

A scenic view of a luxury residential development in Dubai. The image shows a row of modern, multi-story villas with light-colored facades and terracotta roofs, situated along a curved, sandy beach. The turquoise water of the sea is in the foreground, and the sky is clear and blue. In the background, the city skyline of Dubai is visible across the water.

# DUBAI VIEW

THE FINEST PROPERTIES FROM ACROSS THE UAE

This page: Nurai  
See page 31 for further details







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*“For those who demand something more than just a room with a view –  
we’ve been presenting the best global residential properties for over 100 years.”*

*James Lewis  
Head of UAE office*

**Research**  
Wealth Report



**Technology**  
Global property search



**Global Reach**  
Private View



# WELCOME



**At Knight Frank we have three principal aims: to provide our clients with market-leading research, to deliver excellent advice and to provide access to the global market via industry-leading technology.**

We are the world's largest independent property consultancy with a network of over 335 offices in 52 countries. Being a partnership allows us to put our clients first. We focus on giving them the best advice and putting long term relationships before short term wins. Trust and integrity are everything. The combination of our people, research and technology has helped us grow our enviable track record and that's why clients come back to us for their personal and professional property requirements.

Having recently opened our residential division in Dubai, we feel that we provide a service that the market is not currently providing for buyers and sellers. We are here to advise our clients and give open and honest advice in what can be a very opaque market place to buy and sell in.

A handwritten signature in black ink, appearing to read 'Victoria Garrett', with a long horizontal line extending to the right.

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# Dubai's prime locations

From verdant gated communities to lively waterfront living, Knight Frank can help you find your ideal Dubai property based on your lifestyle or work needs. We offer a large selection of villas and apartments and based upon your criteria will undertake bespoke property searches.



## 1 Emirates Hills

Often referred to as the 'Beverly Hills' of the UAE, it continues to be Dubai's most exclusive residential address and is home to many of Dubai's wealthy expatriate community. Villas range from 10,000 sq ft upwards providing a wide range of living space to suit individuals and couples, through to large families. Emirates Hills is made up of 634 villas set around the world-class Montgomerie 18-hole Championship Golf Course, with golf and lake views.

## 4 Dubai Marina

One of Dubai's top places to live, Dubai Marina is the world's largest, purpose-built waterfront development made up of over 200 residential high rises including Le Reve, Emirates Crown and Princess Tower, shopping malls, restaurants, hotels and promenades. The wide range of Dubai Marina property to rent and to buy attracts an eclectic mix of residents attracted to the exceptional standard of living and unmatched amenities at their disposal.

## 2 The Palm Jumeirah

One of Dubai's star attractions, the world famous Palm Jumeirah is divided into 16 'fronds' comprised of luxury beachfront villas, town houses and apartments ranging in setting, size and style. Considered to be prime 'New Dubai' real estate at its best, most of the Palm Jumeirah apartments and villas overlook and offer direct access to the stunning beaches and azure waters of the Persian Gulf, making this a highly sought-after address by expats, locals and tourists.

## 5 Al Barari

Al Barari is the flagship development by the Zaal Family, who have created an exclusive haven of secure and luxurious living within beautifully stocked botanical gardens and lakes. The low density distribution of these large villas are set out on leaf style enclaves. Space, tranquillity and exclusivity are the hallmarks of this project. Villa sizes are from 12,700 sq ft to 16,400 sq ft within plot sizes complimenting the house from 10,000 sq ft to 18,000 sq ft.

## 3 Arabian Ranches

Developed by Emaar this is one of the exclusive expat lifestyle communities in Dubai located only a few minutes from three key ring roads leading to Abu Dhabi, Al Ain and Dubai. Offering a variety of freehold villas and town houses from two bedrooms to six bedrooms ideal to meet the needs of small to large families. Set within Arabian Ranches is an 18 hole Golf Club, Equestrian Centre and Village Community Centre as well as JESS.

## 6 Downtown

Downtown is Emaar's flagship development in Dubai. At the centre of the development lies the world's tallest building the Burj Khalifa and the world's largest shopping mall which gives an unprecedented dynamism and scale to the overall project. Made up of vertical and lateral neighbourhoods providing sanctuary, when it is wanted and the full exhilaration of the city, when it isn't.









# The wonders of the UAE

A selection of our prime properties  
from Dubai and Abu Dhabi



# Emirates crown

## Dubai Marina, Dubai

This unique lateral apartment, the only one to span across the whole front of the building in Emirates Crown Tower in Dubai Marina, has the ultimate of views with its continually moving Panoramic Vista.

**Guide Price: AED 33,000,000 (USD 8,992,000)**

Accommodation includes:

- 4 bedrooms, all en-suite
- Built-up area of approximately 8,000 sq ft
- Home office with balcony
- Main master suite with separate his and hers bathroom and dressing room.
- Modern open-plan kitchen with wraparound balconies
- Home theatre room with full sound proofing
- Majlis room with panoramic views of The Palm and Marina

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# Le Reve

## Dubai Marina, Dubai

Occupying an entire floor of arguably one of the most prestigious high rise developments in Dubai with stunning views over the sea and Palm Jumeirah, this Penthouse apartment is set on the 45th floor and is the ultimate in luxury living.

**Guide Price: AED 75,000,000 (USD 20,435,967)**

Accommodation includes:

- Panoramic views over The Palm and Burj Al Arab
- 4 bedrooms
- 7 bathrooms (4 en-suite)
- Terrace spanning 500 sq ft
- Rooftop garden, pool and gym
- 24 hour concierge
- Valet parking

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# Le Reve

## Dubai Marina, Dubai

Located in arguably one of the most prestigious residential buildings in Dubai, this fantastic 4 bedroom apartment has the most incredible panoramic view over The Palm and the Burj Al Arab.

**Guide Price: AED 26,750,000 (USD 7,289,000)**

Accommodation includes:

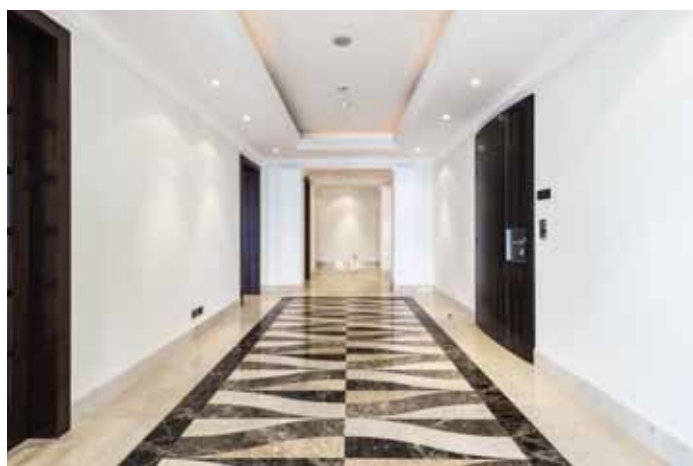
- 4 bedrooms
- Approx 6,296 sq ft
- Panoramic views over The Palm and Burj Al Arab
- Rooftop garden, pool and gym
- 24 hour concierge
- Valet parking

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# The Penthouse, Marina View Tower B

**Dubai Marina, Dubai**

Enjoy the pleasures of luxurious Marina living. This stunning penthouse has a private elevator offering total exclusivity, separate reception hall, swimming pool and a state-of-the-art integrated home automation system.

**Guide Price: AED 30,000,000 (USD 8,174,000)**

Accommodation includes:

- 5 bedrooms
- 5 bathrooms
- Built-up area of 15,320 sq ft
- Games area and study room
- 6,814 sq ft Moroccan themed rooftop garden
- Roof terrace with private swimming pool and Jacuzzi

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# The Torch

**Dubai Marina, Dubai**

This rare penthouse apartment offers a superb visual over Dubai including the Burj Al Arab and the Palm Jumeirah. Occupying half of the very top floor, the apartment boasts 3 large bedrooms with 2 impressive terraces where views can be truly appreciated.

**Guide Price: AED 7,800,000 (USD 2,125,000)**

Accommodation includes:

- Passenger lift
- 3 bedrooms
- 2 reception rooms
- 2 large terraces
- Total BUA 5,357 sq ft
- Far reaching views over Dubai
- Communal pool and gym facilities

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# Camel ia

**Al Barari, Dubai**

Consisting of six bedroom suites, relaxed family living areas and two internal courtyards with space to swim, entertain and unwind overlooking a large open communal garden area, this luxurious villa offers the ultimate family living.

**Guide Price: AED 15,959,000 (USD 4,349,000)**

Accommodation includes:

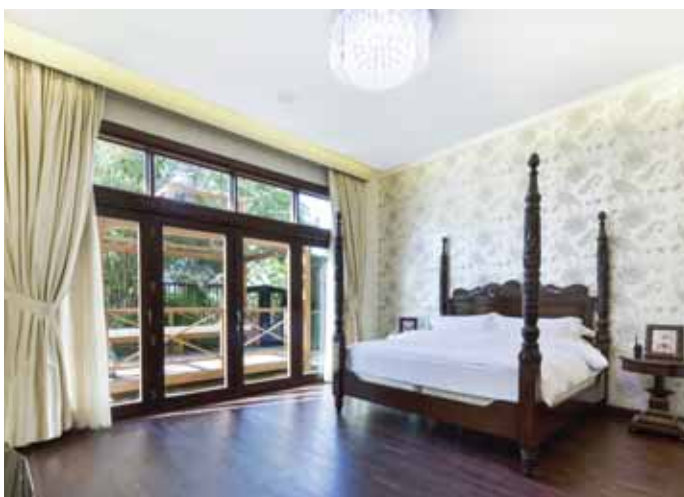
- 6 bedrooms
- 3 reception rooms
- 6 bathrooms
- 13,850 sq ft
- 24 hour security
- Garden
- Swimming pool

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# Ashjar

## Al Barari, Dubai

Surrounded by lush greenery, this spacious Ashjar home by Al Barari fuses high-end living with nature. The chic all-white design in an ultra-modern style is open and airy, and offers utmost privacy to residents. Enjoy the luxury of Dubai's most coveted estate, Al Barari.

### Guide Price P.O.A.

Accommodation includes:

- 2 bedrooms, both en-suite
- 2,605 sq ft
- Security-controlled gated community
- Landscaped community gardens
- 2 underground parking spaces
- Garden views

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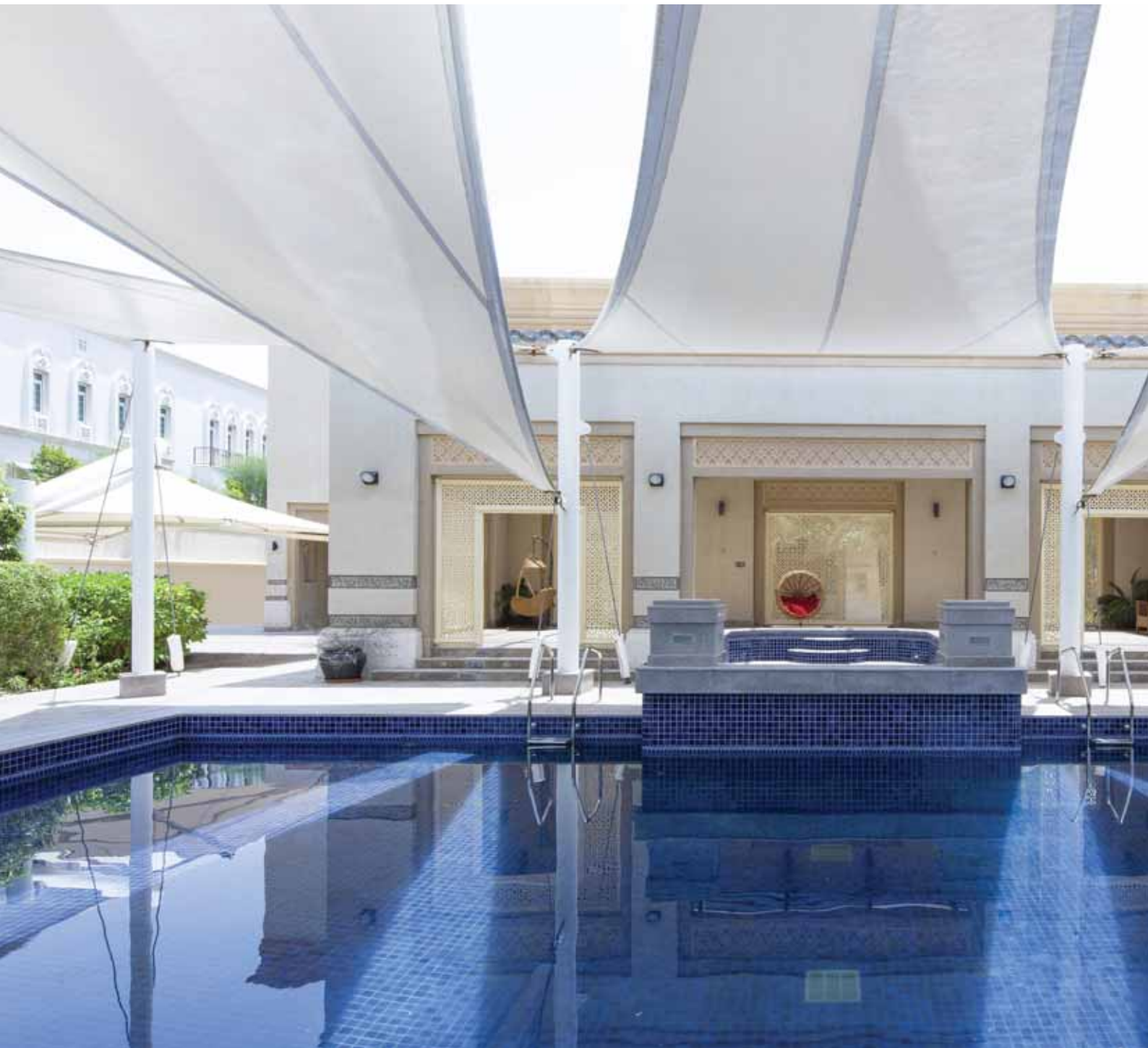
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Computer generated images for indicative purposes only











# Emirates Hills

## Dubai

This is a truly unique family residence spanning over three plots and containing two villas in the prestigious Emirates Hills with fantastic lake views.

### Guide Price: P.O.A.

Accommodation includes:

- Two properties spanning over three plots
- 20,000 sq ft garden
- 60,000 sq ft plot
- Lake views
- Integral garage
- 24 hour security
- Leisure facilities

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# Sector H, Emirates Hills

## Dubai

This beautifully presented quintessentially English house set in the prestigious Emirates Hills with direct golf course views, was exquisitely remodelled by its owners in collaboration with Von Saldern Hamed Design Group (VSHD)

**Guide Price: AED 45,000,000 (USD 12,262,000)**

Accommodation includes:

- 4 to 5 bedrooms
- Private swimming pool
- Golf views
- Integral garage
- 24-hour security
- Leisure facilities

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# Sector V, Emirates Hills

## Dubai

Truly spectacular villa located on the cusp of the Montgomerie Golf Course. Spread over 21,000 sq ft the accommodation is vast and luxurious while the open plan living gives a sense of space and grandeur.

**Guide Price: AED 65,000,000 (USD 17,711,000)**

Accommodation includes:

- 5 bedrooms
- 38,000 sq ft plot
- Uninterrupted golf course views
- Manicured gardens
- Swimming pool
- Large master suite with his & hers dressing areas
- Lift

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# Bal qis RESIDENCES

## The Palm Jumeirah, Dubai

Located on the crescent of the world famous Palm Jumeirah, this modern villa has been fitted to a high standard giving a feel of luxury and prestige. The accommodation is split over 4 floors offering 5 en-suite bedrooms with a lift to all floors, There is a private infinity pool and access to a private beach.

**Guide Price: AED 32,000,000 (USD 8,719,000)**



Accommodation includes:

- 5 bedrooms
- 3 reception rooms
- 4 stories
- Large roof terrace including Jacuzzi
- Triple garage
- Infinity pool
- Beach access

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# Garden Home, Palm Jumeirah

## Dubai

A beach front luxury garden home, situated on the world renowned Palm Jumeirah. With views towards Dubai Marina, a private swimming pool and direct access to a private beach.

**Guide Price: AED 14,800,000 (USD 4,032,000)**

Accommodation includes:

- 4 bedrooms
- Private swimming pool
- Dubai Marina skyline views
- Direct beach access
- 24-hour security
- Private swimming pool

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# Signature Villa, Palm Jumeirah

**Dubai**

An impressive 6 bedroom Signature Villa offering 7,000 sq ft of accommodation with the additional benefits of an extended pool, private beach and secluded gardens. Set on the secure fronds making up this world renowned landmark.

**Guide Price: AED 45,000,000 (USD 12,262,000)**

Accommodation includes:

- 6 bedrooms all with en-suites
- 3 large reception rooms
- High number location on a secure frond
- Extended swimming pool
- Direct beach access
- Open plan accommodation offering a bright and airy feel
- Double garage

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# Garden Home, Palm Jumeirah

## Dubai

Located on the popular Palm Jumeirah, this garden home offers beach front living without any compromise. Tastefully upgraded and modernised throughout making this home stand out from the rest.

**Guide Price: AED 16,800,000 (USD 4,578,000)**

Accommodation includes:

- Thoughtfully upgraded
- 4 bedrooms
- 5,000 sq ft built-up area
- Open plan kitchen/dining room
- Redesigned master suite
- Private pool
- Direct beach access

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# Dream Palm Residence

**The Palm Jumeirah, Dubai**

A superb penthouse apartment located on the crescent of The Palm Jumeirah. Accommodation is sprawled over 5,975 sq ft including a commanding terrace with un-obscured views towards The Atlantis hotel.

**Guide Price: AED 13,700,000 (USD 3,746,000)**

Accommodation includes:

- 4 bedrooms
- Large terrace including plunge pool
- Palm/Atlantis or Burj Al Arab views
- Total 5,975 sq ft
- Master suite including dressing area and balconies
- Maid's quarters with separate entrance



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# Jumeirah Islands

## Dubai

A superb 4 bedroom villa located on the elite Jumeirah Islands. Located within this secure development lies a host of benefits including fabulous views towards JLT and Marina skylines, as well as a private pool all within a large plot.

**Guide Price: AED 8,500,000 (USD 2,316,000)**

Accommodation includes:

- 4 bedrooms
- 3 reception rooms
- Large master suite including private sitting room
- Large terrace
- 5,242 sq ft built-up area
- Club house within walking distance
- Tennis courts

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# Lime Tree Valley

**Jumeirah Golf Estates, Dubai**

An upgraded 6 bedroom Signature villa, in the Lime Tree Valley region of Jumeirah Golf Estates. With landscaped gardens backing onto the fairways, the accommodation is of a high standard including a 'Smart Home' system adding to the appeal of this superb villa.

**Guide Price: AED 17,000,000 (USD 4,632,000)**

Accommodation includes:

- 6 bedrooms
- 4 reception rooms
- 12,117 sq ft plot
- Landscaped gardens with private pool
- Lake and golf course views
- Double garage
- Maid and driver rooms

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# Sienna Lakes

## Jumeirah Golf Estates, Dubai

A 'Vista' style villa located in Sienna Lakes, which is part of Jumeirah Golf Estates. The villa offers 4 double bedrooms with exceptional views over the lake and onto the Greg Norman designed golf course.

**Guide Price: AED 11,200,000 (USD 3,052,000)**

Accommodation includes:

- 4 bedrooms
- 2 reception rooms
- Terraces
- 5,941 sq ft BUA
- Private rear garden with swimming pool
- Uninterrupted lake and golf course views

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# The Golf Homes

## Arabian Ranches, Dubai

A collection of Hispanic style villas offering spacious family accommodation, situated in a prime position in one of the most popular communities in Dubai. The properties have direct views over the Desert Golf Course, an 18-hole, par 72 signature course designed by Ian Baker-Finch and Nicklaus Design.

Prices range from: AED 15,000,000 (USD 4,087,000)

Accommodation includes:

- C and D type villa
- 5 bedrooms
- 6 bathrooms
- Open-plan kitchen with breakfast area
- Great reception room
- Dining room
- Family room
- Maid's room
- 8,270 to 8,900 sq ft
- Private driveway and garage for three cars

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# Nurai

## Abu Dhabi

Nurai Island is the UAE's most sought after luxury private island resort with residential community just off the shores of Abu Dhabi, offering incredible contemporary style waterfront properties.

Accommodation includes:

- Homes ranging from 9,999-18,898 sq ft
- Panoramic sea views and total privacy
- World-class spa and fitness facilities
- Boutique hotel and signature restaurant
- Helipad and private berthing
- 24-hour security

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# Saadiyat Beach Villas

## Abu Dhabi

An exclusive collection of Contemporary, Arabian and Mediterranean villas, all designed to meet the highest standards; located on the natural island of Saadiyat and within close proximity to the Abu Dhabi CBD.

**Guide Price: AED 12,000,000 to AED 23,000,000  
(USD 3,270,000 to 6,267,000)**

Accommodation includes:

- Villas ranging from 9,709 sq ft to 14,930 sq ft
- 5 to 6 bedrooms
- Landscaped community gardens with swimming pools and health club
- Security controlled, gated communities
- Within 5 minute drive of Louvre Abu Dhabi (opening 2015)
- Close to the retail destination 'The Collection'
- Home to world class educational institutions; NYU Abu Dhabi and Cranleigh School

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8

# Beyond our shores

International Residential desk - a selection of international properties

# 74 Chester Square

**Belgravia, London**

A newly refurbished, freehold, white stucco fronted family home situated in a highly sought after position within this renowned Belgravia garden square. The house benefits from five double bedroom suites plus staff accommodation, grand first floor drawing room and dining room with views over Chester Square.

**Guide Price: £25,500,000**

Accommodation includes:

- Passenger lift
- Large south facing roof terrace
- Cinema room
- Gym, steam room and sauna
- Garage

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# 250 West Street Penthouse

**New York City, New York**

Perched atop Tribeca's newest iconic address, 250 West Street, sits an unparalleled brand new penthouse of epic proportions offering over 116 feet of frontage facing west over the Hudson River providing sweeping, protected views of New York City and beyond.

**Guide Price: \$36,000,000**

Accommodation includes:

- 7,422 sq ft of interior space
- 4,035 sq ft of exterior space
- 4 bedrooms
- 4 full bathrooms and 1 powder room
- 1,431 sq ft private entrance with deeded lobby and exclusive elevator
- A full suite of building amenities and services

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# Lake Geneva

## France

A true masterpiece dwelling, offering total privacy in a secluded location. This entertainer's paradise faces directly over the gleaming expanse of Lake Geneva.

An exclusive lakefront jewel that offers high-elevation luxury living. It includes a spacious main home, a lovely caretaker house and the possibility to build another guest house.

**Guide Price: €19,000,000**

Accommodation includes:

- 5.5 acres of land
- Main house of about 6,460 sq ft
- Outside swimming-pool
- Private harbor
- Possibility to build another house of 7,535 sq ft

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# Buonconvento

## Tuscany, Italy

A restored building preserving its original features, creating a stylish and elegant home. Considered to be the perfect country house, its design was used as a model for subsequent buildings in this area. Set in the Crete Senese, close to Monte Oliveto and just on the edge of the world famous Val d'Orcia, with views to Buonconvento and Montalcino.

**Guide Price: €4,800,000**

Accommodation includes:

- 6 bedrooms
- 6 bathrooms
- Guest accommodation
- Swimming pool
- Restored barn
- About 1.5 hectares of land with garden and 45 olive trees

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# Our global track record

It's not about the years of experience, it's about the results we deliver. We are renowned for marketing the most prestigious residential developments around the world. But we are also hugely successful in marketing 'best in class' property wherever it is. The statistics support our performance with an enviable track record, and clients coming back to us again and again.

For further information about our portfolio of international residential developments please contact Henry Faun, Surveyor: +971 56 1102 407.  
[www.knightfrank.ae/luxury-homes/international-residential/](http://www.knightfrank.ae/luxury-homes/international-residential/)



**PGA Catal unya**  
Girona, Spain

**SOLD**



**Pal azzo Tornabuoni**  
Florence, Italy

**SOLD**



**Emerald Living**  
Lugano, Switzerland

**SOLD**



**Breeze**  
Sydney, Australia

**SOLD**





Du Parc Kempinski  
Lake Geneva, Switzerland

**SOLD**



Rue de Grenel I e  
7th Arrondissement, Paris

**SOLD**



One Hyde Park  
London, UK

**SOLD**



Tour Odeon  
Monaco

**SOLD**

## Our People

We have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people is handled with care, discretion, service and professionalism at all times by our local and international teams.

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## Our Research

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. We produce regular research reports and market insights which demonstrate real market knowledge, allowing us to price and market a property to deliver a sale in the most effective way.



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## OUR PROPERTY SERVICES

With 335 offices worldwide, Knight Frank can deliver a complete range of transactional and advisory property services. Whether you are buying a beautiful house to enjoy with your family, or want to invest in a portfolio of properties, we can help.

For a full listing service, please visit [KnightFrank.ae](http://KnightFrank.ae)

### UAE sales

Offering advice and transaction support to investors and homeowners for their personal property needs. Our personalised service is backed up with leading technology and market research and through our global network of 335 offices we match clients to properties in the UAE.

### Valuations

Our qualified teams produce comprehensive reports in compliance with professional standards (RICS & IFRS). Valuations are undertaken across all asset classes for a wide range of purposes with a firm focus on the client and their requirements.

### Logistics & industrial

Our logistics and industrial team have an intrinsic understanding of regional industrial areas and free zones, providing unrivalled advice. We are the trusted advisors to local and international developers and investors across the Middle East.

### Capital markets

We advise investors on real estate transactions internationally, providing origination, execution, asset management and disposition services across all sectors. We work with investors to source both Islamic and conventional finance for European investment acquisitions.

### Commercial Leasing

Our tenant advisory team provides international companies with seamless professional real estate advice on corporate relocation and expansion. We are retained to provide strategic advice to high profile institutional landlords on their UAE office portfolios.

### Hospitality

Our hospitality real estate team provides strategic advice to clients ranging from large government related entities to high net worth individuals looking to develop hospitality real estate as part of a mixed-use scheme or just a single component hotel.

### Research & consultancy

We provide comprehensive real estate development recommendations and feasibility advice to developers, governments and funding institutions. Our research ensures clients have access to the latest data and trends across all sectors of the market.

### International sales

We advise on buying and selling trophy homes around the world for regional clients. Our dedicated International Project Marketing team sell best in class residential developments in prime global markets. We can assist with the acquisition of residential investments and income generating whole assets.

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