



ADDRESS **BEACH**
RESORT

ADDRESS JBR

Stunning, fully furnished 4 bdr with the Dubai Ain and Marina view, unique design and premium materials.

FLOOR : 50+

SQUARE : 237 SQM

VIEW : AIN AND MARINA

18 000 000 AED

\$4 930 000

FOUR-BEDROOM RESIDENCE - TYPE R4A
LEVELS: 43 to 72

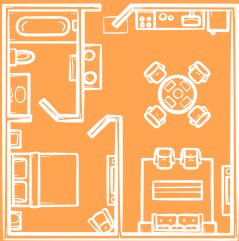


ADDRESS

RESORT JBR

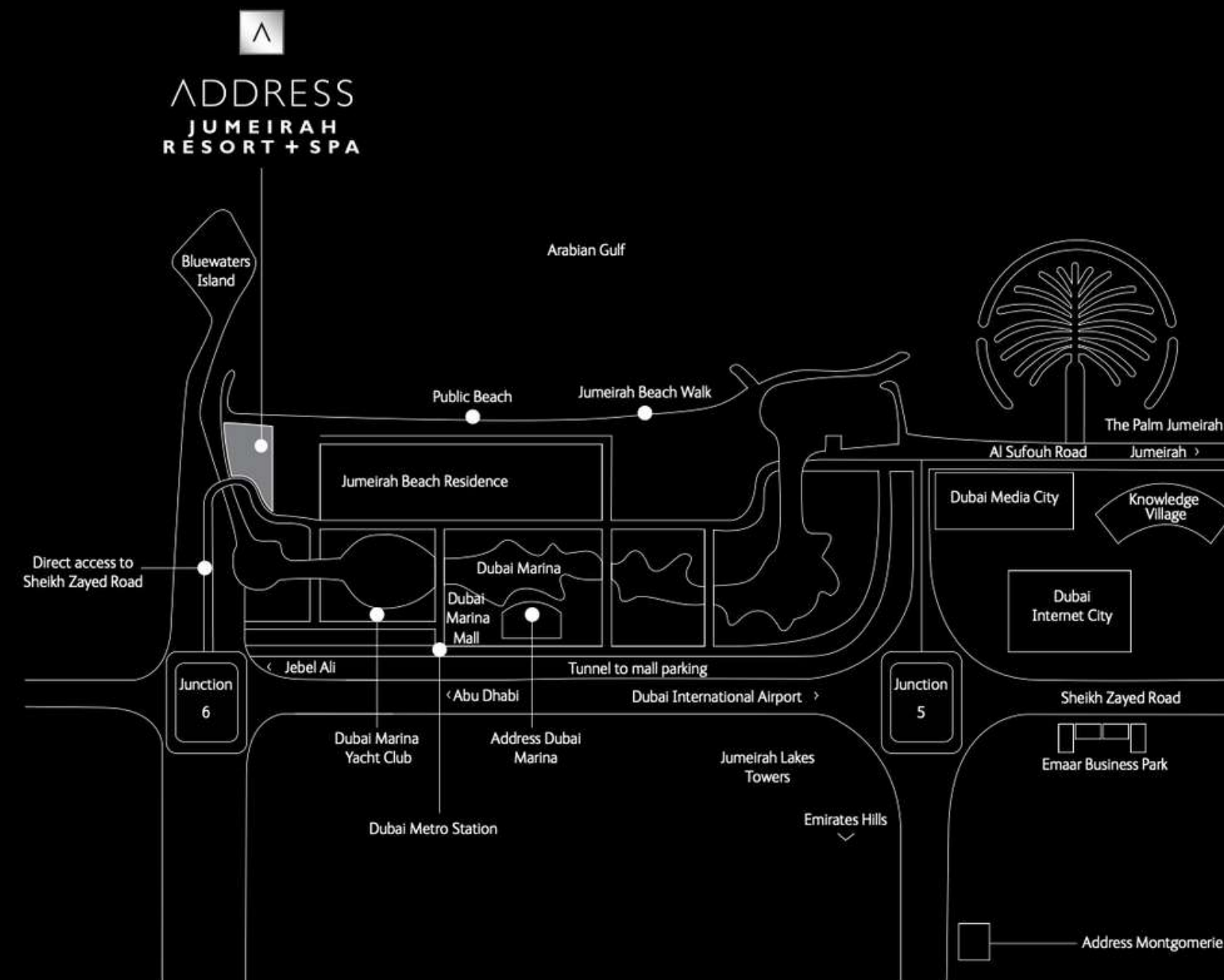
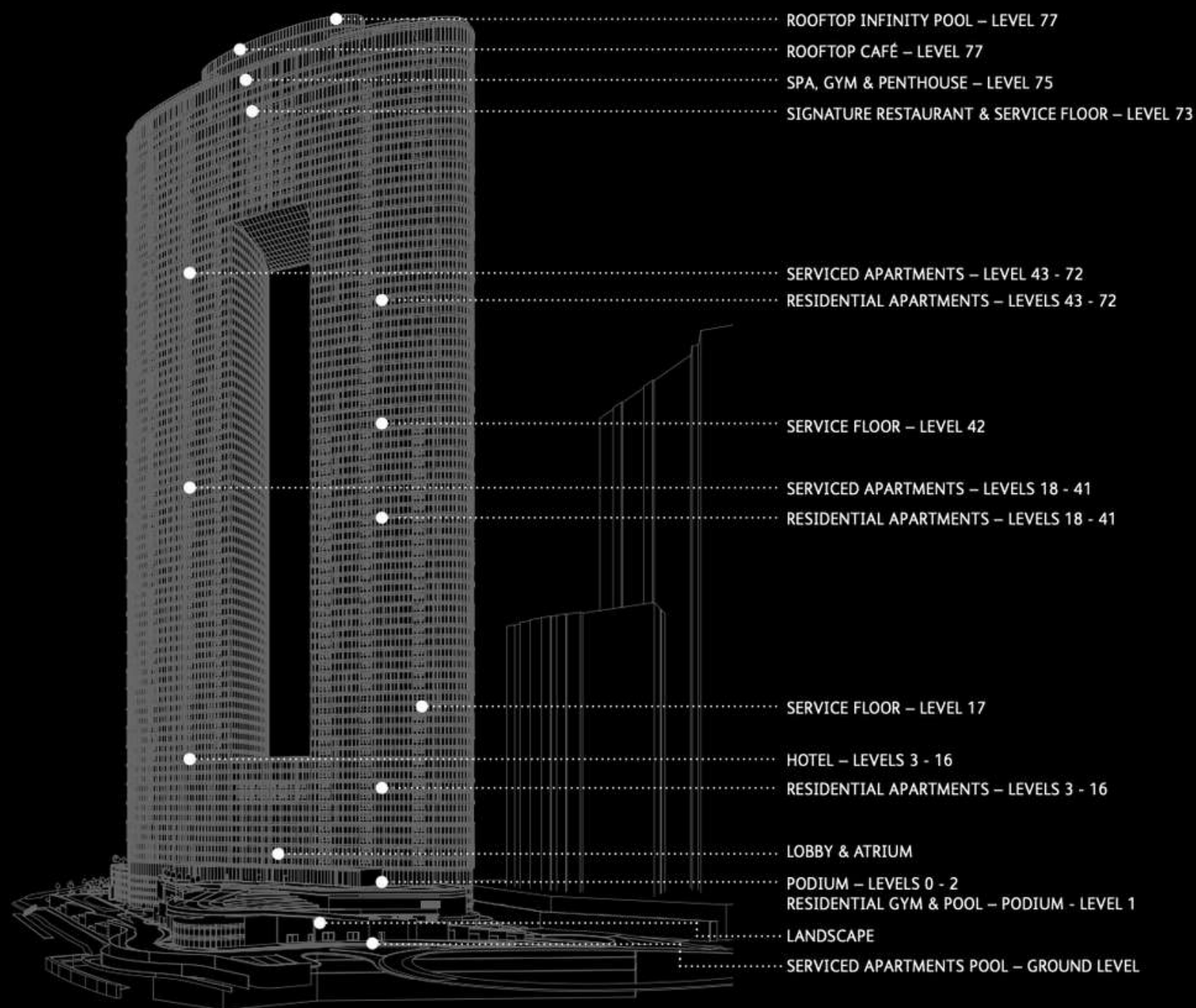
Stunning, fully furnished 4 bdr with the Ain and Marina view, unique design and premium materials.

Living Area :	223 sqm
Balcony Area :	14 sqm
Total Area :	237 sqm



Selling with furniture, technique and decor

TOUCH THE BOTTOM





DINING ROOM



DINING ROOM



DINING ROOM



KINTCHEN



KITCHEN



THE AIN VIEW



LIVING ROOM



LIVING ROOM



LIVING ROOM



MASTER BEDROOM



The image shows a spacious master bedroom. A large bed with a tufted headboard and a white and grey checkered duvet is the central feature. To the left is a wardrobe with glass doors and wooden drawers. A glass wall behind the bed features a large, white, cloud-shaped sculpture. To the right, a dark wood bedside table holds a white lamp and a power outlet. Large windows on the right side offer a view of a city skyline, including a prominent skyscraper. The room has a modern, minimalist design with a mix of materials like wood, glass, and fabric.

MASTER BEDROOM

MASTER BEDROOM





MARINA VIEW



MASTER BATHROOM



MASTER BEDROOM



GUEST BEDROOM 1



GUEST BEDROOM 1



GUEST BEDROOM 2



GUEST BEDROOM 2



GUEST BATHROOM 1

A modern guest bathroom featuring a large glass-enclosed shower with black framing and white marble tiles. The vanity has a white countertop, a white vessel sink, and a black faucet. The wall behind the vanity is covered in blue and white patterned tiles. A large round mirror with a black frame is mounted on the wall, reflecting the shower area. Two bottles of Jo Malone perfume are on a shelf above the vanity, and two more bottles are on the countertop.

GUEST BATHROOM 1



CHILD ROOM



CHILD ROOM



CHILD BATHROOM

LAUNDRY ROOM





A modern laundry room featuring a built-in unit with a white front-loading washing machine and dryer stacked vertically. The unit is flanked by tall, grey, handleless cabinets. The lower section of the unit has a light wood-grain finish. The floor is covered in large, light-colored marble tiles. In the background, a sink and countertop are visible, along with more grey cabinets. The lighting is bright and even.

LAUNDRY ROOM



WARDROBE













THE RESTAURANT AT ADDRESS JUMEIRAH RESORT + SPA



BEACH CAFÉ & GRILL



BALLROOM



Restaurants and Lounges

THE RESTAURANT AT ADDRESS JUMEIRAH RESORT + SPA: A one-of-a-kind, award-winning concept, The Restaurant at Address Jumeirah Resort + Spa presents delectable interpretations of international cuisine in an ambience that resonates the warm and welcoming allure of a refined home all through the day. The signature dining venue is modelled after a luxury apartment and features an array of interconnected communal and private dining spaces, such as The Living Room, The Dining Room, and Library.

BRAZILBANESE: Immerse yourself in the spirit of joie de vivre with a splendid fusion of South American and Middle Eastern art, music and cuisine at Brazilianese. Savour tantalising Lebanese and Brazilian light bites, desserts, beverages and exotic fruits with friends and family amidst a choice of vibrant, nature-inspired spaces that include a dining lounge and terrace.

LOBBY LOUNGE: Centrally located near the tower entrance, the Lobby Lounge is always a welcoming retreat, whether for a casual rendezvous, a business lunch or some delectable indulgence. Choose from a tempting assortment of light bites and beverages as you admire the lobby's aesthetics and beach vistas from floor-

to-ceiling windows.

BEACH CAFÉ & GRILL: Take a walk along the scenic beach, immerse yourself in its pristine waters or admire their waves from the comfort of your own sun lounger as you indulge in freshly barbecued delicacies and invigorating blends of signature libations at Beach Café & Grill.

LEVEL 77: Surrender to the height of beachfront luxury at the summit of the skyscrapers at level 77. Revel in awe-inspiring perspectives of Jumeirah Beach from VIP gazebos, elegant indoor dining areas, a stunning cabana terrace or the exquisite infinity pool while talented chefs entice your palate with masterful expressions of global cuisine.

THE SPA AT ADDRESS JUMEIRAH RESORT + SPA



FITNESS CENTRE



THE ACADEMY LIBRARY



Relax and Rejuvenate

A premier destination for avant-garde wellness experiences, The Spa at Address Jumeirah Resort + Spa presents journeys that inspire a wholesome and lasting sense of well-being. This is achieved through the skilful combination of exclusive nature-inspired products as well as new-age techniques and technologies. Highly qualified therapists help curate a journey that is specifically suited to your wellness needs and aspirations, while a variety of exclusive amenities, including a sauna, steam room and outdoor cabana offer additional opportunities for rest and revival.

With a wide range of cutting-edge equipment and a dedicated team of certified personal trainers, the Fitness Centre is open 24 hours a day all through the week for guests, visitors and residents who desire an active lifestyle tailored to their schedule and preferences.

Meetings and Events

For occasions that merit the highest standards of finesse, Address Jumeirah Resort + Spa delivers without exception. An exclusive arena for corporate, social and personal gatherings, The Academy features a palette of sophisticated event venues, including a Library, Majlis and Show Kitchen where the talents of world-class chefs and beverage mixologists can be witnessed live from an array of elegant dining spaces. A private meeting room, replete with the latest audiovisual and teleconferencing technologies, is also available for confidential meetings. From planning and catering to décor and technical support, a dedicated events team is always at hand to offer seamless support and ensure every occasion exceeds expectations.



HOTEL LOBBY



LEVEL 77 INFINITY POOL



PENTHOUSE LIVING ROOM



BEDROOM



PENTHOUSE BATHROOM



PENTHOUSE MAJLIS

Prime Neighbourhood and Amenities

LOCATION: Whether in terms of the awe-inspiring beauty of Jumeirah Beach or effortless access to the city's other popular districts and destinations, Address Jumeirah Resort + Spa enjoys an exceptional location in one of Dubai's most coveted districts. It is built on the very last land plot on Jumeirah Beach Walk, making it an even more strategic investment opportunity. The area is home to the world's largest man-made marina – Dubai Marina, one of the most visited Dubai attractions – The Walk at Jumeirah Beach Residence, The Beach, and Ain Dubai, the world's largest observation wheel. Several world-renowned leisure and entertainment attractions are mere minutes away via the city's state-of-the-roads and metro infrastructure, as are many hubs of trade and commerce, including Jebel Ali, Dubai Media City, Dubai Internet City, Downtown Dubai and Dubai International Financial Centre.

NEIGHBOURHOOD: The Walk at Jumeirah Beach Residence is one of Dubai's most popular leisure destinations with activities ranging from water sports at the open beach and sailing, to alfresco dining. Visitors can enjoy state-of-the-art entertainment at nearby shopping venues, which include a cinema, indoor games and personal care facilities. The scenic district also offers a vast selection of luxury hotels, restaurants, and an active social night life. It remains one of the busiest areas in Dubai.

ARCHITECTURE: Two 310-metre skyscrapers connected at the ground and summit via link bridges distinguish Address Jumeirah Resort + Spa in Dubai's magnificent skyline. The structure's oblong cylindrical form is an architectural feat that establishes the property in a league of its own, a stunning tribute to the benchmark-defining standards of Address Hotels + Resorts. The iconic 77-floor, two-tower project features the Hotel, the Serviced Apartment Tower, 'Address Residences Jumeirah Resort + Spa, Dubai', and the Residential Tower, 'The Residences Jumeirah Dubai, Managed by Address'.

INTERIORS: Inspired by the theme of 'La Dolce Vita', the residences have been meticulously curated to incorporate the charming serenity of the mesmeric beachfront with contemporary elegance. A soothing spectrum of pastel and light blue shades are complemented by refreshing mediums and soft textures as well as a tasteful selection of art that amplifies the warm, welcoming and refined appeal of every home.

LIVING: Soothing colour palettes and plush furnishings enhance the sense of space and comfort across the living spaces. Striking accents in varying blues resonate the picturesque surroundings of the elite residences, while ultramodern amenities assure a superior standard of convenience and entertainment.

DINING: From the equipment to the flooring, every detail of the kitchen and dining spaces has been thoughtfully considered to optimise both visual appeal and functional ease and efficiency. State-of-the-art innovations from the world's finest brands support creative culinary expression, while a superior selection of fixtures and furnishings make every dining experience a treat to look forward to.

BEDROOMS: As private spaces for rest, relaxation and recreation, the bedrooms are meticulously curated to extend the resort-

inspired design theme of the residences, while making room for customisations that would add a uniquely personal touch to various aspects, such as the arrangement, colour scheme and decorations.

BATHROOMS: A superior and carefully considered selection of fittings and furnishings complements the subtle aesthetic references to the serene beachside location of the property, effortlessly endowing the bathrooms with a reassuring aura of refinement.

Features

2 iconic towers

77 floors (310 metres in height)

217 hotel rooms and suites

443 serviced apartments

478 residential apartments

Rooftop infinity pool on level 77

Direct beach access

Services

Dedicated and knowledgeable concierge

Business support services

24-hour In-room Dining

24-hour Fitness Centre

Open-air swimming pool

Relaxation areas

Complimentary high-speed wireless Internet