

THE ROYAL  
**ATLANTIS**  
THE PALM, DUBAI

---

RESORT & RESIDENCES



*Find yourself*  
IN A TIMELESS STORY

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Ancient writings tell of a wondrous civilisation, lost in the oceans of time. Inspired by the myth of Atlantis, The Palm rose majestically from the deep. Now, as The Royal Atlantis reaches up to the sky, you can be part of this enduring, enchanting tale.





*Chapter One*

# THE VISION

*A place known  
for the excellence  
of its VIRTUE  
AND STRENGTH  
AMONG ALL  
MANKIND*





THE VISION

*Inspired by age-old myth*  
CREATED FOR LEGENDARY LIVING

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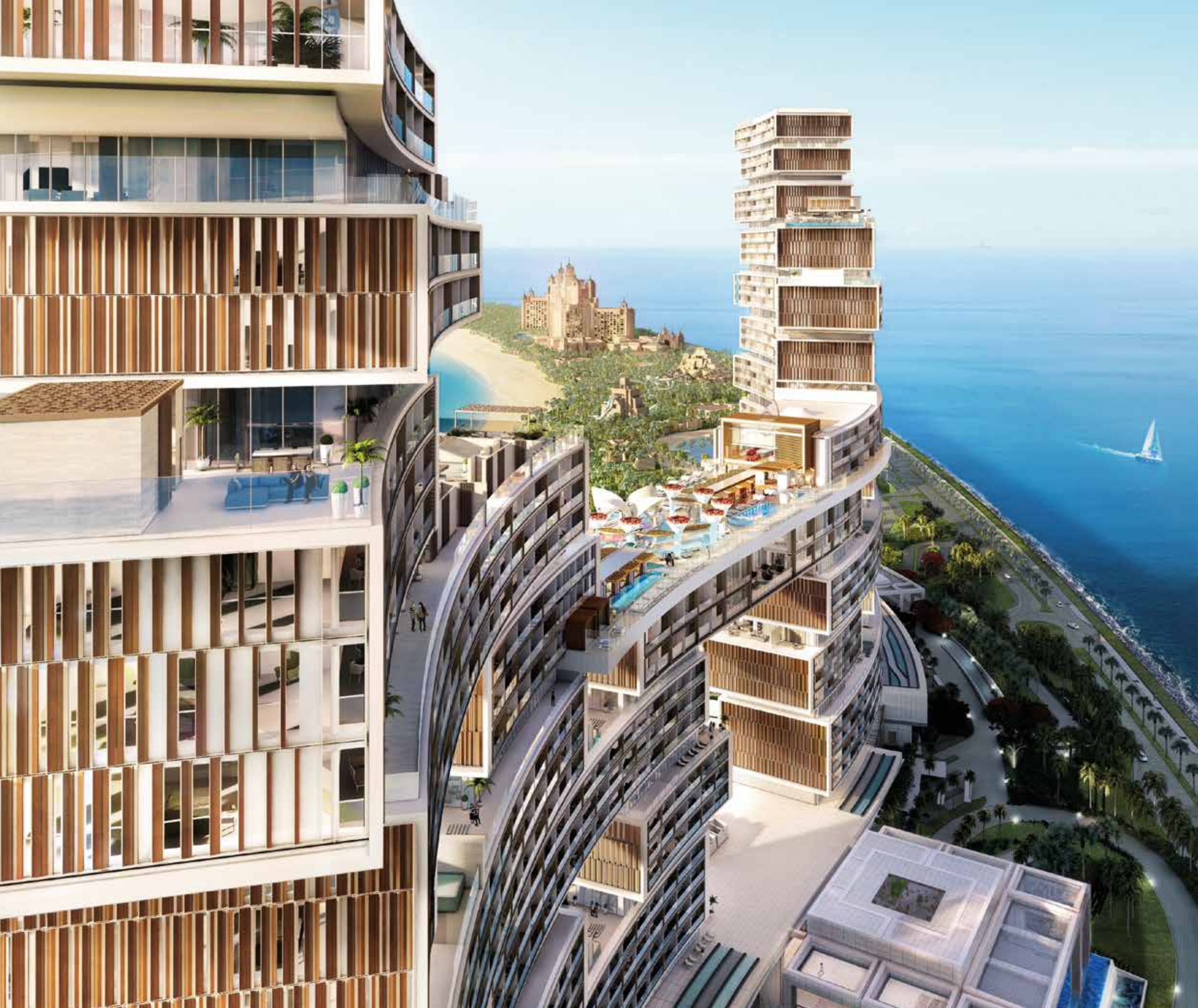
Be part of a vibrant community in ultimate luxury, surrounded by exhilarating experiences. Discover sky-high living that has never been seen anywhere before, conceived by the world's leading architects and designers. This is where the impossible becomes possible and an incredible vision is brought to life. Stunning swimming pools at varying heights in the sky, relaxing beaches, warm, authentic service and vibrant bars and restaurants, all providing the setting for an inspired lifestyle.

Reside at The Royal Atlantis and enjoy a world of new delights.



*Computer generated image of The Royal Atlantis Resort & Residences*







THE VISION

*A new landmark for Dubai, with homes soaring over  
150 metres above the ocean, AN IDEAL SOCIETY,  
LIKELY TO BE MOST PERFECT*



*Computer generated image of The Royal Atlantis Resort & Residences*





*Where the legend began and the*  
FANTASY BECAME REALITY

*Atlantis, The Palm, Dubai*



The iconic Atlantis stands on the crescent of The Palm, taking its inspiration from the surrounding ocean. The resort celebrates the Atlantis legend, with the Lost Chambers Aquarium, Aquaventure Waterpark, a number of highly acclaimed restaurants and luxurious accommodation. The perfection of an ancient myth may be idealised, but the attractions of Atlantis, The Palm are real.



*Above, left to right: Kids Club Amphitheatre, Tower of Neptune, Dolphin Bay, Ossiano Restaurant Atlantis. Opposite: Atlantis, The Palm.*



*Bringing the fable to life*  
WITH INSPIRATION FROM  
ANCIENT CIVILIZATIONS

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*James von Klemperer,  
Kohn Pedersen Fox Associates*



The Royal Atlantis takes its cues from architectural masterpieces of the past whilst confidently embracing the future. The modern interpretation of the renowned Atlantis reflects the wonders of the world, creating a destination where people want to live. The design is formed around an inherent sense of community, a place you can call home, where you can enjoy a vast selection of pools, walk down to your own private beach or simply relax. The curvatures and openings of the building frame the sky and grand ocean views, and at the centre is the imposing arch – iconic and supporting, welcoming you back home.



*Above, left to right: Segovia, The Alhambra, James von Klemperer and The Colosseum. Opposite: computer generated image of The Royal Atlantis Resort & Residences.*







*Chapter Two*

THE ROYAL ATLANTIS  
RESIDENCES



*The highest  
expectations will  
be exceeded IN  
SUMPTUOUS,  
SKY-HIGH  
STYLE*

*Live a life of ease  
and elegance* AMID MARVELS  
OF ARTISTIC ENDEAVOUR

---

Soaring high above the waters of the Arabian Gulf, The Royal Atlantis Residences will stir the senses and marvel the mind. Adorned with a wealth of beautiful bespoke interior designs, each home is a haven of space and joy.



*Computer generated image of The Royal Atlantis Residences*







*Welcome Home*  
A PRIVATE RESIDENTS'  
ENTRANCE FOR A SENSE  
OF ARRIVAL

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Arrive home to a series of stunning, private spaces available only to Residents and their guests. As you step inside the magnificent entrance of The Royal Atlantis Residences, you are welcomed by the professional concierge team ready to meet your every need.







*A dedicated team*  
TO MEET YOUR EVERY NEED

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*Residential Services*



The Royal Atlantis Team will always be on call to ensure that your daily life is a delight. From helping with housekeeping and arranging dinner plans to reserving a private jet, all of your requests will be met with the highest levels of skill and professionalism.



*Opposite: computer generated image of an in-home dining experience*





# *The* RESIDENCES

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The Royal Atlantis Residences, destined to become a world-renowned address, will be home to only the privileged few. Breathtaking architectural design features contemporary living spaces cantilevered into the Arabian sky. With uninterrupted views towards the ocean or across the waters of The Palm towards the Dubai skyline, these Residences will be an unparalleled home for families and an exceptional place where friends and guests will love to stay.



*Computer generated image of a typical interior at The Royal Atlantis Residences*







*Computer generated image of a typical upgraded interior at The Royal Atlantis Residences*







THE ROYAL ATLANTIS RESIDENCES



*Computer generated image of a typical interior at The Royal Atlantis Residences*







THE ROYAL ATLANTIS RESIDENCES



*Computer generated image of The Royal Atlantis Residences Pool*







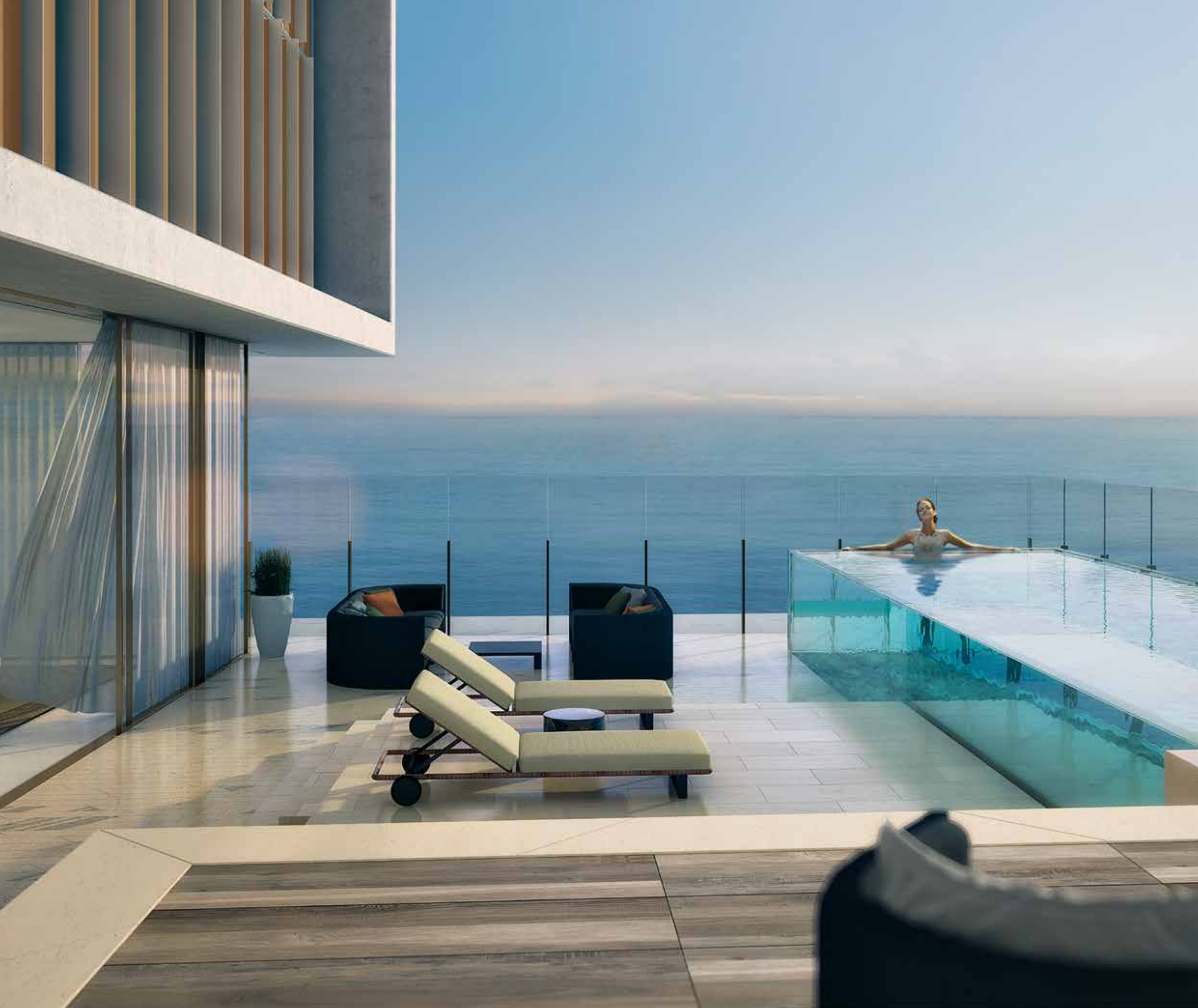
# *The Signature* COLLECTION

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The Signature Collection presents the most exclusive Residences at The Royal Atlantis and will offer the ultimate in luxury lifestyle living. Each home is dramatically positioned with spectacular private terraces in the sky and magical awe-inspiring views. Many of the Signature Residences also boast impressive enticing pools. Interior spaces are warm and inviting, creating the perfect place to call home, all complemented by expansive entertainment areas and grand gardens. The Signature Collection will define a new level of luxury in Dubai.



*Computer generated image of a typical Signature Collection terrace at The Royal Atlantis Residences*







*Computer generated image of a typical upgraded interior at The Royal Atlantis Residences*













*Computer generated image of a typical upgraded interior at The Royal Atlantis Residences*



*The*  
SKY COURTS

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Altitude with attitude. The Royal Atlantis Sky Courts make an audacious statement, giving Residents panoramic views from their enviable homes. With up to four bedrooms and vast elevated terraces, featuring dramatic pools and architecturally landscaped gardens, the Sky Courts are the height of bold, bespoke sophistication.



*Computer generated images of a typical Signature Collection terrace at The Royal Atlantis Residences*







*Computer generated image of a typical Sky Court terrace at The Royal Atlantis Residences*







*The*  
GARDEN SUITES

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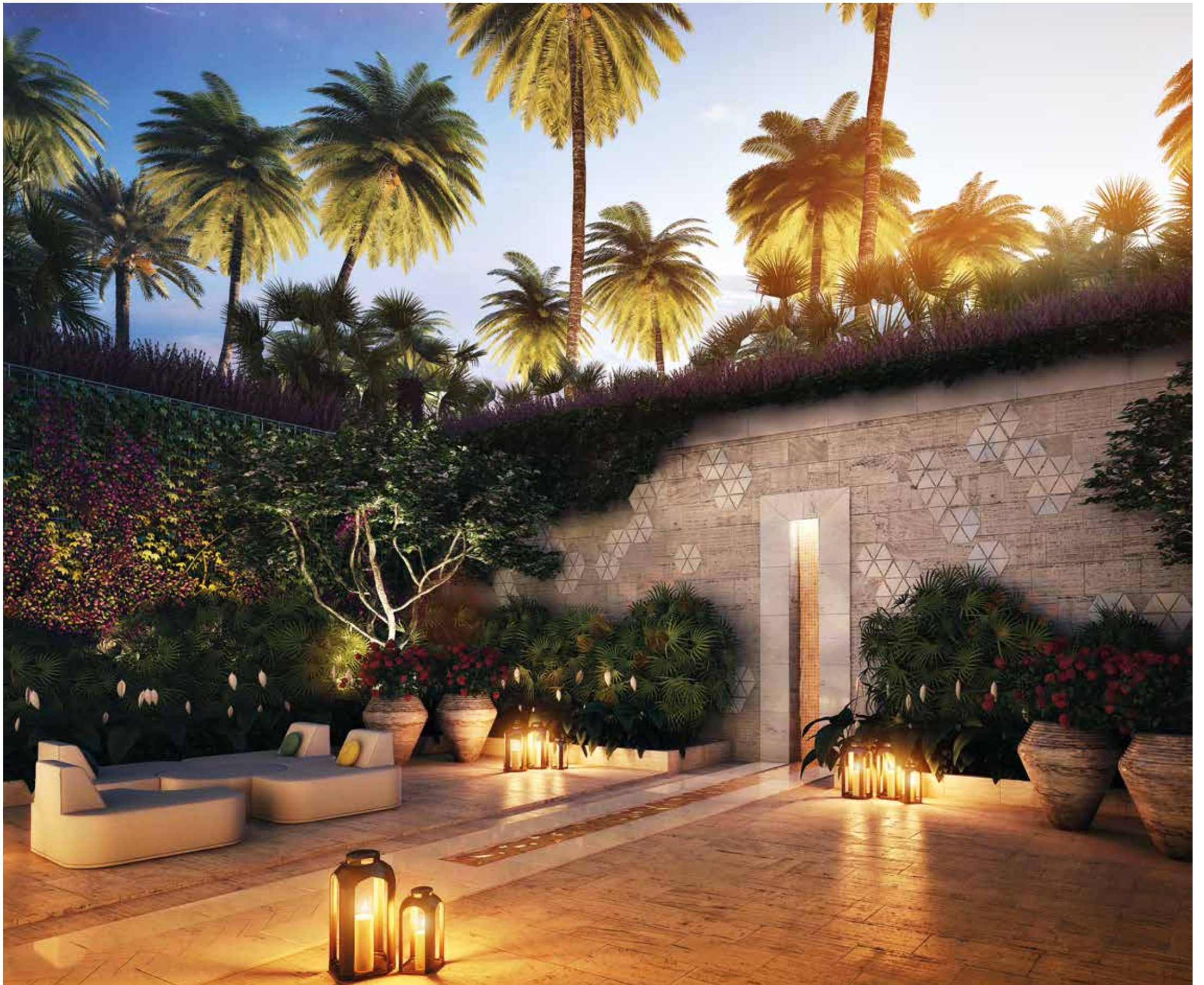


An exclusive number of Garden Suites have been specially designed to provide Residents with the ultimate living experience. Styled across two floors, The Royal Atlantis Garden Suites boast two landscaped gardens, a private pool and a vast entertainment space. Interiors exude a feeling of calm and provide a harmonious home, giving every member of the family a space to call their own.



*Computer generated images of a typical Garden Suite exterior at The Royal Atlantis Residences*













*Computer generated image of a typical upgraded Garden Suite interior at The Royal Atlantis Residences*



# *The* PENTHOUSES

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The Penthouses at The Royal Atlantis raise the bar when it comes to luxury living. They will represent the pinnacle of residential sophistication the world over. With spectacular views of the Gulf and the dramatic Dubai skyline, they will become the most sought-after homes in the city. Each Penthouse has its own expansive terrace, featuring breathtaking pools and luxurious dining and living spaces, perfect for relaxing with the family or the ultimate in entertaining with friends.



*Computer generated images of a typical upgraded Penthouse interior at The Royal Atlantis Residences*





THE ROYAL ATLANTIS RESIDENCES



*Computer generated image of the Signature Penthouse terrace at The Royal Atlantis Residences*









*Computer generated image of the Signature Penthouse interior at The Royal Atlantis Residences*







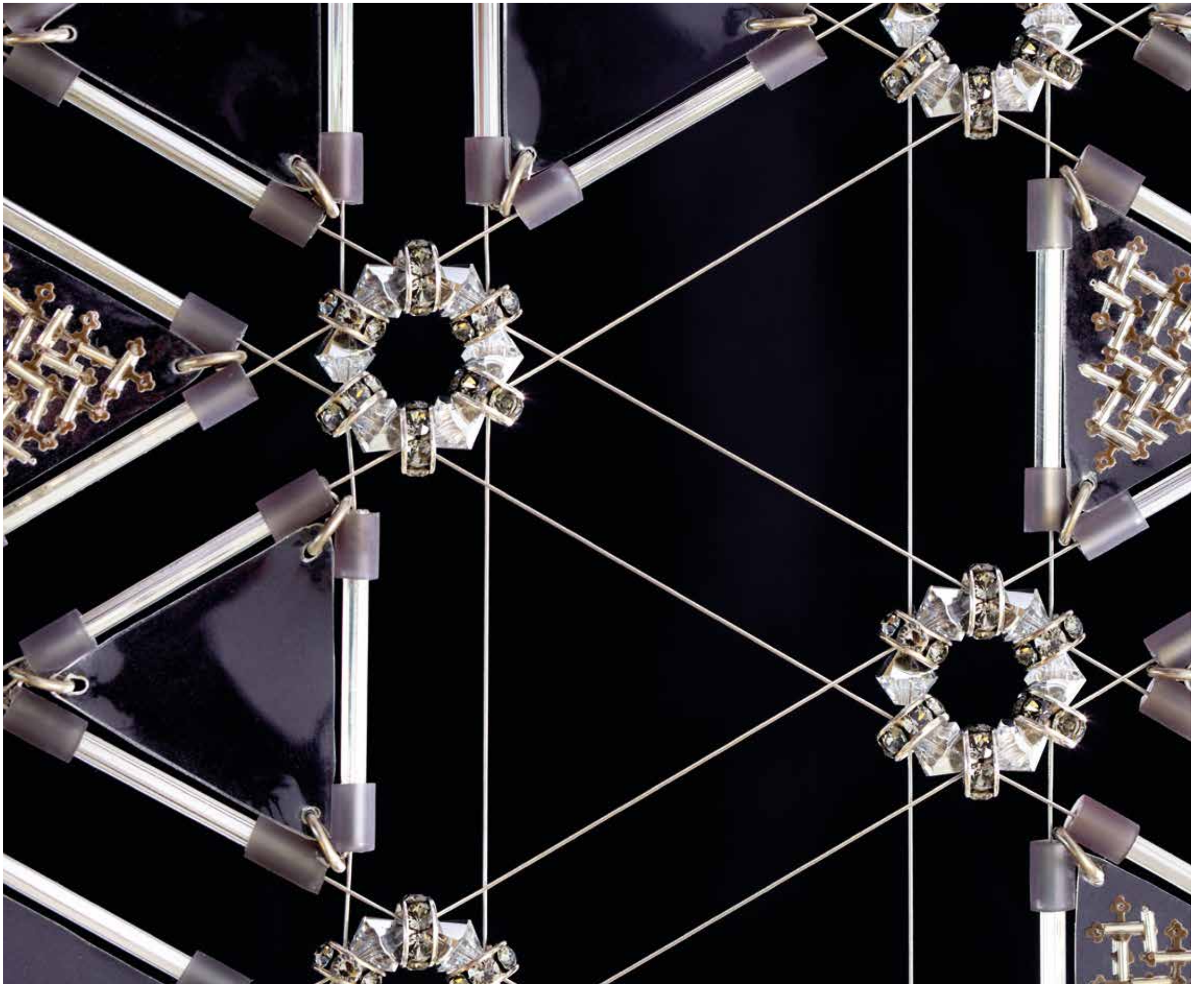


*Computer generated image of the Signature Penthouse interior at The Royal Atlantis Residences*











*Working with light, colour and texture,*  
WE TRANSFORM INTERIORS INTO  
ORIGINAL WORKS OF ART

*Sybille de Margerie,  
Sybille de Margerie Interior Design*



Just as a collector selects a painting or sculpture, each private Residence interior can be tailored to fit your individual sense of beauty. Parisian interior designer Sybille de Margerie has commissioned talented artists to handcraft unique works featuring fine textile creations, architectural embroidery, hand sculpted leather and delicate porcelain pieces. Residents have the option of personalising their home by choosing from this collection of curated artwork.



*Above, left to right: detail from The Royal Atlantis interiors, Sybille de Margerie (Photography by Stéphane de Bourgies), details from The Royal Atlantis interiors. Opposite: handcrafted detail.*





*Chapter Three*

## THE EXPERIENCE



*Enter a wondrous*  
*world* WITH  
BLESSINGS  
FREELY  
FURNISHED  
IN INFINITE  
ABUNDANCE

*An alluring ambiance,*  
EMBELLISHED WITH  
ENTICING CHARMS

---

Surround yourself with wonder. Be intrigued and inspired in a magical place with stunning surprises at every turn. With The Royal Atlantis as your home, you will reside in a dramatic destination with rich experiences and captivating views in all directions.



*Computer generated image of the Fire & Water experience*











THE EXPERIENCE



Computer generated image of The Royal Atlantis Resort Lobby Terrace







*Magical. Immersive.*  
AN ATMOSPHERE LIKE NO OTHER

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*Mark Fuller,  
WET, Water Feature Creators*



The world's ultimate water and fire experience will form the magnificent centrepiece at The Royal Atlantis. Gaze in awe as the raw elements come together in a spectacular, fiery display. Fire and water are celebrated throughout The Royal Atlantis, adding a sense of theatre to everyday life.







*Chapter Four*

THE SKY  
POOL & LOUNGE



*Gather together  
in surroundings  
with AN  
EXCELLENTLY  
TEMPERATE  
CLIMATE*

*Elevate your expectations*  
HEIGHTEN YOUR EXPERIENCES  
TO INFINITE DELIGHT

---

Inspired by the ornate baths of the lost city of Atlantis, a 90 metre-high ultra pool and lounge is the ultimate haven for resort guests and Residents to lounge, socialise or play. Under Dubai's setting sun, the Sky Pool comes alive as the twilight destination for unparalleled sophistication.













THE SKY POOL & LOUNGE



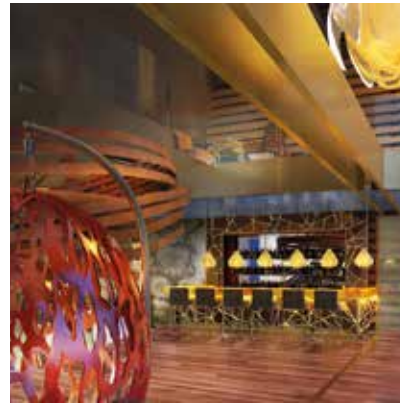
*Computer generated image of The Royal Atlantis Sky Pool and Lounge*



*In the sky,* A DESTINATION  
LIKE NO OTHER ON EARTH

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*David Mexico,  
David Mexico Design Group*



The Royal Atlantis will redefine entertainment in Dubai. By day, the infinity pools and private cabanas set the stage for sun-filled revelry. By night, the entire space transforms into a spectacular, vibrant destination, an exclusive playground in which to dine and socialise. This space creates an experience of constant discovery that can only be found here.



*Above left to right: computer generated image from The Royal Atlantis Sky Pool, David Mexico, all other images are computer generated images from The Royal Atlantis Sky Pool*











THE SKY POOL & LOUNGE



Computer generated image of The Royal Atlantis Sky Pool and Lounge





*Chapter Five*

## THE LIFESTYLE



*Join like-minded  
individuals in a  
place with DIVINE  
ELEMENTS  
NEEDED FOR A  
BEAUTIFUL LIFE*



*Delightful diversions*  
WITH ALL MANNER OF  
WORLDLY WONDERS

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As a Resident of The Royal Atlantis, you will be at the centre of a cosmopolitan community. World-class restaurants, bars and boutiques will be on your doorstep and the indulgent Givenchy Spa will provide an in-house sanctuary.



*Computer generated image of the retail experience*











*London, New York, Paris...*  
DUBAI IS THEIR CULINARY EQUAL

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*World class restaurants*



Dubai's restaurant scene is admired the world over. Residents can enjoy cuisine from the very best global chefs just moments from their home. An unprecedented variety of restaurants gives Residents the ultimate choice in dining.



*Above, left to right: Giorgio Locatelli, Gordon Ramsay, Nobu Matsuhisa. Opposite: computer generated image of dining at The Royal Atlantis Resort & Residences.*



*Discover a sanctuary of*  
WONDROUS WELL-BEING

---



Escape to the Resort's Givenchy Spa and bask in a serene sense of well-being. Feel relaxed and re-energised, surrounded by Givenchy's understated style and aristocratic elegance. Choose between the Fitness Centre at The Royal Atlantis Resort or the private Residents-only gym, both fully fitted with state-of-the-art equipment.



*Above: computer generated image of the Spa at The Royal Atlantis Resort. Opposite: computer generated image of the Fitness Centre at The Royal Atlantis Resort.*









*Chapter Six*

## AQUATIC ATTRACTIONS



*With oceans of  
options, DIVE INTO  
A DELUGE OF  
DELIGHTS*









*A beautiful shore*  
**WITH AN OUTLOOK  
OF BOUNDLESS SEA**

---

Dive into a magical world. Enjoy your private beach or discover exotic marine animals. Explore the mysterious lost city of Atlantis or have an adrenaline-filled day at Aquaventure Waterpark.



*Computer generated image of couple swimming at The Royal Atlantis Resort & Residences*







*The ultimate*  
LEISURE EXPERIENCE

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Adults and children alike can experience the magic of The Royal Atlantis through its abundance of aquatic facilities. From the sky-high infinity pool to the stunning fire and water displays, a world of excitement awaits.



*Above: computer generated image of a pool at The Royal Atlantis Resort & Residences. Opposite: computer generated image of The Royal Atlantis Resort & Residences.*



AQUATIC ATTRACTIONS



*Computer generated image of a private beach at The Royal Atlantis Resort & Residences*







*A playground* EXUDING  
GRACE AND GRANDEUR

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*The call of the sea*



The Royal Atlantis celebrates the joys of the ocean, from the private luxury of your yacht to the simple pleasure of kayaking through the water. Whether snorkelling or scuba diving in the Ambassador Lagoon at Atlantis, The Palm, or windsurfing, water-skiing, jet-skiing or paddle boarding on the azure blue waters, they all allow you to explore the coastline right on your doorstep.



*Opposite: computer generated image of The Royal Atlantis Resort & Residences, as seen from the ocean*





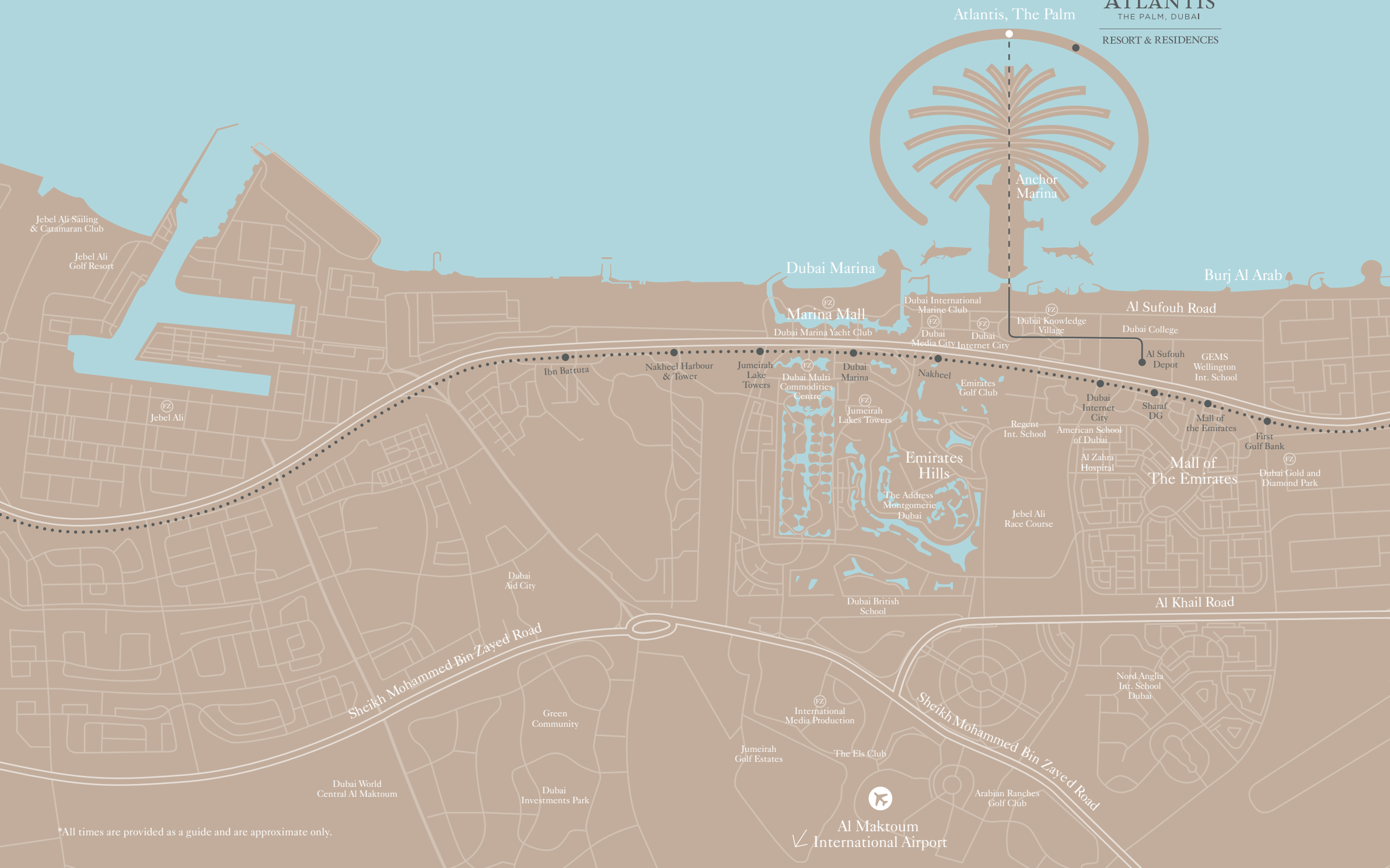


- 30 minutes from Dubai International Airport
- 15 minutes to the closest Metro station
- 25 minutes to The Old City
- 20 minutes to Marina Walk
- 17 minutes to Emirates Golf Club



THE ROYAL  
**ATLANTIS**  
THE PALM, DUBAI

RESORT & RESIDENCES



\*All times are provided as a guide and are approximate only.

Al Maktoum  
International Airport





Dubai Offshore Sailing Club  
Jumeirah Beach

Box Park

City Walk

Dubai Maritime City Marina

Bastakiya

Safa Park

Sheikh Zayed Road

Financial Centre  
Emirates Towers  
World Trade Centre

Al Jafiliya Al Karama

Union Square

Emirates Int. School Jumeirah

Noor Islamic

Emirates Towers World Trade Centre

Business Bay  
Golf House  
Burj Khalifa

DIFC

Dubai International Financial Centre

Business Bay

Dubai Mall  
Downtown Dubai

Oud Metha Road

Moorfields Eye Hospital

Harvard Medical School

Port Saeed

Dubai-Sharjah Road

Deira City Centre

GGICO

Dubai Creek & Yacht Club

Festival Marina



Dubai International Airport

Airport Terminal 1

Airport Terminal 3

Emirates

Rashidiya

Meydan Racecourse

The Track Meydan Golf

Hartland Int. School

Dubai Creek

Dubai Festival City

Al Badia Golf Club by InterContinental

Al Awir Road

**Key**

- Freezone
- Metro
- Monorail
- Tram









*Live the dream*  
TODAY, TOMORROW  
OR FOREVER



*Computer generated image of The Royal Atlantis Resort & Residences, as seen from The Palm*



THE TEAM

*A team of worldwide*  
EXPERTISE & EXCELLENCE

---

A team with international expertise have come together with a single vision,  
to create a residential address unsurpassed anywhere in the world.

kerzner®  
*Operator*

KPF  
*Architects*

  
SYBILLE DE MARGERIE  
PARIS  
*Residential Interior Design*

WET  
*Water Feature Creators*

DavidMexicoDesignGroup  
*Sky Pool & Lounge Design*

  
*International Sales Agent*

*For more information, please contact Knight Frank:*

+971 4 426 2888

[TheRoyalAtlantisResidences.com](http://TheRoyalAtlantisResidences.com)

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