

The Community

Royal Estates, located in Dubai Investment Park, features two distinct villa styles: Amari Villas with sleek modern designs and Marbella Villas with timeless classic elegance. Both communities offer luxurious interiors, unique features like private elevators, spacious layouts, and closed kitchens—all with the convenience of handover this year

Why Royal Estates?

- **Tailored Styled Homes:** 4-Bedroom homes featuring thoughtfully crafted layouts and luxurious finishes
- **Handover This Year:** Move into your dream home this year, avoiding the typical 3-6 years waiting period.
- **Elevators in Villas:** Private in-villa elevators add a touch of sophistication and ease to your daily living.
- **Closed Kitchens:** Enjoy the privacy and functionality of fully enclosed kitchens, designed for convenience and modern living.
- **Interior Canvases:** Neutral material palette invites personalization, allowing residents to infuse their unique personality
- **Convenient Location:** Close proximity to Etihad Rail and Metro ensures seamless connectivity to key destinations across the UAE



TYPE	Units	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	Average BUA Area (sq. ft.)	Starting Price (in AED Mn)
AMARI	55	1,364	1,710	2,931	3.40
MARBELLA	41	1,274	2,178	2,780	2.85

Limited 96 units, 4-bedroom Classic and Modern villas with elevators and Ground + First + Second Floor layout.



Expansive layouts

- With spacious layouts, exquisite finishes, closed kitchens and inbuilt elevators, Royal Estates is a premium choice for those who value luxury and functionality

Location and Community

- Unparalleled access key to destinations, including Maktoum Airport, Jumeirah Golf Club and Downtown
- Framed by serene parks, gardens, and natural reserves, providing residents with a peaceful retreat
- Royal Estates is surrounded by top-tier schools, state-of-the-art healthcare facilities, and vibrant community centers
- Located in a low-density community, offering privacy while fostering a vibrant, inclusive neighbourhood

Payment Plan	Payment Percentage	Date
Down Payment	14%	Immediate
1st Instalment	10%	Within 1 Month
2nd Instalment	10%	Within 3 Months
3rd Instalment	10%	Within 6 Months
4th Instalment	10%	Within 8 Months
5th Instalment 100% Construction Completion	50%	Handover

Amenities



- Shopping & Dining
- Pool Deck
- Kids Playground
- Ample Healthcare Facilities
- State of Art Fitness Centre
- Community Centres
- Recreational Facilities
- Community Parks

