



SERENIA LIVING

Dubai's Ultimate Beach Front Residences

A limited collection of luxury residences for a select few



SERENIA LIVING

A project by



Developed by



LIVE EXCEPTIONAL

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THE COLLABORATION



SERENIA LIVING

INTRODUCTION
TO SERENIA LIVING



INTRODUCTION

SERENIA LIVING

WORLD CLASS BEACH FRONT LIVING

Indulge in contemporary beach front living with endless breathtaking sunrises and sunsets on Palm Jumeirah Dubai.





INTRODUCTION

SERENIA LIVING



Beach Front Living





Direct Beach Access

THE LOCATION



THE LOCATION

SERENIA LIVING



IMMERSE IN DUBAI'S TIMELESS EXTRAVAGANZA

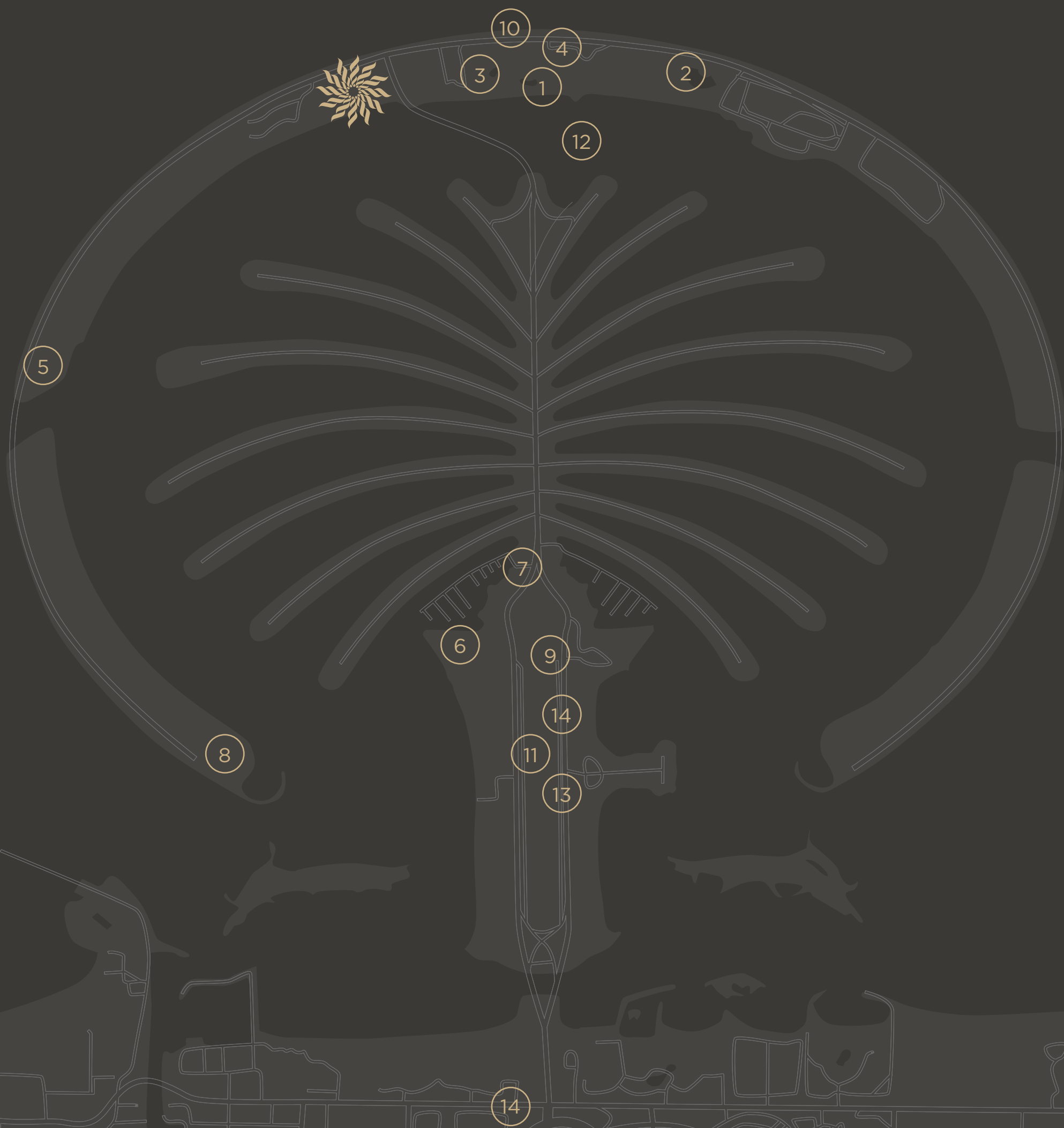
Dubai is home to world-class developments and infrastructure including The Palm Jumeirah, a lavish island where residents enjoy a one-of-a-kind beach front lifestyle. The island's foremost crescent facing the sea boasts abundant amenities and services against the backdrop of the mesmerizing Dubai skyline.



THE LOCATION

WHAT'S NEARBY?

- ① *Royal Beach, Atlantis The Palm*
A pristine beach facing the lagoon of the Palm Jumeirah.
- ② *Aquaventure Waterpark, Atlantis The Palm*
Home to the most thrilling, record-breaking water rides.
- ③ *White Beach, Atlantis The Palm*
Warm sands, an infinity pool and the trendiest DJs and outdoor restaurants.
- ④ *The Lost Chambers Aquarium, Atlantis The Palm*
Home to 65,000 incredible marine animals.
- ⑤ *Sobe, W The Palm*
Rooftop bar offering unobstructed sunset views.
- ⑥ *Ula*
A restaurant and bar overlooking the glittering waters of the Arabian Gulf.
- ⑦ *Palm West Beach*
The ideal place to swim, eat and relax on the beach or in a restaurant.
- ⑧ *Stay By Yannick Alléno*
Two-Michelin-starred creations from the master of French cuisine.
- ⑨ *AURA SKYPOOL Lounge*
The world's highest 360° infinity pool.
- ⑩ *The Boardwalk*
A walkway along the coastline of The Palm, built over the rocks of the island's breakwater.
- ⑪ *Emirates Hospital Clinics*
A medical center offering end-to-end services across a range of medical specialties.
- ⑫ *Palm Jumeirah Monorail*
A passenger line connecting the Palm to the mainland, with an extension planned to link it with the Red Line of Dubai Metro.
- ⑬ *Palm Jumeirah Tram Station*
The closest Tram station to The Palm, connecting to the Palm Jumeirah Monorail.
- ⑭ *Redwood Montessori Nursery*
A spacious nursery providing state of the art facilities for early development.



ABOUT SERENIA LIVING



ABOUT SERENIA LIVING

SERENIA LIVING

SERENIA LIVING FEATURES

Luxury Residences, Penthouses, Design Residences and Sky Mansions.

Panoramic Views

Custom Designed Interiors

Wealth of Amenities

Uniquely located at the tip of the West Crescent and adjacent to Atlantis The Palm, Serenia Living offers panoramic views of the extraordinary Palm Island, the sea and the Dubai skyline, with plenty of vibrant restaurants and attractions nearby.





Serenia Living, Full Residences



Tower 3, Balcony View

ABOUT SERENIA LIVING

DEVELOPMENT HIGHLIGHTS

Exceptional Location

Beach front living that offers a full suite of physical and mental rejuvenation.

Panoramic Views

Breathtaking views that will inspire your days and nights.

Striking Architecture

Modern architecture that speaks to the limitless potential of luxury.

Curated Interiors

Bespoke design that brings about a stylish and distinctive way of life.

First-class Amenities

Private access and comfort that evoke a greater sense of wellbeing.

World-class Developer & Owner



ARCHITECTURE & INTERIORS



CONTEMPORARY DESIGN & ARCHITECTURE

High-visibility glass exteriors, providing panoramic waterfront views from all apartments.

Building exteriors emblematic of Dubai's world-class living experience and the developer's signature design ethos.

High-visibility glass exteriors, providing panoramic waterfront views from all apartments.

The design and architecture reflect Dubai's flair for extravagance and The Palm's status as a iconic residential address.





Tower 3, Facade



4 Bedroom Unit, Living Room Interior

EXQUISITE INTERIORS

Inspiring interior design across all units and common areas.

Sophisticated finishes and curated interiors, raising the standard of luxury beach front living.

Elegant and custom touches embody the highest pedigree of interior design, lending the development a sense of spectacle and affluence



THE COLLECTION



THE COLLECTION

SERENIA LIVING

Tower 1:

2-bedroom luxury residences
Sky Mansion 1

Tower 2:

3 & 4-bedroom luxury residences
Sky Mansion 2

Tower 3:

Presidential Full Floor & Half Floor Penthouses
Sky Mansion 3

Tower 4:

Design Residences - The Reserve
Sky Mansion 4





THE PENTHOUSES





Penthouse, Living Room Interior

THE PENTHOUSES

PENTHOUSES

A limited collection of 22 Penthouses, with each spanning 5,000 to 14,000 sqft and offering 3 to 6 bedrooms. The spacious luxury units are meticulously designed with a host of high-end interiors and curated finishes. Residents will enjoy exclusive access to concierge services and premium amenities.

3 Presidential Penthouses

1 Garden Penthouse

18 Half-Floor Penthouses

Luxurious Italian Kitchens





Penthouse, Bedroom Interior



Penthouse, Kitchen Interior



Penthouse, Bathroom Interior

THE PENTHOUSES

PRESIDENTIAL PENTHOUSES

The extraordinary presidential penthouses offer opulence at Serenia Living, yet they maintain a distinctive existence.

Full floor penthouses

Private office

Private gyms

Private SPAs

Incredible panoramic views

*Exclusive Access to
THE RESERVE Owner's Club*





Penthouse, Dining Room Interior

SKY MANSIONS



SKY MANSIONS

EXCLUSIVITY

These limited edition of 4 eccentric Sky Mansions reign supreme in the top floors of the 4 buildings. Ranging from 18,500 sqft to 25,000 sqft in size, each Sky Mansion offers unparalleled 360° views, custom interiors, double height ceilings (~ 8.5m), a private swimming pool and a dedicated gym.

A Limited Collection of 4 Sky Mansions

360° Views with High Ceilings

Private Pools

Dedicated Gym

*Exclusive Access to
THE RESERVE Owner's Club*





Sky Mansion, Living Room Interior



Sky Mansion, Dining Room Interior



Sky Mansion, Living Room Interior



Sky Mansion, Private Infinity Pool



Tower 4, Sky Mansion

THE RESERVE



THE RESERVE

SERENIA LIVING

THE RESERVE

The Reserve at Serenia Living is a limited collection of 20 design residences anticipated to become one of the most coveted and exclusive residences in Dubai.

These branded penthouses will feature high-end, bespoke Italian furniture and fittings and offer exclusive access to private Rolls-Royce chauffeur services as well as bespoke concierge services.





Rolls-Royce Chauffeur Service



Italian Designer Furniture & Fittings

THE RESERVE

SERENIA LIVING

CELEBRATE EVERYDAY LIFE IN STYLE

THE RESERVE offers a limited edition of branded penthouses fully furnished with the highest quality of furniture and fittings, sourced mainly from Italian Design Houses.





Italian Designer Kitchen



Ultra High End Custom Italian Closet

AMENITIES





Swimming Pools & Direct Beach Access

AMENITIES

FACILITIES & AMENITIES

A vast selection of exclusive amenities, offering convenience and indulgence round the clock.

Seamless outdoor areas, lush landscaping, Dubai's largest residential swimming pool, direct beach access, exclusive beach lounge and more.

Serenia Living offers a complete lifestyle, wellbeing and leisure ecosystem. From a 10,000-sqft wellness club and an executive lounge to many other indoor and outdoor amenities, Serenia Living is an all-encompassing residential address with a distinctly elegant atmosphere. Residents are set to enjoy exquisite experiences that awaken the senses and invigorate the body and mind.



WELLNESS CLUB



AMENITIES

SERENIA LIVING

WELLNESS CLUB

Spa with Steam and Sauna Rooms

Dedicated Treatment Room

State-of-the-art Gym

Private Training Studio





Spa



State-of-the-art Gym

INDOOR CLUBS



AMENITIES

SERENIA LIVING

WINDOOR FUN

Private Cinema

Golf Simulation Lounge

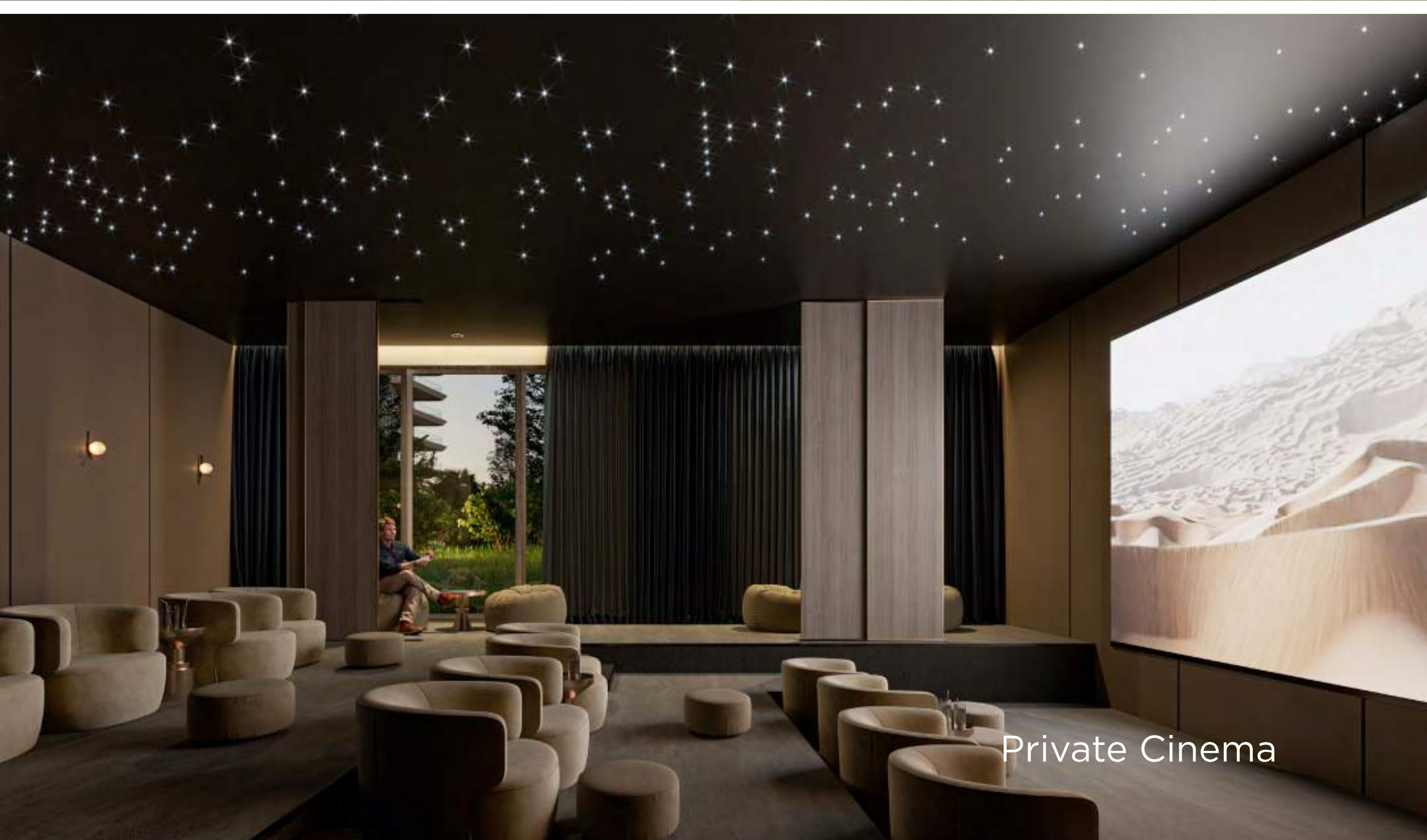
Children's Soft Play Area

Games Room for Adults & Teenagers





Golf Simulation Lounge



Private Cinema



Kids' Soft Play Area

OUTDOOR AMENITIES



AMENITIES

SERENIA LIVING

OUTDOOR AMENITIES

Paddle Court

Direct Beach Access

Children's Playground

Swimming Pools

Lap Pools

Lush Landscaping





Direct Beach Access



Swimming Pools



Lush Landscaping



Lush Landscaping & Water Features



Paddle Court

THE DETAILS



THE DETAILS

SERENIA LIVING

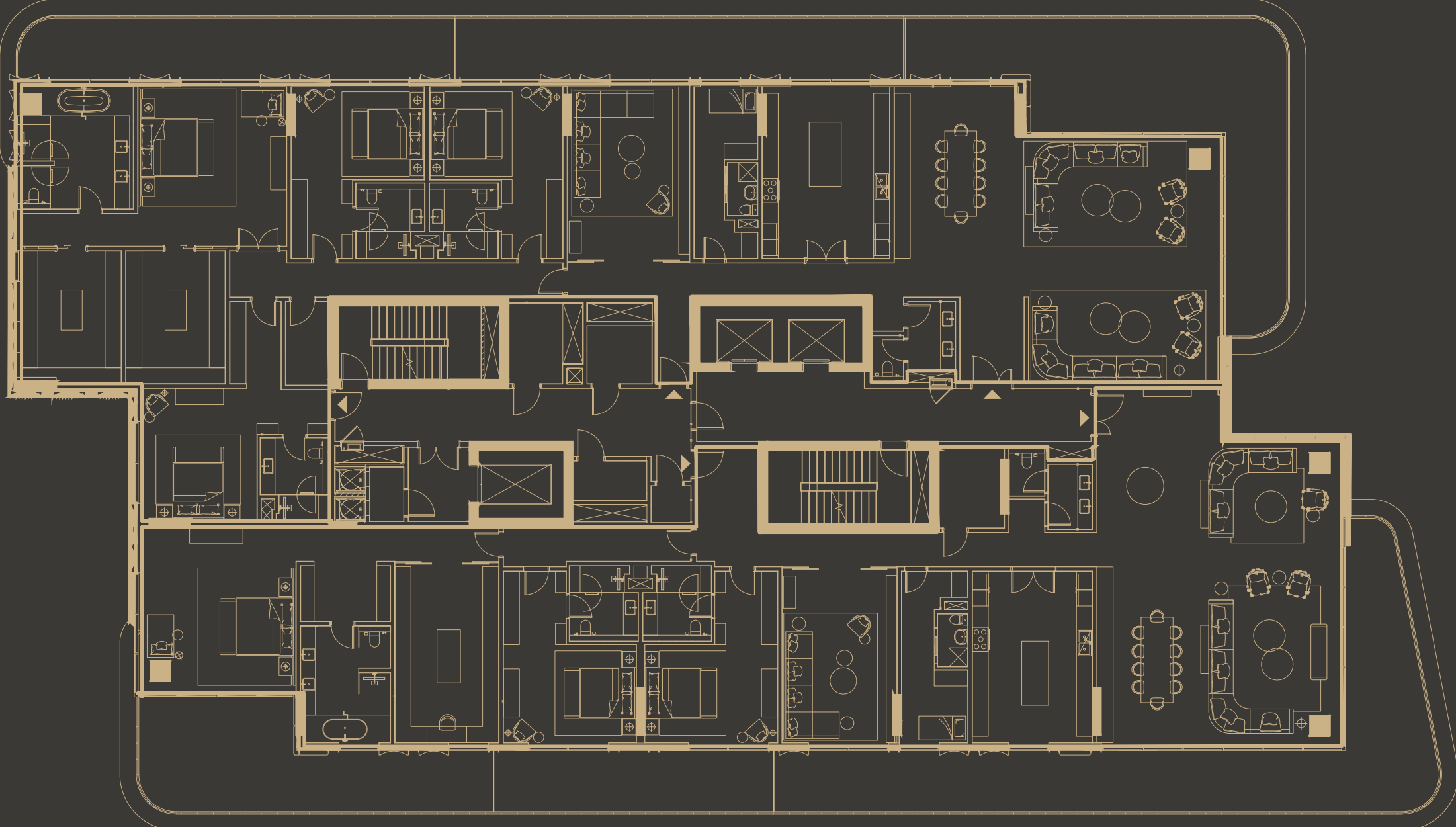
RECEPTION

Residents will be warmly welcomed into a VIP reception where central security teams ensure convenient access and enhanced visitor management. A premium concierge service will also be at the service of residents, providing them with the comforts of exclusive lifestyle management.





Lobby Entrance & Reception



THE DETAILS

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FLOOR PLANS

The layouts are designed to bring out the individuality of the residences whilst infusing a feel of luxury in every corner.



THE COLLABORATION



THE COLLABORATION

SERENIA LIVING

With the launch of Serenia Living, Banian and Palma Development continue working together to develop some of Dubai's most exclusive residential communities. The launch of Serenia Residences The Palm in 2015 marked the beginning of one of the most successful real estate collaborations in Dubai.



THE COLLABORATION



Serenia Residences, The Palm



Banian is an award-winning, Dubai-based holding company that has amassed a great deal of achievements over its 45-year journey. The company is committed to project excellence and the highest standards of quality.



Palma Development is a trusted real estate developer boasting a \$3 billion portfolio, which comprises 12 of the most celebrated developments that contribute to Dubai's iconic skyline. The company's operations span two decades of timely project deliveries, exceptional product-market strategies and differentiated returns for investors.



THE COLLABORATION

OTHER LANDMARK PROJECTS BY PALMA DEVELOPMENT

Other landmark project delivered
by Palma Development in
Dubai include:

Silverene Towers, Dubai Marina

*Olivara Residences & Park,
Dubai Studio City*

Serenia Residences, The Palm

Cayan Tower, Dubai Marina



Olivara Residences & Park, Dubai Studio City



Cayan Tower, Dubai Marina

THE COLLABORATION

SERENIA LIVING



Silverene Towers, Dubai Marina





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PRN: 2420

TAN: 0012004307004

RPN: 1074982891

Expected completion date: 31 December 2025