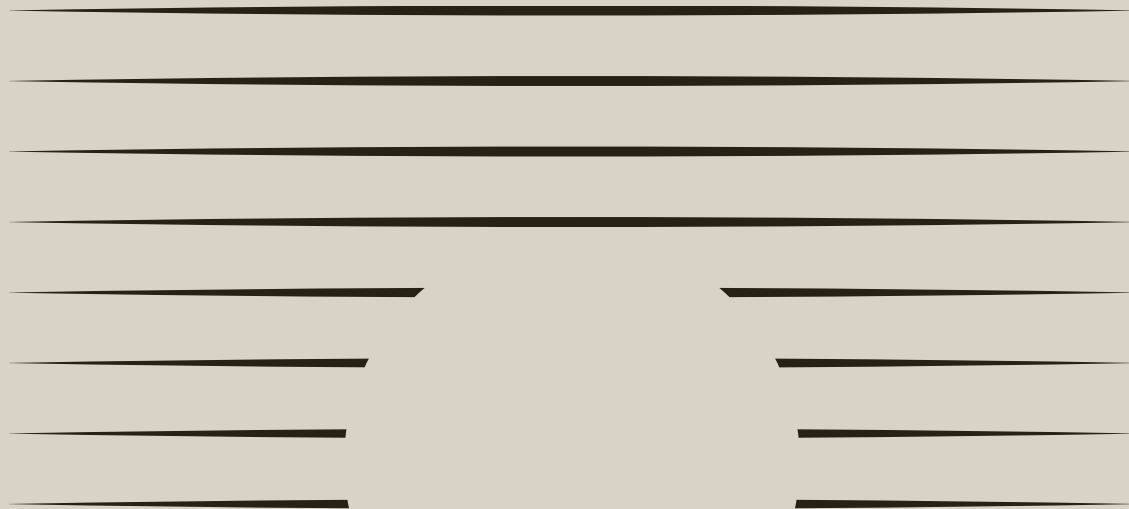


# ARMANI

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 function room, cigar lounge 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
- Stylish and elegant cigar lounge based in a library setting
- Private beach with accompanying amenities, including food and beverage services, beach attendants, beach lounge chairs and umbrellas
- Compact movie theatre and children's playroom
- Large-scale multi-purpose function room and display kitchen with panoramic sea views available for residents' usage
- Extensive water features at ground-floor and first-floor level
- Signature lobby with double-height void with 24-hour concierge, 24-hour 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. In addition, all owners may choose between a light and dark overall design palette for their furnishings.

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.









## The tone of status *is deeply personal*

Armani/Casa has carefully selected two exclusive design interior collections from which residence owners can choose.

The stronger appeal of the darker Bridge collection comes with an elegant combination of materials, with natural stone for the worktops, sukupira and oak wood for the structures and interiors, glass, lacquered or woven textured bronze for the doors, and lacquered technical fabrics for the facing.

For a lighter palette, the Checkers collection's subtle taste of traditional precious natural woods, exclusive lacquers and textured, multiline back-painted glass are combined with natural stone giving it a multi-dimensional effect.

# 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.

Electrical vehicle charges will also be available for residents.

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# 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.

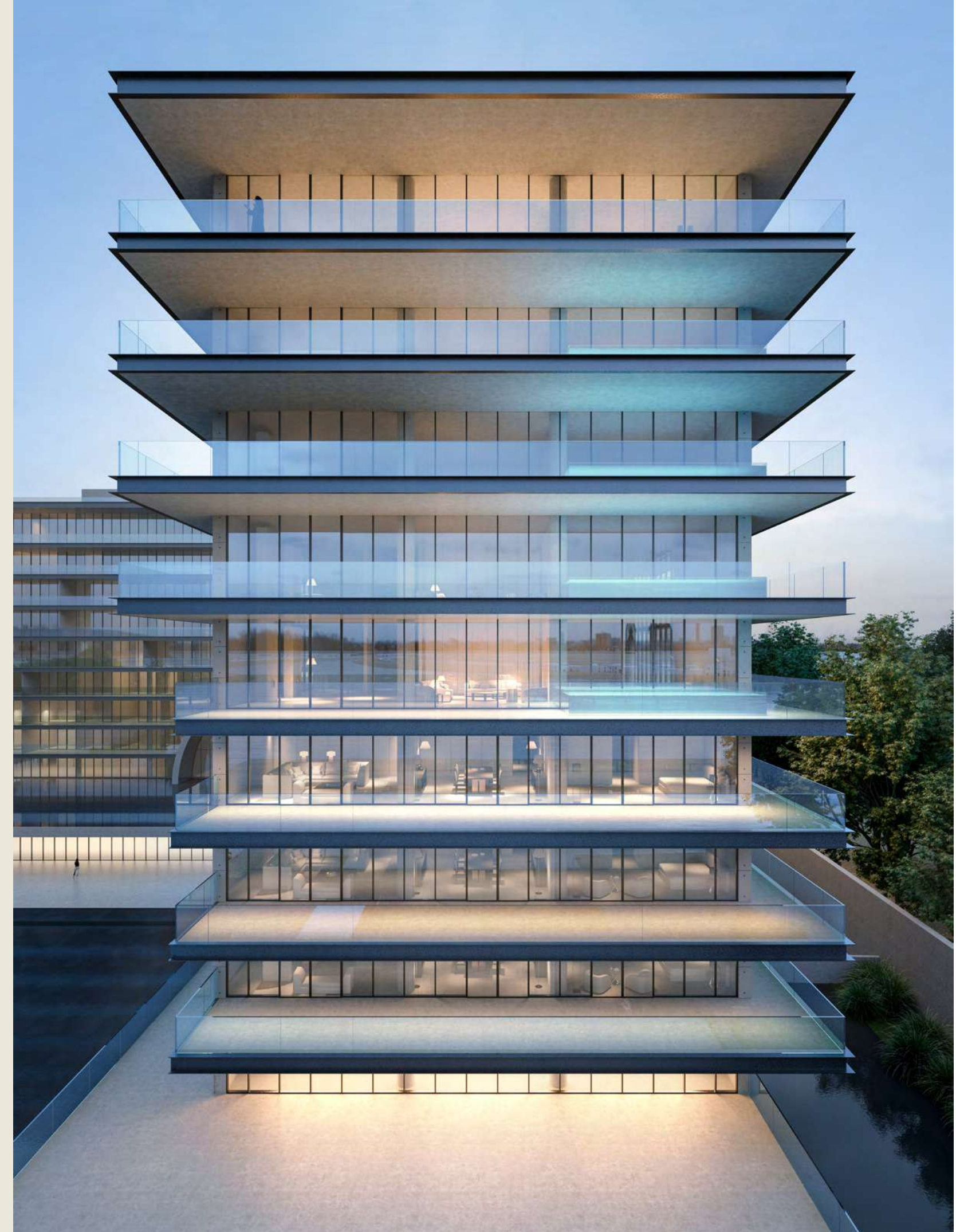


# Refined living *at Palm Jumeirah*

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



## Executive luxury *with two bedrooms*

Designed with style and featuring the finest, tasteful finishings, these two-bedroom residences make a statement that suggests status.

Beautifully arranged, ample living spaces invite lazy weekends taking the views with a partner, or sharing well-earned evenings with friends as the sun sets over the ocean.

Add a touch of your own taste to the décor with a choice of furnishings included with the purchase of every unit.

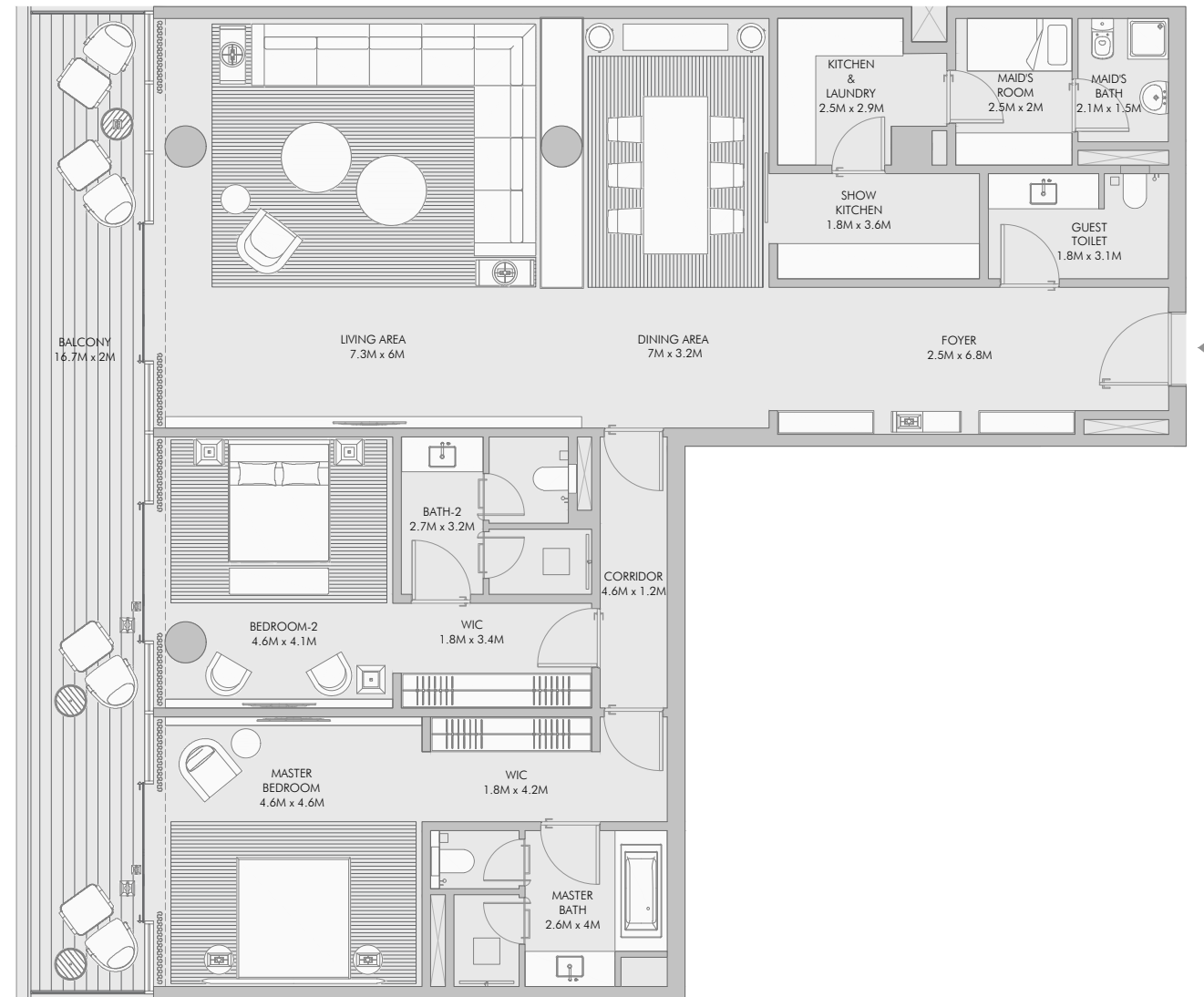
All two-bedroom residences come with a €25,000 certificate for Armani/Casa furniture.







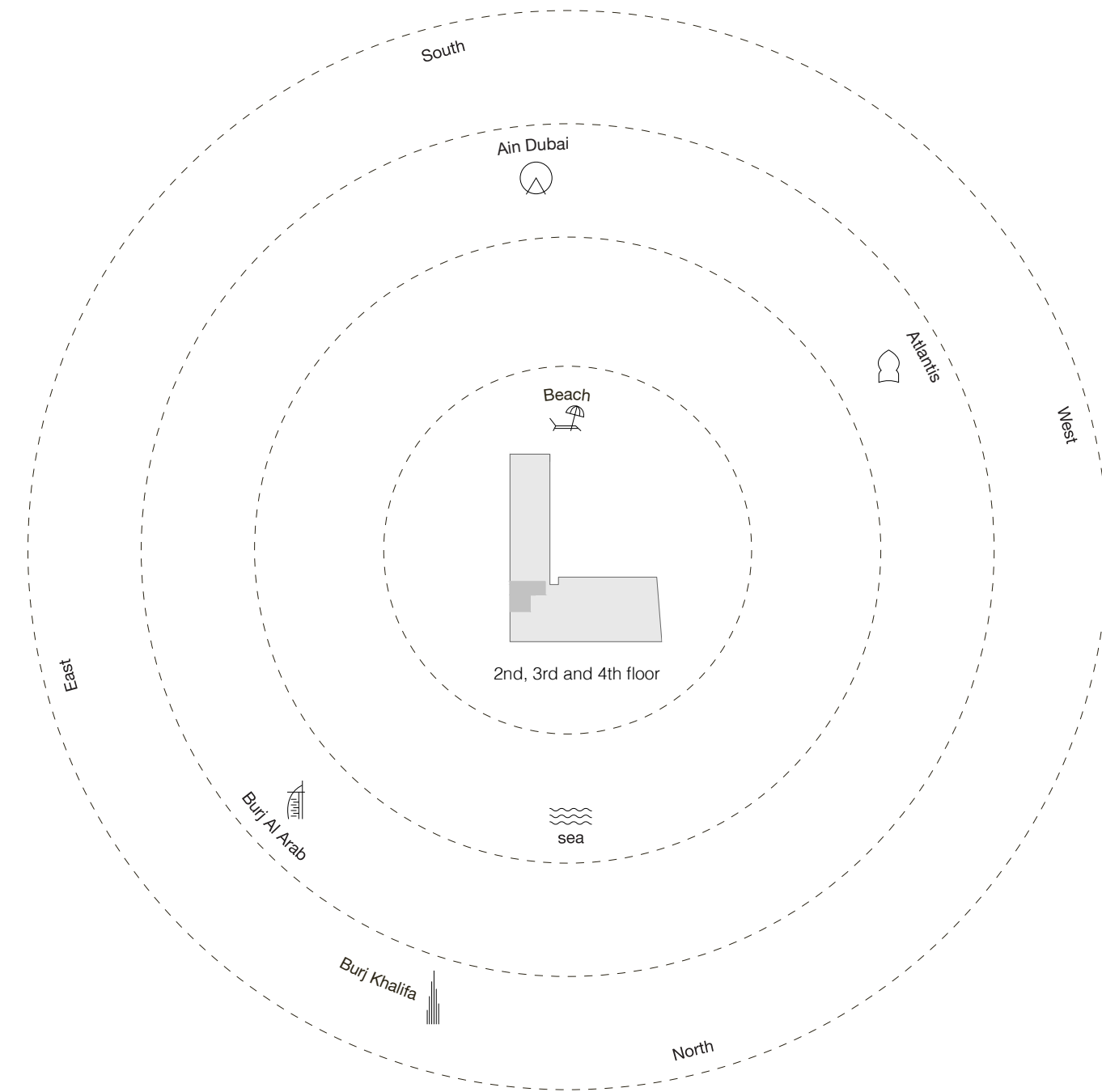
## Two Bedroom Type A - Floor Plan



50

## Two Bedroom Type A - Unit Details

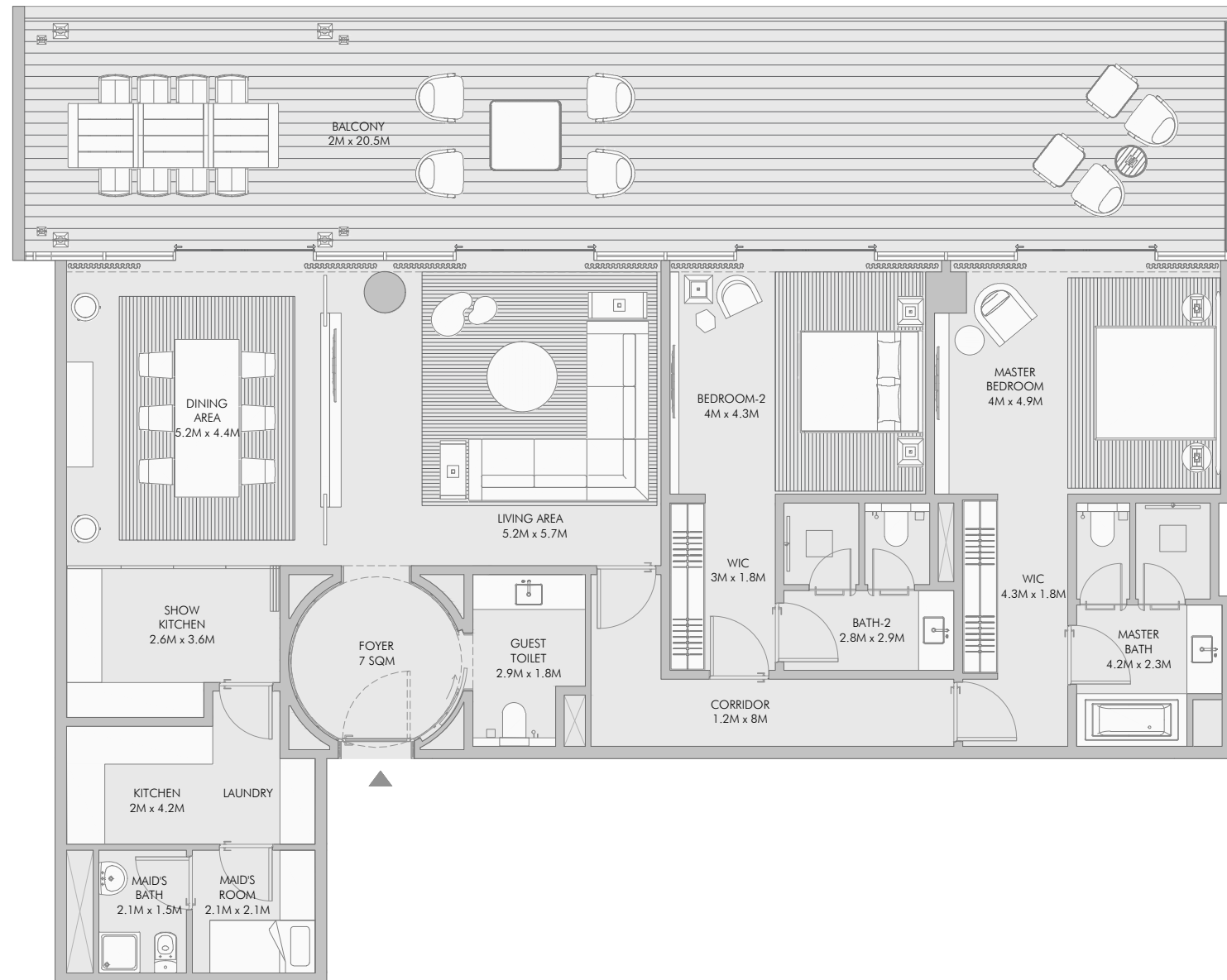
Unit Numbers	Unit Area	Balcony Area	Total Area
B-202, B-302, B-402	213.08 m <sup>2</sup> ( 2,294 sqft )	033.72 m <sup>2</sup> ( 363 sqft )	246.80 m <sup>2</sup> ( 2,657 sqft )



51

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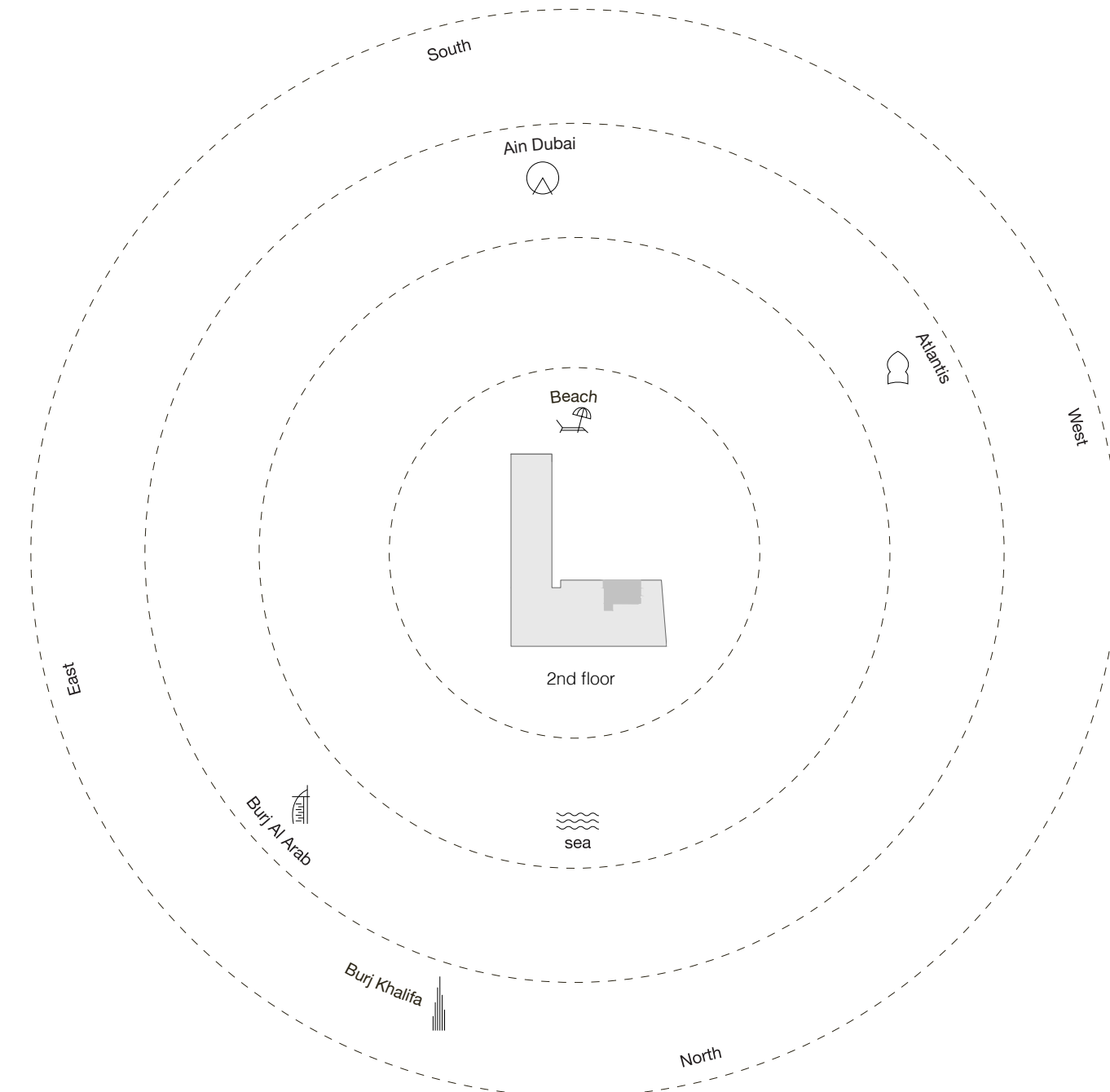
## Two Bedroom Type B - Floor Plan



52

## Two Bedroom Type B - Unit Details

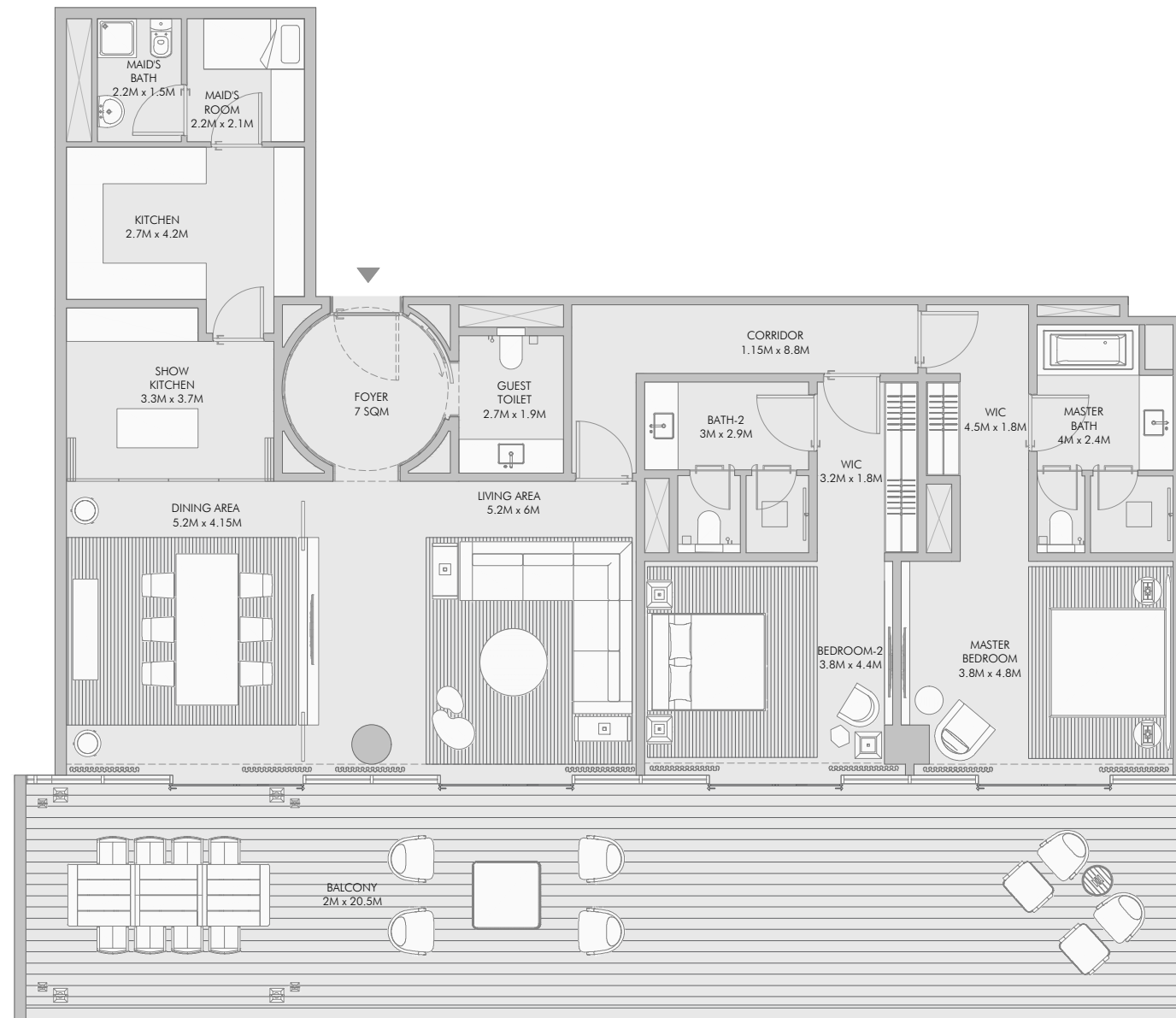
Unit Numbers	Unit Area	Balcony Area	Total Area
A-202	187.76 m <sup>2</sup> ( 2,021 sqft )	084.11 m <sup>2</sup> ( 905 sqft )	271.87 m <sup>2</sup> ( 2,926 sqft )



53

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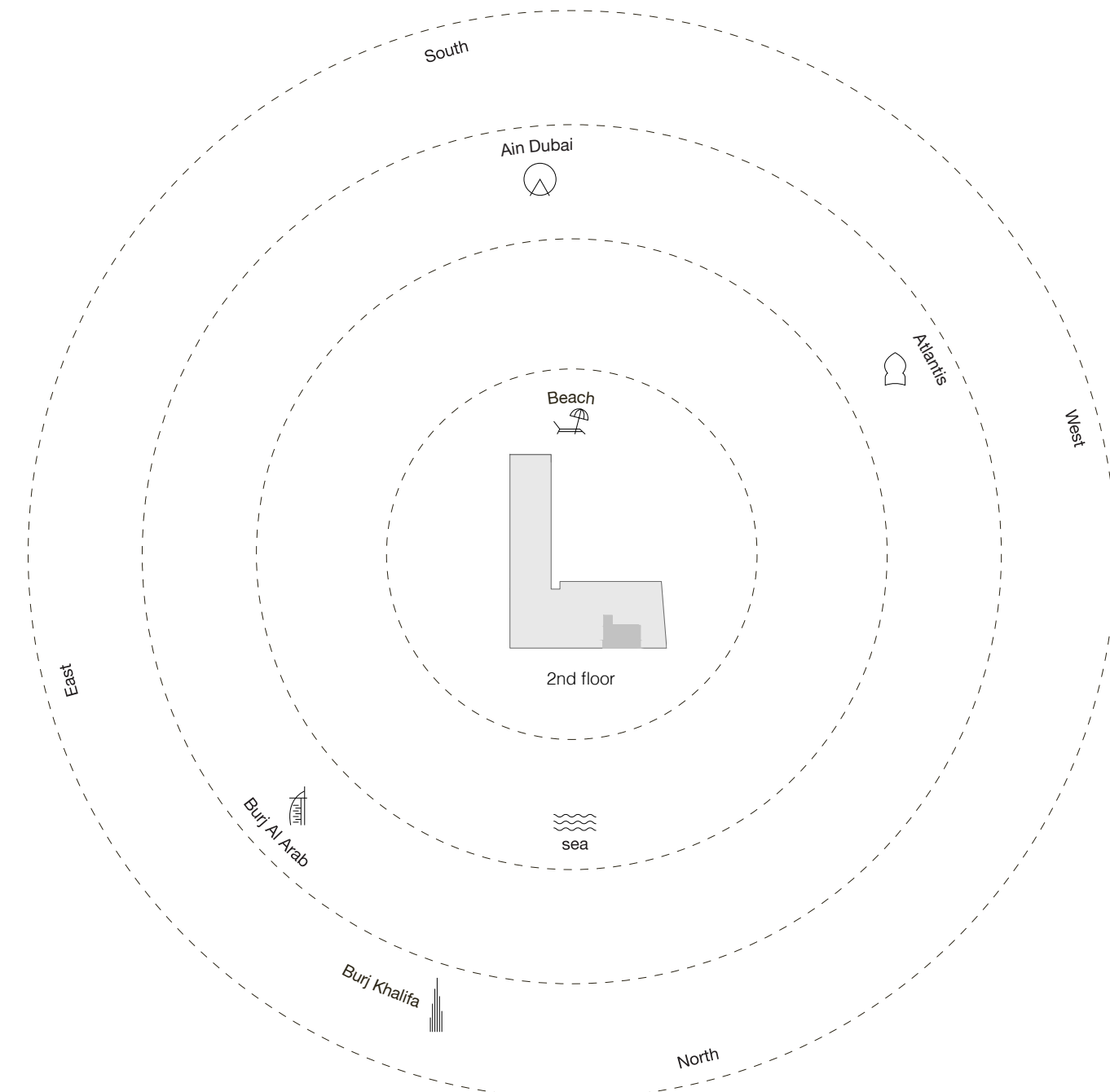
## Two Bedroom Type C - Floor Plan



54

## Two Bedroom Type C - Unit Details

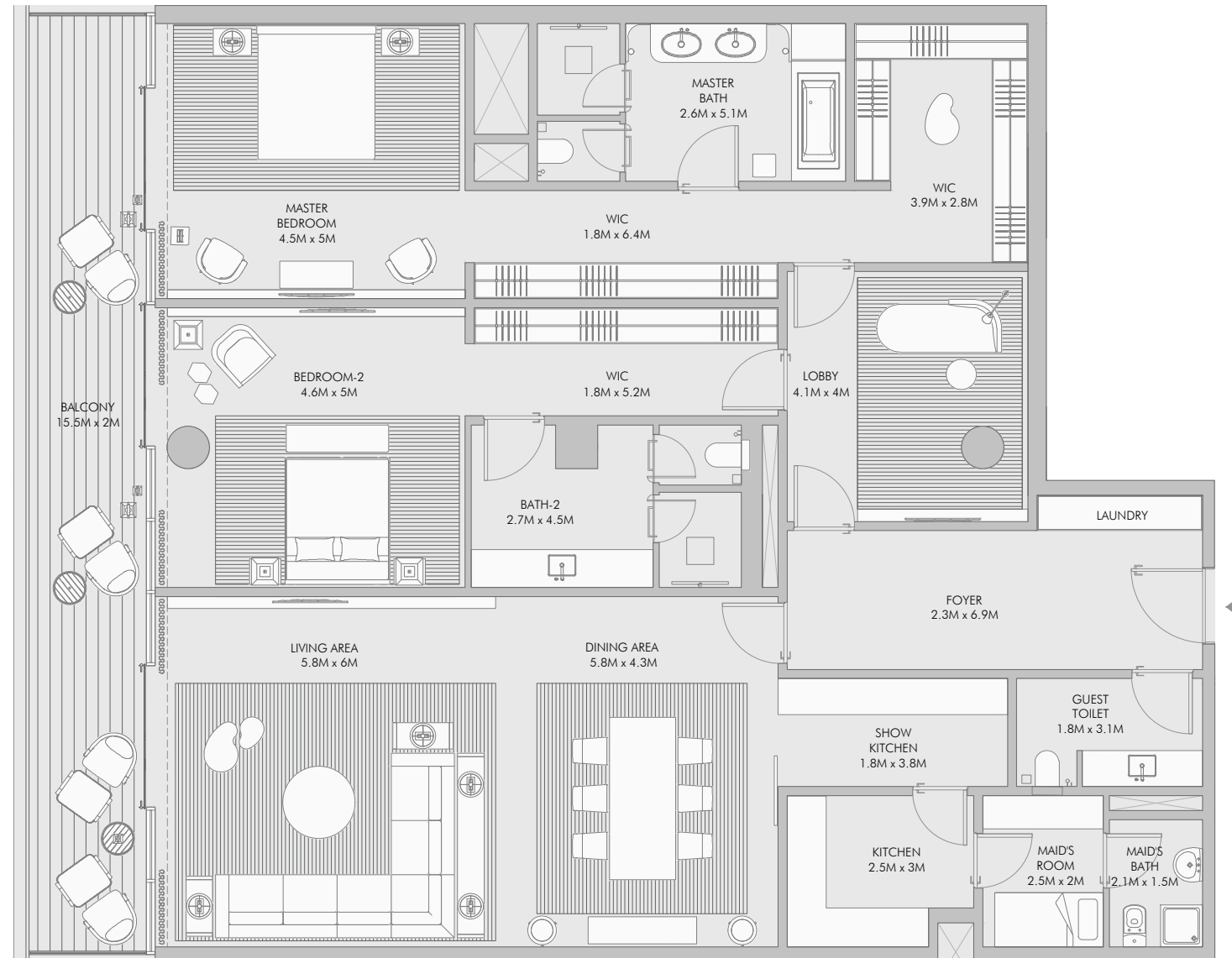
Unit Numbers	Unit Area	Balcony Area	Total Area
A-201	191.34 m <sup>2</sup> ( 2,060 sqft )	084.12 m <sup>2</sup> ( 905 sqft )	275.46 m <sup>2</sup> ( 2,965 sqft )



55

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## Two Bedroom Type D - Floor Plan



56

## Two Bedroom Type D - Unit Details

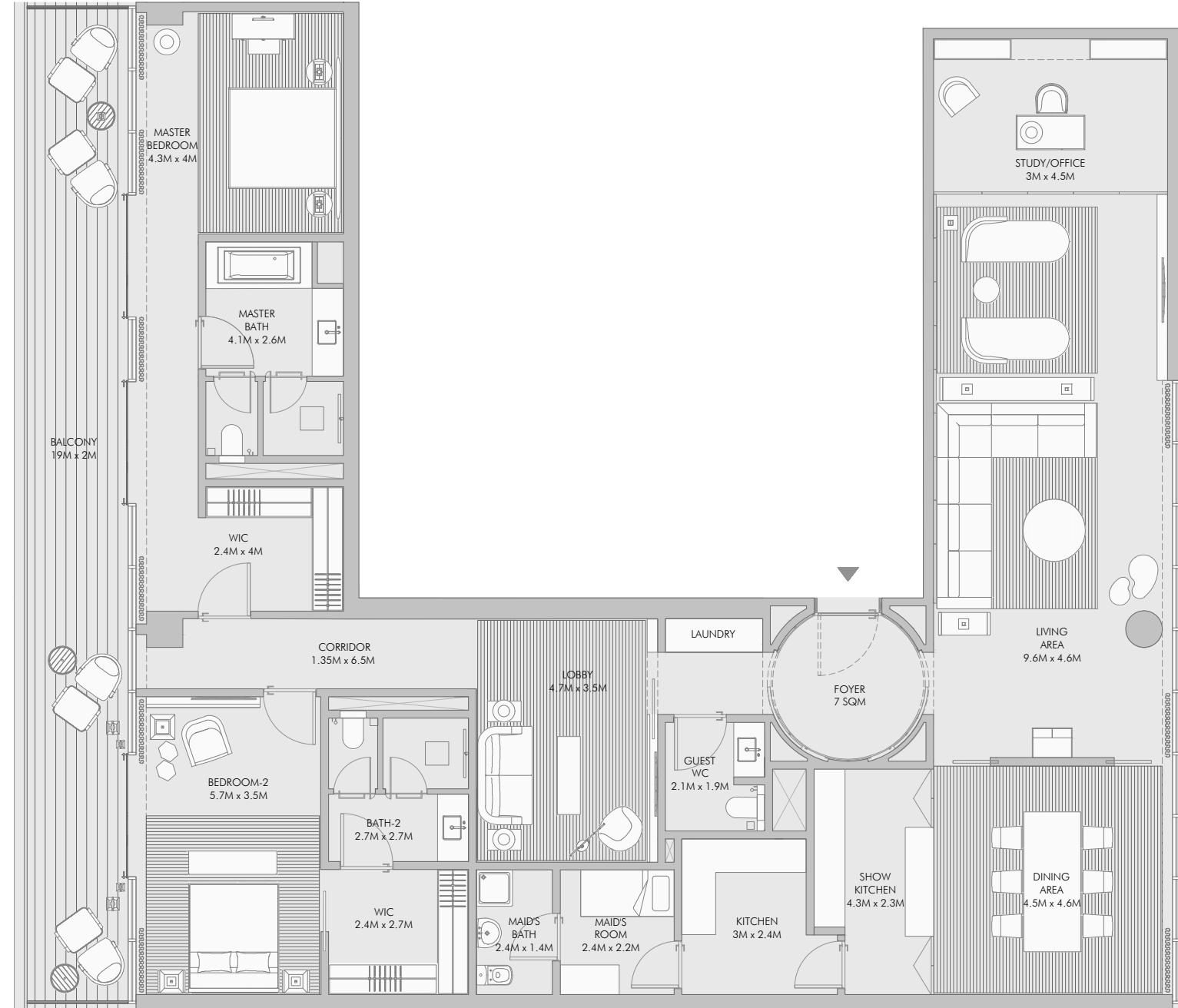
Unit Numbers	Unit Area	Balcony Area	Total Area
B-203, B-303, B-403	247.25 m <sup>2</sup> ( 2,661 sqft )	031.26 m <sup>2</sup> ( 337 sqft )	278.51 m <sup>2</sup> ( 2,998 sqft )



57

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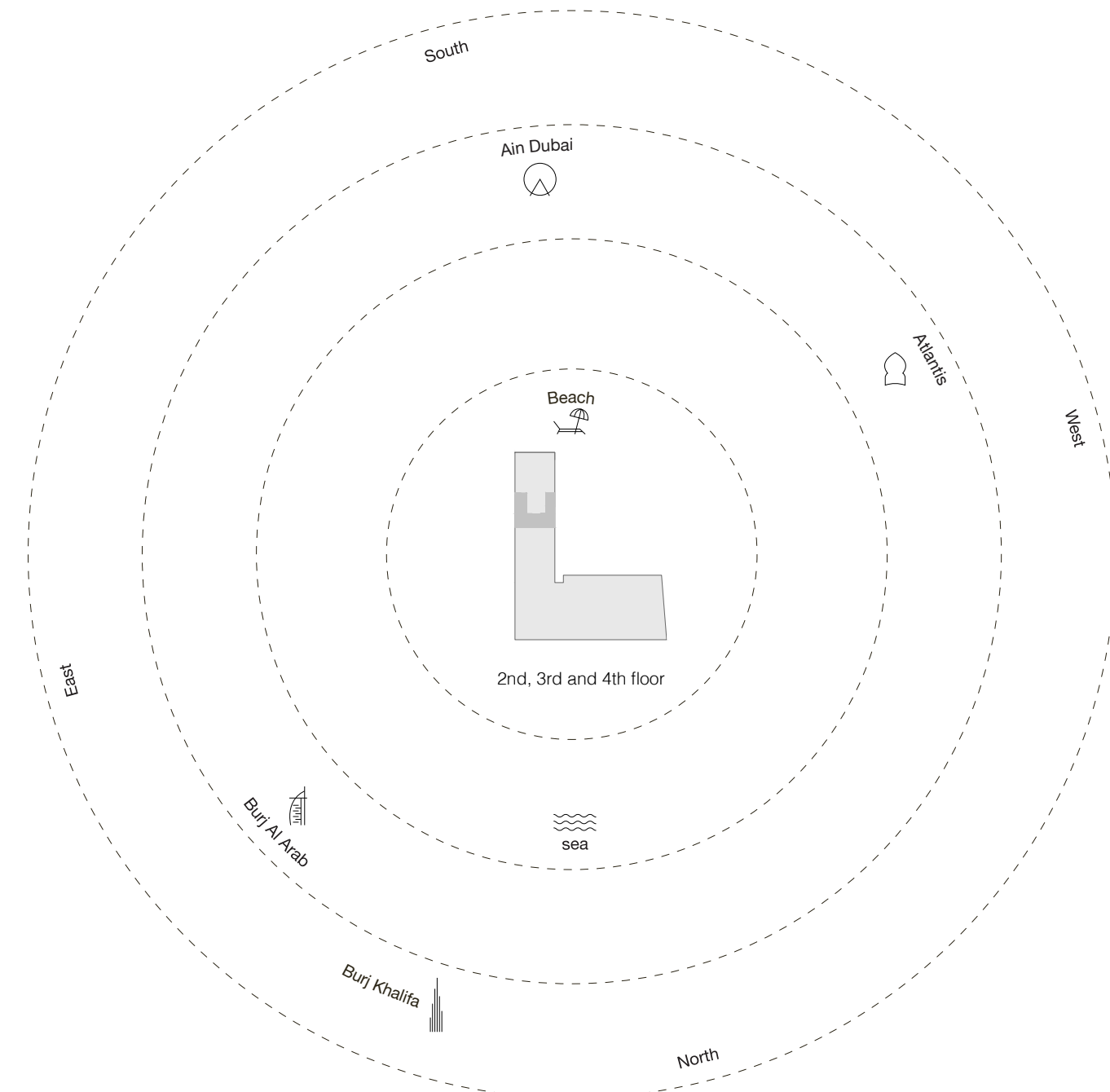
## Two Bedroom Type E - Floor Plan



58

## Two Bedroom Type E - Unit Details

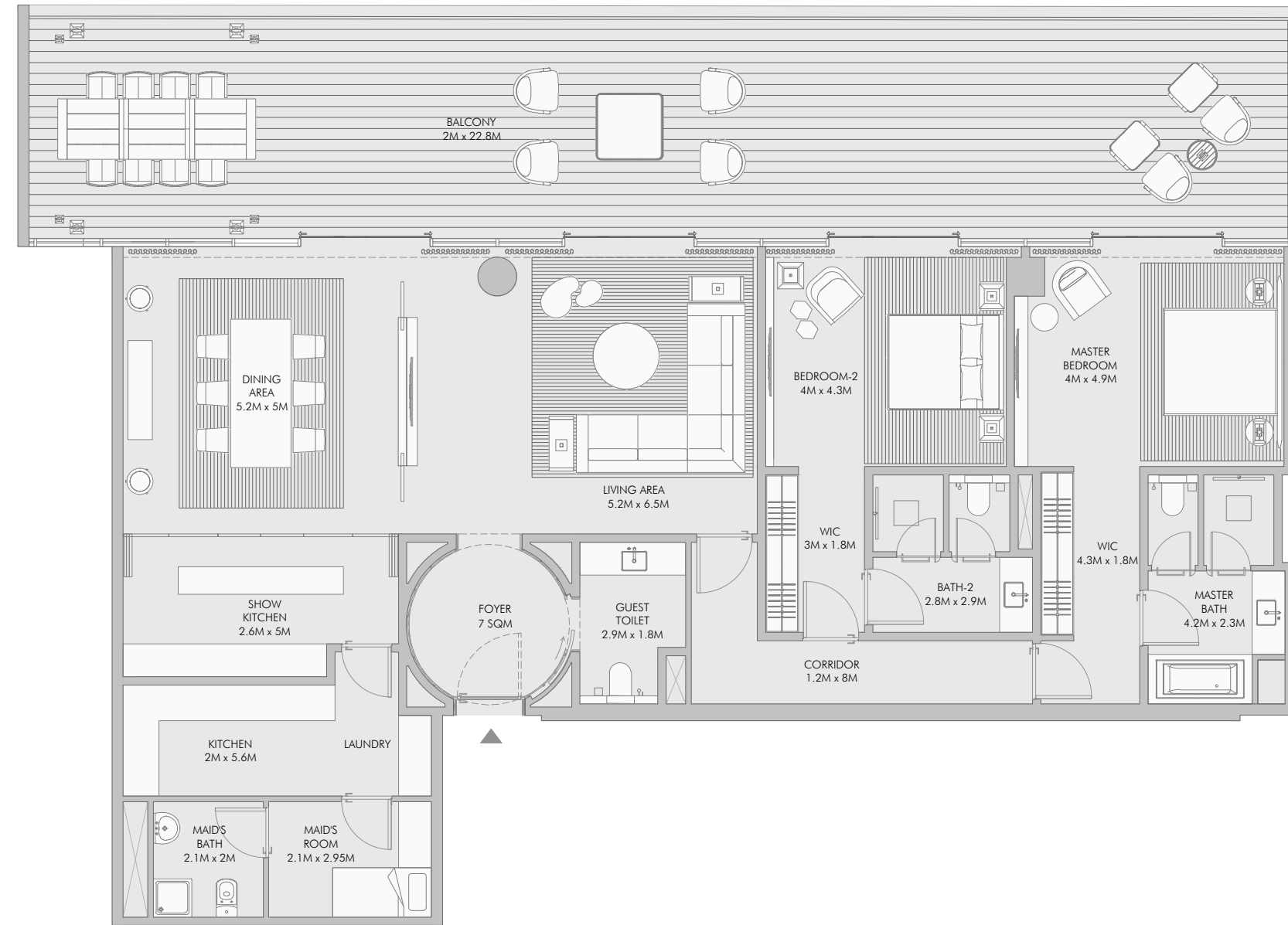
Unit Numbers	Unit Area	Balcony Area	Total Area
C-201, C-301, C-401	253.38 m <sup>2</sup> ( 2,727 sqft )	038.64 m <sup>2</sup> ( 416 sqft )	292.02 m <sup>2</sup> ( 3,143 sqft )



59

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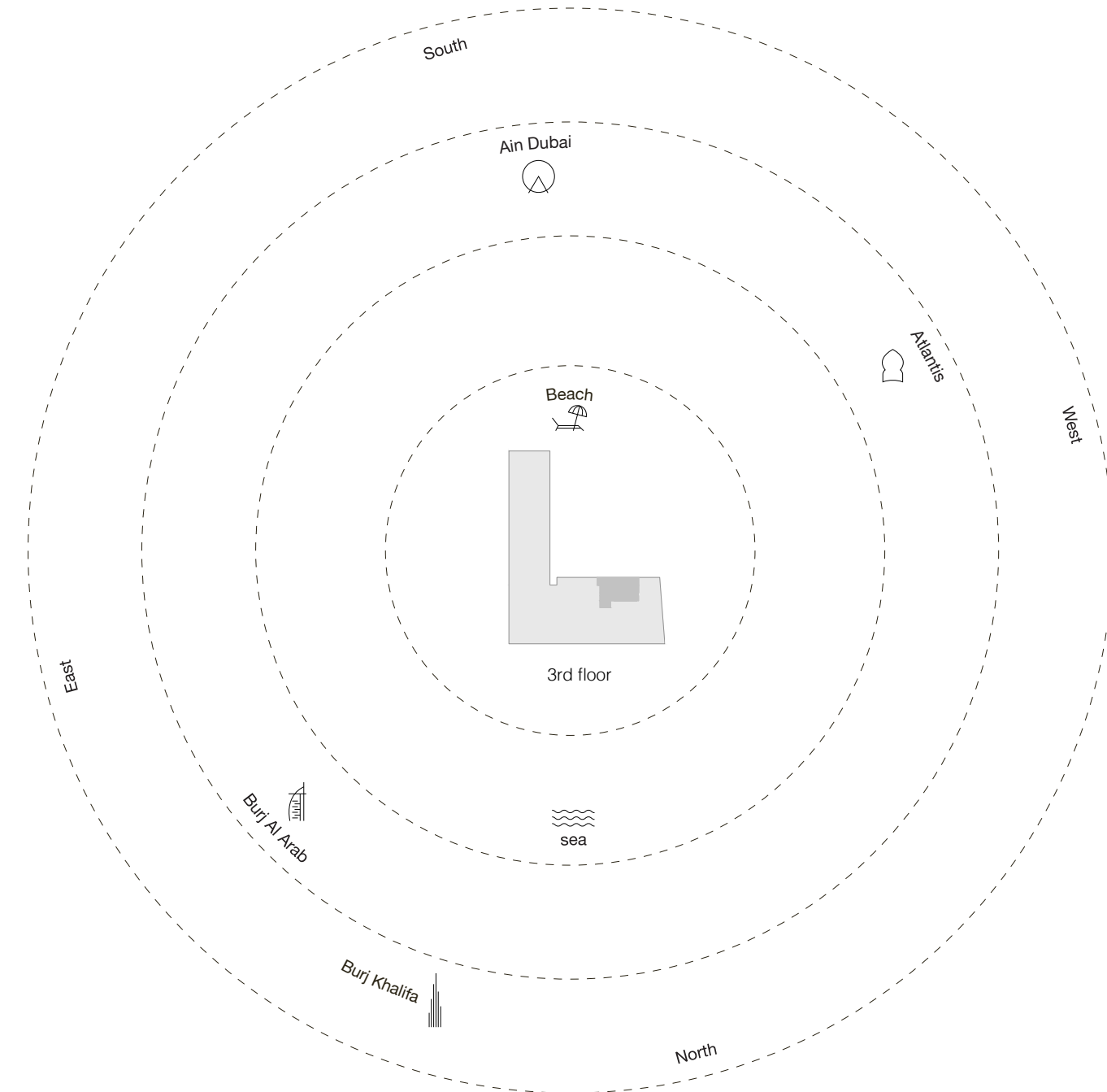
## Two Bedroom Type F - Floor Plan



60

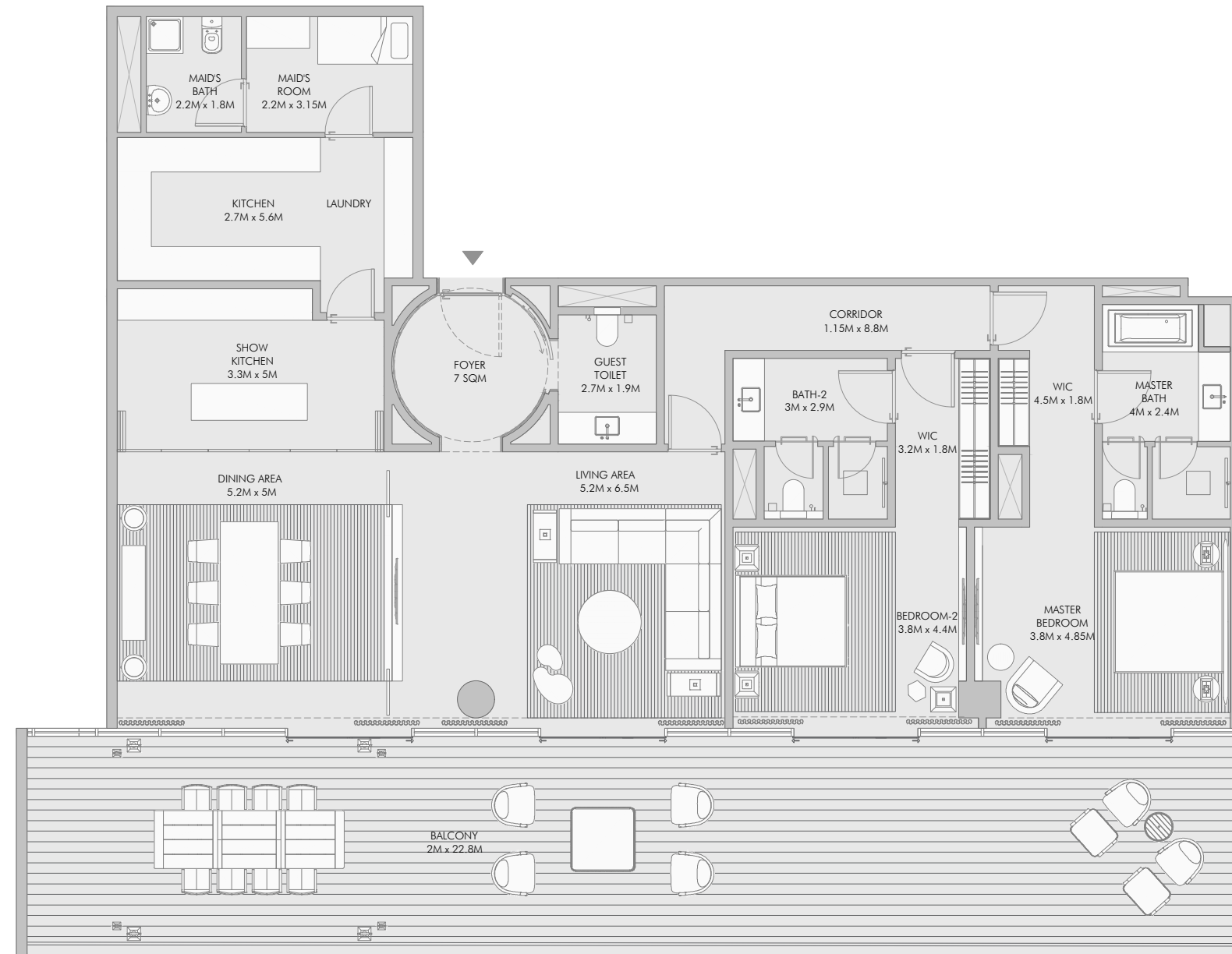
## Two Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-302	204.56 m <sup>2</sup> ( 2,202 sqft )	094.07 m <sup>2</sup> ( 1,012 sqft )	298.63 m <sup>2</sup> ( 3,214 sqft )



61

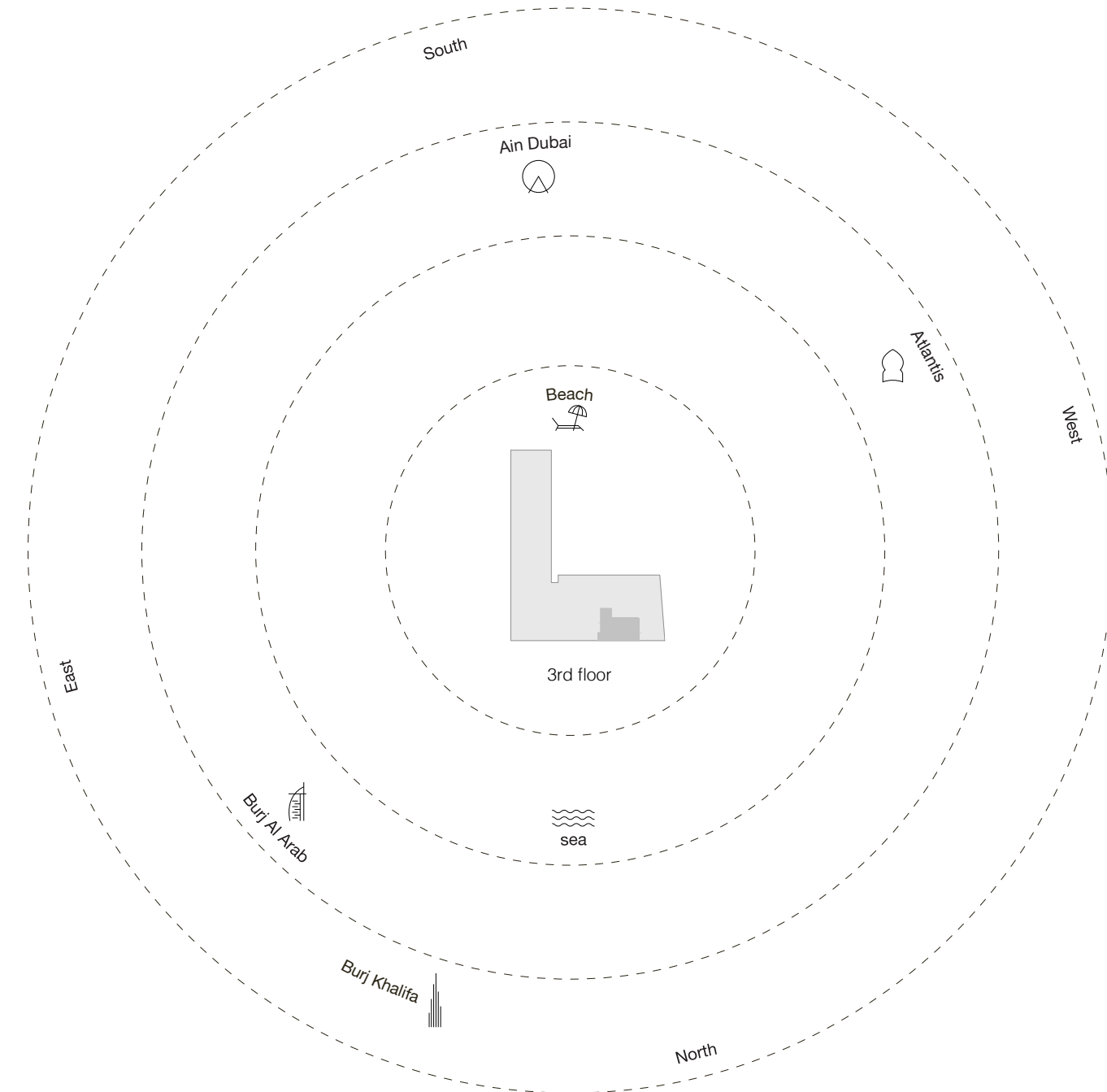
## Two Bedroom Type G - Floor Plan



62

## Two Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-301	209.97 m <sup>2</sup> ( 2,260 sqft )	094.13 m <sup>2</sup> ( 1,013 sqft )	304.10 m <sup>2</sup> ( 3,273 sqft )

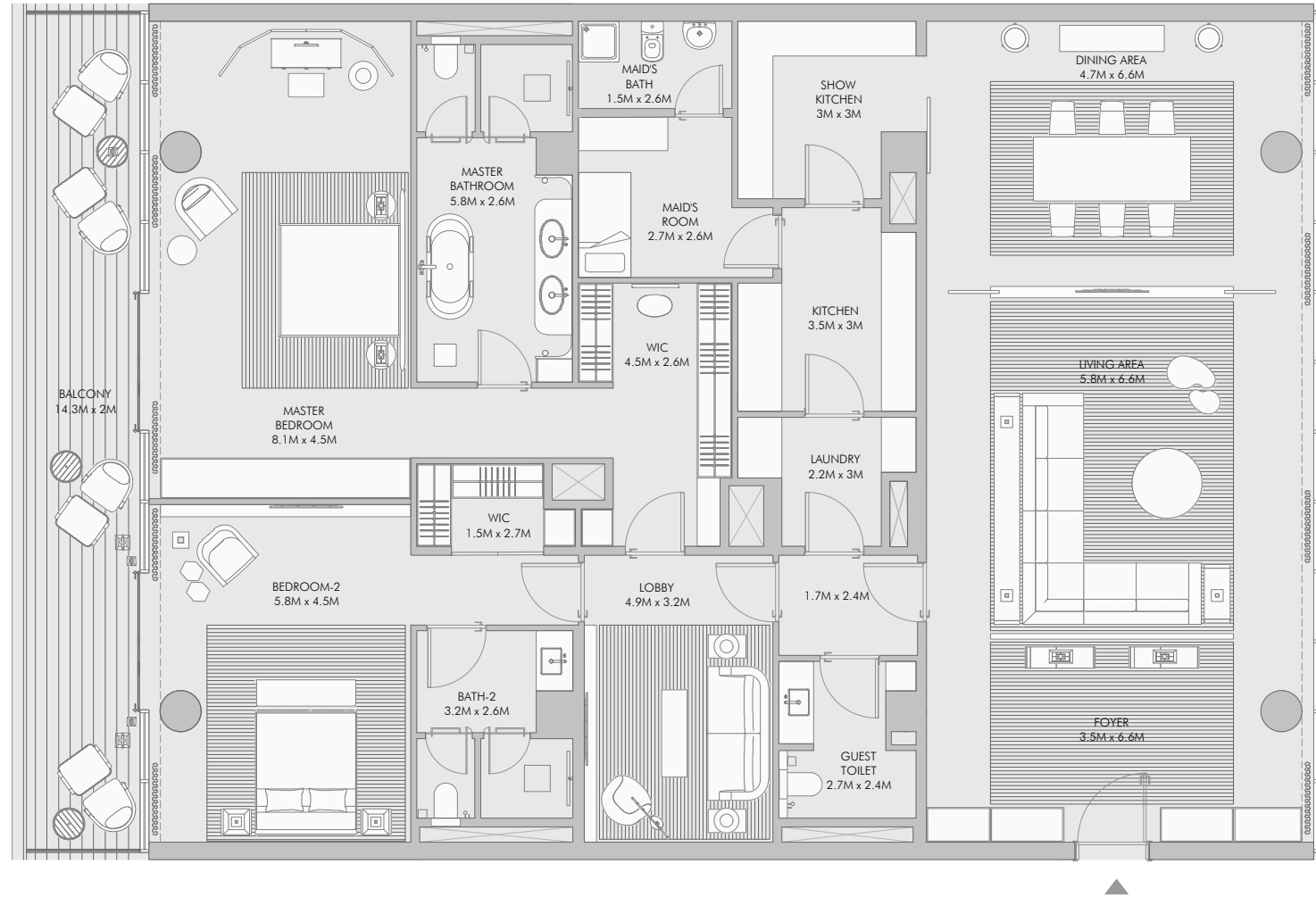


63

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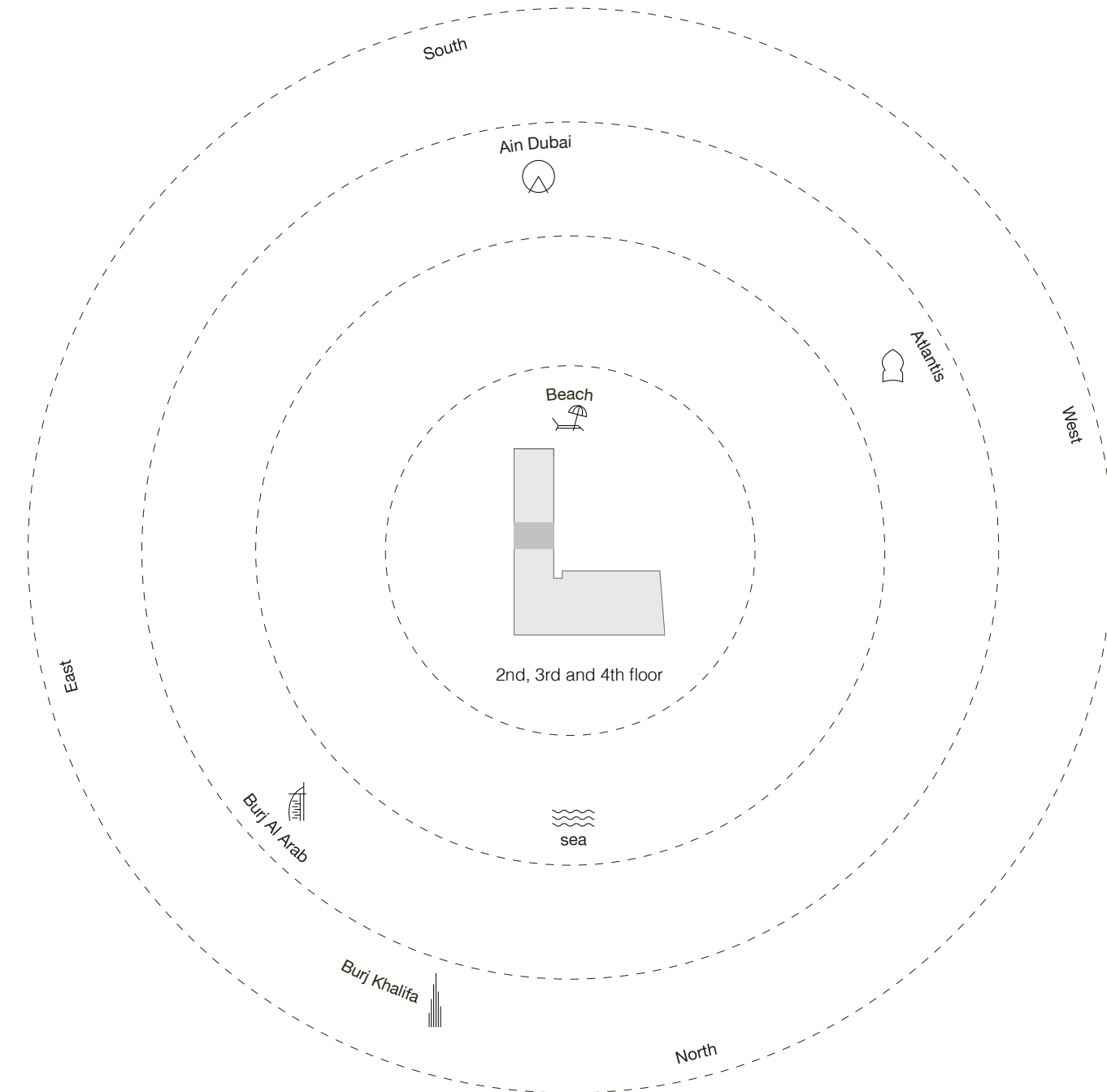
## Two Bedroom Type H - Floor Plan



64

## Two Bedroom Type H - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-204, B-304, B-404	285.01 m <sup>2</sup> ( 3,068 sqft )	029.04 m <sup>2</sup> ( 312 sqft )	314.05 m <sup>2</sup> ( 3,380 sqft )



65









## 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.

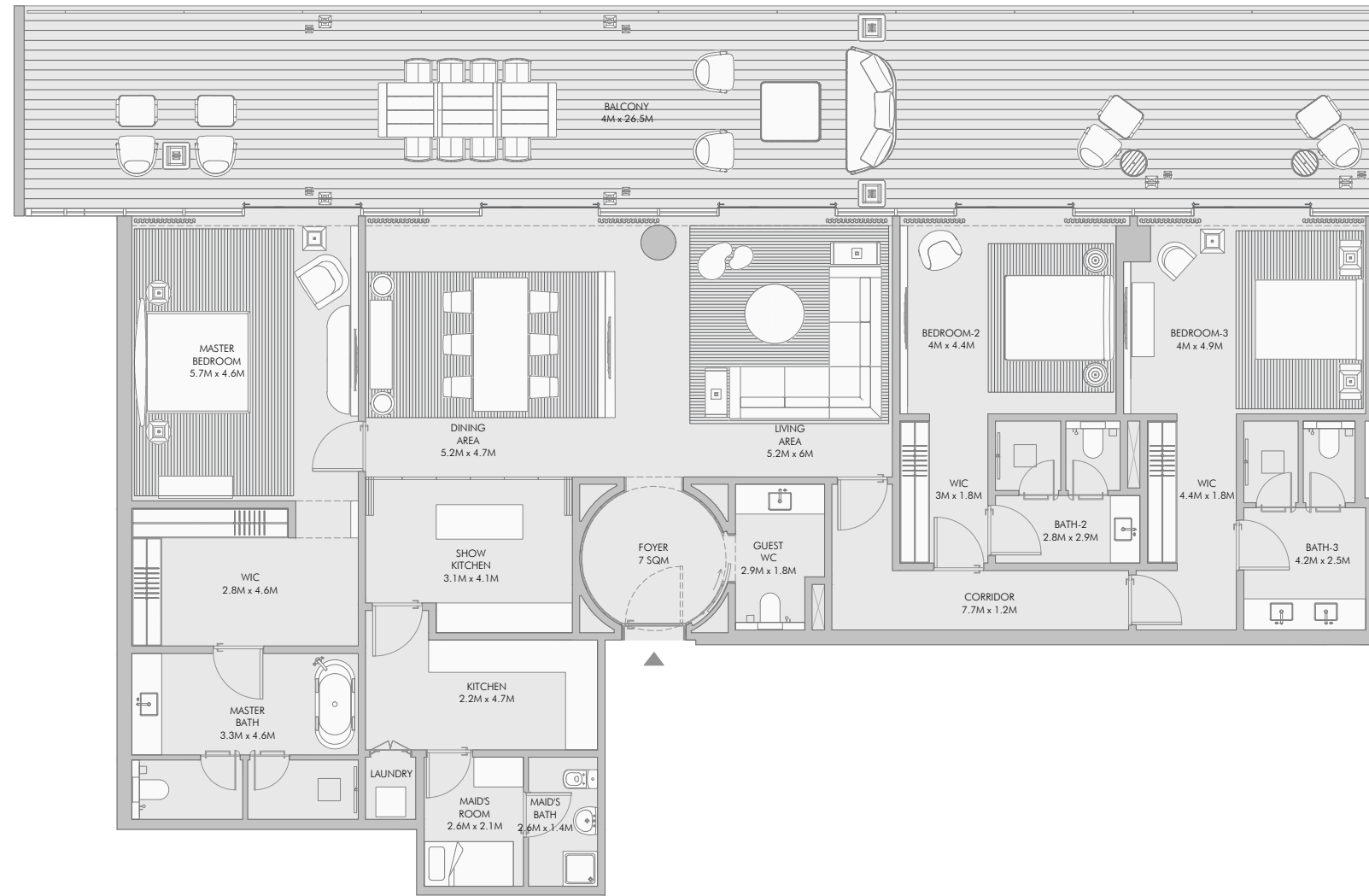
Every detail is designed to pamper and delight as a sprawling terrace provides ample space for entertaining guests or simply relaxing under the sun.

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





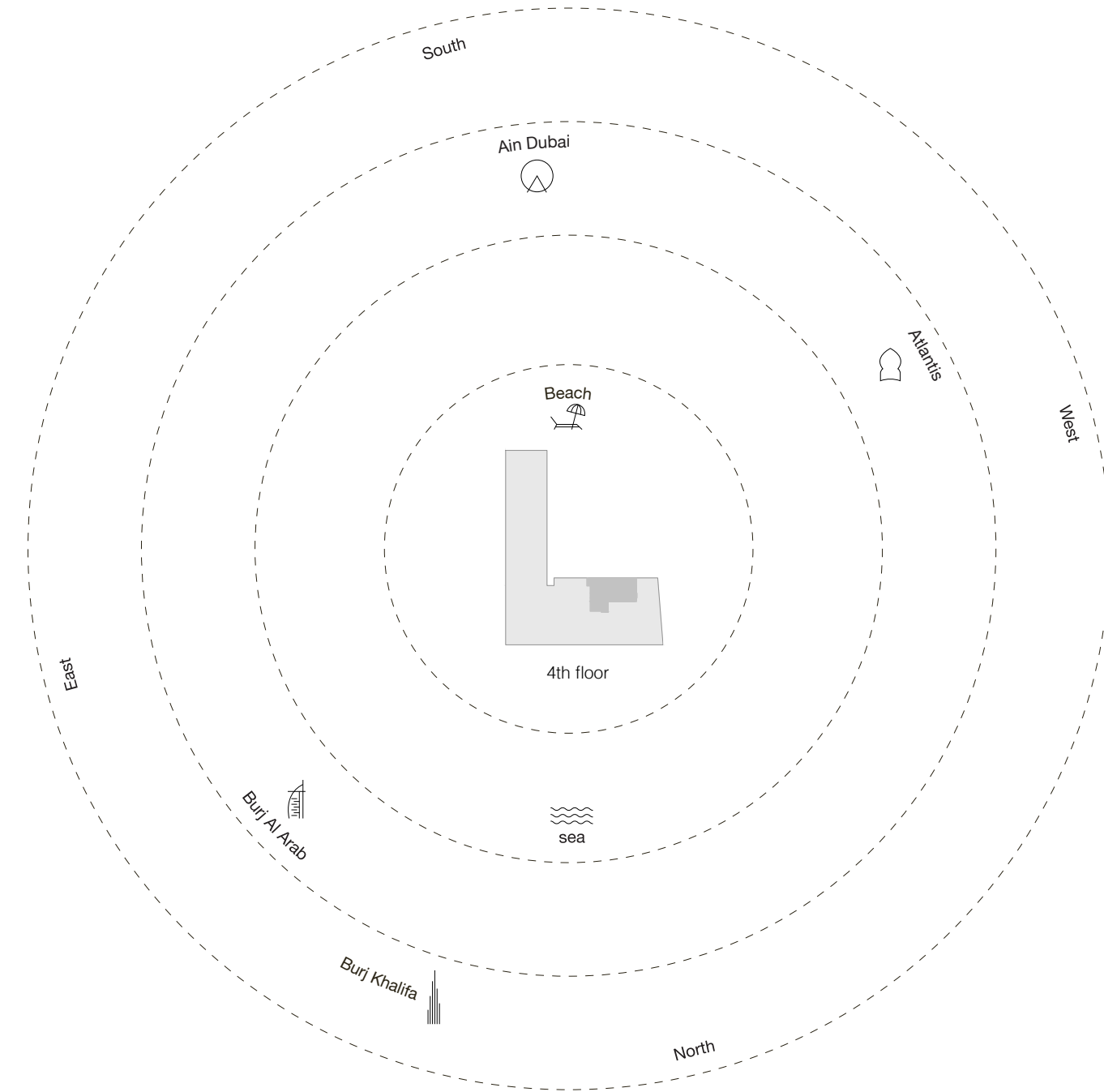
### Three Bedroom Type A - Floor Plan



78

### Three Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-402	257.53 m <sup>2</sup> ( 2,772 sqft )	114.33 m <sup>2</sup> ( 1,231 sqft )	371.86 m <sup>2</sup> ( 4,003 sqft )



79

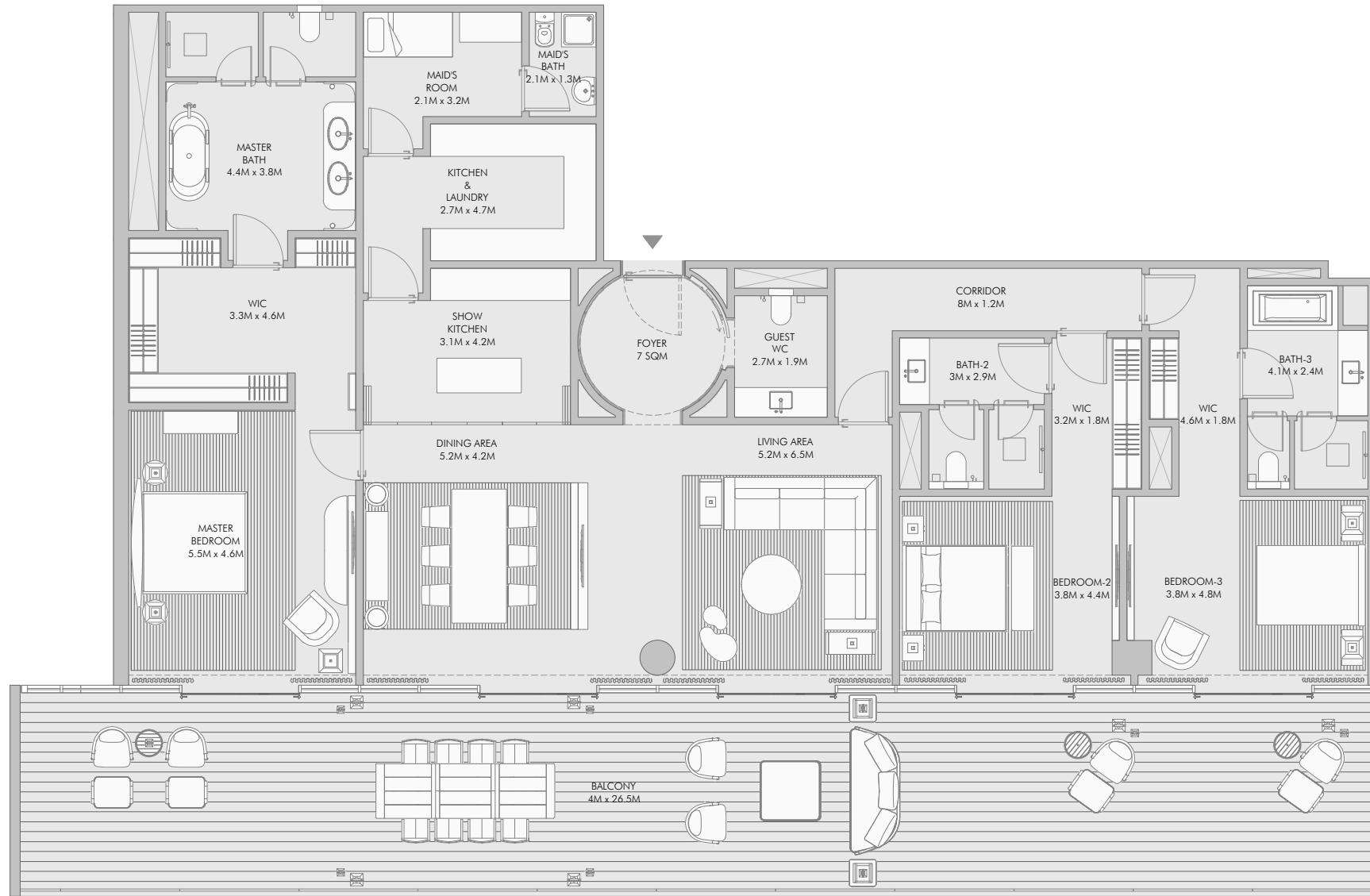


## Three Bedroom Type B - Floor Plan

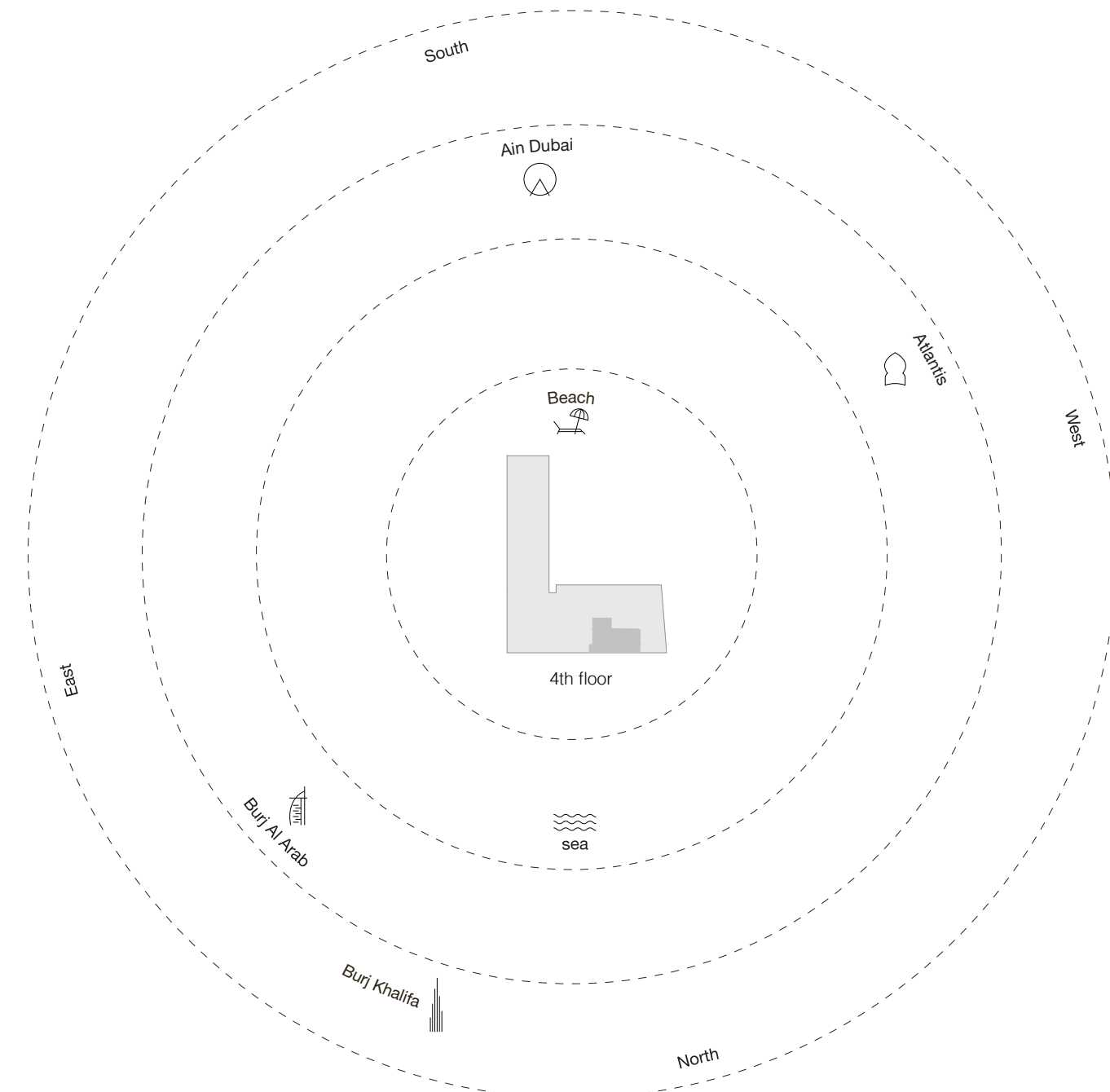
## Three Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-401	262.70 m <sup>2</sup> ( 2,828 sqft )	114.55 m <sup>2</sup> ( 1,233 sqft )	377.25 m <sup>2</sup> ( 4,061 sqft )

80

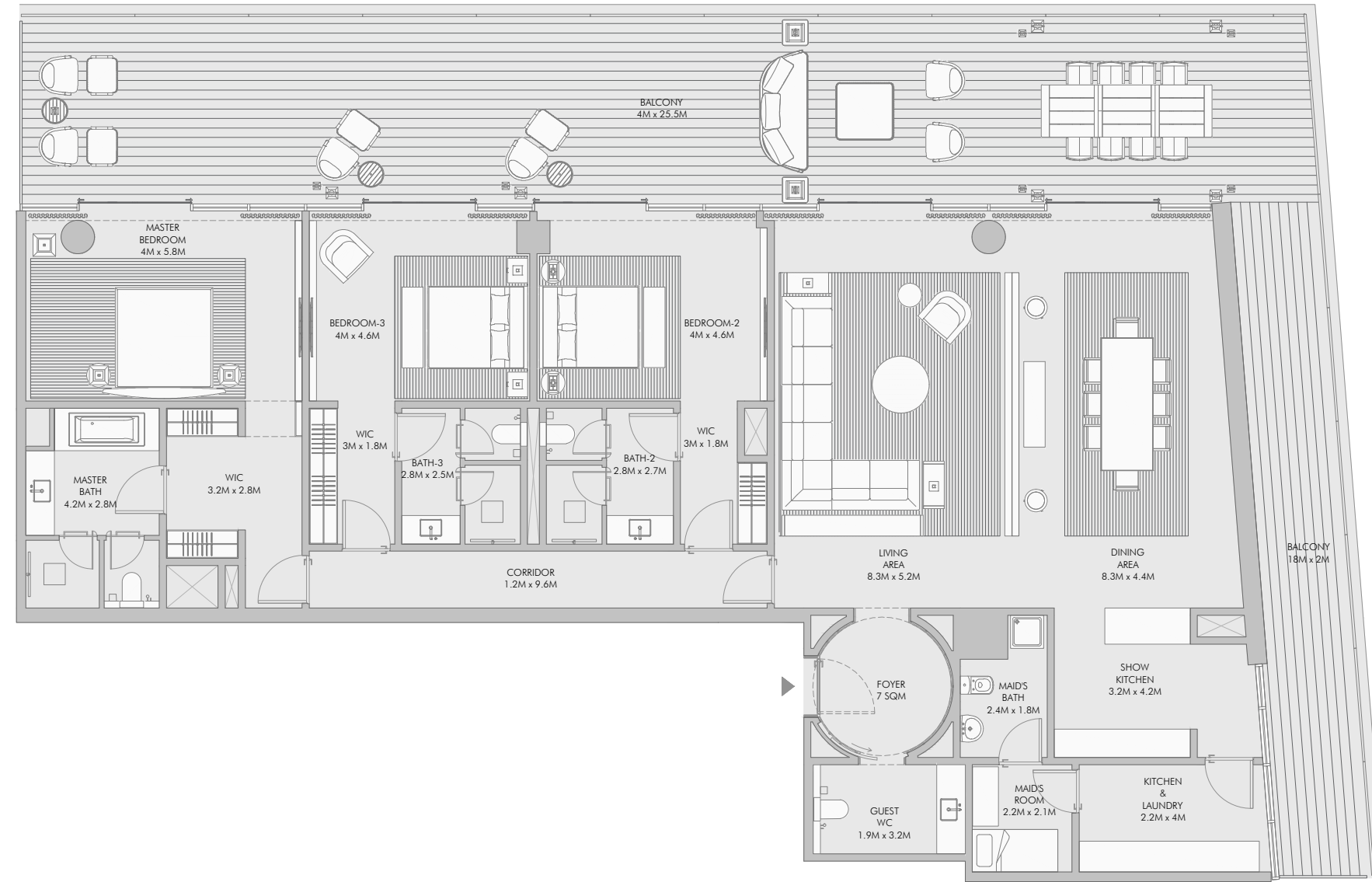


81



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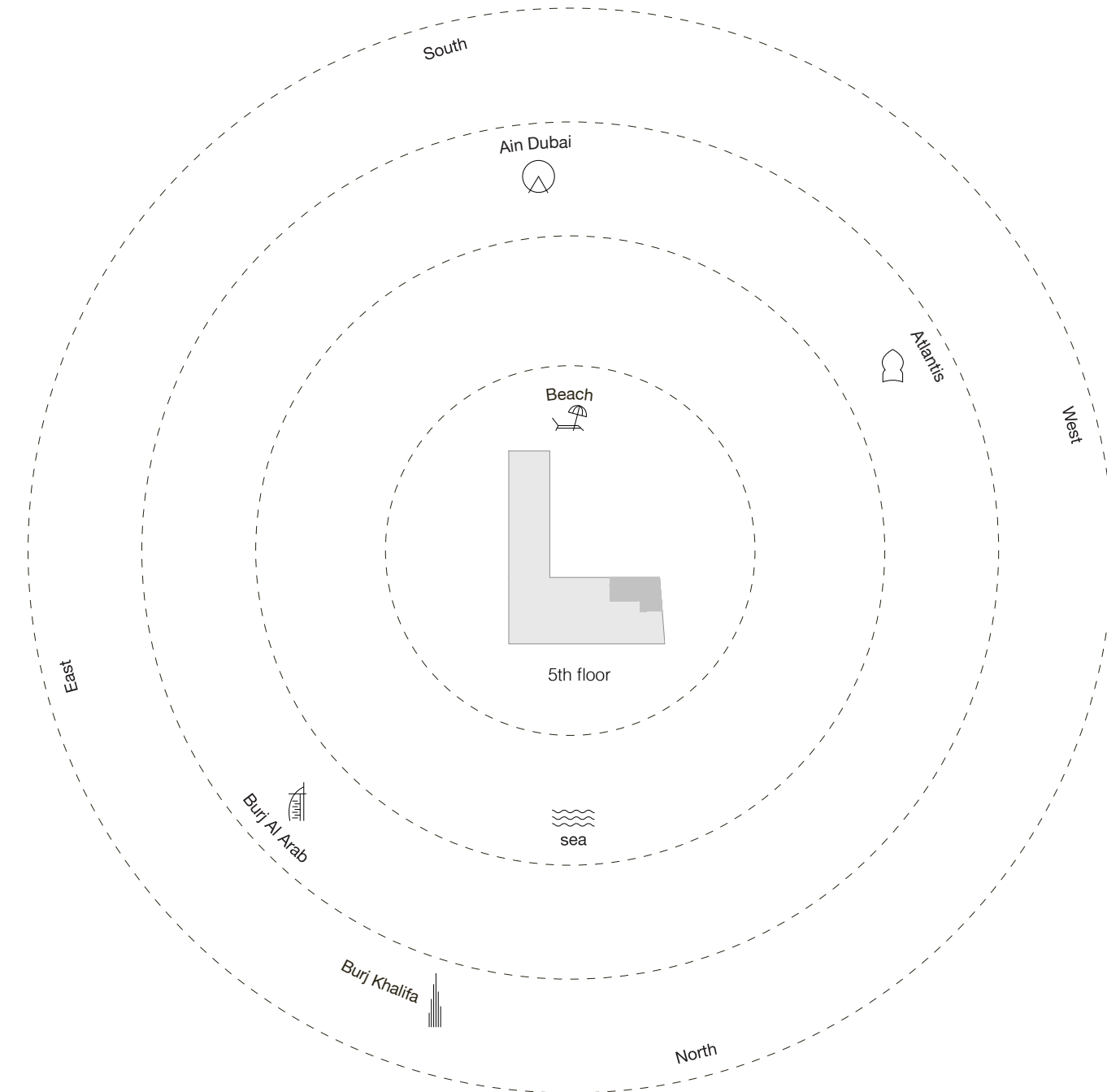
## Three Bedroom Type C - Floor Plan



82

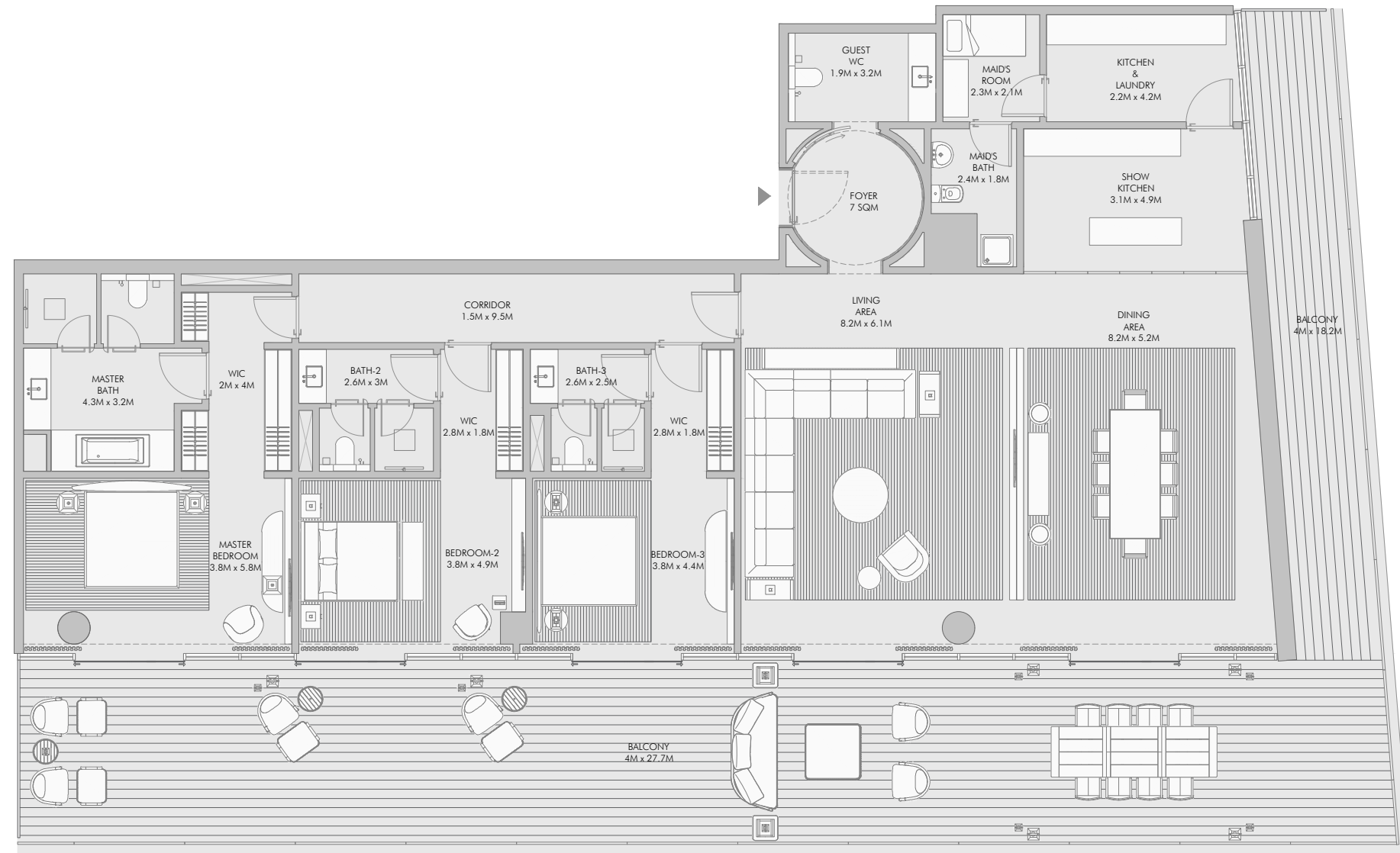
## Three Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-504	269.92 m <sup>2</sup> ( 2,905 sqft )	138.33 m <sup>2</sup> ( 1,489 sqft )	408.25 m <sup>2</sup> ( 4,394 sqft )



83

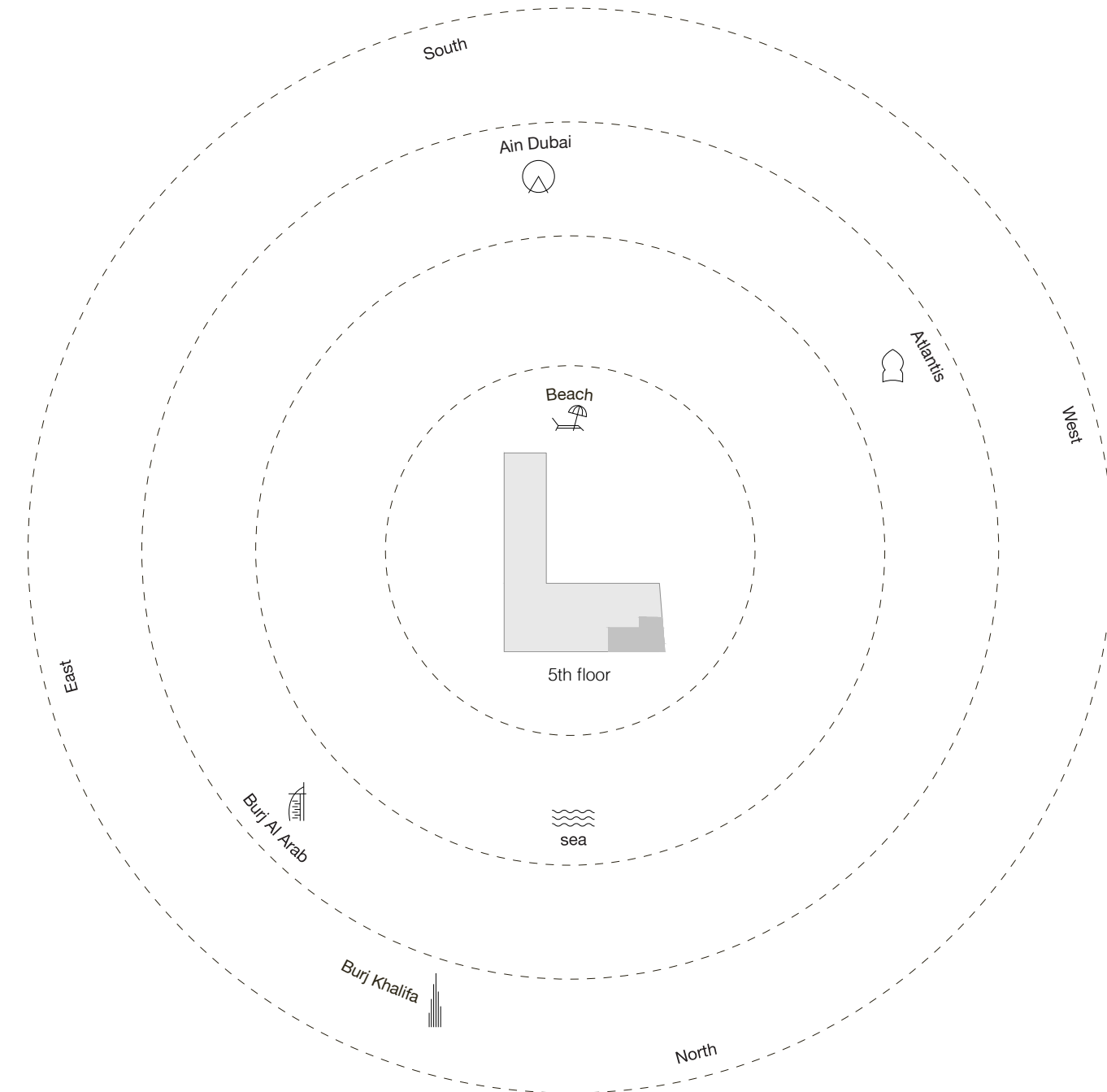
## Three Bedroom Type D - Floor Plan



84

## Three Bedroom Type D - Unit Details

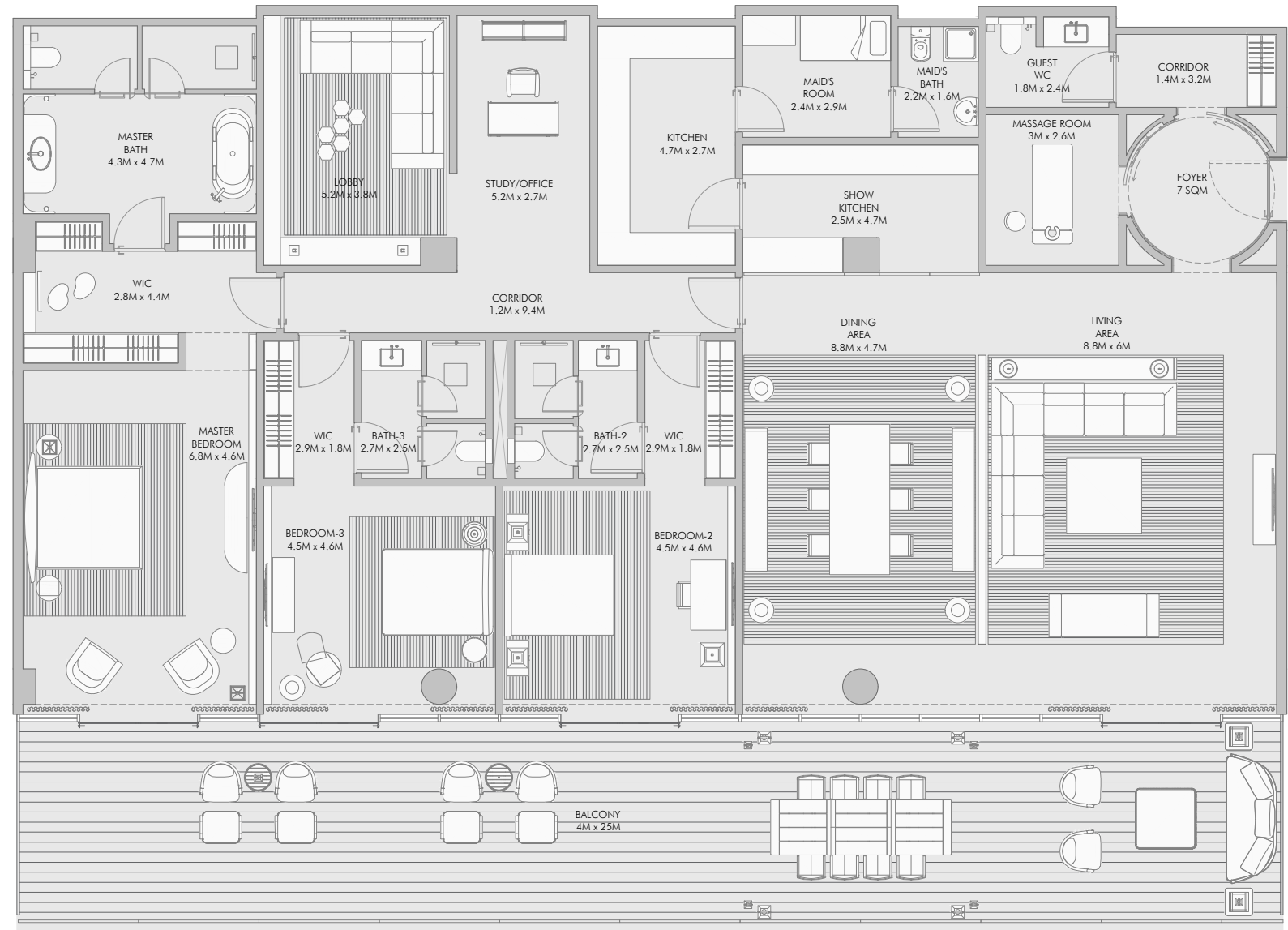
Unit Numbers	Unit Area	Balcony Area	Total Area
A-503	283.73 m <sup>2</sup> ( 3,054 sqft )	148.47 m <sup>2</sup> ( 1,598 sqft )	432.20 m <sup>2</sup> ( 4,652 sqft )



85



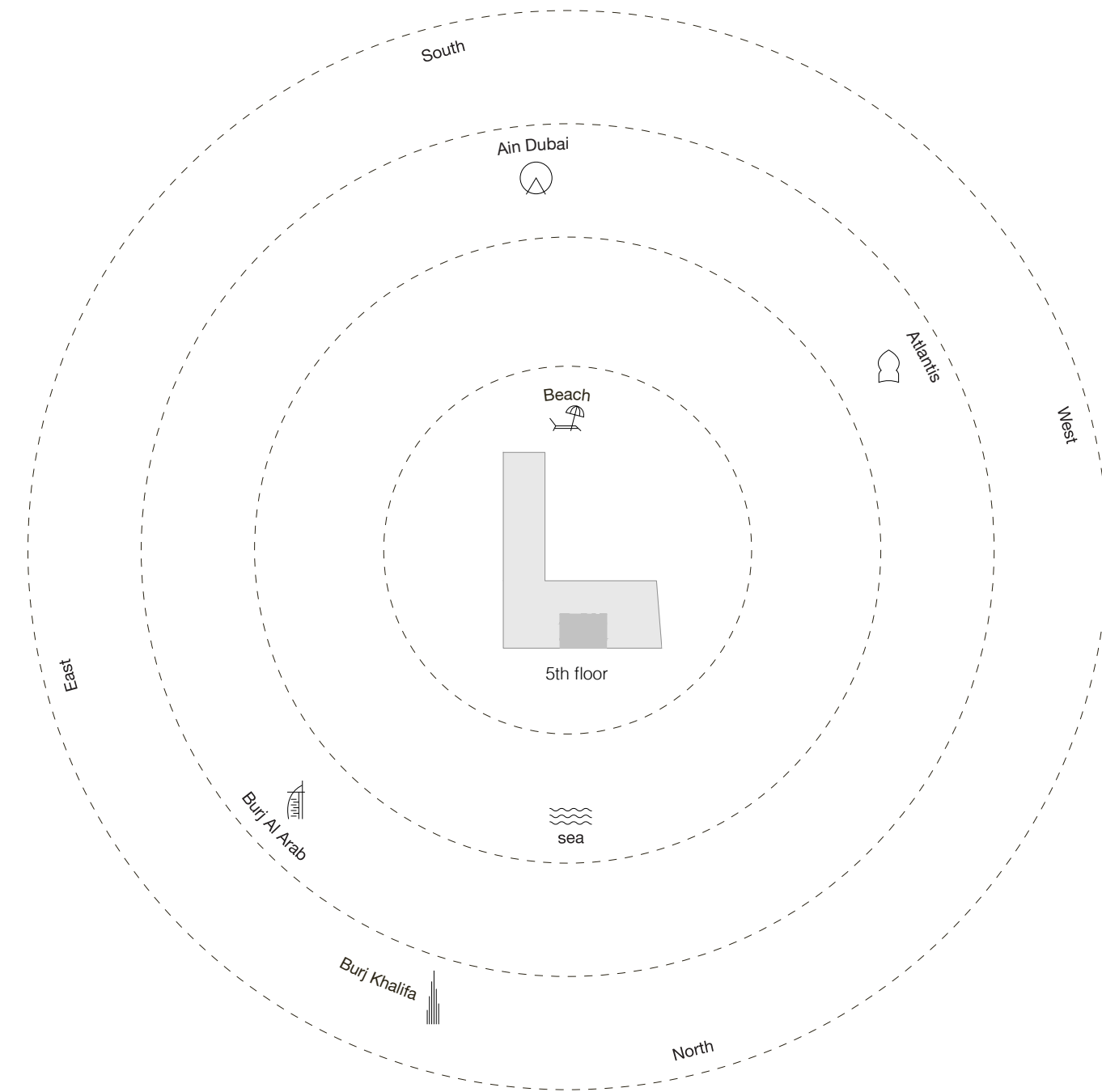
## Three Bedroom Type F - Floor Plan



88

## Three Bedroom Type F - Unit Details

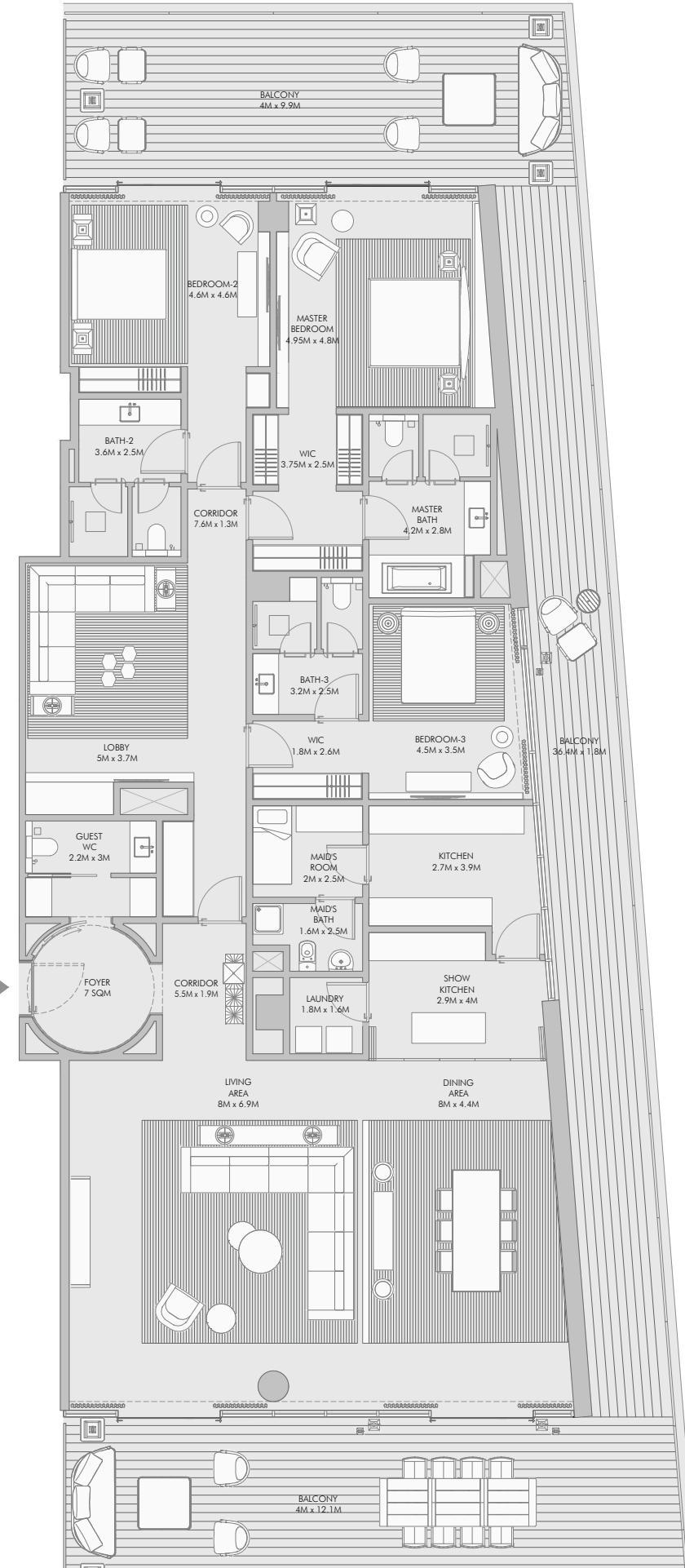
Unit Numbers	Unit Area	Balcony Area	Total Area
A-501	351.51 m <sup>2</sup> ( 3,784 sqft )	101.10 m <sup>2</sup> ( 1,088 sqft )	452.61 m <sup>2</sup> ( 4,872 sqft )



89

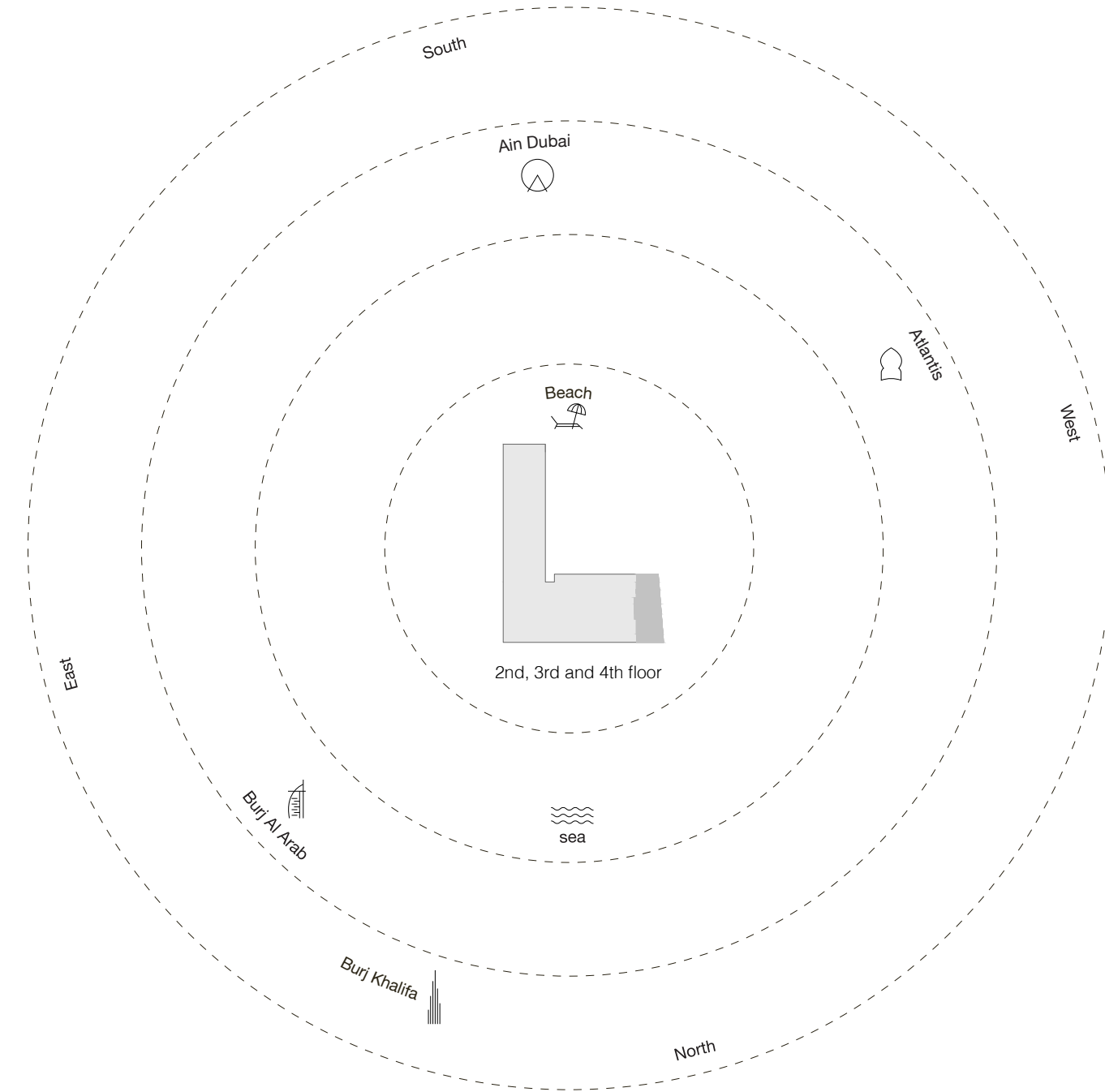
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## Three Bedroom Type G - Floor Plan



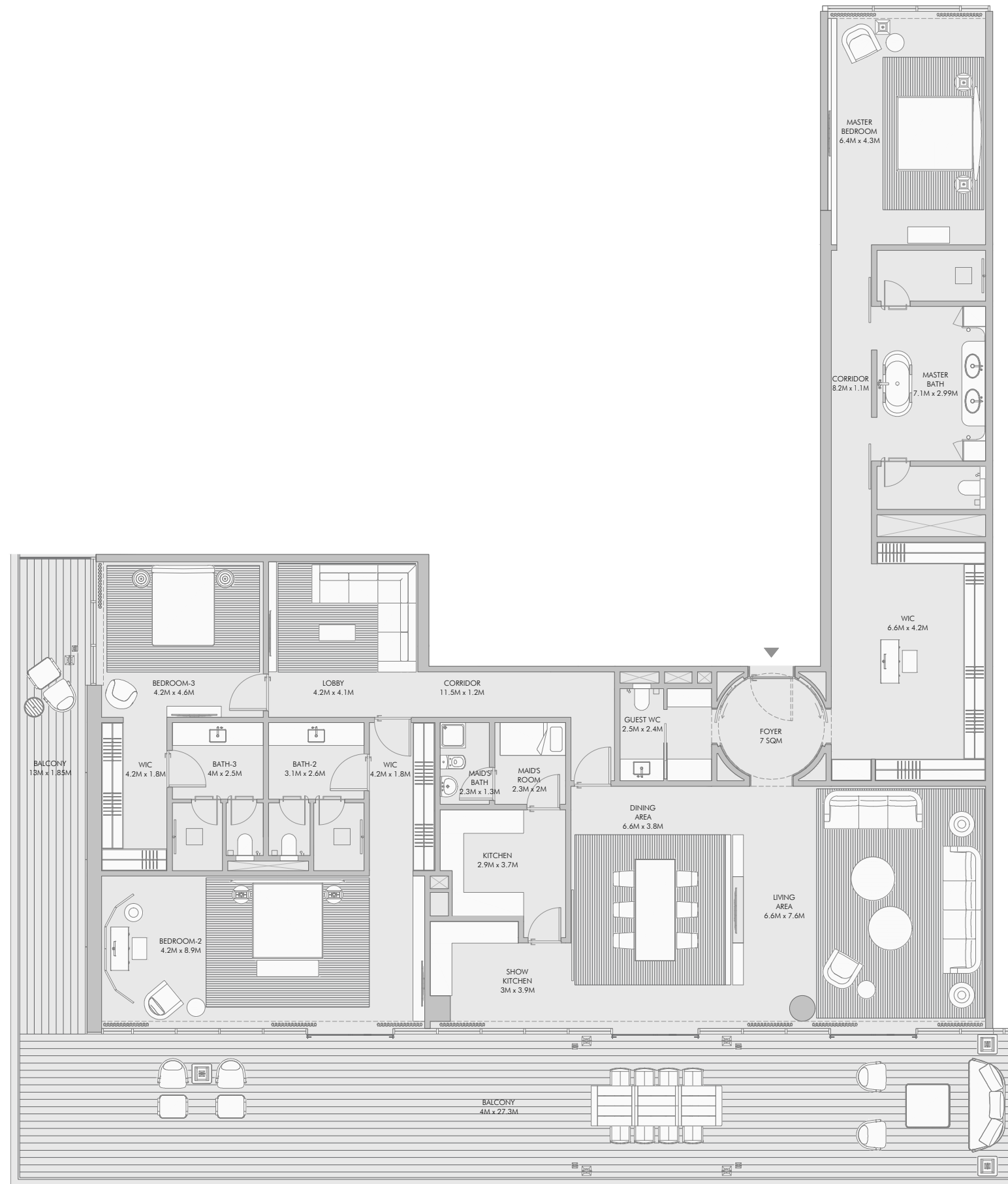
## Three Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-203, A-303, A-403	314.14 m <sup>2</sup> ( 3,381 sqft )	161.89 m <sup>2</sup> ( 1,743 sqft )	476.02 m <sup>2</sup> ( 5,124 sqft )



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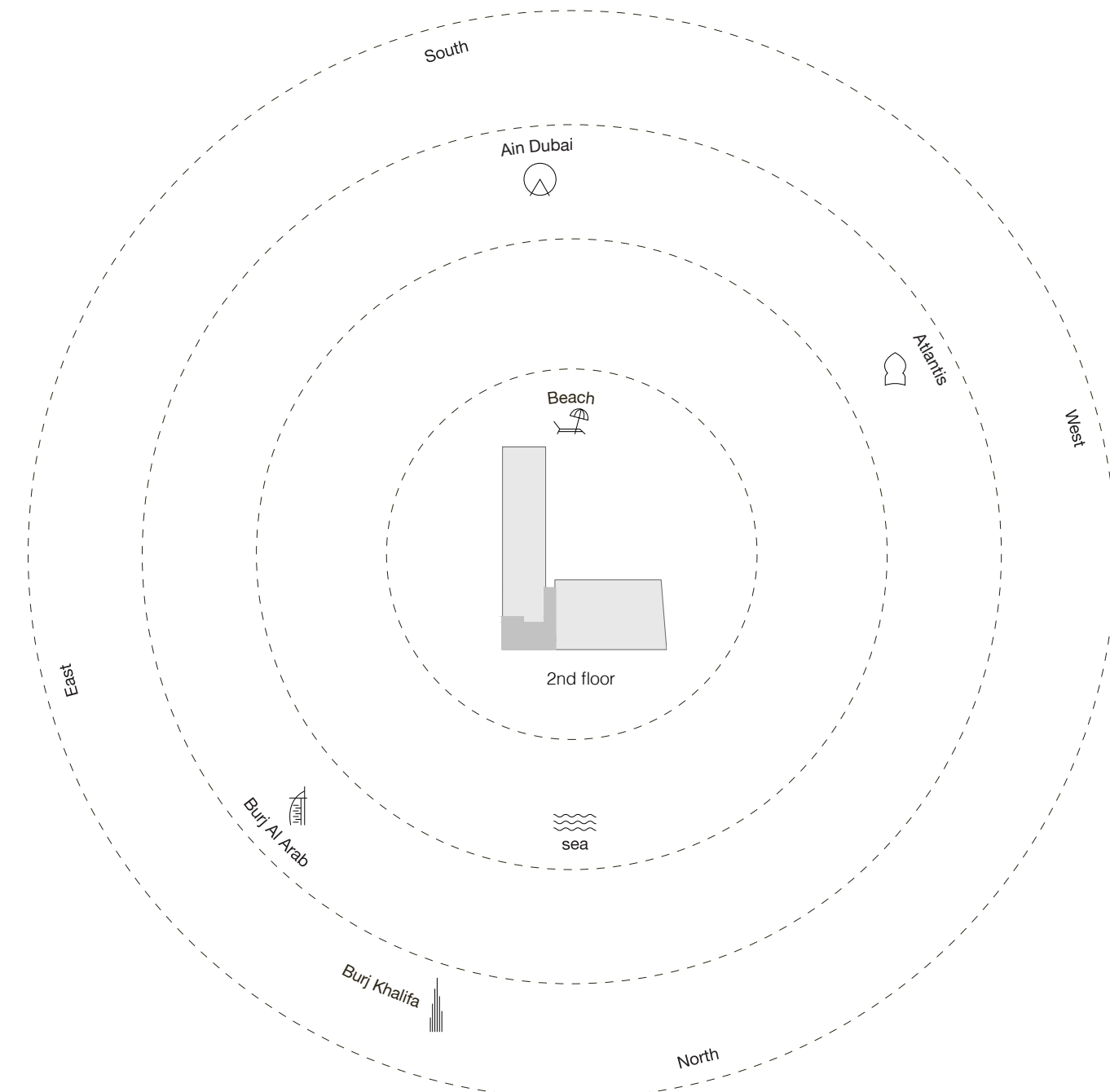
## Three Bedroom Type H - Floor Plan



92

## Three Bedroom Type H - Unit Details

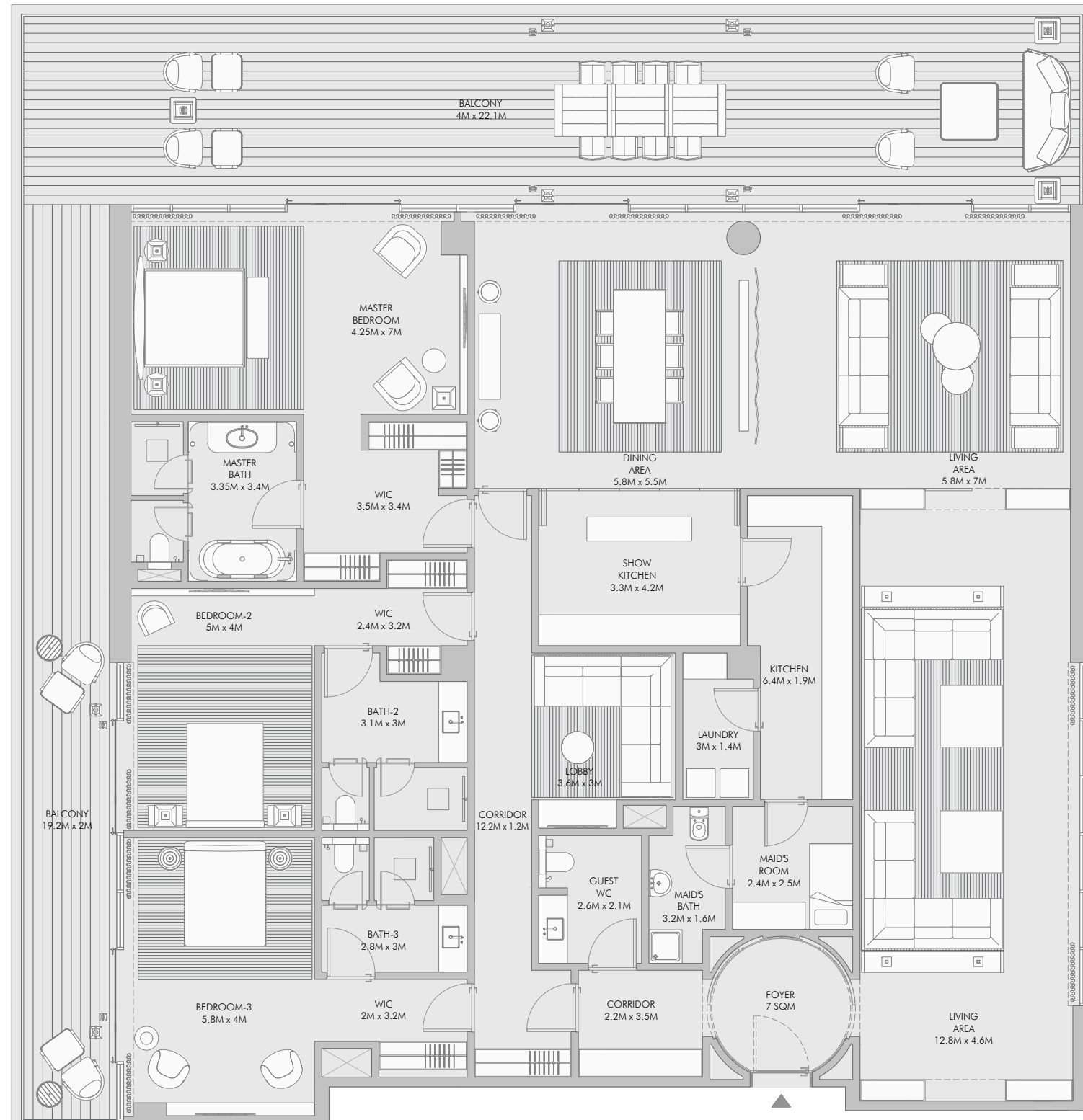
Unit Numbers	Unit Area	Balcony Area	Total Area
B-201	352.15 m <sup>2</sup> ( 3,791 sqft )	138.65 m <sup>2</sup> ( 1,492 sqft )	490.80 m <sup>2</sup> ( 5,283 sqft )



93

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### Three Bedroom Type I - Floor Plan



94

### Three Bedroom Type I - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-202, C-302, C-402	372.81 m <sup>2</sup> (4,013 sqft)	128.15 Sqm (1,379 Sqft)	500.96 Sqm (5,392 Sqft)



95

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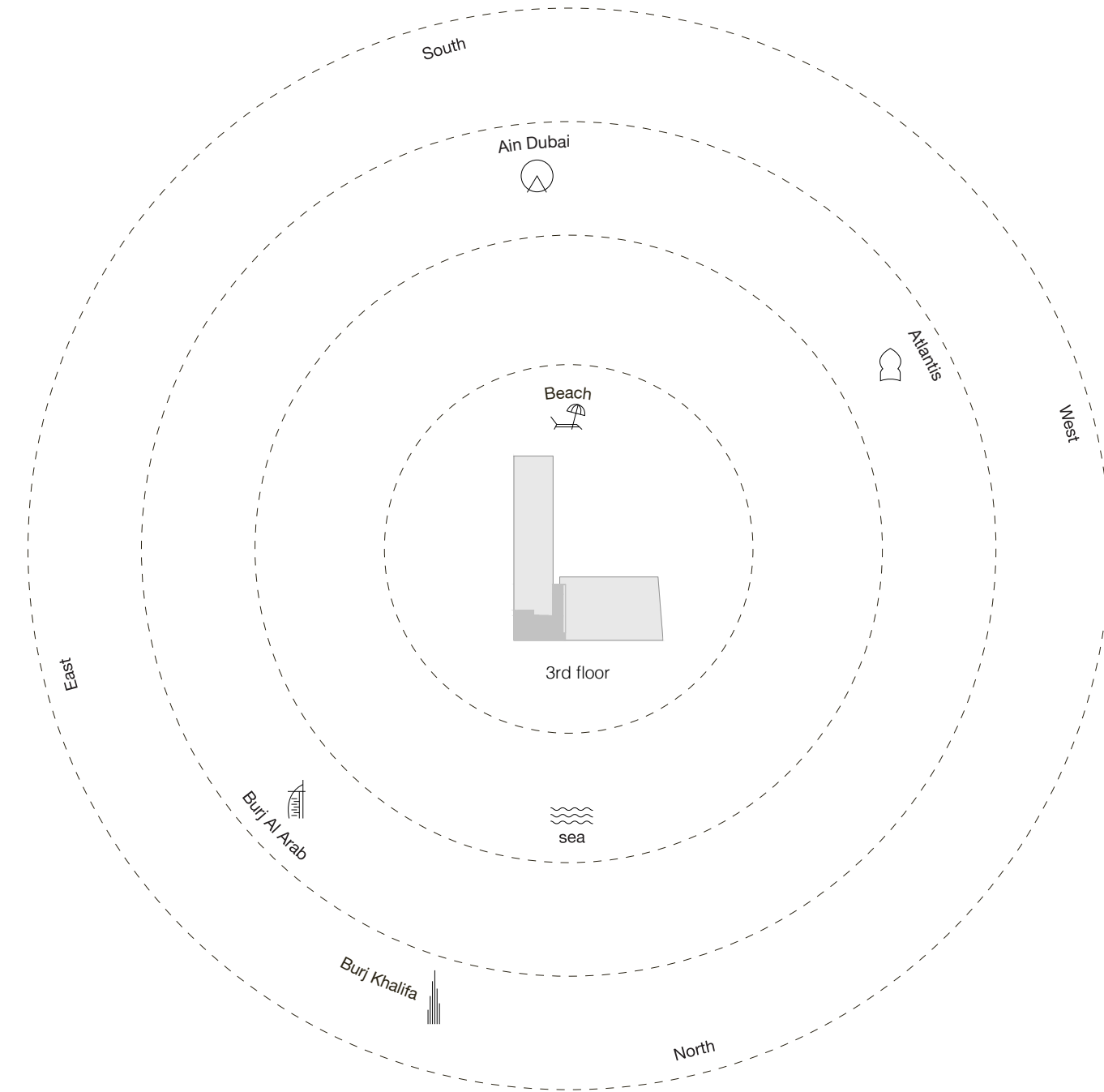
### Three Bedroom Type J - Floor Plan



96

### Three Bedroom Type J - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-301	389.51 m <sup>2</sup> ( 4,193 sqft )	148.42 m <sup>2</sup> ( 1,597 sqft )	537.93 m <sup>2</sup> ( 5,790 sqft )



97

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## 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.

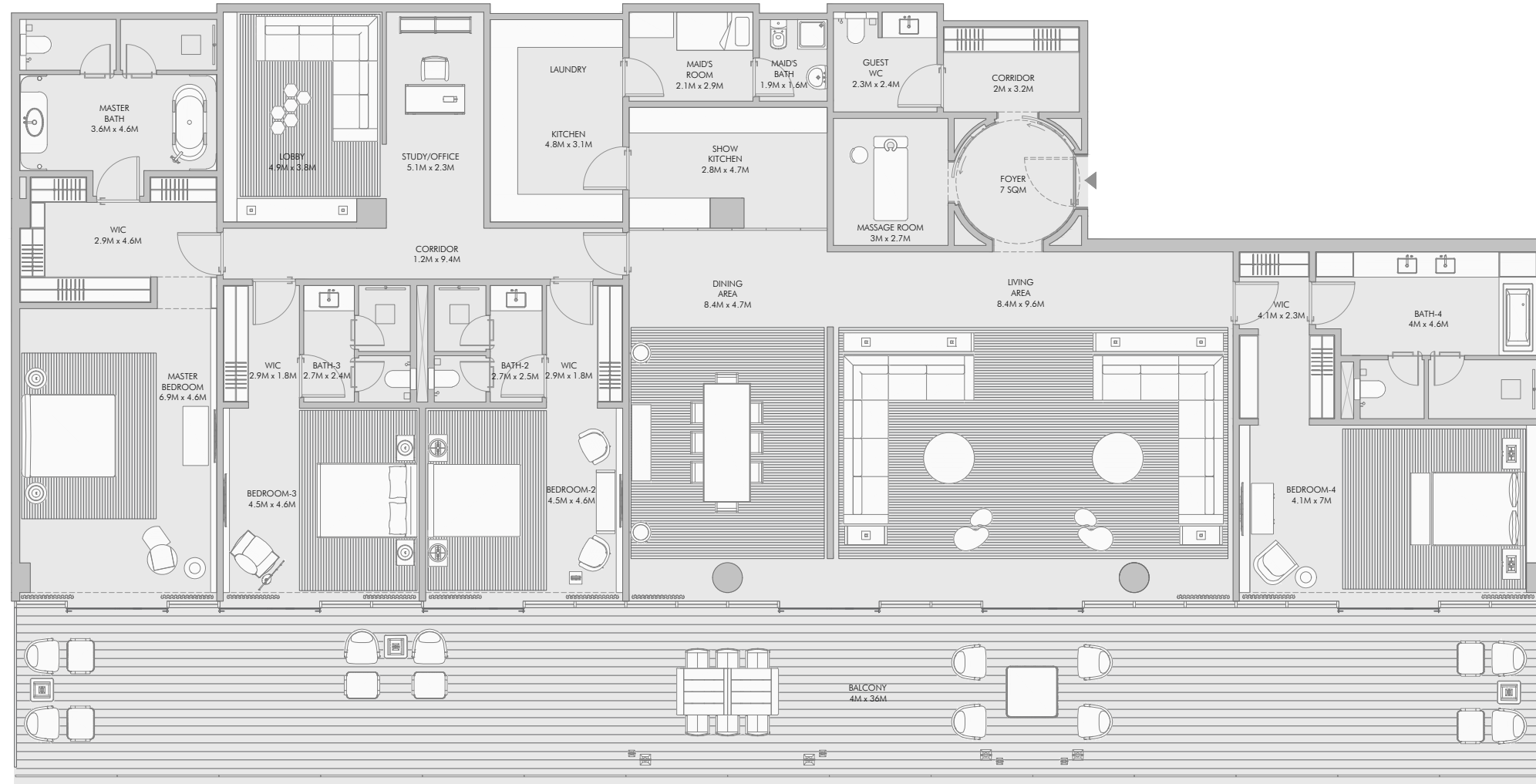
Each exquisitely fitted bedroom has its own en suite bathroom and private balcony. But the real luxury lies outdoors where a private pool overlooks the sandy beach and resort-style amenities.

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



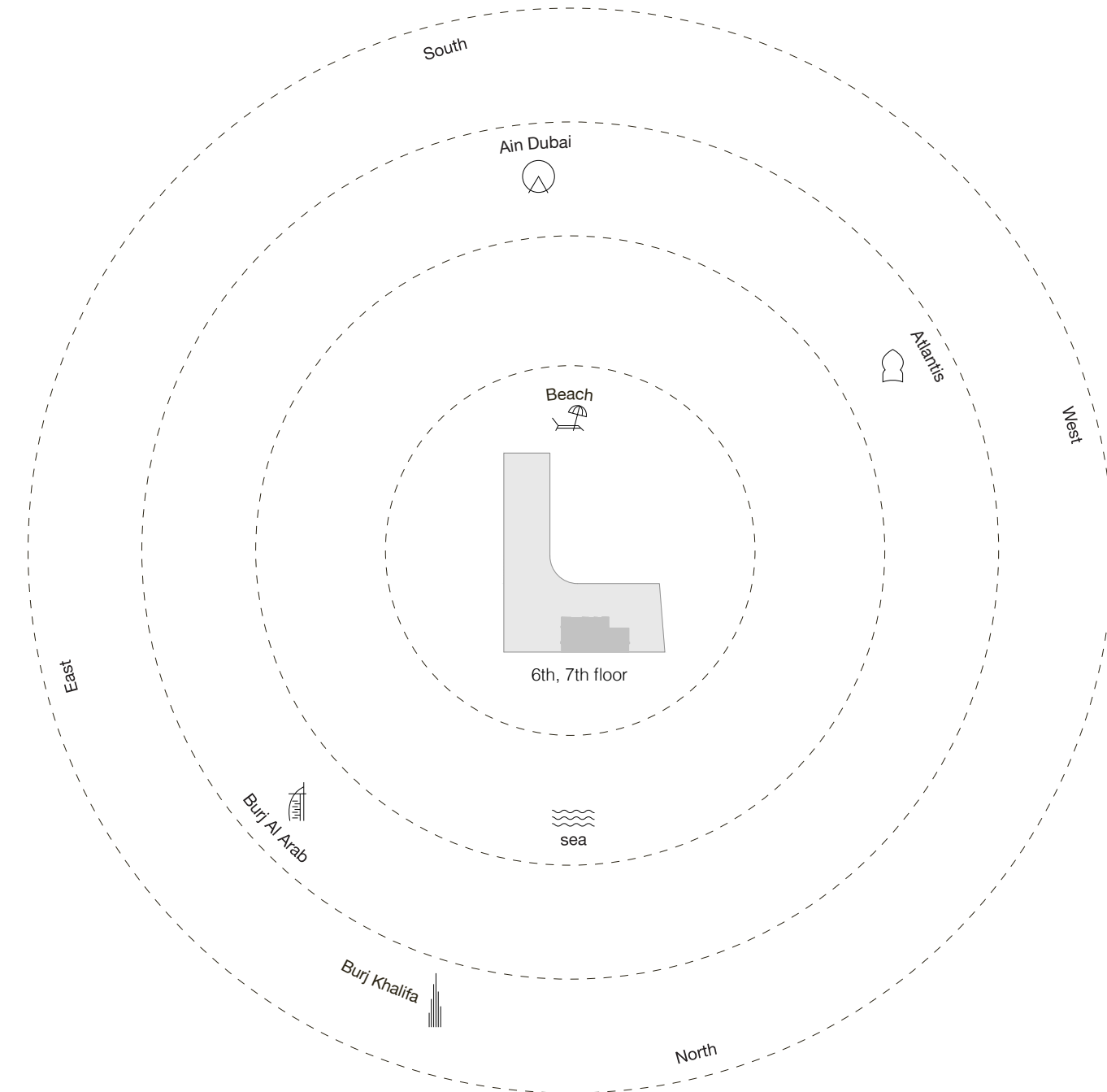


## Four Bedroom Type A - Unit Plan



## Four Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-601, A-701	443.04 m <sup>2</sup> ( 4,769 sqft )	144.36 m <sup>2</sup> ( 1,554 sqft )	587.40 m <sup>2</sup> ( 6,323 sqft )



1-Measurements are indicative "finish to finish" in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final "as built" status.

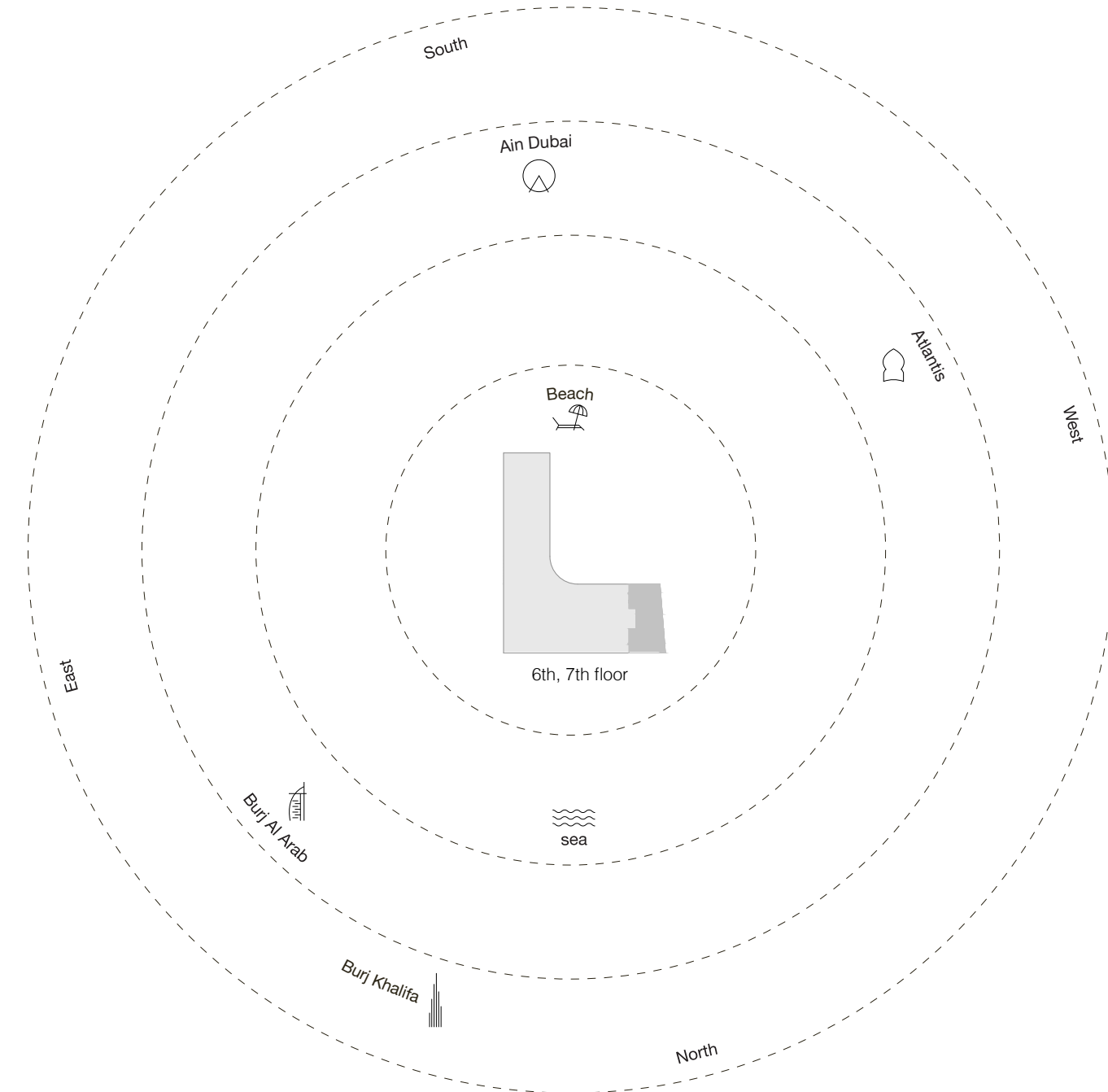


## Four Bedroom Type B - Unit Plan



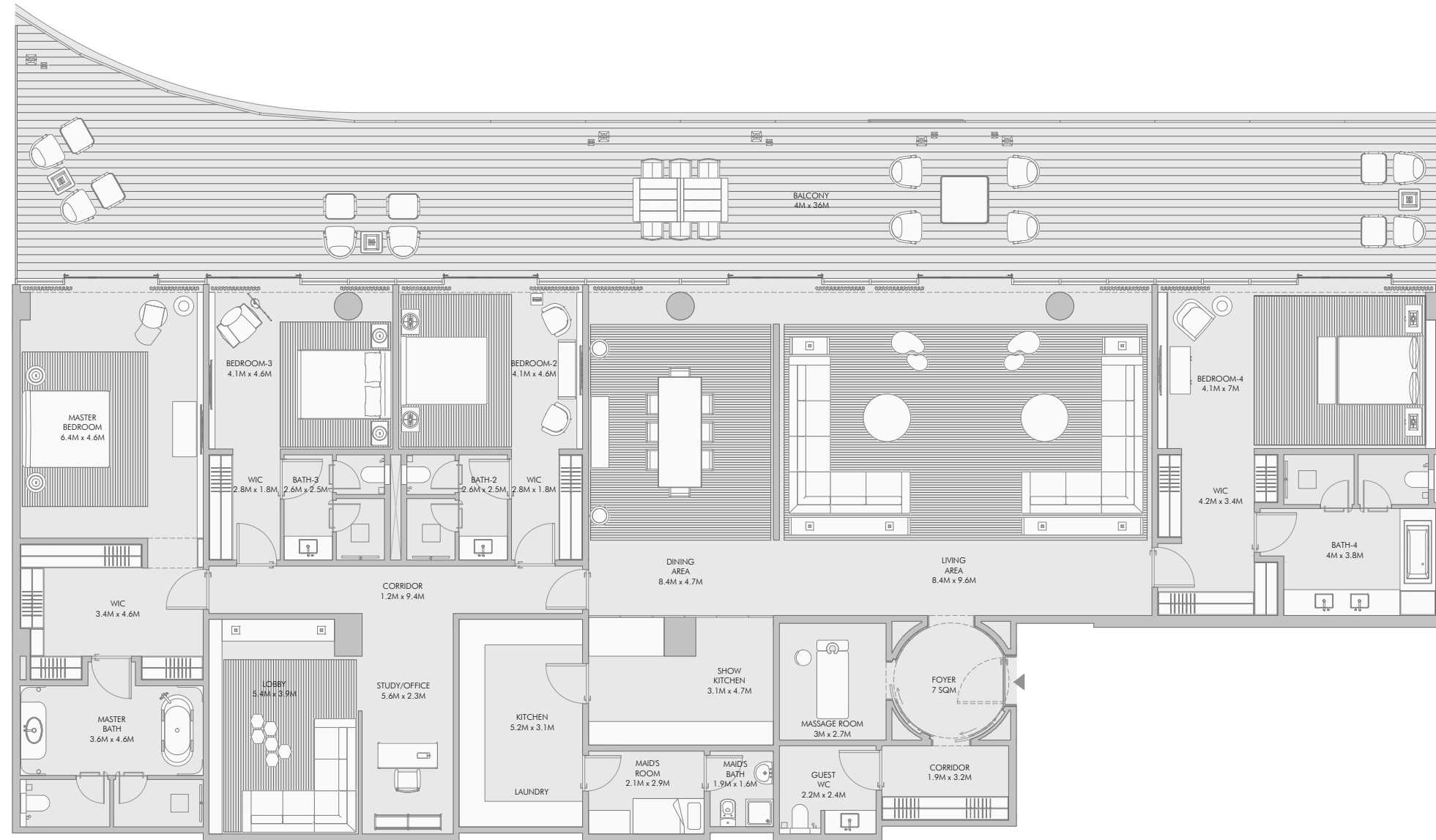
## Four Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-603, A-703	395.05 m <sup>2</sup> ( 4,252 sqft )	200.05 m <sup>2</sup> ( 2,154 sqft )	595.10 m <sup>2</sup> ( 6,406 sqft )



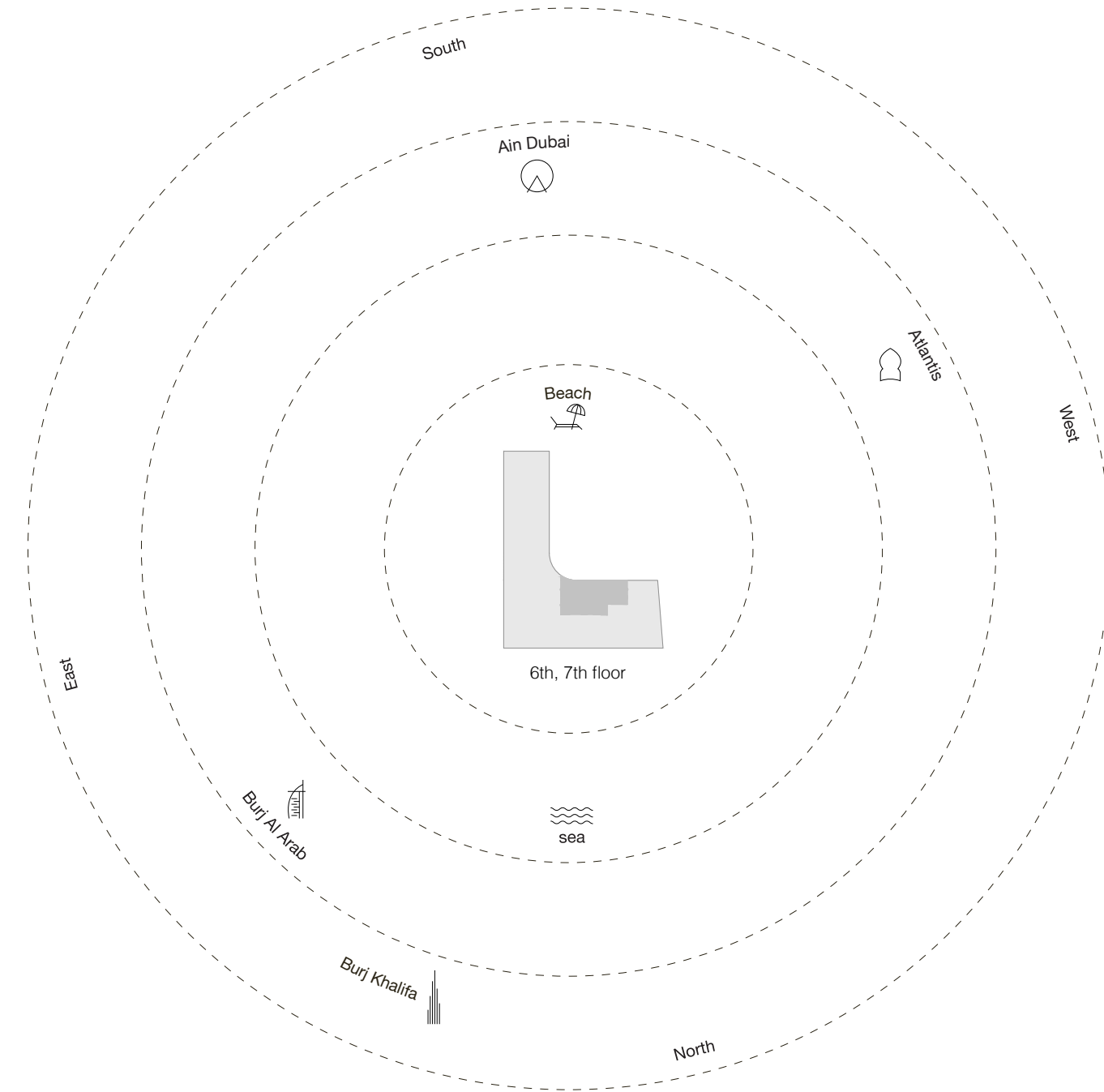
1-Measurements are indicative "finish to finish" in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final "as built" status.

## Four Bedroom Type C - Unit Plan



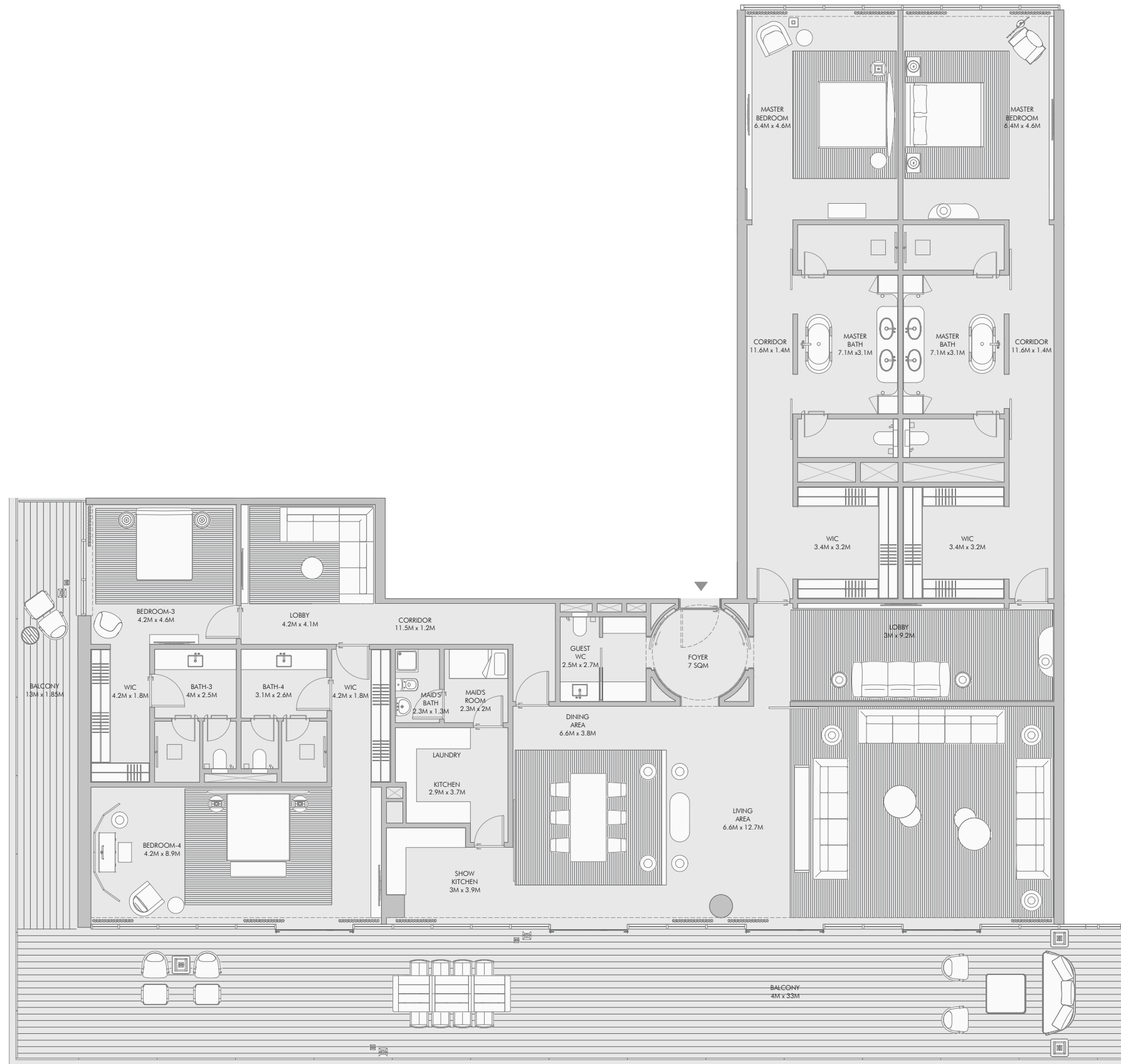
## Four Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-602, A-702	444.10 m <sup>2</sup> ( 4,780 sqft )	151.98 m <sup>2</sup> ( 1,636 sqft )	596.08 m <sup>2</sup> ( 6,416 sqft )



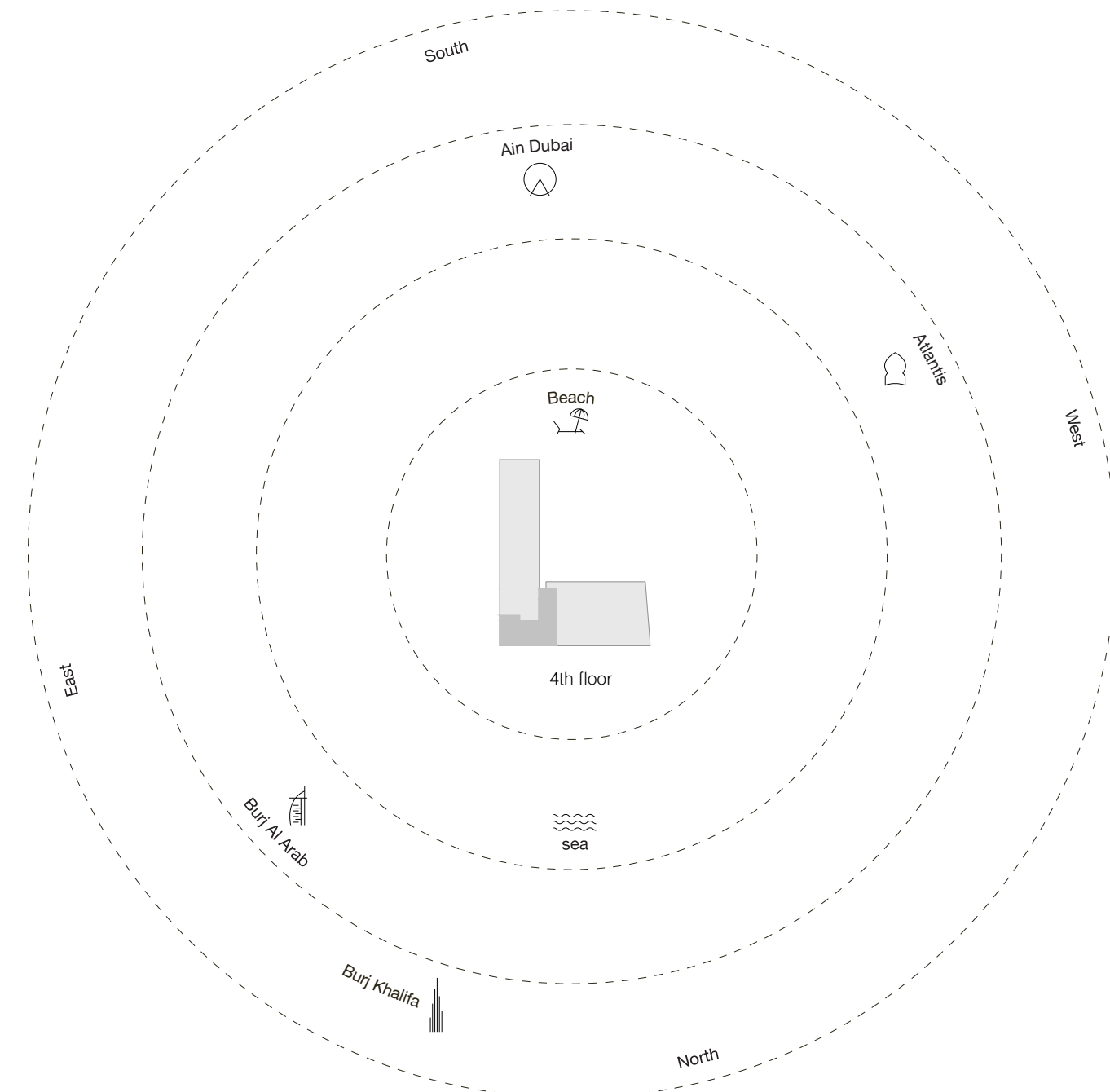
1-Measurements are indicative "finish to finish" in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final "as built" status.

## Four Bedroom Type D - Unit Plan



## Four Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-401	499.37 m <sup>2</sup> ( 5,375 sqft )	168.65 m <sup>2</sup> ( 1,816 sqft )	668.02 m <sup>2</sup> ( 7,191 sqft )



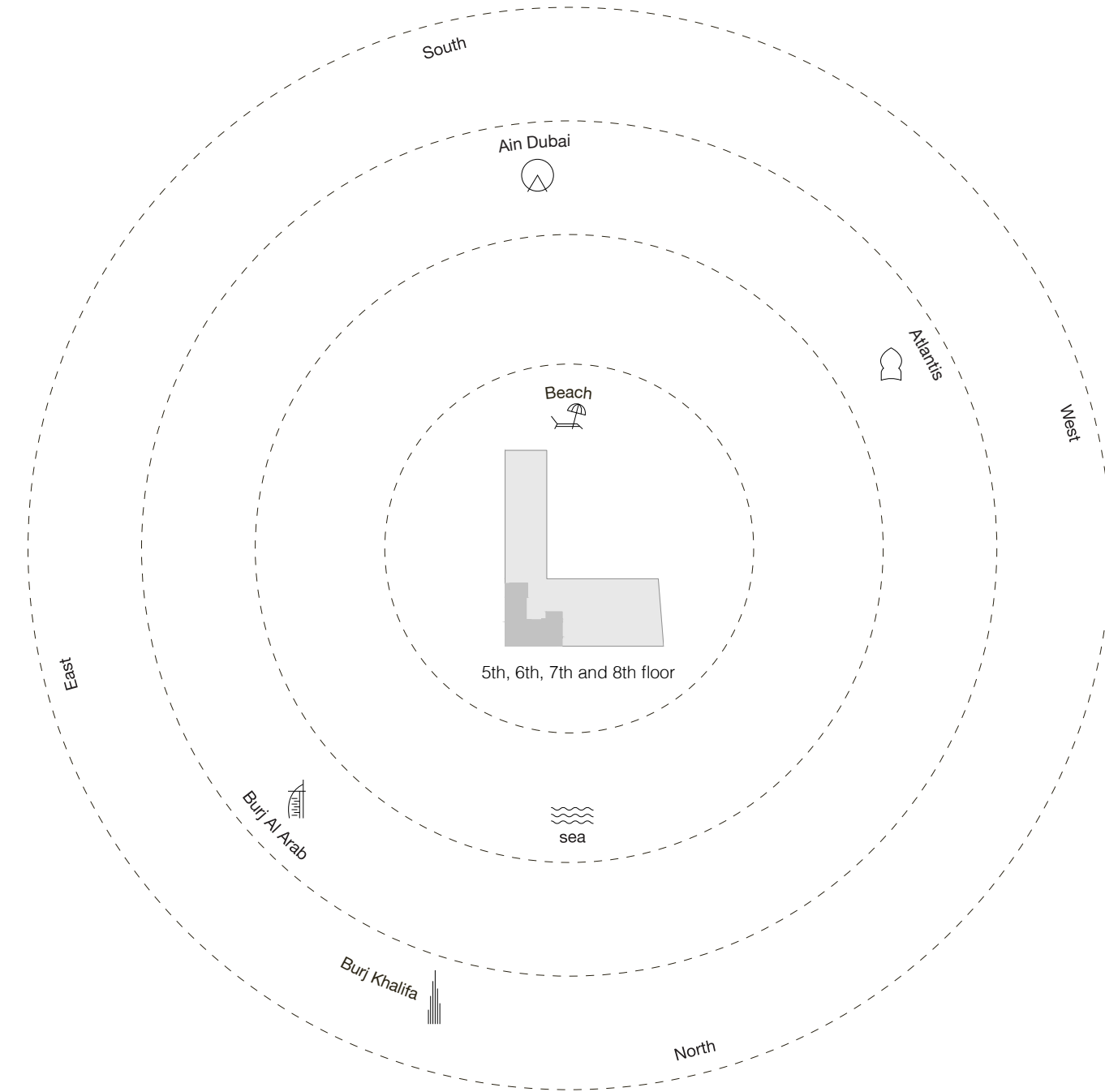
1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# Four Bedroom Type E - Unit Plan



# Four Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-501, B-601, B-701, B-801	508.54 m <sup>2</sup> ( 5,474 sqft )	184.42 m <sup>2</sup> ( 1,985 sqft )	692.92 m <sup>2</sup> ( 7,459 sqft )



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.







## 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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