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.

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.




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301







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.

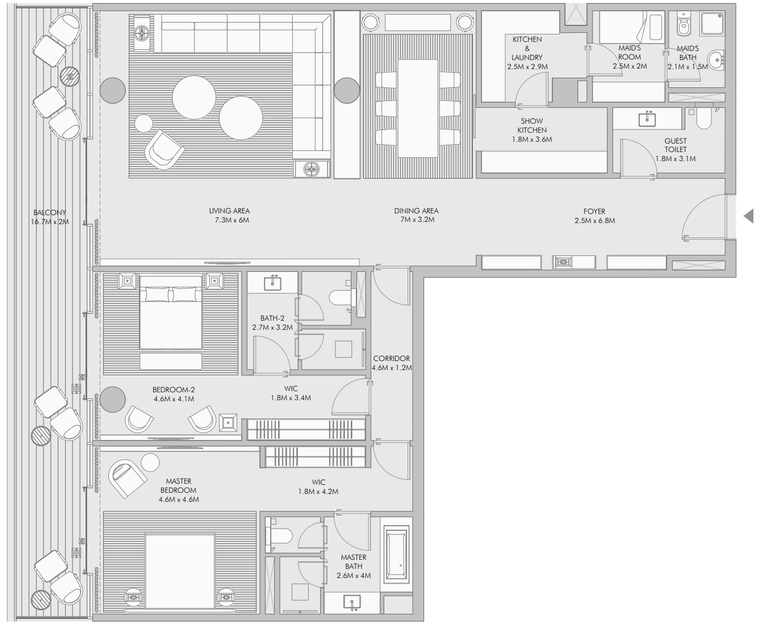
Add a touch of your own taste to the décor with a choice of furnishings included with the purchase of every unit.

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



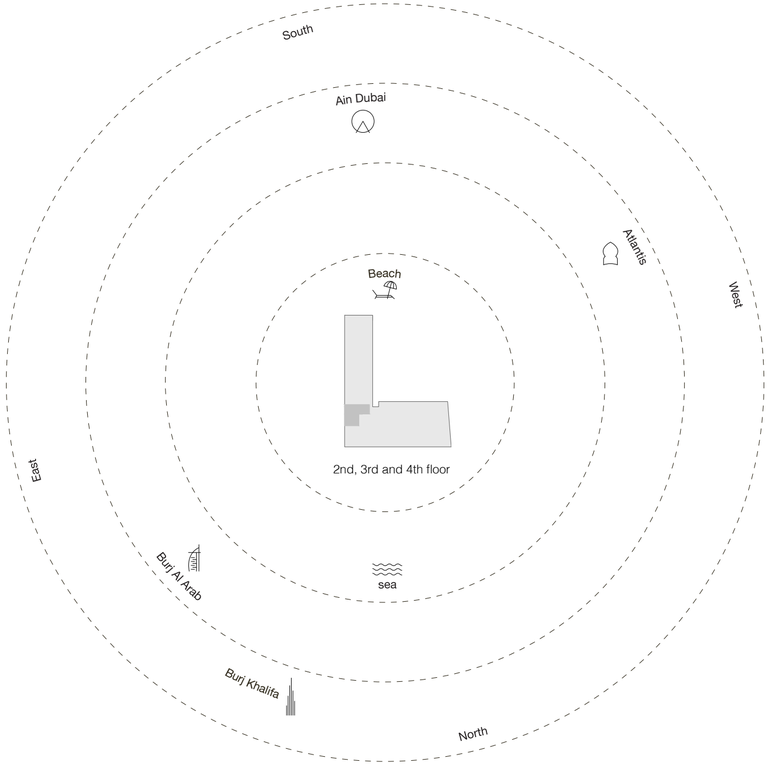


Two Bedroom Type A - Floor Plan



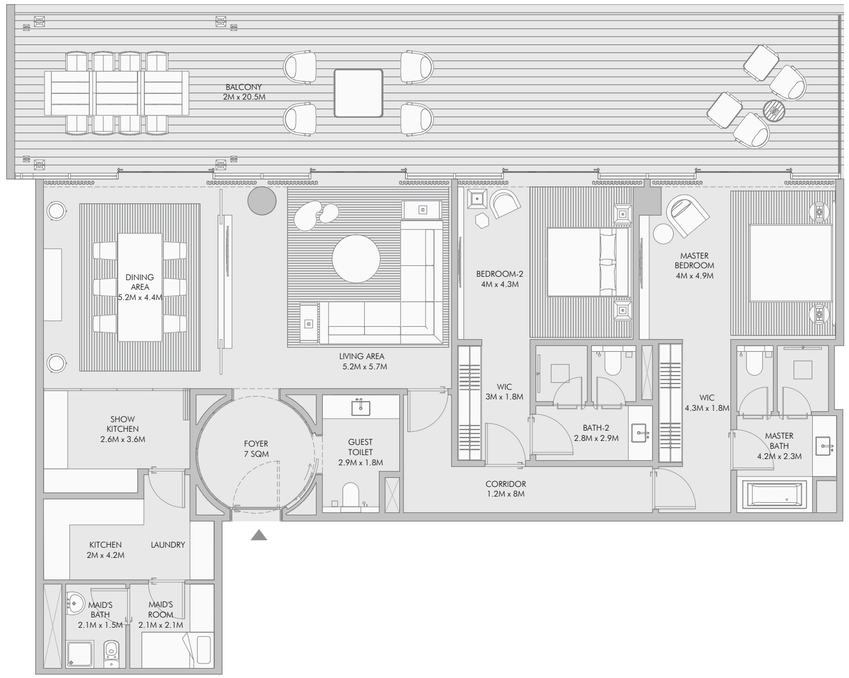
Two Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-202, B-302, B-402	213.08 m² (2,294 sqft)	033.72 m² (363 sqft)	246.80 m² (2,657 sqft)



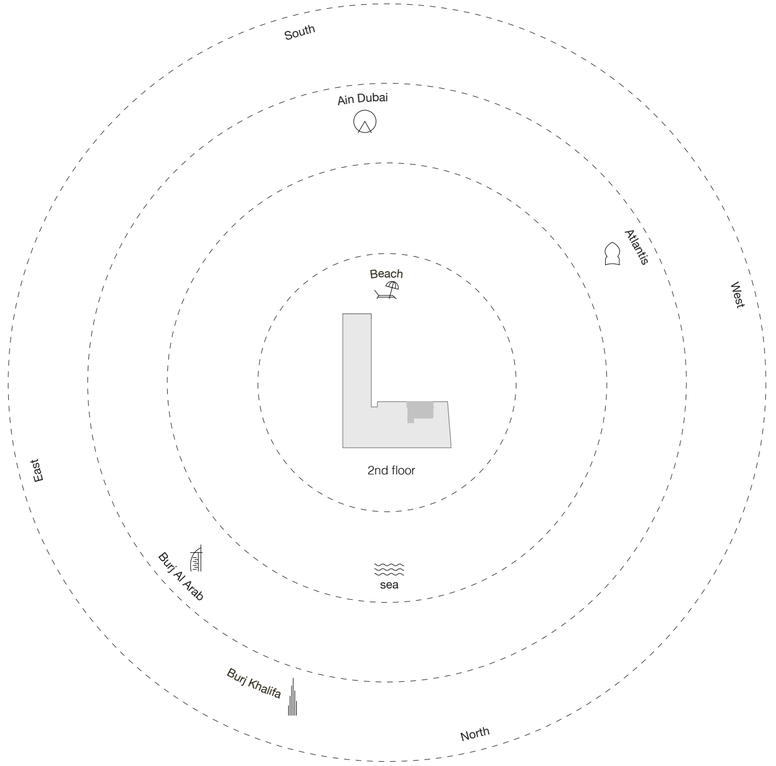
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Two Bedroom Type B - Floor Plan



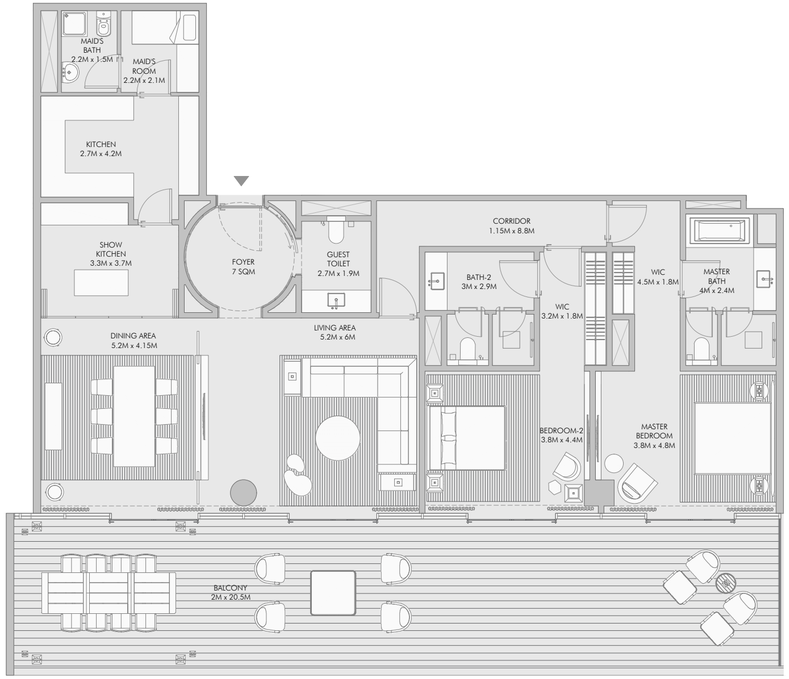
Two Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-202	187.76 m² (2,021 sqft)	084.11 m² (905 sqft)	271.87 m² (2,926 sqft)



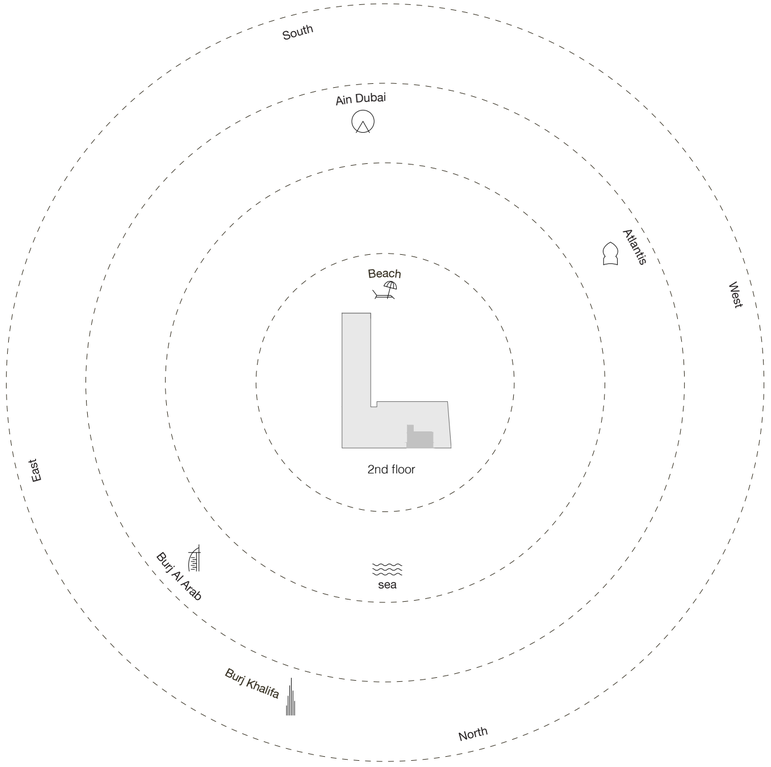
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Two Bedroom Type C - Floor Plan



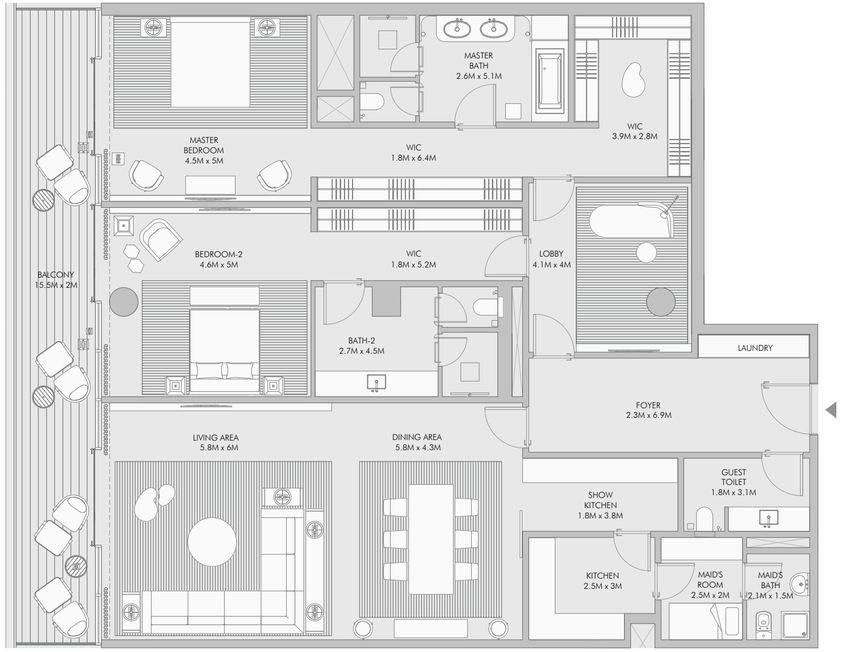
Two Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-201	191.34 m² (2,060 sqft)	084.12 m² (905 sqft)	275.46 m² (2,965 sqft)



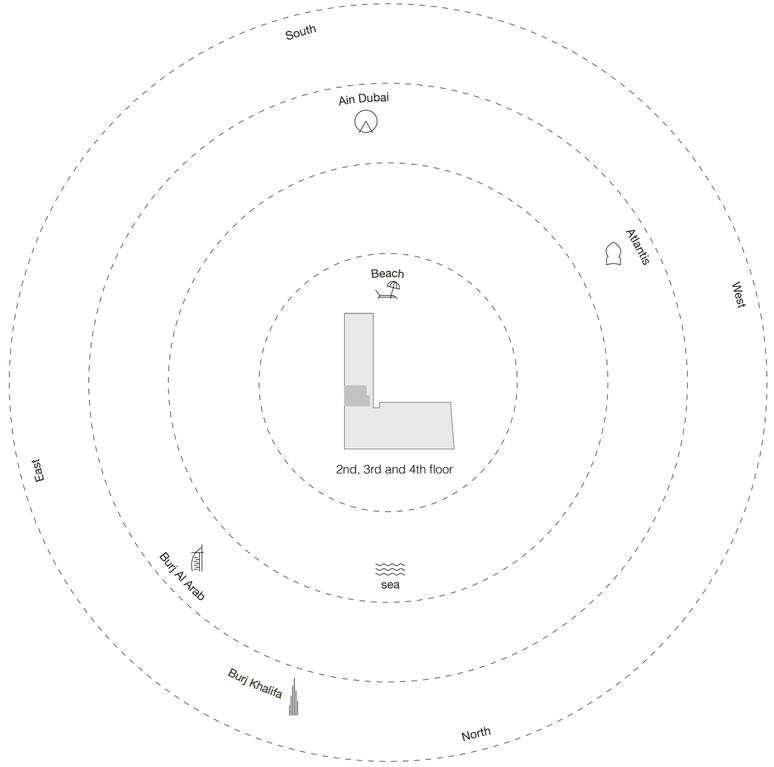
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Two Bedroom Type D - Floor Plan



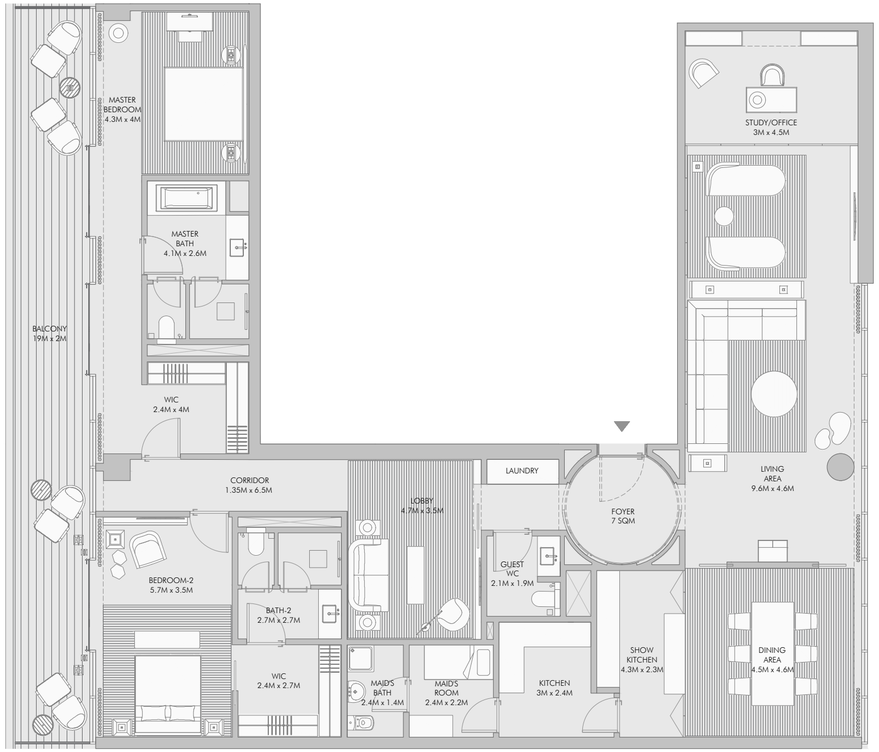
Two Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-203, B-303, B-403	247.25 m² (2,661 sqft)	031.26 m² (337 sqft)	278.51 m² (2,998 sqft)



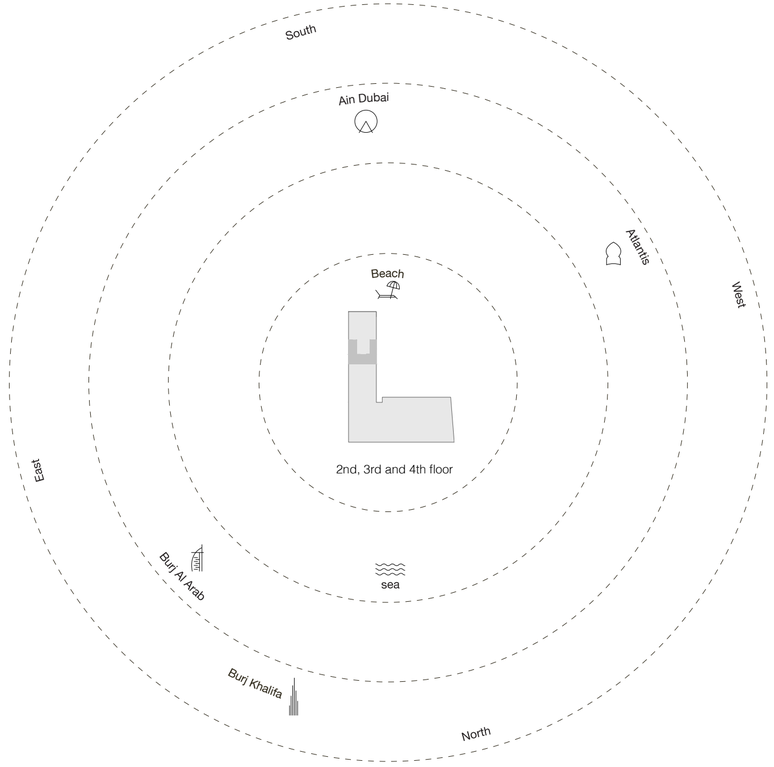
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Two Bedroom Type E - Floor Plan



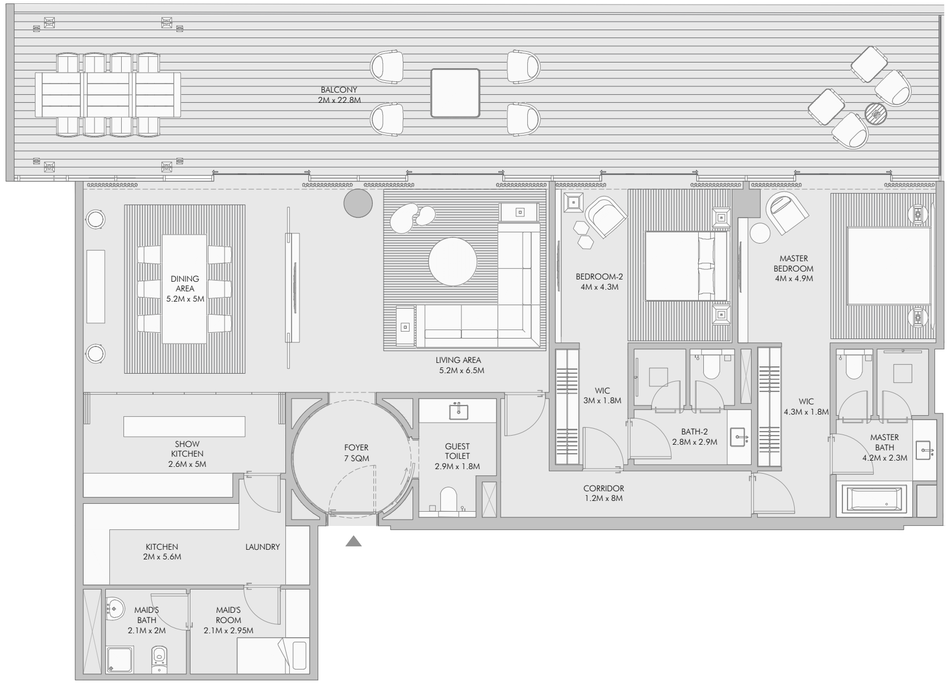
Two Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-201, C-301, C-401	253.38 m² (2,727 sqft)	038.64 m² (416 sqft)	292.02 m² (3,143 sqft)



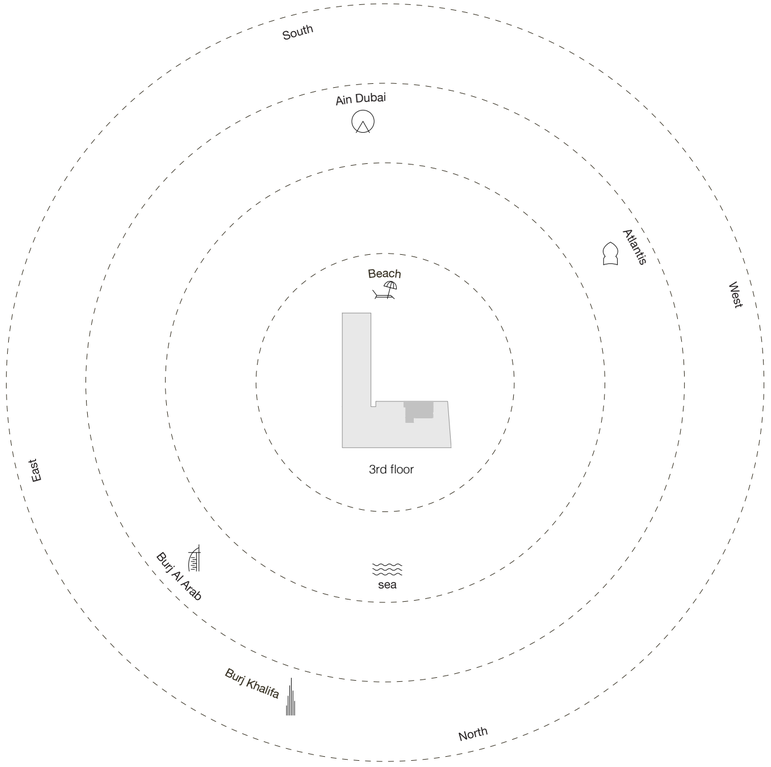
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Two Bedroom Type F - Floor Plan



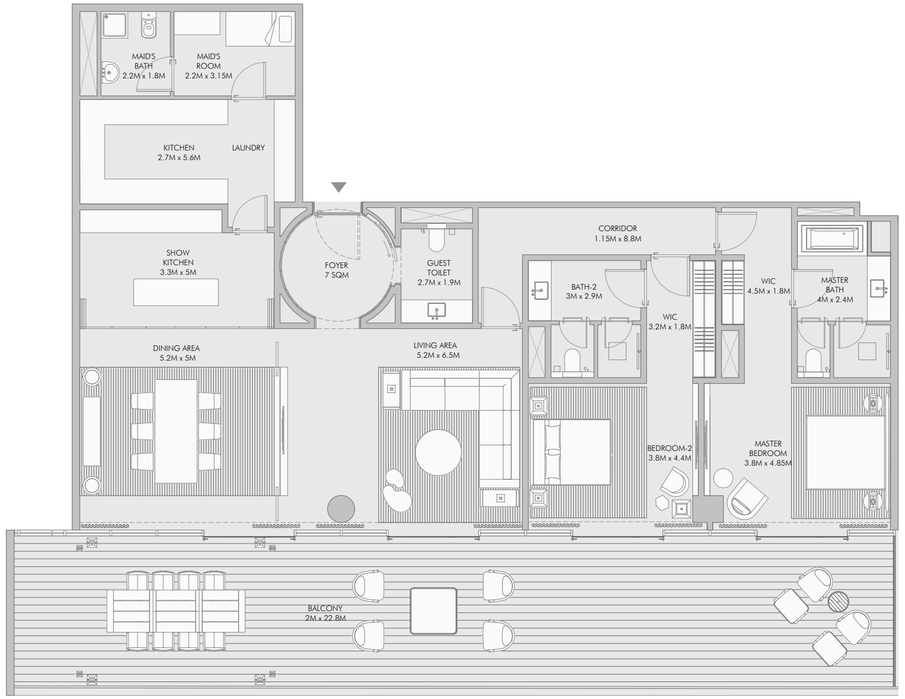
Two Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-302	204.56 m² (2,202 sqft)	094.07 m² (1,012 sqft)	298.63 m² (3,214 sqft)



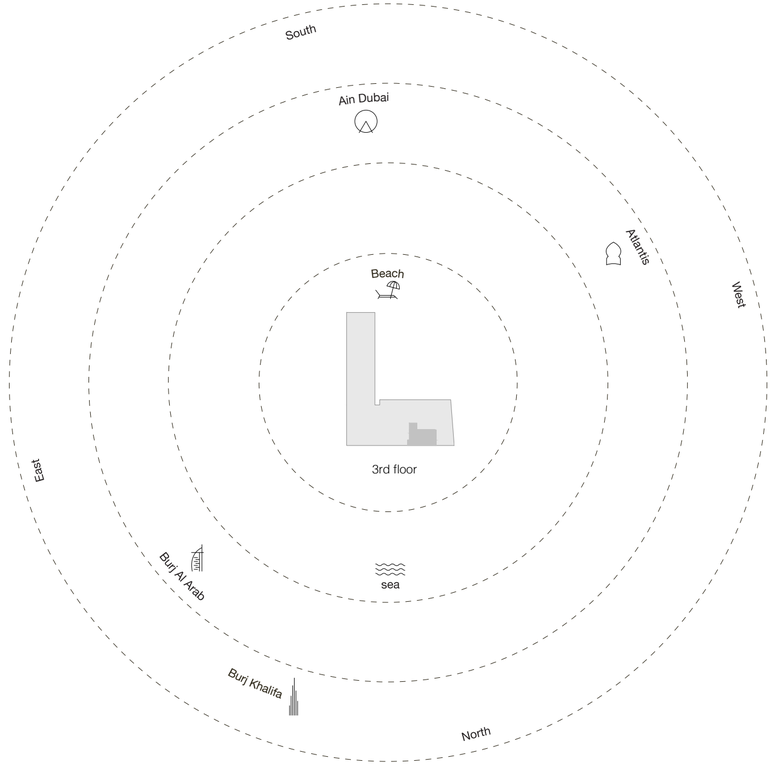
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Two Bedroom Type G - Floor Plan



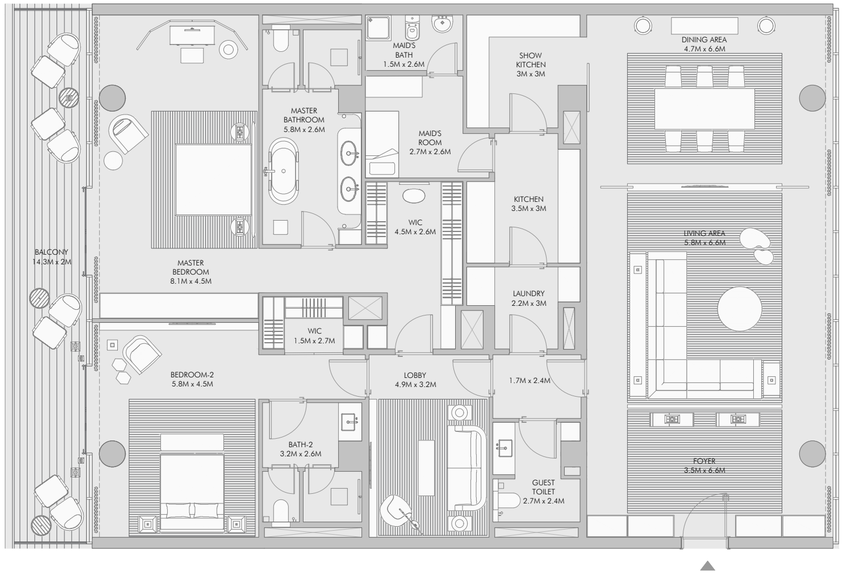
Two Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-301	209.97 m² (2,260 sqft)	094.13 m² (1,013 sqft)	304.10 m² (3,273 sqft)



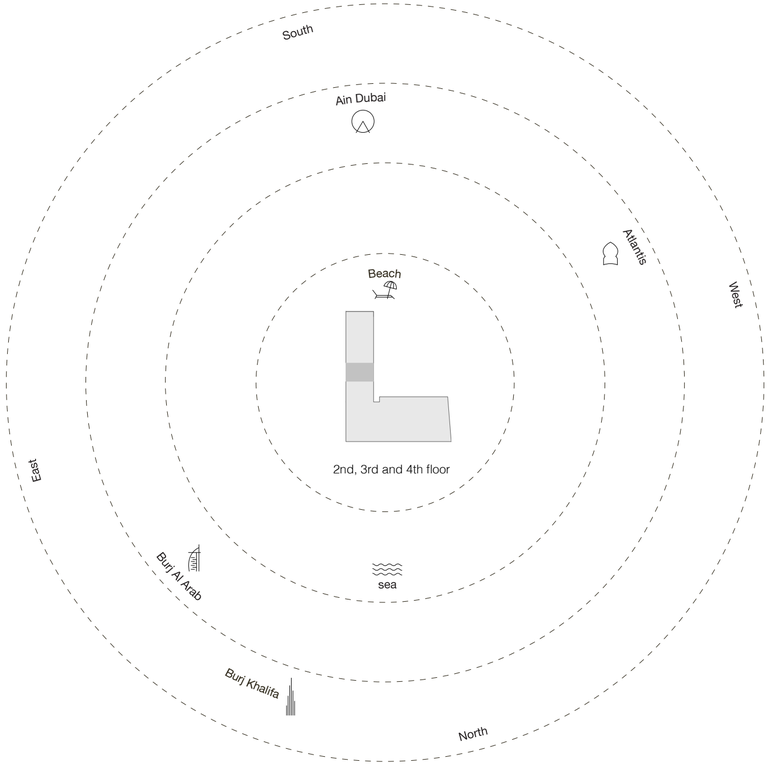
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Two Bedroom Type H - Floor Plan



Two Bedroom Type H - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-204, B-304, B-404	285.01 m² (3,068 sqft)	029.04 m² (312 sqft)	314.05 m² (3,380 sqft)



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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.

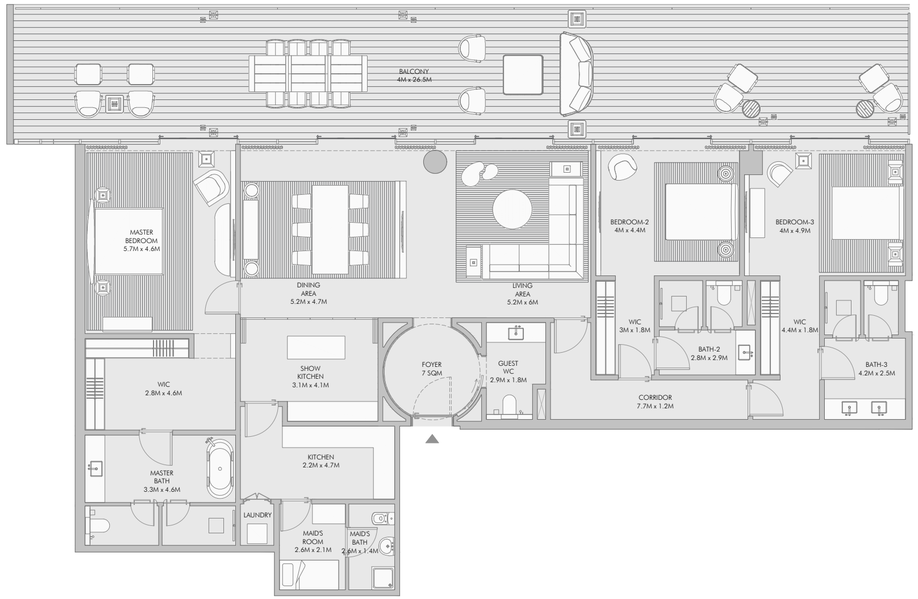
Every detail is designed to pamper and delight as a sprawling terrace provides ample space for entertaining guests or simply relaxing under the sun.

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



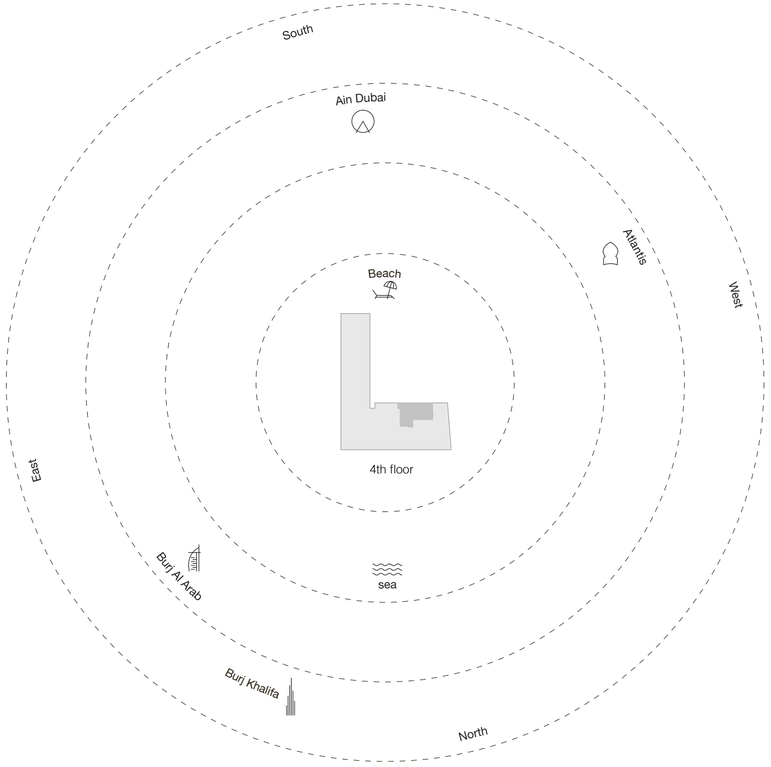


Three Bedroom Type A - Floor Plan

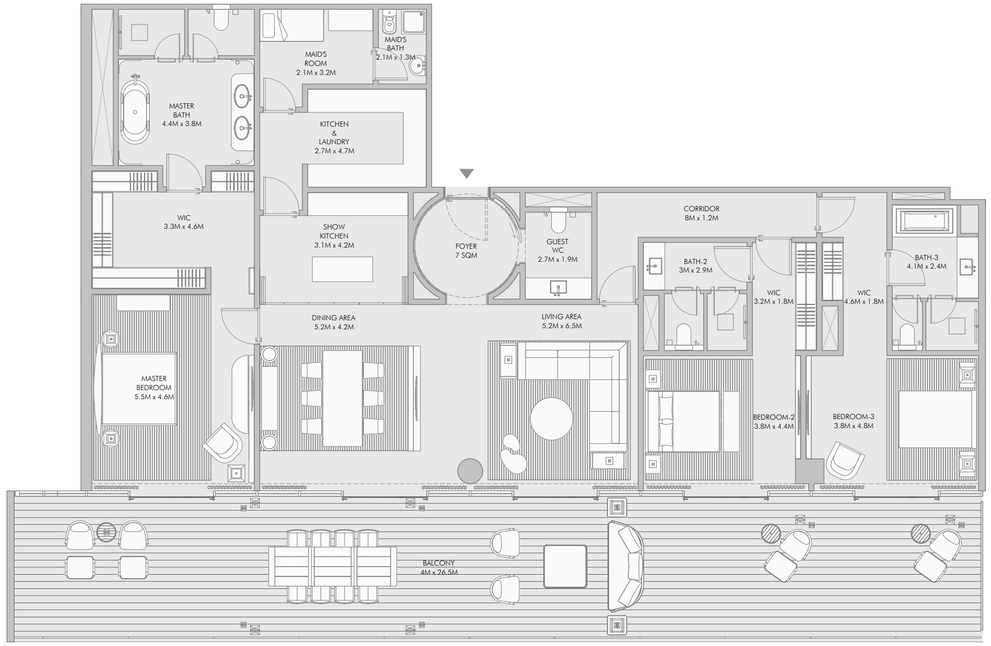


Three Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-402	257.53 m² (2,772 sqft)	114.33 m² (1,231 sqft)	371.86 m² (4,003 sqft)

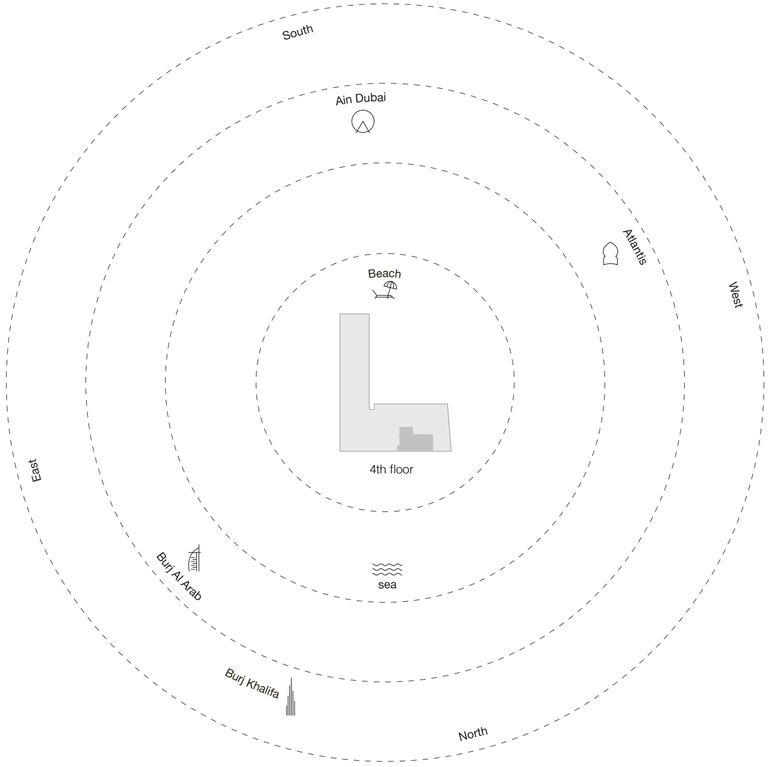


Three Bedroom Type B - Floor Plan



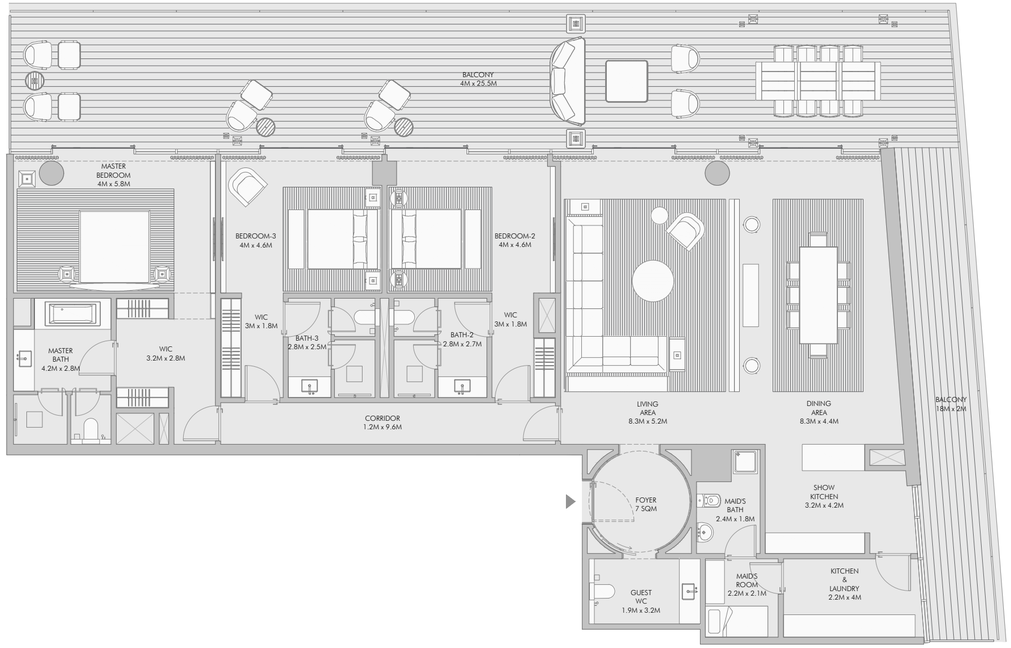
Three Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-401	262.70 m² (2,828 sqft)	114.55 m² (1,233 sqft)	377.25 m² (4,061 sqft)



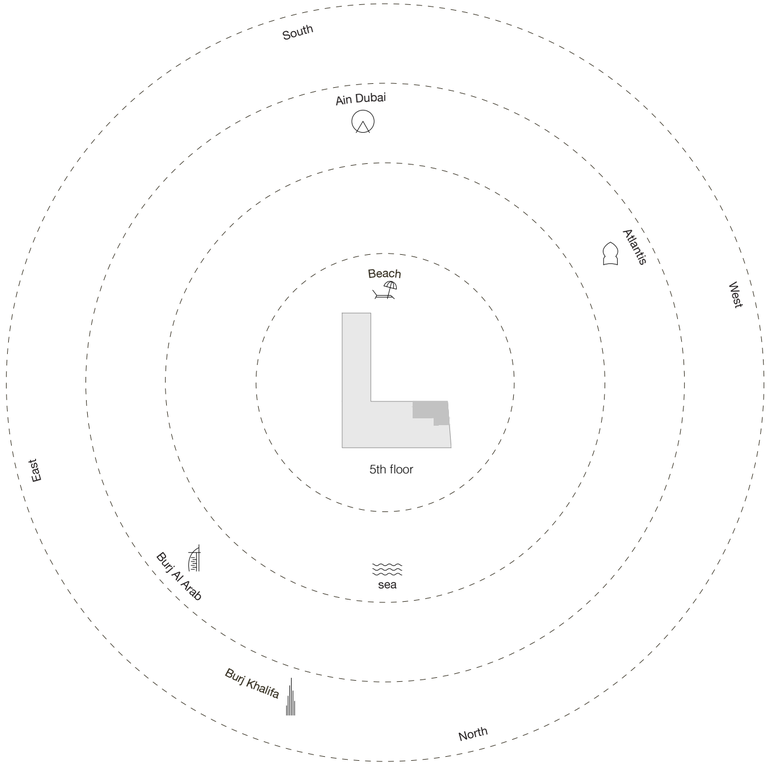
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Three Bedroom Type C - Floor Plan



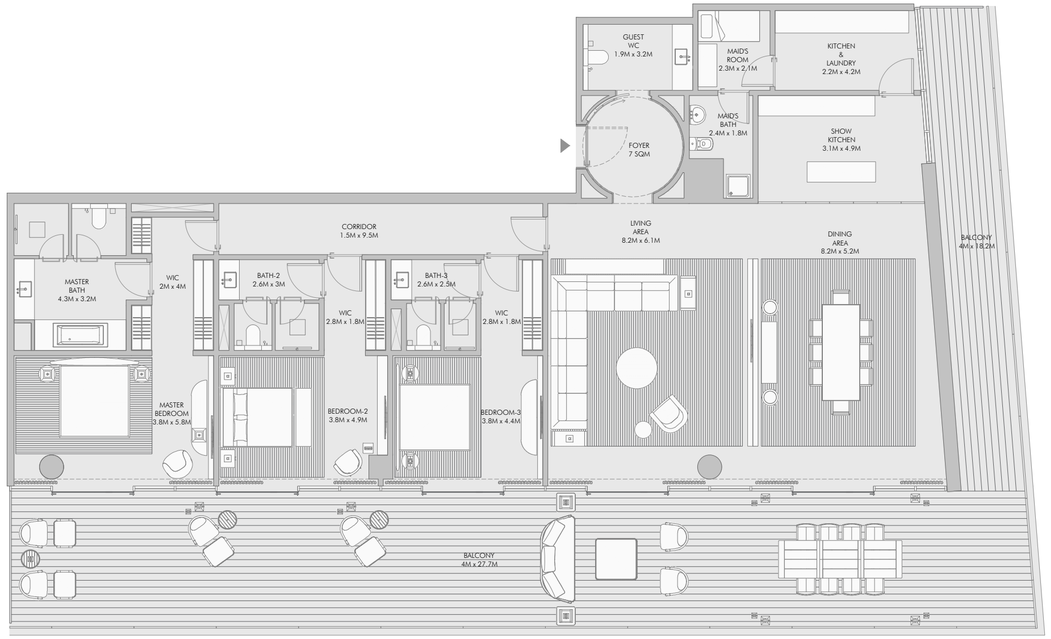
Three Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-504	269.92 m² (2,905 sqft)	138.33 m² (1,489 sqft)	408.25 m² (4,394 sqft)



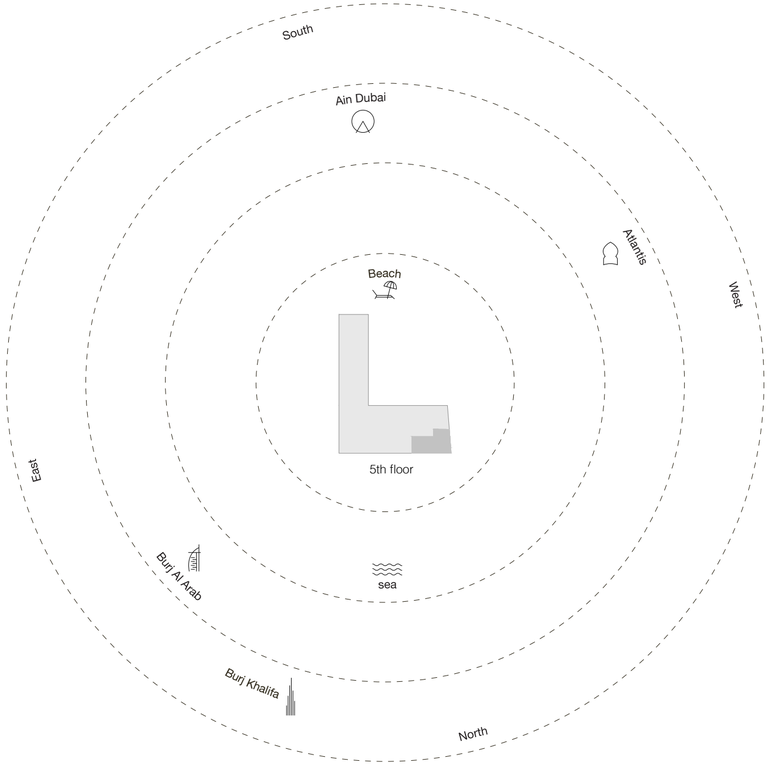
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Three Bedroom Type D - Floor Plan



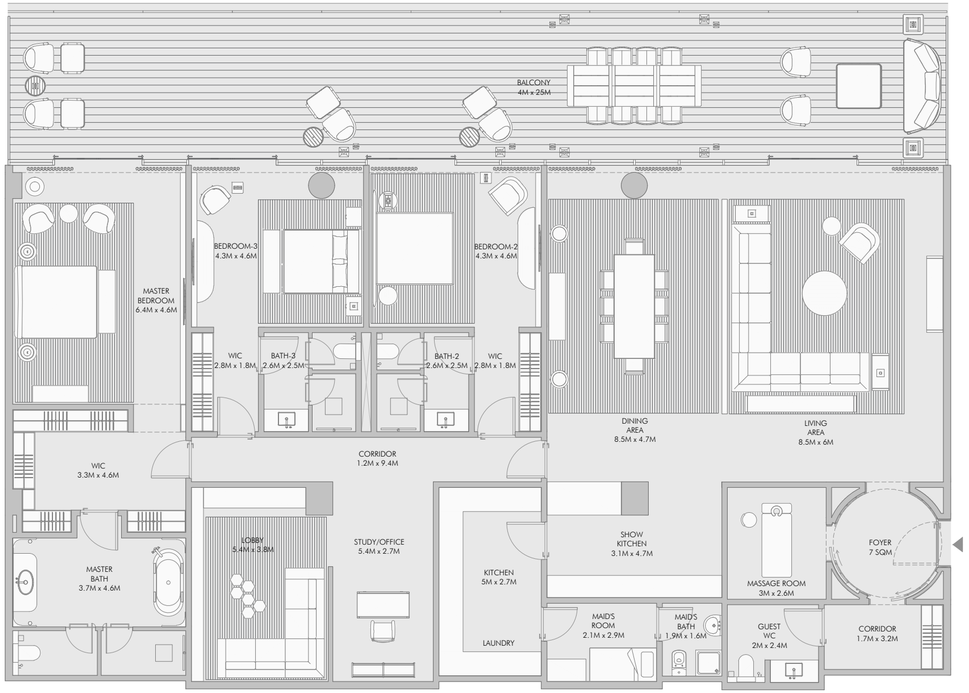
Three Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-503	283.73 m² (3,054 sqft)	148.47 m² (1,598 sqft)	432.20 m² (4,652 sqft)



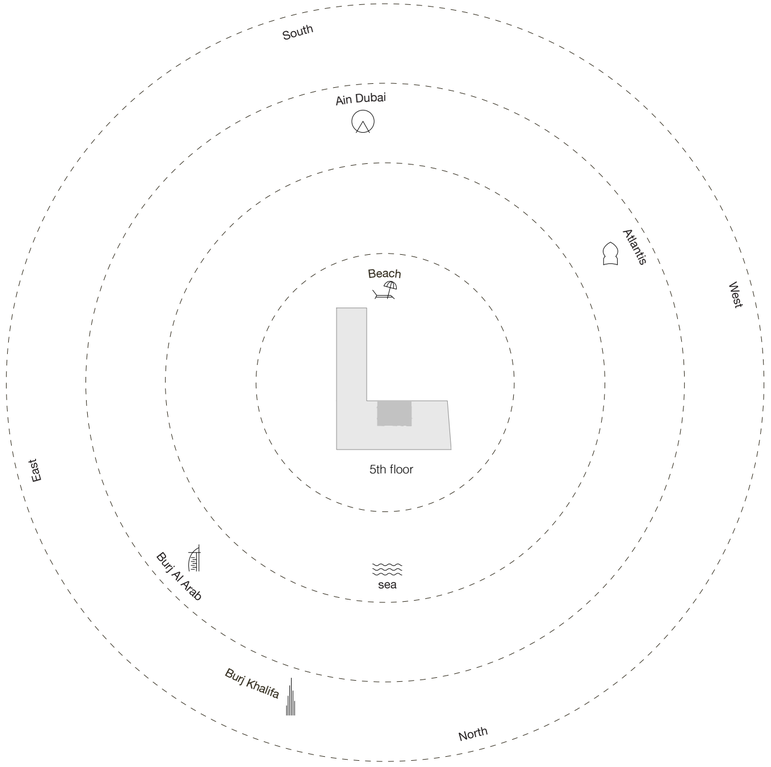
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Three Bedroom Type E - Floor Plan



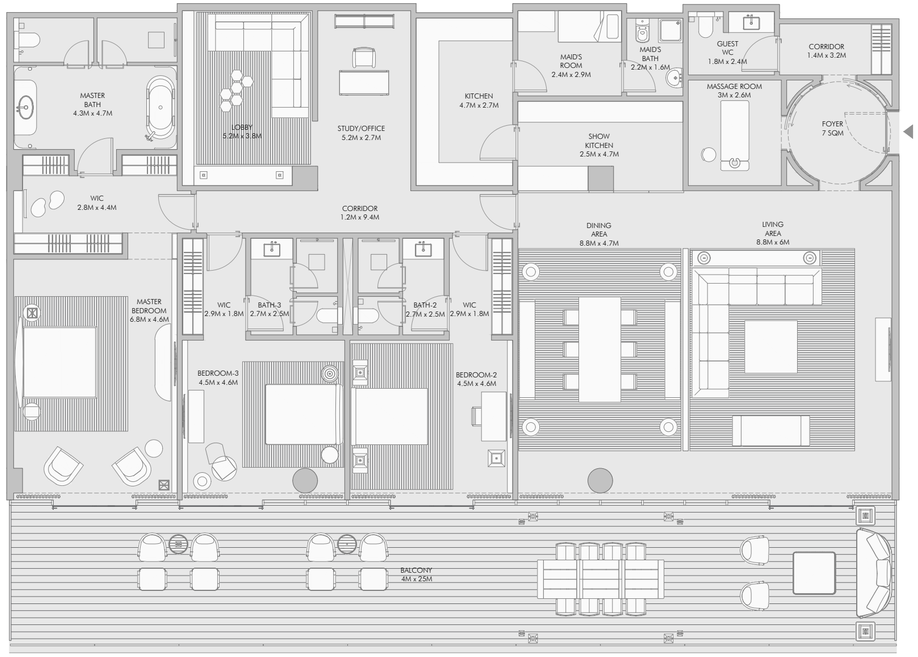
Three Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-502	350.91 m² (3,777 sqft)	101.09 m² (1,088 sqft)	452.00 m² (4,865 sqft)



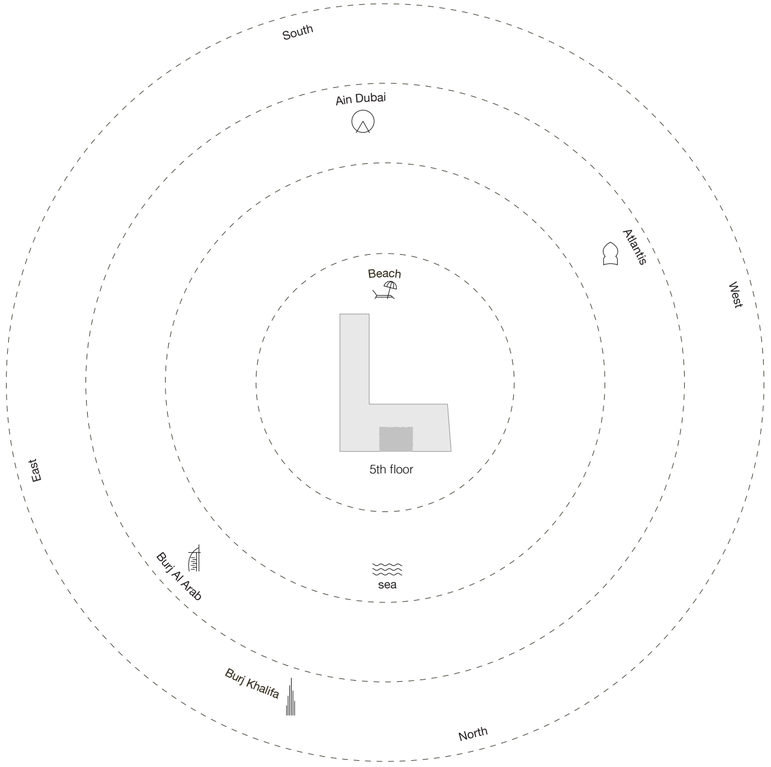
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Three Bedroom Type F - Floor Plan



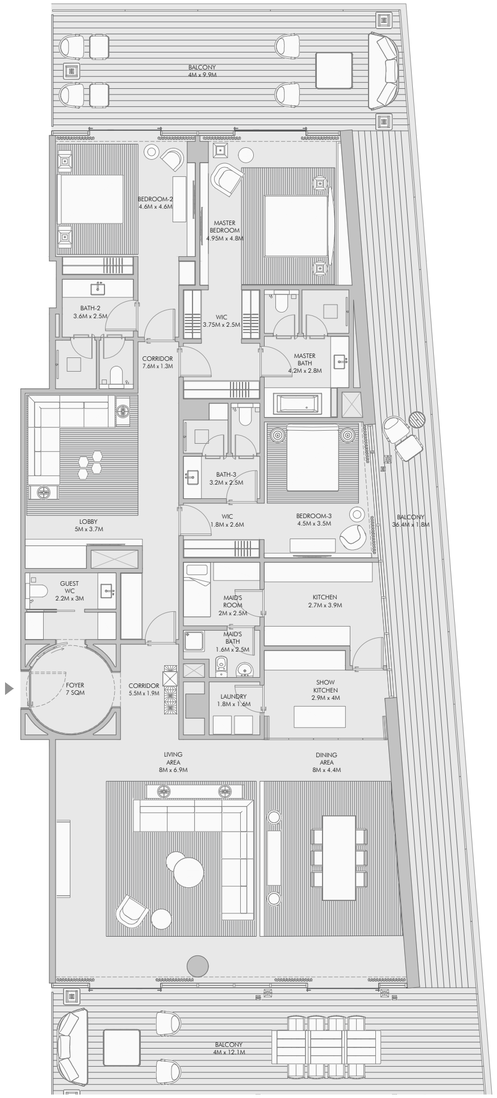
Three Bedroom Type F - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-501	351.51 m² (3,784 sqft)	101.10 m² (1,088 sqft)	452.61 m² (4,872 sqft)



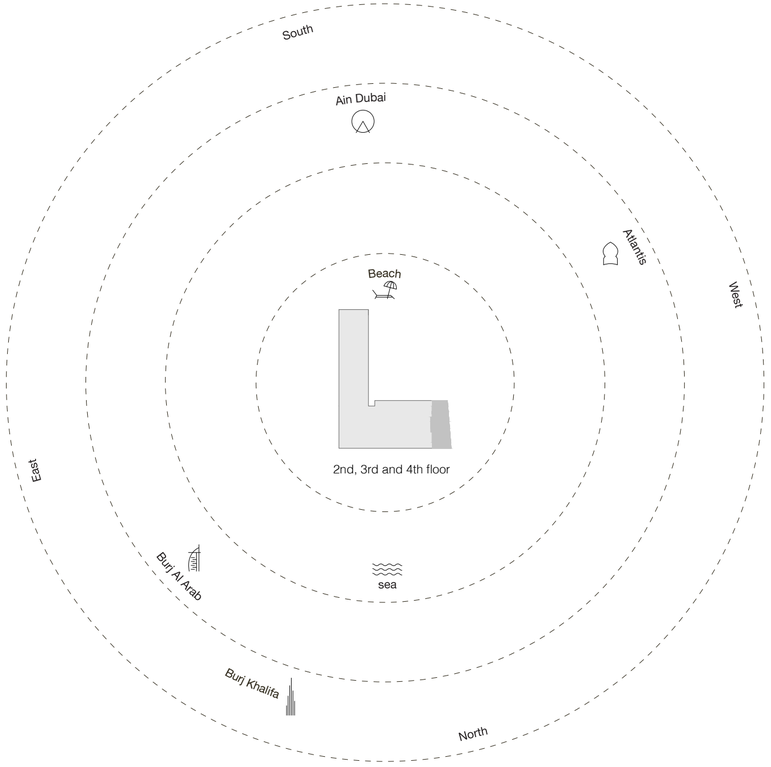
1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and 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.

Three Bedroom Type G - Floor Plan



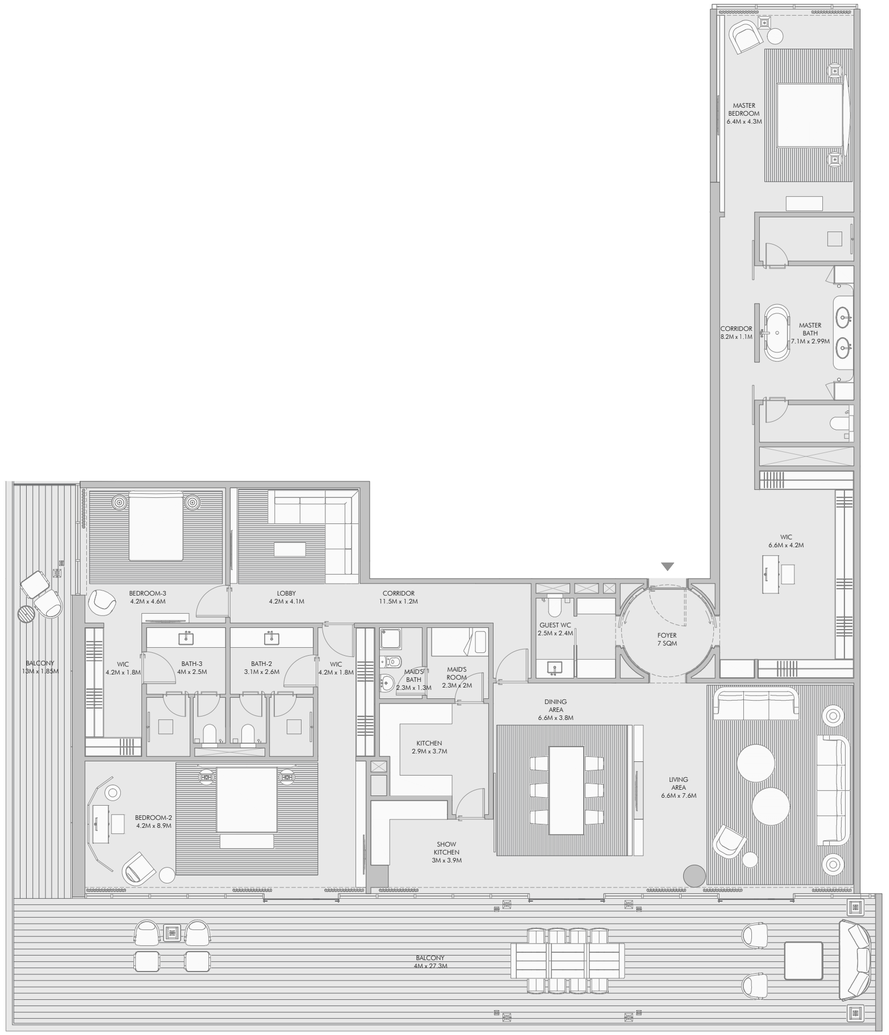
Three Bedroom Type G - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-203, A-303, A-403	314.14 m² (3,381 sqft)	161.89 m² (1,743 sqft)	476.02 m² (5,124 sqft)



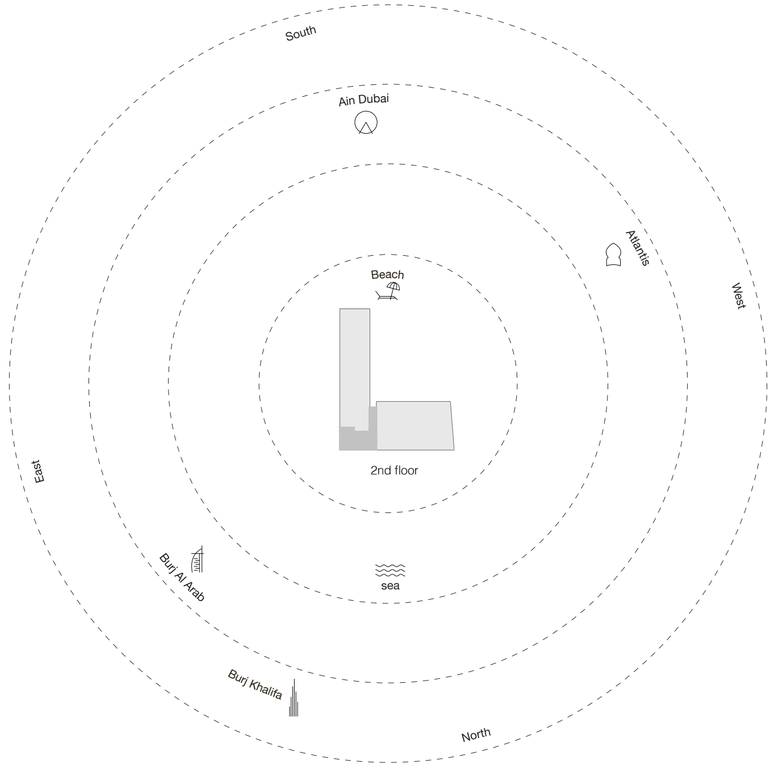
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Three Bedroom Type H - Floor Plan



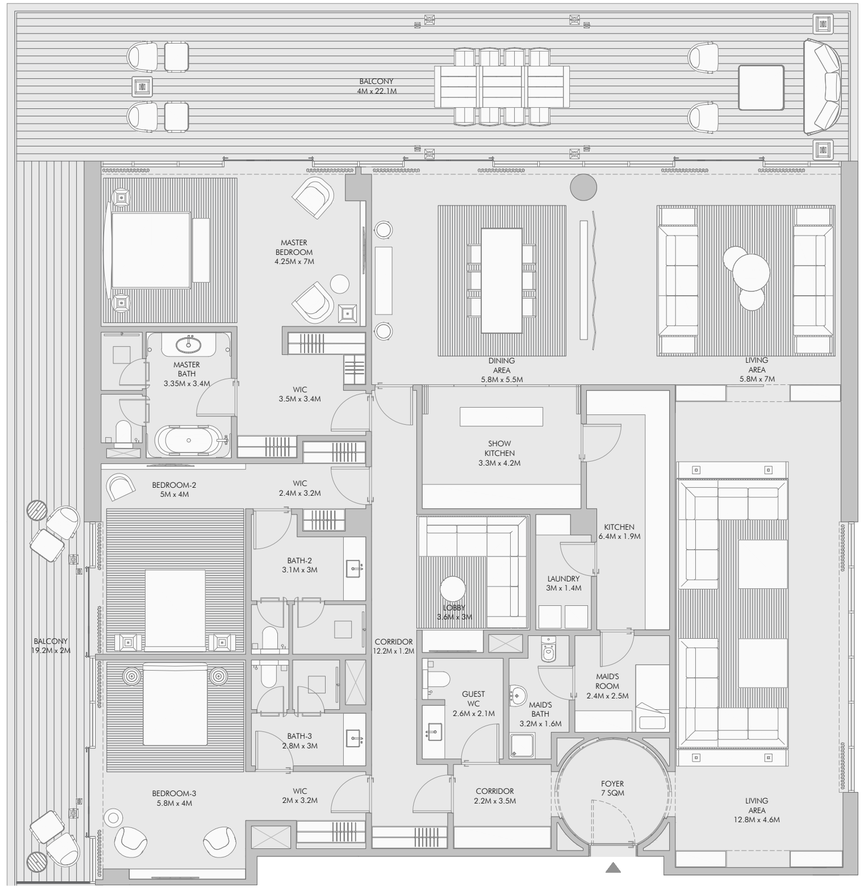
Three Bedroom Type H - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-201	352.15 m² (3,791 sqft)	138.65 m² (1,492 sqft)	490.80 m² (5,283 sqft)



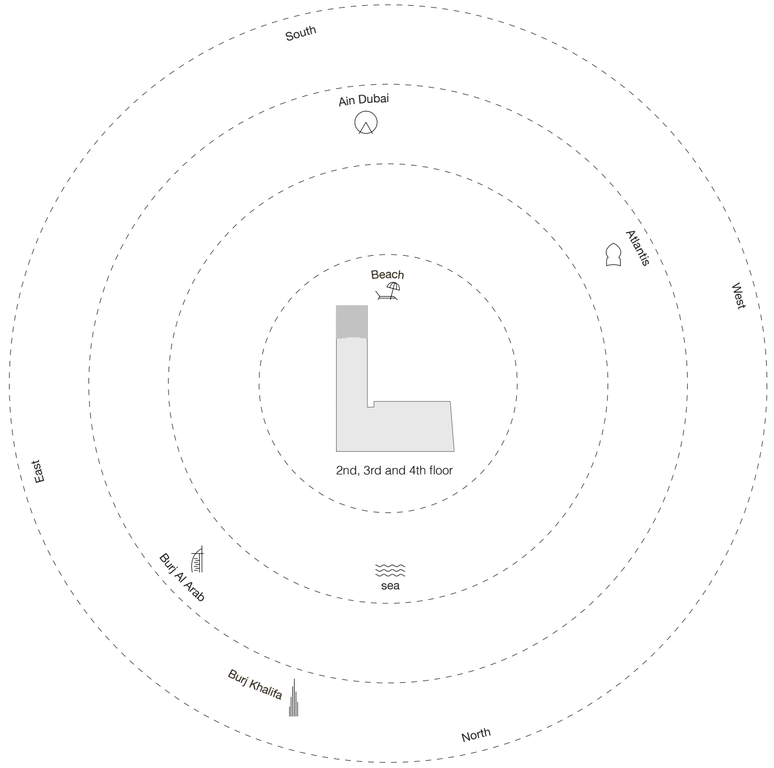
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Three Bedroom Type I - Floor Plan



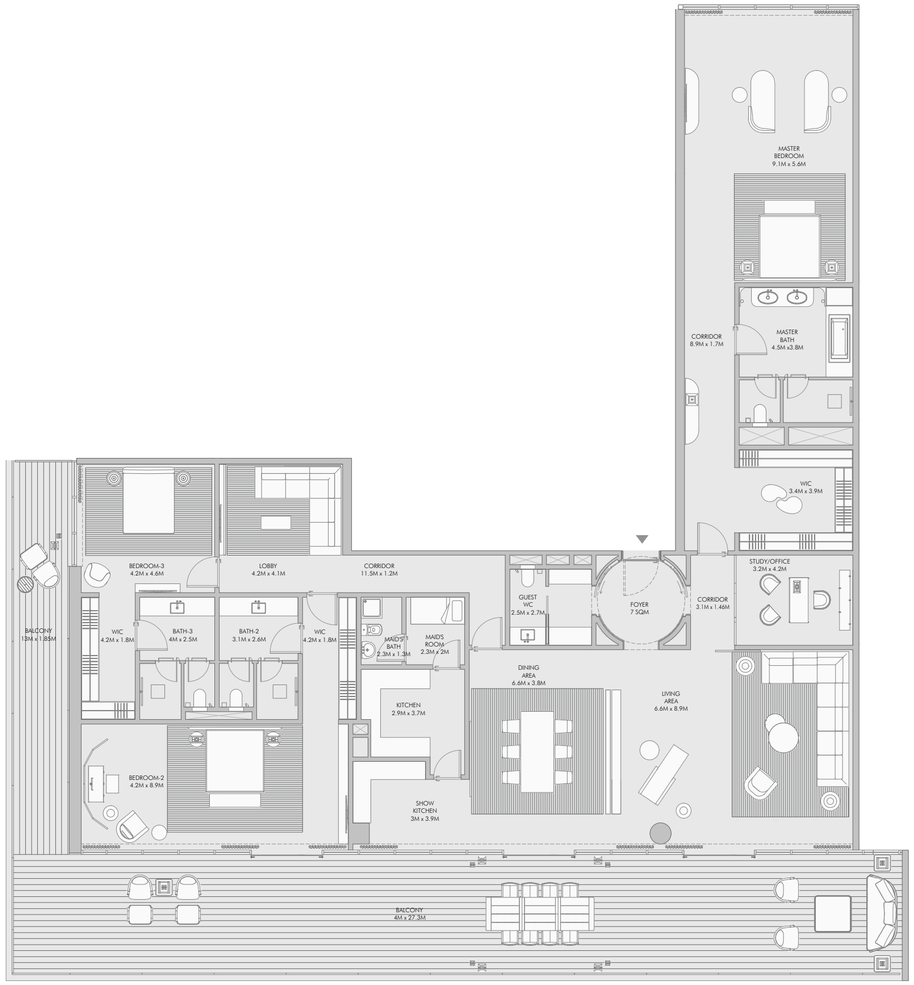
Three Bedroom Type I - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-202, C-302, C-402	372.81 m² (4,013 sqft)	128.15 Sqm (1,379 Sqft)	500.96 Sqm (5,392 Sqft)



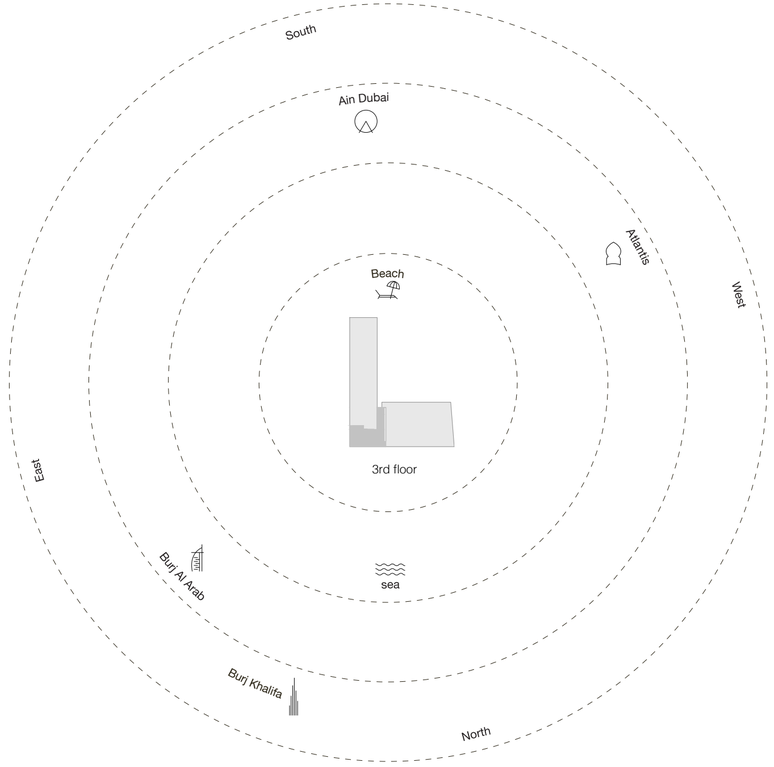
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Three Bedroom Type J - Floor Plan



Three Bedroom Type J - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-301	389.51 m² (4,193 sqft)	148.42 m² (1,597 sqft)	537.93 m² (5,790 sqft)



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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.

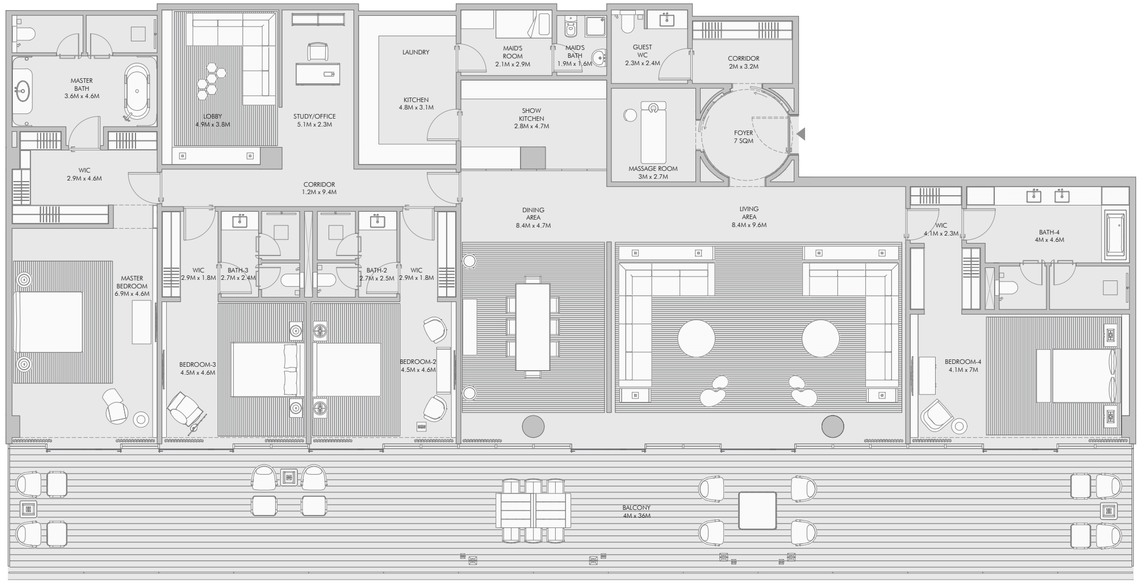
Each exquisitely fitted bedroom has its own en suite bathroom and private balcony. But the real luxury lies outdoors where a private pool overlooks the sandy beach and resort-style amenities.

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



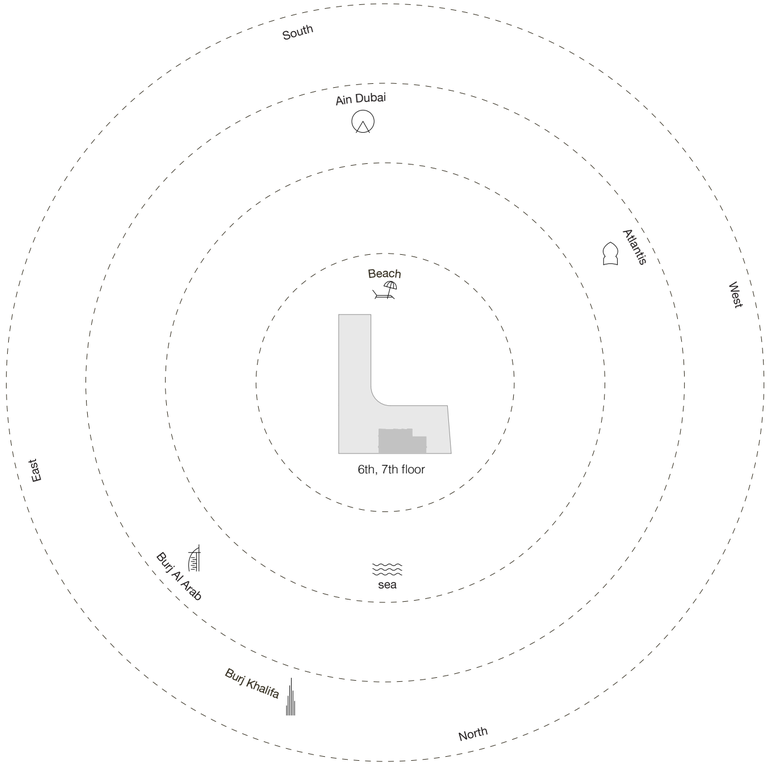


Four Bedroom Type A - Unit Plan



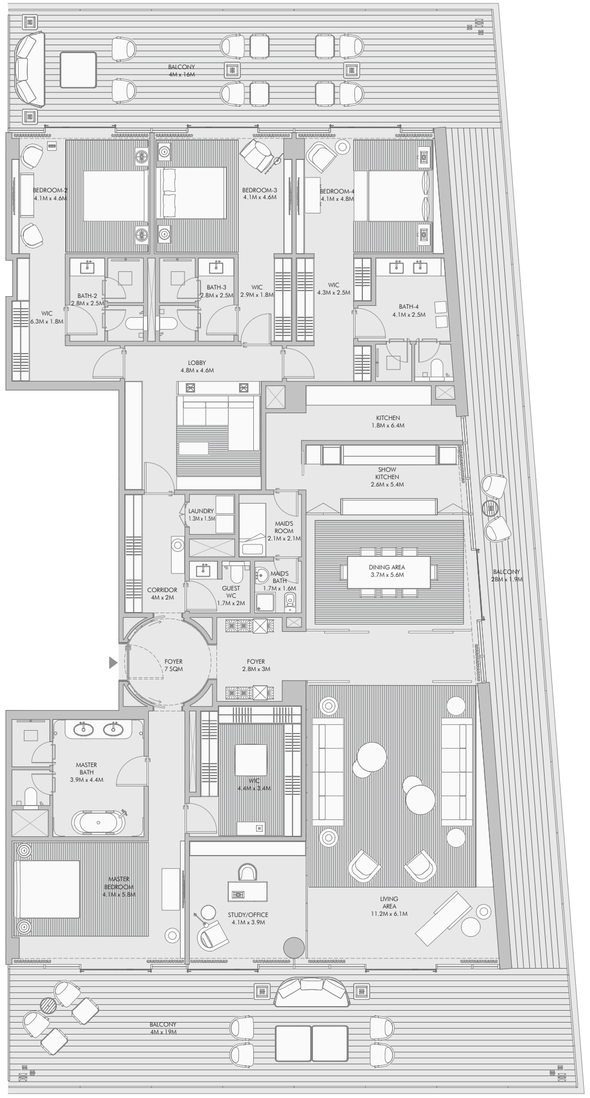
Four Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-601, A-701	443.04 m² (4,769 sqft)	144.36 m² (1,554 sqft)	587.40 m² (6,323 sqft)



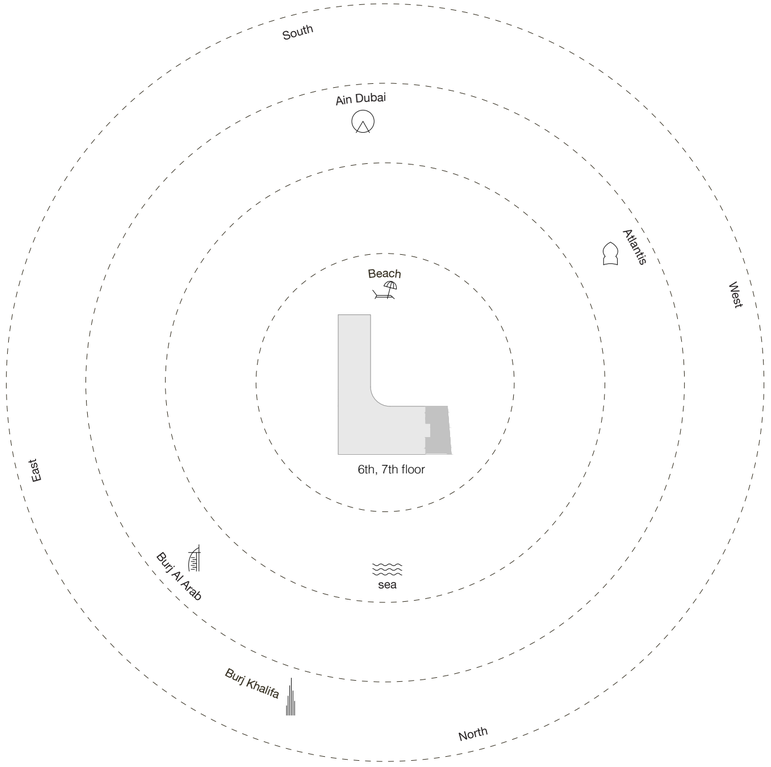
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Four Bedroom Type B - Unit Plan



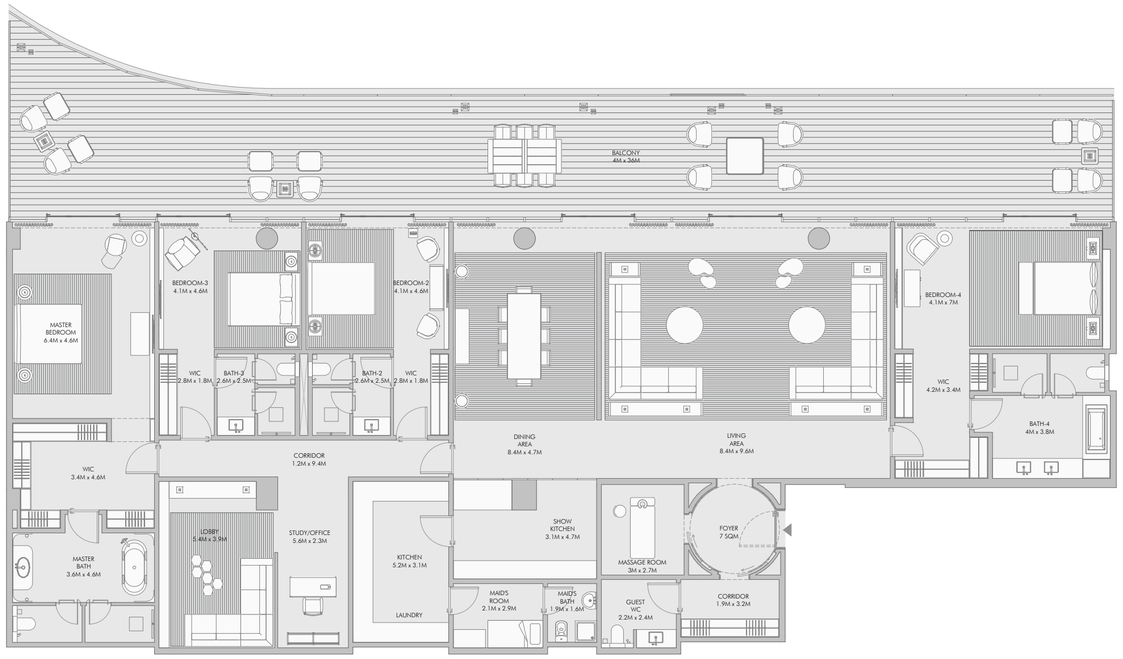
Four Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-603, A-703	395.05 m² (4,252 sqft)	200.05 m² (2,154 sqft)	595.10 m² (6,406 sqft)



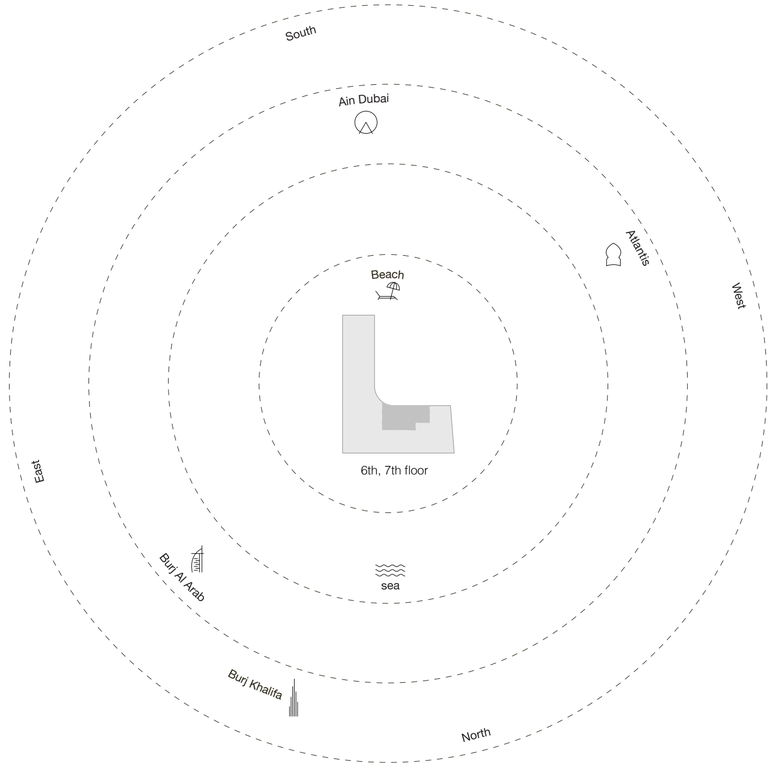
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Four Bedroom Type C - Unit Plan



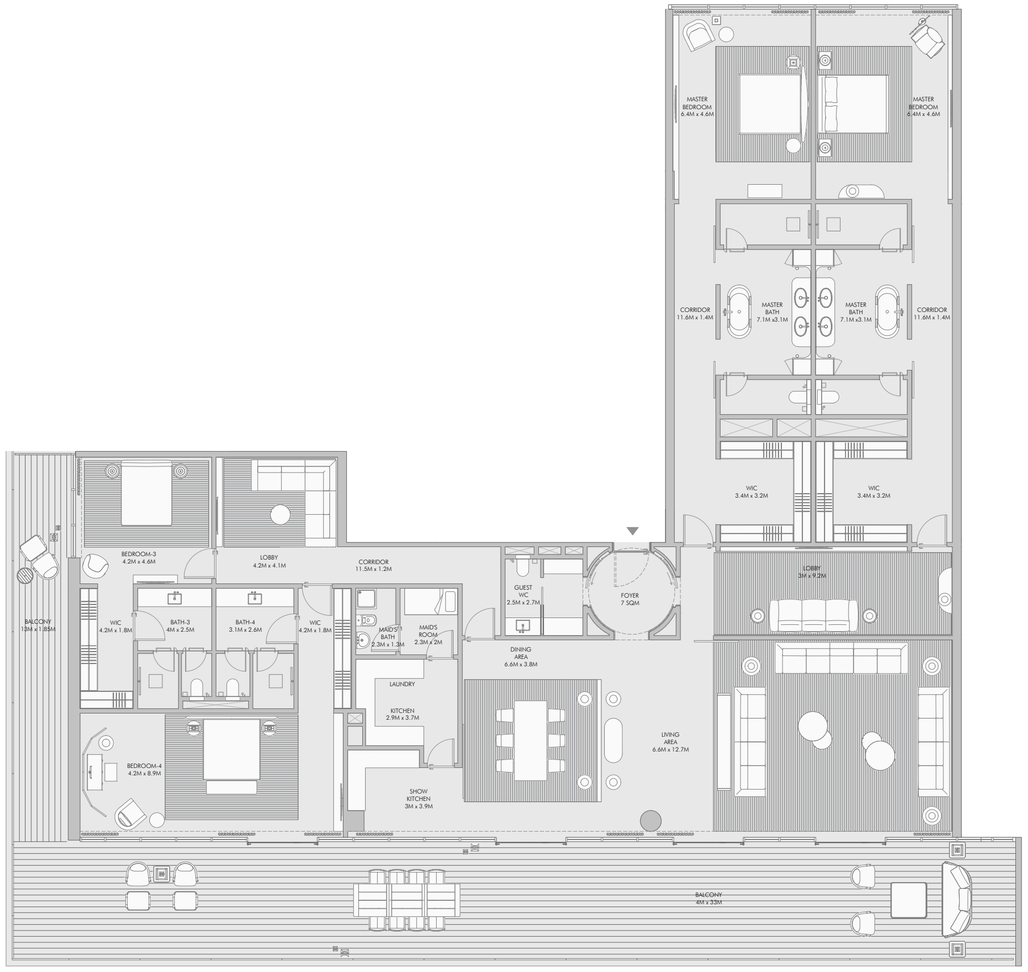
Four Bedroom Type C - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-602, A-702	444.10 m² (4,780 sqft)	151.98 m² (1,636 sqft)	596.08 m² (6,416 sqft)



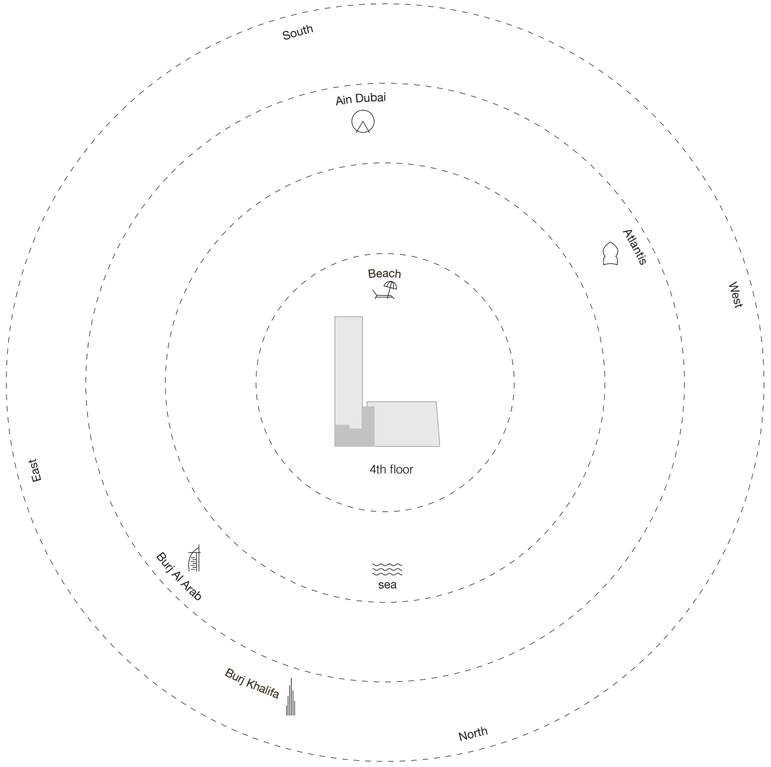
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Four Bedroom Type D - Unit Plan



Four Bedroom Type D - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-401	499.37 m² (5,375 sqft)	168.65 m² (1,816 sqft)	668.02 m² (7,191 sqft)



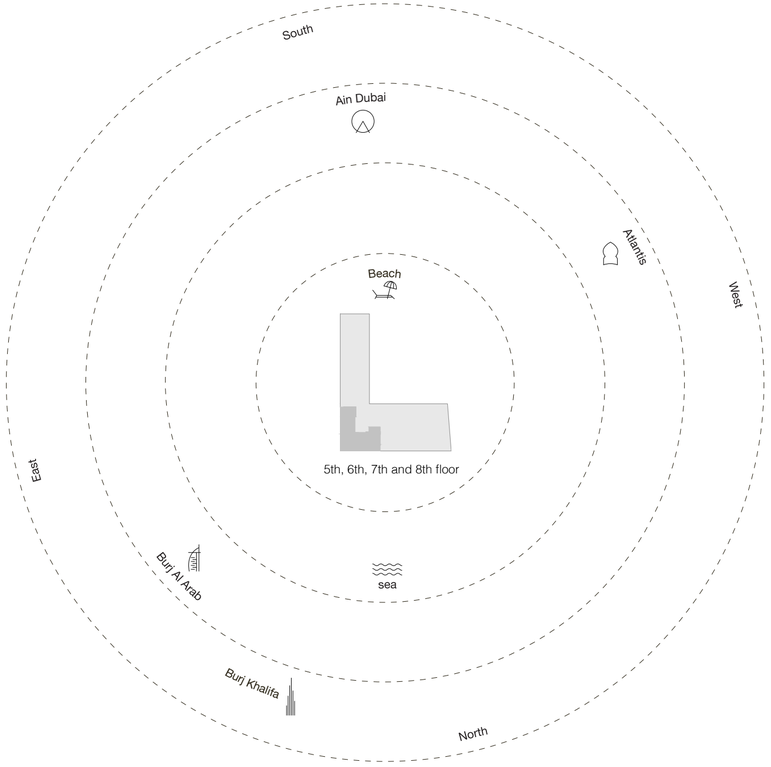
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Four Bedroom Type E - Unit Plan



Four Bedroom Type E - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-501, B-601, B-701, B-801	508.54 m² (5,474 sqft)	184.42 m² (1,985 sqft)	692.92 m² (7,459 sqft)



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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. Owners may choose existing specifications for the interiors or enjoy the opportunity to create a bespoke interior scheme in partnership with Armani/Casa.

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.





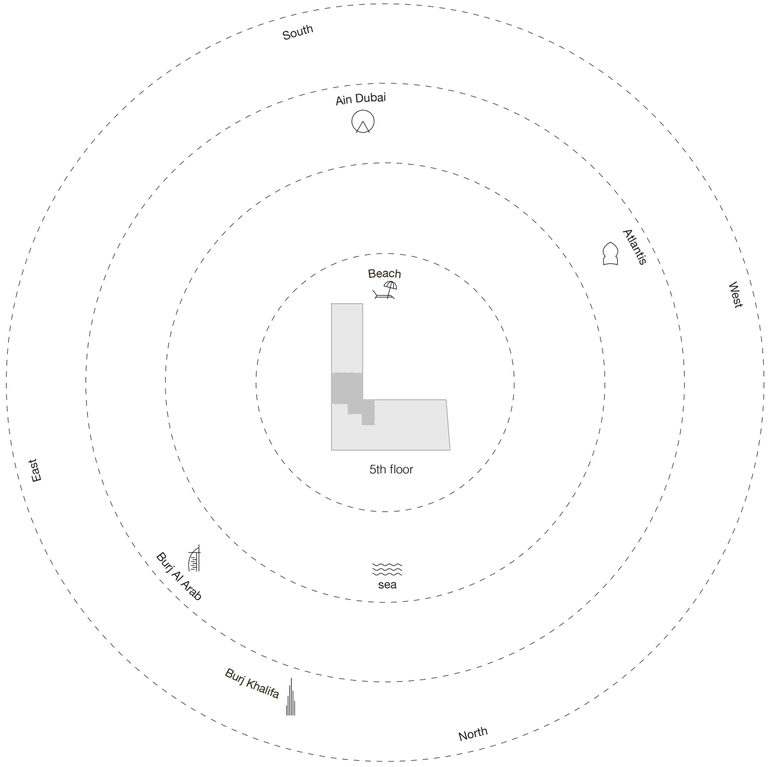
Five Bedroom Type A - Unit Plan



North

Five Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-502	625.20 m² (6,730 sqft)	78.20 m² (841 sqft)	703.40 m² (7,571 sqft)



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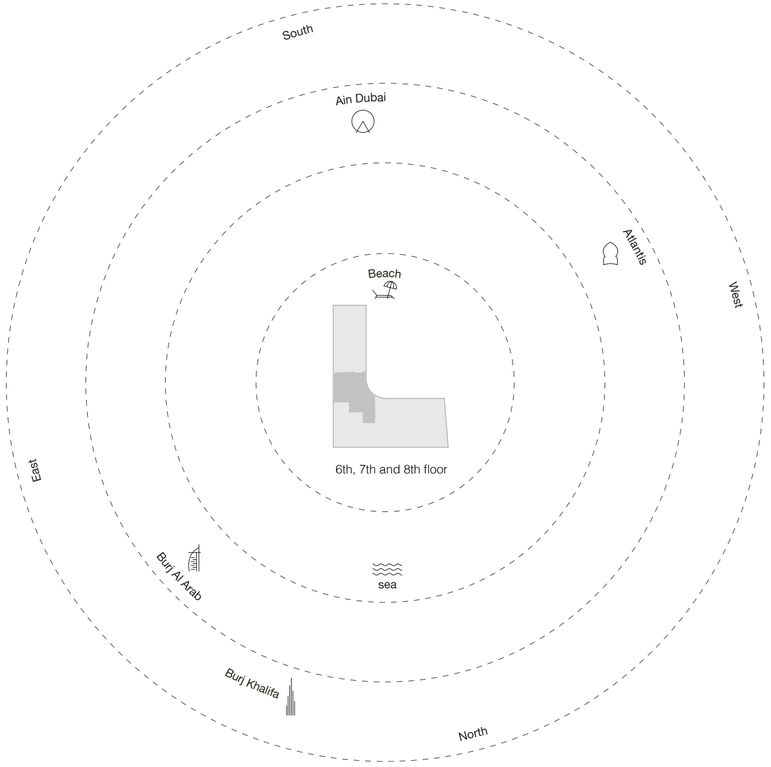
Five Bedroom Type B - Unit Plan



North

Five Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-602, B-702, B-802	625.55 m² (6,733 sqft)	161.52 m² (1,739 sqft)	787.07 m² (8,472 sqft)



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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.

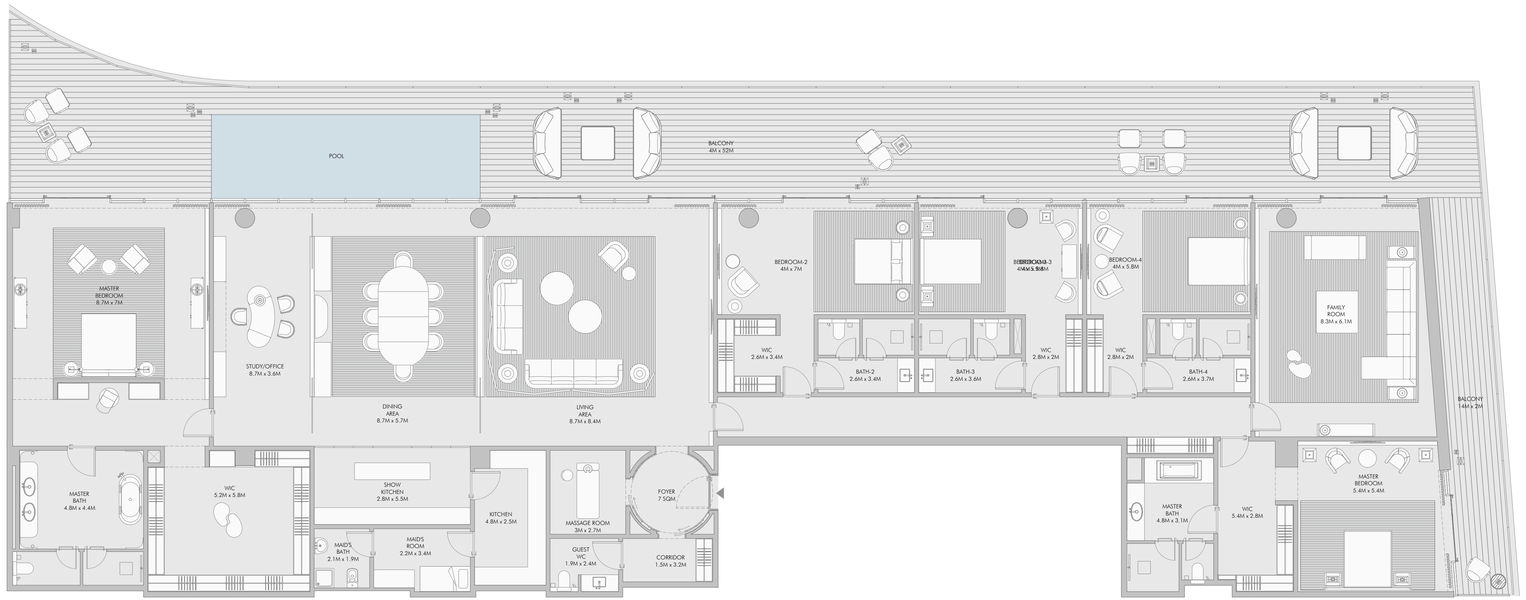
All Penthouses come with a €70,000 certificate for Armani/Casa furniture.





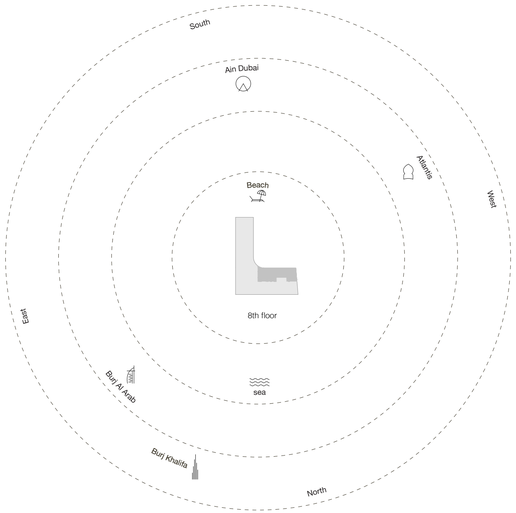
Five Bedroom Type Penthouse 1 - Unit Plan

Five Bedroom Type Penthouse 1 - Unit Plan



Five Bedroom Type Penthouse 1 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-802	635.42 m² (6,840 sqft)	247.29 m² (2,661 sqft)	882.71 m² (9,501 sqft)



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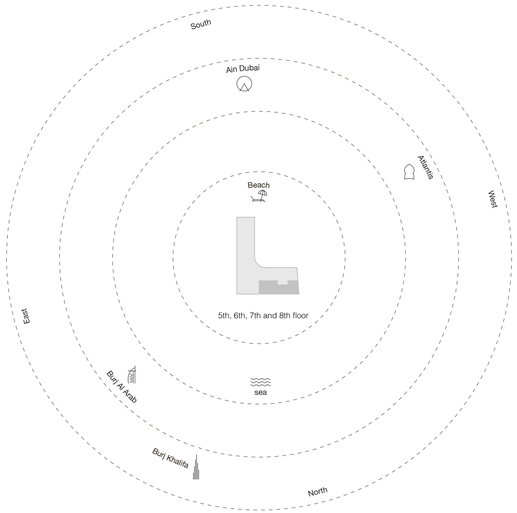
Five Bedroom Type Penthouse 2 - Unit Plan

Five Bedroom Type Penthouse 2 - Unit Plan



Five Bedroom Type Penthouse 2 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-801	647.79 m² (6,973 sqft)	250.05 m² (2,691 sqft)	897.84 m² (9,664 sqft)



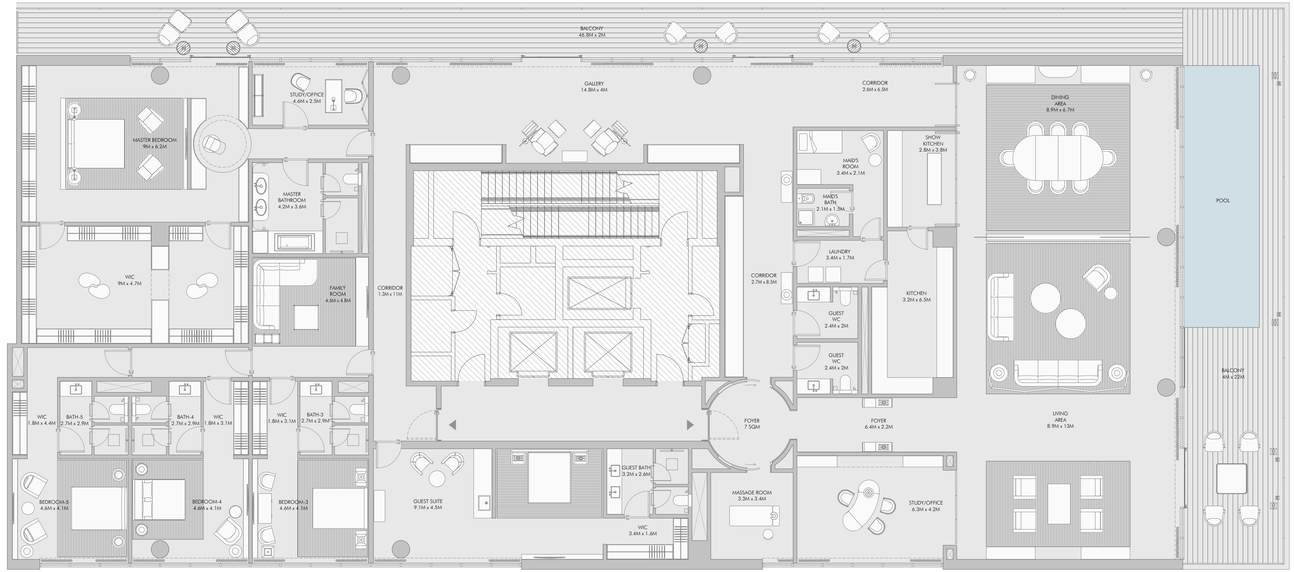
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Five Bedroom Type Penthouse 3 - Unit Plan

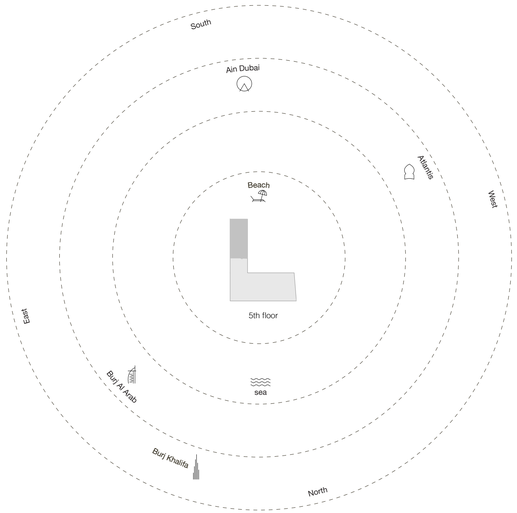
Five Bedroom Type Penthouse 3 - Unit Plan



North

Five Bedroom Type Penthouse 3 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-501	794.55 m² (8,552 sqft)	185.34 m² (1,995 sqft)	979.89 m² (10,547 sqft)



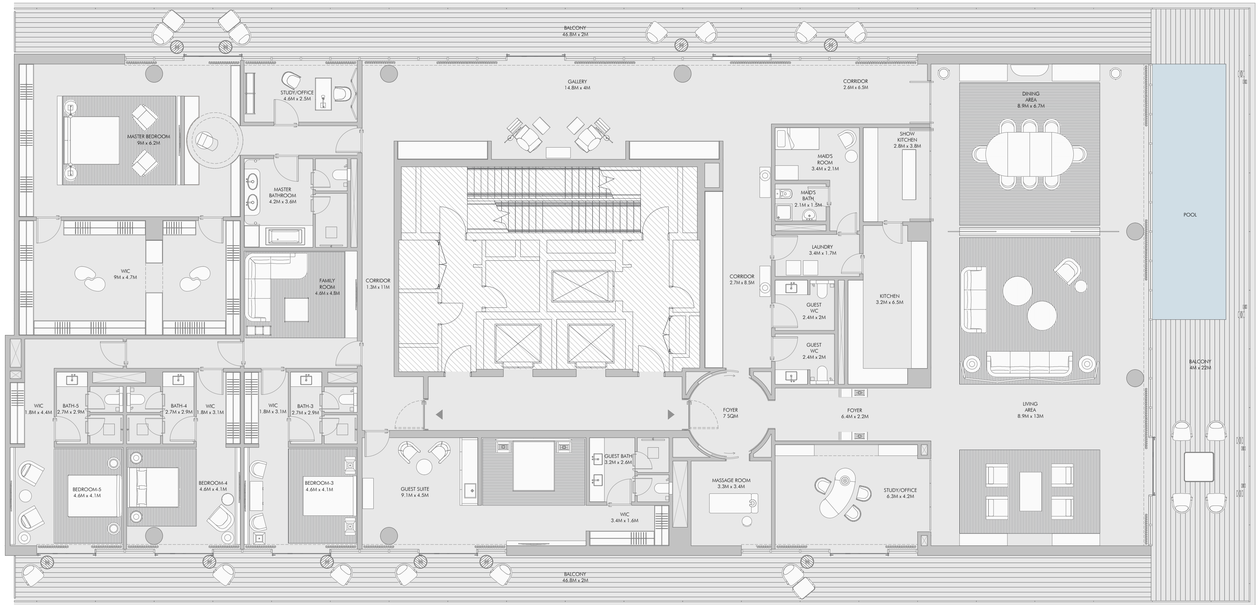
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Five Bedroom Type Penthouse 4 - Unit Plan

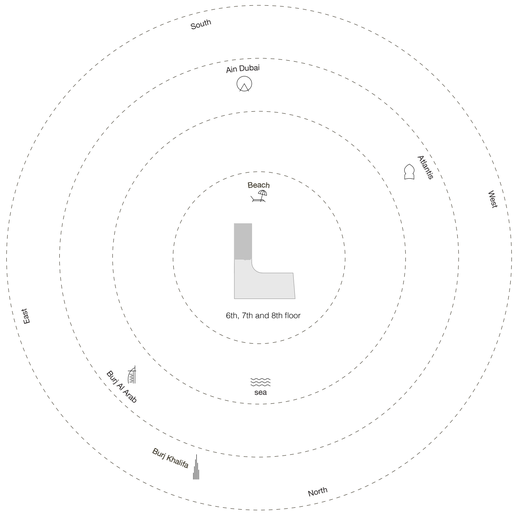
Five Bedroom Type Penthouse 4 - Unit Plan



North

Five Bedroom Type Penthouse 4 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-601, C-701, C-801	794.43 m² (8,551 sqft)	287.50 m² (3,095 sqft)	1,081.93 m² (11,646 sqft)

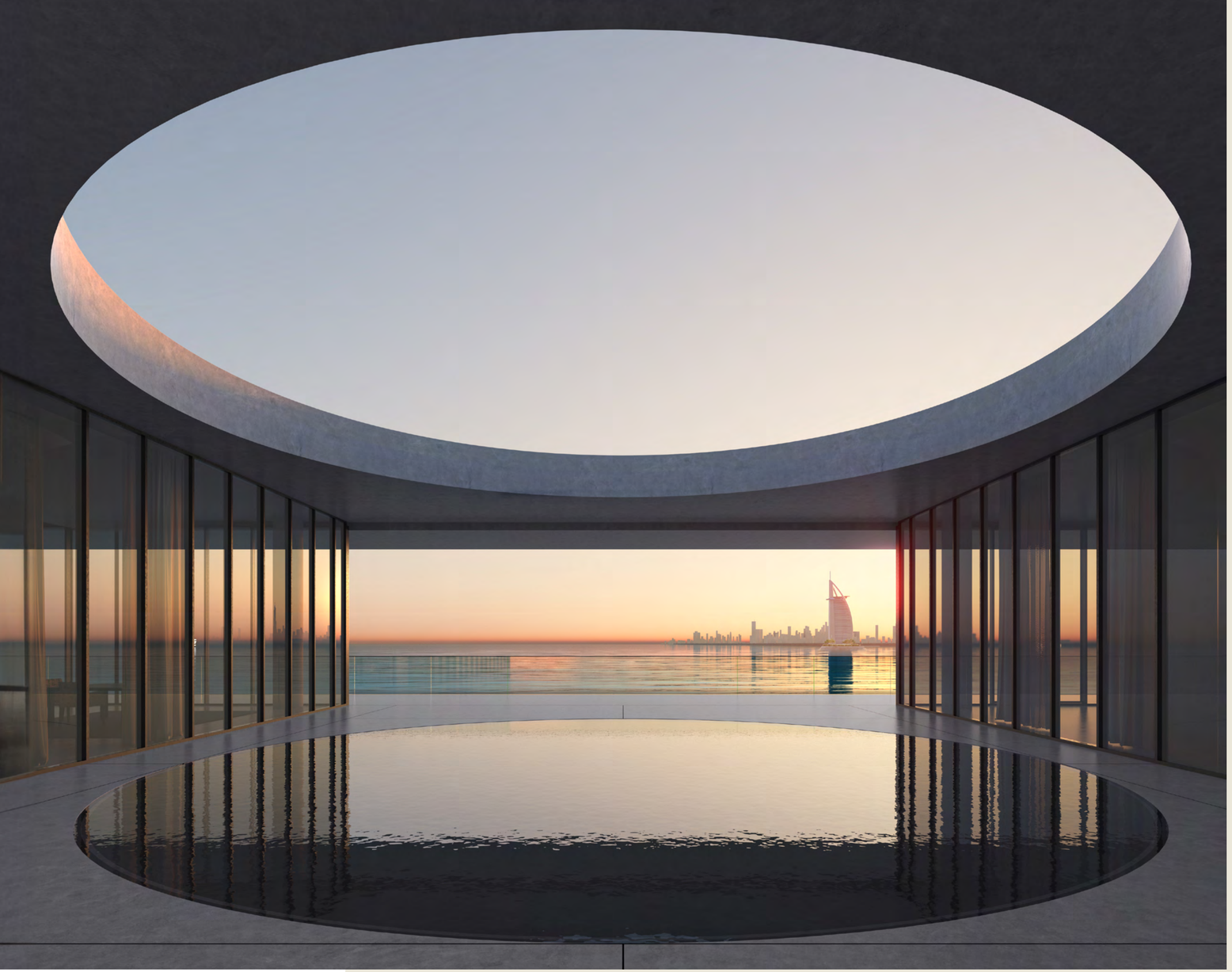


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Presidential Suite



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. Owners may choose existing specifications for the interiors or enjoy the opportunity to create a bespoke interior scheme in partnership with Armani/Casa.

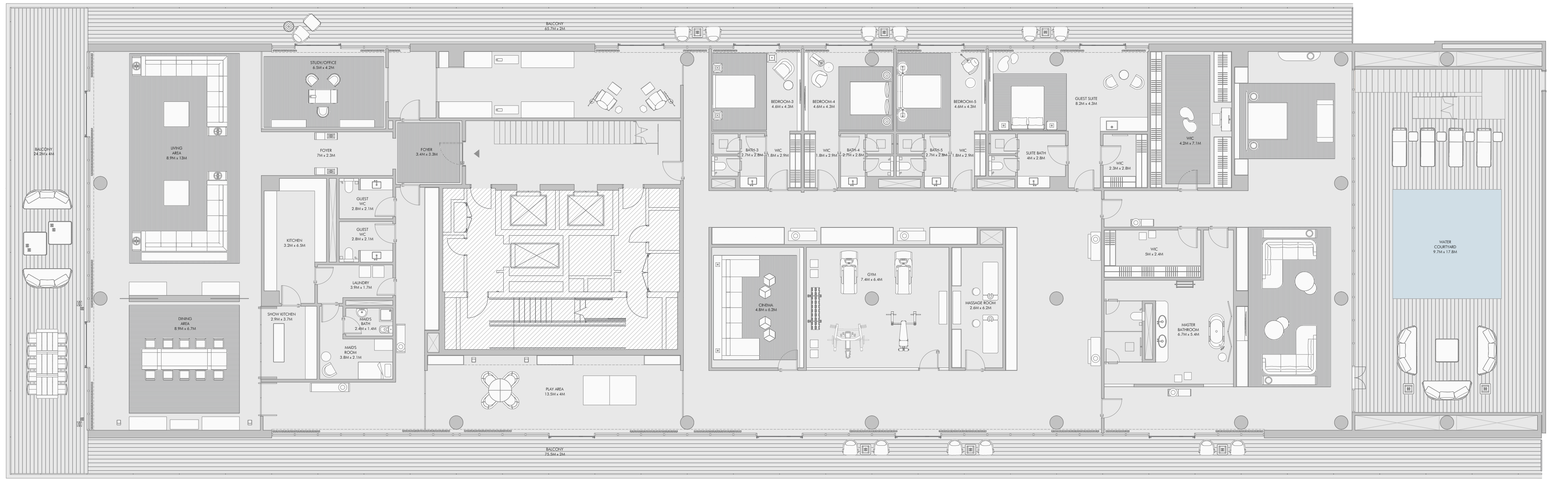
The Presidential Suites also features unique internal typologies, including gyms, libraries, a study, a cinema, entertainment spaces and kitchens, as well as a private lounge on the parking level with space for seven vehicles.

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

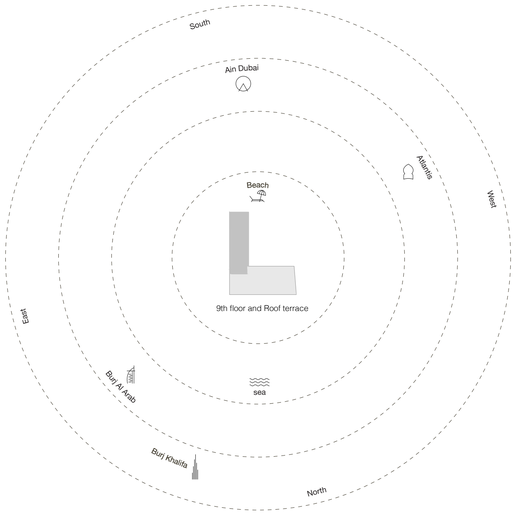
Presidential Suite 1 First Floor - Unit Plan



North

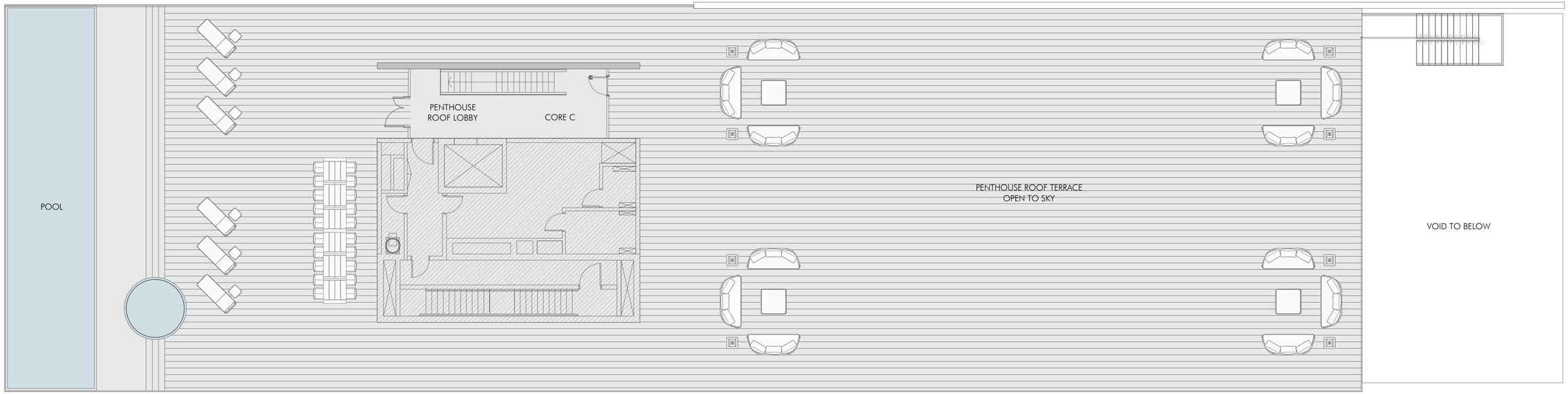
Presidential Suite 1 First Floor - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
C-901	1,242.53 m² (13,374 sqft)	1,632.75 m² (17,575 sqft)	2,875.28 m² (30,949 sqft)



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Presidential Suite 1 Roof Top Terrace - Unit Plan

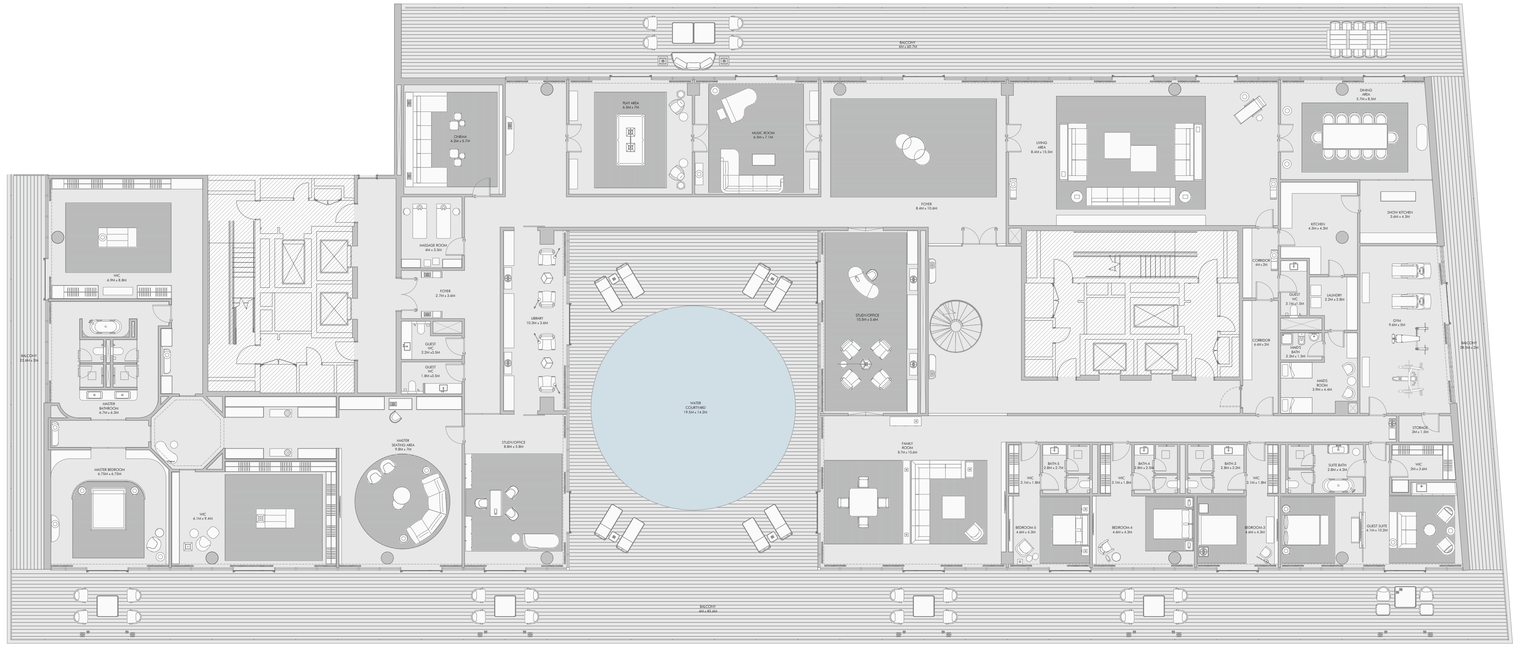


North

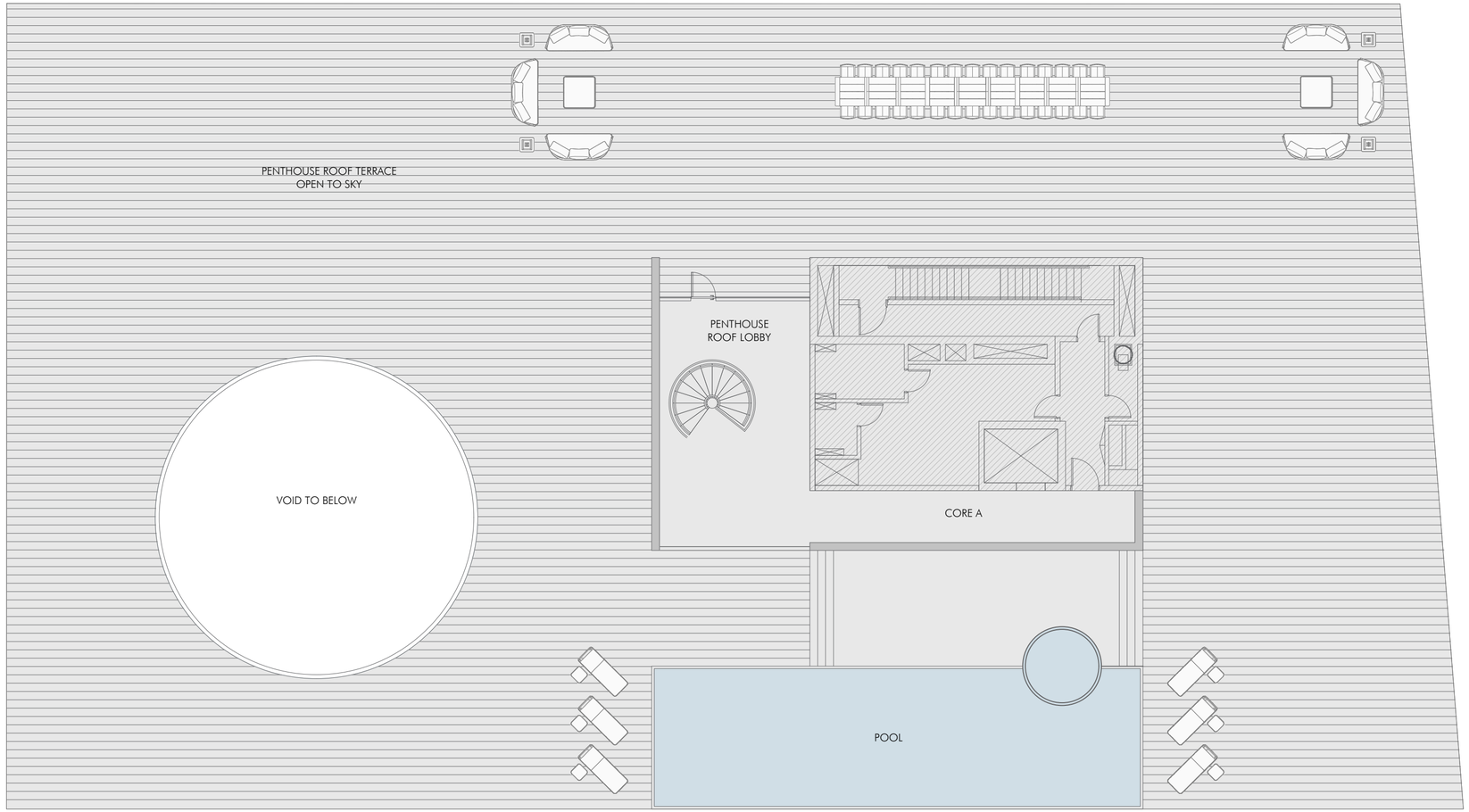


Presidential Suite 2 First Floor - Unit Plan

Presidential Suite 2 First Floor - Unit Plan


BALCONY
303 x 82.2M
CINEMA
6.30M x 3.75M
PLAY AREA
6.30m x 7m
MUSIC ROOM
6.5M x 7.1M
FOYER
8.4M x 10.6M
LIVING
AREA
8.4M x 15.5M
DINING
AREA
5.7M x 8.5M
KITCHEN
4.3M x 4.3M
SHOW KITCHEN
2.45M x 4.3M
CORRIDOR
4M x 2M
GUEST
WC
3.15M x 2M
LAUNDRY
2.3M x 2.8M
CORRIDOR
4.4M x 2M
MAIDS
ROOM
2.3M x 1.8M
MAIDS
ROOM
3.3M x 4.4M
GYM
5.6M x 4M
STORAGE
3M x 1.3M
MAIDS
ROOM
3.3M x 4.4M
HAMMAM
2.6M x 4.2M
HAMMAM
2.6M x 4.2M
HAMMAM
2.6M x 4.2

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.

ARADA