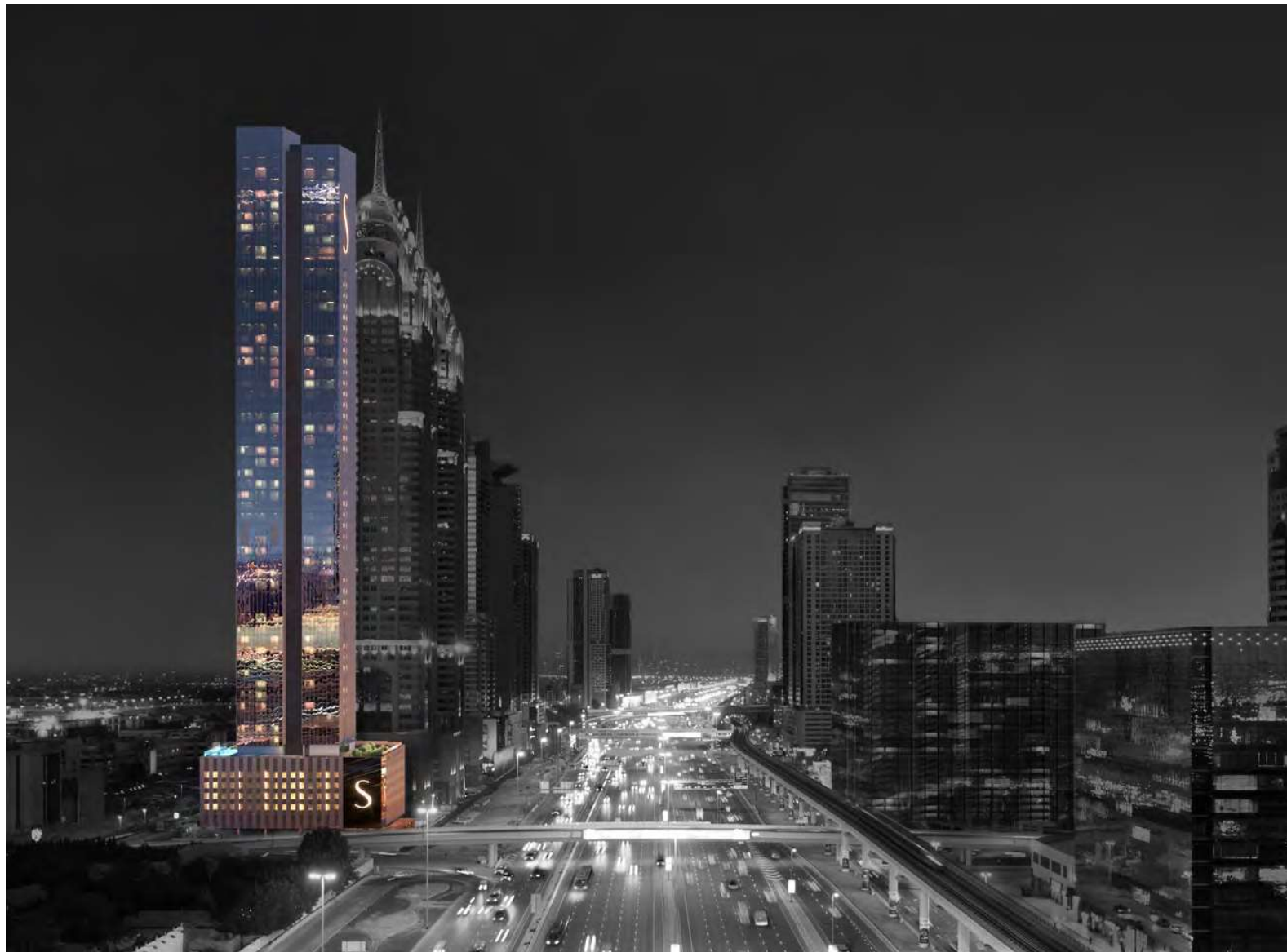




# SHEIKH ZAYED ROAD IS THE MOST POWERFUL CORRIDOR OF THE MIDDLE EAST.

No wonder you'll feel at home here.

The city's most prized real estate adorns Sheikh Zayed Road, the power corridor of Dubai. Naturally, you belong here. Being so central also has its visual perks, with every apartment at The S oriented to offer stunning views whichever way you look.





## A VANTAGE POINT

unlike any other.

DUBAI  
MARINA

2

MINUTES

EMIRATES  
GOLF COURSE

5

MINUTES

BURJ AL  
ARAB

8

MINUTES

PALM  
JUMEIRAH

5

MINUTES

KNOWLEDGE  
VILLAGE

3

MINUTES

MALL OF  
EMIRATES

10

MINUTES

MEDIA  
CITY

6

MINUTES

INTERNET  
CITY

2

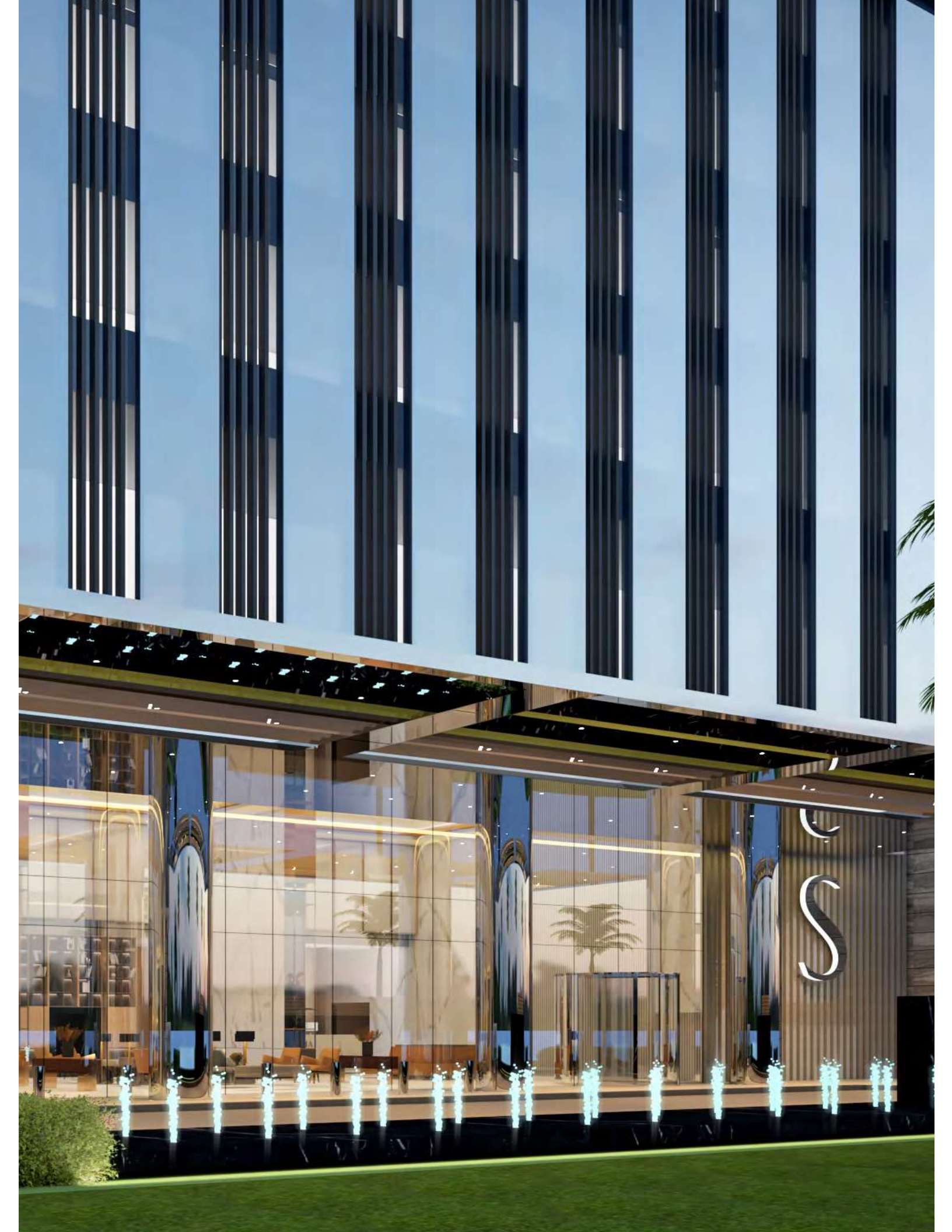
MINUTES



## STUNNING VIEWS

Wherever you look

Wherever your eyes wander, they'll rest on glorious sights. The tower has been oriented to allow gorgeous views from all sides. Sweeping sights of the sea can be viewed from the north side, while green vistas of the golf course greet from the south.



## MAKE A STATEMENT

In the rarefied space of The S.

The S makes a grand statement from the moment you step in. It starts at the lobby itself. Step inside and let the towering entrance enthrall you.

Double-height entrance lobby that lets the world know you've arrived.

Dedicated Concierge desk at your beck and call.

Elaborate high end materials that create a sophisticated ambience in the lobby.



INIMITABLY S  
Signature Features









## THE S CAFÉ WITH GOURMET DISHES

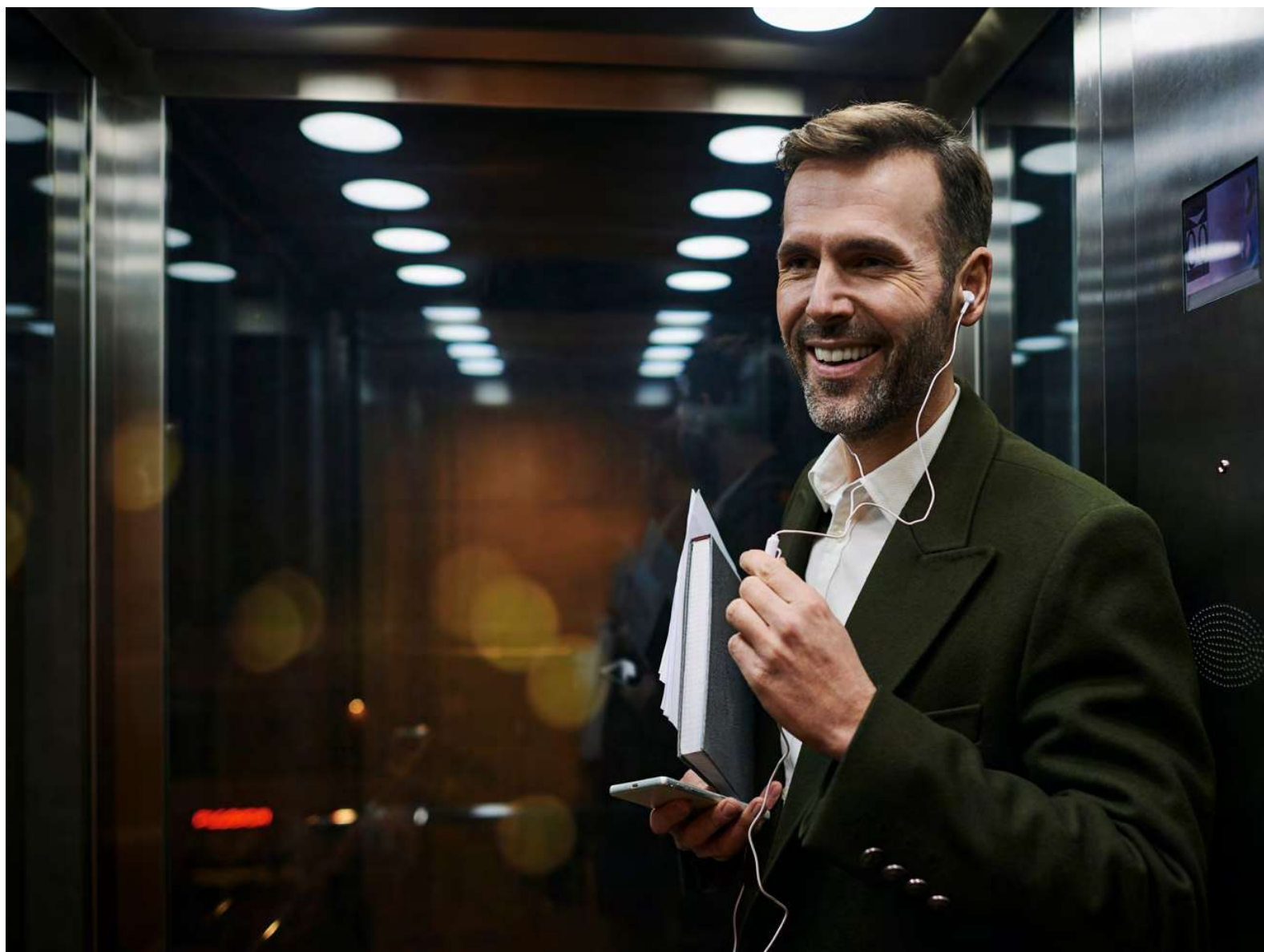
But without the crowds around you.

Let the aroma of freshly ground coffee from the world's finest beans drift over you at The S Café in the lobby area.

## A HIGH-RISE WITH ITS OWN UNIQUE SIGNATURE.

And state of the art contactless lifts .

The S is ahead of its time, with a series of automated features. While smart lights, curtains and other linked aspects will answer to your smartphone's commands, even the contactless high-speed lift can be arranged to greet you through your phone.



INIMITABLY S  
Signature Indoor Living







## LIVING SPACES

Which are luxuriously appointed.

The S was built to exceed and excel in the smallest details. How else could we call it a Signature Residence? When a master craftsman lends his eye to every facet of your 4 and 5 bedroom living space, the result is as exemplary as this.

The main entrance door of your sky villa is a staggering 2.6 metre high. As you enter the palatial living space the 54mm thick Oak door greets you like royalty.

Large format tiles that accentuate modern luxury with seamless surfaces in the indoor living spaces.

Flexi track lighting with magnetic attachments and complete 360° rotation emphasize the aesthetics of the interiors.

Fresh air units with high-efficiency filters & UV filtration for improved air quality.

Clear height of up to 3 metre gives your indoor living space a sense of opulence.

## WHAT'S COOKING?

The option of knowing is up to you.

Ceilings up to 2.55 metre high in the kitchen and dining areas bring home that fine dining experience.

Separate display and preparatory kitchen equipped with electrochromic smart glass for practicality and convenience.

Display kitchen equipped with state-of-the-art home appliances.



## YOU DESERVE TO BE PAMPERED

As you step in, the large glass windows make an impression, as they bestow commanding views of the sea and the Sheikh Zayed Road without compromising on your privacy.

The sanitaryware in your bathroom are made by the best in the industry. All bath fittings are top-of-the-line and come with a brushed nickel finish. Smart WCs and a supersized magic mirror TV facing the bathtub and shower add an element of modern charm to your bathroom.





## BEDROOMS THAT ARE YOUR PRIVATE RETREAT.

Clear heights of 3 metre in the master bedroom and 2.8 metre in the other 3 bedrooms.

Furnished with a combination of high-end glass wardrobes and leatherette panelled wooden shutters with sensor operated lights.

Master bedroom finished with luxurious chevron cut oak flooring in the dressing area.



INIMITABLY S  
Signature Outdoor Living





## OUTDOOR LIVING SPACES

Where memories grow.

You might be hundreds of metres above the ground in your sky villa but you still have the privilege of enjoying the fresh greenery and relaxing sights in your exclusive Outdoor Living Space. Glorious views of the Palm and the sea can be enjoyed with your morning coffee. While the expansive lounge area is also perfect for a sundowner.

## A KITCHEN THAT FEELS LIKE FINE DINING.

Except, the dress code is optional.

Every time you step out for a meal, you're likely to miss dining in. It's the hallmark of a Signature dining experience at home. The aesthetic and planning of your kitchen is designed to make you feel pampered. Even if you decide to step in and play the role of chef for the evening. The 12-seater lounge accommodates your entire family, and a bevy of guests. If you feel like a more intimate setting is called for, there's also a dedicated seating area with high chairs and tables.



INIMITABLY S  
Signature Experiences





HEAD OUT FOR  
A MULTITUDE OF ACTIVITIES

without leaving home.

Every time you feel the need to step out, look around first.  
You're likely to find it all in the towering expanse of The S.



## INDOOR EXPERIENCES

The S Café

Steam and Sauna

Library and Lounge area

Gym

Children's day care centre



## OUTDOOR EXPERIENCES

Temperature controlled infinity-edge pool, with a sunken court  
between the kids pool and main pool

Jacuzzi

Outdoor Cinema

Outdoor Gym

Children's play area

Meditation Corner





“A SIGNATURE REVEALS,  
*the best* PART OF YOU.”

