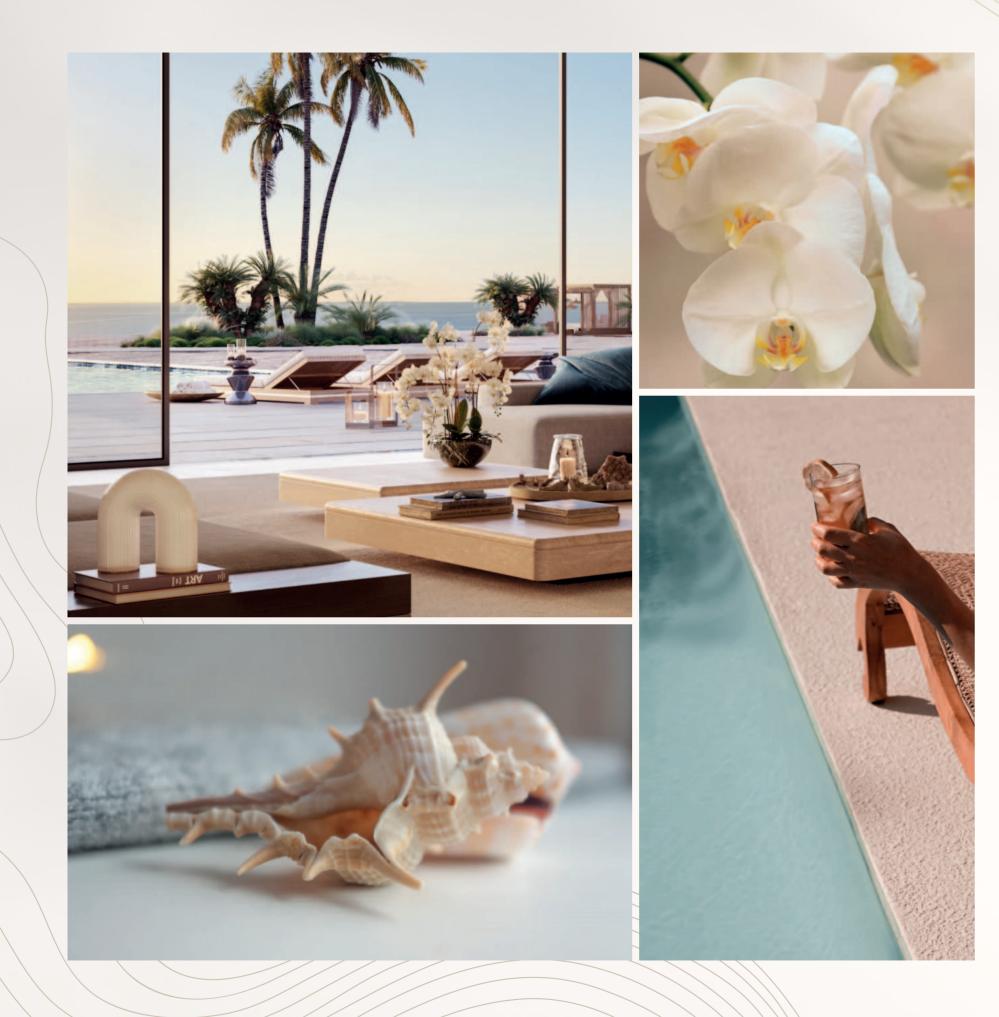


DUBAI ISLANDS HOTEL & RESIDENCES

FACT SHEET





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



DEVELOPMENT INFORMATION

VILLA RESIDENCES AND APARTMENT RESIDENCES - BEACH VIEW



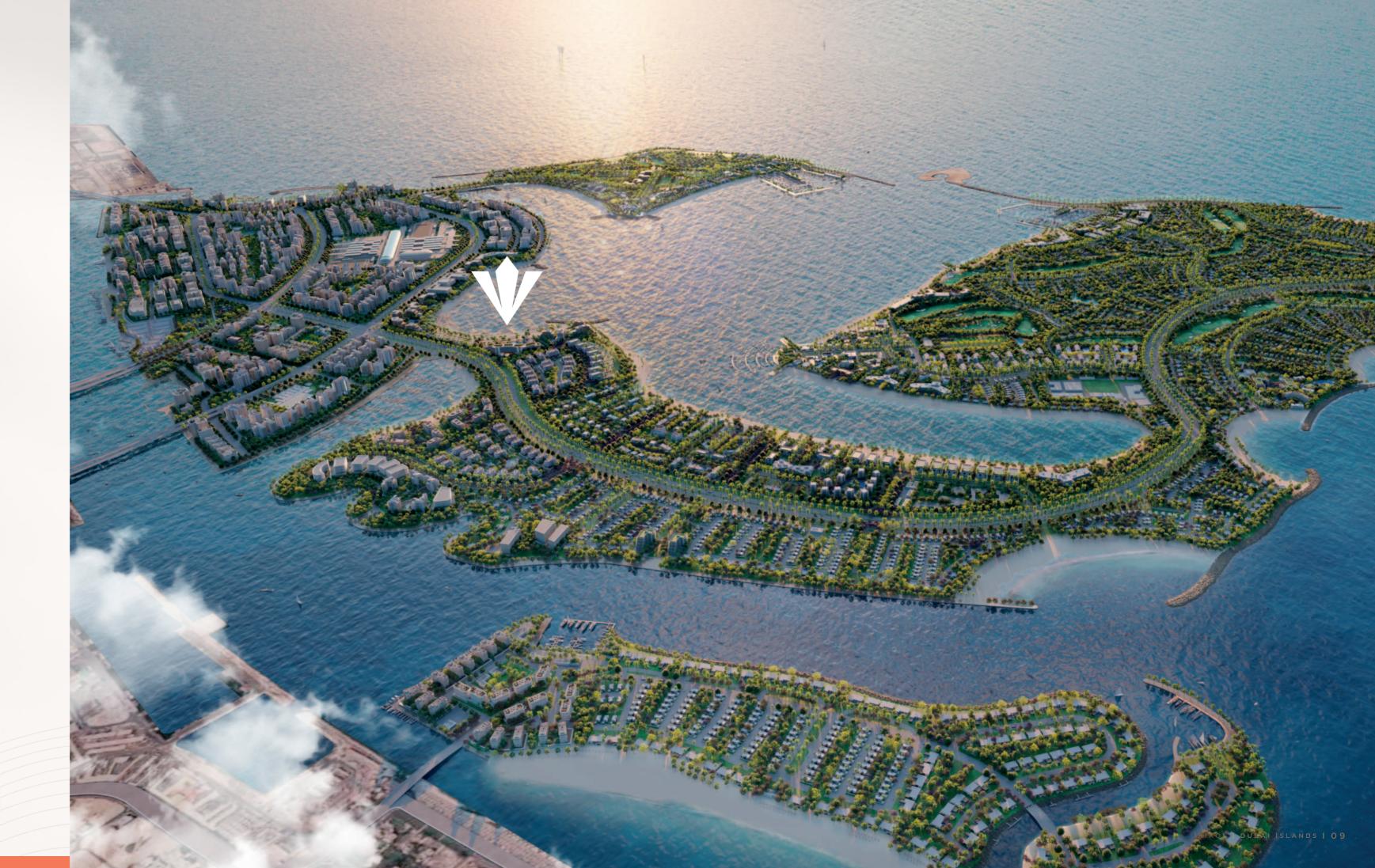
01 CONTEMPORARY WATERFRONT RESIDENCES

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



DUBAI

JUMEIRAH

M DUBAI MALL O DOWNTOWN DUBAI

S SAFA BRITISH SCHOOL

(s) COLLEGIATE INTERNATIONAL SCHOOL

10 | RIXOS | DUBAI ISLANDS

DUBAI ISLANDS

s victoria international school

S PRISTINE PRIVATE SCHOOL MAIN CAMPUS

S THE APPLE INTERNATIONAL SCHOOL

(S) THE ELITE ENGLISH SCHOOL

ITY DEIRA

M BURJUMAN

Oupail Creek

DUBAI INTERNATIONAL AIRPORT

SWISS INTERNATIONAL

VILLA RESIDENCES - OUTDOOR SPACE AND PRIVATE POOL

NO. OF5 Unit Types (Comprising of 1 Bedroom, 2 Bedroom, 3 Bedroom,RESIDENCEDuplex 4 Bedroom apartments, Beach Houses, & Villa Residences)TYPES

UNIT SIZES

SQM / SQFT

APARTMENT RESIDENCES

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

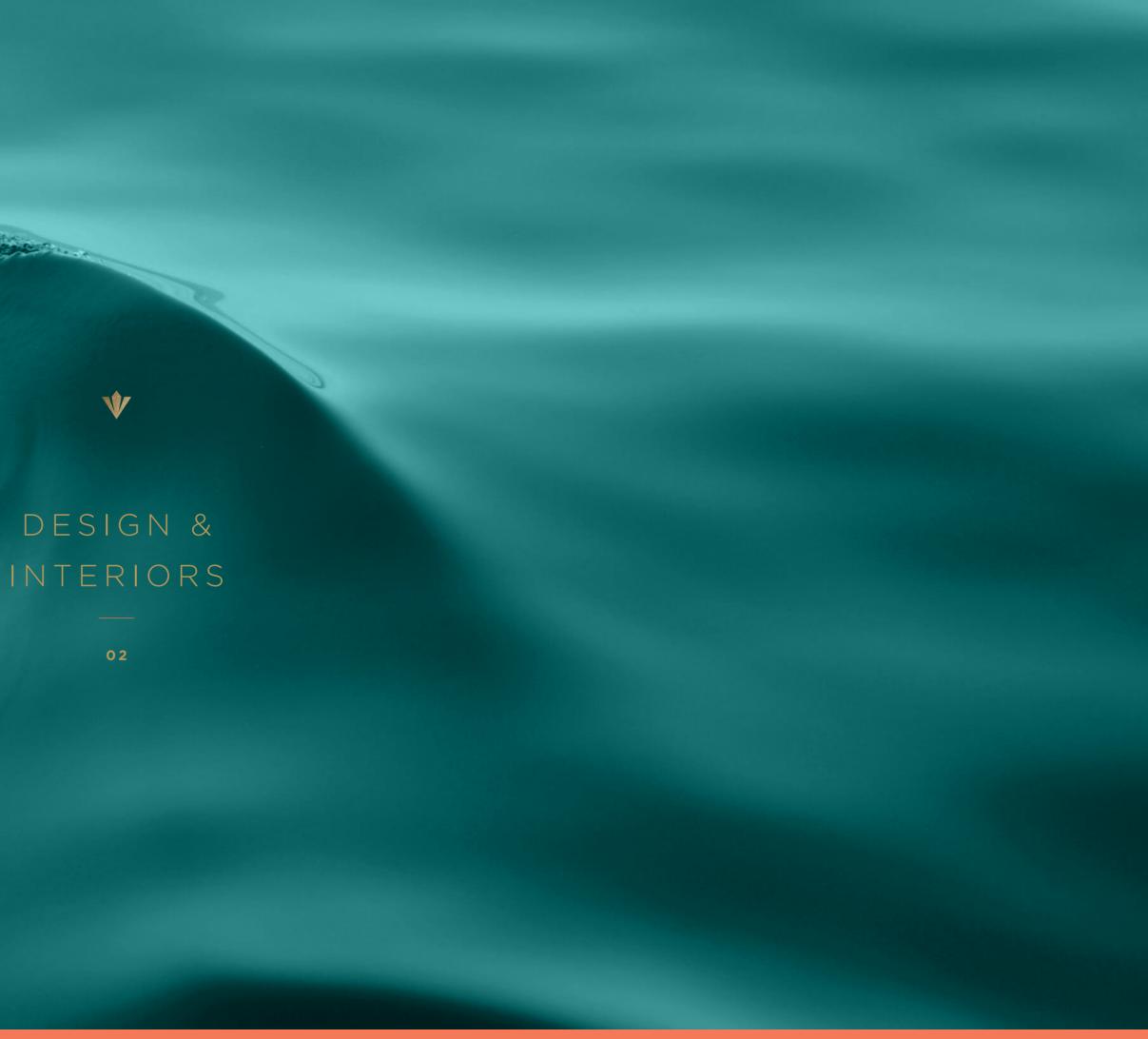
2 Bedroom range: from 373 sqm / 4,013 sqft to 480 sqm / 5,163 sqft

VILLA RESIDENCES (BUILT UP AREA WITHOUT PLOT) 590 sqm / 6,351 sqft



VILLA RESIDENCES SEA VIEW FROM THE LIVING ROOM

AA





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



VILLA RESIDENCES - MASTER BEDROOM

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 <u>owners</u>. Such <u>as</u>:

- 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

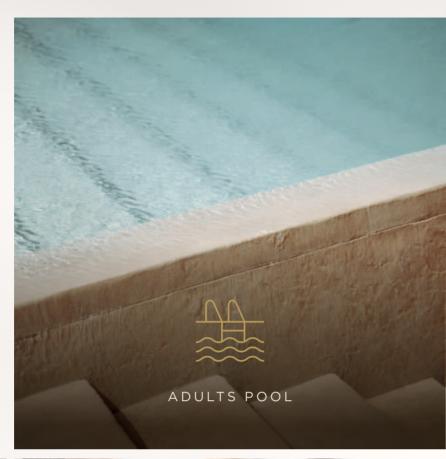


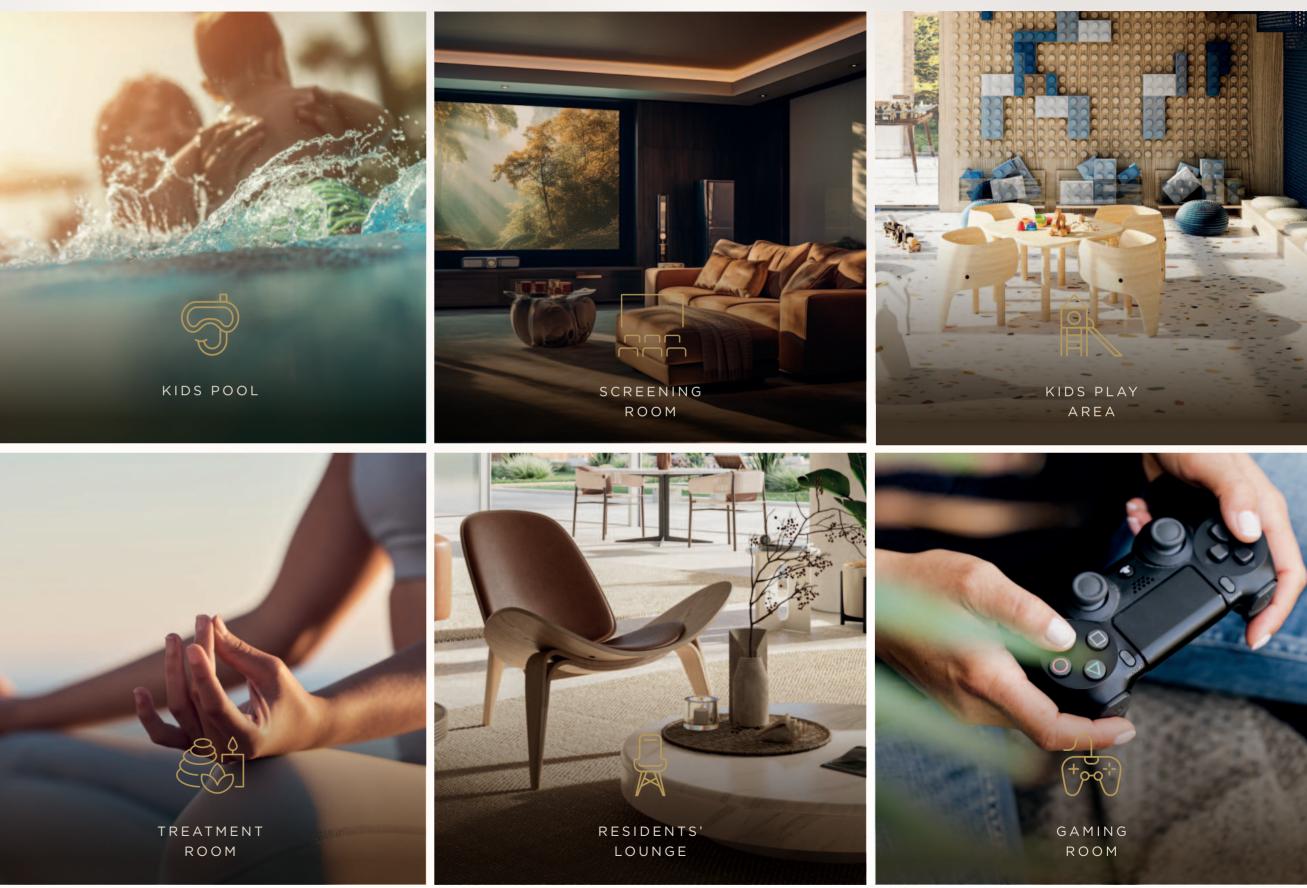
03

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

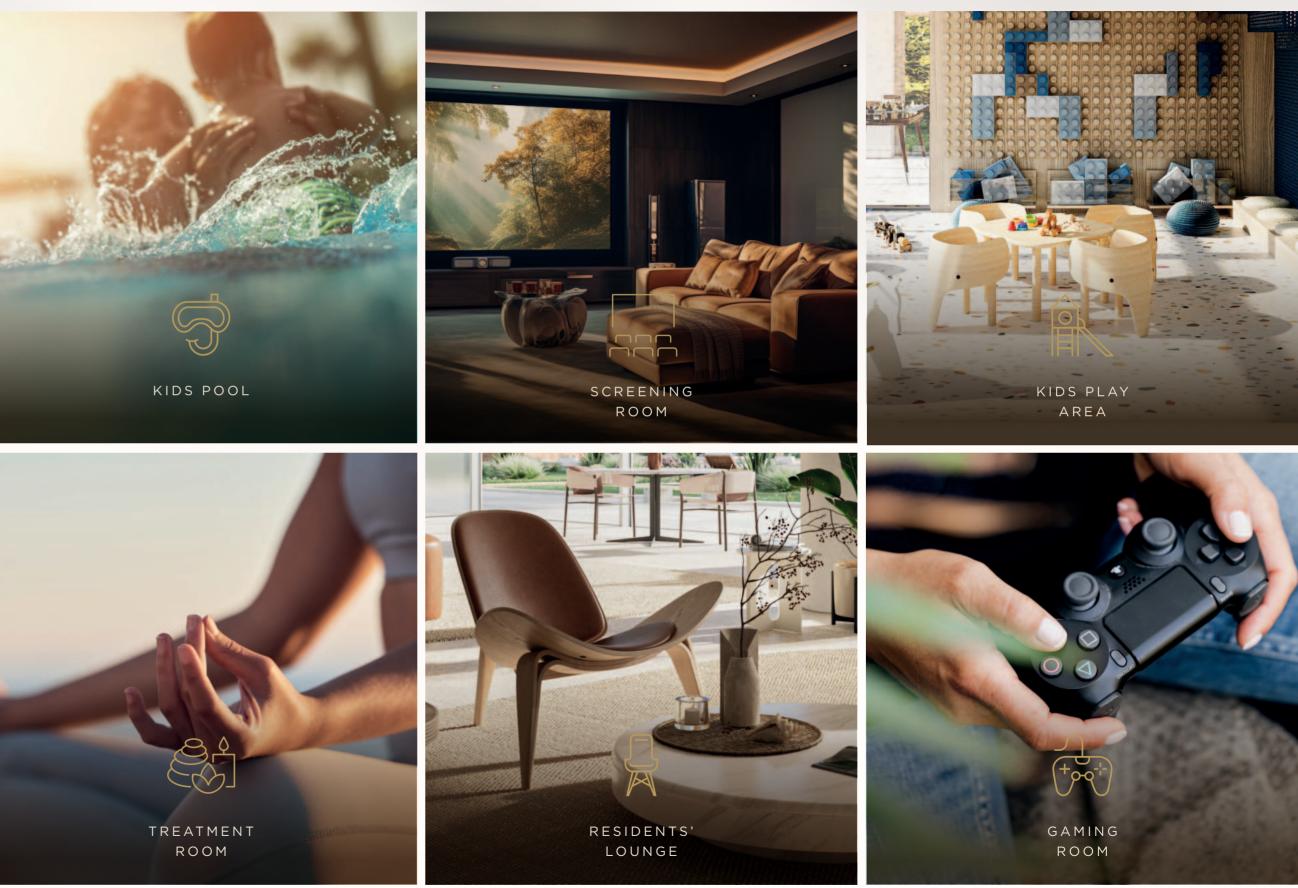






LOBBY CAFÈ

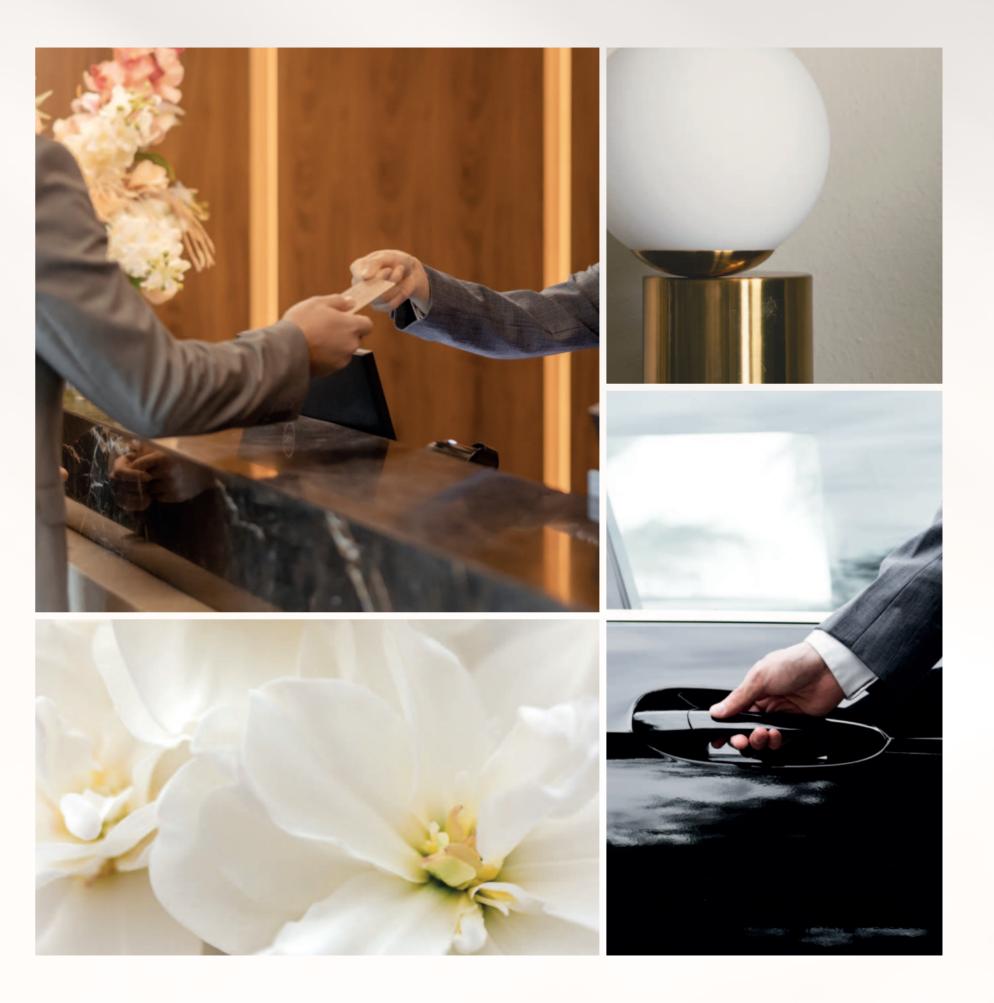


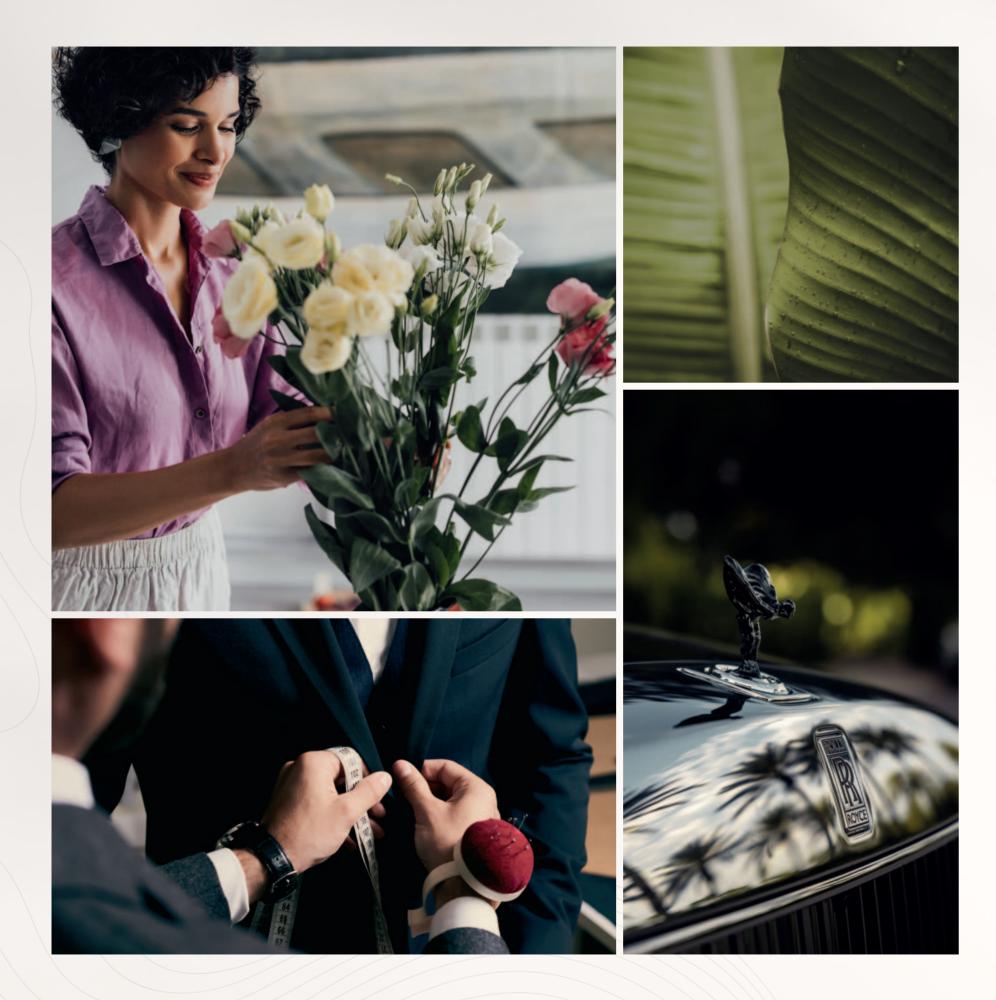


CORE SERVICES*

- 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



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







DISCOVER MORE

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