



## The Royal Atlantis Resort and Residences Fact Sheet

### PROPERTY OVERVIEW

The Royal Atlantis Resort & Residences will forever change the landscape of Dubai. Crafted by the world's leading designers, architects and artists, this new generation of distinctive luxury will offer infinite ocean views, accented with lush green spaces, encapsulated in dramatic architecture.

Sitting side by side on the crescent of The Palm, the introduction of the Royal Atlantis Resort & Residences will extend the footprint of the resort dramatically. This new phase for Atlantis will comprise of two properties spanning 63 hectares of land and include over 92 swimming pools, 2km's of beachfront in total, the largest stretch of continuous, accessible privately-owned beach front in Dubai, 45 restaurants and bars, including 8 celebrity chef restaurants and one leading international beach club and nightclub.

At 43 storeys high, the hotel located in the west wing of the development will introduce 795 guest rooms, including 693 ocean and palm rooms, 96 suites and six signature suites. The resort will feature two lounges; the Family Imperial Club and the Premium Imperial Club as well as 17 restaurants and bars and a chic infinity sky pool on level 22, 96 metres above The Palm.

At 37 storeys high, the private residences located in the east wing of the development mark a new generation of distinctive luxury apartments. The offering will include 231 residential homes comprising of two, three, four and five-bedroom residences including Skycourts, Penthouses and Garden Suites.

Every Residence and hotel room benefit from views of the Palm Island or Arabian Gulf and many have their own private outdoor space including a terraced garden with private infinity pool.

### PROPERTY FACTS

The resort will top out at 43 storeys (185 metres above sea-level), while the residential tower will reach 37 storeys (165 metres above sea-level.) The footprint of the resort and residences totals 63 hectares of land (that's roughly 155 football pitches), and is roughly 500 metres in length

### AMENITIES

The Royal Atlantis Resorts & Residences will offer world class amenities with over 90 swimming pools and a sky-high infinity Sky Pool that will stretch 90 metres in length and soar to 96 metres above The Palm, on the property's 22<sup>nd</sup> floor. Views from the Sky Pool look onward to the iconic Dubai city skyline from one side and the glittering Arabian Gulf on the other.

Residents and guests will have access to a 3,000 square-metre wellness centre including a 25m lap pool, fitness centre with an outdoor yoga lawn, a hair salon and 15 treatment rooms. There will also be a traditional Hammam and male/female wet facilities including a steam room, sauna and vitality pool. The in-resort spa will offer exquisite traditional and holistic practices, fused with modern spa therapies. Additionally, 17 retail outlets located throughout the resort and residences are planned to house an array of high-end boutiques.

Residents and guests will have access to all amenities at Atlantis, The Palm including Aquaventure Waterpark, the #1 water park in the Middle East and Europe; The Lost Chambers Aquarium, home to over 65,000 marine animals and a range of award-winning celebrity chef restaurants.

Additional amenities for The Royal Atlantis Residences include:

- Private parking
- 24-hour concierge
- Residents-only tennis court and gymnasium
- BBQ area
- Library
- Exclusive private leisure pool and beach with luxury cabanas
- Meeting rooms
- Multi-functional space

## DINING

The Royal Atlantis Resort & Residences will be home to 17 restaurants and bars. Featured highlights include:

- **'Dinner by Heston Blumenthal'**. Located in the heart of the resort, this Michelin star concept will include a dedicated bar, two outside terraces and a private dining room. The restaurant will offer contemporary dishes inspired by historic gastronomic recipes dating back to the 1300's.
- **'Jaleo by José Andrés'**. Imagined through the creative lens of Chef José Andrés and his team, Jaleo showcases the flavors of Spain, highlighting the rich regional diversity of Spanish cuisine.
- **'Hakkasan'**. Chef Tong Chee Hwee of the critically acclaimed Hakkasan fuses contemporary dishes while retaining the essence of conventional Cantonese cuisine. The group's numerous awards include multiple Michelin stars at Hakkasan locations across the world. With signature dishes from the roasted silver cod with champagne and honey to the crispy duck salad, Hakkasan chefs' expertise creates an impressive epicurean experience.
- **'Ariana's Persian Kitchen'**. Popular Iranian-American celebrity chef, Ariana Bundy will launch her debut restaurant, 'Ariana's Persian Kitchen', at the destination property. Set to put Persian

cuisine firmly on the map, this outlet will entice with a revolutionary and enticing menu, inspiring decor and next-level hospitality.

- **'La Mar by Gastón Acurio'**. Authentic Peruvian cuisine by Gastón Acurio, will bring the first traditional cebicheria to Dubai through his award-winning gastronomy and signature dishes.
- **'Estiatorio Milos by Costa Spiliadis'**. Recognised as one of the finest Mediterranean seafood restaurants in the world, critically acclaimed chef Costa Spiliadis will transport diners to a Greek sophistication in a 'floating' transparent restaurant, where guests can enjoy signature dishes including a raw bar.

Additional dining & bar options will include an all-day dining restaurant, American diner, a Robatayaki restaurant and several cocktails bars, including one at the 22<sup>nd</sup> floor Sky Pool.

## HIGHLIGHTS

The lobby bar will be home to one of the largest jellyfish tanks in the world, housing approximately 2,000 jelly fish. Three additional aquariums can be found throughout the lobby. All four tanks will contain a total of 600,000 litres of water.

The property will introduce a revolutionary play between fire and water. Designed by W.E.T, the California based globally renowned icon makers have created five dramatic installations at The Royal Atlantis Resort & Residences. They celebrate and integrate fire and water to create an experiential journey throughout the property. To elevate the sense of arrival, residents and guests are greeted by SURGE; sheets of cascading water that spill onto the shallows of a pool in which flames are engineered to erupt like fountains. Another one-of-a-kind WET feature are the delicate water falls that spill onto the elevators' exteriors which act as a serene wall of water. Central to the properties ground-level is GLIMMER, which dramatically lights up the space, while the HORIZON activation, a water performance piece, brings the ground-level lounge to all new heights.

## ARCHITECTURE

One of the world's most pre-eminent architecture firms, Kohn Pederson Fox Associates (KPF), based in NYC, are the lead architects on the project. Recognised for excellence and innovation and driven by design, KPF architects create buildings that demonstrate an extraordinary degree of craft and detail, elevating them to the highest levels of beauty and practicality. The Royal Atlantis is considered an architectural and design masterpiece, with its contemporary living spaces cantilevered into the Arabian Sky.

The Royal Atlantis revolutionises residential and resort living by enhancing all open space, which allows for exploration throughout the

property, redefining the concept of urban indoor-outdoor living. A principal highlight of the building design is the structure's double curvature façade. The elegant composition and stepped profile create exterior views unlike any other property in Dubai. The views northwards are an uninterrupted scene of the Arabian Gulf and the horizon beyond. Looking southwards is the breathtaking scenery of the Palm Island, expansive beaches and the Dubai skyline.

Residents and hotel guests are spoilt for choice with Skycourts, sky terraces and the sky pool deck, all moments where the resort landscape (typically found on the ground) is transported vertically. All of the Skycourts will feature an acrylic fronted 1.2-metre-deep plunge pool, a dining terrace and shaded areas.

## **INTERIORS OF THE RESIDENCES**

Paris-based, Sybille de Margerie- Interior Design is highly acclaimed for its visionary, holistic approach and the creation of perfect environments designed for luxury and comfort. Offering unique solutions, elegant finishing touches and creative use of colours, Sybille's work focuses on imagination, innovation and style. The interiors of The Royal Atlantis Residences represent the absolute pinnacle of modern contemporary opulence. Sybille de Margerie has commissioned a host of talented modern artists to handcraft unique works to personalise each home exclusively for the residential units. Residents can select from an array of fine textiles, architectural embroidery, hand sculpted leather and delicate porcelain pieces, bringing classic European style to the palatial homes.

The Royal Atlantis Resort & Residences will feature 82 different floorplan options, representing a level of individuality that is unique to Dubai, as it is globally. Residents can select from three different Interior Design themes featuring an array of fine textiles, architectural embroidery, hand sculpted leather and delicate porcelain pieces, bringing classic European style to the palatial homes.

Fabric ennobler Céline Alexandre 24-carat gold gilded floors and walls are seen throughout the property. The embroidery expert Annie Trussart envisioned architectural extravagance in the expression of oversized and luminous metal-works made of pearls and mesh. The artisan Isabelle Poupinel, a master of defining antique and contemporary in one common theme, dressed bedheads in porcelain shell-like design that creates a gentle and soft intimate light. Anne Corbiere, having previously designed haute-couture for top fashion houses, led the transformation of mineral and alloys by weaving gold and silver to create luminous sources. Finally, artisan Helen Amy Murray hand sculptured textures, leathers and geometrics to frame walls.



The choice of colors and textures chosen by Sybille de Margerie's artistic team are representative of the ever-changing light in Dubai that is seen during different times of day. The materials represent a reflection of these illuminating effects; silver like the sunrise light, gold like the zenith and rose gold like the sunset.

## **STANDOUT FEATURES**

A key and central element to the design of The Royal Atlantis Resort & Residences are its Skycourt residences. These Skycourt units feature up to four bedrooms with vast elevated terraces, each with its own private outdoor pool and architecturally landscaped gardens. The pool's careful positioning provides maximized views both inside, under water and outside of the pool, while still maintaining complete privacy. Similarly, each of these private pools has been carefully positioned providing maximum frontage across the balcony, giving residents an interrupted view from inside the water.

## **CONSTRUCTION**

The Royal Atlantis Resort & Residences was conceptualized as the 'deconstruction' of the traditional sculptural towers associated with Dubai. Reassembled into six individual structures, each representing its own vertical city. The individual series of towers enhances the convenience of luxury and amenities for residents and guests, in what seemingly feels like a smaller and more intimate residential setting. A world class team of 40 specialist sub-contractors convened to convert the incredible design into reality.

The gross floor area of the property is 387,097 square-metres and the total site area is 173,398 square-metres. The Royal Atlantis Resort & Residences upon completion will measure 500 metres end-to-end. Approximately 90,000 square-metres of glass is being used towards the façade and interior areas of the resort and residence covering 90,000 square-metres, the equivalent to 10 FIFA football fields.

To raise the edifice from ground to structure, 220,000 cubic-metres of concrete is being poured along with 2,400 piles across the site, some as deep as 45 metres. The key materials used to create the building include; 45,000 tonnes of steel rebar, 5,500 tonnes of structural steel, 150,000 square-metres of marble and 130,000 square-metres of glass reinforced concrete.