



SERENIA LIVING

*Dubai's Ultimate Beachfront Residences*

*A limited collection of luxury residences for a select few*

A project by



Developed by



LIVE EXCEPTIONAL

## INTRODUCTION TO SERENIA LIVING

The Location <sup>13-17</sup>

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## THE DETAILS

## THE COLLABORATION



SERENIA LIVING



WORLD CLASS BEACHFRONT LIVING

Indulge in contemporary beachfront living with endless breathtaking sunrises and sunsets on The Palm Jumeirah, Dubai





Beachfront Living



Direct Beach Access

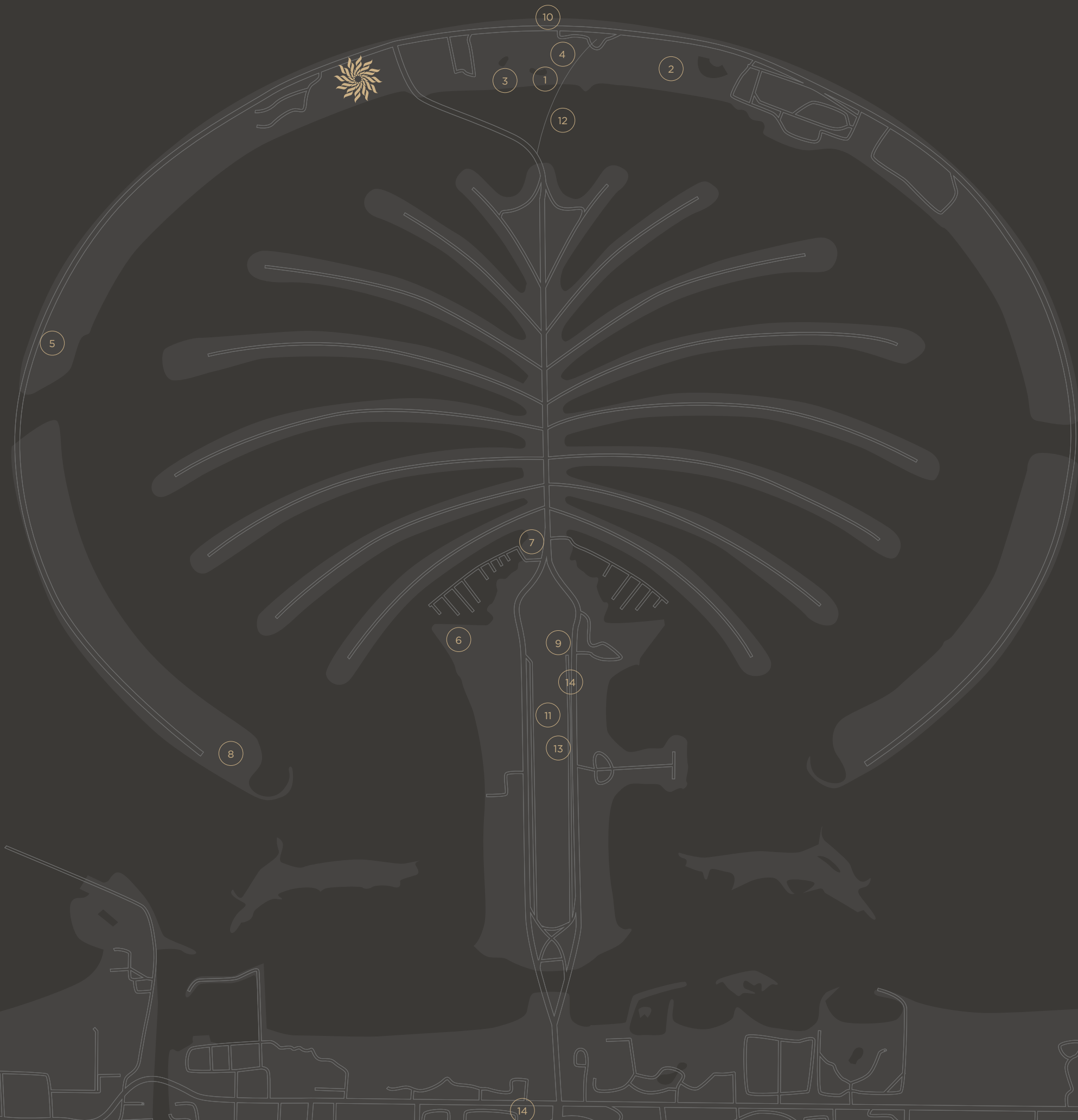




**IMMERSE IN DUBAI'S TIMELESS EXTRAVAGANZA**

Dubai is home to world-class developments and infrastructure including The Palm Jumeirah, a lavish island where residents enjoy a one-of-a-kind beachfront lifestyle. The island's foremost crescent facing the sea boasts abundant amenities and services against the backdrop of the mesmerizing Dubai skyline.





## WHAT'S NEARBY?

- 1 *Royal Beach, Atlantis The Palm*  
A pristine beach facing the lagoon of the Palm Jumeirah.
- 2 *Aquaventure Waterpark, Atlantis The Palm*  
Home to the most thrilling, record-breaking water rides.
- 3 *White Beach, Atlantis The Palm*  
Warm sands, an infinity pool and the trendiest DJs and outdoor restaurants.
- 4 *The Lost Chambers Aquarium, Atlantis The Palm*  
Home to 65,000 incredible marine animals.
- 5 *Sobe, W The Palm*  
Rooftop bar offering unobstructed sunset views.
- 6 *Ula*  
A restaurant and bar overlooking the glittering waters of the Arabian Gulf.
- 7 *Palm West Beach*  
The ideal place to swim, eat and relax on the beach, or in a restaurant.
- 8 *Stay By Yannick Alléno*  
Two-Michelin-starred creations from the master of French cuisine.
- 9 *AURA SKYPOOL LOUNGE*  
The world's highest 360° infinity pool.
- 10 *The Boardwalk*  
A walkway along the coastline of The Palm, built over the rocks of the island's breakwater.
- 11 *Emirates Hospital Clinics*  
A medical center offering end-to-end services across a range of medical specialties.
- 12 *Palm Jumeirah Monorail*  
A passenger line connecting the Palm to the mainland, with an extension planned to link it with the Red Line of Dubai Metro.
- 13 *Palm Jumeirah Tram Station*  
The closest Tram station to The Palm, connecting to the Palm Jumeirah Monorail.
- 14 *Redwood Montessori Nursery*  
A spacious nursery providing state of the art facilities for early development.





**SERENIA LIVING FEATURES**

Luxury Residences, Penthouses, Design Residences and Sky Mansions.

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*Panoramic Views*

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*Custom Designed Interiors*

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*A Wealth of Amenities*

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Uniquely located at the tip of the West Crescent and adjacent to Atlantis The Palm, Serenia Living offers panoramic views of the extraordinary Palm Island, the sea and the Dubai skyline, with plenty of vibrant restaurants and attractions nearby.





Tower 3, Balcony View

**DEVELOPMENT HIGHLIGHTS**

*Exceptional Location*

Beachfront living that offers a full suite of physical and mental rejuvenation.

*Panoramic Views*

Breathtaking views that will inspire your days and nights.

*Striking Architecture*

Modern architecture that speaks to the limitless possibilities of luxury.

*Curated Interiors*

Bespoke interior design that complements your stylish and distinctive way of life.

*Luxurious Amenities*

Private access and comfort that evokes a greater sense of wellbeing.

*World-class Developer & Owner*





CONTEMPORARY DESIGN & ARCHITECTURE

Building exteriors emblematic of Dubai's world-class living experience and the developer's signature design ethos.

High-visibility glass exteriors, providing panoramic waterfront views from all apartments.

The design and architecture reflect Dubai's flair for extravagance and The Palm's status as an iconic residential address.





4 Bedroom Unit, Living Room Interior

SERENIA LIVING

**EXQUISITE INTERIORS**

Inspirational interior design across all apartments and common areas.

Sophisticated interiors and curated finishes, raising the standard of luxury beachfront living.





**Tower 1:**  
2-bedroom Luxury Residences  
Sky Mansion 1

**Tower 2:**  
3 & 4-bedroom Luxury Residences  
Sky Mansion 2

**Tower 3:**  
Presidential Full Floor & Half Floor Penthouses  
Sky Mansion 3

**Tower 4:**  
Design Residences - The Reserve  
Sky Mansion 4







Penthouse, Living Room Interior

## PENTHOUSES

A limited collection of 22 Penthouses, each spanning 5,000 to 14,000 sqft and offering 3 to 6 bedrooms. The spacious luxury units are meticulously designed with a host of high-end interiors and curated finishes. Residents will enjoy exclusive access to concierge services and premium amenities.

*3 Presidential Penthouses*

*1 Garden Penthouse*

*18 Half-Floor Penthouses*

*Luxurious Italian Kitchens*





Penthouse, Master Bedroom Interior





**PRESIDENTIAL PENTHOUSES**

The extraordinary presidential penthouses at Serenia Living, offer opulence, yet they maintain a distinctive aura of natural simplicity.

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*Full Floor Penthouses*

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*Private Office*

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*His and Hers Master Walk-in Closet*

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*Private Lift Lobby*

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*Incredible Panoramic Views*

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*Exclusive Access to  
THE RESERVE Owner's Club*

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Penthouse, Dining Room Interior



**EXCLUSIVITY**

This limited edition of 4 unique Sky Mansions, reign supreme on the top floors of the 4 buildings.

Ranging in size from 18,500 sqft to 25,000 sqft, each Sky Mansion offers unparalleled, 360° views, custom interiors, double-height ceilings, a private swimming pool, and a dedicated gym.

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*A Limited Collection of 4 Sky Mansions*

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*360° Views with 8.5m ceiling*

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*Private Pool*

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*Dedicated Gym*

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*Exclusive Access to  
THE RESERVE Owner's Club*

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Sky Mansion, Living Room Interior



Sky Mansion, Dining Room Interior



Sky Mansion, Living Room Interior





THE RESERVE



## THE RESERVE

The Reserve at Serenia Living is a limited collection of 20 design residences, anticipated to become one of the most coveted and exclusive residences in Dubai.

These branded penthouses will feature high-end, bespoke Italian furniture and fittings, and offer exclusive access to private Rolls-Royce chauffeur services as well as bespoke concierge services.





**CELEBRATE EVERYDAY LIFE IN STYLE**

THE RESERVE offers a limited edition of branded penthouses, fully furnished with the highest quality of furniture and fittings, sourced mainly from Italian Design Houses.







Ultra luxurious, custom Italian closets





#### FACILITIES & AMENITIES

A vast selection of exclusive amenities, offers convenience and around-the-clock indulgence.

Seamless outdoor areas, lush landscaping, Dubai's largest residential swimming pool, direct beach access, exclusive beach lounge and more.

Serenia Living offers a complete lifestyle, wellbeing and leisure ecosystem. From a 10,000-sqft wellness club and an executive lounge to many other indoor and outdoor amenities, Serenia Living is an all-encompassing residential address with a distinctly elegant atmosphere. Residents are set to enjoy exquisite experiences that awaken the senses and invigorate the body and mind.





WELLNESS CLUB

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*Spa with Steam and Sauna Rooms*

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*Dedicated Treatment Room*

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*State-of-the-art Gym*

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*Private Training Studio*

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INDOOR FUN

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*Private Cinema*

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*Golf Simulation Lounge*

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*Children's Soft-Play Area*

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*Games Room for Adults & Teenagers*

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Golf Simulation Lounge







OUTDOOR AMENITIES

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*Paddle Court*

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*Direct Beach Access*

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*Children's Playground*

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*Swimming Pools*

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*Lap Pool*

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*Lush Landscaping*

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Direct Beach Access









Paddle Court

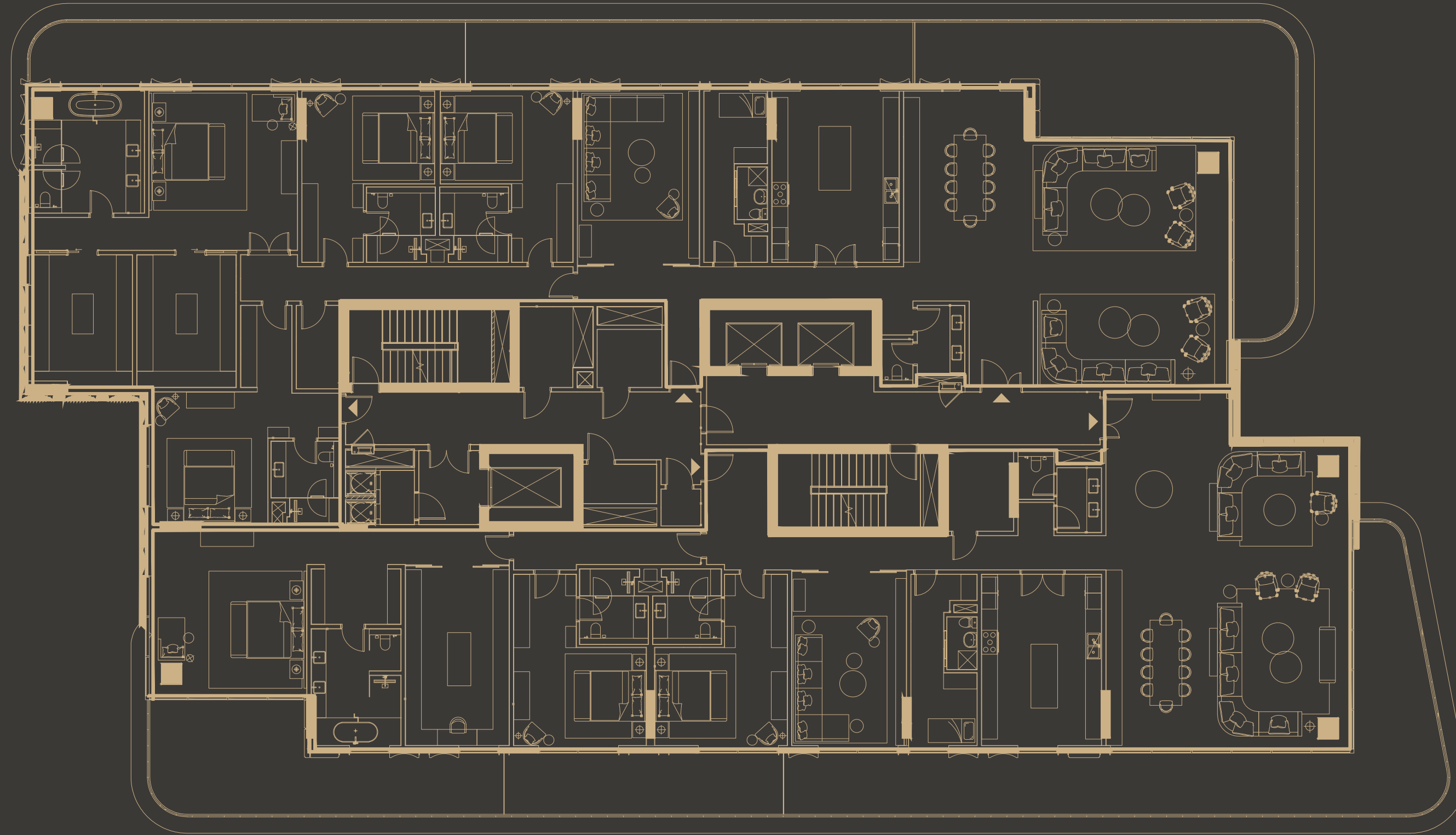


### RECEPTION

Residents will be warmly welcomed into a VIP reception where central security teams ensure convenient access and enhanced visitor management. A premium concierge service will also be at the service of residents, providing them with the comforts of exclusive lifestyle management.



Lobby Entrance & Reception



**FLOOR PLANS**

The layouts are designed to bring out the individuality of the residences, whilst infusing every corner with a feeling of luxury.





*With the launch of Serenia Living, Banian and Palma Development continue working together to develop some of Dubai's most exclusive residential communities. The launch of Serenia Residences The Palm in 2015 marked the beginning of one of the most successful real estate collaborations in Dubai.*



Serenia Residences, The Palm



Banian is an award-winning, Dubai-based holding company that has amassed a great deal of achievements over its 45-year journey. The company is committed to project excellence and the highest standards of quality.



Palma Development is a trusted real estate developer boasting a \$3 billion portfolio, which comprises 12 of the most celebrated developments that contribute to Dubai's iconic skyline. The company's operations span two decades of timely project deliveries, exceptional product-market strategies and differentiated returns for investors.



OTHER LANDMARK PROJECTS  
BY PALMA DEVELOPMENT

*Silverene Towers, Dubai Marina*

*Olivara Residences & Park, Dubai Studio City*

*Serenia Residences, The Palm*

*Cayan Tower, Dubai Marina*



Olivara Residences & Park, Dubai Studio City



Cayan Tower, Dubai Marina



Silverene Towers, Dubai Marina





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SERENIA LIVING

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