



RIXOS

DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL

FACT SHEET



RIXOS BRINGS ITS
SIGNATURE ALL-INCLUSIVE,
ALL-EXCLUSIVE LUXURY
LIFESTYLE EXPERIENCE
TO DUBAI ISLANDS





DEVELOPMENT
INFORMATION



01



01

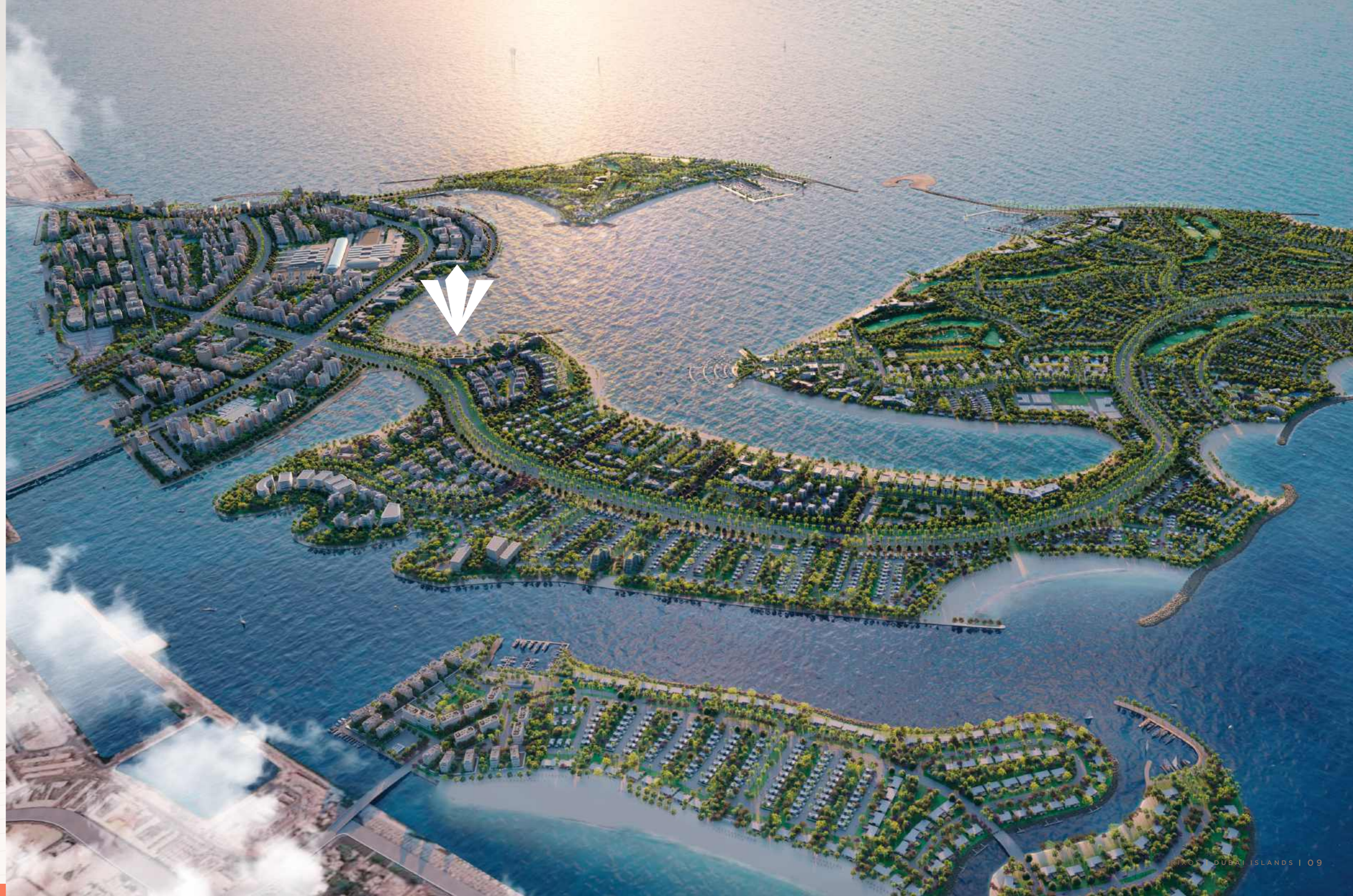
CONTEMPORARY WATERFRONT RESIDENCES

Welcome to the captivating realm of island living, where a perpetual vacation awaits you, between the breathtaking beachfront and the vibrant city just steps away. Welcome to Dubai Islands.

Nestled within this idyllic surrounding is Rixos Dubai Islands Hotel & Residences, an inviting neighborhood that warmly embraces families, fostering wholesome moments and creating memories to last a lifetime. Here, tailored experiences for all ages naturally become part of each day.

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.



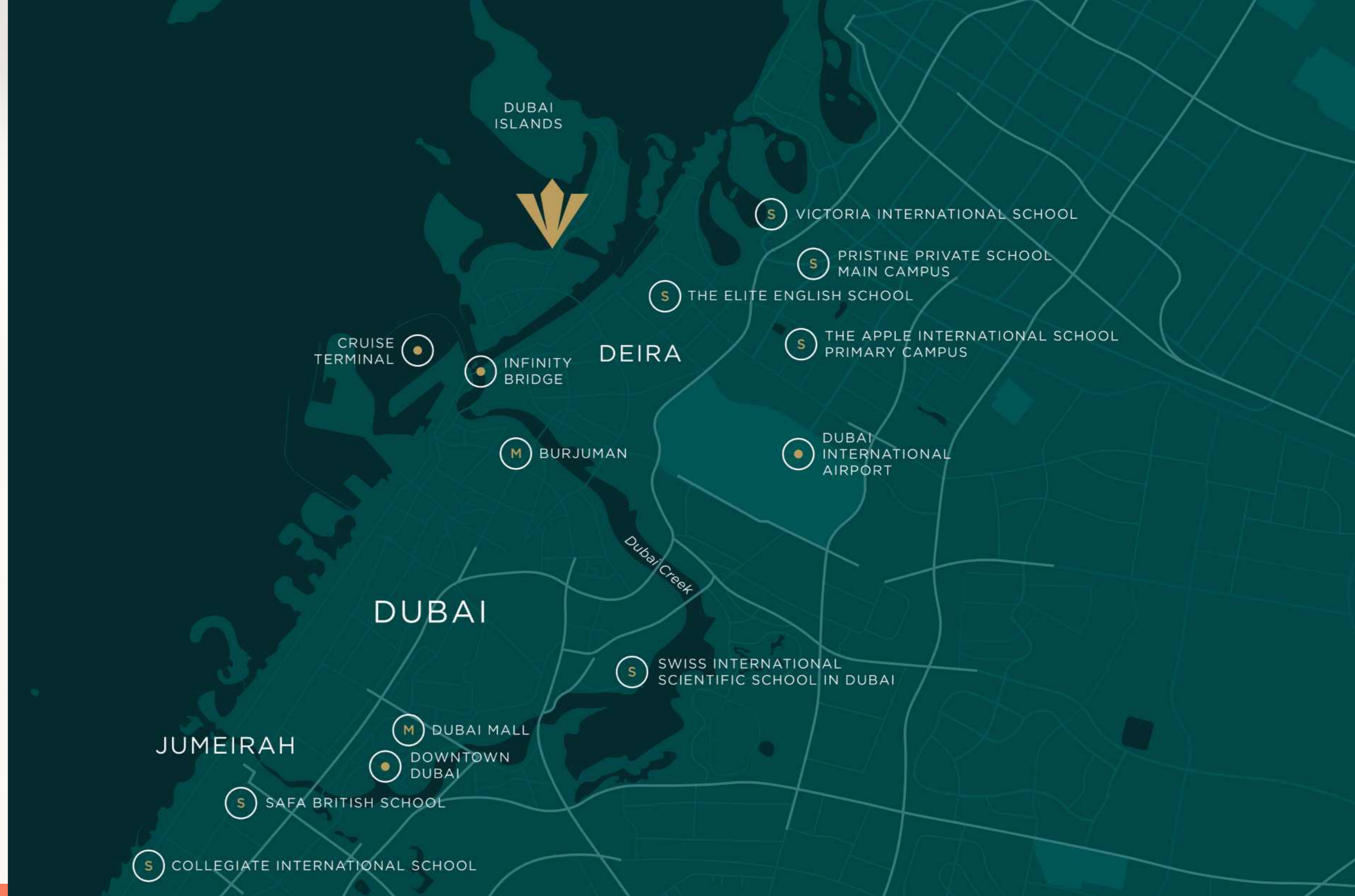
OVERVIEW

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





**NO. OF
RESIDENCE
TYPES**

5 Unit Types (Comprising of 1 Bedroom, 2 Bedroom, 3 Bedroom, Duplex 4 Bedroom apartments, Beach Houses, & Villa Residences)

**UNIT SIZES
SQM / SQFT**

APARTMENT RESIDENCES

- 1 Bedroom range: from 93 sqm / 998 sqft to 121 sqm / 1,302 sqft
- 1 Bedroom with Terrace/Garden: from 120 sqm / 1,296 sqft to 170 sqm / 1,828 sqft
- 2 Bedroom range: from 139 sqm / 1,501 sqft to 202 sqm / 2,173 sqft
- 2 Bedroom with Terrace/Garden: from 199 sqm / 2,138 sqft to 322 sqm / 3,465 sqft
- 3 Bedroom range: from 187 sqm / 2,018 sqft to 255 sqm / 2,749 sqft
- 3 Bedroom with Terrace/Garden: from 241 sqm / 2,593 sqft to 453 sqm / 4,880 sqft

DUPLEX 4 BEDROOM

Range: from 1,028 sqm / 11,064 sqft to 1,069 sqm / 11,507 sqft

BEACH HOUSES (LOCATED IN THE PODIUM - 2 STORIES)

- 3 Bedroom: 628 sqm / 6,764 sqft
- 2 Bedroom range: from 373 sqm / 4,013 sqft to 480 sqm / 5,163 sqft

VILLA RESIDENCES (BUILT UP AREA WITHOUT PLOT)

590 sqm / 6,351 sqft



VILLA RESIDENCES
SEA VIEW FROM THE LIVING ROOM



DESIGN &
INTERIORS

02



02

CURATED DESIGN WITH A
FOCUS ON COMFORT

The interiors have been curated to evoke a timeless atmosphere that exudes both comfort and style.

**INTERIOR DESIGN
SIGNATURES**

- Spacious floorplans
- Seamless indoor-outdoor connectivity
- Large terraces or balconies with panoramic views
- Residences with terraces and gardens overlooking the beach and podium garden
- Villa Residences with direct access to the beach
- High-quality finishes
- Fitted kitchens and wardrobes
- Branded appliances

VILLA RESIDENCES
KITCHEN AND DINING AREA





APARTMENT RESIDENCES - DUPLEX TERRACE



EXTERIOR DESIGN SIGNATURES

- Contemporary Architectural Design
- Extensive external landscape areas, including amenities
- Units are positioned at optimum angles to exclusively benefit the natural panorama
- Apartments with high-ceilings and full-height glazing shaded by the overhanging green roofs provide maximum natural light and ventilation into the interiors

LANDSCAPE SIGNATURES

Dedicated exclusively for Rixos Dubai Islands Residence owners. Such as:

- Adults Pool
- Kids Pool
- Beach Level Snack Bar
- Kids Play Area
- Podium Gardens

APARTMENT RESIDENCES - ADULTS POOL





EXTENSIVE DEDICATED SERVICES
& AMENITIES FOR RESIDENCE OWNERS



03

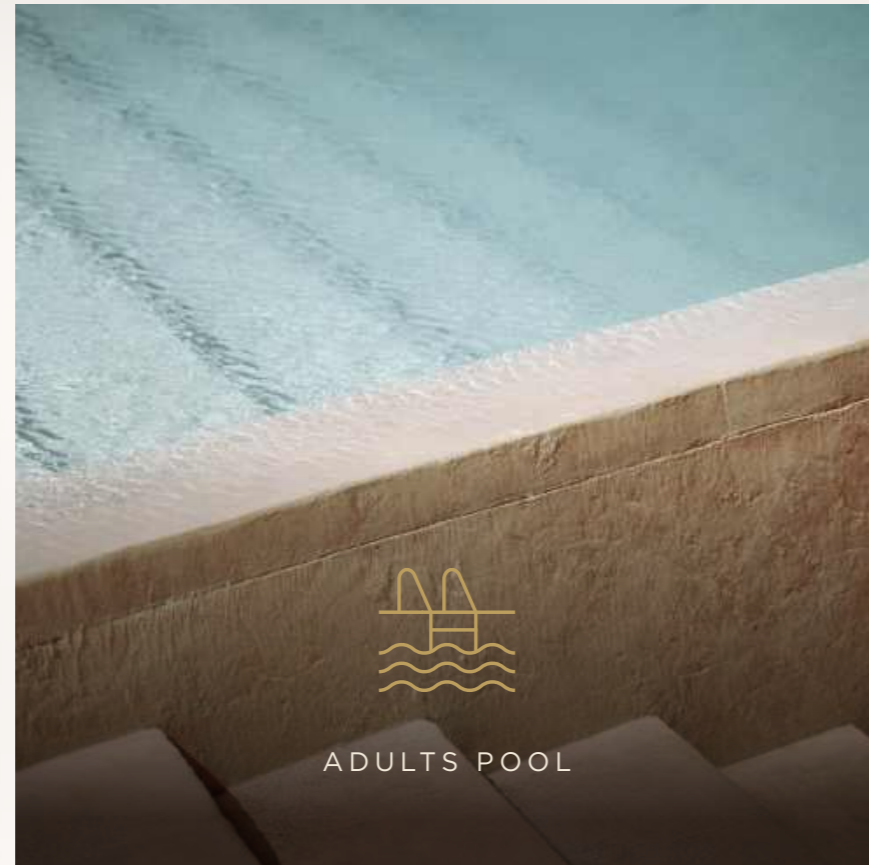


03

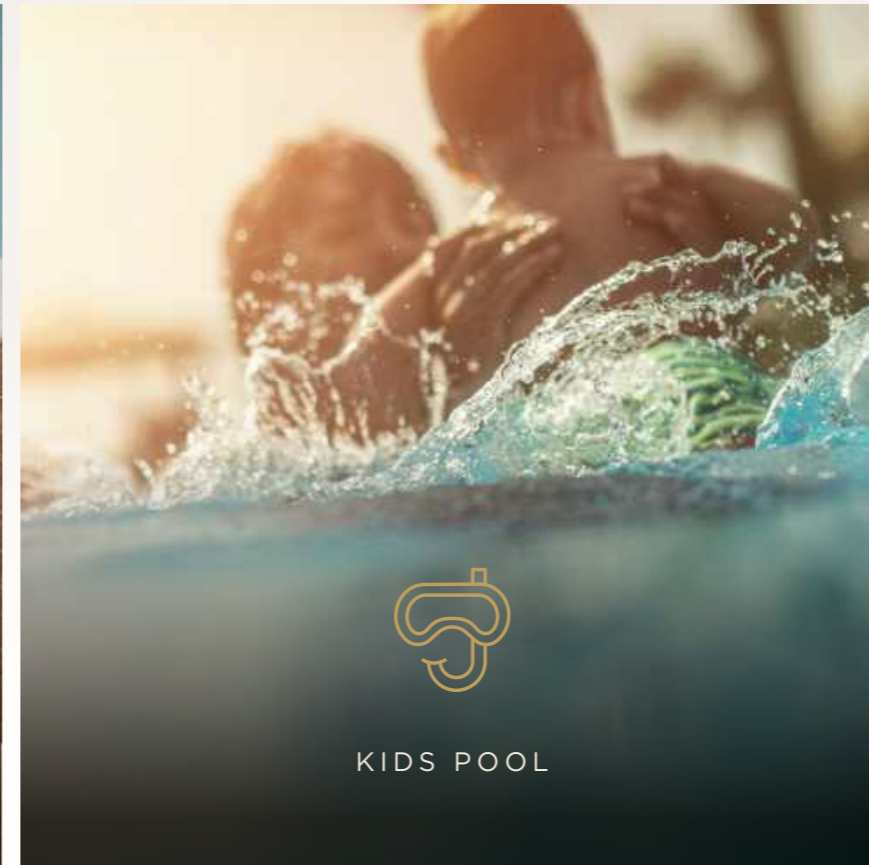
TAILORED ACTIVITIES AND SERVICES

With a range of tailored experiences designed for all ages, indulge in sports escapism, culinary journeys, and wellness activities as you curate your ideal luxury lifestyle. Residents can access and book these activities via the concierge.

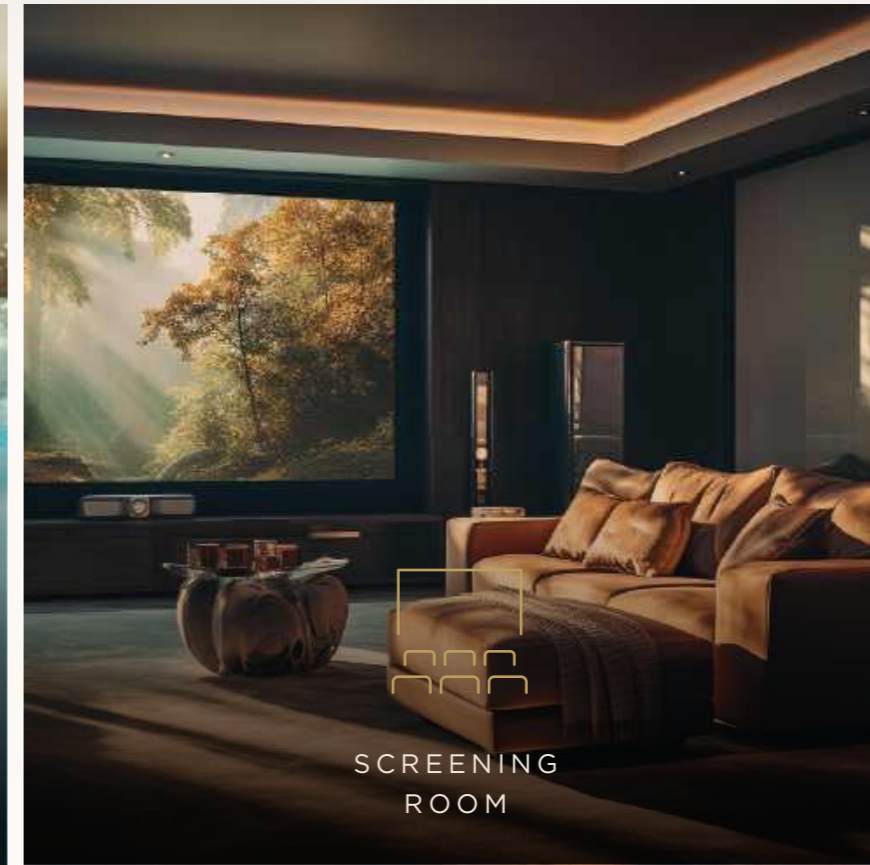
RESIDENTIAL
AMENITIES



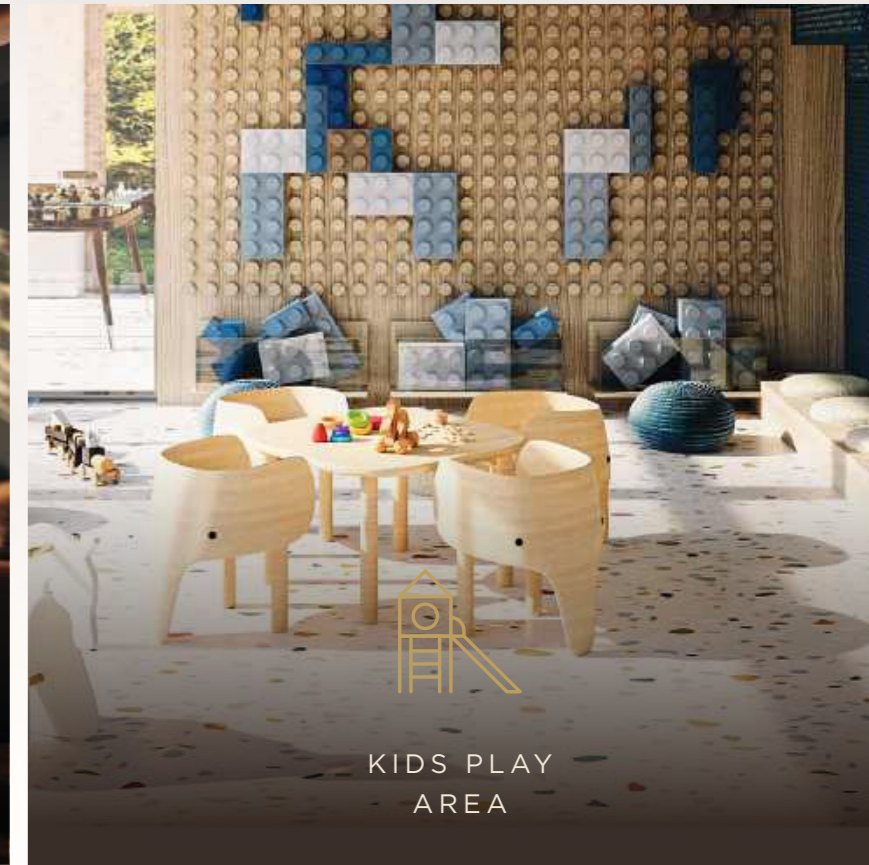
ADULTS POOL



KIDS POOL



SCREENING
ROOM



KIDS PLAY
AREA



LOBBY CAFÉ



GYM / FITNESS
CENTER



TREATMENT
ROOM



RESIDENTS'
LOUNGE



GAMING
ROOM

**CORE
SERVICES***

- 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*

- Residence catering, personal chef
- Personal trainer, yoga and fitness instruction
- Shopping services, personal assistant
- Childcare
- Dog walking service
- 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
- Personal assistant, secretarial & shopping services
- 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



OWNER BENEFITS



04

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

* 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.

** 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



EXPERIENCE LUXURY
BEACHFRONT LIVING



RIXOS
DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL

DISCOVER MORE

RIXOSDUBAIISLANDSRESIDENCES.COM

800 NAKHEEL
NAKHEEL.COM

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.

Rixos Residences Dubai Islands ("Project") is not owned, developed, or sold by Rixos Consultancy FZE or its affiliates. Nakheel PJSC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project.

Licensee uses the "Rixos" brand and certain "Rixos" trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Rixos Consultancy FZE. Under certain circumstances, the license may be terminated or revoked according to its terms in which case neither the individual residential units ("Units") nor any part of the Project will be identified as a "Rixos" branded project or have any rights to use the "Rixos" trademarks. Rixos Consultancy FZE 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, and sales representations.

RIXOS

DUBAI ISLANDS
HOTEL & RESIDENCES

NAKHEEL

RIXOSDUBAIISLANDSRESIDENCES.COM

800 NAKHEEL
NAKHEEL.COM