

The rise of *an icon*



Styled by *Armani/Casa*. Architecture by *Tadao Ando*. Developed by *Arada*.

ARMANI

Beach Residences at Palm Jumeirah

# 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 Tadao 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.



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Beach Residences at Palm Jumeirah

It's all in  
*the address*

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.



# A view to a kill

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.





# A majestic *arrival*

Coming from The Palm, residents enter the site and either go to the right to drop off or down to the basement parking. The drop off takes residents to the main entrance of the building, which consists of full glass elevation with cantilever balcony, a Tadao Ando signature design feature, that leads into the main lobby.





## Personalised *services on arrival*

On entering the double height lobby, residents will be able to access the concierge desk and reception, as well as the lifts going to the residences. The concierge at Armani Beach Residences will have a dedicated team to assist with a variety of personal arrangements at each owner's request.







## Essential *conciierge services*

- Dedicated Residential Leader
- 24-Hour Security And Valet Parking For Residents And Visitors
- 24-Hour Doorman/Porter Services
- Common Area Housekeeping And Maintenance
- Newspaper/Magazine/Package Delivery/Storage
- Bike Storage
- Owner Storage
- Meeting Set-Up In Boardroom/Function Room/ Conferencing/Technology
- Airline/Private Charter Reservations, Airport Ground Arrangements; Automobile Reservations
- Shopping Information
- Activity Reservations (Tours, Entertainment, Events, Etc.)
- Hotel And Restaurant Reservations
- Service Reservations (Car Services Etc)
- Move In-Coordination
- Business Center
- Trash Removal

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A la Carte  
*conciierge services*

- Car Washing/ Detailing
- Grocery Shopping
- Laundry/ Cleaning
- Clothing Alternation Services
- Travel And Vacation Planning
- In-Residence Dining/ Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care
- Pet Care And Walking/ Grooming/ Spa
- Vacant Home Care
- Personal Trainer
- In Home Spa Treatments
- Nanny/ Childcare Services
- A La Carte Engineering Services And Housekeeping Services
- Armani/ Casa Dedicated Interior Design For Furniture Selection

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# Park *different*

The parking consists of two basement levels. Residences are provided with large (2.7m x 6m) car parking spaces with an electric vehicle charging point.





307

B1



Exclusive  
*amenities*

· Admin

· Theatre

· Fitness Center

· Spa

· Function Room

· Infinity Pool

· Children Pool

· Private Beach Access

· Reflective Water Surface

· Outdoor Spaces

· Children Play Area

· Cigar Lounge

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## Residences for *the select few*

The property will comprise 53 residences with maid's room split as follows:

- 2-bedroom residences x 16
- 3-bedroom residences x 14
- 4-bedroom residences x 11
- 5-bedroom residences without pool x 4
- Penthouse (5-bedroom residences with pool) x 6
- Presidential suite x 2

Choose between  
*light or dark tone interiors*

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

The stronger appeal of the darker Bridge collection comes with an elegant combination of materials, with stainless steel and natural stone for the worktops, sucupira 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.



## The *entrance hall*

An Armani signature feature. These are either circular or linear and act as a filter from the outside public space and the interior private space to guarantee major privacy.

Privacy is an essential aspect which characterizes the entire layout of the home. The foyer provides a preview of the essence of the apartment, reflecting the design philosophy of the interior.



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## The *living area*

The sofa are always placed to have an open view on the ocean. Living and dining areas are separated by a wall partition with sliding doors to allow the use of both the zones independently and to allow the service staff to clean up the dining room without bordering people spending time in the living room.







# The *kitchen*

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.



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# Material board

## Kitchen

### Light palette

- 1. S409 Painting Dune**  
Wall and ceiling
- 2. M14 champagne marble**  
Top and backsplash
- 3. Gold finish aluminium**  
Skirting
- 4. LO704 Red gold lacquer matt**  
Structure, carcass, doors base and columns
- 5. Yellow gold lacquered back glass**  
Cabinets
- 6. Red gold lacquered back glass**  
Cabinets
- 7. WG4 Sandwich glass with extraclear glass and metal net**  
Screen

### Dark palette

- 8. NDS0005 painting Dune**  
Wall and ceiling
- 9. ES15 Sukupira wood veneer**  
Structure, carcass
- 10. LP200 Gage bronze laminate**  
Cabinets
- 11. TE01 Arabica sudden fabric**  
Details in technical fabric
- 12. Black Granite dark marble**  
Top and backsplash
- 13. Sandwich glass with extraclear glass and metal net**  
Screen



# The *bedrooms*

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.







# Material board

## 5 Bedrooms

### Light palette

- 1. Polished marble Travertino**  
Flooring
- 2. Satin light brass**  
Metal skirting and profiles
- 3. Wallpaper Notting Hill GA8 9840**  
Walls entrance living, living, dining and study office
- 4. Wallpaper Murano GA6 9609**  
Low screen
- 5. Wallpaper Aida Plain GA1 9074**  
Walls master bedroom, bedroom 2 and bedroom 3

### Dark palette

- 10. Polished marble Travertino Silver**  
Flooring
- 11. Satin black nickel**  
Metal skirting and profiles
- 12. Wallpaper Seta Fiammata GA7 9770**  
Living area
- 13. Wallpaper Capri GA6 9615**  
Low screen
- 14. Mountains ice 4791**  
Wall master bedroom
- 15. Wallpaper Plain GA1 9060**  
Walls master bedroom
- 16. NDS0004 Painting Dune**  
Walls and ceiling

### Curtains

- 17. Fabric Trento pearl TX187**  
Drape curtains
- 18. Fabric Canterbury ivory TR215**  
Blind curtains

- 6. Wallpaper Seta Fiammata GA7 9780**  
Walls bedroom 4
- 7. Wallpaper Seta Fiammata GA7 9790**  
Walls seating master bedroom
- 8. Wallpaper Seta Fiammata GA7 9782**  
Walls guest suite
- 9. 14091 Painting Dune**  
Walls and ceiling



# Material board

## 4 Bedrooms

Light palette

- 1. Polished marble Travertino**  
Flooring
- 2. Satin light brass**  
Metal skirting and profiles
- 3. Wallpaper Aida Plain GA1 9074**  
Walls dining, living, living relax, study/office
- 4. Wallpaper Notting Hill GA8 9840**  
Walls master bedroom, bedroom 3, bedroom 4
- 5. Wallpaper Seta Fiammata GA7 9782**  
Walls bedroom 2
- 6. 7613 Painting Dune light**  
Walls and ceiling

Dark palette

- 7. Polished marble Travertino Silver**  
Flooring
- 8. Satin black nickel**  
Metal skirting and profiles
- 9. Wallpaper Seta Fiammata GA7 9774**  
Living area
- 10. Wallpaper Seta Fiammata GA7 9785**  
Walls master bedroom
- 11. NDS0002 Painting Dune silver**  
Walls and ceiling

Curtains

- 12. Fabric Trento pearl TX187**  
Drape curtains
- 13. Fabric Canterbury ivory TR215**



# Material board

## 3 Bedrooms

Light palette

- 1. Polished marble Travertino**  
Flooring
- 2. Satin light brass**  
Metal skirting and profiles
- 3. Wallpaper Seta Fiammata GA7 9783**  
Walls living and dining
- 4. Wallpaper Faust plain GA1 9091**  
Walls master bedroom, bedroom 3
- 5. Wallpaper Raffia plain GA3 9364**  
Walls bedroom 2
- 6. S409 Painting Dune**  
Walls and ceiling

Dark palette

- 7. Polished marble Travertino Silver**  
Flooring
- 8. Satin black nickel**  
Metal skirting and profiles
- 9. Patinated liquid metal**  
Foyer
- 10. Wallpaper Plain GA1 9060**  
Walls living area
- 11. Wallpaper Seta Fiammata GA7 9784**  
Walls master bedroom
- 12. NDS008 Painting Dune**  
Walls and ceiling

Curtains

- 13. Fabric Trento ice TX186**  
Drape curtains
- 14. Fabric Canterbury ivory TR215**  
Blind curtains



# Material board

## 2 Bedrooms

### Light palette

- 1. Polished marble Travertino**  
Flooring
- 2. Satin light brass**  
Metal skirting and profiles
- 3. LUCE LWS 91 Painting**  
Ceiling , walls family room and corridor
- 4. Rafia Plain Ga 9365**  
Walls foyer, living, dining.
- 5. Wallpaper Aida Plain GA1 9074**  
Walls master bedroom
- 6. Wallpaper Metallized Plain GA 3 9381**  
Walls bedroom 2 Dark palette

### Dark palette

- 7. Polished marble Travertino Silver**  
Flooring
- 8. Satin black nickel**  
Metal skirting and profiles
- 9. DS14095 Painting Dune**  
Ceiling, walls family room and corridor
- 10. Wallpaper Plain GA4 9061**  
Walls foyer, living, dining.
- 11. Wallpaper Fuji & Java Plain Ga3 9392**  
Walls master bedroom
- 12. Wallpaper Fuji Ga3 9351**  
Screen master bedroom

### Curtains

- 13. Fabric Trento pearl TX187**  
Drape curtains
- 14. Fabric Canterbury ivory TR215**  
Blind curtains



# The *bathrooms*

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

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



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# Material board

## Bathrooms

Light palette

**1. WG3 Sandwich glass with metal net and stopsol**

Doors

**2. FS2 WS2 Polished onyx color honey**

Flooring, wall, vanity

**3. Finishing greige**

Armani/Roca products in metal finishing

**4. Finishing off White**

Armani/Roca WC, washbasin, bathtub

**5. WF5 Glossy lacquer satin light brass**

Curved wall

**6. WG2 bevelled extraclear mirror**

Mirror

**7. A027 Painting Celestia light**

Ceiling

Dark palette

**8. Glossy lacquer satin black nickel**

Curved wall

**9. Reflected bronze mirror**

Doors

**10. Polished velvet onyx**

Flooring, wall, vanity

**11. Finishing Nero**

Armani/Roca products in metal finishing

**12. NCS220Y Painting Dune**

Ceiling

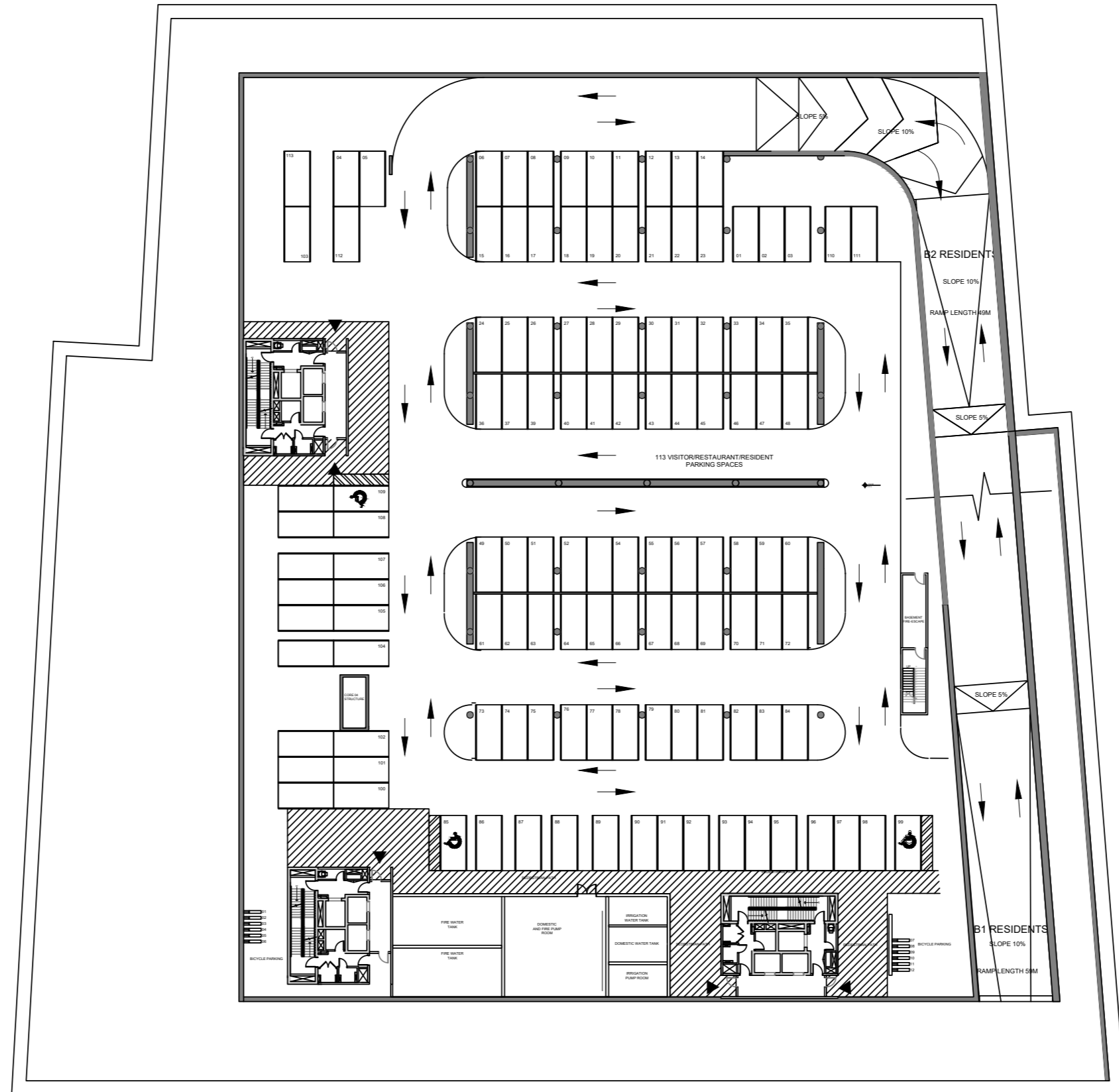
**13. Technical microfiber platinum**

Pouff covering



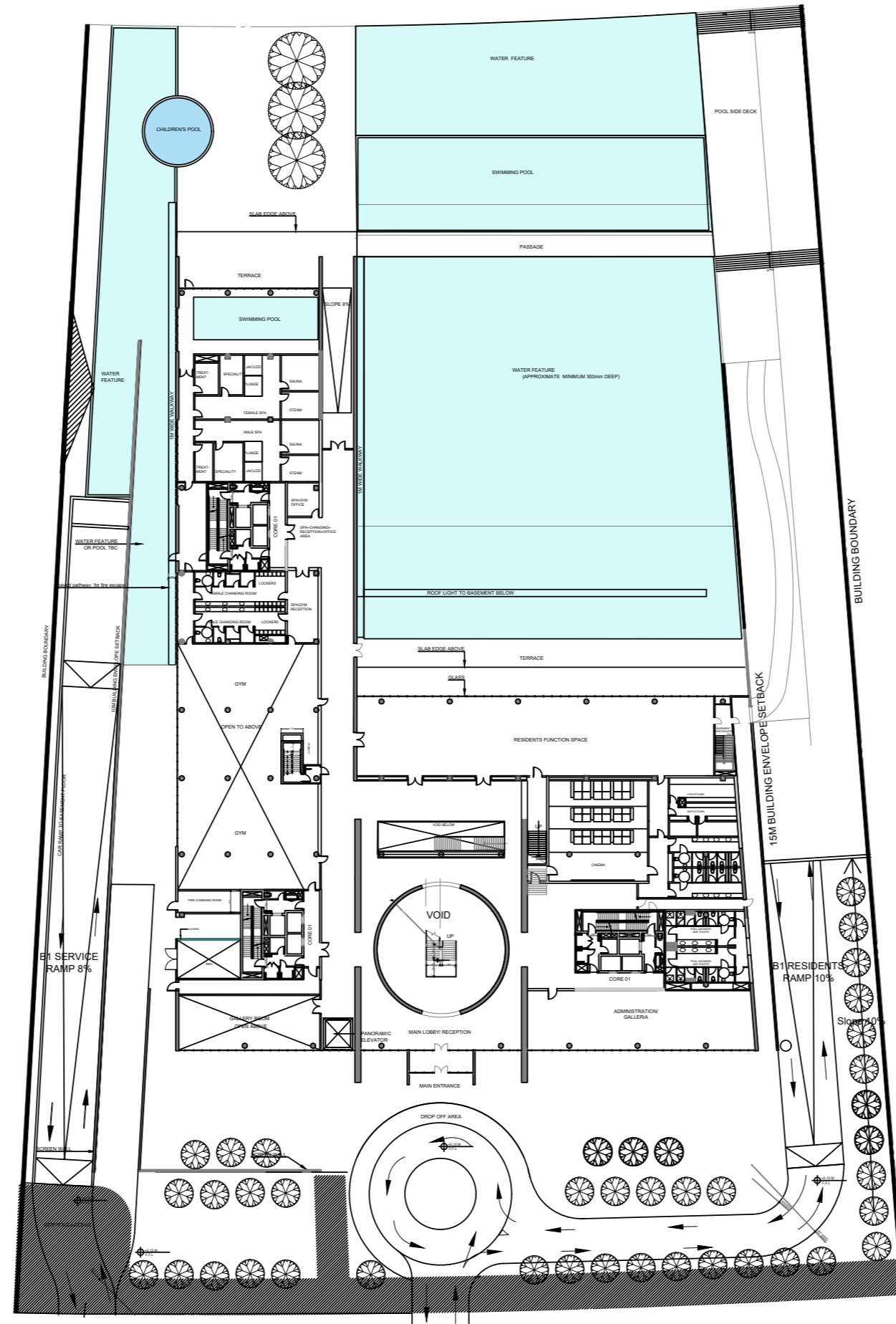
Floor plans and *unit details*

Basement 2 floor plan

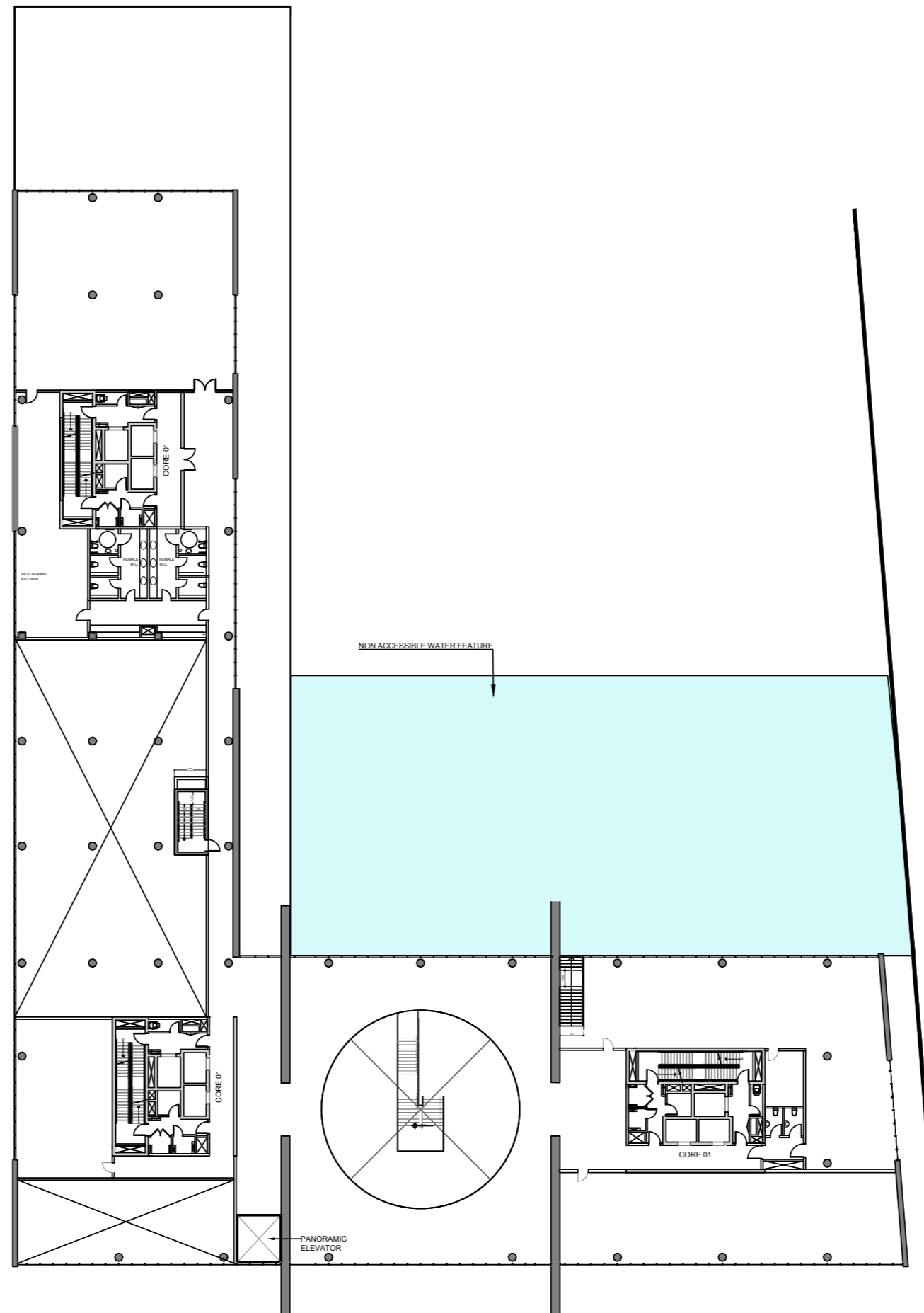




Ground floor plan



1st floor plan



2nd floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



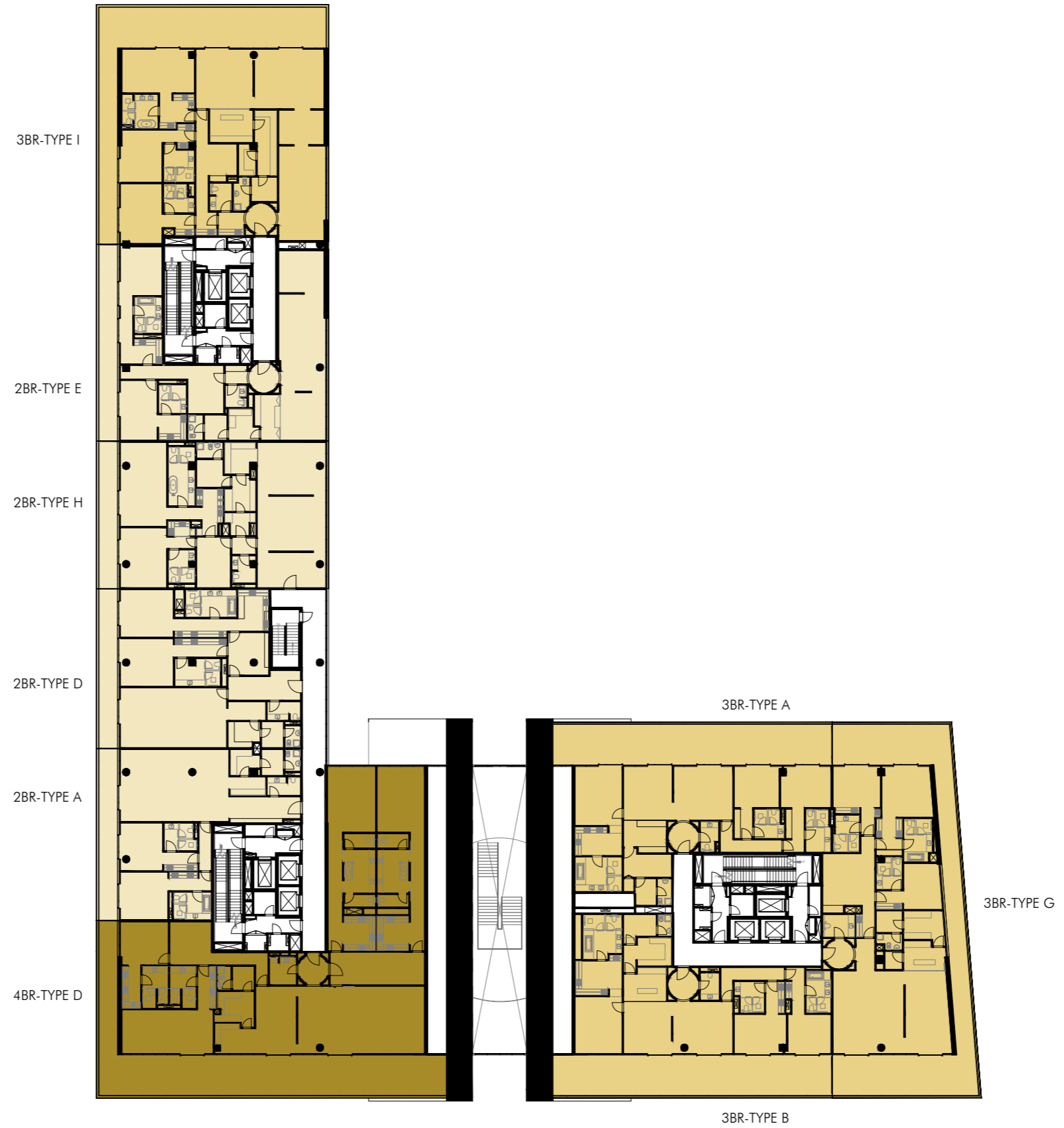
# 3rd floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



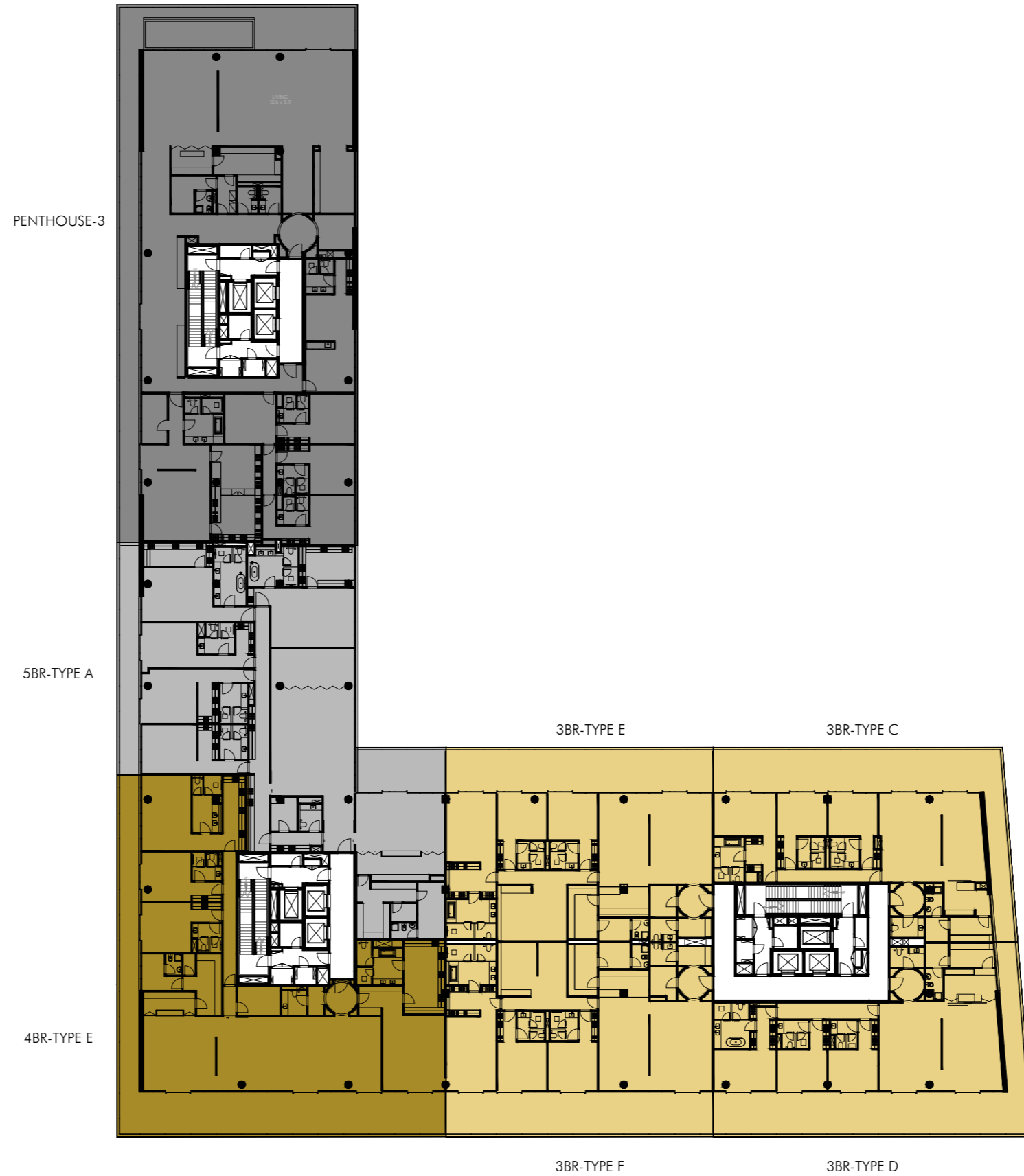
4th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



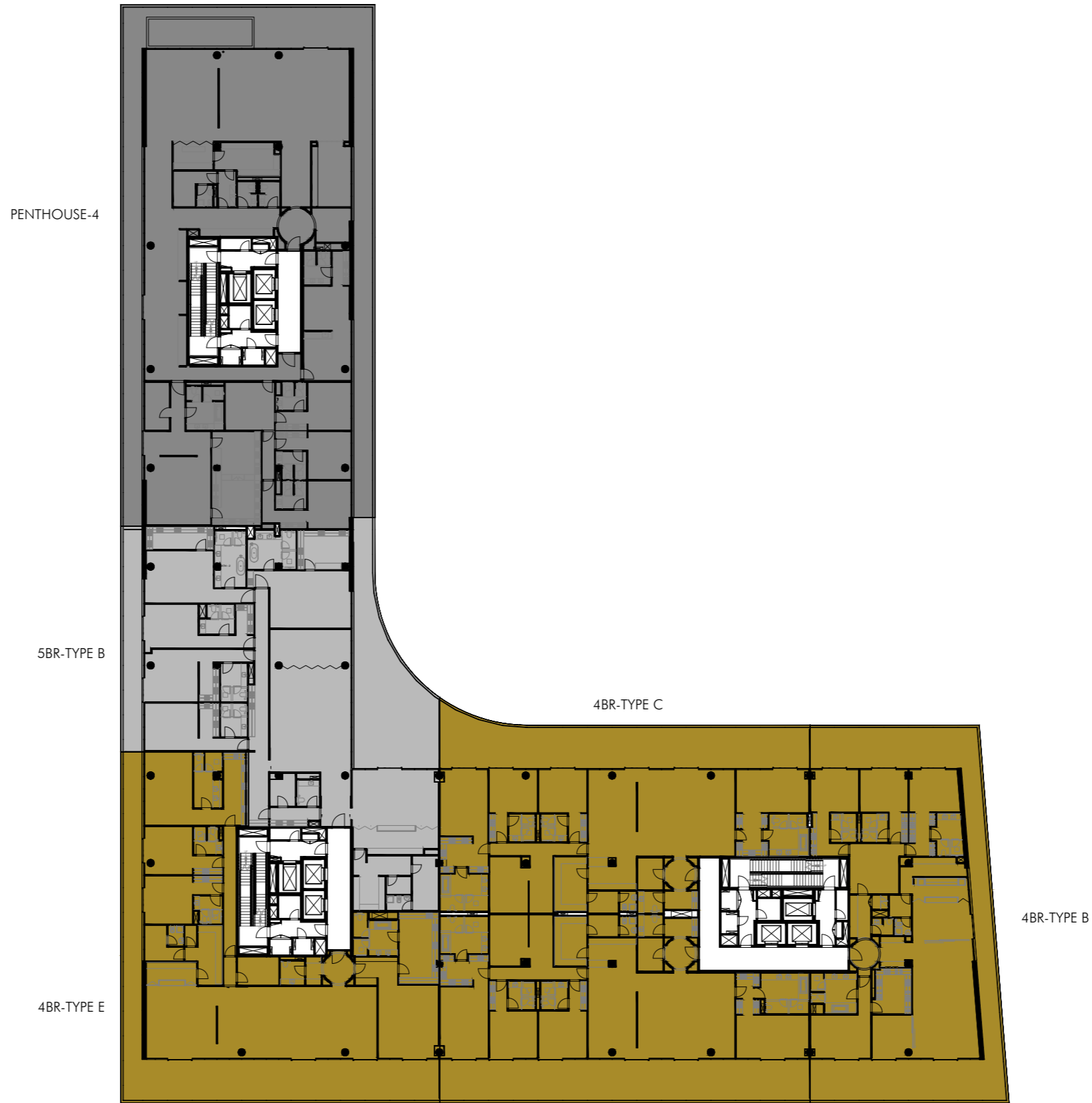
5th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



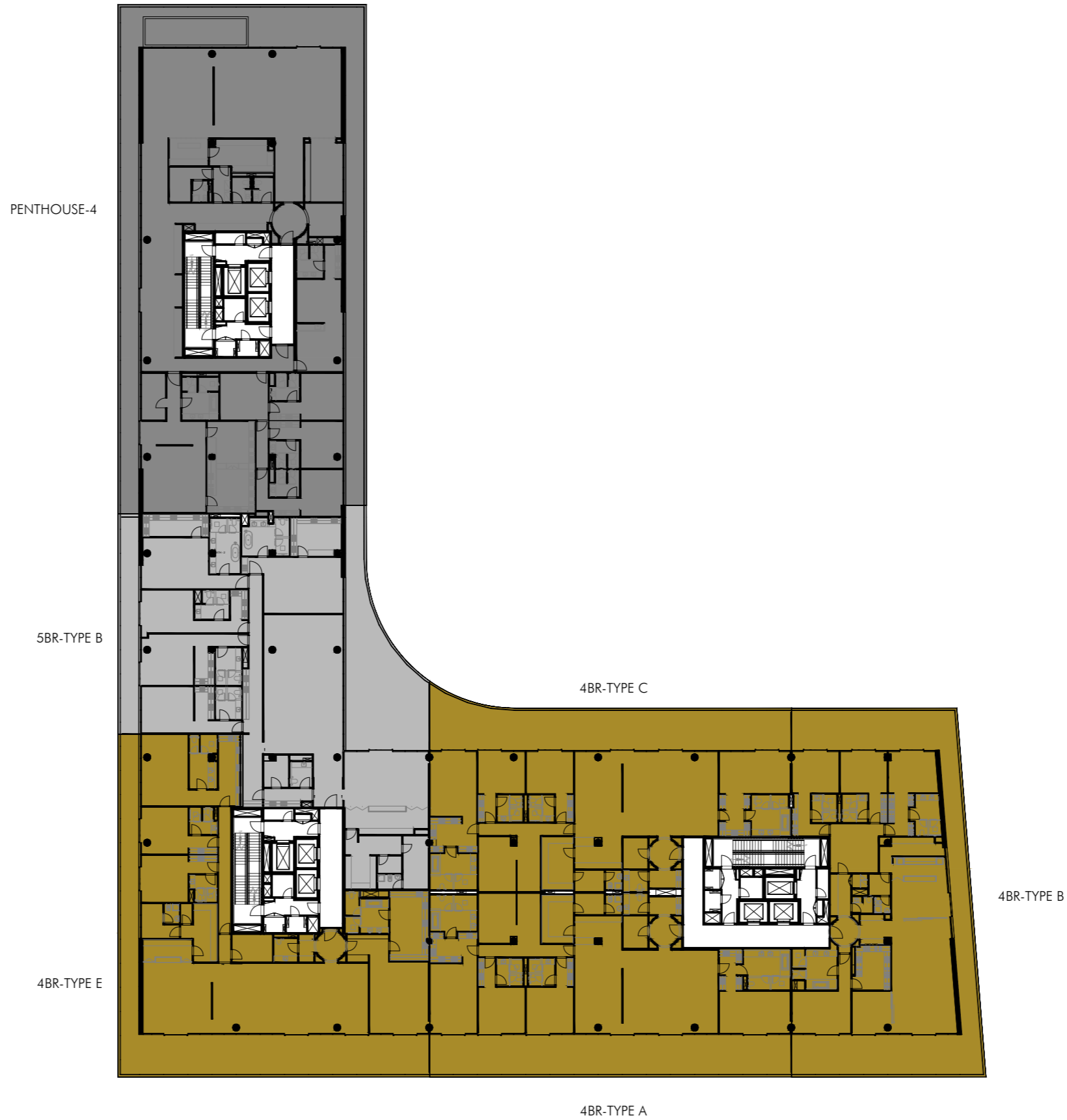
6th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



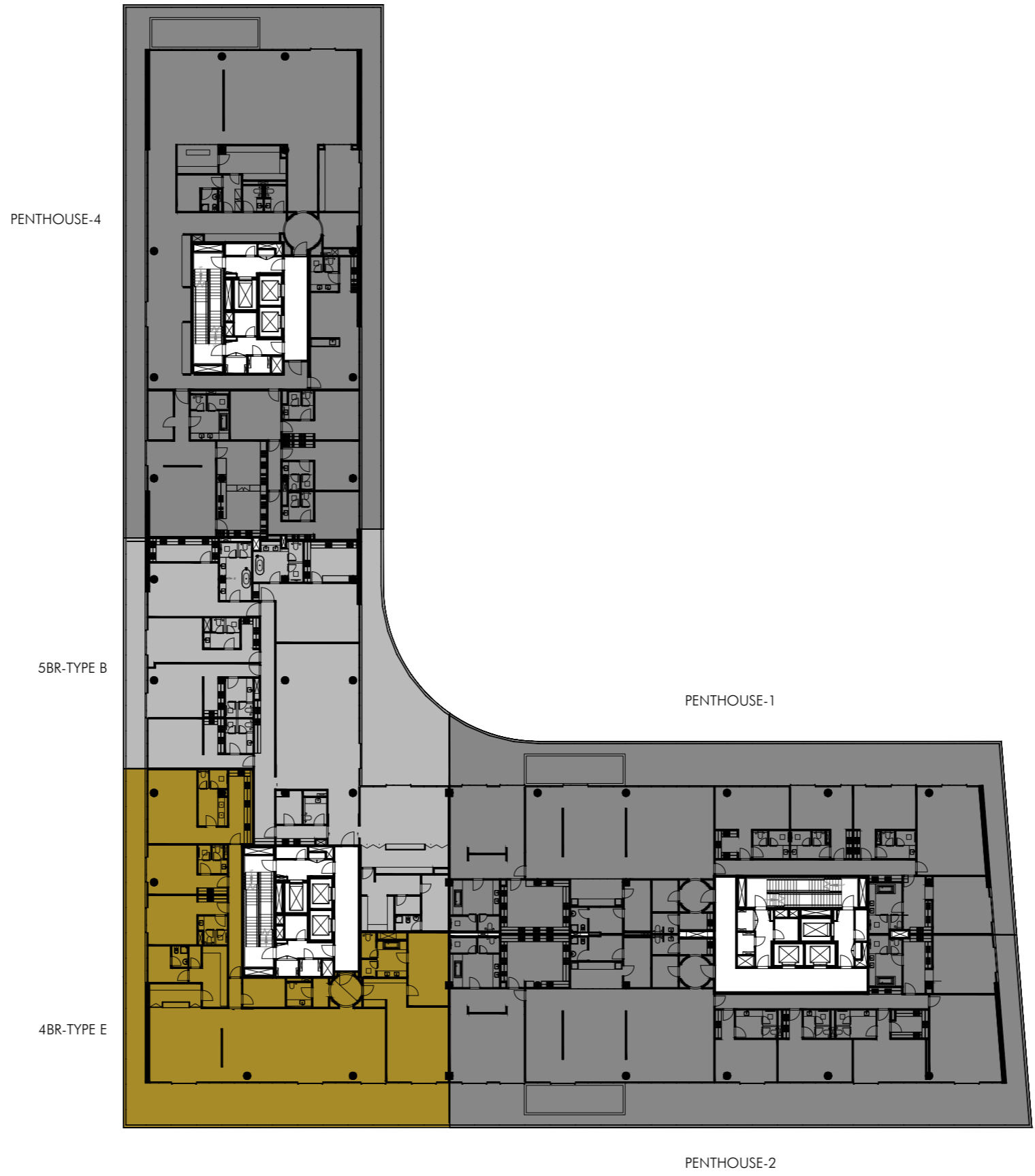
7th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



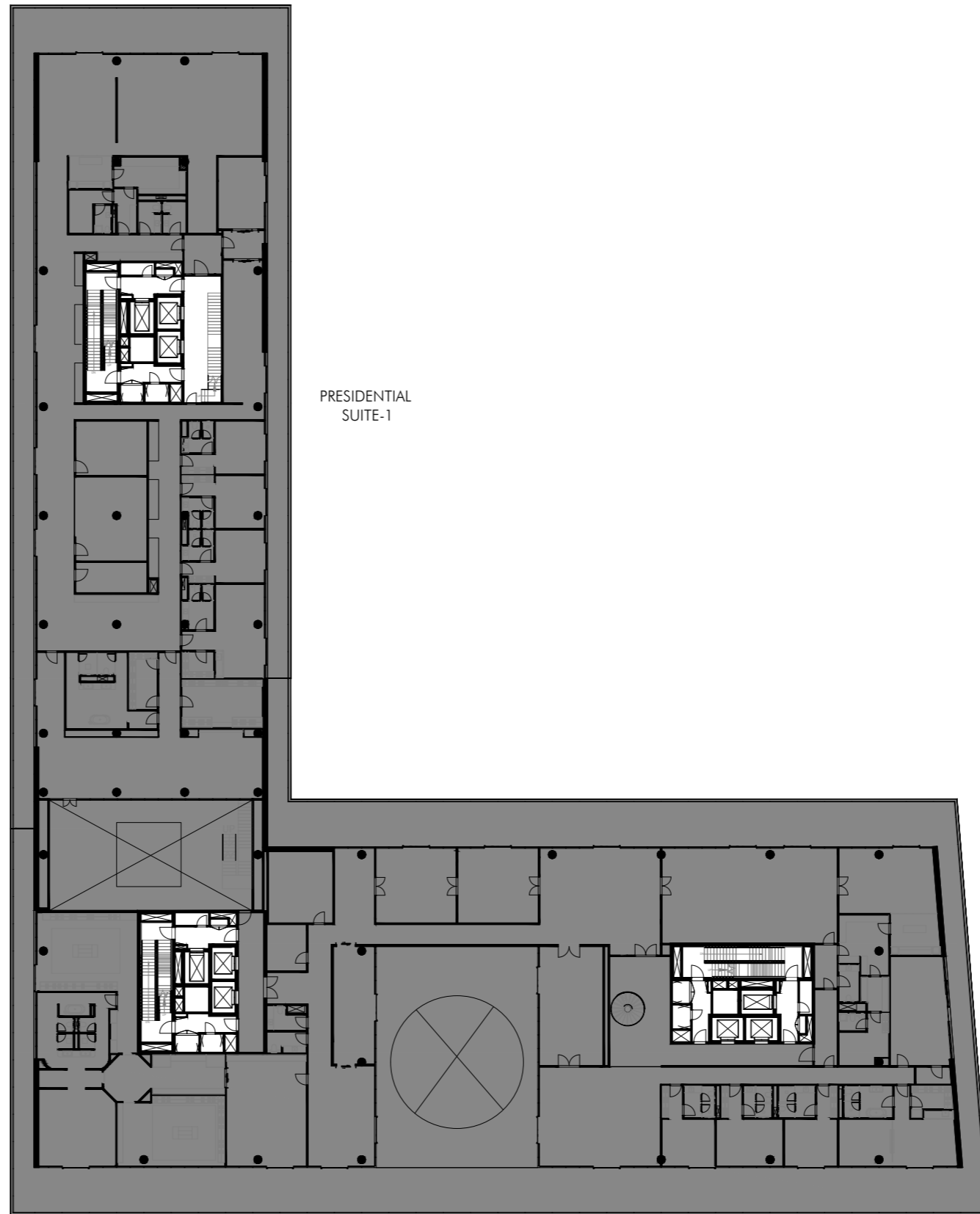
8th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse



9th floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse

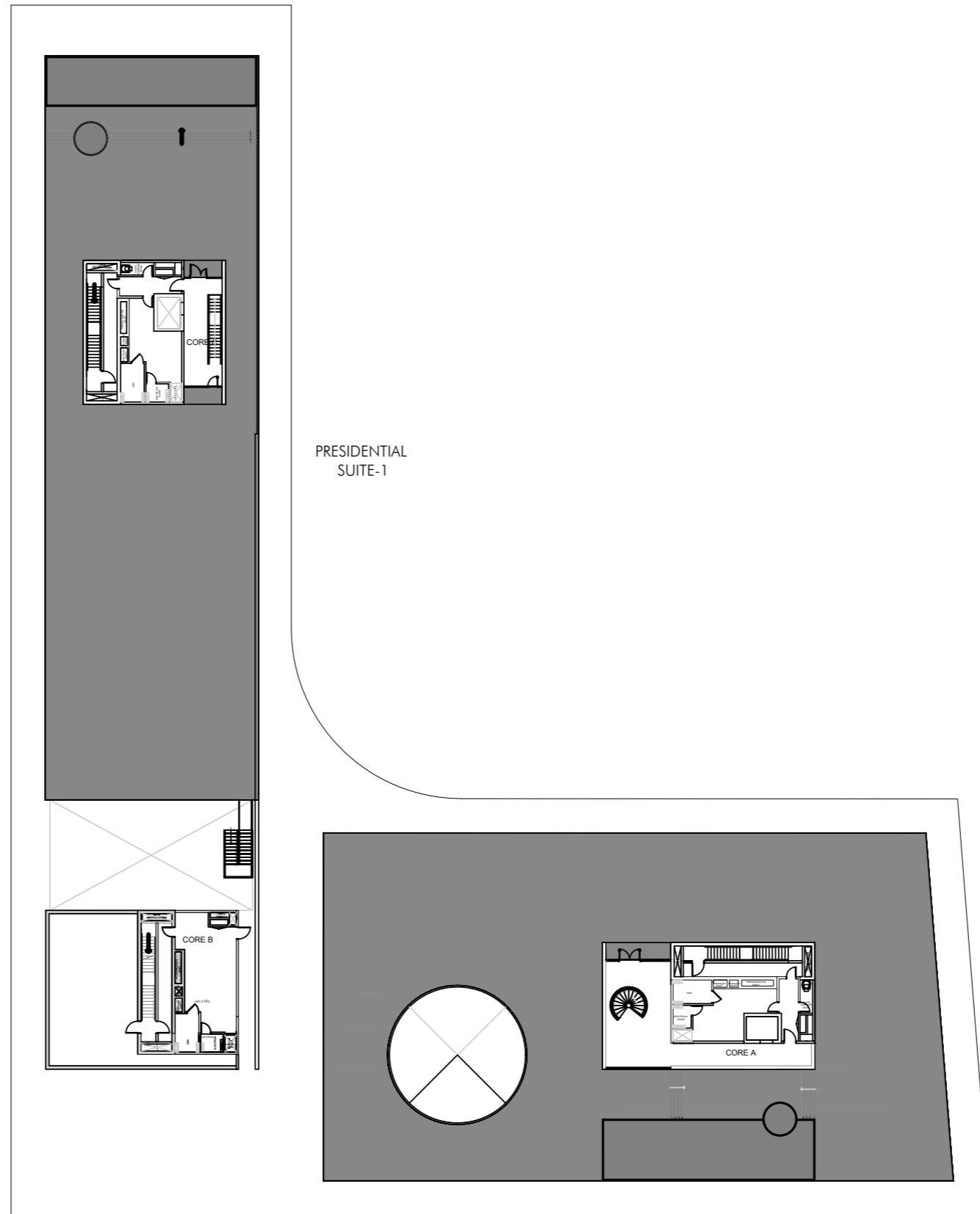


PRESIDENTIAL SUITE-1

PRESIDENTIAL SUITE-2

Roof terrace floor plan

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- Penthouse





## Executive luxury *with two bedrooms*

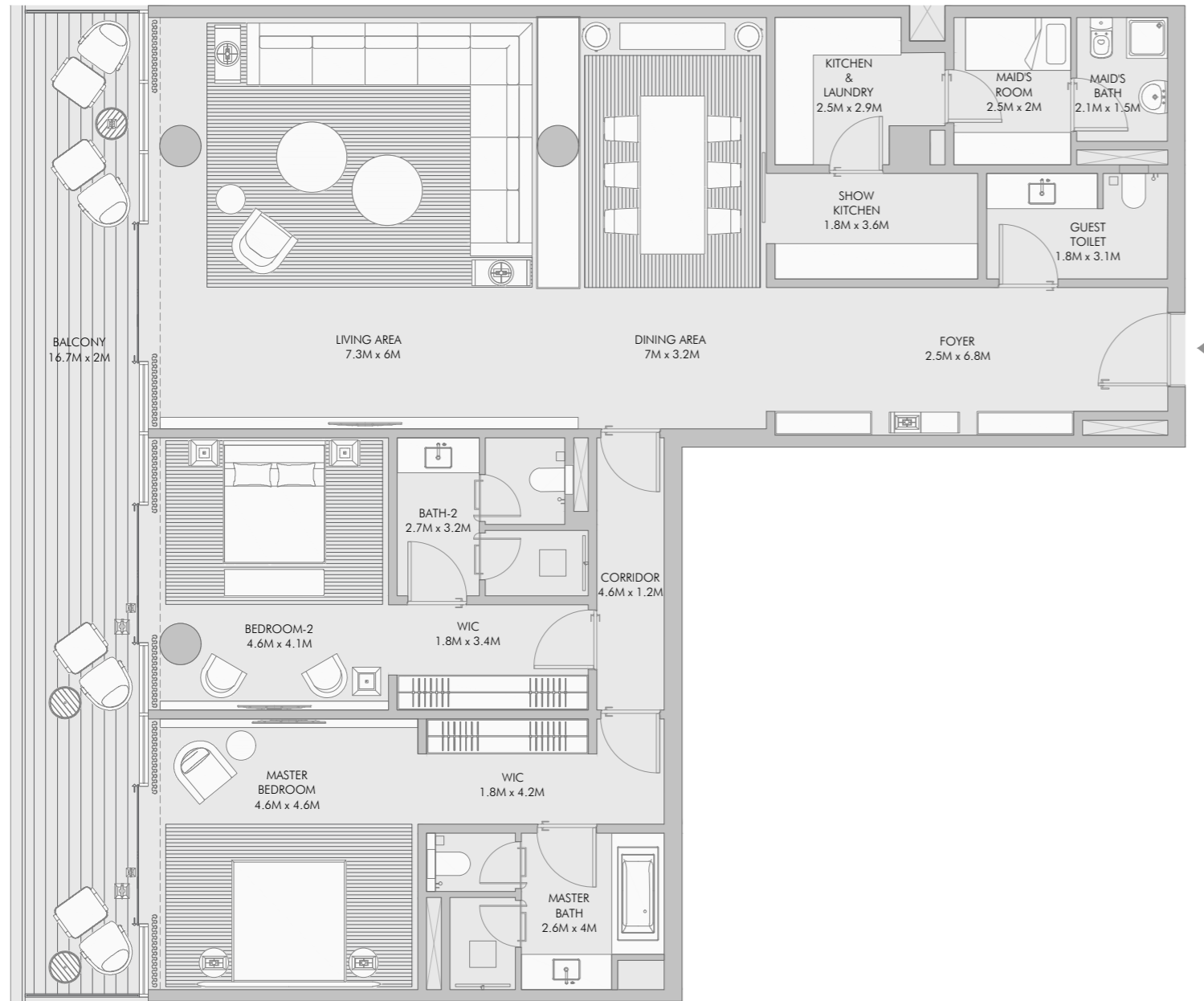
Designed with style and featuring the finest, tasteful finishings, these two-bedroom residences make a statement that suggests status.

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.

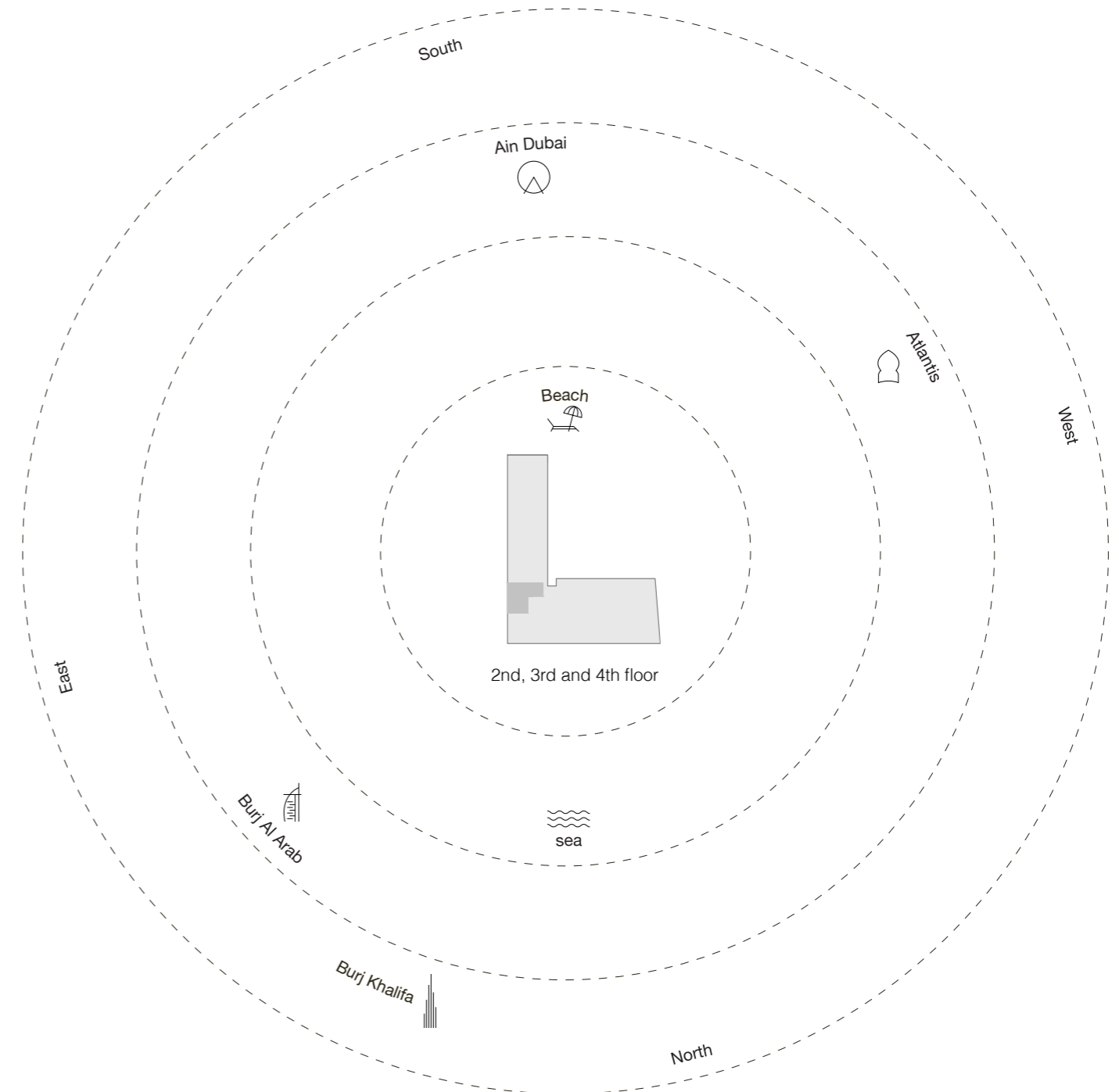
All two-bedroom residences come with a €25,000 certificate for Armani/Casa furniture.

## Two Bedroom Type A - Floor Plan

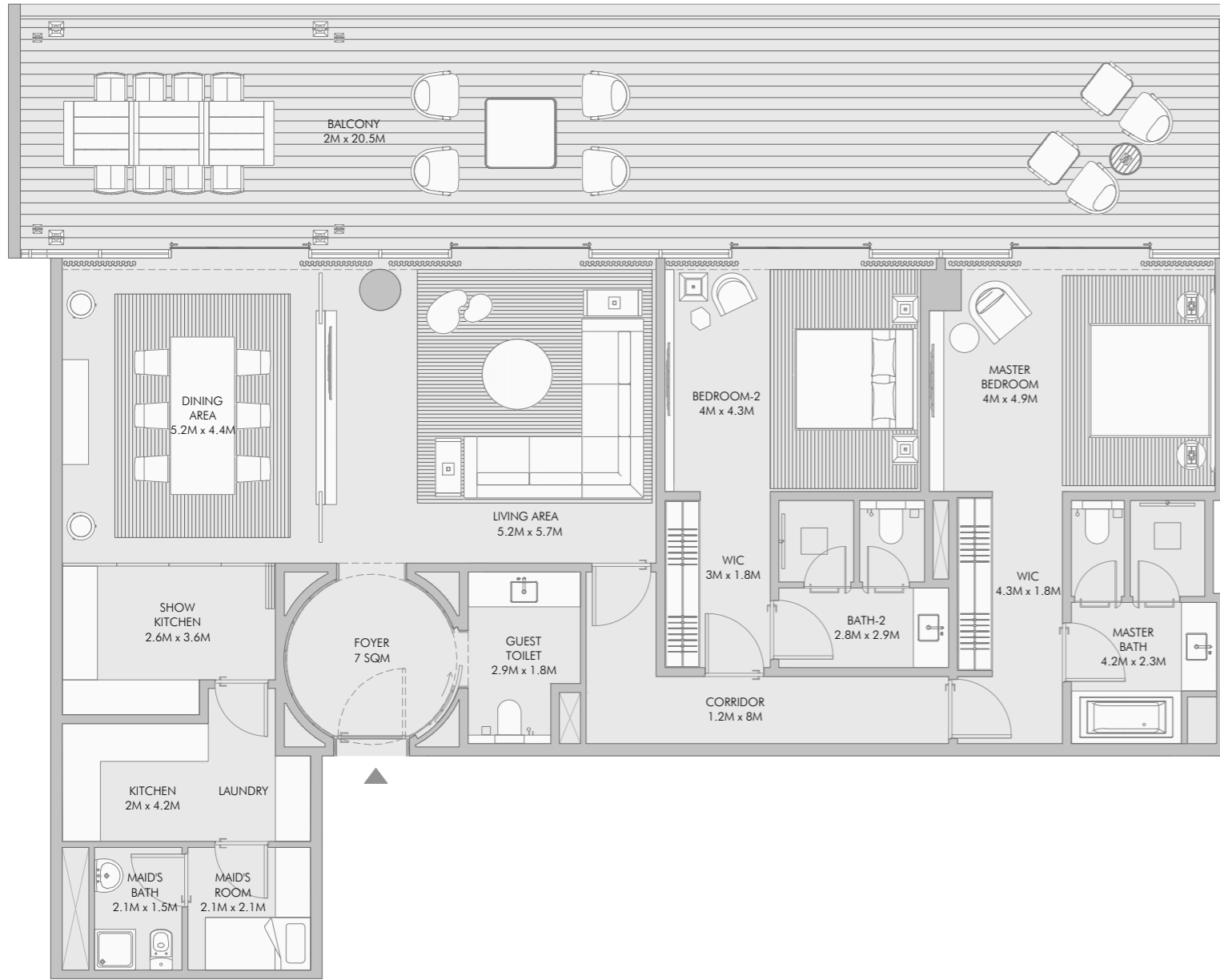


## Two Bedroom Type A - Unit Details

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

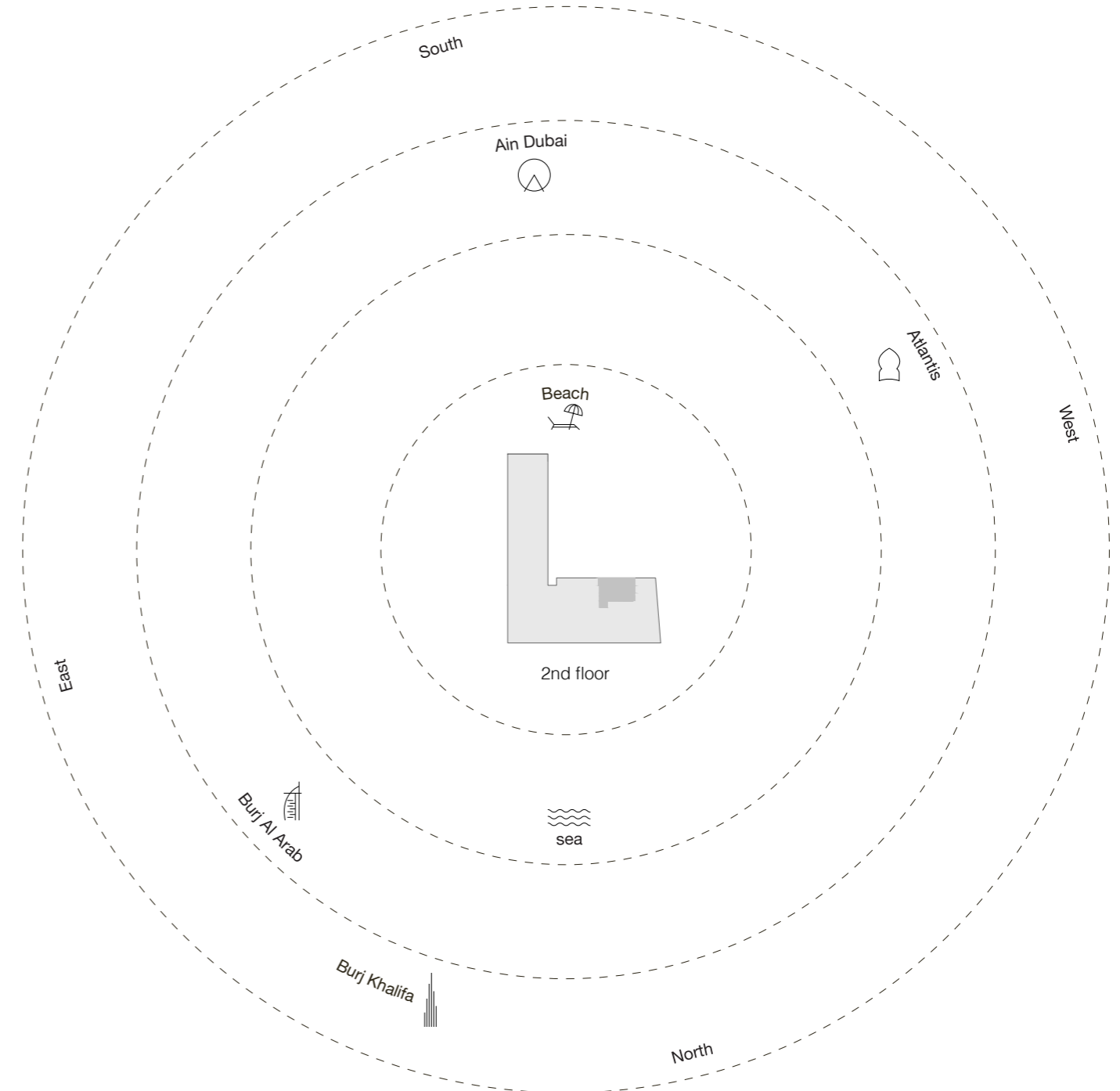


## Two Bedroom Type B - Floor Plan



## 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 )





## Stately luxury *with three bedrooms*

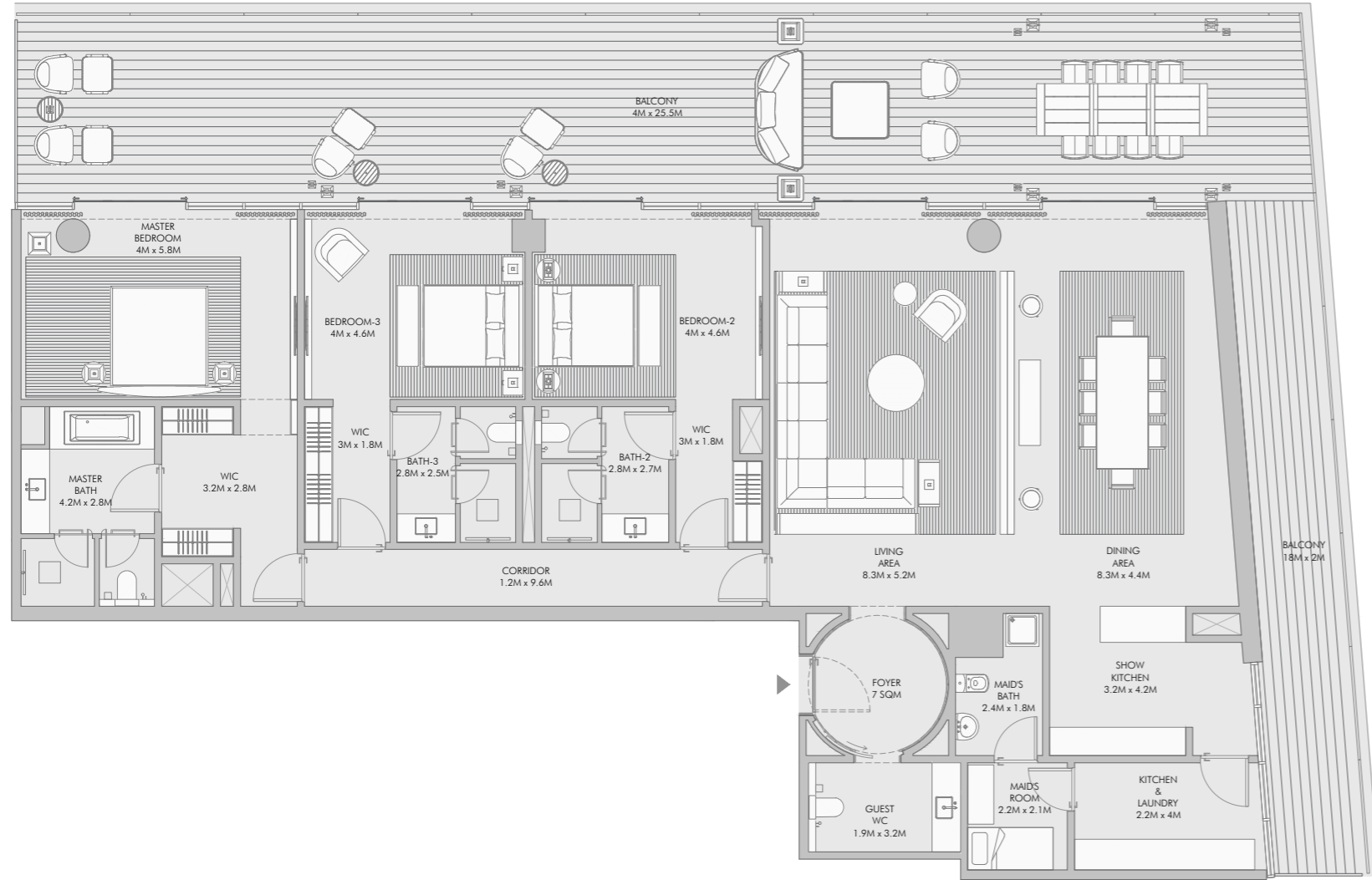
There are few three-bedroom homes in Dubai that offer the level of comfort and style you can expect at Armani Beach Residences.

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.

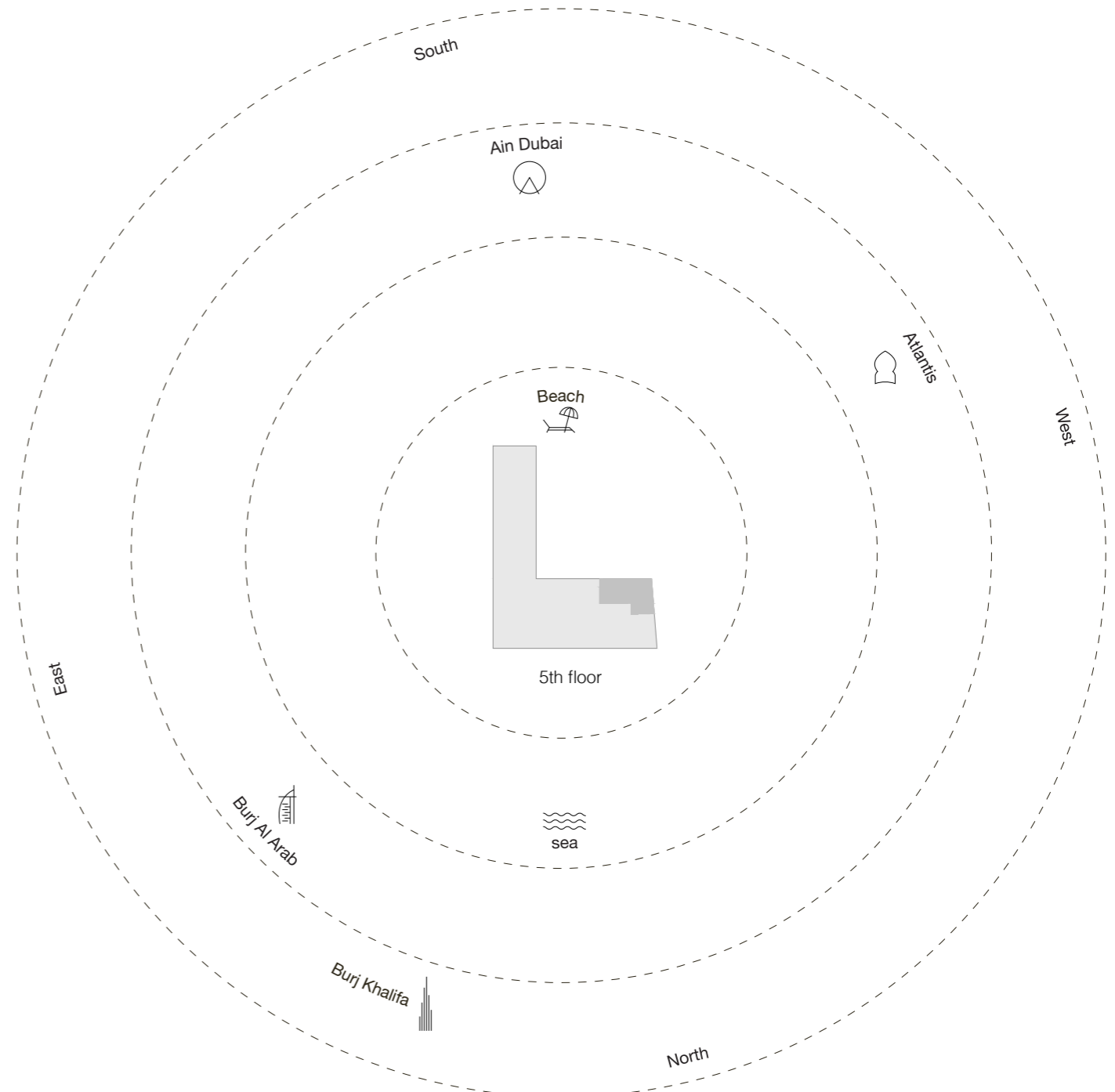
All three-bedroom residences come with a €35,000 certificate for Armani/Casa furniture.

### Three Bedroom Type C - Floor Plan

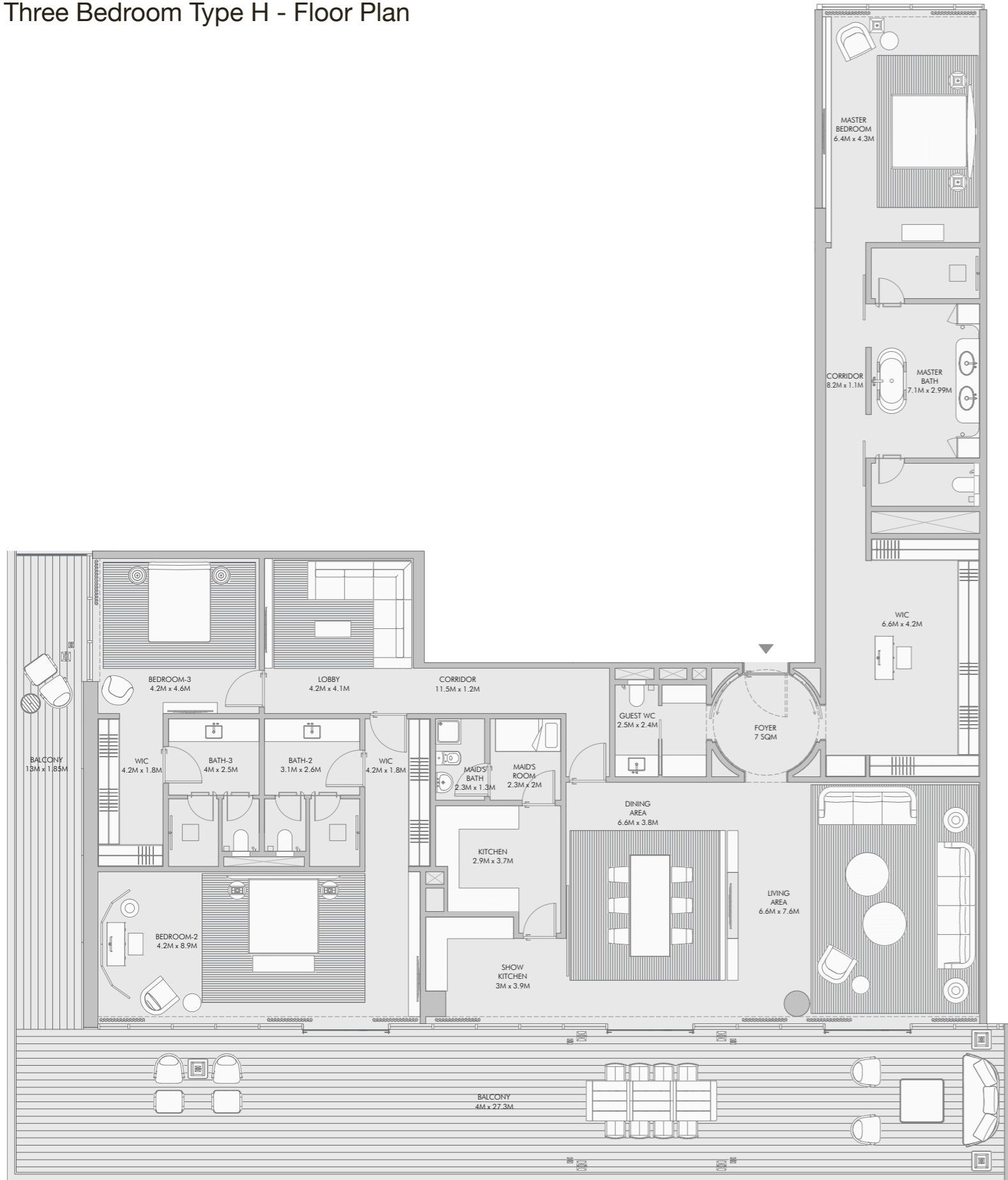


### Three Bedroom Type C - Unit Details

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 )

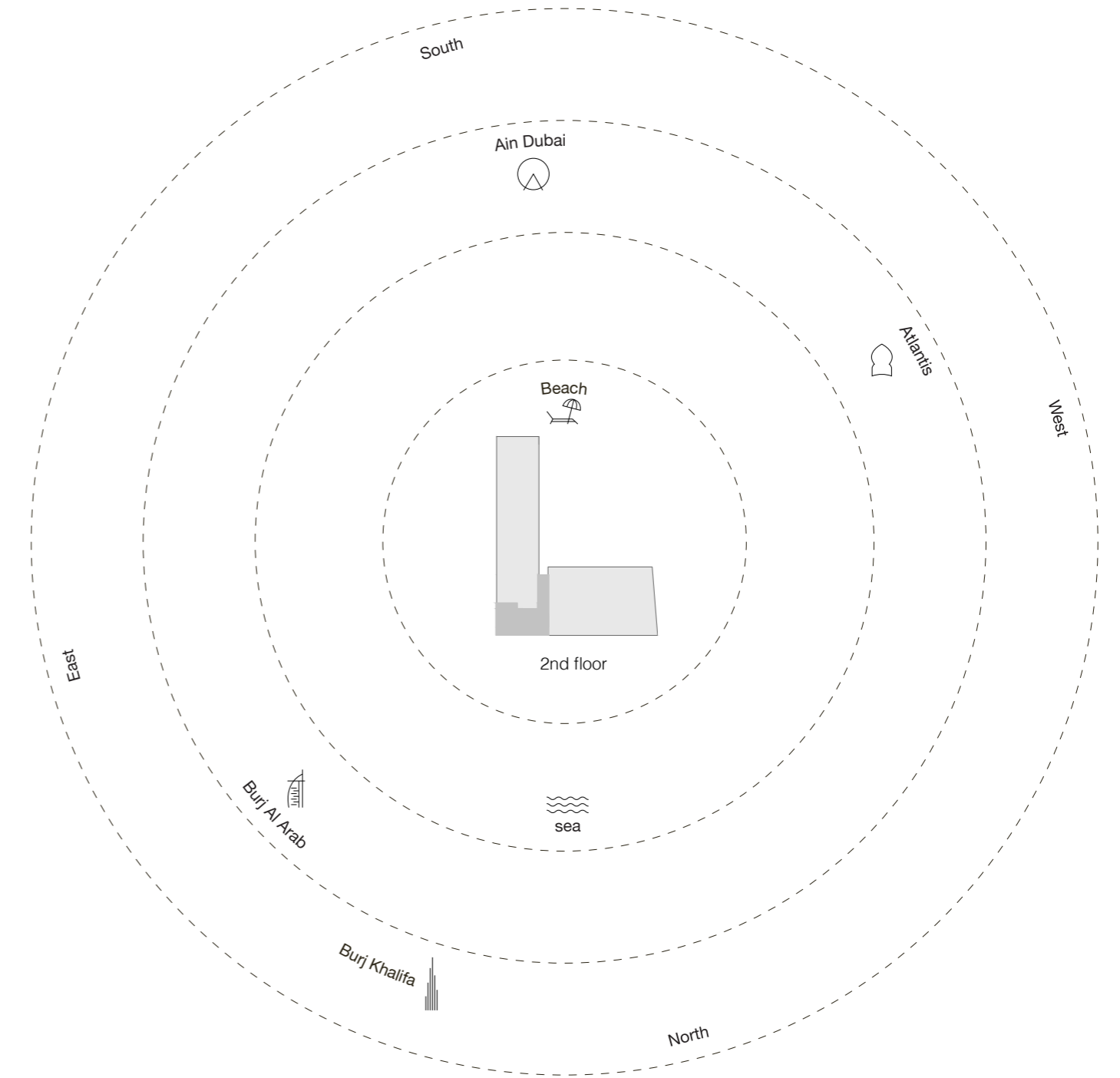


### Three Bedroom Type H - Floor Plan



### 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 )





## Regal luxury *with four bedrooms*

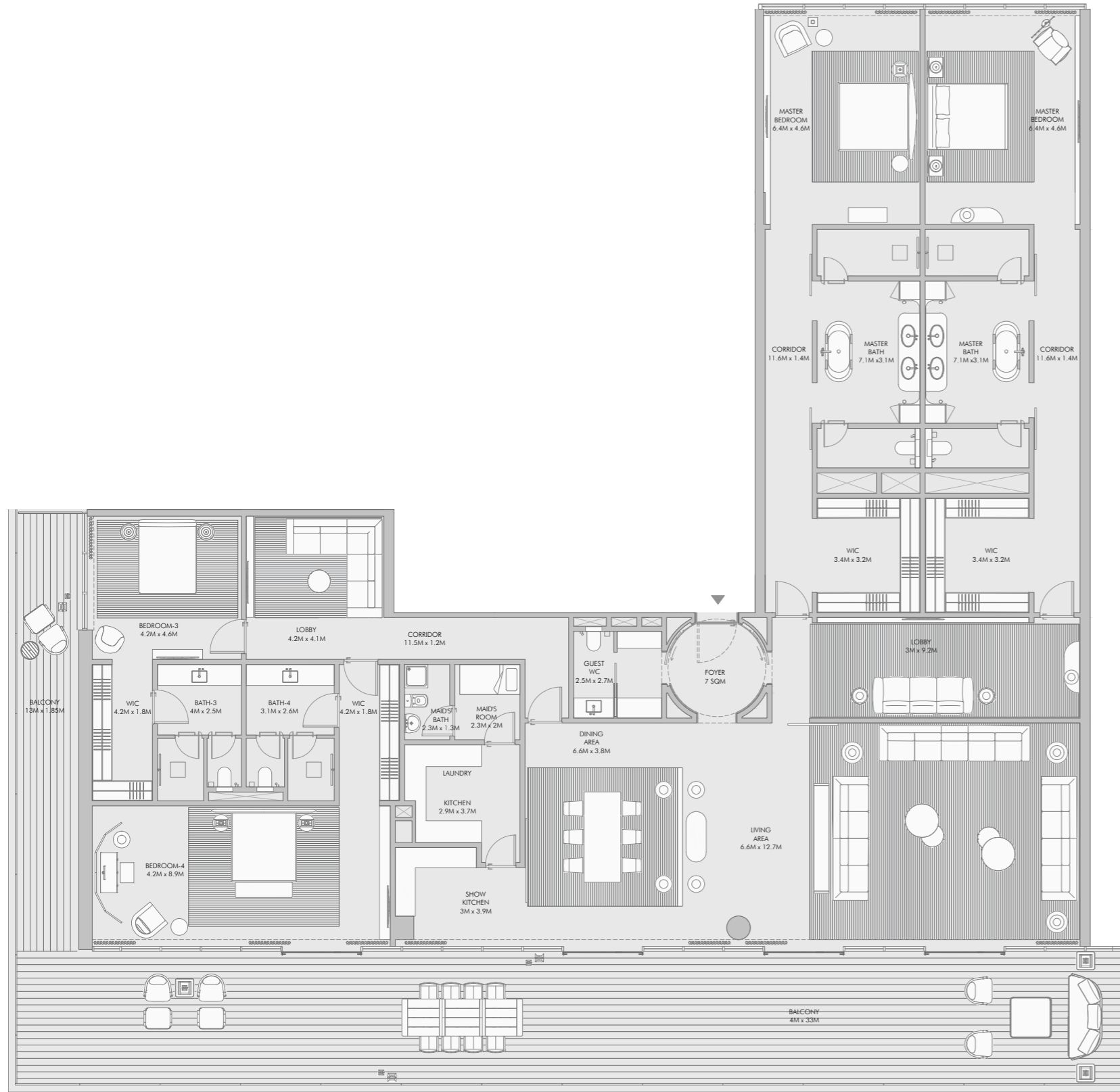
This luxurious retreat offers every guest stunning ocean views, top-of-the-line amenities, and a lifestyle of pure indulgence.

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.

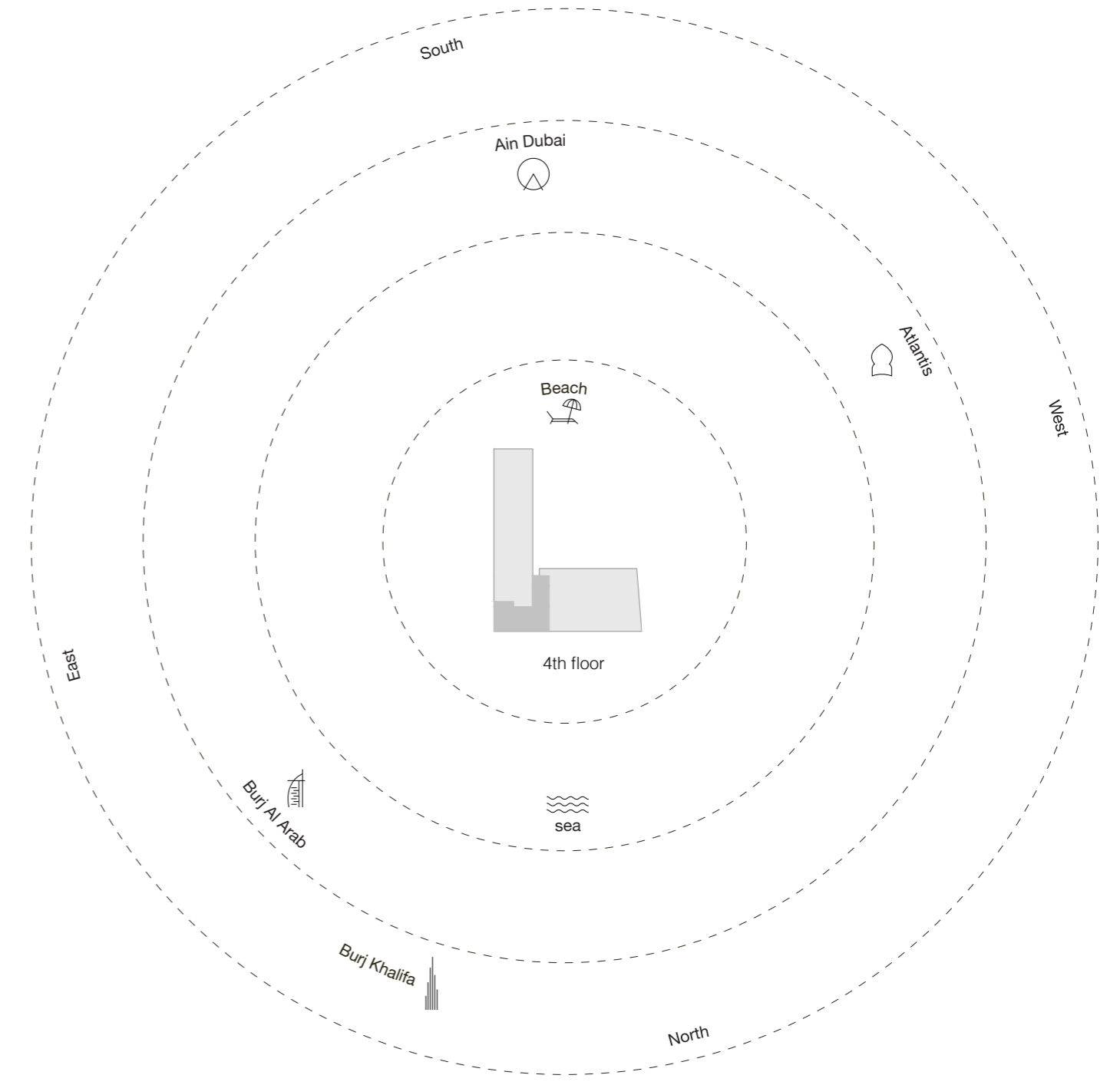
All four-bedroom residences come with a €50,000 certificate for Armani/Casa furniture.

# Four Bedroom Type 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 )

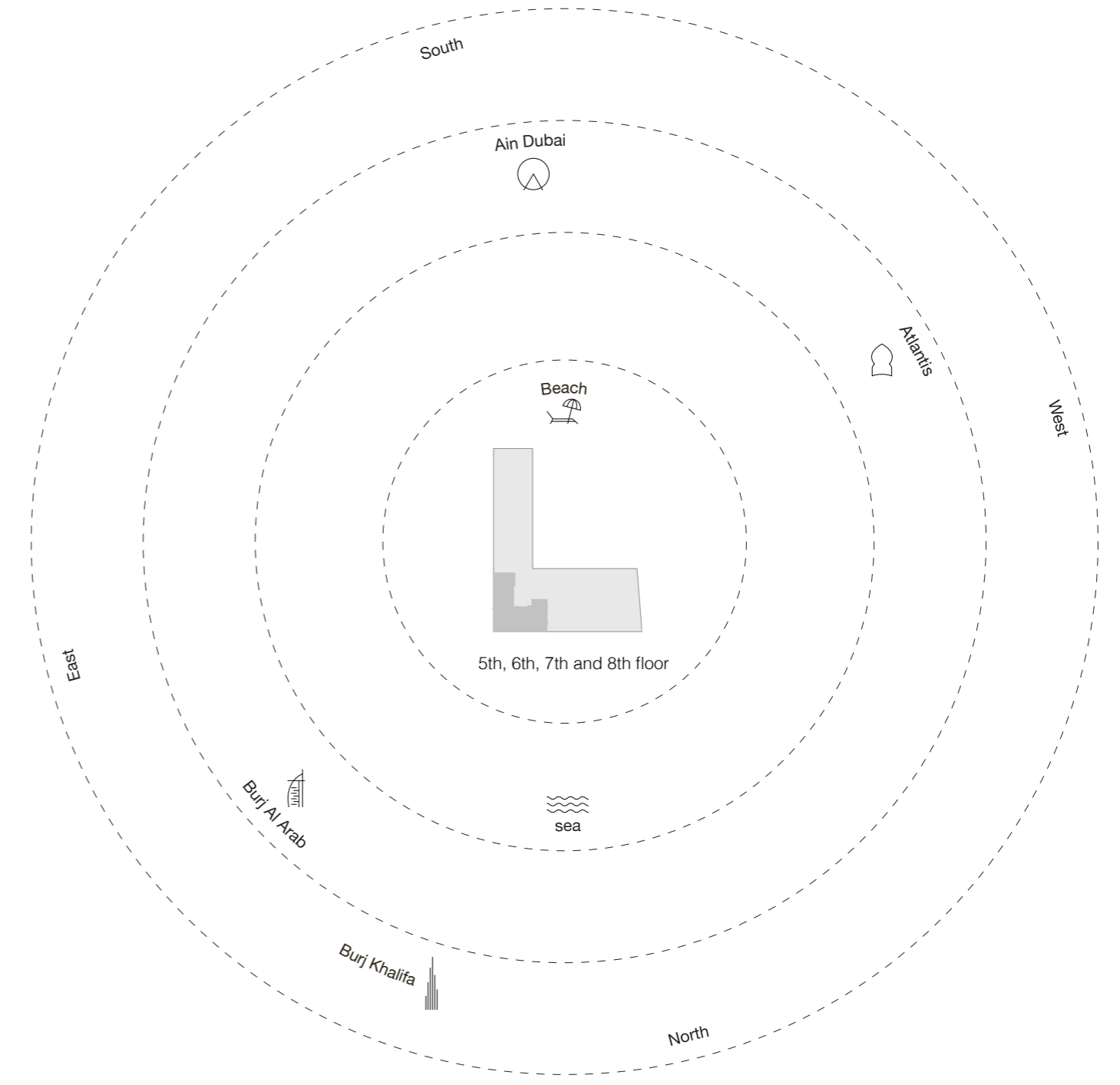


# Four Bedroom Type E - Unit Plan



# 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 )





## Ultimate luxury *with five bedrooms*

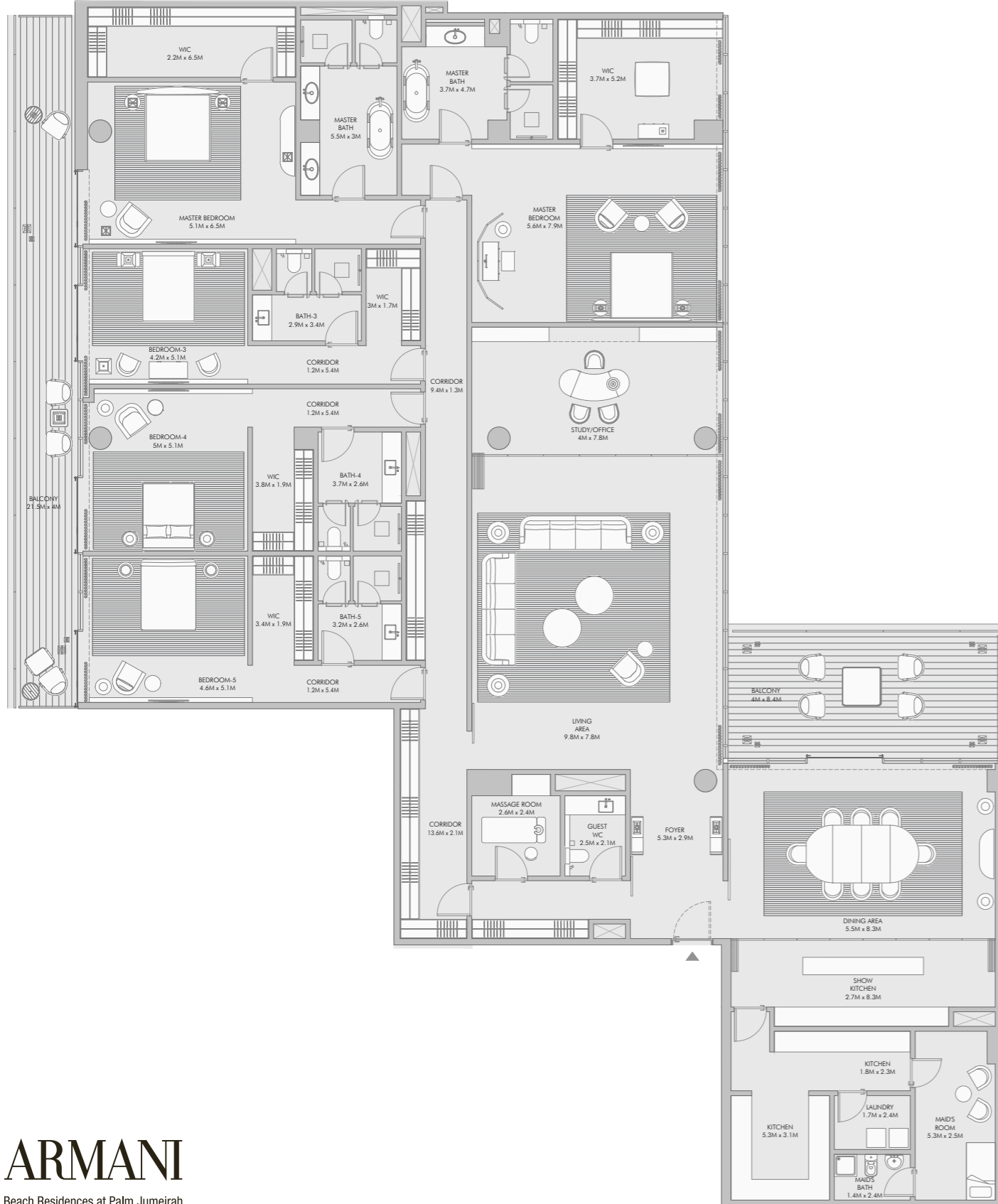
Enter a world of elegance and sophistication at the five-bedroom residences at Armani Beach Residences at Palm Jumeirah.

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.

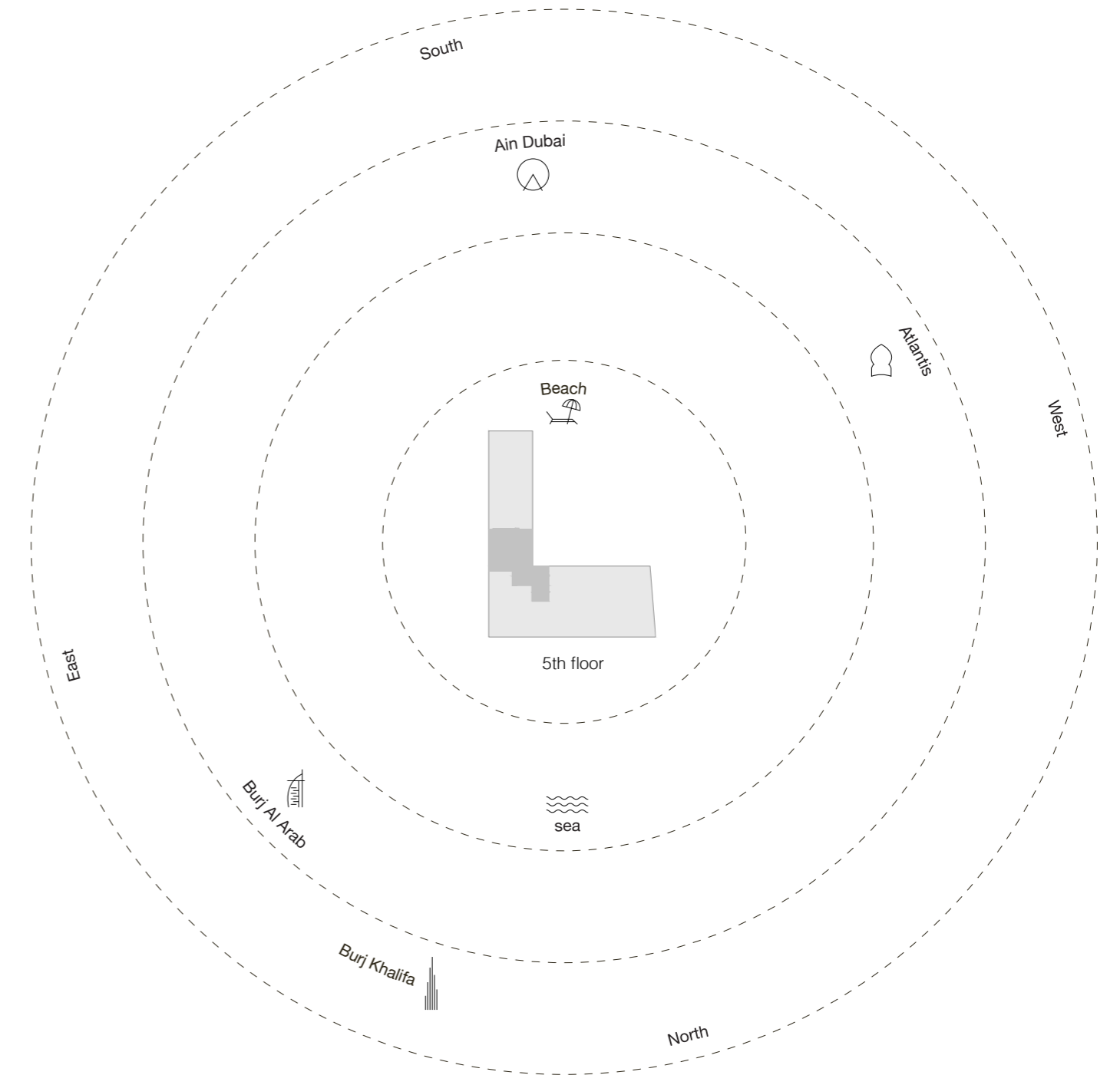
All five-bedroom residences come with a €60,000 certificate for Armani/Casa furniture.

# Five Bedroom Type A - Unit Plan

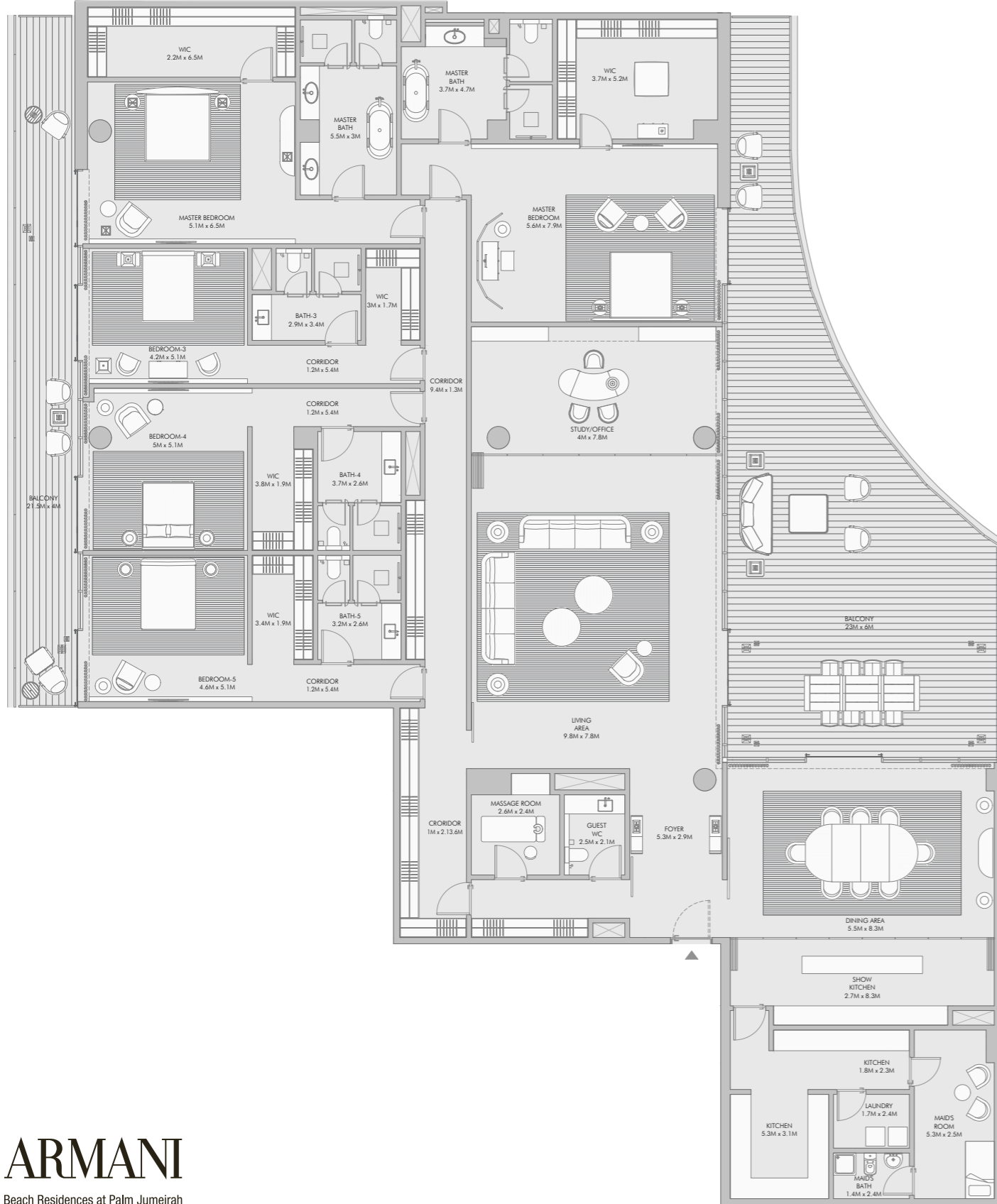


# Five Bedroom Type A - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-502	625.20 m <sup>2</sup> ( 6,730 sqft )	78.20 m <sup>2</sup> ( 841 sqft )	703.40 m <sup>2</sup> ( 7,571 sqft )



# Five Bedroom Type B - Unit Plan



# Five Bedroom Type B - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
B-602, B-702, B-802	625.55 m <sup>2</sup> ( 6,733 sqft )	161.52 m <sup>2</sup> ( 1,739 sqft )	787.07 m <sup>2</sup> ( 8,472 sqft )





## The pinnacle of luxury *at the Penthouses*

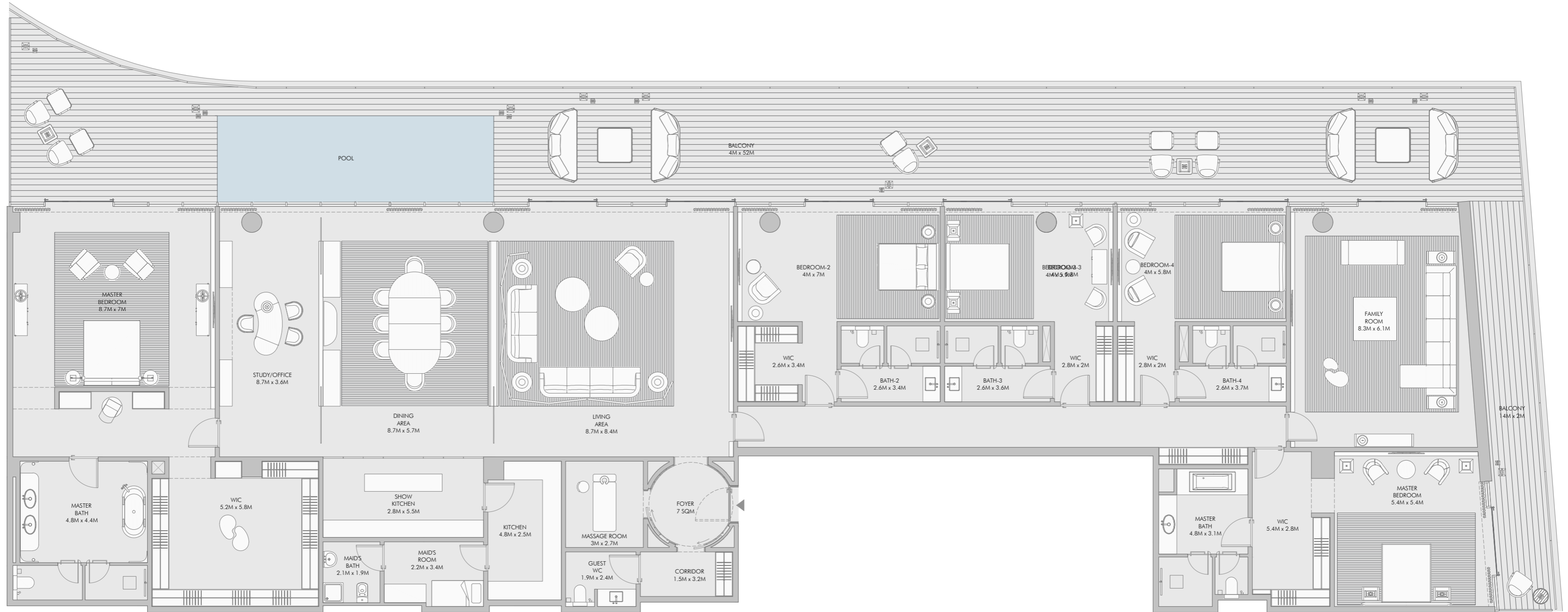
Enjoy a high-class lifestyle at the Penthouses at Armani Beach Residences at Palm Jumeirah.

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.

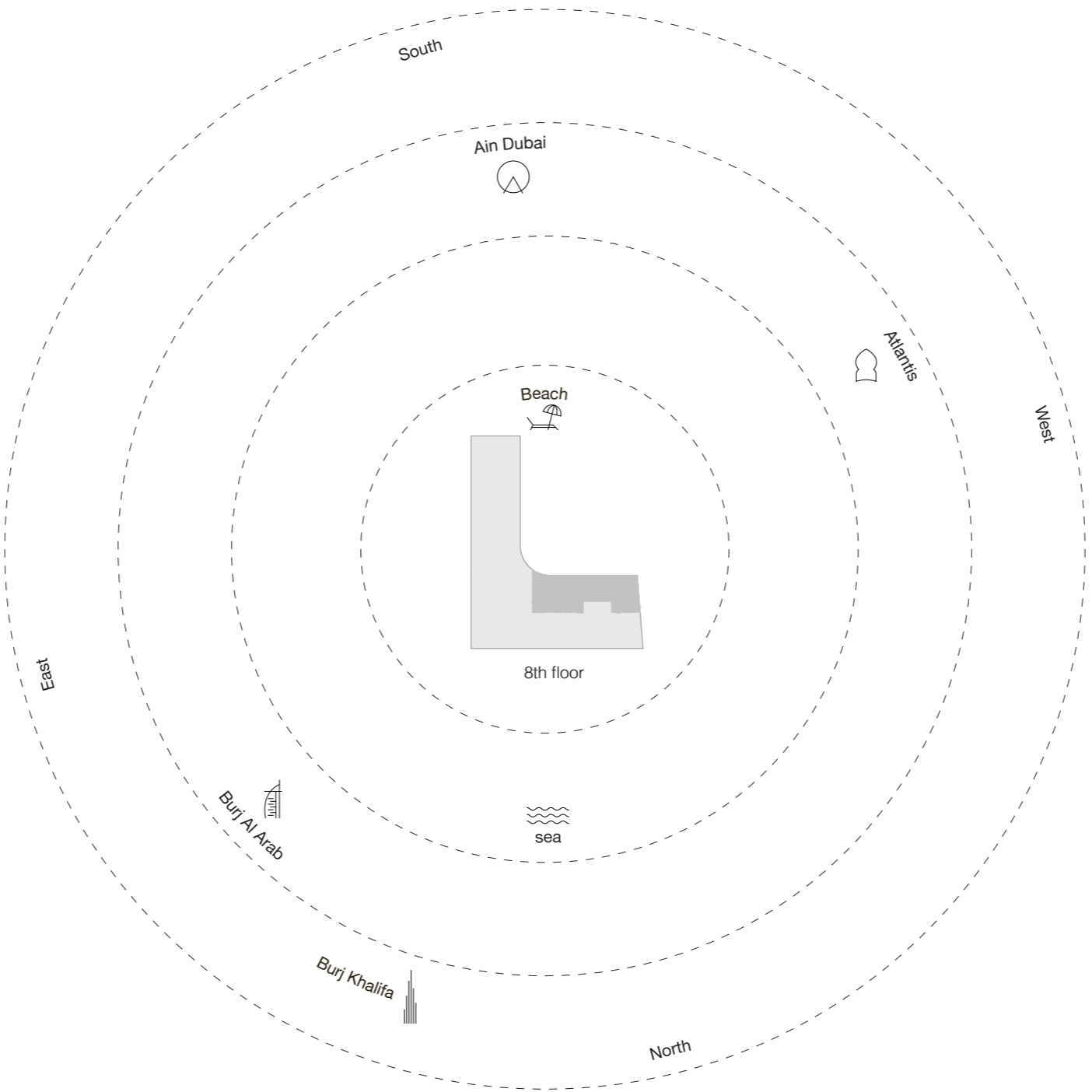
All Penthouses come with a €70,000 certificate for Armani/Casa furniture.

# Five Bedroom Type Penthouse 1 - Unit Plan



# Five Bedroom Type Penthouse 1 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-802	635.42 m <sup>2</sup> ( 6,840 sqft )	247.29 m <sup>2</sup> ( 2,661 sqft )	882.71 m <sup>2</sup> ( 9,501 sqft )

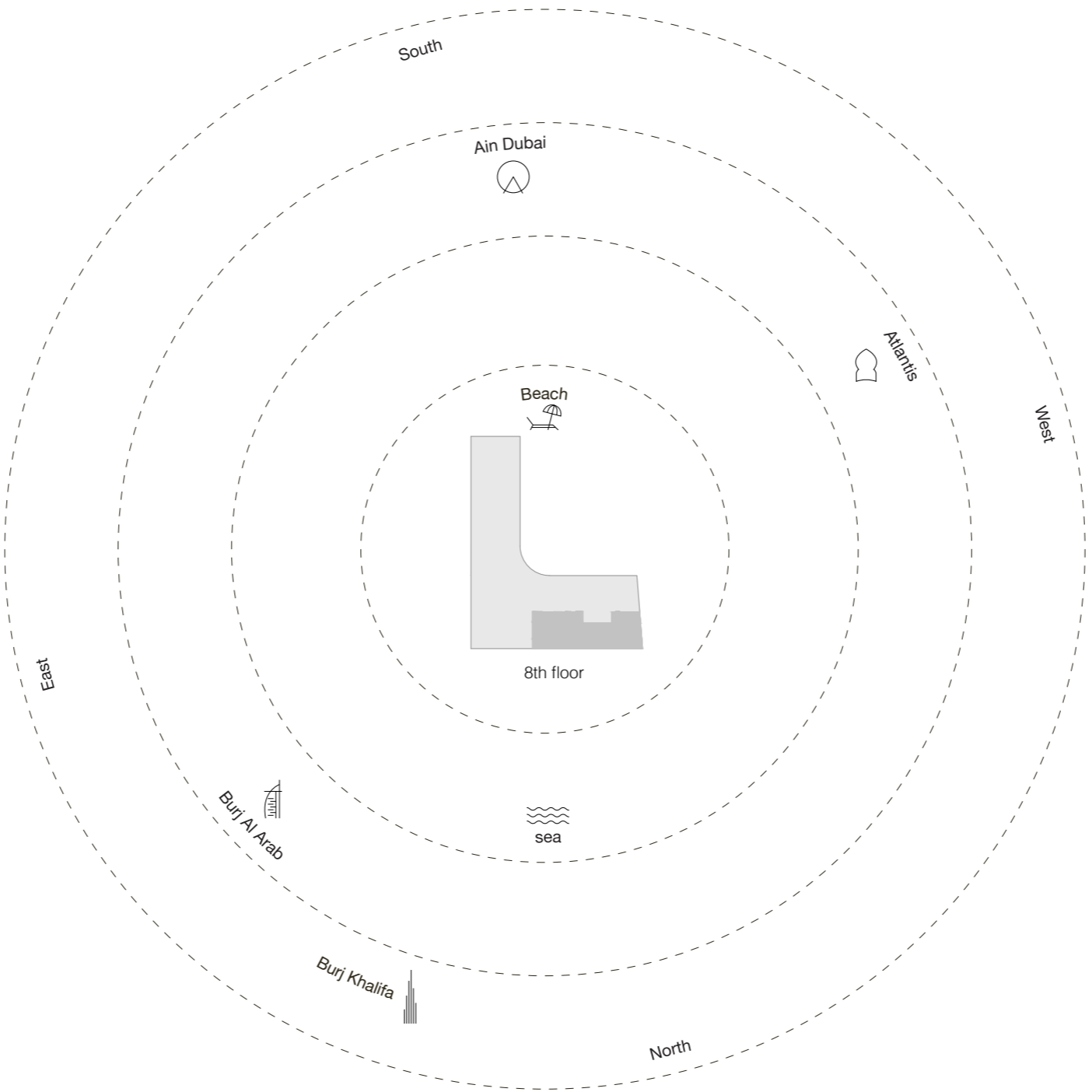


# Five Bedroom Type Penthouse 2 - Unit Plan



# Five Bedroom Type Penthouse 2 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-801	647.79 m <sup>2</sup> ( 6,973 sqft )	250.05 m <sup>2</sup> ( 2,691 sqft )	897.84 m <sup>2</sup> ( 9,664 sqft )





## 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.

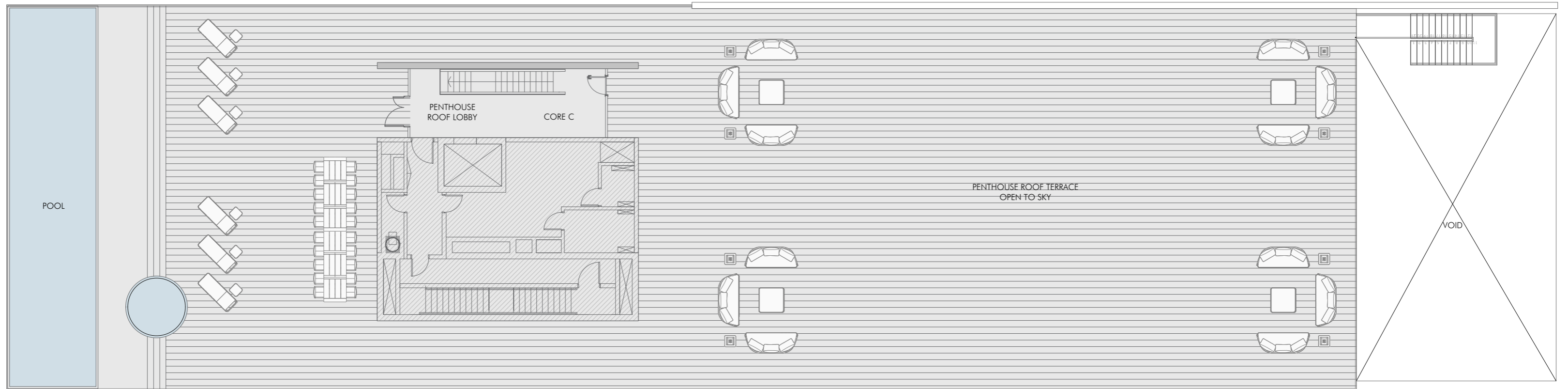
Each Presidential Suite contains a large pool, as well as a children's pool/jacuzzi, while a key feature is a contemplative courtyard space designed by Tadao Ando that includes a reflective water feature and access to the open sky. Owners may choose existing specifications for the interiors or enjoy 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 with a €350,000 certificate for Armani/Casa furniture.

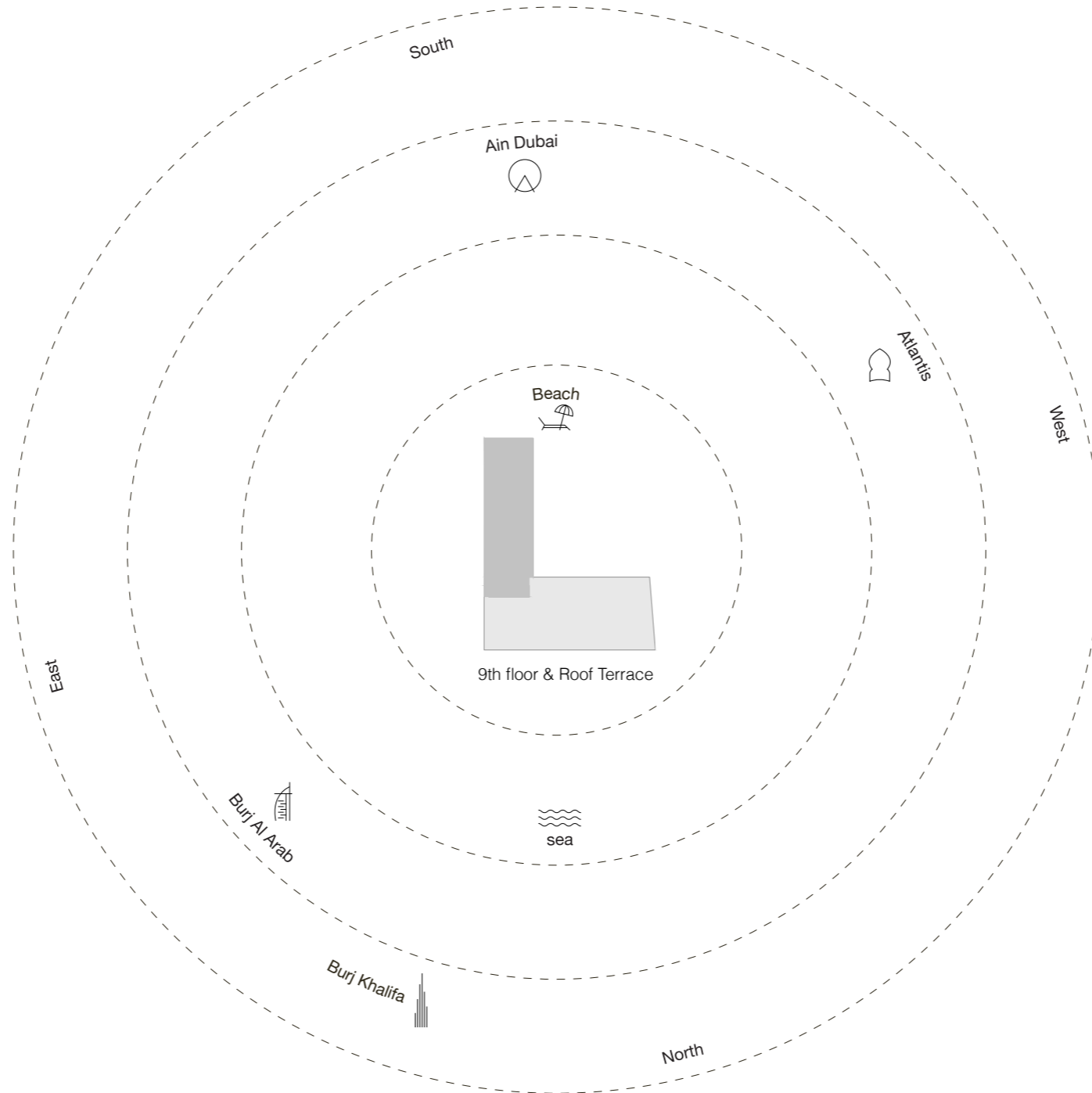


Presidential Suite 1 Roof Top Terrace - Unit Plan



# Presidential Suite 1 - Unit Details

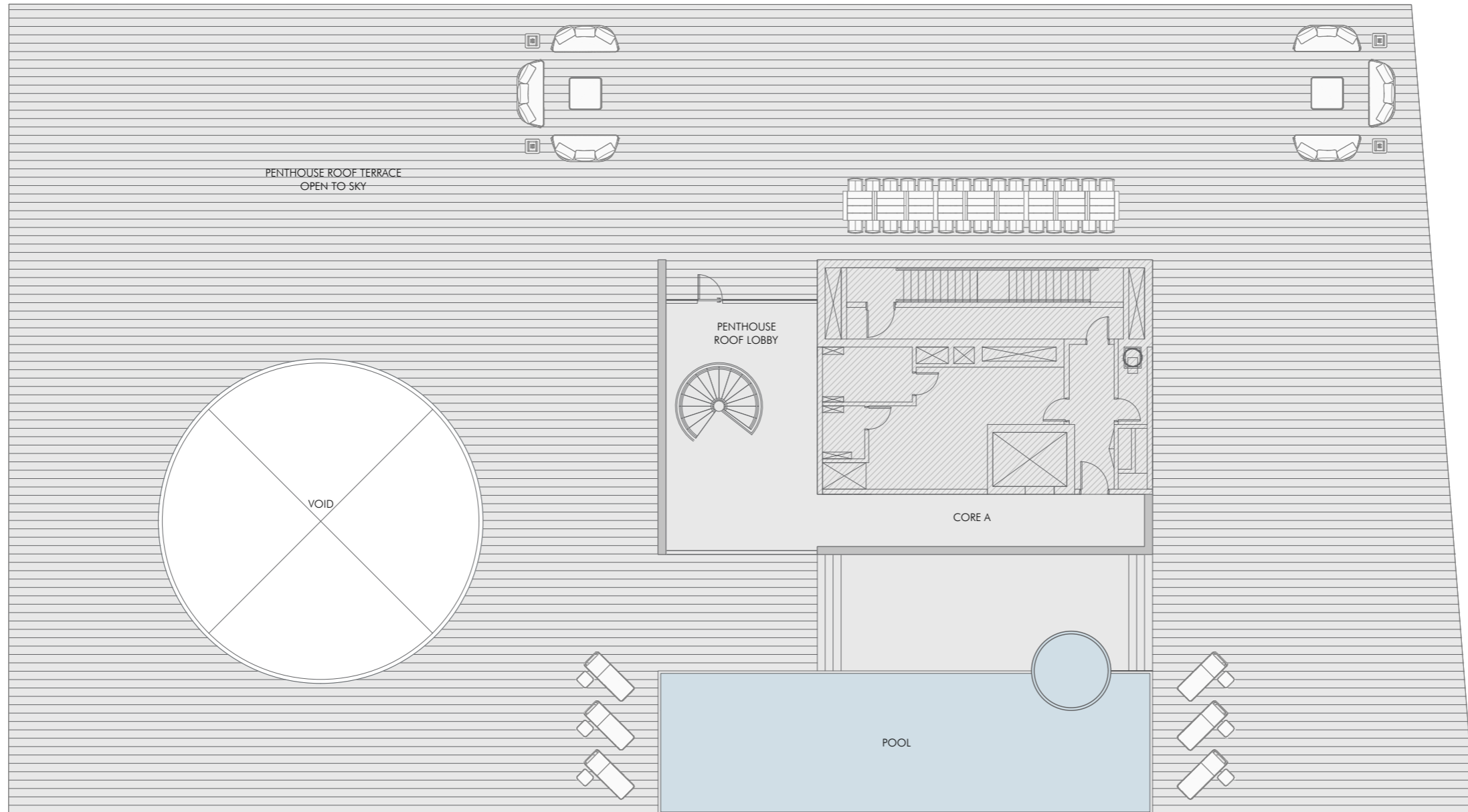
Unit Numbers	Unit Area	Balcony Area	Total Area
C-901	1,242.53 m <sup>2</sup> ( 13,374 sqft )	1,624.52 m <sup>2</sup> ( 17,487 sqft )	2,867.05 m <sup>2</sup> ( 30,861 sqft )





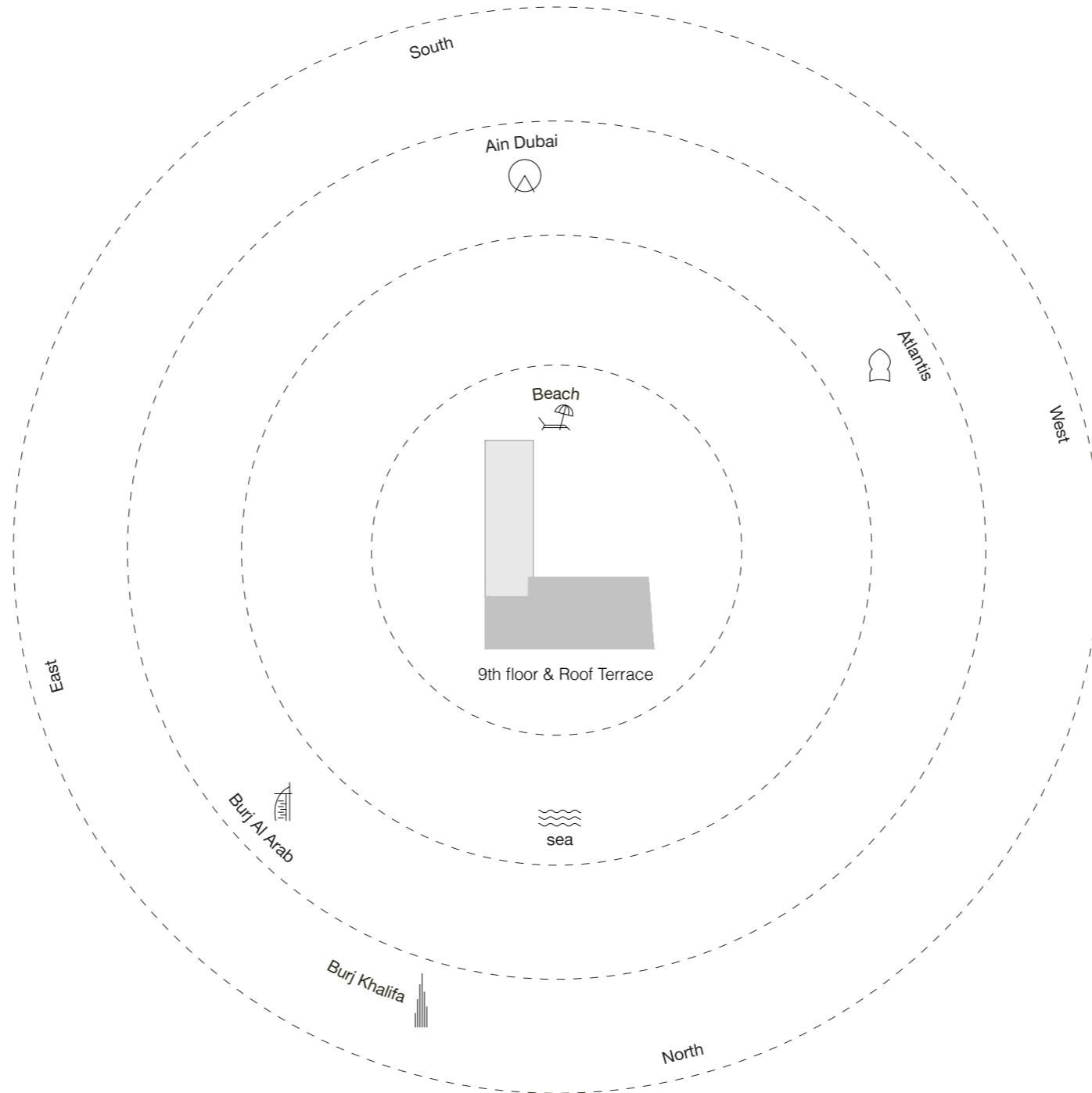
# Presidential Suite 2 Roof Top Terrace - Unit Plan

North



# Presidential Suite 2 - Unit Details

Unit Numbers	Unit Area	Balcony Area	Total Area
A-901	1,698.97 m <sup>2</sup> ( 18,288 sqft )	2,372.94 m <sup>2</sup> ( 25,542 sqft )	4,071.91 m <sup>2</sup> ( 43,830 sqft )



Thank *You*