



AN OPULENT
WONDERLAND,
AN ENVIABLE
DESTINATION

THE
WORLD OF SLS

THE
AMENITIES

THE
RESIDENCES



THE WORLD OF SLS



SLS eclipses expectations of modern luxury, infusing extravagant, breathtaking experiences with signature mischievous wit and a playful ambiance. Theatrical interiors, subversive design and unrivalled indulgence are at the heart of every SLS expression, always rendered with a refined sensibility. The promise of delight extends to a level of service that is bespoke, anticipatory, and reimagines the norm.



A world map with a light blue background. The map is dark blue, with the SLS hotel locations marked by numbered circles. The circles are color-coded: teal for current hotels 1-5, orange for future hotels 11-15, and grey for future hotels 6-10 and 16-17. The map shows the Americas, Europe, Africa, and Asia.

CURRENT

1. SLS Beverly Hills Hotel
2. SLS South Beach Hotel
3. SLS Baha Mar Hotel
4. SLS Brickell Hotel
5. SLS Lux Brickell Hotel & Residences
6. SLS Dubai Hotel & Residences
7. SLS Cancun Hotel & Residences
8. SLS Puerto Madero Hotel & Residences
9. SLS Harbour Beach Residences (Cancun)

FUTURE

10. SLS Barcelona Hotel
11. SLS Scottsdale Hotel
12. SLS Punta Del Este Hotel & Residences
13. SLS Red Sea Hotel & Residences
14. SLS Marina Beach Residences (Cancun)
15. SLS Bahia Beach Residences (Cancun)
16. SLS Residences Pilar (Argentina)

17. SLS Residences at Palm Jumeirah

MOMENTUM AND VITALITY

A vision with global appeal and an ever-expanding footprint around the world.

INIMITABLE DESTINATIONS

When SLS arrived on the scene in 2008, it captivated guests with a wholly original experience defined by exceptional luxury. And every location opened thereafter has done the same.



BEVERLY HILLS
LOS ANGELES
2008



SOUTH BEACH
MIAMI
2012



BRICKELL
MIAMI
2016



BAHA MAR
NASSAU
2016



LUX BRICKELL
MIAMI
2018



DUBAI
UAE
2021



CANCUN
MEXICO
2021



PUERTO MADERO HARBOUR
ARGENTINA
2022



SLS

RESIDENCES

AT PALM JUMEIRAH

Introducing a unique collection of ultra luxury residences by SLS. With hues of turquoise washing in from the Arabian Sea and soft golden touches of sand dunes all around, SLS Residences at Palm Jumeirah is a perfect mosaic.

The residence is designed to depict motion, with an exterior resembling the shape of waves.

The use of high ceilings in all residences and the implementation of sustainable material creates a soft and ethereal essence throughout SLS Residences at Palm Jumeirah. Enjoy a tranquil and endless 360-degree views of the sea.

THE HEART OF DUBAI

SLS Residences at Palm Jumeirah is a wondrous development in a dream-like location on the tranquil shores of Palm Jumeirah's West Crescent, with sweeping views of the water, the Dubai Marina skyline and Palm Jumeirah itself.

The iconic location of SLS Residences at Palm Jumeirah is unique in its ability to be centrally-located and yet entirely exclusive.

PROXIMITY TO

Burj Khalifa	Dubai Al Makhtoum Airport	Dubai International Airport	Dubai Marina	Mall of the Emirates	Nakheel Mall
20 minutes	35 minutes	25 minutes	15 minutes	15 minutes	05 minutes





A REFINED LIFESTYLE DEVELOPER

Roya is at the forefront of luxury real estate development with headquarters in Dubai, bringing together over 30 years of expertise in the private and public sectors to create ultra-luxury residences fit for refined lifestyles. With a focus on innovative design and quality construction, we bring together craftsmanship and contemporary aesthetics to deliver unique living experiences. Our passion for excellence drives us to provide our clients with world-class customer service and support throughout the entire process – from purchase to occupancy.





A CREATIVE HOSPITALITY COMPANY

Ennismore is a creative hospitality company with a global collective of entrepreneurial and founder-built brands. It curates and manages unique properties and experiences in some of the most exciting destinations worldwide. Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021 to create a new autonomous entity, with Accor holding a majority shareholding.

Creating the world's fastest-growing lifestyle hospitality company, it brings together Ennismore's know-how in building brands with creative storytelling, design, and authentic experiences, with Accor's wealth of knowledge in delivering scale, network growth and distribution. And it also brings together over two decades of experience managing branded residences around the world, with approximately 140 branded residences that have opened or are in the pipeline.

LACASA

SLS Residences at Palm Jumeirah has been imagined by innovative architects LACASA, in harmony with the environment. The energy of its undulating, wavy exterior captures the energy of the sea, while maximizing outdoor living space, shade and privacy.





SLS RESIDENCES AT PALM JUMEIRAH



SLS RESIDENCES AT PALM JUMEIRAH



SLS RESIDENCES AT PALM JUMEIRAH

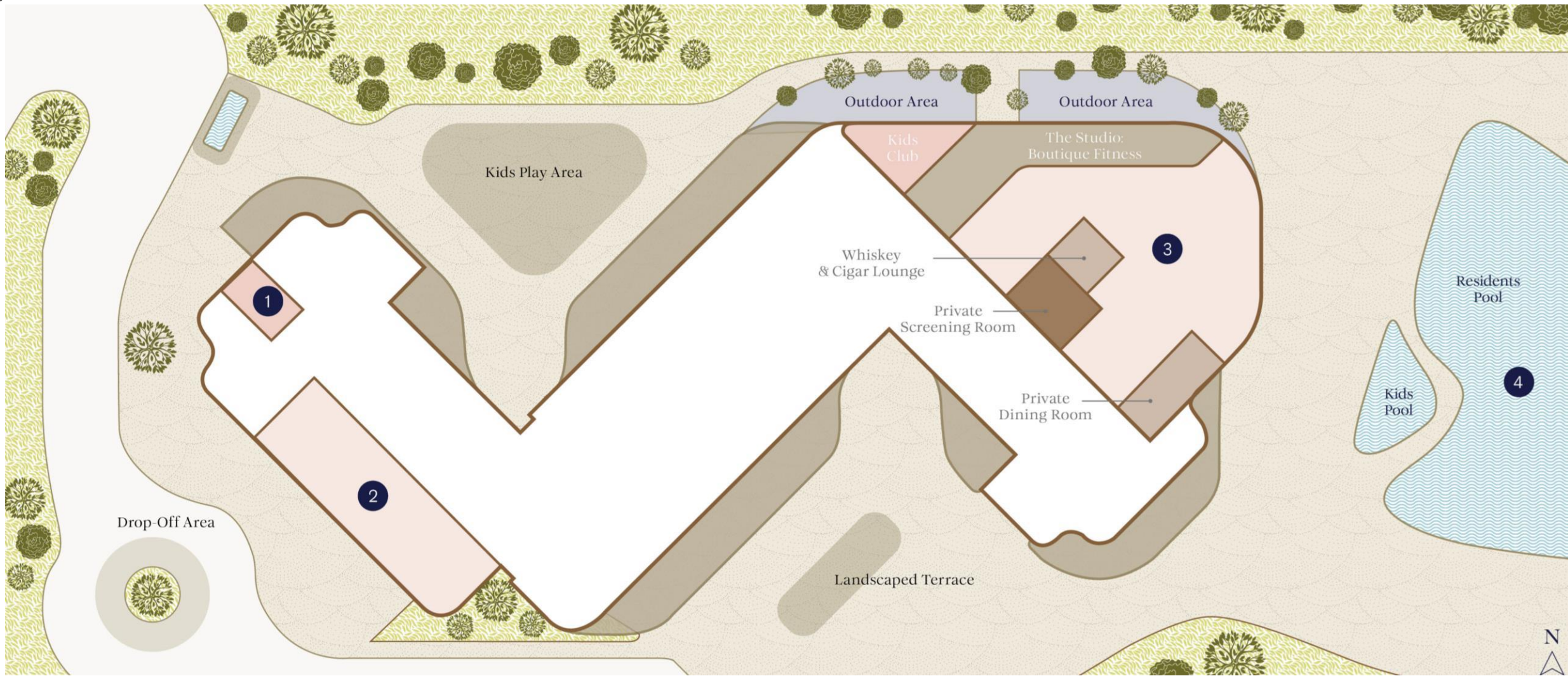


A HAEN FROM
THE MUNDANE

cracknell

The imaginative landscaping of the gardens and public spaces has been conceived by Cracknell, a global firm recognised for their landscape architecture, planning, and urban design capability.

SLS RESIDENCES AT PALM JUMEIRAH



MASTERPLAN

1. Guesthouse Suite

2. Lobby & Arrival

- Arrival Lobby
- Reception
- Concierge
- Meeting Room

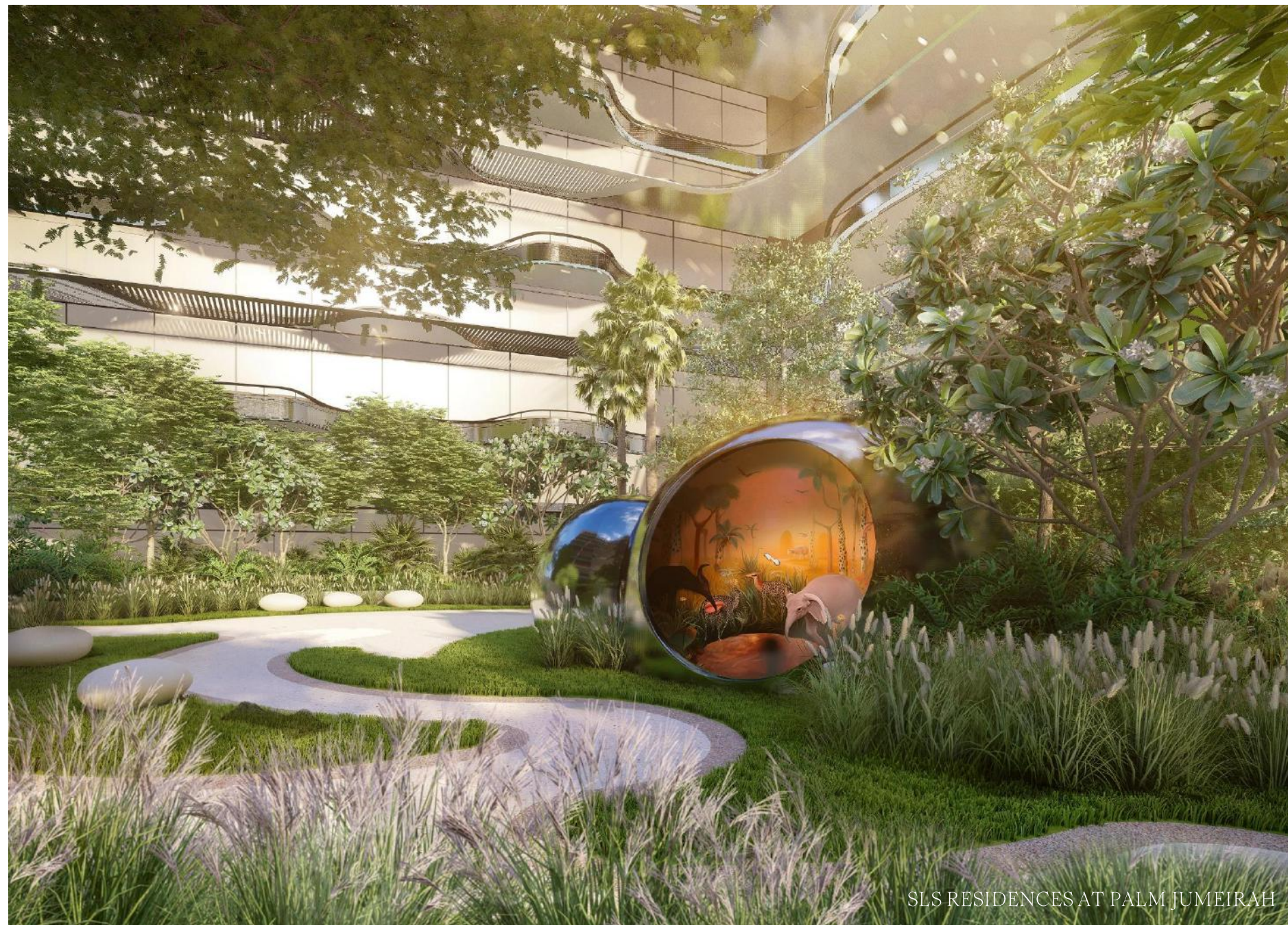
3. The Social House

- Chef's Table
- Boardroom & Private Dining Room
- High-End Games Area
- Screening Room
- The Studio: Boutique Fitness
- Outdoor Gym Space
- Treatment Rooms

4. Pool & Beachfront

- Residents Pool
- Kids Pool
- BBQ Area
- Stand Up Paddle Board Storage

NORTH
GARDEN
KIDS PLAY
AREA





LOWER
LOBBY
ARRIVAL



BEACH BAROQUE INTERIORS

studio

carter

Renowned interior design firm Studio Carter has conjured a wonderland that brings a natural sensibility to beautifully ornate and opulent designs without tempering its glamorous allure.



IMPECCABLE SERVICE

Services at SLS Residences at Palm Jumeirah thoughtfully consider every need before it even arises, bringing a combination of ease and signature SLS indulgence to the everyday.

ESSENTIAL SERVICES

SLS Essential Services are included for all to ensure a seamless, effortless resident experience, at home or away.

- Residence & Concierge
- Doormen & Valet Security
- Residence Owner Services
- Accor Ownership Benefits Program Annual Fee
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area Reserve for Replacement
- WI-FI internet in Residential
- Common Areas General & Administrative
- Property Insurance (Base Building/Common Areas)

Essential Services are included in the service charge.

SLS LIFESTYLE SERVICES

A suite of on-demand services* are on-call at a moment's notice and are unmistakably SLS.

THRIVE

- Chauffeur/Private Transportation
- In-Residence Housekeeping
- Household Maintenance
- Residence Caretaker Turnkey Maintenance
- Pre-arrival Provisioning
- Personal Assistant Childcare
- Pet Minding, Grooming, and Walking
- Weekly Floral Arrangements
- Plant Curation and Care

STYLE

- Personal Stylist
- Personal Shopper
- Private Jeweller
- Glam Squad (hair, make-up, nails, grooming)
- Dry Cleaning, Laundry, and Tailoring
- Wardrobe Organization, Storage, and Archiving
- Interior Designer

PLAY

- Event & Party Planning and Production
- Private Dining in The Social House
- In-Residence Personal Chef
- In-Residence Mixologist or Sommelier
- Beach Picnic Kit
- Photographer
- Fitness Consultant with Personalized Program
- Nutrition and Wellness Advisor
- Spiritual Advisor

* On-demand services available to Residence owners at an additional cost.



GLOBAL VVIP STATUS
WITH BENEFITS ACROSS OVER
5,500 HOTELS GLOBALLY

Residence owners are eligible to participate in the Accor Ownership Benefits Program*, affording them **VVIP Status Globally.**

Exclusive invitation to join DIAMOND status in ALL – Accor Live Limitless loyalty program and gifting of a GOLD status to a family or friend.

VIP reservation desk to support travel planning across a global network of participating hotels, resorts, and related hospitality offerings under ALL – Accor Live Limitless, including, amongst others, iconic luxury brands such as Raffles, Fairmont, Sofitel, Faena and Delano.

Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide.**

20% off the best available rate worldwide at participating hotels under ALL – **Accor Live Limitless.**

On-site benefits and privileges.

* Eligibility continues for as long as the purchaser owns Accor branded real estate, subject to the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence owners.

** Subject to availability at participating Accor brands and properties.



SLS
RESIDENCES
AT PALM JUMEIRAH

SLS RESIDENCES AT PALM JUMEIRAH ARRIVAL



A GLA EXPERIENCE AT THE ARRIVAL

A LUXURIOUS LANDSCAPE THAT
SPARKS EXCITEMENT



DRAMATIC
& GRANDIOSE

RESIDENCES
AT PALM JUMEIRAH



SLS RESIDENCES AT PALM JUMEIRAH - ARRIVAL



LOBBY VIEW

LFT
CORRIDOR





SOCIAL HOUSE ENTRANCE

LAVISH & GRANDEUR
WELCOME

EXCLUSIVE
SOCIAL
HOUSE

SCULPTURAL
FLOATING BAR
CRAFTED IN
SUMPTUOUS
FINISHES



SOCIAL
HOUSE
TERRACE





SLS RESIDENCES AT PALM JUMEIRAH

PRIVATE CHEF'S TABLE

BOUTIQUE
FITNESS
FACILITIES



SLS RESIDENCES AT PALM JUMEIRAH

PRIVATE BEACH



SLS RESIDENCES AT PALM JUMEIRAH

INFINITY POOL



SLS RESIDENCES AT PALM JUMEIRAH

A woman with blonde hair, wearing sunglasses and a patterned dress, is shown in profile. She is holding a large, light-colored hat. In the foreground, a hand holds a single orange and black feather. The background is a bright blue sky with some green foliage. The text is overlaid on a white, arched shape.

THE RESIDENCES

The **113** private Residences are comprised of varying layouts, configurations and sizes, with a unit to suit every residential need.

2 BEDROOM SIMPLEX TYPE 1

Suite Area:
163.75 m²
1,422.00 sq ft

Balcony Area:
25.53 m²
274.00 sq ft

Total Area:
157.61 m²
1,696.00 sq ft

- | | | |
|-------------------|-------------------|---------------------|
| 1. Master Bedroom | 5. Ensuite | 9. Powder Room |
| 2. Master Ensuite | 6. Maid's Bedroom | 10. Foyer |
| 3. Walk in Robe | 7. Maid's WC | 11. Show Kitchen |
| 4. Second Bedroom | 8. Balcony | 12. Living & Dining |



Keyplan

Ground Floor / 1st / 2nd / 3rd / 4th / 5th / 6th / 7th / 8th



SCALE
~10 Meters

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM SIMPLEX TYPE 2

Suite Area:
173.16 m²
1,864.00 sq ft

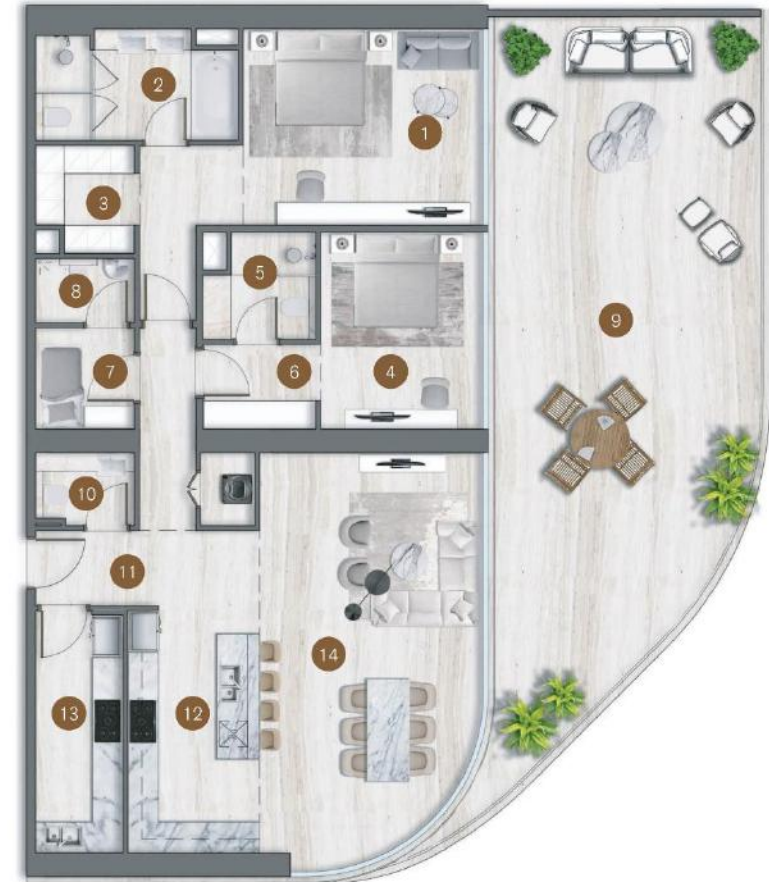
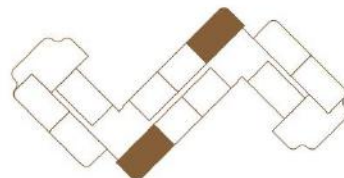
Balcony Area:
79.86 m²
859.00 sq ft

Total Area:
253.02 m²
2,723.00 sq ft

- | | | |
|-------------------|-------------------|---------------------|
| 1. Master Bedroom | 6. Walk in Robe | 11. Foyer |
| 2. Master Ensuite | 7. Maid's Bedroom | 12. Show Kitchen |
| 3. Walk in Robe | 8. Maid's WC | 13. Wet Kitchen |
| 4. Second Bedroom | 9. Balcony | 14. Living & Dining |
| 5. Ensuite | 10. Powder Room | |

Keyplan

Ground Floor / 1st / 2nd / 3rd / 4th / 5th / 6th / 7th / 8th



SCALE
~10 Meters

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Generous His & Hers walk-in wardrobes are elegantly designed as a functional yet inspiring showcase for exquisite pieces. Bronze metal insets bring a luxe sensibility to soft, plaster-finish walls, set against a warm-hued solid walnut floor

3 BEDROOM SIMPLEX TYPE 1

Suite Area:
172.82 m²
1,860.00 sq ft

Balcony Area:
38.28 m²
412.00 sq ft

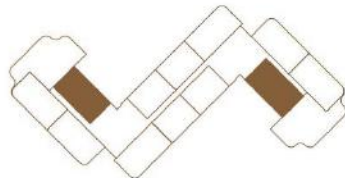
Total Area:
211.10 m²
2,272.00 sq ft

- | | | |
|-------------------|--------------------|--------------------------|
| 1. Master Bedroom | 7. Third Bedroom | 13. Powder Room |
| 2. Ensuite | 8. Ensuite | 14. Foyer |
| 3. Walk in Robe | 9. Wardrobes | 15. Show Kitchen |
| 4. Second Bedroom | 10. Maid's Bedroom | 16. Living & Dining Area |
| 5. Ensuite | 11. Maid's WC | 17. Terrace |
| 6. Wardrobes | 12. Laundry | |



Keyplan

Ground Floor / 1st / 2nd / 3rd / 4th / 5th / 6th / 7th / 8th



SCALE
~10 Meters

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3 BEDROOM
LIVING VIEW



SLS RESIDENCES AT PALM JUMEIRAH

3 BEDROOM SIMPLEX TYPE 2

Suite Area:
254.45 m²
2,739.00 sq ft

Balcony Area:
122.34 m²
1,317.00 sq ft

Total Area:
376.79 m²
4,056.00 sq ft

- | | | |
|-------------------|-------------------|--------------------------|
| 1. Master Bedroom | 7. Ensuite | 13. Show Kitchen |
| 2. Master Ensuite | 8. Maid's Bedroom | 14. Wet Kitchen |
| 3. Walk in Robe | 9. Maid's WC | 15. Living & Dining Area |
| 4. Second Bedroom | 10. Laundry | 16. Terrace |
| 5. Ensuite | 11. Powder Room | |
| 6. Third Bedroom | 12. Foyer | |

Keyplan
Ground Floor / 1st



SCALE
~10 Meters

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Royal beige marble vanity and flooring set an opulent tone in this primary bath that carries into every facet. The bronze-framed mirror is intricately etched with ornate framing matched only by the visual interest created in ribbed glass doors that fracture light and are lined in a gleaming polished chrome.





The spacious bathtub is crafted in the same royal beige marble that adorns the flooring and vanity and sits under soft lighting, inset in the plaster-finished ceiling.

3 BEDROOM DUPEX

Suite Area:
303.72 m²
3,269.00 sq ft

Balcony Area:
86.8 m²
934.00 sq ft

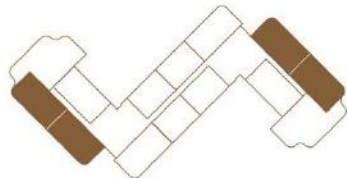
Total Area:
390.52 m²
4,204.00 sq ft

Upper Level

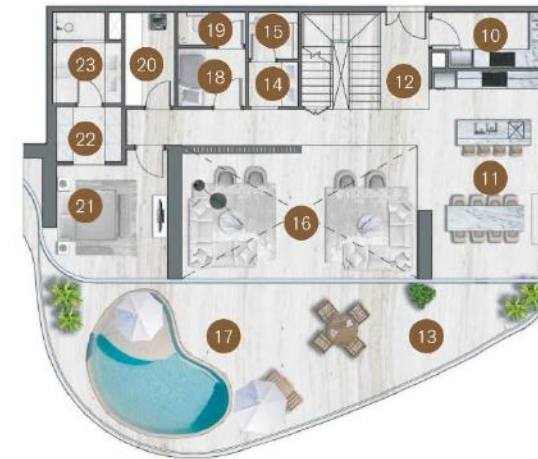
1. Master Bedroom	7. Family Room	10. Wet Kitchen	17. Pool Area
2. Ensuite	8. Pantry	11. Show Kitchen & Dining	18. Maid's Bedroom
3. Walk in Robe	9. Void	12. Foyer	19. Maid's WC
4. Second Bedroom		13. Balcony	20. Laundry
5. Ensuite		14. Powder Room	21. Third Bedroom
6. Walk in Robe		15. Wash Room	22. Walk in Robe

Keyplan

Ground Floor / 2nd / 4th / 6th / 8th



Upper Level



Lower Level

SCALE
~10 Meters

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PENTHOUSE TERRACE VIEW

SLS RESIDENCES AT PALM JUMEIRAH

3 BEDROOM PENTHOUSE

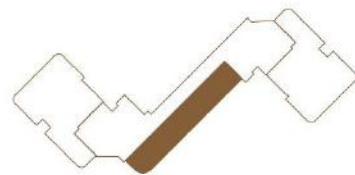
Suite Area:
341.95 m²
3,681.00 sq ft

Balcony Area:
269.49 m²
2,900.00 sq ft

Total Area:
611.44 m²
6,581.00 sq ft

- | | | |
|---------------------|--------------------|--------------------------|
| 1. Master Bedroom | 8. Third Bedroom | 15. Wet Kitchen |
| 2. Master Bathroom | 9. Ensuite | 16. Foyer |
| 3. Her Walk in Robe | 10. Wardrobes | 17. Show Kitchen |
| 4. His Walk in Robe | 11. Laundry | 18. Living & Dining Area |
| 5. Second Bedroom | 12. Maid's Bedroom | 19. Dining Terrace |
| 6. Ensuite | 13. Maid's WC | 20. Terrace |
| 7. Wardrobes | 14. Powder Room | 21. Shadow Pond |

Keyplan
Roof Floor



SCALE
~10 Meters

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SLS RESIDENCES AT PALM JUMEIRAH

4 BEDROOM TERRACE VIEW

4 BEDROOM
ARRIVAL VIEW





BEDROOM

Warm-hued solid walnut flooring carries throughout the primary bedroom, opposite a bevelled, bronze-framed mirror etched with a pattern that is suspended from the ceiling.

4 BEDROOM
DINING VIEW



4 BEDROOM DUPLIX

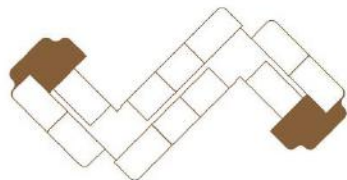
Suite Area:
437.41m²
4,708.00 sq ft

Balcony Area:
126.61m²
1,363.00 sq ft

Total Area:
564.02 m²
6,071.00 sq ft

Upper Level		Lower Level	
1. Master Bedroom	8. Third Bedroom	11. Fourth Bedroom	19. Foyer
2. Ensuite	9. Ensuite	12. Ensuite	20. Powder Room
3. Her Walk In Robe	10. Balcony	13. Walk in Robe	21. Wet Kitchen
4. His Walk In Robe		14. Maid's Bedroom	22. Show Kitchen
5. Second Bedroom		15. Maid's WC	23. Dining Area
6. Ensuite		16. Laundry	24. Living Room
7. Wardrobes		17. Pantry	25. Balcony
		18. Utility	26. Pool Area

Keyplan
Ground Floor / 2nd / 4th / 6th / 8th



Upper Level



Lower Level

SCALE
~10 Meters

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PENTHOUSE TERRACE VIEW

SLS RESIDENCES AT PALM JUMEIRAH

4 BEDROOM PENTHOUSE

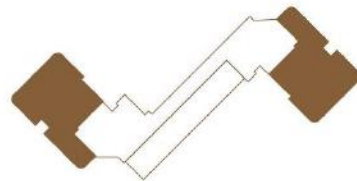
Suite Area:
344.74 m²
3,711.00 sq ft

Balcony Area:
952.36 m²
10,251.00 sq ft

Total Area:
1297.10 m²
13,962.00 sq ft

- | | | |
|---------------------------|-----------------------|------------------------------|
| 1. Master Bedroom | 9. Ensuite & Wardrobe | 17. Foyer |
| 2. Ensuite | 10. Maid's Bedroom | 18. Dining & Show Kitchen |
| 3. His & Her Walk in Robe | 11. Maid's WC | 19. Living Area |
| 4. Second Bedroom | 12. Laundry | 20. Terrace Seating |
| 5. Ensuite & Wardrobe | 13. Wet Kitchen | 21. Terrace |
| 6. Third Bedroom | 14. Courtyard | 22. Fire Pit |
| 7. Ensuite & Wardrobe | 15. Family Room | 23. Terrace Dining Area |
| 8. Fourth Bedroom | 16. Powder Room | 24. Sun Loungers & Pool Area |

Keyplan
Roof Floor



SCALE
~10 Meters

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SLS RESIDENCES AT PALM JUMEIRAH UNIT MIX

TOTAL		OUTDOOR RATIO
M2	SQF	
32,049	344,967	28%
APARTMENT TYPE	85 Simplex 25 Duplex 3 Penthouses	
2 Bedroom	Simplex	60 Units
3 Bedroom	Simplex	25 Units
3 Bedroom	Duplex	16 Units
4 Bedroom	Duplex	9 Units
3 Bedroom	Penthouse	1 Unit
4 Bedroom	Penthouse	2 Units
TOTAL		113 UNITS



PAYMENT PLAN

SLS RESIDENCES AT PALM JUMEIRAH

DOWN PAYMENT	20% + 4% DLD	IMMEDIATE
1 st Installment	15%	December 2023
2 nd Installment	15%	June 2024
3 rd Installment	10%	December 2024
4 th Installment	40%	On completion Q1 2026



WWW.ROYA.AE | 800 ROYA (7692)

Sales Person's Name

Sales Person's Phone Number

Sales Person's Email ID

SLS Residences at Palm Jumeirah is not owned, developed, or sold by Accor Hotels Middle East and Africa FZ-LLC or its affiliates. Roya Lifestyle Developers (the "Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. The Licensee uses the SLS Brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Accor Hotels Middle East and Africa FZ-LLC or its affiliates. Under certain circumstances, the license may be terminated or revoked according to its terms, in which case neither the individual residential units nor any part of the Project will be identified as an SLS-branded project or have any rights to use the SLS trademarks. Accor Hotels Middle East and Africa FZ-LLC does not make any representations or guarantees with respect to the Units or the Project and is not responsible for licensee's marketing practices, advertising, websites, online-content or presence, and sales representations.