

405 THE ROYAL ATLANTIS

Stunning, fully furnished **3 bdr sky court** with the Palm view,
Huge terrace, unique layout, duplex, private swimming pool.

FLOOR : 4

SQUARE : 440 SQM

VIEW : PALM VIEW

63 000 000 AED

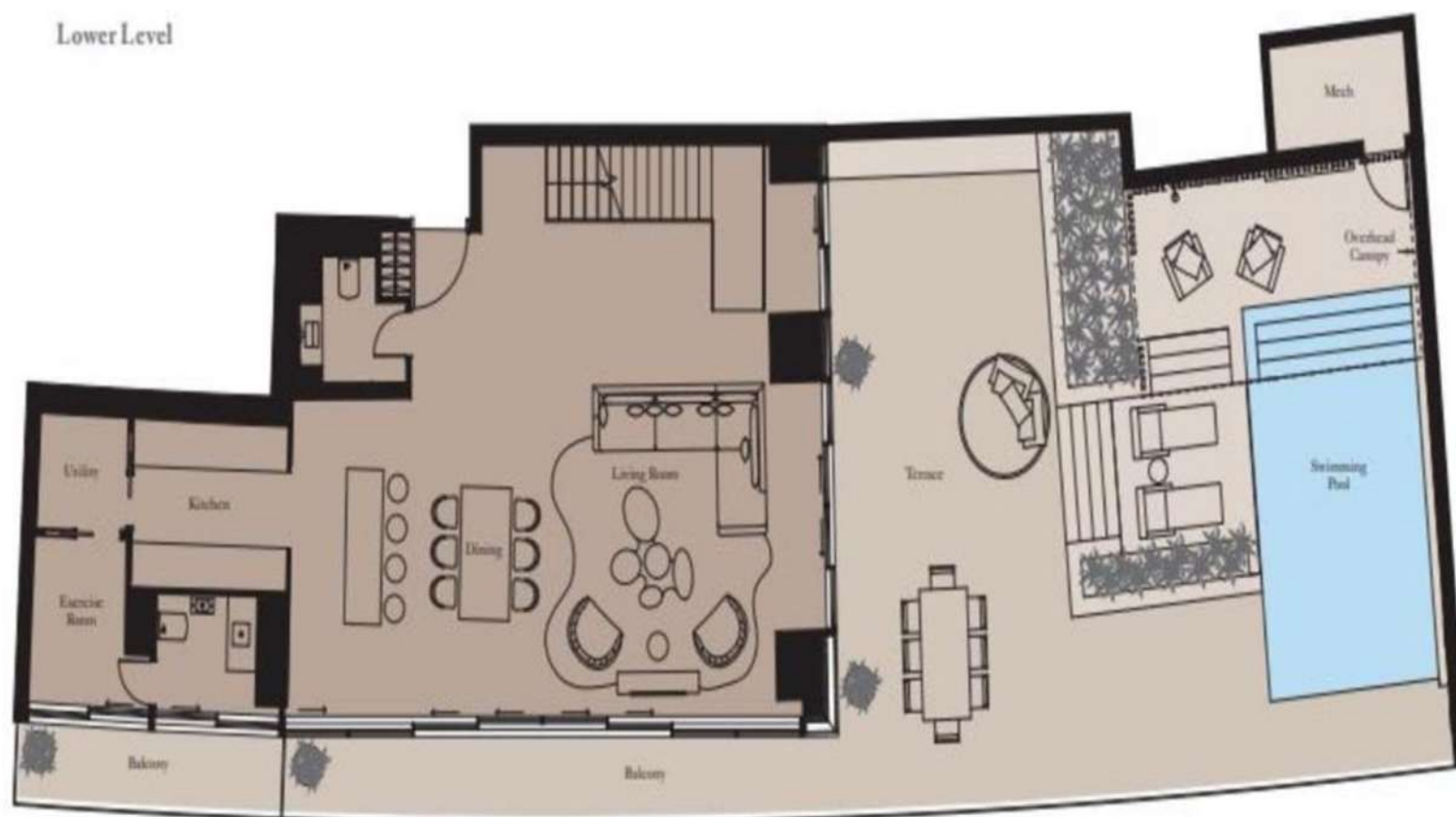
\$17 260 000

Upper Level



View towards The Palm

Lower Level



View towards The Palm

405

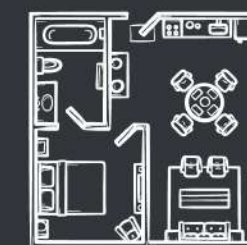
THE ROYAL ATLANTIS

Stunning, fully furnished 3 bdr **sky court** with the Palm view, huge terrace, unique layout, duplex, private swimming pool.

Living Area : 311 sqm

Balcony Area : 185 sqm

Total Area : 496 sqm



Selling with furniture, technique and decor

TOUCH THE BOTTOM

GENERAL INFORMATION

Service Charge : 39 AED per sqft

Upgrade : according to the photos

Full Palm View and huge terrace





LIVING ROOM



LIVING ROOM



LIVING ROOM



The image shows a bright, modern living room. A large, light-colored sectional sofa is the centerpiece, adorned with several teal and blue throw pillows. In front of the sofa is a low, rectangular coffee table with a glass top and a metallic base. To the right, a long, low console table holds a large television, a floor lamp with a black shade, and a tall, blue and white ceramic vase. A large window on the right side of the room provides a view of an outdoor area with a swimming pool, a patio with lounge furniture, and a building with a striped awning. The interior features a glass staircase on the left and a round mirror on the wall. The floor is covered with a patterned rug.

LIVING ROOM

KITCHEN





TERRACE



TERRACE



TERRACE



TERRACE







CABINET

CABINET









MASTER BEDROOM



MASTER BEDROOM

MASTER BEDROOM



MASTER BEDROOM



MASTER BATHROOM



A modern master bathroom featuring a long, white, minimalist vanity with two rectangular sinks and chrome faucets. The vanity is set against a wall of large, light-colored marble tiles. Above the vanity is a large, frameless mirror that reflects the room. To the right of the vanity is a wooden sliding door with two silver handles. In the foreground on the right, a black cylindrical planter with a gold stand holds a bouquet of white orchids. The floor is also made of large marble tiles, and a square drain is visible in the center. The ceiling has recessed lighting.

MASTER BATHROOM

A modern master bathroom featuring large, light-colored marble tiles on the walls and floor. On the left, a white freestanding bathtub is positioned against the wall, equipped with a chrome faucet and a handheld showerhead. To the right, a long vanity unit with a white countertop and two sinks is visible. The vanity has white cabinets with horizontal lines. Above the vanity is a large, frameless mirror that reflects the room. A warm, ambient light strip is installed under the mirror. The ceiling has recessed lighting. The overall aesthetic is clean, bright, and luxurious.

MASTER BATHROOM



SECOND BEDROOM

SECOND BEDROOM



SECOND BEDROOM



SECOND BEDROOM



THIRD BEDROOM



THIRD BEDROOM



THIRD BEDROOM



THIRD BEDROOM



BATHROOM



BATHROOM



WARDROBE

LAUNDRY



OWNER'S BENEFITS

30% DISCOUNT

- Food and Beverage discount 30% at restaurants
- Your dining history and your spend
- Book Aquaventure and Marine activities using UAE Residents rate
- Early bird bookings for events
- Exclusive invites to product launches and events subject to availability

LEARN MORE



THE KERZNER GLOBAL PRIVATE HOMEOWNER BENEFITS

- 30% discount on BAR rate across all Kerzner International resorts when booking direct
- 30% discount on Food & Beverage across all Kerzner International Resorts and
- 30% discount on internal (not outsourced) Spa, Retail and Resort a la carte provided directly by the properties operational team across all Kerzner International Resorts
- Access to special offers, events and benefits across all Kerzner International properties
- Discount applicable for entry level room category



FACILITIES AND SERVICES



CLOUD 22

See the Arabian Gulf stretch out before you as you lounge in an infinity pool set in the sky and sip on a truly exquisite cocktail. Welcome to a place meant for the very few, a place where the stunning views are only matched by an unparalleled lifestyle enjoyed by those who revel in luxury.



WELNESS

Spa treatment room with adjoining private relaxation area

- Steam room and sauna
- State-of-the-art gymnasium
- Indoor lap pool
- Outdoor relaxation/yoga lawn



CONCIERGE

- Assistance with recommendations and reservations:
Dining, recreation (Spa, Golf, Sports, Activities and Events)
Sight-seeing and Tours (Helicopter tours, Yacht and Boat cruises, Safari trips)
- Limousine and car rentals
- Assistance with general information on Dubai
- Business Centre services



FUNCTION

- Concierge Lounge
- Mail box for each apartment
- Wi-Fi in public areas
- Secured underground parking
- Basement Storage* (for lease)
- Basement Driver's Lounge
- Driver's Accommodation* (for lease)

LEISURE

- Resident's pool
- Private pool cabanas*
- Resident's beach
- Tennis court
- Poolside barbeque area
- Children's playground

DUBAI'S PREMIER DINING DESTINATION

We have selected some of the finest chefs in the world to create exceptional dining experiences like no other. Home to 17 world-class restaurants, including 8 helmed by celebrity chefs, Atlantis The Royal joins forces with Atlantis, The Palm to create a leading culinary destination in Dubai. From Michelin-starred concepts to gastronomic showstoppers, the world has not seen culinary mastery until now.



NOBU BY THE BEACH



DINNER BY HESTON
BLUMENTHAL



LA MAR BY GASTÓN
ACURIO



JALEO BY JOSÉ ANDRÉS



ATLANTIS
THE ROYAL
DUBAI





















