SALES MANUAL BROCHURE







PROJECT BRIEF

• Location:

This awe-inspiring architectural masterpiece is set to become one of the most exclusive towers in Dubai's skyline. Nestled in the heart of Dubai's bustling Business Bay, the Bugatti Residences by Binghatti claim a truly enviable address. This architectural marvel stands tall, surrounded by prestigious towers, carving a distinctive mark in the city's skyline.

The tower's location is quite like an island oasis in a sea of urban dynamism. It's encircled by three prominent roads and a lush park, offering a unique blend of city living and natural beauty. This setting allows for unparalleled privacy while staying connected to the city's vibrant pulse.

The proximity to the iconic Burj Khalifa and the bustling boulevard is an added advantage. Residents can take a leisurely stroll down the boulevard, absorbing the lively city vibes and indulging in a variety of dining and shopping experiences. Or they can choose to admire the awe-inspiring beauty of the Burj Khalifa that paints the sky, just a stone's throw away.

Ease of access is an integral part of the location's charm. With seamless connectivity to Sheikh Zayed Road, one of the city's major arteries, commuting in and out of the area is a breeze. Moreover, the nearby metro station provides convenient public transportation options, making travel within the city swift and hassle-free.

Being located in Business Bay, the financial hub of the city, the Bugatti Residences by Binghatti also ensure that you're never too far from the action. Whether it's a quick business meeting or a spontaneous lunch with colleagues, living here means you're at the heart of it all.

In essence, the Bugatti Residences by Binghatti offer a location that combines the best of all worlds - privacy and connectivity, natural charm and urban vibrancy, and residential tranquility amidst commercial buzz. It's not just a place to live, but a lifestyle to enjoy.

• Exterior Design:

The exterior design of this architectural masterpiece is a marvel to behold. The sculptural and organic shape of the building is a nod to Bugatti's iconic design philosophy and DNA, making it a seamless blend of architecture and automobile design but at the same time not trying to imitate the car design. The building footprint, ingeniously shaped to maximize views of the Burj Khalifa, introduces a new level of aesthetic beauty to the city's skyline. Amidst Dubai's finest structures, the Bugatti Residences stand tall, flaunting its sleek, iconic design. This tower, much like its automotive namesake, embodies elegance, dynamism, and forward-thinking design, making it a standout amongst the prime towers of the city.

The Bugatti Residences by Binghatti truly raise the bar in architectural design. One of the tower's most striking features is its dynamic form - its shape morphs beautifully as you move around it, providing a different aesthetic experience from every angle.

This exquisite structure, draped in brushed metallic aluminum cladding, plays with perspective and light, creating a visually captivating experience. As you circumnavigate the tower, what you see evolves; curves become edges, shadows become highlights From one perspective, the building may appear to be sleek and streamlined, From another angle, it may present a sculptural play of curves and edges, embodying the dynamism and power of a Bugatti ready to spring into motion.

Night brings another layer of visual intrigue as the city lights interact with the metallic cladding, creating a mesmerizing play of light and shadow on the building's surface. This chameleon-like feature of the Bugatti Residences makes it not just a building to live in, but a masterpiece to behold - a structure that stands as a testament to the artistry of architecture
With the Bugatti Residences by Binghatti, you don't just get a view - you get an ever-changing visual symphony that reflects the dynamism and vibrancy of Dubai itself.

• Incomparable Layout:

The internal layouts of these residences, just like the exteriors, are nothing short of extraordinary. Each mansion is designed with a unique blueprint, ensuring no two units are identical - a philosophy inspired by Bugatti's bespoke approach to their cars. Residents can expect spacious, open-plan interiors with high ceilings and panoramic windows to capture the mesmerizing city views. Thoughtfully designed private spaces, including indulgent master suites, state-of-the-art kitchens, and opulent living areas, echo the quality and craftsmanship associated with the Bugatti brand.

• Amenities:

The tower is equipped with an array of world-class amenities designed to cater to every need of the discerning resident. For relaxation and recreation, there's a stunning artificial beach on the podium's top, an upscale GYM for fitness enthusiasts, an indoor pool for year-round swimming, and a sumptuous spa for well-deserved pampering. Fine dining is taken to a new level with the Chef's Table, and convenience is assured with valet parking. Penthouses are outfitted with private, air-conditioned garages, and most of the mansions boast their private pool on the terrace, perfect for entertaining or simply unwinding with a view.

• Collections:

At the pinnacle of the tower, the eleven "Sky Mansions," nine of which boast private in-residence garages, offer an unrivalled 360-degree panorama of the Burj Khalifa and Dubai Canal. The meticulous design of these stunning penthouses aims for nothing short of incomparable opulence.

The residences are divided into the Riviera Collection, inspired by the esteemed coastline of the French Riviera. The collection offers three distinct options, each named after an iconic city along the Riviera: the two-bedroom "Cannes" (112 units), the three-bedroom "St Tropez" (52 units), and the four-bedroom "Monaco" (7 units).

• Interior design & Finishes:

The materials chosen for the Bugatti Residences reflect an unwavering commitment to quality and luxury. Flooring throughout the mansions is done in exquisite Calacatta Orro marble, paired with skirting of the same material for a seamless look. Walls feature the warmth of Tan Oak Wood, the refinement of decorative paint, and shiny chrome accents. The bathrooms are adorned with Calacatta Oro marble, combined with plain & fluted tan oak wood and Aqua Marine Fluted Glass, offering a spa-like retreat.

The kitchens are outfitted with top-tier Miele or Gaggenau appliances or equivalent, including a cooking range, fridge, dishwasher, washing machine, microwave, oven, and an icemaker. The kitchen counters are topped with Opus white Quartzite, while Soladite blue marble forms the backdrop to these culinary spaces.

In keeping with the overall theme of sophistication, all doors and wardrobes are custom-crafted in tan oak finish with a customized chrome plate, embodying the spirit of a truly luxurious lifestyle. In every detail, from the iconic design to the meticulously chosen finishes, the Bugatti Residences by Binghatti promise a lifestyle that's as exceptional as the Bugatti car itself.

SCHEDULE OF UNITS

FOR SELLING REVIEW

RIVIERA MANSION COLLECTION

02 - 00		↓	
02 - 01	**0201**	CANNES - 2 BEDROOMS MANSION	-
02 - 02	**0202**	CANNES - 2 BEDROOMS MANSION	-
02 - 03	**0203**	CANNES - 2 BEDROOMS MANSION	-
02 - 04	**0204**	CANNES - 2 BEDROOMS MANSION	-
02 - 05	**0205**	CANNES - 2 BEDROOMS MANSION	-
02 - 06	**0206**	CANNES - 2 BEDROOMS MANSION	-
02 - 07	**0207**	CANNES - 2 BEDROOMS MANSION	-
03 - 00		↓	
03 - 01	**0301**	ST TROPEZ - 3 BEDROOMS MANSION	-
03 - 02	**0302**	CANNES - 2 BEDROOMS MANSION	-
03 - 03	**0303**	CANNES - 2 BEDROOMS MANSION	-
03 - 04	**0304**	CANNES - 2 BEDROOMS MANSION	-
03 - 05	**0305**	CANNES - 2 BEDROOMS MANSION	-
03 - 06	**0306**	CANNES - 2 BEDROOMS MANSION	-
03 - 07	**0307**	CANNES - 2 BEDROOMS MANSION	-
04 - 00		↓	
04 - 01	**0401**	ST TROPEZ - 3 BEDROOMS MANSION	-
04 - 02	**0402**	CANNES - 2 BEDROOMS MANSION	-
04 - 03	**0403**	CANNES - 2 BEDROOMS MANSION	-
04 - 04	**0404**	CANNES - 2 BEDROOMS MANSION	-
04 - 05	**0405**	CANNES - 2 BEDROOMS MANSION	-
04 - 06	**0406**	ST TROPEZ - 3 BEDROOMS MANSION	-
05 - 00		↓	
05 - 01	**0501**	ST TROPEZ - 3 BEDROOMS MANSION	-
05 - 02	**0502**	CANNES - 2 BEDROOMS MANSION	-
05 - 03	**0503**	CANNES - 2 BEDROOMS MANSION	-
05 - 04	**0504**	CANNES - 2 BEDROOMS MANSION	-
05 - 05	**0505**	CANNES - 2 BEDROOMS MANSION	-
05 - 06	**0506**	ST TROPEZ - 3 BEDROOMS MANSION	-
06 - 00		↓	
06 - 01	**0601**	CANNES - 2 BEDROOMS MANSION	-
06 - 02	**0602**	CANNES - 2 BEDROOMS MANSION	-
06 - 03	**0603**	ST TROPEZ - 3 BEDROOMS MANSION	-
06 - 04	**0604**	CANNES - 2 BEDROOMS MANSION	-
06 - 05	**0605**	CANNES - 2 BEDROOMS MANSION	-
07 - 00		↓	
07 - 01	**0701**	CANNES - 2 BEDROOMS MANSION	-
07 - 02	**0702**	CANNES - 2 BEDROOMS MANSION	-
07 - 03	**0703**	ST TROPEZ - 3 BEDROOMS MANSION	-
07 - 04	**0704**	CANNES - 2 BEDROOMS MANSION	-
07 - 05	**0705**	CANNES - 2 BEDROOMS MANSION	-
08 - 00		↓	
08 - 01	**0801**	CANNES - 2 BEDROOMS MANSION	-
08 - 02	**0802**	CANNES - 2 BEDROOMS MANSION	-
08 - 03	**0803**	ST TROPEZ - 3 BEDROOMS MANSION	-
08 - 04	**0804**	CANNES - 2 BEDROOMS MANSION	-
08 - 05	**0805**	CANNES - 2 BEDROOMS MANSION	-
09 - 00		↓	
09 - 01	**0901**	CANNES - 2 BEDROOMS MANSION	SOLD
09 - 02	**0902**	CANNES - 2 BEDROOMS MANSION	-
09 - 03	**0903**	ST TROPEZ - 3 BEDROOMS MANSION	-
09 - 04	**0904**	CANNES - 2 BEDROOMS MANSION	-
09 - 05	**0905**	CANNES - 2 BEDROOMS MANSION	-
10 - 00		↓	
10 - 01	**1001**	ST TROPEZ - 3 BEDROOMS MANSION	-
10 - 02	**1002**	CANNES - 2 BEDROOMS MANSION	SOLD
10 - 03	**1003**	CANNES - 2 BEDROOMS MANSION	-
10 - 04	**1004**	CANNES - 2 BEDROOMS MANSION	-
10 - 05	**1005**	CANNES - 2 BEDROOMSS MANSION	-
11 - 00		↓	
11 - 01	**1101**	ST TROPEZ - 3 BEDROOMS MANSION	-
11 - 02	**1102**	CANNES - 2 BEDROOMS MANSION	SOLD
11 - 03	**1103**	CANNES - 2 BEDROOMS MANSION	-
11 - 04	**1104**	CANNES - 2 BEDROOMS MANSION	-
11 - 05	**1105**	CANNES - 2 BEDROOMS MANSION	-
12 - 00		↓	
12 - 01	**1201**	ST TROPEZ - 3 BEDROOMS MANSION	SOLD
12 - 02	**1202**	MONACO - 4 BEDROOMS MANSION	SOLD
12 - 03	**1203**	CANNES - 2 BEDROOMS MANSION	-
12 - 04	**1204**	CANNES - 2 BEDROOMS MANSION	-
13 - 00		↓	
13 - 01	**1301**	ST TROPEZ - 3 BEDROOMS MANSION	-
13 - 02	**1302**	MONACO - 4 BEDROOMS MANSION	-
13 - 03	**1303**	CANNES - 2 BEDROOMS MANSION	-
13 - 04	**1304**	CANNES - 2 BEDROOMS MANSION	-
14 - 00		↓	
14 - 01	**1401**	ST TROPEZ - 3 BEDROOMS MANSION	SOLD
14 - 02	**1402**	ST TROPEZ - 3 BEDROOMS MANSION	-
14 - 03	**1403**	CANNES - 2 BEDROOMS MANSION	-
14 - 04	**1404**	CANNES - 2 BEDROOMS MANSION	-
15 - 00		↓	
15 - 01	**1501**	ST TROPEZ - 3 BEDROOMS MANSION	SOLD
15 - 02	**1502**	ST TROPEZ - 3 BEDROOMS MANSION	-
15 - 03	**1503**	CANNES - 2 BEDROOMS MANSION	-
15 - 04	**1504**	CANNES - 2 BEDROOMS MANSION	-
16 - 00		↓	
16 - 01	**1601**	ST TROPEZ - 3 BEDROOMS MANSION	SOLD
16 - 02	**1602**	ST TROPEZ - 3 BEDROOMS MANSION	-
16 - 03	**1603**	CANNES - 2 BEDROOMS MANSION	-
16 - 04	**1604**	CANNES - 2 BEDROOMS MANSION	-
17 - 00		↓	
17 - 01	**1701**	ST TROPEZ - 3 BEDROOMS MANSION	-
17 - 02	**1702**	ST TROPEZ - 3 BEDROOMS MANSION	-
17 - 03	**1703**	CANNES - 2 BEDROOMS MANSION	-
17 - 04	**1704**	CANNES - 2 BEDROOMS MANSION	-
17 - 05	**1705**	CANNES - 2 BEDROOMS MANSION	-
20 - 00		↓	
20 - 01	**2001**	ST TROPEZ - 3 BEDROOMS MANSION	-
20 - 02	**2002**	CANNES - 2 BEDROOMS MANSION	-
20 - 03	**2003**	ST TROPEZ - 3 BEDROOMS MANSION	-
20 - 04	**2004**	ST TROPEZ - 3 BEDROOMS MANSION	-
21 - 00		↓	
21 - 01	**2101**	ST TROPEZ - 3 BEDROOMS MANSION	-
21 - 02	**2102**	CANNES - 2 BEDROOMS MANSION	-
21 - 03	**2103**	ST TROPEZ - 3 BEDROOMS MANSION	-
21 - 04	**2104**	ST TROPEZ - 3 BEDROOMS MANSION	-
22 - 00		↓	
22 - 01	**2201**	ST TROPEZ - 3 BEDROOMS MANSION	SOLD
22 - 02	**2202**	CANNES - 2 BEDROOMS MANSION	-
22 - 03	**2203**	ST TROPEZ - 3 BEDROOMS MANSION	-
22 - 04	**2204**	CANNES - 2 BEDROOMS MANSION	-
22 - 05	**2205**	CANNES - 2 BEDROOMS MANSION	-
23 - 00		↓	
23 - 01	**2301**	ST TROPEZ - 3 BEDROOMS MANSION	-
23 - 02	**2302**	CANNES - 2 BEDROOMS MANSION	-
23 - 03	**2303**	ST TROPEZ - 3 BEDROOMS MANSION	-
23 - 04	**2304**	CANNES - 2 BEDROOMS MANSION	-
23 - 05	**2305**	CANNES - 2 BEDROOMS MANSION	-
24 - 00		↓	
24 - 01	**2401**	ST TROPEZ - 3 BEDROOMS MANSION	-
24 - 02	**2402**	CANNES - 2 BEDROOMS MANSION	-
24 - 03	**2403**	ST TROPEZ - 3 BEDROOMS MANSION	-
24 - 04	**2404**	CANNES - 2 BEDROOMS MANSION	-
24 - 05	**2405**	CANNES - 2 BEDROOMS MANSION	-
25 - 00		↓	
25 - 01	**2501**	ST TROPEZ - 3 BEDROOMS MANSION	-
25 - 02	**2502**	CANNES - 2 BEDROOMS MANSION	-
25 - 03	**2503**	ST TROPEZ - 3 BEDROOMS MANSION	-
25 - 04	**2504**	CANNES - 2 BEDROOMS MANSION	-
25 - 05	**2505**	CANNES - 2 BEDROOMS MANSION	-
26 - 00		↓	
26 - 01	**2601**	ST TROPEZ - 3 BEDROOMS MANSION	-
26 - 02	**2602**	CANNES - 2 BEDROOMS MANSION	-
26 - 03	**2603**	ST TROPEZ - 3 BEDROOMS MANSION	-
26 - 04	**2604**	CANNES - 2 BEDROOMS MANSION	-
26 - 05	**2605**	CANNES - 2 BEDROOMS MANSION	-
27 - 00		↓	
27 - 01	**2701**	ST TROPEZ - 3 BEDROOMS MANSION	-
27 - 02	**2702**	CANNES - 2 BEDROOMS MANSION	-
27 - 03	**2703**	ST TROPEZ - 3 BEDROOMS MANSION	-
27 - 04	**2704**	CANNES - 2 BEDROOMS MANSION	-
27 - 05	**2705**	ST TROPEZ - 3 BEDROOMS MANSION	-
28 - 00		↓	
28 - 01	**2801**	MONACO - 4 BEDROOMS MANSION	SOLD
28 - 02	**2802**	CANNES - 2 BEDROOMS MANSION	-
28 - 03	**2803**	ST TROPEZ - 3 BEDROOMS MANSION	-
28 - 04	**2804**	CANNES - 2 BEDROOMS MANSION	-
28 - 05	**2805**	ST TROPEZ - 3 BEDROOMS MANSION	-
29 - 00		↓	
29 - 01	**2901**	MONACO - 4 BEDROOMS MANSION	SOLD
29 - 02	**2902**	CANNES - 2 BEDROOMS MANSION	-
29 - 03	**2903**	ST TROPEZ - 3 BEDROOMS MANSION	-
29 - 04	**2904**	CANNES - 2 BEDROOMS MANSION	-
29 - 05	**2905**	ST TROPEZ - 3 BEDROOMS MANSION	-
30 - 00		↓	
30 - 01	**3001**	CANNES - 2 BEDROOMS MANSION	-
30 - 02	**3002**	ST TROPEZ - 3 BEDROOMS MANSION	-
30 - 03	**3003**	CANNES - 2 BEDROOMS MANSION	-
30 - 04	**3004**	CANNES - 2 BEDROOMS MANSION	-
30 - 05	**3005**	CANNES - 2 BEDROOMS MANSION	-
30 - 06	**3006**	ST TROPEZ - 3 BEDROOMS MANSION	-
31 - 00		↓	
31 - 01	**3101**	CANNES - 2 BEDROOMS MANSION	-
31 - 02	**3103**	CANNES - 2 BEDROOMS MANSION	-
31 - 03	**3102**	ST TROPEZ - 3 BEDROOMS MANSION	-
31 - 04	**3104**	CANNES - 2 BEDROOMS MANSION	-
31 - 05	**3105**	CANNES - 2 BEDROOMS MANSION	-
31 - 06	**3106**	ST TROPEZ - 3 BEDROOMS MANSION	-
32 - 00		↓	
32 - 01	**3201**	CANNES - 2 BEDROOMS MANSION	-
32 - 02	**3202**	ST TROPEZ - 3 BEDROOMS MANSION	-
32 - 03	**3203**	CANNES - 2 BEDROOMS MANSION	-
32 - 04	**3204**	CANNES - 2 BEDROOMS MANSION	-
32 - 05	**3205**	CANNES - 2 BEDROOMS MANSION	-
32 - 06	**3206**	ST TROPEZ - 3 BEDROOMS MANSION	-
33 - 00		↓	
33 - 01	**3301**	CANNES - 2 BEDROOMS MANSION	SOLD
33 - 02	**3302**	ST TROPEZ - 3 BEDROOMS MANSION	-
33 - 03	**3303**	CANNES - 2 BEDROOMS MANSION	-
33 - 04	**3304**	CANNES - 2 BEDROOMS MANSION	-
33 - 05	**3305**	CANNES - 2 BEDROOMS MANSION	-
33 - 06	**3306**	ST TROPEZ - 3 BEDROOMS MANSION	-
34 - 00		↓	
34 - 01	**3401**	CANNES - 2 BEDROOMS MANSION	-
34 - 02	**3402**	MONACO - 4 BEDROOMS MANSION	SOLD
34 - 03	**3403**	CANNES - 2 BEDROOMS MANSION	-
34 - 04	**3404**	CANNES - 2 BEDROOMS MANSION	-
34 - 05	**3405**	CANNES - 2 BEDROOMS MANSION	-
34 - 06	**3406**	ST TROPEZ - 3 BEDROOMS MANSION	-
35 - 00		↓	
35 - 01	**3501**	CANNES - 2 BEDROOMS MANSION	-
35 - 02	**3502**	MONACO - 4 BEDROOMS MANSION	-
35 - 03	**3503**	CANNES - 2 BEDROOMS MANSION	-
35 - 04	**3504**	CANNES - 2 BEDROOMS MANSION	-
35 - 05	**3505**	CANNES - 2 BEDROOMS MANSION	-
35 - 06	**3506**	CANNES - 2 BEDROOMS MANSION	-
36 - 00		↓	
36 - 01	**3601**	CANNES - 2 BEDROOMS MANSION	-
36 - 02	**3602**	MONACO - 4 BEDROOMS MANSION	SOLD
36 - 03	**3603**	CANNES - 2 BEDROOMS MANSION	-
36 - 04	**3604**	CANNES - 2 BEDROOMS MANSION	-
36 - 05	**3605**	CANNES - 2 BEDROOMS MANSION	-
36 - 06	**3606**	CANNES - 2 BEDROOMS MANSION	-

SKY MANSION PENTHOUSE COLLECTION

37 - 00		↓	
37 - 01	**3701**	MONACO - 4 BEDROOMS MANSION	-
37 - 02	**3702**	MONACO - 4 BEDROOMS MANSION	-
38 - 00		↓	
38 - 01	**3801**	MONACO - 4 BEDROOMS MANSION	-
38 - 02	**3802**	MONACO - 4 BEDROOMS MANSION	-
39 - 00		↓	
39 - 01	**3901**	MONACO - 4 BEDROOMS MANSION	-
39 - 02	**3902**	MONACO - 4 BEDROOMS MANSION	-
40 - 00		↓	
40 - 01	**4001**	MONACO - 4 BEDROOMS MANSION	-
40 - 02	**4002**	PENTHOUSE - 5 BEDROOMS MANSION	-
41 - 00		↓	
41 - 01	**4101**	PENTHOUSE - 5 BEDROOMS MANSION	-
42 - 00		↓	
42 - 01	**4201**	PENTHOUSE - 5 BEDROOMS MANSION	-
43 - 00		SKY MANSION - 8 BEDROOMS	
43 - 01 A	**4301 - FLOOR [A]**	SKY MANSION - 8 BEDROOMS MANSION	-
43 - 01 B	**4301 - FLOOR [B]**	SKY MANSION - 8 BEDROOMS MANSION	-
43 - 01 C	**4301 - FLOOR [C]**	SKY MANSION - 8 BEDROOMS MANSION	-
43 - 01 D	**4301 - ROOF**	SKY MANSION - 8 BEDROOMS MANSION	-

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GROUND FLOOR PLAN



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

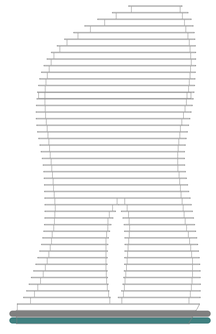
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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1ST PODIUM FLOOR PLAN



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

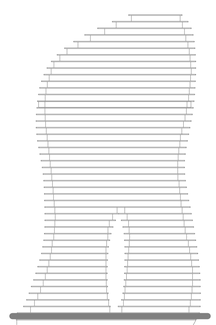
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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HEALTH CLUB

LEVEL 01 - HC FLOOR PLAN



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
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5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

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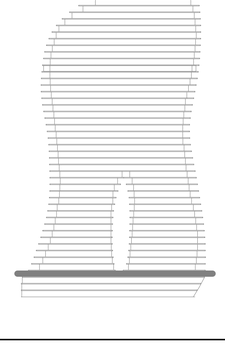
EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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RIVIERA MANSION COLLECTION

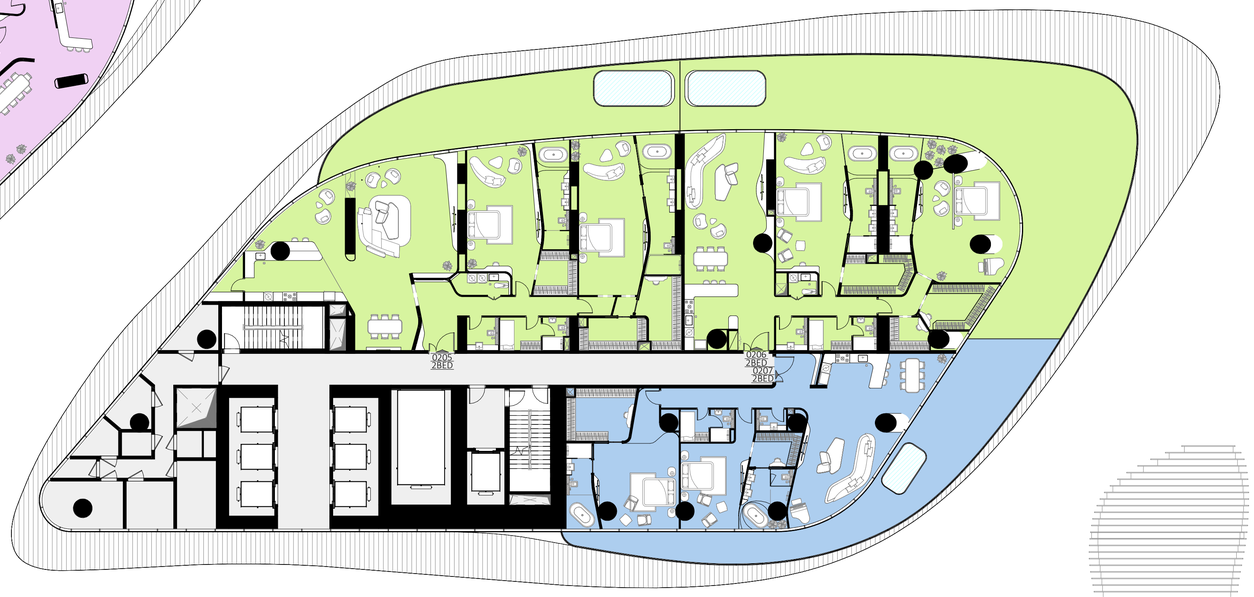
02ND FLOOR PLAN

MANSION NAME | ↓

- 0201 2BED CANNES
- 0202 2BED CANNES
- 0203 2BED CANNES
- 0204 2BED CANNES
- 0205 2BED CANNES
- 0206 2BED CANNES
- 0207 2BED CANNES

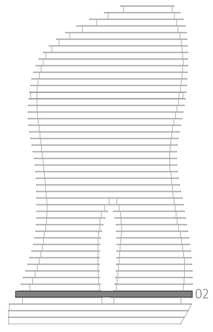
TOTAL UNITS: 7





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
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EXTRA FEATURES

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NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

02ND FLOOR PLAN

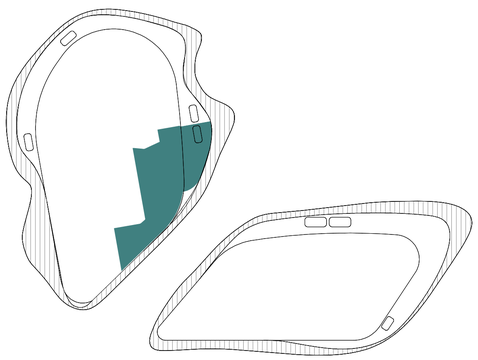
MANSION NUMBER | 0201

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	287 m²	3095 ft²
BALCONY AREA	87 m²	938 ft²
TOTAL UNIT AREA	375 m²	4033 ft²

0201 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	5 m²
MASTER BATH	13 m²
WALK-IN WARDROBE	5 m²
MASTER BEDROOM	36 m²
WALK-IN WARDROBE	6 m²
BATH	10 m²
BEDROOM	27 m²
LAUN.	3 m²
KITCHEN	27 m²
LIVING & DINNING	81 m²
PWDR	5 m²
ENTRANCE FOYER	13 m²
PASSAGE	12 m²
BATH	4 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

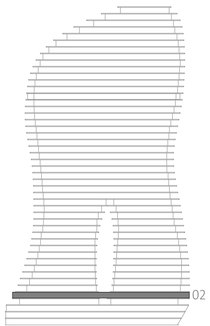
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



Disclaimer:

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- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

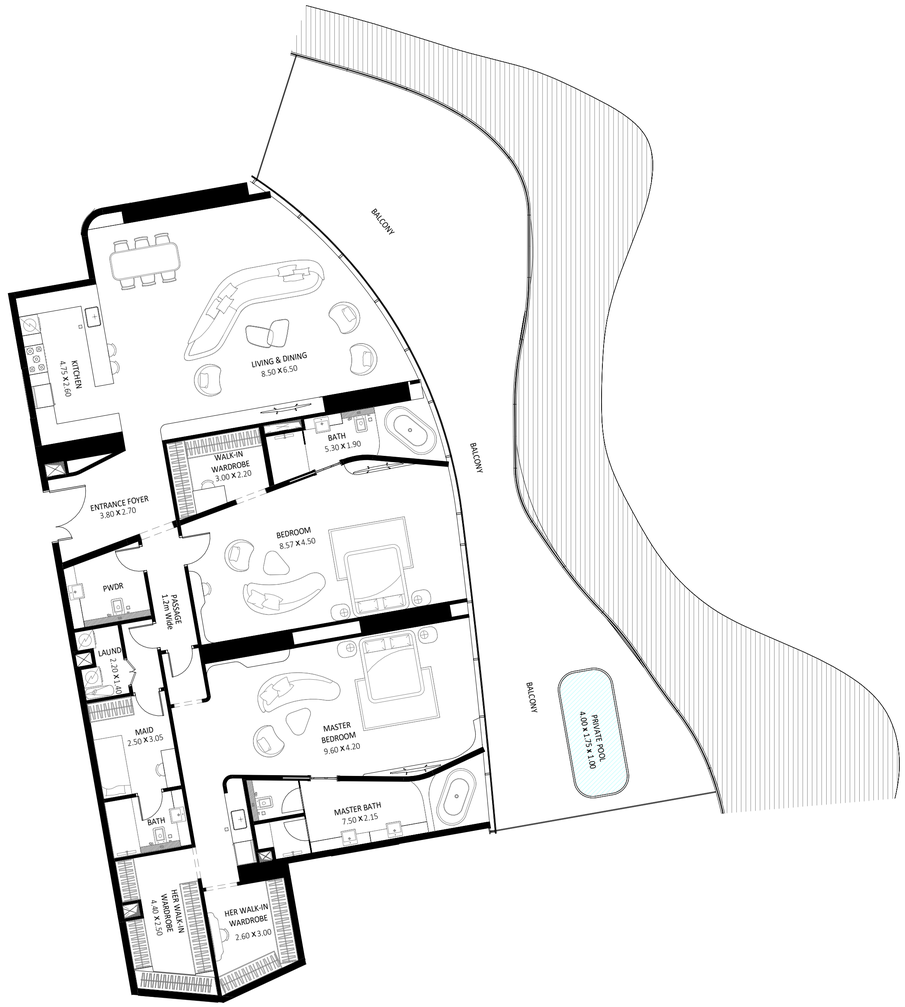
02ND FLOOR PLAN

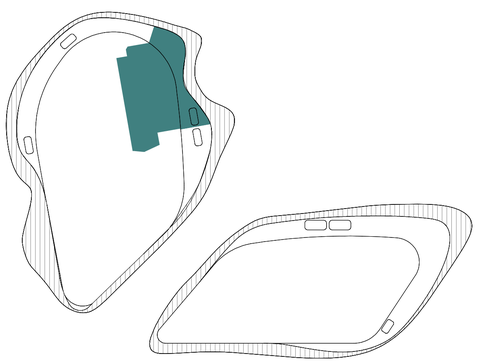
MANSION NUMBER | 0202

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	269 m²	2891 ft²
BALCONY AREA	112 m²	1202 ft²
TOTAL UNIT AREA	380 m²	4093 ft²

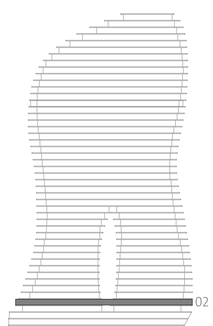
0202 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
ENTRANCE FOYER	10 m²
PASSAGE	4 m²
LAUND.	3 m²
PWDR	5 m²
HER WALK-IN WARDROBE	8 m²
MASTER BEDROOM	46 m²
BEDROOM	39 m²
WALK-IN WARDROBE	7 m²
BATH	9 m²
LIVING & DINING	57 m²
KITCHEN	12 m²
MASTER BATH	15 m²
BATH	4 m²
MAID	8 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

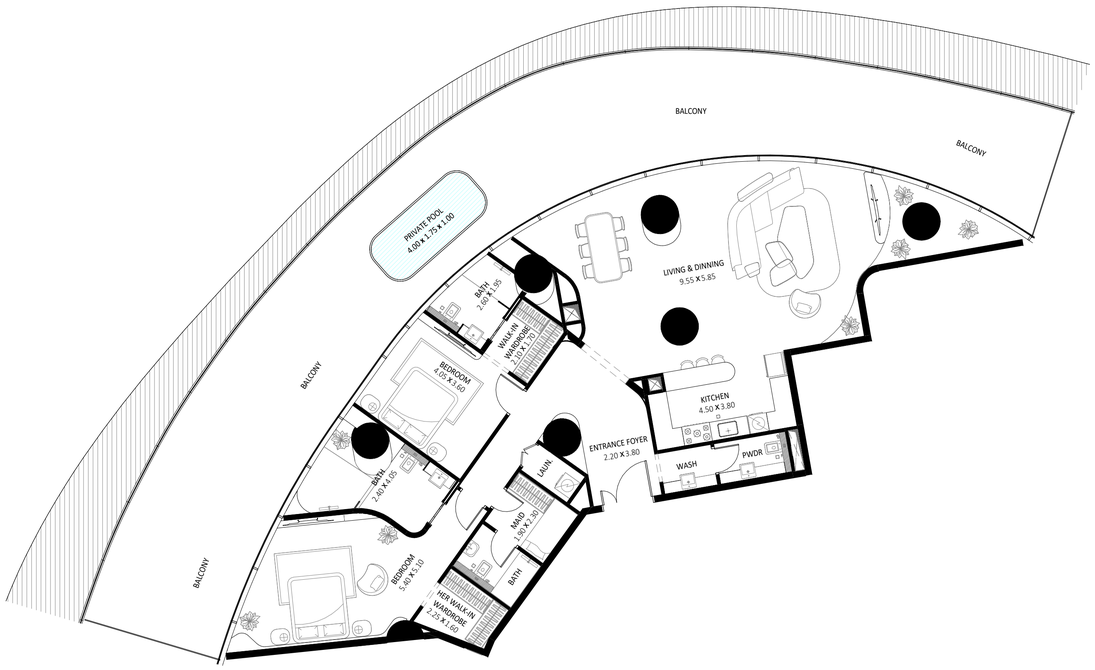
02ND FLOOR PLAN

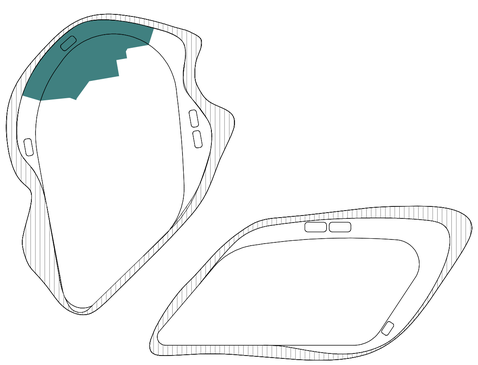
MANSION NUMBER | 0203

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	191 m²	2058 ft²
BALCONY AREA	146 m²	1571 ft²
TOTAL UNIT AREA	337 m²	3629 ft²

0203 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	4 m²
BEDROOM	23 m²
BEDROOM	15 m²
ENTRANCE FOYER	16 m²
LAUN.	2 m²
WALK-IN WARDROBE	4 m²
BATH	5 m²
LIVING & DINNING	61 m²
PWDR	3 m²
WASH	2 m²
KITCHEN	10 m²
BATH	10 m²
BATH	4 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
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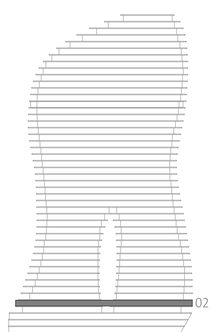

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

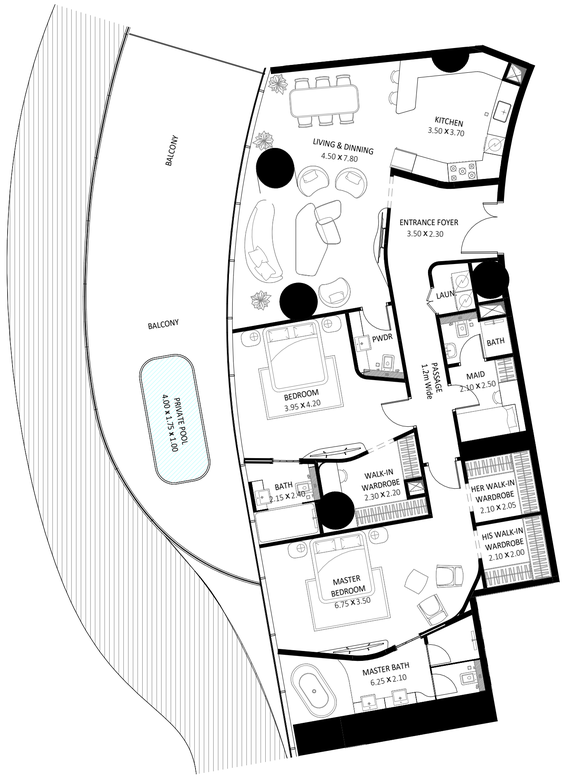
02ND FLOOR PLAN

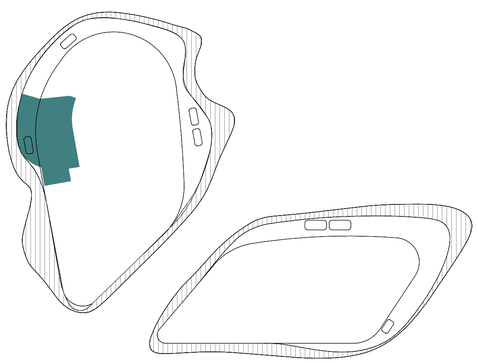
MANSION NUMBER | 0204

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	177 m²	1900 ft²
BALCONY AREA	69 m²	745 ft²
TOTAL UNIT AREA	246 m²	2645 ft²

0204 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	25 m²
HIS WALK-IN WARDROBE	4 m²
BATH	5 m²
PWDR	3 m²
WALK-IN WARDROBE	6 m²
BEDROOM	19 m²
PASSAGE	8 m²
LAUN.	2 m²
LIVING & DINNING	34 m²
KITCHEN	13 m²
ENTRANCE FOYER	8 m²
HER WALK-IN WARDROBE	4 m²
MASTER BATH	12 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

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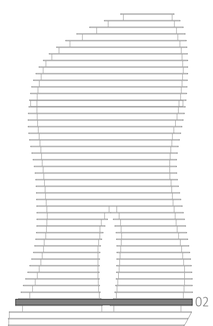
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

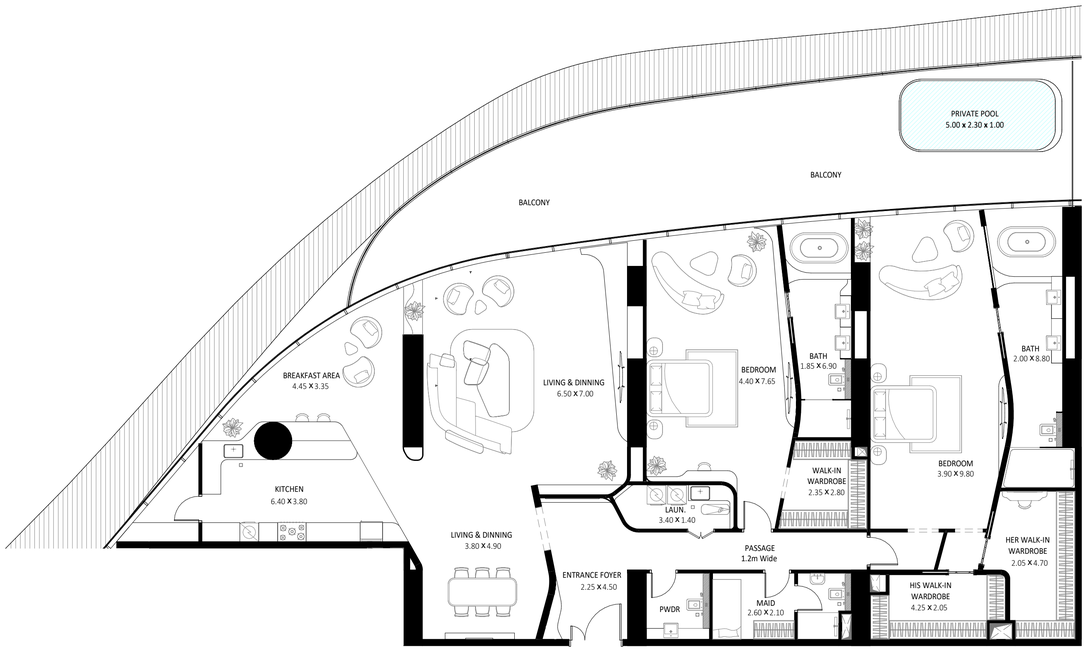
02ND FLOOR PLAN

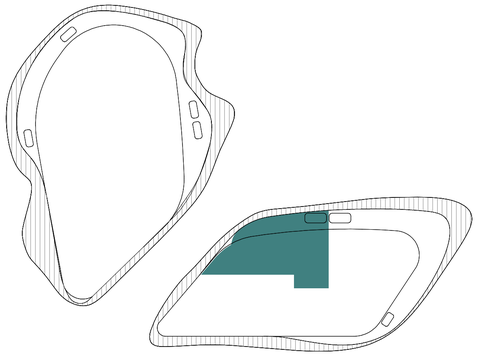
MANSION NUMBER | 0205

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	324 m²	3492 ft²
BALCONY AREA	88 m²	952 ft²
TOTAL UNIT AREA	413 m²	4444 ft²

0205 MANSION DESIGN COMPONENTS	
PASSAGE	9 m²
ENTRANCE FOYER	11 m²
KITCHEN	37 m²
LIVING & DINNING	70 m²
BEDROOM	38 m²
BATH	13 m²
WALK-IN WARDROBE	7 m²
LAUN.	5 m²
PWDR	4 m²
MAID	5 m²
BEDROOM	45 m²
BATH	18 m²
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	8 m²
MAID BATH	3 m²
STORE	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ● RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

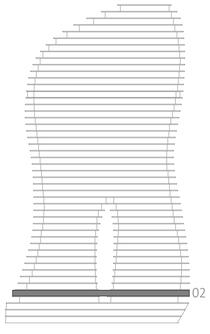
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

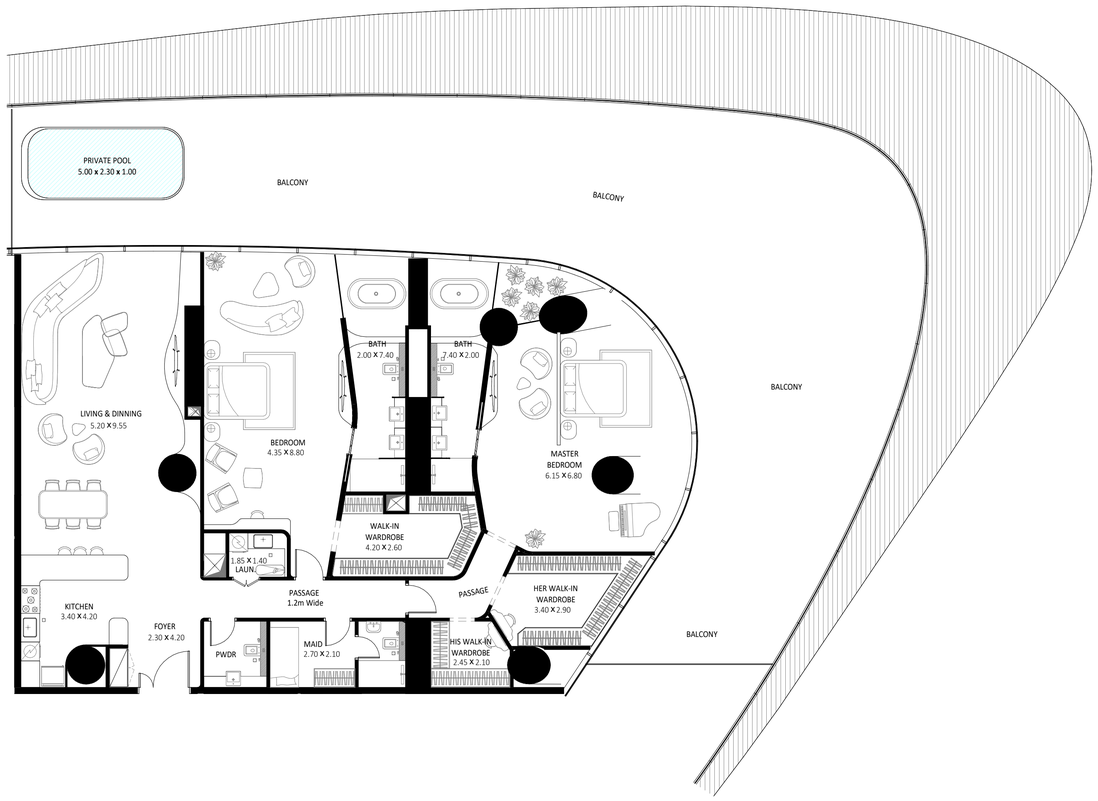
02ND FLOOR PLAN

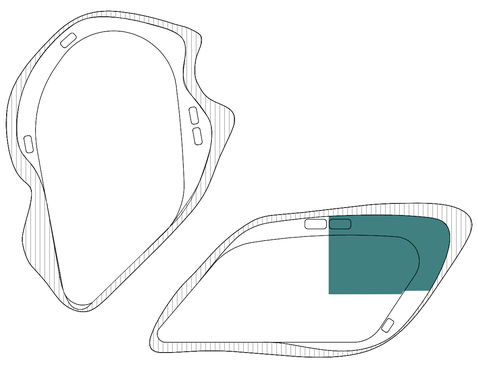
MANSION NUMBER | 0206

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	279 m²	3006 ft²
BALCONY AREA	222 m²	2387 ft²
TOTAL UNIT AREA	501 m²	5392 ft²

0206 MANSION DESIGN COMPONENTS	
HIS WALK-IN WARDROBE	5 m²
PWDR	4 m²
BEDROOM	41 m²
LAUN.	3 m²
WALK-IN WARDROBE	11 m²
BATH	15 m²
BATH	12 m²
MASTER BEDROOM	47 m²
PASSAGE	8 m²
KITCHEN	12 m²
LIVING & DINNING	61 m²
HER WALK-IN WARDROBE	11 m²
MAID	6 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ● RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

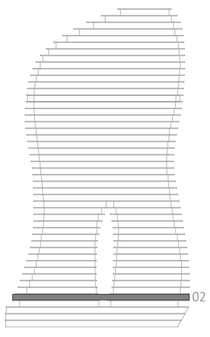
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

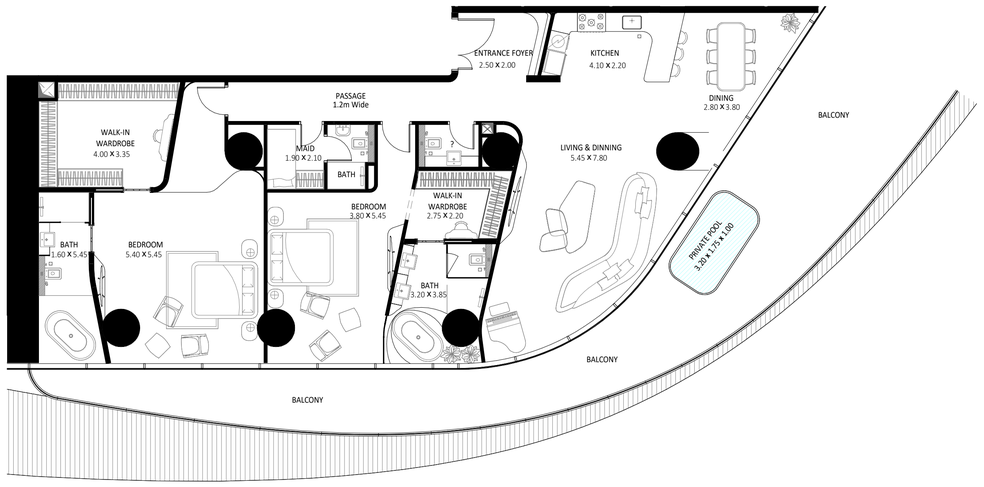
02ND FLOOR PLAN

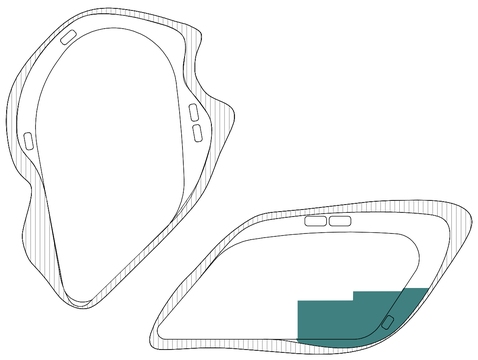
MANSION NUMBER | 0207

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	213 m²	2289 ft²
BALCONY AREA	99 m²	1065 ft²
TOTAL UNIT AREA	312 m²	3354 ft²

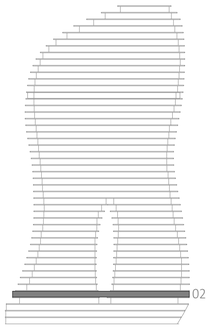
0207 MANSION DESIGN COMPONENTS	
BEDROOM	23 m²
WALK-IN WARDROBE	6 m²
BEDROOM	34 m²
WALK-IN WARDROBE	14 m²
PASSAGE	12 m²
KITCHEN	9 m²
ENTRANCE FOYER	6 m²
LIVING & DINNING	53 m²
BATH	10 m²
BATH	9 m²
PWDR	3 m²
BATH	3 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00

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RIVIERA MANSION COLLECTION

03RD FLOOR PLAN

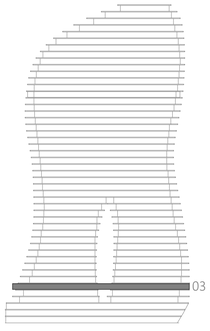
MANSION NAME | ↓

- 0301 3BED ST TROPEZ
- 0302 2BED CANNES
- 0303 2BED CANNES
- 0304 2BED CANNES
- 0305 2BED CANNES
- 0306 2BED CANNES
- 0307 2BED CANNES

TOTAL UNITS: 7







VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

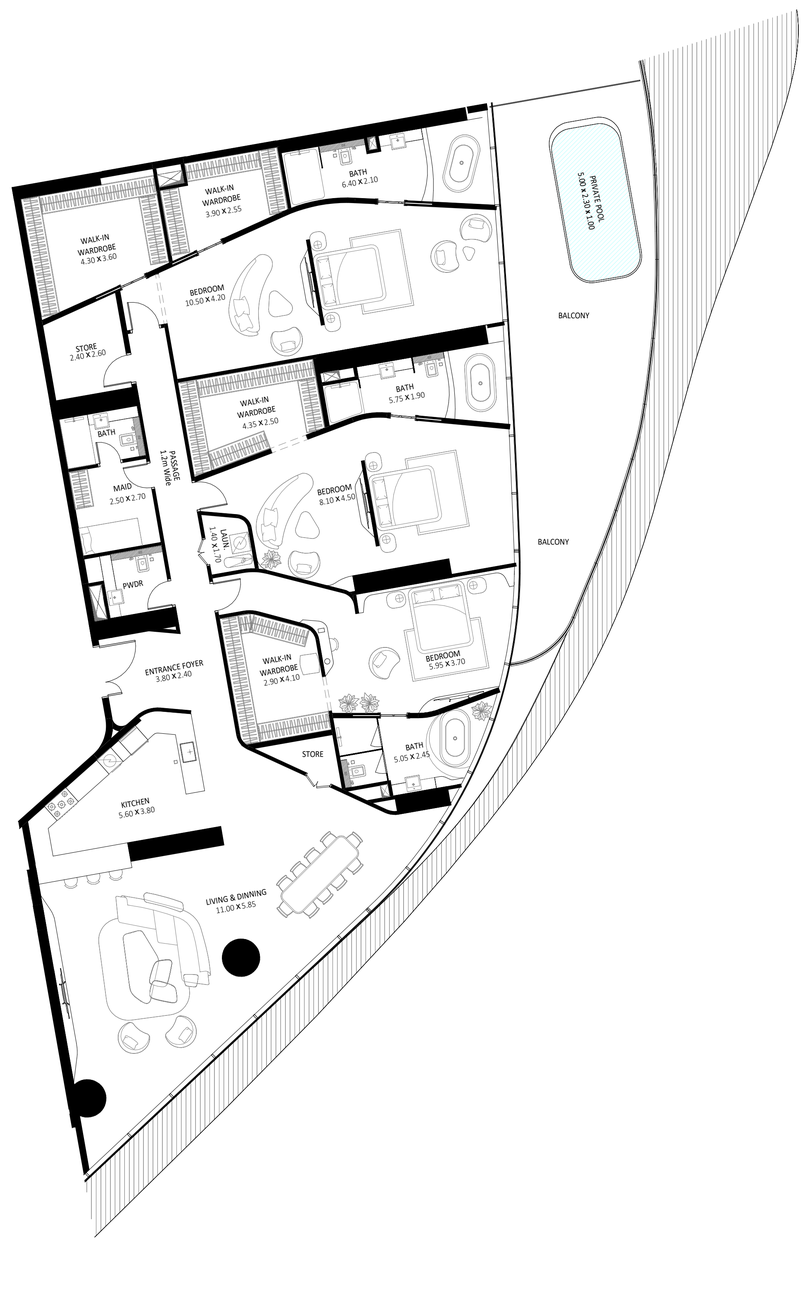
03RD FLOOR PLAN

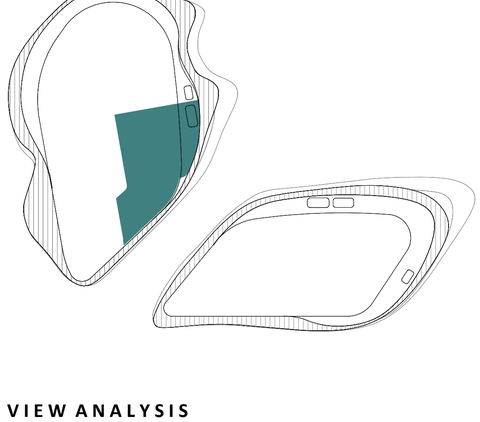
MANSION NUMBER | 0301

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	376 m²	4050 ft²
BALCONY AREA	70 m²	750 ft²
TOTAL UNIT AREA	446 m²	4801 ft²

0301 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	9 m²
ENTRANCE FOYER	10 m²
PASSAGE	12 m²
LIVING & DINNING	76 m²
KITCHEN	18 m²
BEDROOM	27 m²
BEDROOM	39 m²
BEDROOM	46 m²
WALK-IN WARDROBE	11 m²
STORE	7 m²
WALK-IN WARDROBE	15 m²
BATH	7 m²
BATH	11 m²
BATH	14 m²
PWDR	4 m²
LAUN.	2 m²
WALK-IN WARDROBE	11 m²
STORE	2 m²
MAID	7 m²
BATH	4 m²





VIEW ANALYSIS

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- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

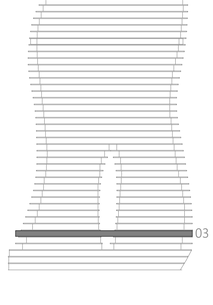
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

03RD FLOOR PLAN

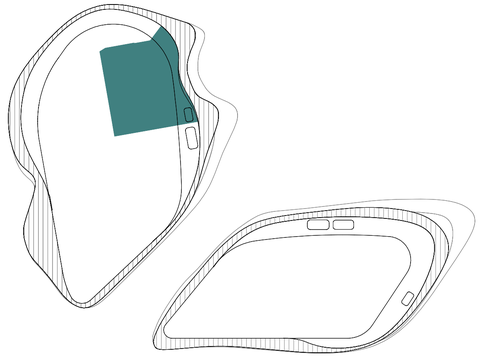
MANSION NUMBER | 0302

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	326 m²	3514 ft²
BALCONY AREA	74 m²	795 ft²
TOTAL UNIT AREA	400 m²	4310 ft²

0302 MANSION DESIGN COMPONENTS	
KITCHEN	13 m²
LIVING & DINING	78 m²
BEDROOM	37 m²
BATH	12 m²
WALK-IN WARDROBE	11 m²
WALK-IN WARDROBE	10 m²
ENTRANCE FOYER	13 m²
PWDR	7 m²
MASTER BEDROOM	42 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	15 m²
LAUN.	3 m²
STORE	5 m²
BATH	4 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

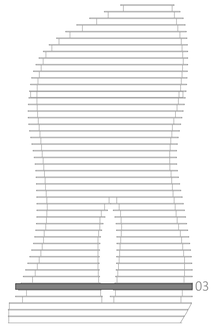
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

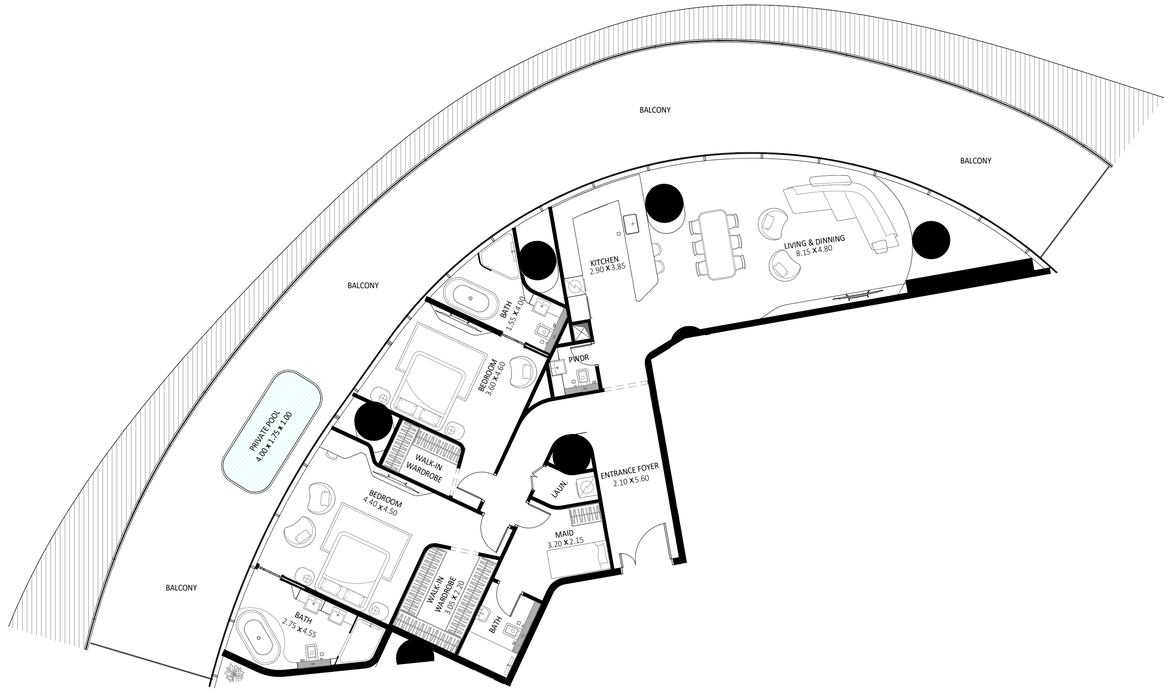
03RD FLOOR PLAN

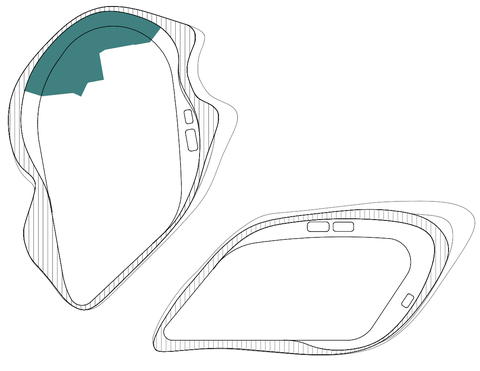
MANSION NUMBER | 0303

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	189 m²	2032 ft²
BALCONY AREA	140 m²	1503 ft²
TOTAL UNIT AREA	328 m²	3535 ft²

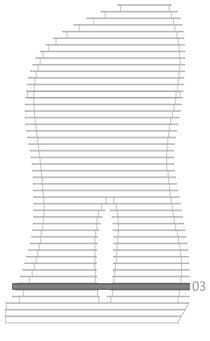
0303 MANSION DESIGN COMPONENTS	
PWDR	2 m²
WALK-IN WARDROBE	4 m²
ENTRANCE FOYER	18 m²
LIVING & DINNING	48 m²
KITCHEN	10 m²
BEDROOM	18 m²
BEDROOM	23 m²
BATH	7 m²
WALK-IN WARDROBE	7 m²
LAUN.	2 m²
BATH	10 m²
MAID	7 m²
BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

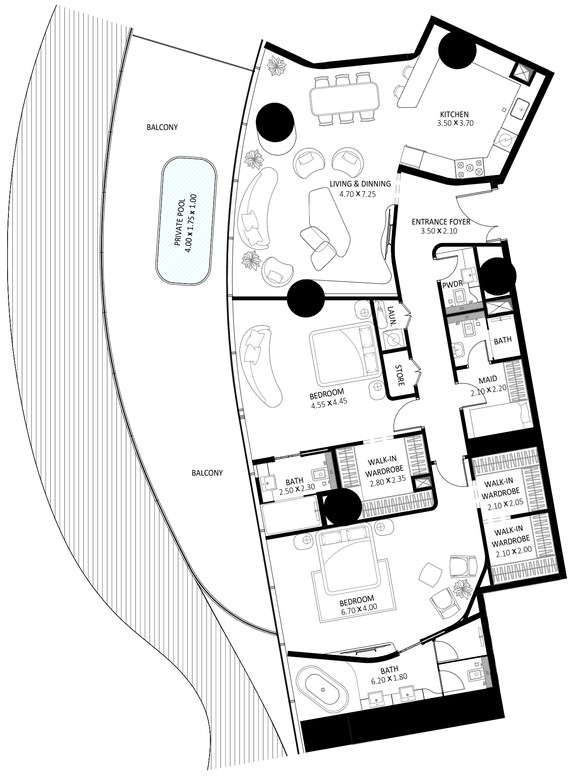
03RD FLOOR PLAN

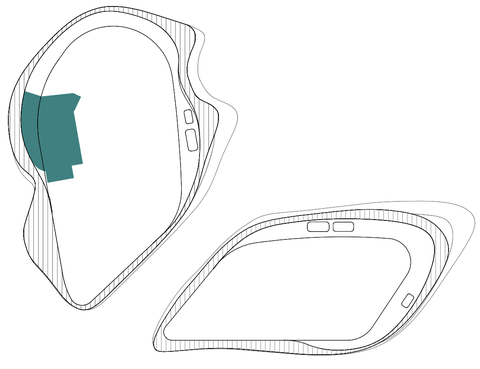
MANSION NUMBER | 0304

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	182 m²	1955 ft²
BALCONY AREA	64 m²	691 ft²
TOTAL UNIT AREA	246 m²	2646 ft²

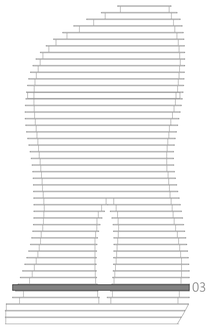
0304 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	6 m²
WALK-IN WARDROBE	4 m²
STORE	1 m²
ENTRANCE FOYER	6 m²
PASSAGE	8 m²
LIVING & DINNING	35 m²
KITCHEN	14 m²
BEDROOM	22 m²
BEDROOM	27 m²
WALK-IN WARDROBE	4 m²
BATH	5 m²
BATH	11 m²
LAUN.	1 m²
PWDR	3 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

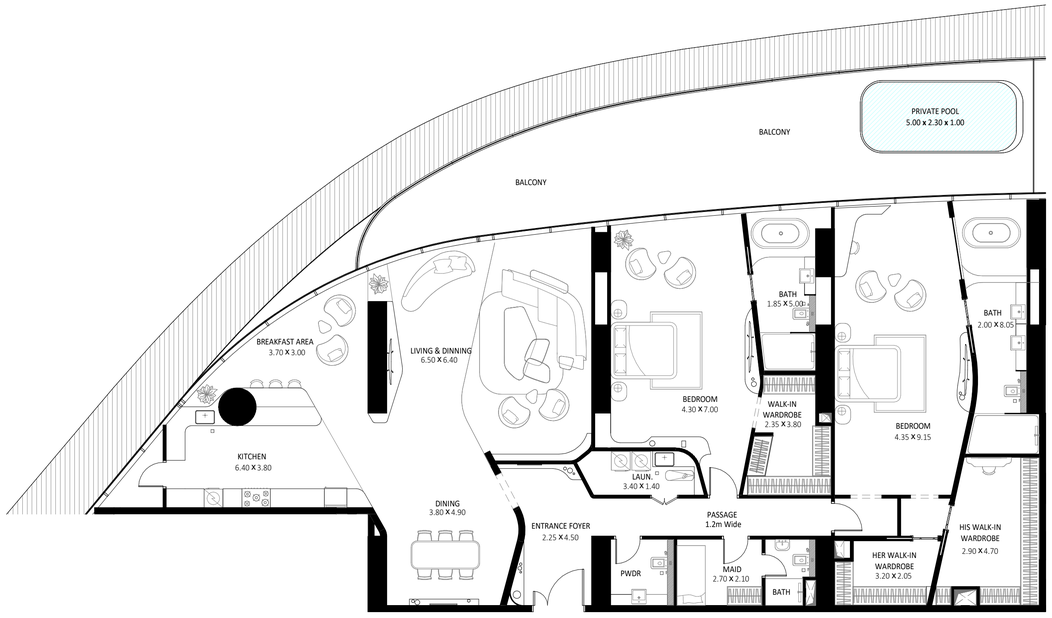
03RD FLOOR PLAN

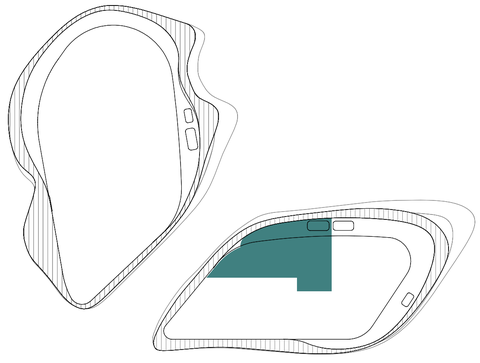
MANSION NUMBER | 0305

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	304 m²	3274 ft²
BALCONY AREA	75 m²	811 ft²
TOTAL UNIT AREA	380 m²	4085 ft²

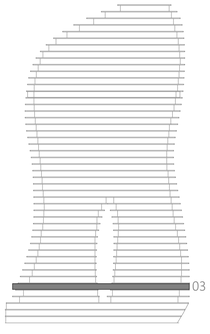
0305 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	11 m²
PASSAGE	9 m²
LIVING & DINNING	65 m²
KITCHEN	34 m²
HER WALK-IN WARDROBE	6 m²
HIS WALK-IN WARDROBE	13 m²
BEDROOM	42 m²
BEDROOM	35 m²
WALK-IN WARDROBE	8 m²
BATH	16 m²
BATH	11 m²
PWDR	4 m²
LAUN.	5 m²
STORE	2 m²
MAID	6 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

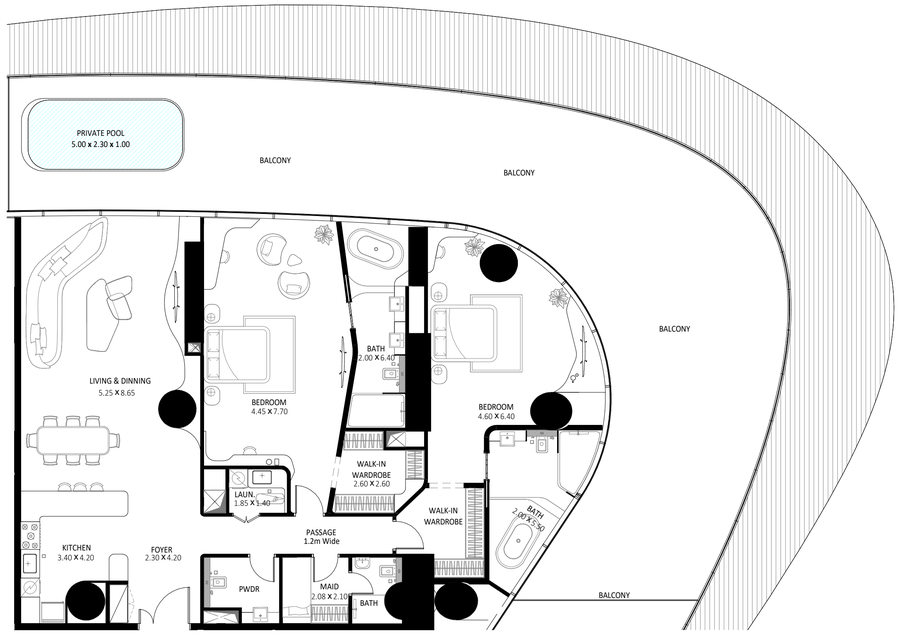
03RD FLOOR PLAN

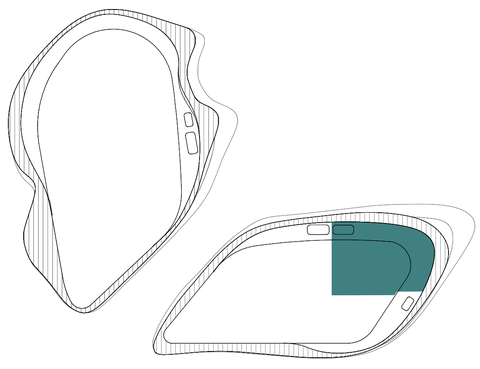
MANSION NUMBER | 0306

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	226 m²	2432 ft²
BALCONY AREA	162 m²	1746 ft²
TOTAL UNIT AREA	388 m²	4178 ft²

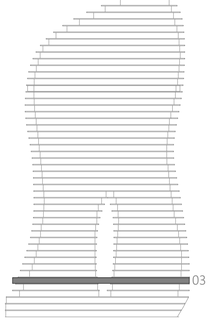
0306 MANSION DESIGN COMPONENTS	
LIVING & DINNING	56 m²
KITCHEN	12 m²
BEDROOM	37 m²
BEDROOM	30 m²
WALK-IN WARDROBE	6 m²
WALK-IN WARDROBE	7 m²
PWDR	4 m²
BATH	12 m²
BATH	12 m²
LAUN.	3 m²
PASSAGE	7 m²
MAID	4 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

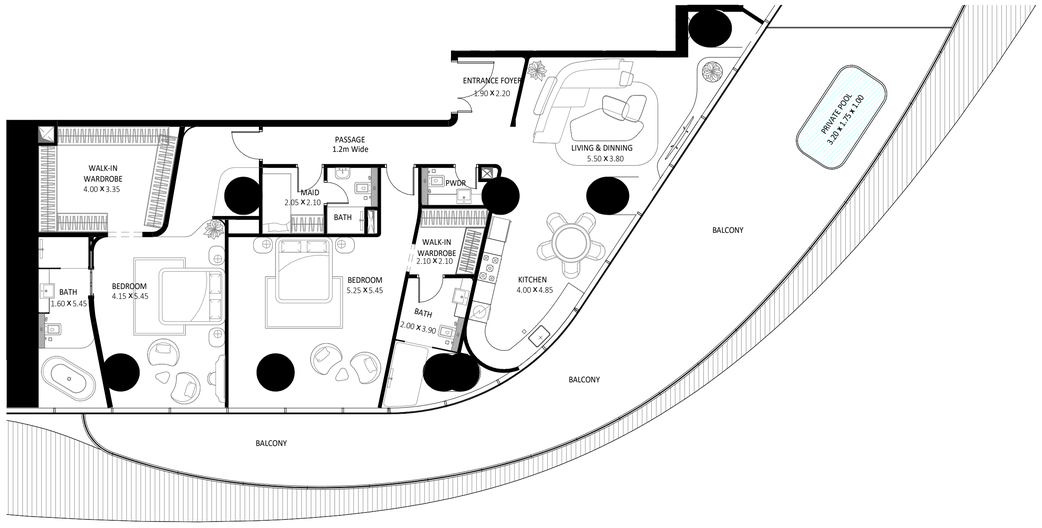
03RD FLOOR PLAN

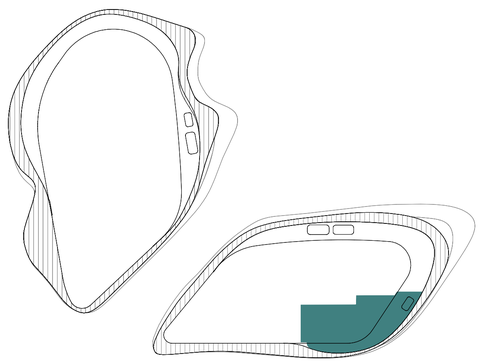
MANSION NUMBER | 0307

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	186 m²	2001 ft²
BALCONY AREA	103 m²	1105 ft²
TOTAL UNIT AREA	289 m²	3107 ft²

0307 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	4 m²
LIVING & DINNING	35 m²
KITCHEN	10 m²
BEDROOM	28 m²
BEDROOM	30 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	14 m²
BATH	10 m²
BATH	8 m²
PWDR	2 m²
PASSAGE	9 m²
MAID	4 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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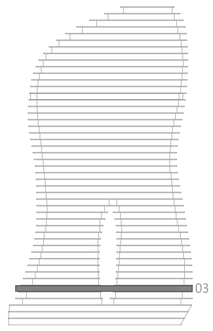
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

04TH FLOOR PLAN

MANSION NAME | ↓

- 0401 3BED ST TROPEZ
- 0402 2BED CANNES
- 0403 2BED CANNES
- 0404 2BED CANNES
- 0405 2BED CANNES
- 0406 2BED CANNES

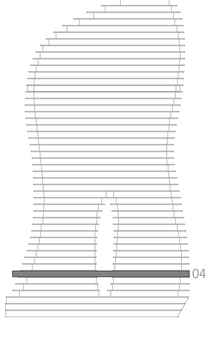
TOTAL UNITS: 6





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

04TH FLOOR PLAN

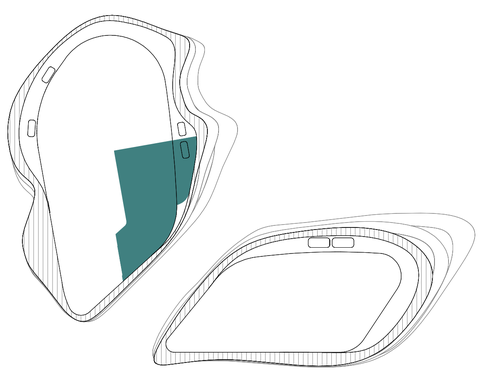
MANSION NUMBER | 0401

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	347 m²	3739 ft²
BALCONY AREA	66 m²	713 ft²
TOTAL UNIT AREA	414 m²	4452 ft²

0401 MANSION DESIGN COMPONENTS	
LIVING & DINNING	72 m²
KITCHEN	18 m²
PASSAGE	11 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
PWDR	4 m²
STORE	7 m²
WALK-IN WARDROBE	15 m²
BATH	12 m²
BEDROOM	41 m²
WALK-IN WARDROBE	8 m²
ENTRANCE FOYER	11 m²
STORE	7 m²
BATH	4 m²
BATH	10 m²
BEDROOM	25 m²
WALK-IN WARDROBE	9 m²
STORE	1 m²
BEDROOM	34 m²
LAUN.	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

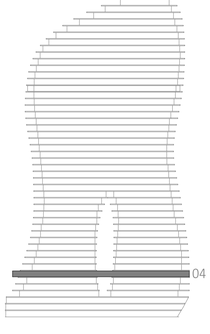
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

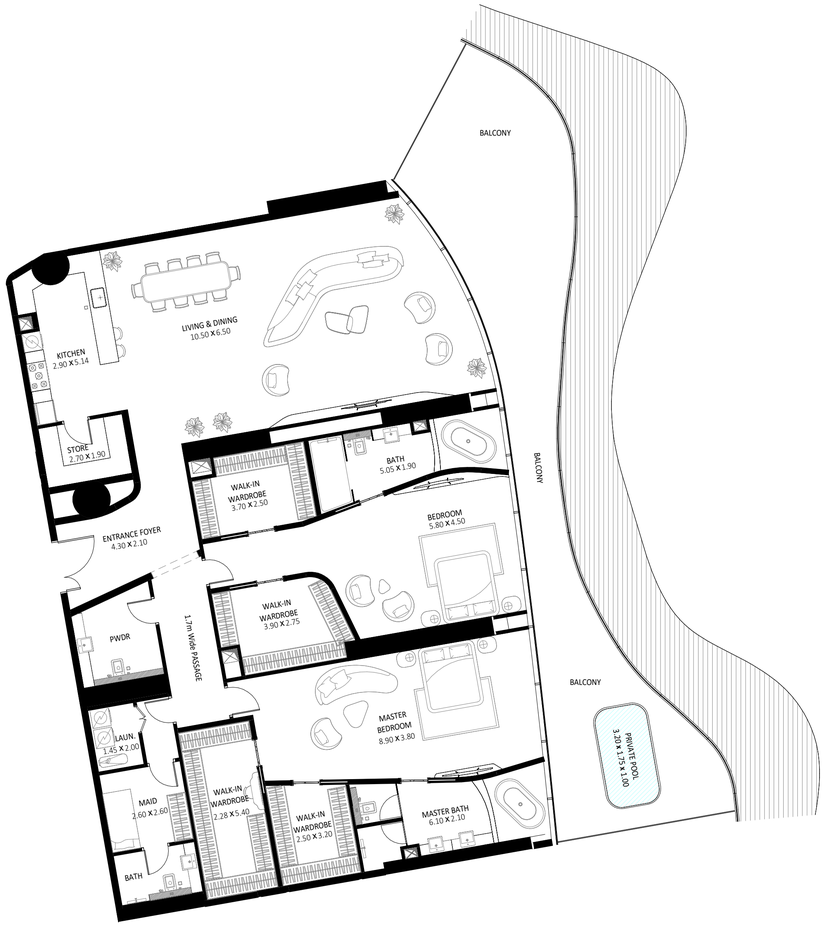
04TH FLOOR PLAN

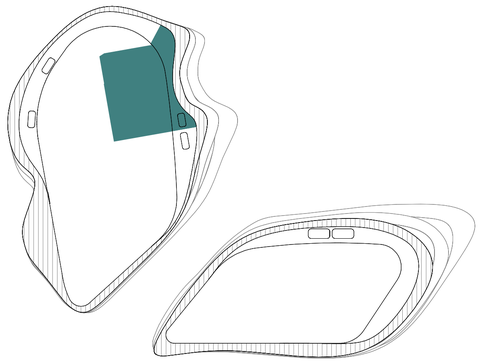
MANSION NUMBER | 0402

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	301 m²	3245 ft²
BALCONY AREA	80 m²	859 ft²
TOTAL UNIT AREA	381 m²	4104 ft²

0402 MANSION DESIGN COMPONENTS	
KITCHEN	12 m²
LIVING & DINING	73 m²
BEDROOM	32 m²
BATH	12 m²
WALK-IN WARDROBE	9 m²
WALK-IN WARDROBE	10 m²
ENTRANCE FOYER	13 m²
PWDR	7 m²
MASTER BEDROOM	36 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	12 m²
LAUN.	3 m²
BATH	4 m²
MAID	7 m²
STORE	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

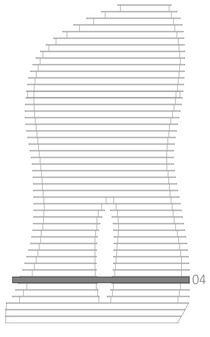
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

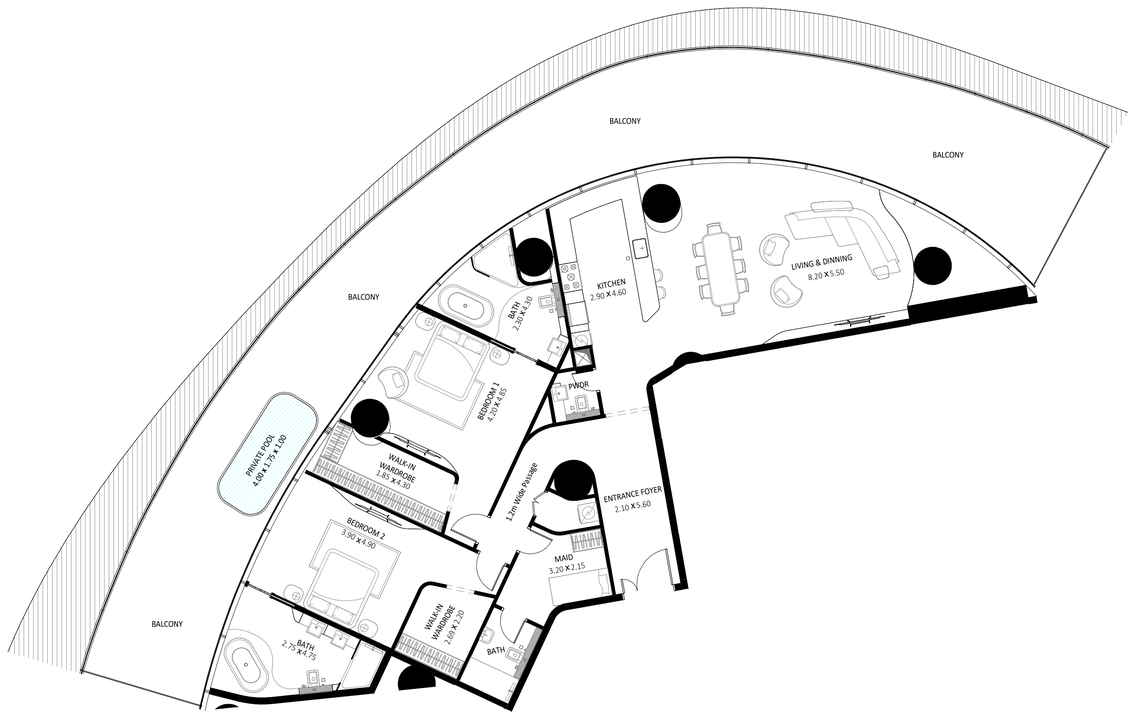
04TH FLOOR PLAN

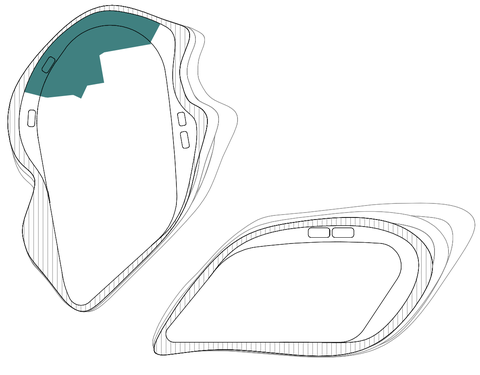
MANSION NUMBER | 0403

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	207 m²	2231 ft²
BALCONY AREA	137 m²	1479 ft²
TOTAL UNIT AREA	345 m²	3710 ft²

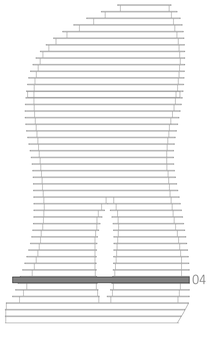
0403 MANSION DESIGN COMPONENTS	
LIVING & DINNING	53 m²
BATH	10 m²
ENTRANCE FOYER	18 m²
LAUN.	2 m²
KITCHEN	13 m²
BATH	12 m²
BEDROOM 2	22 m²
WALK-IN WARDROBE	8 m²
BEDROOM 1	23 m²
PWDR	2 m²
MAID	7 m²
BATH	4 m²
WALK-IN WARDROBE	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

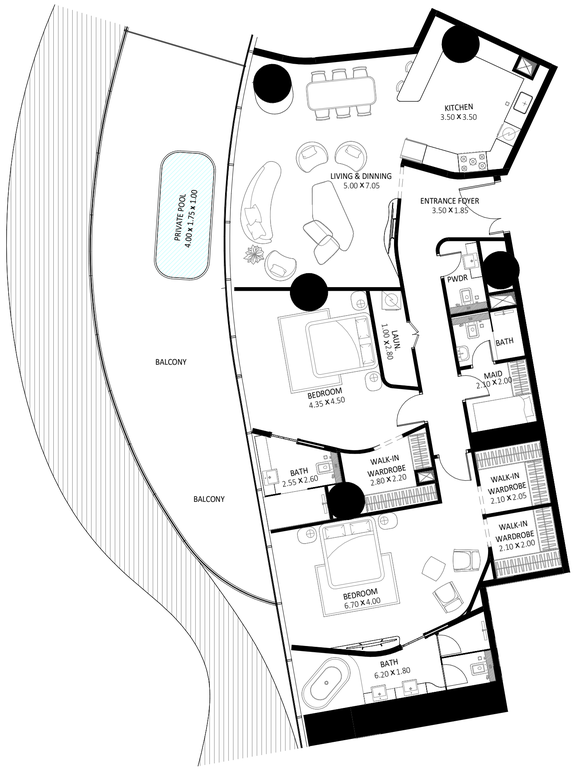
04TH FLOOR PLAN

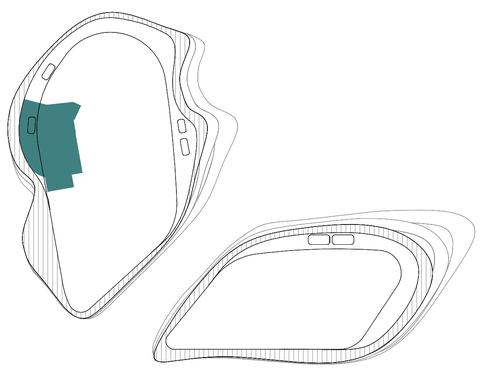
MANSION NUMBER | 0404

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	183 m²	1974 ft²
BALCONY AREA	65 m²	704 ft²
TOTAL UNIT AREA	249 m²	2678 ft²

0404 MANSION DESIGN COMPONENTS	
KITCHEN	14 m²
LIVING & DINNING	36 m²
PWDR	3 m²
BEDROOM	22 m²
BEDROOM	27 m²
BATH	11 m²
WALK-IN WARDROBE	4 m²
ENTRANCE FOYER	6 m²
LAUN.	3 m²
WALK-IN WARDROBE	4 m²
BATH	6 m²
WALK-IN WARDROBE	5 m²
MAID	4 m²
BATH	3 m²
PASSAGE	8 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY

N

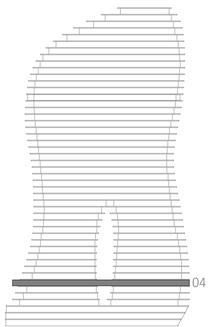
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

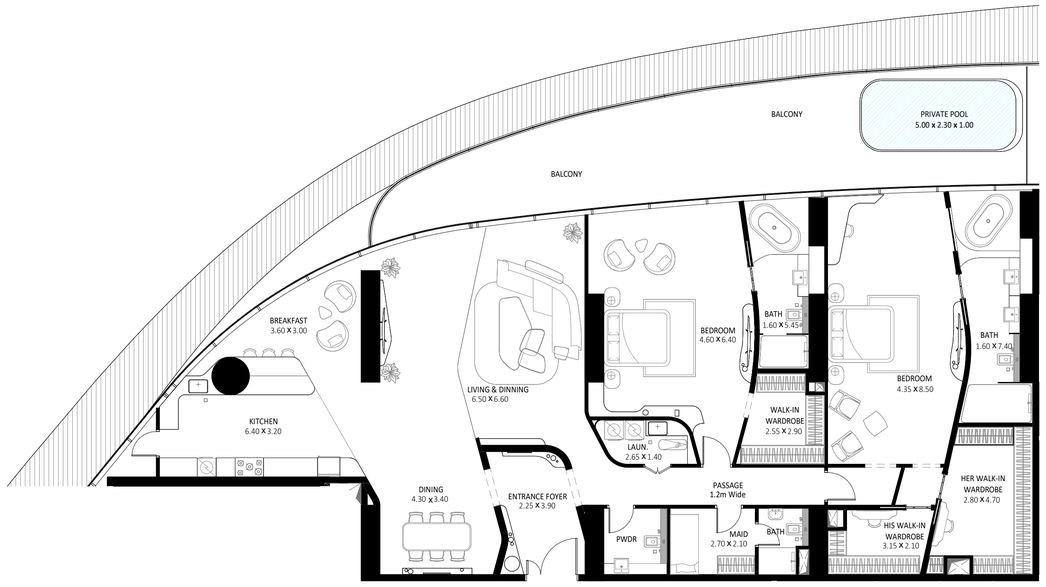
04TH FLOOR PLAN

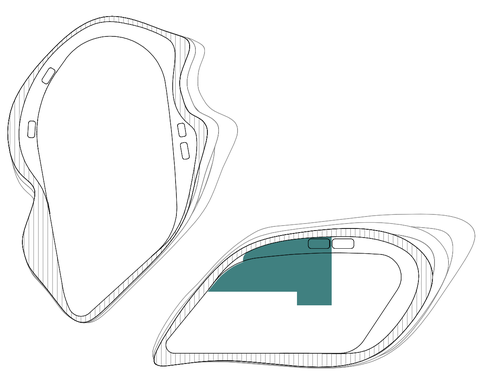
MANSION NUMBER | 0405

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	287 m²	3093 ft²
BALCONY AREA	66 m²	713 ft²
TOTAL UNIT AREA	354 m²	3806 ft²

0405 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
ENTRANCE FOYER	9 m²
PASSAGE	11 m²
LIVING & DINNING	59 m²
KITCHEN	31 m²
HER WALK-IN WARDROBE	13 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	39 m²
BEDROOM	35 m²
WALK-IN WARDROBE	7 m²
BATH	15 m²
BATH	10 m²
PWDR	4 m²
LAUN.	4 m²
STORE	2 m²





VIEW ANALYSIS

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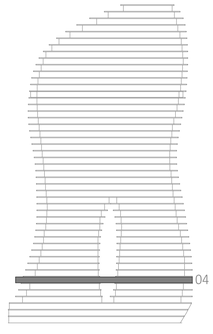

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

04TH FLOOR PLAN

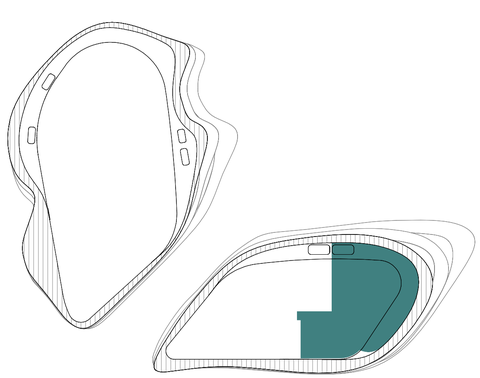
MANSION NUMBER | 0406

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	383 m²	4124 ft²
BALCONY AREA	165 m²	1779 ft²
TOTAL UNIT AREA	548 m²	5903 ft²

0406 MANSION DESIGN COMPONENTS	
BATH	4 m²
MAID	8 m²
ENTRANCE FOYER	11 m²
LIVING & DINNING	92 m²
KITCHEN	21 m²
BEDROOM	22 m²
BEDROOM	29 m²
MASTER BEDROOM	49 m²
WALK-IN WARDROBE	19 m²
WALK-IN WARDROBE	13 m²
WALK-IN WARDROBE	7 m²
BATH	11 m²
MASTER BATH	16 m²
BATH	9 m²
PWDR	5 m²
LAUN.	4 m²
PASSAGE	9 m²
LOBBY	4 m²
LOBBY	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

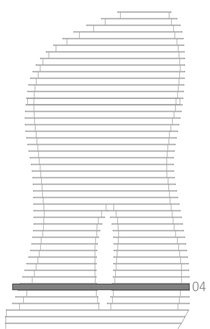
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00



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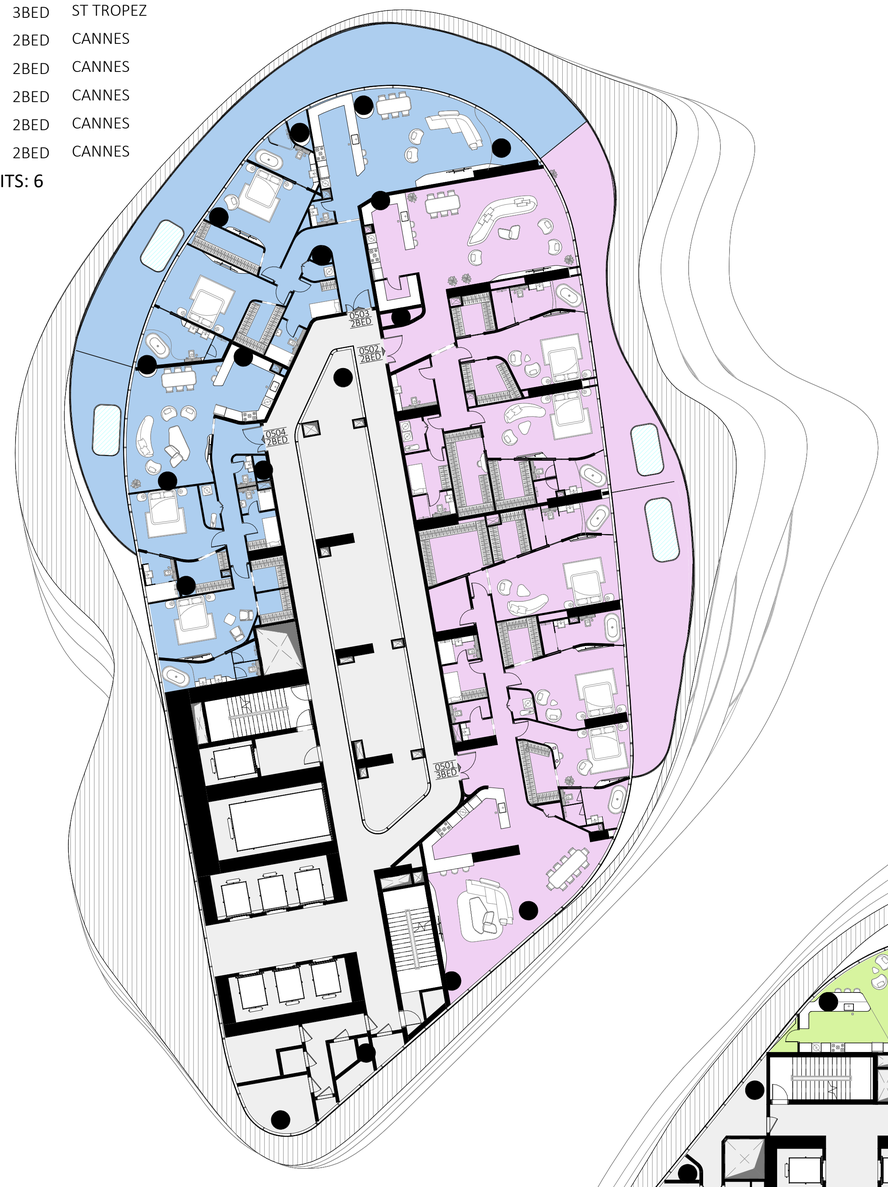
RIVIERA MANSION COLLECTION

05TH FLOOR PLAN

MANSION NAME | ↓

- 0501 3BED ST TROPEZ
- 0502 2BED CANNES
- 0503 2BED CANNES
- 0504 2BED CANNES
- 0505 2BED CANNES
- 0506 2BED CANNES

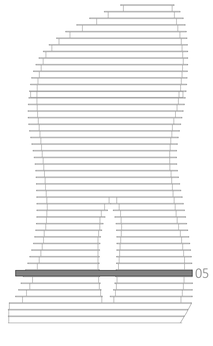
TOTAL UNITS: 6





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

05TH FLOOR PLAN

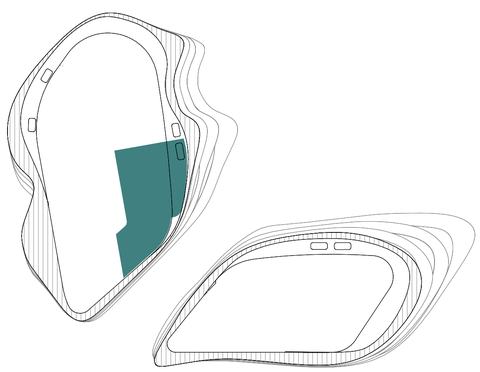
MANSION NUMBER | 0501

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	318 m²	3422 ft²
BALCONY AREA	69 m²	747 ft²
TOTAL UNIT AREA	387 m²	4169 ft²

0501 MANSION DESIGN COMPONENTS	
KITCHEN	108 m²
WALK-IN WARDROBE	7 m²
BATH	10 m²
PWDR	3 m²
WASH	2 m²
STORE	7 m²
WALK-IN WARDROBE	14 m²
BATH	12 m²
BEDROOM	34 m²
WALK-IN WARDROBE	6 m²
MAID	6 m²
BATH	4 m²
BATH	6 m²
BEDROOM	20 m²
WALK-IN WARDROBE	8 m²
STORE	1 m²
BEDROOM	29 m²
LAUN.	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ DUBAI WATER CANAL | BUSINESS BAY

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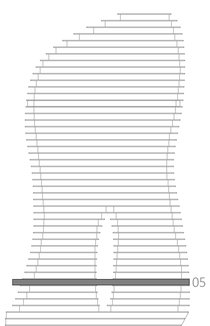

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

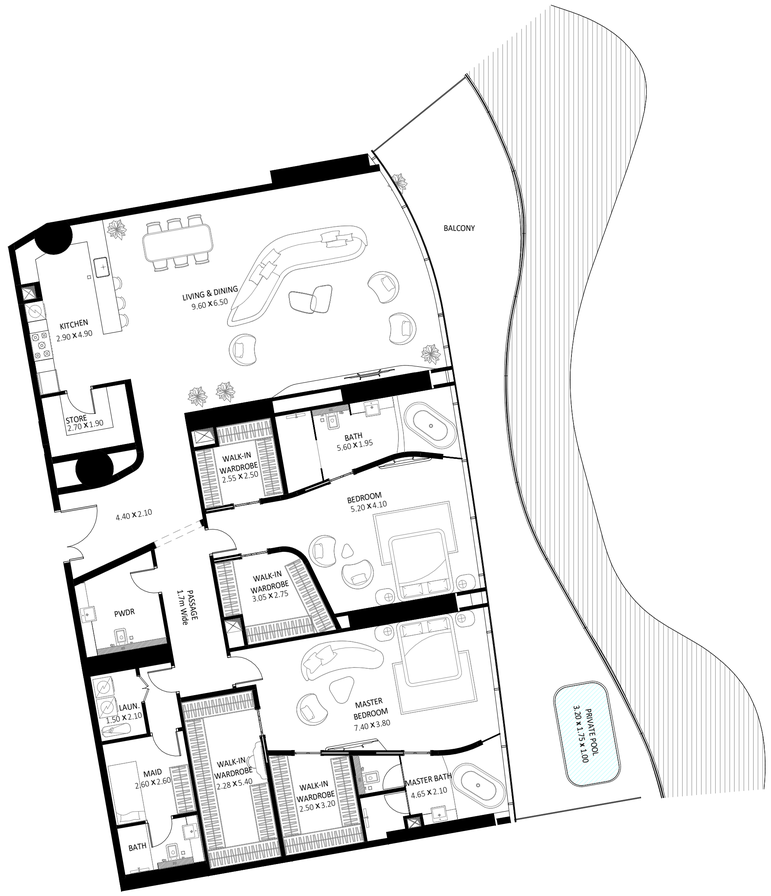
05TH FLOOR PLAN

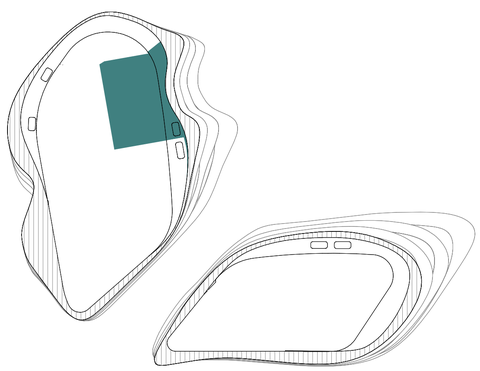
MANSION NUMBER | 0502

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	271 m²	2916 ft²
BALCONY AREA	63 m²	682 ft²
TOTAL UNIT AREA	334 m²	3598 ft²

0502 MANSION DESIGN COMPONENTS	
KITCHEN	14 m²
LIVING & DINING	76 m²
BEDROOM	27 m²
BATH	12 m²
WALK-IN WARDROBE	6 m²
WALK-IN WARDROBE	8 m²
PWDR	7 m²
MASTER BEDROOM	30 m²
MASTER BATH	11 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	12 m²
LAUN.	3 m²
STORE	5 m²
BATH	4 m²
MAID	7 m²
PASSAGE	9 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

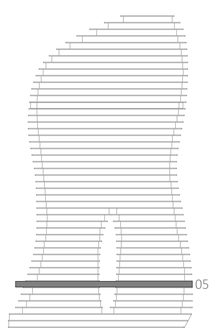
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

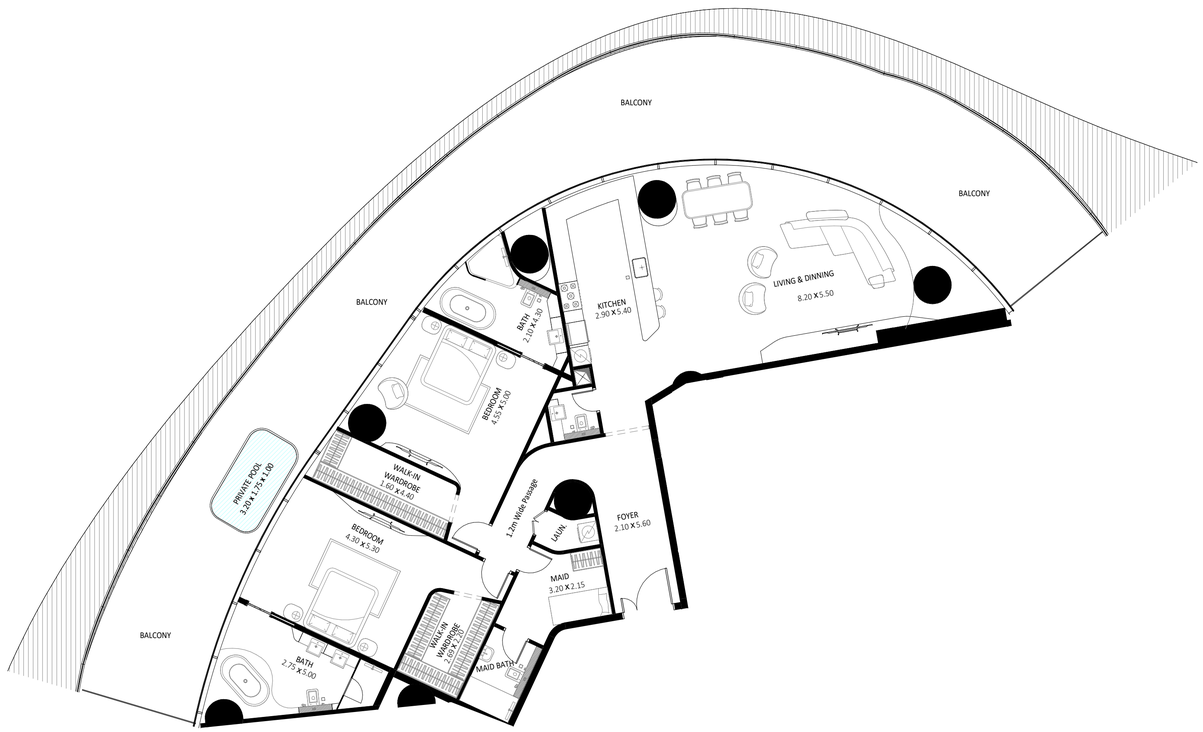
05TH FLOOR PLAN

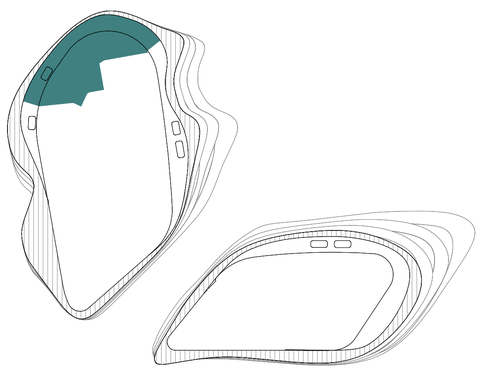
MANSION NUMBER | 0503

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	218 m²	2343 ft²
BALCONY AREA	142 m²	1530 ft²
TOTAL UNIT AREA	360 m²	3872 ft²

0503 MANSION DESIGN COMPONENTS	
LIVING & DINNING	50 m²
BATH	9 m²
BEDROOM	24 m²
WALK-IN WARDROBE	6 m²
LAUN.	2 m²
BEDROOM	25 m²
BATH	13 m²
PWDR	2 m²
KITCHEN	14 m²
WALK-IN WARDROBE	8 m²
ENTRANCE FOYER	8 m²
PASSAGE	10 m²
MAID	7 m²
MAID BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

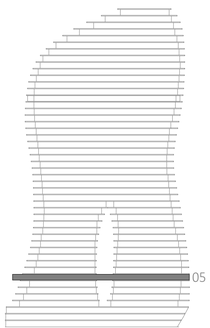
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

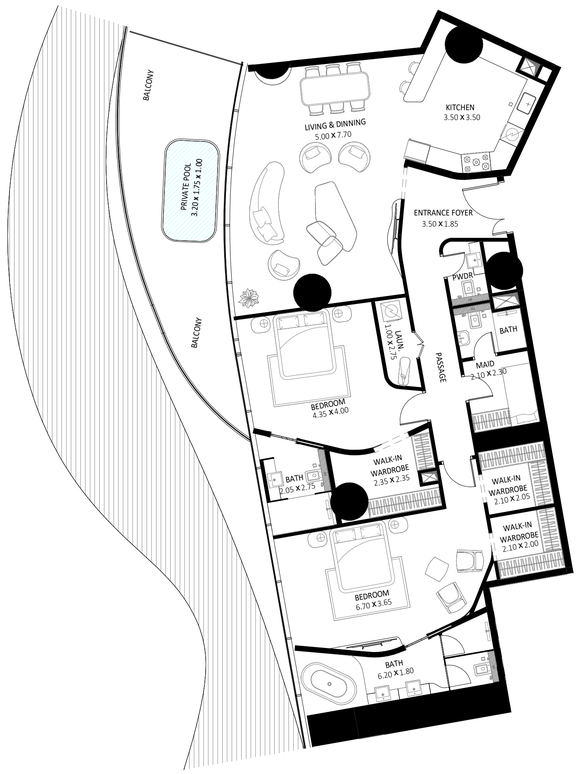
05TH FLOOR PLAN

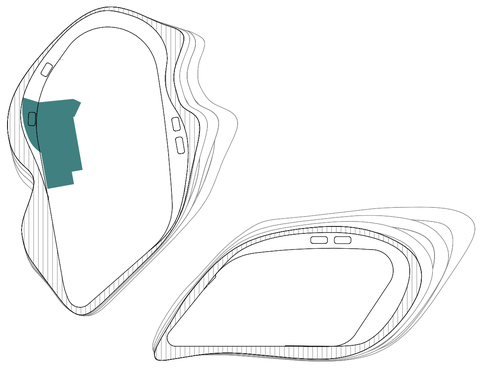
MANSION NUMBER | 0504

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	184 m²	1979 ft²
BALCONY AREA	34 m²	362 ft²
TOTAL UNIT AREA	217 m²	2340 ft²

0504 MANSION DESIGN COMPONENTS	
KITCHEN	14 m²
LIVING & DINNING	39 m²
LAUN.	3 m²
BEDROOM	20 m²
PWDR	2 m²
BEDROOM	26 m²
BATH	11 m²
WALK-IN WARDROBE	4 m²
ENTRANCE FOYER	6 m²
WALK-IN WARDROBE	6 m²
BATH	6 m²
WALK-IN WARDROBE	4 m²
MAID	5 m²
BATH	3 m²
PASSAGE	8 m²





VIEW ANALYSIS

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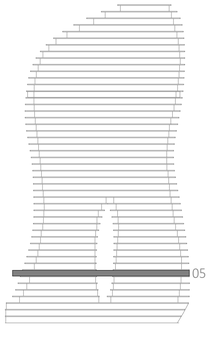

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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

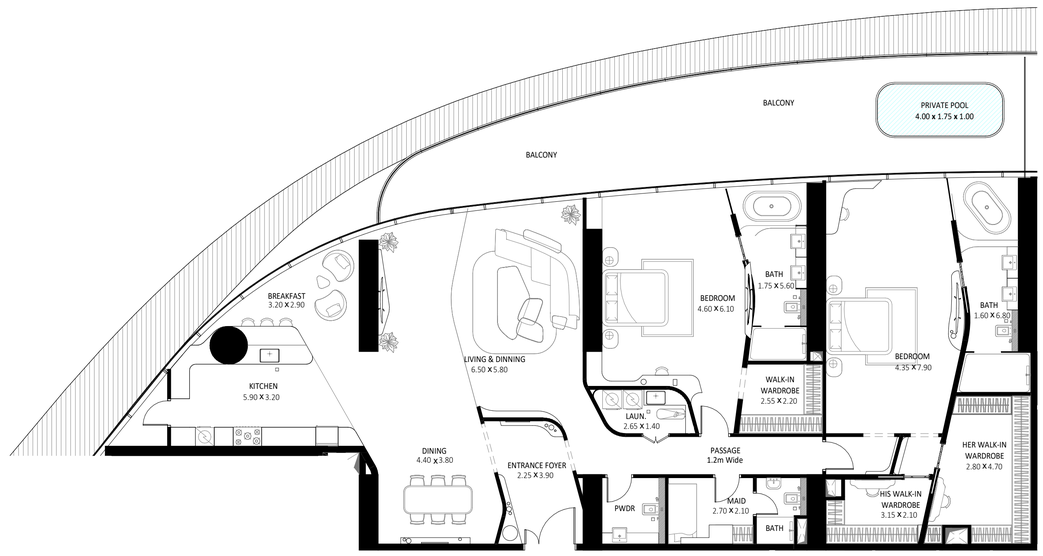
05TH FLOOR PLAN

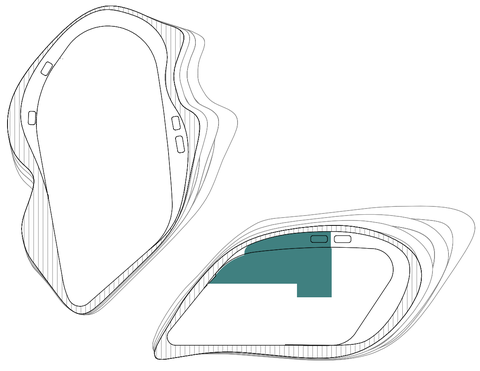
MANSION NUMBER | 0505

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	275 m²	2955 ft²
BALCONY AREA	65 m²	704 ft²
TOTAL UNIT AREA	275 m²	2955 ft²

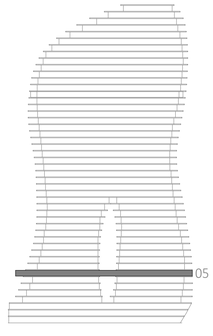
0505 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
ENTRANCE FOYER	9 m²
PASSAGE	11 m²
LIVING & DINNING	58 m²
KITCHEN	28 m²
HER WALK-IN WARDROBE	13 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	37 m²
BEDROOM	30 m²
WALK-IN WARDROBE	6 m²
BATH	13 m²
BATH	11 m²
PWDR	4 m²
LAUN.	4 m²
STORE	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

05TH FLOOR PLAN

MANSION NUMBER | 0506

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	331 m²	3566 ft²
BALCONY AREA	158 m²	1696 ft²
TOTAL UNIT AREA	489 m²	5262 ft²

0506 MANSION DESIGN COMPONENTS	
BATH	4 m²
MAID	8 m²
ENTRANCE FOYER	10 m²
LIVING & DINNING	79 m²
KITCHEN	22 m²
BEDROOM	24 m²
BEDROOM	26 m²
BEDROOM	34 m²
WALK-IN WARDROBE	13 m²
WALK-IN WARDROBE	13 m²
BATH	11 m²
BATH	12 m²
BATH	7 m²
PWDR	5 m²
WALK-IN WARDROBE	5 m²
CORRIDOR	9 m²
LOBBY	3 m²
LOBBY	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

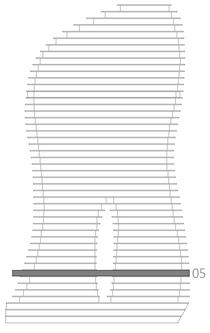
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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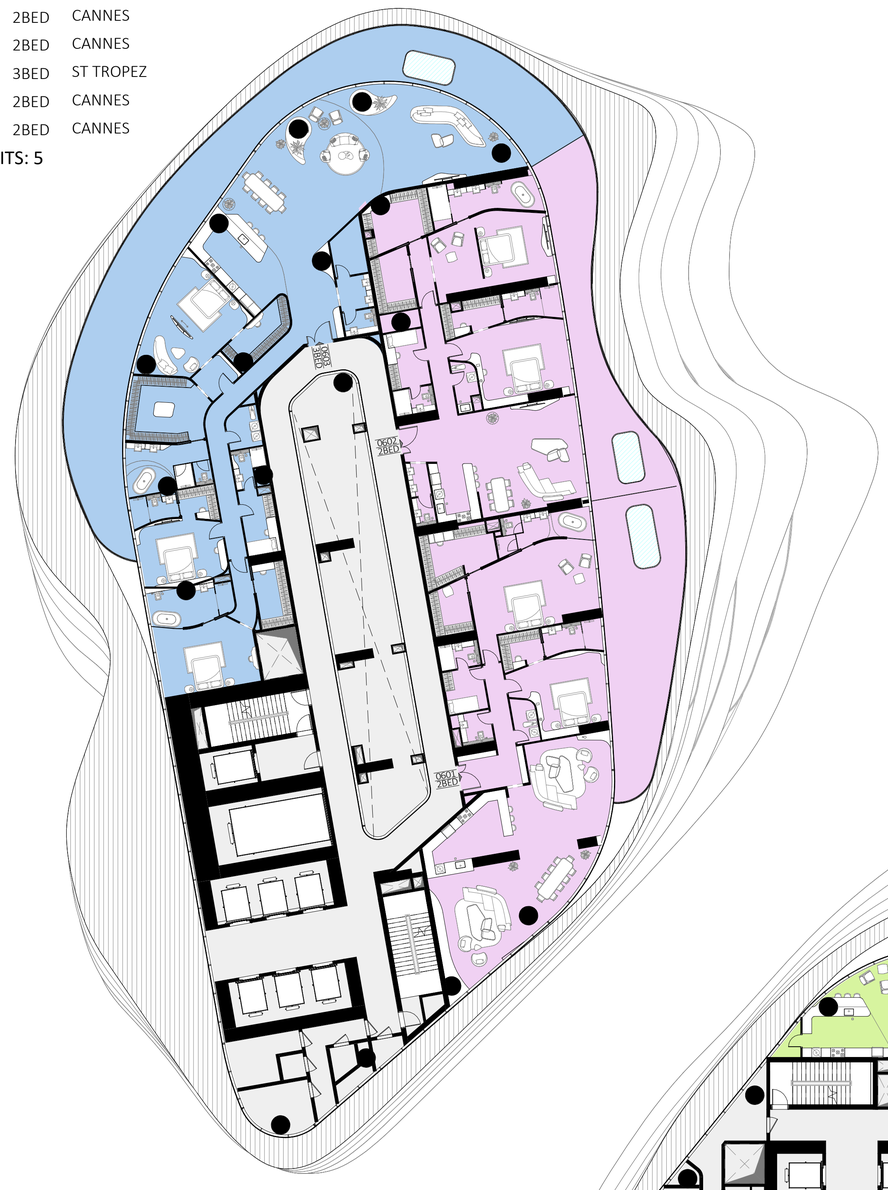
RIVIERA MANSION COLLECTION

06TH FLOOR PLAN

MANSION NAME | ↓

- 0601 2BED CANNES
- 0602 2BED CANNES
- 0603 3BED ST TROPEZ
- 0604 2BED CANNES
- 0605 2BED CANNES

TOTAL UNITS: 5





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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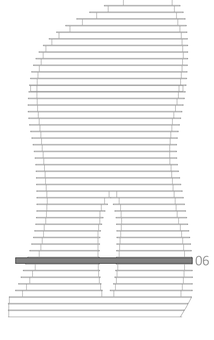

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

06TH FLOOR PLAN

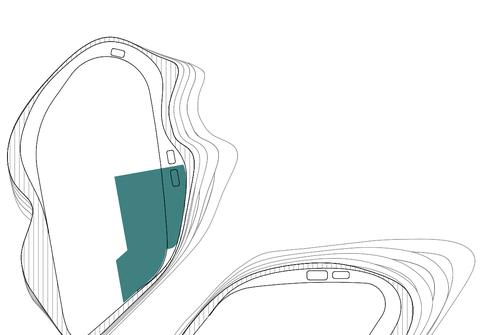
MANSION NUMBER | 0601

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	289 m²	3109 ft²
BALCONY AREA	85 m²	911 ft²
TOTAL UNIT AREA	373 m²	4019 ft²

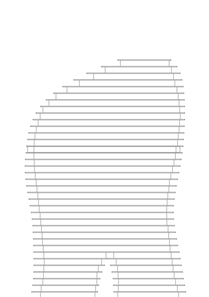
0601 MANSION DESIGN COMPONENTS	
FAMILY SITTING	57 m²
MAID	7 m²
BATH	4 m²
ENTRANCE FOYER	10 m²
LIVING & DINNING	34 m²
KITCHEN	21 m²
MASTER BEDROOM	40 m²
HER WALK-IN WARDROBE	14 m²
HIS WALK-IN WARDROBE	8 m²
MASTER BATH	8 m²
BEDROOM	25 m²
PWDR	4 m²
STORE	4 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

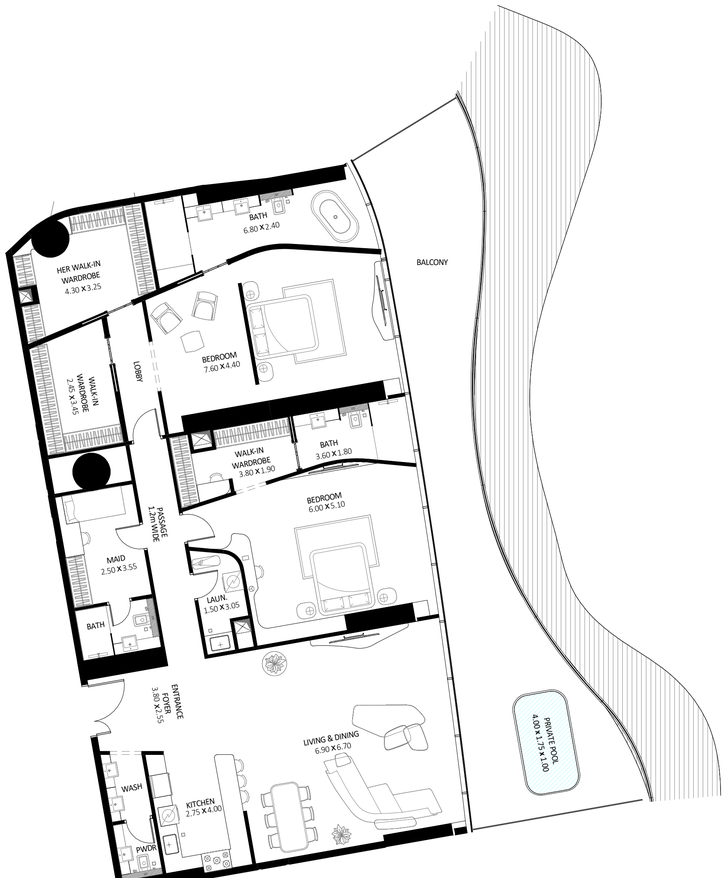
06TH FLOOR PLAN

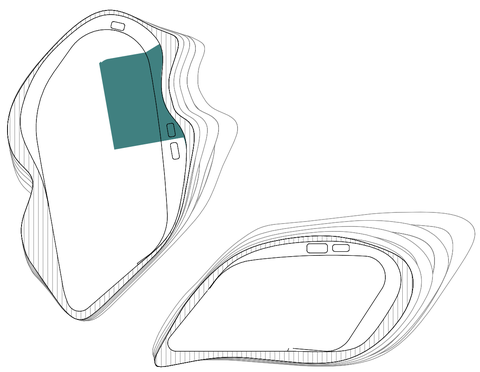
MANSION NUMBER | 0602

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	247 m²	2654 ft²
BALCONY AREA	70 m²	753 ft²
TOTAL UNIT AREA	316 m²	3406 ft²

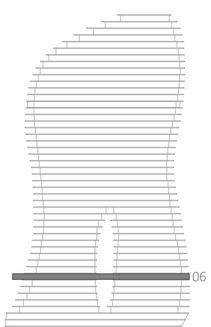
0602 MANSION DESIGN COMPONENTS	
MAID	9 m²
BATH	4 m²
LIVING & DINING	58 m²
PASSAGE	9 m²
KITCHEN	10 m²
HER WALK-IN WARDROBE	12 m²
BEDROOM	33 m²
BEDROOM	31 m²
WALK-IN WARDROBE	9 m²
WALK-IN WARDROBE	7 m²
BATH	7 m²
BATH	15 m²
LAUN.	4 m²
LOBBY	5 m²
WASH	3 m²
PWDR	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

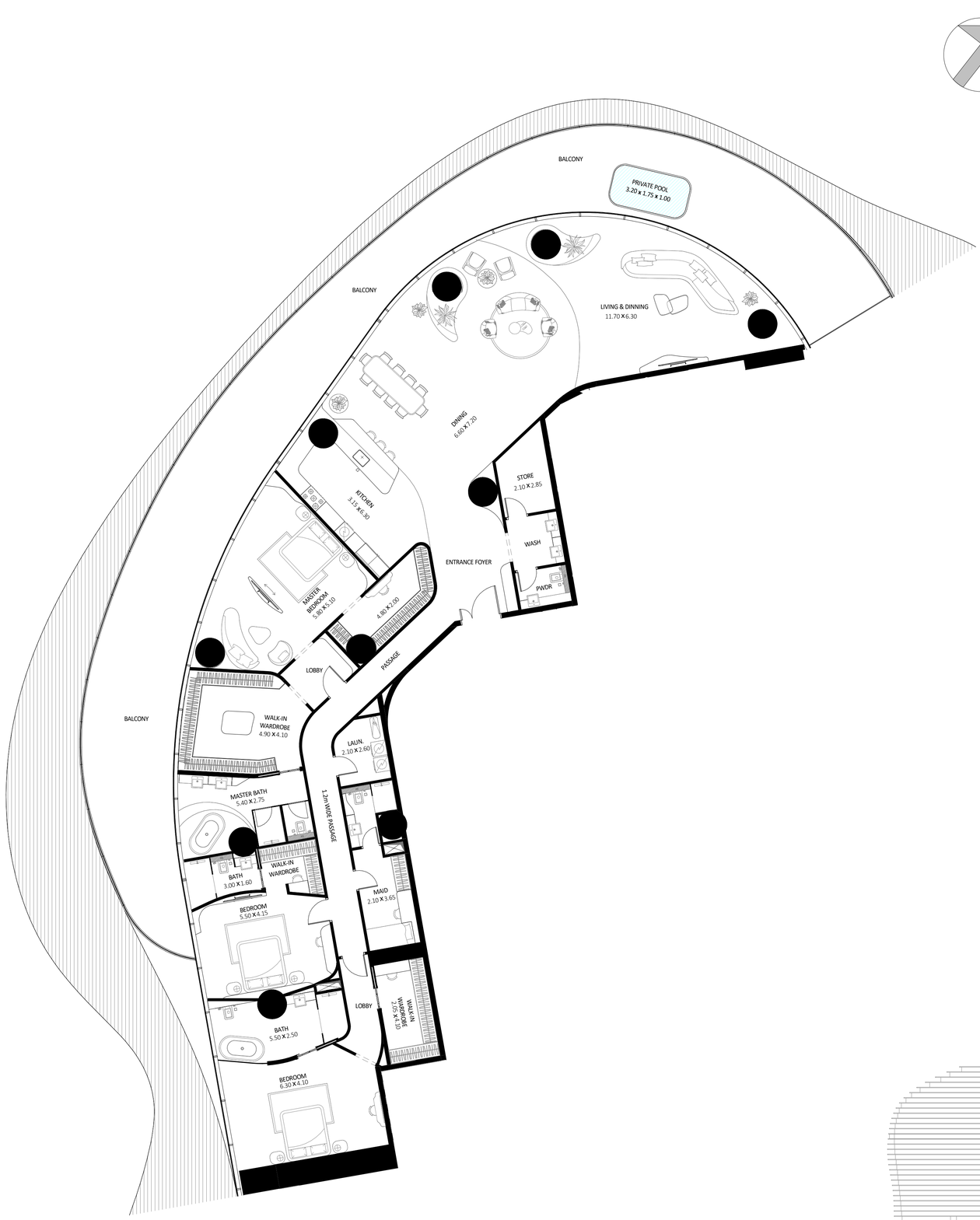
06TH FLOOR PLAN

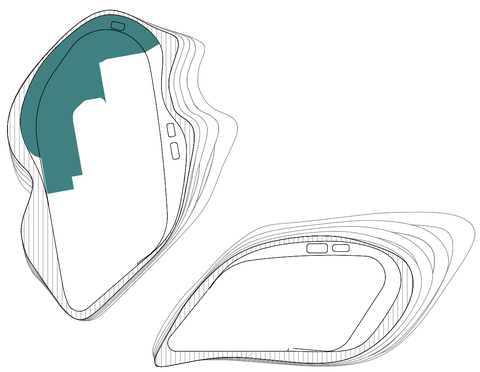
MANSION NUMBER | 0603

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	409 m²	4402 ft²
BALCONY AREA	176 m²	1896 ft²
TOTAL UNIT AREA	585 m²	6298 ft²

0603 MANSION DESIGN COMPONENTS	
MAID	8 m²
ENTRANCE FOYER	15 m²
PASSAGE	19 m²
LIVING & DINNING	113 m²
KITCHEN	21 m²
MASTER BEDROOM	32 m²
MASTER BATH	15 m²
BEDROOM	21 m²
BEDROOM	26 m²
WALK-IN WARDROBE	19 m²
WALK-IN WARDROBE	5 m²
WALK-IN WARDROBE	8 m²
BATH	5 m²
BATH	12 m²
PWDR	3 m²
WASH	4 m²
LAUN.	5 m²
LOBBY	5 m²
LOBBY	5 m²
STORE	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

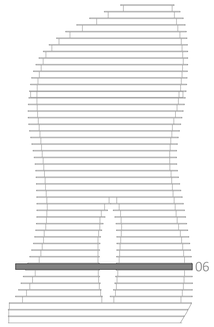
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



Disclaimer:

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- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

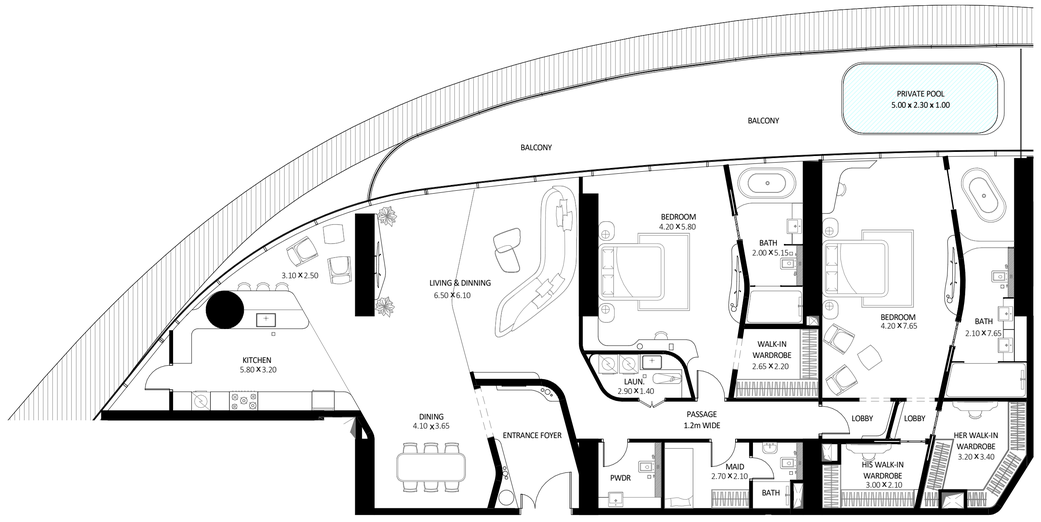
06TH FLOOR PLAN

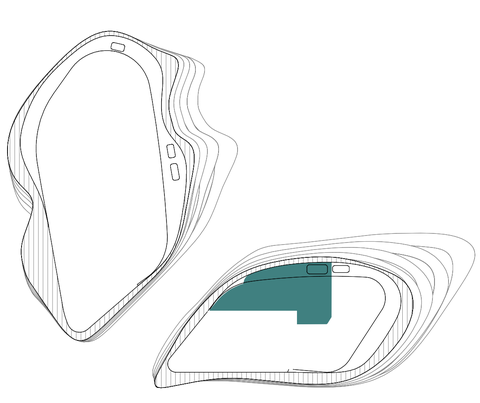
MANSION NUMBER | 0604

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	263 m²	2829 ft²
BALCONY AREA	58 m²	627 ft²
TOTAL UNIT AREA	321 m²	3456 ft²

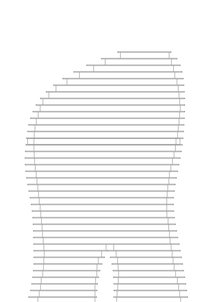
0604 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
ENTRANCE FOYER	9 m²
PASSAGE	11 m²
LIVING & DINNING	53 m²
KITCHEN	28 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	31 m²
BEDROOM	28 m²
WALK-IN WARDROBE	6 m²
BATH	15 m²
BATH	10 m²
PWDR	4 m²
LAUN.	4 m²
LOBBY	3 m²
LOBBY	2 m²
STORE	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

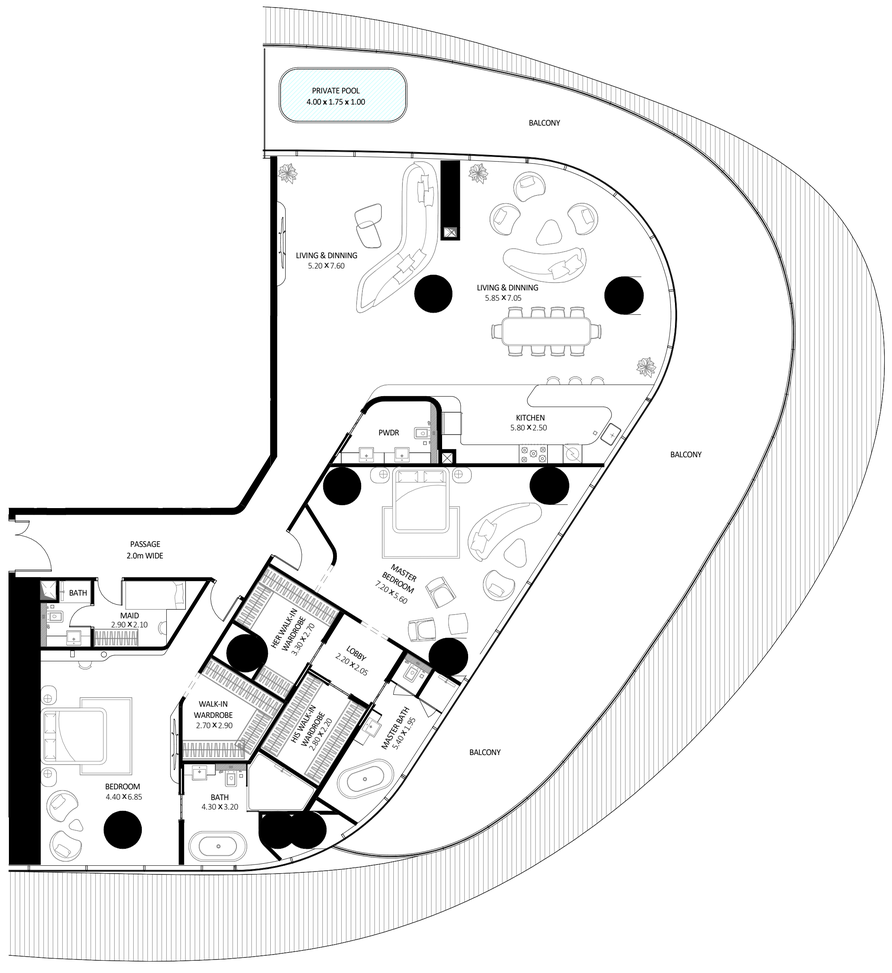
06TH FLOOR PLAN

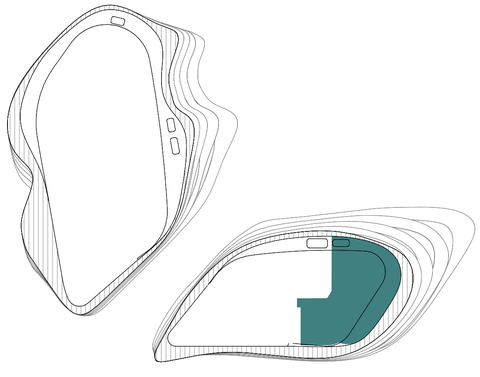
MANSION NUMBER | 0605

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	290 m²	3119 ft²
BALCONY AREA	132 m²	1425 ft²
TOTAL UNIT AREA	422 m²	4544 ft²

0605 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
PASSAGE	20 m²
LIVING & DINNING	86 m²
KITCHEN	16 m²
HER WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	32 m²
WALK-IN WARDROBE	7 m²
MASTER BATH	10 m²
BATH	10 m²
PWDR	5 m²
MASTER BEDROOM	38 m²
LOBBY	5 m²





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
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- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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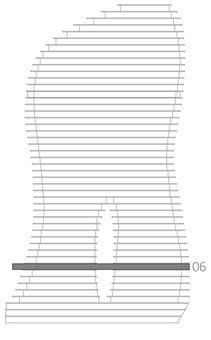
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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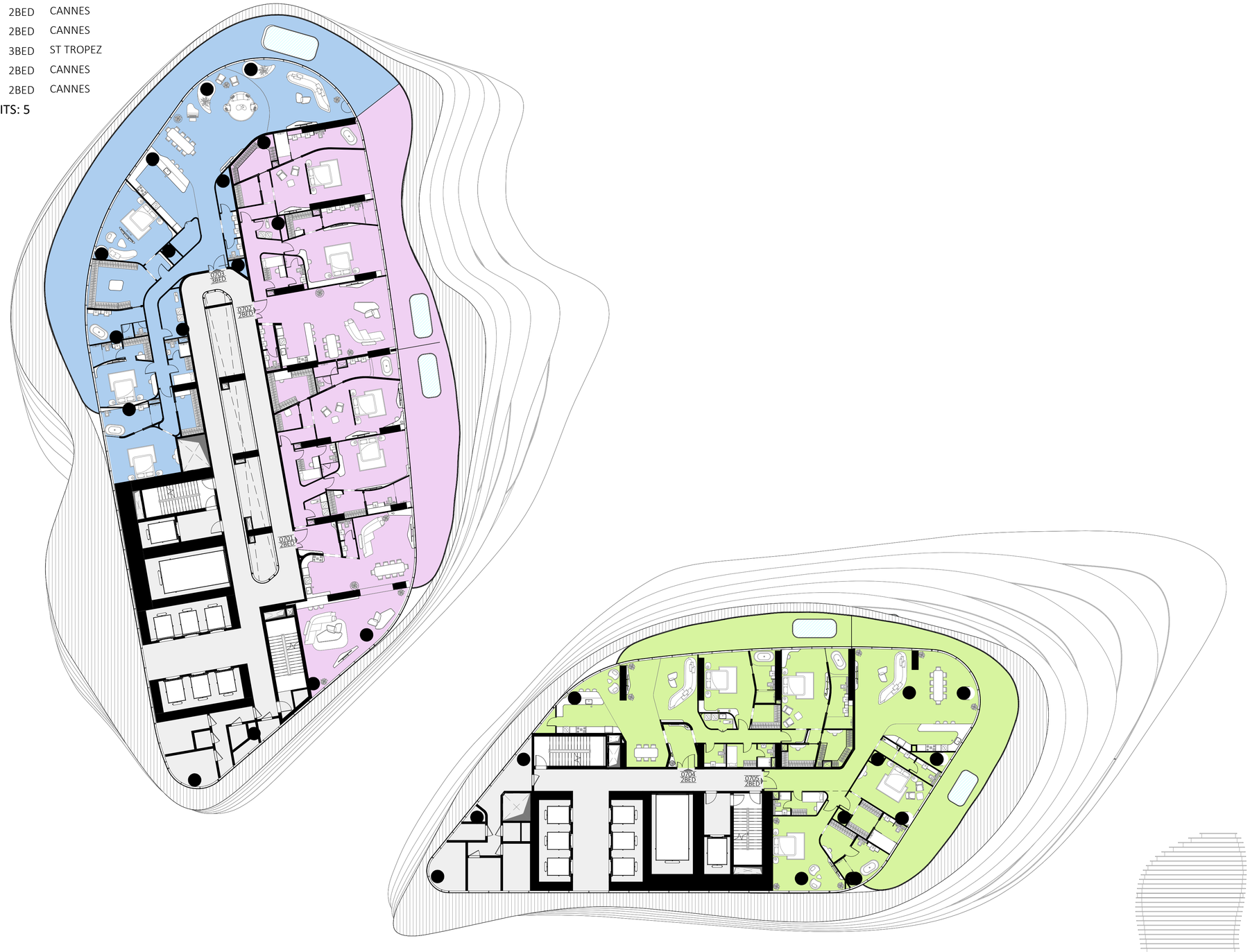
RIVIERA MANSION COLLECTION

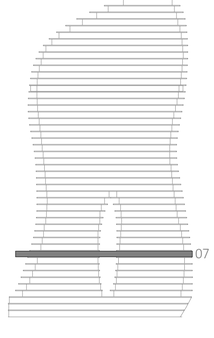
07TH FLOOR PLAN

MANSION NAME | ↓

- 0701 2BED CANNES
- 0702 2BED CANNES
- 0703 3BED ST TROPEZ
- 0704 2BED CANNES
- 0705 2BED CANNES

TOTAL UNITS: 5





VIEW ANALYSIS

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- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

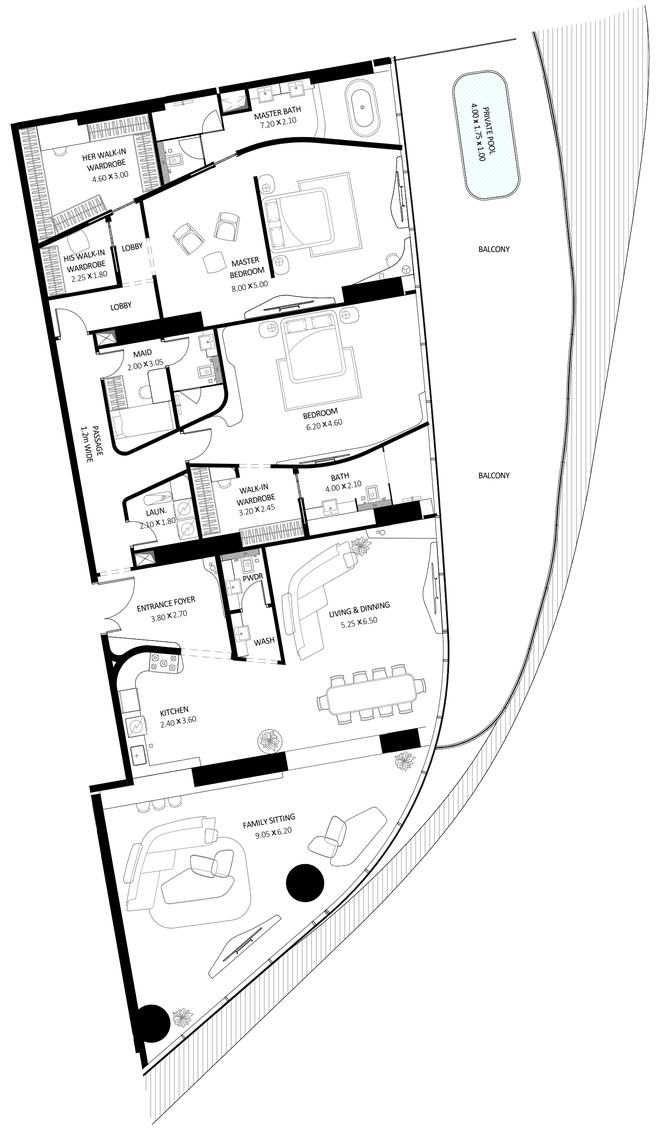
07TH FLOOR PLAN

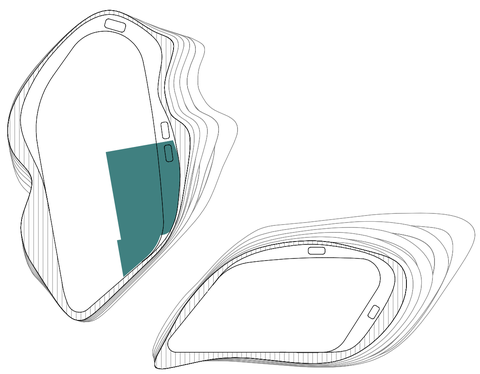
MANSION NUMBER | 0701

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	302 m²	3255 ft²
BALCONY AREA	87 m²	941 ft²
TOTAL UNIT AREA	390 m²	4196 ft²

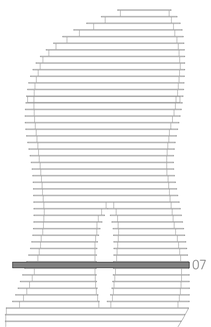
0701 MANSION DESIGN COMPONENTS	
FAMILY SITTING	54 m²
MAID	6 m²
PWDR	2 m²
WASH	2 m²
KITCHEN	14 m²
ENTRANCE FOYER	10 m²
WALK-IN WARDROBE	7 m²
BATH	9 m²
LAUN.	4 m²
PASSAGE	12 m²
BEDROOM	31 m²
LOBBY	4 m²
HIS WALK-IN WARDROBE	4 m²
MASTER BEDROOM	38 m²
LOBBY	2 m²
HER WALK-IN WARDROBE	13 m²
MASTER BATH	15 m²
LIVING & DINNING	38 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- ■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

07TH FLOOR PLAN

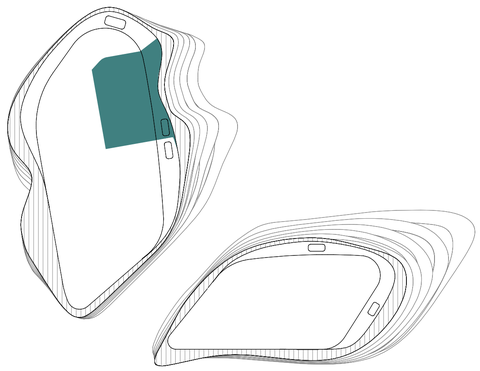
MANSION NUMBER | 0702

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	263 m²	2829 ft²
BALCONY AREA	80 m²	859 ft²
TOTAL UNIT AREA	343 m²	3689 ft²

0702 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	4 m²
KITCHEN	10 m²
LIVING & DINNING	64 m²
PASSAGE	11 m²
LAUN.	3 m²
BEDROOM	38 m²
BATH	9 m²
WALK-IN WARDROBE	6 m²
BEDROOM	39 m²
BATH	17 m²
HER WALK-IN WARDROBE	10 m²
HIS WALK-IN WARDROBE	5 m²
LOBBY	3 m²
LOBBY	4 m²
WASH	3 m²
PWDR	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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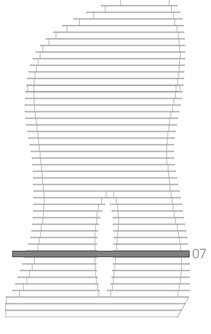
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

07TH FLOOR PLAN

MANSION NUMBER | 0703

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

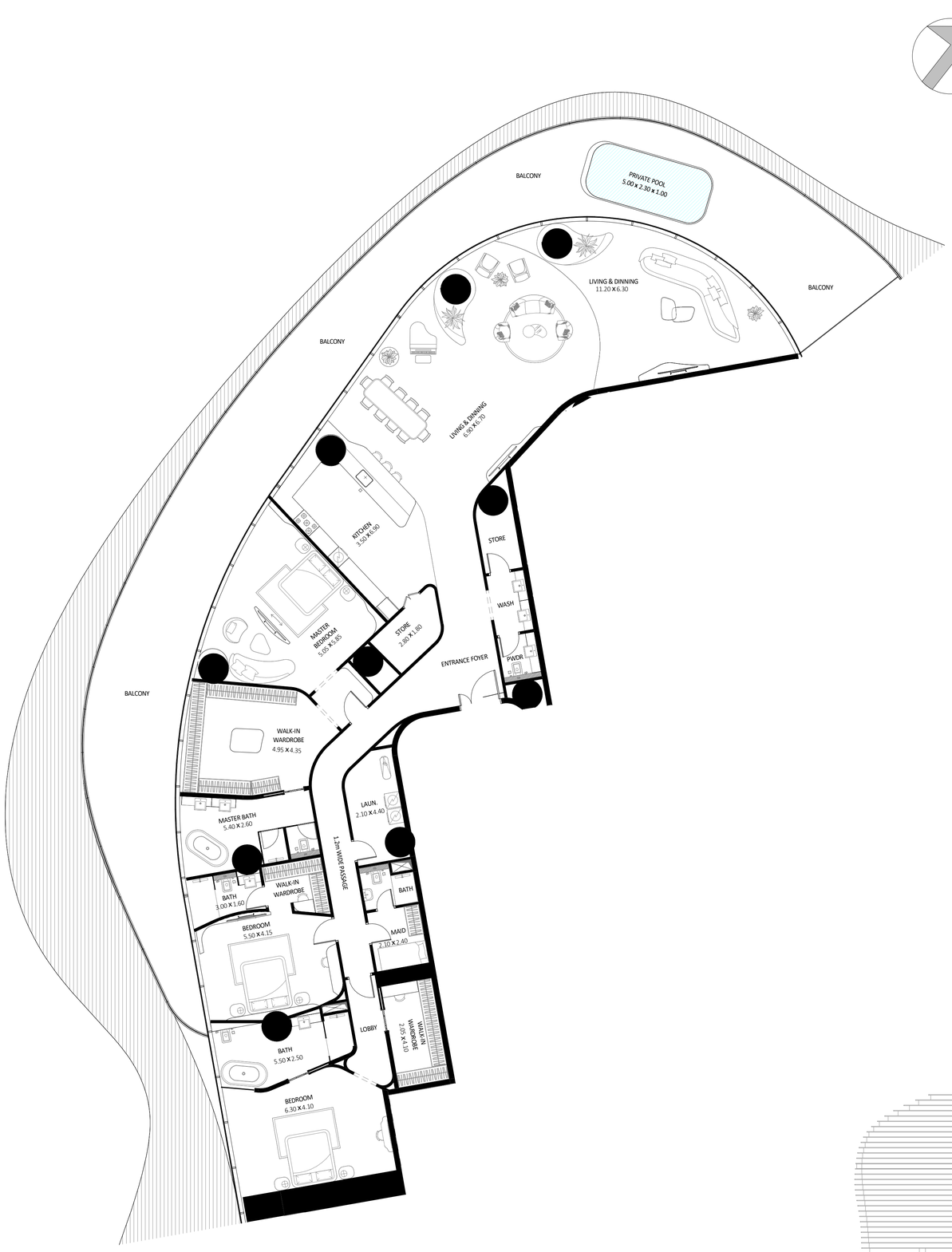
AREA	SQ. M	SQ. FT
SUITE AREA	396 m²	4264 ft²
BALCONY AREA	180 m²	1939 ft²
TOTAL UNIT AREA	576 m²	6203 ft²

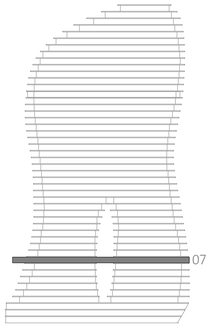
0703 MANSION DESIGN COMPONENTS	
BATH	3 m²
MAID	5 m²
STORE	4 m²
KITCHEN	25 m²
ENTRANCE FOYER	13 m²
MASTER BEDROOM	31 m²
WALK-IN WARDROBE	22 m²
MASTER BATH	14 m²
BATH	5 m²
WALK-IN WARDROBE	5 m²
BEDROOM	21 m²
BEDROOM	26 m²
LOBBY	5 m²
WALK-IN WARDROBE	8 m²
LAUN.	8 m²
BATH	12 m²
PASSAGE	15 m²
WASH	4 m²
PWDR	3 m²
LIVING & DINNING	113 m²



VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY





GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

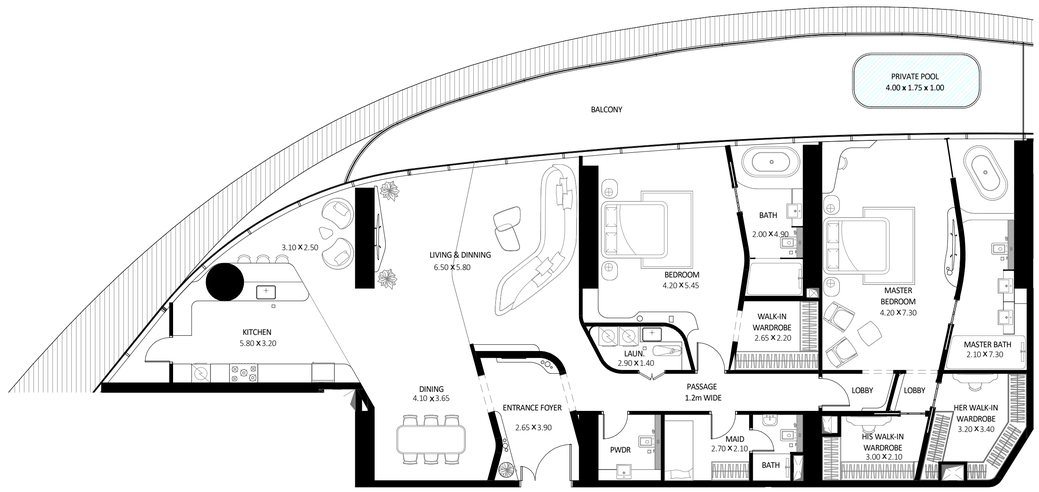
07TH FLOOR PLAN

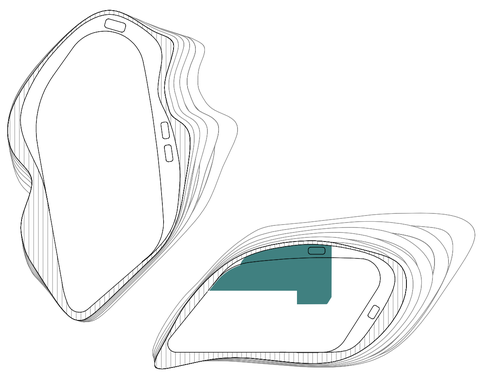
MANSION NUMBER | 0704

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	257 m²	2766 ft²
BALCONY AREA	57 m²	613 ft²
TOTAL UNIT AREA	314 m²	3380 ft²

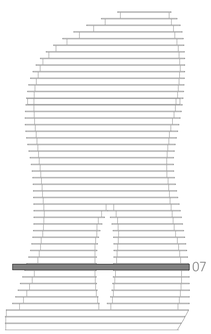
0704 MANSION DESIGN COMPONENTS	
BATH	3 m²
MAID	6 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	6 m²
MASTER BEDROOM	30 m²
MASTER BATH	14 m²
WALK-IN WARDROBE	6 m²
BATH	9 m²
LAUN.	4 m²
ENTRANCE FOYER	9 m²
PWDR	4 m²
PASSAGE	11 m²
LIVING & DINNING	54 m²
KITCHEN	26 m²
LOBBY	3 m²
LOBBY	2 m²
BEDROOM	27 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ● RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

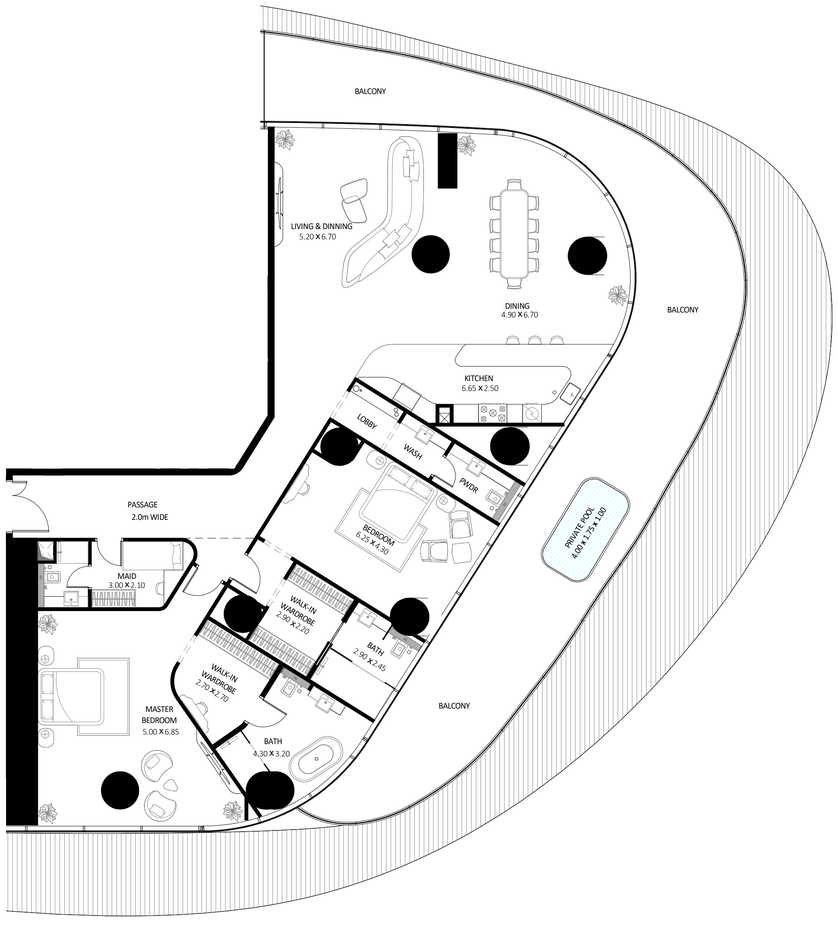
07TH FLOOR PLAN

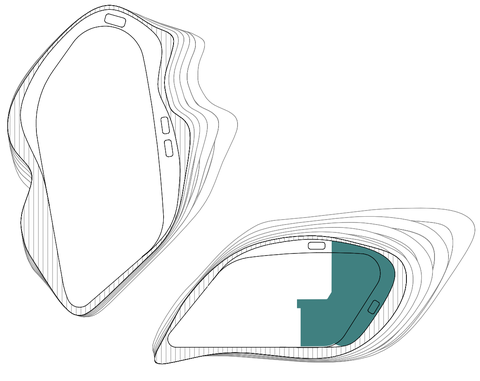
MANSION NUMBER | 0705

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	260 m²	2799 ft²
BALCONY AREA	107 m²	1150 ft²
TOTAL UNIT AREA	367 m²	3949 ft²

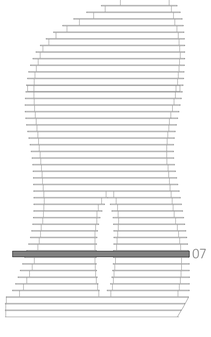
0705 MANSION DESIGN COMPONENTS	
MAID	6 m²
LIVING & DINNING	74 m²
PASSAGE	21 m²
MASTER BEDROOM	36 m²
KITCHEN	16 m²
WASH	2 m²
PWDR	4 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
BATH	11 m²
WALK-IN WARDROBE	8 m²
BEDROOM	24 m²
LOBBY	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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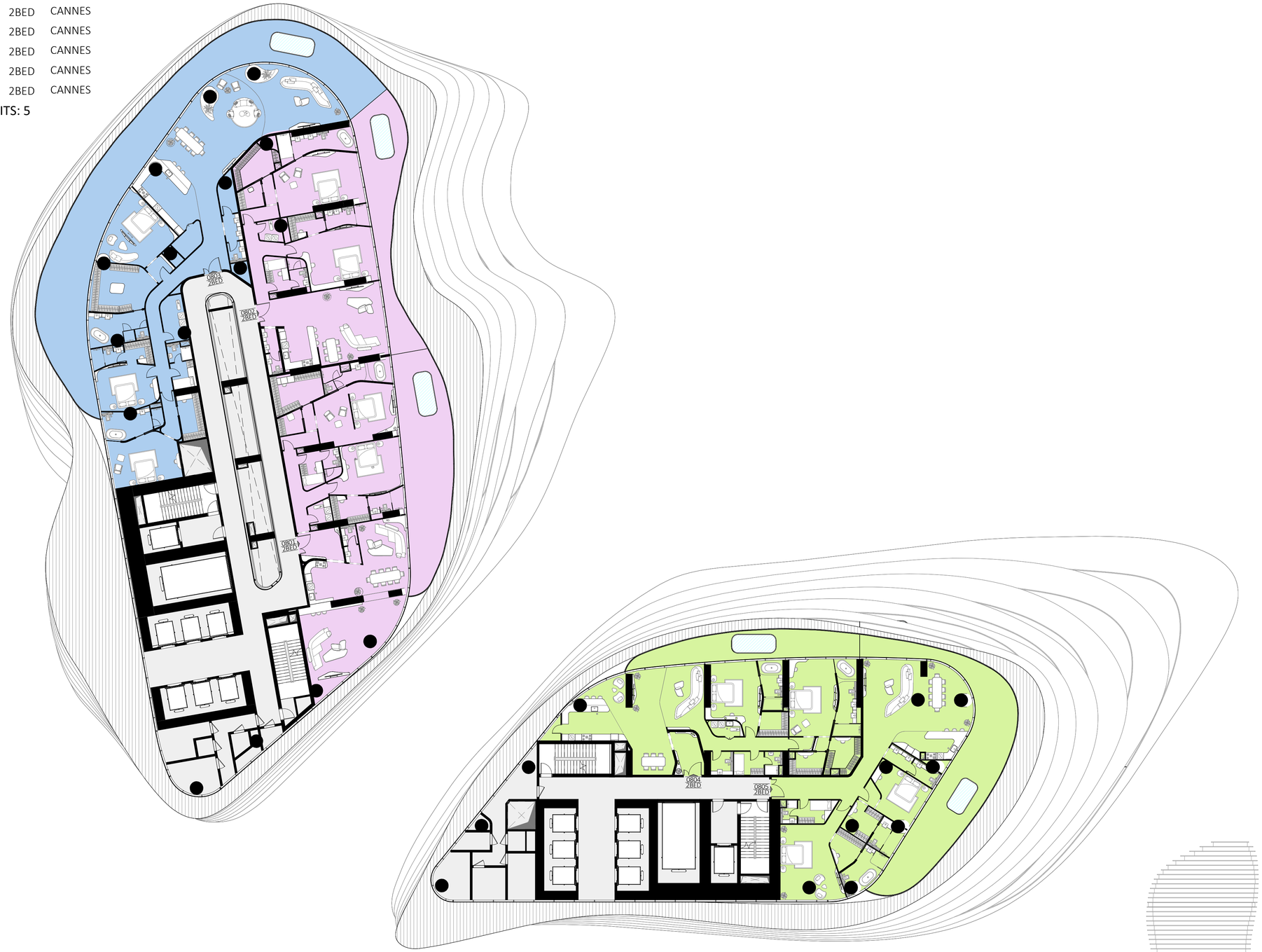
RIVIERA MANSION COLLECTION

08TH FLOOR PLAN

MANSION NAME | ↓

- 0801 2BED CANNES
- 0802 2BED CANNES
- 0803 2BED CANNES
- 0804 2BED CANNES
- 0805 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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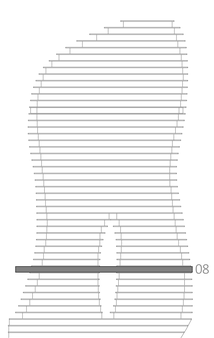

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

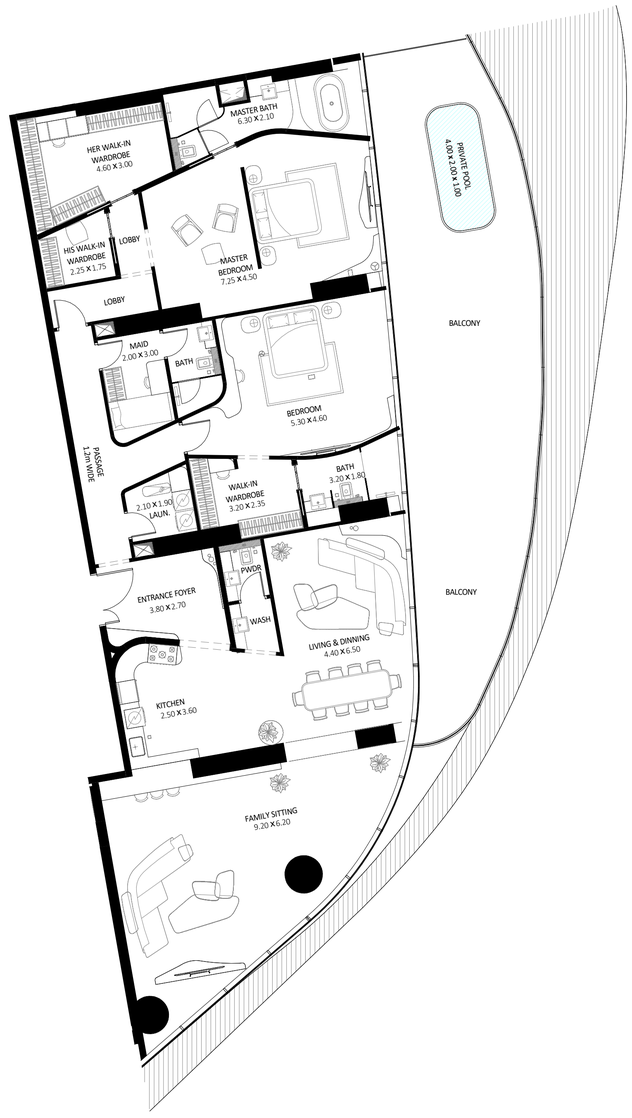
08TH FLOOR PLAN

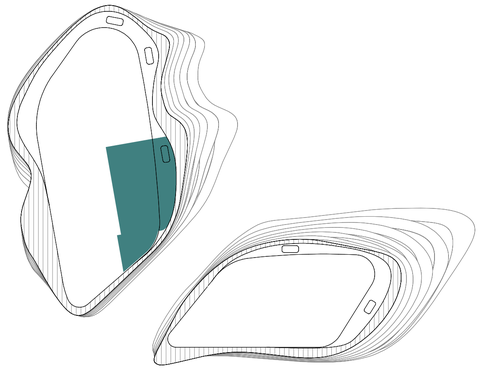
MANSION NUMBER | 0801

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	280 m²	3013 ft²
BALCONY AREA	87 m²	939 ft²
TOTAL UNIT AREA	367 m²	3952 ft²

0801 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	4 m²
ENTRANCE FOYER	10 m²
PASSAGE	12 m²
LIVING & DINNING	32 m²
KITCHEN	14 m²
MASTER BEDROOM	34 m²
HER WALK-IN WARDROBE	14 m²
HIS WALK-IN WARDROBE	4 m²
MASTER BATH	12 m²
BEDROOM	27 m²
WALK-IN WARDROBE	7 m²
BATH	6 m²
PWDR	2 m²
WASH	2 m²
LAUN.	4 m²
LOBBY	4 m²
LOBBY	2 m²
FAMILY SITTING	52 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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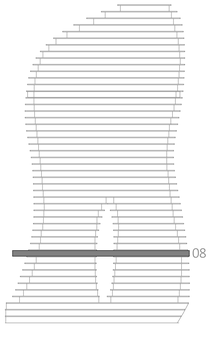

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

08TH FLOOR PLAN

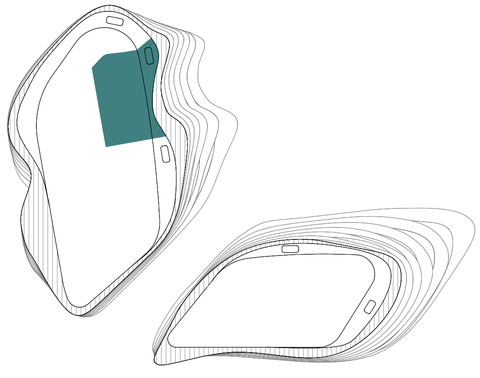
MANSION NUMBER | 0802

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	241 m²	2599 ft²
BALCONY AREA	62 m²	665 ft²
TOTAL UNIT AREA	303 m²	3264 ft²

0802 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	4 m²
KITCHEN	12 m²
WASH	3 m²
PWDR	2 m²
PASSAGE	11 m²
LIVING & DINNING	56 m²
HER WALK-IN WARDROBE	10 m²
HIS WALK-IN WARDROBE	4 m²
BEDROOM	33 m²
BEDROOM	36 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
BATH	14 m²
LAUN.	3 m²
LOBBY	3 m²
LOBBY	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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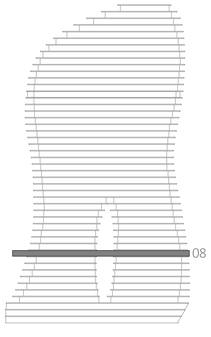
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

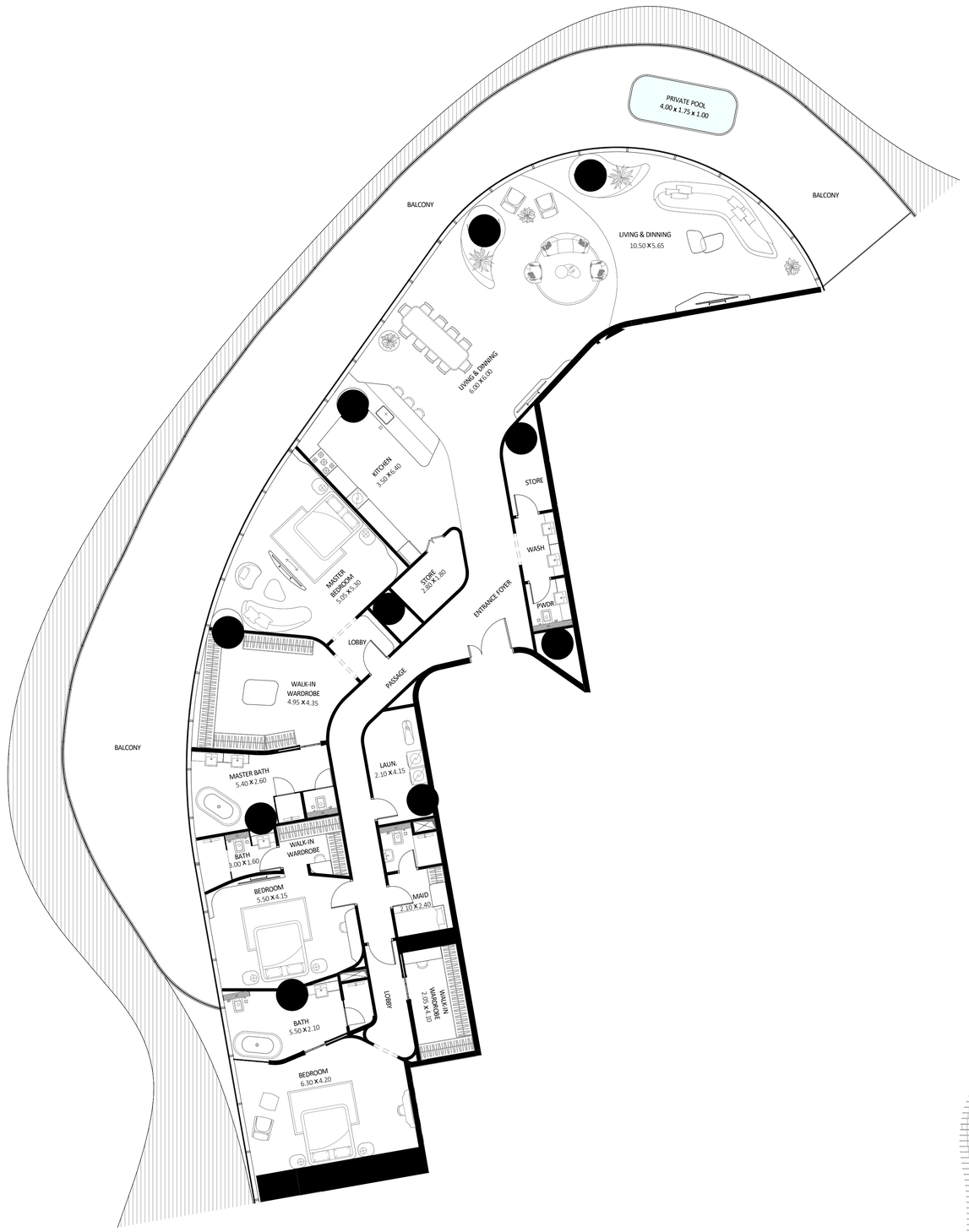
08TH FLOOR PLAN

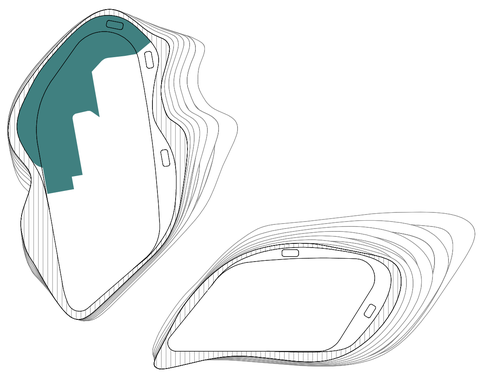
MANSION NUMBER | 0803

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	379 m²	4081 ft²
BALCONY AREA	189 m²	2037 ft²
TOTAL UNIT AREA	568 m²	6118 ft²

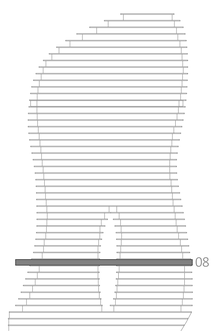
0803 MANSION DESIGN COMPONENTS	
MAID	5 m²
STORE	4 m²
LIVING & DINNING	102 m²
ENTRANCE FOYER	10 m²
PASSAGE	18 m²
STORE	5 m²
KITCHEN	23 m²
MASTER BEDROOM	29 m²
MASTER BATH	14 m²
BEDROOM	21 m²
BEDROOM	26 m²
WALK-IN WARDROBE	21 m²
WALK-IN WARDROBE	5 m²
WALK-IN WARDROBE	8 m²
BATH	5 m²
BATH	10 m²
PWDR	3 m²
WASH	4 m²
LAUN.	8 m²
LOBBY	4 m²
LOBBY	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

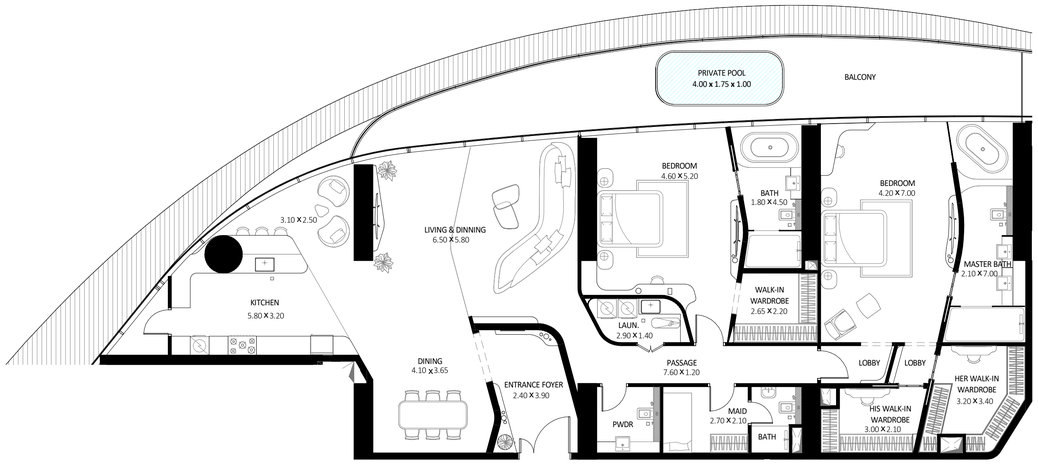
08TH FLOOR PLAN

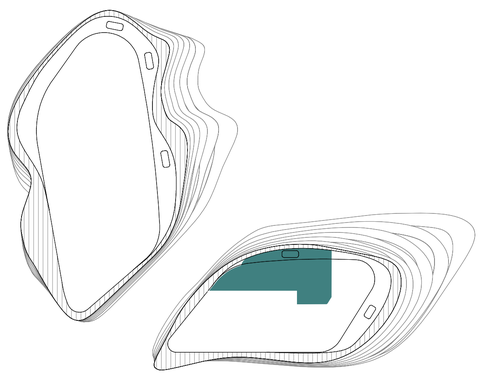
MANSION NUMBER | 0804

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	251 m²	2700 ft²
BALCONY AREA	48 m²	512 ft²
TOTAL UNIT AREA	298 m²	3213 ft²

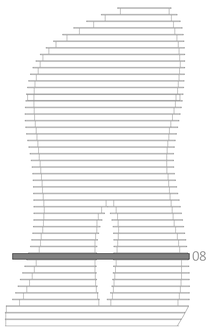
0804 MANSION DESIGN COMPONENTS	
BATH	3 m²
ENTRANCE FOYER	9 m²
PASSAGE	11 m²
LIVING & DINNING	50 m²
KITCHEN	26 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	6 m²
MASTER BATH	14 m²
BEDROOM	29 m²
BEDROOM	26 m²
WALK-IN WARDROBE	6 m²
BATH	9 m²
PWDR	4 m²
LAUN.	4 m²
MAID	6 m²
LOBBY	3 m²
LOBBY	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

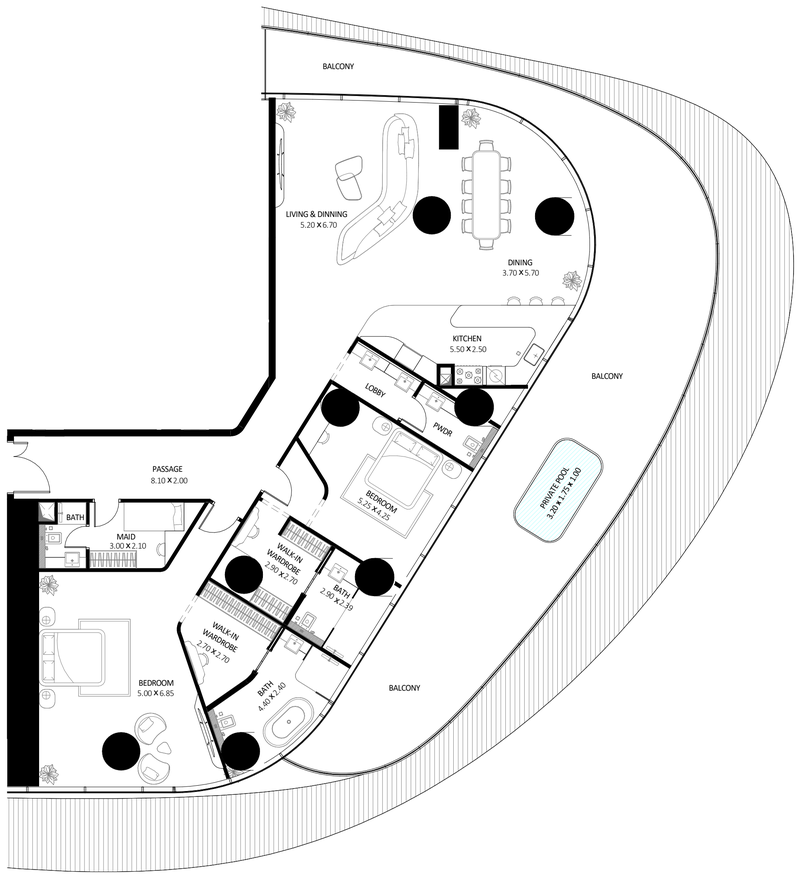
08TH FLOOR PLAN

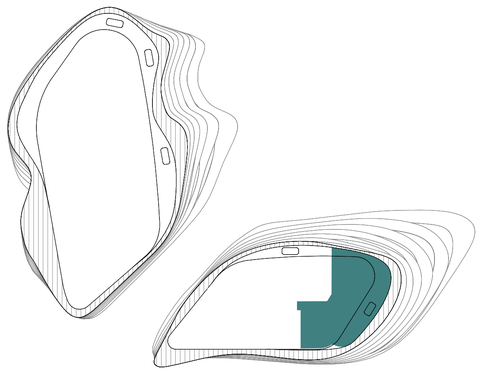
MANSION NUMBER | 0805

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	231 m²	2481 ft²
BALCONY AREA	108 m²	1162 ft²
TOTAL UNIT AREA	338 m²	3643 ft²

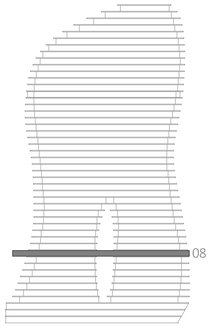
0805 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
PASSAGE	20 m²
LIVING & DINNING	62 m²
KITCHEN	13 m²
BEDROOM	36 m²
BEDROOM	21 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	7 m²
BATH	7 m²
BATH	9 m²
PWDR	4 m²
LOBBY	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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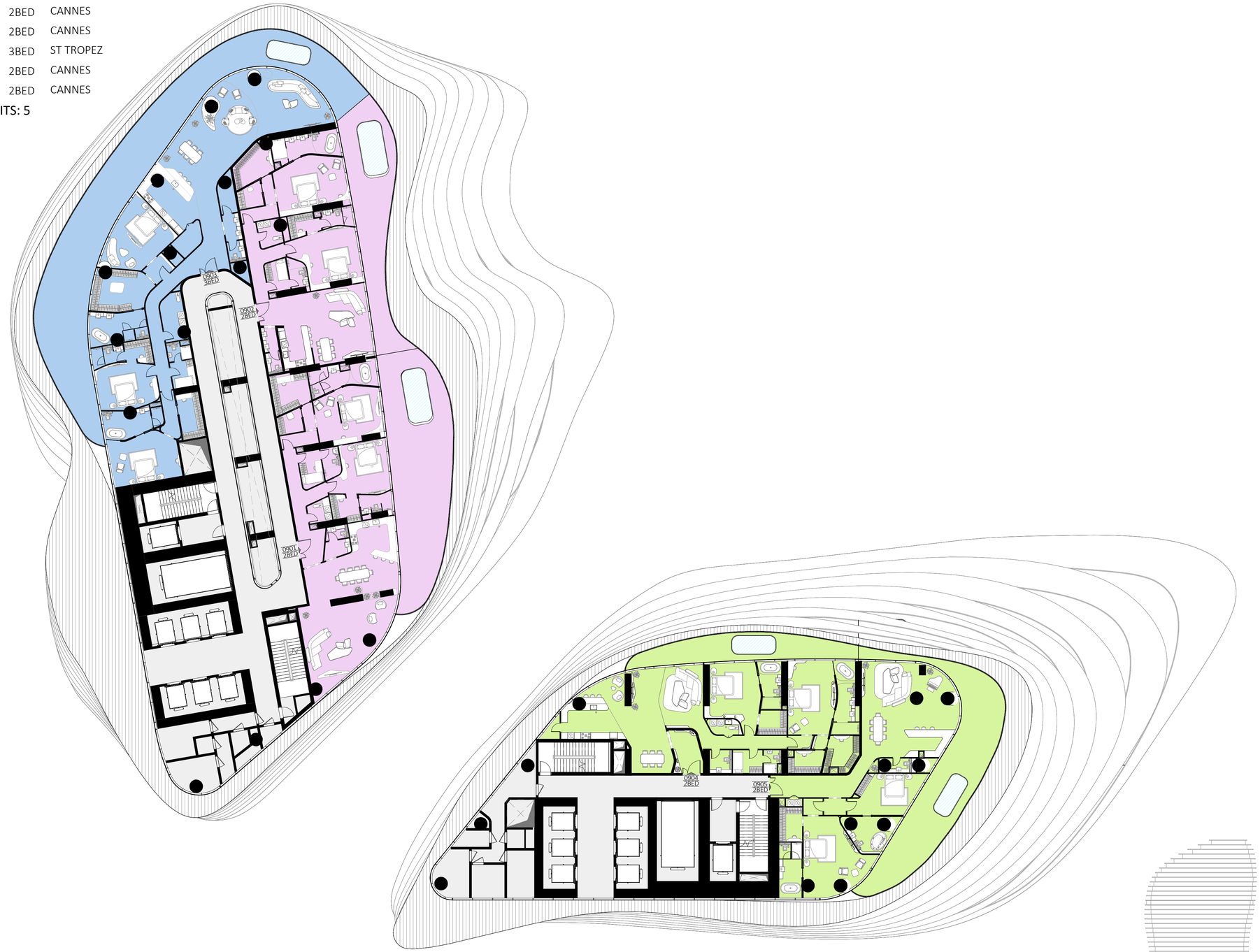
RIVIERA MANSION COLLECTION

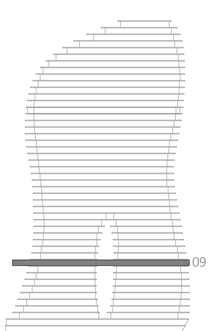
09TH FLOOR PLAN

MANSION NAME | ↓

- 0901 2BED CANNES
- 0902 2BED CANNES
- 0903 3BED ST TROPEZ
- 0904 2BED CANNES
- 0905 2BED CANNES

TOTAL UNITS: 5





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

09TH FLOOR PLAN

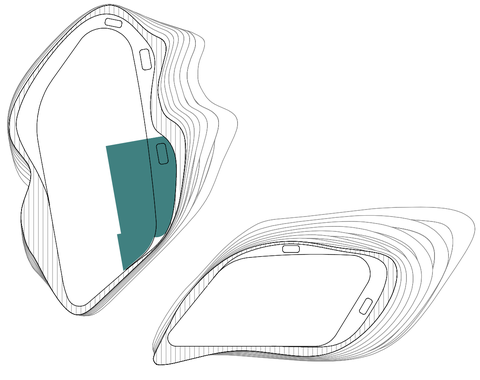
MANSION NUMBER | 0901

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	254 m²	2735 ft²
BALCONY AREA	116 m²	1253 ft²
TOTAL UNIT AREA	370 m²	3988 ft²

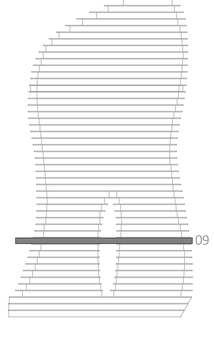
0901 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	4 m²
FAMILY SITTING	49 m²
ENTRANCE FOYER	7 m²
PASSAGE	12 m²
DINNING	29 m²
KITCHEN	13 m²
MASTER BEDROOM	27 m²
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	4 m²
MASTER BATH	13 m²
BEDROOM	22 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PWDR	2 m²
WASH	3 m²
LAUN.	4 m²
LOBBY	4 m²
LOBBY	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

09TH FLOOR PLAN

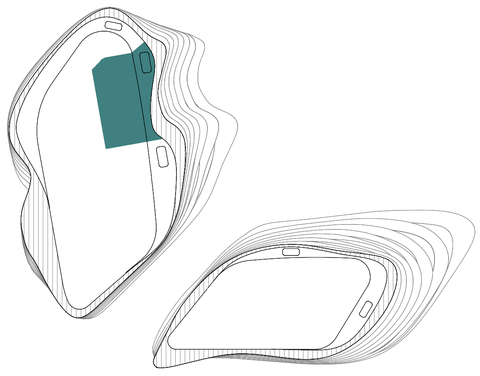
MANSION NUMBER | 0902

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	213 m²	2291 ft²
BALCONY AREA	72 m²	779 ft²
TOTAL UNIT AREA	285 m²	3070 ft²

0902 MANSION DESIGN COMPONENTS	
MAID	5 m²
LIVING & DINNING	49 m²
KITCHEN	10 m²
WASH	3 m²
PWDR	2 m²
PASSAGE	11 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	4 m²
BEDROOM	27 m²
BEDROOM	29 m²
WALK-IN WARDROBE	5 m²
BATH	5 m²
BATH	13 m²
LAUN.	4 m²
LOBBY	3 m²
LOBBY	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

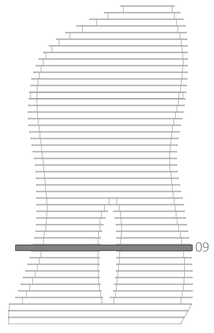
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

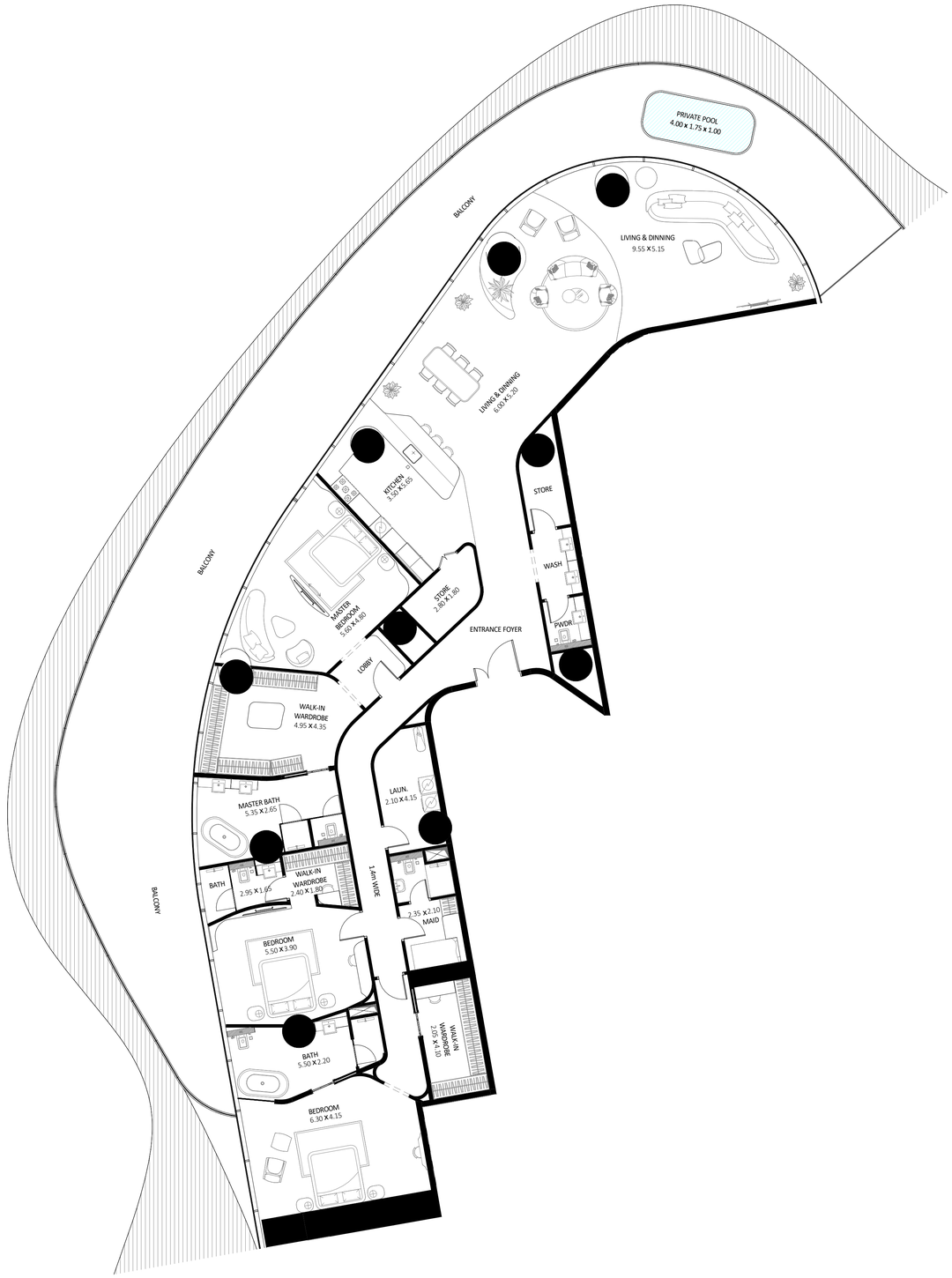
09TH FLOOR PLAN

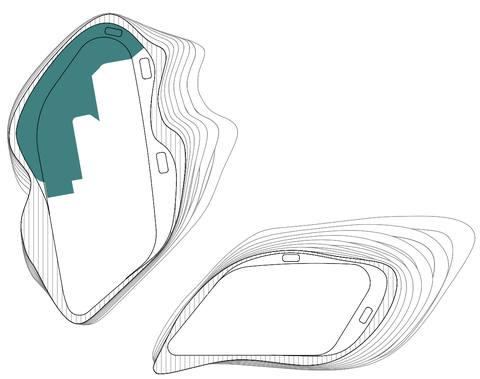
MANSION NUMBER | 0903

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	357 m²	3838 ft²
BALCONY AREA	190 m²	2047 ft²
TOTAL UNIT AREA	547 m²	5885 ft²

0903 MANSION DESIGN COMPONENTS	
STORE	5 m²
LIVING & DINNING	89 m²
MAID	5 m²
STORE	4 m²
ENTRANCE FOYER	12 m²
PASSAGE	15 m²
KITCHEN	19 m²
MASTER BEDROOM	27 m²
MASTER BATH	13 m²
BEDROOM	21 m²
BEDROOM	26 m²
WALK-IN WARDROBE	17 m²
WALK-IN WARDROBE	5 m²
WALK-IN WARDROBE	8 m²
BATH	5 m²
BATH	11 m²
PWDR	3 m²
WASH	4 m²
LAUN.	8 m²
LOBBY	4 m²
LOBBY	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

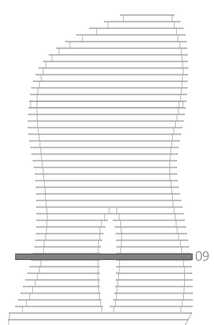
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

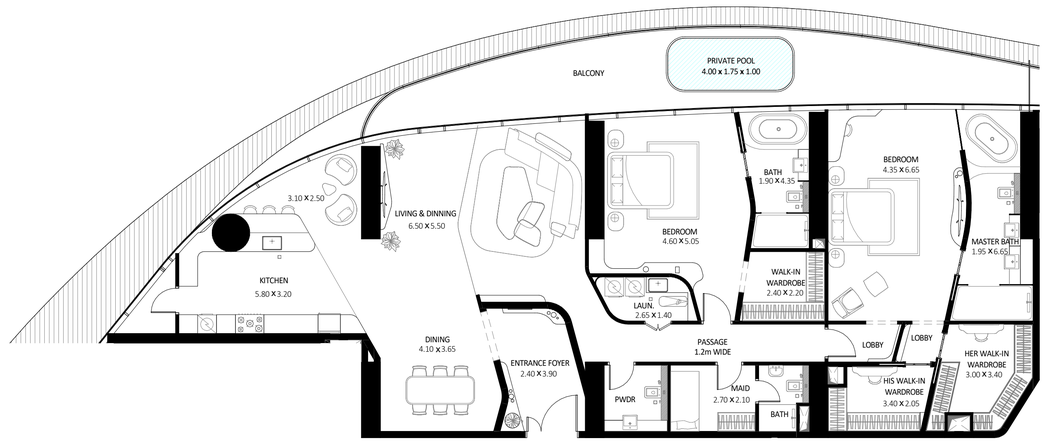
09TH FLOOR PLAN

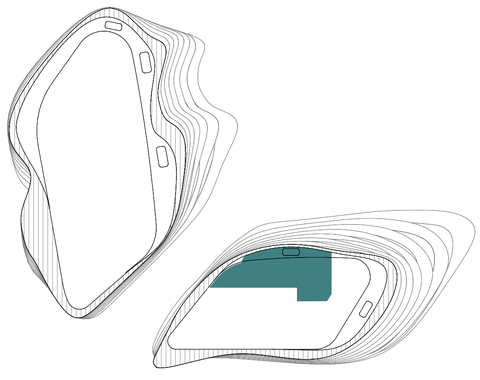
MANSION NUMBER | 0904

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	246 m²	2652 ft²
BALCONY AREA	44 m²	470 ft²
TOTAL UNIT AREA	290 m²	3122 ft²

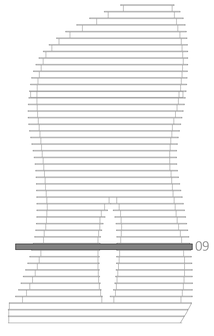
0904 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
ENTRANCE FOYER	9 m²
PASSAGE	11 m²
LIVING & DINNING	50 m²
KITCHEN	27 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	6 m²
MASTER BATH	13 m²
BEDROOM	28 m²
BEDROOM	25 m²
WALK-IN WARDROBE	6 m²
BATH	8 m²
PWDR	4 m²
LAUN.	4 m²
LOBBY	3 m²
LOBBY	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

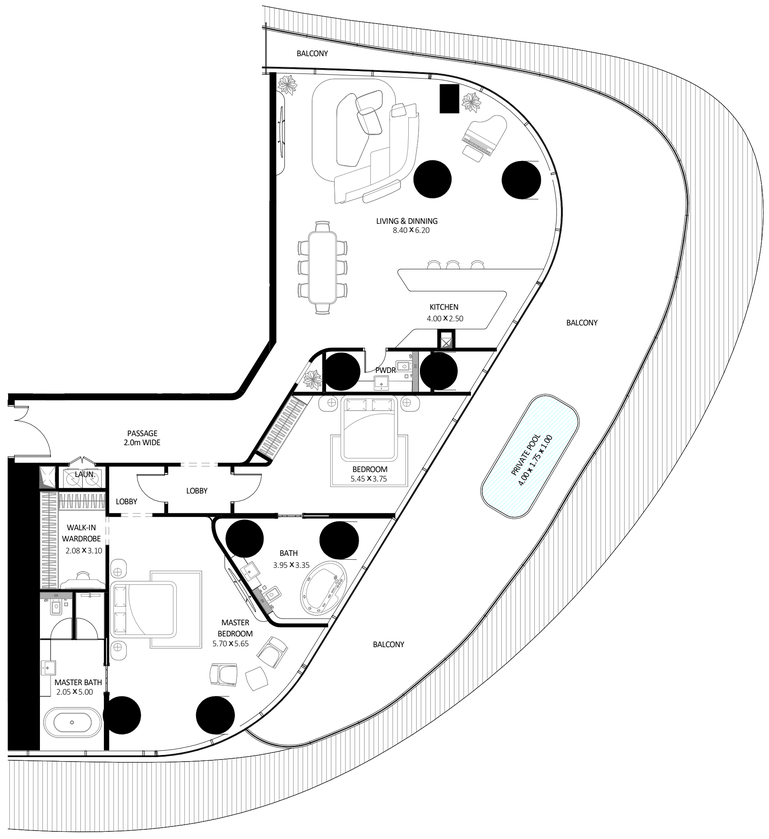
09TH FLOOR PLAN

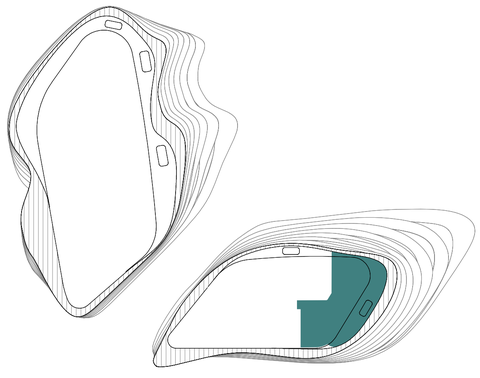
MANSION NUMBER | 0905

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	206 m²	2218 ft²
BALCONY AREA	97 m²	1048 ft²
TOTAL UNIT AREA	303 m²	3266 ft²

0905 MANSION DESIGN COMPONENTS	
PASSAGE	19 m²
LIVING & DINNING	56 m²
KITCHEN	10 m²
MASTER BEDROOM	33 m²
MASTER BATH	10 m²
BEDROOM	21 m²
WALK-IN WARDROBE	7 m²
BATH	10 m²
PWDR	3 m²
LAUN.	1 m²
LOBBY	3 m²
LOBBY	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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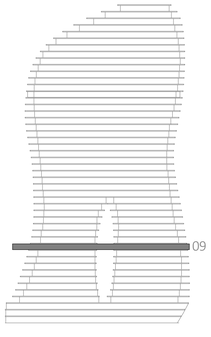
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

10TH FLOOR PLAN

MANSION NAME | ↓

- 1001 3BED ST TROPEZ
- 1002 2BED CANNES
- 1003 2BED CANNES
- 1004 2BED CANNES
- 1005 2BED CANNES

TOTAL UNITS: 5





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
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- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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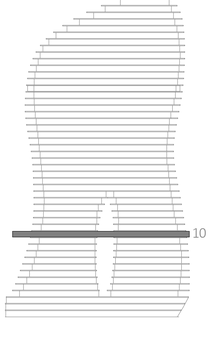

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

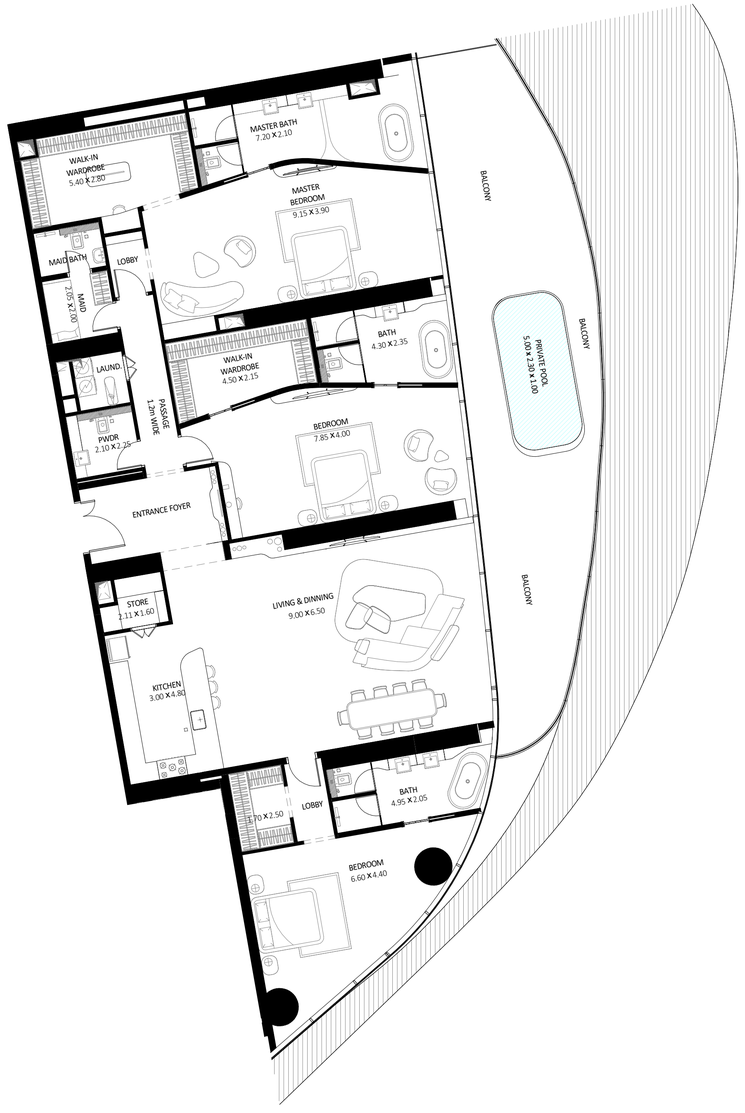
10TH FLOOR PLAN

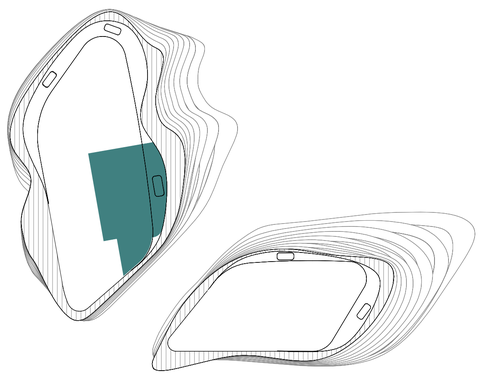
MANSION NUMBER | 1001

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	317 m²	3410 ft²
BALCONY AREA	82 m²	885 ft²
TOTAL UNIT AREA	399 m²	4296 ft²

1001 MANSION DESIGN COMPONENTS	
MAID BATH	3 m²
MAID	4 m²
BEDROOM	26 m²
WALK-IN WARDROBE	4 m²
LIVING & DINNING	59 m²
KITCHEN	16 m²
STORE	3 m²
BATH	10 m²
LOBBY	3 m²
WALK-IN WARDROBE	15 m²
MASTER BEDROOM	37 m²
WALK-IN WARDROBE	10 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	17 m²
BATH	10 m²
BEDROOM	33 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²





VIEW ANALYSIS

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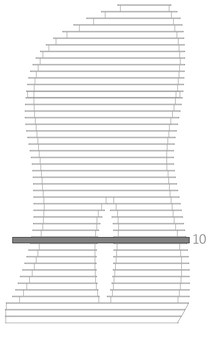

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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

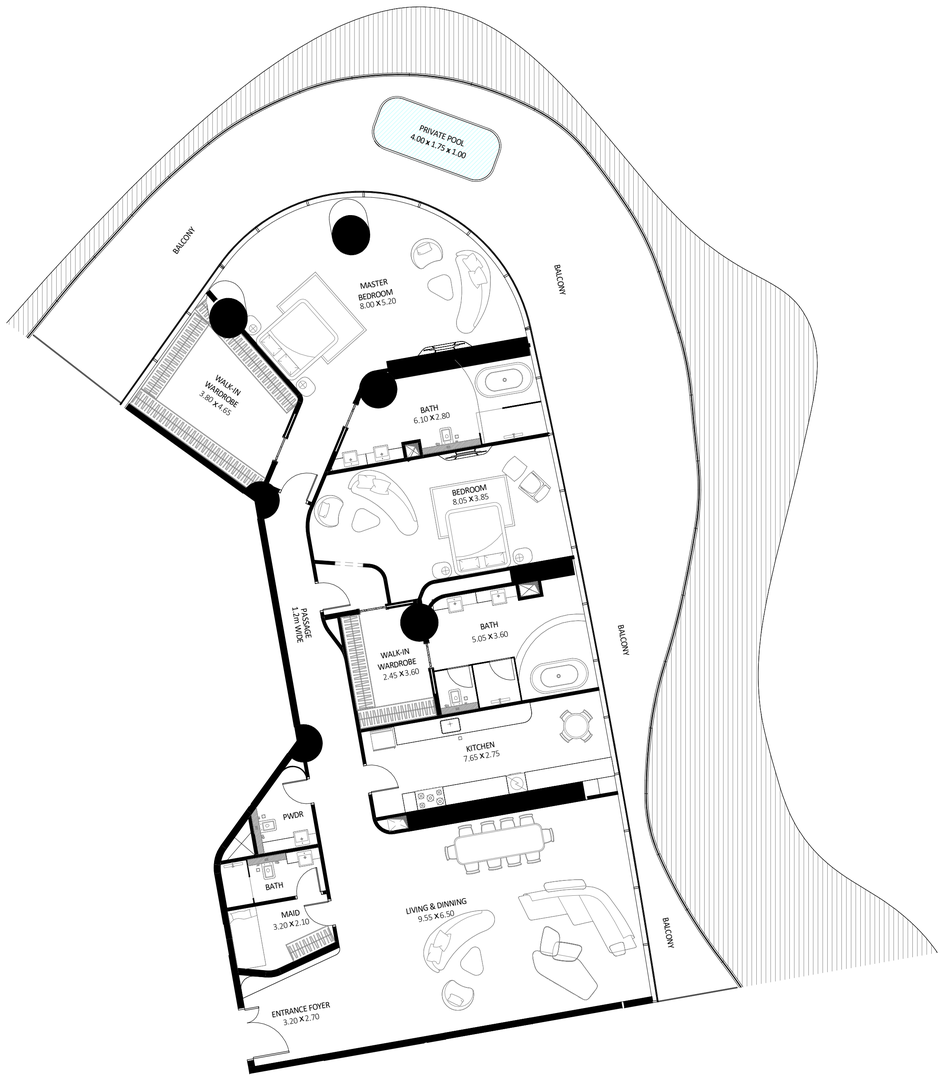
10TH FLOOR PLAN

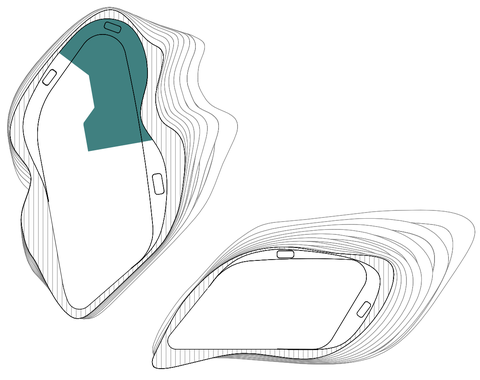
MANSION NUMBER | 1002

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	293 m²	3150 ft²
BALCONY AREA	141 m²	1516 ft²
TOTAL UNIT AREA	434 m²	4666 ft²

1002 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	4 m²
ENTRANCE FOYER	10 m²
PASSAGE	16 m²
LIVING & DINNING	62 m²
KITCHEN	21 m²
MASTER BEDROOM	45 m²
BEDROOM	32 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	17 m²
BATH	18 m²
BATH	14 m²
PWDR	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
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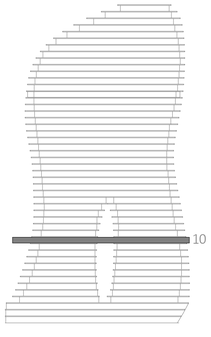

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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

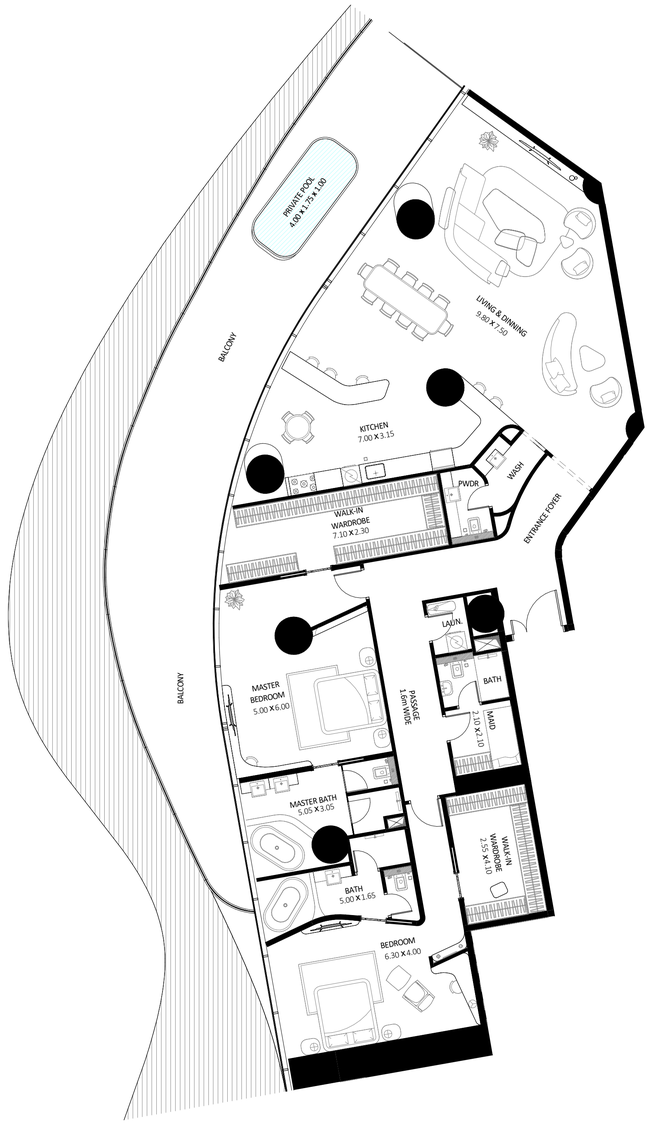
10TH FLOOR PLAN

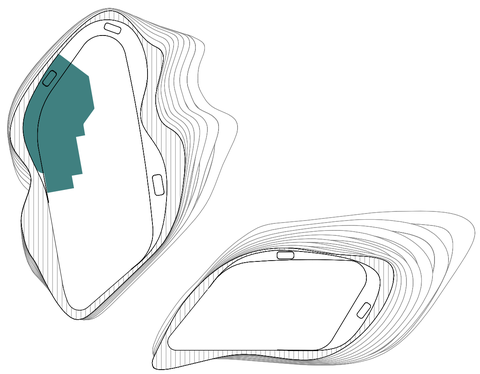
MANSION NUMBER | 1003

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	272 m²	2932 ft²
BALCONY AREA	92 m²	995 ft²
TOTAL UNIT AREA	365 m²	3927 ft²

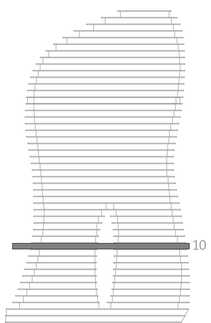
1003 MANSION DESIGN COMPONENTS	
MAID	4 m²
BATH	3 m²
ENTRANCE FOYER	10 m²
PASSAGE	16 m²
LIVING & DINNING	70 m²
KITCHEN	23 m²
MASTER BEDROOM	28 m²
MASTER BATH	12 m²
BEDROOM	28 m²
WALK-IN WARDROBE	10 m²
WALK-IN WARDROBE	16 m²
BATH	6 m²
PWDR	3 m²
WASH	3 m²
LAUN.	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

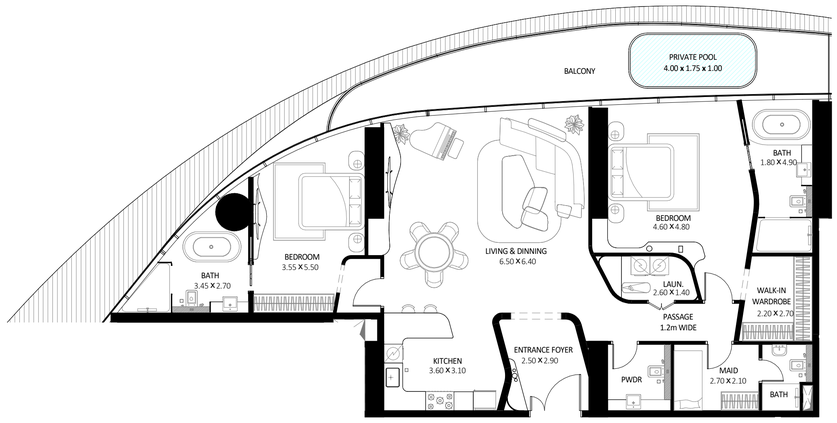
10TH FLOOR PLAN

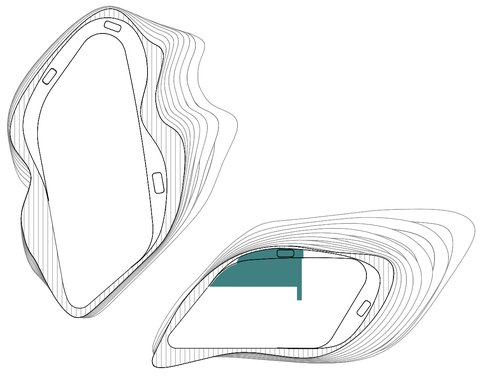
MANSION NUMBER | 1004

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	173 m²	1863 ft²
BALCONY AREA	31 m²	336 ft²
TOTAL UNIT AREA	204 m²	2199 ft²

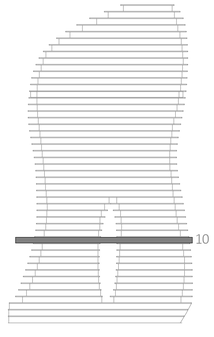
1004 MANSION DESIGN COMPONENTS	
MAID	6 m²
BATH	3 m²
WALK-IN WARDROBE	6 m²
BATH	9 m²
LAUN.	4 m²
ENTRANCE FOYER	7 m²
PWDR	4 m²
PASSAGE	8 m²
LIVING & DINNING	40 m²
BEDROOM	24 m²
KITCHEN	11 m²
BEDROOM	19 m²
BATH	8 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

10TH FLOOR PLAN

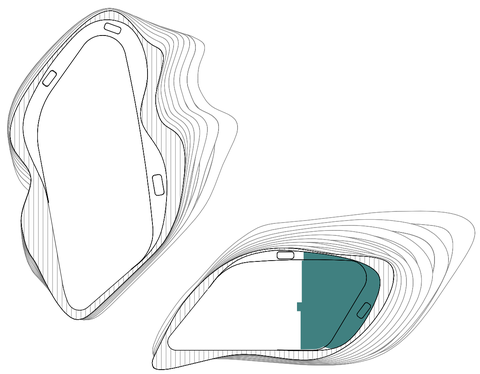
MANSION NUMBER | 1005

MANSION NAME | CANNES - 2 BEDROOMSS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	253 m²	2722 ft²
BALCONY AREA	96 m²	1032 ft²
TOTAL UNIT AREA	349 m²	3754 ft²

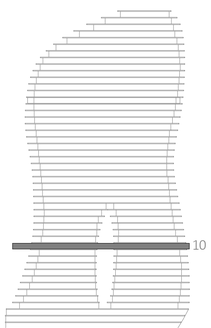
1005 MANSION DESIGN COMPONENTS	
MAID	5 m²
BATH	3 m²
WALK-IN WARDROBE	8 m²
ENTRANCE FOYER	20 m²
LIVING & DINNING	67 m²
KITCHEN	17 m²
MASTER BATH	10 m²
MASTER BEDROOM	35 m²
BEDROOM	30 m²
WALK-IN WARDROBE	7 m²
BATH	8 m²
PWDR	2 m²
ENTRANCE FOYER	4 m²
LAUN.	1 m²
ENTRANCE FOYER	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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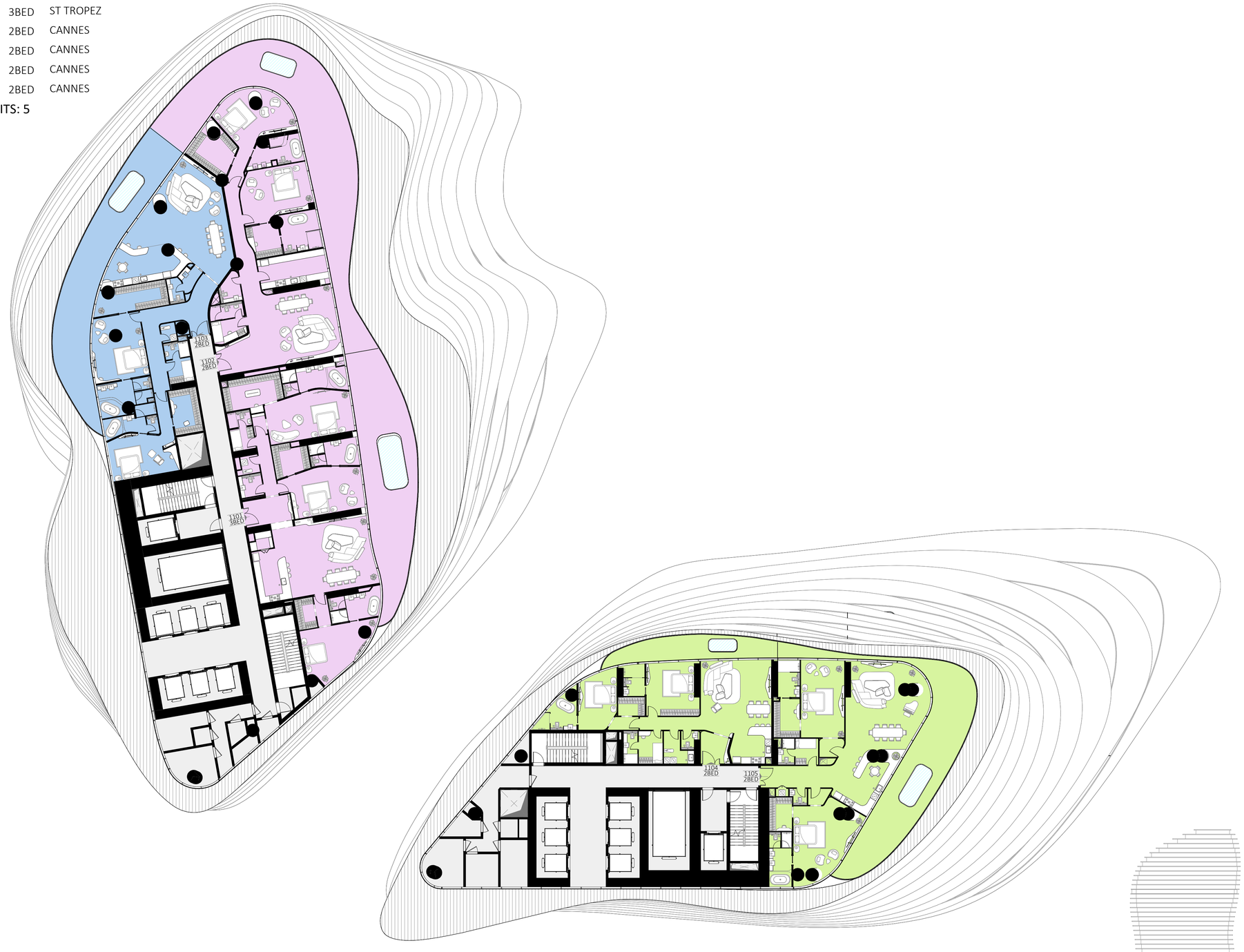
RIVIERA MANSION COLLECTION

11ST FLOOR PLAN

MANSION NAME | ↓

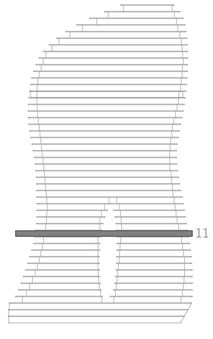
- 1101 3BED ST TROPEZ
- 1102 2BED CANNES
- 1103 2BED CANNES
- 1104 2BED CANNES
- 1105 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

11TH FLOOR PLAN

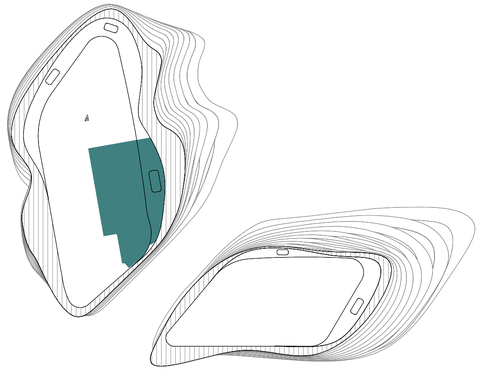
MANSION NUMBER | 1101

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	293 m²	3158 ft²
BALCONY AREA	100 m²	1074 ft²
TOTAL UNIT AREA	393 m²	4232 ft²

1101 MANSION DESIGN COMPONENTS	
BEDROOM 1	25 m²
BATH 1	11 m²
WALK-IN WARDROBE	5 m²
WALK-IN WARDROBE	15 m²
MASTER BEDROOM	32 m²
WALK-IN WARDROBE	8 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	13 m²
BATH	10 m²
BEDROOM	29 m²
PWDR	4 m²
LOBBY	2 m²
MAID BATH	3 m²
MAID	4 m²
PASSAGE	7 m²
LIVING & DINNING	53 m²
KITCHEN	16 m²
STORE	3 m²
MASTER BATH	11 m²





VIEW ANALYSIS

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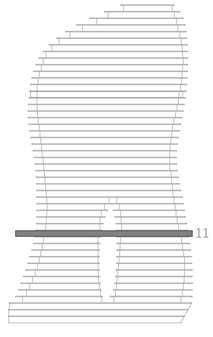
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

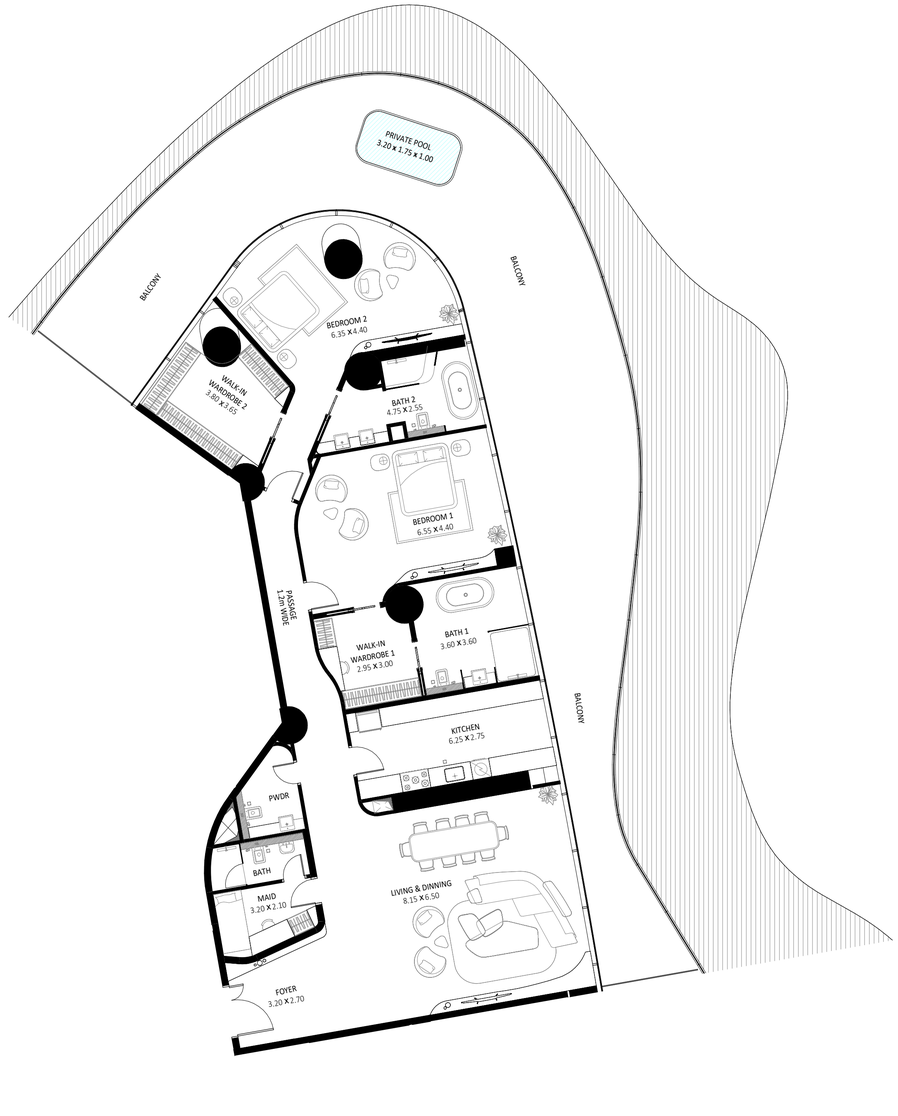
11TH FLOOR PLAN

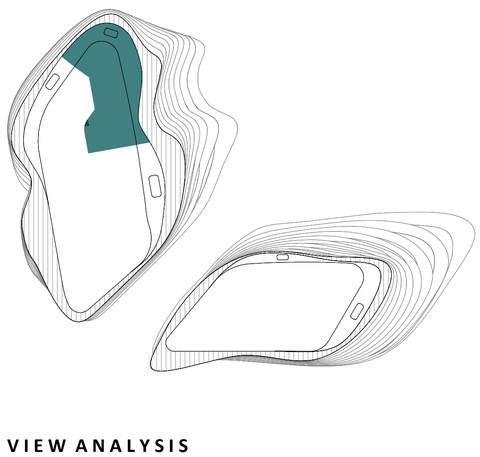
MANSION NUMBER | 1102

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	241 m²	2598 ft²
BALCONY AREA	148 m²	1591 ft²
TOTAL UNIT AREA	389 m²	4189 ft²

1102 MANSION DESIGN COMPONENTS	
BEDROOM 2	30 m²
WALK-IN WARDROBE 2	13 m²
BEDROOM 1	29 m²
WALK-IN WARDROBE 1	8 m²
BATH 1	12 m²
KITCHEN	17 m²
LIVING & DINNING	63 m²
PWDR	4 m²
BATH 2	11 m²
PASSAGE	14 m²
MAID	6 m²
BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

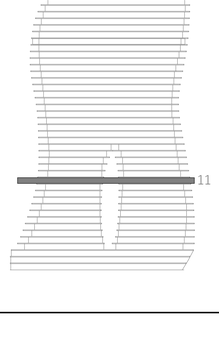
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

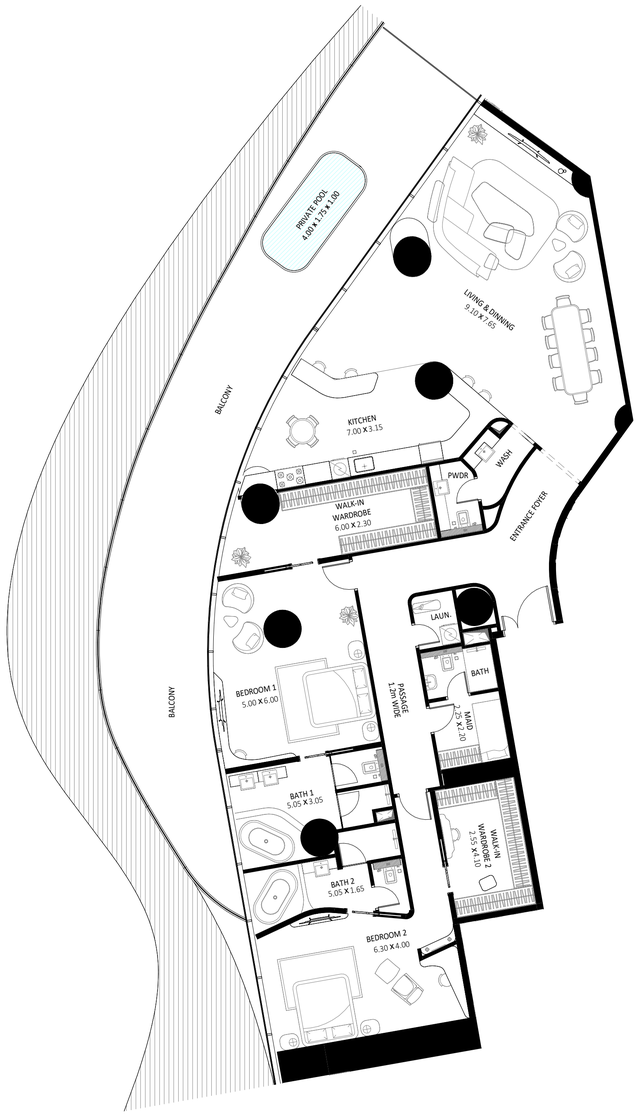
11TH FLOOR PLAN

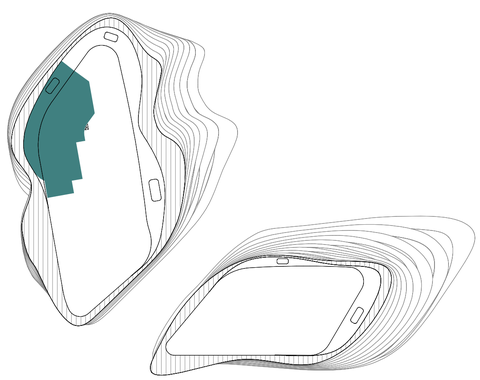
MANSION NUMBER | 1103

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	259 m²	2786 ft²
BALCONY AREA	94 m²	1013 ft²
TOTAL UNIT AREA	353 m²	3799 ft²

1103 MANSION DESIGN COMPONENTS	
BEDROOM 2	23 m²
WALK-IN WARDROBE 2	10 m²
BEDROOM 1	27 m²
BATH 1	12 m²
KITCHEN	21 m²
LIVING & DINNING	61 m²
PWDR	3 m²
WALK-IN WARDROBE	15 m²
BATH 2	10 m²
WASH	3 m²
LAUN.	2 m²
ENTRANCE FOYER	11 m²
LOBBY 2	4 m²
PASSAGE	15 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

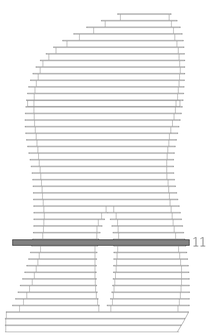
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

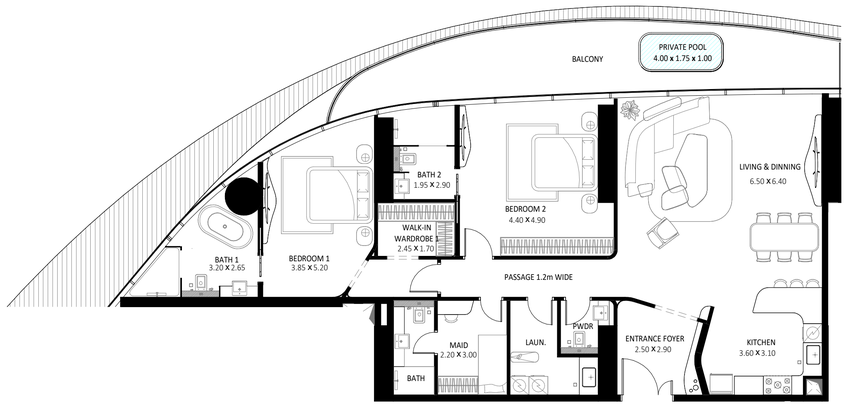
11TH FLOOR PLAN

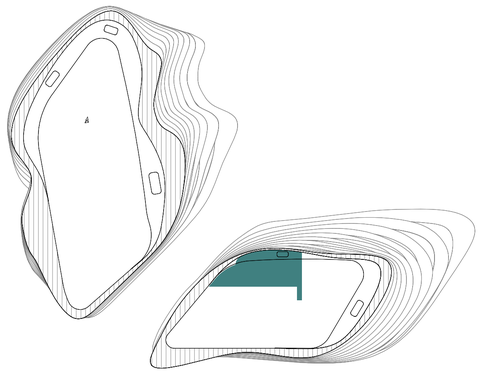
MANSION NUMBER | 1104

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	169 m²	1821 ft²
BALCONY AREA	32 m²	342 ft²
TOTAL UNIT AREA	201 m²	2163 ft²

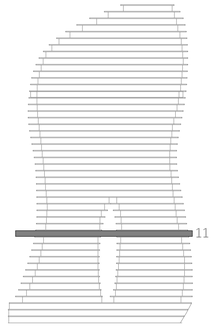
1104 MANSION DESIGN COMPONENTS	
BEDROOM 2	22 m²
BEDROOM 1	20 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	12 m²
PWDR	2 m²
BATH 2	6 m²
LAUN.	6 m²
ENTRANCE FOYER	7 m²
LIVING & DINNING	48 m²
MAID	7 m²
BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.20 X 2.70 X 1.00

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RIVIERA MANSION COLLECTION

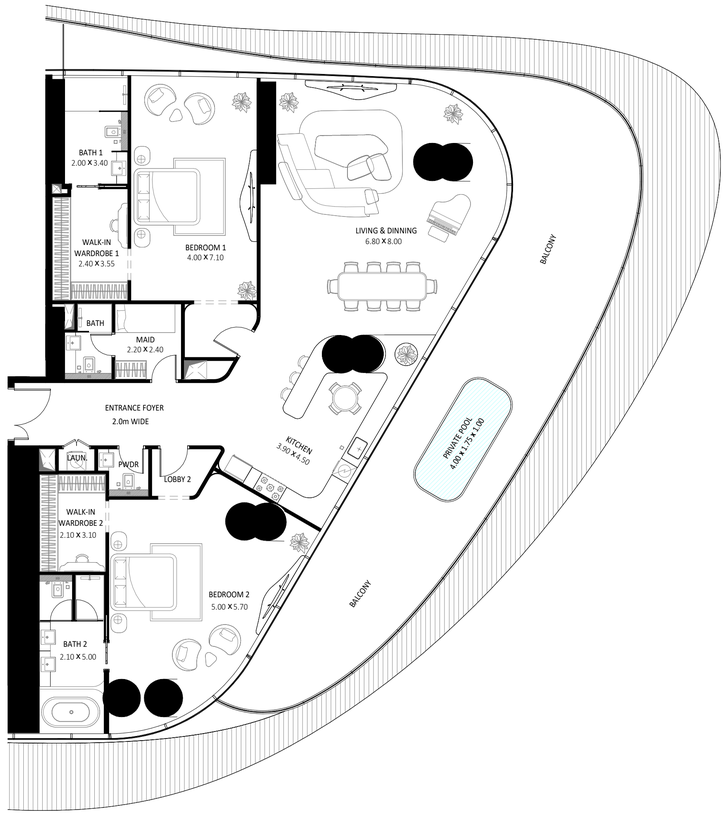
11TH FLOOR PLAN

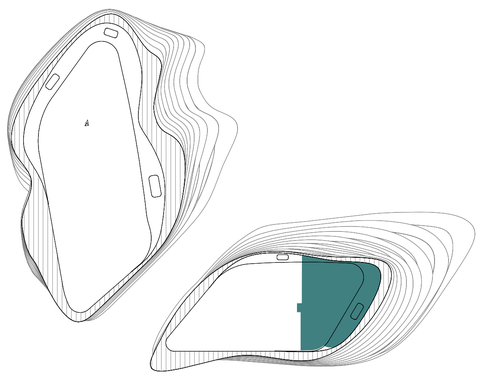
MANSION NUMBER | 1105

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	231 m²	2484 ft²
BALCONY AREA	98 m²	1056 ft²
TOTAL UNIT AREA	329 m²	3539 ft²

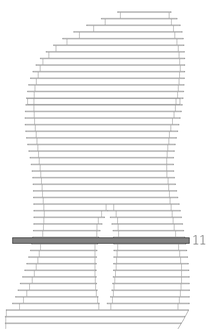
1105 MANSION DESIGN COMPONENTS	
BEDROOM 2	32 m²
WALK-IN WARDROBE 2	7 m²
BEDROOM 1	28 m²
WALK-IN WARDROBE 1	8 m²
BATH 1	7 m²
KITCHEN	15 m²
LIVING & DINNING	55 m²
PWDR	2 m²
BATH 2	10 m²
LOBBY 2	3 m²
ENTRANCE FOYER	20 m²
MAID	5 m²
BATH	3 m²
LOBBY	3 m²
LAUN.	1 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

12ND FLOOR PLAN

MANSION NAME | ↓

- 1201 3BED ST TROPEZ
- 1202 3BED ST TROPEZ
- 1203 2BED CANNES
- 1204 2BED CANNES

TOTAL UNITS: 4

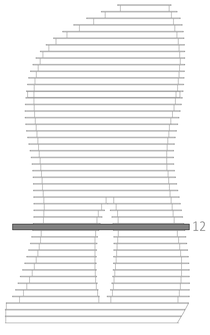






VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

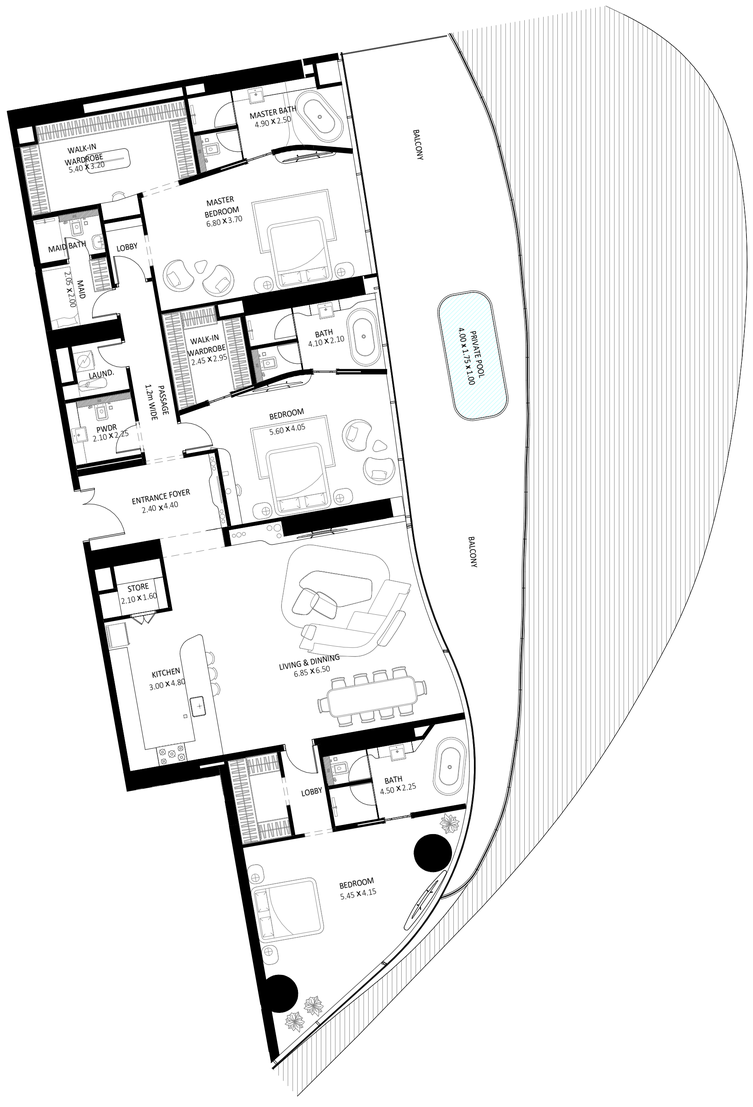
12TH FLOOR PLAN

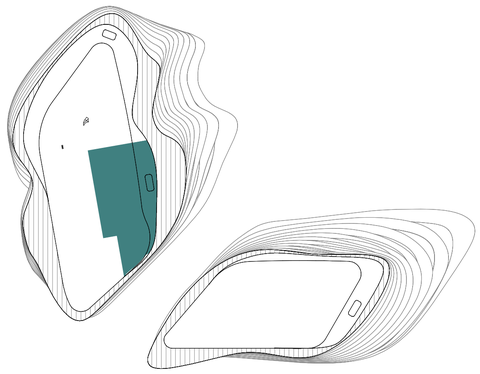
MANSION NUMBER | 1201

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	274 m²	2953 ft²
BALCONY AREA	87 m²	938 ft²
TOTAL UNIT AREA	361 m²	3891 ft²

1201 MANSION DESIGN COMPONENTS	
BEDROOM	28 m²
BATH	10 m²
LOBBY	3 m²
WALK-IN WARDROBE	4 m²
MAID BATH	3 m²
MAID	4 m²
WALK-IN WARDROBE	15 m²
MASTER BEDROOM	28 m²
WALK-IN WARDROBE	7 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	10 m²
BATH	9 m²
BEDROOM	25 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²
LIVING & DINNING	48 m²
KITCHEN	16 m²
STORE	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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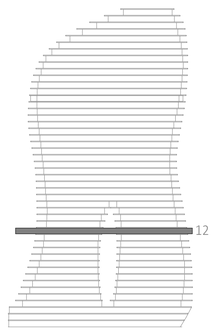

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

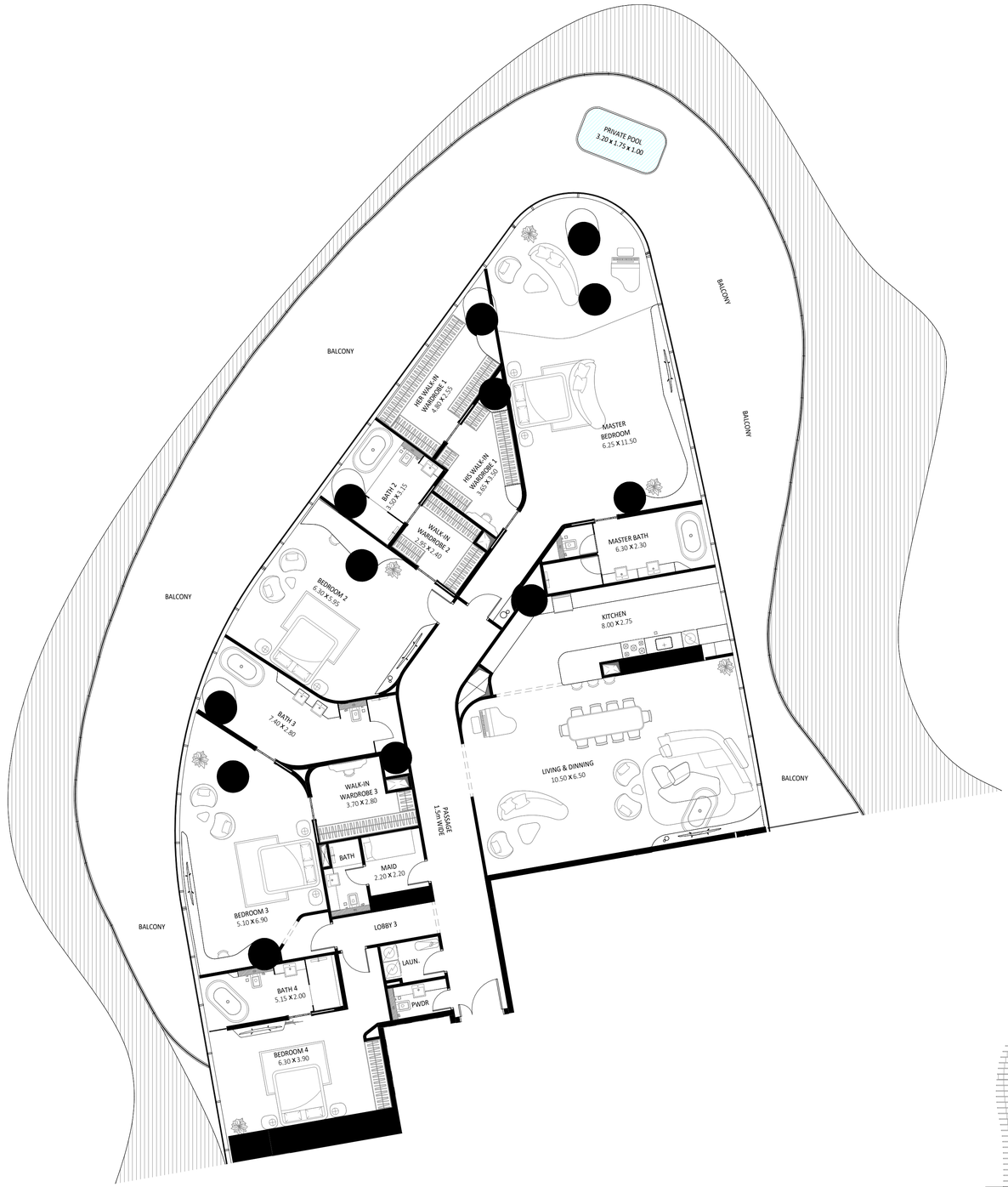
12TH FLOOR PLAN

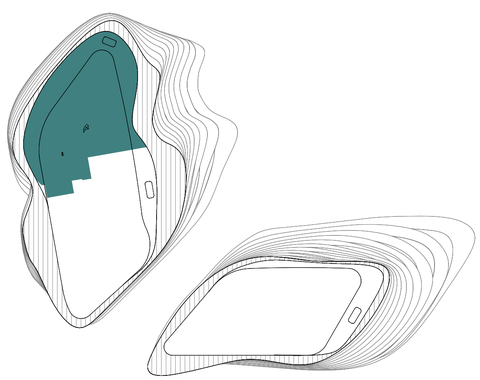
MANSION NUMBER | 1202

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	462 m²	4969 ft²
BALCONY AREA	259 m²	2784 ft²
TOTAL UNIT AREA	720 m²	7753 ft²

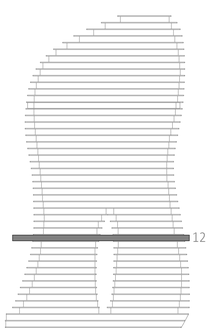
1202 MANSION DESIGN COMPONENTS	
BEDROOM 2	35 m²
WALK-IN WARDROBE 2	7 m²
MASTER BEDROOM	73 m²
MASTER BATH	14 m²
KITCHEN	25 m²
LIVING & DINNING	68 m²
PWDR	3 m²
HER WALK-IN WARDROBE 1	13 m²
BATH 2	10 m²
HIS WALK-IN WARDROBE 1	11 m²
LAUN.	3 m²
BEDROOM 3	38 m²
PASSAGE	31 m²
LOBBY 3	5 m²
BATH 3	18 m²
WALK-IN WARDROBE 3	9 m²
BATH 4	10 m²
BEDROOM 4	27 m²
MAID	5 m²
BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

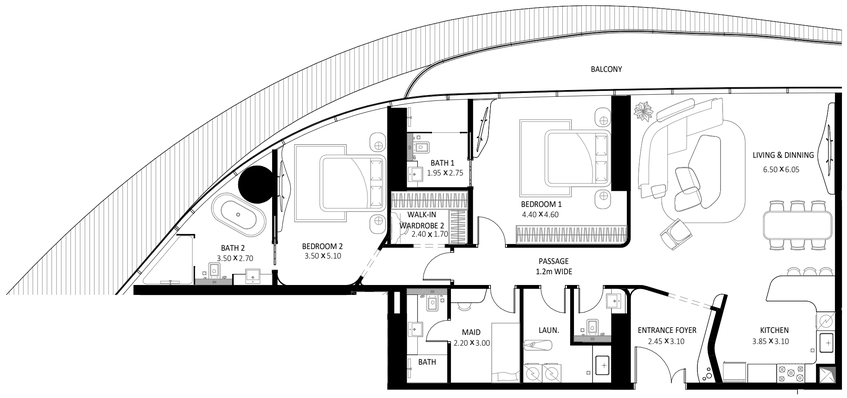
12TH FLOOR PLAN

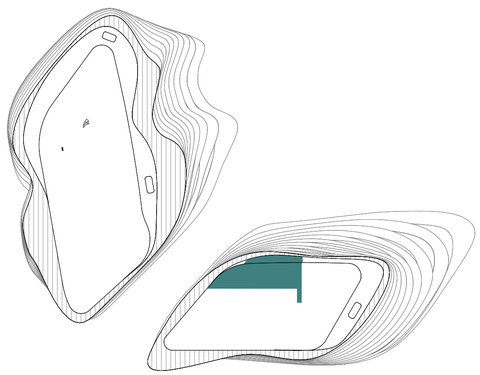
MANSION NUMBER | 1203

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	166 m²	1783 ft²
BALCONY AREA	22 m²	235 ft²
TOTAL UNIT AREA	187 m²	2018 ft²

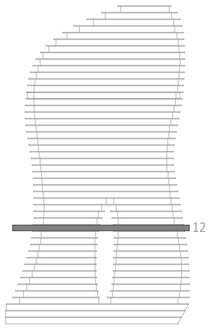
1203 MANSION DESIGN COMPONENTS	
BEDROOM 2	17 m²
WALK-IN WARDROBE 2	4 m²
BEDROOM 1	21 m²
BATH 1	5 m²
KITCHEN	11 m²
LIVING & DINNING	40 m²
PWDR	2 m²
BATH 2	9 m²
LAUN.	6 m²
PASSAGE	7 m²
LOBBY	3 m²
MAID	7 m²
BATH	4 m²
ENTRANCE FOYER	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA

Disclaimer:

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RIVIERA MANSION COLLECTION

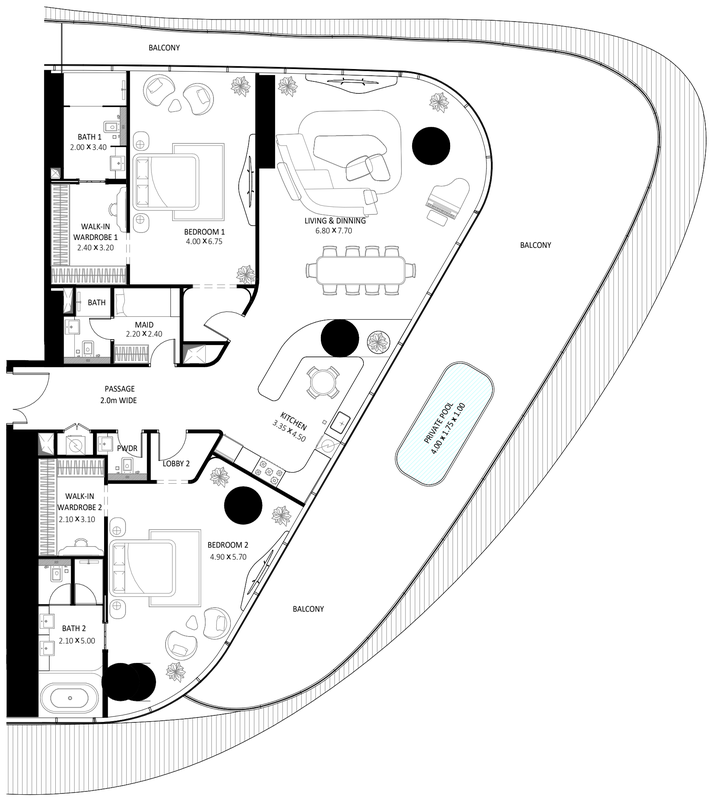
12TH FLOOR PLAN

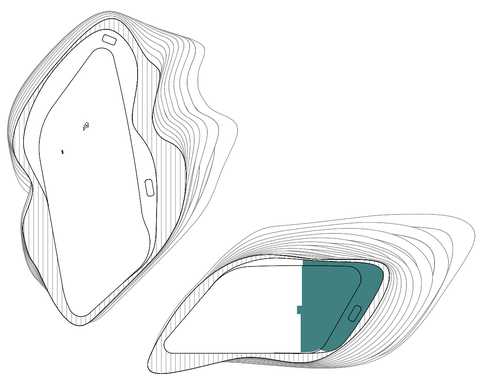
MANSION NUMBER | 1204

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	214 m²	2298 ft²
BALCONY AREA	117 m²	1260 ft²
TOTAL UNIT AREA	331 m²	3559 ft²

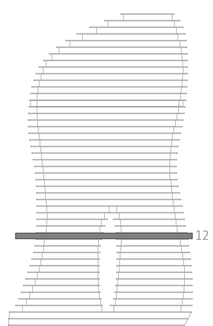
1204 MANSION DESIGN COMPONENTS	
BEDROOM 2	29 m²
WALK-IN WARDROBE 2	7 m²
BEDROOM 1	27 m²
WALK-IN WARDROBE 1	8 m²
BATH 1	7 m²
KITCHEN	15 m²
LIVING & DINNING	48 m²
PWDR	2 m²
BATH 2	10 m²
LOBBY 1	3 m²
LOBBY 2	3 m²
PASSAGE	18 m²
MAID	5 m²
BATH	3 m²
LAUN.	1 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

13RD FLOOR PLAN

MANSION NAME | ↓

- 1301 2BED CANNES
- 1302 3BED ST TROPEZ
- 1303 2BED CANNES
- 1304 2BED CANNES

TOTAL UNITS: 4

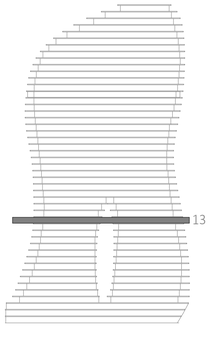




VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY





COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

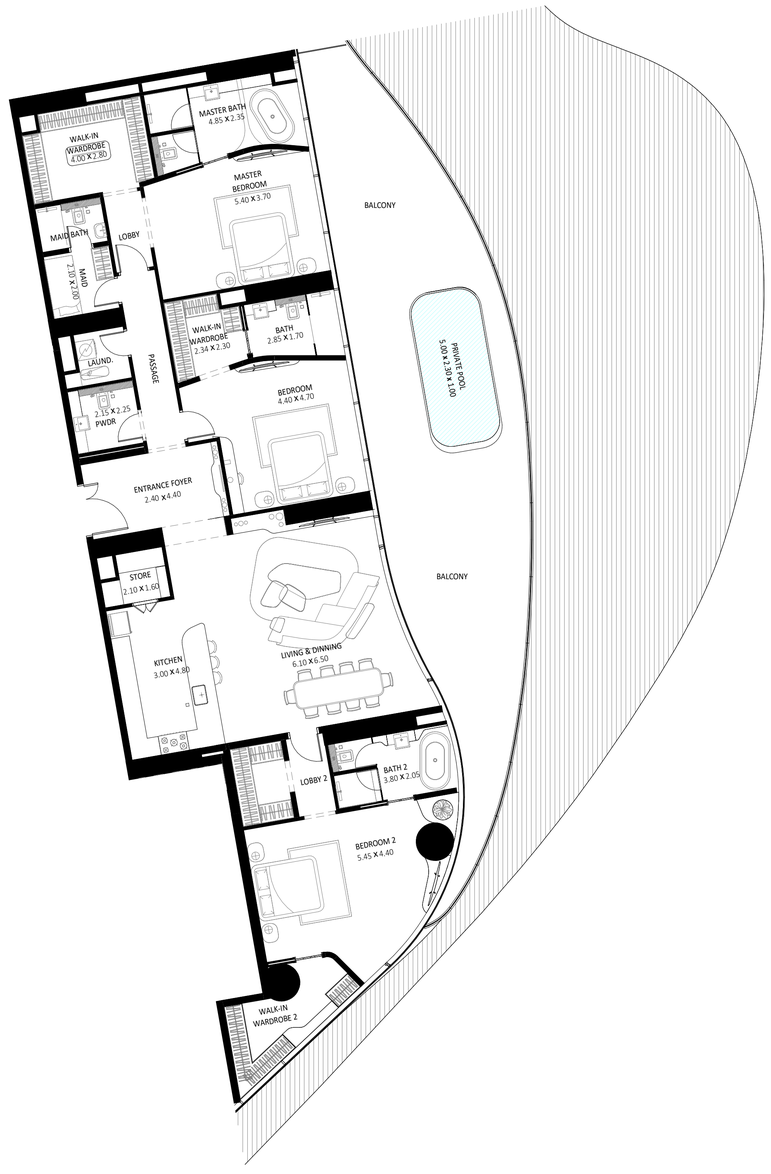
13TH FLOOR PLAN

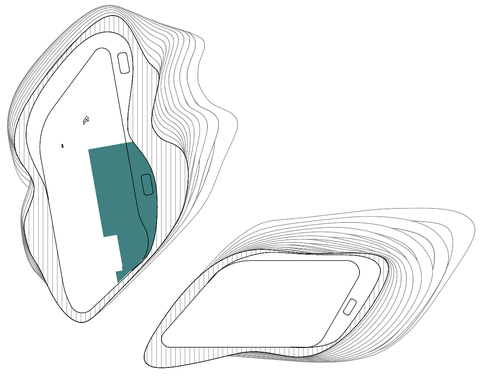
MANSION NUMBER | 1301

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	252 m²	2716 ft²
BALCONY AREA	98 m²	1053 ft²
TOTAL UNIT AREA	350 m²	3769 ft²

1301 MANSION DESIGN COMPONENTS	
BEDROOM 2	26 m²
BATH 2	8 m²
LOBBY 2	3 m²
WALK-IN WARDROBE 2	4 m²
WALK-IN WARDROBE	11 m²
MASTER BEDROOM	21 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	11 m²
BATH	5 m²
BEDROOM	22 m²
PWDR	4 m²
LOBBY	3 m²
PASSAGE	7 m²
KITCHEN	16 m²
STORE	3 m²
LIVING & DINNING	41 m²
WALK-IN WARDROBE 2	8 m²
MAID BATH	3 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
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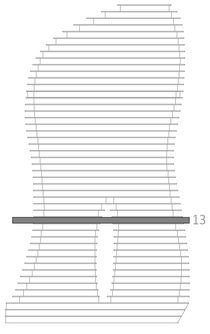

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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

13TH FLOOR PLAN

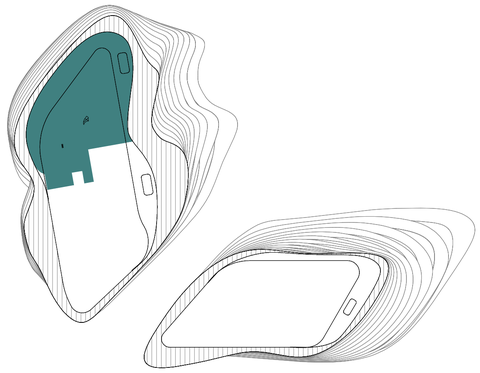
MANSION NUMBER | 1302

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	407 m²	4380 ft²
BALCONY AREA	233 m²	2511 ft²
TOTAL UNIT AREA	640 m²	6891 ft²

1302 MANSION DESIGN COMPONENTS	
BEDROOM 2	25 m²
WALK-IN WARDROBE 2	6 m²
BEDROOM 1	53 m²
BATH 1	11 m²
KITCHEN	21 m²
LIVING & DINNING	58 m²
PWDR	3 m²
HER WALK-IN WARDROBE 1	9 m²
BATH 2	9 m²
HIS WALK-IN WARDROBE 1	9 m²
LAUN.	3 m²
BEDROOM 3	35 m²
PASSAGE	37 m²
LOBBY 3	5 m²
BATH 3	15 m²
WALK-IN WARDROBE 3	9 m²
BATH 4	10 m²
BEDROOM 4	27 m²
BATH	4 m²
MAID	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
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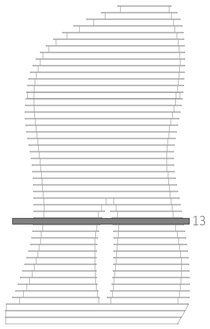

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

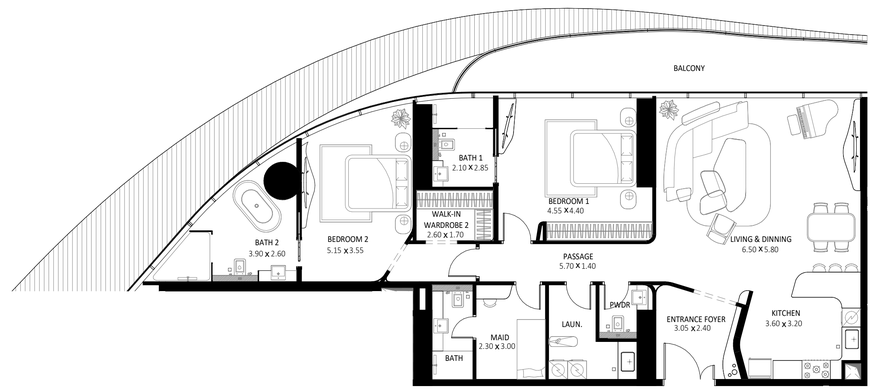
13TH FLOOR PLAN

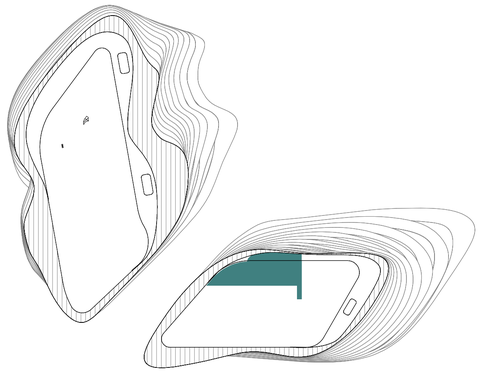
MANSION NUMBER | 1303

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	165 m²	1778 ft²
BALCONY AREA	23 m²	245 ft²
TOTAL UNIT AREA	188 m²	2024 ft²

1303 MANSION DESIGN COMPONENTS	
BEDROOM 2	17 m²
WALK-IN WARDROBE 2	4 m²
BEDROOM 1	20 m²
BATH 1	5 m²
KITCHEN	12 m²
LIVING & DINNING	38 m²
PWDR	2 m²
LAUN.	6 m²
ENTRANCE FOYER	7 m²
LOBBY 2	3 m²
PASSAGE	7 m²
BATH 2	11 m²
MAID	7 m²
BATH	4 m²





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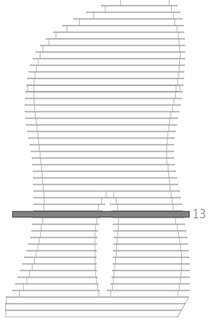
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

13TH FLOOR PLAN

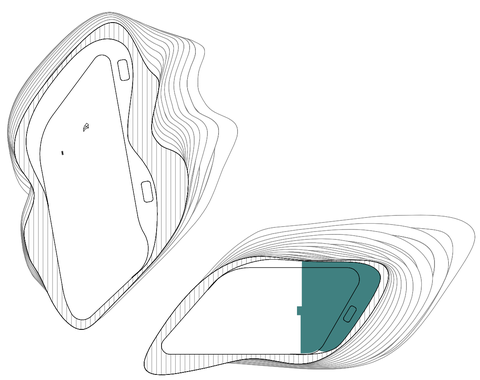
MANSION NUMBER | 1304

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	201 m²	2167 ft²
BALCONY AREA	116 m²	1243 ft²
TOTAL UNIT AREA	317 m²	3410 ft²

1304 MANSION DESIGN COMPONENTS	
BEDROOM 2	26 m²
WALK-IN WARDROBE 2	7 m²
BEDROOM 1	26 m²
WALK-IN WARDROBE 1	7 m²
BATH 1	7 m²
KITCHEN	14 m²
LIVING & DINNING	43 m²
PWDR	2 m²
BATH 2	10 m²
LOBBY 1	3 m²
LOBBY 2	3 m²
PASSAGE	17 m²
MAID	5 m²
BATH	3 m²
LAUN.	1 m²





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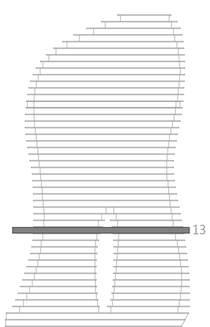
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

14TH FLOOR PLAN

MANSION NAME | ↓

- 1401 2BED CANNES
- 1402 3BED ST TROPEZ
- 1403 2BED CANNES
- 1404 2BED CANNES

TOTAL UNITS: 4



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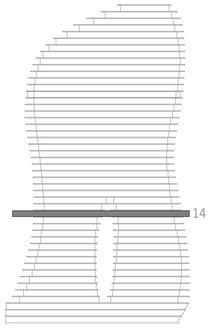
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

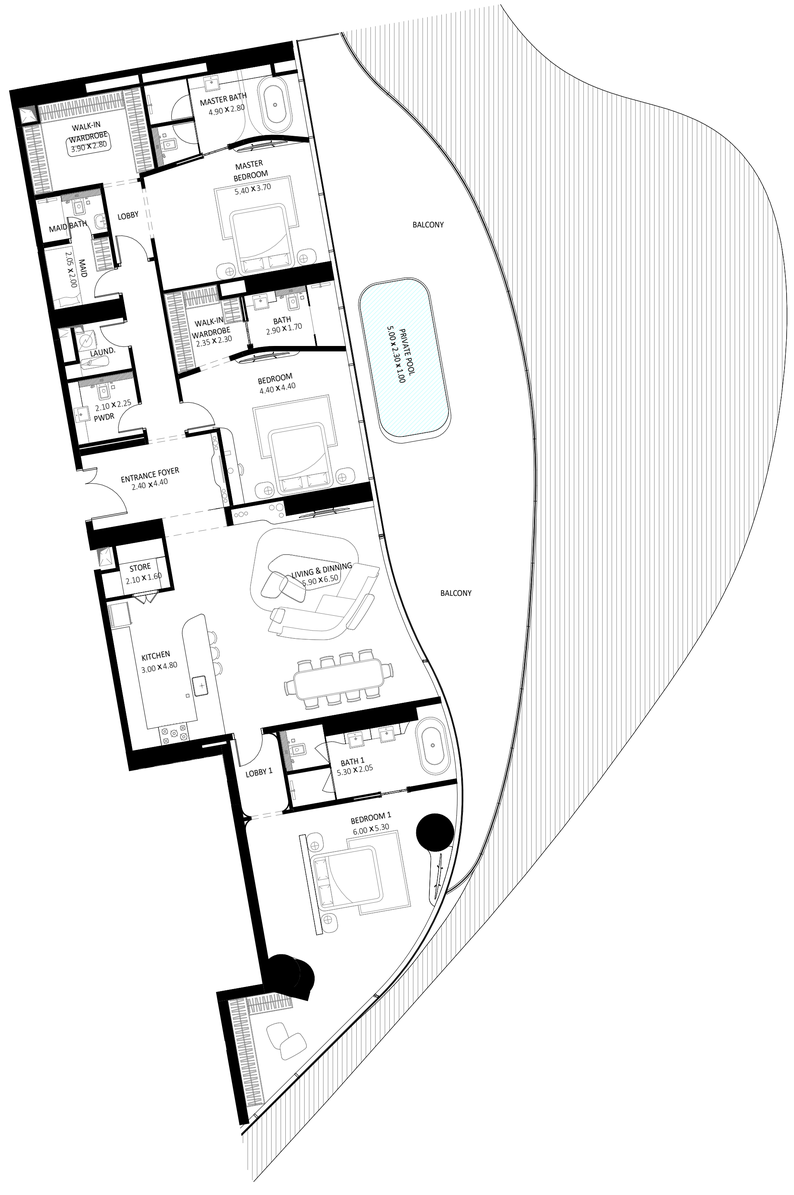
14TH FLOOR PLAN

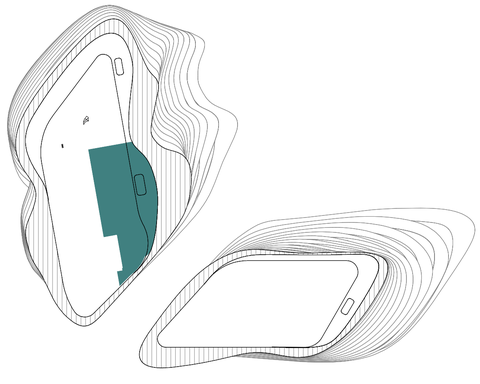
MANSION NUMBER | 1401

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	258 m²	2778 ft²
BALCONY AREA	99 m²	1064 ft²
TOTAL UNIT AREA	357 m²	3842 ft²

1401 MANSION DESIGN COMPONENTS	
KITCHEN	21 m²
LIVING & DINNING	58 m²
PWDR	3 m²
LAUN.	3 m²
PASSAGE	32 m²
LOBBY 2	5 m²
WALK-IN WARDROBE 2	11 m²
LOBBY 1	12 m²
BATH 2	16 m²
BATH 3	10 m²
HIS WALK-IN WARDROBE 1	15 m²
BATH 1	12 m²
BEDROOM 1	40 m²
HER WALK-IN WARDROBE 1	15 m²
BEDROOM 2	36 m²
BEDROOM 3	27 m²
BATH	4 m²
MAID	5 m²





VIEW ANALYSIS

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- ○ DUBAI WATER CANAL | BUSINESS BAY

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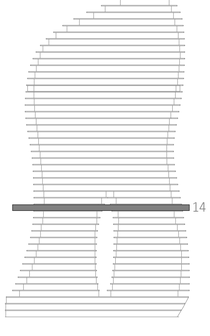

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

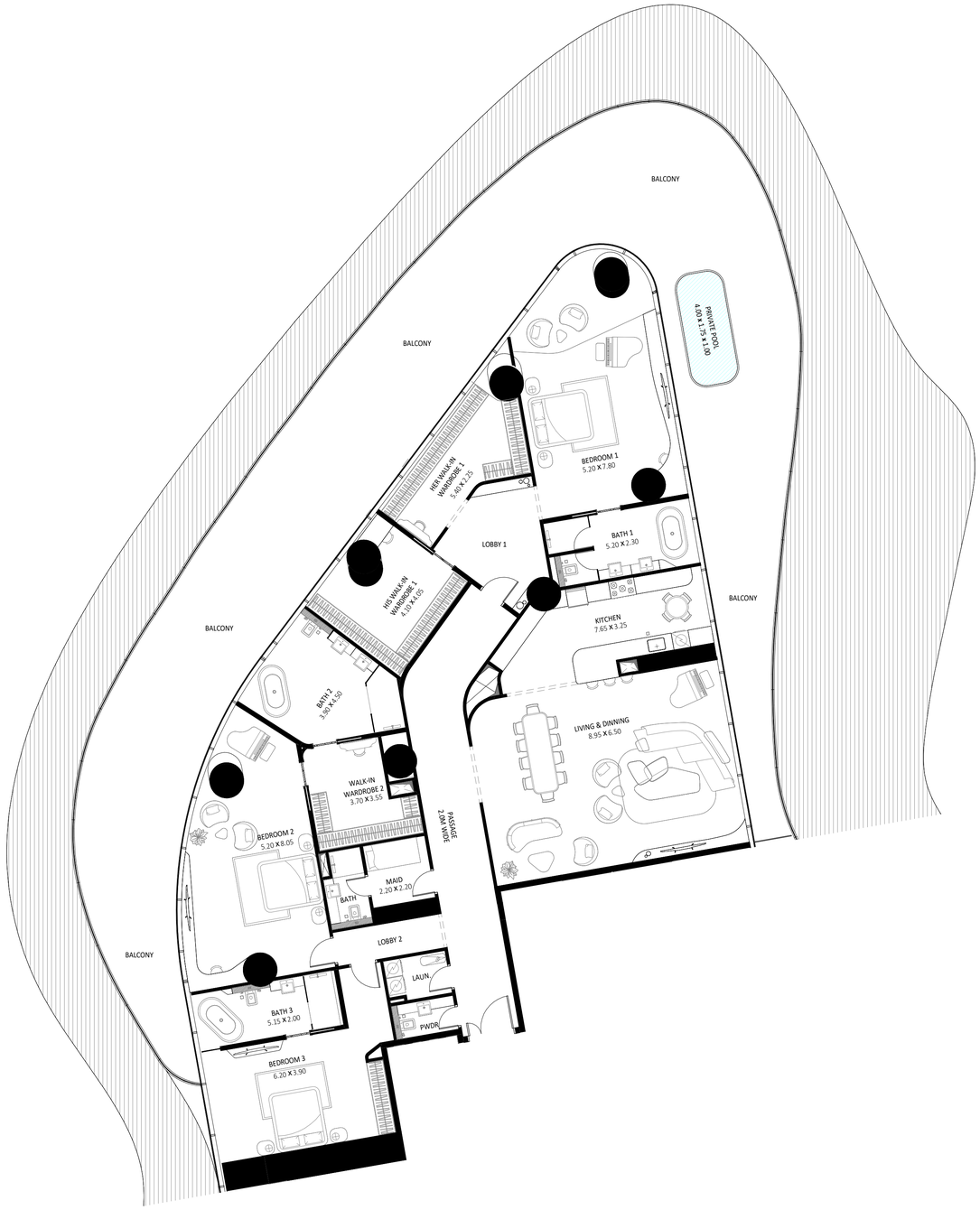
14TH FLOOR PLAN

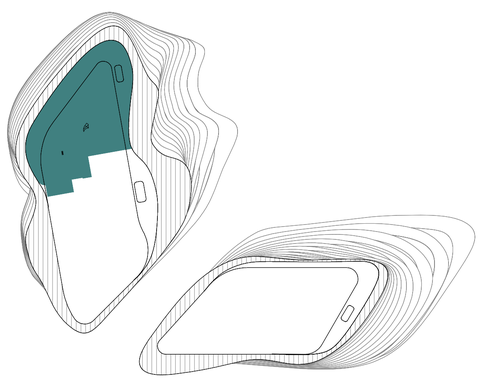
MANSION NUMBER | 1402

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	370 m²	3980 ft²
BALCONY AREA	229 m²	2466 ft²
TOTAL UNIT AREA	599 m²	6445 ft²

1402 MANSION DESIGN COMPONENTS	
KITCHEN	21 m²
LIVING & DINNING	58 m²
PWDR	3 m²
LAUN.	3 m²
PASSAGE	32 m²
LOBBY 2	5 m²
WALK-IN WARDROBE 2	11 m²
LOBBY 1	12 m²
BATH 2	16 m²
BATH 3	10 m²
HIS WALK-IN WARDROBE 1	15 m²
BATH 1	12 m²
BEDROOM 1	40 m²
HER WALK-IN WARDROBE 1	15 m²
BEDROOM 2	36 m²
BEDROOM 3	27 m²
BATH	4 m²
MAID	5 m²





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- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

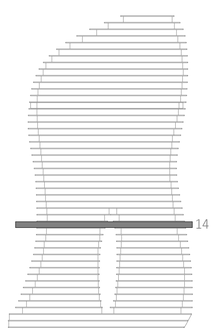
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

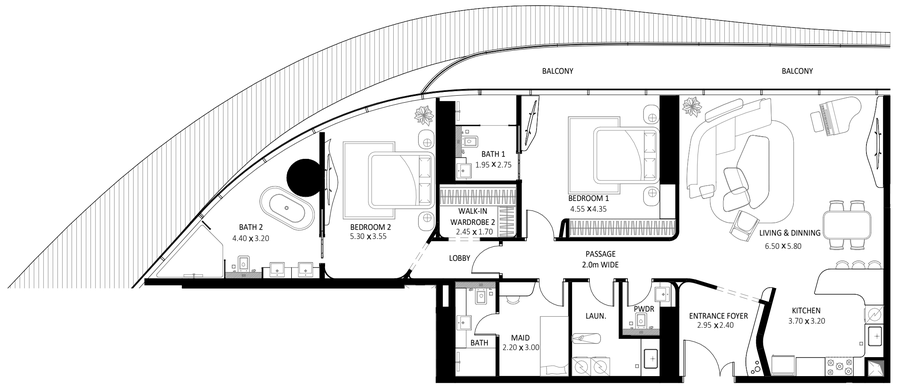
14TH FLOOR PLAN

MANSION NUMBER | 1403

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	168 m²	1813 ft²
BALCONY AREA	20 m²	215 ft²
TOTAL UNIT AREA	188 m²	2028 ft²

1403 MANSION DESIGN COMPONENTS	
BEDROOM 2	18 m²
WALK-IN WARDROBE 2	4 m²
BEDROOM 1	20 m²
BATH 1	5 m²
KITCHEN	12 m²
LIVING & DINNING	38 m²
PWDR	2 m²
BATH 2	13 m²
LAUN.	6 m²
ENTRANCE FOYER	7 m²
PASSAGE	7 m²
LOBBY	3 m²
MAID	7 m²
BATH	4 m²



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

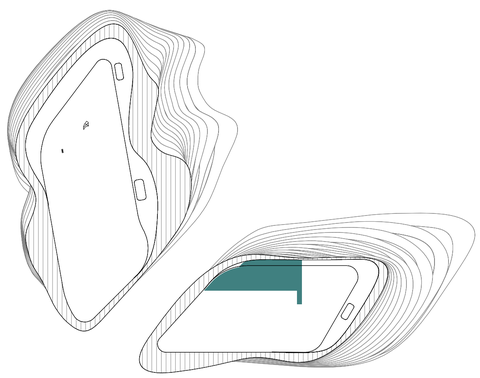
BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA



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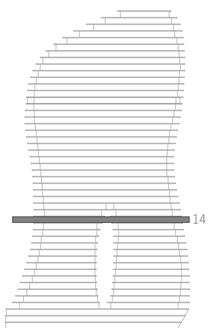
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



Disclaimer:

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RIVIERA MANSION COLLECTION

14TH FLOOR PLAN

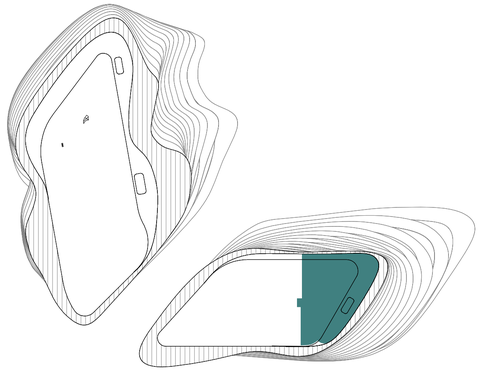
MANSION NUMBER | 1404

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	193 m²	2082 ft²
BALCONY AREA	112 m²	1205 ft²
TOTAL UNIT AREA	305 m²	3288 ft²

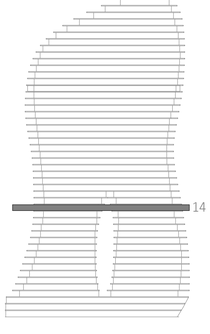
1404 MANSION DESIGN COMPONENTS	
BEDROOM 2	24 m²
WALK-IN WARDROBE 2	7 m²
BEDROOM 1	26 m²
WALK-IN WARDROBE 1	7 m²
BATH 1	7 m²
KITCHEN	13 m²
LIVING & DINNING	40 m²
PWDR	2 m²
BATH 2	10 m²
LAUN.	1 m²
LOBBY 1	3 m²
LOBBY 2	3 m²
PASSAGE	17 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

15TH FLOOR PLAN

MANSION NAME | ↓

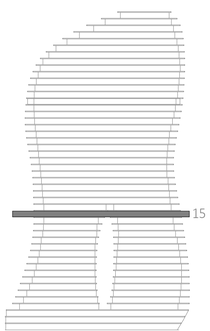
- 1501 2BED CANNES
- 1502 3BED ST TROPEZ
- 1503 2BED CANNES
- 1504 2BED CANNES

TOTAL UNITS: 4



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

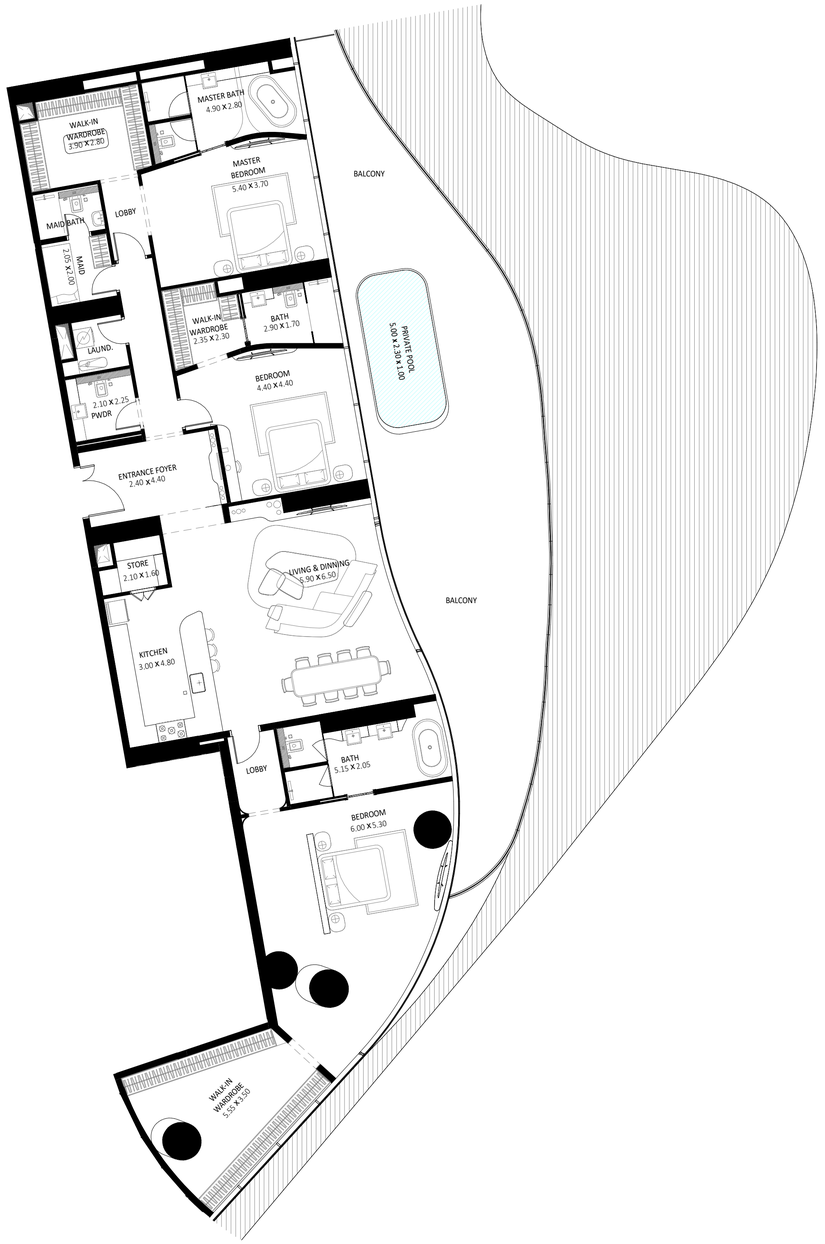
15TH FLOOR PLAN

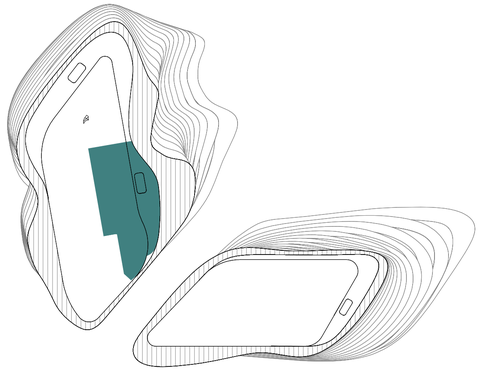
MANSION NUMBER | 1501

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	280 m²	3015 ft²
BALCONY AREA	107 m²	1149 ft²
TOTAL UNIT AREA	387 m²	4164 ft²

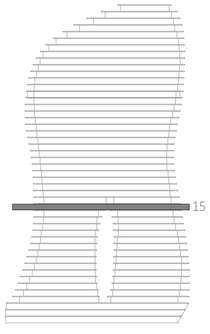
1501 MANSION DESIGN COMPONENTS	
LOBBY	4 m²
BATH	11 m²
BEDROOM	39 m²
WALK-IN WARDROBE	11 m²
MASTER BEDROOM	21 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	11 m²
BATH	5 m²
BEDROOM	22 m²
PWDR	4 m²
LOBBY	3 m²
PASSAGE	7 m²
LIVING & DINNING	41 m²
KITCHEN	16 m²
STORE	3 m²
MAID BATH	3 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

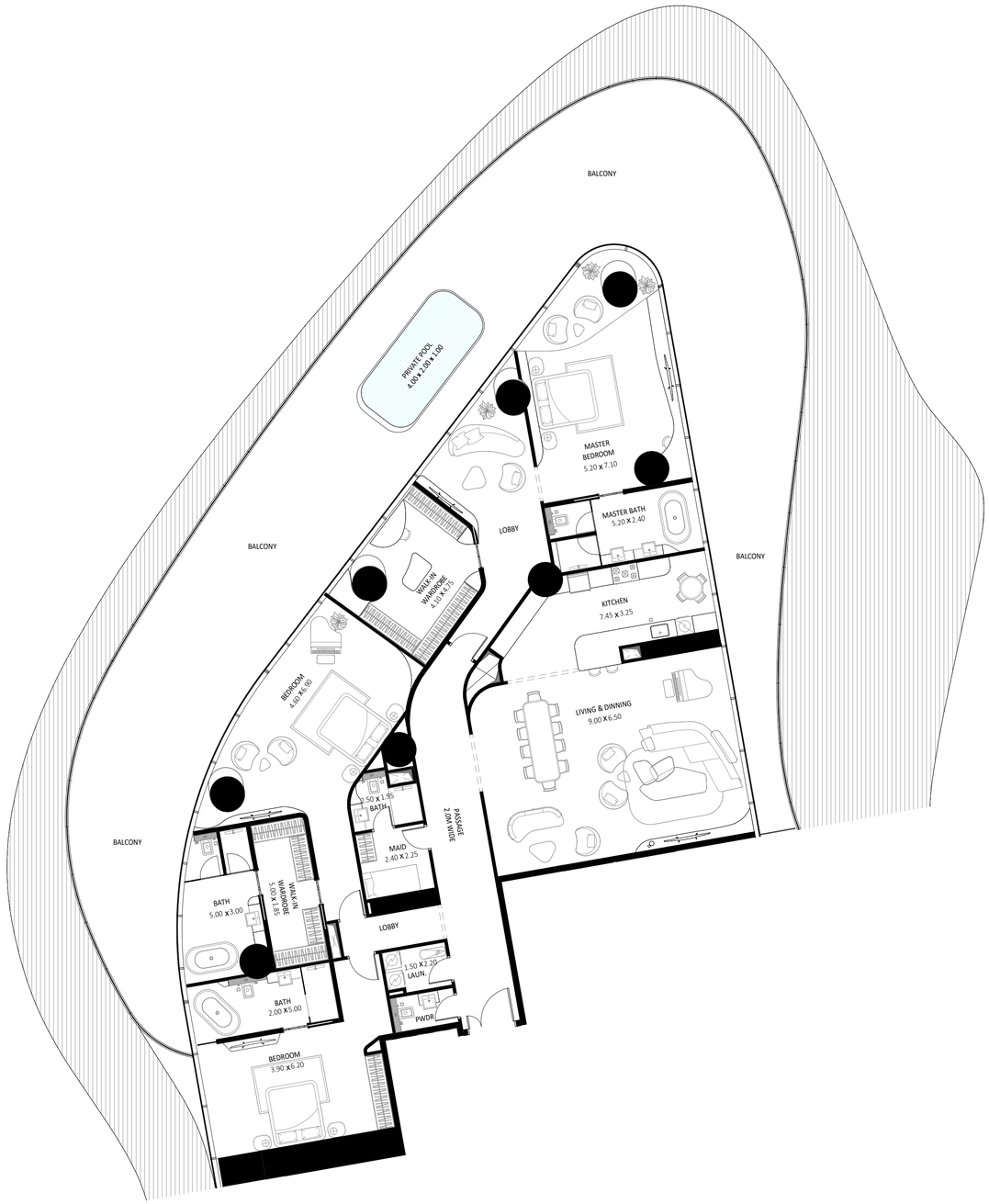
15TH FLOOR PLAN

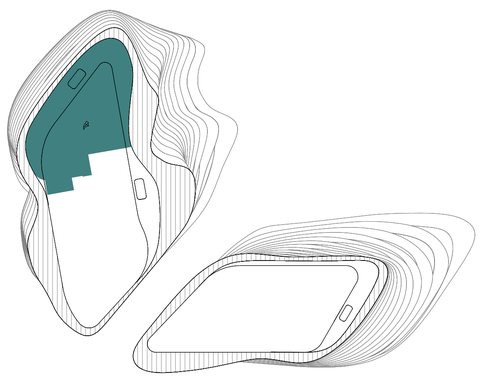
MANSION NUMBER | 1502

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	347 m²	3734 ft²
BALCONY AREA	249 m²	2680 ft²
TOTAL UNIT AREA	596 m²	6413 ft²

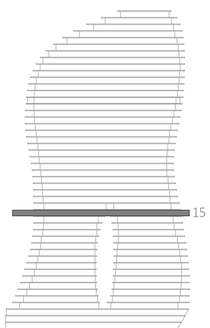
1502 MANSION DESIGN COMPONENTS	
KITCHEN	21 m²
LIVING & DINNING	58 m²
PWDR	3 m²
LAUN.	3 m²
PASSAGE	25 m²
LOBBY	21 m²
LOBBY	4 m²
BATH	12 m²
BATH	10 m²
WALK-IN WARDROBE	17 m²
MASTER BATH	12 m²
MASTER BEDROOM	35 m²
WALK-IN WARDROBE	9 m²
BEDROOM	38 m²
BEDROOM	28 m²
BATH	4 m²
MAID	5 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

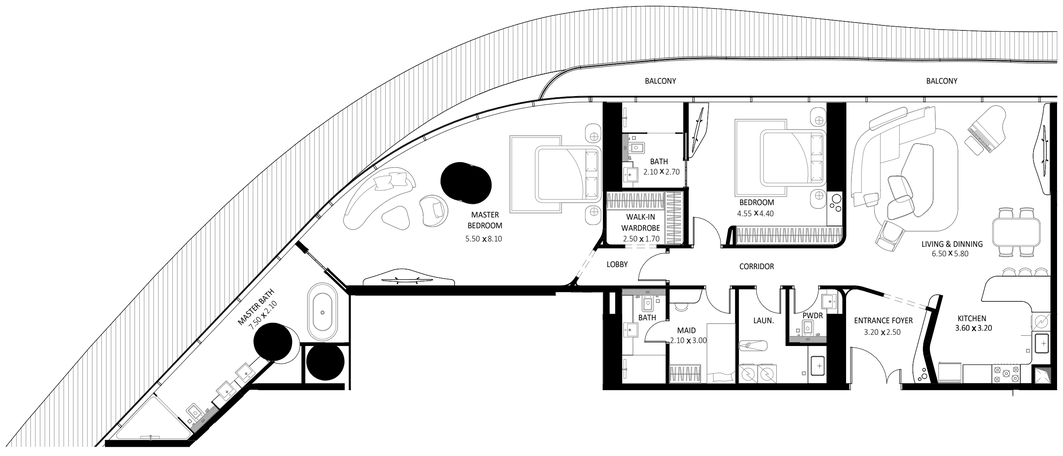
15TH FLOOR PLAN

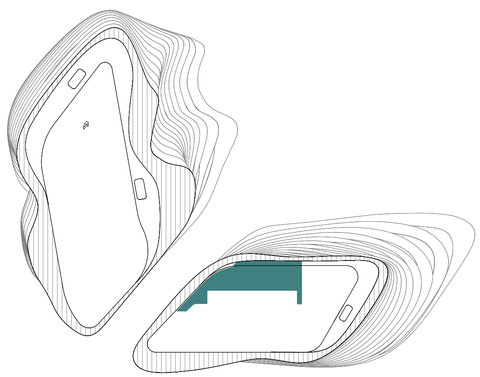
MANSION NUMBER | 1503

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	200 m²	2151 ft²
BALCONY AREA	19 m²	202 ft²
TOTAL UNIT AREA	219 m²	2353 ft²

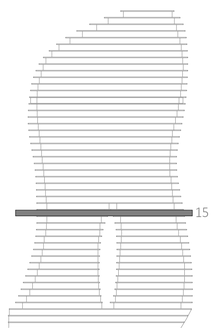
1503 MANSION DESIGN COMPONENTS	
KITCHEN	12 m²
LIVING & DINNING	38 m²
PWDR	2 m²
LAUN.	6 m²
MASTER BATH	15 m²
ENTRANCE FOYER	7 m²
CORRIDOR	7 m²
WALK-IN WARDROBE	4 m²
LOBBY	3 m²
BATH	5 m²
MASTER BEDROOM	40 m²
BEDROOM	20 m²
MAID	6 m²
BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA

Disclaimer:

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RIVIERA MANSION COLLECTION

15TH FLOOR PLAN

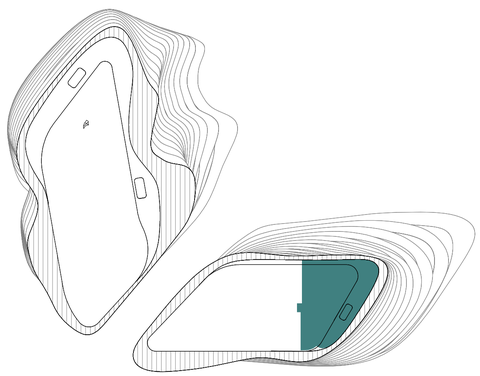
MANSION NUMBER | 1504

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	191 m²	2056 ft²
BALCONY AREA	110 m²	1181 ft²
TOTAL UNIT AREA	301 m²	3237 ft²

1504 MANSION DESIGN COMPONENTS	
KITCHEN	11 m²
LIVING & DINNING	40 m²
PWDR	2 m²
PASSAGE	17 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	7 m²
LOBBY	3 m²
LOBBY	3 m²
BATH	6 m²
BATH	10 m²
BEDROOM	26 m²
BEDROOM	23 m²
LAUN.	1 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

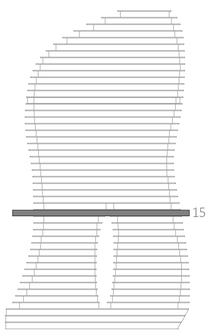
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



Disclaimer:

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- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

16TH FLOOR PLAN

MANSION NAME | ↓

- 1601 3BED ST TROPEZ
- 1602 3BED ST TROPEZ
- 1603 2BED CANNES
- 1604 2BED CANNES

TOTAL UNITS: 4



N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

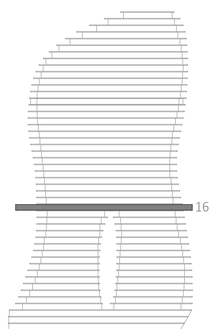
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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RIVIERA MANSION COLLECTION

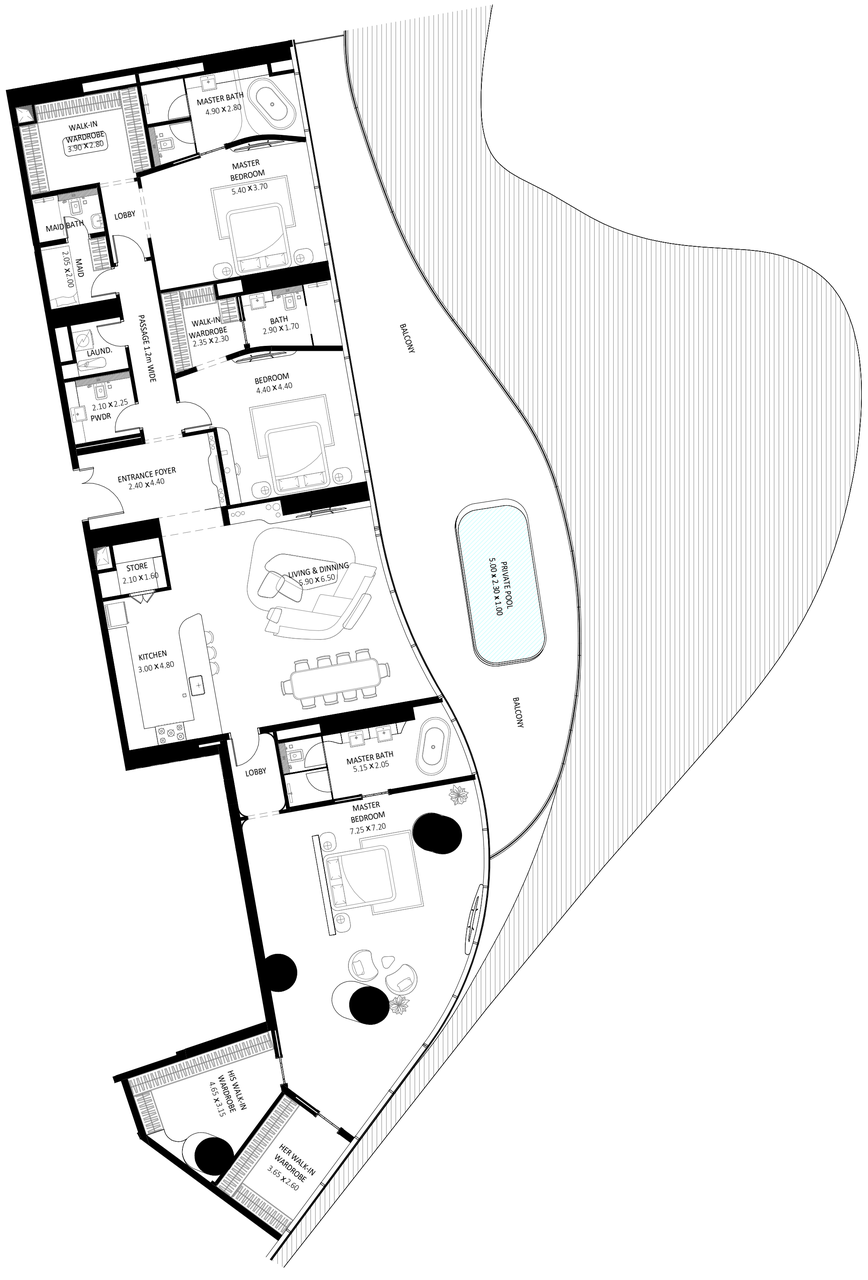
16TH FLOOR PLAN

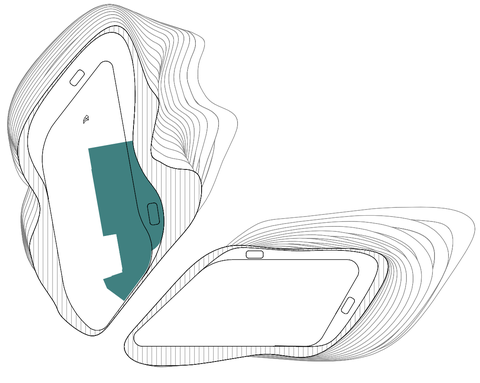
MANSION NUMBER | 1601

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	302 m²	3253 ft²
BALCONY AREA	94 m²	1008 ft²
TOTAL UNIT AREA	396 m²	4261 ft²

1601 MANSION DESIGN COMPONENTS	
MASTER BATH	12 m²
MASTER BEDROOM	55 m²
HER WALK-IN WARDROBE	10 m²
WALK-IN WARDROBE	11 m²
MASTER BEDROOM	21 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
MASTER BATH	11 m²
BATH	5 m²
BEDROOM	22 m²
PWDR	4 m²
LOBBY	3 m²
PASSAGE	7 m²
LIVING & DINNING	41 m²
KITCHEN	16 m²
STORE	3 m²
LOBBY	4 m²
MAID BATH	3 m²
MAID	4 m²





VIEW ANALYSIS

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- ○ RIVIERA BEACH
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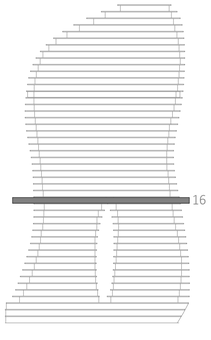

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

16TH FLOOR PLAN

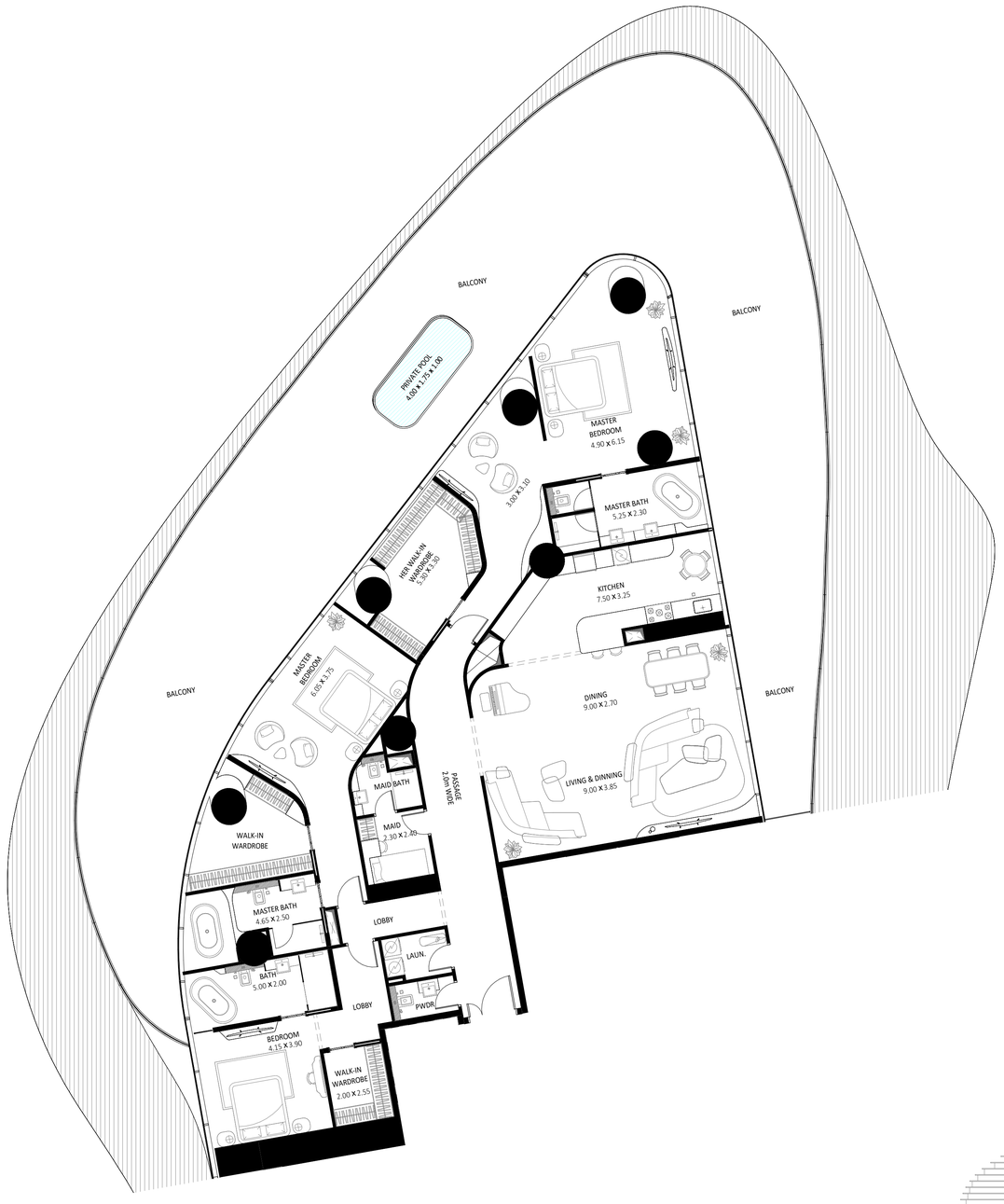
MANSION NUMBER | 1602

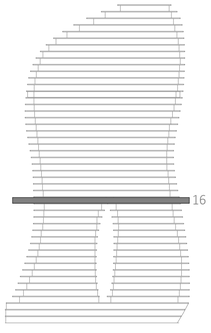
MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	326 m²	3513 ft²
BALCONY AREA	275 m²	2956 ft²
TOTAL UNIT AREA	601 m²	6469 ft²

1602 MANSION DESIGN COMPONENTS	
KITCHEN	21 m²
LIVING & DINNING	58 m²
PWDR	3 m²
LAUN.	3 m²
PASSAGE	25 m²
WALK-IN WARDROBE	5 m²
LOBBY	6 m²
LOBBY	4 m²
BATH	10 m²
MASTER BATH	12 m²
MASTER BEDROOM	46 m²
HER WALK-IN WARDROBE	14 m²
BEDROOM	16 m²
MAID	5 m²
MAID BATH	4 m²
MASTER BATH	11 m²
WALK-IN WARDROBE	11 m²
MASTER BEDROOM	28 m²







VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

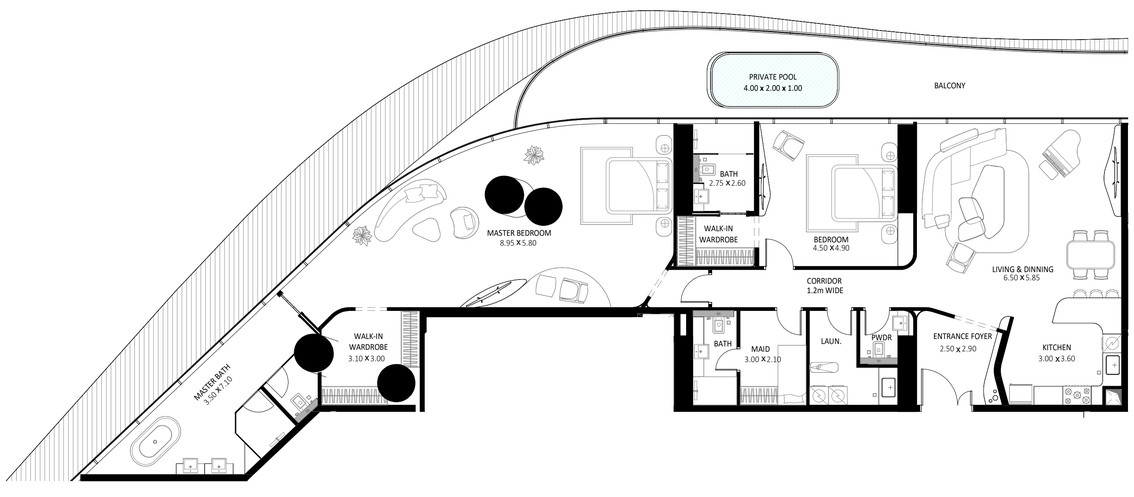
16TH FLOOR PLAN

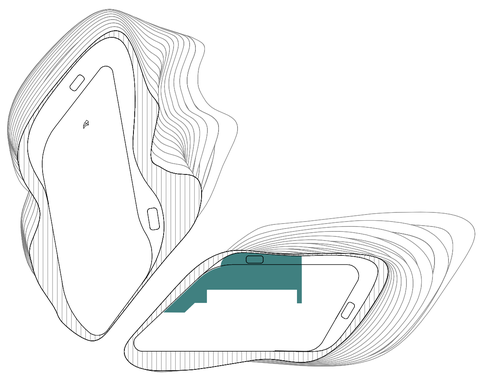
MANSION NUMBER | 1603

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	225 m²	2417 ft²
BALCONY AREA	47 m²	504 ft²
TOTAL UNIT AREA	271 m²	2921 ft²

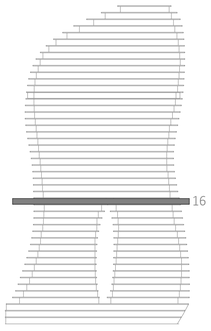
1603 MANSION DESIGN COMPONENTS	
KITCHEN	12 m²
LIVING & DINNING	51 m²
LIVING & DINNING	38 m²
PWDR	2 m²
LAUN.	6 m²
ENTRANCE FOYER	7 m²
Room	2 m²
CORRIDOR	8 m²
WALK-IN WARDROBE	4 m²
BATH	5 m²
MASTER BATH	21 m²
BEDROOM	21 m²
MAID	6 m²
BATH	4 m²
WALK-IN WARDROBE	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

16TH FLOOR PLAN

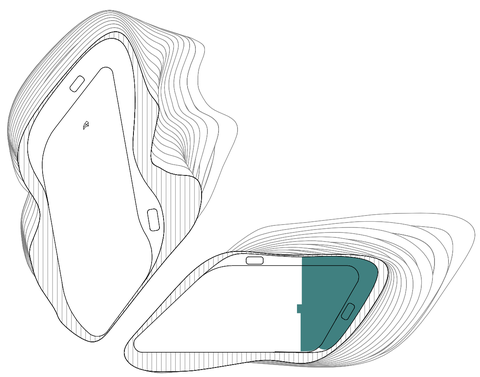
MANSION NUMBER | 1604

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2123 ft²
BALCONY AREA	118 m²	1269 ft²
TOTAL UNIT AREA	315 m²	3392 ft²

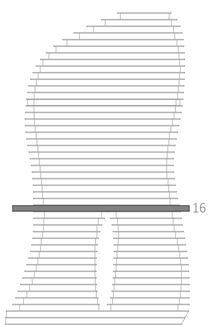
1604 MANSION DESIGN COMPONENTS	
KITCHEN	13 m²
LIVING & DINNING	44 m²
PWDR	2 m²
CORRIDOR	17 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	7 m²
LOBBY	3 m²
LOBBY	3 m²
BATH	6 m²
MASTER BATH	10 m²
MASTER BEDROOM	26 m²
BEDROOM	26 m²
MAID	5 m²
BATH	3 m²
LAUN.	1 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

17TH FLOOR PLAN

MANSION NAME | ↓

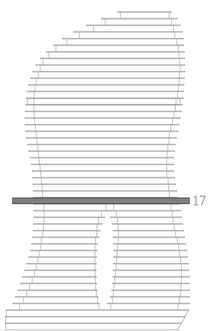
- 1701 3BED ST TROPEZ
- 1702 3BED ST TROPEZ
- 1703 2BED CANNES
- 1704 2BED CANNES
- 1705 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

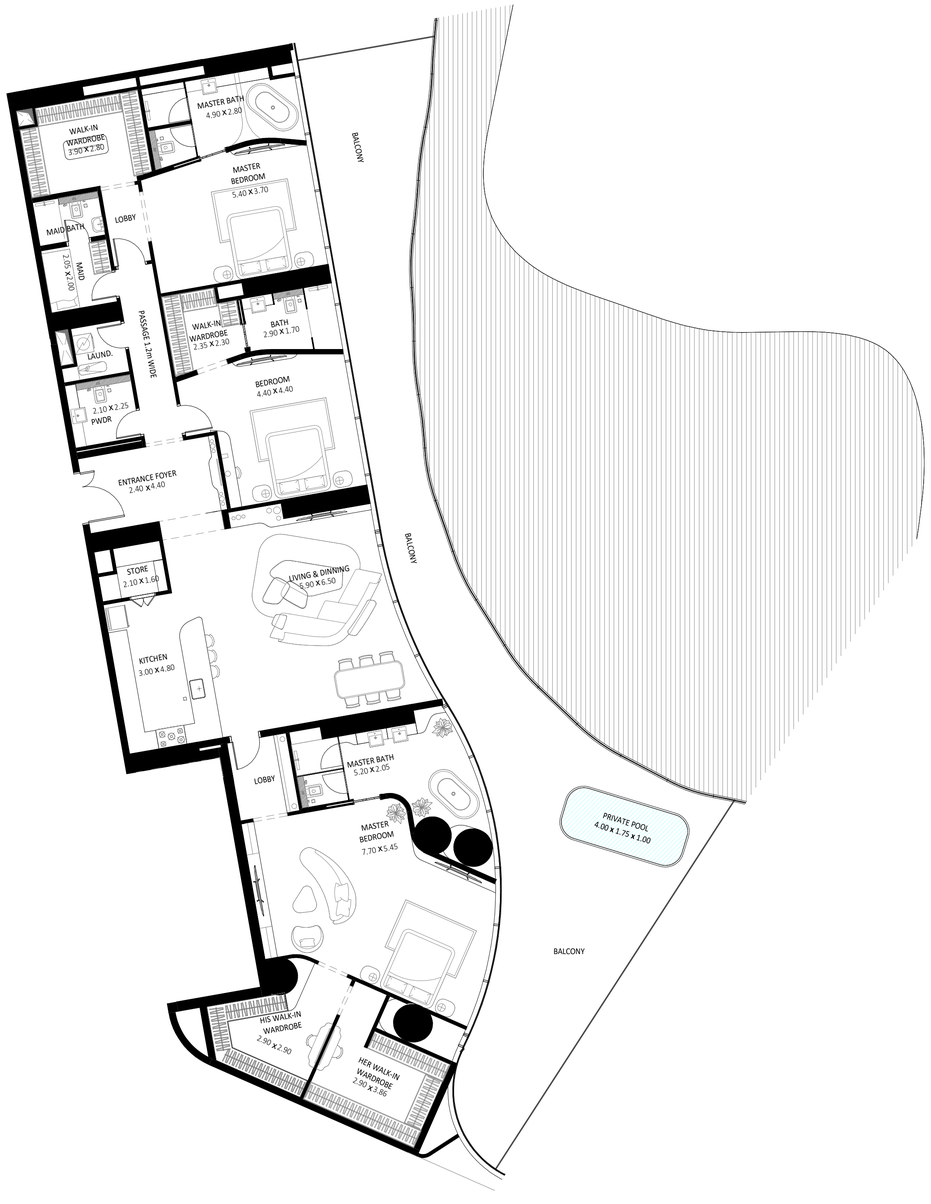
17TH FLOOR PLAN

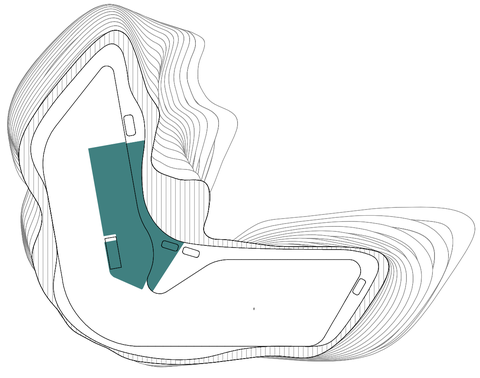
MANSION NUMBER | 1701

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	289 m²	3113 ft²
BALCONY AREA	119 m²	1285 ft²
TOTAL UNIT AREA	409 m²	4398 ft²

1701 MANSION DESIGN COMPONENTS	
LOBBY	5 m²
MASTER BATH	16 m²
MASTER BEDROOM	38 m²
WALK-IN WARDROBE	11 m²
MASTER BEDROOM	21 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	11 m²
LAUND.	3 m²
BATH	5 m²
BEDROOM	22 m²
PWDR	4 m²
LOBBY	3 m²
PASSAGE	7 m²
LIVING & DINNING	41 m²
KITCHEN	16 m²
STORE	3 m²
MAID BATH	3 m²
MAID	4 m²





VIEW ANALYSIS

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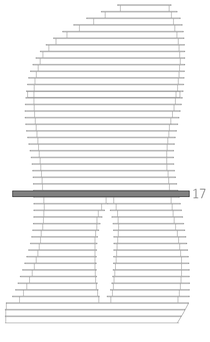
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

17TH FLOOR PLAN

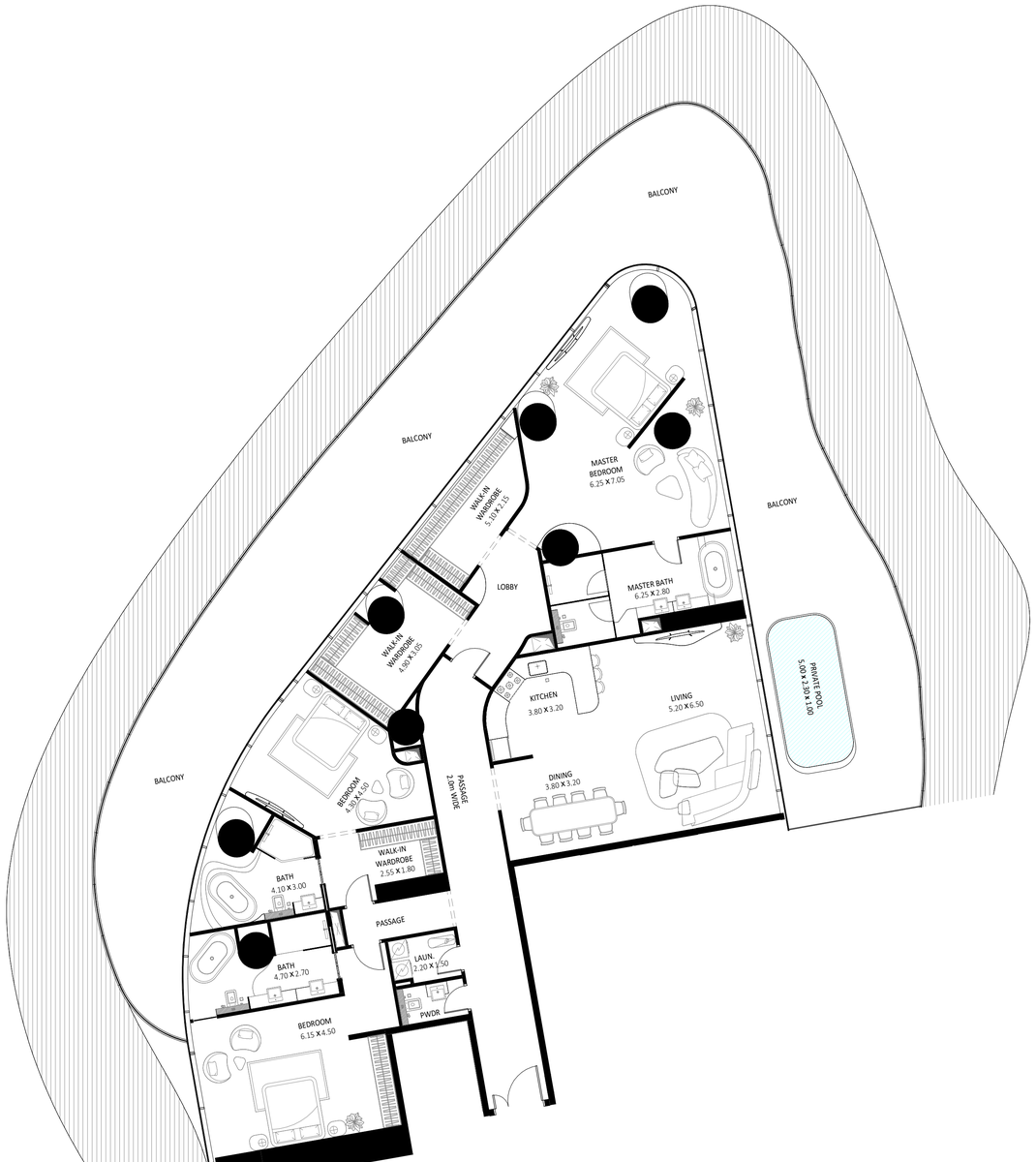
MANSION NUMBER | 1702

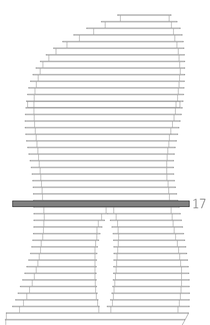
MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	311 m²	3351 ft²
BALCONY AREA	211 m²	2267 ft²
TOTAL UNIT AREA	522 m²	5619 ft²

1702 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	43 m²
WALK-IN WARDROBE	10 m²
LOBBY	10 m²
WALK-IN WARDROBE	14 m²
KITCHEN	11 m²
LIVING & DINNING	46 m²
PASSAGE	29 m²
BEDROOM	21 m²
WALK-IN WARDROBE	8 m²
BATH	12 m²
PASSAGE	4 m²
LAUN.	3 m²
PWDR	3 m²
LOBBY	5 m²
BEDROOM	22 m²
BATH	11 m²
WALK-IN WARDROBE	4 m²
MASTER BATH	16 m²







VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

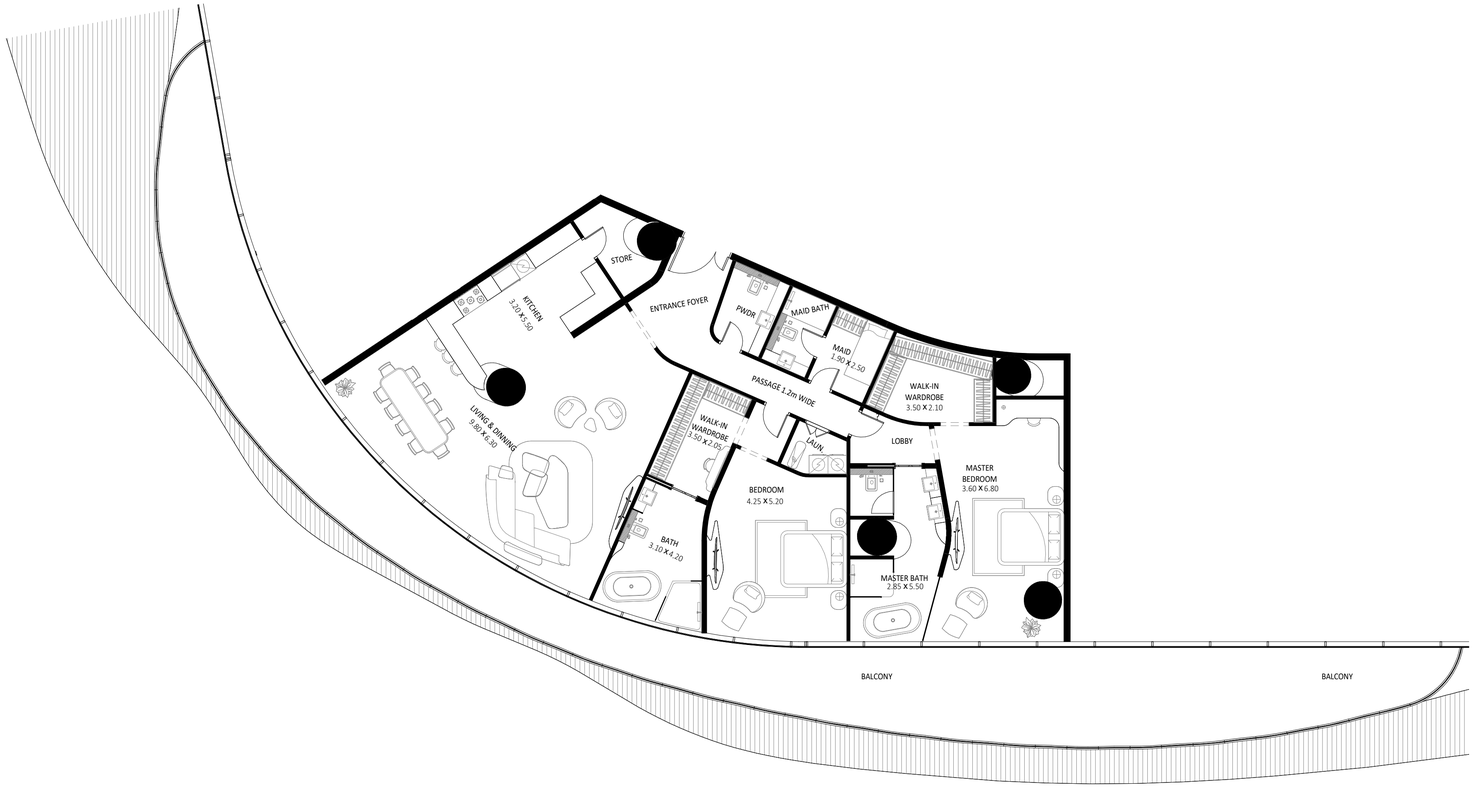
17TH FLOOR PLAN

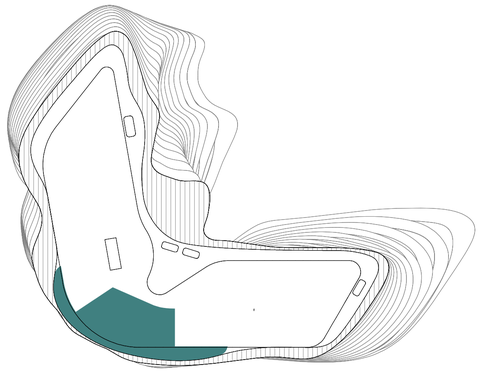
MANSION NUMBER | 1703

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	225 m²	2424 ft²
BALCONY AREA	122 m²	1315 ft²
TOTAL UNIT AREA	347 m²	3739 ft²

1703 MANSION DESIGN COMPONENTS	
MASTER BATH	13 m²
LAUN.	3 m²
KITCHEN	16 m²
LIVING & DINNING	56 m²
PASSAGE	6 m²
PWDR	4 m²
WALK-IN WARDROBE	9 m²
MASTER BEDROOM	27 m²
LOBBY	4 m²
BEDROOM	24 m²
WALK-IN WARDROBE	7 m²
BATH	11 m²
STORE	4 m²
ENTRANCE FOYER	7 m²
MAID	5 m²





VIEW ANALYSIS

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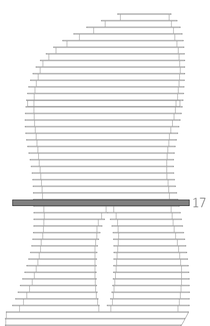
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA

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RIVIERA MANSION COLLECTION

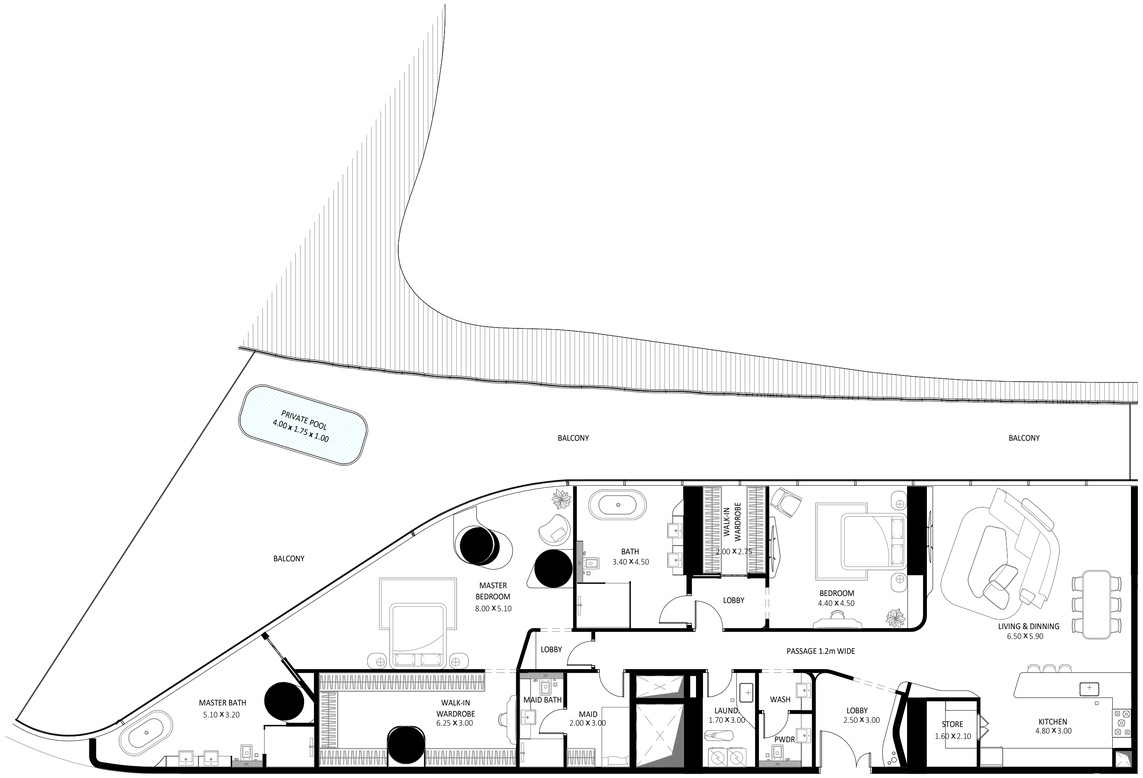
17TH FLOOR PLAN

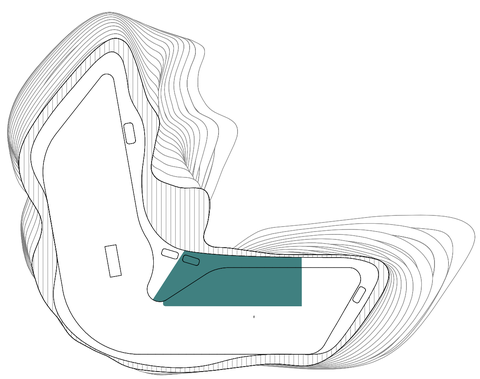
MANSION NUMBER | 1704

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	244 m²	2631 ft²
BALCONY AREA	140 m²	1503 ft²
TOTAL UNIT AREA	384 m²	4134 ft²

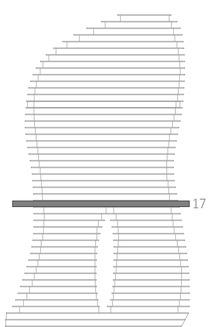
1704 MANSION DESIGN COMPONENTS	
STORE	3 m²
KITCHEN	14 m²
LIVING & DINNING	40 m²
LOBBY	7 m²
PASSAGE	14 m²
WASH	2 m²
PWDR	3 m²
LAUND.	5 m²
WALK-IN WARDROBE	17 m²
MASTER BATH	17 m²
MASTER BEDROOM	34 m²
BATH	16 m²
LOBBY	4 m²
WALK-IN WARDROBE	6 m²
BEDROOM	21 m²
LOBBY	3 m²
MAID	6 m²
MAID BATH	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ◉ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

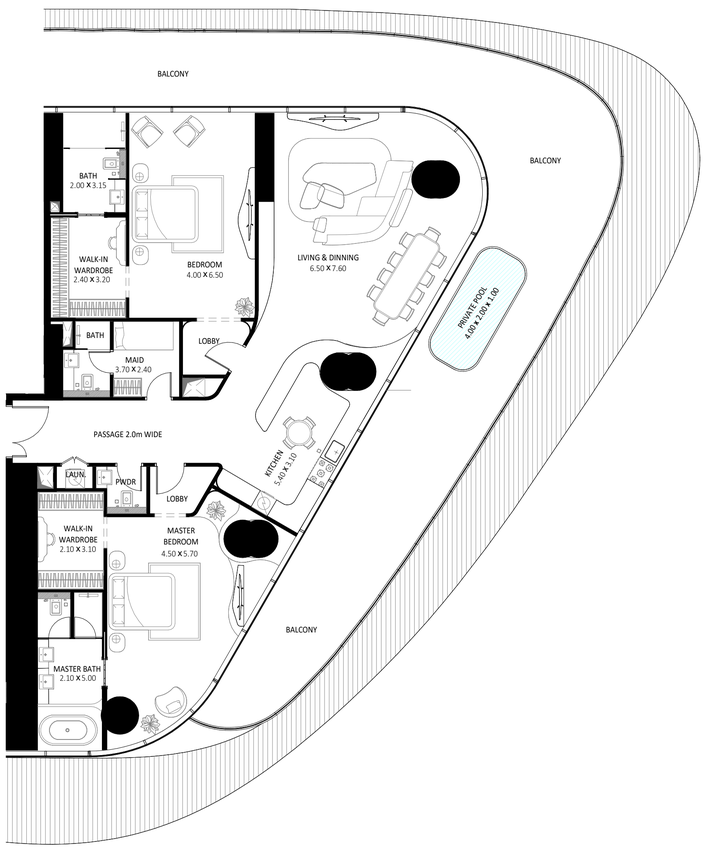
17TH FLOOR PLAN

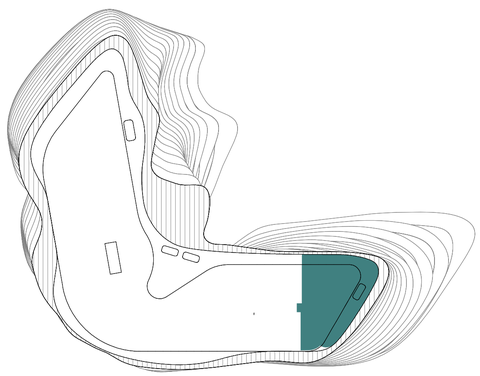
MANSION NUMBER | 1705

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	206 m²	2221 ft²
BALCONY AREA	114 m²	1223 ft²
TOTAL UNIT AREA	320 m²	3444 ft²

1705 MANSION DESIGN COMPONENTS	
BATH	6 m²
WALK-IN WARDROBE	8 m²
BEDROOM	26 m²
LOBBY	3 m²
LIVING & DINNING	47 m²
LOBBY	3 m²
MASTER BEDROOM	28 m²
WALK-IN WARDROBE	7 m²
MASTER BATH	10 m²
PWDR	2 m²
LAUN.	1 m²
KITCHEN	14 m²
ENTRANCE FOYER	17 m²
MAID	5 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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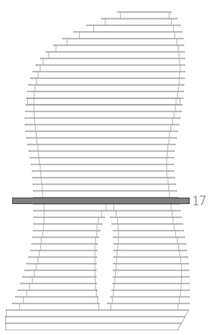
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

20TH FLOOR PLAN

MANSION NAME | ↓

- 2001 3BED ST TROPEZ
- 2002 2BED CANNES
- 2003 3BED ST TROPEZ
- 2004 3BED ST TROPEZ

TOTAL UNITS: 4



VIEW ANALYSIS

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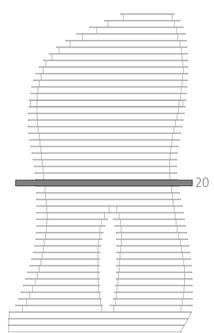
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

20TH FLOOR PLAN

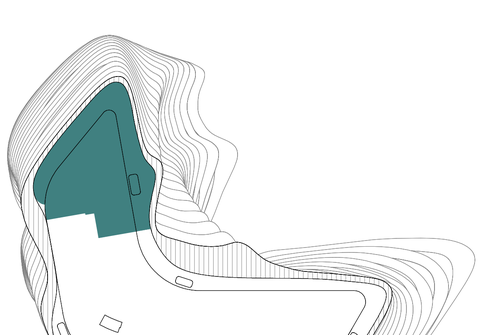
MANSION NUMBER | 2001

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	390 m²	4198 ft²
BALCONY AREA	292 m²	3140 ft²
TOTAL UNIT AREA	682 m²	7339 ft²

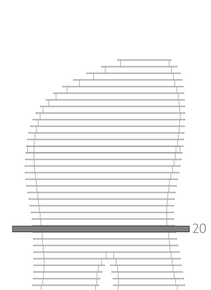
2001 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
PASSAGE	14 m²
LIVING & DINING	61 m²
KITCHEN	11 m²
LOBBY 1	2 m²
BEDROOM 1	23 m²
WALK-IN WARDROBE	8 m²
LOBBY 2	3 m²
BEDROOM 2	28 m²
BATH 2	13 m²
WALK-IN WARDROBE 2	9 m²
LOBBY 3	5 m²
BEDROOM 3	44 m²
BATH 3	15 m²
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	12 m²
OFFICE	23 m²
LOBBY	5 m²
PWDR	6 m²
LAUNDRY	4 m²
BATH 1	19 m²
MAID	5 m²
MAID BATH	3 m²
STORE	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

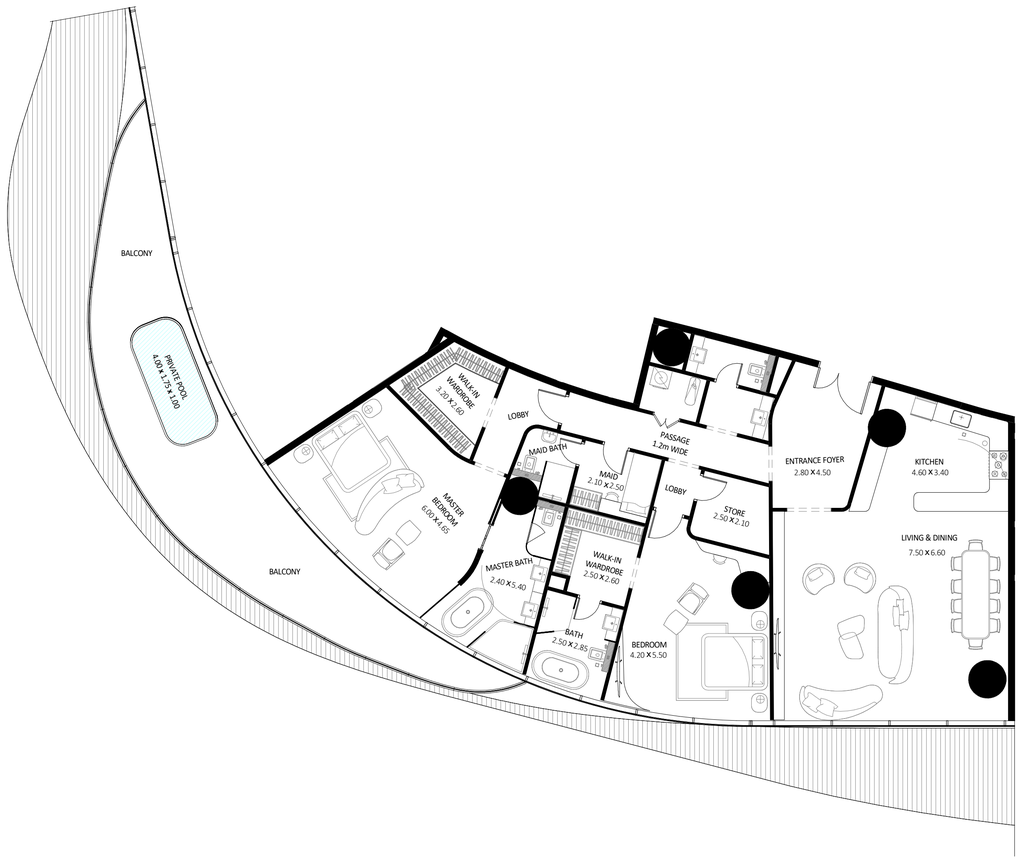
20TH FLOOR PLAN

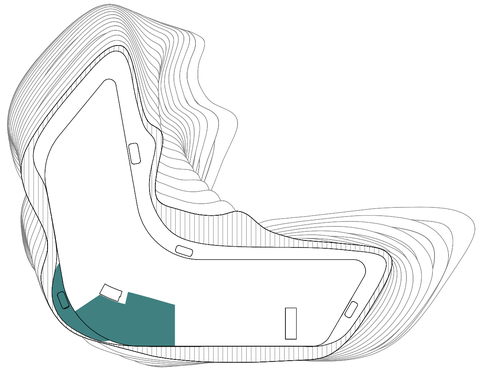
MANSION NUMBER | 2002

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	60 m²	645 ft²
TOTAL UNIT AREA	283 m²	3041 ft²

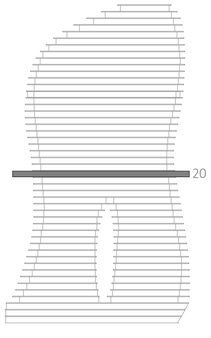
2002 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

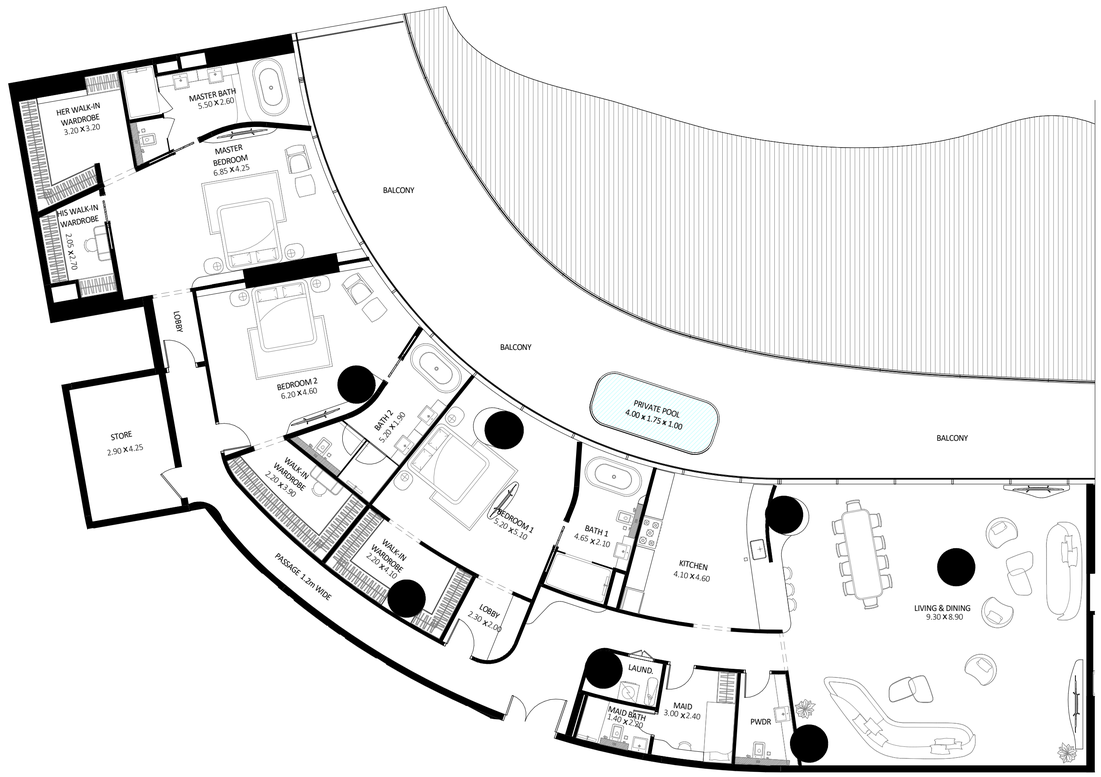
20TH FLOOR PLAN

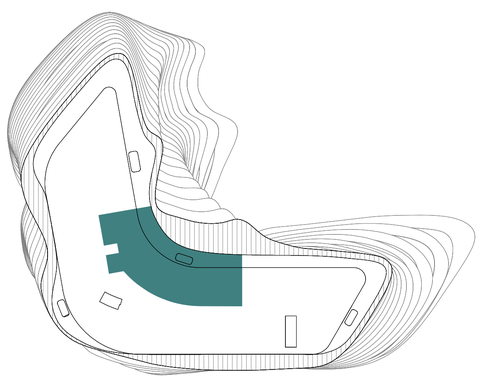
MANSION NUMBER | 2003

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	363 m²	3910 ft²
BALCONY AREA	114 m²	1225 ft²
TOTAL UNIT AREA	477 m²	5135 ft²

2003 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	17 m²
LIVING & DINING	82 m²
KITCHEN	20 m²
BATH 1	10 m²
PWDR	5 m²
LAUND.	2 m²
LOBBY	4 m²
BEDROOM 1	25 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	8 m²
BATH 2	12 m²
BEDROOM 2	28 m²
LOBBY	3 m²
MASTER BEDROOM	30 m²
MASTER BATH	13 m²
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
PASSAGE	19 m²
MAID	7 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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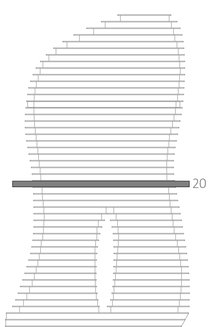

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

20TH FLOOR PLAN

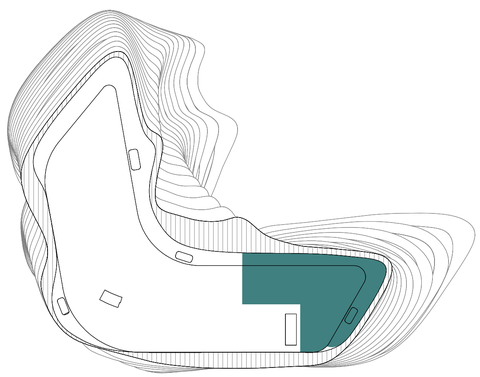
MANSION NUMBER | 2004

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	357 m²	3842 ft²
BALCONY AREA	170 m²	1831 ft²
TOTAL UNIT AREA	527 m²	5673 ft²

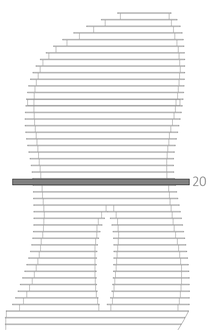
2004 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	9 m²
PASSAGE	15 m²
KITCHEN	19 m²
DINNING	22 m²
LIVING AREA	34 m²
LOBBY 1	4 m²
BEDROOM 1	39 m²
WALK-IN WARDROBE 2	13 m²
BATH 1	9 m²
WALK-IN WARDROBE 1	6 m²
LOBBY 2	5 m²
BEDROOM 2	38 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	8 m²
BEDROOM 3	20 m²
BATH 3	6 m²
WALK-IN WARDROBE 3	5 m²
OFFICE	19 m²
LAUND.	7 m²
PWDR	4 m²
MAID	6 m²
MAID BATH	3 m²





VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

21ST FLOOR PLAN

MANSION NAME | ↓

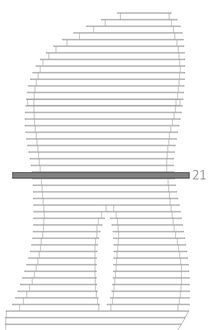
- 2101 3BED ST TROPEZ
- 2102 2BED CANNES
- 2103 3BED ST TROPEZ
- 2104 3BED ST TROPEZ

TOTAL UNITS: 4



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

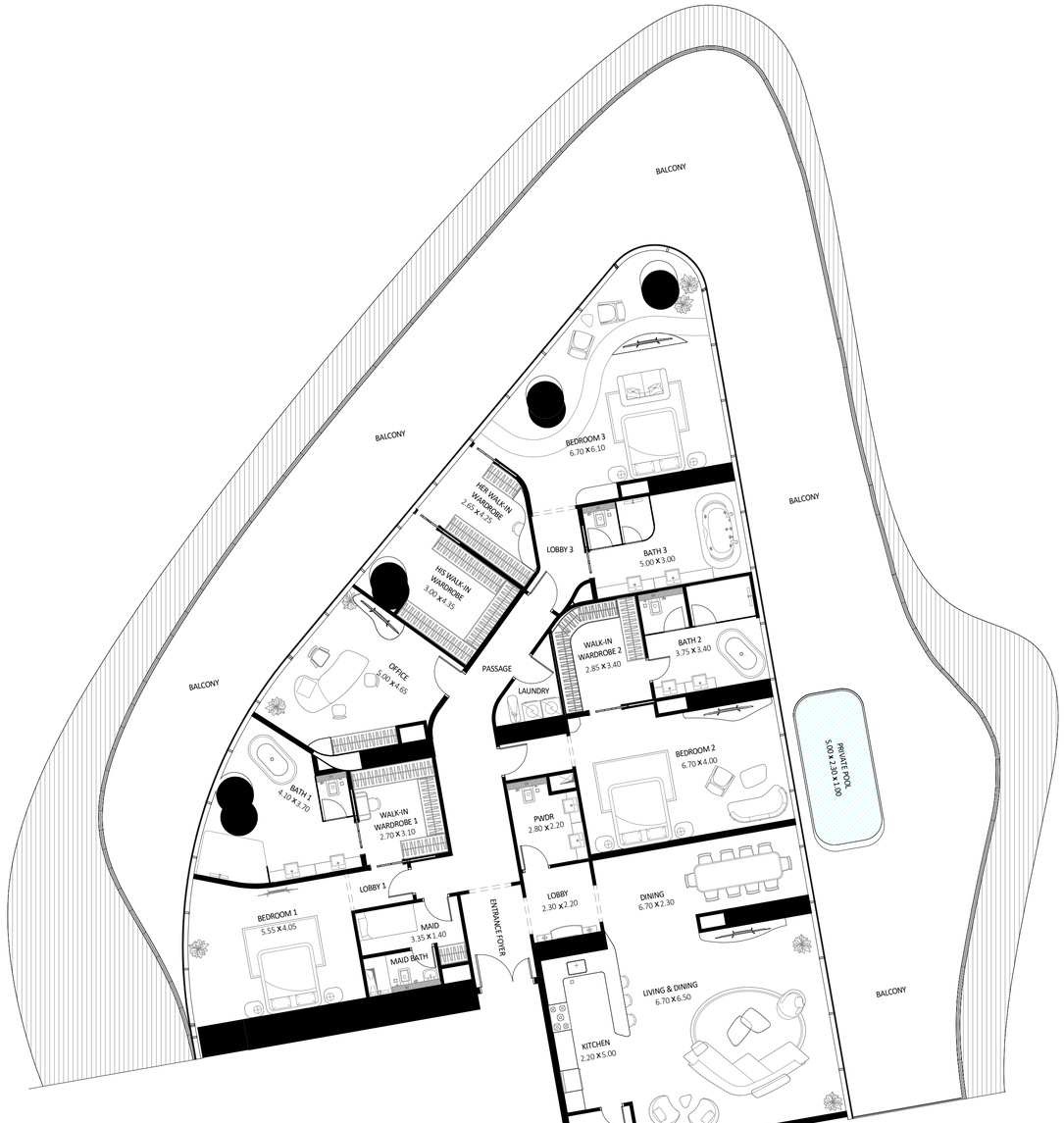
21ST FLOOR PLAN

MANSION NUMBER | 2101

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	374 m²	4028 ft²
BALCONY AREA	273 m²	2939 ft²
TOTAL UNIT AREA	647 m²	6967 ft²

2101 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	6 m²
PASSAGE	19 m²
KITCHEN	11 m²
LIVING & DINING	61 m²
BEDROOM 1	23 m²
WALK-IN WARDROBE 1	8 m²
BATH 1	17 m²
BEDROOM 2	28 m²
WALK-IN WARDROBE 2	9 m²
BATH 2	12 m²
BEDROOM 3	39 m²
BATH 3	15 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	11 m²
OFFICE	21 m²
PWDR	6 m²
LAUNDRY	4 m²
MAID	5 m²
MAID BATH	3 m²
STORE	3 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
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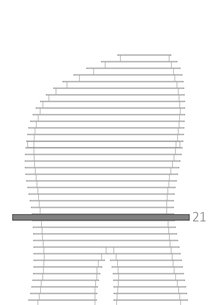

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

21ST FLOOR PLAN

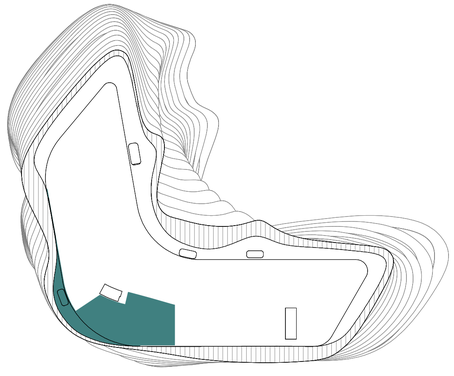
MANSION NUMBER | 2102

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	60 m²	642 ft²
TOTAL UNIT AREA	282 m²	3038 ft²

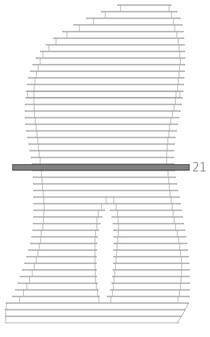
2102 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

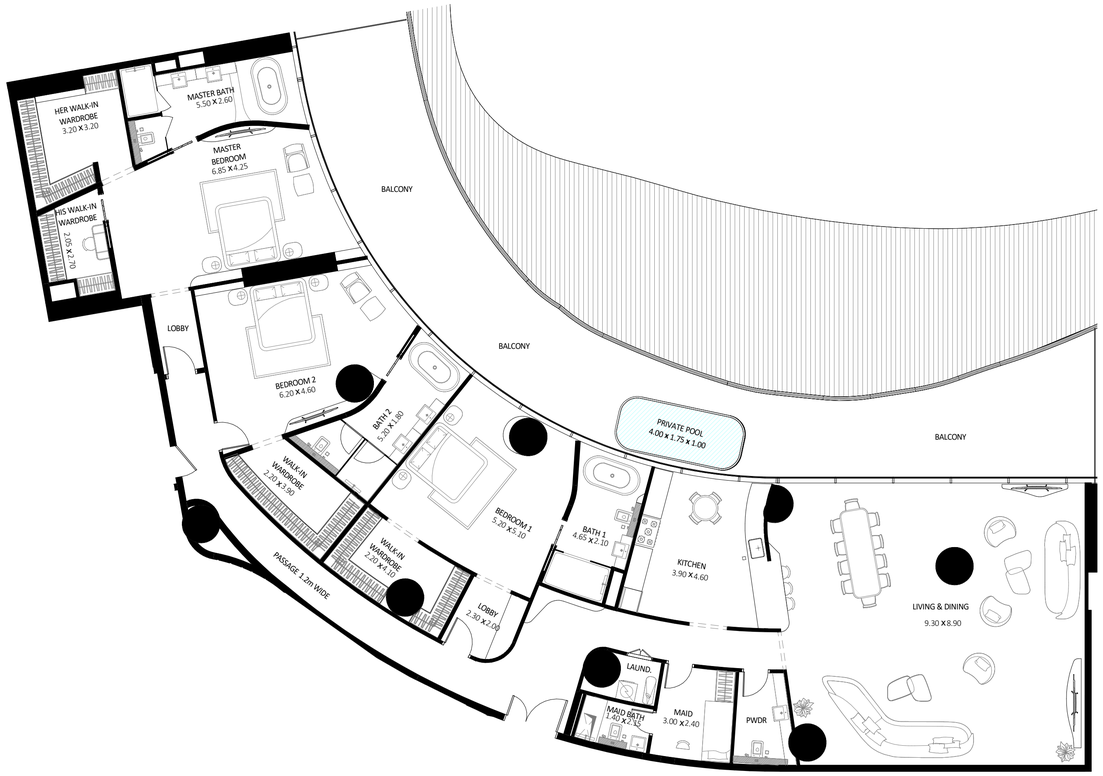
21ST FLOOR PLAN

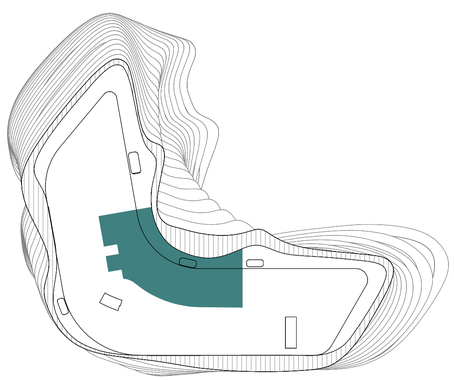
MANSION NUMBER | 2103

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	362 m²	3897 ft²
BALCONY AREA	100 m²	1077 ft²
TOTAL UNIT AREA	462 m²	4973 ft²

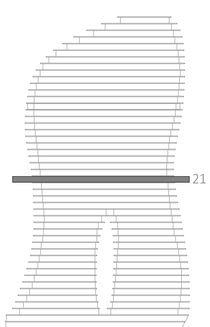
2103 MANSION DESIGN COMPONENTS	
KITCHEN	19 m²
BATH 1	10 m²
PWDR	5 m²
LIVING & DINING	82 m²
LAUND.	2 m²
ENTRANCE FOYER	21 m²
LOBBY	4 m²
BEDROOM 1	25 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	8 m²
BATH 2	12 m²
BEDROOM 2	28 m²
LOBBY	3 m²
MASTER BEDROOM	30 m²
MASTER BATH	13 m²
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
PASSAGE	14 m²
MAID	7 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

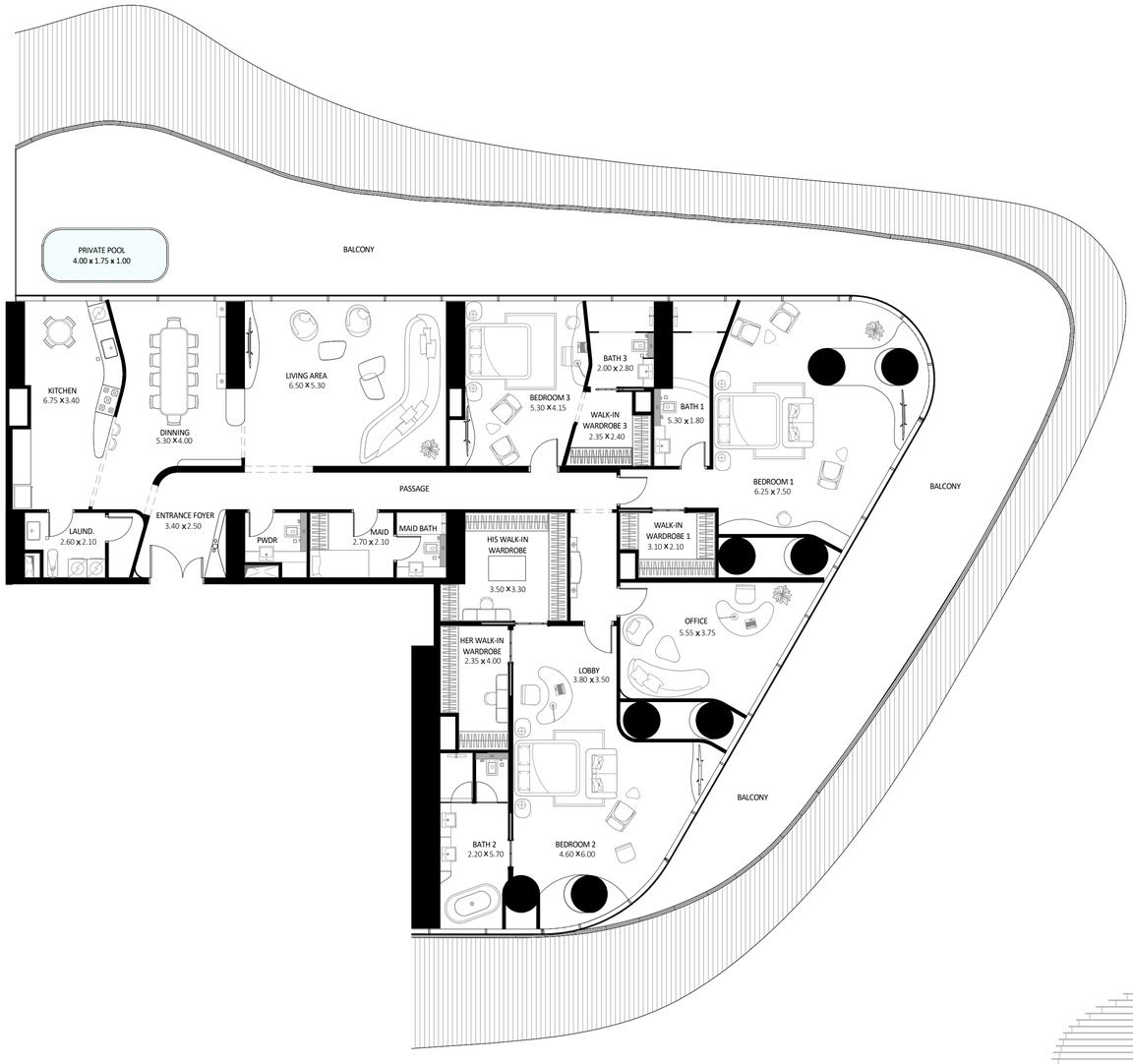
21ST FLOOR PLAN

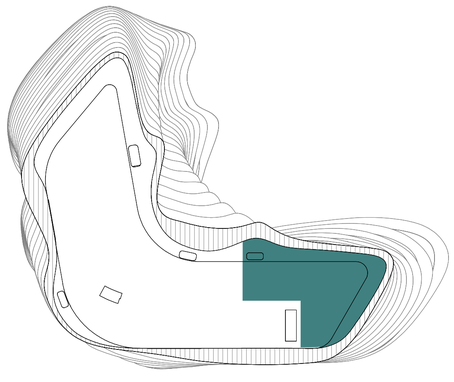
MANSION NUMBER | 2104

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	367 m²	3949 ft²
BALCONY AREA	184 m²	1982 ft²
TOTAL UNIT AREA	551 m²	5930 ft²

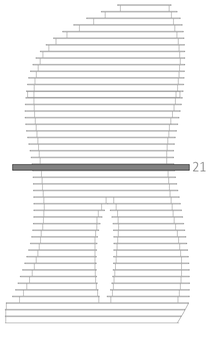
2104 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	9 m²
PASSAGE	15 m²
KITCHEN	19 m²
DINNING	22 m²
LIVING AREA	34 m²
BEDROOM 3	20 m²
BATH 3	6 m²
WALK-IN WARDROBE 3	5 m²
LOBBY 2	5 m²
BEDROOM 2	41 m²
BATH 2	12 m²
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	13 m²
OFFICE	21 m²
BEDROOM 1	46 m²
BATH 1	9 m²
WALK-IN WARDROBE 1	6 m²
PWDR	4 m²
LAUND.	5 m²
STORE	2 m²
MAID	6 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

22ND FLOOR PLAN

MANSION NAME | ↓

- 2201 3BED ST TROPEZ
- 2202 2BED CANNES
- 2203 3BED ST TROPEZ
- 2204 2BED CANNES
- 2205 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
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- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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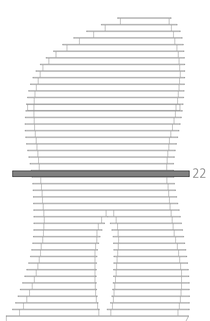

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

22ND FLOOR PLAN

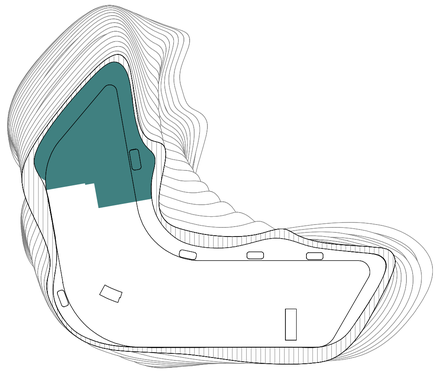
MANSION NUMBER | 2201

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	369 m²	3976 ft²
BALCONY AREA	249 m²	2681 ft²
TOTAL UNIT AREA	618 m²	6657 ft²

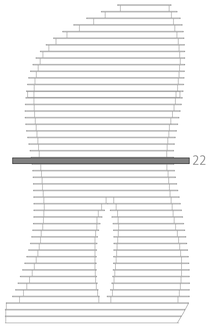
2201 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	6 m²
PASSAGE	18 m²
LOBBY	5 m²
KITCHEN	11 m²
LIVING & DINING	61 m²
LOBBY 1	5 m²
BEDROOM 1	36 m²
BATH 1	15 m²
HER WALK-IN WARDROBE	10 m²
HIS WALK-IN WARDROBE	12 m²
OFFICE	18 m²
LOBBY 2	3 m²
BEDROOM 2	28 m²
WALK-IN WARDROBE 2	9 m²
BATH 2	13 m²
LOBBY 3	2 m²
BEDROOM 3	22 m²
BATH 3	16 m²
WALK-IN WARDROBE 3	8 m²
LAUNDRY	3 m²
PWDR	6 m²
MAID BATH	3 m²
MAID	5 m²
STORE	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

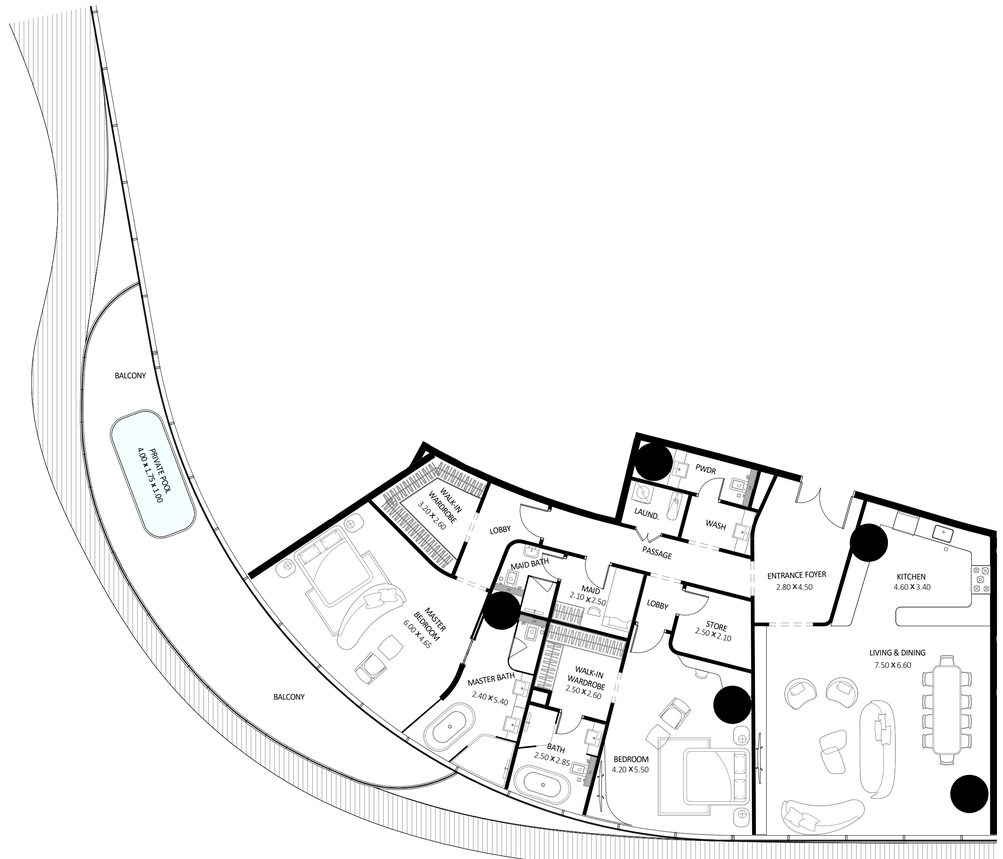
22ND FLOOR PLAN

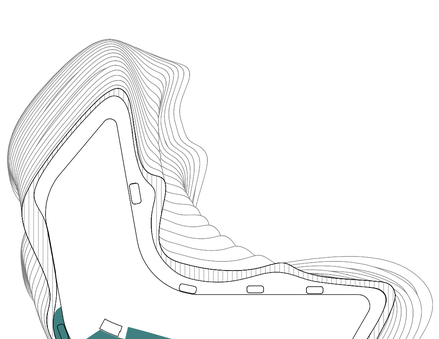
MANSION NUMBER | 2202

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	50 m²	540 ft²
TOTAL UNIT AREA	273 m²	2936 ft²

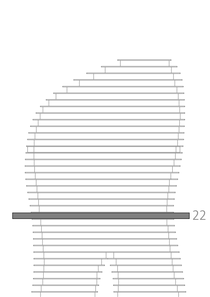
2202 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
MEP	8 m²
BTU	7 m²
SERVICE CORRIDOR	10 m²
W.M	5 m²
ELEC.	9 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

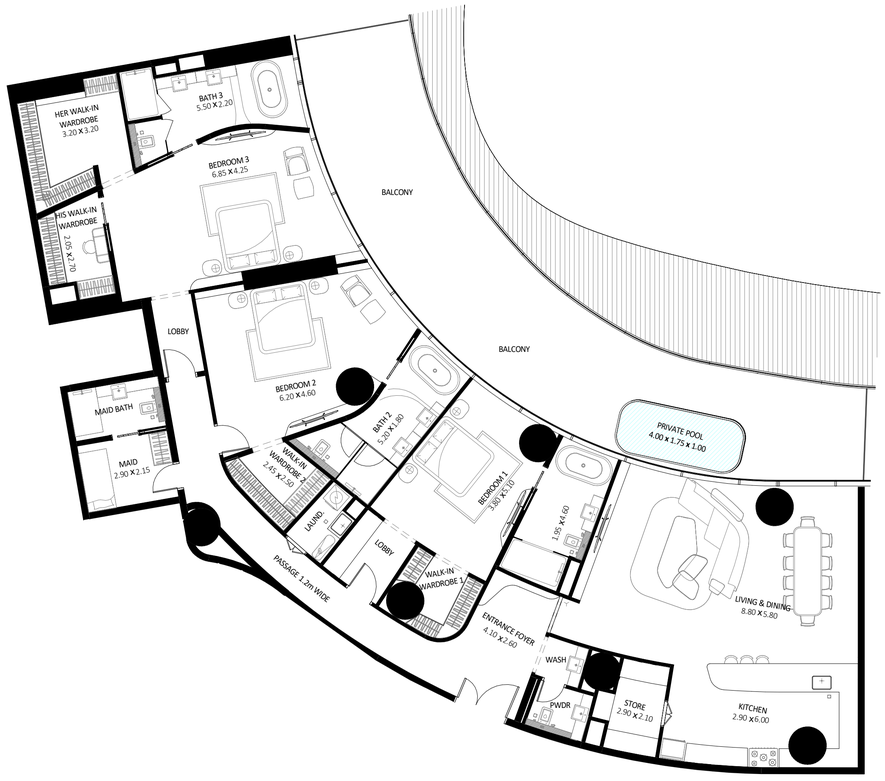
22ND FLOOR PLAN

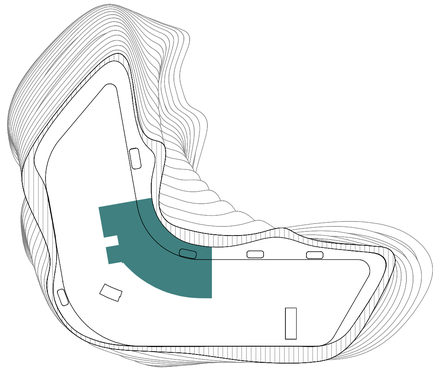
MANSION NUMBER | 2203

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	295 m²	3174 ft²
BALCONY AREA	83 m²	898 ft²
TOTAL UNIT AREA	378 m²	4072 ft²

2203 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LOBBY	5 m²
KITCHEN	19 m²
LIVING & DINING	48 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
PASSAGE	16 m²
BEDROOM 2	28 m²
WALK-IN WARDROBE 2	5 m²
BATH 2	12 m²
BEDROOM 3	30 m²
BATH 3	13 m²
HIS WALK-IN WARDROBE	6 m²
HER WALK-IN WARDROBE	11 m²
MAID BATH	5 m²
PWDR	3 m²
WASH	2 m²
MAID	6 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
UTILITY	21 m²
UTILITY	21 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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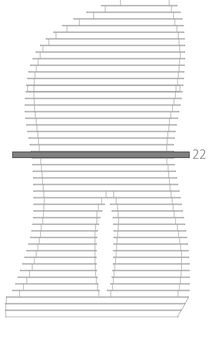
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



Disclaimer:

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RIVIERA MANSION COLLECTION

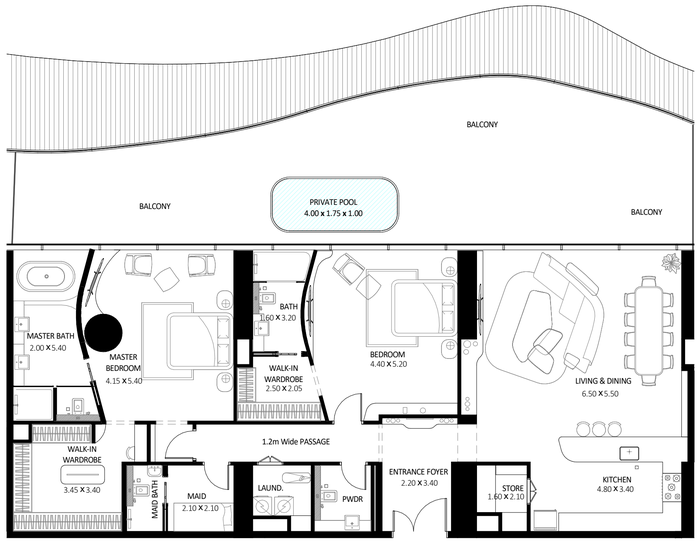
22ND FLOOR PLAN

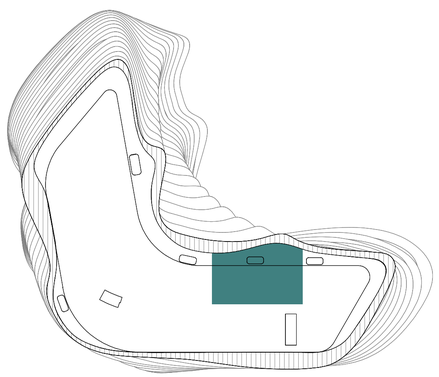
MANSION NUMBER | 2204

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	91 m²	977 ft²
TOTAL UNIT AREA	287 m²	3088 ft²

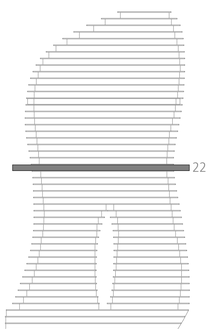
2204 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MAID	4 m²
MAID BATH	2 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	37 m²
PASSAGE	7 m²
STORE	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

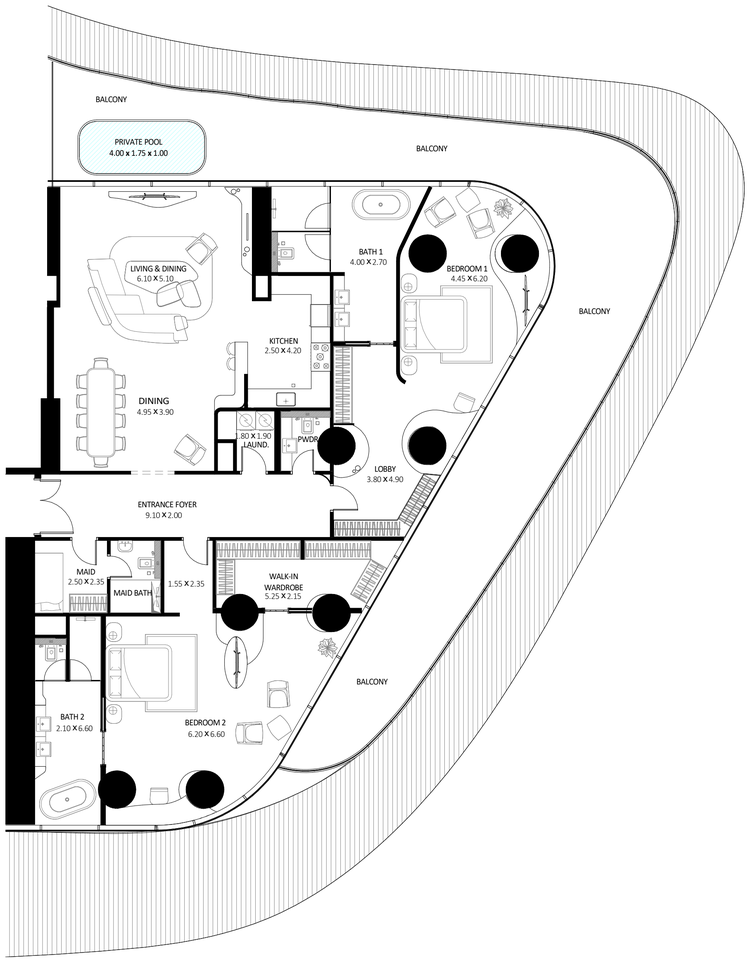
22ND FLOOR PLAN

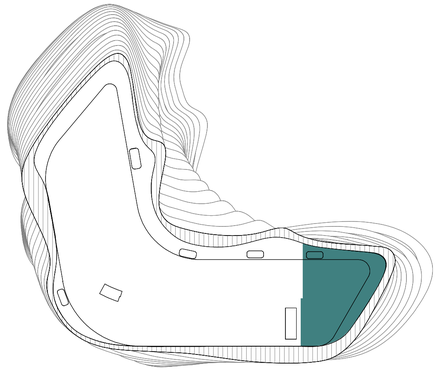
MANSION NUMBER | 2205

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	249 m²	2683 ft²
BALCONY AREA	109 m²	1178 ft²
TOTAL UNIT AREA	359 m²	3860 ft²

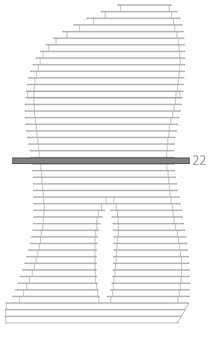
2205 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	18 m²
LIVING & DINING	53 m²
KITCHEN	10 m²
BEDROOM 1	41 m²
BATH 1	11 m²
BEDROOM 2	40 m²
BATH 2	13 m²
WALK-IN WARDROBE	11 m²
LAUND.	3 m²
PWDR	3 m²
MAID	5 m²
MAID BATH	4 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

23RD FLOOR PLAN

MANSION NAME | ↓

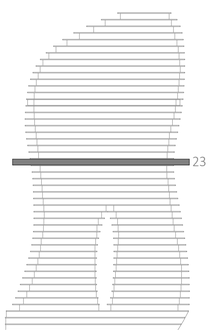
- 2301 3BED ST TROPEZ
- 2302 2BED CANNES
- 2303 3BED ST TROPEZ
- 2304 2BED CANNES
- 2305 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

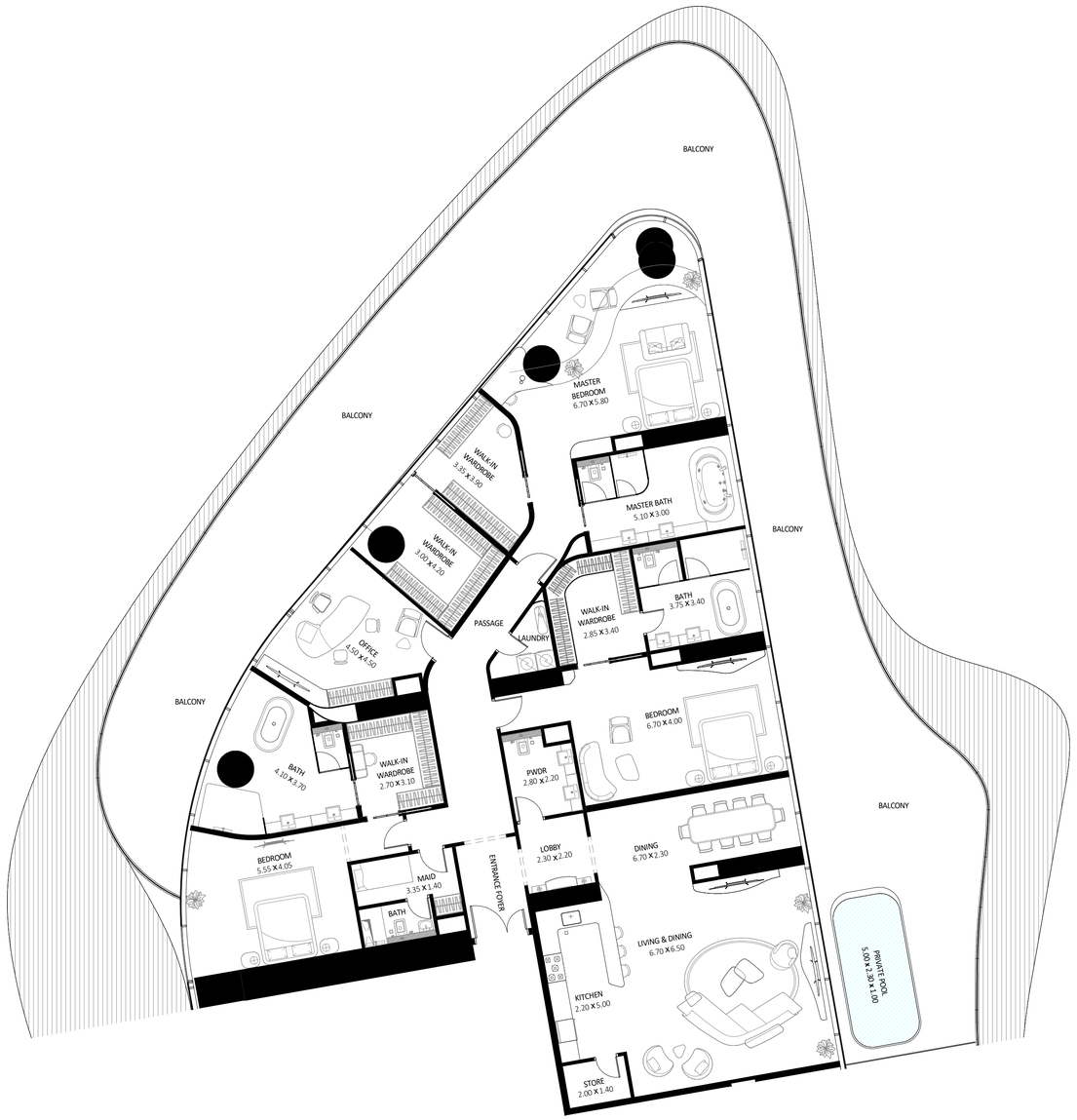
23RD FLOOR PLAN

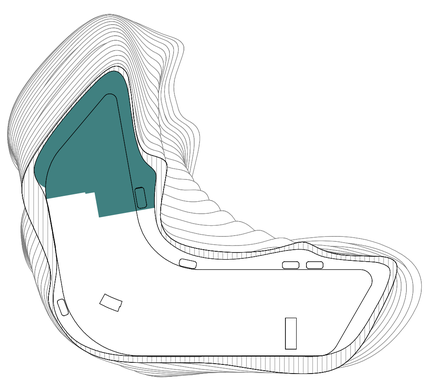
MANSION NUMBER | 2301

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	367 m²	3956 ft²
BALCONY AREA	242 m²	2605 ft²
TOTAL UNIT AREA	609 m²	6560 ft²

2301 MANSION DESIGN COMPONENTS	
BEDROOM	25 m²
WALK-IN WARDROBE	11 m²
WALK-IN WARDROBE	10 m²
MASTER BEDROOM	40 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	9 m²
BATH	13 m²
BEDROOM	31 m²
ENTRANCE FOYER	6 m²
PASSAGE	18 m²
LOBBY	5 m²
LIVING & DINING	61 m²
KITCHEN	11 m²
OFFICE	18 m²
LAUNDRY	3 m²
MAID	5 m²
BATH	3 m²
PWDR	6 m²
WALK-IN WARDROBE	8 m²
BATH	18 m²
STORE	3 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
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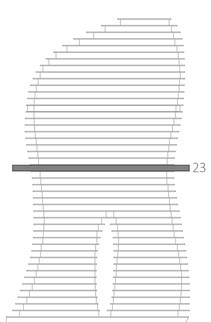

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

23RD FLOOR PLAN

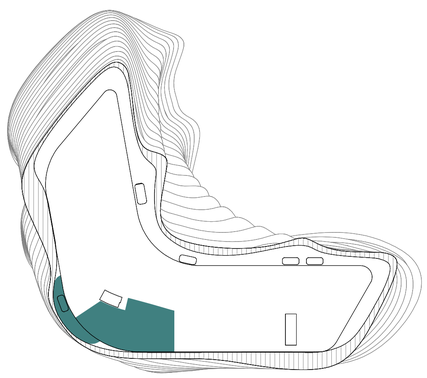
MANSION NUMBER | 2302

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	50 m²	537 ft²
TOTAL UNIT AREA	272 m²	2932 ft²

2302 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

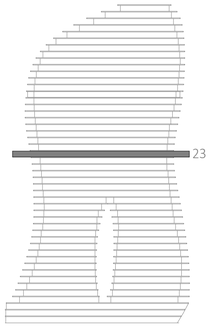
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

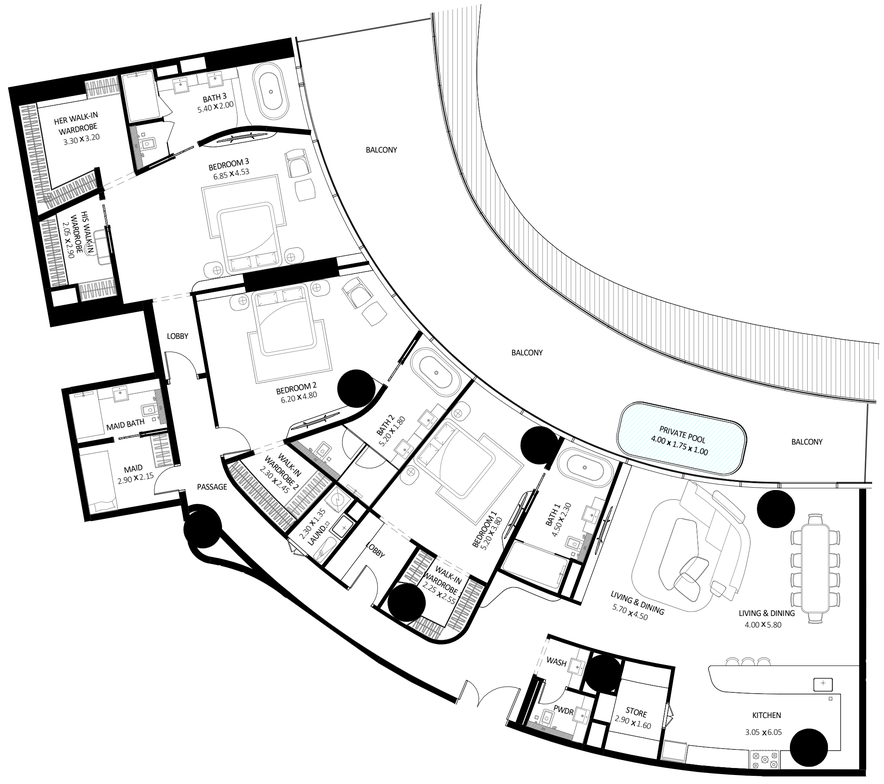
23RD FLOOR PLAN

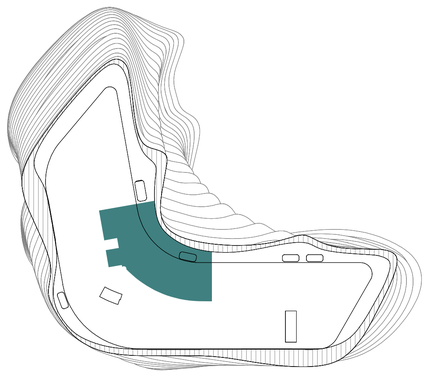
MANSION NUMBER | 2303

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	295 m²	3174 ft²
BALCONY AREA	82 m²	887 ft²
TOTAL UNIT AREA	377 m²	4061 ft²

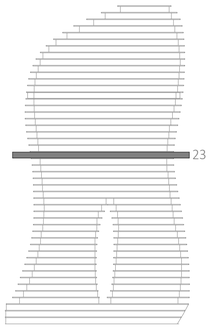
2303 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BATH 3	13 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	59 m²
ENTRANCE FOYER	Redundant Room
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

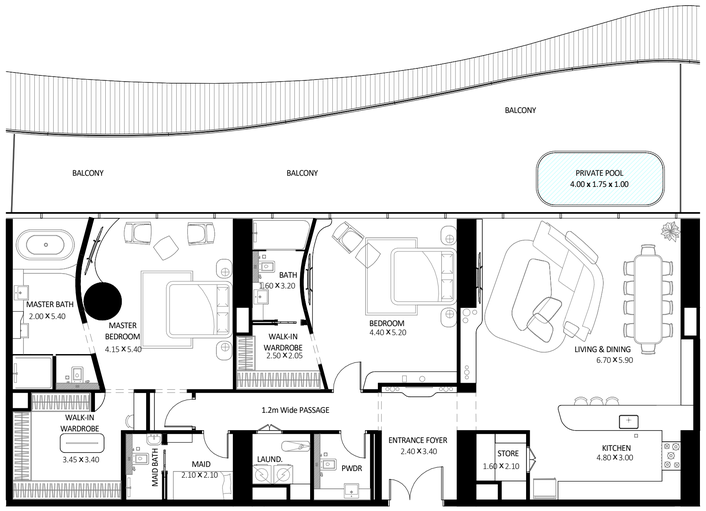
23RD FLOOR PLAN

MANSION NUMBER | 2304

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2118 ft²
BALCONY AREA	72 m²	777 ft²
TOTAL UNIT AREA	269 m²	2895 ft²

2304 MANSION DESIGN COMPONENTS	
MAID	4 m²
MAID BATH	2 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	37 m²
PASSAGE	7 m²
STORE	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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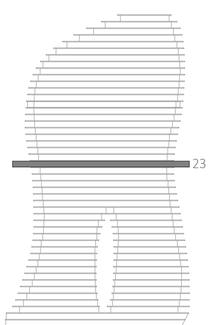
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

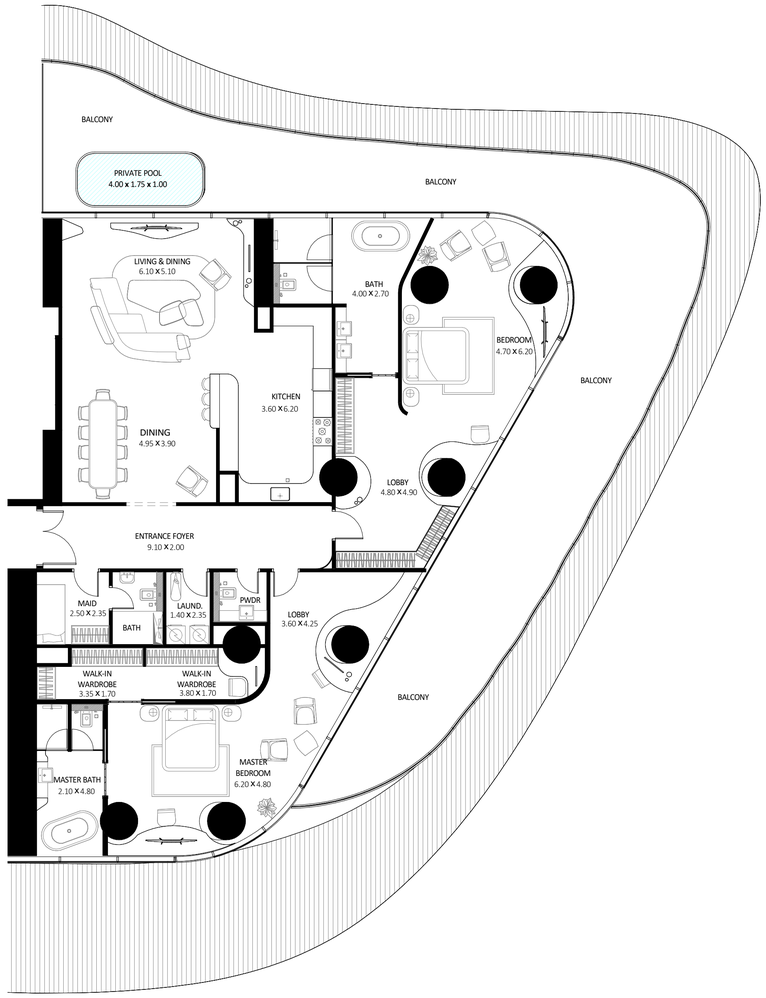
23RD FLOOR PLAN

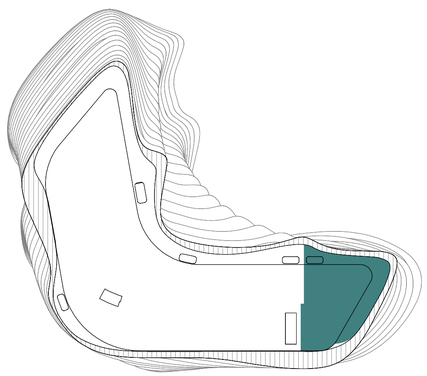
MANSION NUMBER | 2305

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	260 m²	2798 ft²
BALCONY AREA	128 m²	1375 ft²
TOTAL UNIT AREA	388 m²	4173 ft²

2305 MANSION DESIGN COMPONENTS	
BATH	11 m²
BEDROOM	47 m²
WALK-IN WARDROBE	11 m²
MASTER BATH	10 m²
LIVING & DINING	50 m²
KITCHEN	18 m²
MASTER BEDROOM	41 m²
ENTRANCE FOYER	18 m²
LAUND.	3 m²
PWDR	3 m²
MAID	5 m²
BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

N

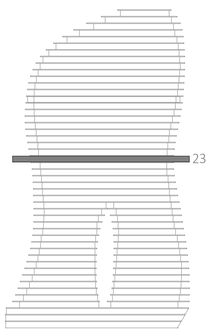
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

24TH FLOOR PLAN

MANSION NAME | ↓

- 2401 3BED ST TROPEZ
- 2402 2BED CANNES
- 2403 3BED ST TROPEZ
- 2404 2BED CANNES
- 2405 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

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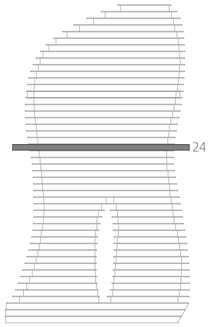
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

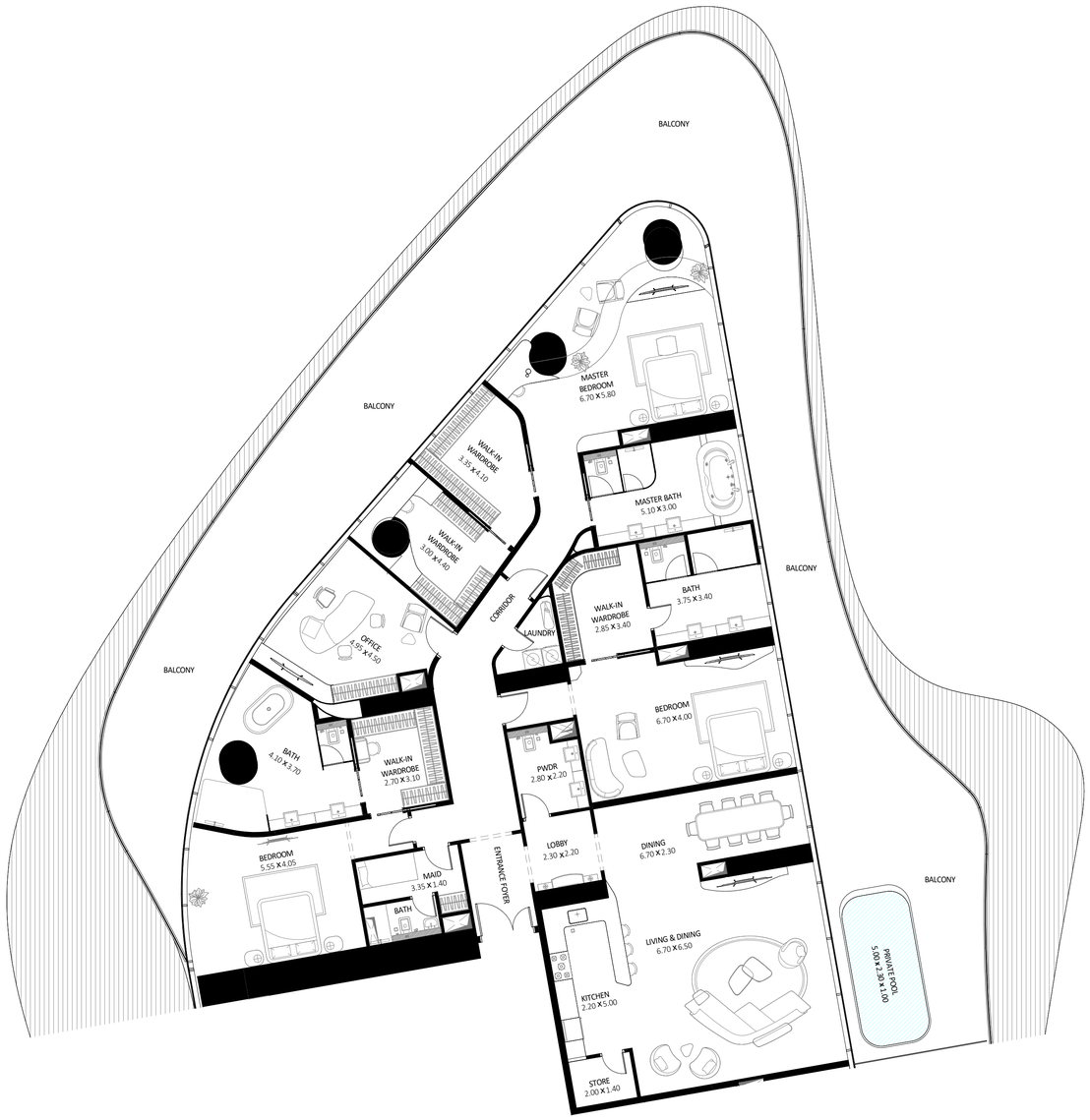
24TH FLOOR PLAN

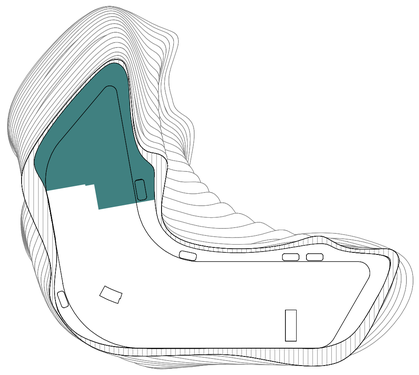
MANSION NUMBER | 2401

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	373 m²	4017 ft²
BALCONY AREA	225 m²	2421 ft²
TOTAL UNIT AREA	598 m²	6438 ft²

2401 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	43 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	9 m²
BATH	12 m²
BEDROOM	28 m²
LIVING & DINING	61 m²
WALK-IN WARDROBE	11 m²
WALK-IN WARDROBE	12 m²
KITCHEN	11 m²
ENTRANCE FOYER	6 m²
CORRIDOR	17 m²
OFFICE	19 m²
LOBBY	5 m²
LOBBY	3 m²
MAID	5 m²
BATH	3 m²
LAUNDRY	3 m²
PWDR	6 m²
WALK-IN WARDROBE	8 m²
BEDROOM	25 m²
BATH	18 m²
STORE	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

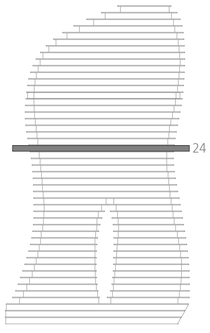
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

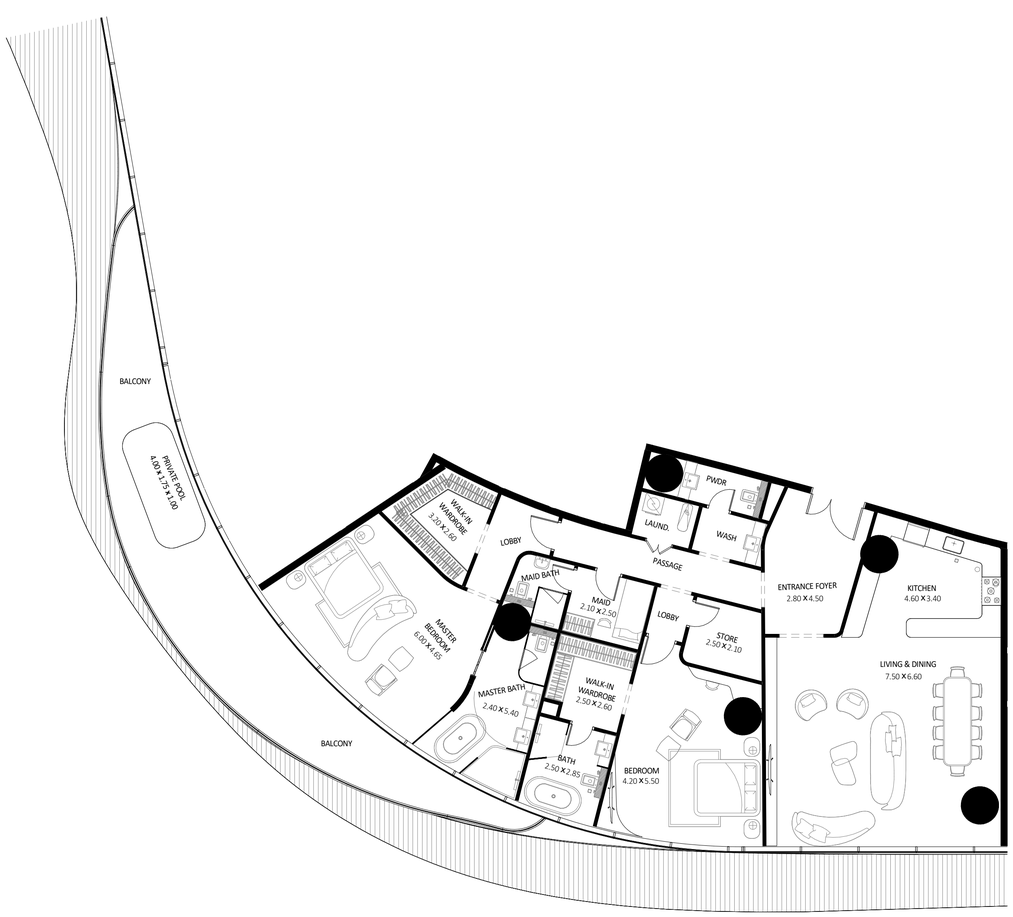
24TH FLOOR PLAN

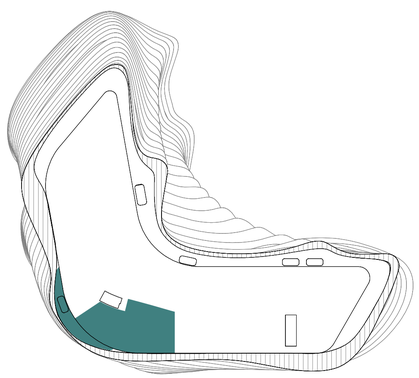
MANSION NUMBER | 2402

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	55 m²	587 ft²
TOTAL UNIT AREA	277 m²	2984 ft²

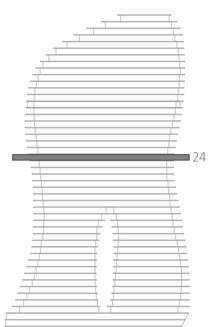
2402 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

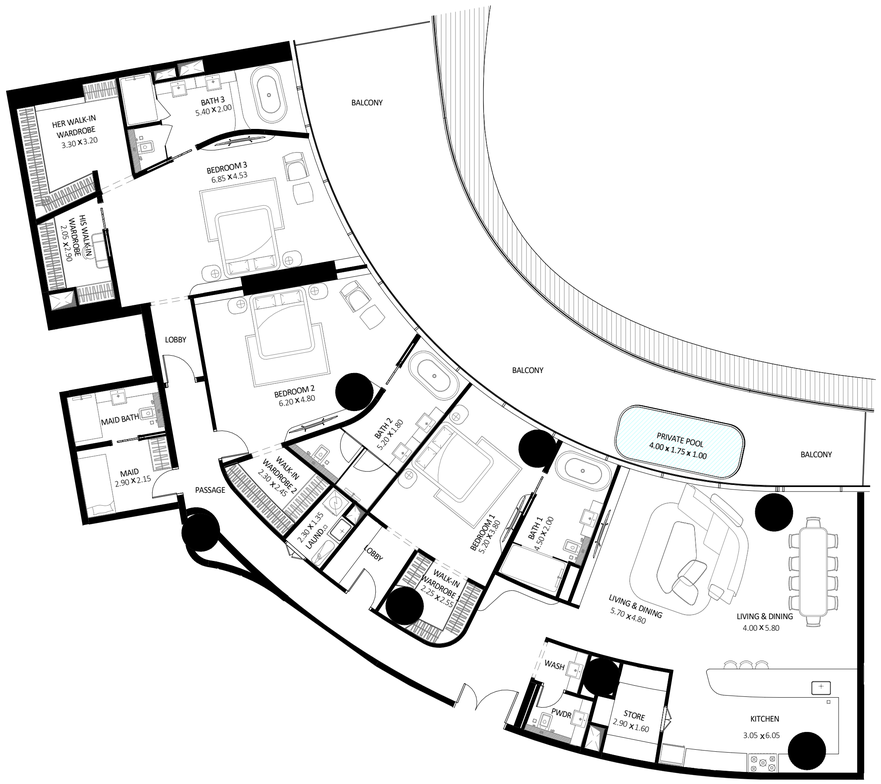
24TH FLOOR PLAN

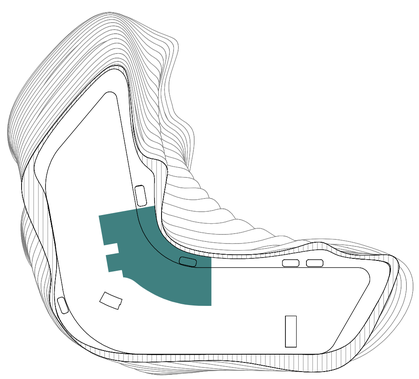
MANSION NUMBER | 2403

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	295 m²	3174 ft²
BALCONY AREA	80 m²	858 ft²
TOTAL UNIT AREA	375 m²	4032 ft²

2403 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BATH 3	13 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	11 m²
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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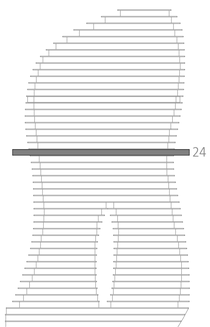
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



Disclaimer:

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RIVIERA MANSION COLLECTION

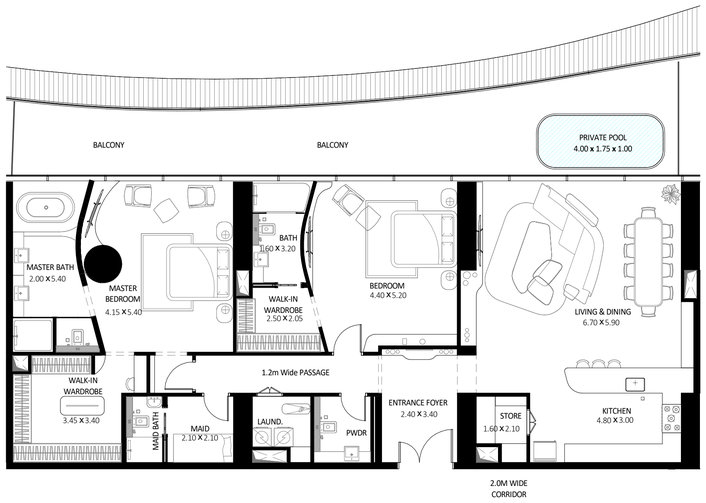
24TH FLOOR PLAN

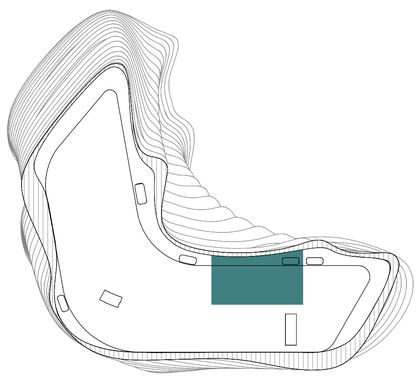
MANSION NUMBER | 2404

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2118 ft²
BALCONY AREA	54 m²	581 ft²
TOTAL UNIT AREA	251 m²	2699 ft²

2404 MANSION DESIGN COMPONENTS	
MAID	4 m²
MAID BATH	2 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	38 m²
PASSAGE	7 m²
STORE	3 m²





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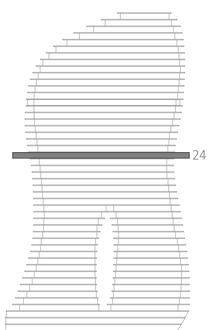
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

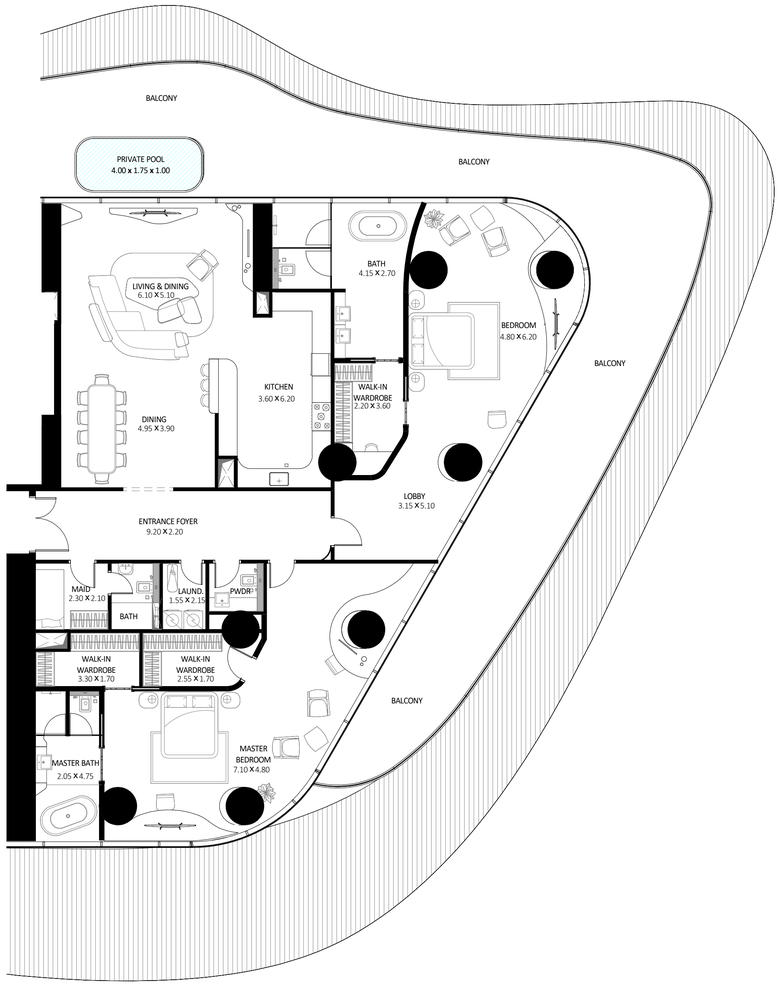
24TH FLOOR PLAN

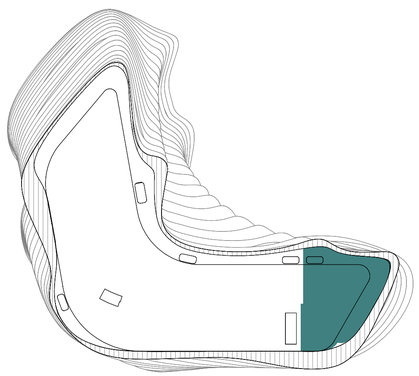
MANSION NUMBER | 2405

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	272 m²	2924 ft²
BALCONY AREA	123 m²	1323 ft²
TOTAL UNIT AREA	395 m²	4247 ft²

2405 MANSION DESIGN COMPONENTS	
BATH	11 m²
BEDROOM	47 m²
WALK-IN WARDROBE	5 m²
WALK-IN WARDROBE	5 m²
MASTER BATH	9 m²
KITCHEN	18 m²
LIVING & DINING	50 m²
MASTER BEDROOM	45 m²
ENTRANCE FOYER	21 m²
LAUND.	3 m²
PWDR	3 m²
MAID	5 m²
BATH	3 m²
WALK-IN WARDROBE	7 m²





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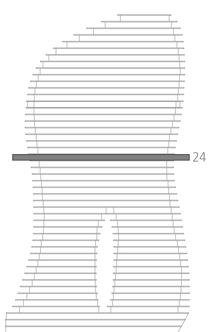
- DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

25TH FLOOR PLAN

MANSION NAME | ↓

- 2501 3BED ST TROPEZ
- 2502 2BED CANNES
- 2503 3BED ST TROPEZ
- 2504 2BED CANNES
- 2505 2BED CANNES

TOTAL UNITS: 5



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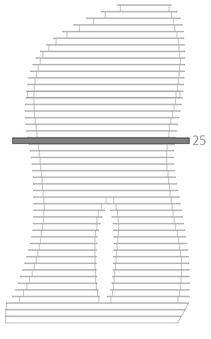
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

25TH FLOOR PLAN

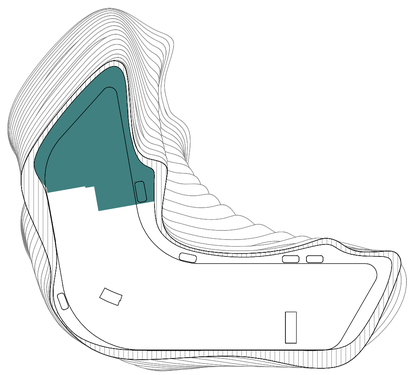
MANSION NUMBER | 2501

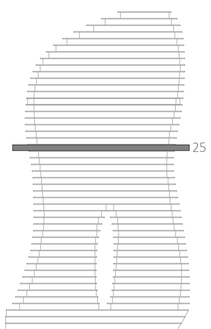
MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	383 m²	4118 ft²
BALCONY AREA	197 m²	2120 ft²
TOTAL UNIT AREA	579 m²	6237 ft²

2501 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	39 m²
HIS WALK-IN WARDROBE	12 m²
BEDROOM	25 m²
WALK-IN WARDROBE	8 m²
BATH	19 m²
MASTER BATH	15 m²
BATH	13 m²
WALK-IN WARDROBE	9 m²
BEDROOM	28 m²
KITCHEN	11 m²
LIVING & DINING	61 m²
ENTRANCE FOYER	6 m²
PASSAGE	5 m²
PASSAGE	18 m²
OFFICE	22 m²
HER WALK-IN WARDROBE	12 m²
LOBBY	5 m²
MAID	5 m²
BATH	3 m²
PWDR	6 m²
LAUNDRY	3 m²
LOBBY	3 m²
STORE	3 m²







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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

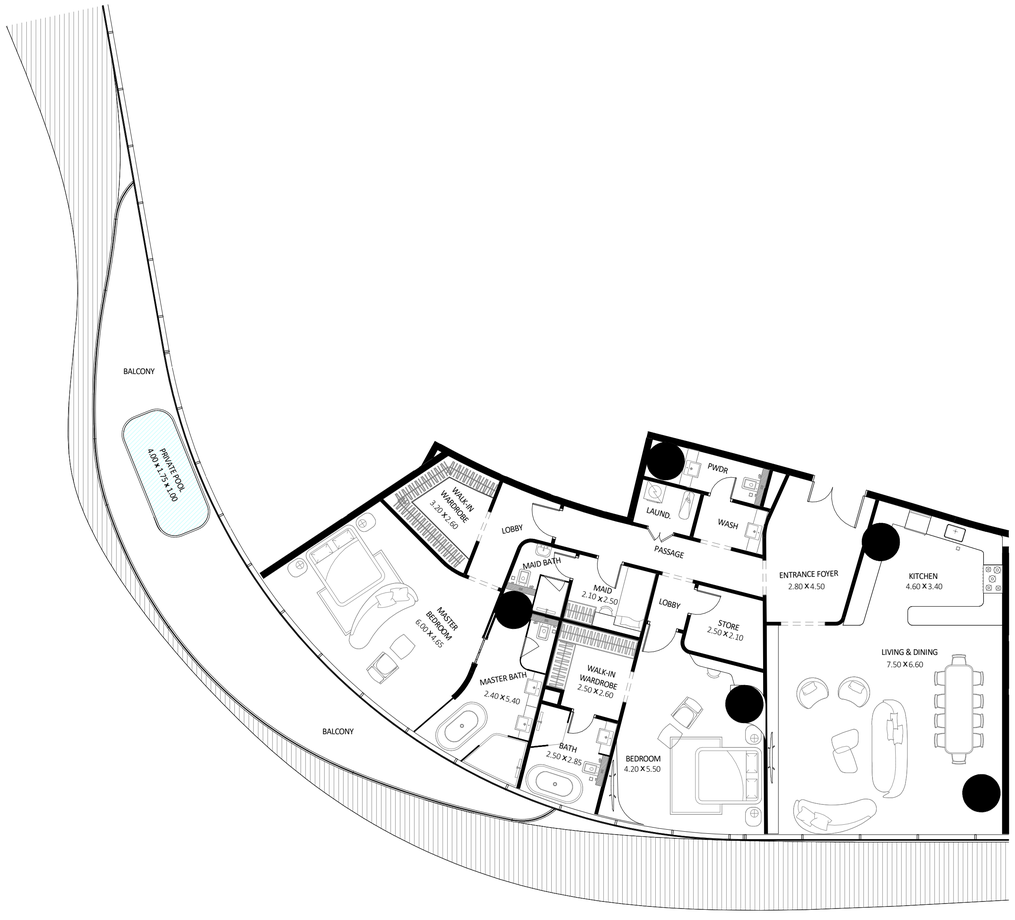
25TH FLOOR PLAN

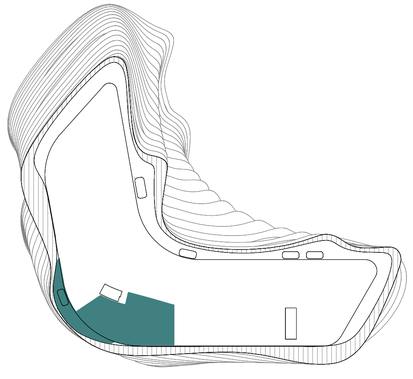
MANSION NUMBER | 2502

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	57 m²	616 ft²
TOTAL UNIT AREA	280 m²	3014 ft²

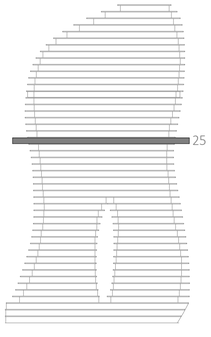
2502 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

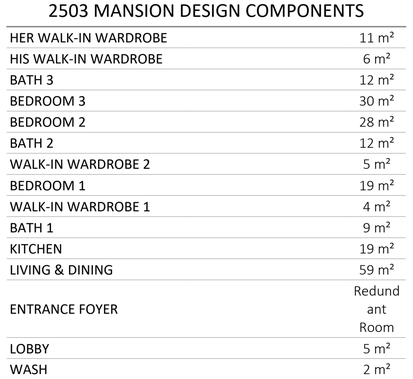
25TH FLOOR PLAN

MANSION NUMBER | 2503

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

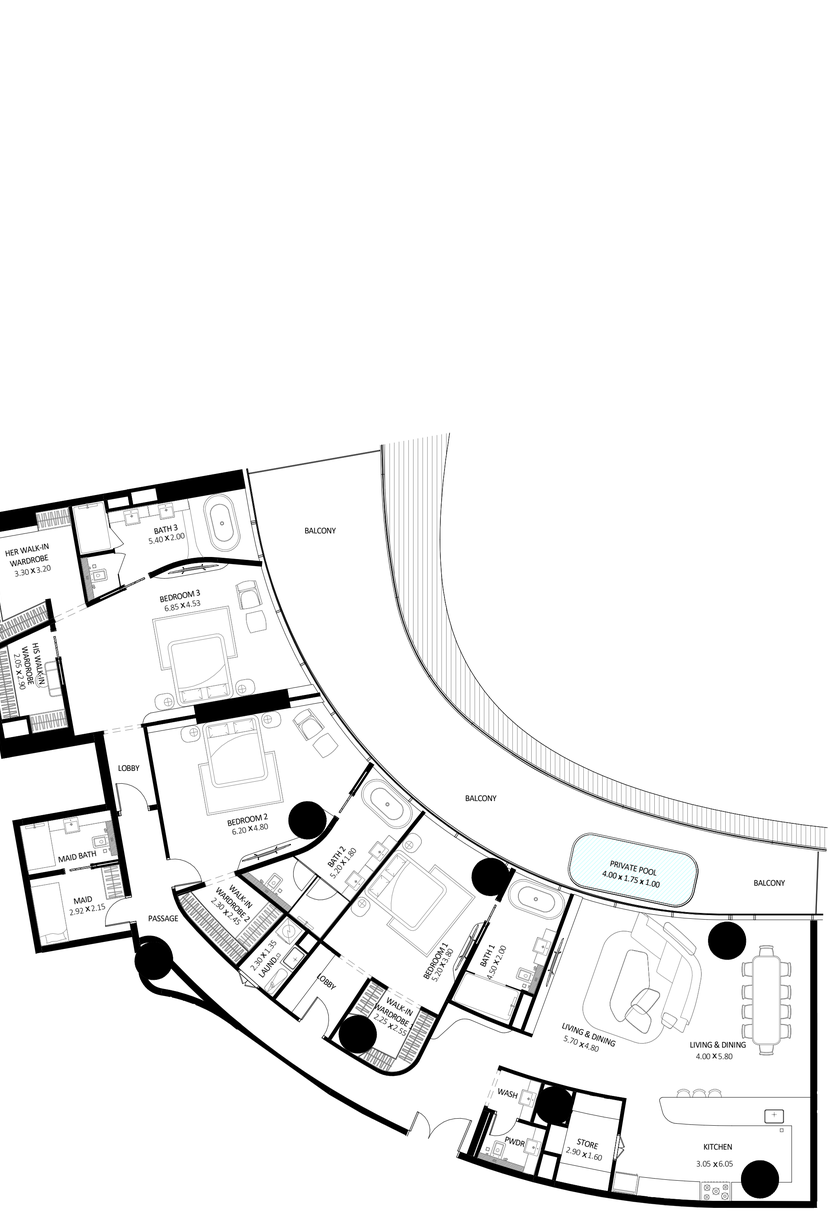
AREA	SQ. M	SQ. FT
SUITE AREA	294 m²	3164 ft²
BALCONY AREA	73 m²	788 ft²
TOTAL UNIT AREA	367 m²	3952 ft²

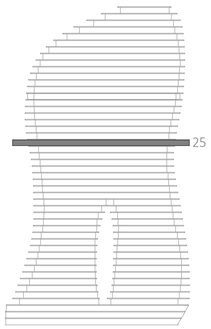
2503 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BATH 3	12 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	59 m²
ENTRANCE FOYER	Redundant Room
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²



VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY





GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

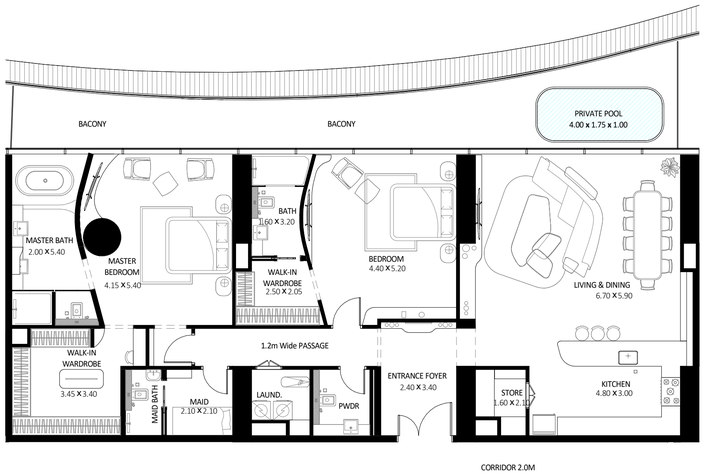
25TH FLOOR PLAN

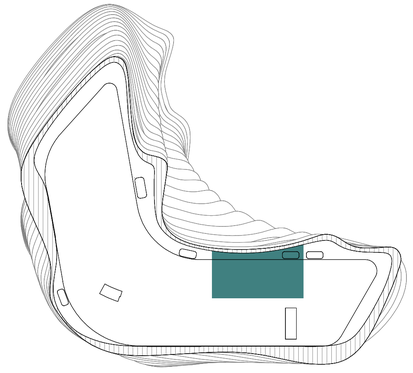
MANSION NUMBER | 2504

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2118 ft²
BALCONY AREA	43 m²	466 ft²
TOTAL UNIT AREA	240 m²	2585 ft²

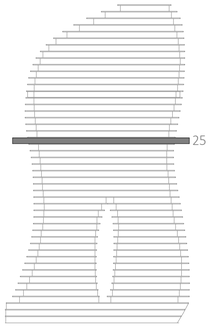
2504 MANSION DESIGN COMPONENTS	
MAID	4 m²
MAID BATH	2 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	38 m²
PASSAGE	7 m²
STORE	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

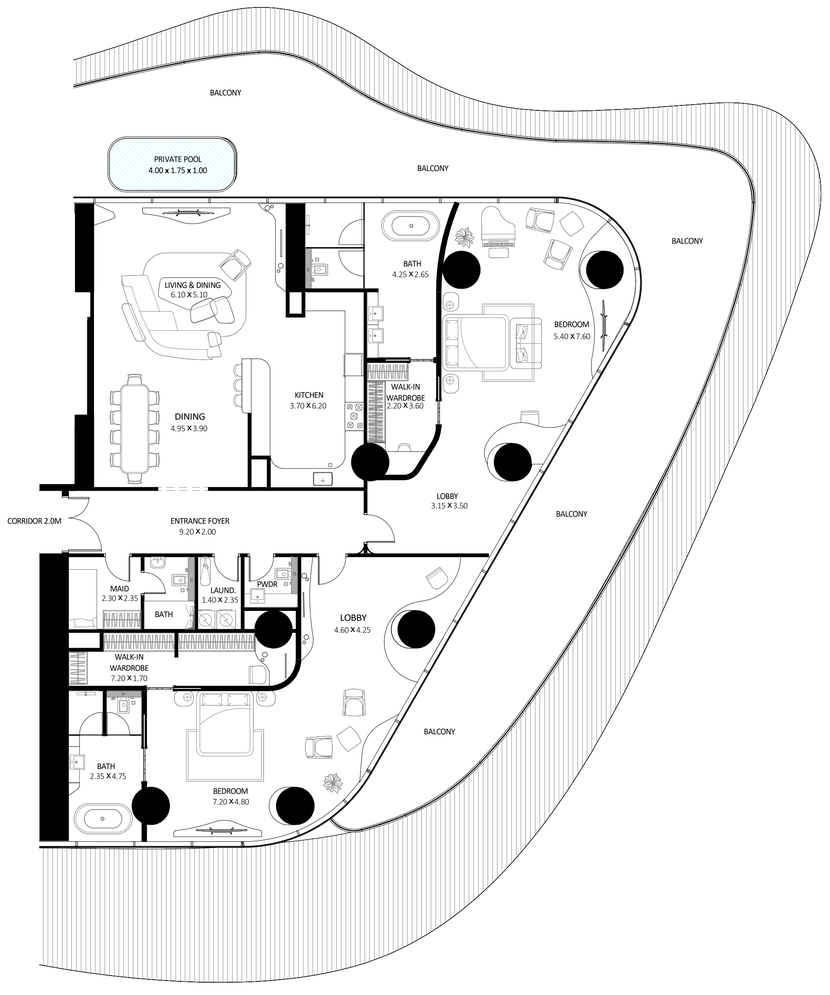
25TH FLOOR PLAN

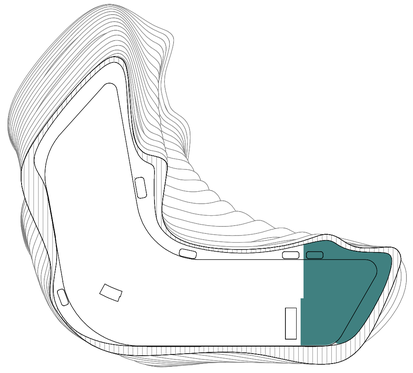
MANSION NUMBER | 2505

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	284 m²	3053 ft²
BALCONY AREA	135 m²	1449 ft²
TOTAL UNIT AREA	418 m²	4502 ft²

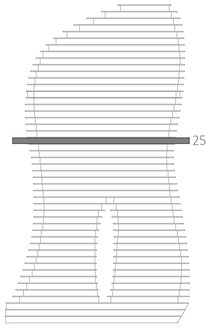
2505 MANSION DESIGN COMPONENTS	
LIVING & DINING	50 m²
WALK-IN WARDROBE	11 m²
BATH	11 m²
BEDROOM	50 m²
WALK-IN WARDROBE	21 m²
BEDROOM	32 m²
BATH	11 m²
KITCHEN	18 m²
ENTRANCE FOYER	19 m²
LAUND.	3 m²
PWDR	3 m²
MAID	5 m²
BATH	4 m²
WALK-IN WARDROBE	7 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

26TH FLOOR PLAN

MANSION NAME | ↓

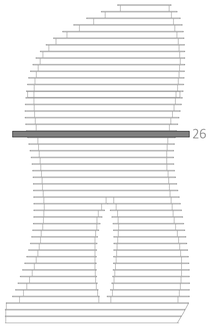
- 2601 3BED ST TROPEZ
- 2602 2BED CANNES
- 2603 3BED ST TROPEZ
- 2604 2BED CANNES
- 2605 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

26TH FLOOR PLAN

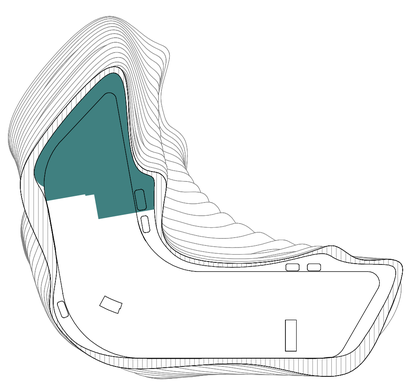
MANSION NUMBER | 2601

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	397 m²	4274 ft²
BALCONY AREA	178 m²	1913 ft²
TOTAL UNIT AREA	575 m²	6187 ft²

2601 MANSION DESIGN COMPONENTS	
BEDROOM	47 m²
WALK-IN WARDROBE	12 m²
WALK-IN WARDROBE	15 m²
BATH	21 m²
WALK-IN WARDROBE	8 m²
BEDROOM	26 m²
BEDROOM	31 m²
WALK-IN WARDROBE	9 m²
BATH	13 m²
LOBBY	5 m²
LIVING & DINING	61 m²
KITCHEN	11 m²
BATH	15 m²
ENTRANCE FOYER	6 m²
CORRIDOR	19 m²
OFFICE	25 m²
STORE	3 m²
MAID	5 m²
BATH	3 m²
PWDR	6 m²
LAUNDRY	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
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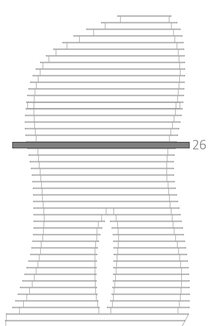

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

26TH FLOOR PLAN

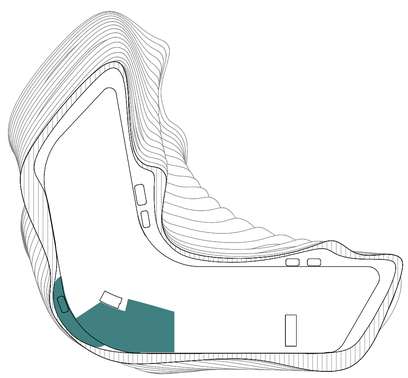
MANSION NUMBER | 2602

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	52 m²	558 ft²
TOTAL UNIT AREA	275 m²	2955 ft²

2602 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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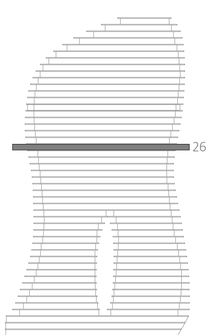
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

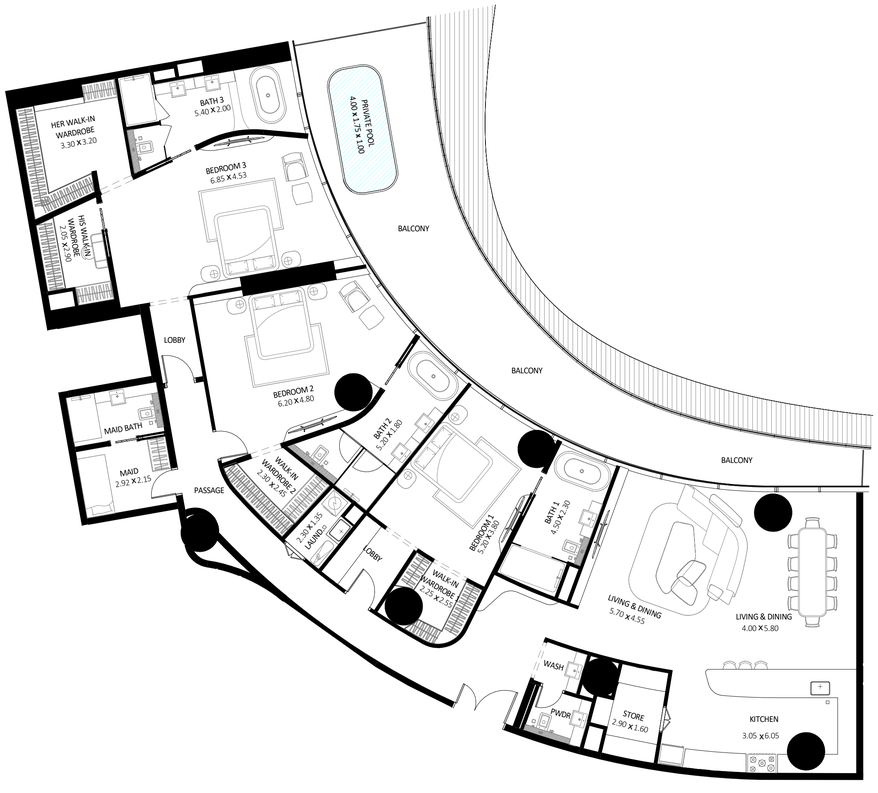
26TH FLOOR PLAN

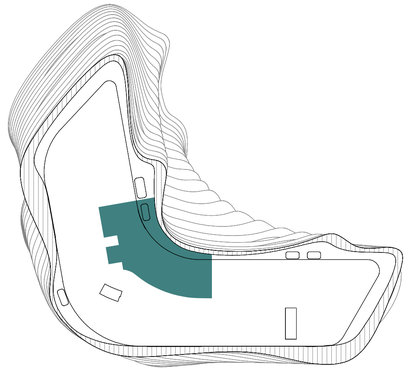
MANSION NUMBER | 2603

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	294 m²	3164 ft²
BALCONY AREA	65 m²	695 ft²
TOTAL UNIT AREA	359 m²	3859 ft²

2603 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BATH 3	13 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	59 m²
ENTRANCE FOYER	Redundant Room
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²





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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

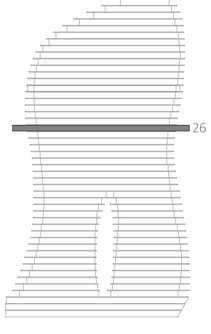
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

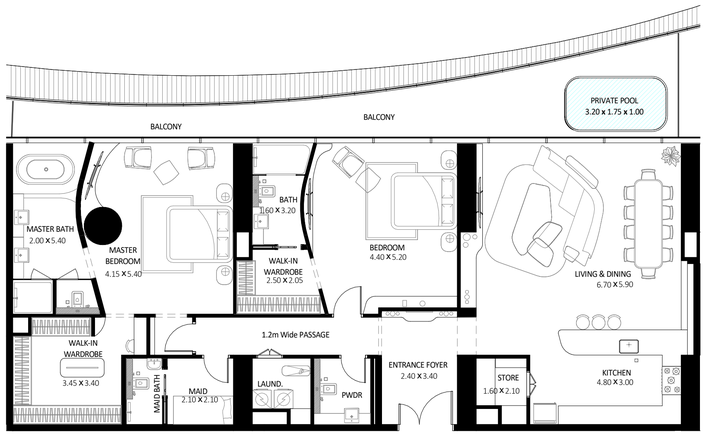
26TH FLOOR PLAN

MANSION NUMBER | 2604

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2118 ft²
BALCONY AREA	36 m²	384 ft²
TOTAL UNIT AREA	232 m²	2502 ft²

2604 MANSION DESIGN COMPONENTS	
MAID	4 m²
MAID BATH	2 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	38 m²
PASSAGE	7 m²
STORE	3 m²





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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

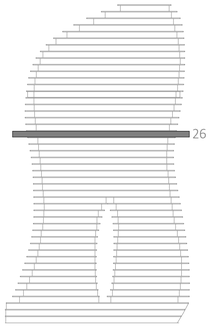
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

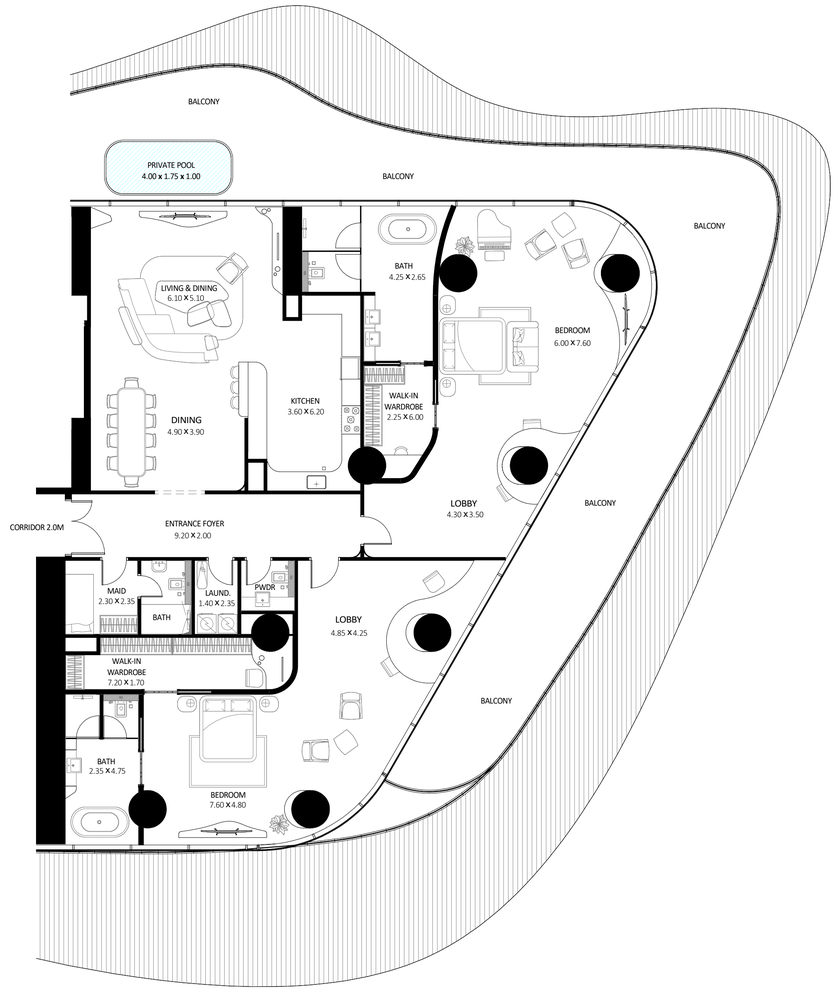
26TH FLOOR PLAN

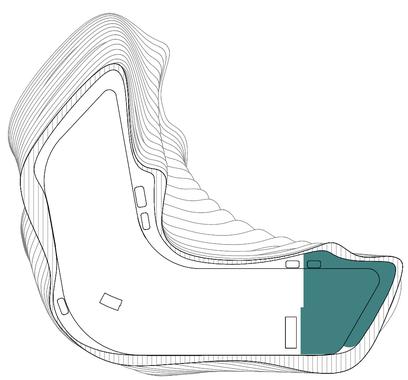
MANSION NUMBER | 2605

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	296 m²	3182 ft²
BALCONY AREA	126 m²	1358 ft²
TOTAL UNIT AREA	422 m²	4540 ft²

2605 MANSION DESIGN COMPONENTS	
KITCHEN	16 m²
LIVING & DINING	52 m²
BATH	11 m²
BEDROOM	58 m²
BEDROOM	55 m²
BATH	11 m²
WALK-IN WARDROBE	11 m²
WALK-IN WARDROBE	7 m²
ENTRANCE FOYER	18 m²
LAUND.	3 m²
PWDR	3 m²
MAID	5 m²
BATH	4 m²





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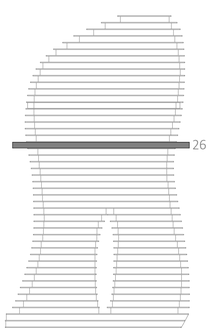
- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

27TH FLOOR PLAN

MANSION NAME | ↓

- 2701 3BED ST TROPEZ
- 2702 2BED CANNES
- 2703 3BED ST TROPEZ
- 2704 2BED CANNES
- 2705 2BED CANNES

TOTAL UNITS: 5



VIEW ANALYSIS

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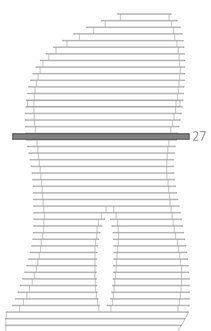
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

27TH FLOOR PLAN

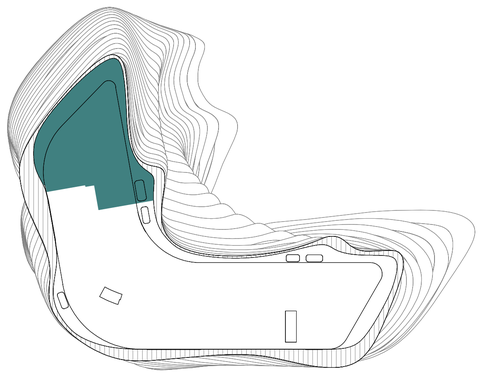
MANSION NUMBER | 2701

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	418 m²	4494 ft²
BALCONY AREA	205 m²	2211 ft²
TOTAL UNIT AREA	623 m²	6705 ft²

2701 MANSION DESIGN COMPONENTS	
LIVING & DINING	61 m²
KITCHEN	11 m²
LOBBY	5 m²
BEDROOM	26 m²
BATH	22 m²
WALK-IN WARDROBE	8 m²
BEDROOM	31 m²
WALK-IN WARDROBE	9 m²
BATH	12 m²
BATH	15 m²
HIS WALK-IN WARDROBE	18 m²
MASTER BEDROOM	48 m²
ENTRANCE FOYER	7 m²
PASSAGE	19 m²
OFFICE	29 m²
HER WALK-IN WARDROBE	14 m²
LOBBY	4 m²
STORE	3 m²
BATH	3 m²
MAID	5 m²
PWDR	6 m²
LAUNDRY	3 m²





VIEW ANALYSIS

- ● BURJ KHALIFA | RIVIERA BEACH | CANAL
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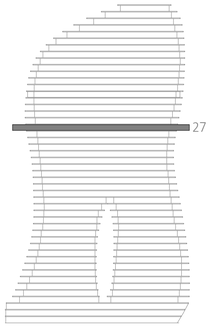
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

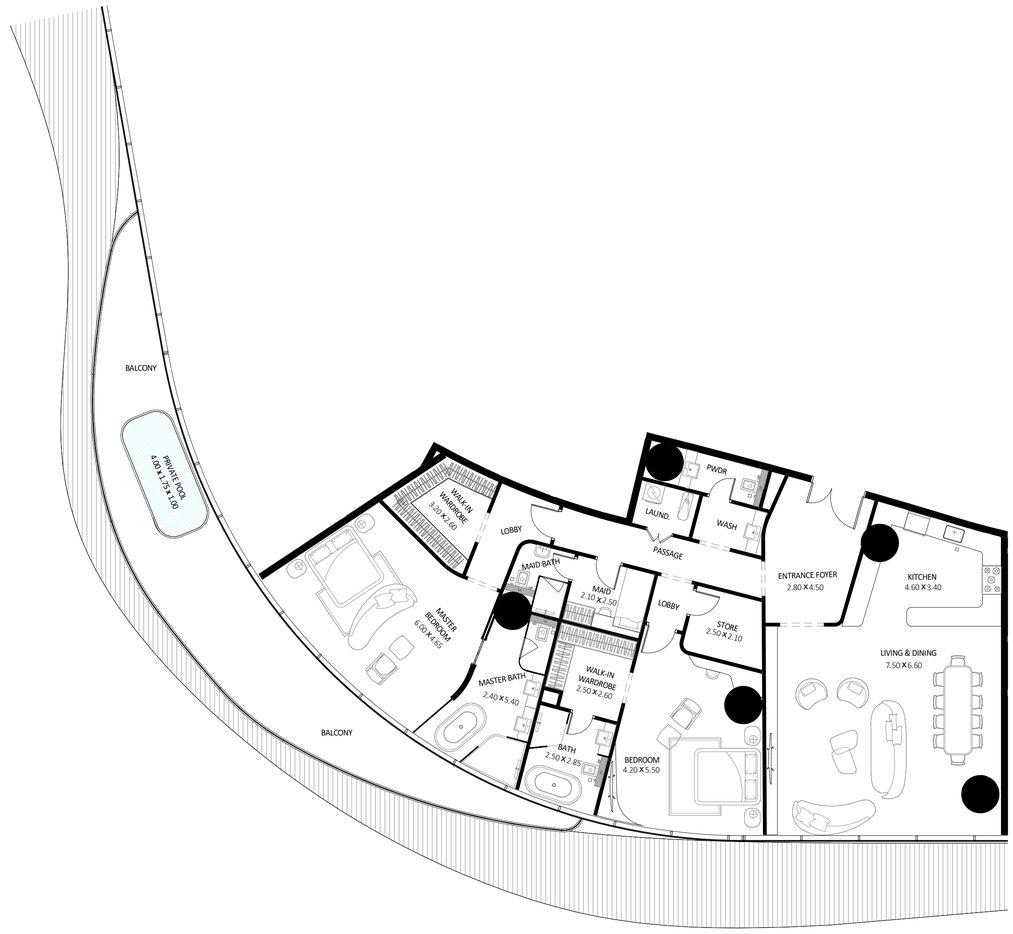
27TH FLOOR PLAN

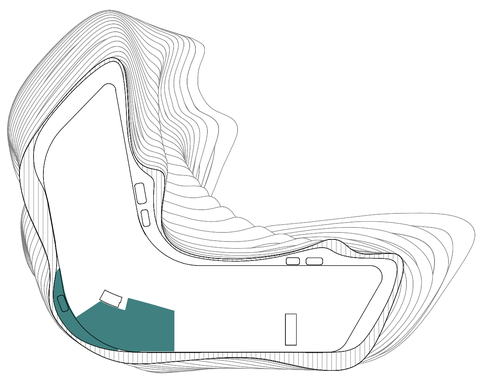
MANSION NUMBER | 2702

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	223 m²	2397 ft²
BALCONY AREA	58 m²	621 ft²
TOTAL UNIT AREA	280 m²	3018 ft²

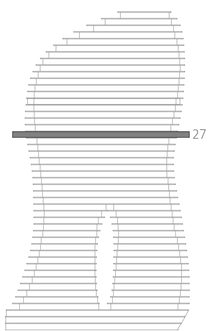
2702 MANSION DESIGN COMPONENTS	
MAID	5 m²
MAID BATH	3 m²
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

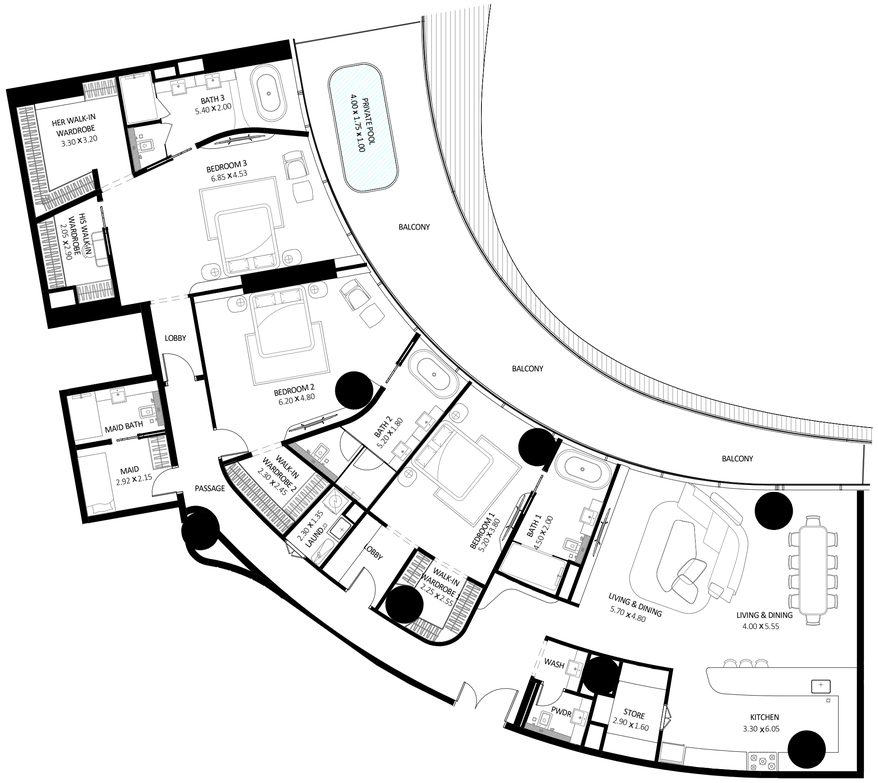
27TH FLOOR PLAN

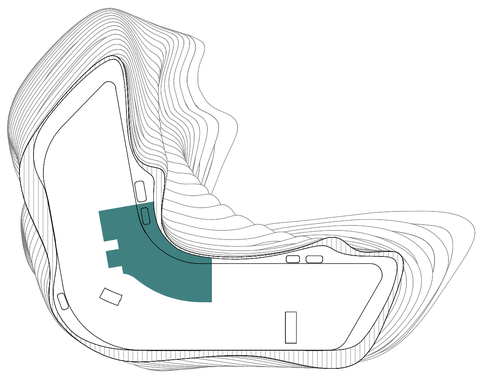
MANSION NUMBER | 2703

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	294 m²	3164 ft²
BALCONY AREA	65 m²	697 ft²
TOTAL UNIT AREA	359 m²	3861 ft²

2703 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BATH 3	13 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	59 m²
ENTRANCE FOYER	Redundant Room
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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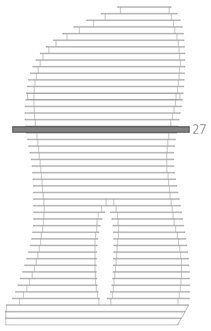

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

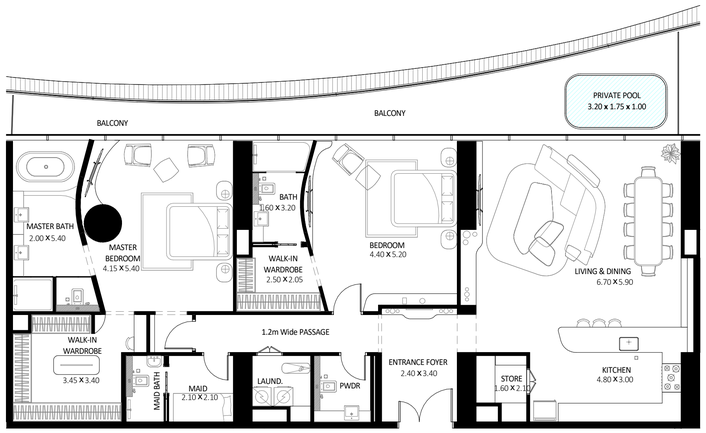
27TH FLOOR PLAN

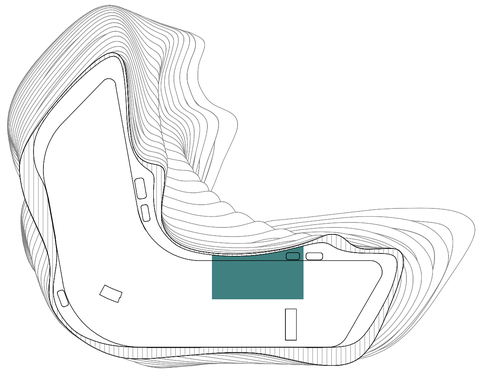
MANSION NUMBER | 2704

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	197 m²	2118 ft²
BALCONY AREA	36 m²	382 ft²
TOTAL UNIT AREA	232 m²	2500 ft²

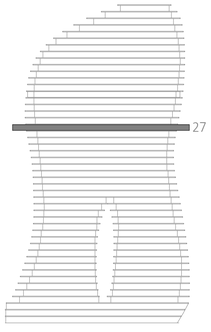
2704 MANSION DESIGN COMPONENTS	
MAID	4 m²
MAID BATH	3 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
LIVING & DINING	38 m²
PASSAGE	7 m²
STORE	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

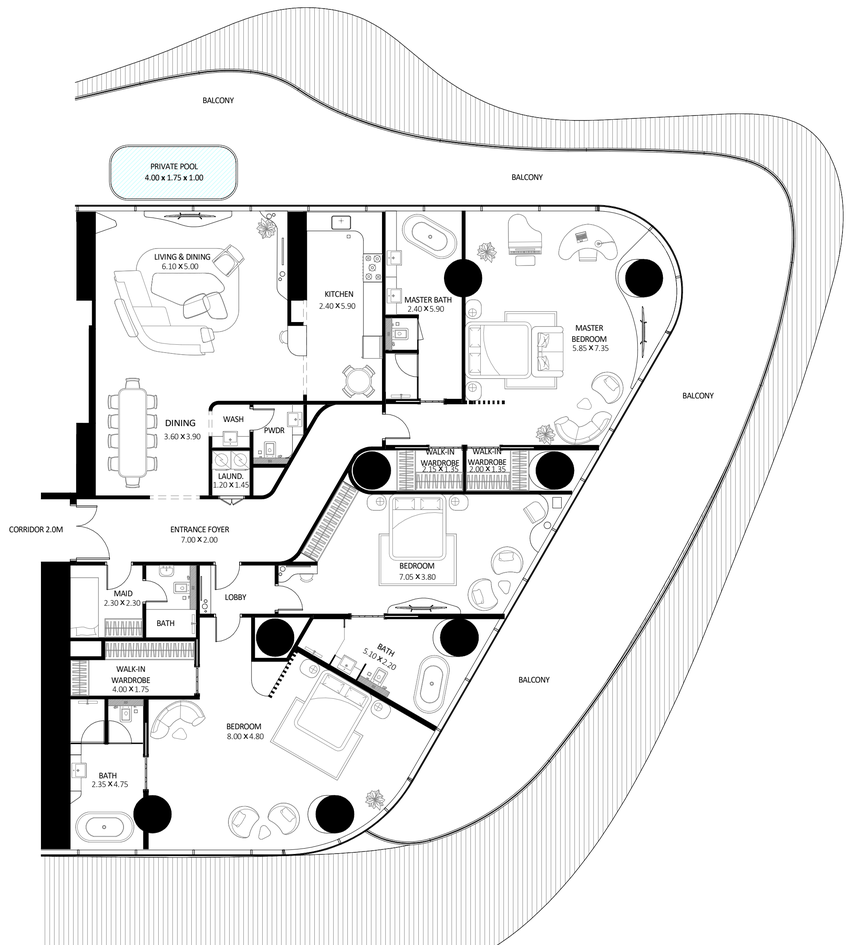
27TH FLOOR PLAN

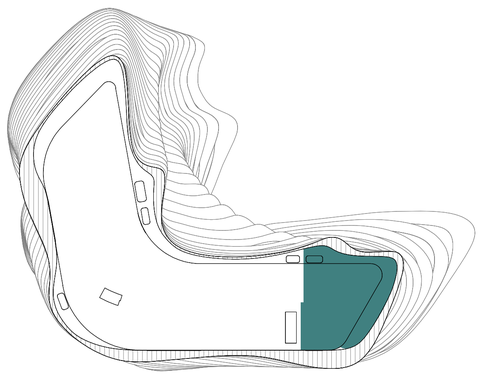
MANSION NUMBER | 2705

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	309 m²	3323 ft²
BALCONY AREA	140 m²	1511 ft²
TOTAL UNIT AREA	449 m²	4834 ft²

2705 MANSION DESIGN COMPONENTS	
LIVING & DINING	49 m²
KITCHEN	14 m²
MASTER BATH	14 m²
MASTER BEDROOM	45 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
BEDROOM	29 m²
BEDROOM	43 m²
BATH	11 m²
WALK-IN WARDROBE	6 m²
BATH	12 m²
ENTRANCE FOYER	21 m²
LAUND.	2 m²
PWDR	3 m²
WASH	2 m²
LOBBY	4 m²
MAID	5 m²
BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

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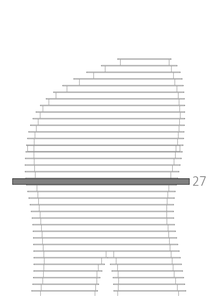
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

28TH FLOOR PLAN

MANSION NAME | ↓

- 2801 4BED MONACO
- 2802 2BED CANNES
- 2803 3BED
- 2804 2BED CANNES
- 2805 3BED ST TROPEZ

TOTAL UNITS: 5



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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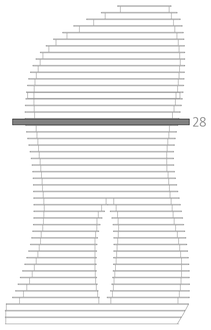

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

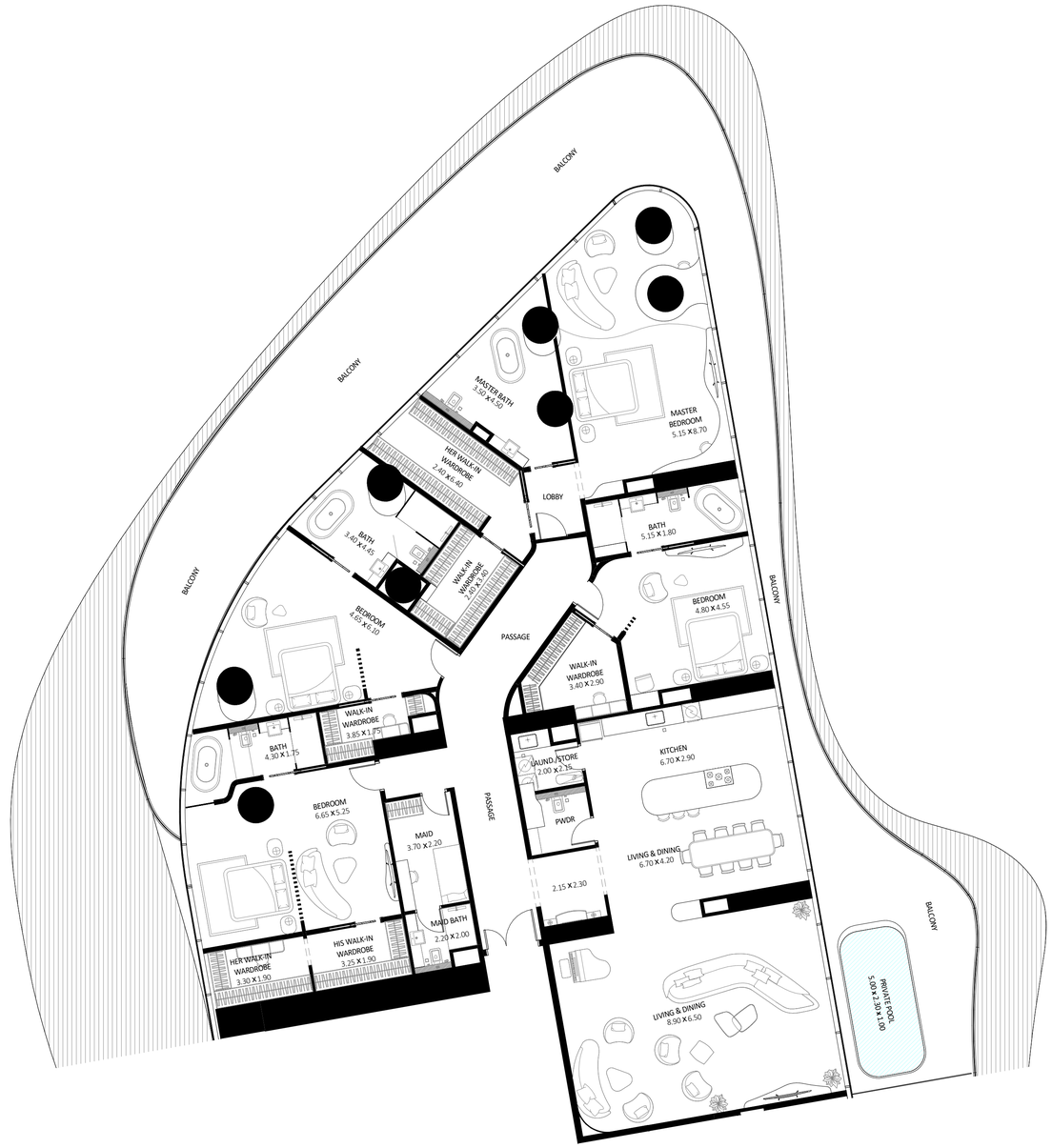
28TH FLOOR PLAN

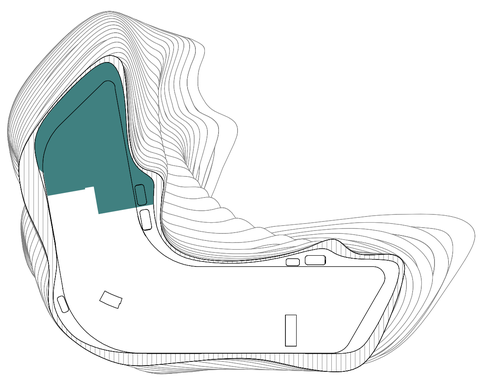
MANSION NUMBER | 2801

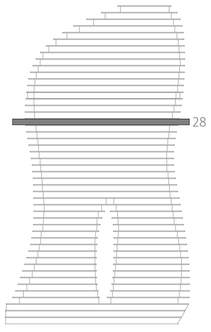
MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	439 m²	4728 ft²
BALCONY AREA	184 m²	1982 ft²
TOTAL UNIT AREA	623 m²	6710 ft²

2801 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	6 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	32 m²
PWDR	4 m²
BATH	8 m²
WALK-IN WARDROBE	5 m²
BEDROOM	30 m²
BATH	12 m²
WALK-IN WARDROBE	8 m²
HER WALK-IN WARDROBE	13 m²
MASTER BATH	14 m²
MASTER BEDROOM	42 m²
LOBBY	4 m²
BEDROOM	24 m²
BATH	9 m²
WALK-IN WARDROBE	8 m²
LIVING & DINING	88 m²
KITCHEN	20 m²
PASSAGE	32 m²
MAID	8 m²
LAUND./STORE	4 m²
MAID BATH	4 m²
PWDR	4 m²
LAUND./STORE	4 m²







VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

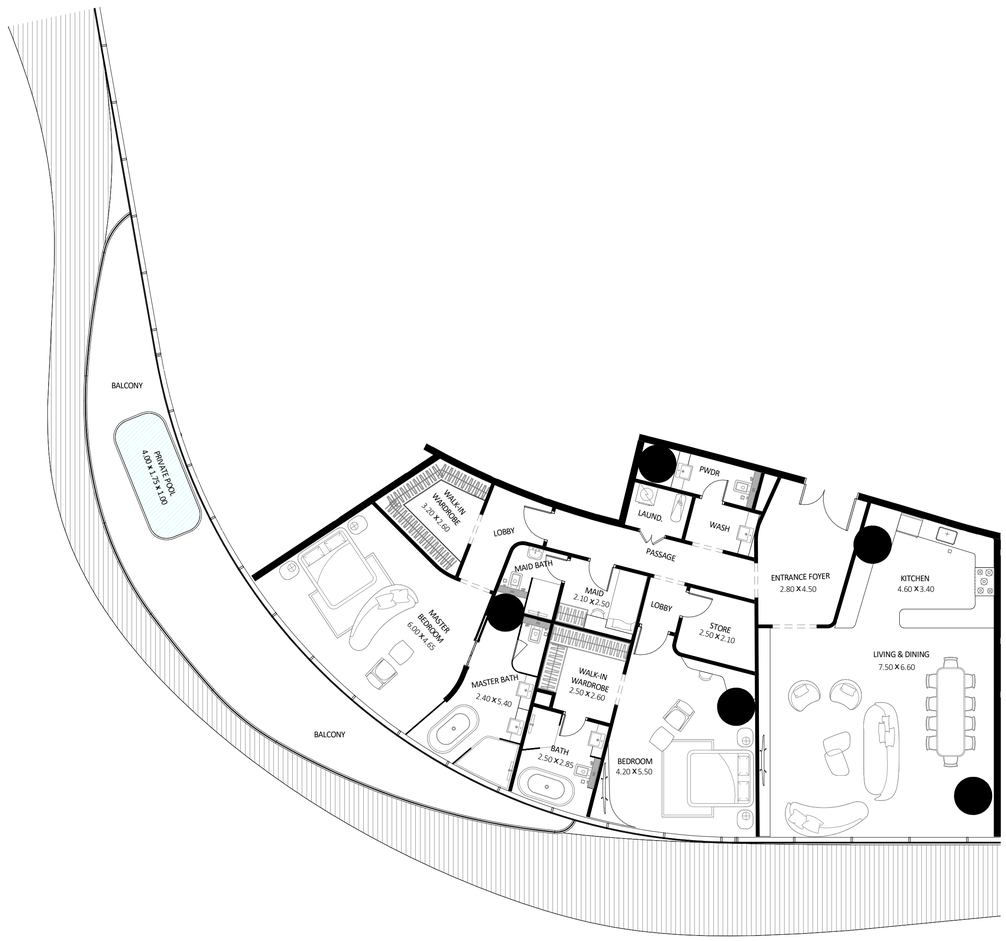
28TH FLOOR PLAN

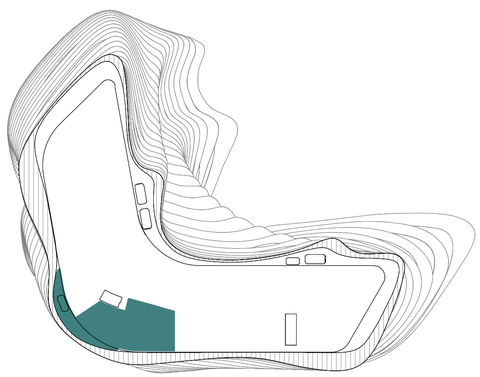
MANSION NUMBER | 2802

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	58 m²	623 ft²
TOTAL UNIT AREA	280 m²	3018 ft²

2802 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





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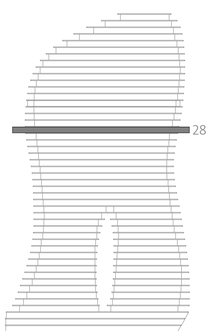
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

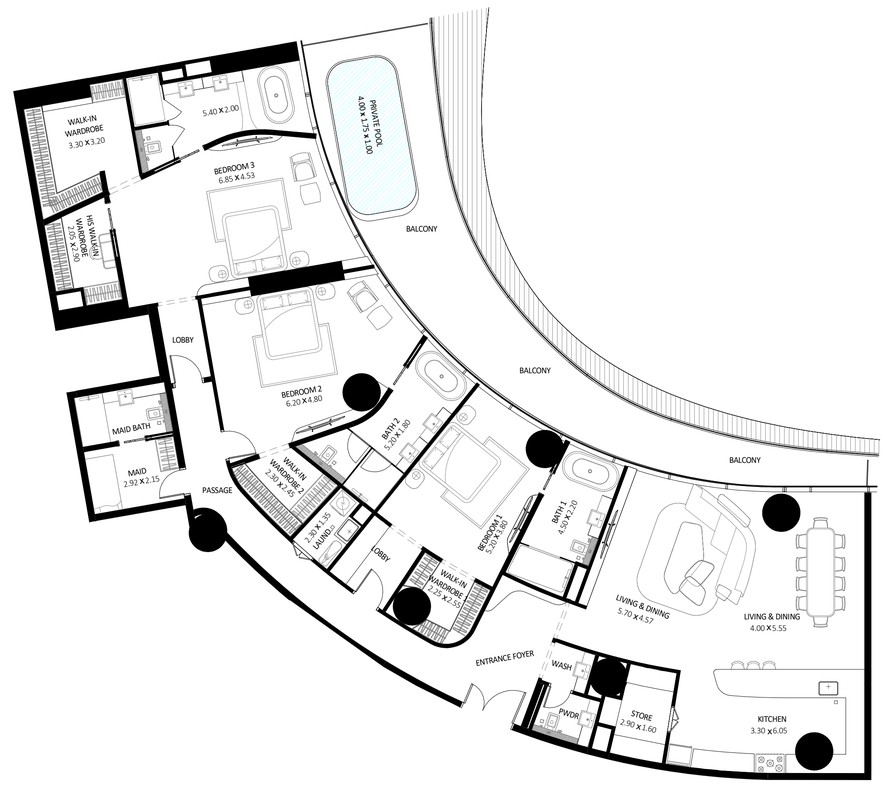
28TH FLOOR PLAN

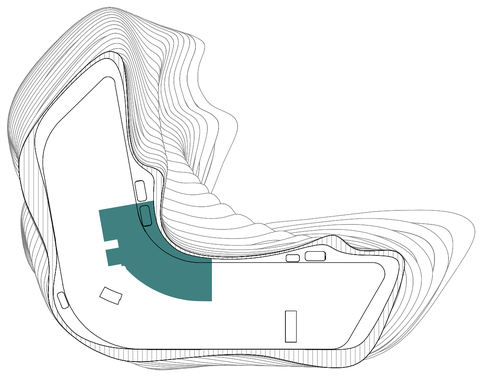
MANSION NUMBER | 2803

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	294 m²	3160 ft²
BALCONY AREA	58 m²	630 ft²
TOTAL UNIT AREA	352 m²	3789 ft²

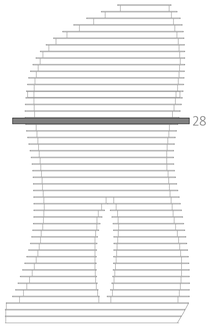
2803 MANSION DESIGN COMPONENTS	
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
HIS WALK-IN WARDROBE	6 m²
WALK-IN WARDROBE	11 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	10 m²
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
MAID	6 m²
MAID BATH	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

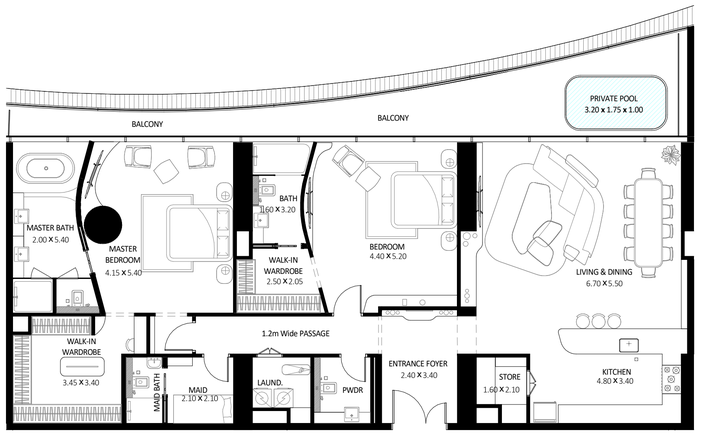
28TH FLOOR PLAN

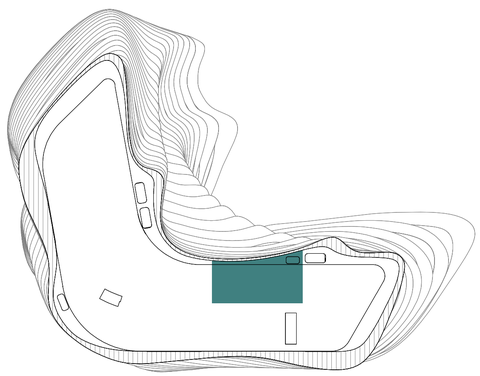
MANSION NUMBER | 2804

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	34 m²	370 ft²
TOTAL UNIT AREA	231 m²	2482 ft²

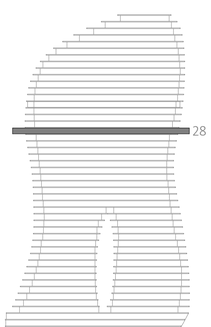
2804 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
STORE	3 m²
MAID BATH	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

28TH FLOOR PLAN

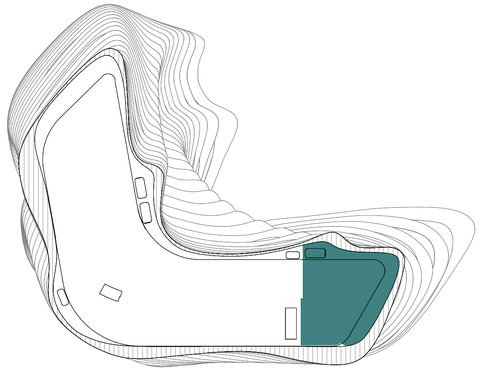
MANSION NUMBER | 2805

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	323 m²	3474 ft²
BALCONY AREA	137 m²	1474 ft²
TOTAL UNIT AREA	460 m²	4948 ft²

2805 MANSION DESIGN COMPONENTS	
LOBBY	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	4 m²
PASSAGE	12 m²
LIVING & DINING	56 m²
MASTER BEDROOM	39 m²
HIS WALK-IN WARDROBE	9 m²
HER WALK-IN WARDROBE	8 m²
BATH	9 m²
BEDROOM	27 m²
BEDROOM	31 m²
KITCHEN	19 m²
WALK-IN WARDROBE	8 m²
BATH	12 m²
MASTER BATH	13 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID	4 m²
MAID ROOM	5 m²
MAIDS BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
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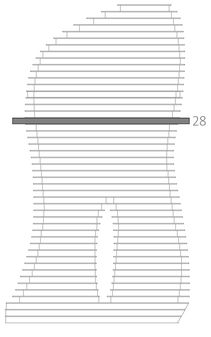
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

29TH FLOOR PLAN

MANSION NAME | ↓

- 2901 4BED MONACO
- 2902 2BED CANNES
- 2903 3BED ST TROPEZ
- 2904 2BED CANNES
- 2905 3BED ST TROPEZ

TOTAL UNITS: 5



VIEW ANALYSIS

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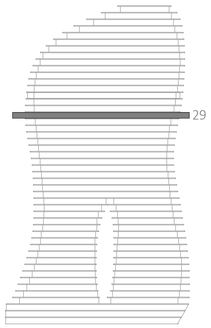
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

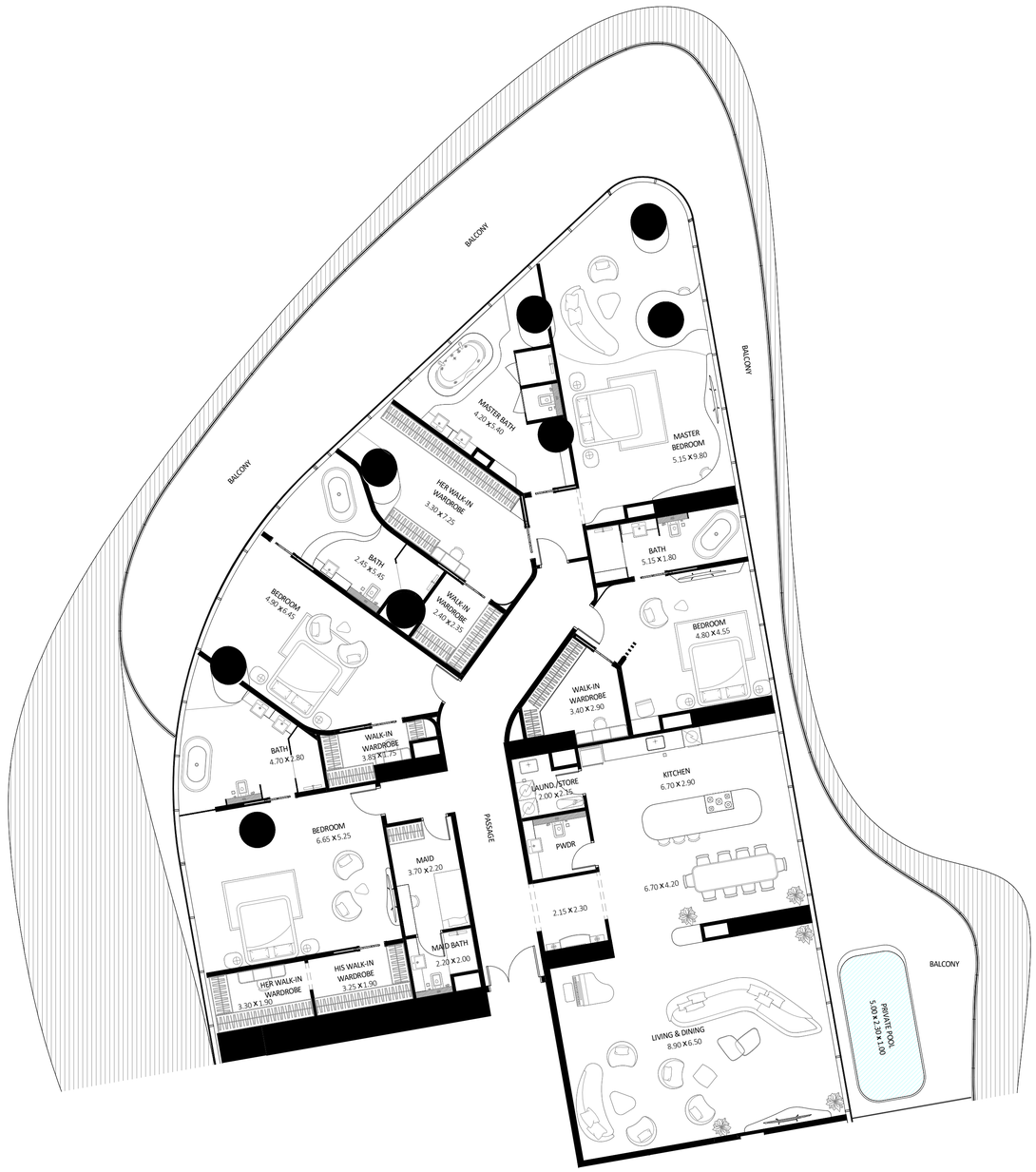
29TH FLOOR PLAN

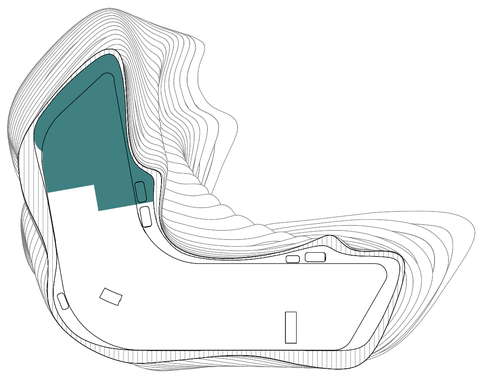
MANSION NUMBER | 2901

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	469 m²	5045 ft²
BALCONY AREA	175 m²	1883 ft²
TOTAL UNIT AREA	644 m²	6928 ft²

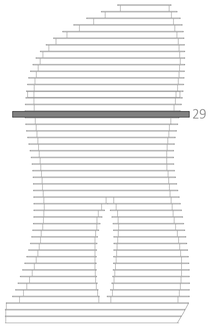
2901 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	6 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM	34 m²
BATH	15 m²
WALK-IN WARDROBE	5 m²
BEDROOM	30 m²
BATH	14 m²
WALK-IN WARDROBE	5 m²
HER WALK-IN WARDROBE	20 m²
MASTER BATH	18 m²
MASTER BEDROOM	48 m²
LOBBY	4 m²
BATH	9 m²
BEDROOM	24 m²
WALK-IN WARDROBE	8 m²
KITCHEN	20 m²
LIVING & DINING	83 m²
PASSAGE	33 m²
MAID	8 m²
MAID BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

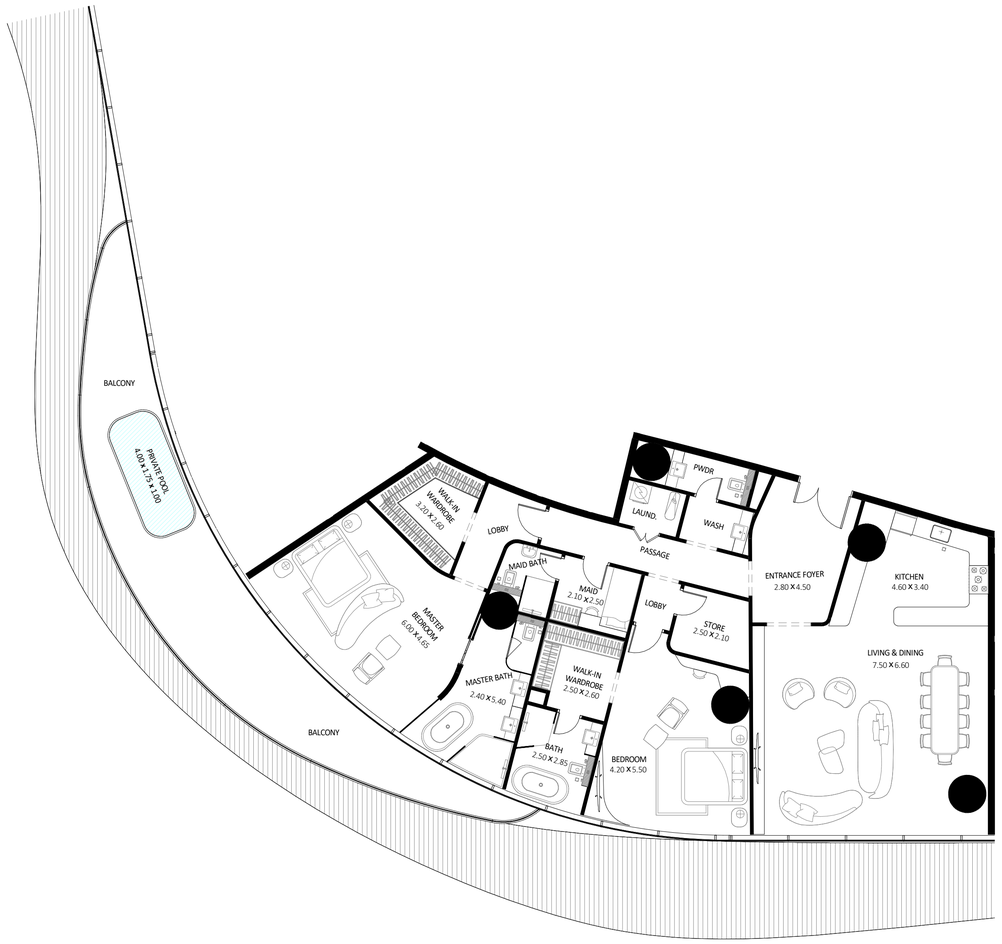
29TH FLOOR PLAN

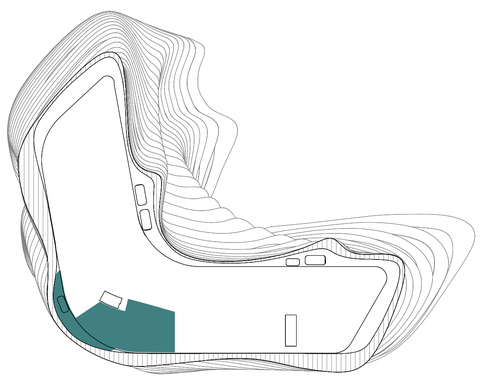
MANSION NUMBER | 2902

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	56 m²	607 ft²
TOTAL UNIT AREA	279 m²	3002 ft²

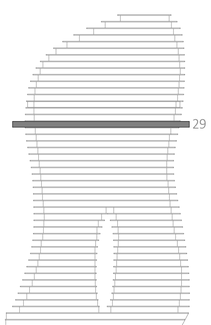
2902 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

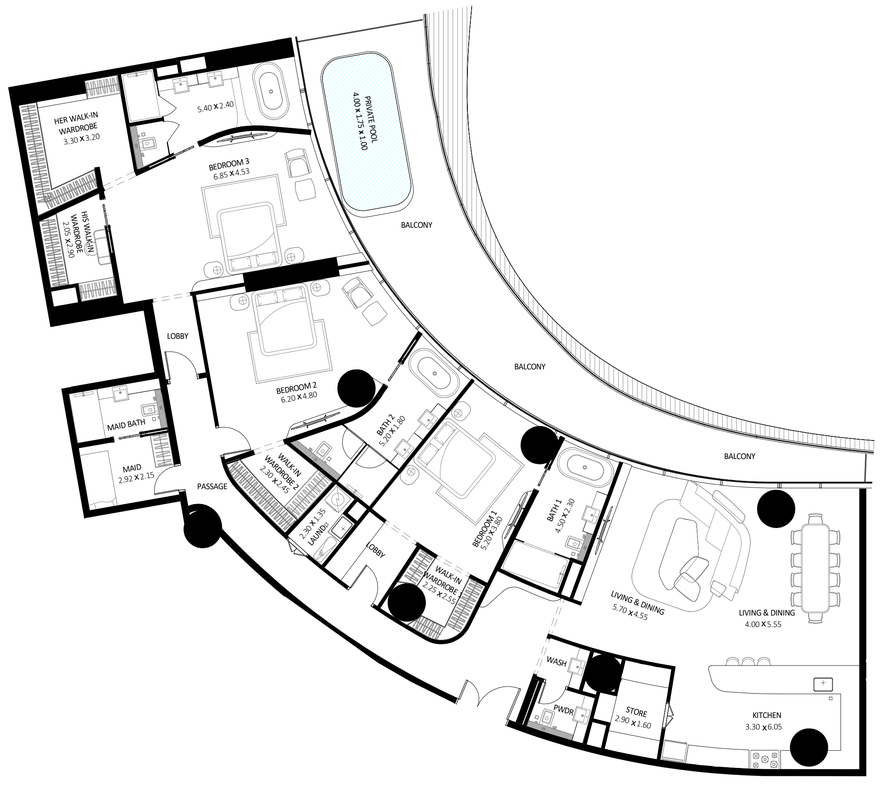
29TH FLOOR PLAN

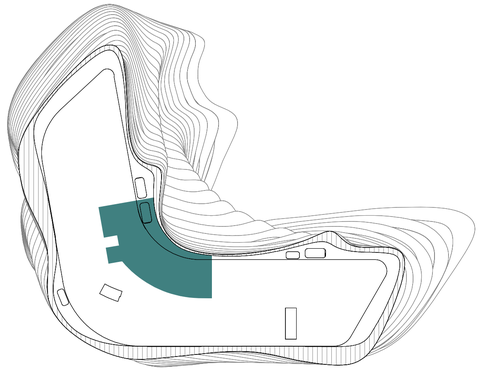
MANSION NUMBER | 2903

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	294 m²	3160 ft²
BALCONY AREA	61 m²	657 ft²
TOTAL UNIT AREA	355 m²	3817 ft²

2903 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	11 m²
HIS WALK-IN WARDROBE	6 m²
BEDROOM 3	30 m²
BEDROOM 2	28 m²
BATH 2	12 m²
WALK-IN WARDROBE 2	5 m²
BEDROOM 1	19 m²
WALK-IN WARDROBE 1	4 m²
BATH 1	9 m²
KITCHEN	19 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	10 m²
LOBBY	5 m²
WASH	2 m²
PWDR	3 m²
PASSAGE	16 m²
STORE	5 m²
LOBBY	3 m²
LAUND.	3 m²
MAID	6 m²
MAID BATH	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

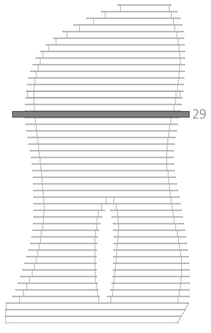
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

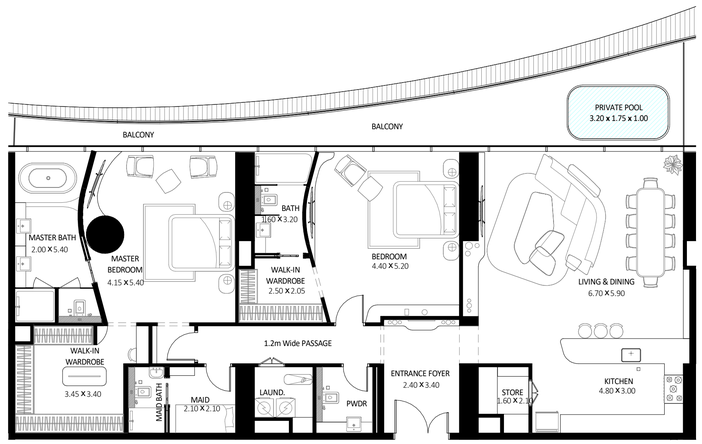
29TH FLOOR PLAN

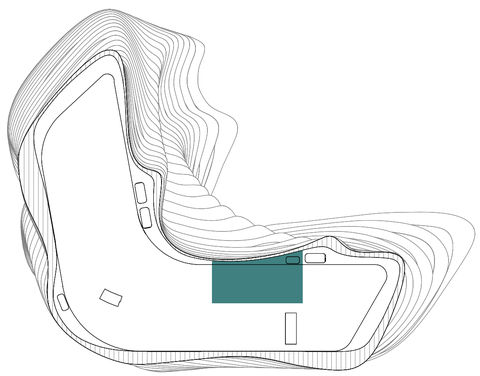
MANSION NUMBER | 2904

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	32 m²	347 ft²
TOTAL UNIT AREA	228 m²	2459 ft²

2904 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
MAID BATH	2 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

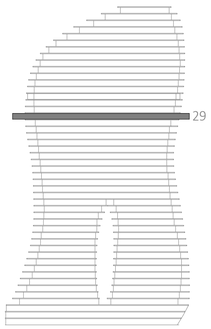
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

29TH FLOOR PLAN

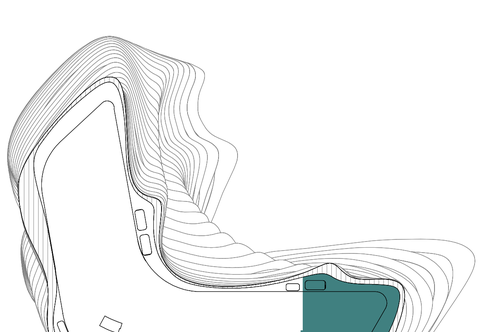
MANSION NUMBER | 2905

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	333 m²	3580 ft²
BALCONY AREA	138 m²	1489 ft²
TOTAL UNIT AREA	471 m²	5068 ft²

2905 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	58 m²
MASTER BEDROOM	41 m²
MASTER BATH	12 m²
HIS WALK-IN WARDROBE	11 m²
HER WALK-IN WARDROBE	10 m²
BEDROOM	29 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID	4 m²
MAID	5 m²
BATH	4 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
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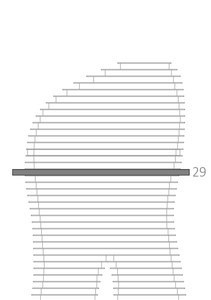
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

30TH FLOOR PLAN

MANSION NAME | ↓

- 3001 2BED CANNES
- 3002 3BED ST TROPEZ
- 3003 2BED CANNES
- 3004 2BED CANNES
- 3005 2BED CANNES
- 3006 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

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- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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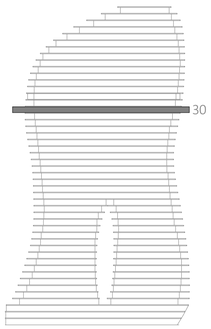

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

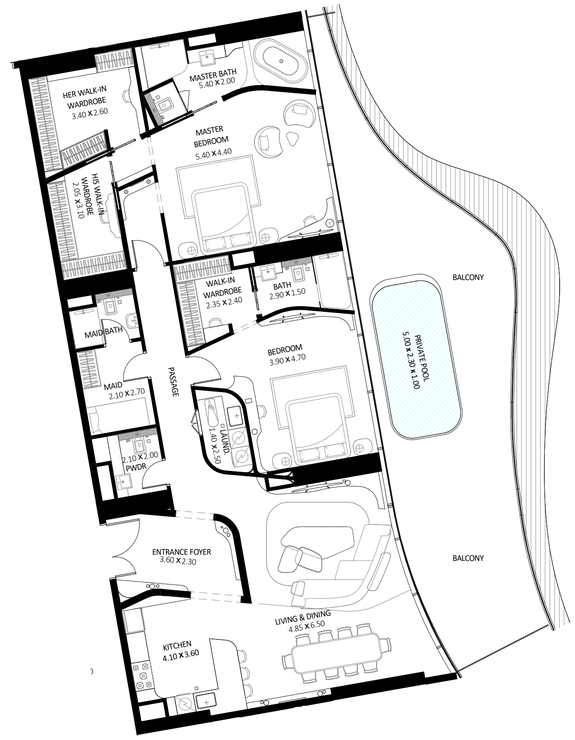
30TH FLOOR PLAN

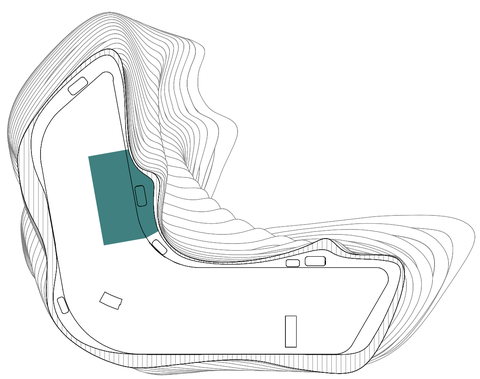
MANSION NUMBER | 3001

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2095 ft²
BALCONY AREA	70 m²	755 ft²
TOTAL UNIT AREA	265 m²	2850 ft²

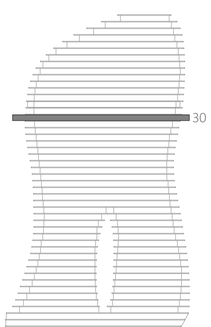
3001 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

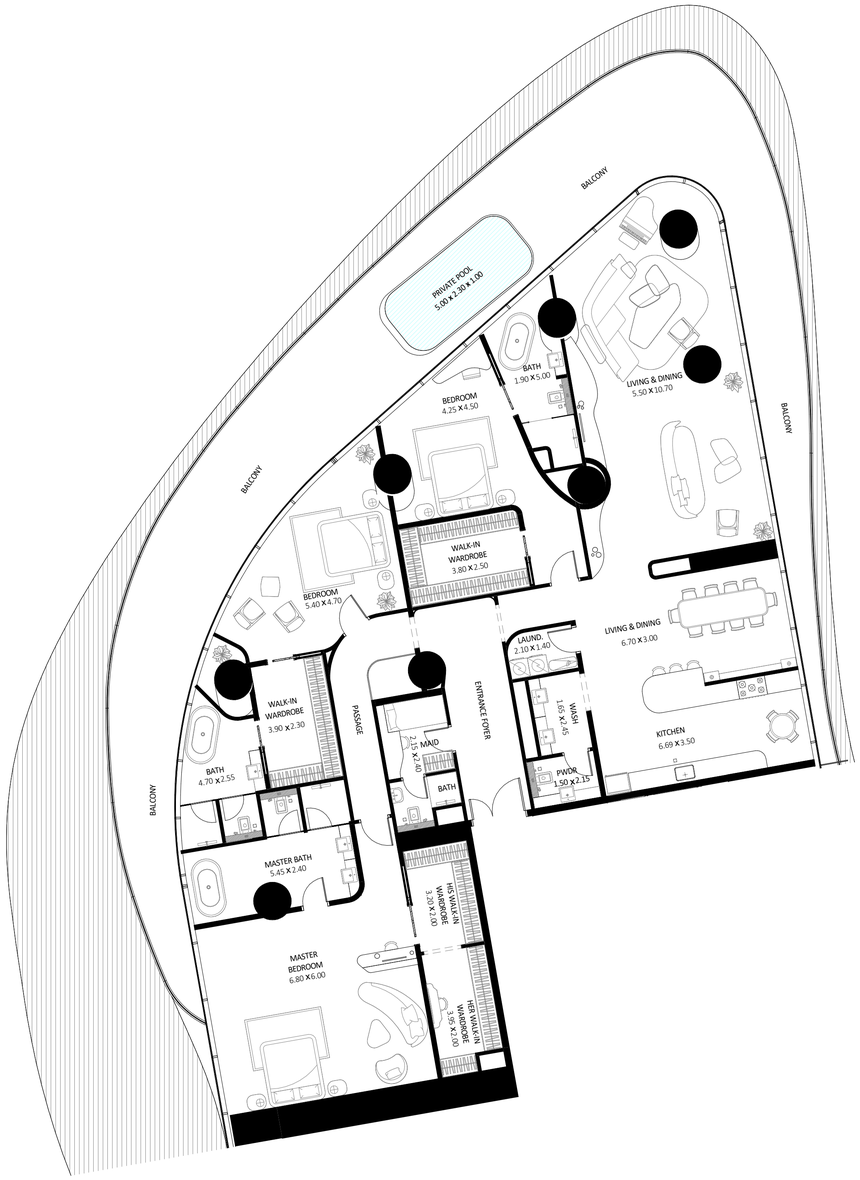
30TH FLOOR PLAN

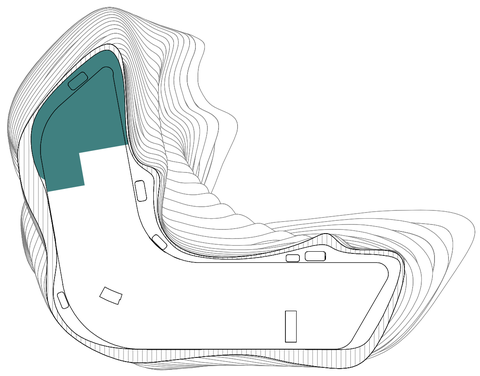
MANSION NUMBER | 3002

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	352 m²	3794 ft²
BALCONY AREA	140 m²	1507 ft²
TOTAL UNIT AREA	493 m²	5301 ft²

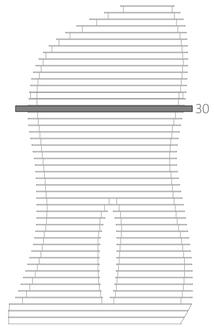
3002 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	7 m²
BEDROOM	23 m²
MASTER BEDROOM	43 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	9 m²
BEDROOM	24 m²
BATH	9 m²
LIVING & DINING	82 m²
KITCHEN	23 m²
PWDR	3 m²
WASH	4 m²
LAUND.	3 m²
PASSAGE	11 m²
ENTRANCE FOYER	15 m²
BATH	10 m²
WALK-IN WARDROBE	9 m²
BATH	3 m²
MAID	5 m²





VIEW ANALYSIS

- ● BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

30TH FLOOR PLAN

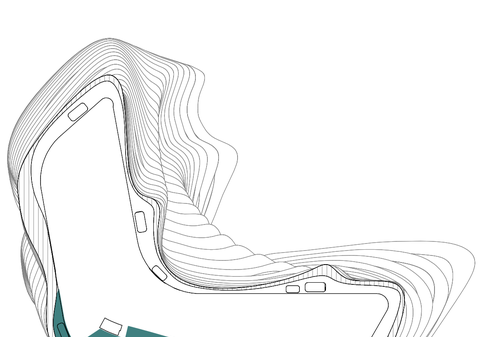
MANSION NUMBER | 3003

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	58 m²	620 ft²
TOTAL UNIT AREA	280 m²	3015 ft²

3003 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	7 m²
BEDROOM	23 m²
MASTER BEDROOM	43 m²
MASTER BATH	15 m²
WALK-IN WARDROBE	9 m²
BEDROOM	24 m²
BATH	9 m²
LIVING & DINING	82 m²
KITCHEN	23 m²
PWDR	3 m²
WASH	4 m²
LAUND.	3 m²
PASSAGE	11 m²
ENTRANCE FOYER	15 m²
BATH	10 m²
WALK-IN WARDROBE	9 m²
BATH	3 m²
MAID	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ◉ DUBAI WATER CANAL | BUSINESS BAY

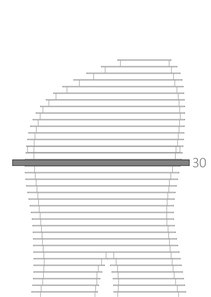
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

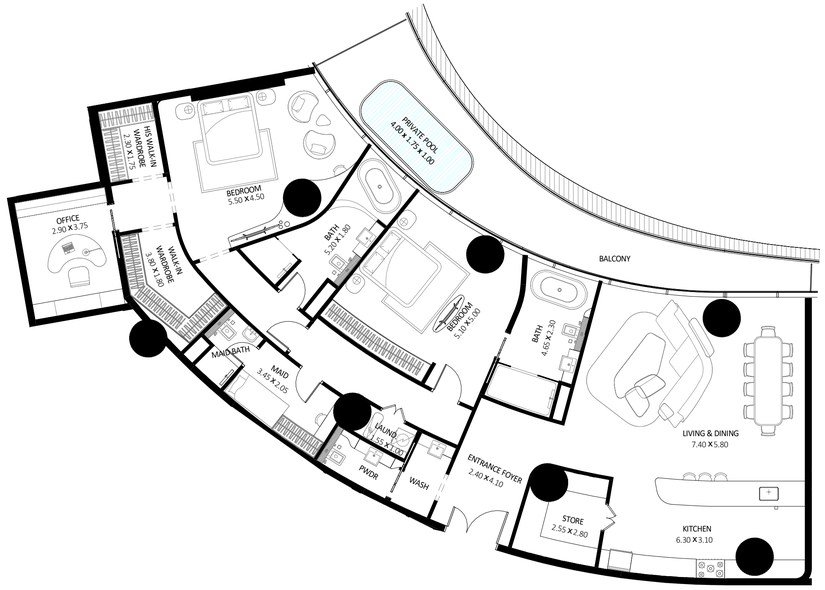
30TH FLOOR PLAN

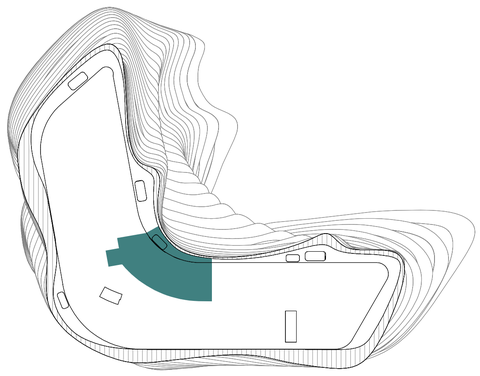
MANSION NUMBER | 3004

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	227 m²	2442 ft²
BALCONY AREA	35 m²	381 ft²
TOTAL UNIT AREA	262 m²	2823 ft²

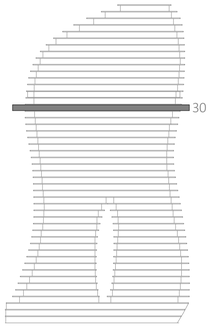
3004 MANSION DESIGN COMPONENTS	
BEDROOM	30 m²
BATH	11 m²
WALK-IN WARDROBE	7 m²
BEDROOM	24 m²
HIS WALK-IN WARDROBE	4 m²
OFFICE	11 m²
KITCHEN	18 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	42 m²
STORE	6 m²
MAID	7 m²
OFFICE	20 m²
OFFICE	11 m²
OFFICE	19 m²
OFFICE	19 m²
OFFICE	19 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

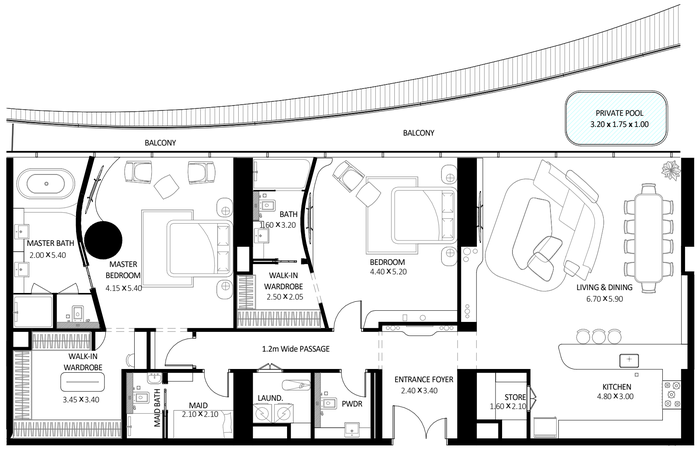
30TH FLOOR PLAN

MANSION NUMBER | 3005

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2111 ft²
BALCONY AREA	32 m²	347 ft²
TOTAL UNIT AREA	228 m²	2458 ft²

3005 MANSION DESIGN COMPONENTS	
PASSAGE	7 m²
LIVING & DINING	37 m²
STORE	3 m²
ENTRANCE FOYER	8 m²
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
PWDR	4 m²
LOBBY	2 m²
KITCHEN	19 m²
MAID BATH	2 m²
MAID	4 m²





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- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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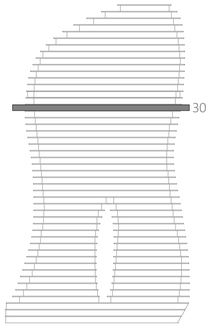
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 3.20 X 1.00



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RIVIERA MANSION COLLECTION

30TH FLOOR PLAN

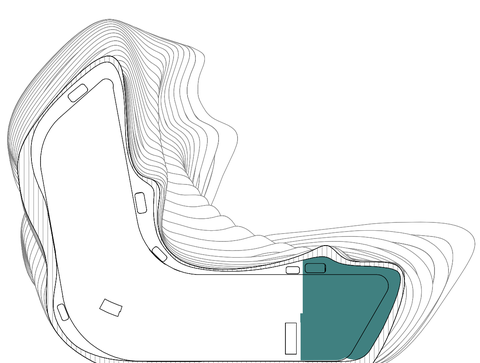
MANSION NUMBER | 3006

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	340 m²	3660 ft²
BALCONY AREA	134 m²	1441 ft²
TOTAL UNIT AREA	474 m²	5101 ft²

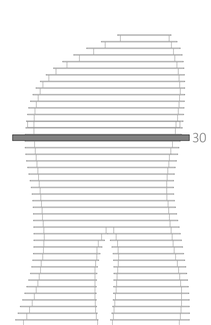
3006 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	58 m²
MASTER BEDROOM	44 m²
MASTER BATH	13 m²
HIS WALK-IN WARDROBE	12 m²
HER WALK-IN WARDROBE	10 m²
BATH	10 m²
BEDROOM	30 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
MAID	5 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

31ST FLOOR PLAN

MANSION NAME | ↓

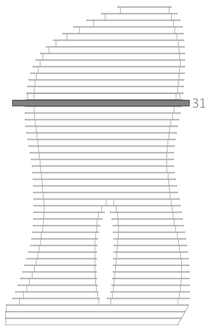
- 3101 2BED CANNES
- 3102 3BED ST TROPEZ
- 3103 2BED CANNES
- 3104 2BED CANNES
- 3105 2BED CANNES
- 3106 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

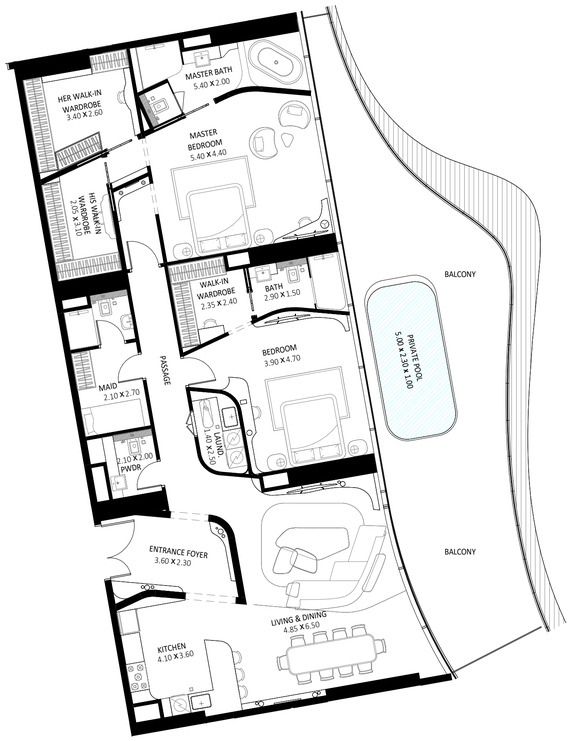
31ST FLOOR PLAN

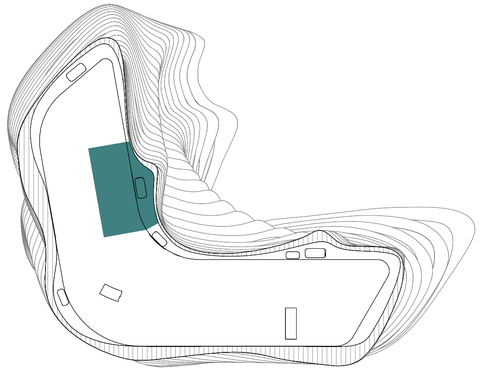
MANSION NUMBER | 3101

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2101 ft²
BALCONY AREA	71 m²	768 ft²
TOTAL UNIT AREA	267 m²	2869 ft²

3101 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

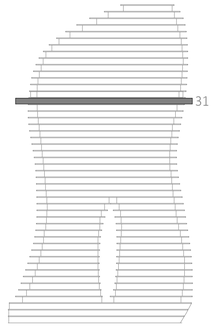
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

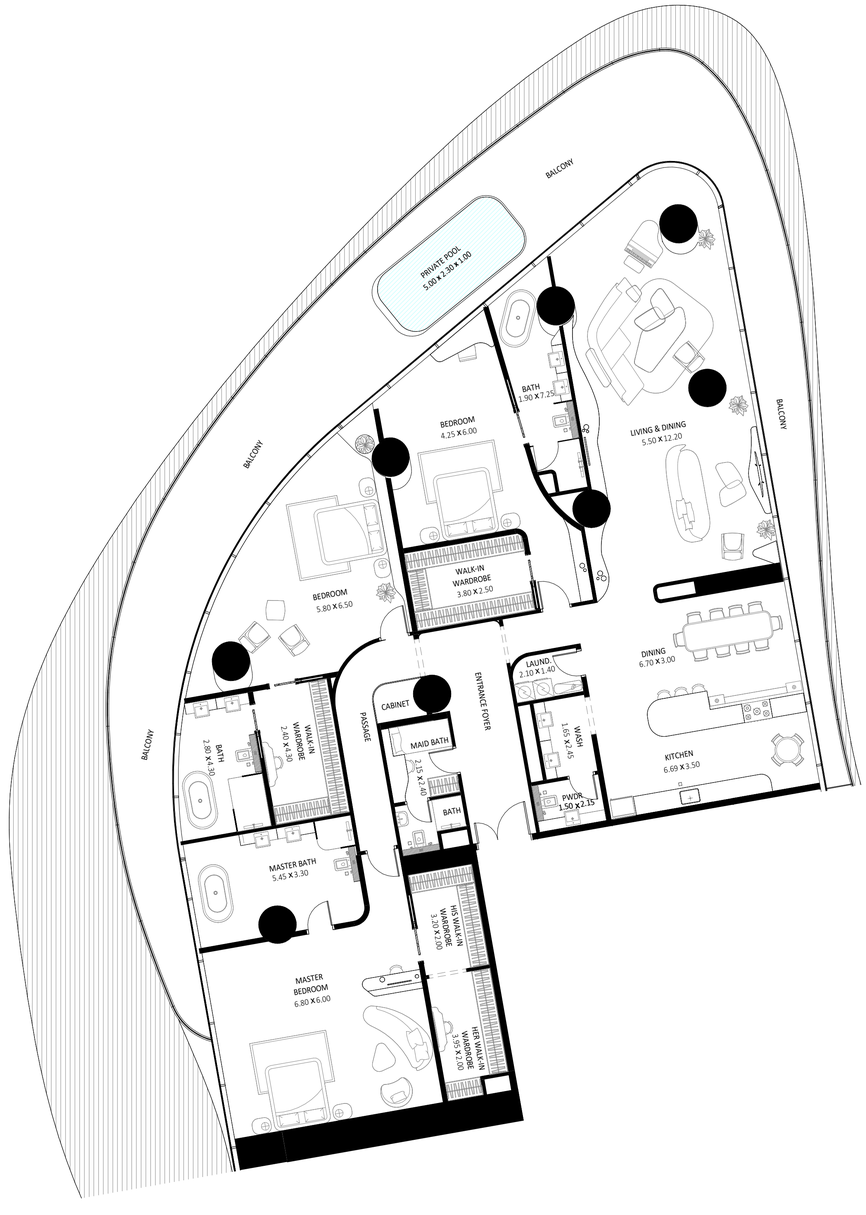
31ST FLOOR PLAN

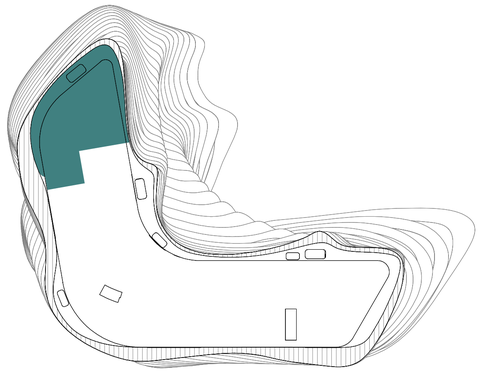
MANSION NUMBER | 3103

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	381 m²	4106 ft²
BALCONY AREA	135 m²	1458 ft²
TOTAL UNIT AREA	517 m²	5564 ft²

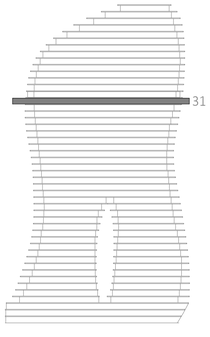
3102 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

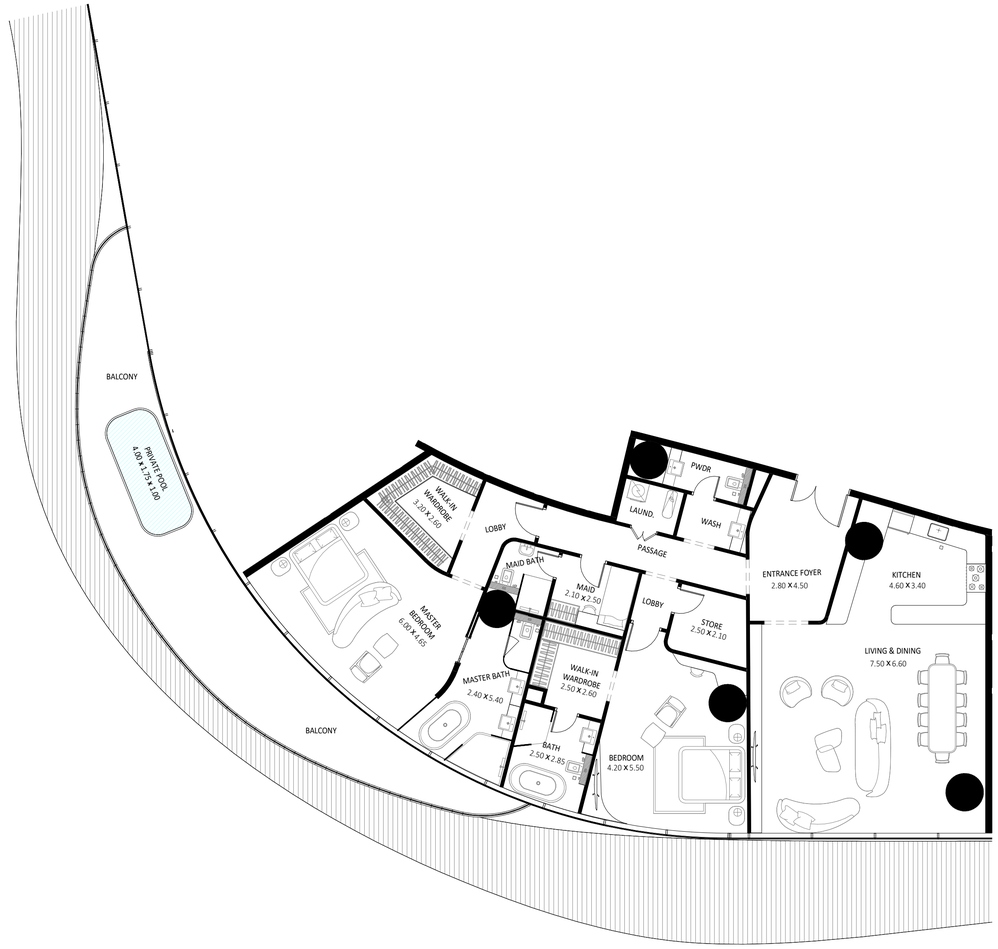
31ST FLOOR PLAN

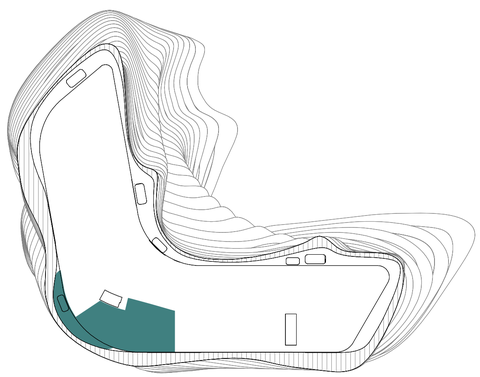
MANSION NUMBER | 3102

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2387 ft²
BALCONY AREA	57 m²	614 ft²
TOTAL UNIT AREA	279 m²	3001 ft²

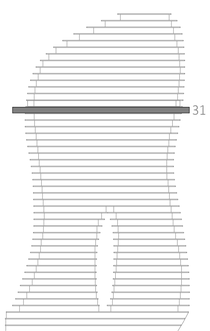
3103 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	9 m²
MASTER BEDROOM	43 m²
WALK-IN WARDROBE	10 m²
BATH	11 m²
BEDROOM	35 m²
BEDROOM	30 m²
BATH	11 m²
LIVING & DINING	89 m²
KITCHEN	23 m²
PASSAGE	9 m²
LAUND.	3 m²
WASH	4 m²
PWDR	3 m²
ENTRANCE FOYER	15 m²
MASTER BATH	17 m²
CABINET	2 m²
BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

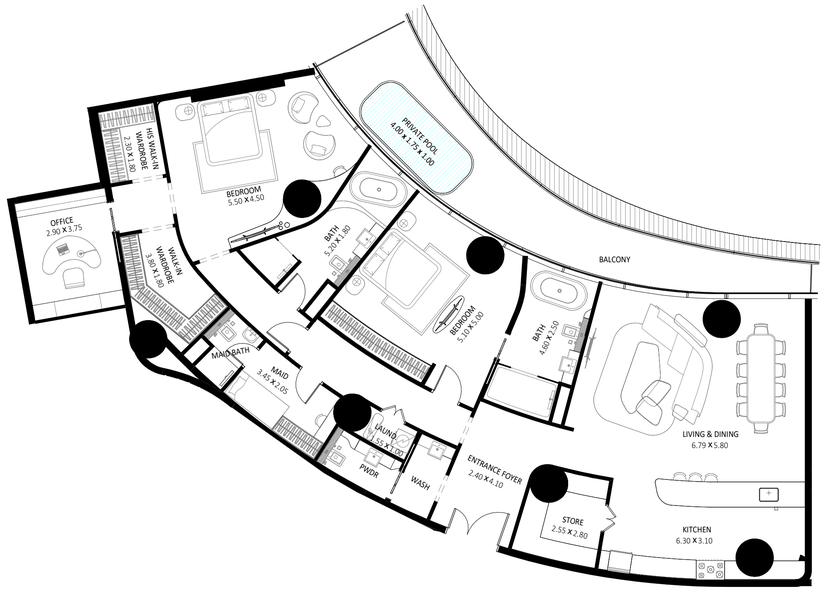
31ST FLOOR PLAN

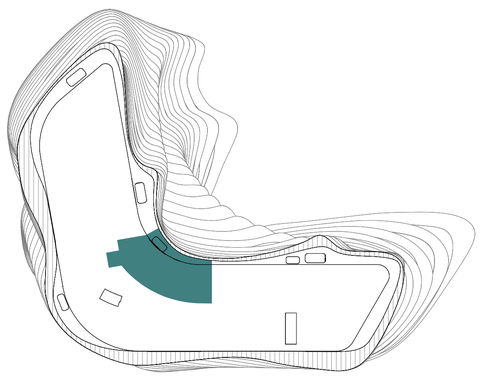
MANSION NUMBER | 3104

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	227 m²	2442 ft²
BALCONY AREA	36 m²	383 ft²
TOTAL UNIT AREA	262 m²	2825 ft²

3104 MANSION DESIGN COMPONENTS	
BEDROOM	25 m²
BATH	11 m²
WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
OFFICE	11 m²
BEDROOM	24 m²
KITCHEN	18 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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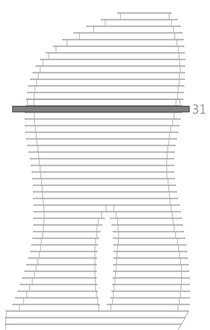

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

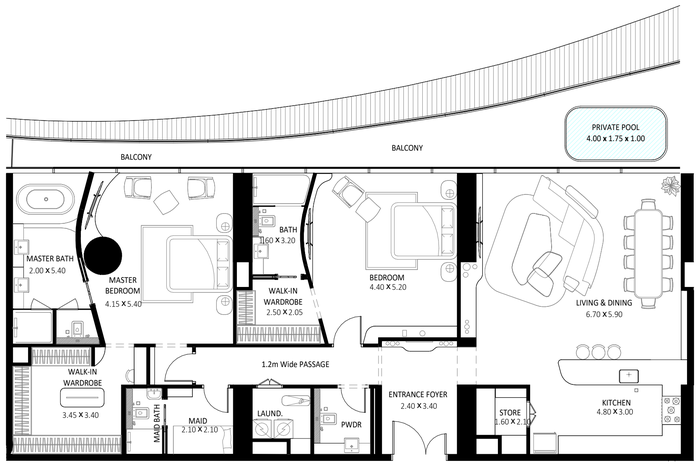
31ST FLOOR PLAN

MANSION NUMBER | 3105

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2107 ft²
BALCONY AREA	33 m²	354 ft²
TOTAL UNIT AREA	229 m²	2461 ft²

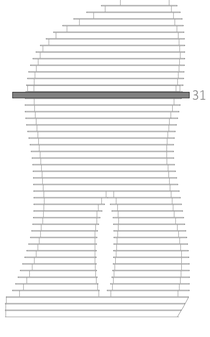
3105 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID BATH	2 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 3.20 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

31ST FLOOR PLAN

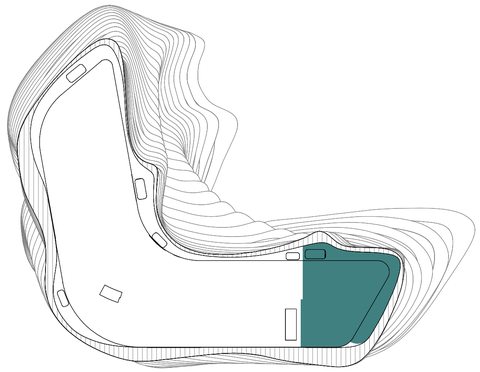
MANSION NUMBER | 3106

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	344 m²	3703 ft²
BALCONY AREA	128 m²	1378 ft²
TOTAL UNIT AREA	472 m²	5081 ft²

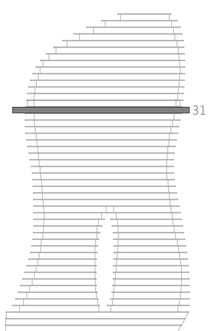
3106 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	57 m²
MASTER BEDROOM	49 m²
MASTER BATH	14 m²
HIS WALK-IN WARDROBE	12 m²
HER WALK-IN WARDROBE	10 m²
BATH	10 m²
BEDROOM	30 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
MAID	5 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

32ND FLOOR PLAN

MANSION NAME | ↓

- 3201 2BED CANNES
- 3202 3BED ST TROPEZ
- 3203 2BED CANNES
- 3204 2BED CANNES
- 3205 2BED CANNES
- 3206 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
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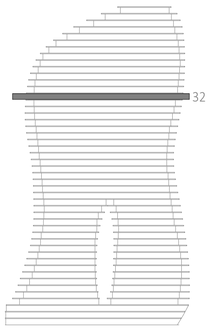
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

32ND FLOOR PLAN

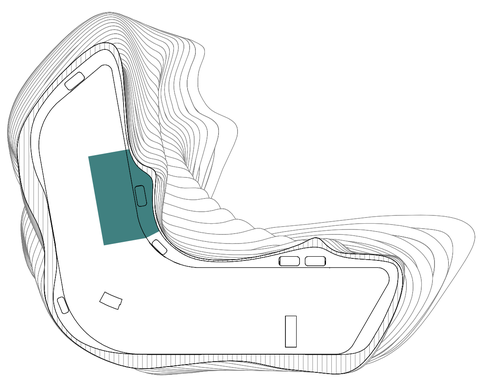
MANSION NUMBER | 3201

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2095 ft²
BALCONY AREA	72 m²	772 ft²
TOTAL UNIT AREA	266 m²	2867 ft²

3201 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◎ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

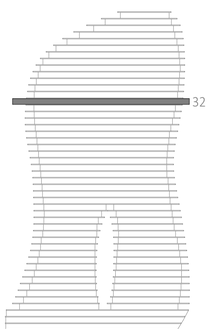
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

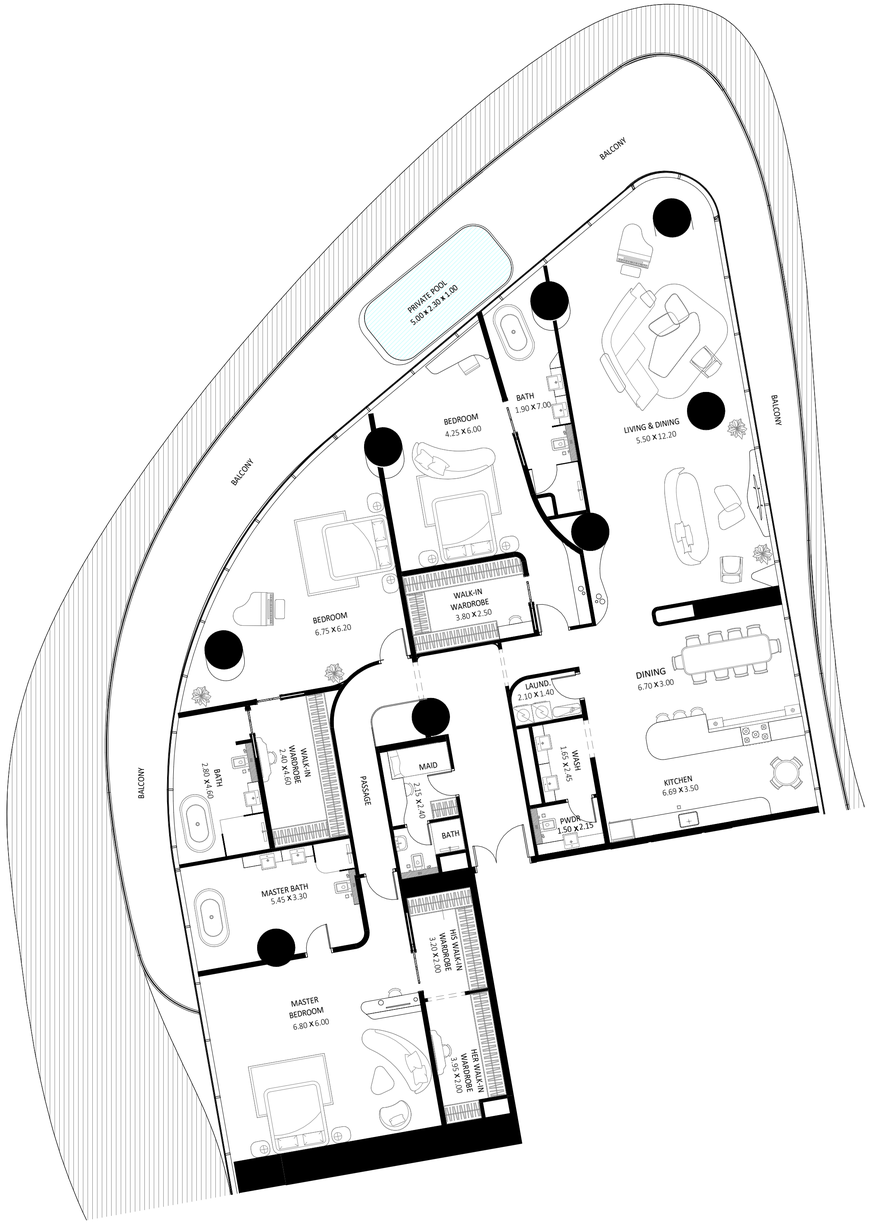
32ND FLOOR PLAN

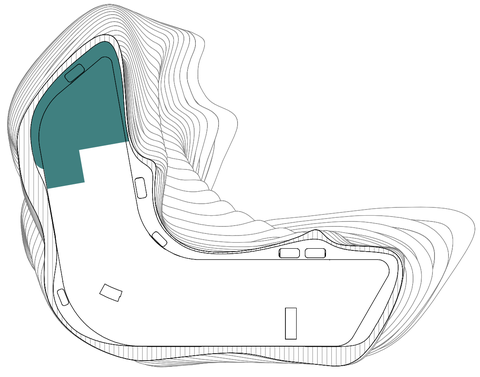
MANSION NUMBER | 3202

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	391 m²	4210 ft²
BALCONY AREA	124 m²	1339 ft²
TOTAL UNIT AREA	515 m²	5549 ft²

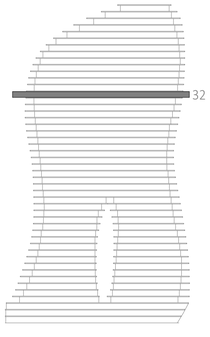
3202 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	9 m²
MASTER BEDROOM	43 m²
BEDROOM	31 m²
LIVING & DINING	91 m²
KITCHEN	23 m²
BATH	13 m²
MASTER BATH	17 m²
BATH	12 m²
WALK-IN WARDROBE	11 m²
BEDROOM	37 m²
LAUND.	3 m²
WASH	4 m²
PWDR	3 m²
PASSAGE	9 m²
BATH	3 m²





VIEW ANALYSIS

- ● BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

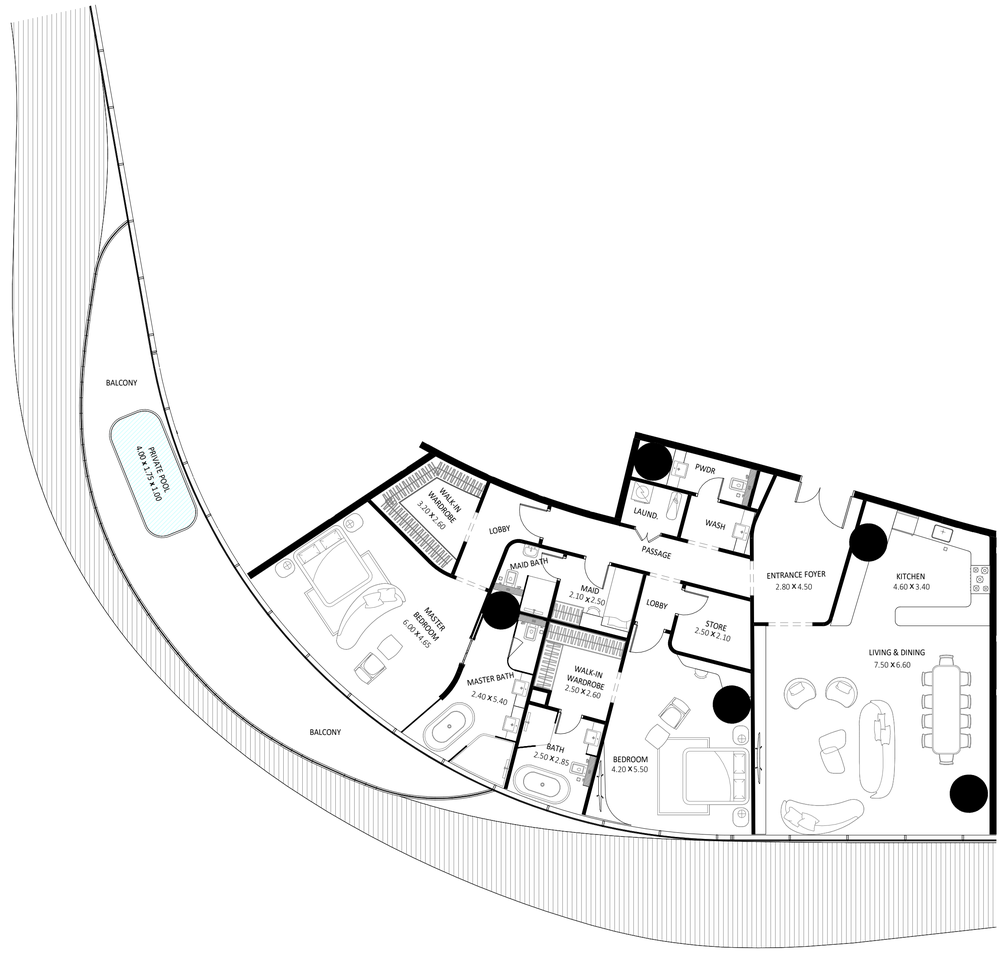
32ND FLOOR PLAN

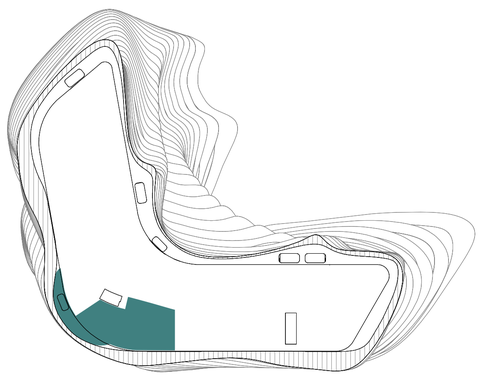
MANSION NUMBER | 3203

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	54 m²	584 ft²
TOTAL UNIT AREA	277 m²	2979 ft²

3203 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

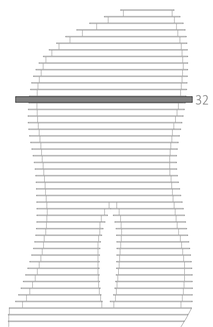
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

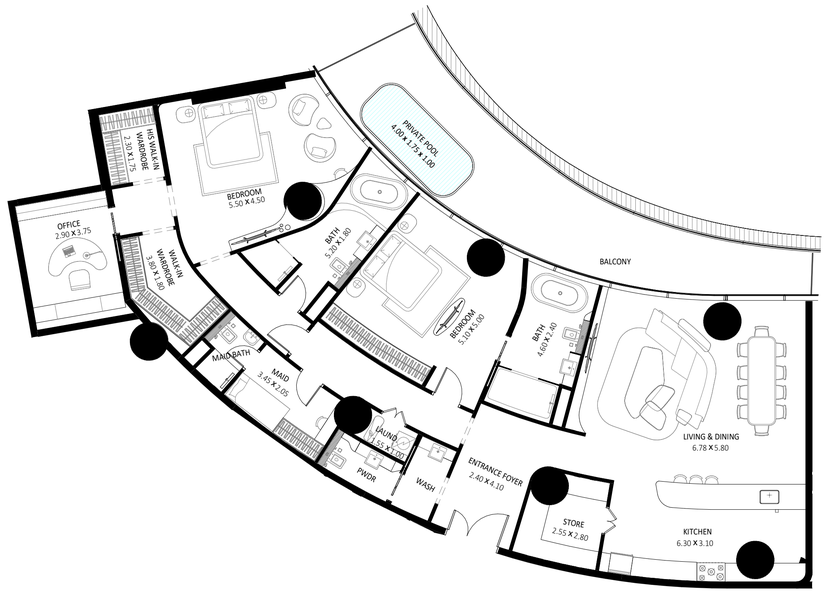
32ND FLOOR PLAN

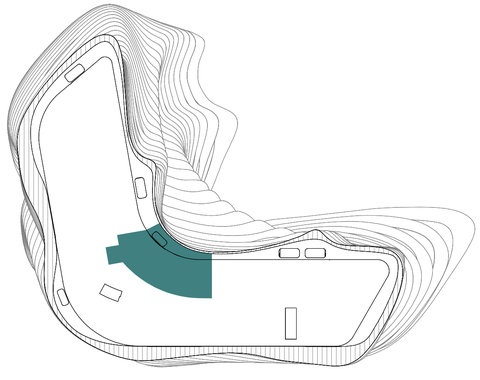
MANSION NUMBER | 3204

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	227 m²	2448 ft²
BALCONY AREA	43 m²	465 ft²
TOTAL UNIT AREA	271 m²	2913 ft²

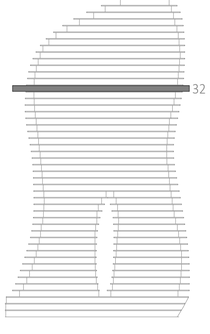
3204 MANSION DESIGN COMPONENTS	
BEDROOM	25 m²
BATH	11 m²
WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
BEDROOM	24 m²
KITCHEN	17 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

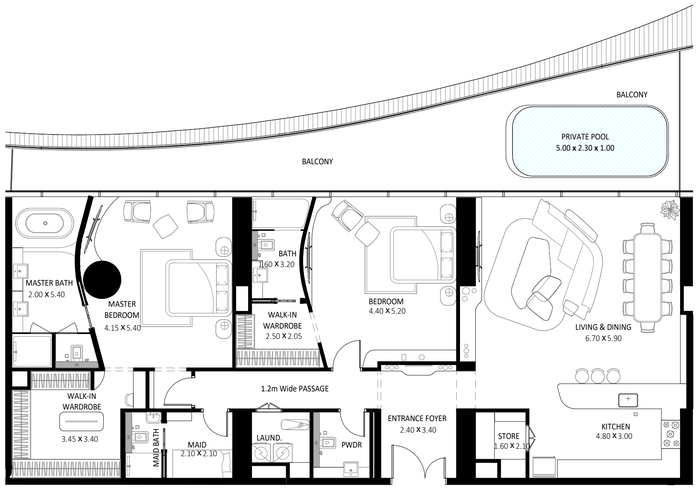
32ND FLOOR PLAN

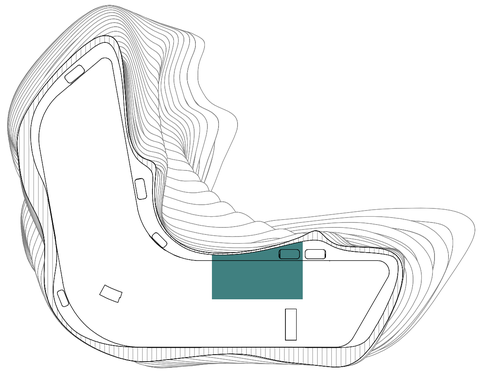
MANSION NUMBER | 3205

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	51 m²	552 ft²
TOTAL UNIT AREA	247 m²	2664 ft²

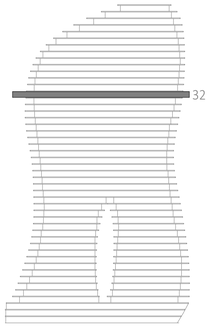
3205 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID BATH	2 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

32ND FLOOR PLAN

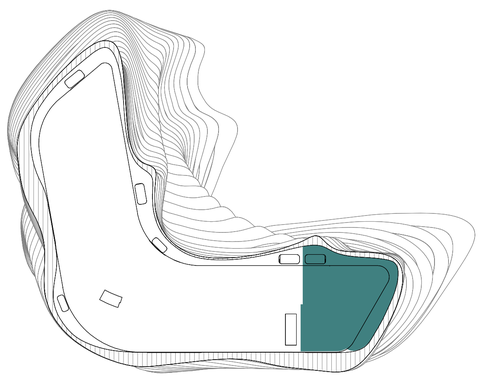
MANSION NUMBER | 3206

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	344 m²	3704 ft²
BALCONY AREA	130 m²	1399 ft²
TOTAL UNIT AREA	474 m²	5103 ft²

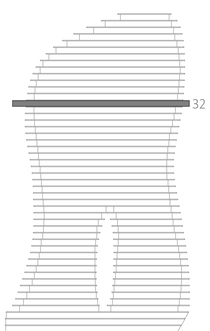
3206 MANSION DESIGN COMPONENTS	
LOBBY	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	57 m²
MASTER BEDROOM	45 m²
MASTER BATH	14 m²
HIS WALK-IN WARDROBE	12 m²
HER WALK-IN WARDROBE	11 m²
BATH	10 m²
BEDROOM	31 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
MAID	5 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

33RD FLOOR PLAN

MANSION NAME | ↓

- 3301 2BED CANNES
- 3302 3BED ST TROPEZ
- 3303 2BED CANNES
- 3304 2BED CANNES
- 3305 2BED CANNES
- 3306 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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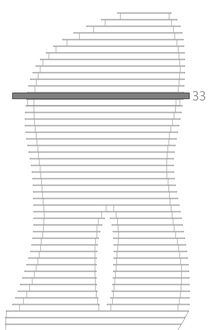

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

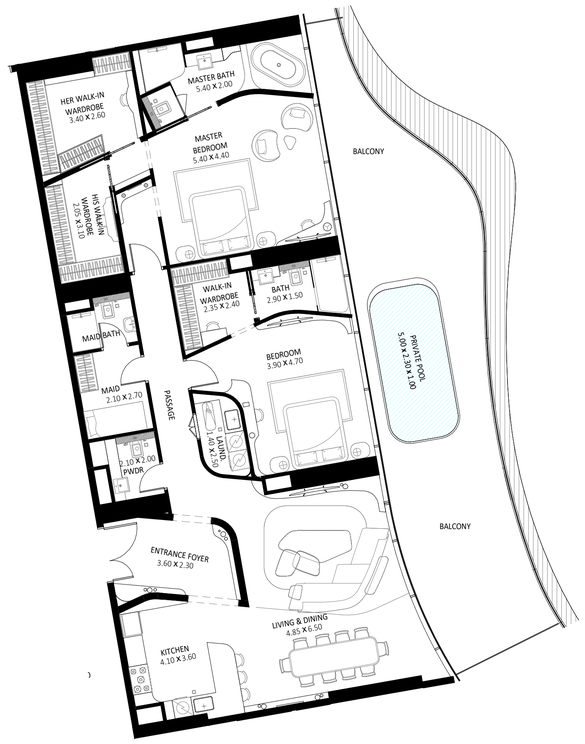
33RD FLOOR PLAN

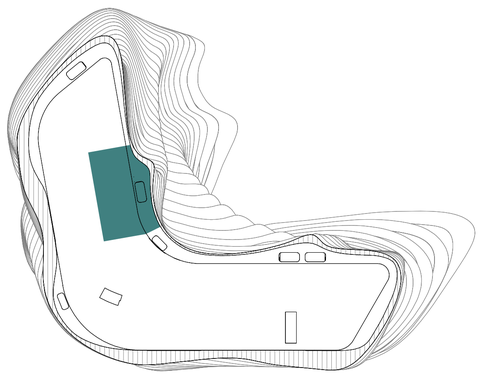
MANSION NUMBER | 3301

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2097 ft²
BALCONY AREA	72 m²	773 ft²
TOTAL UNIT AREA	267 m²	2869 ft²

3301 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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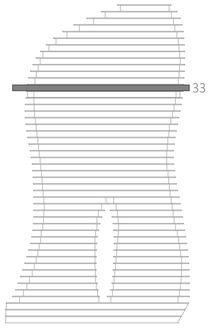

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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

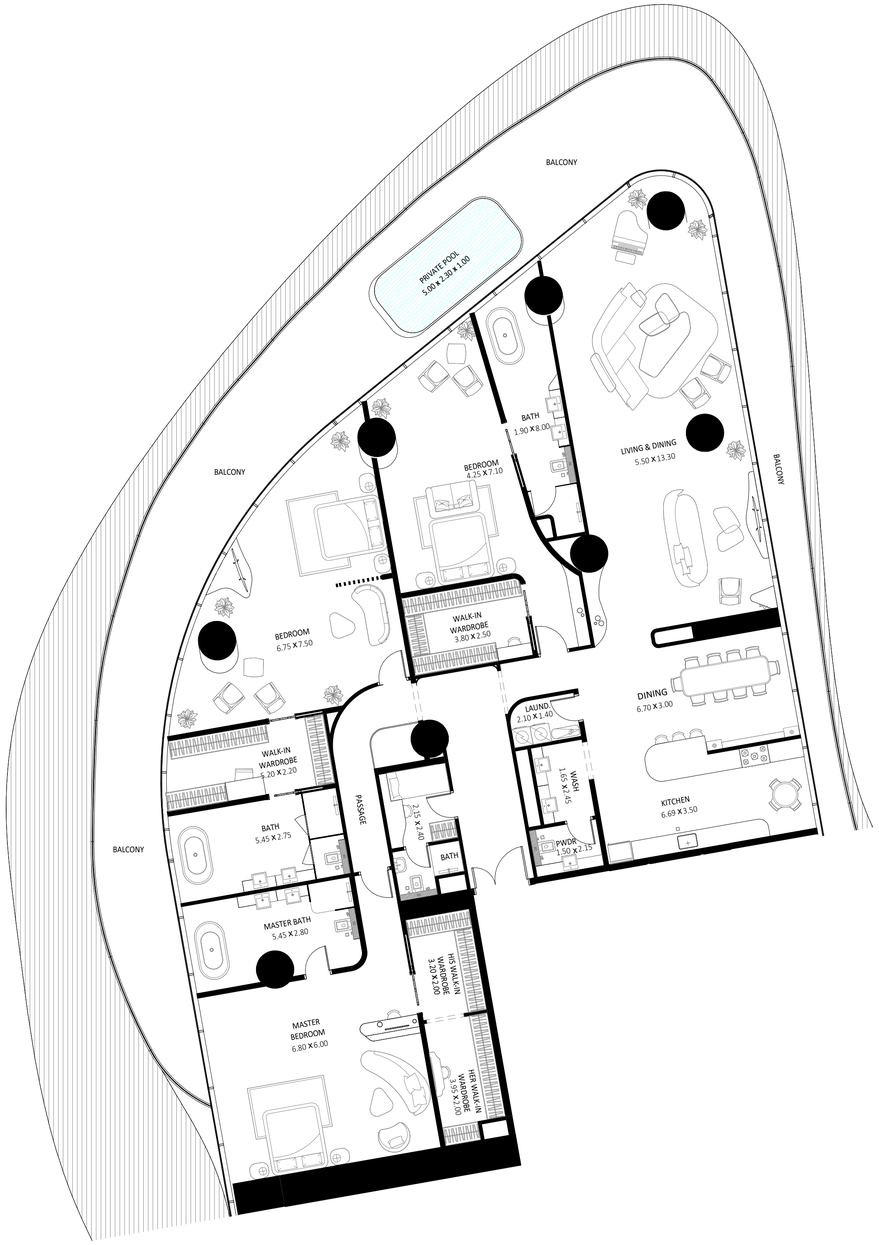
33RD FLOOR PLAN

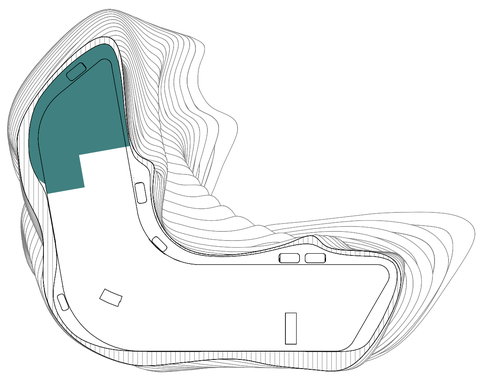
MANSION NUMBER | 3302

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	410 m²	4411 ft²
BALCONY AREA	145 m²	1561 ft²
TOTAL UNIT AREA	555 m²	5972 ft²

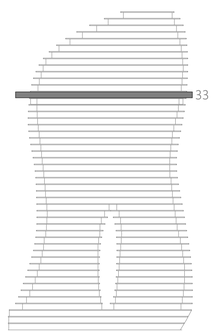
3302 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	8 m²
HIS WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	9 m²
MASTER BEDROOM	44 m²
BEDROOM	34 m²
LIVING & DINING	95 m²
KITCHEN	23 m²
BATH	14 m²
MASTER BATH	14 m²
BATH	15 m²
WALK-IN WARDROBE	12 m²
BEDROOM	45 m²
LAUND.	3 m²
WASH	4 m²
PWDR	3 m²
PASSAGE	8 m²
BATH	3 m²





VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

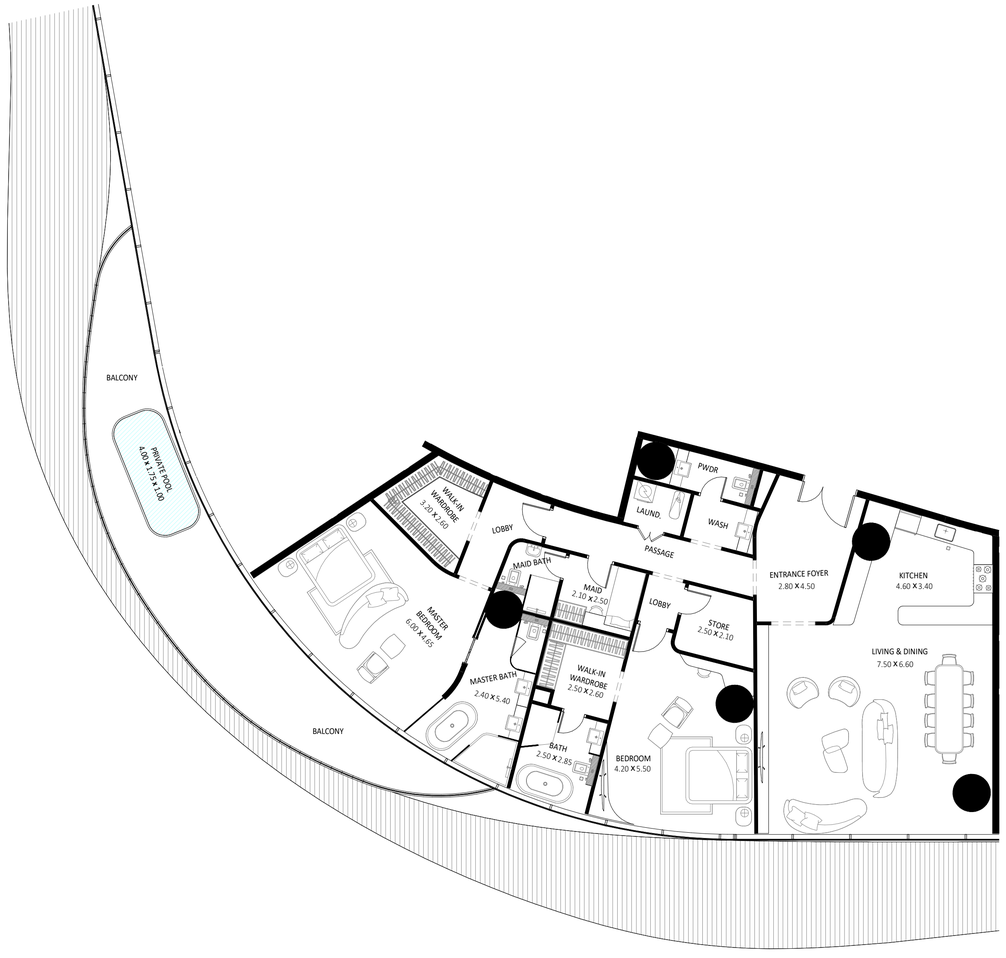
33RD FLOOR PLAN

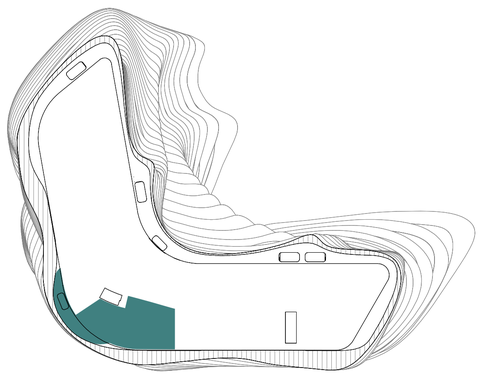
MANSION NUMBER | 3303

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	54 m²	580 ft²
TOTAL UNIT AREA	276 m²	2974 ft²

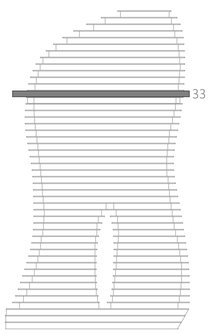
3303 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

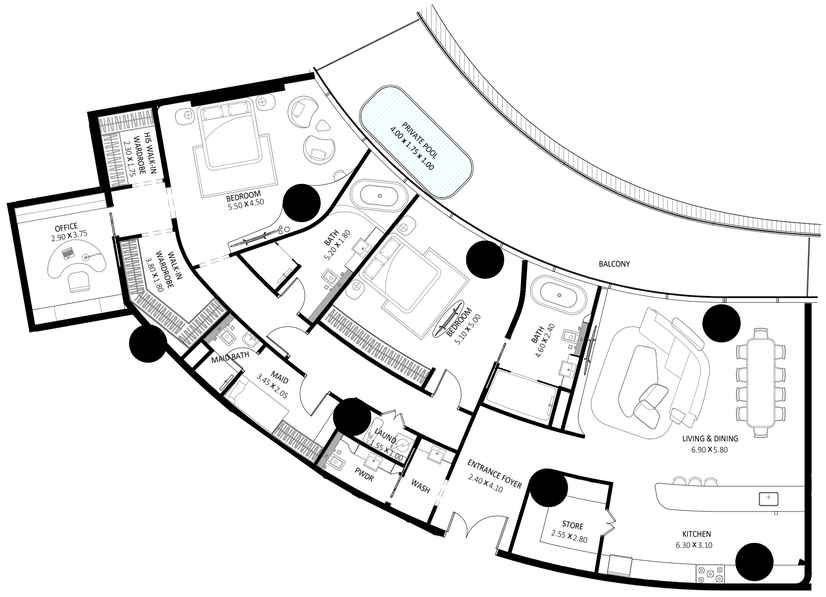
33RD FLOOR PLAN

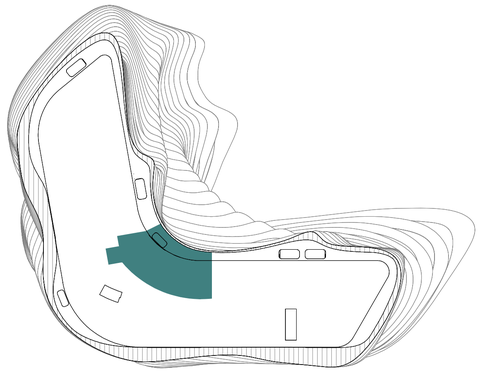
MANSION NUMBER | 3304

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	228 m²	2454 ft²
BALCONY AREA	49 m²	524 ft²
TOTAL UNIT AREA	277 m²	2978 ft²

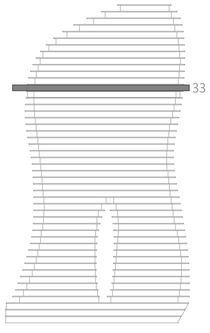
3304 MANSION DESIGN COMPONENTS	
BEDROOM	25 m²
BATH	11 m²
WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
LOBBY	3 m²
BEDROOM	24 m²
KITCHEN	17 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◔ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

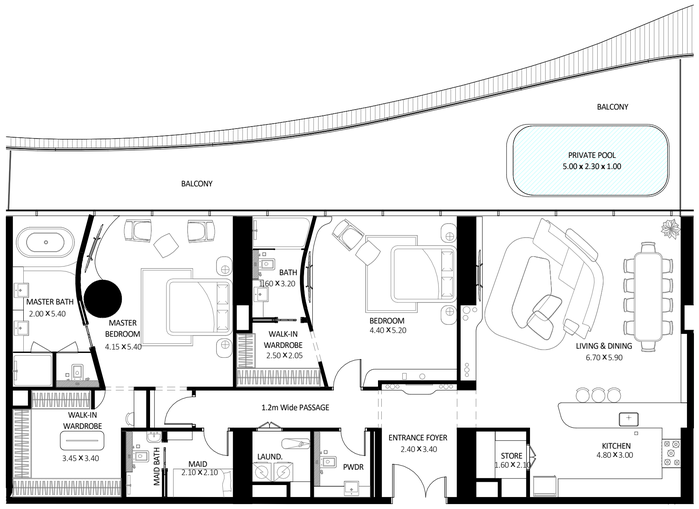
33RD FLOOR PLAN

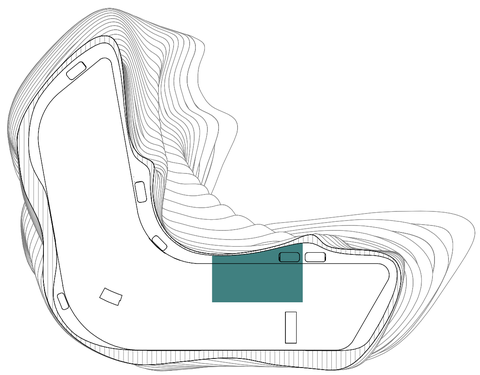
MANSION NUMBER | 3305

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	63 m²	675 ft²
TOTAL UNIT AREA	259 m²	2787 ft²

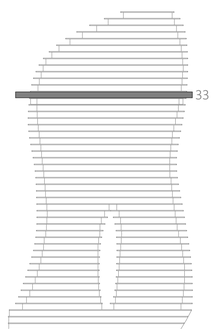
3305 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID BATH	2 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

33RD FLOOR PLAN

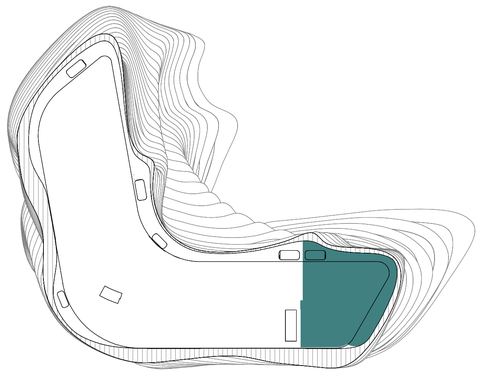
MANSION NUMBER | 3306

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	340 m²	3662 ft²
BALCONY AREA	128 m²	1377 ft²
TOTAL UNIT AREA	468 m²	5040 ft²

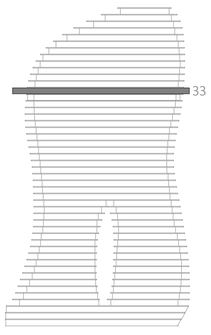
3306 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	58 m²
MASTER BEDROOM	45 m²
MASTER BATH	14 m²
HIS WALK-IN WARDROBE	12 m²
HER WALK-IN WARDROBE	11 m²
BATH	10 m²
BEDROOM	31 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
MAID	5 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

34TH FLOOR PLAN

MANSION NAME | ↓

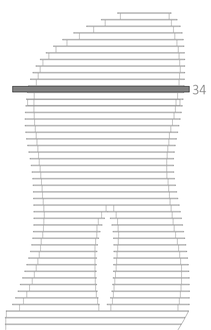
- 3401 2BED CANNES
- 3402 3BED ST TROPEZ
- 3403 2BED CANNES
- 3404 2BED CANNES
- 3405 2BED CANNES
- 3406 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

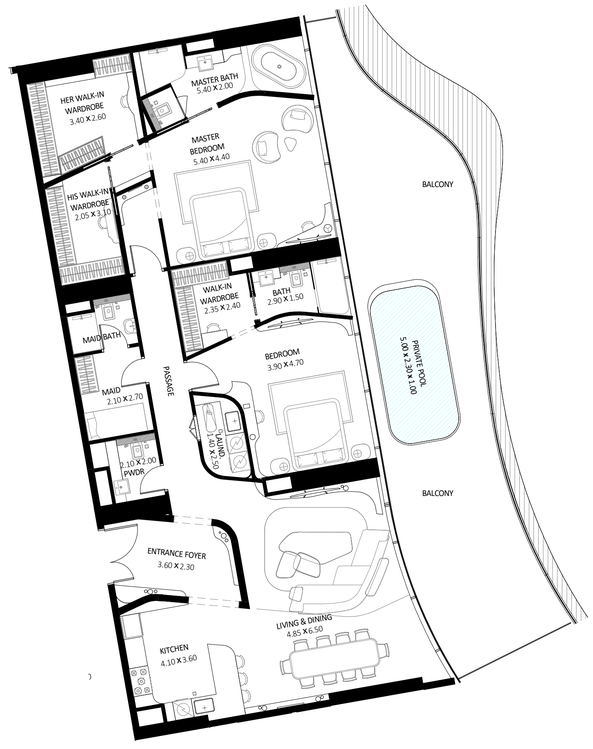
34TH FLOOR PLAN

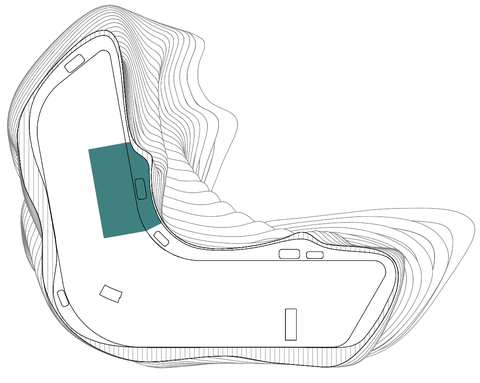
MANSION NUMBER | 3401

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2097 ft²
BALCONY AREA	75 m²	806 ft²
TOTAL UNIT AREA	270 m²	2903 ft²

3401 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
ENTRANCE FOYER	13 m²
MAID	6 m²
MAID	5 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

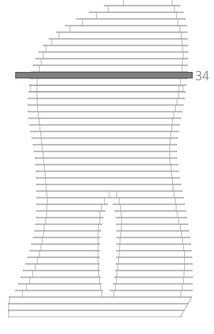
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

34TH FLOOR PLAN

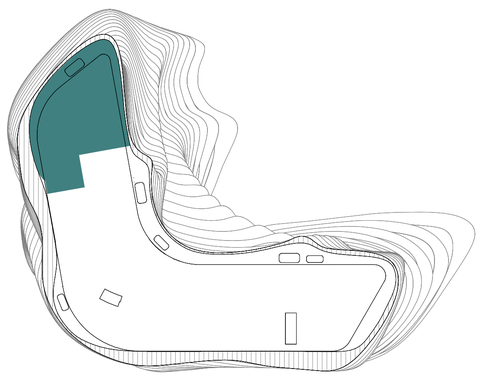
MANSION NUMBER | 3402

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	435 m²	4687 ft²
BALCONY AREA	138 m²	1485 ft²
TOTAL UNIT AREA	573 m²	6171 ft²

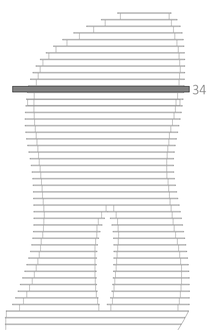
3402 MANSION DESIGN COMPONENTS	
BEDROOM	38 m²
WALK-IN WARDROBE	8 m²
LIVING & DINING	119 m²
BEDROOM	33 m²
MASTER BEDROOM	22 m²
WALK-IN WARDROBE	6 m²
MASTER BEDROOM	27 m²
WALK-IN WARDROBE	9 m²
LOBBY	2 m²
PASSAGE	9 m²
BATH	13 m²
BATH	11 m²
KITCHEN	20 m²
PWDR	3 m²
MASTER BATH	13 m²
HER WALK-IN WARDROBE	9 m²
HIS WALK-IN WARDROBE	6 m²
LOBBY	3 m²
LAUND.	2 m²
MASTER BATH	8 m²
BATH	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

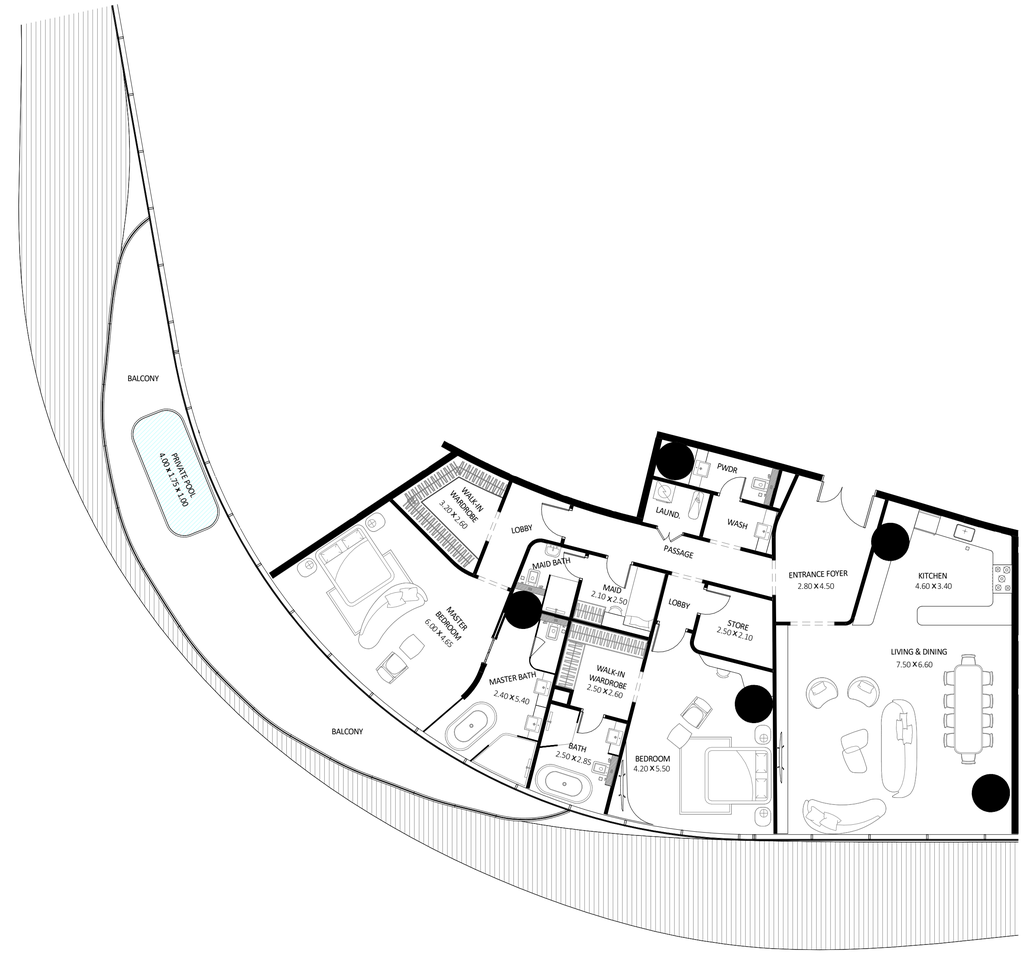
34TH FLOOR PLAN

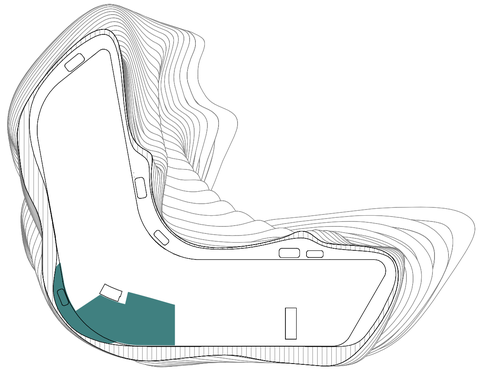
MANSION NUMBER | 3403

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	56 m²	607 ft²
TOTAL UNIT AREA	279 m²	3002 ft²

3403 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

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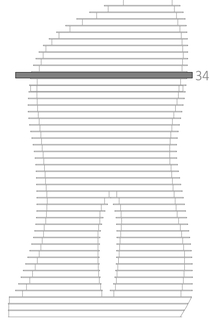
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00



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RIVIERA MANSION COLLECTION

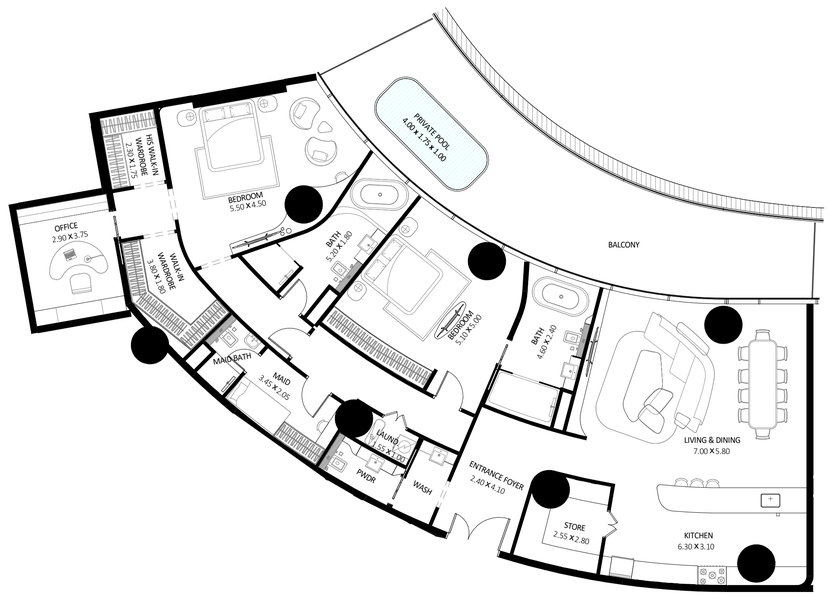
34TH FLOOR PLAN

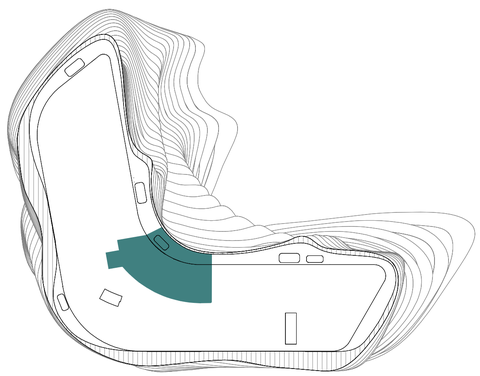
MANSION NUMBER | 3404

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	228 m²	2449 ft²
BALCONY AREA	55 m²	595 ft²
TOTAL UNIT AREA	283 m²	3044 ft²

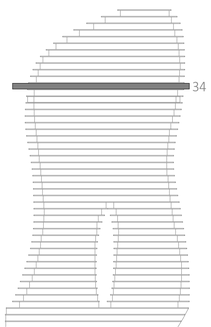
3404 MANSION DESIGN COMPONENTS	
BEDROOM	25 m²
BATH	11 m²
WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
BEDROOM	24 m²
KITCHEN	17 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

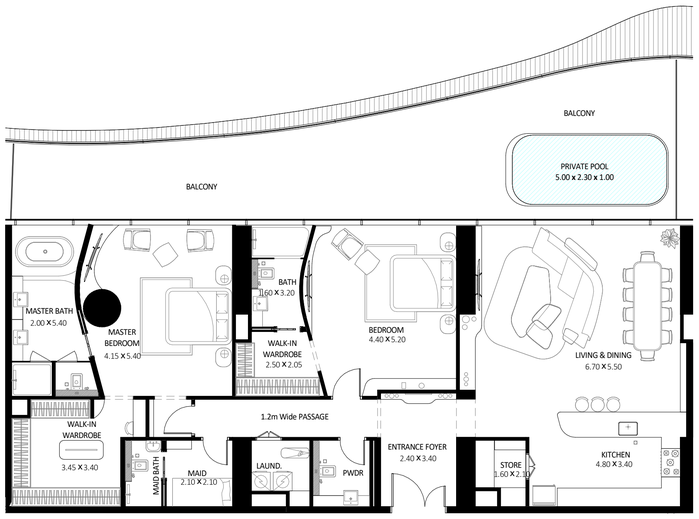
34TH FLOOR PLAN

MANSION NUMBER | 3405

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	73 m²	784 ft²
TOTAL UNIT AREA	269 m²	2895 ft²

3405 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
LOBBY	2 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
MAID BATH	2 m²
MAID	4 m²





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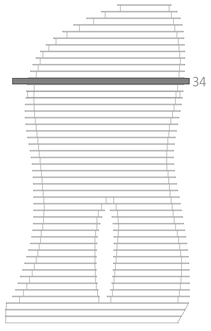
- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◉ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

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RIVIERA MANSION COLLECTION

34TH FLOOR PLAN

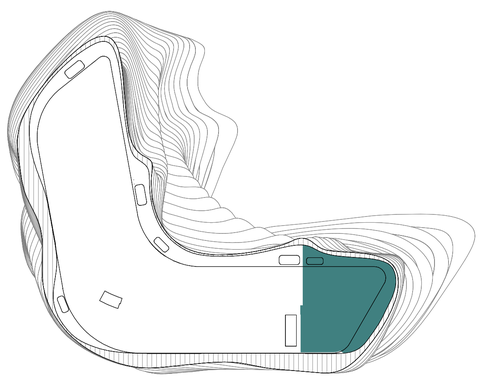
MANSION NUMBER | 3406

MANSION NAME | ST TROPEZ - 3 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	327 m²	3519 ft²
BALCONY AREA	129 m²	1391 ft²
TOTAL UNIT AREA	456 m²	4909 ft²

3406 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m²
LAUND.	6 m²
LOBBY	4 m²
PWDR	6 m²
WALK-IN WARDROBE	5 m²
PASSAGE	12 m²
LIVING & DINING	57 m²
MASTER BEDROOM	40 m²
MASTER BATH	12 m²
HIS WALK-IN WARDROBE	10 m²
HER WALK-IN WARDROBE	9 m²
BATH	8 m²
BEDROOM	28 m²
BEDROOM	30 m²
KITCHEN	19 m²
WALK-IN WARDROBE	10 m²
BATH	9 m²
MAID	5 m²





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- BURJ KHALIFA | RIVIERA BEACH | CANAL
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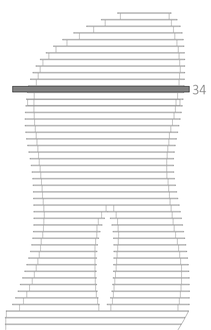
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

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RIVIERA MANSION COLLECTION

35TH FLOOR PLAN

MANSION NAME | ↓

- 3501 2BED CANNES
- 3502 3BED ST TROPEZ
- 3503 2BED CANNES
- 3504 2BED CANNES
- 3505 2BED CANNES
- 3506 2BED CANNES

TOTAL UNITS: 6



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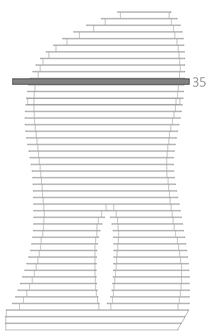
VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

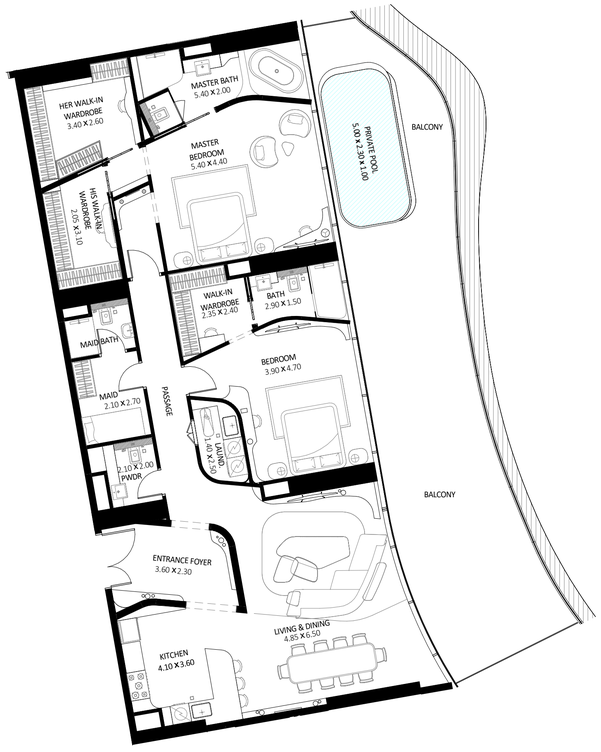
35TH FLOOR PLAN

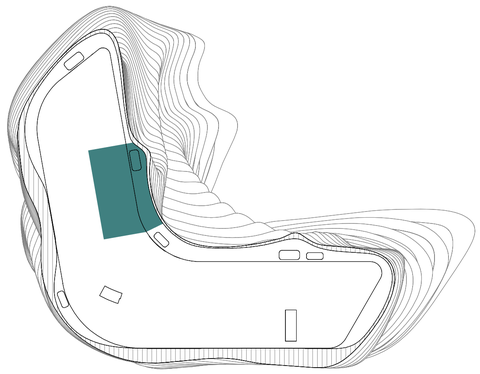
MANSION NUMBER | 3501

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2097 ft²
BALCONY AREA	79 m²	848 ft²
TOTAL UNIT AREA	274 m²	2945 ft²

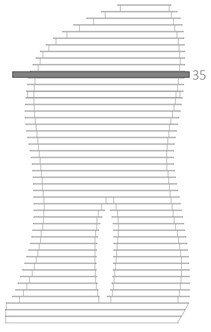
3501 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

35TH FLOOR PLAN

MANSION NUMBER | 3502

MANSION NAME | MONACO - 4 BEDROOMS MANSION

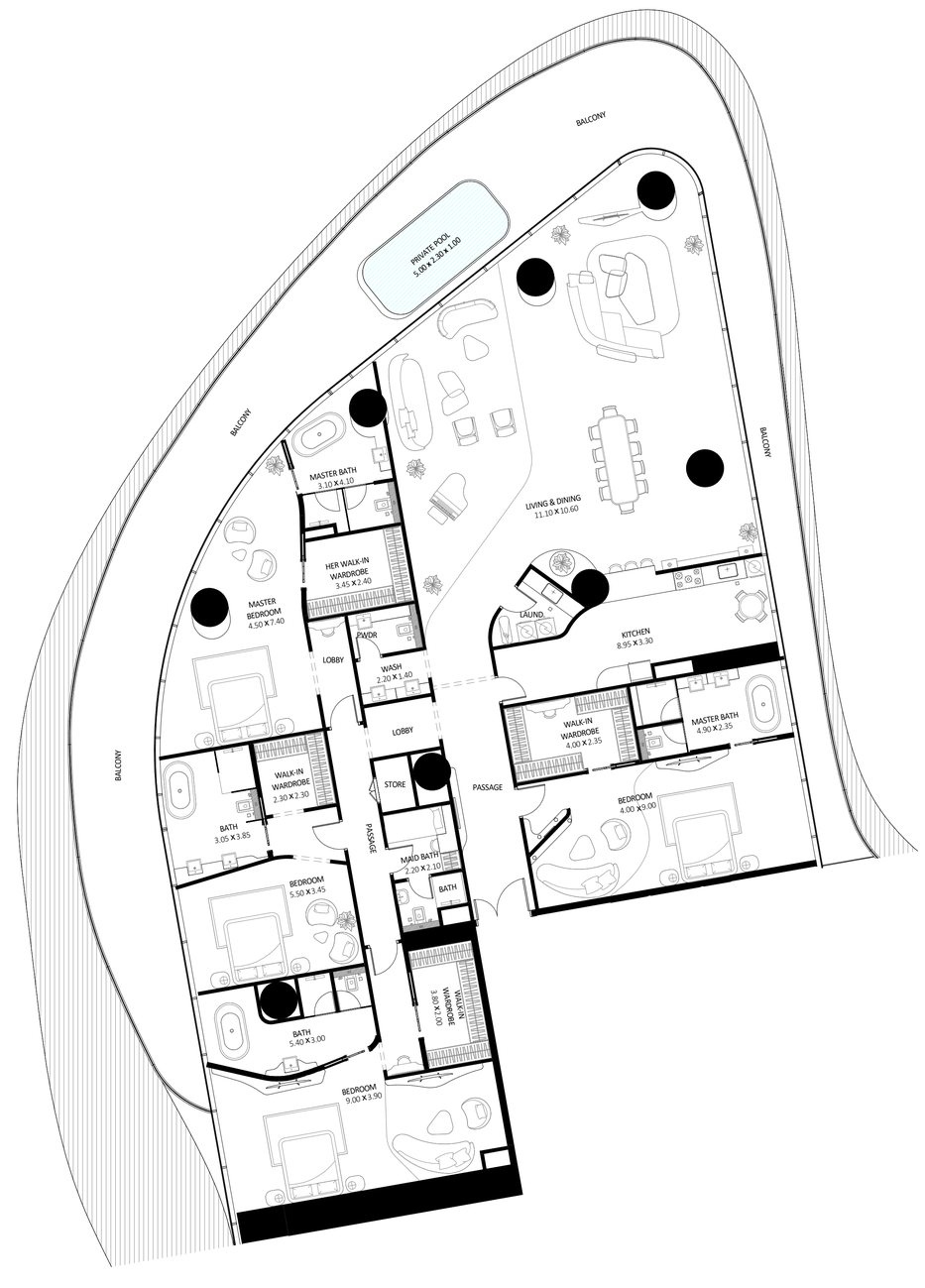
AREA	SQ. M	SQ. FT
SUITE AREA	452 m²	4869 ft²
BALCONY AREA	157 m²	1693 ft²
TOTAL UNIT AREA	610 m²	6563 ft²

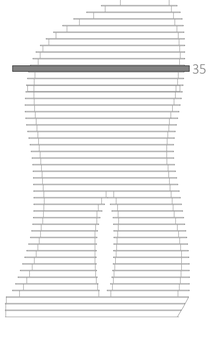
3502 MANSION DESIGN COMPONENTS	
BEDROOM	39 m²
WALK-IN WARDROBE	8 m²
LIVING & DINING	121 m²
BEDROOM	36 m²
BEDROOM	23 m²
BATH	11 m²
MASTER BEDROOM	30 m²
WALK-IN WARDROBE	10 m²
PASSAGE	8 m²
BATH	13 m²
KITCHEN	23 m²
MASTER BATH	12 m²
HER WALK-IN WARDROBE	8 m²
LOBBY	4 m²
STORE	2 m²
MASTER BATH	11 m²
PASSAGE	15 m²
LAUND.	4 m²
PWDR	3 m²
WASH	3 m²
LOBBY	4 m²
WALK-IN WARDROBE	5 m²
BATH	3 m²



VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY





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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

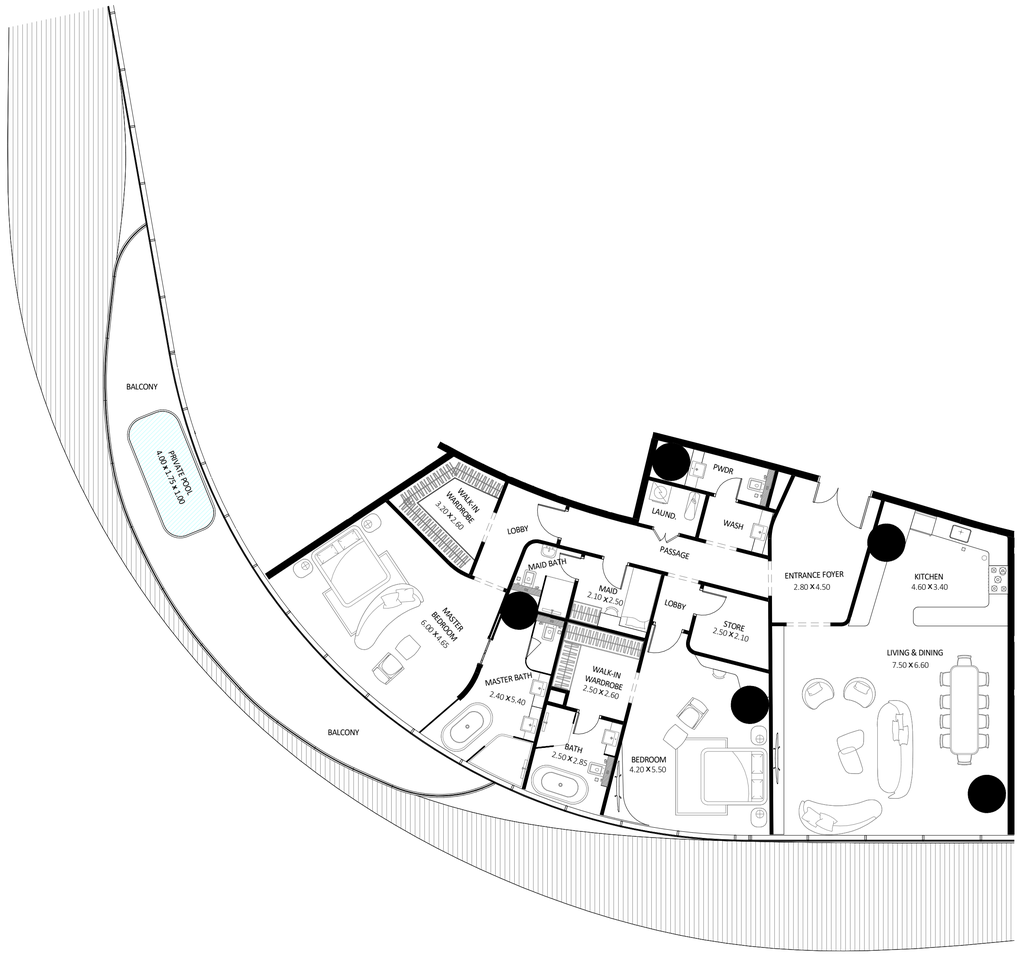
35TH FLOOR PLAN

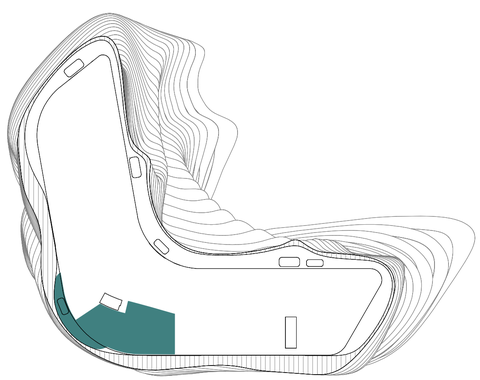
MANSION NUMBER | 3503

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	49 m²	529 ft²
TOTAL UNIT AREA	272 m²	2923 ft²

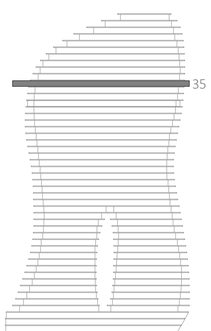
3503 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

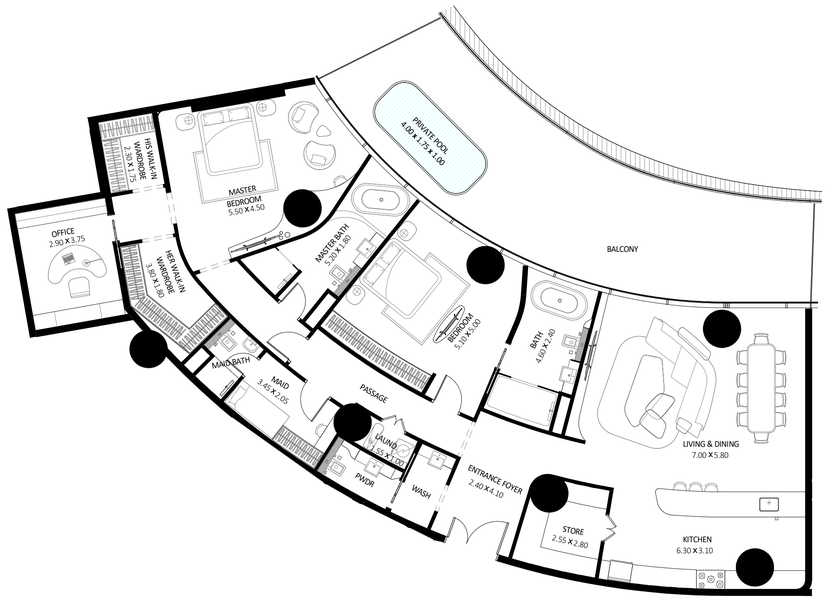
35TH FLOOR PLAN

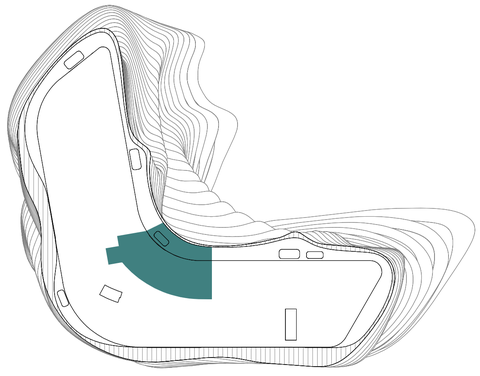
MANSION NUMBER | 3504

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	227 m²	2448 ft²
BALCONY AREA	63 m²	679 ft²
TOTAL UNIT AREA	290 m²	3127 ft²

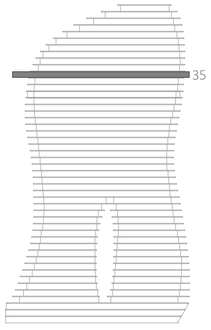
3504 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	25 m²
MASTER BATH	11 m²
HER WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
BEDROOM	24 m²
KITCHEN	17 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

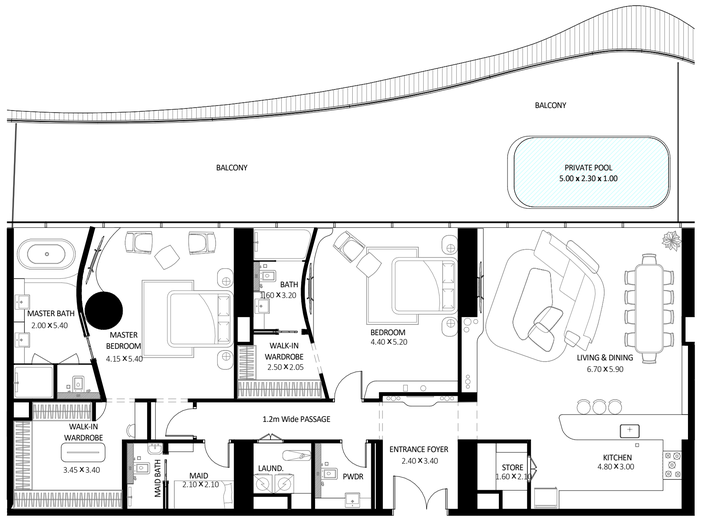
35TH FLOOR PLAN

MANSION NUMBER | 3505

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2111 ft²
BALCONY AREA	84 m²	906 ft²
TOTAL UNIT AREA	280 m²	3017 ft²

3505 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
WALK-IN WARDROBE	12 m²
BEDROOM	24 m²
PWDR	4 m²
PASSAGE	7 m²
LIVING & DINING	37 m²
KITCHEN	19 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

N

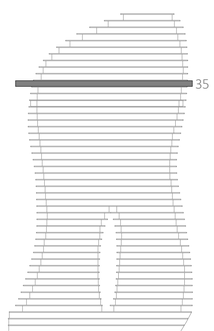
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00



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RIVIERA MANSION COLLECTION

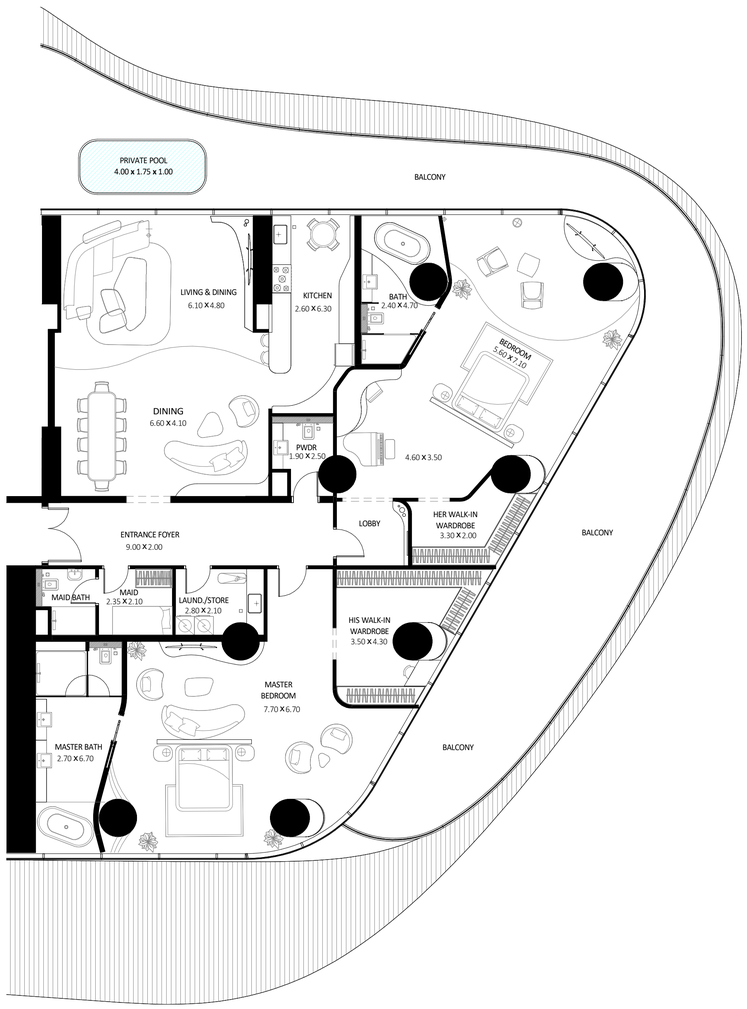
35TH FLOOR PLAN

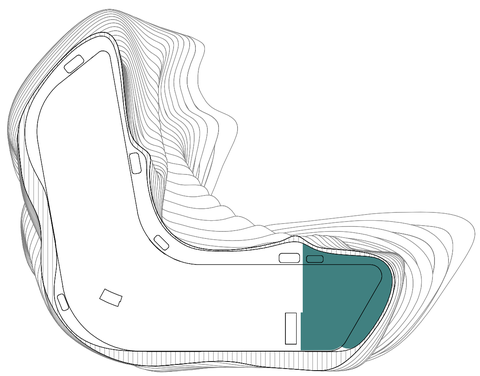
MANSION NUMBER | 3506

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	307 m²	3309 ft²
BALCONY AREA	129 m²	1392 ft²
TOTAL UNIT AREA	437 m²	4702 ft²

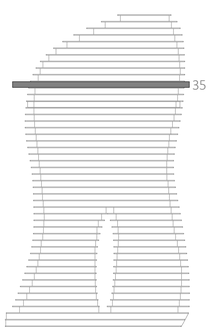
3506 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	18 m²
LIVING & DINING	57 m²
PWDR	4 m²
HIS WALK-IN WARDROBE	15 m²
HER WALK-IN WARDROBE	8 m²
MASTER BATH	16 m²
KITCHEN	16 m²
BATH	10 m²
LOBBY	5 m²
MASTER BEDROOM	53 m²
LAUND./STORE	6 m²
MAID	5 m²
MAID BATH	4 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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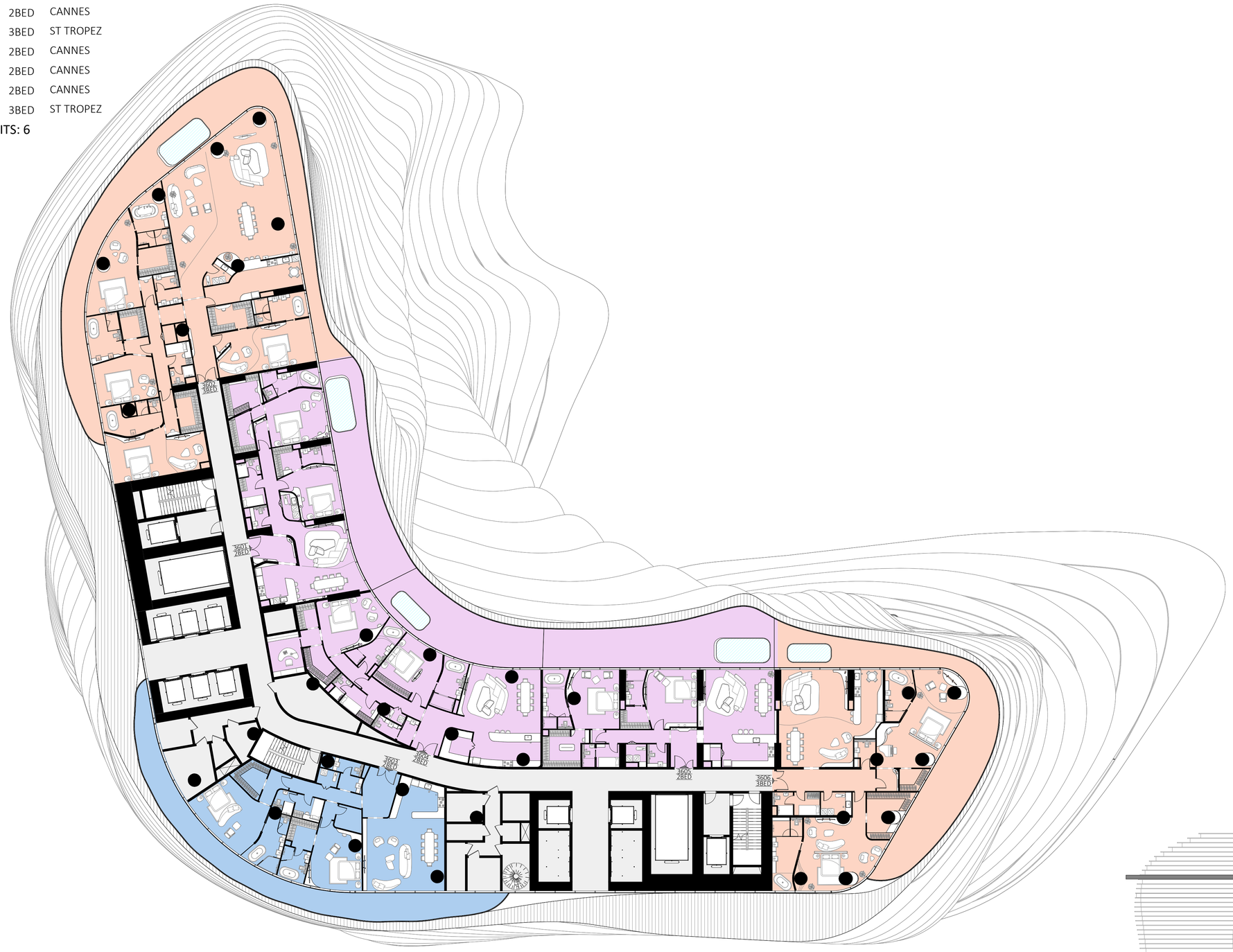
RIVIERA MANSION COLLECTION

36TH FLOOR PLAN

MANSION NAME | ↓

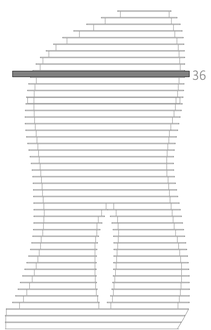
- 3601 2BED CANNES
- 3602 3BED ST TROPEZ
- 3603 2BED CANNES
- 3604 2BED CANNES
- 3605 2BED CANNES
- 3606 3BED ST TROPEZ

TOTAL UNITS: 6



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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RIVIERA MANSION COLLECTION

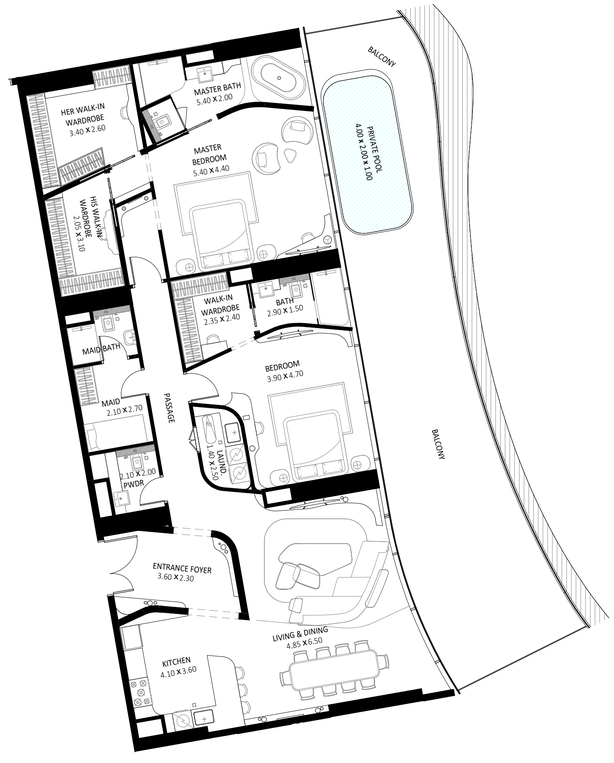
36TH FLOOR PLAN

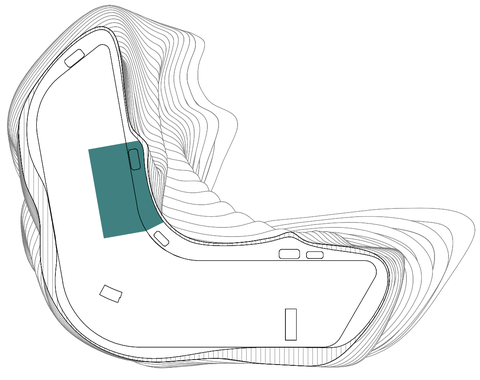
MANSION NUMBER | 3601

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	195 m²	2098 ft²
BALCONY AREA	78 m²	843 ft²
TOTAL UNIT AREA	273 m²	2941 ft²

3601 MANSION DESIGN COMPONENTS	
HER WALK-IN WARDROBE	10 m²
LIVING & DINING	36 m²
MASTER BEDROOM	30 m²
ENTRANCE FOYER	10 m²
HIS WALK-IN WARDROBE	7 m²
LAUND.	3 m²
PWDR	4 m²
KITCHEN	15 m²
BEDROOM	21 m²
WALK-IN WARDROBE	6 m²
BATH	5 m²
PASSAGE	9 m²
MASTER BATH	10 m²
MAID	6 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
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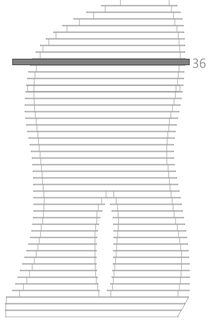

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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

36TH FLOOR PLAN

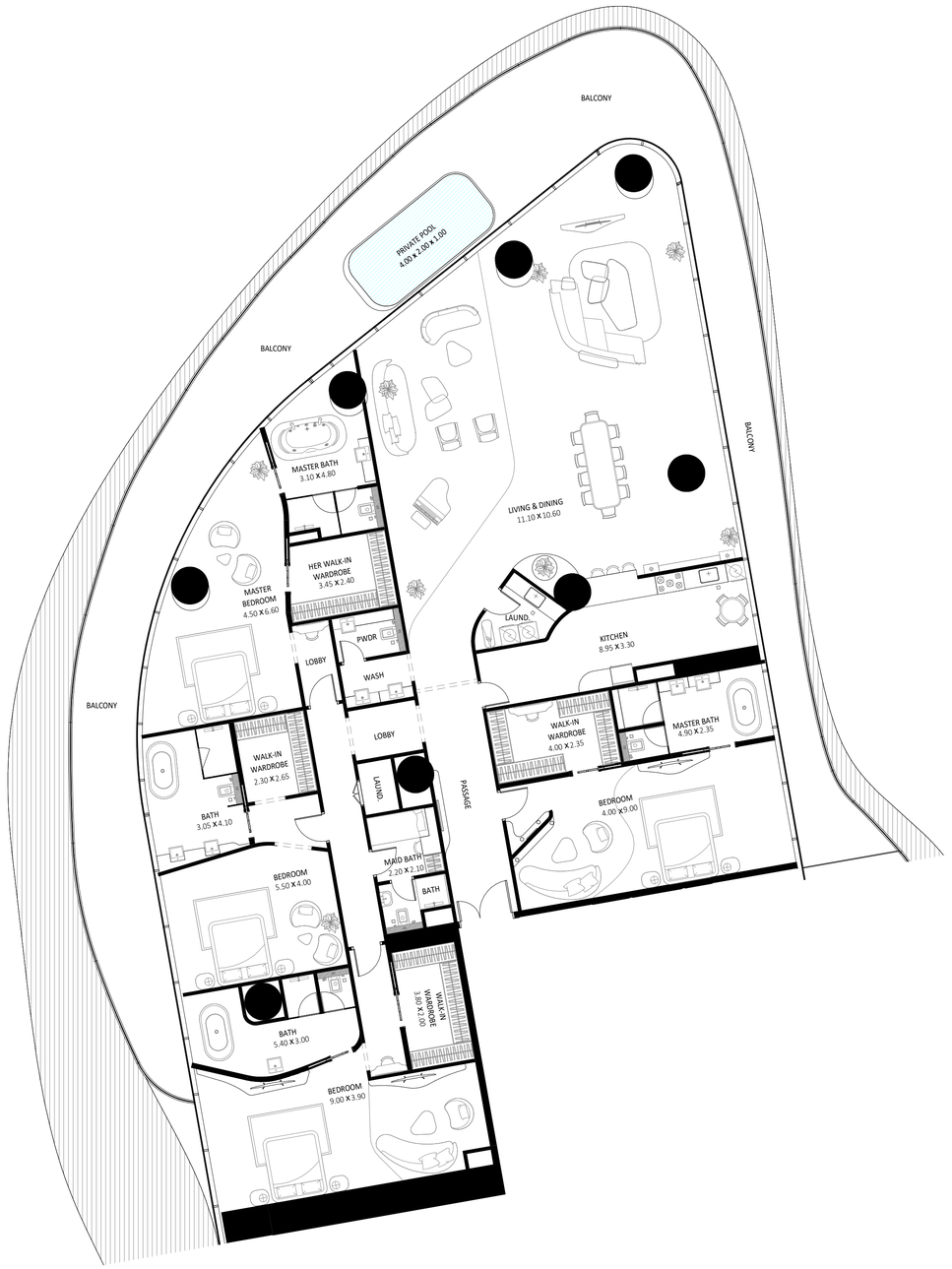
MANSION NUMBER | 3602

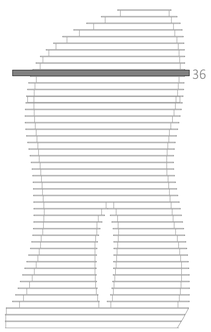
MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	464 m²	4993 ft²
BALCONY AREA	158 m²	1696 ft²
TOTAL UNIT AREA	621 m²	6689 ft²

3602 MANSION DESIGN COMPONENTS	
BEDROOM	34 m²
WALK-IN WARDROBE	8 m²
LIVING & DINING	124 m²
BEDROOM	36 m²
BEDROOM	25 m²
BATH	13 m²
MASTER BEDROOM	30 m²
WALK-IN WARDROBE	9 m²
PASSAGE	9 m²
BATH	13 m²
WALK-IN WARDROBE	6 m²
KITCHEN	23 m²
MASTER BATH	14 m²
HER WALK-IN WARDROBE	8 m²
LOBBY	4 m²
LAUND.	2 m²
MASTER BATH	8 m²
PASSAGE	15 m²
LAUND.	4 m²
PWDR	3 m²
WASH	3 m²
LOBBY	3 m²
LOBBY	5 m²
BATH	3 m²







VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

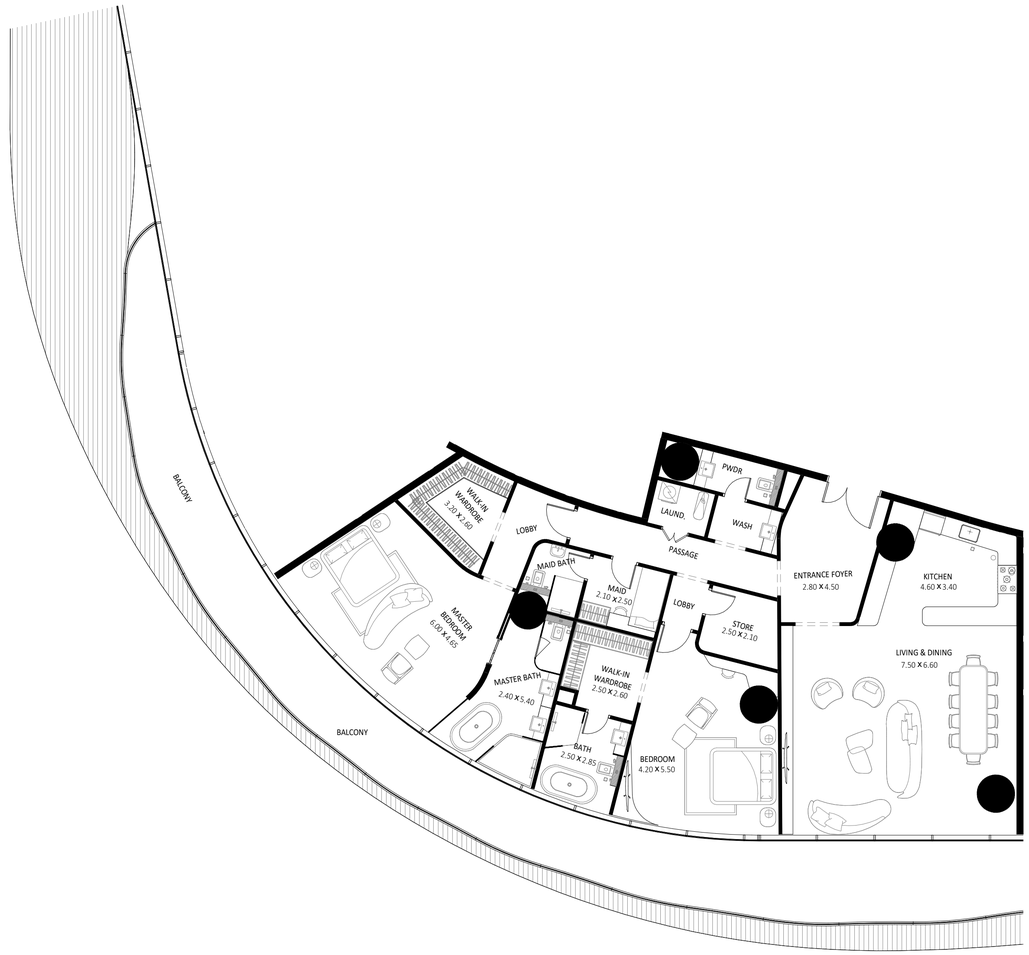
36TH FLOOR PLAN

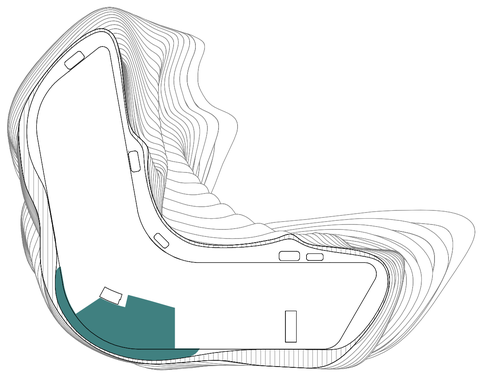
MANSION NUMBER | 3603

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	222 m²	2395 ft²
BALCONY AREA	95 m²	1027 ft²
TOTAL UNIT AREA	318 m²	3422 ft²

3603 MANSION DESIGN COMPONENTS	
KITCHEN	15 m²
LIVING & DINING	48 m²
ENTRANCE FOYER	12 m²
PASSAGE	8 m²
STORE	5 m²
BEDROOM	25 m²
LOBBY	2 m²
WALK-IN WARDROBE	6 m²
BATH	7 m²
MASTER BATH	12 m²
WALK-IN WARDROBE	7 m²
MASTER BEDROOM	29 m²
LOBBY	5 m²
LAUND.	3 m²
PWDR	3 m²
WASH	3 m²
MAID	5 m²
MAID BATH	3 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ● DUBAI WATER CANAL | BUSINESS BAY

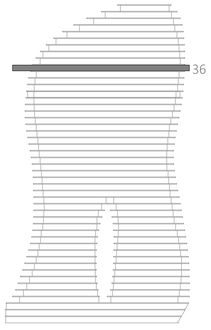
GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : NA



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RIVIERA MANSION COLLECTION

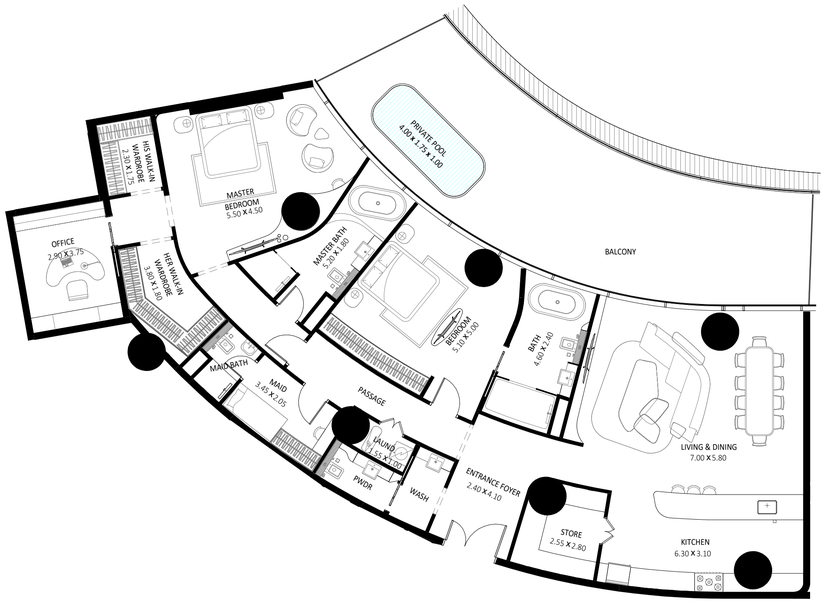
36TH FLOOR PLAN

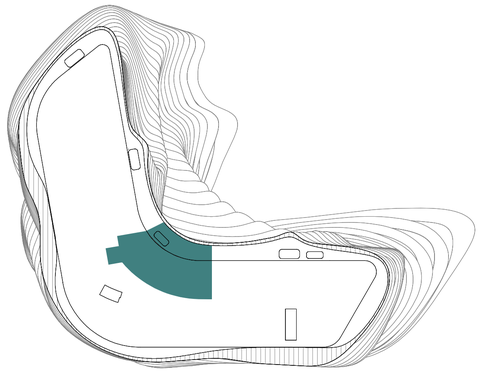
MANSION NUMBER | 3604

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	227 m²	2448 ft²
BALCONY AREA	68 m²	731 ft²
TOTAL UNIT AREA	295 m²	3179 ft²

3604 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	25 m²
MASTER BATH	11 m²
HER WALK-IN WARDROBE	7 m²
HIS WALK-IN WARDROBE	4 m²
LOBBY	5 m²
BEDROOM	24 m²
KITCHEN	17 m²
PWDR	3 m²
WASH	3 m²
LAUND.	2 m²
BATH	10 m²
ENTRANCE FOYER	10 m²
LIVING & DINING	43 m²
STORE	6 m²
PASSAGE	8 m²
MAID	7 m²





VIEW ANALYSIS

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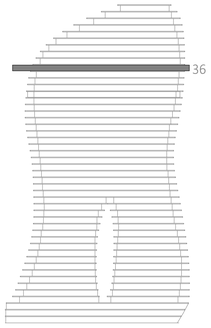

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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RIVIERA MANSION COLLECTION

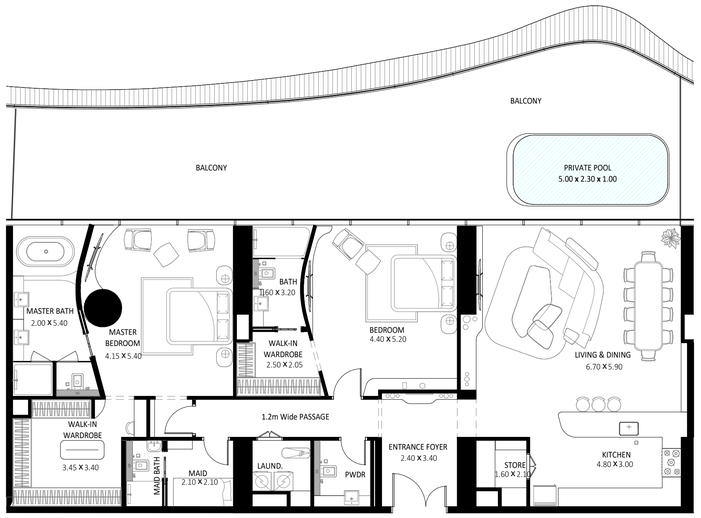
36TH FLOOR PLAN

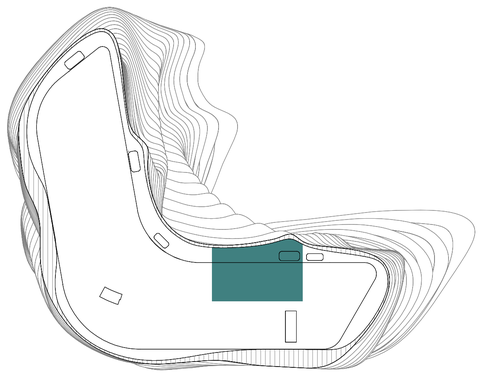
MANSION NUMBER | 3605

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	196 m²	2112 ft²
BALCONY AREA	91 m²	975 ft²
TOTAL UNIT AREA	287 m²	3087 ft²

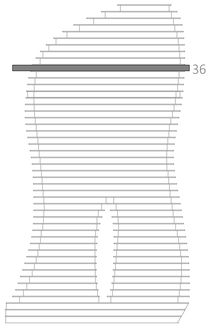
3605 MANSION DESIGN COMPONENTS	
WALK-IN WARDROBE	12 m²
MASTER BEDROOM	24 m²
WALK-IN WARDROBE	5 m²
ENTRANCE FOYER	8 m²
LAUND.	3 m²
MASTER BATH	12 m²
BATH	5 m²
BEDROOM	24 m²
KITCHEN	19 m²
PWDR	4 m²
STORE	3 m²
PASSAGE	7 m²
LIVING & DINING	38 m²
MAID	4 m²





VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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RIVIERA MANSION COLLECTION

36TH FLOOR PLAN

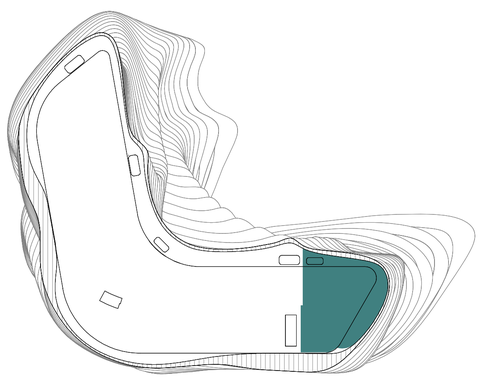
MANSION NUMBER | 3606

MANSION NAME | CANNES - 2 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	281 m²	3023 ft²
BALCONY AREA	121 m²	1307 ft²
TOTAL UNIT AREA	402 m²	4330 ft²

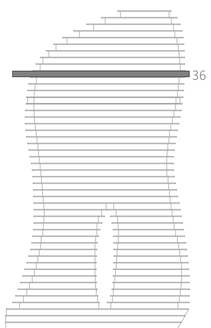
3606 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	18 m²
LIVING & DINING	58 m²
PWDR	4 m²
HIS WALK-IN WARDROBE	13 m²
BEDROOM	49 m²
MASTER BATH	16 m²
KITCHEN	16 m²
BATH	10 m²
LAUND./STORE	6 m²
MASTER BEDROOM	43 m²
WALK-IN WARDROBE	5 m²
MAID	5 m²





VIEW ANALYSIS

- ● BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 1.75 X 4.00 X 1.00

Disclaimer:

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SKY MANSION PENTHOUSE COLLECTION

37TH FLOOR PLAN

MANSION NAME | ↓

- 3701 4BED MONACO
- 3702 4BED MONACO

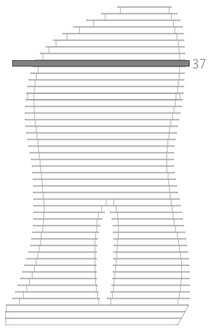
TOTAL UNITS: 2



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

N



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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SKY MANSION PENTHOUSE COLLECTION

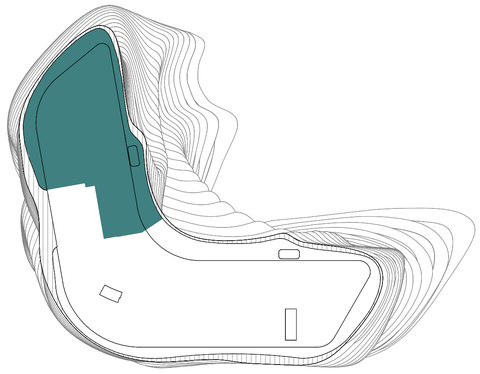
37TH FLOOR PLAN

MANSION NUMBER | 3701

MANSION NAME | MONACO - 4 BEDROOMS MANSION

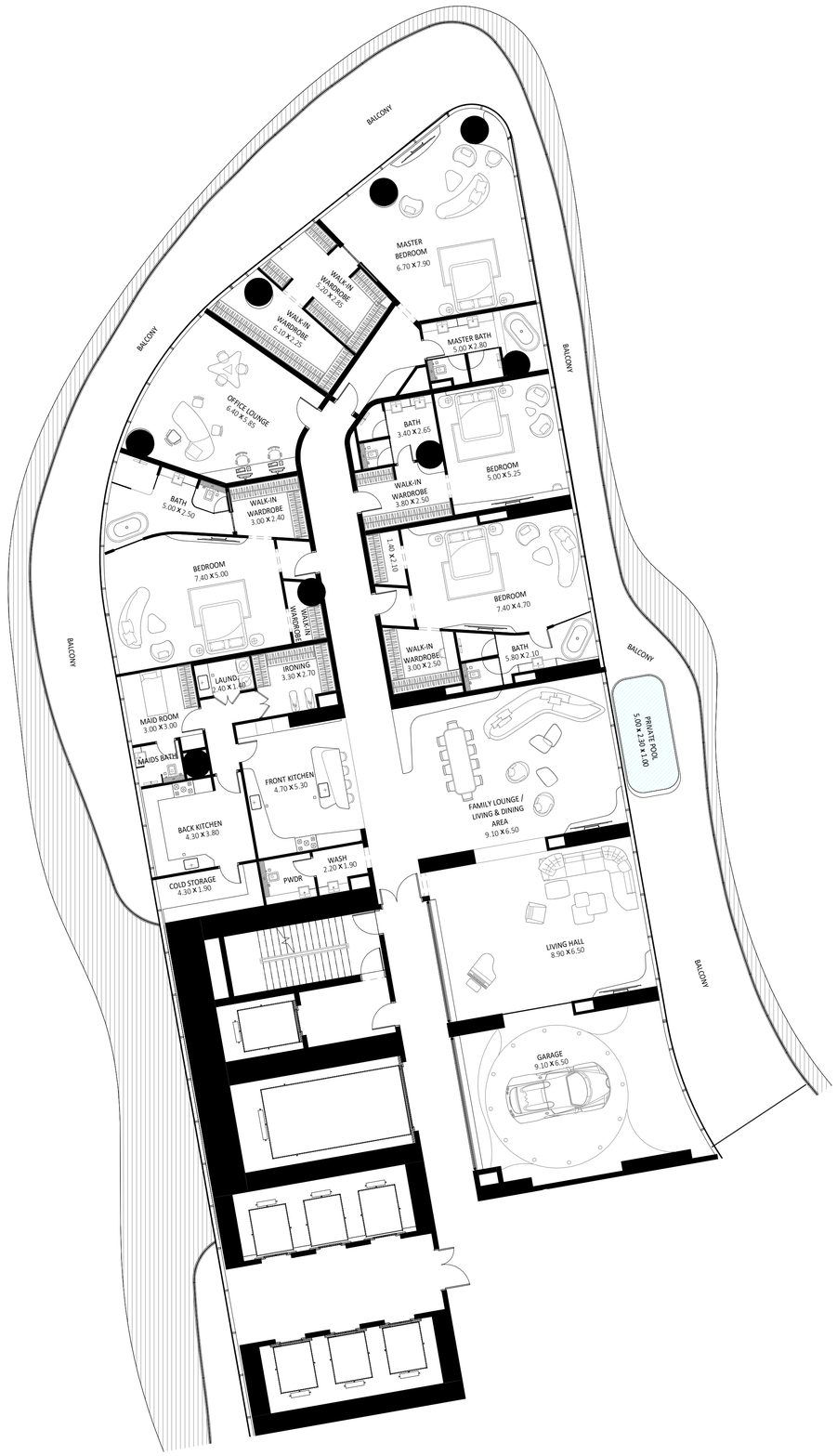
AREA	SQ. M	SQ. FT
SUITE AREA	686 m²	7384 ft²
BALCONY AREA	249 m²	2677 ft²
TOTAL UNIT AREA	935 m²	10061 ft²

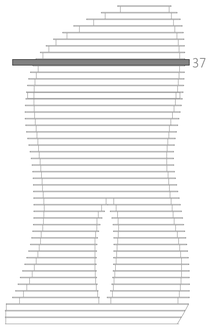
3701 MANSION DESIGN COMPONENTS	
GARAGE	64 m²
MASTER BEDROOM	53 m²
MASTER BATH	13 m²
WALK-IN WARDROBE	15 m²
OFFICE LOUNGE	38 m²
BEDROOM	27 m²
BEDROOM	35 m²
BATH	12 m²
BATH	8 m²
MAIDS BATH	4 m²
LIVING HALL	59 m²
WASH	4 m²
PWDR	8 m²
COLD STORAGE	9 m²
BACK KITCHEN	17 m²
FRONT KITCHEN	26 m²
MAID ROOM	10 m²
LAUND.	3 m²
IRONING	8 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	9 m²
FAMILY LOUNGE / LIVING & DINING AREA	62 m²
BEDROOM	39 m²
WALK-IN WARDROBE	13 m²
BATH	15 m²



VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY





GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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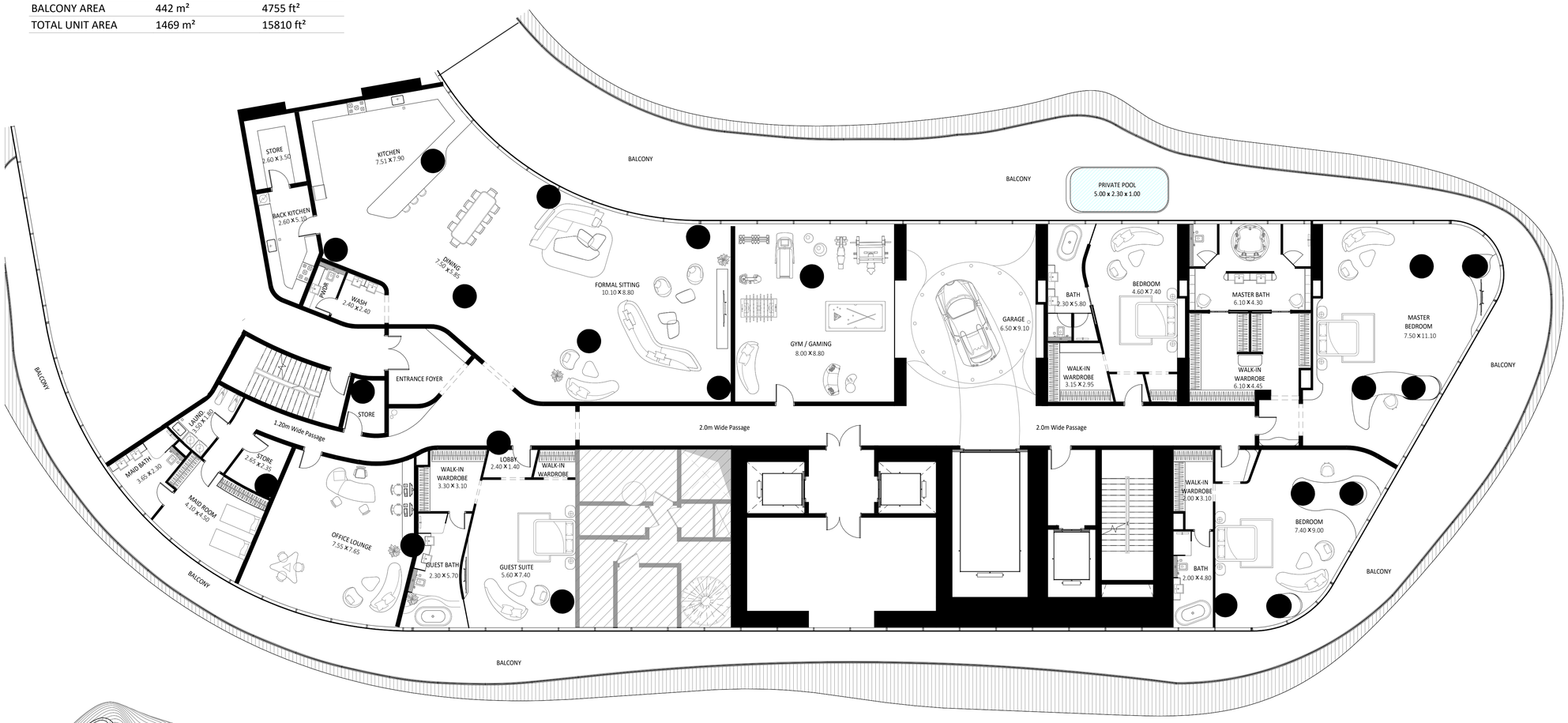
SKY MANSION PENTHOUSE COLLECTION

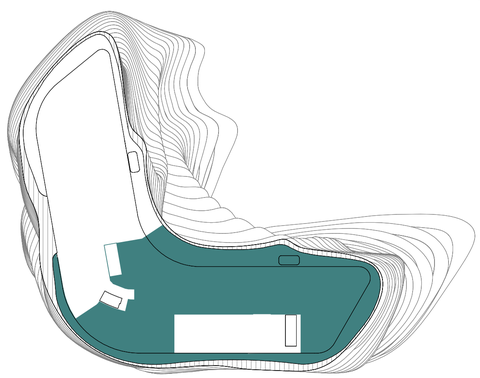
37TH FLOOR PLAN

MANSION NUMBER | 3702

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1027 m²	11055 ft²
BALCONY AREA	442 m²	4755 ft²
TOTAL UNIT AREA	1469 m²	15810 ft²





VIEW ANALYSIS

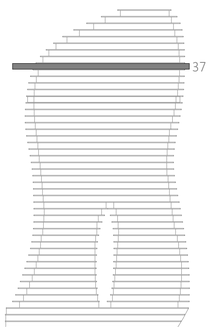
- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

3702 MANSION DESIGN COMPONENTS

FORMAL SITTING	206 m²
GYM / GAMING	72 m²
OFFICE LOUNGE	59 m²
GUEST BATH	15 m²
WALK-IN WARDROBE	9 m²
GUEST SUITE	40 m²
MAID ROOM	21 m²
LAUND.	6 m²
WASH	5 m²
PWDR	3 m²
BACK KITCHEN	13 m²
STORE	9 m²
MAID BATH	10 m²
ENTRANCE FOYER	12 m²
STORE	5 m²
STORE	4 m²
WALK-IN WARDROBE	3 m²
2.0 M WIDE CORRIDOR	71 m²

3702 MANSION DESIGN COMPONENTS

WALK-IN WARDROBE	2 m²
SERVICE CORRIDOR	17 m²
W.M	5 m²
BTU	8 m²
BEDROOM	33 m²
BATH	12 m²
WALK-IN WARDROBE	9 m²
WASH	37 m²
WALK-IN WARDROBE	24 m²
MASTER BATH	27 m²
MASTER BEDROOM	85 m²
BEDROOM	55 m²
WALK-IN WARDROBE	7 m²
BATH	13 m²
ELEC.	9 m²
TELE.	12 m²
GAR. RM.	3 m²
GARAGE	60 m²



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

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SKY MANSION PENTHOUSE COLLECTION

38TH FLOOR PLAN

MANSION NAME | ↓

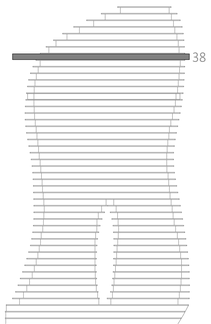
- 3801 4BED MONACO
- 3802 4BED MONACO

TOTAL UNITS: 2



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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SKY MANSION PENTHOUSE COLLECTION

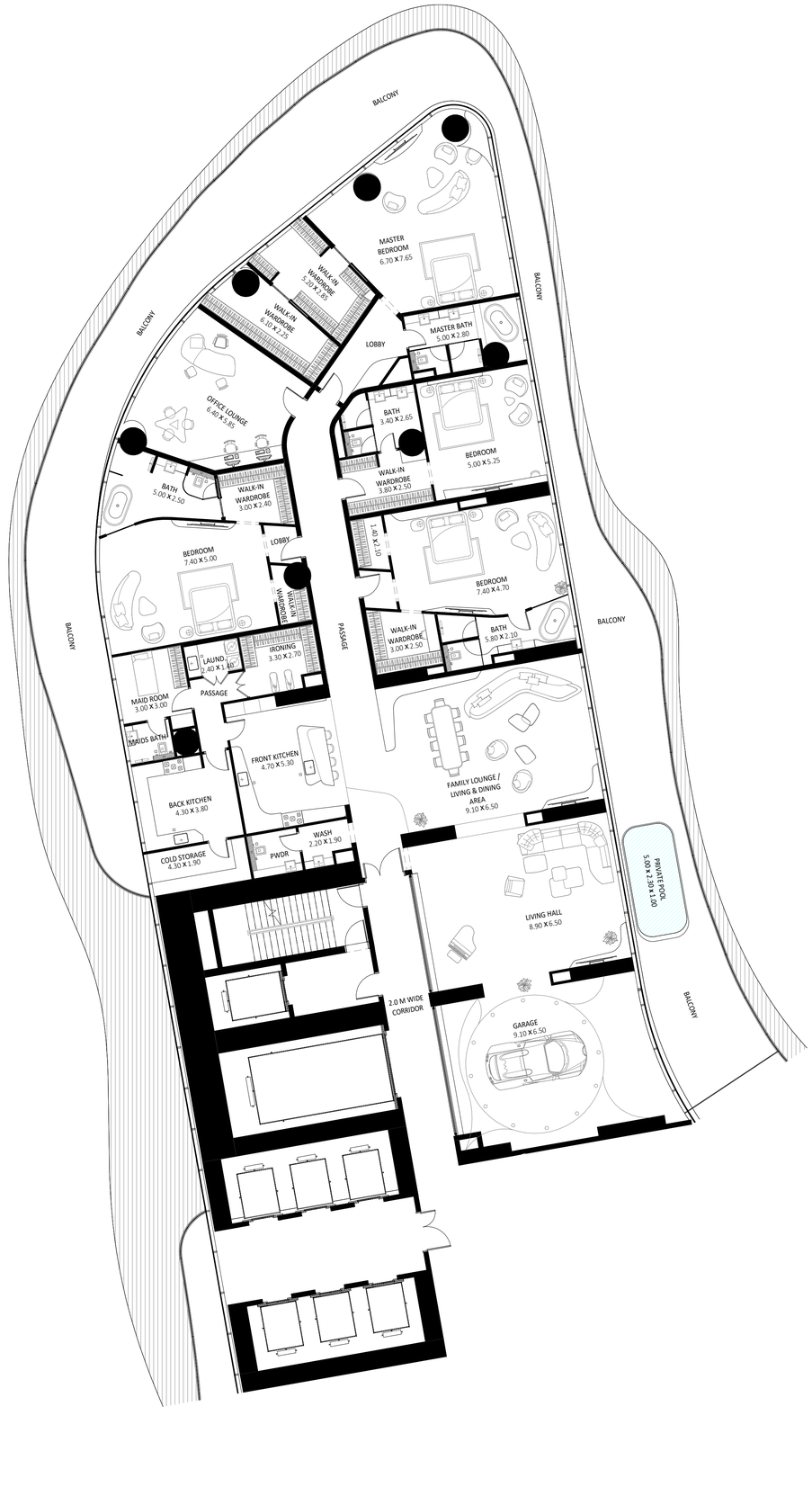
38TH FLOOR PLAN

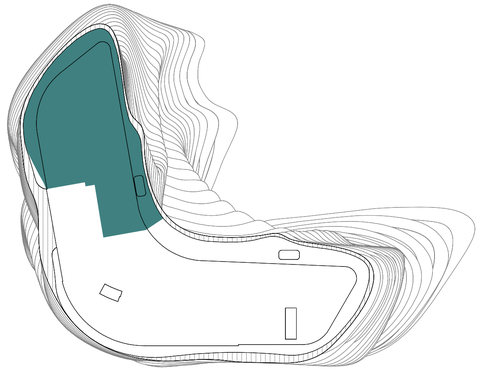
MANSION NUMBER | 3801

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	683 m²	7355 ft²
BALCONY AREA	256 m²	2757 ft²
TOTAL UNIT AREA	939 m²	10112 ft²

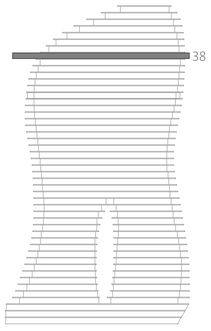
3801 MANSION DESIGN COMPONENTS	
GARAGE	64 m²
MASTER BEDROOM	53 m²
MASTER BATH	13 m²
WALK-IN WARDROBE	15 m²
OFFICE LOUNGE	37 m²
BEDROOM	27 m²
BEDROOM	35 m²
BATH	12 m²
BATH	8 m²
MAIDS BATH	4 m²
LIVING HALL	59 m²
WASH	4 m²
PWDR	8 m²
COLD STORAGE	9 m²
BACK KITCHEN	17 m²
FRONT KITCHEN	26 m²
MAID ROOM	10 m²
LAUND.	3 m²
IRONING	8 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	9 m²
FAMILY LOUNGE / LIVING & DINING AREA	62 m²
BEDROOM	39 m²
WALK-IN WARDROBE	12 m²
BATH	15 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²





VIEW ANALYSIS

- ◉ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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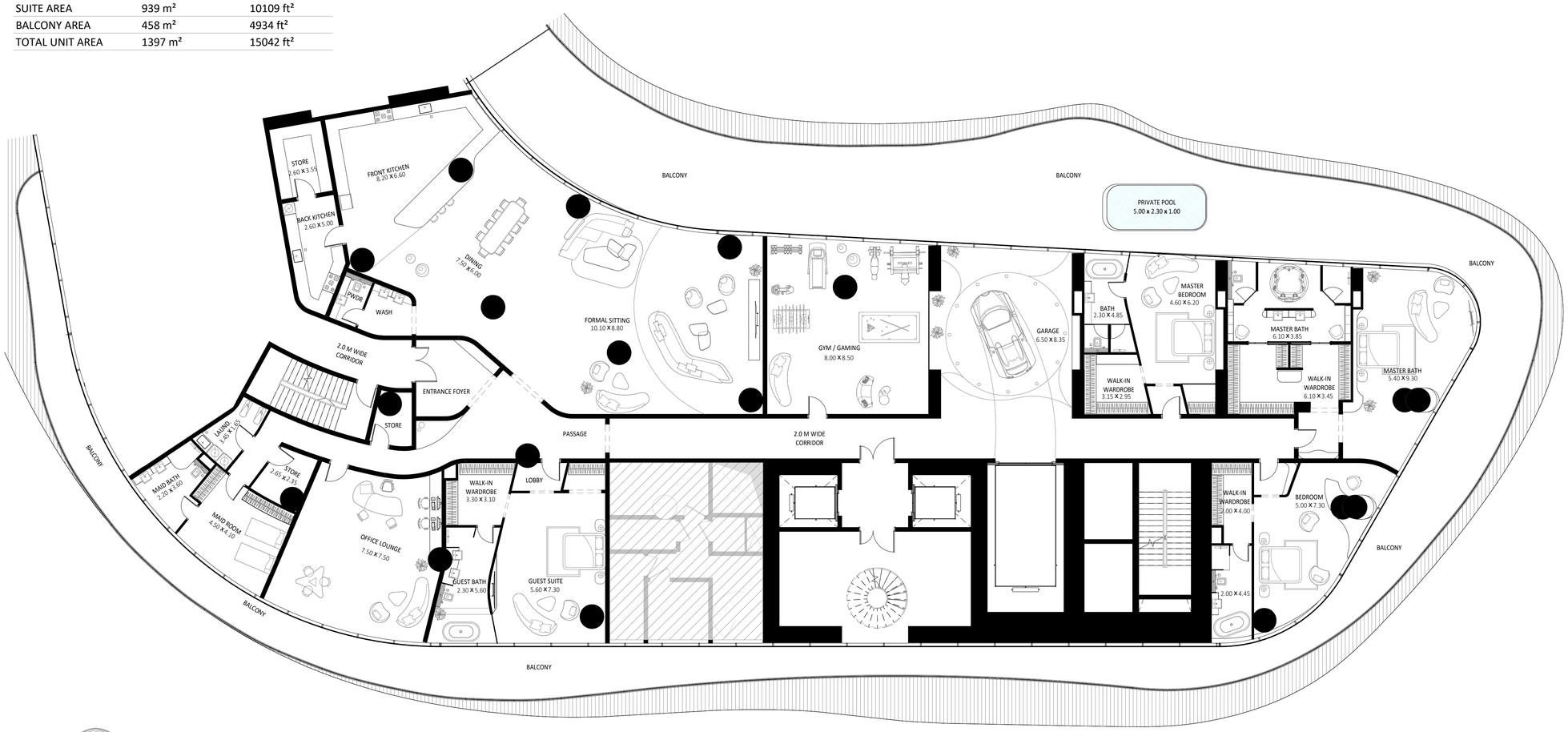
SKY MANSION PENTHOUSE COLLECTION

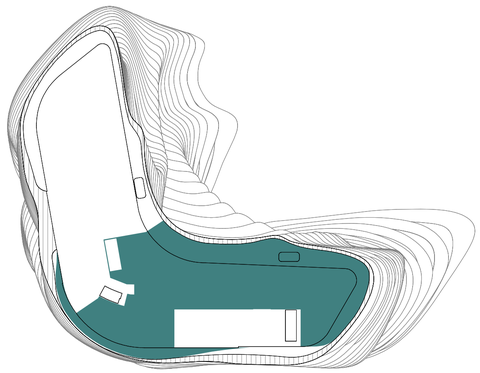
38TH FLOOR PLAN

MANSION NUMBER | 3802

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	939 m²	10109 ft²
BALCONY AREA	458 m²	4934 ft²
TOTAL UNIT AREA	1397 m²	15042 ft²





VIEW ANALYSIS

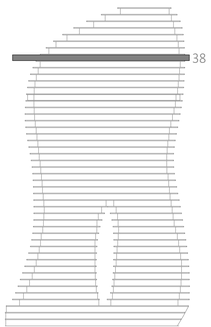
- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

3802 MANSION DESIGN COMPONENTS

WALK-IN WARDROBE	3 m²
W.M	5 m²
BTU	8 m²
MASTER BEDROOM	28 m²
BATH	11 m²
WALK-IN WARDROBE	9 m²
WALK-IN WARDROBE	19 m²
MASTER BATH	71 m²
BEDROOM	36 m²
WALK-IN WARDROBE	7 m²
TELE.	12 m²
ELEC.	10 m²
SERVICE CORRIDOR	18 m²
GAR. RM.	3 m²
FORMAL SITTING	164 m²
FRONT KITCHEN	43 m²
GYM / GAMING	69 m²
GARAGE	55 m²

3802 MANSION DESIGN COMPONENTS

OFFICE LOUNGE	57 m²
GUEST BATH	15 m²
WALK-IN WARDROBE	9 m²
GUEST SUITE	40 m²
MAID ROOM	20 m²
LAUND.	6 m²
WASH	5 m²
PWDR	3 m²
BACK KITCHEN	13 m²
STORE	9 m²
WALK-IN WARDROBE	2 m²
BATH	34 m²
MAID BATH	9 m²
ENTRANCE FOYER	12 m²
2.0 M WIDE CORRIDOR	71 m²
STORE	5 m²
STORE	4 m²
LIFT LOBBY	11 m²



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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SKY MANSION PENTHOUSE COLLECTION

39TH FLOOR PLAN

MANSION NAME | ↓

- 3901 4BED MONACO
- 3902 4BED MONACO

TOTAL UNITS: 2



VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

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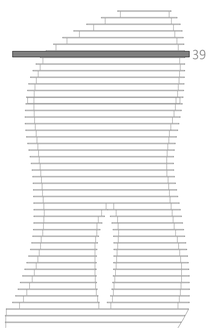

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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SKY MANSION PENTHOUSE COLLECTION

39TH FLOOR PLAN

MANSION NUMBER | 3901

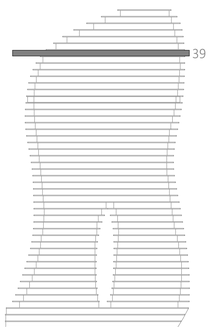
MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	676 m²	7275 ft²
BALCONY AREA	268 m²	2885 ft²
TOTAL UNIT AREA	944 m²	10161 ft²

3901 MANSION DESIGN COMPONENTS	
FAMILY LOUNGE / LIVING & DINING AREA	62 m²
GARAGE	64 m²
MASTER BEDROOM	62 m²
MASTER BATH	13 m²
WALK-IN WARDROBE	12 m²
OFFICE LOUNGE	34 m²
BEDROOM	27 m²
BEDROOM	32 m²
BATH	14 m²
BATH	8 m²
MAIDS BATH	4 m²
LIVING HALL	59 m²
WASH	4 m²
PWDR	8 m²
COLD STORAGE	9 m²
BACK KITCHEN	17 m²
FRONT KITCHEN	26 m²
MAID ROOM	10 m²
LAUND.	3 m²
IRONING	8 m²
WALK-IN WARDROBE	9 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	9 m²
WALK-IN WARDROBE	10 m²
BATH	10 m²
BEDROOM	37 m²
PASSAGE	42 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²







VIEW ANALYSIS

- ● BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
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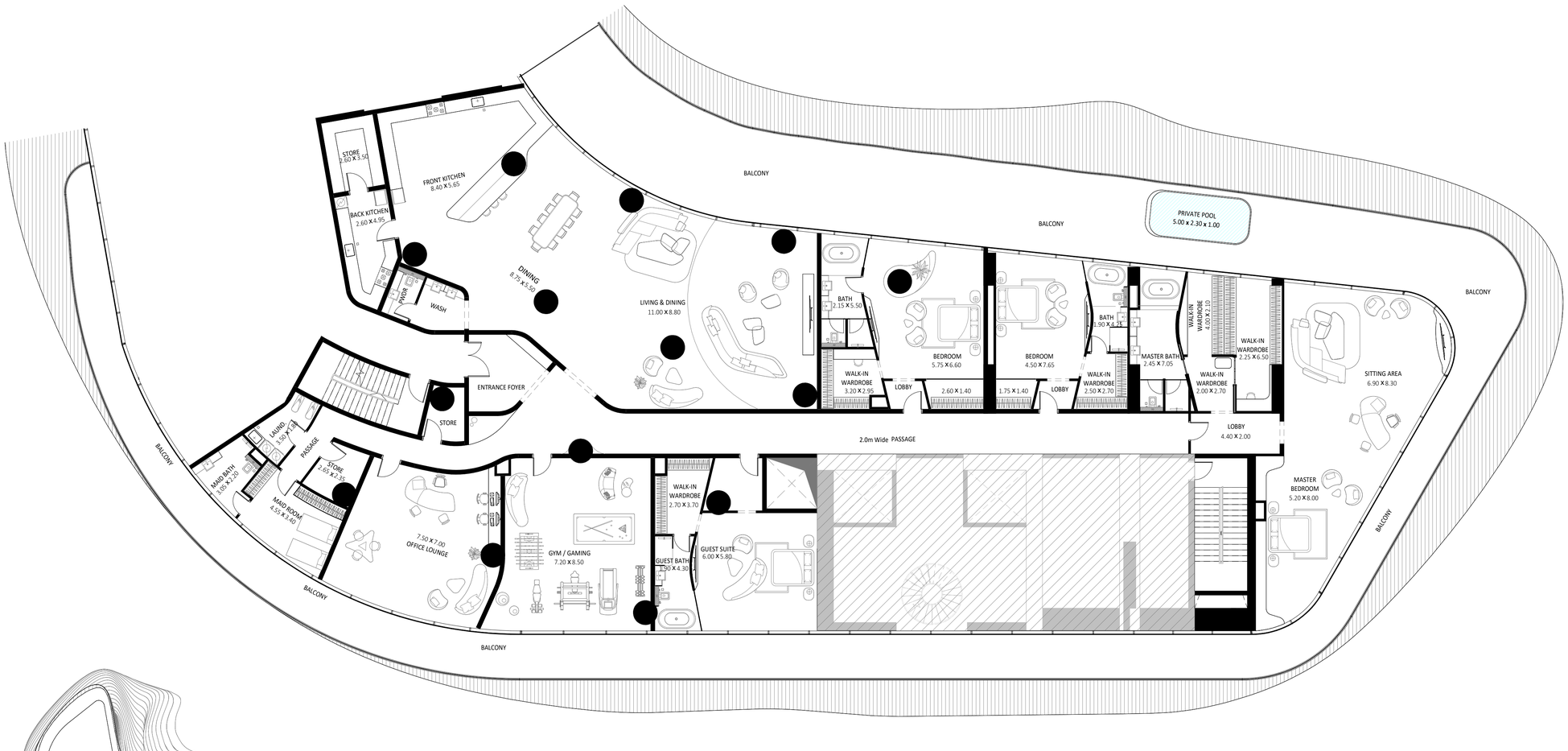
SKY MANSION PENTHOUSE COLLECTION

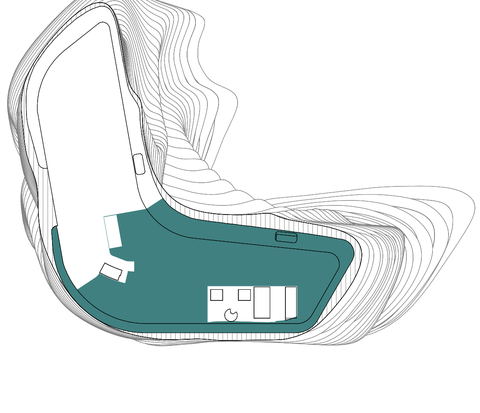
39TH FLOOR PLAN

MANSION NUMBER | 3902

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	923 m²	9934 ft²
BALCONY AREA	406 m²	4371 ft²
TOTAL UNIT AREA	1329 m²	14305 ft²





VIEW ANALYSIS

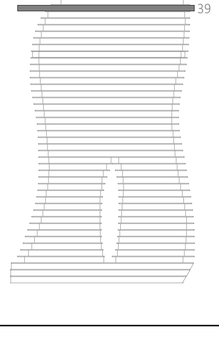
- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

3902 MANSION DESIGN COMPONENTS

STORE	5 m²
MAID BATH	7 m²
MAID ROOM	17 m²
OFFICE LOUNGE	55 m²
GUEST BATH	9 m²
WALK-IN WARDROBE	9 m²
GUEST SUITE	36 m²
GYM / GAMING	63 m²
BATH	9 m²
WALK-IN WARDROBE	6 m²
BEDROOM	28 m²
BEDROOM	37 m²
WALK-IN WARDROBE	8 m²
BATH	12 m²

3902 MANSION DESIGN COMPONENTS

MASTER BEDROOM	105 m²
WALK-IN WARDROBE	16 m²
WALK-IN WARDROBE	14 m²
MASTER BATH	17 m²
LAUND.	6 m²
WASH	5 m²
PWDR	3 m²
BACK KITCHEN	13 m²
FRONT KITCHEN	44 m²
LIVING & DINING	162 m²
STORE	4 m²
STORE	9 m²
ENTRANCE FOYER	12 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	3 m²



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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SKY MANSION PENTHOUSE COLLECTION

40TH FLOOR PLAN

MANSION NAME | ↓

- 4001 4BED MONACO
- 4002 4BED MONACO

TOTAL UNITS: 2



N

COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

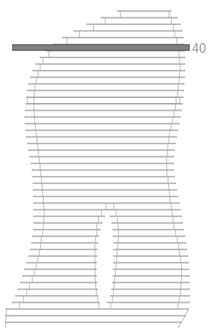
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



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SKY MANSION PENTHOUSE COLLECTION

40TH FLOOR PLAN

MANSION NUMBER | 4001

MANSION NAME | MONACO - 4 BEDROOMS MANSION

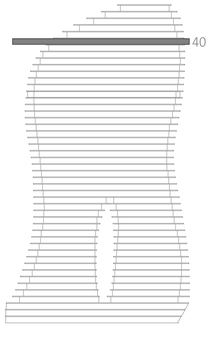
AREA	SQ. M	SQ. FT
SUITE AREA	668 m²	7191 ft²
BALCONY AREA	254 m²	2730 ft²
TOTAL UNIT AREA	922 m²	9921 ft²

4001 MANSION DESIGN COMPONENTS

GARAGE	68 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
MASTER BEDROOM	50 m²
MASTER BATH	13 m²
WALK-IN WARDROBE	13 m²
WALK-IN WARDROBE	8 m²
OFFICE LOUNGE	32 m²
BEDROOM	27 m²
BEDROOM	32 m²
BEDROOM	32 m²
BATH	14 m²
BATH	8 m²
BATH	9 m²
MAIDS BATH	4 m²
LIVING HALL	59 m²
WASH	4 m²
PWDR	8 m²
COLD STORAGE	9 m²
BACK KITCHEN	17 m²
FRONT KITCHEN	26 m²
MAID ROOM	10 m²
LAUND.	3 m²
IRONING	8 m²
WALK-IN WARDROBE	10 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	9 m²
FAMILY LOUNGE / LIVING & DINING AREA	62 m²







VIEW ANALYSIS

- ◯ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ◯ BURJ KHALIFA | RIVIERA BEACH
- ◯ RIVIERA BEACH
- ◯ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

- ■ The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- ■ The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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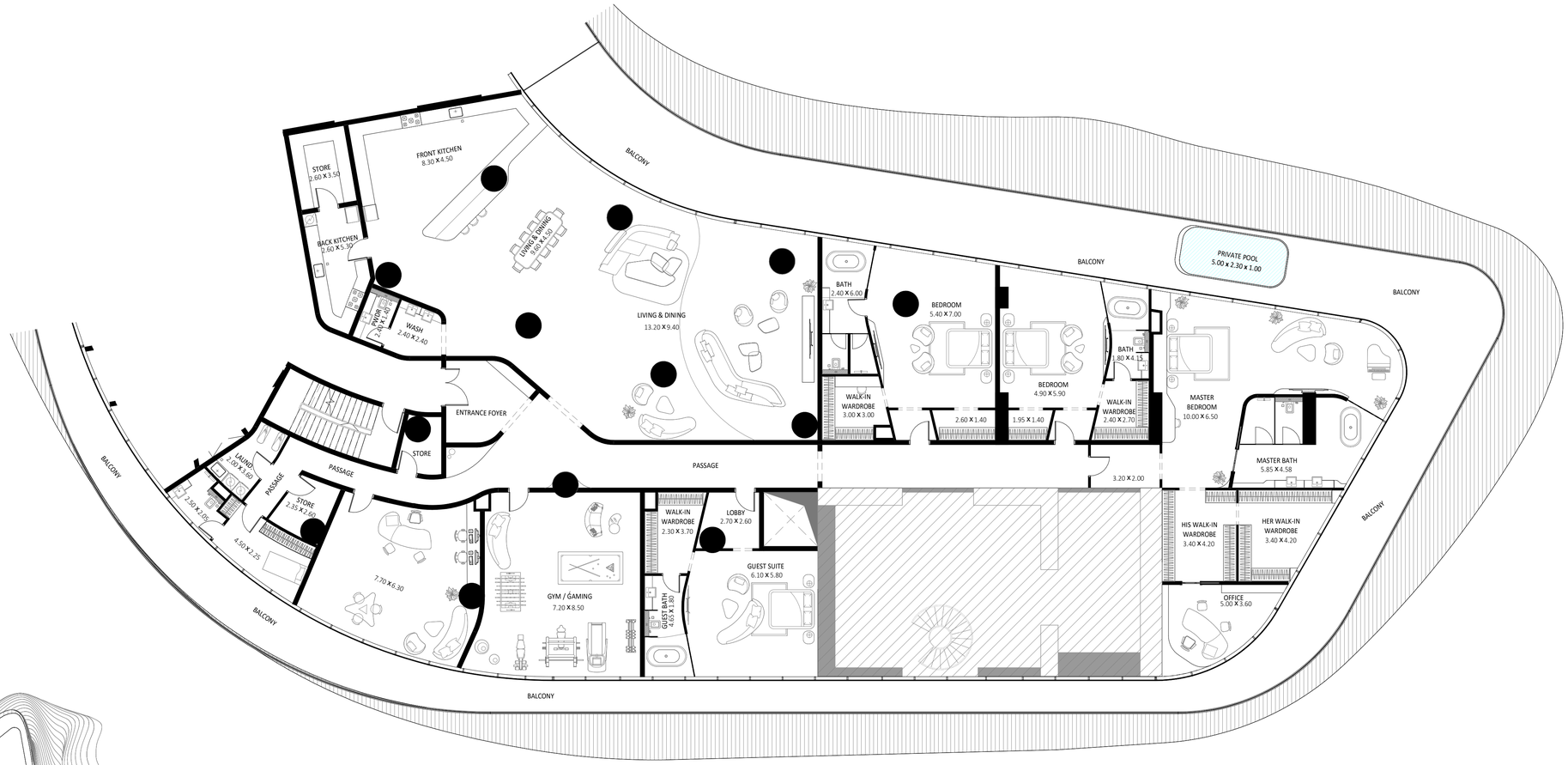
SKY MANSION PENTHOUSE COLLECTION

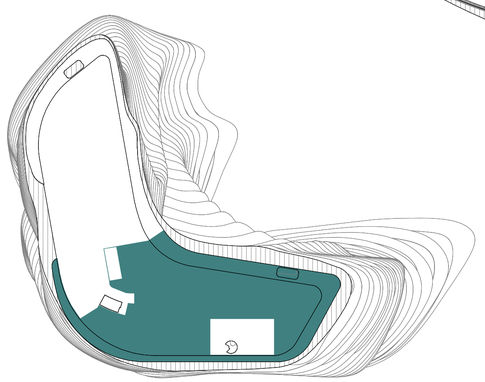
40TH FLOOR PLAN

MANSION NUMBER | 4002

MANSION NAME | MONACO - 4 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	876 m²	9425 ft²
BALCONY AREA	340 m²	3661 ft²
TOTAL UNIT AREA	1216 m²	13086 ft²





VIEW ANALYSIS

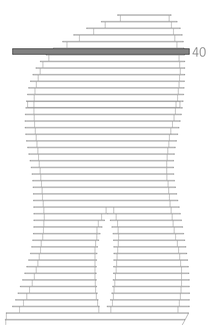
- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

4002 MANSION DESIGN COMPONENTS

STORE	5 m²
GUEST BATH	9 m²
WALK-IN WARDROBE	9 m²
GUEST SUITE	36 m²
FRONT KITCHEN	46 m²
LIVING & DINING	174 m²
BEDROOM	39 m²
BEDROOM	30 m²
BATH	14 m²
BATH	9 m²
HER WALK-IN WARDROBE	16 m²
HIS WALK-IN WARDROBE	14 m²
MASTER BEDROOM	63 m²
GYM / GAMING	63 m²

4002 MANSION DESIGN COMPONENTS

WALK-IN WARDROBE	6 m²
WALK-IN WARDROBE	8 m²
WASH	5 m²
PWDR	3 m²
BACK KITCHEN	13 m²
LAUND.	6 m²
PASSAGE	25 m²
PASSAGE	53 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	3 m²
STORE	9 m²
STORE	4 m²
ENTRANCE FOYER	12 m²
MAID ROOM	12 m²
OFFICE	50 m²



GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 2.30 X 5.00 X 1.00

Disclaimer:

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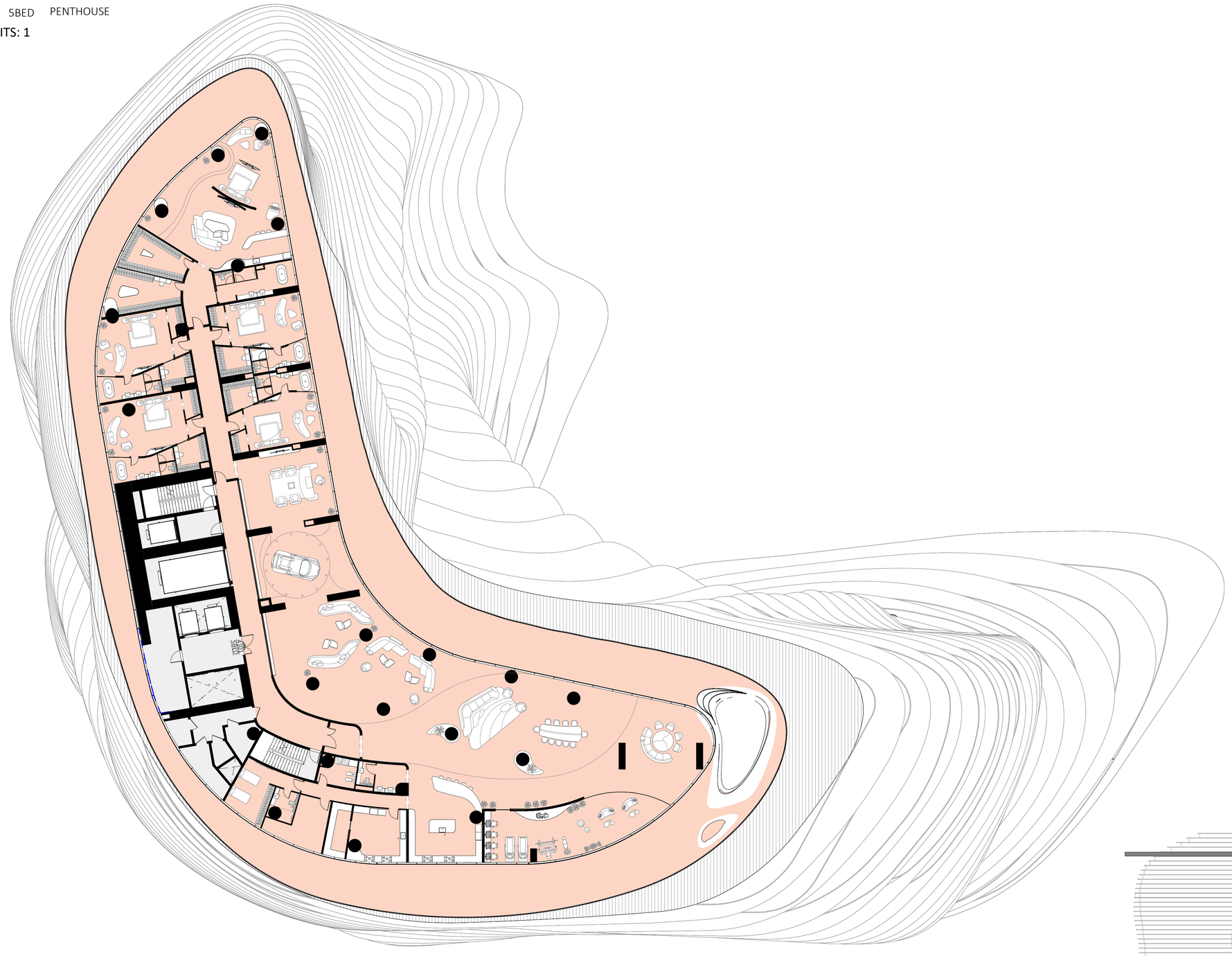
SKY MANSION PENTHOUSE COLLECTION

41ST FLOOR PLAN

MANSION NAME | ↓

• 4101 5BED PENTHOUSE

TOTAL UNITS: 1



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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

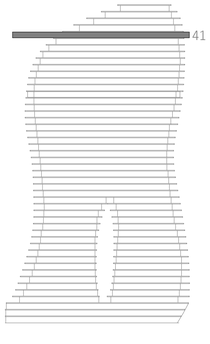
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
- ○ BURJ KHALIFA | RIVIERA BEACH
- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY



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SKY MANSION PENTHOUSE COLLECTION

41ST FLOOR PLAN

MANSION NUMBER | 4101

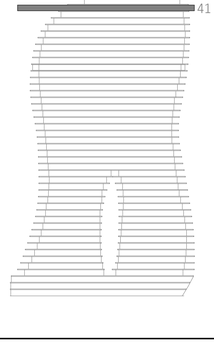
MANSION NAME | PENTHOUSE - 5 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1330 m²	14312 ft²
BALCONY AREA	801 m²	8623 ft²
TOTAL UNIT AREA	2131 m²	22935 ft²

4101 MANSION DESIGN COMPONENTS	
LIVING HALL	55 m²
MASTER BEDROOM	113 m²
BEDROOM	30 m²
BEDROOM	35 m²
MASTER BEDROOM	36 m²
MASTER BEDROOM	30 m²
BATH	10 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	7 m²
BATH	12 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	19 m²
WALK-IN WARDROBE	21 m²
MASTER BATH	18 m²
WALK-IN WARDROBE	8 m²
MASTER BATH	12 m²
MAID ROOM	21 m²
GYM / GAMING	70 m²
WASH	7 m²
PWDR	3 m²
GARAGE	59 m²
FRONT KITCHEN	90 m²
FOYER	9 m²
PANORAMIC NOOK AREA	55 m²
LIVING HALL	158 m²
FORMAL SITTING	139 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
LAUND.	8 m²
STORE	18 m²
MAIDS BATH	5 m²
COLD STORAGE	10 m²
BACK KITCHEN	24 m²







VIEW ANALYSIS

- (●) BURJ KHALIFA | RIVIERA BEACH | CANAL
- ( ) BURJ KHALIFA | RIVIERA BEACH
- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
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JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 6.00 X 8.00 X 1.00

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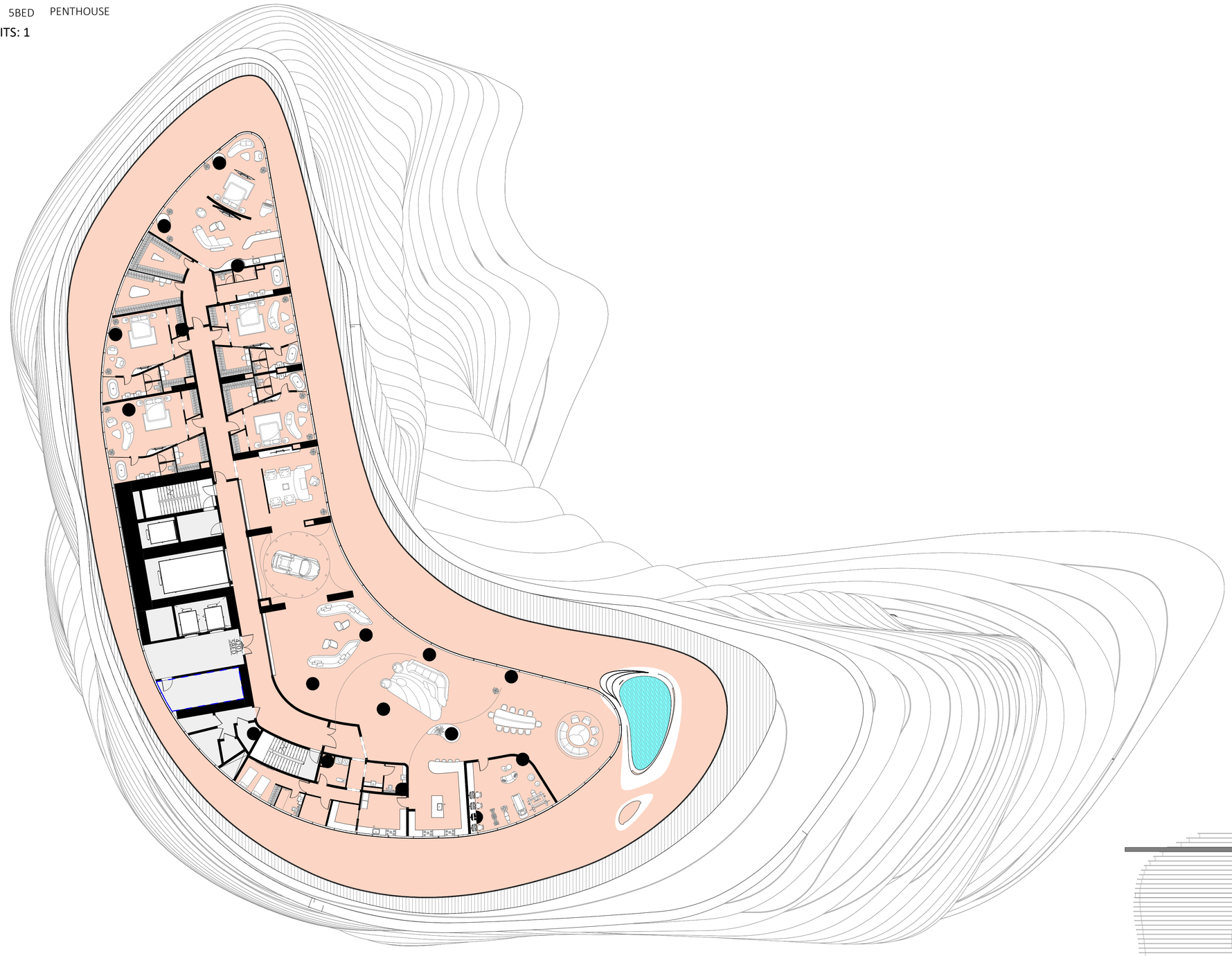
SKY MANSION PENTHOUSE COLLECTION

42ND FLOOR PLAN

MANSION NAME | ↓

• 4201 5BED PENTHOUSE

TOTAL UNITS: 1



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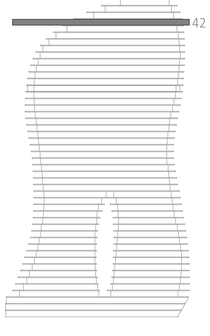
VIEW ANALYSIS

- BURJ KHALIFA | RIVIERA BEACH | CANAL
- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY



COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
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EXTRA FEATURES

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NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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SKY MANSION PENTHOUSE COLLECTION

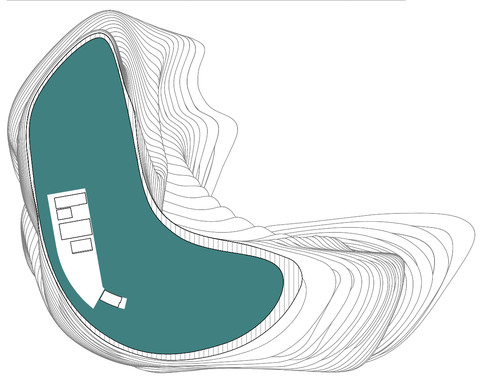
42ND FLOOR PLAN

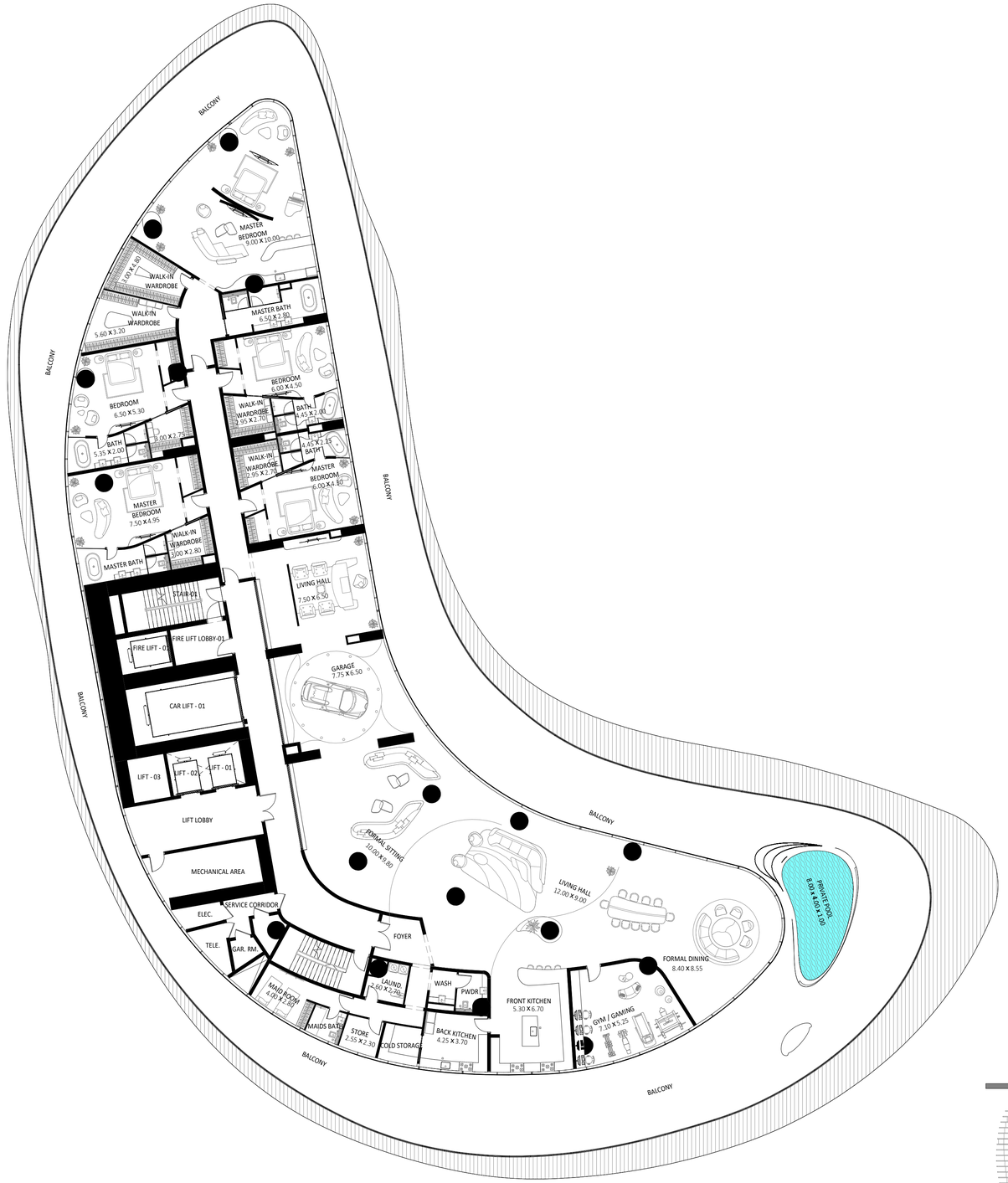
MANSION NUMBER | 4201

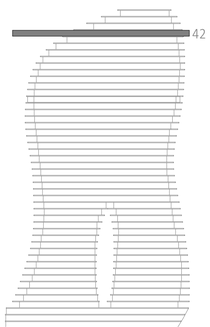
MANSION NAME | PENTHOUSE - 5 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1059 m²	11401 ft²
BALCONY AREA	845 m²	9099 ft²
TOTAL UNIT AREA	1905 m²	20501 ft²

4201 MANSION DESIGN COMPONENTS	
LIVING HALL	50 m²
BATH	9 m²
MASTER BEDROOM	92 m²
BEDROOM	26 m²
BEDROOM	29 m²
MASTER BEDROOM	36 m²
MASTER BEDROOM	27 m²
BATH	8 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	7 m²
BATH	11 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	14 m²
WALK-IN WARDROBE	17 m²
MASTER BATH	17 m²
WALK-IN WARDROBE	8 m²
MASTER BATH	12 m²
BACK KITCHEN	16 m²
GARAGE	54 m²
FRONT KITCHEN	36 m²
MAID ROOM	14 m²
FORMAL DINING	79 m²
LIVING HALL	88 m²
FORMAL SITTING	81 m²
PANORAMIC NOOK AREA	15 m²
GYM / GAMING	39 m²
FOYER	9 m²
WASH	4 m²
PWDR	4 m²
LAUND.	5 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
MAIDS BATH	5 m²
STORE	6 m²
COLD STORAGE	6 m²







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- ( ) RIVIERA BEACH
- ( ) DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 6.00 X 8.00 X 1.00

Disclaimer:

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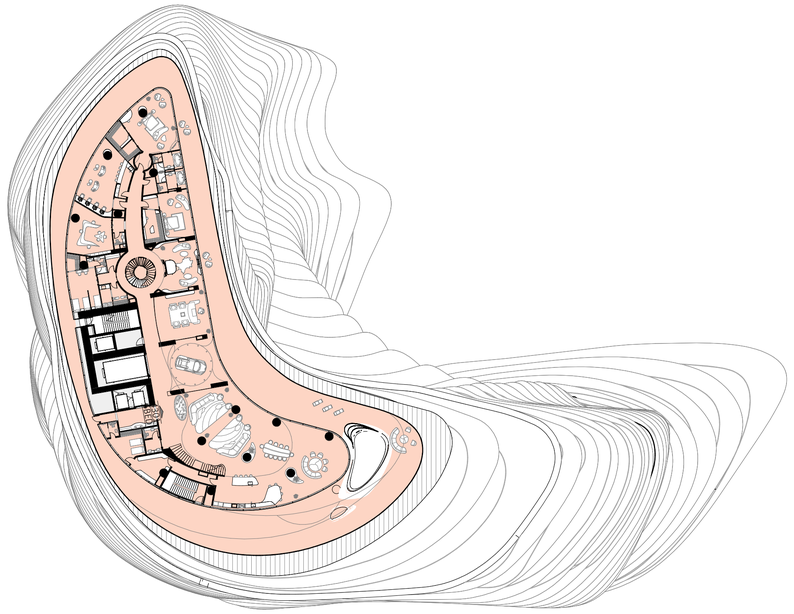
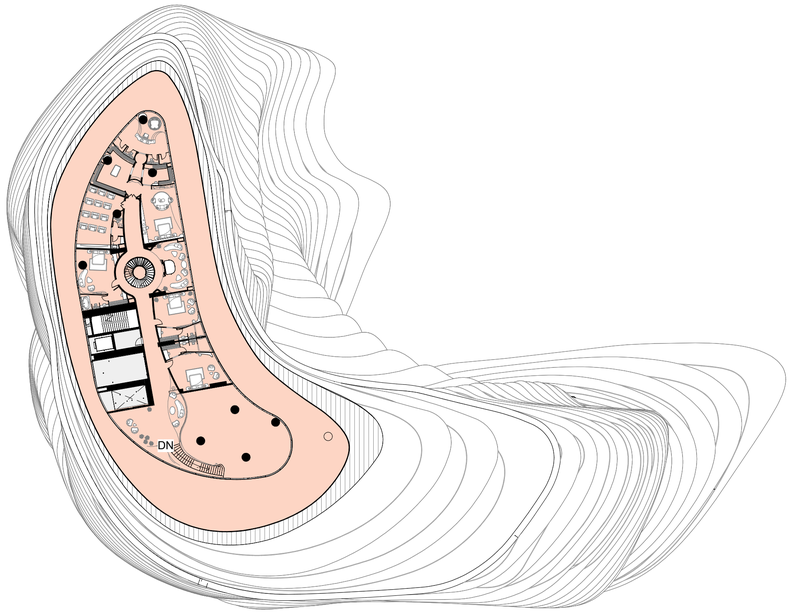
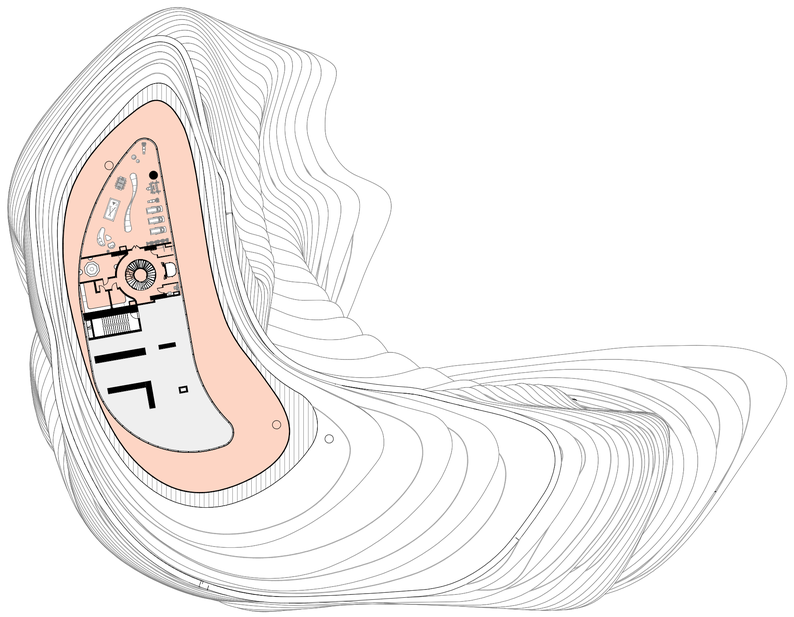
SKY MANSION PENTHOUSE COLLECTION

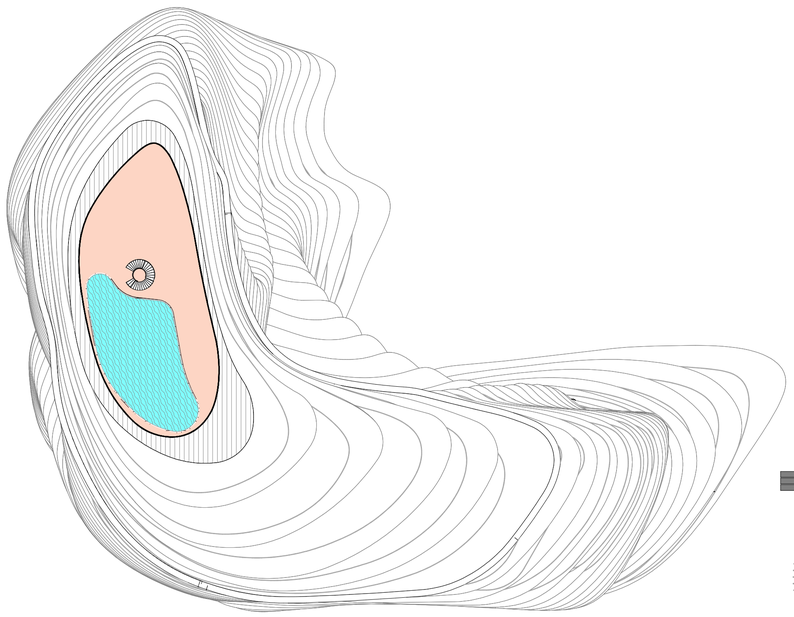
43RD TO ROOF FLOOR PLANS

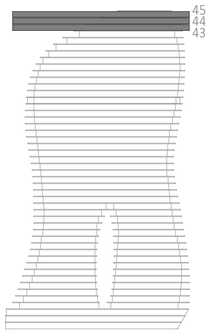
MANSION NAME | SKY MANSION - 6 BEDROOMS











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COMMON SPECIFICATIONS

CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
NO. OF CAR LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures…
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 1.20 X 2.70 X 1.00 • 1.75 X 3.20 X 1.00 • 1.75 X 4.00 X 1.00 • 2.30 X 5.00 X 1.00 • 6.00 X 8.00 X 1.00
NUMBER OF PARKING	• 2 BEDROOM : 3 PARKINGS AT THE BASEMENT • 3 BEDROOM : 5 PARKINGS AT THE BASEMENT • 4 BEDROOM : 7 PARKINGS AT THE BASEMENT • PENTHOUSE : 10 PARKINGS AT THE BASEMENT • SKY MANSION : 20 PARKINGS AT THE BASEMENT
CAR LIFT	• RIGHT SIDE IS SERVING [3702 | 3802] • LEFT SIDE IS SERVING [3701 | 3801 | 3901 | 4001 | 4101 | 4201 | 4301]

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SKY MANSION PENTHOUSE COLLECTION

43TH FLOOR PLAN

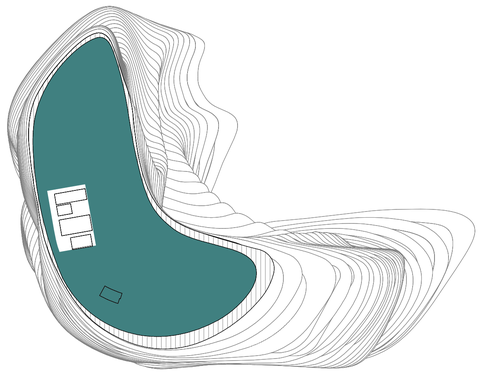
MANSION NUMBER | 4301 - FLOOR [A]

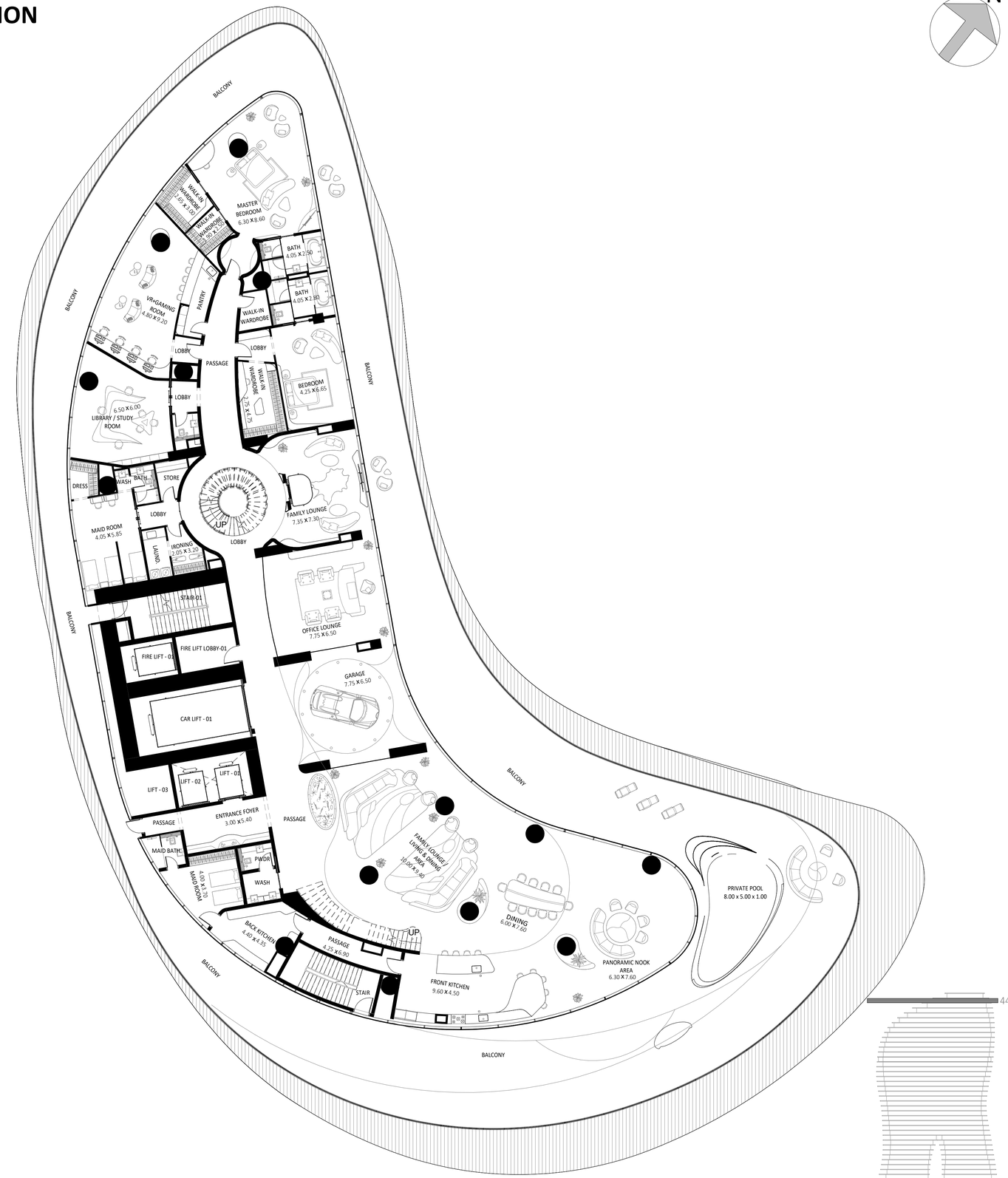
MANSION NAME | SKY MANSION - 6 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m²	19639 ft²
BALCONY AREA	2552 m²	27472 ft²
TOTAL UNIT AREA	4377 m²	47111 ft²

4301A - MANSION DESIGN COMPONENTS

FAMILY LOUNGE	39 m²
BATH	7 m²
BATH	6 m²
MASTER BEDROOM	51 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	5 m²
VR+GAMING ROOM	43 m²
LIBRARY / STUDY ROOM	37 m²
WALK-IN WARDROBE	12 m²
WALK-IN WARDROBE	4 m²
MAID ROOM	23 m²
LAUND.	5 m²
IRONING	5 m²
BATH	2 m²
STORE	4 m²
DRESS	4 m²
WASH	1 m²
BACK KITCHEN	16 m²
ENTRANCE FOYER	16 m²
PANTRY	9 m²
PWDR	3 m²
OFFICE LOUNGE	49 m²
FRONT KITCHEN	54 m²
PANORAMIC NOOK AREA	34 m²
FAMILY LOUNGE / LIVING & DINING AREA	141 m²
PASSAGE	76 m²
PASSAGE	9 m²
MAID ROOM	16 m²
PWDR	3 m²
WASH	4 m²
PASSAGE	3 m²
MAID BATH	5 m²
BEDROOM	28 m²
PASSAGE	23 m²





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- BURJ KHALIFA | RIVIERA BEACH
- RIVIERA BEACH
- DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

■ PRIVATE POOL : 5.00 X 8.00 X 1.00

Disclaimer:

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SKY MANSION PENTHOUSE COLLECTION

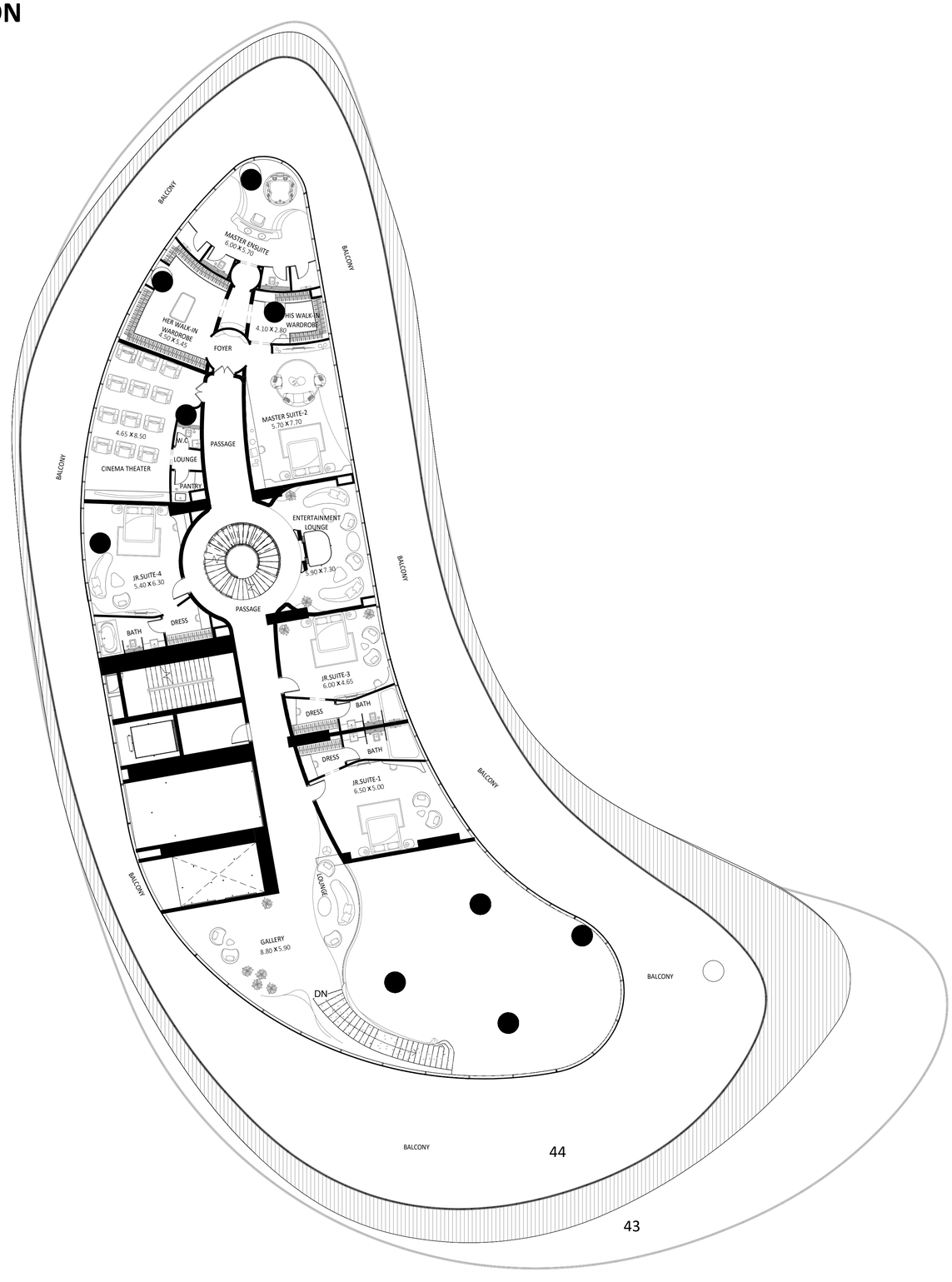
44TH FLOOR PLAN

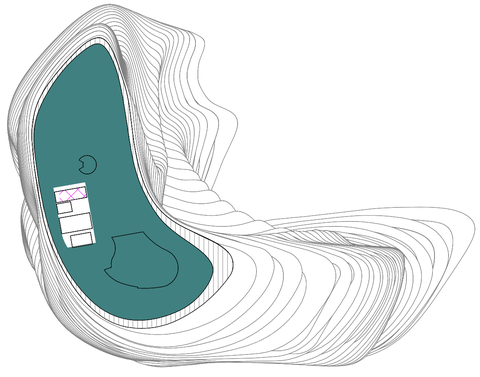
MANSION NUMBER | 4301 - FLOOR [B]

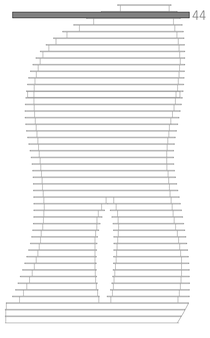
MANSION NAME | SKY MANSION - 6 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m²	19639 ft²
BALCONY AREA	2552 m²	27472 ft²
TOTAL UNIT AREA	4377 m²	47111 ft²

4301B - MANSION DESIGN COMPONENTS	
JR.SUITE-3	28 m²
DRESS	6 m²
BATH	6 m²
BATH	7 m²
DRESS	5 m²
JR.SUITE-1	33 m²
JR.SUITE-4	33 m²
BATH	7 m²
DRESS	5 m²
CINEMA THEATER	41 m²
PANTRY	3 m²
HER WALK-IN WARDROBE	24 m²
HIS WALK-IN WARDROBE	11 m²
MASTER ENSUITE	29 m²
PASSAGE	5 m²
MASTER SUITE-2	42 m²
FOYER	5 m²
ENTERTAINMENT LOUNGE	29 m²
GALLERY	44 m²
LOUNGE	14 m²
PASSAGE	90 m²
W.C	2 m²
LOUNGE	2 m²







VIEW ANALYSIS

- ○ BURJ KHALIFA | RIVIERA BEACH | CANAL
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- ○ RIVIERA BEACH
- ○ DUBAI WATER CANAL | BUSINESS BAY

GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

Disclaimer:

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SKY MANSION PENTHOUSE COLLECTION

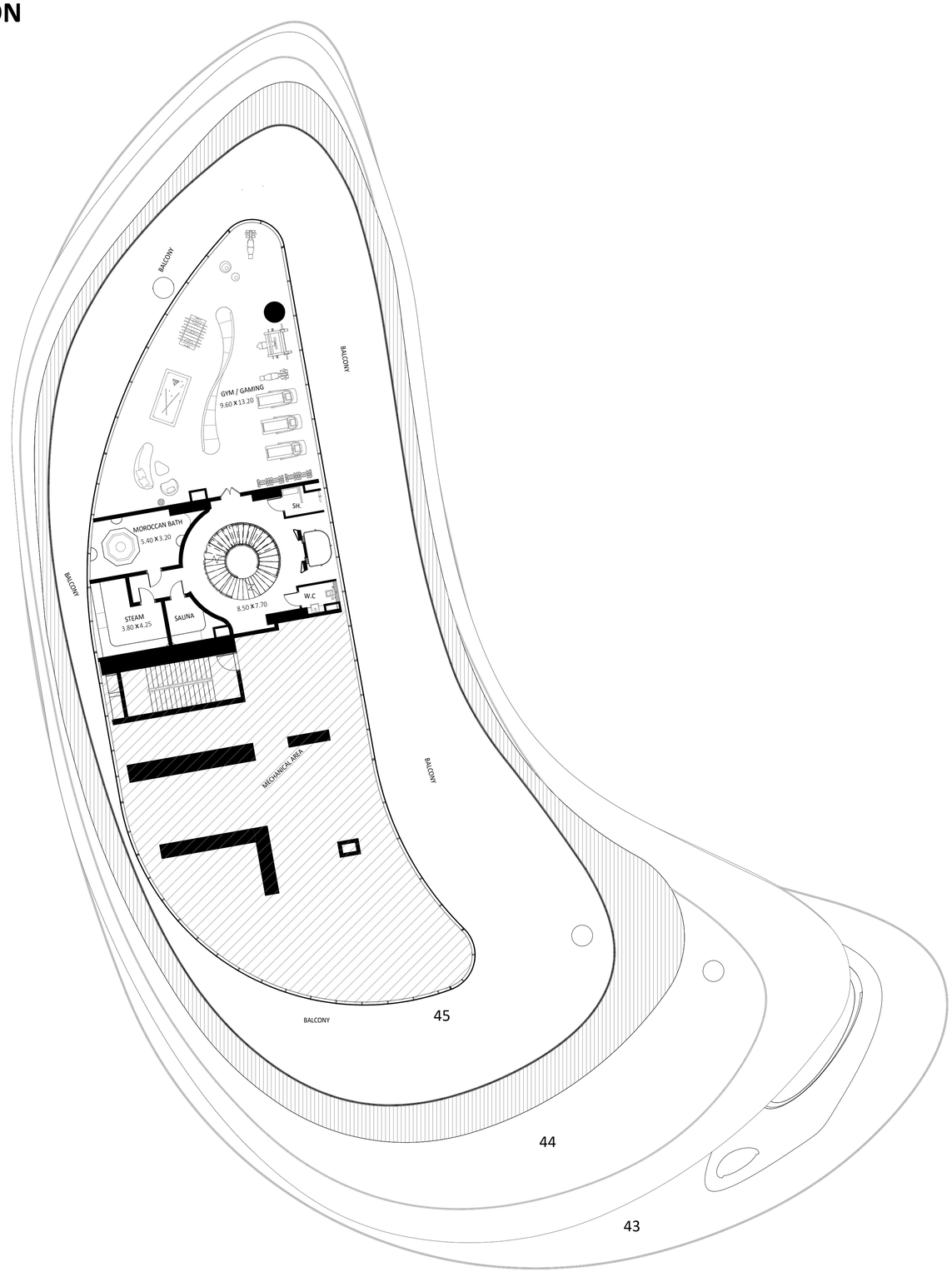
45TH FLOOR PLAN

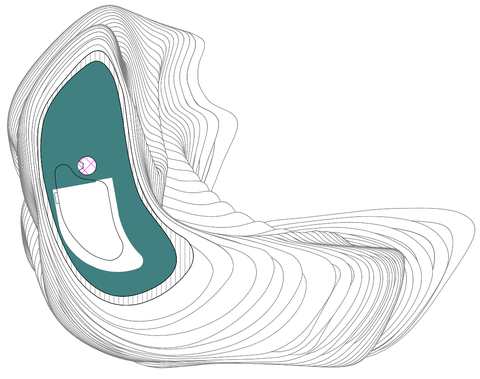
MANSION NUMBER | 4301 - FLOOR [C]

MANSION NAME | SKY MANSION - 6 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m²	19639 ft²
BALCONY AREA	2552 m²	27472 ft²
TOTAL UNIT AREA	4377 m²	47111 ft²

4301C - MANSION DESIGN COMPONENTS	
STEAM	14 m²
SAUNA	6 m²
MOROCCAN BATH	17 m²
GYM / GAMING	130 m²
SH.	3 m²
W.C	3 m²
FOYER	52 m²





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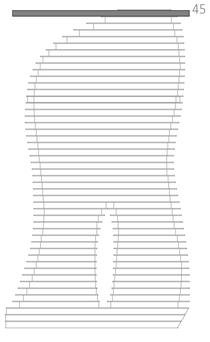
- ○ DUBAI WATER CANAL | BUSINESS BAY



GENERAL FINISHES	
FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES	
CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
FRIDGE	MIELIE / GAGENAU or equivalent
DISH WASHER	MIELIE / GAGENAU or equivalent
WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS	
FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS	
DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

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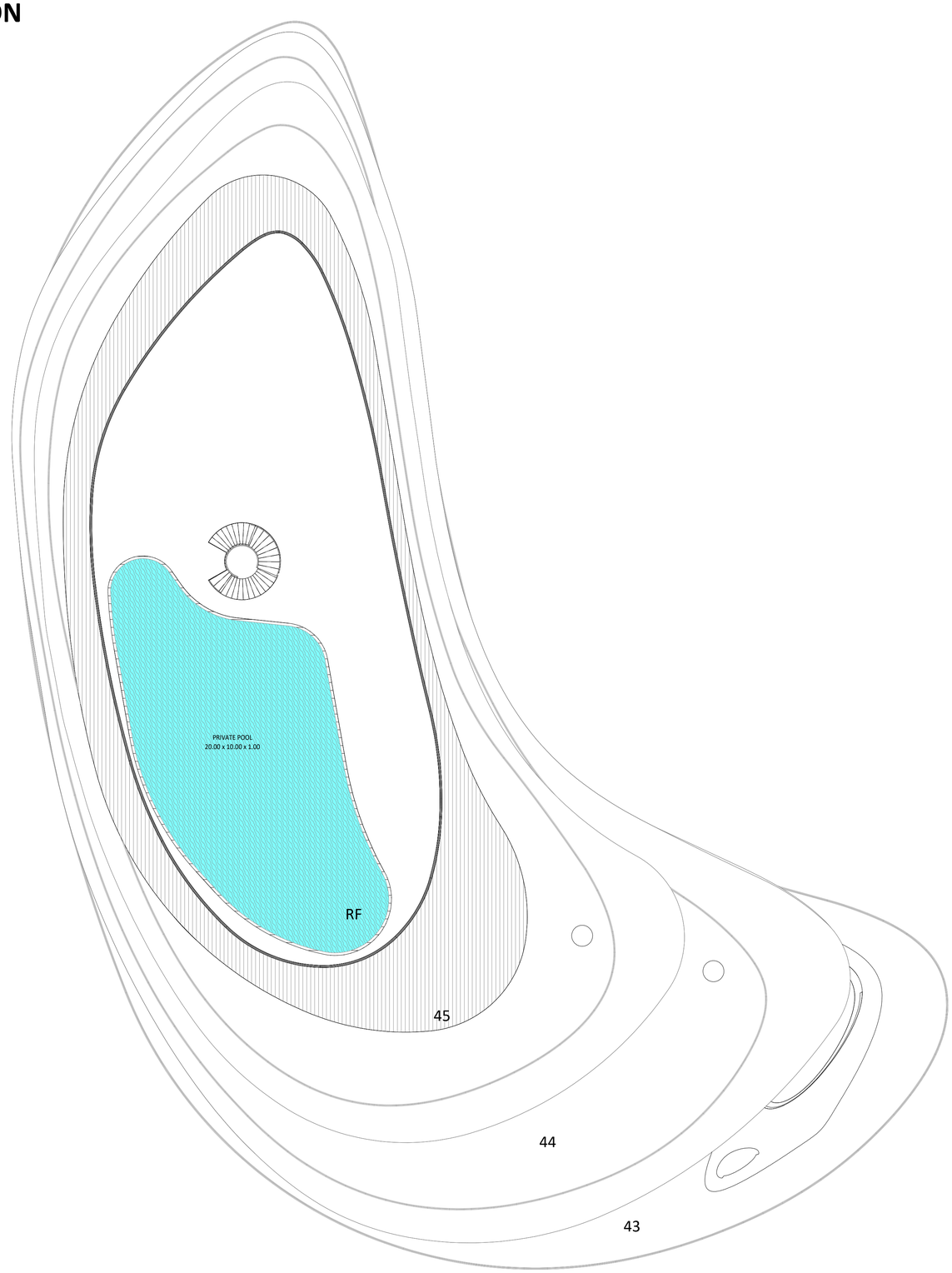
SKY MANSION PENTHOUSE COLLECTION

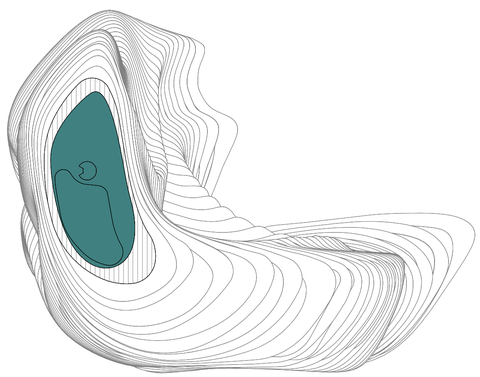
ROOF PLAN

MANSION NUMBER | 4301 - ROOF

MANSION NAME | SKY MANSION - 6 BEDROOMS MANSION

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m²	19639 ft²
BALCONY AREA	2552 m²	27472 ft²
TOTAL UNIT AREA	4377 m²	47111 ft²





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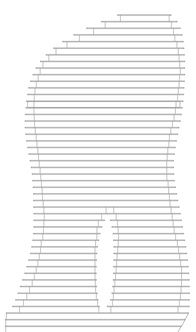

GENERAL FINISHES

FLOORING	CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
SKIRTING	CALACATTA ORRO
WALL	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CEILING	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

KITCHEN & APPLIANCES

CABINETS	PLAIN AND FLUTED TAN OAK WOOD WITH STAINLESS STEEL PLATE AND MESH CABINET W/ STAINLESS STEEL PLATE
COUNTER TOP	OPUS WHITE QUARTIZTE
BACK SPLASH	SODALITE BLUE MARBLE
COOKING RANGE	MIELIE / GAGGENAU or equivalent
SINK	UNDERMOUNT STAINLESS STEEL SINK
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WASHING MACHINE	MIELIE / GAGENAU or equivalent
MICROWAVE	MIELIE / GAGENAU or equivalent
OVEN	MIELIE / GAGENAU or equivalent
ICE MAKER	MIELIE / GAGENAU or equivalent

BATHROOM SPECIFICATIONS

FLOORING	CALACATTA ORRO
SKIRTING	CALACATTA ORRO
WALL	CALACATTA ORRO + PLAIN AND FLUTED TAN OAK WOOD + DECORATIVE PAINT + AQUA MARINE FLUTED GLASS
CEILING	PAINT & BRUSHED CHROME TRIM
WASHBASIN	MARBLE / KOHLER or TOTO or equivalent
WC	KOHLER or TOTO or equivalent
SHOWER BOX	Dornbracht, hansgrohe or equivalent
BATHTUB	KOHLER or TOTO or equivalent
JACUZZI	KOHLER or TOTO or equivalent

GENERAL SPECIFICATIONS

DOORS MATERIALS	TAN OAK
DOORS IRONMONGERY	CUSTOMIZED CHROME PLATE
CURTAIN WALLS	
WARDROBES PANELS	TAN OAK WOOD W/ FRAMED CHROME GLASS DOOR
WARDROBES HINGES	

- PRIVATE POOL : 20.00 X 10.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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