



THE RITZ-CARLTON RESIDENCES

DUBAI, BUSINESS BAY

A NEW CONCEPT OF MODERN, COSMOPOLITAN LIVING

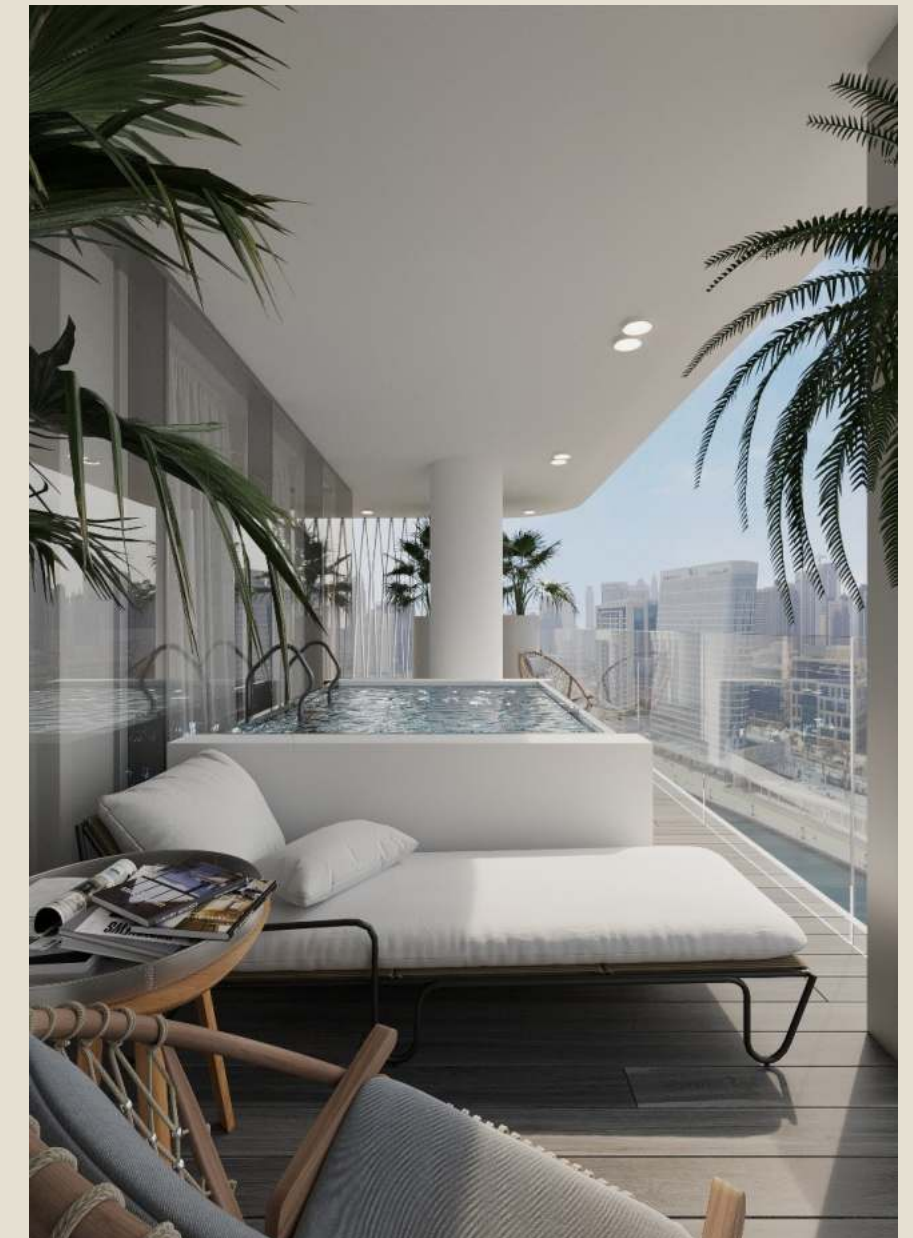


The Ritz-Carlton Residences, Dubai, Business Bay – a one-of-its-kind residential property, managed and serviced by one of the worlds most distinguished brands. Rising 18 floors above the serene Dubai Water Canal in the vibrant Business Bay district, this development offers refinement and legendary service, synonymous with the Ritz-Carlton.

Find solace in an environment that echoes your unique elevated style and sensibility. At the Residences, form and function seamlessly synchronise to create a space you'll be proud to call home, with a clean, spacious modern palate and elegant design cues that you can infuse with your own personality.














Uniquely designed, where no two floors are the same, this limited collection of 66 residences comprise:

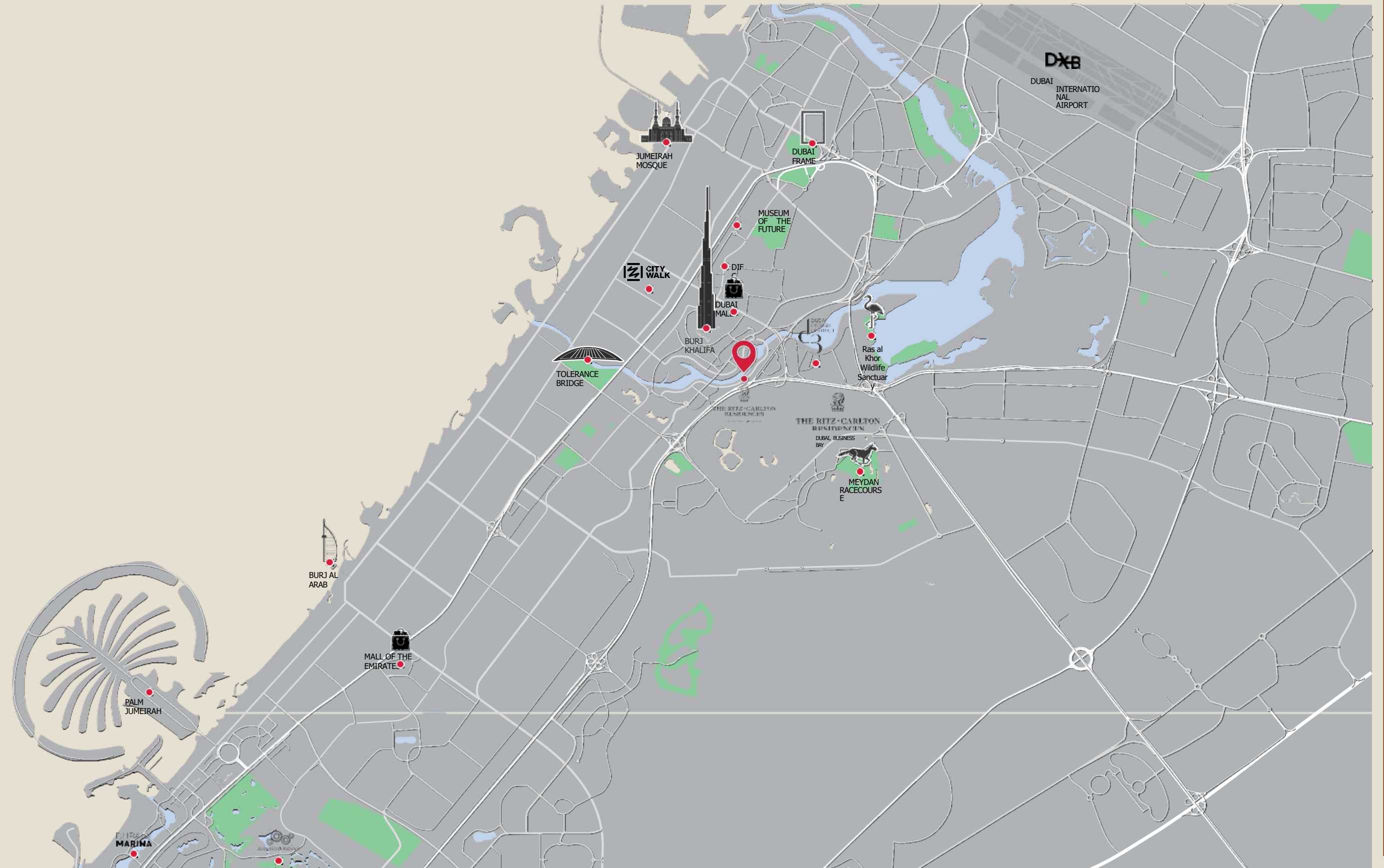
- One Bedroom (13 residences)
- Two Bedroom (26 residences)
- Three Bedroom (24 residences)
- Three Bedroom Penthouse (2 Grand Penthouses)
- Four bedroom Villa



AT THE HEART OF IT ALL

Rising above the flourishing vista with the iconic skyline of Downtown Dubai on the horizon above, the Ritz-Carlton Residences, Dubai, Business Bay, puts you within minutes from the city's finest leisure, dining and entertainment destinations.

DESTINATION	Time
 The Dubai Mall	10 mins
 Burj Khalifa	10 mins
 Dubai City Walk	10 mins
 Ras Al Khor Wildlife Sanctuary	11 mins
 Dubai Design District	11 mins
 Dubai International Airport	14 mins
 Mall of the Emirates	14 mins
 Dubai International Financial Centre	15 mins
 Museum of the Future	15 mins
 Meydan Racecourse	15 mins
 Dubai Marina	20 mins
 Burj Al Arab	20 mins
 Palm Jumeirah	24 mins



DEVELOPMENT TEAM



One of the most respected companies in the UAE, the Khamas Group has grown with the tide of progress.

A highly regarded group within the construction sector, globally recognized through its involvement in real estate development, hospitality, contracting and construction, FMCG, manufacturing and education.

Khamas Group's stakes are seen in major business interests – with over 120 ventures in the UAE alone.

With an impressive portfolio of hotels spanning two continents, Khamas Group has solidified its position as a leading owner of premium and luxury assets with partnerships through Hilton, Marriott and Accor.





ARCHITECT

Founded in 1999 By Marco Mangili, MMA Projects is a multidisciplinary, multicultural architecture and design firm based in Milan. Working internationally in a variety of sectors from residential and retail to hospitality and commercial, its team is driven by passion and united in its quest for beauty and the pursuit of excellence.

Rooted in the finest Italian design traditions, it avows a love the handcrafted and tailor-made. Particular emphasis is placed on the use of natural materials due to their tactile qualities and their ability to endow a building with a sense of soul. The result? Projects that fuse functionality and poetry, technical prowess and aesthetic refinement. A unique vision n which forms are reduced to their essence, colour palettes are subtle and muted, and harmony and balance are the ultimate aim.



INTERIOR DESIGN

Ana Moussinet is a Paris-based designer with acknowledged expertise in the luxury hospitality sector. Ana has worked on a number of high-end commissions across Europe, the Middle East and Africa, making her mark with dynamic, versatile spaces which inspire both a sense of wonder and a feeling of well-being.

With a multinational background, Ana has a heightened sensitivity to other cultures, allowing her to bestow each project with a sense of place, whilst always bringing her unmistakable French elegance into every project.



The Brand

"We are Ladies and Gentlemen serving Ladies and Gentlemen."

100 years of history...The Ritz-Carlton is synonymous with style, elegance and dedicated service. The Ritz-Carlton has been recognised with numerous awards for being the gold standard of hospitality, across the world.



Key Facts:

108 operating hotels & resorts

30 Countries

29,000+ rooms

45+ properties in the pipeline



THE RITZ-CARLTON





As an Owner, you can always access the absolute best service and unparalleled benefits at our luxury brands, including The Ritz-Carlton, St. Regis, EDITION, The Luxury Collection, W Hotels and JW Marriott. Plus, you'll have two years of Platinum Elite status on the brand residence.

Go beyond effortless homeownership with Marriott Bonvoy®.

From mountainside retreats to pristine coastal escapes, expect exceptional services and world-class benefits at home and thousands of hotels worldwide.

Attention To Detail That Leaves No Stone Unturned

The benefits of Residence Ownership are brimming with personalization, pleasure and peace of mind. Considering a day tropics to a local UNESCO World Heritage Site? We'll help you plan your perfect outing. Whether you need a tee time or a dinner reservation, let our concierge services team handle the specifics for you.

Additionally, enjoy an elevated lifestyle globally with two years of complimentary Marriott Bonvoy Platinum Elite status across 30 distinctive brands.

Benefits	Enhanced Hotel Reservation Service	Marriott Bonvoy Platinum Elite Membership	Marriott Bonvoy Gold Elite Membership
10% off regular room rate	●		
Upgrade at check-in (based on availability)	●		
Daily breakfast for two	●		
4:00 p.m. Late Checkout, based on availability	●	●	
Welcome amenity and note from the hotel's general manager	●		
Special additional hotel amenity (F&B or spa credit depending on brand/location)	●		
Guaranteed Room Type	●	●	
Complimentary in-room internet access	●		
Exclusive Member Rates		●	●
Enhanced Room Upgrade (based on availability)		●	●
Ultimate Reservation Guarantee		●	●
In-hotel Welcome Gift (points, breakfast or amenity)		●	
Dedicated Elite Support		●	
Point bonus (50%)		●	
Lounge access (at participating brands)		●	
Annual Choice Benefit (with 50 qualifying nights)		●	
Complimentary high-speed wireless (enhanced)		●	●
2:00 p.m. Late Checkout, based on availability			●
In-hotel Welcome Gift (points)			●
Point bonus (25%)			●



THE
RITZ-CARLTON
RESIDENTIAL
SERVICES

THE RITZ-CARLTON RESIDENTIAL SERVICES

The dedicated staff at Residences can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services, some of which are included in the association assessments paid by owners to their owners' association; some are a la carte.

ESSENTIAL SERVICES

Airline/Private Air Reservations	Reserving Golf Tee Times Restaurant	Pet Care/Kennel Information & Reservations
Shopping Information	Information/ Reservations	Theatre & Entertainment Information
Airport/Ground Transportation Arrangements	Tour Information & Reservations	Butler/Doorman/Porter Services
Ordering Floral Arrangements	Spa & Salon Reservations	Common Area Housekeeping
Coordinate Delivery Services	Services Information	Common Area Maintenance Newspaper/
Business Center	Move-in Coordination	Magazine/Package Delivery
Limousine/Car Service Reservations	Notary Public	
Hotel and Guest Suite Reservations	Services	
	Valet Parking	

A LA CARTE* GENERAL SERVICES:

Grocery Shopping	Secretarial Services	Translation Services
Laundry/Dry Cleaning	Function/Event Planning	In-House Spa Treatments / Services
Alterations Services	In-Residence Dining/Catering	Nanny/Child Care Services
Car Washing/Detailing	Mail Packing & Shipping	Pet Grooming
Travel & Vacation Planning	Personal Chef Services	Vacant Home Care
Equipment Rental	Plant Care Maintenance	Activity Arrangements
Photocopies/Telegrams/Facsimile	Personal Trainer	Automobile Rental Reservations

A LA CARTE* ENGINEERING SERVICES:

Light Bulb/Fluorescent Tube Replacement	Touch-up Painting	Minor Electrical & Plumbing
Furniture Assembly	Electronics Hook-up	HVAC Filter Change
Bulk Move-In Trash Removal	Picture Hanging	

A LA CARTE* HOUSEKEEPING SERVICES:

Vacuum & Mop Floors	Oven/Cook Top Cleaning	Clean Bathrooms
Clean Mirrors	Strip Beds & Change Sheets	Wash Dishes
Dust Interior	Refrigerator Cleaning	Clean Patio / Summer Kitchen / Cabana

**A La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with The Ritz-Carlton*



EXPERIENCE THE RITZ-CARLTON LIFESTYLE

Enjoy a unique lifestyle where contemporary design promotes a perfect balance of social and personal, active and serene, collaboration and reflection.

AMENITIES:



State-of-the-Art Gym



Meeting Room



Bespoke Signature Spa



Expansive Lounge Area



Swimming Pool



Cigar Room



Resident-Only Cafe



Banquet Room



BBQ Area



Salon



Private Theatre



Concierge



Kids Play Area



Uniformed Doormen



Library



Guests' Suites



Valet Parking



Entrance



Main Lobby



Lobby Lifts



Residences - Living and Dining Area



Residences - Kitchen



Residences - Bedroom



Residences - Bathroom



Residences - Walk-in Closet



Residences (Penthouse) - Foyer



Residences (Penthouse) - Living Room



Residences (Penthouse) - Dining Room



Residences (Penthouse) - Kitchen



Residences (Penthouse) - Bedroom



Residences (Penthouse) - Bathroom



Residences (Villa) - Living Room



Residences (Villa) - Dining Room



Residences (Villa) - Kitchen



Residences (Villa) - Bedroom



Residences (Villa) - Bathroom



Residences (Villa) - Walk-In Closet





Salon



Massage Room



Private Theatre



Gym



Library



Cigar Lounge

SELECTIONS & ORIGINS

Fabric

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.

Aluminum

- Cortiso
- Panorama H
- Gutman
- Scheuco

Or made in Europe in line with Ritz-Carlton Residences standards.

Wardrobe

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.

Indoor Furniture

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.



Outdoor Furniture

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.

Decorative & Non-Decorative Lighting

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.

Kitchen

Made in Italy and/or made in Germany in line with Ritz-Carlton standards.

Kitchen Equipment

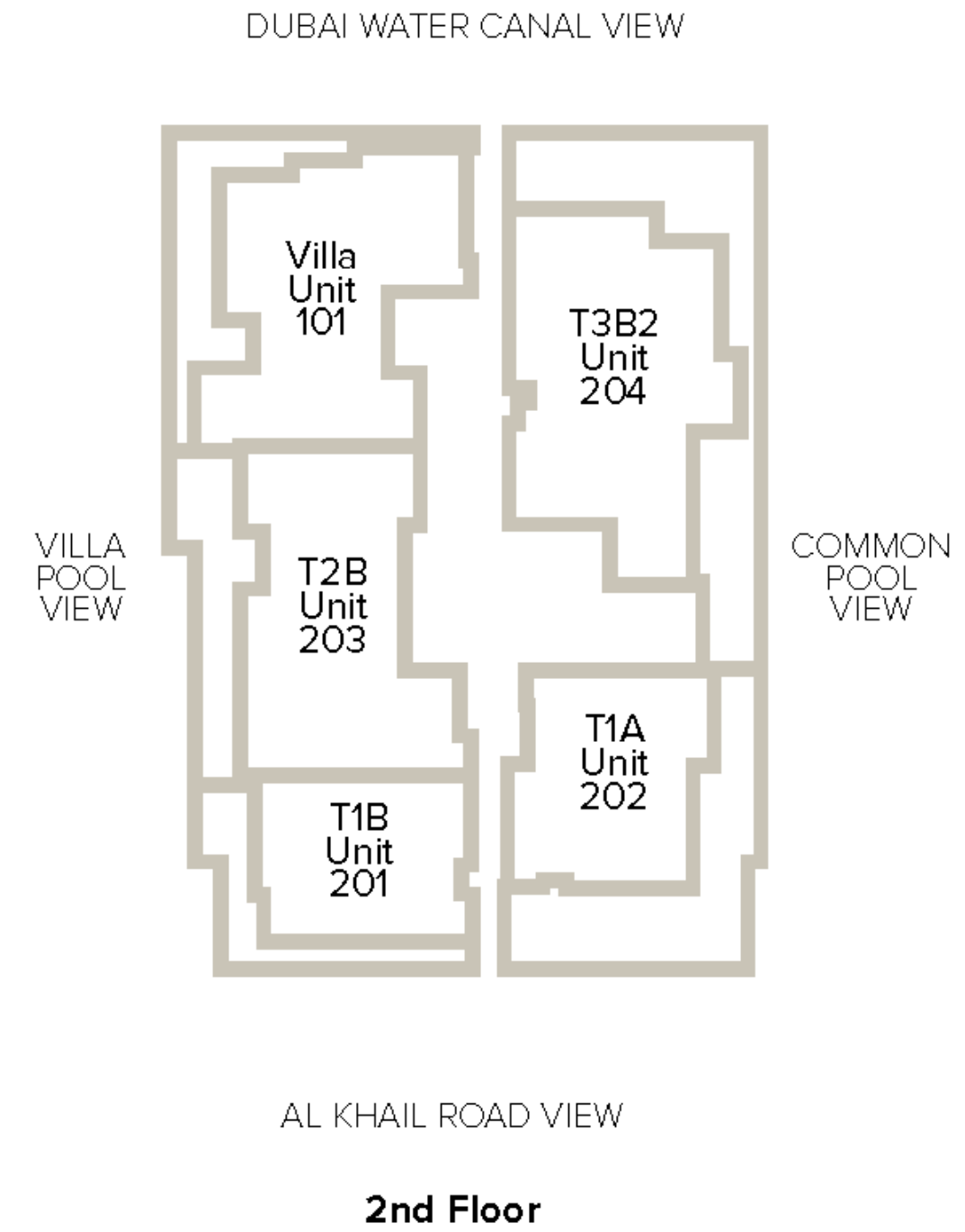
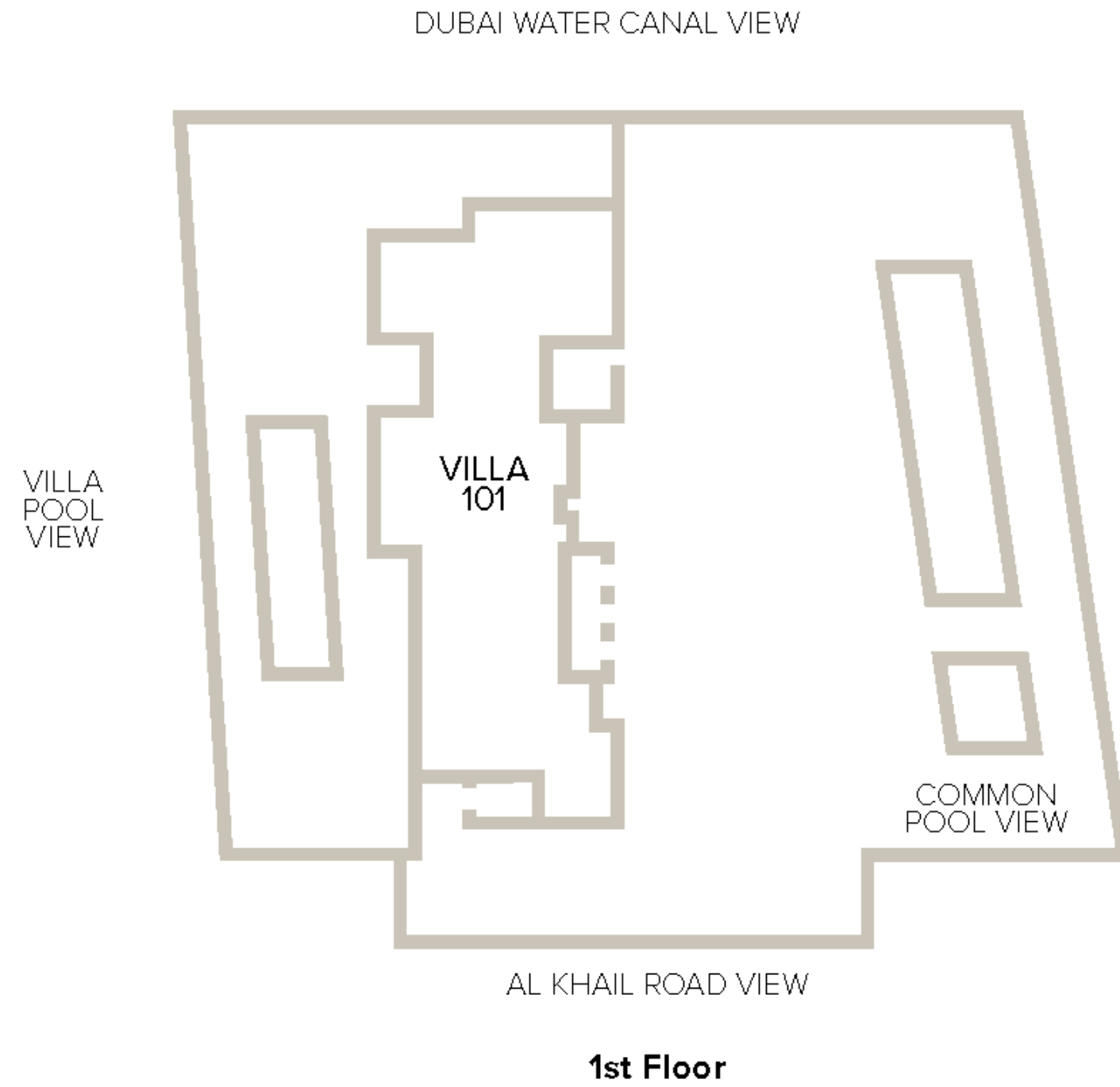
- Gaggenau
- Miele Professional
- Sub-Zero & Wolf



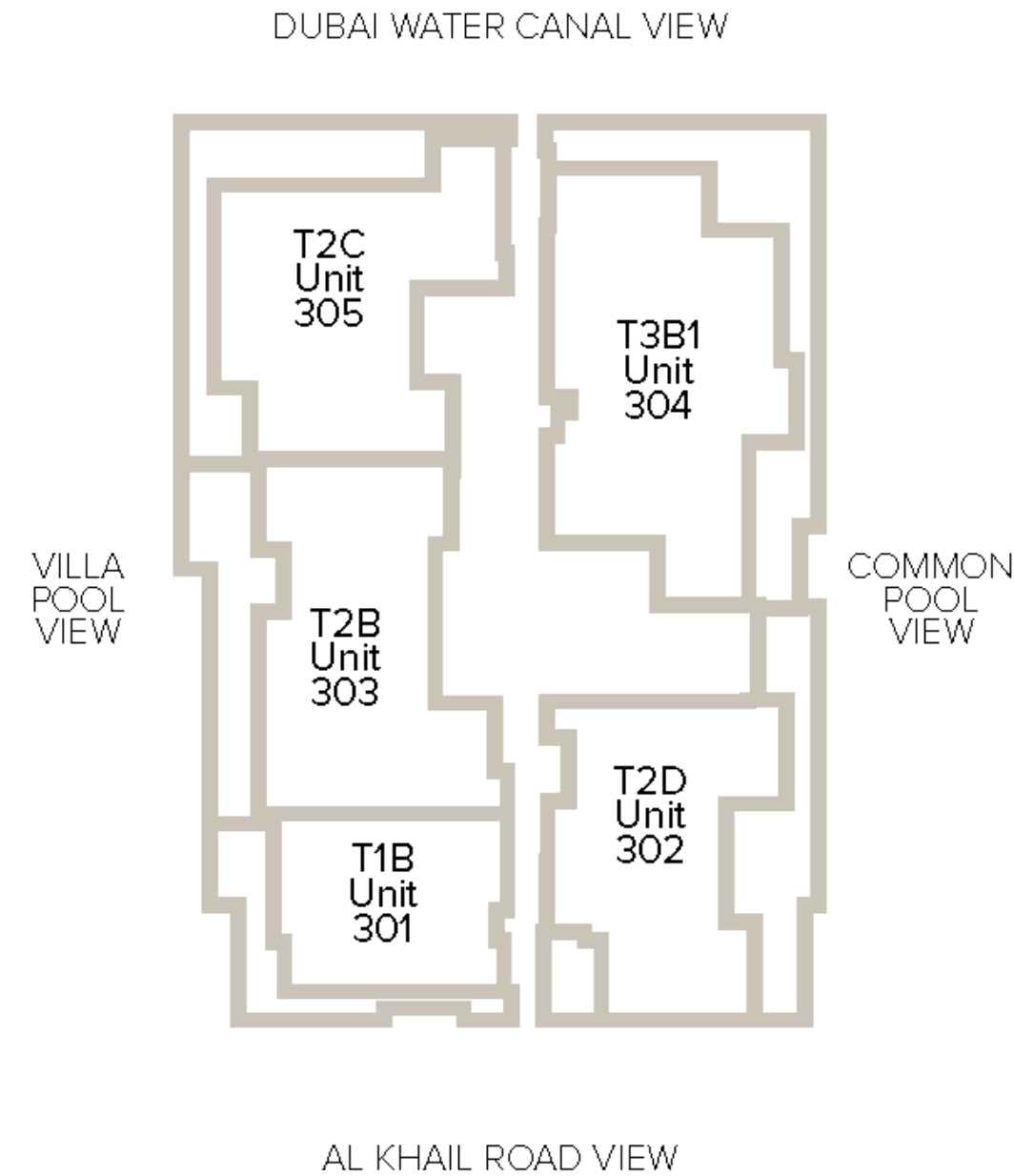
Sanitary Ware

- Gessi
- Ritmonio
- Zucchetti
- Agape
- Duravit
- Grohe
- Villeroy & Boche

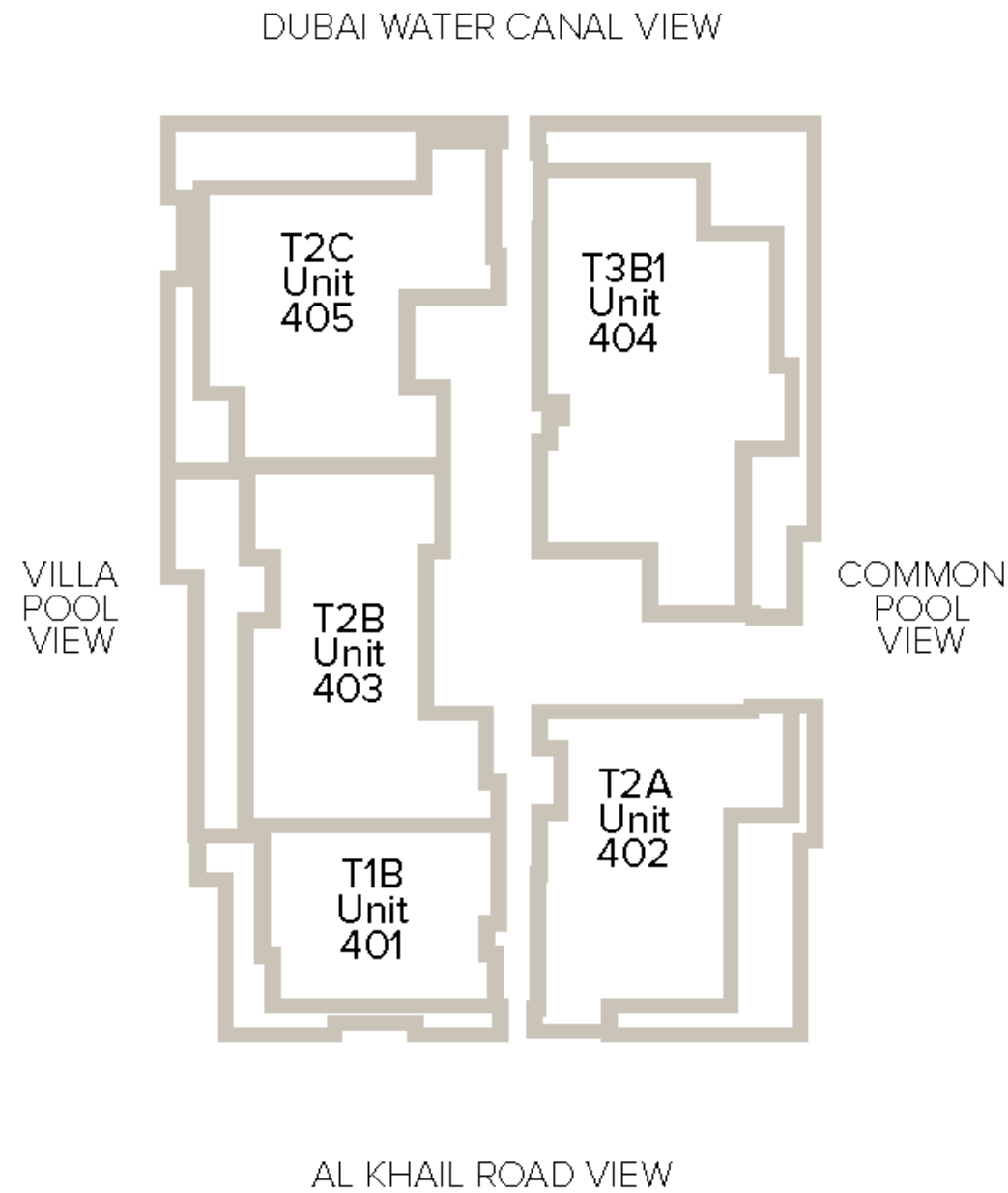
FLOORS 1 & 2



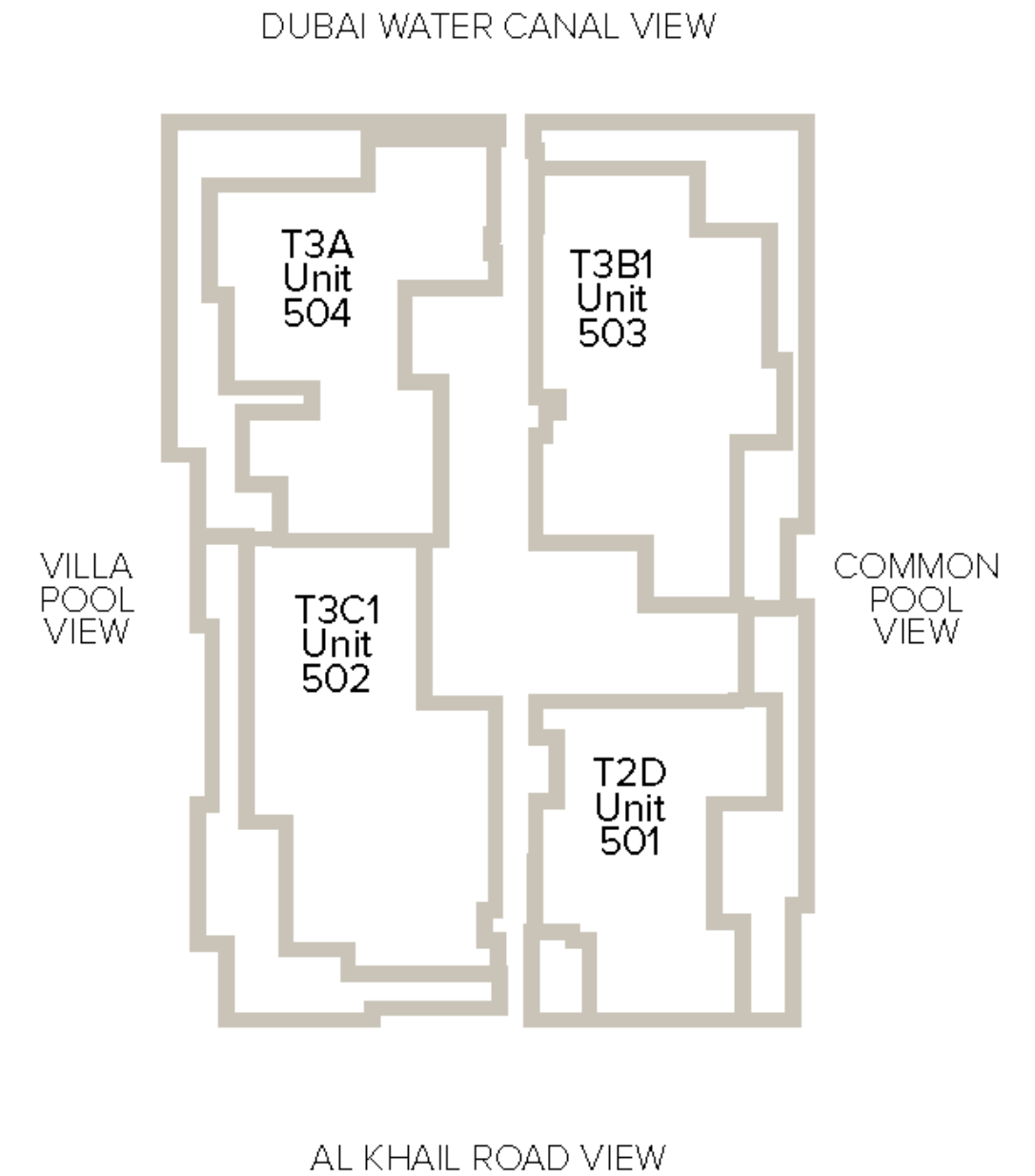
FLOORS 3, 4 & 5



3rd Floor



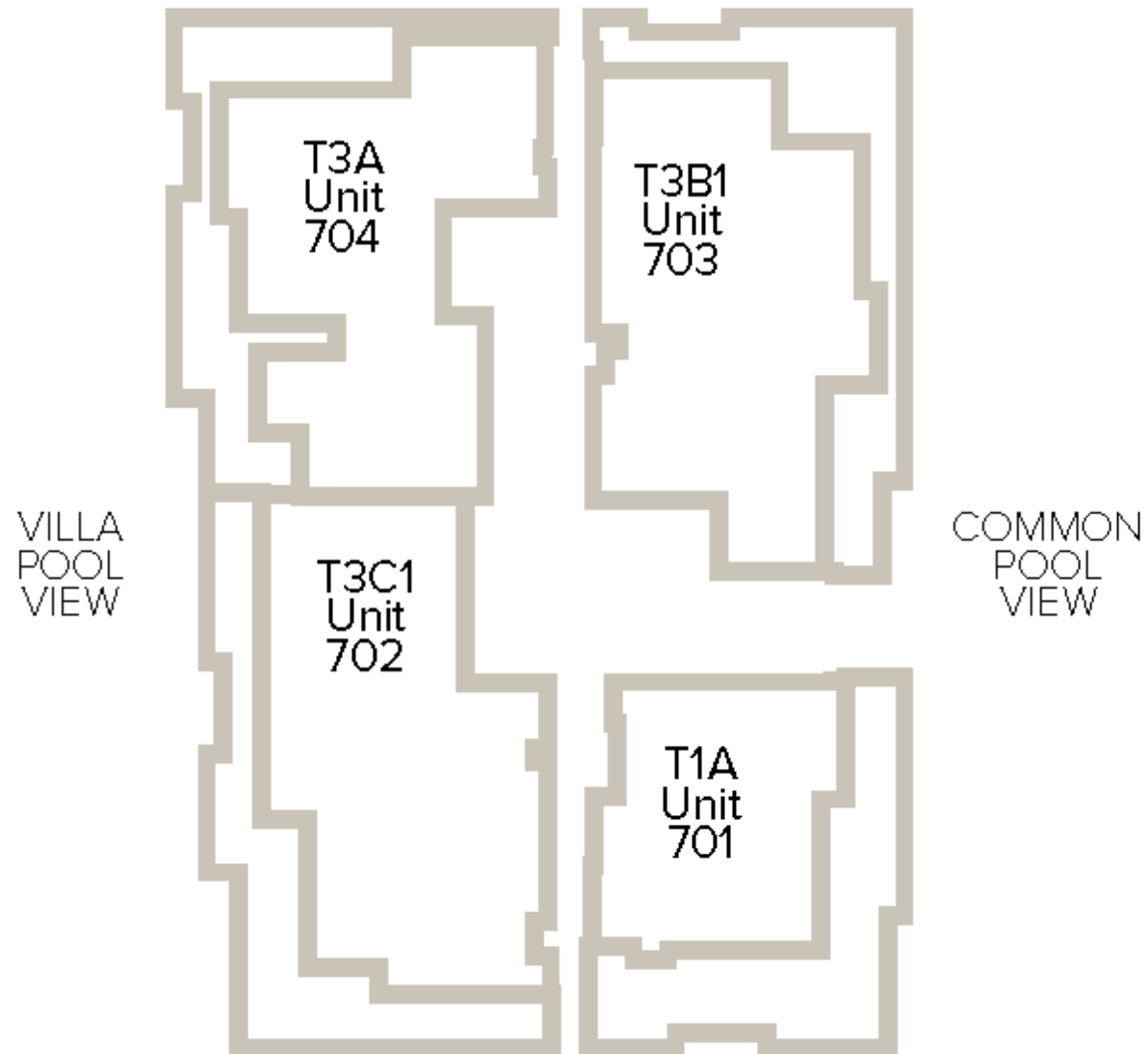
4th Floor



5th Floor

FLOORS 7, 8 & 9

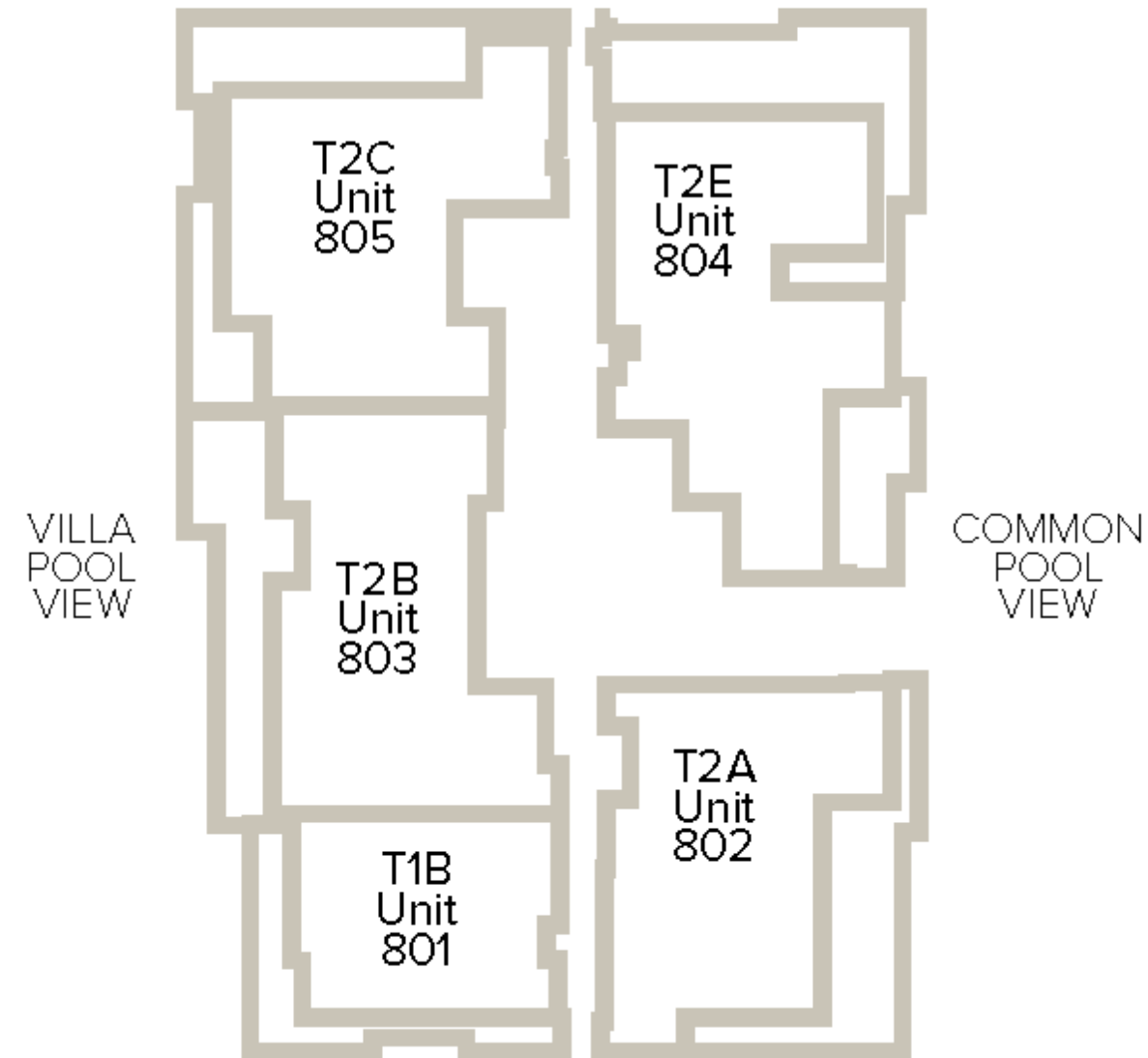
DUBAI WATER CANAL VIEW



AL KHAIL ROAD VIEW

7th Floor

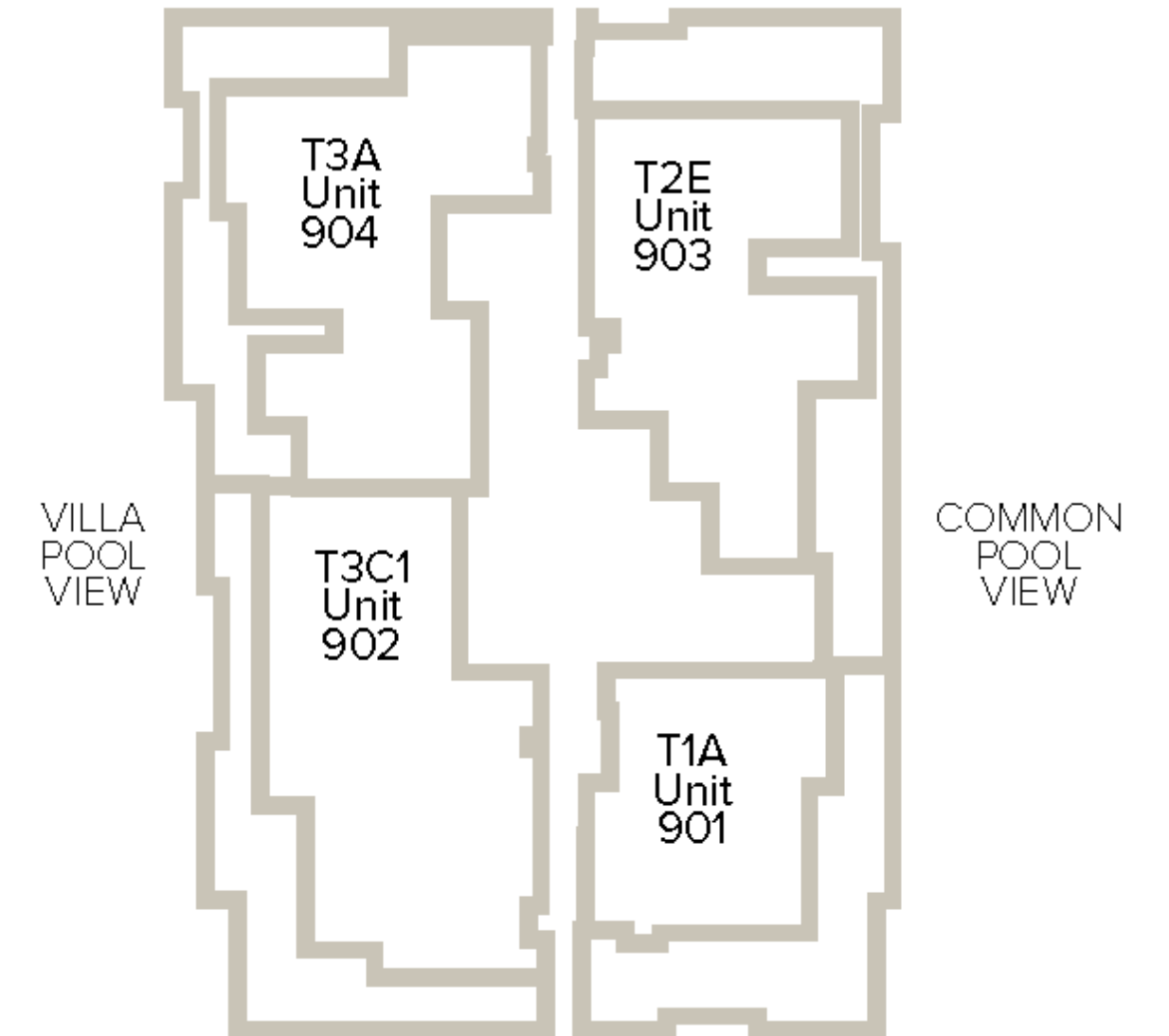
DUBAI WATER CANAL VIEW



AL KHAIL ROAD VIEW

8th Floor

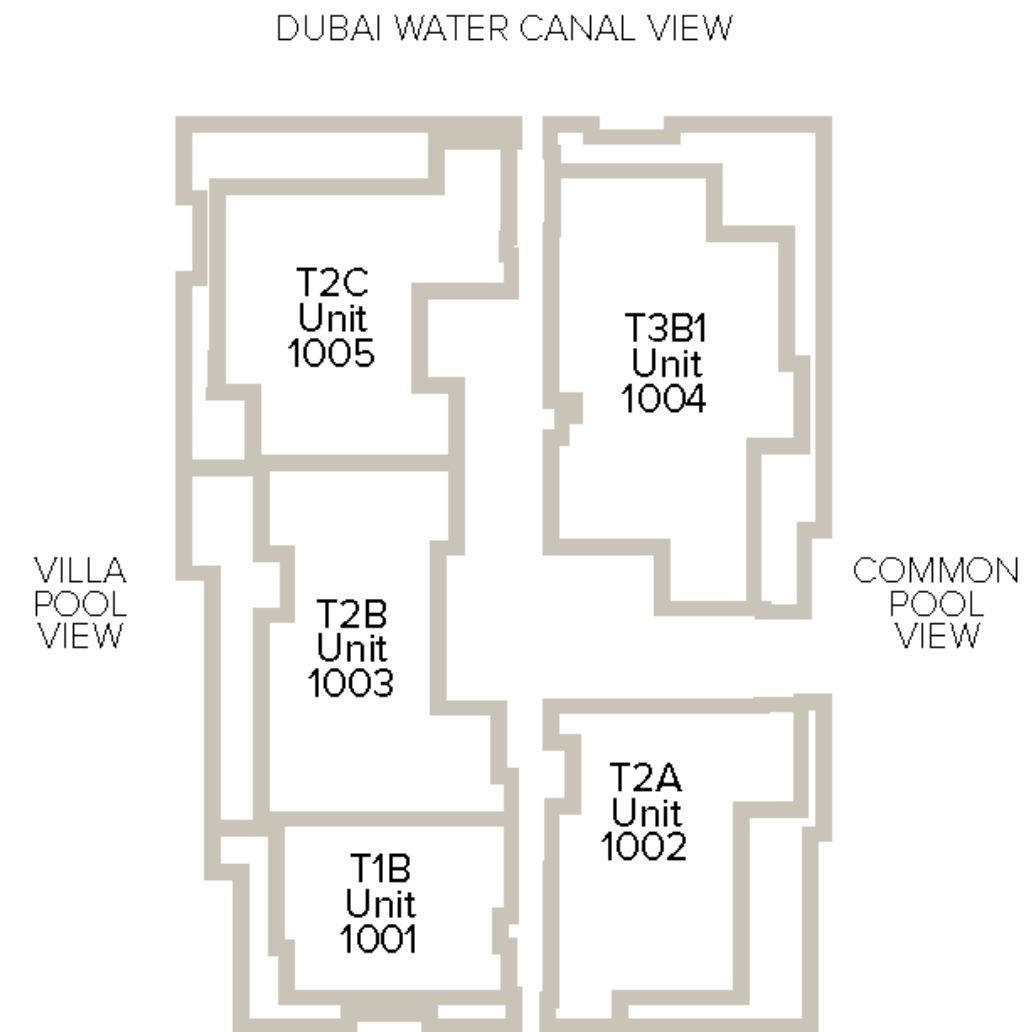
DUBAI WATER CANAL VIEW



AL KHAIL ROAD VIEW

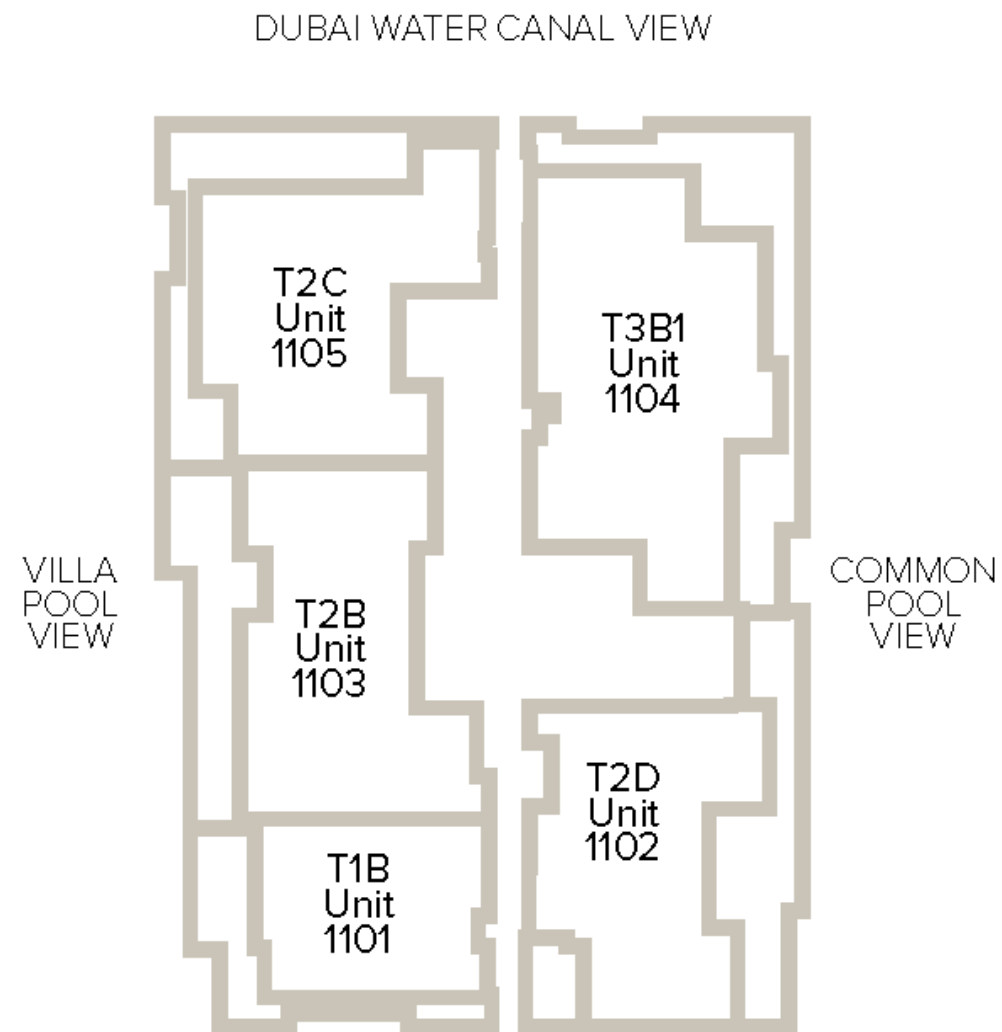
9th Floor

FLOORS 10, 11 & 12



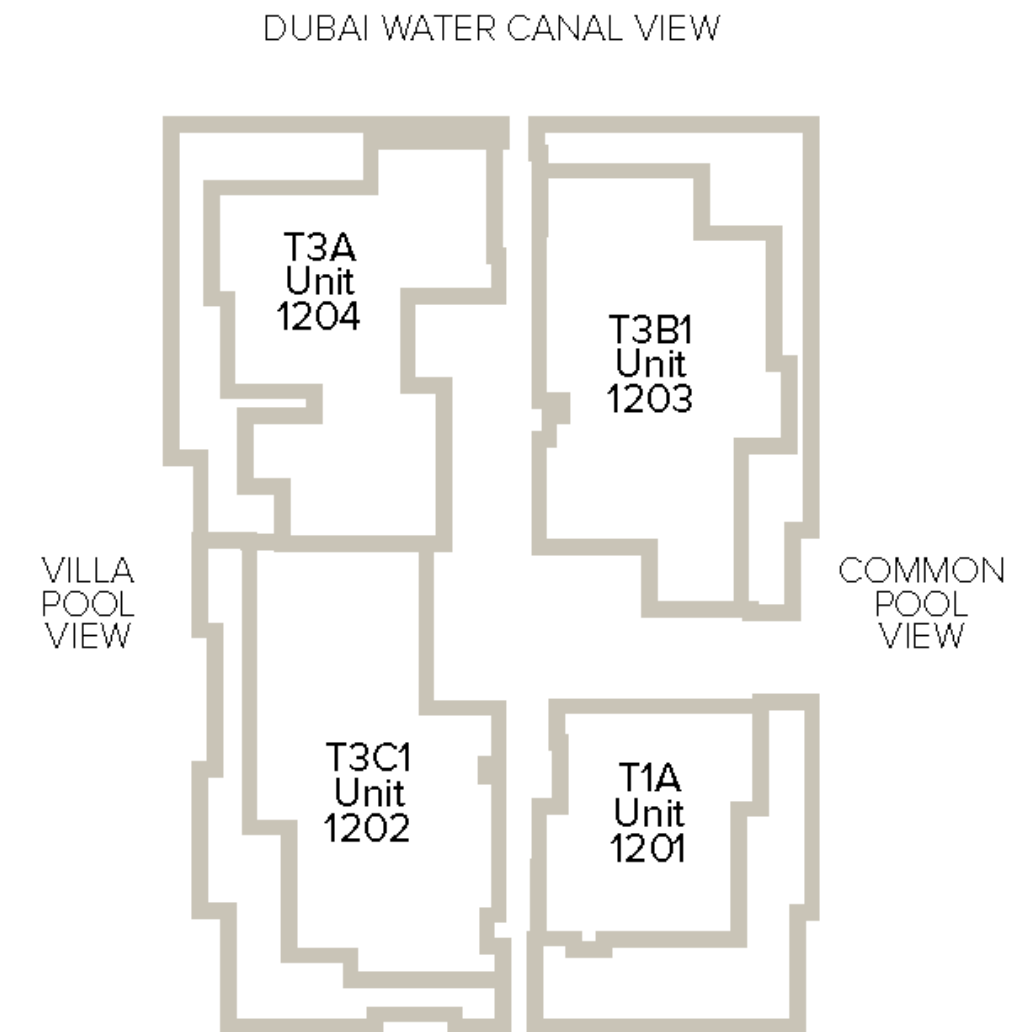
AL KHAIL ROAD VIEW

10th Floor



AL KHAIL ROAD VIEW

11th Floor

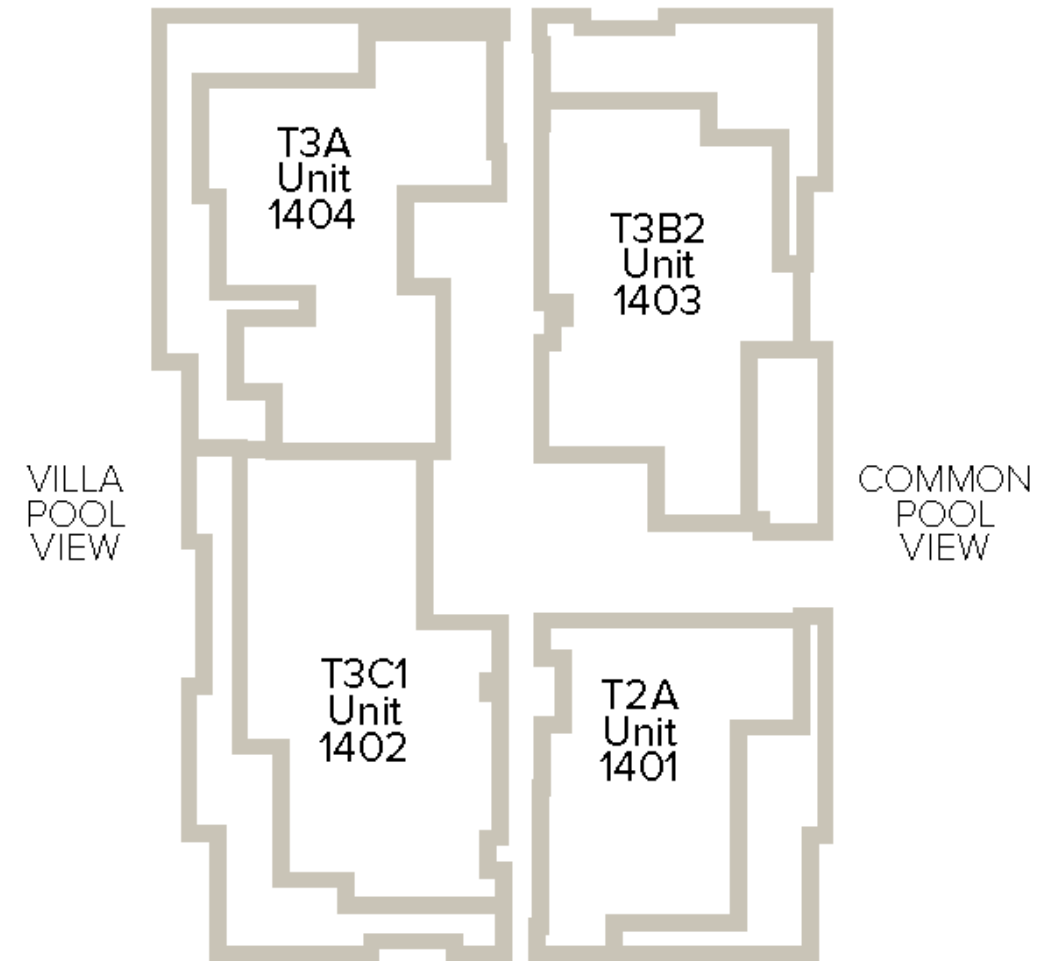


AL KHAIL ROAD VIEW

12th Floor

FLOORS 14, 15 & 16

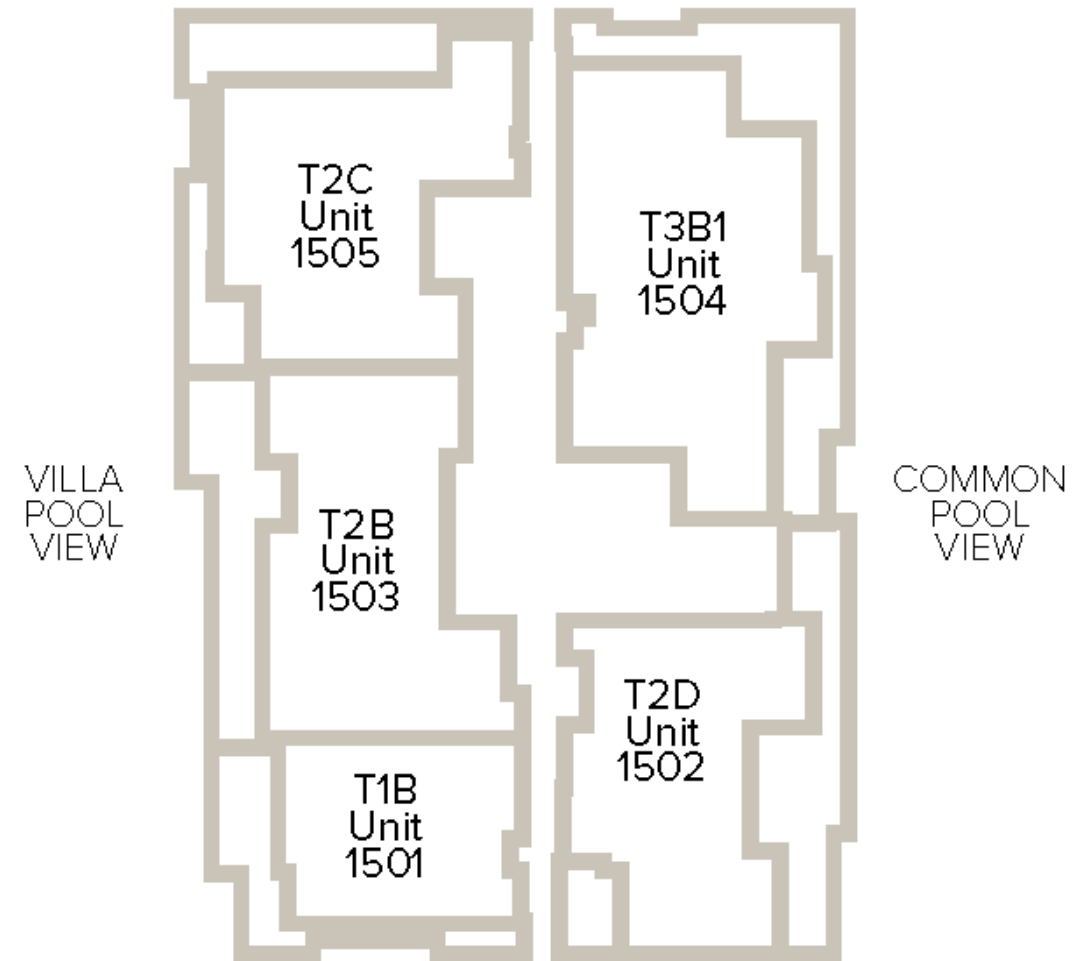
DUBAI WATER CANAL VIEW



AL KHAIL ROAD VIEW

14th Floor

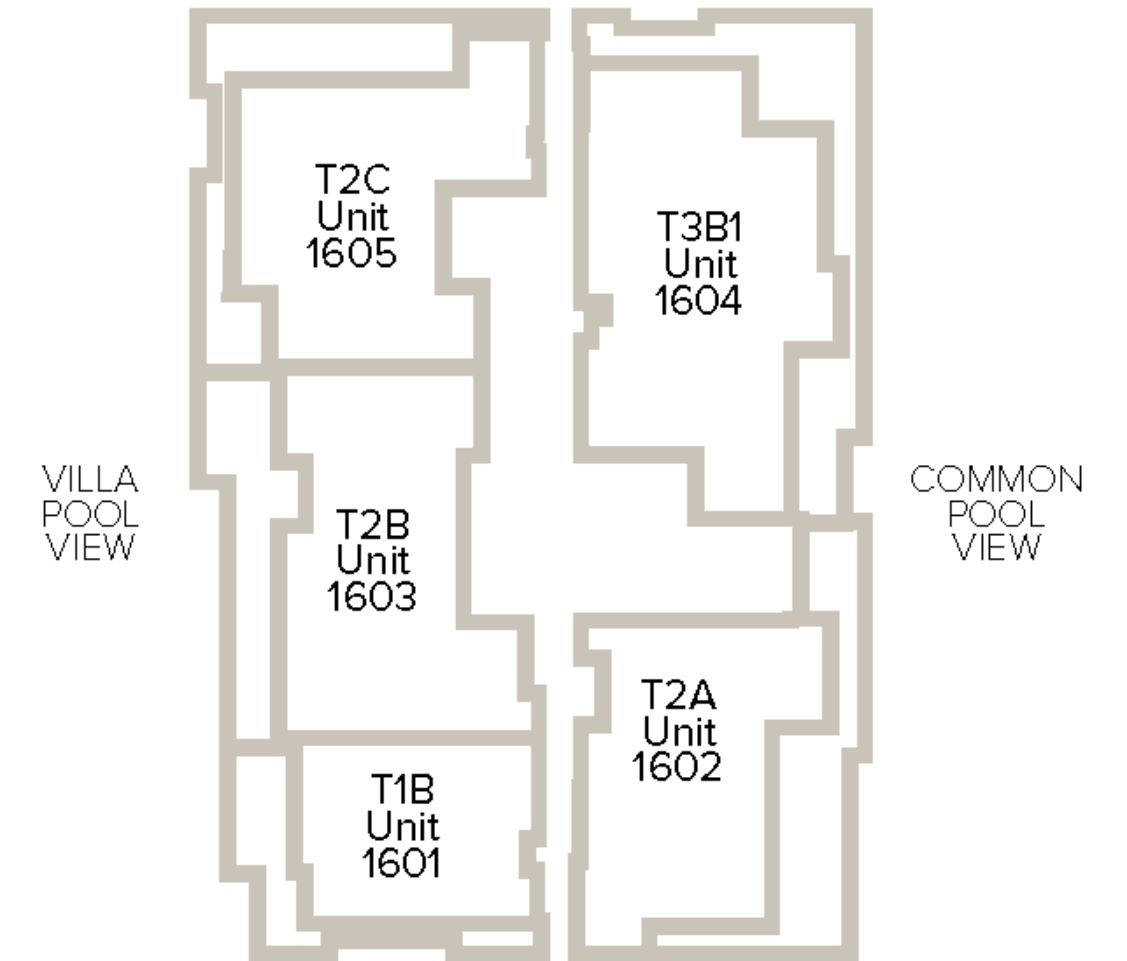
DUBAI WATER CANAL VIEW



AL KHAIL ROAD VIEW

15th Floor

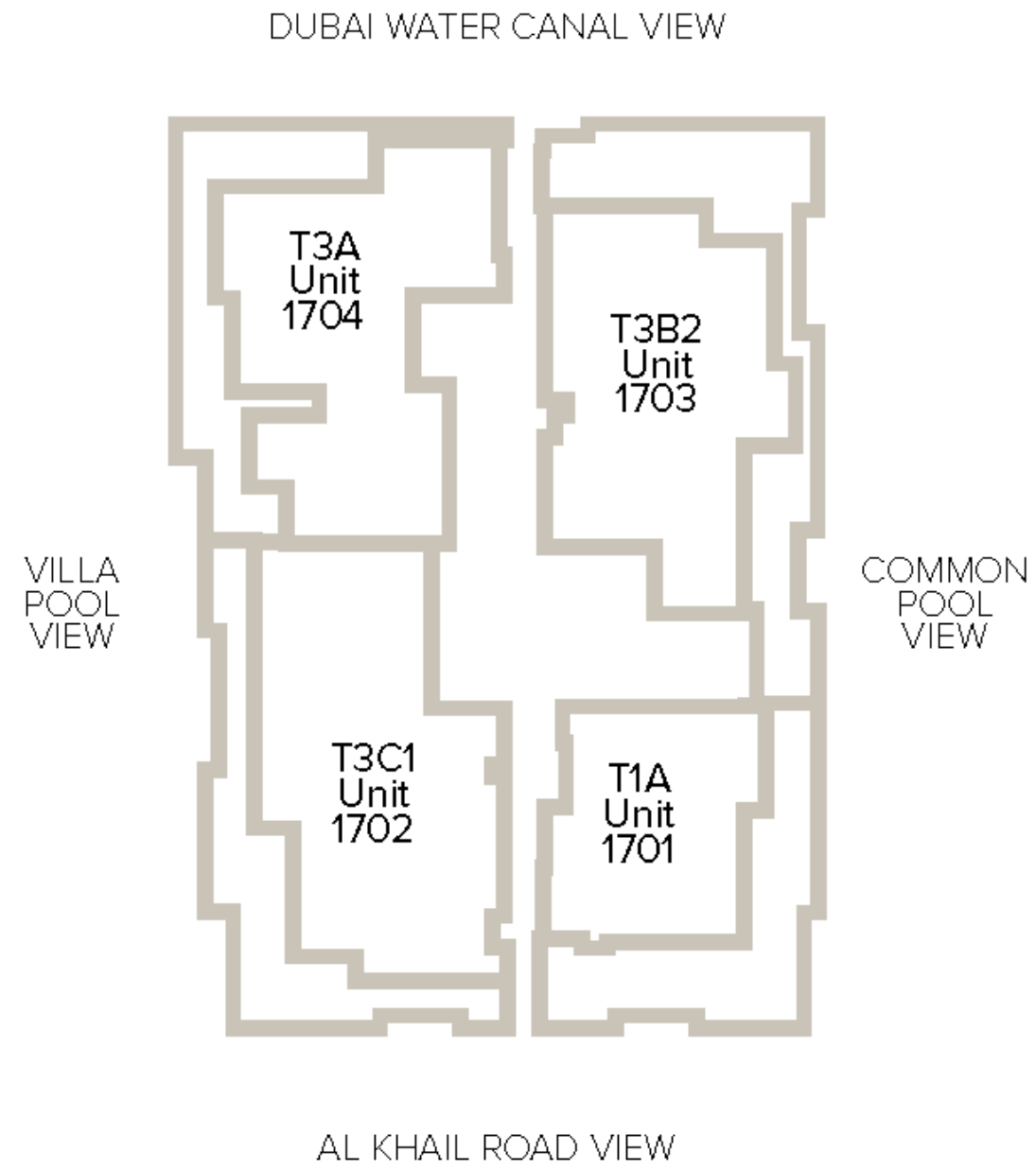
DUBAI WATER CANAL VIEW



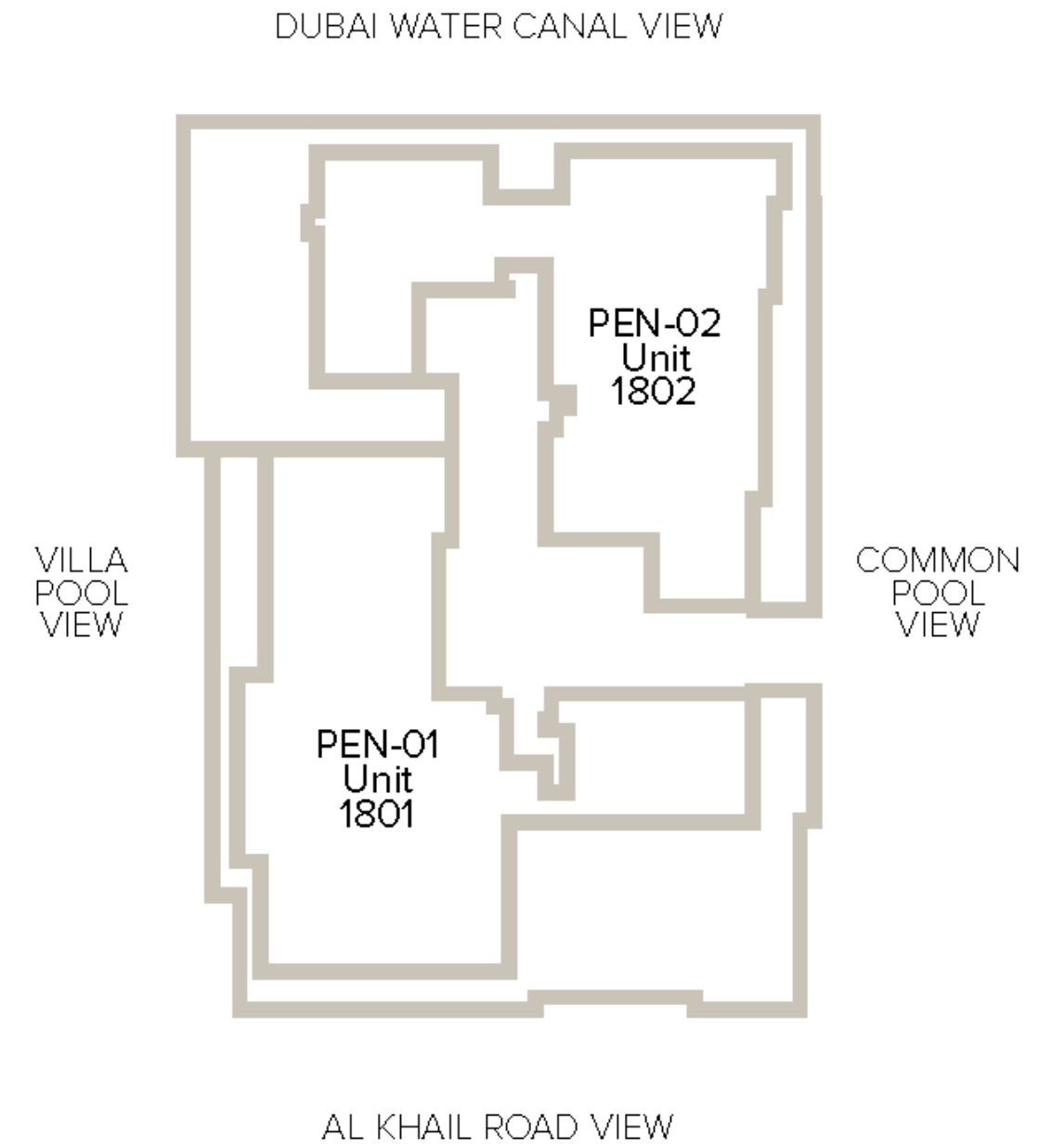
AL KHAIL ROAD VIEW

16th Floor

FLOORS 17 & 18



17th Floor



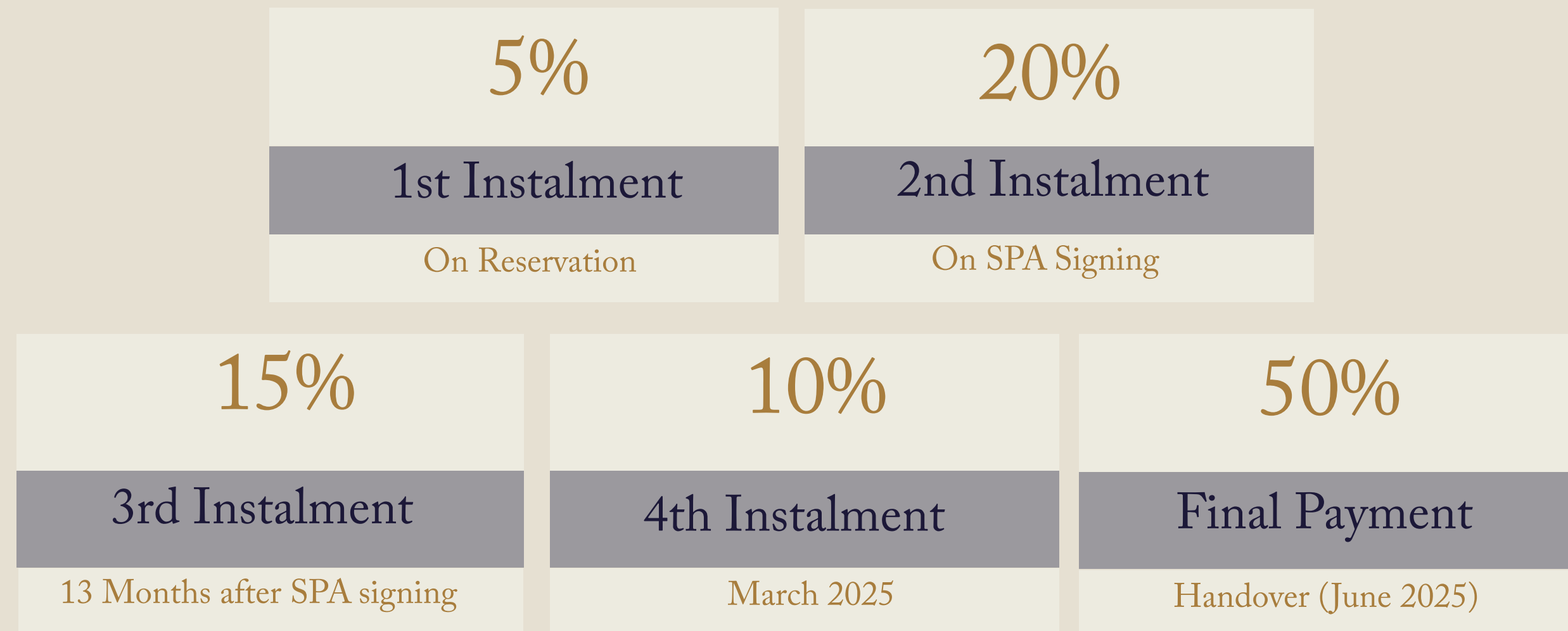
18th Floor

Unit Mix Summary

	Price from (AED)	Price to (AED)	Size from (sq/ft)	Size to (sq/ft)
1 Bedroom Units (13 units)	4,500,000	5,200,000	1,518	2,195
2 Bedroom Units (26 units)	7,300,000	12,300,000	2,192	3,073
3 Bedroom Units (24 units)	11,200,000	14,100,000	3,086	3,467
4 Bedroom Duplex Villa (1 unit)	63,300,000	-	13,379	-
Penthouses (2 units)	30,000,000	35,000,000	6,122	6,387

Size is total area including balcony

Payment Plan



Our Project Specialists



Jeroen Smetsers
Senior Project Sales Advisor
Tel: +971 50 789 5386



Roan Flores
Brokerage Management
Tel: +971 56 536 3049



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