

CLUB VILLAS

XXII CARAT

PALM JUMEIRAH



XXII Carat — Club Villas

Beachfront Villas Community in Dubai

serenity

A PLACE OF INNER PEACE

A PLACE OF ULTIMATE SERENITY

XXII CARAT:
BEACHFRONT VILLAS COMMUNITY IN DUBAI

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 Dubai and Palm Jumeirah 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 and it is simply one of a kind.



XXII CARAT

Unique selection
of twenty two stunning
ultra-luxury villas in Dubai





only
22 villas



A location unlike any other



15



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 and Only the Palm, Jumeirah Zabeel Saray, W Dubai – The Palm, Kempinski, Waldorf Astoria, not forgetting of course the outstanding Atlantis Hotel. 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.



W Dybai -
the Palm

Jumeirah
Zabeel Saray

Kempinski

XXII CARAT

Atlantis

One & Only
the Palm

A sense of place



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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. However, this does not mean that the location is by any means isolated, but quite the contrary. A multitude of first-class amenities can be found mere moments away, such as the ultra-chic One and Only the Palm and

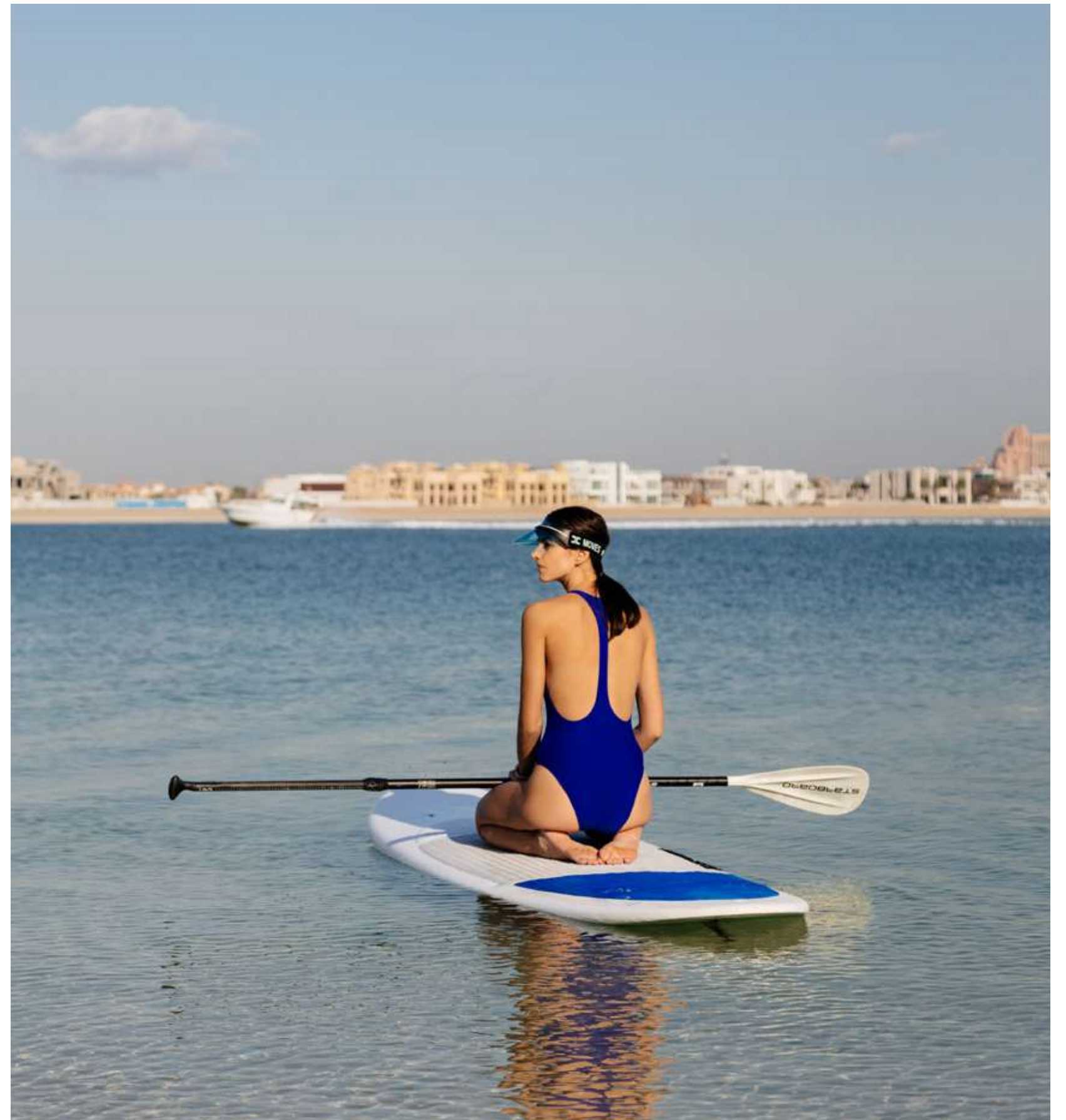
the luxurious Jumeirah Zabeel Saray. This neighborhood offers unparalleled access to a wide array of fashionable conveniences — with picturesque beachfront bars, gourmet dining from Michelin Chefs and the unmatched amenities of Talise, one of the greatest spas in Dubai. Residents of XXII CARAT will have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





Better on the bay

XXII Carat has been built at the heart of Palm Jumeirah's beautiful Bay, allowing residents access to a serene 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.





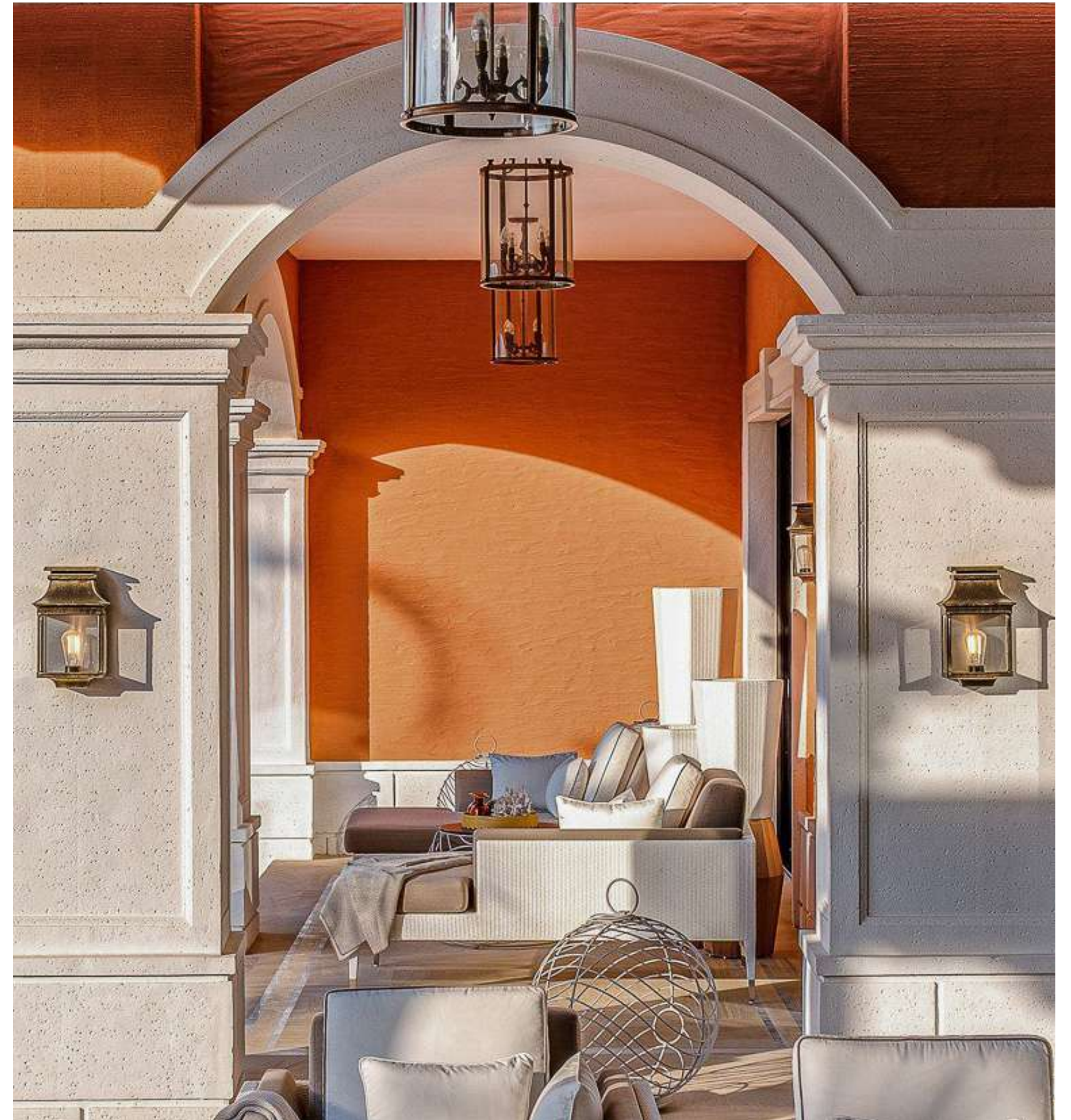




Architecture

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









Immerse yourself in nature

35



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.



Interior

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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.















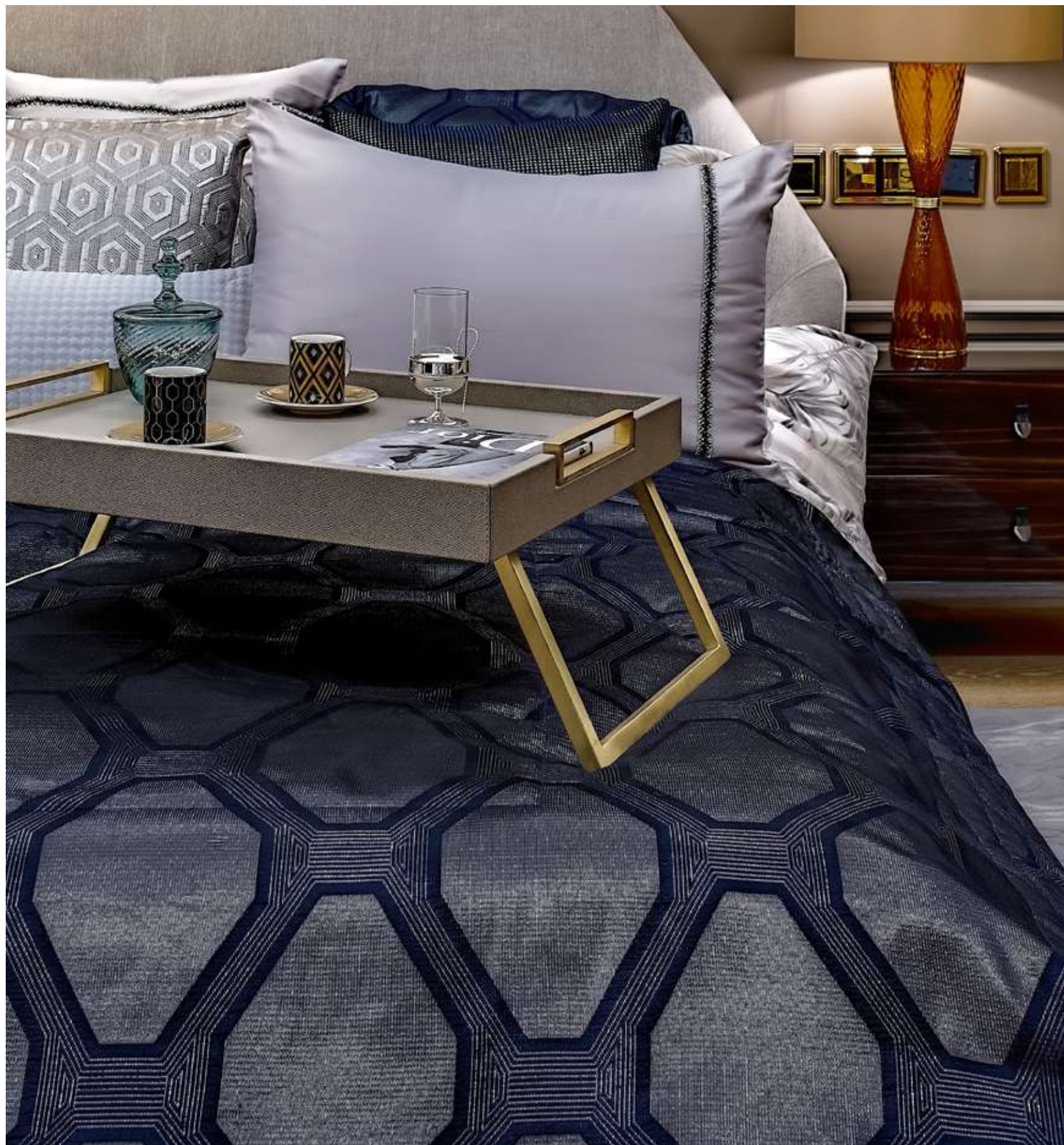
Details matter

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The developer believes that every aspect of the 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.

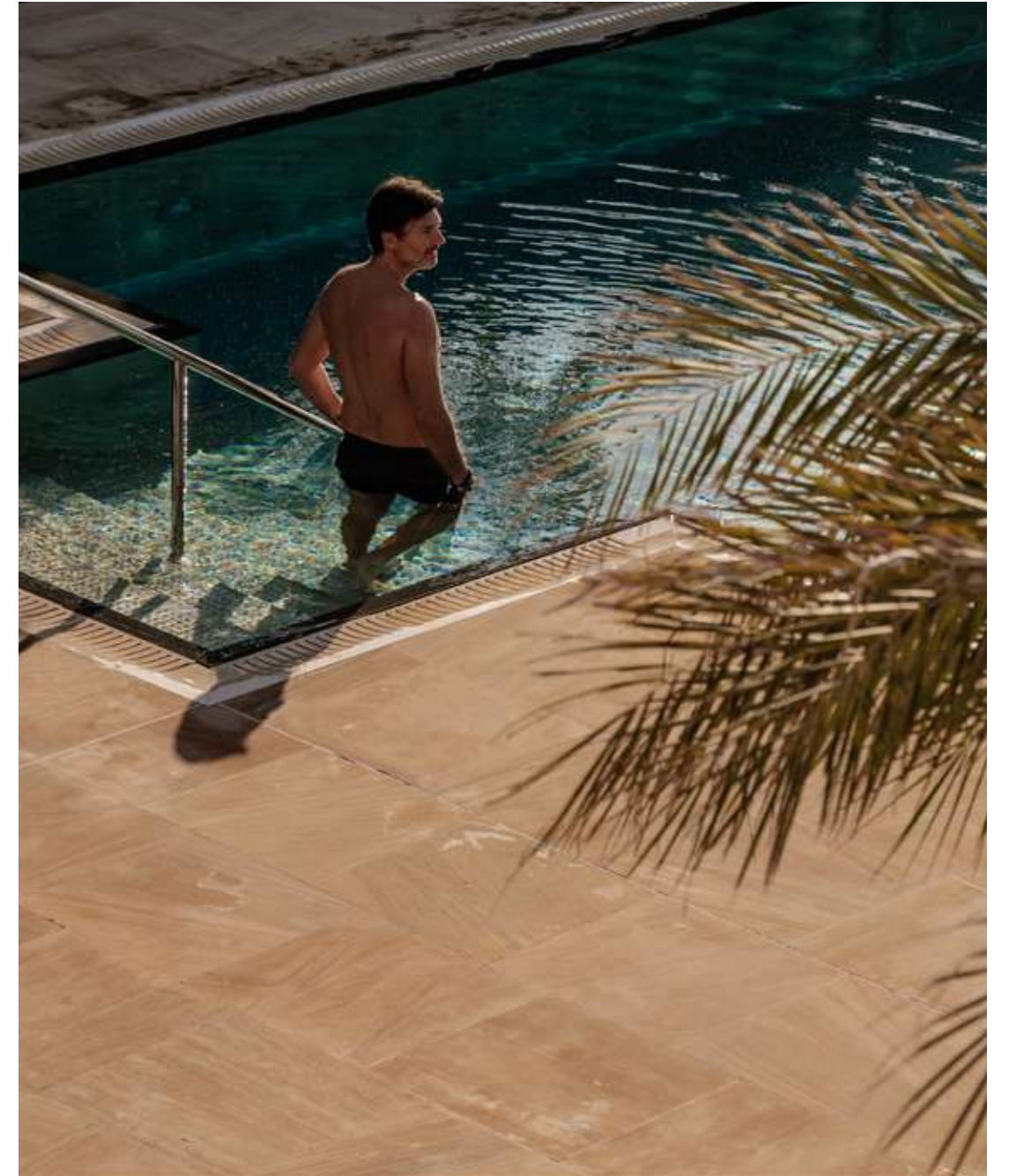






Splendour & space

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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.





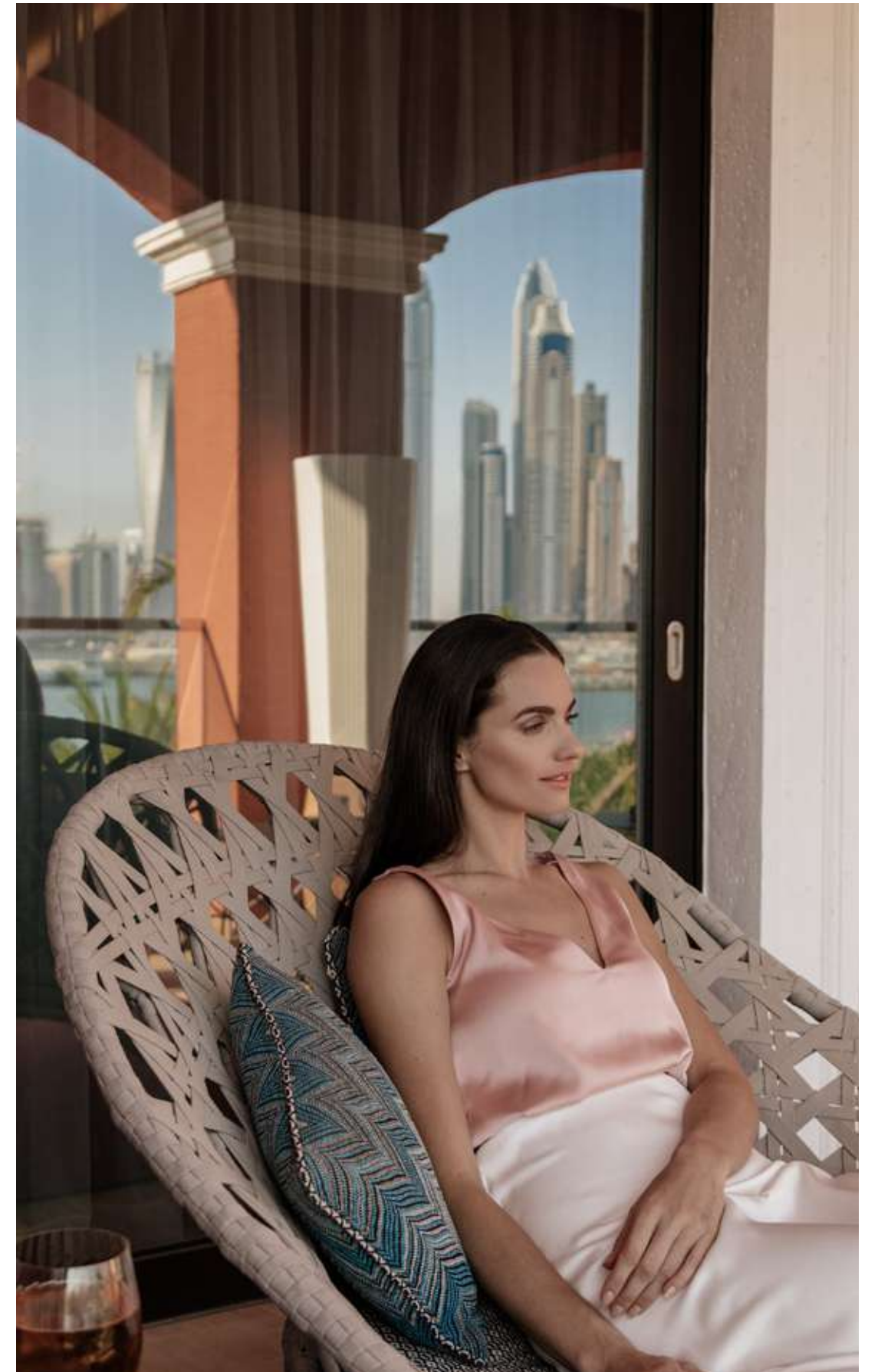


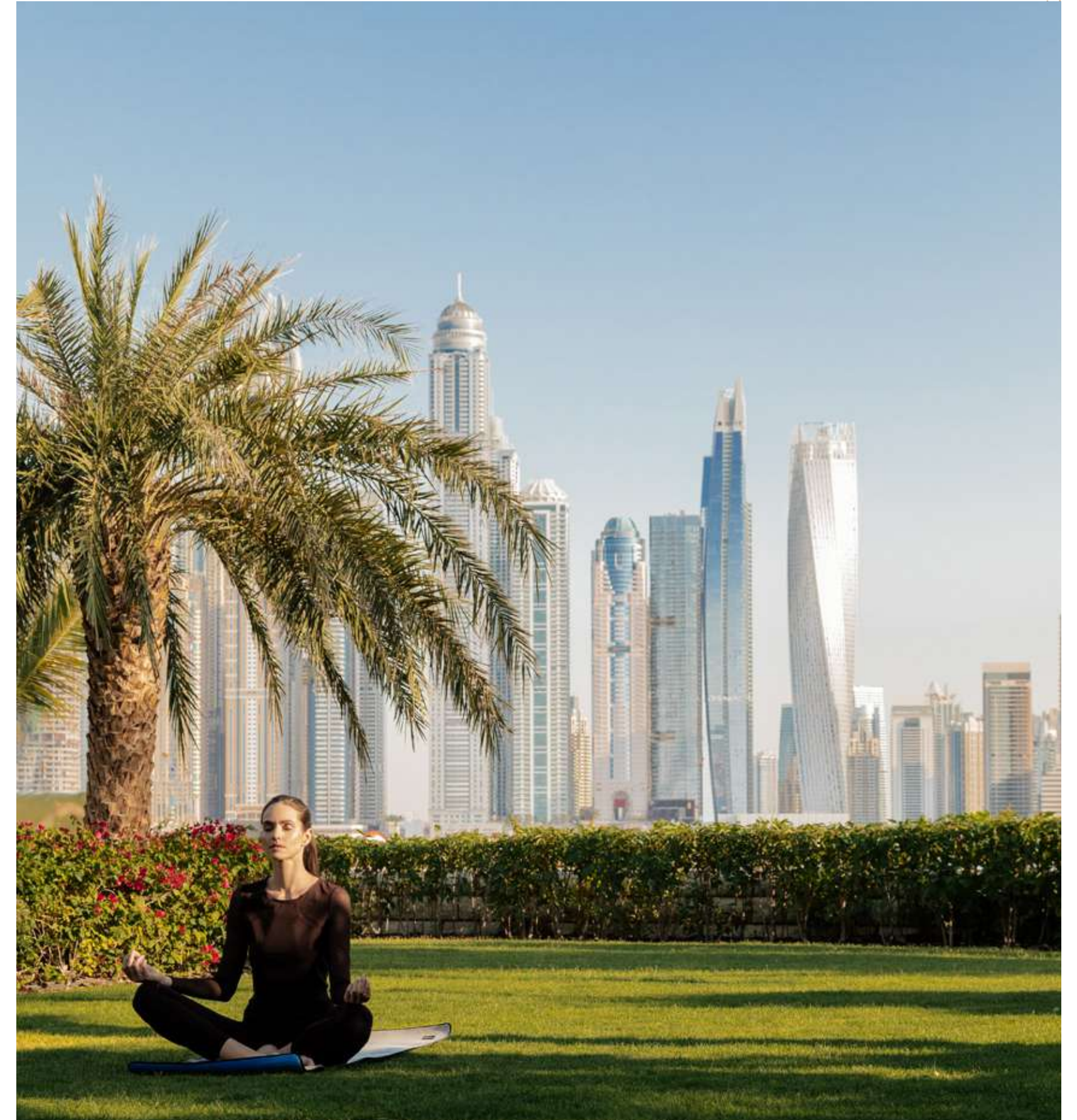
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A unique perspective

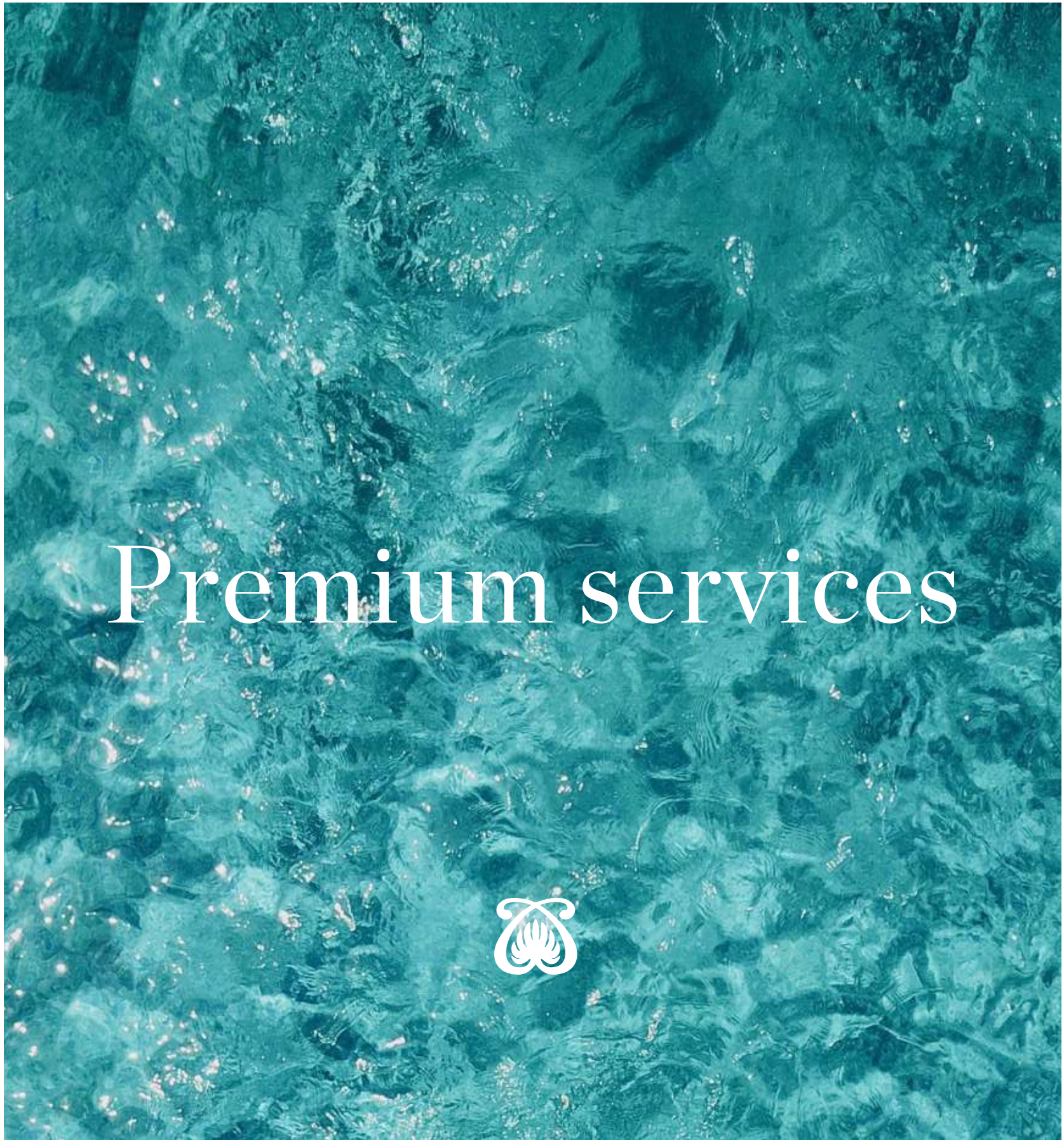
The villas have been designed to act as a haven for each resident where they can relax and unwind in the confidence that they will be undisturbed. The mansions have been placed in a terrace structure whereby every row of villas has been built at a different level. This design decision ensures that

the placement of each villa will not only provide an unencumbered view of the stunning Dubai skyline and Palm Jumeirah, but also ensure complete privacy for the residents of XXII Carat, both from outside the plot territory and extending to the neighboring villas.









Premium services



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A concierge service is available in order to enhance the daily experience of each and every resident. Expert on-site concierge staff is 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, valet

parking is also 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.



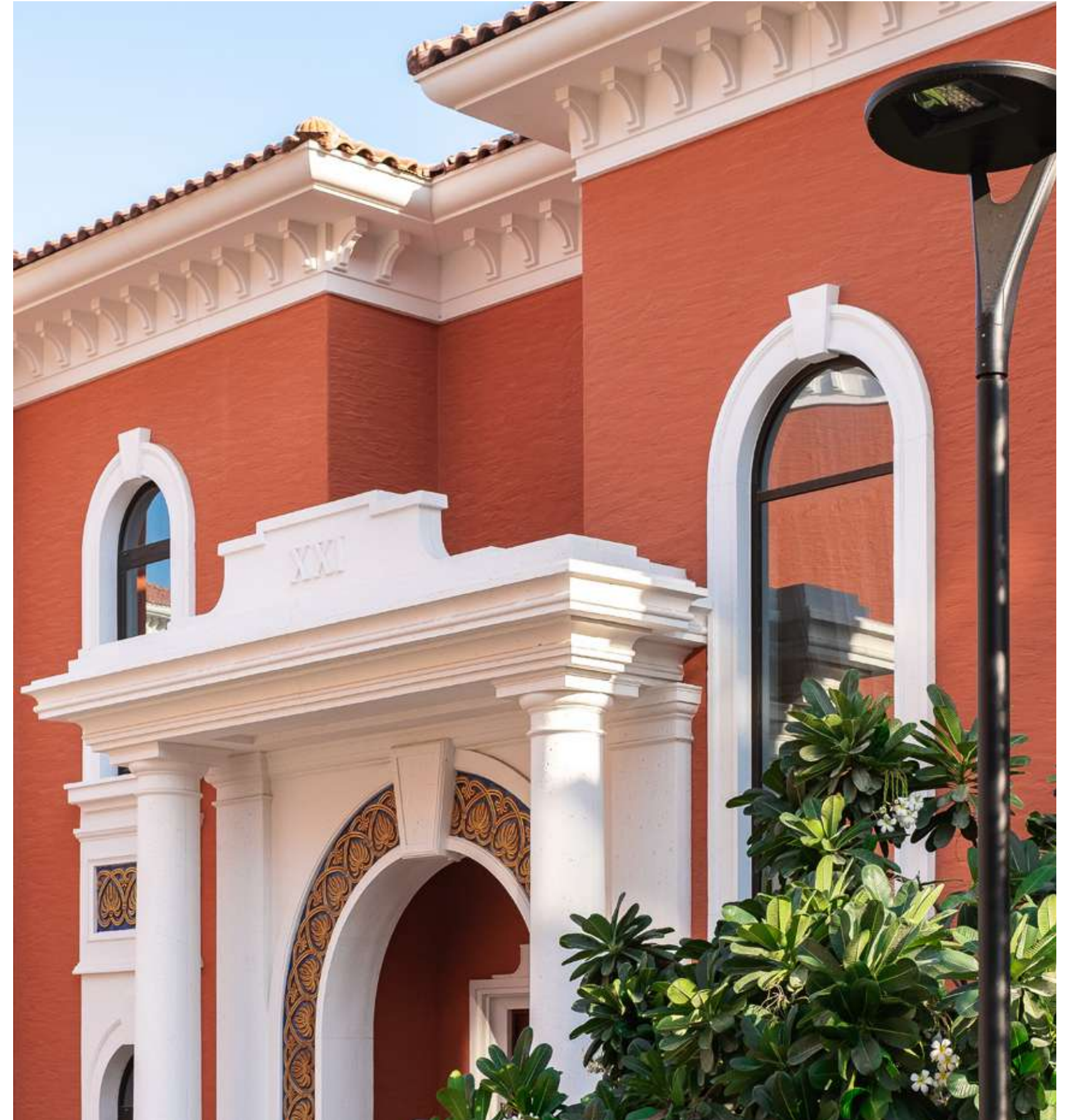




Master-plan

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 the opportunity to enjoy the 25m 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.





SAPHIRE VILLAS

1-6

RESTAURANT

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RUBY VILLAS

7-14

COMMUNITY POOL

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EMERALD VILLAS

15-22

PENTHOUSE

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