

The Pearl

PALM JUMEIRAH

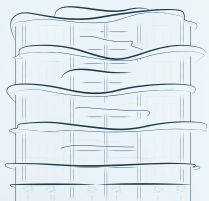
AHS
PROPERTIES

The Pearl
PALM JUMEIRAH
Story

The iconic penthouse, The Pearl, is a masterpiece of architectural elegance inspired by ocean waves. A sweeping driveway leads to a grand entrance, welcoming visitors into a spacious lobby where modern design meets tranquility. Outside, landscaped gardens offer serenity, while inside, floor-to-ceiling windows frame breathtaking views. The Pearl is a testament to luxury and thoughtful design, blending seamlessly with nature for refined living







ONE CRESCENT

PALM JUMEIRAH

Story

One Crescent, an unparalleled symbol of opulence nestled in the most prestigious locale of Dubai's Palm Jumeirah. Reserved exclusively for the elite few, this magnificent landmark boasts a breathtaking array of 3-4 Bedroom Penthouses, 5 Bedroom Sky Villas, and 6 Bedroom Sky Palaces, all crafted with a contemporary designers touch. Redefining the very essence of luxury living, One Crescent epitomizes unparalleled amenities, exquisite craftsmanship, and a lifestyle that transcends comparison.



A Prominent Location

Located at Palm Jumeirah, a luxurious haven in Dubai, is renowned as a playground for the affluent elite. Its unique palm-shaped design and stunning waterfront location makes it a symbol of prestige. This exclusive enclave boasts lavish residences, upscale amenities, and a vibrant lifestyle scene. With easy access to the city's attractions and business districts, Palm Jumeirah remains the ultimate destination for luxury living and leisure.



2 Min To Atlantis



5 Min To Nakheel Mall



15 Min To Burj Al Arab



15 Min To Dubai Marina



15 Min To Mall Of The Emirates



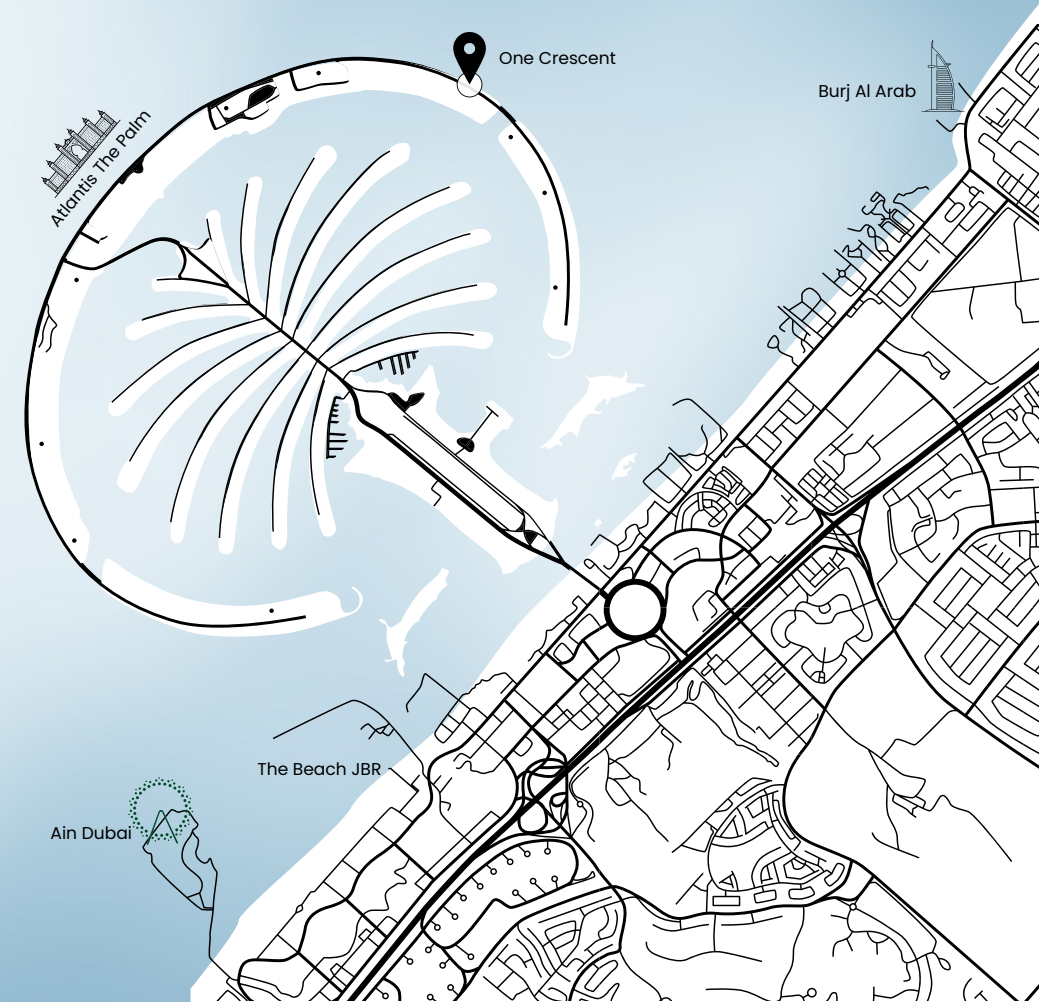
25 Min To Dubai Mall



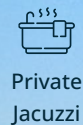
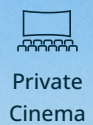
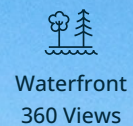
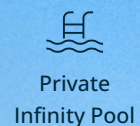
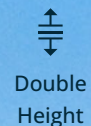
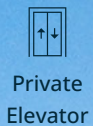
25 Min To DIFC



25 Min To Dubai Int. Airport



The Pearl
PALM JUMEIRAH
Facts





Cruising into Luxury



Where Your Exquisite and Exotic Car Collection Demands a Garage as Grand as Your Lifestyle.

With Your Private Garage & Lounge



Private Lounge & Garage Area



The Pearl

6 Bedroom Ultra Luxury Penthouse

UNIT AMENITIES

Lower Floor

- 1. Entrance Foyer
- 2. Living Area
- 3. Family Area
- 4. Formal Dining
- 5. Grand Staircase
- 6. Show Kitchen
- 7. BOH Kitchen
- 8. Powder Room
- 9. Guest Suite 1
- 10. Guest Suite 2
- 11. Guest Suite 3
- 12. Guest Suite 4
- 13. Office
- 14. Cinema Room
- 15. Staff Quarters
- 16. Sunken Area
- 17. Outdoor Terrace
- 18. Jacuzzi
- 19. Pool
- 20. Tepanyaki Staton

Upper Floor

- 21. Grand Staircase
- 22. Guest Suite 5
- 23. Master Suite Bedroom
- 24. Master Walk-In Closet
- 25. Master Suite Bathroom
- 26. Massage Treatment Room
- 27. Steam Room
- 28. Gym
- 29. Family Lounge & Bar
- 30. Jacuzzi
- 31. Zen Lounge
- 32. Outdoor Infinity Pool

Roof

- 33. Infinity Lap Pool
- 34. Sunken
- 35. Outdoor Shower
- 36. Cocktail Bar
- 37. Internal Lounge
- 38. Smoking Lounge
- 39. Teppanyaki
- 40. External Lounge
- 41. Outdoor Cinema
- 42. Stairs
- 43. Sushi Bar
- 44. Dining



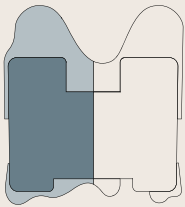
Lower Floor



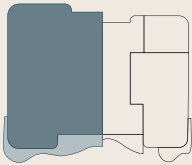
Upper Floor



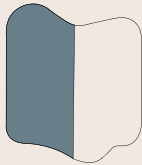
Roof



8th Floor



9th Floor



Roof

Ocean View

City View



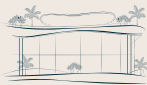
6 Bedrooms

7 Bathrooms

6 Parking Spaces

Views: Ocean/Palm Jumeirah

Unit Size	22,600 Sq.Ft	2,100 Sq.M
Private Lounge & Garage Area	3,450 Sq.Ft	321 Sq.M
TOTAL SIZE	26,050 Sq.Ft	2,421 Sq.M



The Pearl
PALM JUMEIRAH

Sales Offer

Unit Total Price AED 180,000,000

Payment Plan

Installment No.	Payment Milestone	Payment(%)
1	On booking & SPA Signing	60% + 4% DLD
2	On handover	40%
	TOTAL	100%

Private Pool Deck
Marooned by the Ocean
and Pristine Views

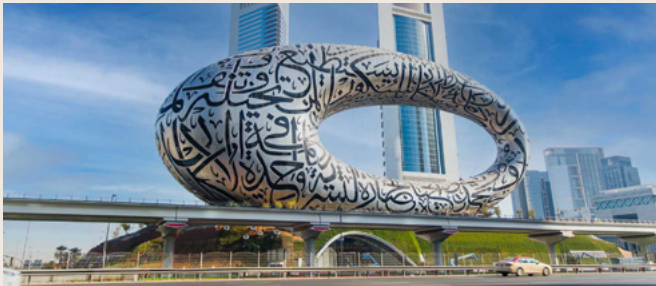


Visionaries

“The Pearl,” a masterpiece crafted by Killa & HBA, renowned design firms. Meticulously designed to perfection, this residence embodies luxury in every detail. “The Pearl” offers an unparalleled lifestyle, blending sophistication and elegance seamlessly. From its stunning aesthetics to flawless functionality, it’s a sanctuary tailored just for you.

Architecture

By Killa Design. A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognized firms of its generation. In all projects, Killa Design strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.



Interiors

HBA Residential crafts sublime environments for distinguished individuals worldwide. Teaming up with HBA Design, we’ve brought opulence to One Crescent’s interiors. Each room shimmers with luxury, amplifying our architectural legacy. One Crescent stands as a radiant gem in Dubai’s skyline.



Unmatched Lobby and Arrival Experience

The Pearl's iconic penthouse welcomes you with the residence's grand lobby entrance, seamlessly blended with modern design and tranquil surroundings in its lobby. Step inside your private lift, opening directly into the expansive interiors flooded with daylight from floor-to-ceiling windows, merging with your private terrace boasting waterfront vistas, creating an atmosphere of elegance and comfort, truly embodying luxury living.





Double Height Opulence &

Our double-height living space offers majestic sea views through floor-to-ceiling windows, creating a tranquil retreat embracing coastal living's splendor.

Views to Live For

Living areas are positioned along the waterfront to maximize the majestic views of Palm Jumeirah.





Serene Guest Bedrooms

Guest bedrooms offering breathtaking sea views and abundant sunlight. Floor-to-ceiling windows bathe the rooms in natural light, creating a tranquil ambiance.





Master Suites &

Experience ultimate luxury with bedrooms illuminated by natural light from majestic floor-to-ceiling windows



The Pearl

PALM JUMEIRAH



Work in Pure Opulence &

Unleash peak productivity in your private office with immaculate sea views.

Unwind In Your Private Pool Oasis

A Haven of Tranquility and Serenity by Immersing Yourself in the Calmness of Your Private Pool Sanctuary



The Pearl

PALM JUMEIRAH



Enter a World of Cinematic Exclusivity &

Immerse yourself in the epitome of private entertainment, crafted to deliver an unparalleled blockbuster experience.

An Infinite Canvas

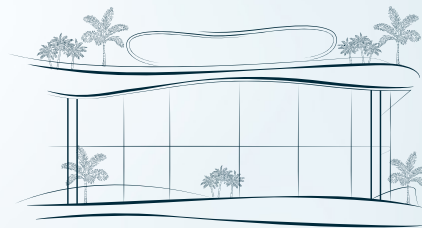
TWO-STORIES | PANORAMIC VIEWS FROM MORE THAN 210-FT IN THE AIR | 30-FT HIGH CEILINGS | 6+ BEDROOMS | 9+ BATHROOMS | 4 EXPANSIVE TERRACES | DESIGNED SCULPTURAL STAIRCASE | VASELLI-CARVED STONE KITCHEN | ARCLINEA CHEF'S KITCHEN | WALK-IN WINE CELLAR | MAID/NANNY QUARTERS ON EACH FLOOR | PRIVATE, IN-RESIDENCE ELEVATOR | EXCLUSIVE BESPOKE MATERIALS & FINISHES





The Ultimate Private Cinematic Escape





The Pearl

PALM JUMEIRAH

Amenities

Pool with Breathtaking Views

Dive into luxury at our resort-style pool with shallow wading area and poolside cabanas, offering stunning views of the sea and Burj Al Arab.



The Art of Wellness

Expansive Technogym designed and equipped gym with weight room, high intensity interval training (HIIT) zone, and yoga studio. Generous outdoor sun terrace and yoga pavilion to enjoy from sunrise to sunset.



World-Class Yoga Studio

Indulge in our meticulously designed yoga studio, where elegance meets tranquility, creating the perfect space for your practice. Escape the hustle and bustle of daily life and rediscover inner harmony in our luxurious sanctuary. Whether you're a seasoned yogi or new to the practice, embark on a journey of self-discovery and holistic well-being ensuring a truly fulfilling experience with each session.



Private Spa

Private his, hers, and couples spa suites, each complete with its own infrared sauna, steam shower and treatment area.



The Classy Cigar Lounge

Sink in to the next level of comfort at the well-appointed Cigar Lounge with a fine selection of cigars, spirits and hors d'oeuvres.



24x7 Concierge

Your every wish, waiting to be fulfilled!
From travel bookings to securing invites for sought-after events to customised experiences; the dedicated concierge team is trained to handle every request with utmost care and professionalism.



House Keeping Services

Enjoy 5 star-level attention-to-detail and service standards with a team of hospitality staff who elevate your daily lifestyle experience. From bellboy service to valet parking, settle for exceptional every day.



Always a Smooth Ride

Take in the sights and sounds of Dubai, in style!
Chauffeured Limo Service is available for guests,
friends and family of One Crescent residents.





Yachting

Through an extensive fleet selection of the finest yachts, dive into the world of ultimate privacy, luxury and beauty. In no time you will be coasting into the unforgettable, soaking up the sun and exploring the world's most outstanding destinations.

Restaurants

The world of dining has never tasted this incredible, with such a versatile palate, all tastes and preferences are bound to be satisfied. You can look forward to gourmet experiences that can be immersive and transformative - linking culture, tradition and innovation.



Aviation

Exclusive to Lujo is a global fleet of over 7000 aircraft, which are in reserve for all the members. Spectacular service, discretion and absolutely pleasant experience will unlock new horizons to you.

Events

Enjoy the incredible array of live performances from theatre spectacles, concerts, film festivals to car races and sports events around the globe. Our concierge partner will grant you access to a wide range of distinctive events.

Experience

Embark on a journey in a myriad of worldly possibilities, curated to each and every detail according to your taste. Our talented team of experts will attentively design an unforgettable experience that will combine all of your delights in one.

Entertainment

Drift through the fabulous nightlife of the notoriously exciting cosmopolitan hot-spots, with ease and the ultimate enjoyment, rest assured you are always at the right place. The most attractive and the most private spots will be reserved for you.





Lifestyle Amenities



24 x 7 Luxury
Concierge Service



Screening
Room



Gym & Yoga
Studio



Dedicated
Concierge App



Cigar
Lounge



World Class
Spa



Residents
Lounge



Direct Beach
Access



Dedicated Chauffeur
Service



Infinity
Pools



ONE CRESCENT
PALM JUMEIRAH

CURRENT PROJECTS



ONE CANAL
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$500 Million



ONE CRESCENT
PALM JUMEIRAH

Location: Palm Jumeirah
Development Value: \$250 Million



CASA CANAL
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$850 Million



CASA AHS
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$750 Million



AHS TOWER
SHEIKH ZAYED ROAD

Location: Dubai Water Canal
Development Value: \$750 Million

COMPLETED PROJECTS



AMARA
EMIRATES HILLS

Location: L22, Emirates Hills
Development Value: \$45 Million



SEARENITY
PALM JUMEIRAH

Location: K70, Palm Jumeirah
Development Value: \$35.5 Million



AZALEA
PALM JUMEIRAH

Location: N49, Palm Jumeirah
Development Value: \$25 Million



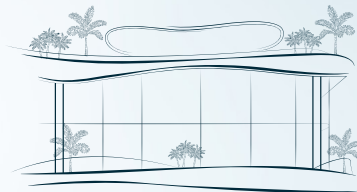
SERENE
PALM JUMEIRAH

Location: K73, Palm Jumeirah
Development Value: \$25 Million



SUN RAYS
PALM JUMEIRAH

Location: C128, Palm Jumeirah
Development Value: \$25 Million



The Pearl

PALM JUMEIRAH

AHS
PROPERTIES



info@ahs-properties.com



[ahs.properties](https://www.instagram.com/ahs.properties)



Sales Centre – AHS Properties,
Happiness Street, City Walk –
Unit 2, Building 5 Dubai, UAE.



+971 (4) 4581821



[ahs-properties.com](https://www.ahs-properties.com)