

RIXOS

DUBAI ISLANDS  
HOTEL & RESIDENCES

**NAKHEEL**

FACT SHEET





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









DEVELOPMENT  
INFORMATION



01





01

## CONTEMPORARY WATERFRONT RESIDENCES

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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 ISLANDS



S VICTORIA INTERNATIONAL SCHOOL

S PRISTINE PRIVATE SCHOOL  
MAIN CAMPUS

S THE ELITE ENGLISH SCHOOL

S THE APPLE INTERNATIONAL SCHOOL  
PRIMARY CAMPUS

CRUISE  
TERMINAL



INFINITY  
BRIDGE



DEIRA

M BURJUMAN

DUBAI  
INTERNATIONAL  
AIRPORT



DUBAI

Dubai Creek

S SWISS INTERNATIONAL  
SCIENTIFIC SCHOOL IN DUBAI

JUMEIRAH

M DUBAI MALL

DOWNTOWN  
DUBAI



S SAFA BRITISH SCHOOL

S COLLEGIATE INTERNATIONAL SCHOOL





**NO. OF  
RESIDENCE  
TYPES**

5 Unit Types (Comprising of 1 Bedroom, 2 Bedroom, 3 Bedroom, Duplex 4 Bedroom apartments, Beach Houses, & Villa Residences)

**UNIT SIZES  
SQM / SQFT**

**APARTMENT RESIDENCES**

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





DESIGN &  
INTERIORS



02





02

CURATED DESIGN WITH A  
FOCUS ON COMFORT

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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









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 owners. Such as:

- 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

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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.



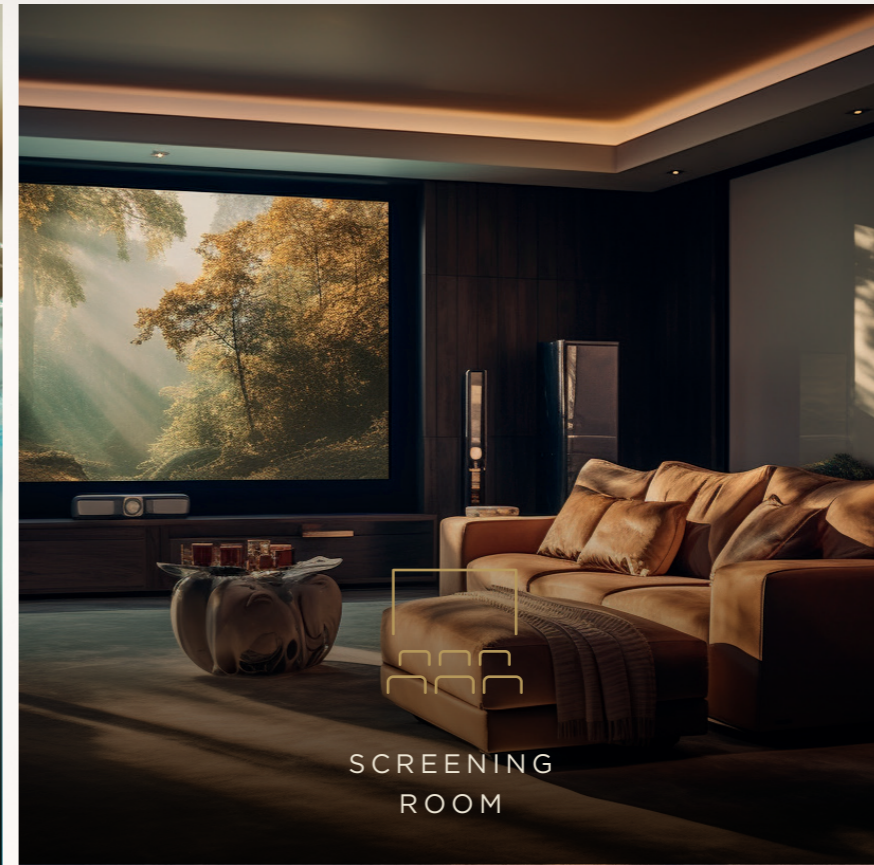
RESIDENTIAL  
AMENITIES



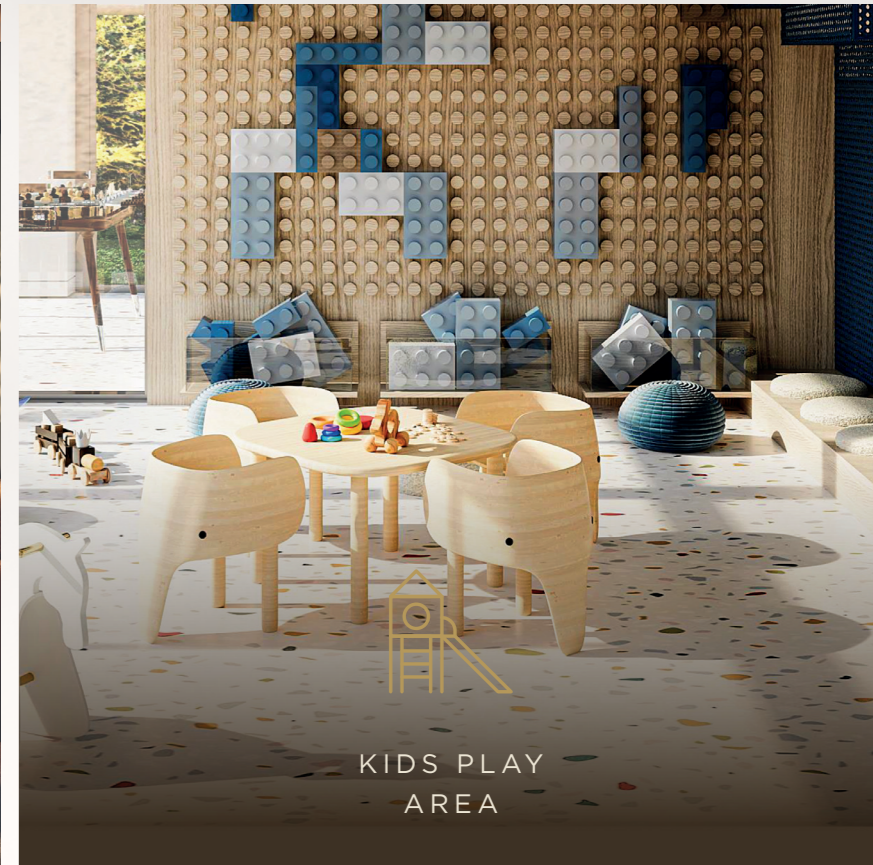
ADULTS POOL



KIDS POOL



SCREENING  
ROOM



KIDS PLAY  
AREA



LOBBY CAFÉ



GYM / FITNESS  
CENTER



TREATMENT  
ROOM



RESIDENTS'  
LOUNGE



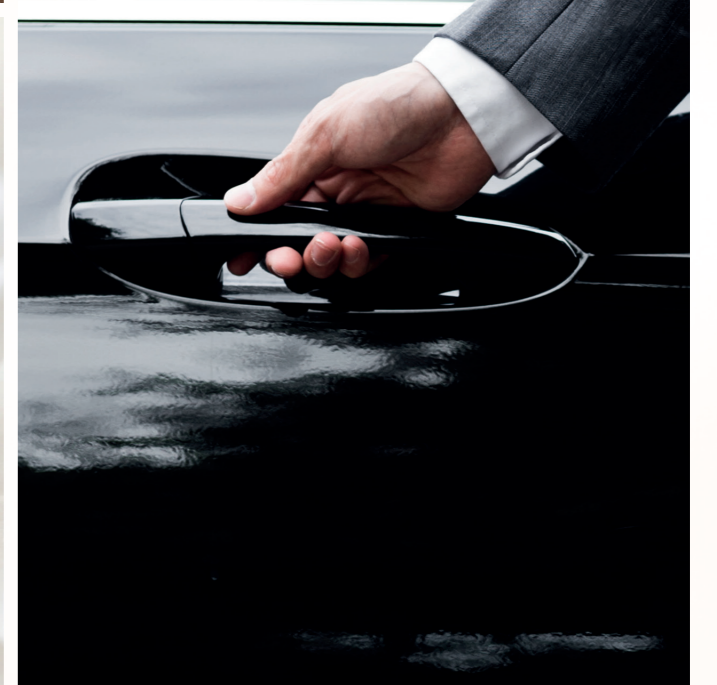
GAMING  
ROOM



**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





## OWNER BENEFITS



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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





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