

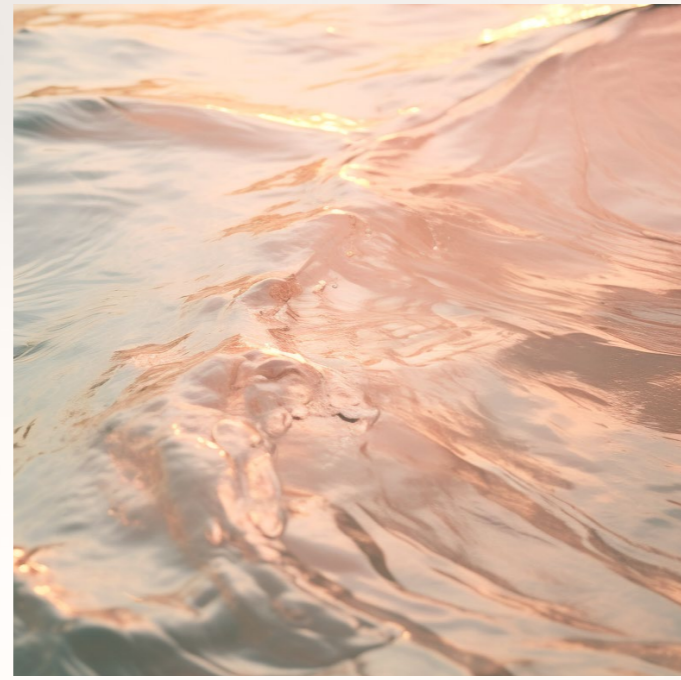
WE ARE HUMAN
LIVE & INVEST

RIXOS
DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL

R I X O S
DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL



RIXOS DUBAI ISLANDS IS MUCH
MORE THAN A HOME;
IT EMBODIES CONTEMPORARY
WATERFRONT LIVING

With its signature **Rixos lifestyle**, this residential retreat by Rixos offers sophisticated beachfront homes and upscale amenities. It brings tailored experiences for all ages, creating

lasting memories in a **family-friendly neighbourhood** where you can **embrace luxury beachfront living** and savour the little things that make life beautiful.

LUXURY BEACHFRONT RESIDENCES
NESTLED IN A FAMILY-FRIENDLY NEIGHBOURHOOD
JUST MINUTES FROM THE CITY.



LOCATION

DUBAI ISLANDS



A contemporary waterfront setting

DUBAI ISLANDS
MASTERPLAN

Dubai Islands offers diverse island living and a vacation-inspired lifestyle, an array of **luxury resort offerings**, village centres with **services and entertainment**, elite wellness & **sports venues**, beautiful beaches for water sports, and vibrant green spaces for outdoor leisure pursuits.



DUBAI ISLANDS OVERVIEW

POINTS OF INTEREST

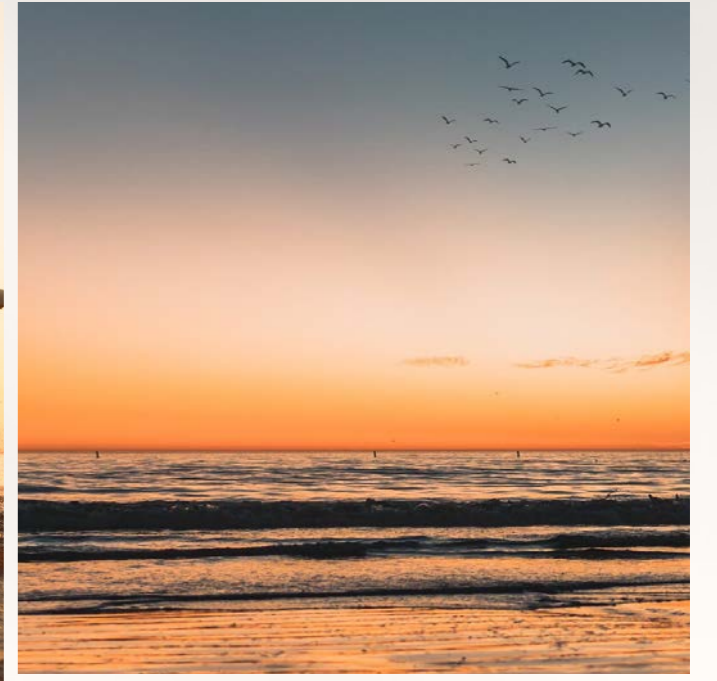
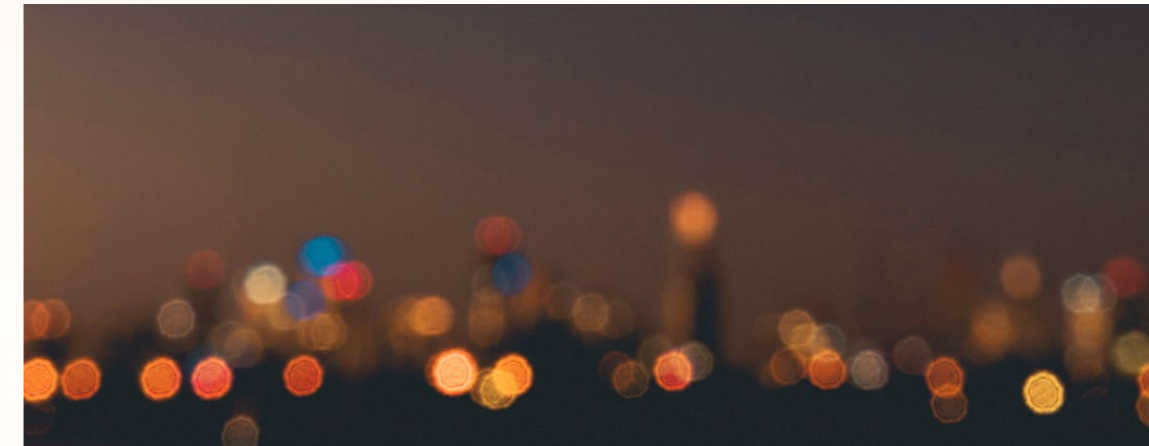
- » Infinity Bridge: 6min / 6kms
- » Cruise Terminal: 19min / 12kms
- » Dubai International Airport: 18min / 13kms
- » Downtown Dubai: 26min / 19kms

MALLS

- » Burjuman: 18min / 11kms
- » Dubai Mall: 25min / 18kms



LOCATION
LIVE BETWEEN THE CITY
AND THE SEA ON DUBAI
ISLANDS



A **magnificent group of five islands** located to the north of the city, Dubai Islands offers **over 50km of stunning waterfront homes and hotels** in an idyllic

setting that connects sandy shores, inviting water edges and world-class amenities to the mainland via the **striking Infinity Bridge**.

PROPERTIES

—
THE BEACH RESIDENCES



Luxury living



VILLA RESIDENCES

RIXOS DUBAI ISLANDS HOTEL

BAY RESIDENCES

BEACH RESIDENCES





BEACH
RESIDENCES

AMENITIES

BEACH RESIDENCES

- 1. Residences Building 1
- 2. Residences Building 2
- 3. Residences Building 3
- 4. Residences Building 4
- 5. Garden Residences
- 6. Beach Houses
- 7. Community Pool
- 8. Pool Cafe
- 9. Beach
- 10. Cabanas
- 11. Seating Area
- 12. Pedal Court

WELCOME HOME

EXPERIENCE REFINED
WATERFRONT LIVING AT THIS
PRESTIGIOUS ADDRESS

This contemporary resort-style neighbourhood has been carefully crafted to include several typologies of **luxurious homes** including **Bay Residences** and the newly launched **Beach Residences** with spectacular views. Residents enjoy access to an extensive array of **lifestyle amenities**, including dazzling pools, lush green garden terraces, a pristine beach and the on-site Rixos hotel.

Delight in a world of **wellness activities, energising water sports and the services** of the all-exclusive Rixos in this convivial beachfront development.





BEACH
RESIDENCES



BEACH RESIDENCES - DUPLEX TERRACE

BEACH RESIDENCES

YOUR LUXURY BEACH RESIDENCE WITH EXTRAORDINARY VISTAS

Your ideal beachfront home awaits you in this spectacular setting. Embrace **panoramic sea views on breathtaking balconies and terraces** as you gaze out on the horizon or relax indoors in spacious sun-drenched rooms.

The Beach Residences are uniquely positioned in a tranquil corner of this sought-after neighbourhood surrounded by beaches, offering **extraordinary vistas and convenient access to the elegant beach club and restaurant**. Embrace a joyful beachfront lifestyle in your stylish new home filled with sunshine and serenity.



The exclusive Beach Residences range from one to three bedrooms, with duplex residences and beach house residences also available. Every residence embodies contemporary elegance with captivating architectural design and thoughtfully tailored features for contemporary living. **Expansive outdoor terraces, charming balconies, and meticulously landscaped gardens** have been seamlessly integrated, allowing you to dive into the enchanting vistas and the vibrant ambience of this idyllic setting.

Live in a magnificent Beach Residence where the soothing sound of the waves and the dazzling blue sea backdrop enrich **every moment of every day.**





BEACH RESIDENCES
BLENDED INDOOR-OUTDOOR
LIVING

The expansive use of **floor-to-ceiling glazing** in each immaculately designed Beach Residence results in a series of brilliantly **sun-filled spaces** that naturally connect the indoor and outdoor living areas. Immerse yourself in the natural panorama as you gaze at breathtaking vistas.



BEACH HOUSE - SEA VIEW FROM TERRACE

BEACH RESIDENCES - SEA VIEW FROM TERRACE



INTERIORS
EXQUISITELY
DESIGNED DETAILS

Meticulously curated interior finishes have been used to create **a home that radiates both comfort and elegance.**

Each inviting room has been adorned with **refined accents and a harmonious array of finishes**, including warm oak or walnut wood, stone, lacquer, and brushed champagne metal. This results in an inviting and elevated ambience that exudes luxury.

DUPLEX RESIDENCES - LIVING AREA



DUPLEX RESIDENCES - DINING ROOM



INTERIORS

SOPHISTICATED OPEN-PLAN LIVING

In pursuit of effortless harmony that aligns with modern living, the refined living and dining spaces have been **artfully crafted with open-plan layouts.**



INTERIORS

CONTEMPORARY SUNLIT KITCHENS

At the heart of each home, discover a **stylish sunlit kitchen** area designed to be enjoyed on all occasions, from family meals to festive dinner parties. Prepare nutritious meals surrounded by **beautiful lacquer/veneer cabinets and elegant countertops** in a contemporary space that effortlessly balances style and functionality.

BEACH HOUSE RESIDENCES - DINING AND LIVING AREA



INTERIORS
EXPANSIVE MASTER SUITES



APARTMENT RESIDENCES - BEDROOM

Experience true luxury living as you wake up to glowing sunshine in your master bedroom. The spacious master suite will soon transform into **your personal haven for rest,**

rejuvenation and relaxation.

The suite, complete with generous wardrobe space and an exquisite en-suite bathroom, is ideal for practising your self-care rituals in peace.



INTERIORS
CAREFULLY
CURATED DETAILS

- Porcelain flooring
- Kitchen with engineered stone countertop and lacquer/veneer cabinets
- Master bathroom with stone feature wall and engineered stone countertop
- Secondary bathroom with porcelain feature wall and engineered stone countertop
- Brushed champagne metal and wood finishes



A PARTMENT RESIDENCES - BATHROOM

RESIDENTIAL AMENITIES

ALL-EXCLUSIVE ACTIVITIES



Leisure pursuits

RESIDENTIAL AMENITIES
ACTIVITIES FOR
RESIDENTS OF ALL AGES



Unwind at the spa, swim laps in the pool, or work on your fitness at the gym. Embrace a **wide range of enriching activities** from sunrise to sunset as you **craft your dream lifestyle** that perfectly balances moments of family fun and personal

relaxation. Discover an abundance of wellness, sports, and leisure facilities that will delight individuals of all ages. Residents can access these activities via the concierge.

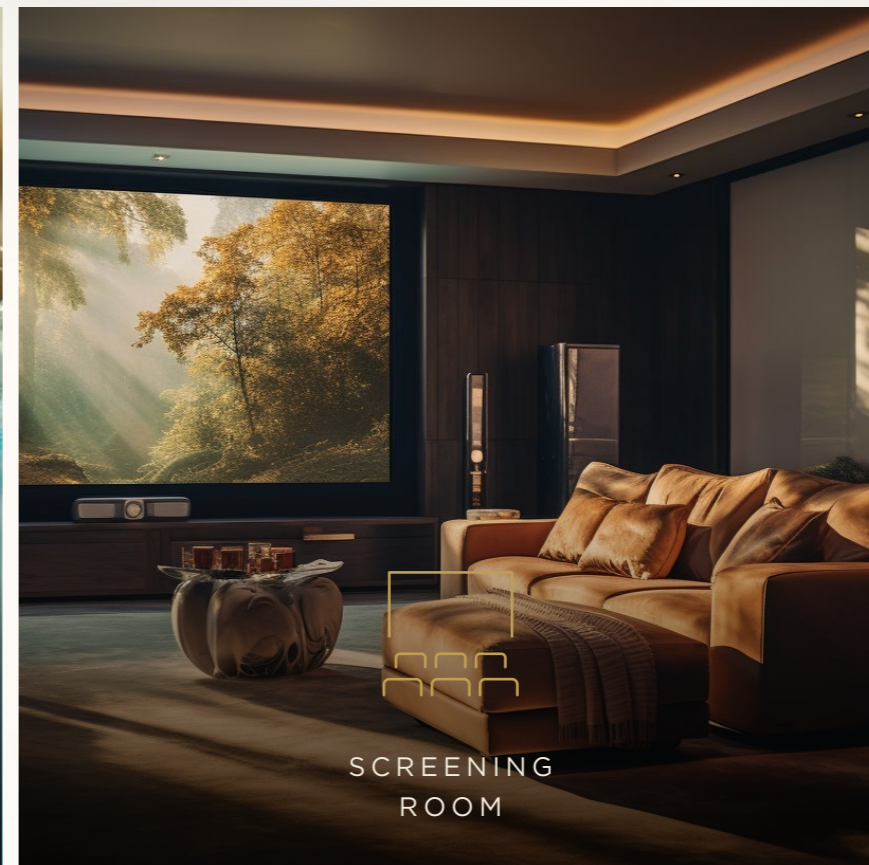
RESIDENTIAL
AMENITIES



ADULT'S POOL



KID'S POOL



SCREENING
ROOM



KID'S PLAY
AREA



LOBBY CAFÉ*



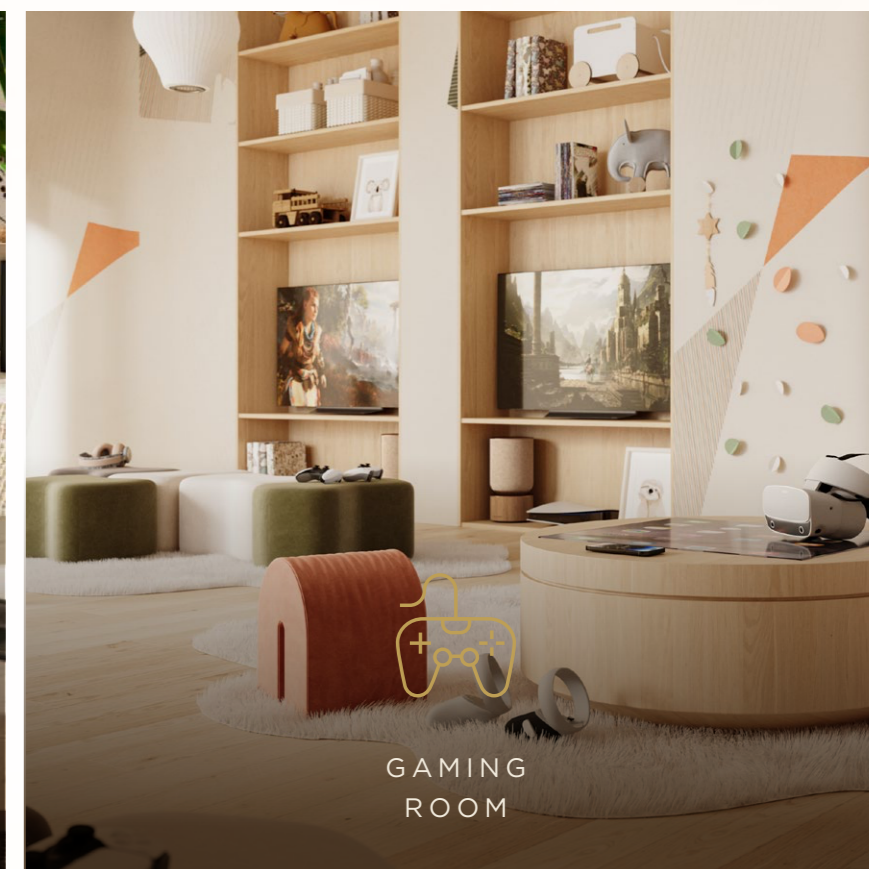
FITNESS
CENTER



TREATMENT
ROOM



RESIDENTS'
LOUNGE



GAMING
ROOM

* Not exclusive to Residence owners



FITNESS CENTER

RESIDENTIAL AMENITIES

UNWIND BY
THE INFINITY POOL

Delight in the **captivating beauty of the infinity pool** nestled in the heart of the lush communal garden. This enchanting gem becomes even more magical at night, illuminated by soft lighting.

With separate **spaces for both adults and children**, the pool area is the perfect place for relaxing with the whole family.



ADULT'S POOL

SERVICES

CORE SERVICES & A LA CARTE SERVICES



Seamless experiences

SERVICES
ALL-EXCLUSIVE SERVICES
BY RIXOS



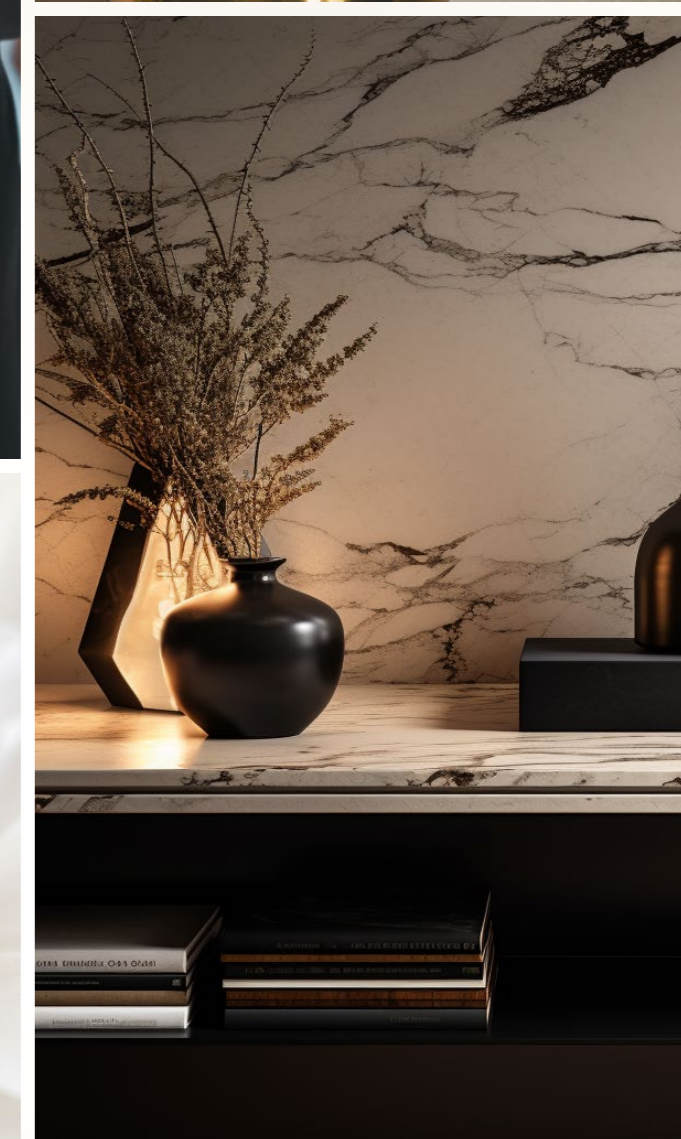
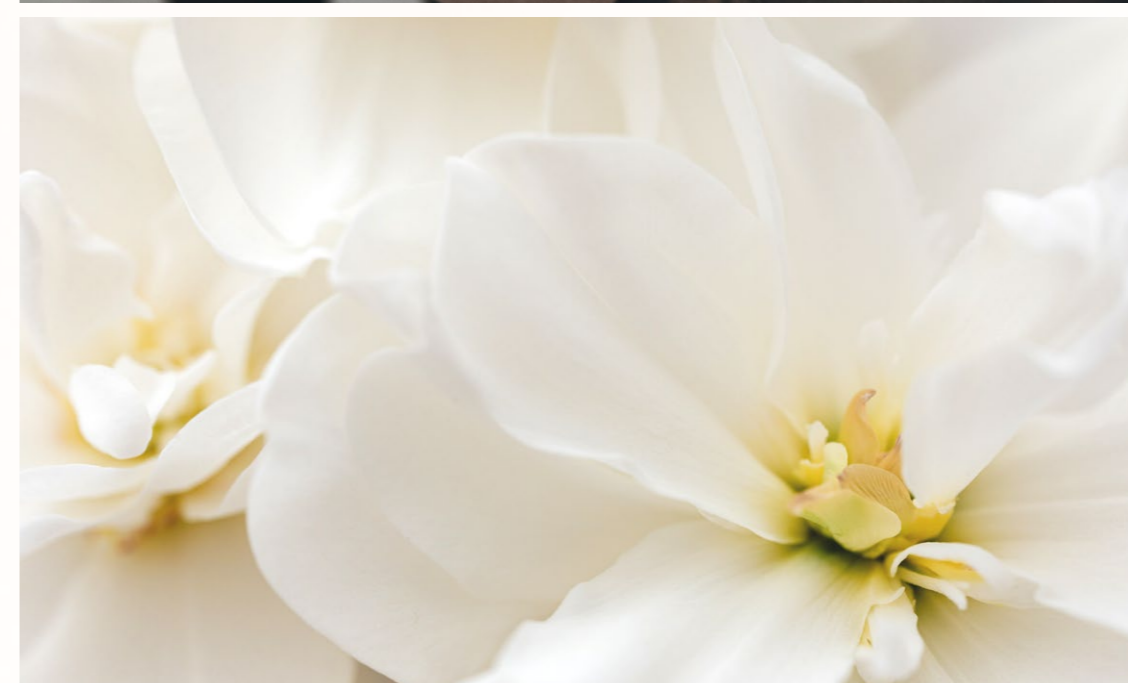
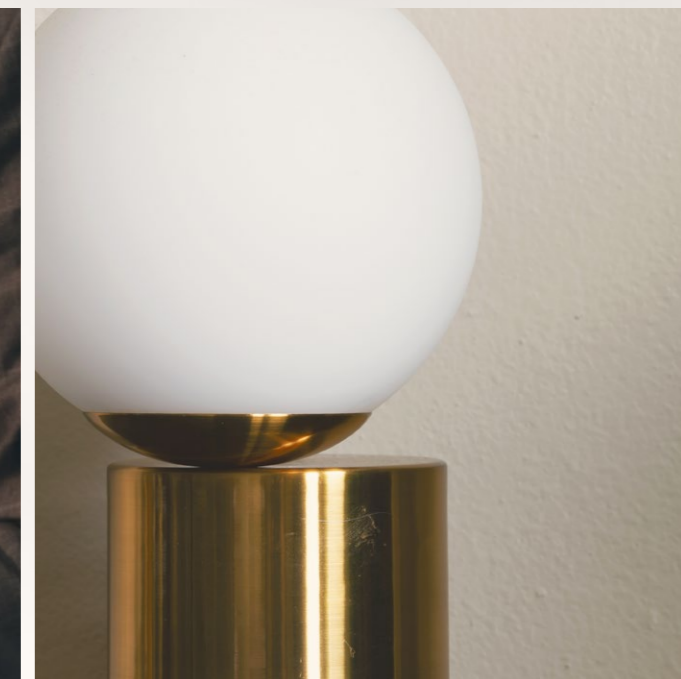
Experience a new sense of freedom and adventure as you **embrace new hobbies** and participate in events. In this world of wonder, an exclusive array

of **curated activities and services** designed exclusively by Rixos await you. There is something exciting for every age group to enjoy.

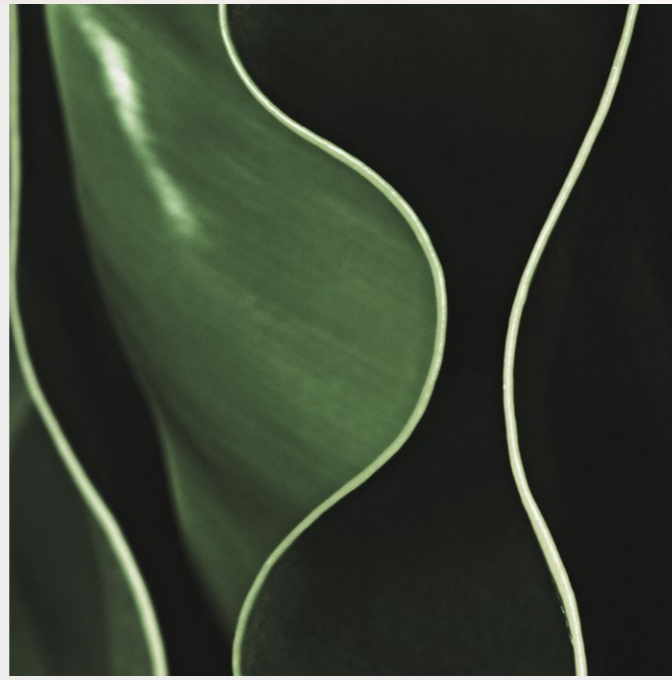
CORE SERVICES
AN ELEVATED
EVERYDAY EXPERIENCE

- Residences Concierge
- Doormen & Valet
- Security
- Residents' Lounge and other Residential facilities staff
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area "Reserve for Replacement"
- WIFI internet in Residents' Lounge and other Residential facilities
- General & Administrative
- Property Insurance (base building/common areas)
- Accor Ownership Benefits Program Annual Fee

* Access to Core Services will be included in the annual service charge







A LA CARTE SERVICES EXCLUSIVE LUXURY SERVICES

- Residence catering, personal chef
- Personal trainer, yoga and fitness instruction
- Shopping services, personal assistant
- Childcare
- Dry cleaning & laundry
- Private transportation / limousine services
- Residence housekeeping (daily, weekly etc.)
- Residence maintenance
- “While You Are Away” Maintenance Package
- Residence housekeeping (from light cleaning and turn down service to deep cleans, carpet cleaning, interior window cleaning)
- Florist services
- Shoe shine service
- Technology assistance
- Sports equipment storage
- Newspaper and magazine delivery services to door
- Nutritionist, health and wellness consultation
- Pre-arrival shopping (grocery shopping and re-provisioning), shopping services
- Pet minding, pet walking and related services
- Translation services
- Car detailing, re-fuelling and storage services
- 24-hour emergency repair
- After hours emergency repair, and non-routine or specialised repair and maintenance

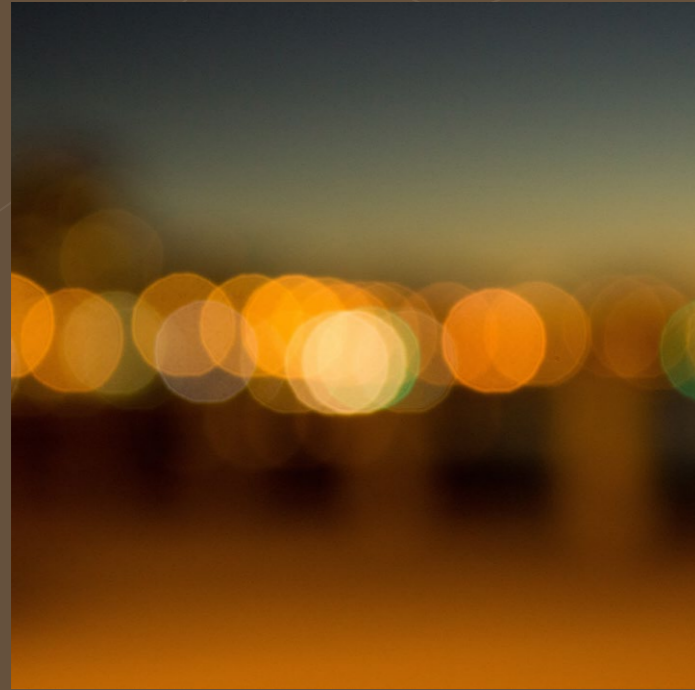
* A La Carte Services will be available at an additional charge

GLOBAL VVIP BENEFITS

ACCOR OWNER BENEFITS PROGRAM &
ON-PROPERTY BENEFITS



Exclusive membership



ADDITIONAL OWNER BENEFITS

ACCOR OWNER BENEFITS PROGRAM

A distinct benefit of owning an exquisite Rixos Residence in Dubai Islands is **the eligibility to participate in the exclusive Accor Owner Benefits Program***, with a **VVIP status on a global basis**.

* Eligibility continues for as long as Purchaser owns Rixos branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.





ADDITIONAL OWNER BENEFITS

ACCOR OWNER BENEFITS PROGRAM

This prized membership allows owners to enjoy the following benefits:

- Exclusive invitation to join DIAMOND status in ALL - Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings
- Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide (subject to availability)*
- 20% off the best available rate worldwide at participating Accor hotels and resorts

* At participating Accor brands and properties.

ADDITIONAL OWNER BENEFITS

ON-SITE BENEFITS AND PRIVILEGES

- Discounted rate for All-Inclusive Pass for Rixos Dubai Islands Hotel and F&B
- Discounts on Rixos Dubai Islands Spa treatments and products

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DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL

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