CLUB VILLAS

XXII CARAT

PALM JUMEIRAH

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XXII CARAT:
The hallmark of luxury estate

What is luxury living?
It's not just about extravagance and opulence, but also about embracing and enjoying a luxurious lifestyle.
XXII CARAT not only offers magnificent beachfront views, ultimate privacy, spacious accommodation and first class amenities, but also the opportunity to immerse yourself in a truly magnificent way of life.
XXII CARAT is the epitome of lavish living. It is the hallmark of a luxury estate and is simply one of a kind.

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XXII CARAT is a unique selection of twenty two stunning ultra-luxury villas in Dubai

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A LOCATION UNLIKE ANY OTHER

Palm Jumeirah is one of the most sought after destinations in Dubai

Atlantis The Palm Dubai

Palm Jumeirah is one of Dubai's most iconic landmarks and is one of its most sought after destinations. It is home to some of Dubai's most luxurious hotels such as One&Only The Palm, Jumeirah Zabeel Saray, W Dubai – The Palm, Kempinski, Waldorf Astoria, not forgetting of course the outstanding Atlantis the Palm.

Palm Jumeirah offers all of its residents the opportunity to relax and unwind on its pristine golden beachline, whilst gazing out at the glistening blue waters of the Persian Gulf. The perfect way to take in all the beauty that this island has to offer is to take a stroll along its Crescent walkway, breathe in the fresh sea air and take in the breathtaking views that surround you.

XXII CARAT is the jewel in the crown of this remarkable island and will allow every resident to experience all that it has to offer.

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101 lounge Dubai

One & Only The Palm

A multitude of first-class amenities can be found mere moments away

Jumeirah Zabeel Saray

A SENSE OF PLACE

Talise spa facilities

XXII CARAT is located in one of the most peaceful and tranquil parts of Palm Jumeirah, allowing residents to enjoy the serenity of their island retreat as well as ensuring complete and utter privacy.
A multitude of first-class amenities can be found mere moments away, such as the ultra-chic One&Only The Palm and the luxurious Jumeirah Zabeel Saray.

This neighborhood offers unparalleled access to a wide array of fashionable conveniences - with picturesque beachfront bars, gourmet dining from Michelin Chefs and the unmatched amenities of Talise, one of the greatest spas in Dubai. Residents of XXII CARAT will have the opportunity to enjoy all of these opportunities and so much more.

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BETTER ON THE BAY

This highly desirable location offers residents the opportunity to enjoy a leisurely beach lifestyle

XXII CARAT has been built at the heart of Palm Jumeirah's beautiful Bay, allowing residents access to a serine and quiet private beach bordered by the crystal clear waters of the Persian Gulf. This highly desirable location offers residents the opportunity to enjoy a leisurely beach lifestyle, as well as many exceptional amenities and activities. Choose to bask in the sun, take a morning jog along the beachfront, take a swim in the private swimming pool, or simply to relax in the shade of the poolside cabana.

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DETAILS MATTER

The developer believes that every aspect of this project is important. That's why it has paid special attention to even the smallest details in order to ensure that it has been completed to the highest standards possible.

The projects ideology of flawless attention to detail is reflected in both its energy efficient and environmentally conscious approach to construction, as well as the developers overall creative vision which aims to enhance every aspect of the residents' lifestyle.
The compilation of these aspects, coupled with the meticulous precision and care, is that of absolute luxury and comfort.

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ARCHITECTURE

By drawing on the principles of classical design, XXII CARAT has embodied the luxuriousness and free-spirited nature of the Renaissance period

The architecture of XXII CARAT project has been designed in an Italian Mediterranean style, inspired by architectural masterpieces from the Tuscany region. The facade of the property blends both greatly simplified and eclectic forms together to follow a typical Italian Palazzo style.

The fusion of a stucco masonry exterior, adorned with elements such as classical column, pergola terraces, arched doors and windows balances perfectly with the use of warm terracotta finishes, pastel colourings, handmade ceramics and exquisite wall paintings.

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IMMERSE YOURSELF IN NATURE

Private landscaped gardens

A traditional Mediterranean style aims to integrate homes with their natural settings, therefore considerable thought has been given to the projects landscaping architecture in equal measures with the design of the house.

Careful landscaping has provided a vivid, natural and bright living environment. This feeling of having a true Oasis in your private garden has been created by using lush greenery, exotic plants and pristine lawns. A sense of serenity and privacy has also been crafted through the use of a fencing system with built in sound barrier panels between each villa, ensuring that both sights and sounds from neighbouring villas are entirely eliminated and ultimately guaranteeing complete and utter privacy.

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INTERIOR

Each villa at XXII CARAT is designed to an exceptionally high standard of uncompromising quality and originality. Meticulously selected materials blend seamlessly with European furniture and fittings. Refined taste, long standing traditions of craftsmanship and great aesthetic sense are some of the distinguishing characteristics that lead the developer to select a fine array of creations from these designers.

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INTERIOR

Professional-grade kitchen appliances and French made, custom designed and fully accessorized cabinetry have been supplied for kitchen finishing.

A collection of premium Italian natural stones. They decorate rooms with style and originality and create incredibly elegant solution.

The lighting fixtures have been designed by master French glasscutters.

Italian manufactured and custom designed suspended bathroom cabinetry.

High quality, European style finishings has been chosen from the most established French and Italian designers.

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SPLENDOUR AND SPACE

The development is comprised of a limited number of properties, making it a prestigious gated community where every single villa has been carefully designed to provide each resident and their families with the maximum amount of space.

Every villa comes complete with its own private pool, grand garden and a large shaded outdoor area, not forgetting its expansive interior that consists of 7 ensuite bedrooms, expansive deck floor terraces and generous floor to ceiling heights. The combination of all of these facilities creates a dynamic space to suit every member of the family.

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A UNIQUE PERSPECTIVE

XXII CARAT allows unobstructed views of the surrounding area to be seen at each level

The properties have been placed in a terrace structure, every row of villas has been built at a different level. This carefully planned design gives each property unique features and allows a different perspectives of the surrounding area to be seen at each level. The developer has played special attention to detail to ensure that the placement of each villa will not only provide an unencumbered sea view, but also ensure complete privacy for the residents of XXII CARAT.

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Your view from XXII CARAT

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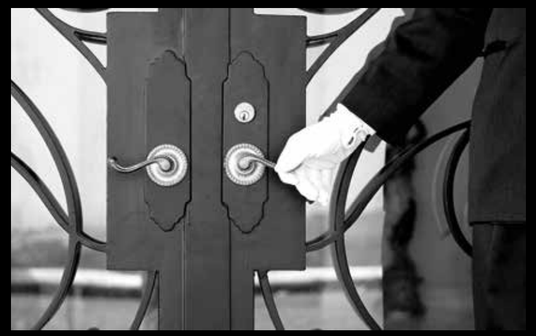
PREMIUM SERVICES

Restaurant reservation

24-hour concierge



Meet&Greet

24-hour valet parking

A 24-hour concierge service will be available at the clubhouse reception desk in order to enhance the daily experience of each and every resident. Expert on-site concierge staff will be on hand to arrange a wide variety of services including: housekeeping and maintenance services, tech support, Meet & Greets as well as restaurant and event bookings.

For the added convenience of each resident, 24-hour valet parking will also be available. Ensuring the privacy of each resident is of the utmost importance to the developer, consequently a round the clock security service will be put in place to guarantee that each property will remain safe and secure. Access to all of these amenities will ultimately create a sense of complete privacy, safety and convenience.

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SAPPHIRE

Villas 1-6

RUBY

Villas 7-14

EMERALD

Villas 15-22

23 Clubhouse

24 Community Pool

The area of this exclusive community spans over 500,000 sq. ft. and boasts 720 ft. long beachfront. There are three types of Villas- Sapphire, Ruby and Emerald. Each gem is built to the same high standards but offers a unique focal point.

Owners of each residence will all have opportunity to enjoy the 82 ft. swimming pool with its direct access to the central area of the beach, or relax at the poolside cabana and take advantage of the clubhouse which offers an assemblage of concierge and service facilities.

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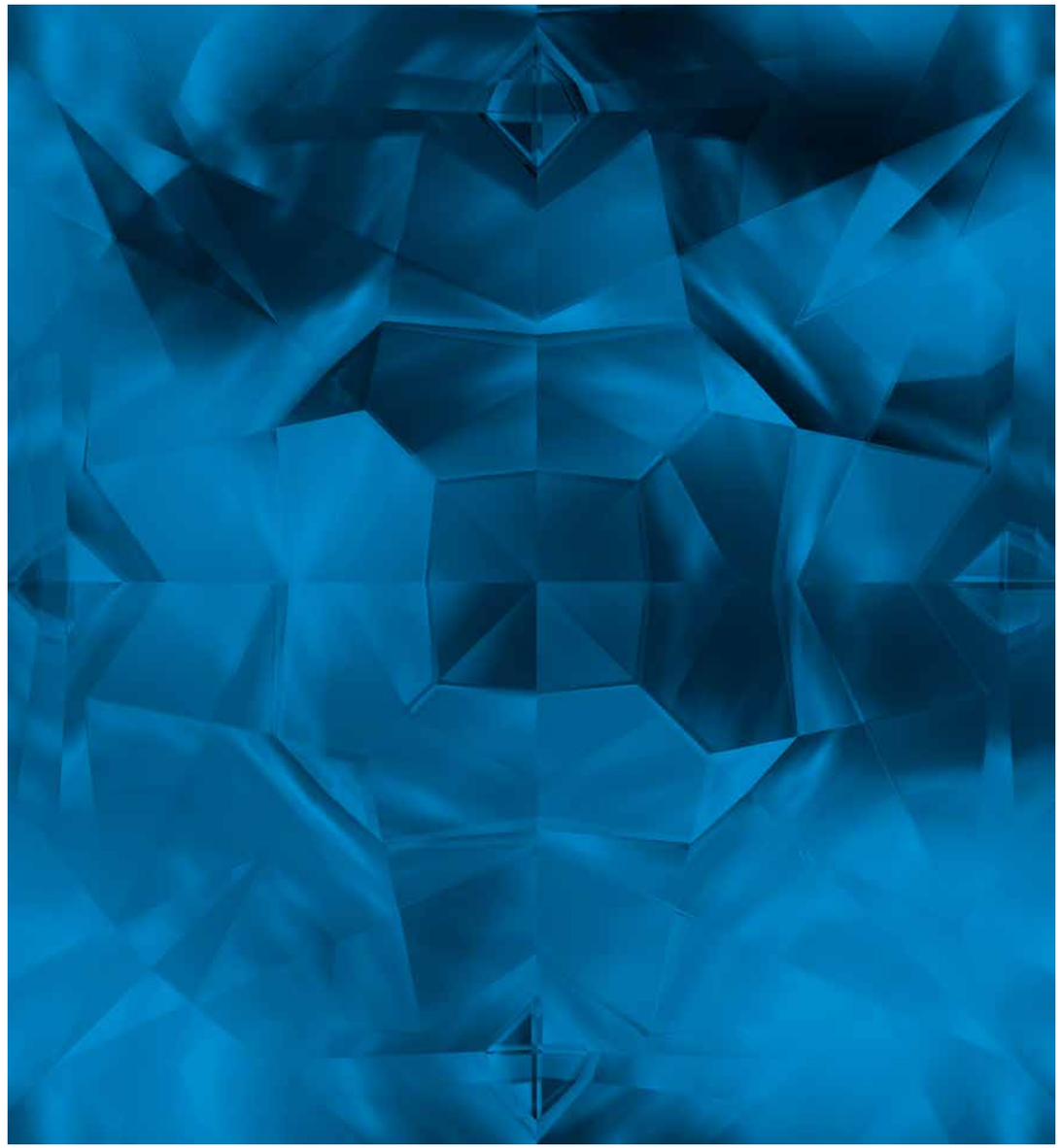
SAPPHIRE



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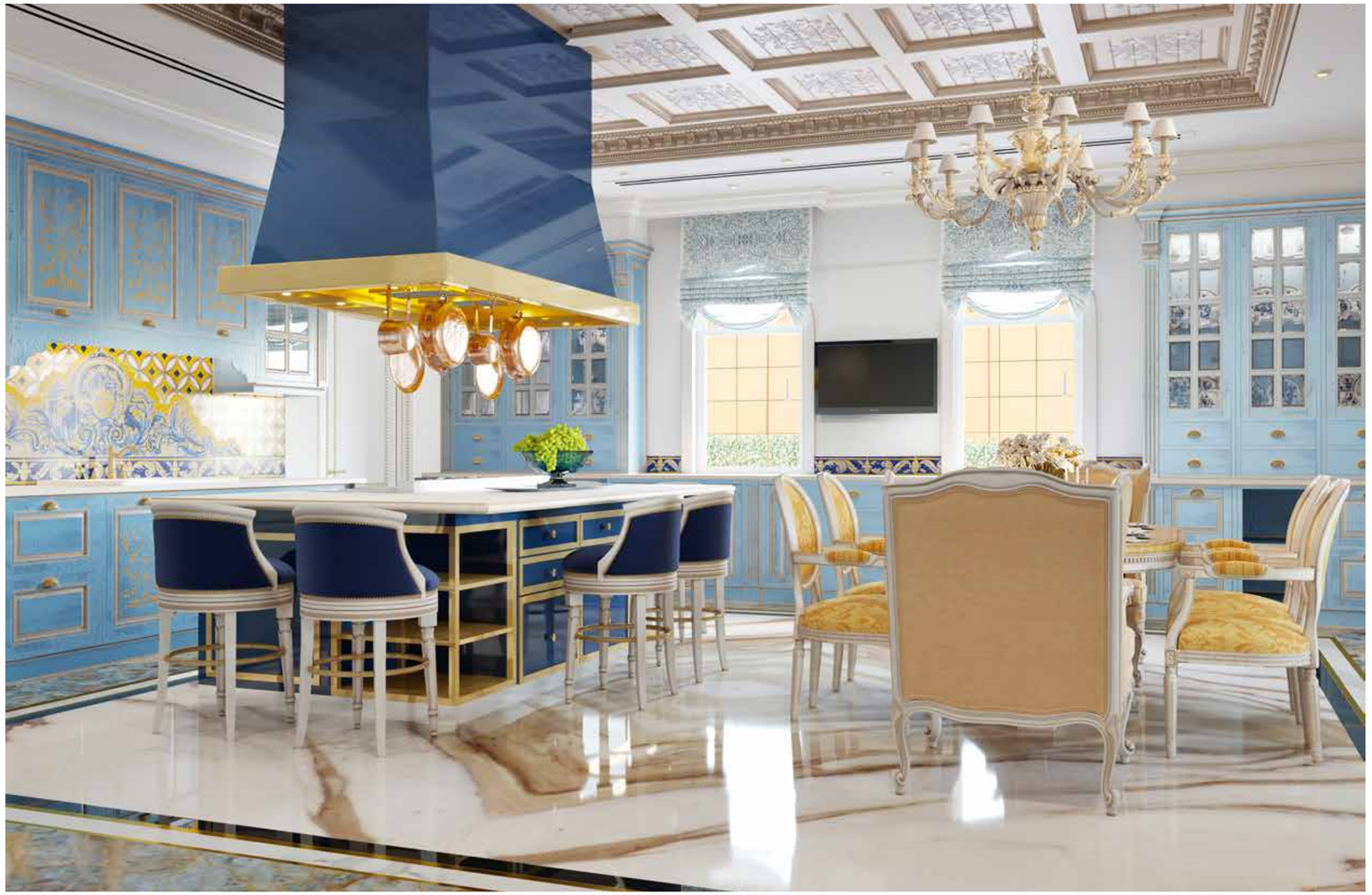
SAPPHIRE VILLAS



These 6 villas each have a waterfront setting and direct private access to the beach. Each villa will offer picturesque views of Palm Jumeirah and its most iconic landmarks. The estate itself is the largest of the plots and has the most expansive floor planning of all the villas. The Sapphire villas boast a luxury lifestyle for the chic buyer who is looking for an exclusive residence nestled on the Palm.

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The Sapphire villas boast a luxury lifestyle for the chic buyer who is looking for an exclusive residence nestled on the Palm

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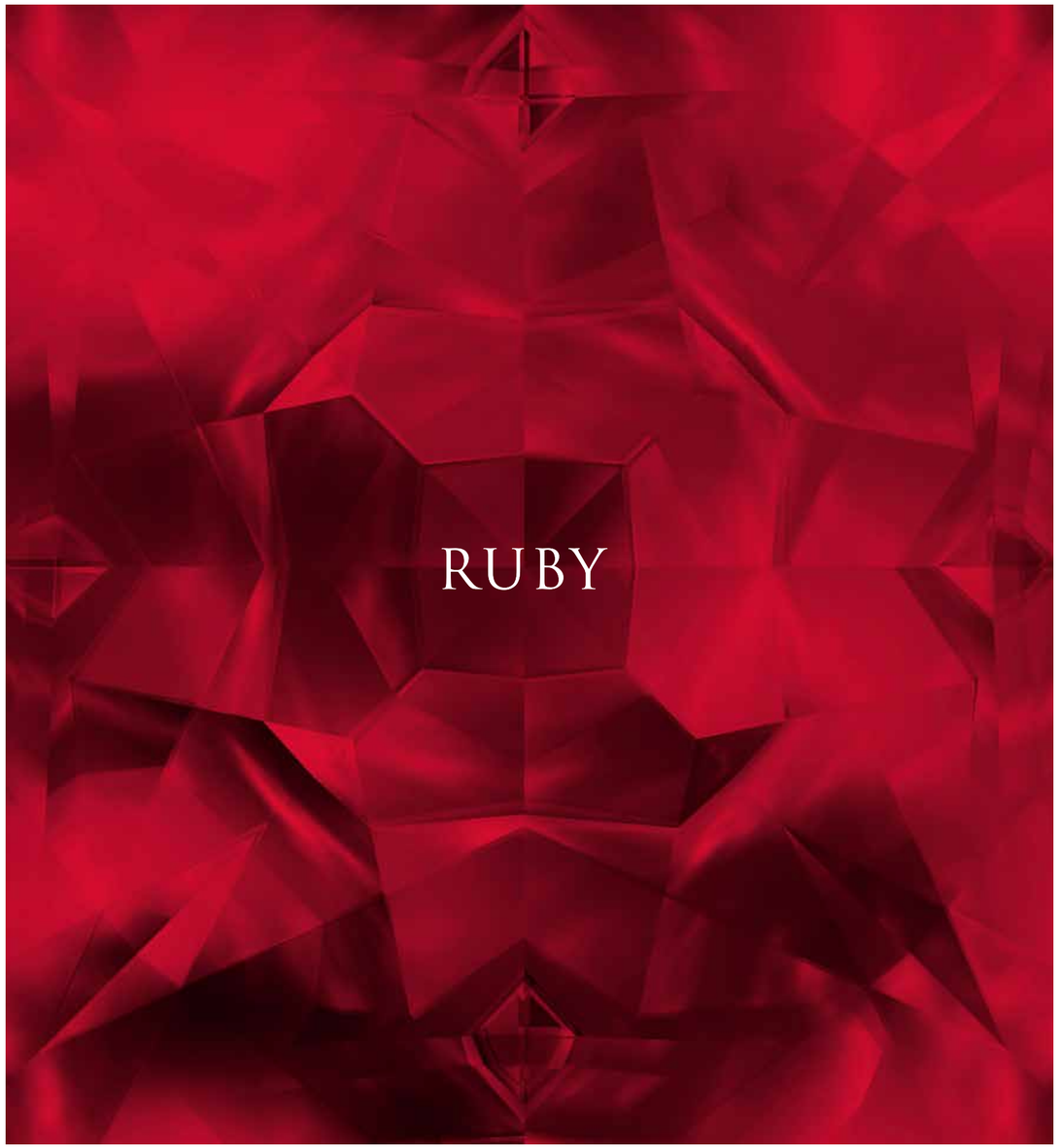

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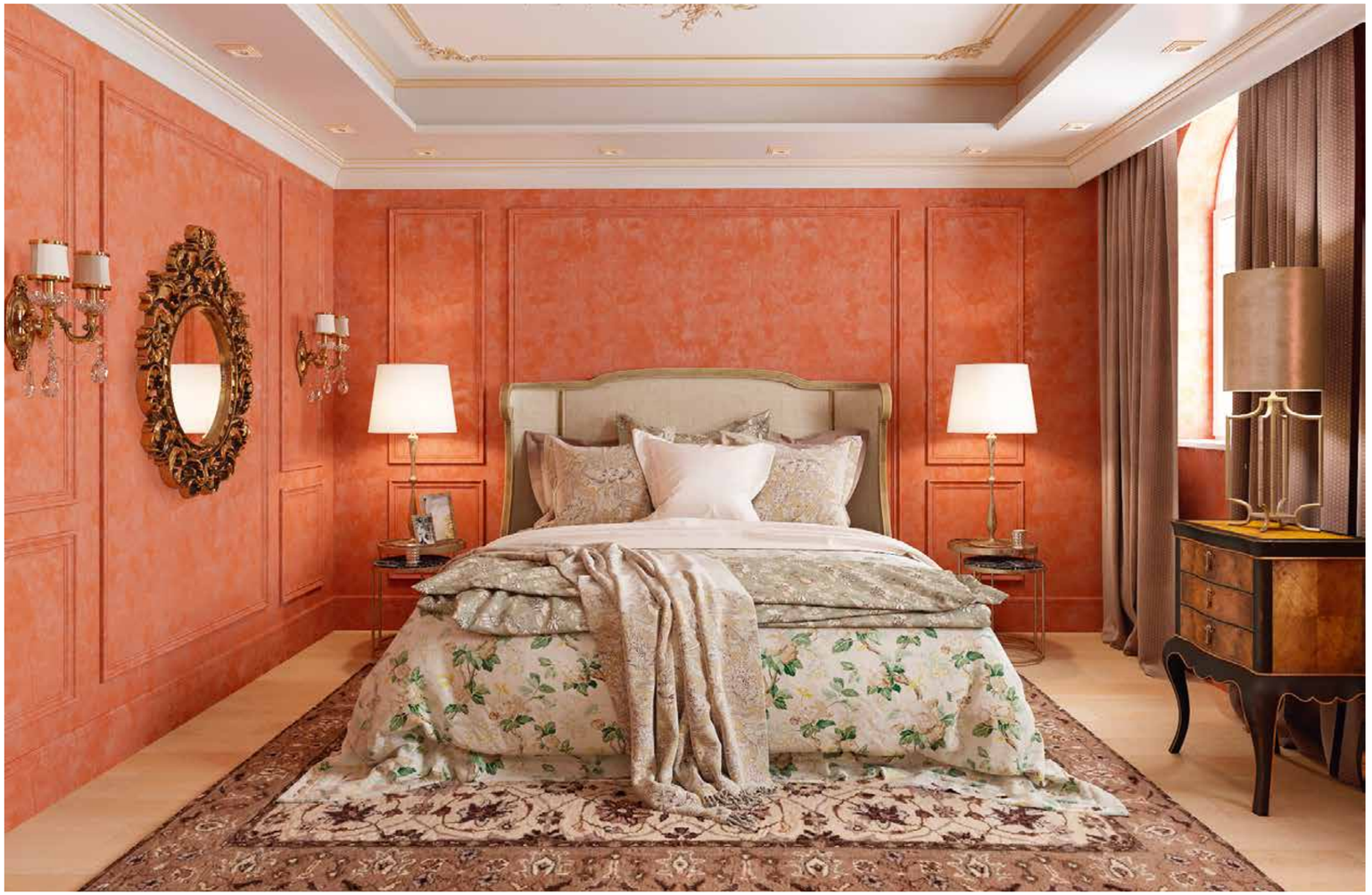
RUBY VILLAS



The 8 Ruby villas are placed at the top of the terracing structure, allowing residents to enjoy unobstructed panoramic views of the surrounding area. These are also the only types of villas which have private elevators with direct access to the basement garage. The villas abundance of space allows many unique features such as a wide open rooftop terrace area, an ideal place for family gatherings where you can all appreciate the unmatched views of the Dubai skyline.

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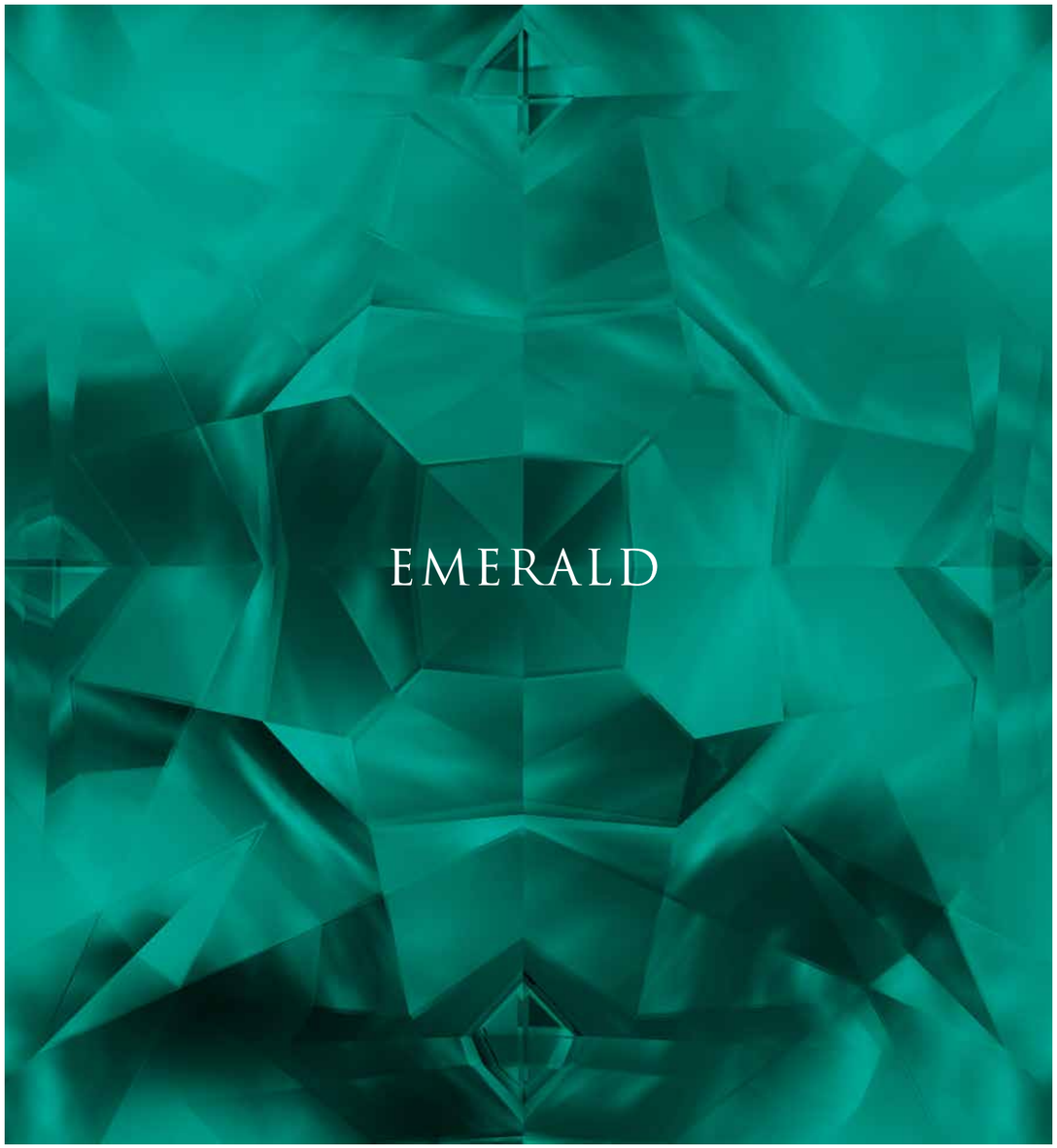

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EMERALD VILLAS

These 8 villas all boast exceptional views from the ground floor and beautiful private gardens which have been expertly landscaped and adorned with exotic flowers and lush foliage. The residents of these villas will be able to relax in the privacy of their spacious terrace or spend time in their personal swimming pool. All this can be enjoyed whilst taking in aspects of ever changing Dubai skyline, such as the gorgeous Dubai Marina and the world's largest ferry wheel, The Dubai Eye.

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SPECIFICATION

VILLA FEATURES:

– 7 ensuite bedrooms
– 360° unobstructed water and city views
– Private pool
– Private landscaped garden and terrace
– First line villas offer exclusive private access to the beach directly from the plot
– Central villas have access to private roof terrace and direct lift to basement parking
– Expansive floor plan layouts
– Selected villas have office and library spaces
– Open to below floor plans
– Maid rooms with separate entrance and storage rooms

BUILDING FEATURES:

– Mediterranean architectural style
– Terraced site structure
– Otis GEN2 lifts produced in Europe
– Invarmex stainless steel pools with circulation, temperature control and cleaning systems
– Villas covered by Keim paints: high quality Bavarian mineral paints with a 50-year fade away warranty
- Walls filled with red clay bricks by Yamama, a natural material from Saudi Arabia
– All windows fitted with dust and noise reduction systems
– Noise barrier fencing system
– 30% of the site is covered by landscaped green area

SERVICES & AMENITIES:

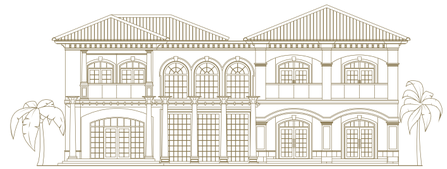
- Concierge
- 24hr security
- 24hr valet parking
- Secure basement parking for residents
- Transportation services within the site
- Meet & Greet
- Housekeeping
- Gardening
- Pool maintenance
- Tech support
- Clubhouse facilities
- 25 m. central pool with beach access
- Poolside cabana bar

INTERIOR FEATURES:

– French made, custom designed and fully accessorized kitchen cabinetry finished in natural timber
– Professional-grade kitchen appliances
– Stone worktop and splash back in marble in the kitchen
– Italian manufactured and custom designed suspended bathroom cabinetry
– Italian hand-made faucets and fixtures
– Crystal bathtub, handcrafted in Italy
– Polished, imported Italian marble floor, base, and accent walls
– Imported Italian doors in matte lacquer
– Imported European electrics

UNIQUE FEATURES:

- The ultimate waterfront living experience
- Exclusive beach access
- Gated community
- Panoramic views of the Dubai Marina Skyline and Palm Jumeirah
- Neighboring One&Only the Palm, Jumeirah Zabeel Saray and W Dubai the Palm hotels



THE HALLMARK OF LUXURY ESTATE

DISCLAIMER. The conceptual renderings provided in this brochure are for artistic display of the proposed design of XXII CARAT only. The exact specifications for villas may differ upon completion of works. The materials, colors, designs, areas and images of the villas are provided solely for the purpose of design inspiration. We make no representations or warranties of any kind with respect to this brochure or the content contained on it(including any graphics, materials, areas, colors or other items) and disclaim all such representations and warranties that may be created hereby. This brochure is not intended to be part of the Sale and Purchase Agreement of any villa in the XXII CARAT project.

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