



**THE RITZ-CARLTON
RESIDENCES**

DUBAI, BUSINESS BAY

SOME SEEK GREATNESS IN WHAT THEY DO

Some seek greatness in what they do.

They don't dream but build a reality based on their vision.

They search for a retreat from the crowded and mundane.

A place where they can truly grow and experience the splendour of life.

Close to all that matters, yet miles away from the ordinary.

Welcome to The Ritz-Carlton Residences, Dubai, Business Bay.

A residence crafted with genuine passion and a refined approach to living – built with quality that will define life as you know it.

The Ritz-Carlton Residences, Dubai, Business Bay - a sanctuary that goes beyond commonplace notions of luxury, a curated and uncomplicated sense of belonging.





ABOUT DUBAI

Dubai is not merely a city. It is the ideal illustration of how having a clear vision and ambition can build the foundation for an entirely new way of life. Dubai, a global hub of travel, lifestyle and ingenuity -- a resilient and aspirational metropolis that constantly reinvents and redefines itself.

It challenges genuine visionaries, businesspeople, and global citizens to materialize their ambitions by offering the ideal setting, world-class facilities, cutting-edge conveniences, and a higher standard of living.

ABOUT BUSINESS BAY

Known as being one of Dubai's most sought-after residential and business districts, Business Bay is one of the region's first and largest of its kind waterfront developments.

Developed over an area of 80 million sq. ft., it features a 3.2 km canal that provides direct access to the Arabian Gulf. Business Bay plays home to several high-rise towers with luxury apartments set against the inspiring backdrop of Downtown Dubai.

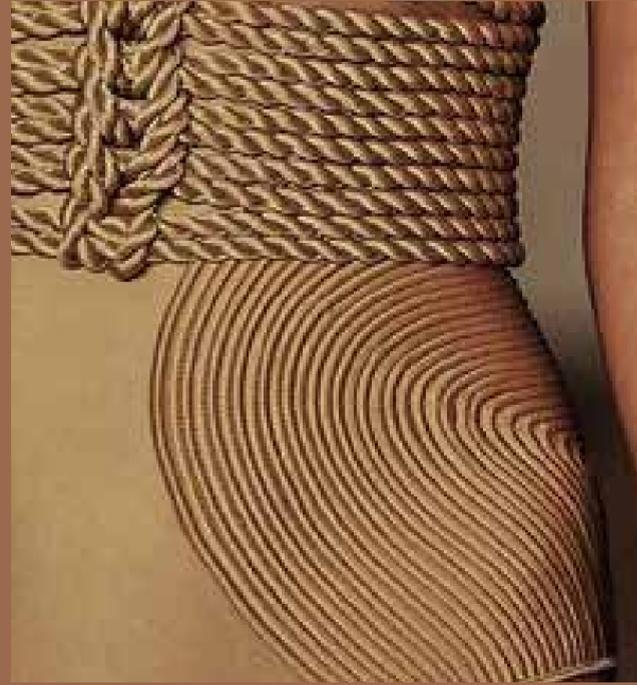
With some of the city's best dining, entertainment and leisure facilities, Business Bay is the first choice for those who seek style and finesse.



THE ART OF BEING

A project steeped in art. A building with culture at its very core. The rhythm of its façade is drawn from a classical Greek statue. Its interiors are enlivened with striking works in different media—sculpture, painting, photography, bas-relief, making The Ritz-Carlton Residences Dubai, Business Bay an oasis of sophistication and civility. This is not just a place to live. It is one that offers a promise of enrichment, of enhanced knowledge and inspiring experiences. A home where the power of art is paramount.







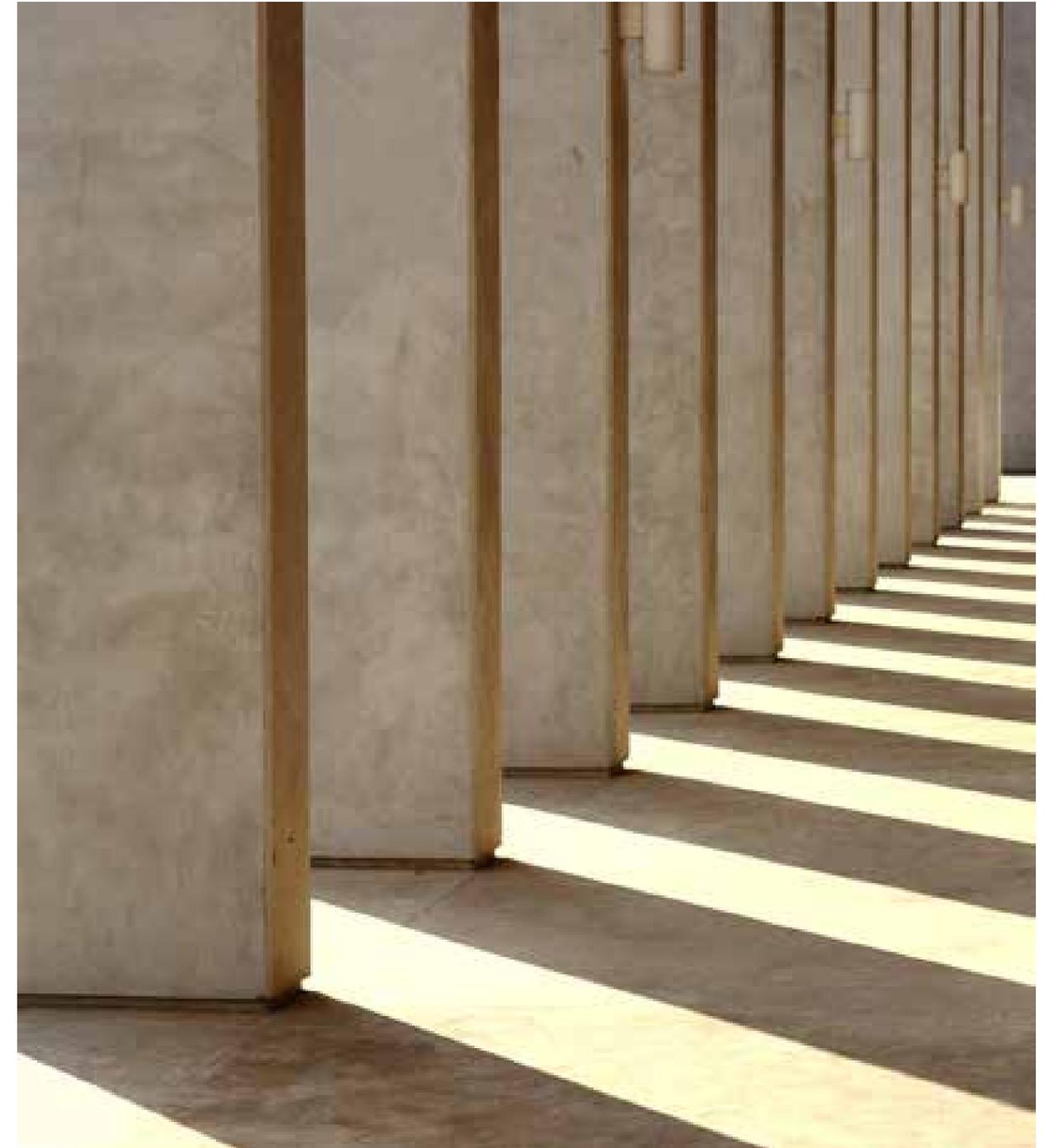
LEGACY THROUGH ARTS

A notion of artistry and expertise pervades every element, down to the finest details. At The Residences, art is not just what is on the walls. It is very much a way of life. The design team brings a distinct French flair and savoir-faire to the project. Elegance and refinement are utmost.

The hand of craftsmanship brings a human touch and the art of entertaining is elevated to a new level.

MASTERS OF
OPULENT DESIGN





Designed by Italian architects, MMA Style Design Arch, with interiors by ANA MOUSSINET INTERIOR DESIGN from Paris, this gleaming tower creates a new concept of modern, cosmopolitan living.
Warm accents throughout the bright, open-plan layout

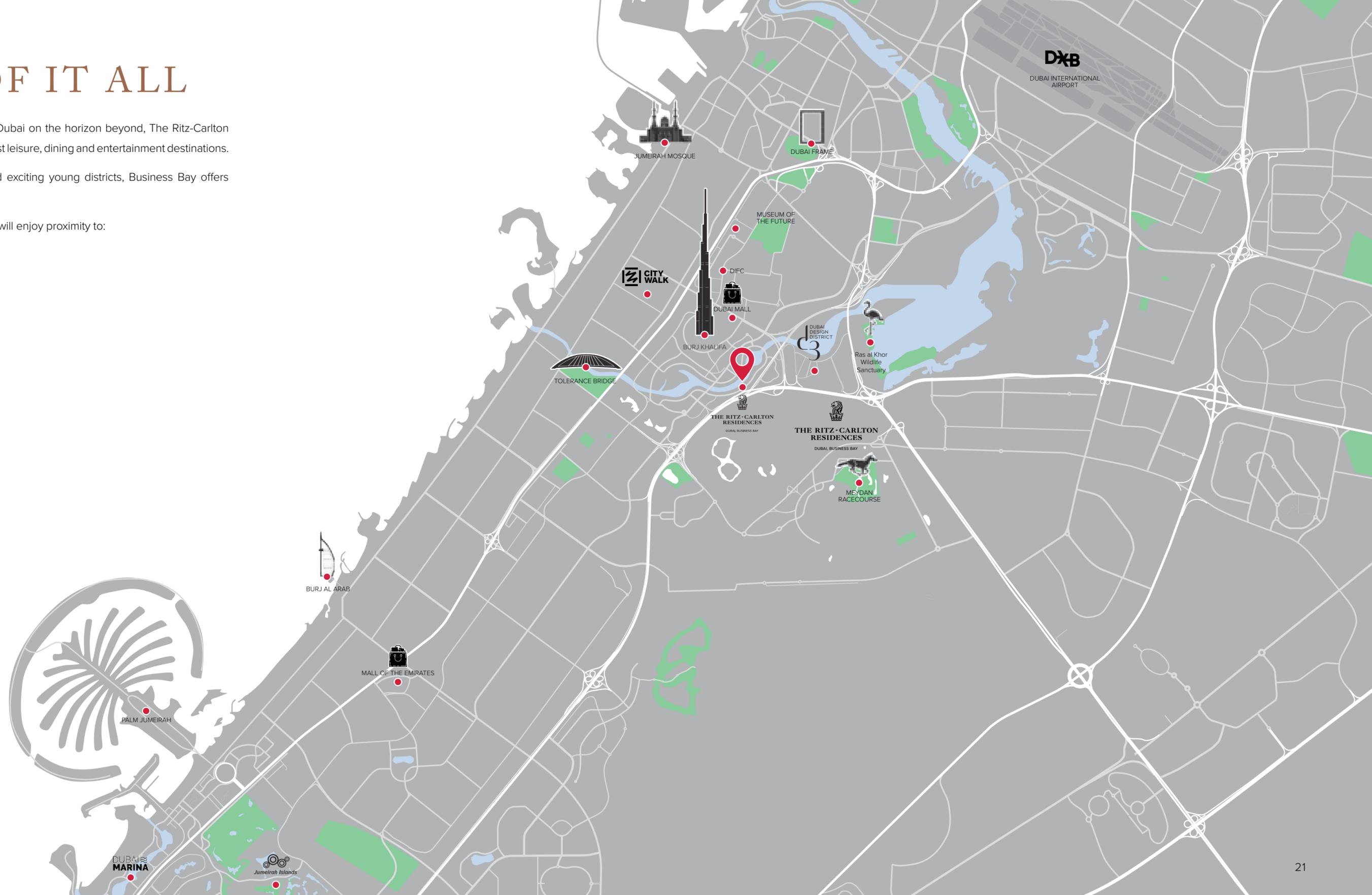
AT THE HEART OF IT ALL

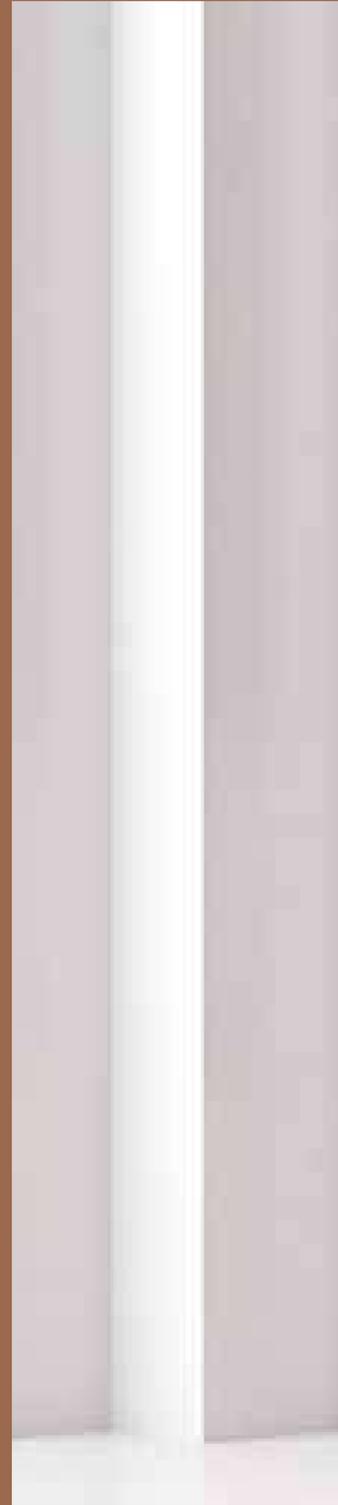
Rising high above flourishing vistas with the iconic skyline of Downtown Dubai on the horizon beyond, The Ritz-Carlton Residences, Dubai, Business Bay, puts you within minutes from the city's finest leisure, dining and entertainment destinations.

Located along the Dubai Water Canal, one of Dubai's most popular and exciting young districts, Business Bay offers residents a true sense of modern living.

Close to all that matters yet miles away from the ordinary, The Residences will enjoy proximity to:

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





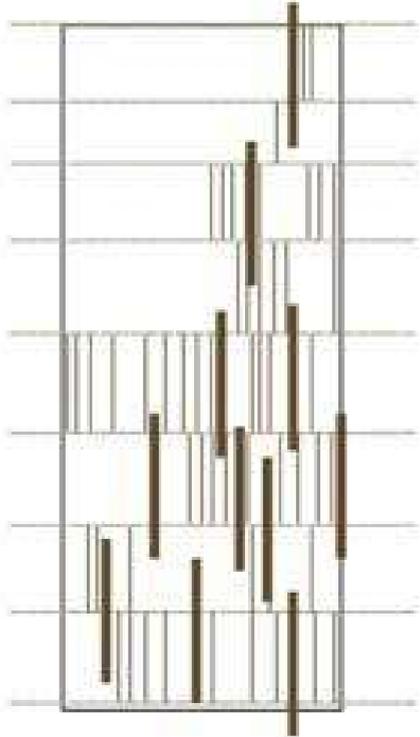
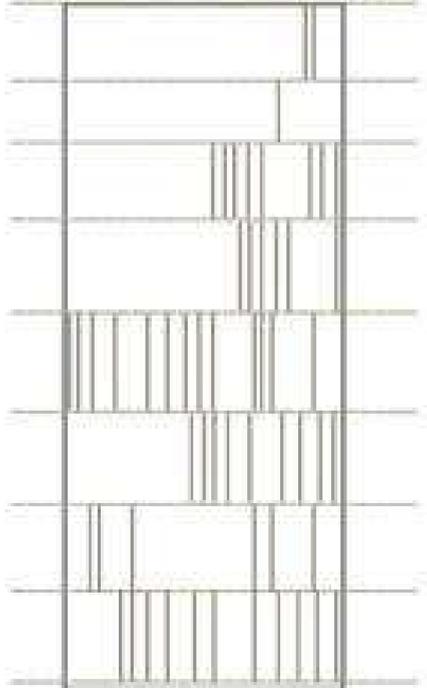
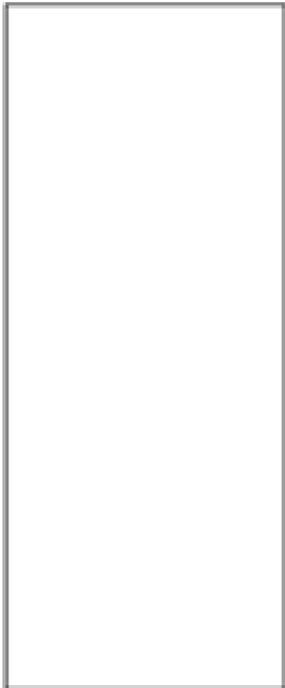
ARCHITECTURE APPROACH

The design of the building artfully combines the traditional and contemporary in a beautifully balanced interplay of proportion and line.

Inspiration was drawn from the geometry of classical architectural elements, as well as a sculpture based on an ancient Greek statue, which has been deconstructed into "slices." Its syncopated, fragmented forms provided the starting point for the finely composed façade, which offers an innovative reinterpretation of antique idioms.

The result is a remarkably rhythmical design with strong vertical elements and a timeless elegance, at once iconic and recognizable, yet clean and minimal. A feat of visual lightness, its smooth white surface offers a perfect canvas for an ever-changing dialogue between light and shadow.

THE CONCEPT



THE ARCHITECTURE

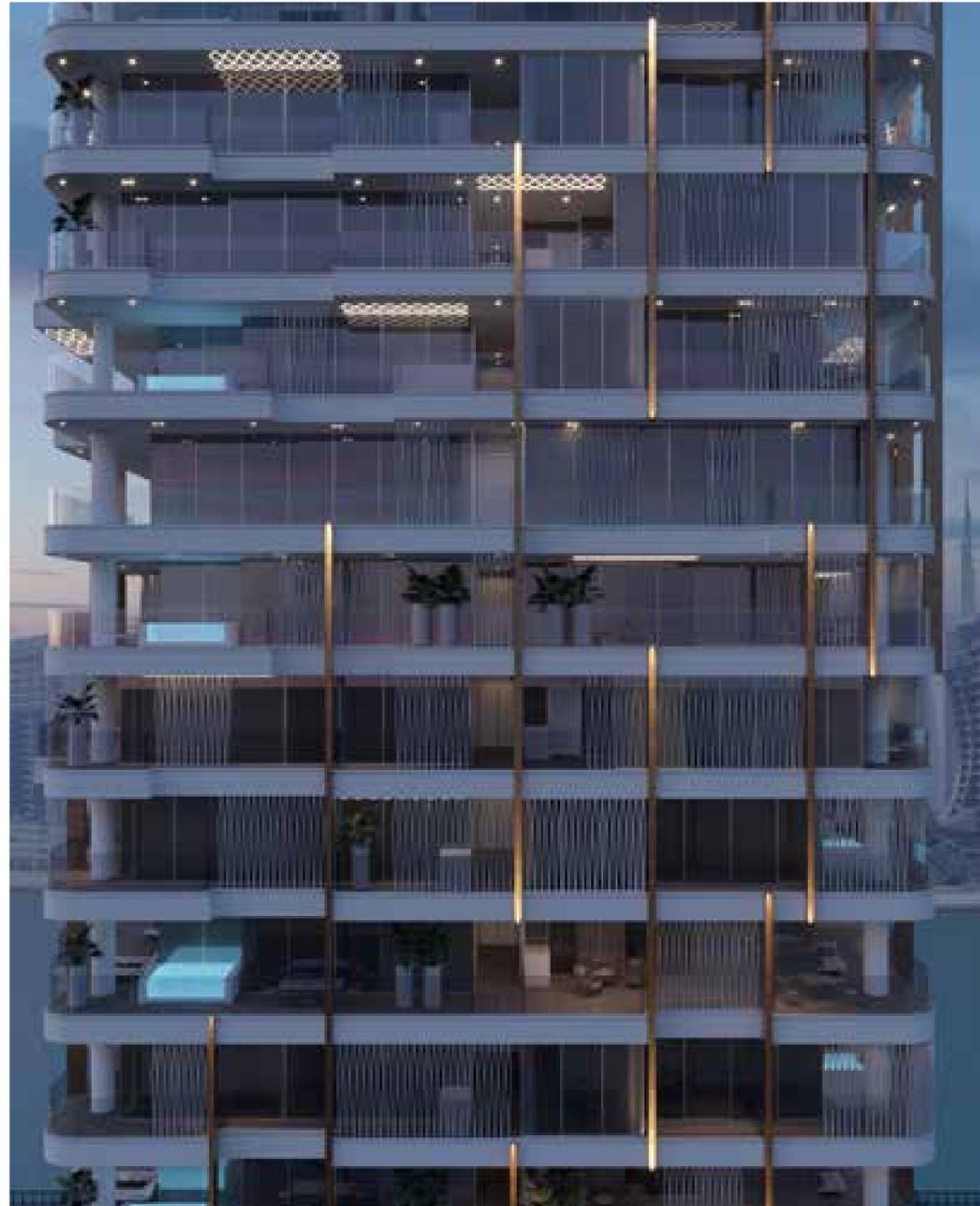
Find solace in an environment that echoes your unique elevated style and sensibility. At The Residences, form and function seamlessly synchronize to create a space you'll be proud to call home, with a clean, spacious, modernist palate and elegant design cues that you can infuse with your own personality.



Any Concept Renderings as shown for the residences are representative only, and the Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit.



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INTERIOR DESIGN APPROACH

Timeless modernity are the watchwords for the decoration of The Ritz-Carlton Residences Dubai, Business Bay.

Step inside and urban distractions instantly fade away, replaced by an intimate and cozy environment. The interiors exude luxury, in a gracefully understated fashion. Softness and fluidity are brought by a multitude of gentle, curved forms. The subtle palette is dominated by neutral tones punctuated by touches of Ritz-Carlton's memorable blue, paired with a meticulous attention to detail and a dedication to craftsmanship, as witnessed by the numerous bespoke elements throughout.

Fine materials abound. Tactile surfaces, flawless finishes and a quest for quality are key. Welcome to a world of tranquility, a haven of unparalleled well-being.







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AN ICONIC LANDMARK

The Ritz-Carlton Residences Dubai, Business Bay add a new emblematic building to the cityscape of Dubai. Anchored on a podium topped with pools and greenery, the 18-story tower soars majestically into the azure blue of the sky. Its façade is characterized by its vertical bronze louvers, as well as balustrades in a finely crafted metal mesh reminiscent of a transparent fabric.

Almost imperceptible from a distance, the latter give the structure a unique character close-up and help to provide a sense of seclusion to the public areas in each of the 66 apartments. Its diamond-like pattern is echoed on the ceilings of both the entrance canopy and terraces in the form of geometrically arranged recessed lighting grooves. A luminous but lowkey leitmotif that acts as a symbol of the project's subtle splendor.



THE RESIDENCES

Every residence is beautifully designed to match your lifestyle. The well-thought-out layouts will utilise the space for you and your family's ease. All the fittings and furnishings are of the finest quality and exude a polished style.

Each of the bright and spacious apartments is equipped with floor-to-ceiling windows to showcase the dazzling views of the Downtown Dubai skyline.

The interiors have been painstakingly designed to comfort its owners in warm and subtle colour palettes, using soothing tones in the fabrics and decorations.

All residences will come fully furnished offering a turn-key, and convenient lifestyle with natural materials throughout; oak flooring in the living rooms, marble in the custom designed kitchens and bathrooms, and expansive decks for all residences with private plunge pools*

**two to four-bedroom residences only.*



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A LIFE LESS ORDINARY

The Ritz-Carlton Residences, Dubai, Business Bay - a one-of-its-kind legendary designed residential property, managed and serviced by one of the world's most distinguished brands.

Rising 18 floors above the serene Dubai Water Canal in the vibrant Business Bay district, this unparalleled development offers refinement and expert levels of service, synonymous with The Ritz-Carlton brand.



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EXTRAORDINARY LIVING EXPERIENCE CURATED FOR YOU

It is the finer details that matter at The Residences, with special attention and care that went into the selection of high-quality fittings that surround you. From the moment you step into The Residences' water garden lobby, a sense of style and sophistication greet you.

The Ritz-Carlton Residences, Dubai, Business Bay is synonymous for their style, service and elegance – with a uniformed residential staff and concierge services here to cater to your every need, providing you with the gift of time. Be it restaurant reservations, theatre ticket bookings or taking care of deliveries, all are taken care of for you.

Resident owners are guaranteed world-class comfort, unsurpassed views, quality and unmatched luxury.

STEP INSIDE

The interiors of The Residences represent a path of visual and sensory discovery. The opulent tone is set from the start by the generously proportioned lobby lounge, centered around an imposing and inviting hearth, flanked by graceful concave screens clad in precious white shagreen.

Up above, a monumental crystal chandelier hangs like an articulated jewel from the lofty ceiling, illuminating the sculptural furniture below, which offers the promise of comfort with its curvilinear forms.

The setting is completed by a spectacular artistic intervention—a sculpted brushed-walnut wall that denotes a strong sense of place. This is a world in which art and well-being are inescapably intertwined.



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WELCOME HOME

Discover an oasis of tranquillity at the heart of a city -- a place where the pleasure of luxury provide an escape from the hustle and bustle of city life.

A stand-alone, residential building offering hotel style levels of service and discrete attention to detail, this avant-garde style development borrows timeless design juxtaposed with a contemporary twist.

With state-of-the-art amenities and unrivalled service levels, these 66 beautifully appointed and fully furnished residences offer an exclusive retreat, in The Perfect Location.

Uniquely designed and offering generous accommodations, this limited collection of residences comprise:

One Bedroom (13 Residences)

Two Bedroom (26 Residences)

Three Bedroom (24 Residences)

Three Bedroom Penthouse (2 Grand Residences)

Four Bedroom Villa



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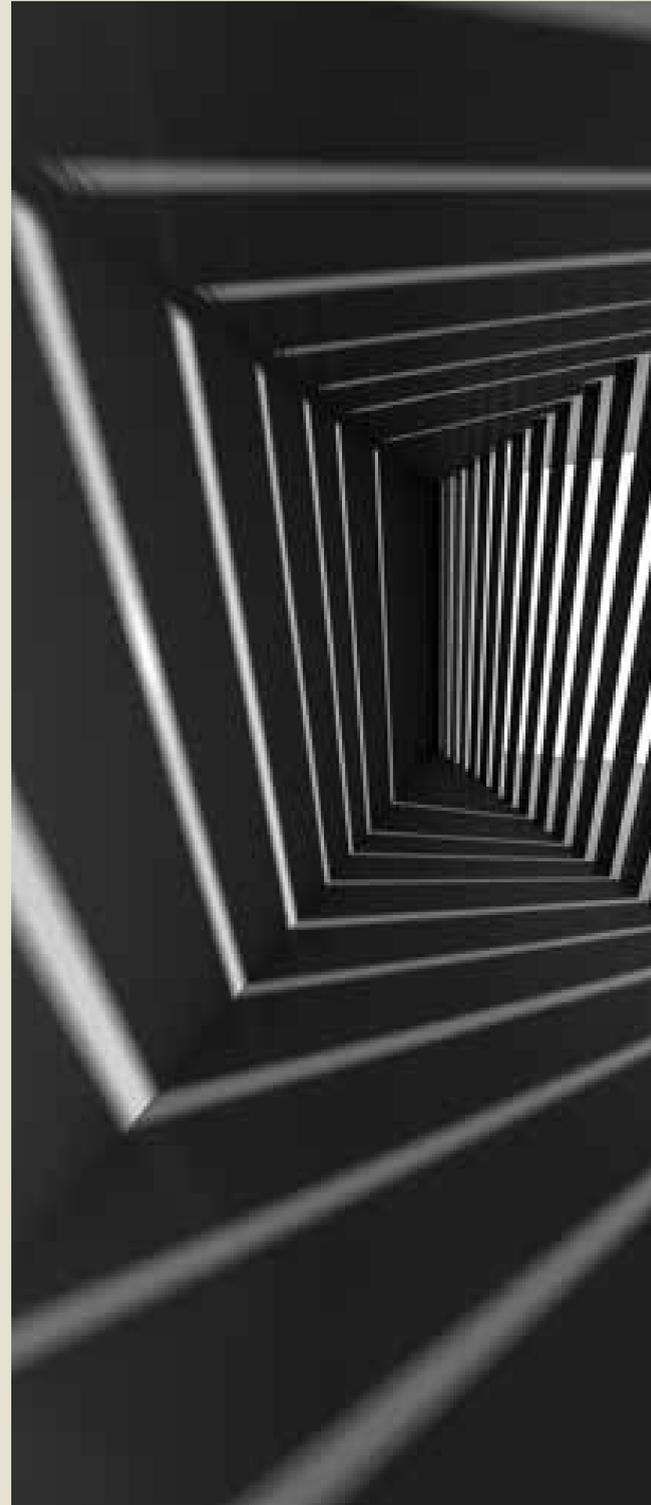
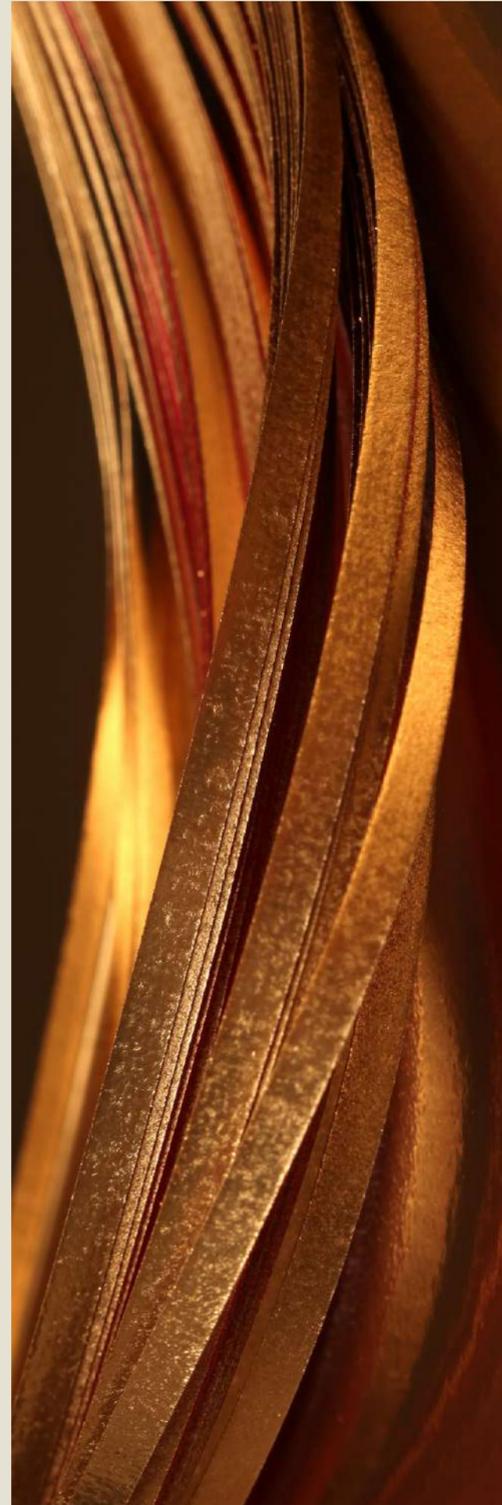
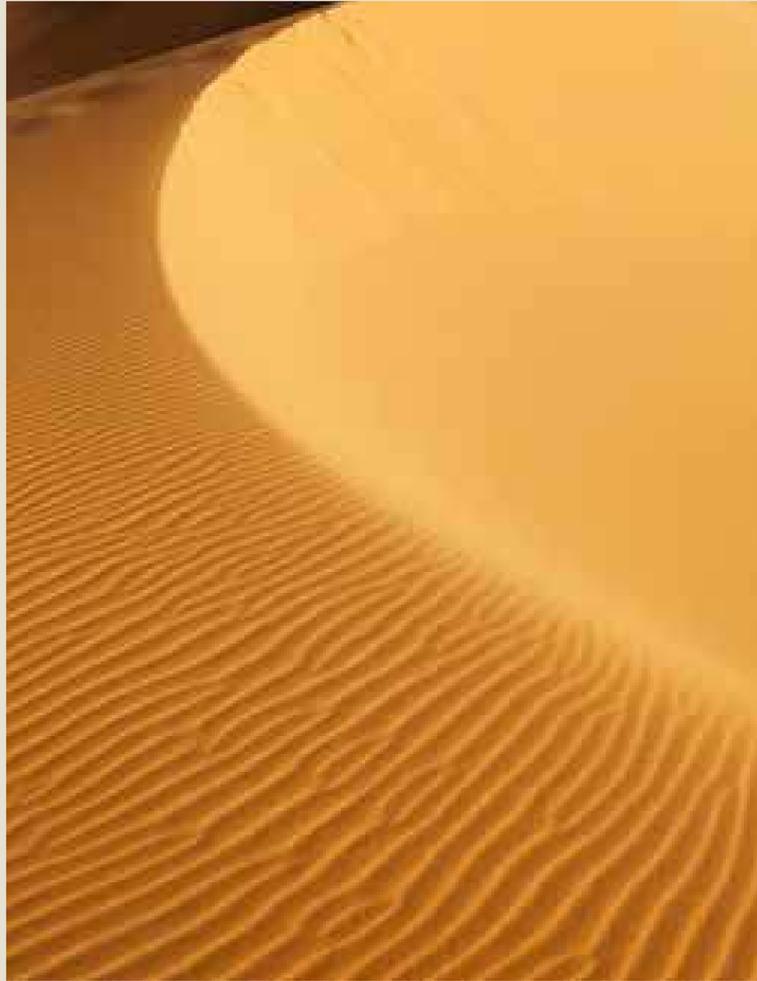


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A PRIVATE HAVEN

True luxury lies in the details and each residence is an object lesson in meticulous precision. Every element is given the ultimate attention. Ceilings are sculpted with sweeping forms, adding both optical interest and a heightened sense of intimacy.

Walls are animated by plaster ribbing, which converses with the vertical lines of the built-in bronze screens that act as space dividers, affording each room a reassuringly human scale.

The furniture makes its mark through its discreet yet distinct character, and the astute association of its constituent items.

The material palette, meanwhile, is typified by its unassailable quality and its delicate textural effects. Kitchen cabinetry comes in marble stone, the bathroom floors are chevron-patterned travertino osso, and bronze inserts act as framing devices for walls and mirrors. One thing they all have in common is their matte finish, which brings exquisite refinement to the whole.

AMENITIES

The Ritz-Carlton Residences, Dubai, Business Bay are not simply a home.

They also offer a host of exclusive lifestyle experiences. Part of the podium rooftop is devoted to an outdoor relaxation area with a custom bar for entertaining, a teak deck, a partially sunken pool with water constantly overflowing its textured limestone walls, and a firepit running along one of its edges.

Inside, each amenity bears a strong stylistic stamp.

The gradated oak walls of hushed cigar room are burnt black and crackled at the bottom. The media center's studious elegance is redolent of an art library, while the light and breezy spa features ribbed walls, smoked mirrors and a treatment room set with a slab of expressively grained marble.

The ultimate indulgence can be enjoyed not only there, but also in the ultra-luxurious 12-seater cinema with its enveloping velvet and leather-clad daybeds, muted gray-green palette and ceiling sculpted with a sinuous relief motif inspired by the shape of dunes.





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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

SIGNATURE SPA

Unwind and relax in your residents only spa with private treatment rooms, hair salon and tranquil relaxation areas. Your private retreat away from the hustle and bustle of city life.



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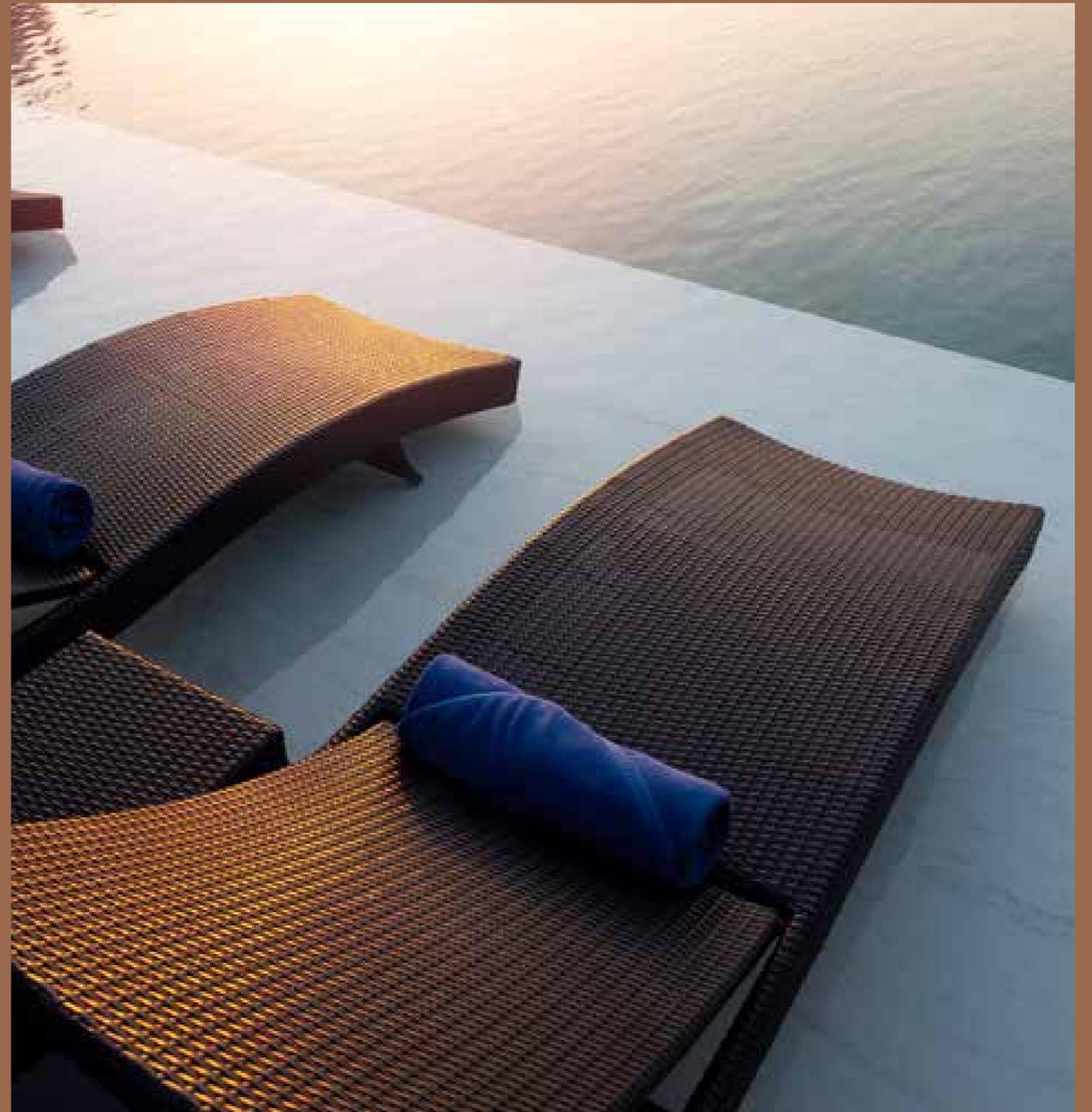
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THE VILLA



Experience the highest form of luxury -- your own duplex villa. This ultra-plush residence welcomes you home with large spacious two-level living. Soak in your private swimming pool as you enjoy the magnificent unhindered views of Downtown Dubai.

Located on the fourth and fifth floors, the 550m² duplex villa takes the interior design concept to a whole new level with intensified elegance thanks to its more lavish proportions. Each room is given a bespoke treatment resulting in dramatic and beautifully balanced spaces that can be isolated to create cocoon-like urban escapes. The integration of screens is a common feature throughout, whether they be the sculptural bronze partition in the living room or the floor-to-ceiling one in the principal bedroom, upholstered with a hand-painted pleated fabric.

The villa also comes with its very own private garden, centered around a 15-meter pool and characterized by a supremely discerning selection of natural materials.



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THE PENTHOUSES

A breezy freshness is brought to the two penthouse residences, which feature expansive terraces on all four sides. These penthouses are truly for those who genuinely appreciate exclusivity and rare elegance.

The floorplans are notable for their great openness, while the color palette is dominated by a spectrum of whites, chosen as the perfect foil to the spectacular 360° views of the skyline of one of the 21st century's most outstanding cities. Inside, visual drama is provided by a striking bespoke alabaster ceiling feature in the entry lobby, a plethora of meticulously composed architectural details, whether they be the ribbed motif on the living room ceiling or the way the chevron pattern of the flooring segues from oak in the living areas to travertino osso stone in the kitchen. In short, spaces where reaching for the sky is synonymous with a desire for perfection.

The bedrooms raise the bar even higher, with plenty of space to unwind at the end of a long day. This sanctuary features glamorous walk-in dressers with storage and shelving that is modern and smart. Perfection and refined style meet in the right balance to create a truly unique living space and lifestyle statement.



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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	Pet Care/Kennel Information & Reservations
Shopping Information	Restaurant 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
Business Center	Move-in Coordination	Newspaper/Magazine/Package Delivery
Limousine/Car Service Reservations	Notary Public Services	
Hotel and Guest Suite Reservations	Valet Parking	

A LA CARTE* GENERAL SERVICES:

Grocery Shopping	Secretarial Services	Translation Services
Laundry/Dry Cleaning	Function/Event Planning	In-home 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/ Facsimiles	Personal Trainer	Automobile Rental Reservations

A LA CARTE* ENGINEERING SERVICES

Light Bulb/Florescent 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*



DEVELOPER

One of the most respected companies in the UAE, Khamas Group has grown along with the developments in the Emirates. The Group is one of the leading stakeholders in construction, hospitality and other industries. The Group's core values and ethos lies in the visionary leadership of its Chairman, Mr. Bader Bukhammas.

Khamas Group's stakes are seen in major business interests –with over 120 ventures in the UAE alone. No stranger to venturing in other territories/countries, Khamas Group has cemented its reputation in the following industries: Real Estate development, contracting and construction, hotel and hospitality, FMCG, manufacturing, franchising and education.



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 a quest for beauty and the pursuit of excellence.

Rooted in the finest Italian design traditions, it avows a love of 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 in which forms are reduced to their essence, color 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. She has worked on high-end commissions in 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. She aims to go beyond the functions in order to free the imagination.

Her multinational background gives her a heightened sensitivity to other cultures, allowing her to bestow each project with a sense of place. She also brings to them an unmistakable French elegance and savoir-faire, as well as an acute attention to detail and a love of fine materials. Adept at working on different scales, she offers an in-house furniture design service and places particular importance on relating each of her interiors to their architectural context.



SALES & MARKETING

Knight Frank is the leading independent global property consultancy, serving as its clients' partners in property for over 125 years, with the most comprehensive network of any real estate advisor in the world.

Headquartered in London, Knight Frank has an impressive global footprint of more than 16,000 people operating from 384 offices across 51 territories. The Group advises clients ranging from individual owners and buyers to major developers, investors, and corporate tenants. Knight Frank operate in locations where our clients need us to be, providing a worldwide service that's locally expert and globally informed.

In the Middle East, Knight Frank have strategically positioned offices in Dubai, Abu Dhabi, Riyadh, Jeddah, Doha & Muharraq, where providing integrated residential and commercial real estate transaction, consultancy and management services across the Middle East for the last 13 years.



The Devmark Group is the UAE's foremost real estate project sales and marketing consultancy, known for providing value through a developer-centric, results-driven approach. The Devmark Group delivers an integrated consultancy across the entire developer value chain from project conceptualisation to the final sales process. With a proven track record of working with established global real estate brands, The Devmark Group has become a trusted partner for developers in the market, with a market-leading and diverse senior leadership team.

With a leadership team that has over 100 years of combined real estate experience and a sell-out volume of AED15.2 billion, The Devmark Group is one of the most experienced real estate project sales and marketing consultancies in the UAE.



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DUBAI, BUSINESS BAY

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