



THE RITZ-CARLTON RESIDENCES

DUBAI, BUSINESS BAY

*Your Path to Exquisite Living:
Ritz-Carlton Residences Business Bay*

The Ritz-Carlton is synonymous with luxury and world class service and now the distinguished brand is presenting an opportunity to make one of its residences your home. Located in Dubai, Business Bay, there are 52 residences, which tower 18 floors above the serene Dubai Water Canal, all of which are managed and serviced by one of the world's most distinguished brands





THE RITZ-CARLTON
RESIDENCES

DUBAI BUSINESS BAY



*Ritz-Carlton Residences Business Bay:
An Exclusive Collection*

Each home is unique and no two floors are the same,
the limited collection of 52 private residences
comprising:

- One-Bedroom - 7 residences
- Two-Bedroom - 22 residences
- Three-Bedroom - 8 residences
- Four-Bedroom Half Floor - 13 residences
- Penthouse - 4 residences

A Legacy of Luxury and Legendary Hospitality

The name Ritz-Carlton has long been synonymous with a peerless level of distinction, consistently redefining the very essence of luxury. With an unwavering dedication to delivering the most exceptional personal services and their unyielding commitment to the exacting standards have firmly established them as the foremost luxury brand globally



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The Residences

At The Ritz-Carlton Residences, one finds an unwavering commitment to the creation of perfection, transcending that of the ordinary. Each residence is perfectly tailored to meet the distinctive needs and refined tastes of its residents. More than just a home; it's a reflection of individual style and desires.

The interiors use a blend of calming colour palettes and natural raw materials throughout; rich oak flooring and sublime marble in the kitchens and bathrooms allow you to experience the lap of luxury in your very own home.

All residences come fully furnished meaning you can turn the key and instantly feel at home.

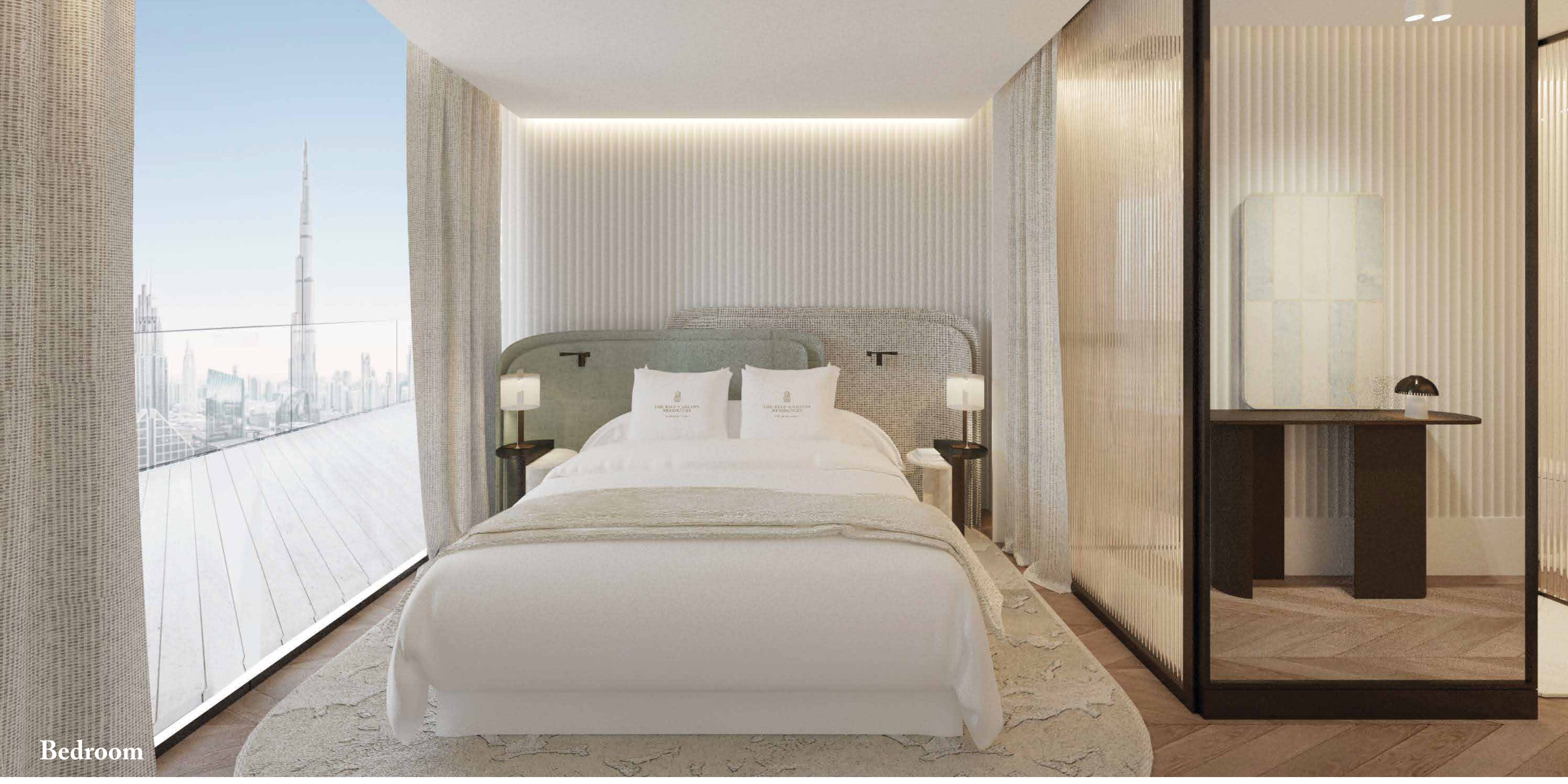
Master bedroom



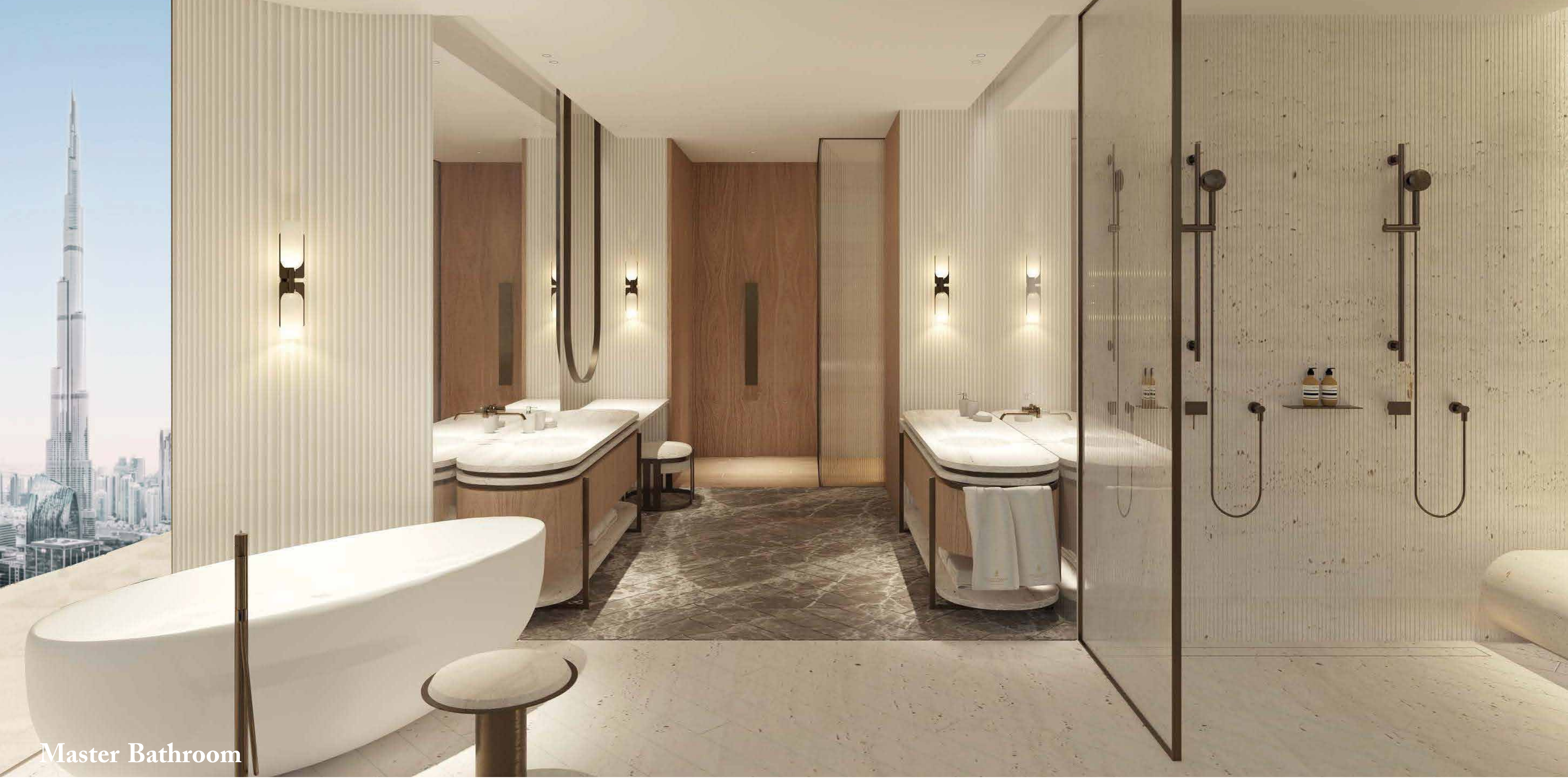
Living Room



Dining Room



Bedroom



Master Bathroom



Bedroom



Dressing Room



Entrance of The Penthouse

The Penthouses

The Six Bedroom Penthouses at The Ritz-Carlton Residences redefine luxury living. These penthouses boast a private gym, six generously sized bedrooms, and an expansive terrace that unveils a breathtaking full canal view. The infinity pool, seemingly merging with the serene canal waters, provides an exquisite touch of opulence, creating an in-home oasis like no other.

Where every detail has been thoughtfully conceived. From the elegant design to the stunning interiors, residents find themselves immersed in a world of grandeur and serenity. This is where luxury becomes an everyday reality, and dreams find their truest expression.



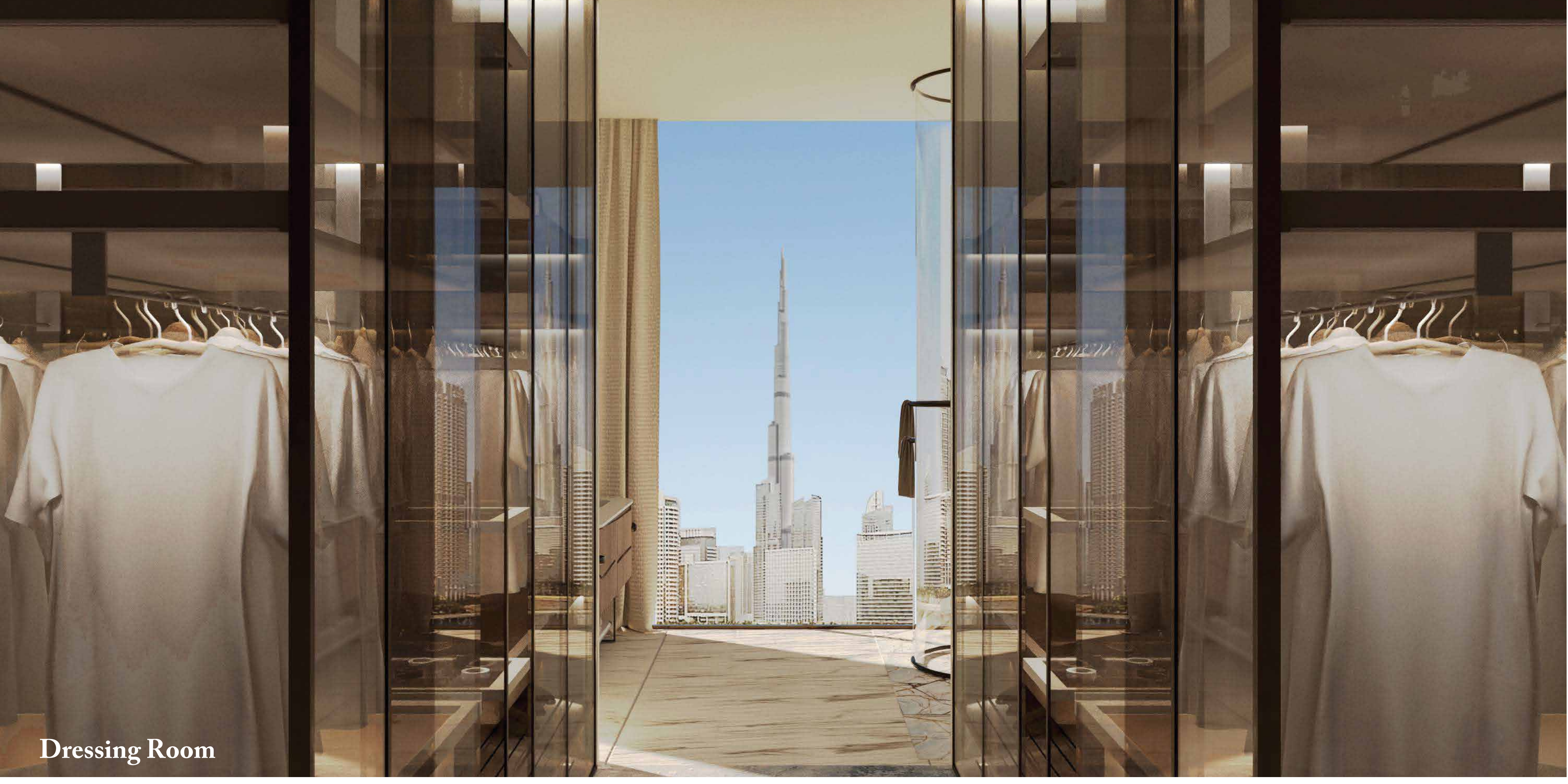
Living Room



Dining Room



Kitchen



Dressing Room



Master Bedroom
















Master Bathroom

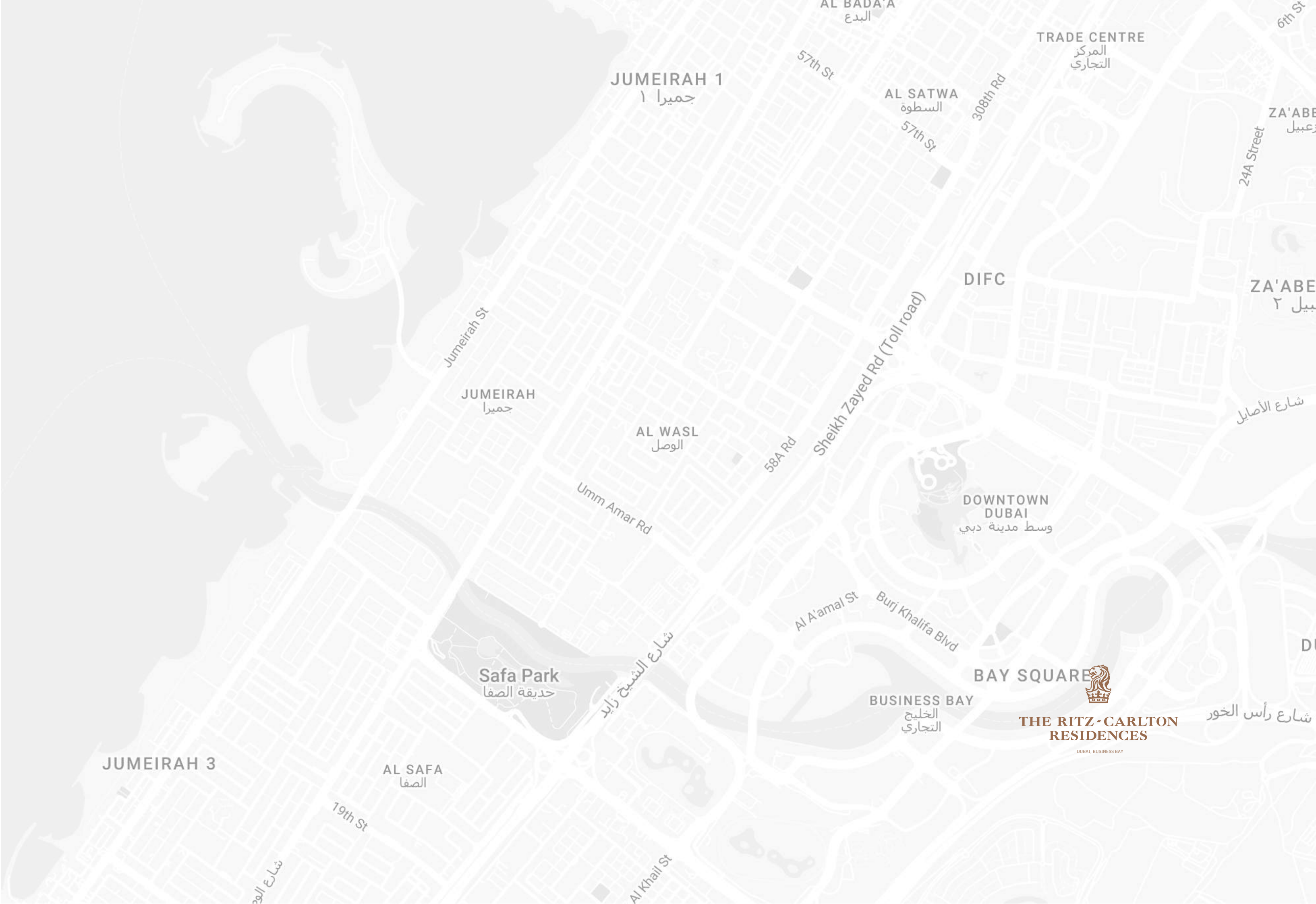


Living Room

At The Heart of It All

Residents enjoy direct access to the Business Bay Water Canal, a stunning view of the Burj Khalifa, and the convenience of having the Marina Yacht just steps away. This prime spot is also close to Downtown Dubai and iconic destinations like the Dubai Mall, making it a luxurious haven along the water canal.

📍 DESTINATION	🕒 Time
 The Dubai Mall	6 mins
 Burj Khalifa	7 mins
 Dubai City Walk	9 mins
 Ras Al Khor Wildlife Sanctuary	10 mins
 Dubai Design District	10 mins
 Dubai International Airport	14 mins
 Mall of the Emirates	14 mins
 Dubai International Financial Centre	9 mins
 Museum of the Future	10 mins
 Meydan Racecourse	15 mins
 Dubai Marina	18 mins
 Burj Al Arab	15 mins
 Palm Jumeirah	20 mins



Experience the Ritz-Carlton Lifestyle

Unwind amongst the expertly crafted, contemporary design that promotes everything one needs to feel relaxed in a calm and serene oasis in the very heart of Dubai.



Cigar Lounge



Attention to Detail that Leaves No Stone Unturned

Ownership of one of these highly coveted residences comes with an array of exclusive privileges, which extend beyond The Ritz-Carlton Residences to encompass numerous other hotels.

Including:

- Discounted room rates
- Upgrades (based on availability) at check in
- Breakfast included for two people daily
- Late check out (based on availability)
- Additional hotel amenities including spa credits (based on availability and location)

Marriott Bonvoy Platinum Elite Membership

- 4:00 PM late checkout (based on availability)
- Exclusive member rates
- Enhanced room upgrades (based on availability)
- In-hotel welcome gift (points, breakfast, amenity)
- Dedicated elite support point bonus (50%)
- Lounge access (at participating brands)
- Annual choice benefit (with 50 qualifying nights)

MARRIOTT
BONVOY™

Signature Spa



The Ritz-Carlton Residential Service

One of the many benefits that comes with ownership of one of the highly sought after residences is the fully staffed concierge team that is on hand to help assist you with your needs, whatever they may be. The concierge team is there to remove any stress and enable you to be fully relaxed with total peace of mind that you're being looked after by the very best.

Treatment Room



Essential Services			A La Carte General Services		
Airline/Private Air Reservations	Reserving Golf Tee Times	Pet Care/Kennel Information & Reservations	Grocery Shopping	Secretarial Services	Translation Services
Shopping Information	Restaurant Information/ Reservations	Theatre & Entertainment Information	Laundry/Dry Cleaning	Function/Event Planning	In-home Spa Treatments/ Services
Transportation Arrangements	Tour Information & Reservations	Butler/Doorman/Porter Services	Alterations Services	In-Residence Dining/Catering	Nanny/Child Care Services
Ordering Floral Arrangements	Spa & Salon Reservations	Common Area Housekeeping	Car Washing/Detailing	Mail Packing & Shipping	Pet Grooming
Coordinate Delivery Services	Services Information	Common Area Maintenance	Travel & Vacation Planning	Personal Chef Services	Vacant Home Care
Business Center	Move-in Coordination	Newspaper/Magazine/Package Delivery	Equipment Rental	Plant Care Maintenance	Activity Arrangements
Limousine/Car Service Reservations	Notary Public Services	Hotel and Guest Suite Reservations	Photocopies/Telegrams/ Facsimiles	Personal Trainer	Automobile Rental Reservations
	Valet Parking				

A La Carte Housekeeping Services

Vacuum & Mop Floors	Oven/Cook Top Cleaning	Clean Bathrooms	Light Bulb/Florescent Tube Replacement	Touch-Up Painting	Minor Electrical & Plumbing
Clean Mirrors	Strip Beds & Change Sheets	Wash Dishes	Furniture Assembly	Electronics Hook-Up	HVAC Filter Change
Dust Interior	Clean Patio / Summer Kitchen/ Cabana	Refrigerator Cleaning	Bulk/Move-in Trash Removal	Picture Hanging	

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

Amenities



State-of-the-Art Gym



Meeting Room



Bespoke Signature Spa



Expansive Lounge Area



Swimming Pool



Cigar Room



Ritz carlton
Resident's café



Business Centre



BBQ Area



Salon



Private Theatre



Concierge



Kids Play Area

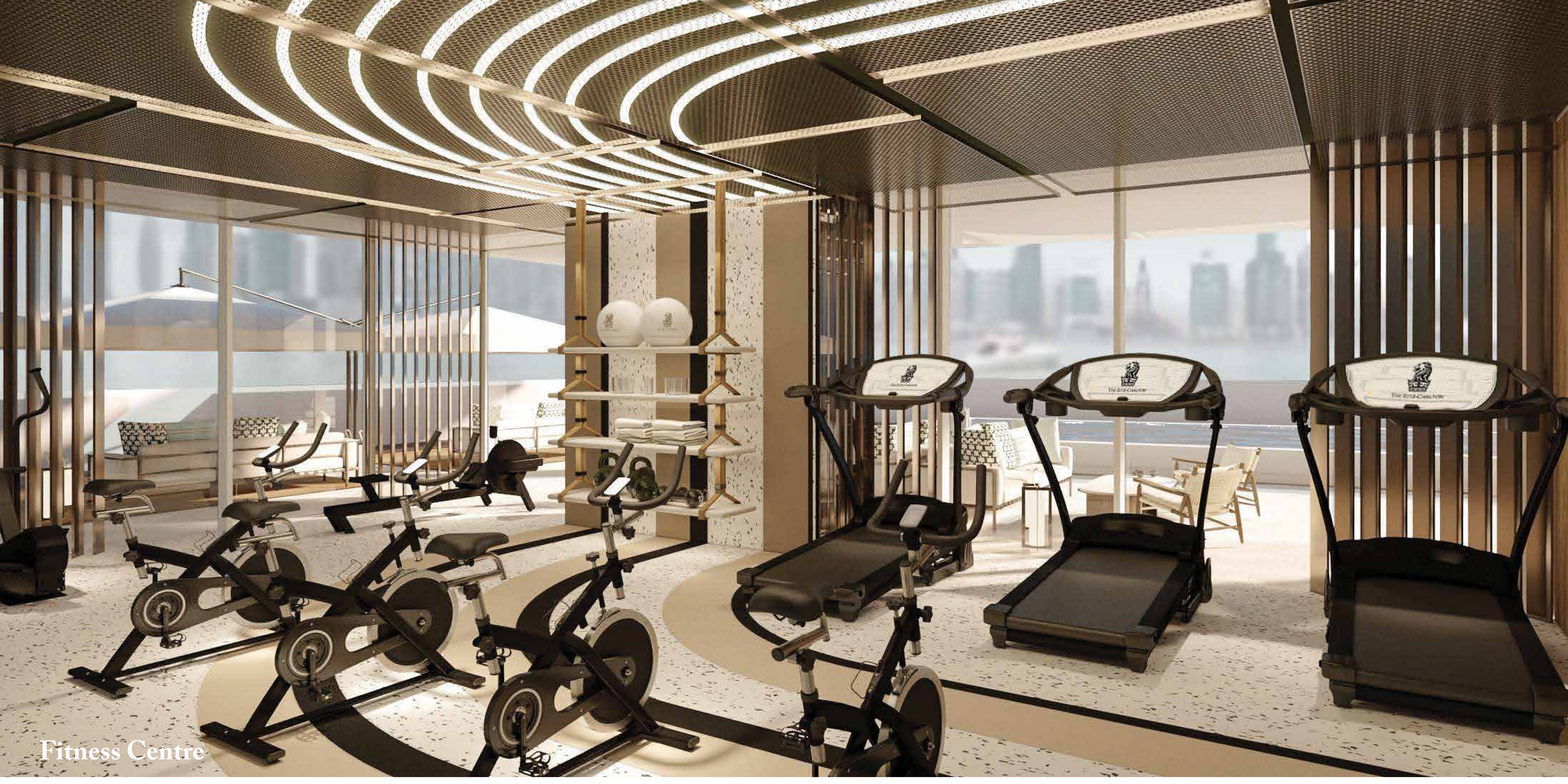


Uniformed Doormen



Library





Fitness Centre





Cinema Room



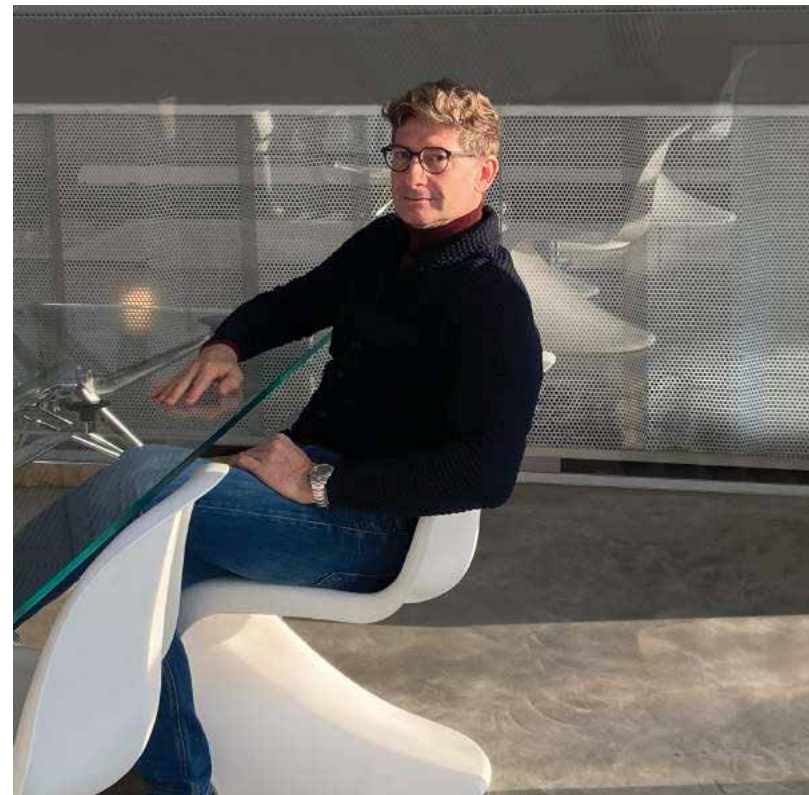
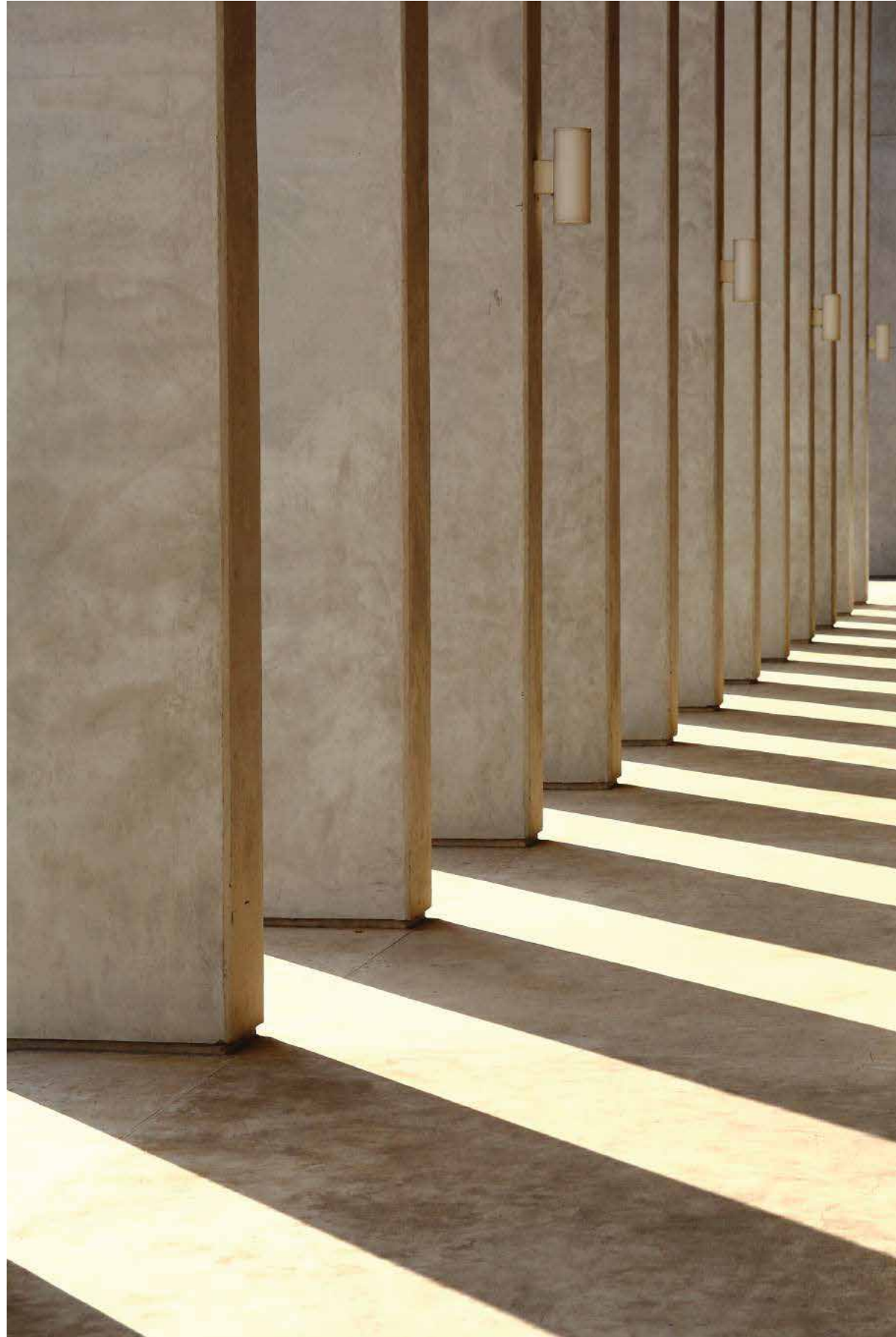
Hair Salon



Development Team

Kappa Acca
Real Estate Development

Kappa Acca, the project development wing of the Khamas Group of Investments, one of the most respected companies in the UAE. Khamas Group has grown with the tide of progress along with the developments of UAE. A highly regarded group within the construction sector, the company is globally recognized through its involvement in real estate development, hospitality, contracting and construction, FMCG, manufacturing, and education. Khamasa Group's stakes lie in major business interests, with over 120 ventures in 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

MMA STYLE
DESIGN
ARCH —

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.

Payment Plan

5%

1st Installment On Reservation

20%

2nd Installment On SPA Signing

15%

3rd Installment 30th Sept. 2024

10%

4th Installment 30th March 2025

50%

Final Installment On Completion Expected 4th
Quarter 2025





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