

DUBAI
VIEW

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welcome

Welcome to the 2017 edition of Dubai View. I am pleased to present you with a selection of our 'best-in-class' residential properties for sale in Dubai as well as properties from around the globe. From luxury penthouses in the world's most iconic towers to the most prestigious grand homes, the properties we have chosen will hopefully represent an array of high-end living.

Although Dubai has become reputable for its luxurious lifestyle led by the plethora of skyscrapers, a collection of prestigious retail aspects, and iconic attractions, it has also evolved from a cultural perspective. In this issue, the editorials discuss the alternative side of Dubai with a focus on art, interior design, and community life as we explore some of the most impressive brands in Dubai such as Lamborghini.

Through industry-leading technology and global market research, our goal is to create wealth for our clients by improving operations, maximising returns on investment and adding value, making us an invaluable partner across regional residential property markets.

As a world-leading property consultancy, Knight Frank is at the forefront of key developing markets and in the past year we have established a significant network in the United States with 85 offices covering the high net worth locations of New York State, South Florida, Los Angeles and Aspen through our strategic residential alliance with Douglas Elliman. We provide market leading advice and transaction support from 413 offices in 60 countries, supported by our Global Property Search which is available in 22 languages making it the most multilingual website in the industry. A key accolade in a country which is home to some 200 different nationalities.

If you require any form of property advice, please do not hesitate to contact either myself or one of the residential team whose details are listed within the publication.

Maria Morris
Partner, MENA Project Marketing & Dubai Prime Residential



Shot on location at One&Only, The Palm, Dubai.



DUBAI is maturing in its mentality. It no longer wants to be seen as a transient, get rich quickly city.

The alternative side of *Dubai*

by Zoe Dare Hall

From a new 'urban lifestyle' centre built out of hundreds of brightly-coloured shipping containers, to art galleries in architect-designed warehouses and new smart hubs that nurture global design talent, this is the kind of young, urban scene you find in London's Shoreditch, Miami's Wynwood district or the hippest areas of Brooklyn.

But this is Dubai. This is the city whose pivotally-located port, oil wealth and prominence as a global financial centre have long made it a magnet for those seeking to make their fortune, then leave again.

Now the city built on sand wants to state its permanence. Dubai is maturing in its mentality. It no longer wants to be seen as a transient, get rich quick city – a place where everything built during its construction boom in the early 2000s was the world's first, biggest or best.

Following the global financial and real estate downturn in 2008, many questioned whether this gleaming, young city had the resilience to bounce back. And the answer is undeniably yes – but this time, with new strings to its bow.

It's a fitting metaphor as music – and the arts in a wider sense – is one of the ways in which Dubai is carving out a new identity as a place of integrity and cultural innovation. Its aim now is to cement a reputation as the leading creative hub of the Middle East. And in turn, Dubai hopes that it will become a place where individuals and families from all over the world will want to put down roots for the long term.

and high-end residential apartments, including Emaar's 66-storey Opera Grand, close to the Burj Khalifa.

In recent years, Dubai has excelled in attracting young international talent, but mainly to its worlds of finance and business. Now it is seeking to diversify by offering the kind of culture, work hubs and social spaces that see a new generation of creative pioneers consider working and living in Dubai in the way they might in London, Berlin or New York.

The design industry in the Middle East is worth around \$2.3 billion, and Dubai is perfectly placed to harness the best of East and West. Its emerging artists and fashion designers – along with major global brands – have a new home in d3, the Dubai Design District, with its high-tech and world class offices, studios and ateliers. These are creative spaces that blur the distinction between work and play – a work space whose atmosphere (and appealing places to eat and drink) encourages its community to socialise there during afterhours. A residential element is also planned for the next phase of d3.

Whilst Dubai is well known for its leading commercial and residential architectural designs, it is now evolving to encourage more independent, artistic direction. With Dubai being home to 200 nationalities, it already has a vibrant, diverse community to provide the building blocks.

An ever-growing calendar of annual design-themed events is also helping to foster this community. Springtime in Dubai heralds the start, with Art Dubai and the SIKKA Art Fair in March, World Art Dubai and Fashion Forward in April and towards the end of the year, Dubai Design Week, which attracted 23,000 visitors and 150 designers in 2015, its first year.

Alserkal Avenue – a new arts hub that began to take shape in Dubai's industrial quarter in 2007 – appeals to a similar creative audience, with its warehouses now home to artists' studios, galleries and educational spaces for community-led cultural initiatives and independent theatre and cinema.

Dubai's new direction isn't all about art – but there is a new awareness of urban design pervading its commerce. Box Park brings a new "urban lifestyle concept", according to its makers, Meraas, who have turned 220 shipping containers into a new shopping district that includes new, cutting edge brands such as Urbanist, OnePiece and the new women's cycling brand Liv.

Hotels are also getting in on the act. Rove Downtown Dubai is unlike any other hotel in the city, with its fresh, cool and fun look. It is marketed as a "design-influenced, value-lifestyle" hotel and it provides the high-tech, social hub that young travellers want.

Dubai is a city with more than 400 gyms and which sees more than \$1.7 billion a year on sport-related expenditure. There is little you can't do, sports-wise, in Dubai – including, snow-skiing. But the city's leisure scene is taking on a new hue with the proliferation of mass participation street races such as We Run Dubai, the Electric Run and Color Run – as well as the Dubai Marathon, which saw 25,000 runners last year and sits alongside such staples of Dubai's sporting calendar as the Dubai Tour and Dubai World Cup.

Through its development of art, design, music and sport, Dubai is learning that urbanism is about far more than building the world's biggest towers. It is also about building the diverse communities of people that live in, around, and within sight of them – and about giving them plenty of reasons to stay.

The new Dubai Opera – the focal point of the city's new Opera District, now open, bringing a major new performance space to the city. Shaped like a wooden dhow of the sort synonymous with Dubai Creek, the gleaming new opera house designed by the architect Janus Rostock is both a tribute to Dubai's maritime history and a modern, flexible arts centre – one that can be transformed from a 2,000-seat theatre to a concert hall that wraps its orchestra in an acoustic shell. Or its floor can be flattened to become an event space for anything from banquets to trade shows. The surrounding Opera District provides new parks and waterfront walkways, retail



Zoe Dare Hall is a freelance journalist who specialises in writing about all aspects of international property. She writes for various newspapers and magazines, including The Sunday Times, The Daily Telegraph and is a regular property columnist for The Daily Telegraph Luxury.



Interiors

Fiona Barratt Interiors

Fiona Barratt Interiors caters for the world's most affluent clientele, both in the UK and around the globe. Established in 2006, Fiona Barratt-Campbell and her vibrant, dedicated and growing design team pride themselves on their creative prowess, specialised insight and ability to create and captivate elite lifestyle packages. Understanding the practical and emotional drivers of the luxury market, delivering exceptional interior design and maximising property value.



Photography by Symon Kaye



Valet, made in collaboration with Alexander McQueen



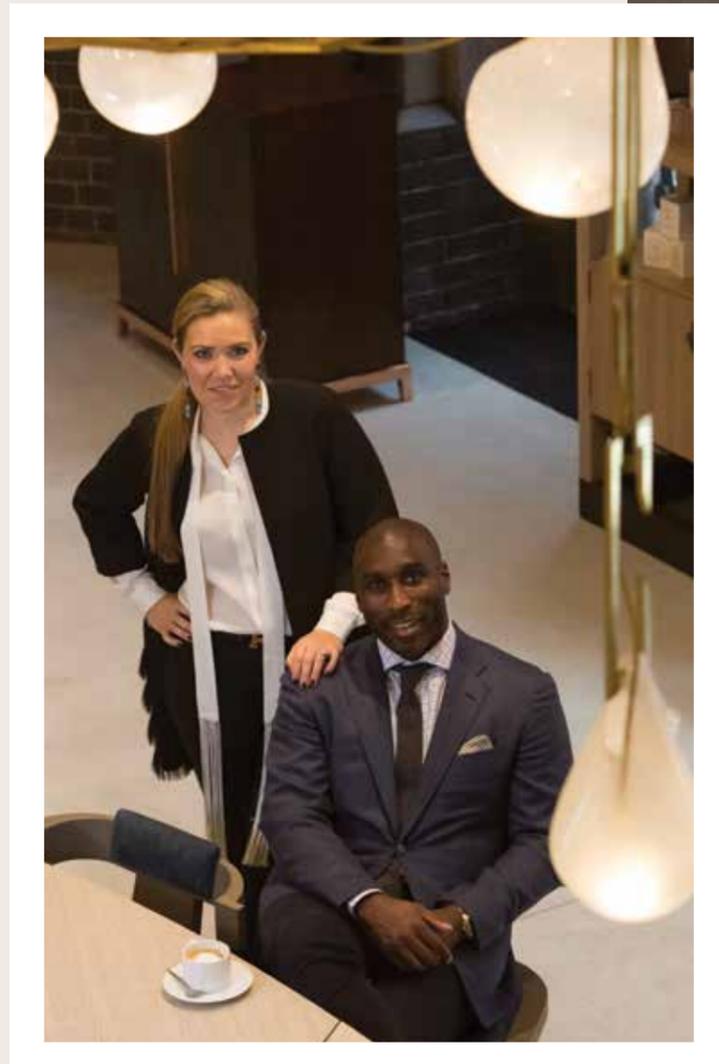
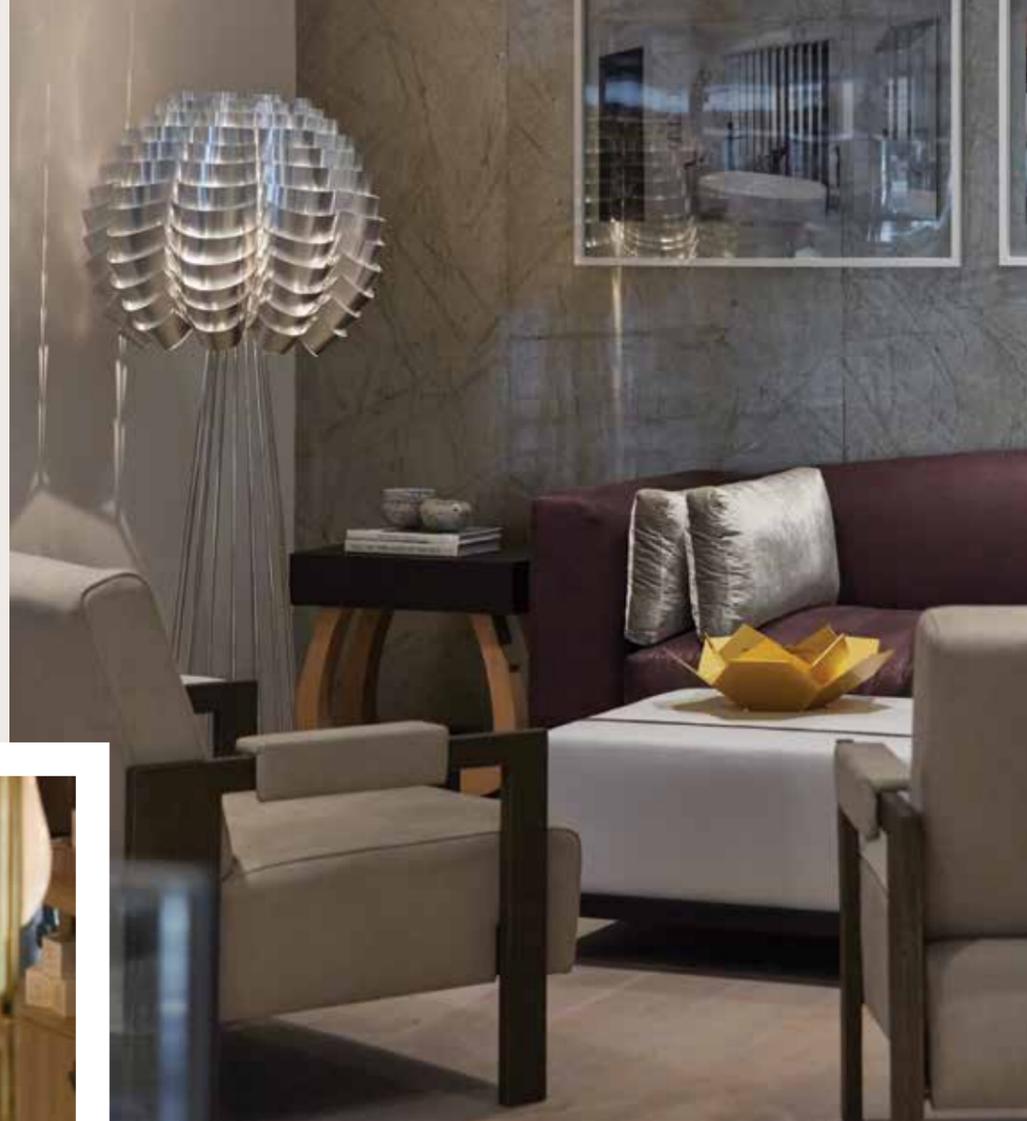
I like to **create an interior** that tells a **story** in relation to its four walls.

Fiona Barratt-Campbell, the interior designer and luxury furniture architect, trained at Parsons in New York and London's Chelsea College of Art and soon began producing interiors that combine quiet glamour with quality British manufacture, meticulous space planning and architectural detail. Alongside husband, business partner and international football legend Sol Campbell, the duo run a seamless operation from their 6,500-square foot studio in the heart of London.

Fiona's first commission was Richard Branson's chalet, The Lodge, in Verbier Switzerland and the team have a varied portfolio internationally. Working on both commercial and residential properties for private clients, developers and agents, Fiona Barratt Interiors is one of the hottest up-and-coming firms earning notable awards.

The projects are diverse and range from small refurbishments and home dressing packages, through to the full development of new builds. Fiona Barratt Interiors work with their clients often from point of purchase of a plot of land through to completion, liaising with all necessary trades throughout. Fiona herself oversees all aspects of each project from conceptual design through completion ensuring that her keen eye for the marriage of form and function are executed in each phase.

Travel is a huge inspiration: travel and adventures closer to home, in Northumberland. The history, geology and topography in Northumberland contributes to all of Fiona's influences. The rugged aspect of the landscape, in particular the area surrounding Hadrian's Wall, informs her design ethos, both in terms of her interior schemes and more recently her own furniture line FBC London. Unveiled in 2013, each element is perfectly and individually hand made in the United Kingdom, using a mix of cutting edge and traditional methods.



Fiona Barratt-Campbell and Sol Campbell

I have spent years developing local contacts so that I could use the very best craftsmen. Each design is unique but they fit together as a family.

Taking the designs from her own 3D sketches to finished products has, says Fiona, been 'quite a journey'. The silhouettes are bold and geometric the finishes are intricate, with materials from solid cast bronze and sandblasted wood to Brazilian fish skin. Linens, leathers, suedes, velvets and silks complete the rich, textural palette of the whole interior phenomenon's.

Fiona's signature style blends sophisticated neutrals interlaced with bursts of accent colour, but although this theme remains core to her interiors, she says recently she has been experimenting with antiques, particularly 20th century pieces.

Function over fashion is one of the Fiona Barratt Interiors' mottos and this is reflected and saturated into each project. Interiors have to look wonderful, but also have to work on a practical level.

The Roman remains, ruins and heritage sites up there, seeing the artefacts in the local museums – I take a lot of inspiration from those elements and also nature.



One&Only®

Always in the world's most supreme locations, One&Only resorts are individually and beautifully designed to reflect the styles and influence of their surroundings.



One&Only Reethi Rah, Maldives



One&Only Palmilla, Mexico

One&Only® resorts are beautifully designed to reflect the uniqueness of their surroundings and to create incredible, unforgettable experiences, whether the resort is a remote island retreat, a natural mountain reserve, an enchanting palace or a collection of contemporary haute chic Villas.

Accommodation is always sumptuously designed and spacious with stunning bathrooms and amenities, and the architecture, interiors and detailing of each resort tells its own individual story. Vistas are spectacular and the décor is lavish. Restaurants and bars have rare character with imaginative cuisines from each region and around the globe. Many are presided over by world-renowned chefs. Feeding the soul, the state-of-the-art fitness centres and serene spas are sanctuaries of wellbeing, sports facilities with professional support are provided on land and water, whilst pristine beaches and pools offer both relaxation and activity. Families are

welcomed with special activities and facilities at each resort, while privacy and tranquility are thoughtfully preserved for adults.

The environment created provides unrivalled experiences for guests, each of whom gets to discover the identity, culture and customs of a chosen destination. From experiencing the extravagant allure of Dubai, the natural elegance of the Maldives and Mauritius, the serene beauty of the Caribbean, the awe-inspiring wonders of Australia, the extraordinary drama of the Baja peninsula, through to the spectacular scenery of the southernmost tip of South Africa.

Dubai, UAE

On the horizon lies the wonder and excitement of the new Dubai skyline. One&Only The Palm is an oasis of stylish energy and tranquility designed to elevate the senses. Experience the culinary artistry of three Michelin-starred Chef Yannick Alléno, indulge at the Guerlain Spa, or bask in the sunshine by the exclusive marina, the expansive pool, or along the private beach.



One&Only Portonovi, Montenegro

The majesty of One&Only Royal Mirage is conjured from three distinctive environments, each flowing seamlessly into the other, and lie along a kilometre of private coastline within 65 acres of scented gardens. The Palace, Arabian Court and Residence & Spa create a wondrous destination that pays tribute to Arabian hospitality.

Bahrain

One&Only Seef in Bahrain is situated on a private beachfront and will offer approximately 175 luxurious guest rooms, suites and villas, world-class dining plus the beautiful Givenchy Spa. The resort is set to become a destination for both business and leisure and will showcase Bahrain's rich history, reflect the local culture with a design appeal to attract the contemporary traveller seeking ultimate luxury. Opening in 2017.

Mauritius

At One&Only Le Saint Géran, Mauritian influences reign supreme, with a special kind of hospitality that welcomes each guest and brings back generations of families year after year. Nestled on the silver sands of its own private peninsula, this exclusive Mauritian hideaway is ideal for couples and families alike and is a wonderland for all manner of water sports with private beaches. The resort is currently undergoing a complete rebirth and will re-open in December 2017, retaining what guests have always loved – a sense of exclusive privacy on its own private peninsula, with a beach front and calm lagoon unlike any other resort in Mauritius. The resort will also be unveiling private residences for guests who want to make the resort home. Secluded villas with their own pool will be introduced with a full suite of amenities and resort services for Residents to enjoy the Mauritian life, One&Only style.

The Bahamas

Reflecting the refined qualities of an elegant home, the newly refurbished Hartford Wing at One&Only Ocean Club exudes a fresh and welcoming ambience. Long recognised as one of the world's most exclusive resorts, the iconic One&Only Ocean Club has raised the bar on ultra-luxury in The Bahamas. The new beachfront Ocean Pool overlooks the white sand beach and turquoise sea beyond, and provides never-ending views, indulgent days and endless nights for guests.

Wolgan Valley, Australia

Nestled in a private valley and protected by soaring bush escarpments, Emirates One&Only Wolgan Valley takes design, conservation, relaxation and ultra-luxury to an unprecedented level. The resort is located between two national parks in the World Heritage listed Greater Blue Mountains and is a mere 2.5 hours' drive from Sydney. Australia's unique history, environment and wildlife are both honoured and celebrated with One&Only style and a comprehensive menu of safari adventures, wellness activities, spa experiences and the finest cuisine. The first One&Only Nature Resort in the collection.

South Africa

One&Only Cape Town sets the scene for outstanding experiences and memorable moments at South Africa's most vibrant destination. Situated at the centre of Cape Town's Victoria & Alfred Waterfront, overlooking the marina and with panoramic views across to Table Mountain, the resort offers comprehensive range of luxury services and also serves as a gateway to a myriad of experiences throughout the continent – from safaris to pristine beaches to the exploration of the world-renowned Cape wine region.

Los Cabos, Mexico

A verdant oasis on its own peninsula overlooking the dramatic coastline of the Sea of Cortez, is the iconic luxury retreat in Los Cabos, One&Only Palmilla. The resort is unrivalled in its suite of offerings including the world-renowned service from genuinely warm, welcoming staff, the wide variety of fine-dining options and authentic, immersive culinary experiences from Jean-Georges Vongerichten and the much loved Chef Larbi Dahrouch, as well as offering a spa, wellness, fitness and beauty programme that is unrivalled. Lavish oceanfront casita suites frame private infinity edge pools, while the spectacular four-bedroom Villa Cortez, privately situated on the beach, and the recently launched Villa One, embrace Mexico's distinctive artistry.



One&Only Le Saint Géran, Mauritius

Riviera Nayarit, Mexico

One&Only Mandarin is located in Riviera Nayarit in Mexico, approximately 50 kilometres north of Puerto Vallarta's airport and will offer approximately 145 luxurious villas as well as private residential estates. The resort will complement the experiences offered at One&Only Palmilla and feature a wide variety of spectacular accommodation that will include Ocean Cliff Villas, Tree House Villas and Mountain villas, all emphasising privacy and spectacular vistas. In addition, the resort will include world-class farm-to-table dining options, a beach club, adult and family pools with private cabanas, stylish boutiques, and indulgent One&Only Spa and Fitness Centre, as well as a private Conference Centre for meetings and retreats.

Maldives

Escape aboard the One&Only yacht to the lush and truly unique island playground of One&Only Reethi Rah, with six kilometres of private coastline and 12 powder-soft white sand beaches. Sleek and spectacular, with unprecedented privacy, this all-villa resort offers beach or over the water villas of exceptional design that are amongst the largest in the world. Guests enjoy an unrivalled level of style, choice and personalised exploration.

China

Blissfully serene, One&Only Sanya is located on Hainan, South China Sea island which boasts a balmy, year-round tropical climate, making it an ideal holiday destination for life's most memorable occasions. Featuring 190 luxurious guest rooms, suites and private villas, One&Only Sanya will command enviable views of azure waters from over 380 metres of private coastline and over 11 hectares of coconut palms set amidst dramatic gardens throughout the resort. The resort will showcase the natural elements of Hainan and reflect the local culture with a design appeal to attract the contemporary traveller seeking ultimate luxury. Opening in 2017.

Montenegro

One&Only Portonovi in Montenegro will be One&Only's first resort in Europe. The resort will boast approximately 120 luxurious guest rooms, suites and villas that will overlook mountain and sea. The ultra-luxury resort will be an essential part of Portonovi – a new 58 acre luxury lifestyle development being built on the picturesque shores of Boka Bay. Redefining luxury in the region, One&Only Portonovi will set a new level of guest experience through the impeccable service and offering, and will showcase the beauty of Montenegro's natural elements. The Spa has partnered with world-renowned wellness brand, Espace Chenot Health Wellness Spa, which will provide guests with an unrivalled destination wellness experience.

Rwanda

Joining Emirates One&Only Wolgan Valley, two spectacular resorts will be introduced under Nature Resorts: One&Only Nyungwe House and One&Only Gorilla's Nest, (opening in 2018), both located in Rwanda. One&Only Nyungwe House is designed to fit harmoniously within its natural surroundings and is situated in Gisakura, a working tea plantation, on the edge of the Nyungwe National Park. The Nyungwe Forest is thought to be one of the oldest forests in Africa, with incredible diversity including over 13 different species of primates, representing 20% of all the apes in Africa and 75 different species of mammals.

Luxury suites and villas will be modern in design, yet with traditional African touches, each overlooking the vast African terrain with private decks and fire places. Guests can explore the National Park including exploratory treks to discover chimpanzees, black and white colobus monkeys, grey – cheeked mangabeyes and the Kamiranzovu Swamps and Waterfalls. Bird watching should not be missed with over 275 species of birds in the lush surroundings, including giant hornbills, great blue turacos and red-breasted sparrow hawks being amongst the bird-watcher's favourites. Cultural walks can also be enjoyed. One&Only Nyungwe House will begin welcoming guests in 2017.

One&Only Royal Mirage, Dubai, UAE



One&Only Seef, Bahrain



One of the few man-made objects which can be seen from space, the islands which create The Palm were 'rainbowed' into existence using advanced dredging technology, and have added 78km of additional private, idyllic beachfront to Dubai's already luxurious coastline. Since its inception, it has evolved from a man-made wonder into a place that people from around the world now call home.

The timbre of The Palm has also changed during the ten years since its completion. Once a luxury holiday playground, today the majority of exclusive villas are occupied by long-term residents who enjoy a serene and peaceful lifestyle at the edge of the clear, blue Arabian Gulf. Almost in response to major new developments, such as the opening of the Royal Atlantis Resort & Residences as well as numerous high-end boutique stores, the Palm's residents have opted for permanence in their lives and have taken ownership of their homes with adaptations and customisations which make them truly personalised spaces.

The attractions of coastal living are well known, particularly in this part of the world; the energising properties of sea air are particularly conducive to a healthy, outdoor lifestyle. It goes some way to explain the popularity of both The Palm and Dubai's other exclusive waterside development, The Marina. Here luxury yachts are moored alongside some of the most select high-rise real estate in the Emirate,

offering residents a Mediterranean-style atmosphere in which to live and work.

Both The Palm and The Marina offer family-friendly, high-quality accommodation with a wide choice of living styles available – whether you

The Palm has evolved from a man-made **wonder** into a place that people from around the world now call home.

prefer a luxury, private, detached villa or a penthouse apartment with views out over the sparkling turquoise sea. Both have a high level of community focus, where residents know their neighbours, different cultures are respected and a welcoming atmosphere is the norm. Add to this the ease of access into the heart of Dubai's working and leisure districts via convenient transportation links, the availability of world-class shopping and dining nearby and both locations' proximity to some of the best educational establishments in the region, the benefits of coastal living in Dubai can't be understated.



Location, *location,* location

From the inspiration and vision of His Royal Highness Mohammed Bin Rashid Al Maktoum, The Palm is now one of the most iconic landmarks in the world.



Computer generated images for indicative purposes only.



The Royal Atlantis

The Palm Jumeirah, Dubai

At the crescent of The Palm, next to the iconic Atlantis resort, innovation meets nature to create the most prestigious ocean lifestyle address in Dubai. This ultimate residence offers exclusive doorstep access to exciting restaurants and entertainment, as well as unsurpassed resort experiences with every conceivable service.

- A selection of 2, 3, 4 & 5 bedroom apartments, skycourts, penthouses & garden suites.
- Built-up area of approximately 130 -1,579 sq m
- Interiors by Sybille De Margerie Design

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Signature Villa

The Palm Jumeirah, Dubai

This modern, contemporary property, located towards the tip of the frond in Palm Jumeirah, has been extensively refurbished and extended and enjoys un-interrupted views of the Burj Al Arab and open waters.

- 6 bedrooms
- Built-up area of approximately 1,050 sq m (11,302 sq ft)
- Lift
- Swimming pool
- Sea views
- Private parking / garage

Guide price: AED 59,000,000

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Signature Villa

The Palm Jumeirah, Dubai

A truly outstanding 7 bedroom Palm Jumeirah villa with striking skyline and sea views. The property has been extensively refurbished and extended and features bespoke interior design.

- 7 bedroom villa
- Built-up area of approximately 787 sq m (8,469 sq ft)
- Features a private cinema and swimming pool

Guide price: AED 65,000,000

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Signature Villa

The Palm Jumeirah, Dubai

Located close to the tip of M Frond, this Signature villa has been beautifully extended and remodelled providing floor to ceiling windows offering full views across to the Atlantis.

- 6 en-suite bedrooms
- Built-up area of approximately 790 sq m (8,500 sq ft)
- Modern open plan kitchen with Miele appliances
- Mature gardens with beautiful pergola seating area

Guide price: AED 41,000,000

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Signature Villa

The Palm Jumeirah, Dubai

A masterfully upgraded designer villa, located on one of the most popular Fronds. All doors, kitchen fixed and loose furniture are custom manufactured in Milan and conceptualised by a top Milanese architect.

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- 5 bedrooms
- 6 bathrooms
- Built-up area of approximately 790 sq m (8,500 sq ft)
- Flooring is a rare grey and bronze Spanish marble
- Walls are of the highest grade Italian travertine

Guide price: AED 55,000,000



Custom-built Mansion

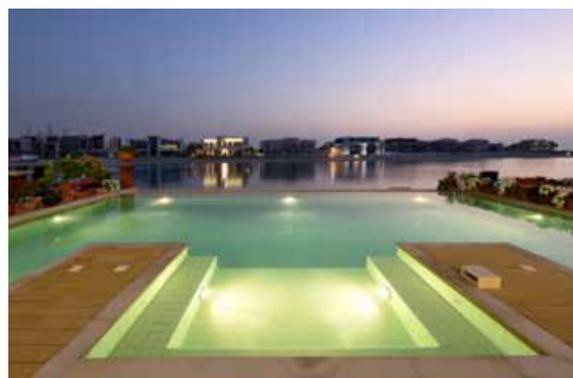
The Palm Jumeirah, Dubai

An exquisite custom built mansion with breath-taking views. This family home is finished with astonishing attention to detail, offering granite and onyx from Brazil and hand blown glass Italian sinks.

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- Built-up area of approximately 1,208 sq m (13,000 sq ft)
- Floor to ceiling windows and doors
- Sunset views over The Palm crescent
- Self-contained apartment with kitchen, bedroom and bathroom
- Exterior sand stone with Travertine landscaping

Guide price: AED 67,000,000



Bespoke Contemporary Villa

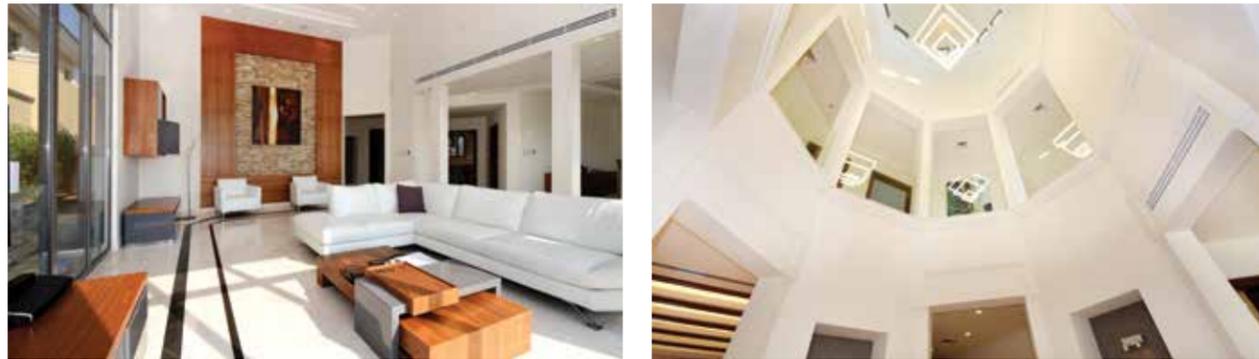
The Palm Jumeirah, Dubai

A well-positioned villa that maintains the feeling of light and openness throughout the home - one of the first super villas on The Palm.

- Built-up area of approximately 1,390 sq m (15,000 sq ft)
- Accommodation over four floors
- Floor to ceiling Swiss glass walls
- Gaggenau and Sub Zero fitted kitchen appliances
- Basement with spa, Jacuzzi, steam room and gym
- Smart home system is by Jung

Price on application

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Garden Home Villa

The Palm Jumeirah, Dubai

Situated high on the frond, this ultra-modern and meticulously upgraded fully-furnished villa has beautifully landscaped gardens and a brand new extra-large swimming pool.

- 4 bedrooms
- 5 bathrooms
- Built-up area of approximately 465 sq m (5,000 sq ft)
- Furnished
- Private parking

Price on application

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Le Rêve

Dubai Marina, Dubai

One of only 9 penthouses occupying an entire floor within Le Rêve, found in the popular Dubai Marina. The property offers breath-taking views over The Palm and boasts private lift access.

- 6 bedroom penthouse
- Built-up area of approximately 1,460 sq m (15,700 sq ft)
- Private parking

Price on application

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A Yacht for all Seasons



A yacht is a bit like a guitar for the rich, something you display but never get around to using as much as you would like. The right place at the right time, is key for getting the most out of your yacht...

Does the boating season need to have a beginning or end? Bush & Noble will set your compass in the right direction on where to drop anchor for a year out at sea.

Winter

When the northern hemisphere starts to ice over all of us yachting enthusiasts know that it's time to move south. The first port of call being just off the West Coast of Africa, an array of islands known as Cape Verde. Each of the islands providing unique adventures; hiking trails, white sand beaches and untouched coasts.

Maintaining a temperate in the high 20s, January provides a warm, dry climate. 5,000 miles sailing from the Cape Verde to the East Coast of Africa will take you to the Seychelles, 115 picturesque islands.



February is the best time to visit these quiet islands, a month when the Caribbean is overcrowded, the Seychelles opens its arms to those wanting to warm up in the peace of remote paradise – the perfect definition of apricity!

Spring

The warmth of the winter sun reminds us of the early days of spring, which takes us to our next destination, Mykonos. Greece boasts an upscale atmosphere of nightlife accompanied by colourful beaches of Santorini. Known as “the island of the wind”, this cosmopolitan peninsula is home to secluded coves, ancient ruins, fishing villages and idyllic beaches that can only be accessed by boats.

Greece accommodates all of your sailing needs, with various spots to anchor yachts; marinas, harbours and anchorages.

The UK's coast is just as beautiful in the north as it is in the south, with beautiful landscapes in Scotland, dolphin spotting in Pembrokeshire, catching mackerel in Brighton and viewing seals in Norfolk.

From the Aegean Sea to the Indian Ocean, a contrasting peninsula by the name of Singapore lies within the enticing continent of Asia.

April begins with the Singapore Yacht Show that takes place in Sentosa Cove, a stunning residential enclave in the eastern part of Sentosa Island. The show is a first class opportunity for companies to display their yachts from all over the world. This year, Bush & Noble Yacht Brokerage attended the show to support Horizon Yachts as their official dealers in the Middle East.

Summer

Summer, the days we dream about when the sunlight becomes golden and the time is right to move to Southern Spain; Marbella, Ibiza and the Costa Blanca region.

Ibiza, this free-spirited, Jeykl and Hyde island is not only home to clubs, teenagers and Armin Van Buuren, but, also quiet yoga retreats, hippie markets and the luxury, world class Marina Magna. Built to accommodate superyachts, the prestigious marina is located in the heart of Ibiza's old town.

This glittering isle is the neighbour to the magical retreat of Formentera, a hidden treasure that fills you with Caribbean like beauty. The city of Denia is a small yacht trip away, filled with various ports and quaint local restaurant's.

Autumn

As the summer sun starts to fade we head to England in preparation for the Southampton Boat Show. The Isles of Sicily are located 25 miles off the coast of Cornwall, their turquoise waters and white sand beaches will make you feel as though you are closer to Barbados rather than Torquay! The UK's coast is just as beautiful in the north as it is in the south, with beautiful landscapes in Scotland, dolphin spotting in Pembrokeshire, catching mackerel in Brighton and sailing to the seals in Norfolk. If the English seaside leaves you with cheeks that are too rosy and a hair style that is far too windswept then it's back on board to sail to the South of France, Cannes to be specific. September starts with Cannes Yachting Festival, which takes place in mid-September.

The festival has partnered with Porsche in order to introduce the best in yachting and cars for all their exhibitors and visitors. Cannes is a resort town situated on the French Riviera, home to the world famous film festival and its Boulevard de la Croisette, the glamour of this town is reflected in its harbours. Below the Old Town of Cannes lies Vieux Port, framed by pretty plane trees and host to the morning flower market.

Annual

If chasing the sun leaves you with an empty wallet and drained energy levels, the UAE offers an all year heat. A bit like a pine tree is evergreen, the UAE is ever so hot. From man-made islands carefully designed into a palm tree, the world islands and various marinas, the GCC accommodates all boat lovers.

Dubai Marina hosts the world famous Dubai International Boat Show which takes place annually in the month of March. Another date to add to your calendar is the Formula 1, the time all yachts unite to berth in Yas Marina (Abu Dhabi), along the trackside to experience the racing on the water.

Sheikh Mohammed bin Rashid al Maktoum, the ruler of the Dubai Emirate, owns the third world's largest yacht named Dubai. At 162 metres long, the vessel was designed by Andrew Winch, accompanied by interior designer Platinum Yachts. The boat is usually berthed on an island on the Palm Jumierah.

Whether you are sailing to explore, following dreams or discovering new adventures, Bush & Noble wish you a happy, memorable trip. Stay safe on board and make sure you take a moment to appreciate the beauty of the ocean.

The *historic* heart of Dubai

With a tradition rich in pearl fishing and commerce, Dubai Creek, or Khor Dubai in Arabic, exemplifies how the city has grown and embraced the rapid pace of change which the Emirate has experienced over the past 50 years.

The Creek, whose source is said to be located in Al Ain, demarcates the northern edge of Dubai where Bur Dubai looks across the sea water inlet towards Deira. It was known to the ancient Greeks, who called it the River Zara. 16th century Venetian pearl merchants also knew of the Creek as a place plentiful in pearl oysters making it of interest to Renaissance craftsmen – the first written record of Dubai in Europe mentions the trade and extols the quality of the pearls.

The city's rich history can still be seen in this most authentic of Emirati locations – authentic wooden boats, or abras, ply their trade along the refreshing waters of the creek and boatbuilding and repair shops which utilise traditional techniques can still be found. It is possible to take a boat trip on one of these sturdy vessels which are also known as dhows.



The city's rich history can be seen in this most authentic of Emirati locations.

Dubai Creek Harbour, which is located near to both the Creek and Ras Al Khor Wildlife Sanctuary, will be a sustainable commercial and residential development offering residents views of the Creek as well as Dubai's distinctive skyline. Commercial districts will link into Downtown Dubai to extend the city's business infrastructure and residential areas will provide sensitively-designed accommodation which will rejuvenate the area and focus on the pleasures of living adjacent to the water. The project will eventually link the Creek to the Dubai Water Canal via Business Bay towards Jumeirah and the Arabian Gulf, and lengthen the Creek by an additional 3 km providing an inland waterway which threads through the city to bring the benefits of 'blue space' living, working and leisure to many more of the residents of Dubai.



Dubai Water Canal

The Dubai Water Canal Project is an extension of Deira Creek, linking Business Bay to the Arabian Gulf. This environmentally friendly lifestyle development is comprised of three distinct zones: The Water Network, The Green Network and The Public Realm.

The Water Network is made up of three bodies of water: The Canal, which runs 2.9 kilometres connecting Business Bay to the Arabian Gulf; The Arabian Gulf coastline that provides captivating beach frontage, and the Crystal Lagoon in Safa Park, which brings the coastal experience inland with beach and water access.

The Green Network connects Safa Park to the new Jumeirah Beach Park, offering an unparalleled leisure experience.

The Public Realm is the developable land located along the Canal which offers a new residential district, tourist attractions and over 80,000 square metres of public facilities, including several kilometres of jogging and cycling tracks, hotels, restaurants and entertainment.

With the opening of the three-kilometre Dubai Canal, the Downtown side of Dubai has now turned into an island unlocking new possibilities in marine transportation, connecting the historic areas of Deira and Bur Dubai through the extended waterway of Dubai Creek, Business Bay and Dubai Water Canal. Yet another new dimension added to a city that is constantly under transformation.

The centrepiece of the canal is the waterfall cascading from both sides of Sheikh Zayed Road. (Powered by 80 water pumps and sensors that automatically stop the waterfall when boats sail through). With its engineering and architectural features the canal acts as a tourist hub that will raise the profile of Dubai as a go-to tourist destination and is expected to attract more than 30 million visitors per annum.

Dubai Creek Harbour

Dubai Creek Harbour is a brand-new, world-class waterfront destination. Comprising nine interconnected districts, each community includes luxury villas, residential towers featuring apartments and serviced apartments, and open spaces clustered around schools, cultural complexes, recreational and retail facilities. Here, your every need is catered for – and more.

With each district offering its own idiosyncratic lifestyle, you really can choose your own little piece of paradise. So whether you're a family looking for a nurturing environment in which to bring up your children, or a young professional in search of a dynamic creative scene, you'll find your dream home here.





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The Cove

Dubai Creek Harbour, Dubai

A world-class waterfront community, with uninterrupted views of Downtown Dubai, The Tower and the Ras Al Khor Wildlife Sanctuary. Designed and developed to the highest international standards, the contemporary residences offer first-rate facilities.

- 1, 2, & 3 bedroom apartments
- Floor to ceiling windows
- Fully-equipped gyms, children's play areas, multi-purpose family rooms
- Each apartment is built using stone, marble, light timber veneers and glass

Price on application

Maria Morris
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Creekside 18

Dubai Creek Harbour, Dubai

Situated opposite Downtown Dubai's soaring skyline, Creekside 18 is a new world-class development located within the exciting new Dubai Creek Harbour development. The development will consist of a collection of contemporary 1, 2 and 3 bedroom apartments.

- Contemporary 1, 2 and 3 bedroom apartments
- Built-up area of 207 - 500 sq m (679 - 1,632 sq ft)
- Panoramic views of Downtown Dubai and the Burj Khalifa

Price on application

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Burj Khalifa

Downtown Dubai

A luxurious duplex penthouse at the world's tallest tower, the Burj Khalifa. Situated at the heart of Downtown Dubai, this property enjoys 360° views of the city and access to Dubai's iconic attractions including the Dubai Mall and the Dubai Fountains.

Ahmad Aoun
BRN 36295
Ahmad.Aoun@me.knightfrank.com
+971 56 4557 009

- Full floor duplex penthouse
- Built-up area of 1,949 sq m (20,979 sq ft)
- High floor
- Panoramic views of the Dubai skyline

Price on application



il Primo

Opera District, Downtown Dubai

Located in the heart of The Opera District, residents of Il Primo experience luxurious, inclusive living amidst a vibrant district, elegantly designed to ensure the promotion of art and culture.

Ahmad Aoun
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- 77 storey building, with 119 units
- 4 and 5 bedroom apartments, some occupying full floors
- Facilities include: gym, cigar lounge, games room, library, movie theatre and spa
- Views of The Dubai Fountain and Burj Khalifa

Price on application



An oasis of
calm
&
tranquility

years in an effort to turn Dubai into a green city and provide a home for some of the 100 species of native birds which inhabit the city.

But what of the areas of the city which are already green? Dubai's famous parks, including Safa Park, Creek Park, Al Barsha Pond Park, Zaabeel Park and Satwa Park already offer lush, oasis-like havens from the intense heat of the Arabian sun. Dubai's famous golf courses such as The Address Montgomerie, Arabian Ranches, Dubai Creek Golf and Yacht Club, Faldo Golf Course, and The Els Club, which have been designed by members of the golfing elite, also provide world-class facilities set in thousands of acres of lush, rolling greenery and host some of the most prestigious golf tournaments in the world.

Residential areas which have realised the benefits of greenery are also among the most popular in the city. Seen from space, these developments stand out as dark green areas which contrast startlingly against the desert's golden sands. These exclusive locations, such as Emirates Hills and Jumeirah Golf Estates, have been developed with the ideas of shaded gardens, green areas and community space at their heart. Playgrounds, green community areas and shaded walkways

characterise these family-friendly locations and make them enjoyable and attractive areas in which to live.

These communities feature well-established and elegant homes in which families can truly live peaceful and pleasant lives. Their well-thought-through designs enable harmonious family living, set in lovingly-maintained surroundings, featuring play areas for smaller children, grassy areas for older ones and shady spots in which adults can relax. Their proximity to world-class schools as well as leisure facilities, and ease of access into the city centre, mean that they are among the most sought-after accommodation in Dubai. Because they are already well-established family homes it is a simple matter to move in and enjoy a pleasant, easy lifestyle enhanced by the flowers and trees which grow in abundance. These cleverly-designed communities, which have been developed to satisfy the highest expectations, offer oases of calm in an increasingly-busy and -hectic environment and remind us of the importance of maintaining a connection to the world of nature.

Dubai is already a surprisingly green city, given its location and proximity to the dunes of the desert. In the run-up to Expo 2020 the Dubai Government has pledged that **4% of the city** will be made up of parkland and that one quarter of the city will consist of **cultivated land and nurseries.**



They are one of Dubai's best-kept secrets – the green spaces between the glittering residential and commercial towers which many visitors to the Emirate are simply unaware of. Whether it's public parks, lush, green golf courses or private gardens, Dubai has so much flora to offer visitors and residents alike, and there is more to come too.

The benefits of green space on the human psyche are well known; trees, grass and flowers improve our health, both physical and mental, reduce stress, anxiety and depression, promote wellbeing in children and young adults leading to less anti-social behaviour, and reduce crime. They also promote a sense of community which bridges cultural differences, enhances creativity and encourages socialisation for young and old alike.

For the urban environment, green spaces are invaluable; they improve air quality – foliated areas remove pollutants from the air, absorbing carbon dioxide and releasing oxygen; reducing energy consumption – planting trees near buildings reduces the amount of fossil fuels which are used for heating and cooling; and heat build-up – studies have shown that grassed areas which are shaded by trees can be up to 30° cooler than pavement or asphalt.

Dubai is already a surprisingly green city, given its location and proximity to the dunes of the desert. In the run-up to Expo 2020 the Dubai Government has pledged that 4% of the city will be made up of parkland and that one quarter of the city will consist of cultivated land and nurseries. That means that over 1,000 sq km will be greened in the Emirate within the next four





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Sidra

Dubai Hills Estate, Dubai

A premium collection of contemporary villas strategically located minutes from Downtown Dubai. An ideal haven for a relaxed and safe family life, with an endless supply of nature trails and green spaces.

- 3, 4 & 5 bedroom villas
- Villas from 418 – 2,788 sq m (4,500 – 30,000 sq ft)
- 18 hole golf course
- Master-planned community: schools, shopping, healthcare and sports

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Price on application



Cities that matter

by Alexander Koch de Gooreynd
Partner, International Residential

Knight Frank has recently released the second edition of the Global Lifestyle Review. This report is the latest Knight Frank guide to assist those clients considering a move into more preferential tax environments by providing an overview of the key lifestyle factors.

Invariably, the wealth managers or taxation advisers working for the many private individuals that we meet are the first step and will often focus entirely on the most tax-efficient locations, but all too often, they rarely take into account the lifestyle factors that will make the move a successful one for more than simply fiscal reasons.

That is where Knight Frank can help such clients to make these informed decisions. By working closely with our experienced agents worldwide and alongside the accountancy firm BDO, we have prepared this in-depth insight into the various locations that our clients are likely to

be considering and provide knowledge of the elements that will be important to them, such as education, cost of healthcare, activities, culture and cost of living.

We fully appreciate that everyone's lifestyle needs are different, whether it is proximity to an airport and fine dining that matters most or being near good international schools and part of a like-minded community. Tax and investment may be the first part of the relocation jigsaw, but this report helps clients to complete the whole picture.

To create this guide BDO provided us with a list of the top locations that their clients consider when looking for a more tax-efficient jurisdiction. While the report focuses on certain cities, in truth they represent the general surrounding area, therefore can be useful depending if you are a city dweller or prefer a more rural environment.

When selecting the main subjects to review, we considered the most important lifestyle elements that a client might consider.

We felt that it might also be interesting to consider the various lifestyle factors that may motivate clients at different stages of life. For example, while a young entrepreneur will be more focused on political risk, client entertainment, ease

of access and cost of living, a family or retired couple will have very different needs.

The level of entertainment is demonstrated in the number of Michelin-starred restaurants, whereas if its culture and sporting activities that a client desires then this section looks at the overall options available. Ease of access is another key area of consideration, with the distance to a major airport and especially one that allows for direct flights to the principal cities around the world.

Taking all of these considerations into account, we chose the three most likely stereotypes, selected the 5 most obvious requirements and weighed them accordingly.



Dubai ranks among the top 5 global cities favored by entrepreneurs and families.



For the entrepreneur, Hong Kong topped the charts with Dubai, Geneva, Singapore, Vienna and Monaco all in hot pursuit. All these locations offer secure, safe and stable environments whilst also full of like-minded individuals with whom to grow a wider network.

The family locations excelled with education and personal safety proving to be the key factors. Luxembourg may have come out on top but it was closely followed by the same group as above who clearly understand that you need both elements to entice the wealthy families regardless of their stage in life. The only exception was in the retirement category as this provided us with some new entrants. Southern Portugal, Sydney, Malta and Cyprus all proved to be highly attractive due to the low cost of healthcare, high quality of living ratings and of course, the many hours of sunshine.



International
properties



RIVERWALK

London, SW1

A collection of highly specified riverside apartments in the heart of Westminster within proximity of Tate Britain, the Houses of Parliament and Westminster Abbey. Developed by Ronson Capital Partners. Completed property.

- 116 private apartments in 2 stunning buildings designed by award winning architects Stanton Williams
- 2.75 m floor to ceiling heights in principal rooms
- Gymnasium
- Secure underground car parking
- Bespoke concierge services

Guide price: £1,250,000

Henry Faun
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Computer generated images for indicative purposes only.



HAMPSTEAD MANOR

Kidderpore Avenue, NW3 7ST

Located on a leafy road only moments from the centre of Hampstead Village, the outstanding new development Hampstead Manor embraces all of the qualities that have long made NW3 one of the most desirable British postcodes. Providing a feeling of rural serenity within easy reach of the city.

- Studio to 5 bedrooms
- 1-4 bathrooms
- 1-3 reception rooms
- Landscaped gardens, gym, sauna and steam room
- Swimming pool and 24 hour concierge
- Car parking

Guide price: £755,000

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KEYBRIDGE

Vauxhall, London, SW8

A stunning fusion of Britain's elegant brick heritage with aspects of Manhattan architecture located in the heart of London's regenerated Vauxhall. This unique development features the 8-storey Keybridge House and the 37-storey Keybridge Loft, which will make it the UK's tallest brick residential tower.

- 1-2 bathrooms
- 1-2 reception rooms
- Gym, sauna, steam room and swimming pool
- Resident's club lounge
- Car parking

Guide price: £640,000

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FITZROY GATE

Richmond Road, Isleworth, TW7 7BP

A unique development set within a private gated parkland estate on the banks of the River Thames. Less than a mile from Richmond, close to many outstanding educational facilities and within easy access of Central London, Fitzroy Gate offers a rare opportunity to live in a unique, gated community in West London.

- 39 stunning family homes
- 4-6 bedrooms
- 3-4 bathrooms
- 1-2 reception rooms
- Communal garden and waterside
- Private parking

Guide price: £1,250,000

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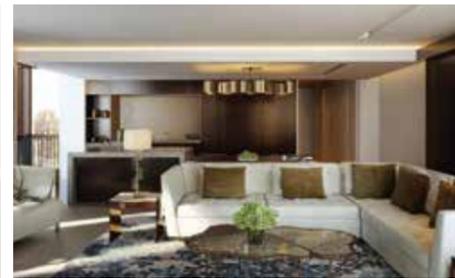
LINCOLN SQUARE
WC2

A central London, prime residential development nestled between the world famous London School of Economics and King's College and adjacent to Covent Garden. Patricia Urquiola and PLP Architecture, has developed Lincoln Square to be the perfect London home, offering a full suite of club facilities combined with elegant apartment living.

- Studio – 4 bedrooms
- 1 reception room
- Brand new private and secluded courtyard gardens
- Spa, gym and treatment rooms
- Private dining room for up to 36 people and residents lounge with library
- Private parking

Guide price: £895,000

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Computer generated images for indicative purposes only.



STAR AND GARTER
Richmond Hill, Richmond, Surrey,
London TW10

A magnificent collection of luxury apartments, which includes 89 architecturally splendid apartments and duplexes. Designed by Sir Edwin Cooper, the Star & Garter, Richmond's most famous landmark overlooks 2,500 acres of Richmond Park and views of the River Thames in Richmond, West London.

- 1-6 bedrooms
- 1-2 reception room
- 24 hour concierge
- Luxury swimming pool, spa and gym
- Residents' screening room and treatment room
- Valet underground parking

Guide price: £1,750,000

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MOORE HOUSE
Chelsea, SW1

Situated north of the River and just moments from Sloane Square, Moore House is perfectly positioned to benefit from all that Chelsea has to offer, including the redevelopment of Chelsea Barracks and Battersea Power Station.

- 1-3 bedrooms
- 1 reception room
- 24 hour concierge
- 24 hour estate security with CCTV
- State of the art spa and gym
- Underground parking

Guide price: £865,000

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BRN 35888 | +971 56 4542 987



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WARDIAN
E14 9SJ

This new riverside development in London's Docklands overlooks South Dock and has commanding views of Canary Wharf. Wardian London will provide a tranquil oasis within the heart of London's most lively business district; promoting a sense of wellbeing, and creating a serene escape within the city.

- 1-2 bedrooms
- 1 reception room
- 1-2 bathrooms
- Rooftop observatory bar
- 2 restaurants and open air swimming pool
- Underground parking

Guide price: £435,000

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Exceptional interiors

Since the international launch three years ago, Knight Frank Interiors are now the go to interiors service for all of our Middle and Far East clients, purchasing property in London and throughout the UK.

Our bespoke Interior Design offers purchasers a more tailored service for their **London homes**



Tara Welsh, Associate Partner, Investor Care

Our central London studio is home to a dedicated and aspiring team of creatives with a collective 50 years' experience in the interior design and property industry.

The team have collaboratively provided ultra-luxury interior design, consultancy and project management to high profile clients on over £600m worth of real estate in the UK as well as some of the world's finest locations including Dubai, Geneva and Marbella.

With London still our primary focus, we have been servicing a number of our international client's properties which were purchased for end use and rental investment. This resulting in outcomes which have astounded us all, especially within the new build developments. Properties being furnished by our team have been letting in record time against those furnished by others. As 90% of properties let in Central London are offered on a furnished bases, this has

assisted our Investor Landlords, limiting any void periods and attracting the best quality tenants looking in that area.

Our bespoke Interior Design offers purchasers a more tailored service for their London homes. With no request being out of reach, our clients are offered a full design consultancy, taking the stress out of furnishing their property from overseas.

The relationship is managed by the Project Manager here in Dubai, who will obtain a full brief before passing over to the Interior Designer in London for execution, offering the first class service that all Knight Frank clients are used to.





MEGÈVE

French Alps, France

Two remarkable newly built chalets, located close to the Cote 2000 ski lift, offering traditional style with all the modern comforts. The main and guest chalets are set in a tranquil location with beautiful views. VAT rebate possible.

- 9 bedrooms
- 9 bathrooms
- 2 reception rooms
- Spa area with swimming pool
- Jacuzzi and sauna
- Underground parking

Guide price: €8,750,000

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CANNES

Côte d'Azur, France

Wonderful Florentine-style villa located in a dominant position in Cannes, set over three levels served by an elevator, offering beautifully presented living accommodation and a magnificent panoramic sea view. Set in landscaped gardens with an infinity heated swimming pool and pool house.

- 7 bedrooms
- 7 bathrooms
- 2 reception rooms
- Caretaker's apartment
- Sauna, Hammam and Jacuzzi
- Triple garage

Price on application

Henry Faun
BRN 29098 | +971 56 1102 407



BÖRSEPLATZ 1

Vienna, Austria

39 new exclusive apartments in the city centre of Vienna. Located in an impressive historic building with a representative lobby and concierge service. Completion is planned for the end of 2018.

- 1-5 bedrooms
- Living space between 78 - 500 sq m (255 - 1,640 sq ft)
- Imperial lofts up to 7m height
- Garage parking
- Park views

Guide prices from €865,000

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SIERRA BLANCA

Marbella, Spain

Newly built contemporary villa ideally located in Sierra Blanca, a very prestigious residential area above Marbella centre, within a short distance to the beach and Puerto Banus. The villa is immaculately presented throughout with modern design, high ceilings and light neutral decoration.

- 5 bedrooms
- 5 bathrooms
- Open plan reception room
- Swimming pool
- Large terraces
- Garage for 4 cars

Guide price: €4,150,000

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MONTREUX

Lake Geneva, Switzerland

This superb waterfront apartment enjoys a privileged situation with a panoramic view of the Lake and the Alps beyond. It has been completely and tastefully renovated, taking particular care to retain its "Belle-Epoque" charm.

- 2 bedrooms
- 2 bathrooms
- Approximately 190 sq m of living space
- Available for purchase by non-residents
- Garage parking
- Storage cellar

Guide price: CHF 4,800,000

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COCO DE MER

Sandy Lane, Barbados

This immaculate home located within the famous Sandy Lane Estate has superbly proportioned living and bedroom accommodation, set within landscaped tropical gardens benefitting from an elevated position with beautiful views of the sparkling Caribbean Sea. There is also exclusive access to the private beach club at Sandy Lane Beach.

- 4 bedrooms
- Swimming pool
- Pool house
- Staff accommodation
- Caribbean sea views

Guide price: US\$9,500,000

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BORGIO TEGOLAIO

Florence, Italy

This modern, elegant property is tucked away on a quiet residential street in the centre of Florence. Built to the highest standards, the property offers a terrific blend of entertaining spaces and well laid out accommodation.

- Central Florence
- Ultra-modern interiors
- 4 en suite bedrooms
- Indoor swimming pool
- 2 terraces
- Parking

Guide price: €4,250,000

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VILLA LA VAGUE

Monaco

A unique villa, with permission to refurbish and extend, in a quiet and exclusive part of Monaco. Enjoy spectacular, protected panoramic views across the principality to the Mediterranean sea, in one of the world's most glamorous and exciting locations.

- 4 bedrooms
- 3 receptions
- 4 bathrooms
- Roof terrace
- Sea views

Price on application

Oliver Banks
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LOS FELIZ

Los Angeles, California, USA

Frank Lloyd Wright Jr's 1928 Samuel Navarro House. The Mayan-inspired Art Deco house has been meticulously restored keeping the architect's vision intact, with Lloyd Wright signatures throughout, including oxidized copper accents on the front exterior. With a perfect indoor-outdoor flow, this home exemplifies the Southern California lifestyle with swimmers pool, professionally landscaped gardens and terraces.

- 3 bedrooms
- 3 bathrooms
- Patio
- Swimming pool
- Approximately 400 sq m

Guide price: US\$4,295,000

Oliver Banks
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565 BROOME

SoHo, New York City, USA

Announcing Pritzker prize-winning architect Renzo Piano's first New York City residential project. 565 Broome Street will be unlike any other project in SoHo, bringing world-class architecture and interior design to downtown's most desirable neighbourhood.

- Studio to 4 bedroom residences
- 24-hour concierge and attended lobby
- Approximately 55 ft indoor, heated lap pool and state-of-the-art fitness centre
- Automated parking with private driveway and gated entrance

Guide prices from US\$2,500,000

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Computer generated image for indicative purposes only.



MADISON SQUARE PARK TOWER

New York, USA

The residences at Madison Square Park Tower are perfectly positioned in one of the most iconic and culturally sophisticated neighbourhoods in Manhattan – the Flatiron District – the Flatiron District. Standing sixty-five stories tall and rising 777 feet into the sky, residences feature floor-to-ceiling windows offering dramatic cityscapes.

- Simplex, duplex and full floor residences
- 24-hr doorman & on-site concierge
- Five levels of exclusive residential amenities
- Architecture by Kohn Pedersen Fox Associates
- Interiors by Martin Brudnizki Design Studio

Guide prices from US\$2,980,000

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Computer generated images for indicative purposes only.



225 FIFTH AVENUE #4

Manhattan, New York, USA

This turnkey renovated residence features 10 foot (3m) ceilings, soaring windows and wide plank hardwood oak floors. Designer Alexander Doherty used his signature custom panelling and wall coverings from Philip Jeffries, along with polished nickel hardware to complete the apartment.

- Open chef's kitchen with custom cabinets, Caesarstone counter tops, and top-of-the-line fixtures
- Approximately 150 sq m (1,613 sq ft)
- 2 bedrooms and 2 bathrooms
- Full service doorman building
- Located in the Flatiron District

Guide price: US\$3,500,000

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ARIA LUXURY RESIDENCE

Jalan Tun Razak, Kuala Lumpur

Aria is a luxury development in an enviable location in the heart of Kuala Lumpur. Close to landmarks such as the Petronas Twin Towers, Aria lies in the vicinity of Kuala Lumpur's diplomatic enclave offering easy access to highways and public transport.

- 1-3 bedrooms
- 1-3 bathrooms
- Apartments ranging from 200 - 460 sq m (650 - 1,500 sq ft)
- 19,800 sq m (65,000 sq ft) of upscale facilities
- 50 m lap pool, hydro gym pool, gym, jacuzzi and sauna
- Private function space with kitchen and BBQ area
- Library, games room, TV lounge, music room
- Private car parks

Apartments start at MYR1,200,000

Oliver Banks
BRN 35888 | +971 56 4542 987



REIGNWOOD HAMILTON SCOTTS

37 Scotts Road, Singapore

Experience the contemporary art of city living at one of the top 5 luxury residences in Singapore. The iconic development welcomes owners' arrival with their very own en-suite, elevated car garage in the sky, and a tranquil view of 12-hectares of lush, tropical rainforest.

- District 09
- 3 bedroom apartments and penthouses
- 256 - 648 sq m (2,756 - 6,975 sq ft)
- Named "Best Residential High-rise Development" by the International Property Awards 2012
- Concierge service
- Deferred payment scheme available
- Complimentary daily breakfast
- Minutes to Orchard Road and shopping malls

Price on application

Henry Faun
BRN 29098 | +971 56 1102 407



WASHINGTON STREET

27-31 Washington Street, Toorak, Victoria, Australia

Orchard Piper presents Washington Street, a development offering Melbourne's most luxurious residences with panoramic views to Melbourne's city skyline. These residences present the highest level of collaborative design. Each home is beautifully proportioned, light and spacious.

- Two ground floor residences feature gardens, one with a private pool
- Three first floor terrace residences
- The Penthouse features a 1,300 bottle wine cellar, home office, private gym, sauna, a large terrace/garden & roof top pool with unobstructed panoramic city views

AUD\$ 3,995,000 - 17,500,000

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THE STRAITS

Jalan Abdul Samad, Johor Bahru, Malaysia

A stunning 25-storey tower comprising 128 serviced apartment suites with views overlooking the sea and Singapore. The suites are fully fitted and furnished to specifications in line with the operator - Ramada Suites. The Straits is strategically located within the residential enclave of Johor Bahru city.

- Fantastic investment opportunity
- Facilities include: 24-hr security, controlled access, gym, swimming pool, playground and restaurant
- Close to speciality hospitals, LegoLand and a short drive to Singapore
- Fully furnished units as per Ramada Suites standards

RM 1,160,000 - 3,470,000

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NARETOI

Maasai Mara, Kenya

Naretoi is a privately owned 1,000 acre electrically fenced property set on the banks of the Maasai Mara. Naretoi offers buyers the opportunity to purchase 5 acre parcels of land in order to build their dream home in the wild; within an exclusive community. Located an easy 4 hour's drive from Nairobi and a 45 minute flight from Nairobi's Wilson Airport.

- 5 acre parcels available.
- Set on the banks of the Mara River
- Bordering Enonkishu Conservancy which boasts the Mara's big game
- Buyers build their home, adhering to design guidelines
- The community at Naretoi is already well developed
- Private airstrip for ease of access

Guide price: US\$250,000-400,000

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NGERENDE ISLAND LODGE

Maasai Mara, Kenya

Ngerende Island Lodge provides the ultimate safari experience, where luxury 5 star accommodation and outstanding personal service combine against the backdrop of the untamed wilderness; tapping into the niche market of the discerning traveller.

- 7 luxurious suites with stylish interiors
- All suites are built on stilts and enjoy stunning views of the Mara River
- All suites are spacious and boast a living area with a fireplace and a terrace
- Infinity swimming pool, restaurant, spa, conference room and boardroom
- Private well maintained airstrip approximately 2km distance away

Guide price: US\$3,000,000

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ULIGANI HOUSE

Nanyuki, Kenya

Situated on 81.39 acres (32.94 ha) just outside Nanyuki is Uligani House – an impressive and elegant home. The property is protected by an electric fence and comprises a 4 bedroom main house, 3 further guest houses and staff quarters for 5. Located just over a 2 hours' drive from Nairobi and a 45 minute flight from Nairobi's Wilson airport.

- Main house spread over 3 floors with en-suite bedrooms and 2 terraces
- Guest houses provide extra accommodation and can be rented
- Business and development potential due to property size

Guide price: US\$2.95 million

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V&A WATERFRONT PROPERTY

Cape Town, South Africa

Spectacular penthouse duplex with panoramic views of Table Mountain and the yacht basin from the wrap-around patio. Luxurious en-suite bedrooms, spectacular master bedroom, state-of-the-art kitchen and magnificent outdoor area designed for lavish entertainment and private lifestyle.

- 2 reception rooms and study
- 3 en-suite bedrooms and luxurious master suite
- Wooden deck, pool and barbeque area
- 3 underground parking bays
- 24-hour security
- Floor area approximately 716 sq m (2,350 sq ft)

Guide price: ZAR84,950,000

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Shot on location at One&Only, The Palm, Dubai.

worldwide residential offices

With over **120 YEARS' EXPERIENCE**, we provide our clients with **GLOBAL COVERAGE** via **418 OFFICES** in **60 COUNTRIES** and more than 15,000 **PROPERTY PROFESSIONALS** throughout the Middle East, Europe, Asia Pacific, Africa, and the Americas and the Caribbean, focusing on the world's **PRIME RESIDENTIAL** and **COMMERCIAL PROPERTY MARKETS**

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UAE RESIDENTIAL 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 413 offices we match clients to properties in the UAE.

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RESIDENTIAL PROJECT MARKETING

We provide unrivalled sales and marketing expertise for developers across MENA, delivering a holistic approach encompassing in-house research, product development, marketing and sales operations. We market our properties through our global network in 60 countries.

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LONDON NEW HOMES

Our dedicated London New Homes team has exclusive representation of prime central London off plan and newly completed residential developments which we showcase into MENA. Working with major residential developers from the UK to bring clients their perfect new home or investment property.

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INVESTOR SERVICES

A central contact point for lettings and management, furnishing and interior design, finance, tax services and resale. Knight Frank can offer you a one stop service from the UAE to ensure the requirements for your London property are met post purchase.

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COMMERCIAL AND ADVISORY SERVICES

OFFICES

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.

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LOGISTICS & INDUSTRIAL

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RETAIL

Appointed by private investors, developers and retailers, we work with some of the most prestigious brands and retail developers around the world. We offer the expertise and foresight to maximise financial returns, strike the best deals in the most sought-after locations, minimise operating costs and add value wherever possible.

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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.

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VALUATION

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.

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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.

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CAPITAL MARKETS / INVESTMENT

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.

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PROJECT MONITORING

Our team of Valuation and Quantity Surveyors provide an independent Project Management Service for client's including funding institutions, banks and investors to effectively manage their security in the development process. Reporting options include initial audit reports, progress reports and practical completion reports.

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