

SLS

RESIDENCES

AT PALM JUMEIRAH

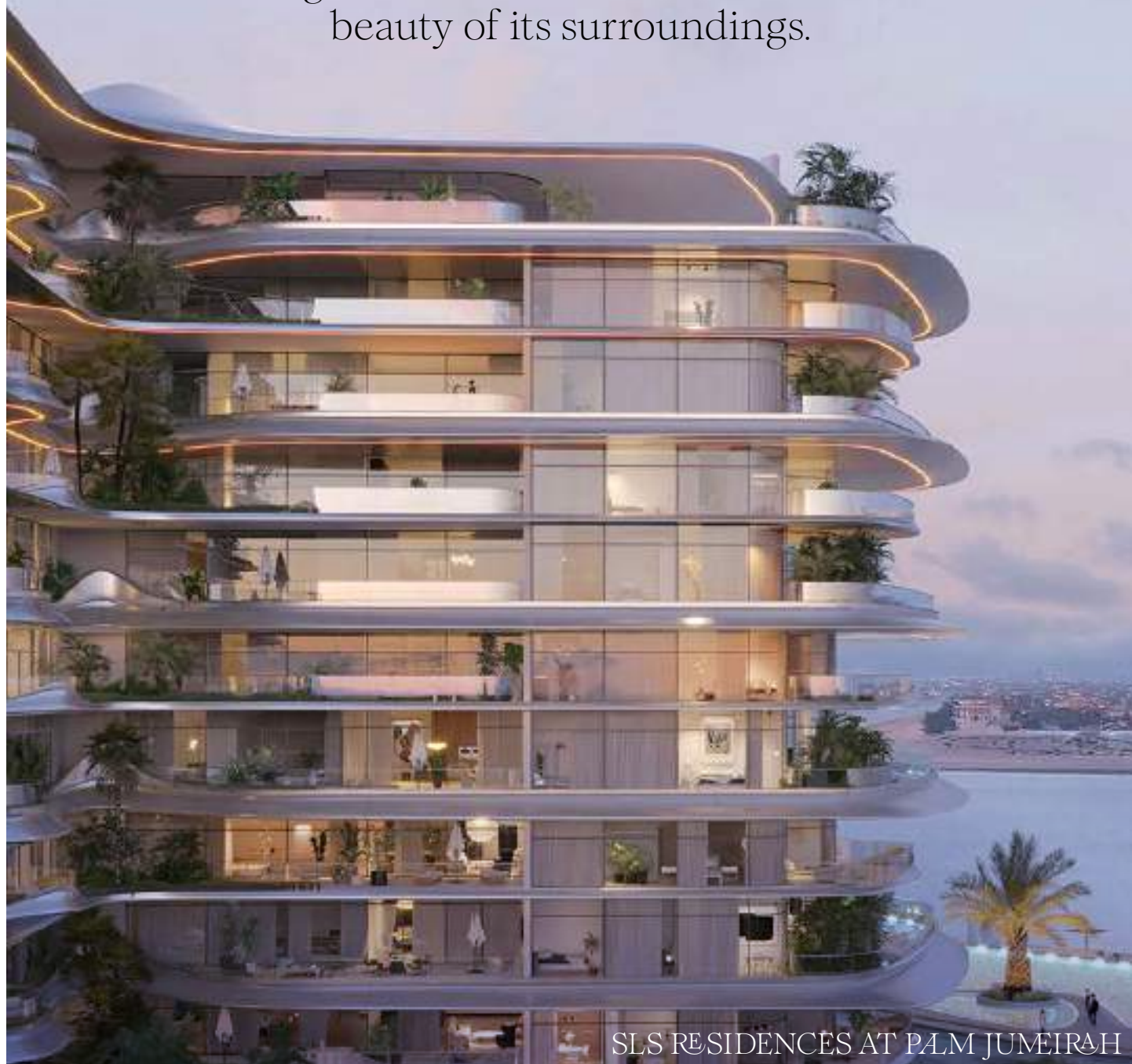


When SLS arrived on the scene in 2008, it captivated guests with a wholly original experience defined by exceptional luxury. Today, with 9 properties under their umbrella across 8 amazing destinations, and 8 more under varying stages of development, SLS Residences at Palm Jumeirah is the brand's first stand-alone residences project outside the Americas.

A FIRST OF ITS KIND

Situated atop the West Crescent, the ultra-luxury residences will be developed by Roya Lifestyle Developments while licensed and operated by Ennismore, the visionary development lifestyle hospitality company.

Each residence is designed to capture the essence of the ocean waves, with abstract shapes and stylish interiors reflecting the spirit of SLS. With direct and exclusive beach access and breathtaking panoramic views of the Dubai Marina skyline and Palm Jumeirah, SLS Residences at Palm Jumeirah is set to become a symbol of modern luxury living, blending iconic architecture with the natural beauty of its surroundings.



SLS RESIDENCES AT PALM JUMEIRAH

THE LOCATION

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



THE HEART OF DUBAI

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
20 minutes

Dubai
International Airport
25 minutes

Dubai
Al Makhtoum Airport
35 minutes

Dubai
Marina
15 minutes

Mall of the
Emirates
15 minutes

Nakheel
Mall
5 minutes



ROYA

LIFESTYLE DEVELOPMENTS

A REFINED LIFESTYLE DEVELOPER

ROYA Lifestyle Developments is a luxury real estate development company with its headquarters in Dubai, United Arab Emirates. Founded by industry professionals with over 30 years of collective expertise, Roya Lifestyle Developments is committed to creating exceptional living spaces that cater to the refined tastes of high-end clientele. With a focus on excellence, sophistication, and innovation, the company sets new benchmarks in the luxury real estate market.

SLS RESIDENCES AT PALM JUMEIRAH

THE ARCHITECT

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.

TERRACE VIEW

THE RESIDENCES



The branded residences will boast 113 units with varying layouts and configurations including two and three bedroom simplexes, three and four bedroom duplexes and three and four bedroom penthouses. For a more secluded escape, the ground floor will host 13 residences, with two to four bedroom options, each adorned with its own private garden, offering a sense of serenity and exclusivity.

DINING ROOM

ELEGANCE MANIFESTS IN SPACIOUSNESS

Interiors are built with double-height ceilings to imbue a sense of spaciousness. Premium finishes are found at every turn, as are sustainable materials, natural light and greenery. The 10-story building is a statement in architectural theatre that is perfectly suited to the dynamic character of SLS.

4 BEDROOM ENTRANCE

BEACH BAROQUE INTERIORS



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.

WORLD CLASS AMENITIES

The living experience will be complemented by world-class amenities, including a private beach, private chef's table, and fitness area. Additionally, the residences will encompass The Social House, which will feature a boutique-fitness studio space, private dining lounges, a high-end games area, a kids club, guest rooms, indoor and outdoor gym, and a private screening room spanning approximately 1,000 square meters, to cater to every lifestyle.

In addition to the incredible amenities, a mix of essential and on-demand services are available for residence owners to indulge in.

RESIDENT'S POOL



THE AMENITIES



CHEF'S
TABLE



BOUTIQUE
FITNESS



SOCIAL
HOUSE

Guest house Suite

Chef's Table

The Studio:
Boutique Fitness

Concierge

Residents Pool

Boardroom &
Private Dining
Room

Kids Pool

Outdoor Gym
Space

BBQ Area

Meeting Room

High-End
Games Area

Stand Up Paddle
Board Storage

The
Social House

Screening
Room

Treatment Rooms



RESIDENT'S
POOL



GARDEN



LOWER
LOBBY

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 FOR SLS OWNERS

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
(Subject to availability).**



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.

** At participating Accor brands and properties.

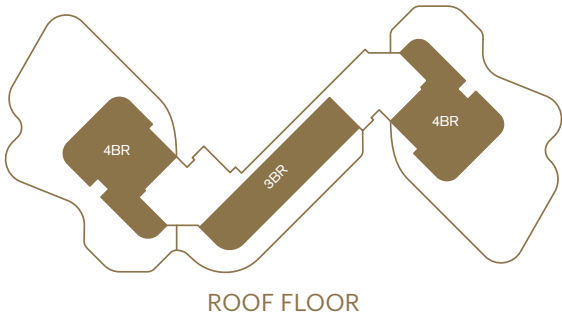


RESIDENTIAL UNIT MIX

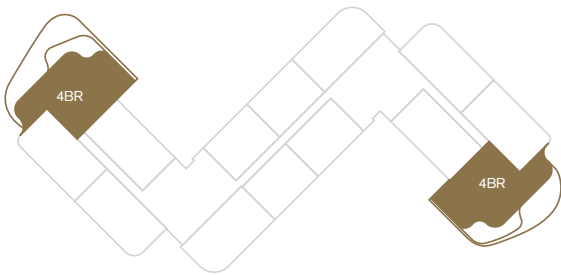
113 RESIDENTIAL UNITS

TOTAL		OUTDOOR RATIO
M ² 32,049	sqf 344,967	28%

3
PENTHOUSES



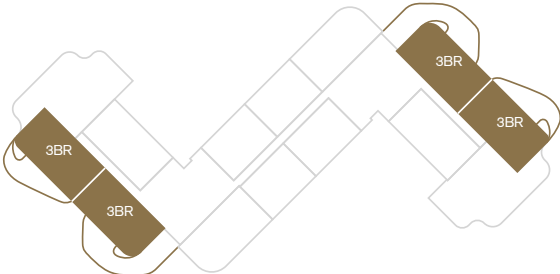
ROOF FLOOR



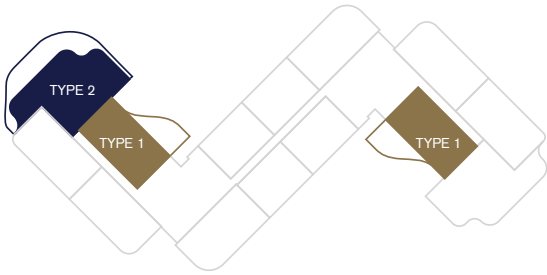
GROUND FLOOR / 2nd / 4th / 6th / 8th

9
4 BEDROOM
SKY SUITES
DUPLEX

16
3 BEDROOM
SKY SUITES
DUPLEX



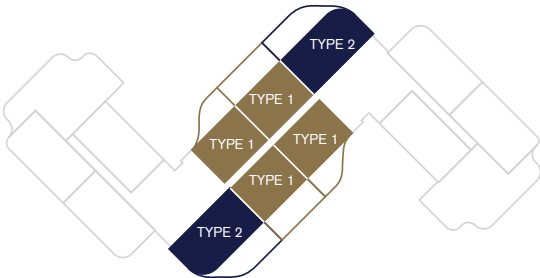
GROUND FLOOR / 2nd / 4th / 6th / 8th



TYPE 1 | GROUND FLOOR / 2nd / 4th / 6th / 8th
TYPE 2 | GROUND FLOOR / 1st

25
3 BEDROOM
APARTMENTS
SIMPLEX

60
2 BEDROOM
APARTMENTS
SIMPLEX



TYPE 1 | GROUND FLOOR/ 1st / 2nd / 3rd / 4th / 5th / 6th / 7th / 8th
TYPE 2 | GROUND FLOOR/ 1st / 2nd / 3rd / 4th / 5th / 6th / 7th / 8th

PAYMENT PLAN

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





SLS

RESIDENCES
AT PALM JUMEIRAH

A DEVELOPMENT BY

ROYA

LIFESTYLE DEVELOPMENTS

WWW.ROYA.AE | 800 ROYA (7692)

ARCHITECTURE BY **LACASA** | LANDSCAPING BY **CRACKNELL** | INTERIOR DESIGN BY **STUDIO CARTER**

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.