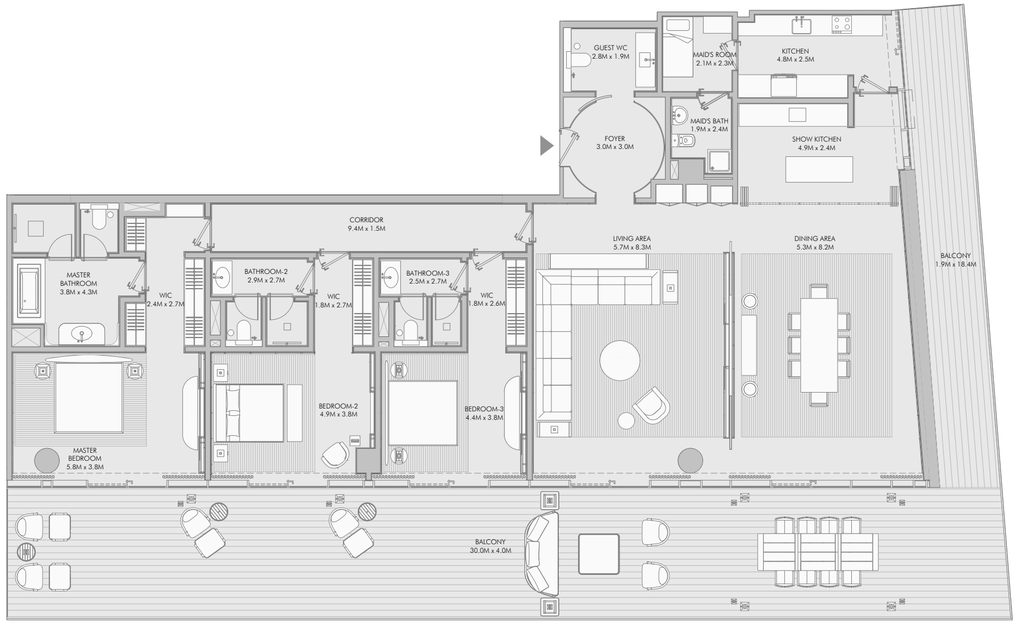
Three Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-504	272.19 m² (2,930 ft²)	135.96 m² (1,463 ft²)	408.15 m² (4,393 ft²)
A-604	272.33 m² (2,931 ft²)	135.96 m² (1,463 ft²)	408.29 m² (4,395 ft²)



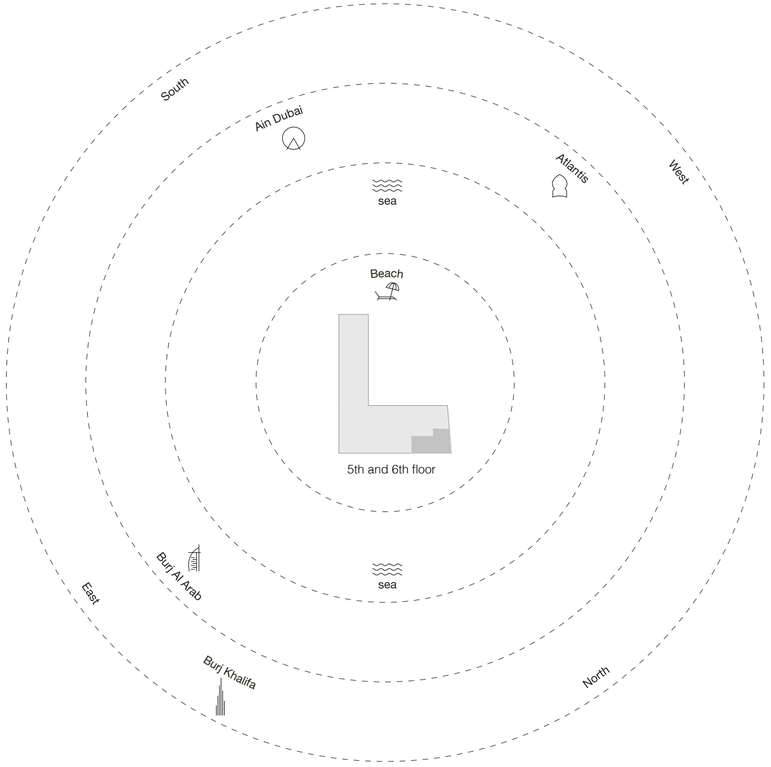
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Three Bedroom Type D - Floor Plan



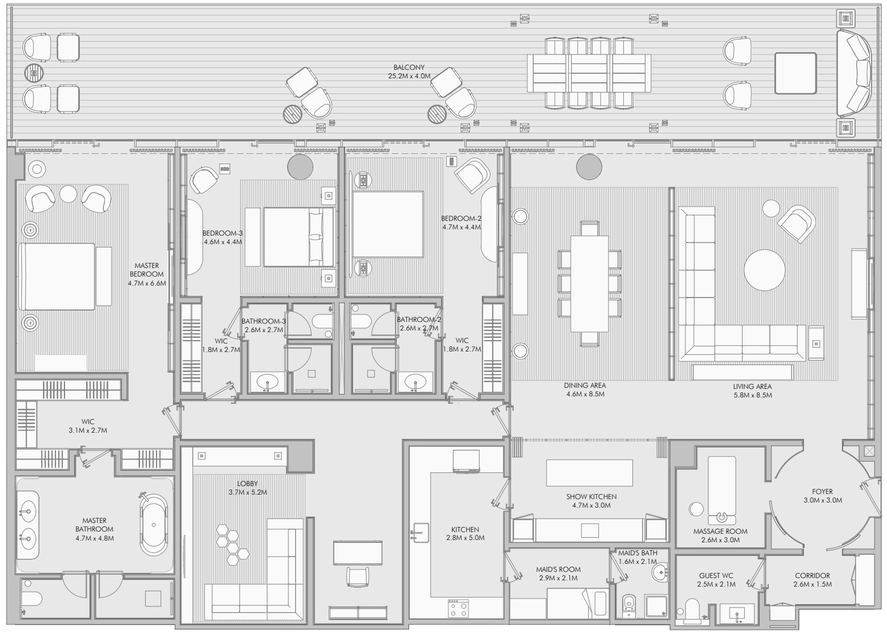
Three Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-503	288.12 m² (3,101 ft²)	146.41 m² (1,576 ft²)	434.53 m² (4,677 ft²)
A-603	287.99 m² (3,100 ft²)	146.41 m² (1,576 ft²)	434.40 m² (4,676 ft²)



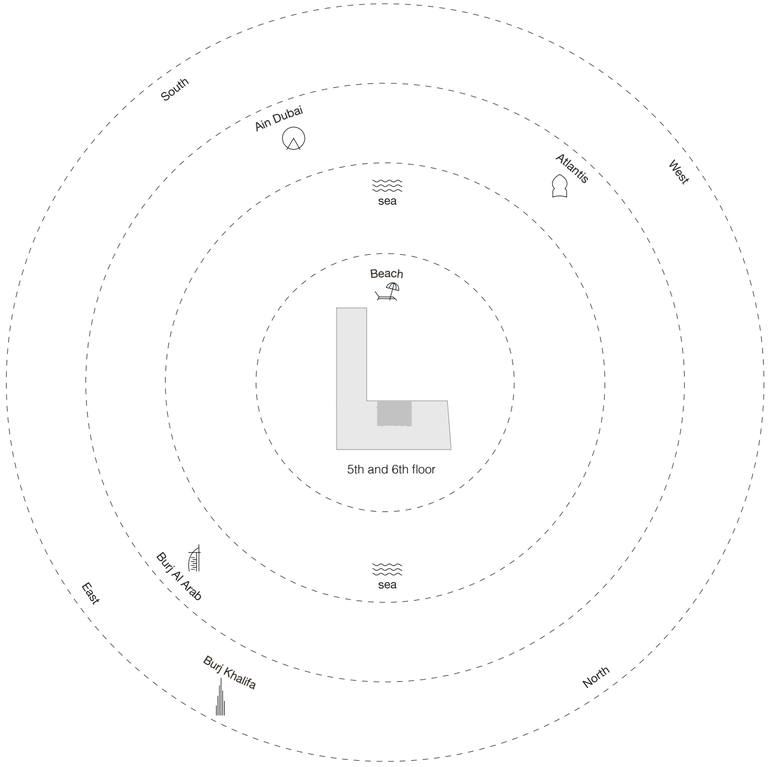
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Three Bedroom Type E - Floor Plan



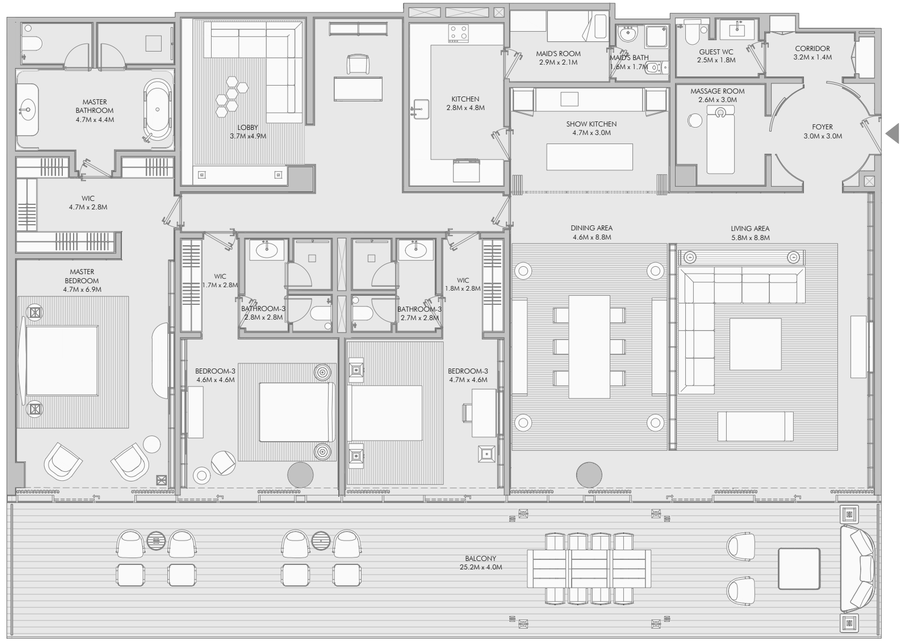
Three Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-502	353.54 m² (3,806 ft²)	99.82 m² (1,074 ft²)	453.36 m² (4,880 ft²)
A-602	353.56 m² (3,806 ft²)	107.17 m² (1,154 ft²)	460.73 m² (4,959 ft²)



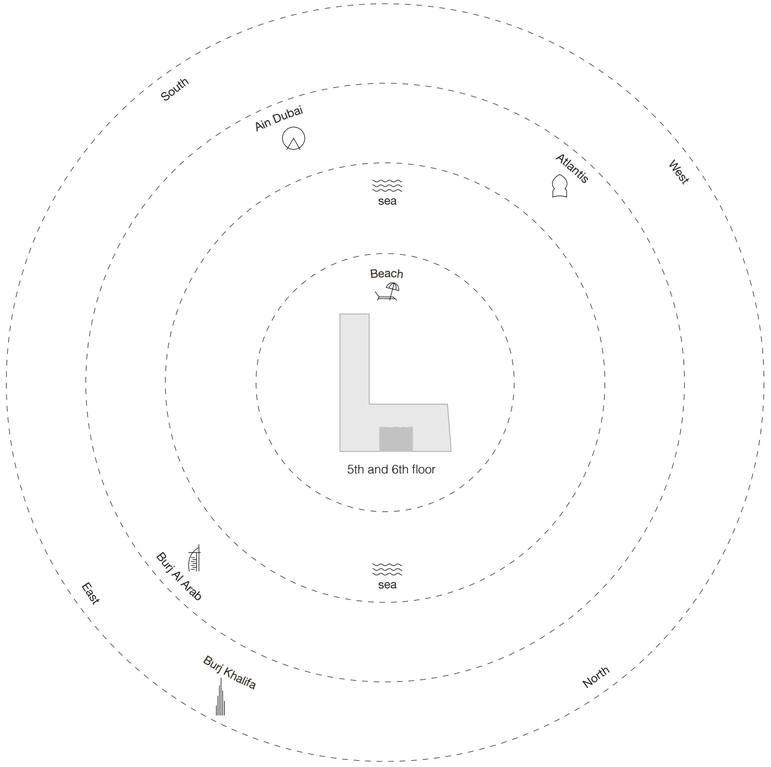
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Three Bedroom Type F - Floor Plan



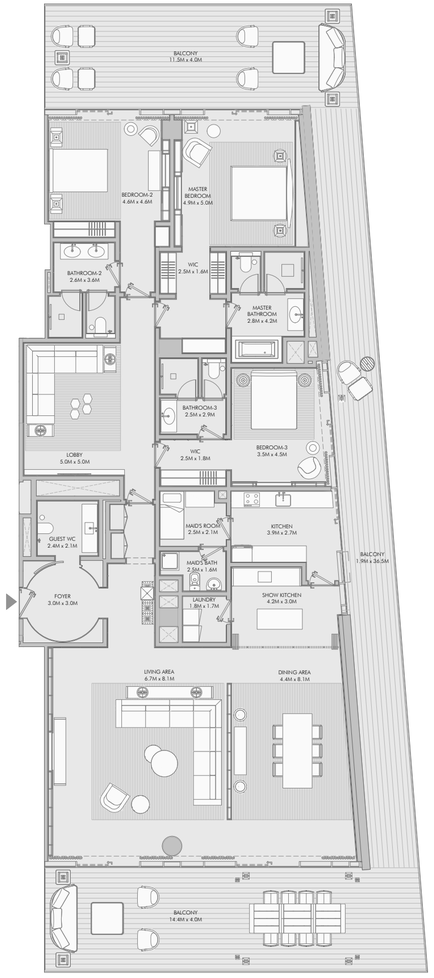
Three Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-501	355.13 m² (3,823 ft²)	99.83 m² (1,075 ft²)	454.96 m² (4,897 ft²)
A-601	355.19 m² (3,823 ft²)	99.84 m² (1,075 ft²)	455.03 m² (4,898 ft²)



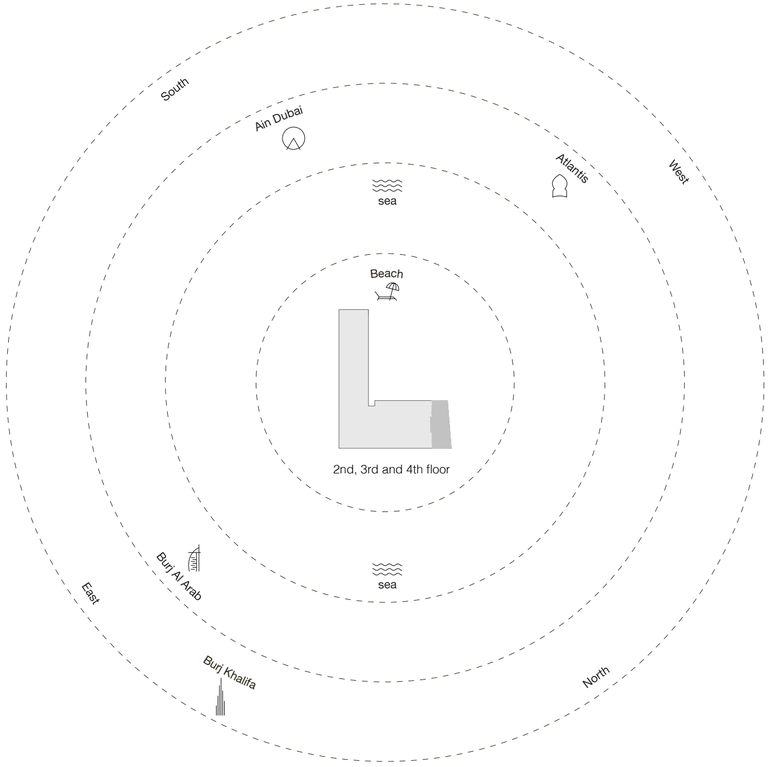
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Three Bedroom Type G - Floor Plan



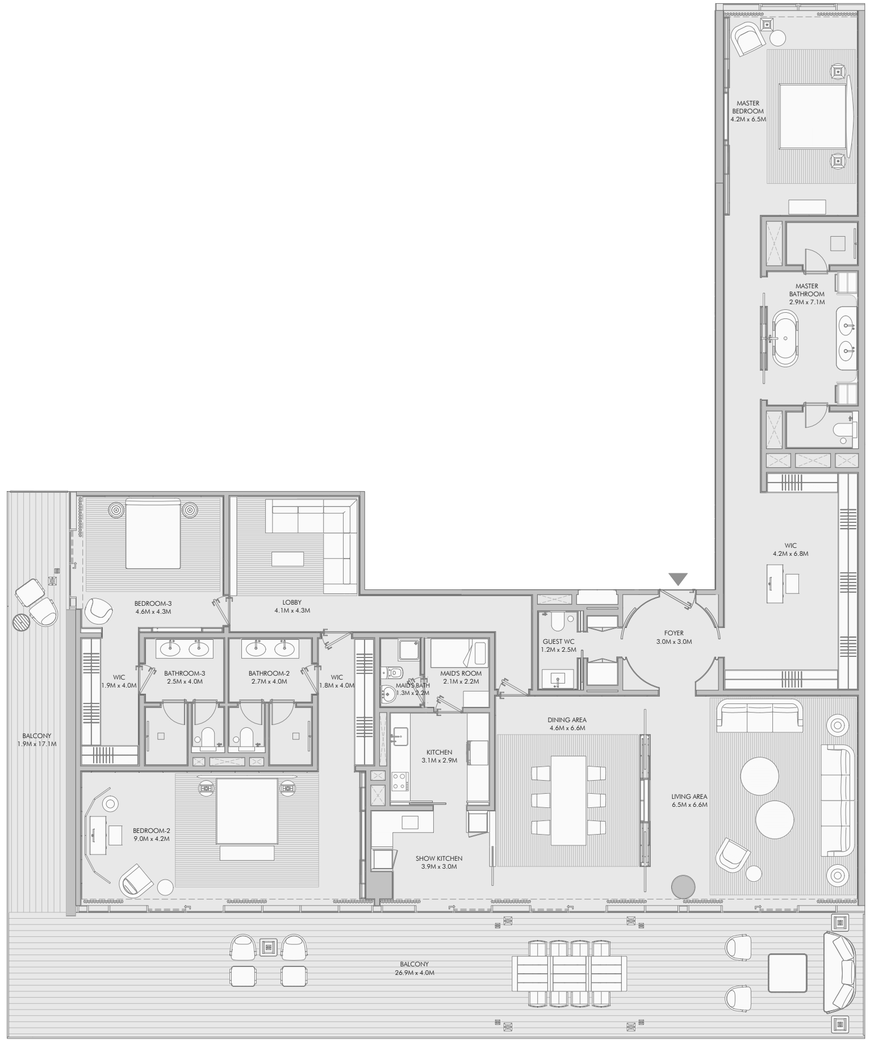
Three Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-203	315.64 m² (3,398 ft²)	158.78 m² (1,709 ft²)	474.42 m² (5,107 ft²)
A-303	315.67 m² (3,398 ft²)	158.78 m² (1,709 ft²)	474.45 m² (5,107 ft²)
A-403	315.62 m² (3,397 ft²)	158.78 m² (1,709 ft²)	474.40 m² (5,106 ft²)



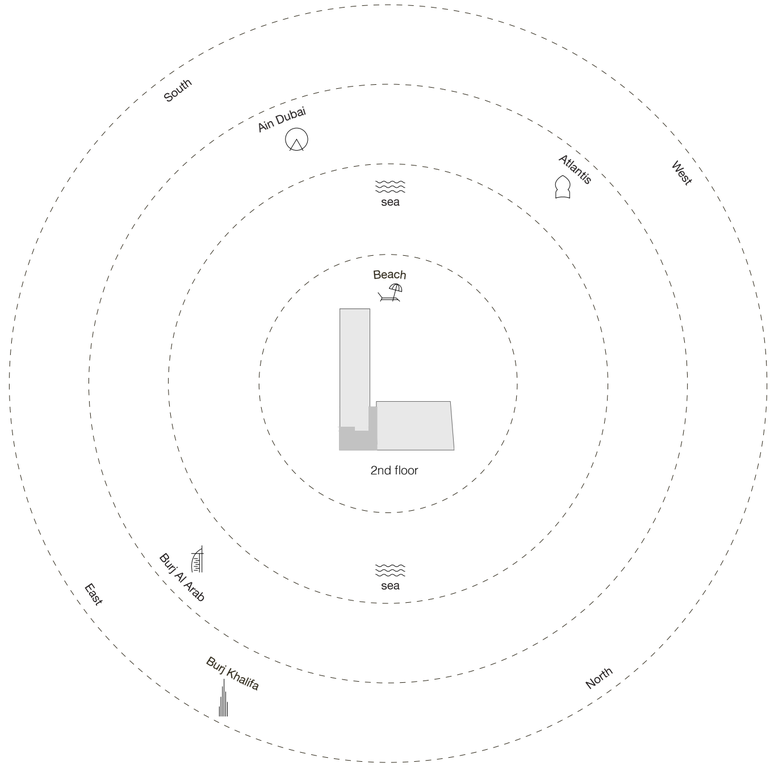
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Three Bedroom Type H - Floor Plan



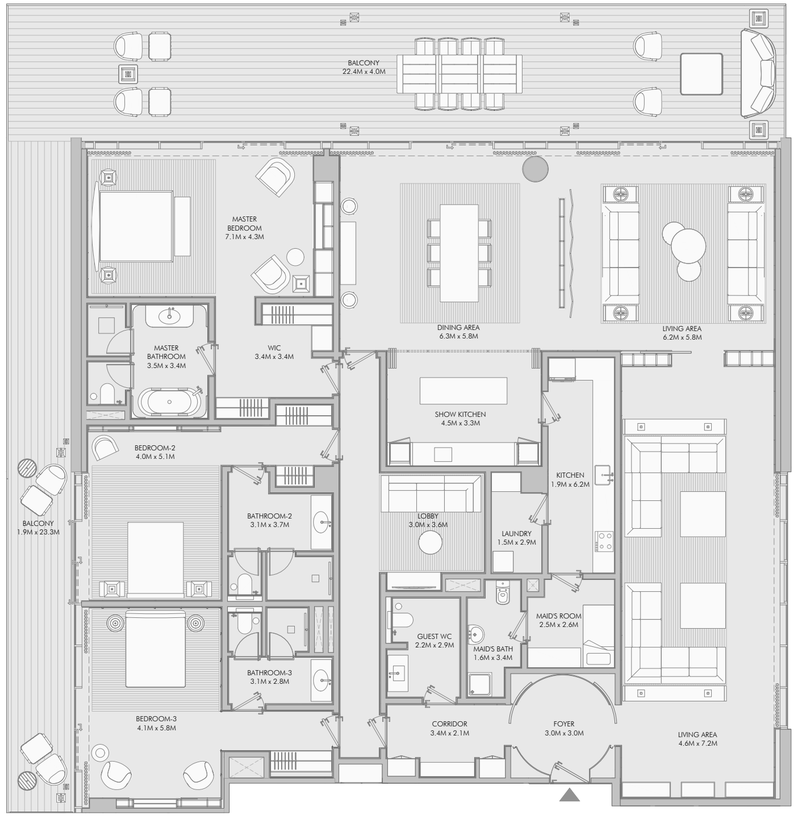
Three Bedroom Type H - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-201	352.42 m² (3,793 ft²)	132.21 m² (1,423 ft²)	484.63 m² (5,217 ft²)



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Three Bedroom Type I - Floor Plan



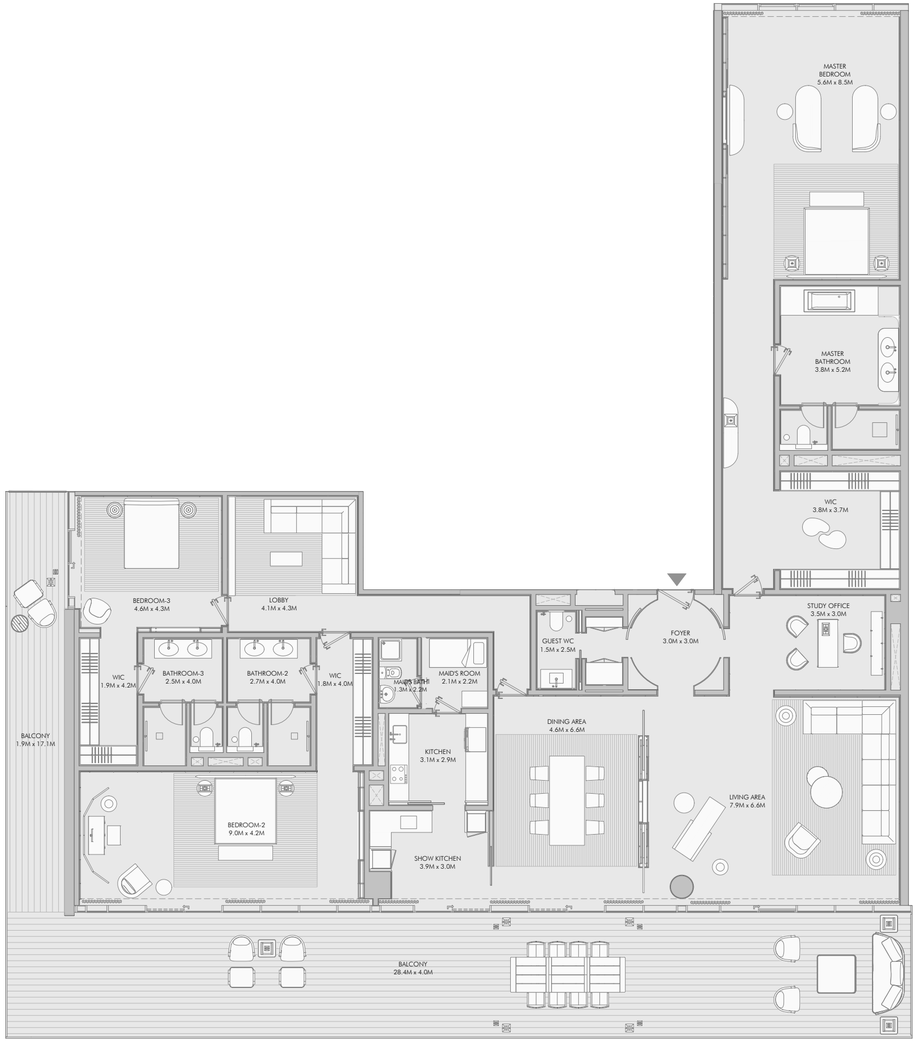
Three Bedroom Type I - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-202, C-302, C-402	377.78 m² (4,066 ft²)	126.38 m² (1,360 Ft²)	504.16 m² (5,427 Ft²)
C-502	377.01 m² (4,058 ft²)	126.37 m² (1,360 Ft²)	503.38 m² (5,418 Ft²)



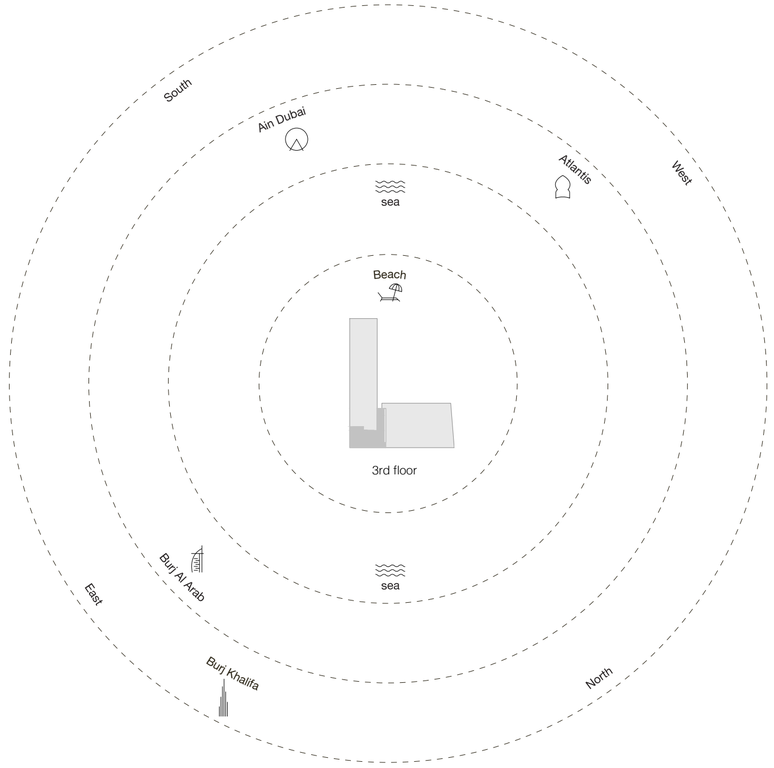
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Three Bedroom Type J - Floor Plan



Three Bedroom Type J - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-301	393.48 m² (4,235 ft²)	138.27 m² (1,488 ft²)	531.75 m² (5,724 ft²)



This is a typical unit floor plan in the building. Unit layout, area and room dimensions are indicative only. Actual floor plan maybe a mirror image. Actual room sizes and dimensions would be determined based on the as-built survey drawings upon building completion. The furniture and the interior design shown in the typical unit layout plan is for illustrative purposes only and are not included in the unit. The colors depicted in the typical unit layout plan may differ from actual colors. Products and materials described in Unit Sale and Purchase Agreement or displayed in the show apartment (if any), may differ from those ultimately installed in the Unit. The seller reserves the right to substitute materials of similar or higher quality.





Four bedroom residences



Regal luxury
with four bedrooms

This luxurious retreat offers every guest stunning ocean views, top-of-the-line amenities, and a lifestyle of pure indulgence.

The double-sized gourmet kitchen is a chef's dream, equipped with the latest appliances and finishes.

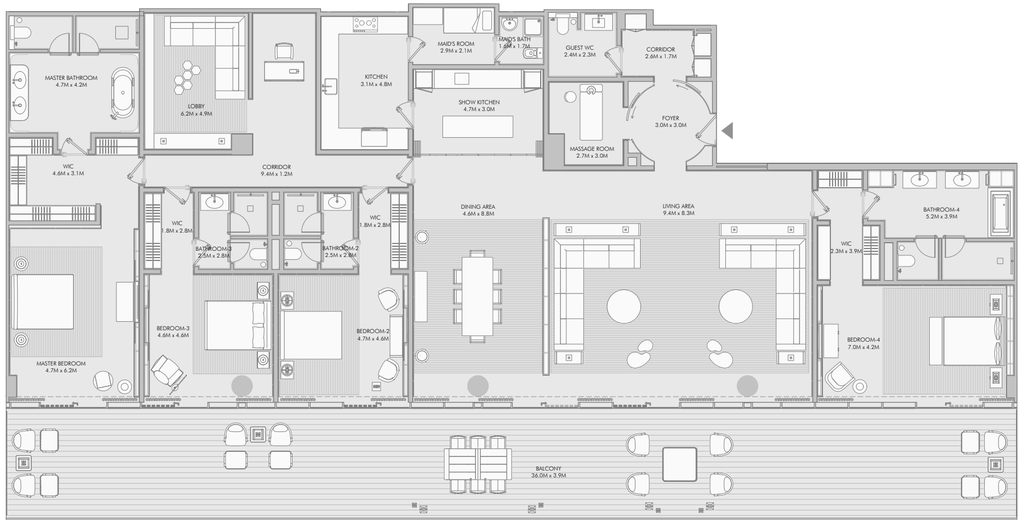
Each exquisitely fitted bedroom has its own en suite bathroom and private balcony. But the real luxury lies outdoors where a private pool overlooks the sandy beach and resort-style amenities.

All four-bedroom residences come with a €50,000 certificate for Armani/Casa furniture.



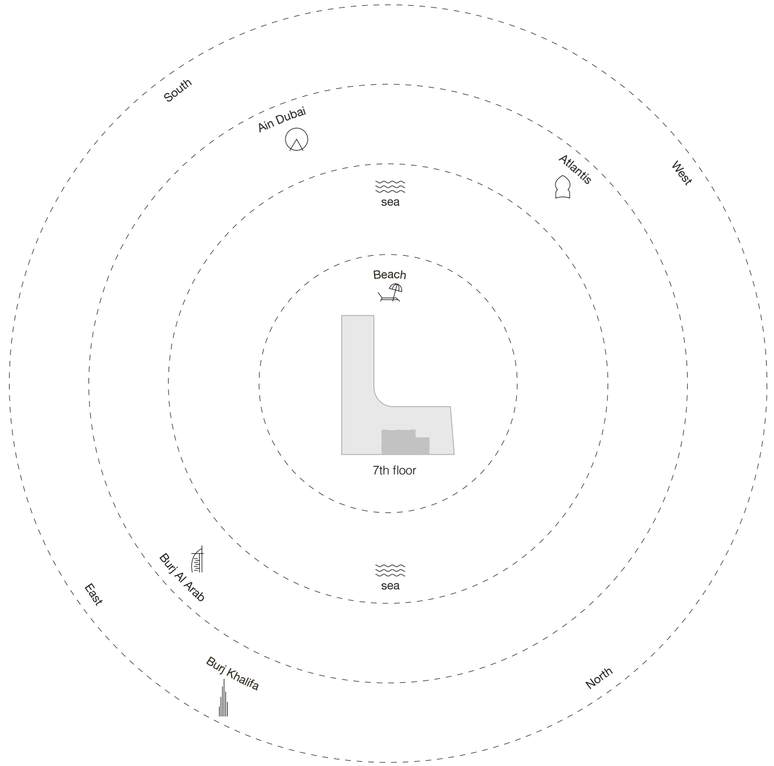


Four Bedroom Type A - Unit Plan



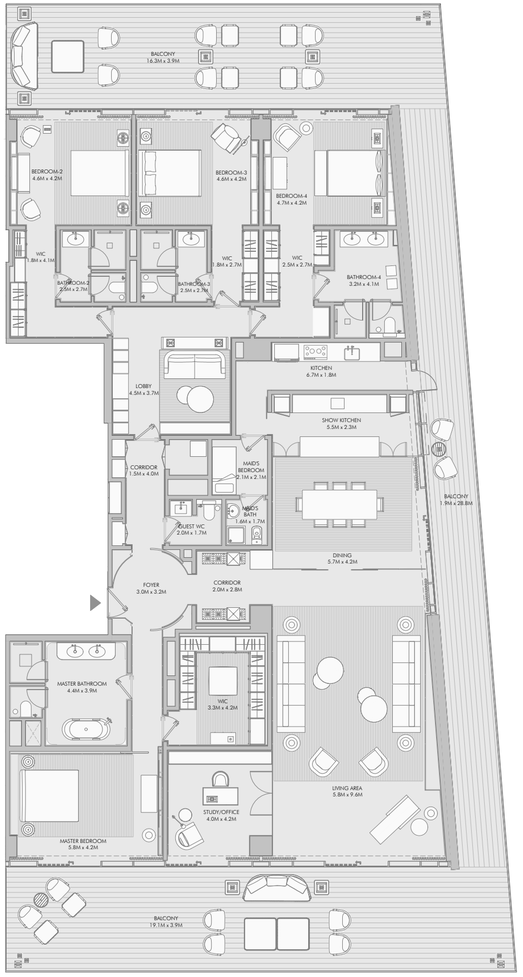
Four Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-701	445.62 m² (4,797 ft²)	142.52 m² (1,534 ft²)	588.14 m² (6,331 ft²)



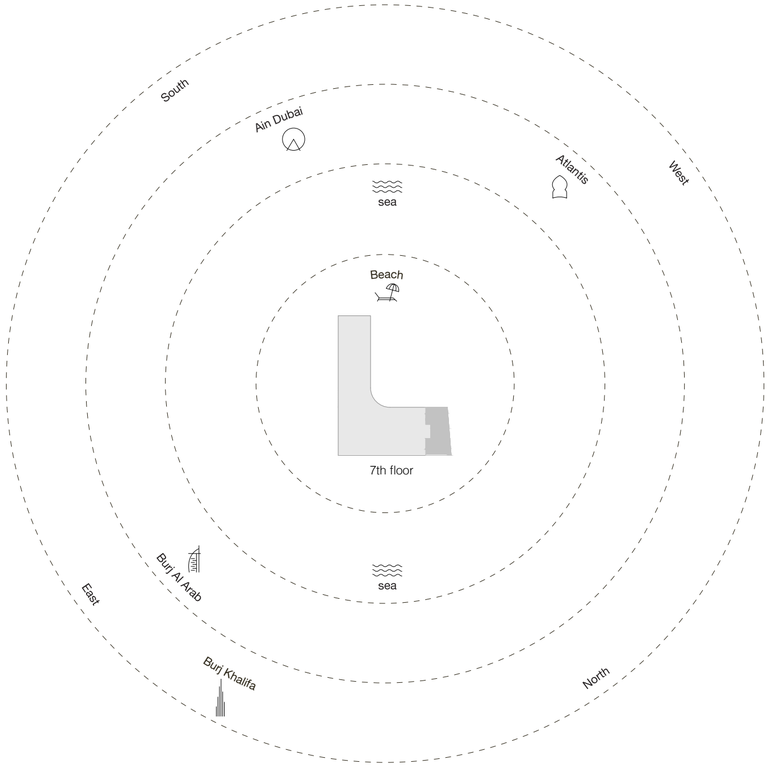
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Four Bedroom Type B - Unit Plan



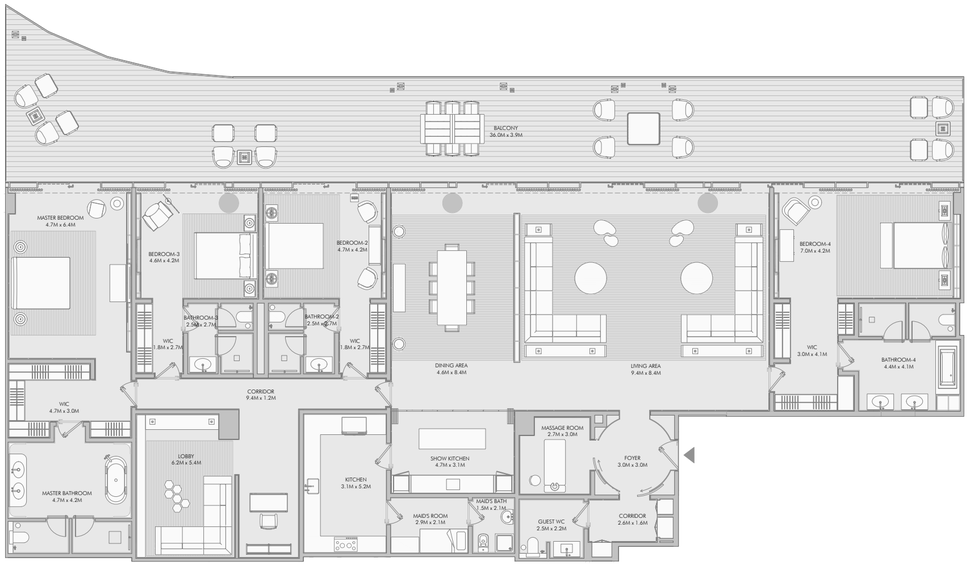
Four Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-703	397.45 m² (4,278 ft²)	196.76 m² (2,118 ft²)	594.21 m² (6,396 ft²)



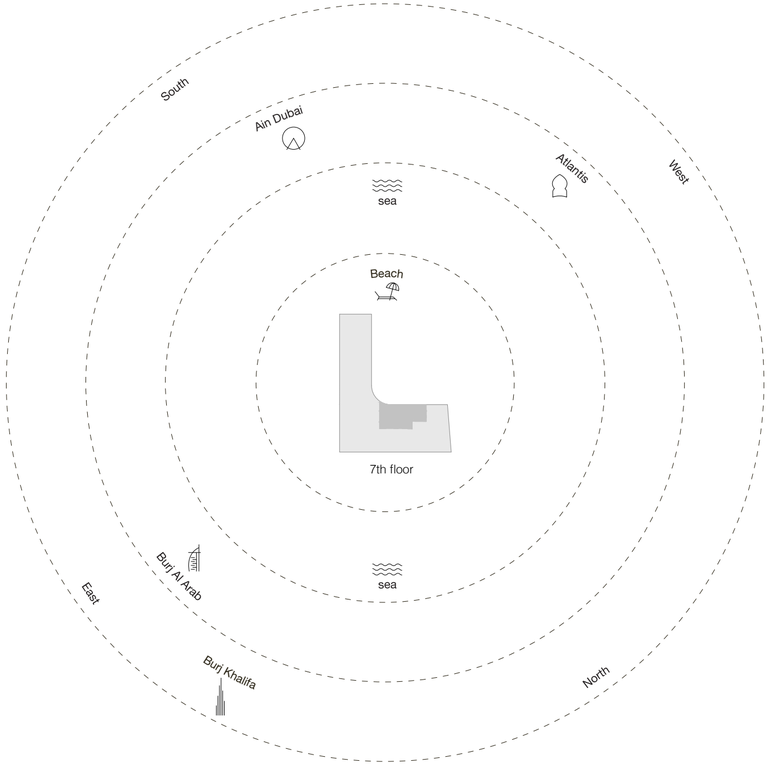
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Four Bedroom Type C - Unit Plan



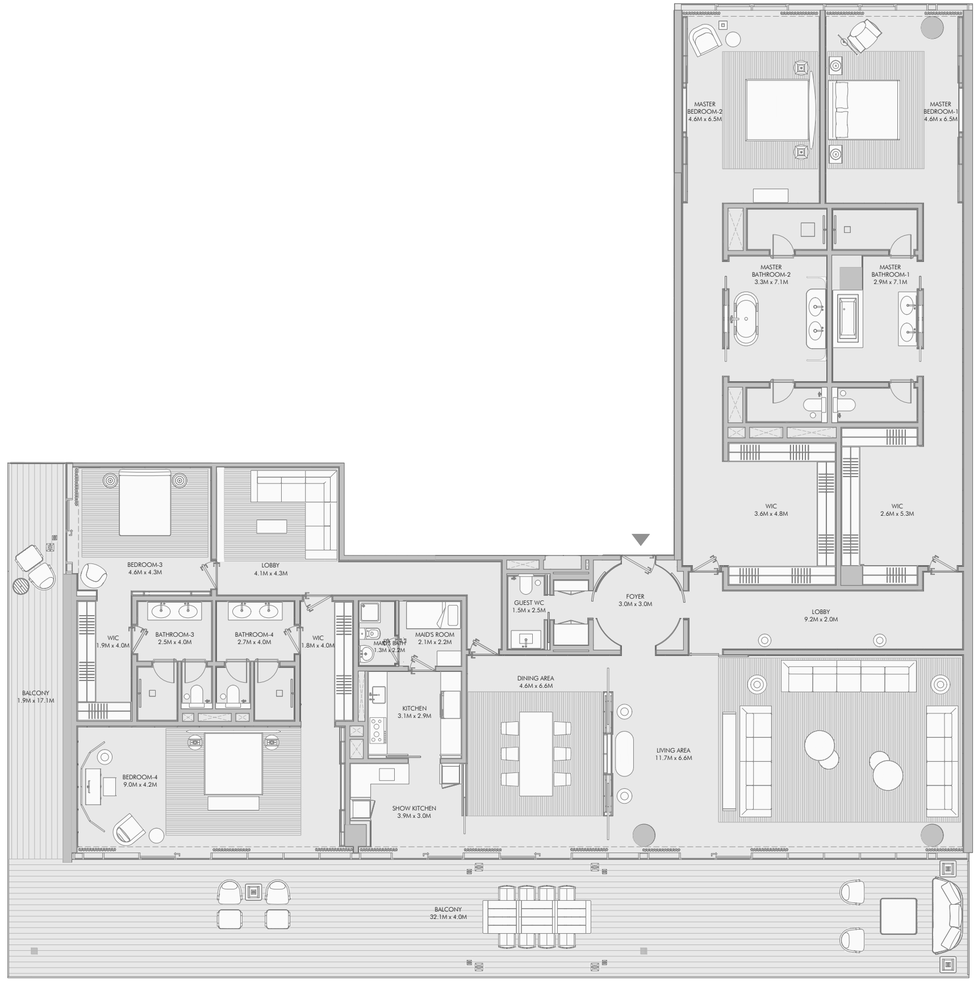
Four Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-702	446.86 m² (4,810 ft²)	149.94 m² (1,614 ft²)	596.80 m² (6,424 ft²)



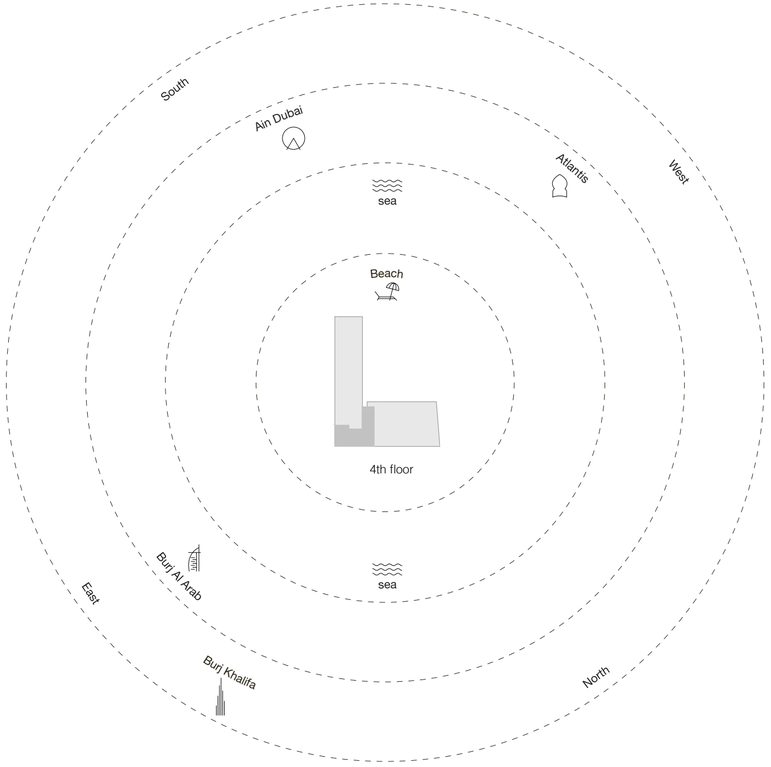
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Four Bedroom Type D - Unit Plan



Four Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-401	500.41 m² (5,386 ft²)	152.47 m² (1,641 ft²)	652.88 m² (7,028 ft²)



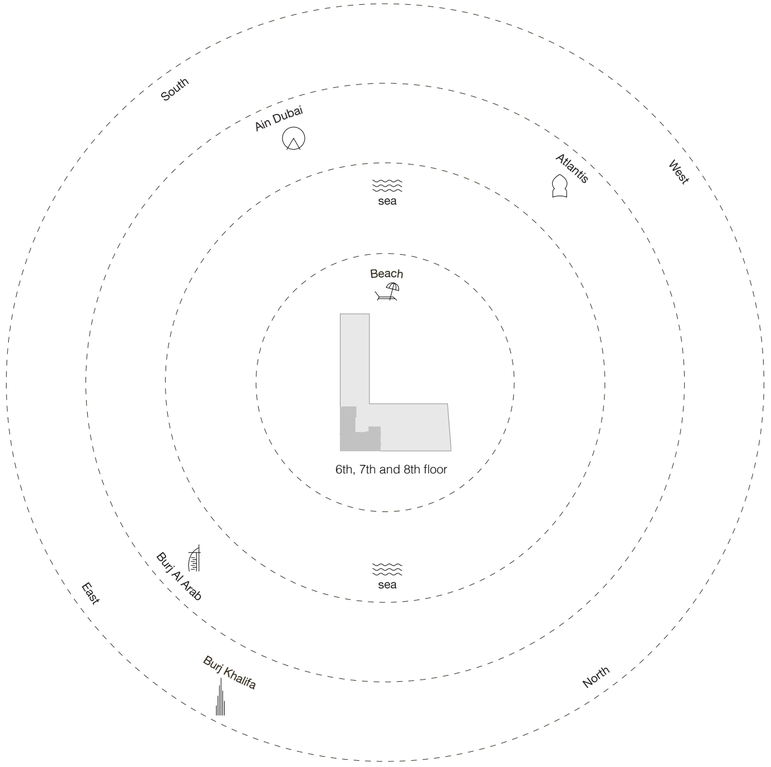
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Four Bedroom Type E - Unit Plan



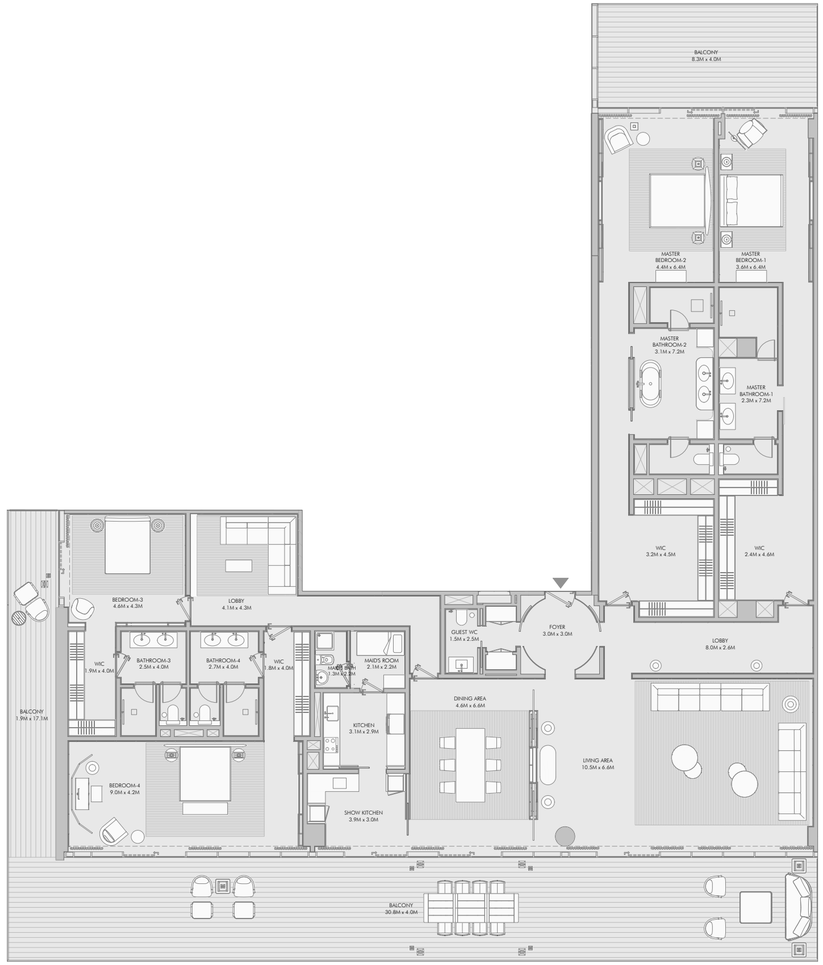
Four Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-601	510.31 m² (5,493 ft²)	180.90 m² (1,947 ft²)	691.21 m² (7,440 ft²)
B-701	515.58 m² (5,550 ft²)	180.91 m² (1,947 ft²)	696.49 m² (7,497 ft²)
B-801	510.61 m² (5,496 ft²)	180.91 m² (1,947 ft²)	691.52 m² (7,444 ft²)



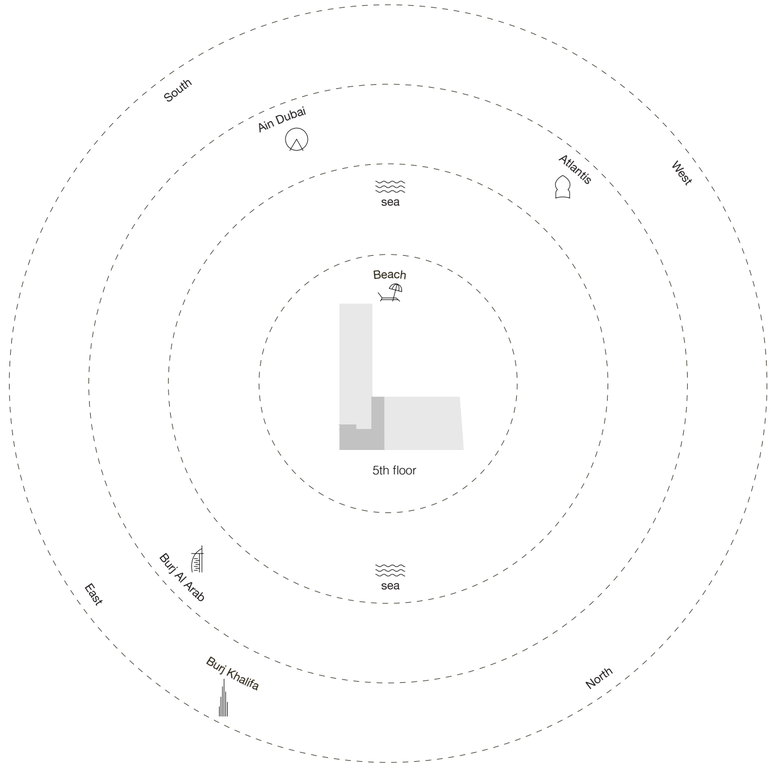
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Four Bedroom Type F - Unit Plan



Four Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-501	465.40 m² (5,010 ft²)	180.93 m² (1,948 ft²)	646.33 m² (6,957 ft²)



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Five bedroom residences



Ultimate luxury
with five bedrooms

Enter a world of elegance and sophistication at the five-bedroom residences at Armani Beach Residences at Palm Jumeirah.

Each impeccably appointed residence affords premium views of the sea, the sky and Dubai's astonishing cityscape, which can be enjoyed from the comfort of extended terraces.

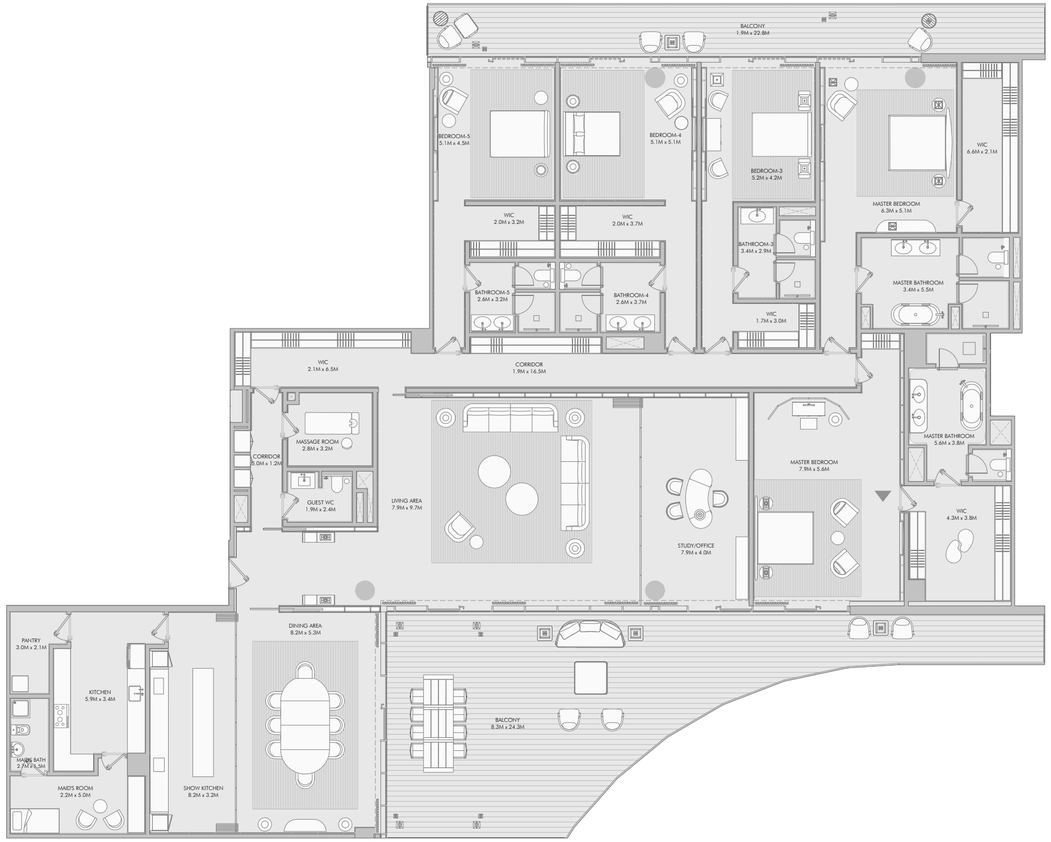
All five-bedroom residences feature generously proportioned living spaces, an extensive family area that acts as a transition to the bedrooms and five parking spaces.

All five-bedroom residences come with a €60,000 certificate for Armani/Casa furniture.





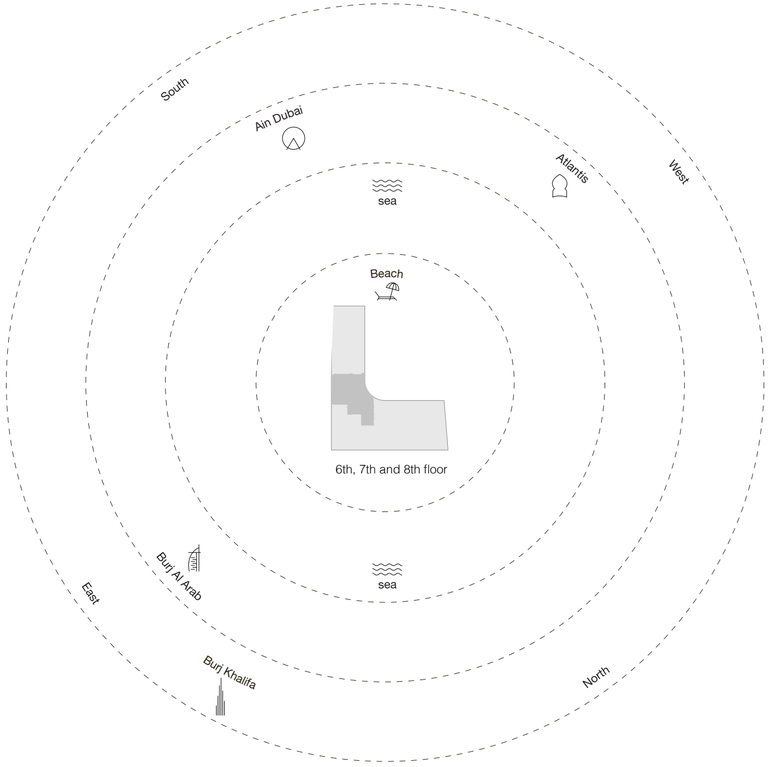
Five Bedroom Type B - Unit Plan



North

Five Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-602	625.08 m² (6,728 ft²)	158.86 m² (1,710 ft²)	783.94 m² (8,438 ft²)
B-702	619.17 m² (6,665 ft²)	158.86 m² (1,710 ft²)	778.03 m² (8,375 ft²)
B-802	625.15 m² (6,729 ft²)	158.86 m² (1,710 ft²)	784.01 m² (8,439 ft²)



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Five bedroom Penthouses



The pinnacle of luxury
at the Penthouses

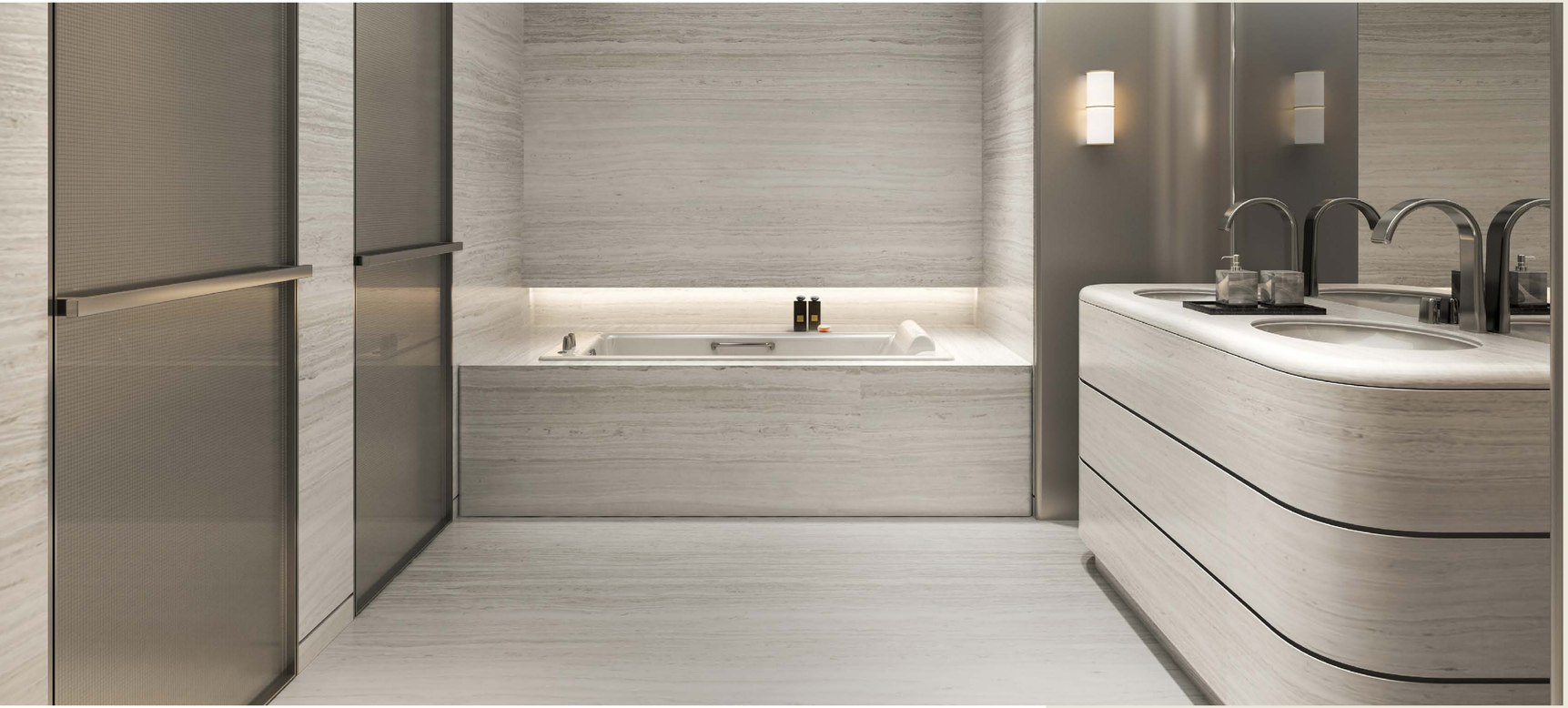
Enjoy a high-class lifestyle at the Penthouses at Armani Beach Residences at Palm Jumeirah.

A highlight of this exceptional residence is the large private pool, from which owners can enjoy incredible ocean and city views.

All penthouses contain beautifully designed and flexible layouts, generous family areas and five parking spaces.

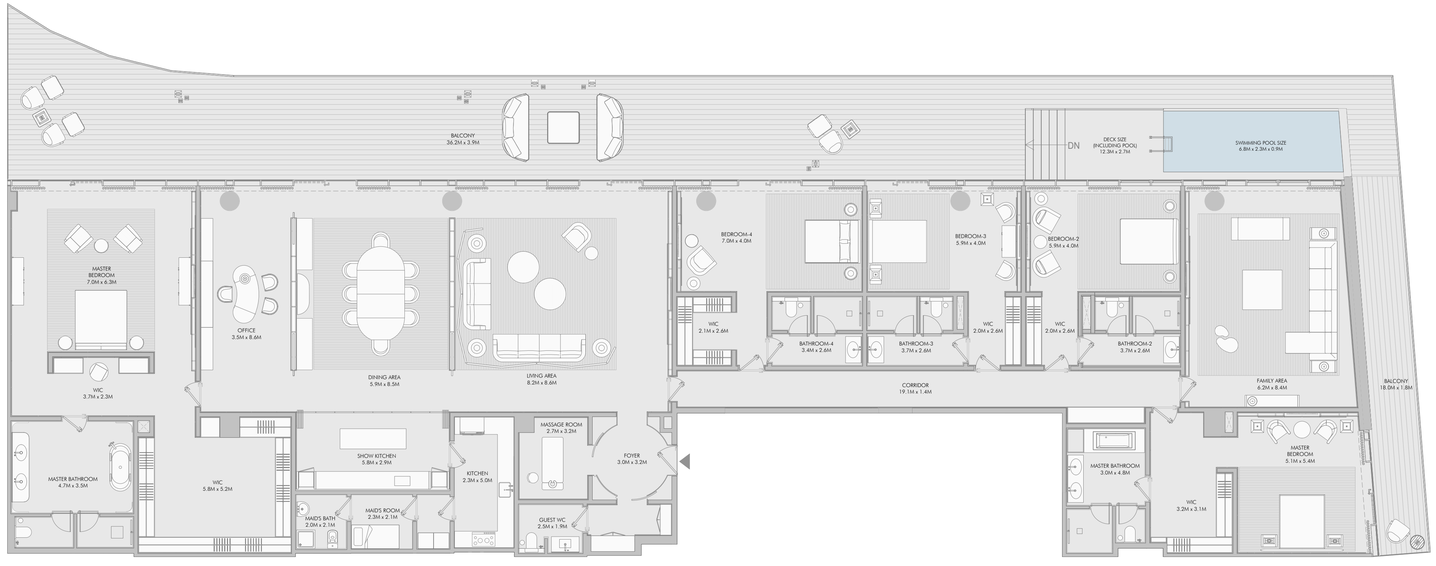
All Penthouses come with a €70,000 certificate for Armani/Casa furniture.





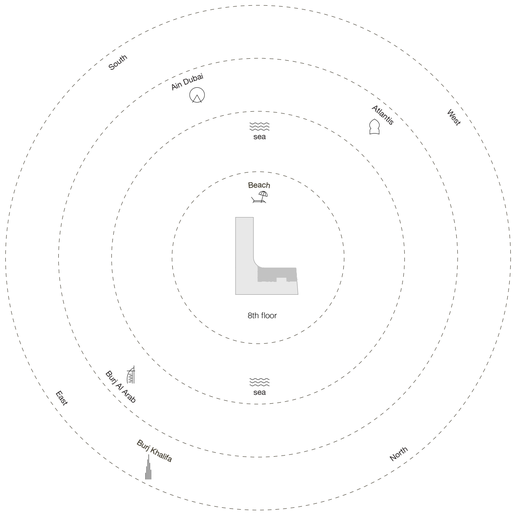
Five Bedroom Type Penthouse 1 - Unit Plan

Five Bedroom Type Penthouse 1 - Unit Plan



Five Bedroom Type Penthouse 1 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-802	640.75 m² (6,897 ft²)	242.79 m² (2,613 ft²)	883.54 m² (9,510 ft²)



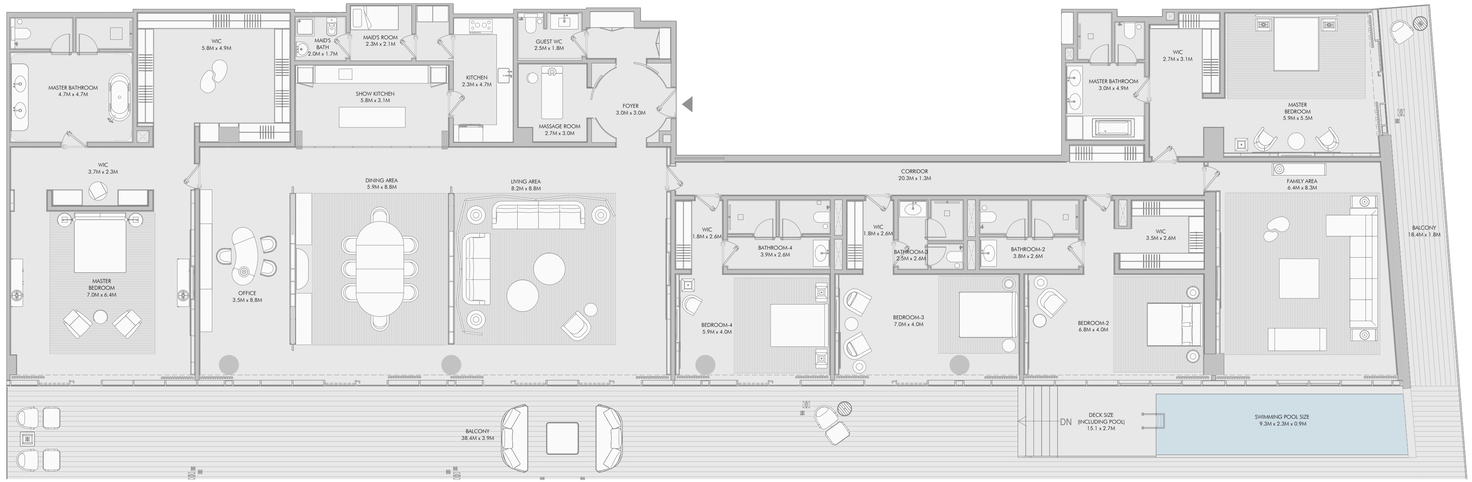
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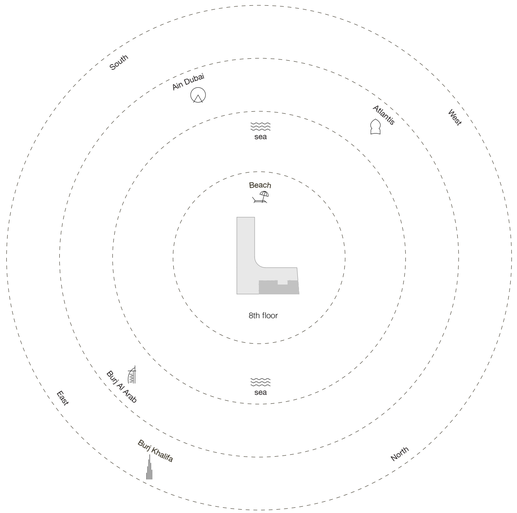
Five Bedroom Type Penthouse 2 - Unit Plan

Five Bedroom Type Penthouse 2 - Unit Plan



Five Bedroom Type Penthouse 2 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-801	653.66 m² (7,036 ft²)	245.96 m² (2,648 ft²)	899.62 m² (9,684 ft²)



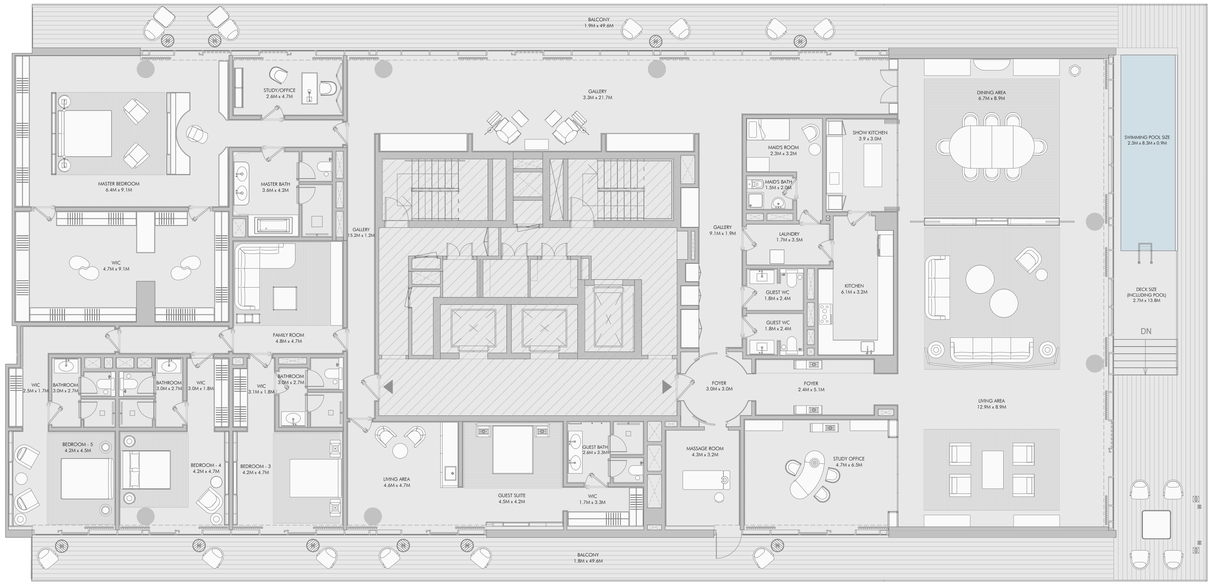
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Five Bedroom Type Penthouse 4 - Unit Plan

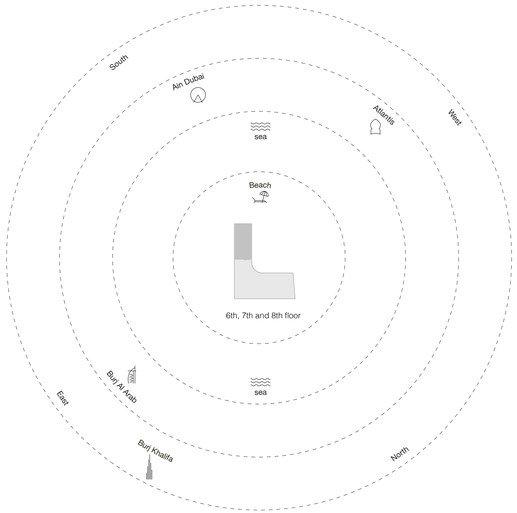
Five Bedroom Type Penthouse 4 - Unit Plan



North

Five Bedroom Type Penthouse 4 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-601	795.89 m² (8,567 ft²)	275.95 m² (2,970 ft²)	1,071.84 m² (11,537 ft²)
C-701	794.42 m² (8,551 ft²)	275.95 m² (2,970 ft²)	1,070.37 m² (11,521 ft²)
C-801	796.00 m² (8,568 ft²)	275.85 m² (2,969 ft²)	1,071.85 m² (11,537 ft²)



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Presidential Suite



Redefining ultra luxury
at the Presidential Suites

Spread over two levels, the Presidential Suites at Armani Beach Residences at Palm Jumeirah feature ultra-luxurious mega roof terraces, as well as terraces and courtyards offering unfiltered views across the Arabian Gulf and the Dubai skyline.

Each Presidential Suite contains a large pool, as well as a children's pool/jacuzzi, while a key feature is a contemplative courtyard space designed by Tadao Ando that includes a reflective water feature and access to the open sky.

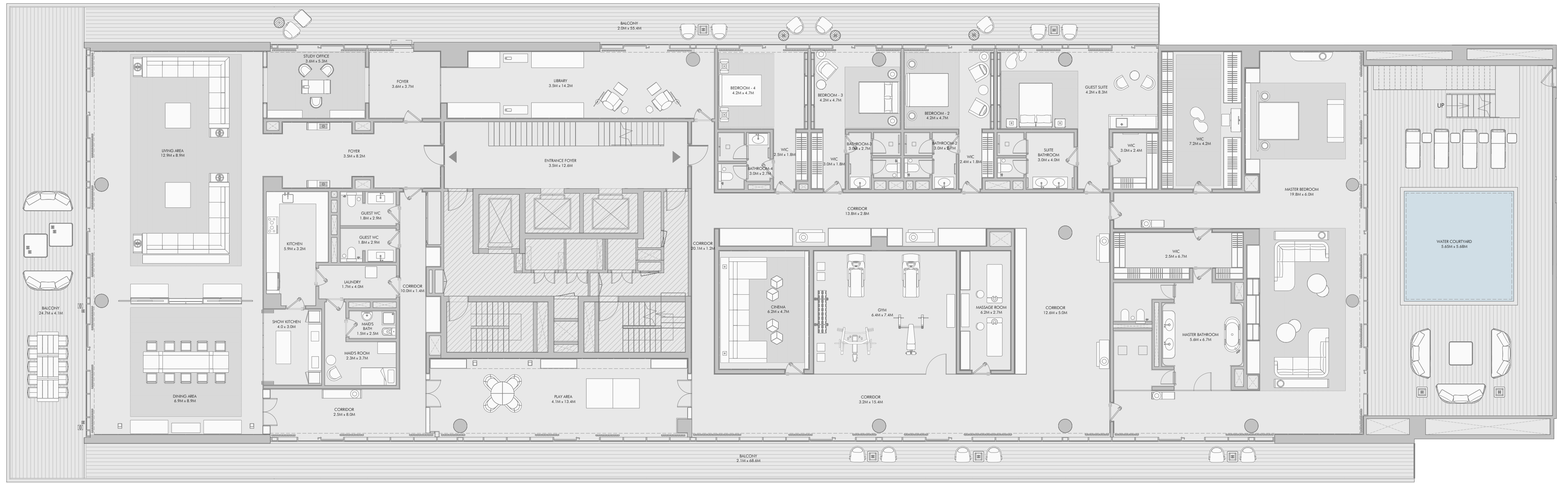
The Presidential Suites also features unique internal typologies, including gyms, libraries, a study, a cinema, entertainment spaces and kitchens, as well as a private lounge on the parking level with space for seven vehicles.

Presidential Suite 1 comes with a €200,000 certificate and Presidential Suite 2 comes with a €350,000 certificate for Armani/Casa furniture.



Presidential Suite 1 First Floor - Unit Plan

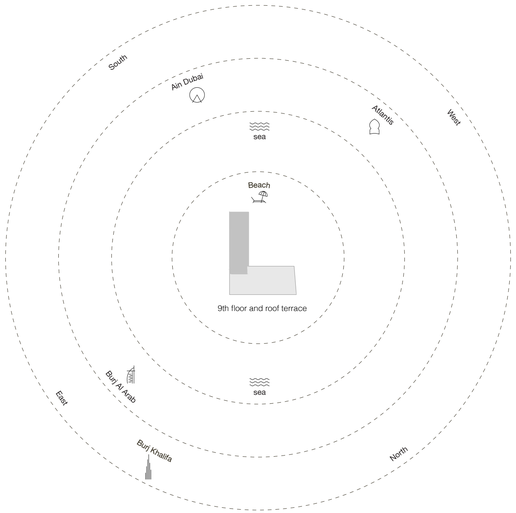
Presidential Suite 1 First Floor - Unit Plan



North

Presidential Suite 1 - Unit Details

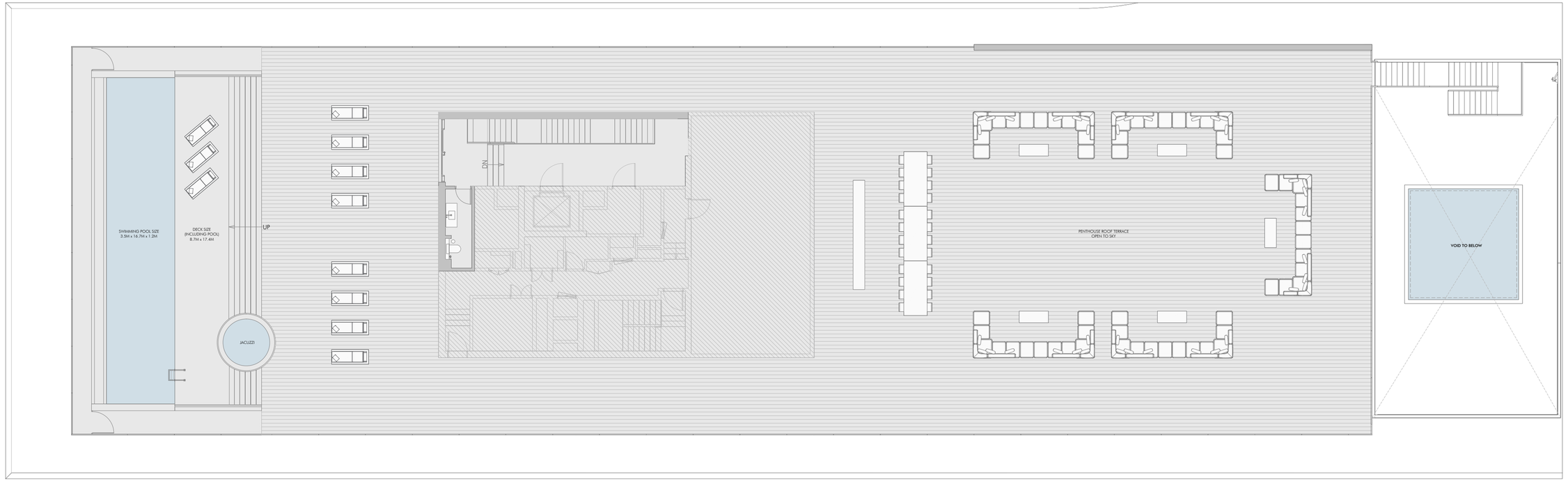
Unit Numbers	Unit Area	Balcony Area	Terrace Area	Total Area
C-901	1,283.04 m² (13,811 ft²)	535.80 m² (5,767 ft²)	1,124.33 m² (12,102 ft²)	2,943.17 m² (31,680 ft²)



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Presidential Suite 1 Roof Top Terrace - Unit Plan

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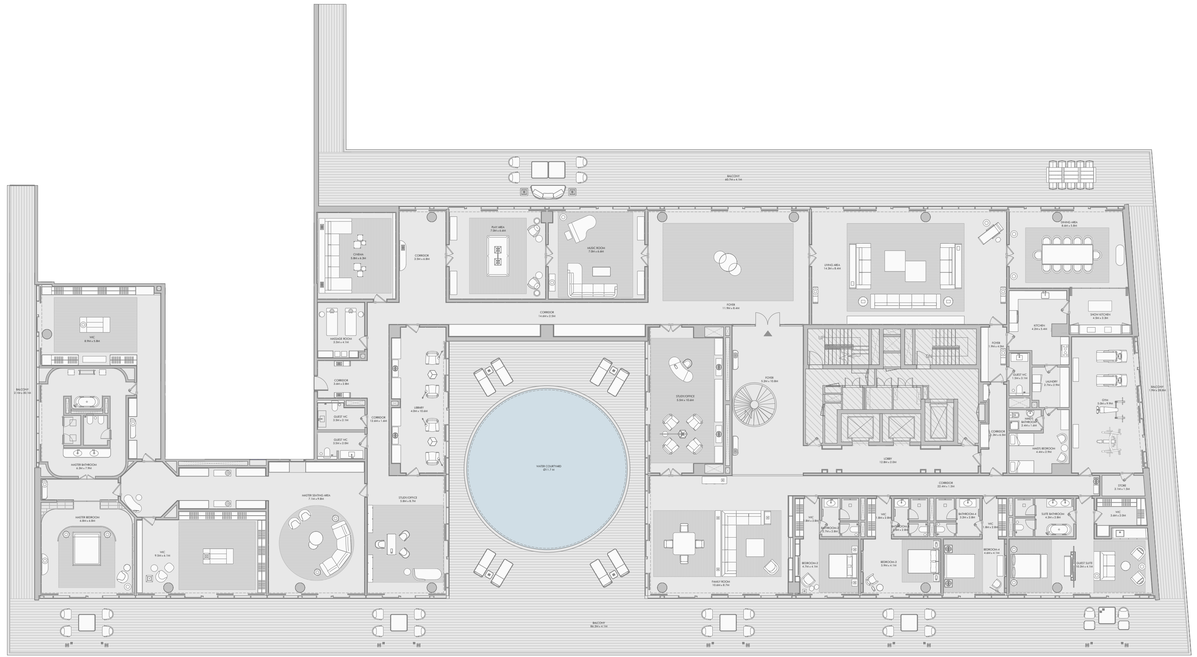
195

North



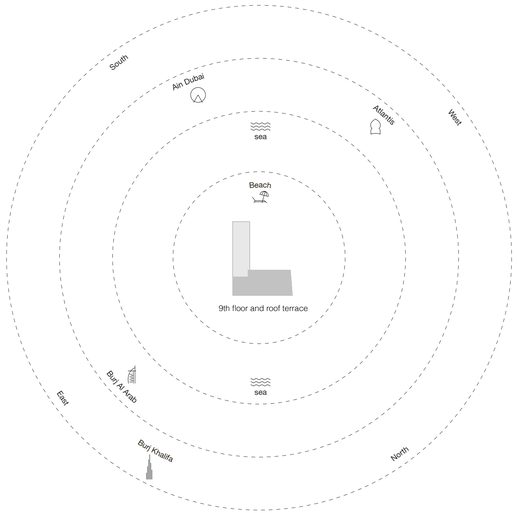
Presidential Suite 2 First Floor - Unit Plan

Presidential Suite 2 First Floor - Unit Plan



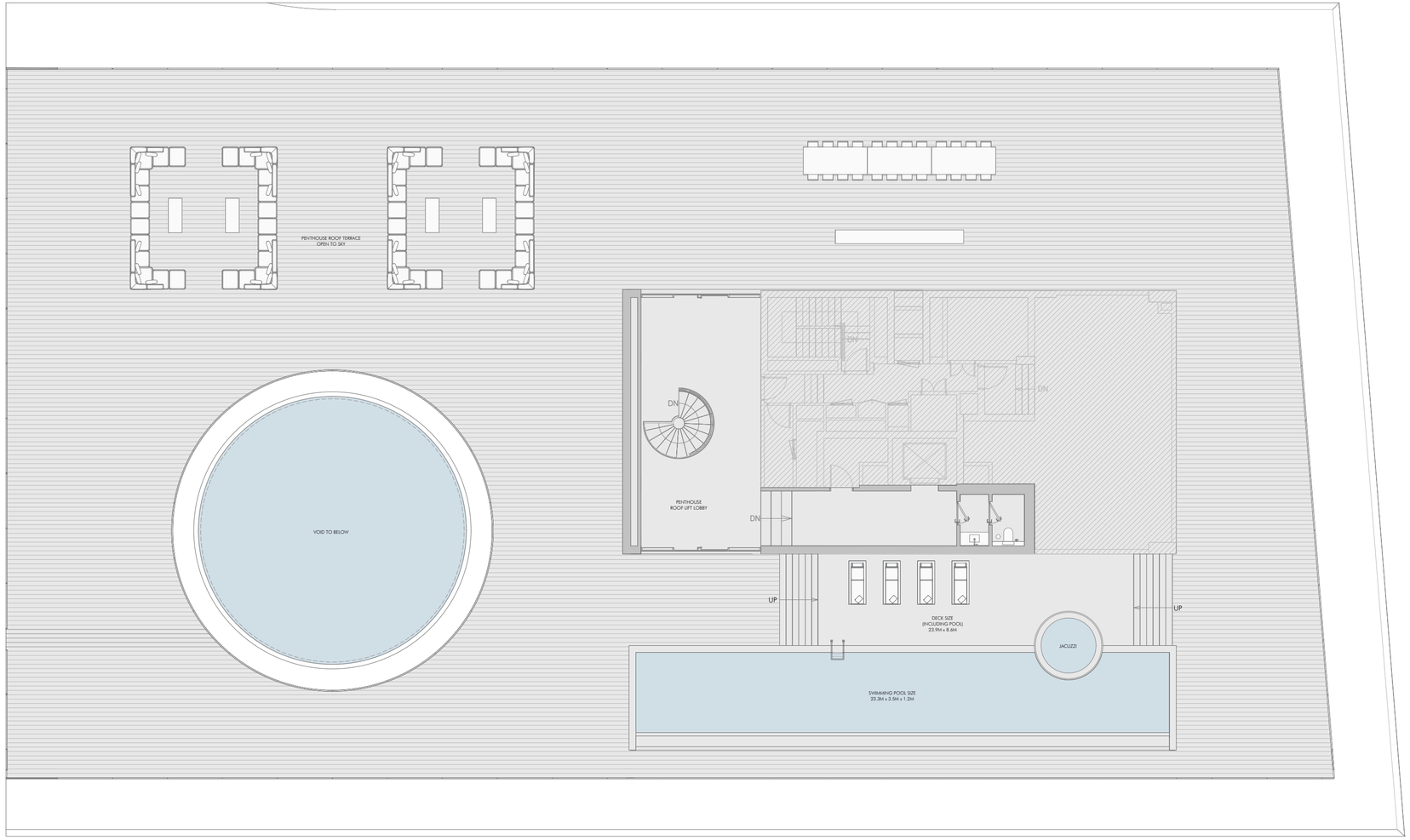
Presidential Suite 2 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Terrace Area	Total Area
A-901	1,731.86 m² (18,642 ft²)	986.86 m² (10,623 ft²)	1,363.52 m² (14,677 ft²)	4,082.24 m² (43,941 ft²)



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Presidential Suite 2 Roof Top Terrace - Unit Plan







About *Arada*

Launched in 2017 and headquartered in the UAE, Arada is the region's fastest-growing and most progressive developer. Arada was created to build communities and experiences that enrich, engage and inspire people.

Our homes are exceptionally designed and are complemented with best-in-class amenities, all provided at an accessible price point. Our prime focuses are on the intersection of community, technology and sustainability – all critical and fast- moving issues in the world today - and how these three themes can improve the lives of residents, workers and visitors in Arada's developments.

Arada has so far launched three record-breaking communities in Sharjah, Aljada, Nasma Residences and Masaar, as well as Jouri Hills at Jumeirah Golf Estates in Dubai, and a fifth project, Armani Beach Residences at Palm Jumeirah.

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