

DUKES

OCEANA, DUBAI



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## WELCOME

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**Introducing DUKES Oceana, Dubai**  
**Where quintessential British charm meets cosmopolitan luxury**

Welcome to DUKES Oceana, a world of exclusive luxury and exceptional service featuring the finest hotel amenities.

From the moment you arrive, you will discover a level of sophistication that defines a hotel experience unlike any other. Your journey of discovery to the new DUKES Oceana starts here, with an exclusive preview of our stunning world-class resort.



## THE DUKES COLLECTION

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### A classic hotel brand

Boasting the multi award-winning flagship hotel DUKES, London – located in St. James, Mayfair – and the highly anticipated DUKES Oceana, this exceptional hotel brand blends quintessential British charm and cosmopolitan luxury to create a new residence and hotel of unparalleled luxury situated in the heart of Dubai's most desirable island community, Palm Jumeirah.

A favourite home-away-from-home for locals and international visitors, DUKES London has been welcoming distinguished guests for well over a century. Our residential community at DUKES Oceana will launch in 2016, and promises a lifestyle combination of luxury, convenience, privacy and tranquillity.

Swap the fast-paced city streets for the sanctuary of DUKES Oceana where guests can enjoy an impressive array of first-class amenities and services. Take a relaxing stroll along our private beach, enjoy panoramic views of the Arabian Gulf, unwind with a choice of exceptional dining experiences, refresh with a rejuvenating workout at our gym, or indulge in the excellent shopping, dining and entertainment facilities that both Palm Jumeirah and Dubai have to offer.



## OVERVIEW

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### **DUKES Oceana Residences: Upscale island living from every perspective**

DUKES Oceana is centrally located on the Palm Jumeirah, just 10 minutes' drive from Dubai Marina and Sheikh Zayed Road, and only 45 minutes from Dubai International Airport. In addition to the hotel, DUKES Oceana also features 185 studios and 42 fully furnished one-bedroom apartments. Here you'll be able to enjoy spectacular beachfront views and access to DUKES Oceana resort's superlative leisure facilities, restaurants, bars and à la carte services.

The DUKES Oceana Residences is an exciting new development offering modern sophistication on every level, with an exceptional selection of studios and one-bedroom apartments. This stunning project will also feature a unique developer-backed guarantee rental scheme, where owners will enjoy complete peace of mind knowing that their investment is in the professional hands of the DUKES management team.

This guarantee will also be underpinned by the developer – Seven Tides – and included in owner sales and purchase agreements. The DUKES operational team will provide around-the-clock services to support the entire process of property letting and the provision of a convenient rental management solution. The residences are sold on a freehold ownership basis, and are offered fully furnished with chic and stylish décor and a choice of multiple floor plan layouts.



## THE FINISHING TOUCH

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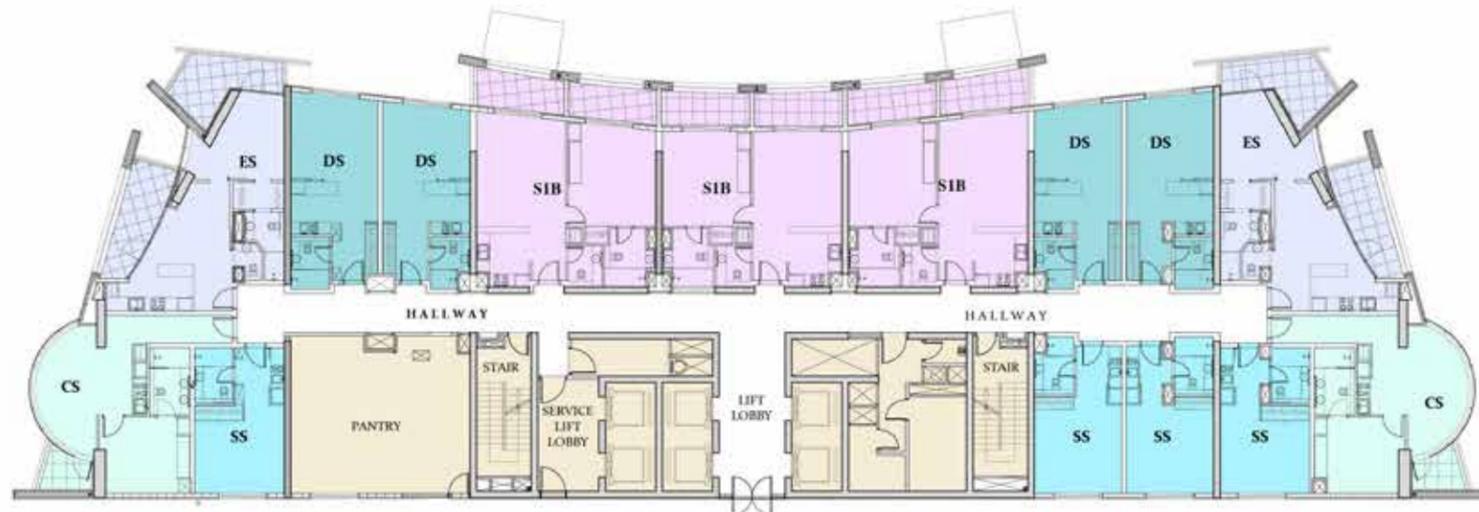
### **Designed with you in mind**

Covering an imposing 100,000 square feet, our residences have been designed to fulfil your every lifestyle need. The generously sized living room is perfect for entertainment or relaxation, thanks to a tasteful range of luxury designer furnishings complemented by deep pile carpet and the latest in audiovisual technology.

Each of our rooms has been designed with the well-travelled individual and business investor in mind. Bedrooms feature the ultimate in comfort, walk-in wardrobes, elegant furnishings and elegant en-suite bathrooms. The kitchens are custom designed and come fully equipped with the latest domestic appliances; and each residence boasts a cutting-edge home entertainment and smart air-conditioning system, giving guests complete comfort of their environment.



# 1ST FLOOR PLAN



**STUDIO  
TYPE - CS  
(CORNER STUDIO)**



**STUDIO  
TYPE - ES  
(EXECUTIVE STUDIO)**



**1 BEDROOM  
TYPE - S1B  
(STANDARD 1 BEDROOM)**



**STUDIO  
TYPE - DS  
(DELUXE STUDIO)**



**STUDIO  
TYPE - SS  
(STANDARD STUDIO)**

## 2ND FLOOR PLAN



## 3RD - 12TH FLOOR PLAN



# 14TH FLOOR PLAN



1 BEDROOM  
TYPE -S1B  
(STANDARD 1 BEDROOM)



STUDIO  
TYPE - DS  
(DELUXE STUDIO)



1 BEDROOM  
TYPE -C1B  
(CORNER 1 BEDROOM)

# PLAN UNIT C1B & S1B

1 BEDROOM TYPE -C1B  
(CORNER 1 BEDROOM)

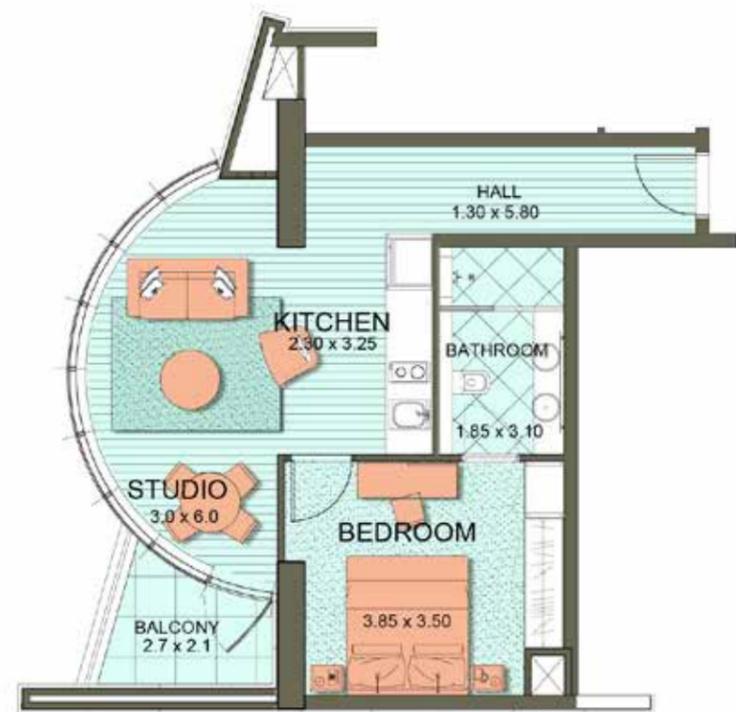


1 BEDROOM TYPE -S1B  
(STANDARD 1 BEDROOM)



## PLAN UNIT CS & DS

STUDIO TYPE - CS  
(CORNER STUDIO)

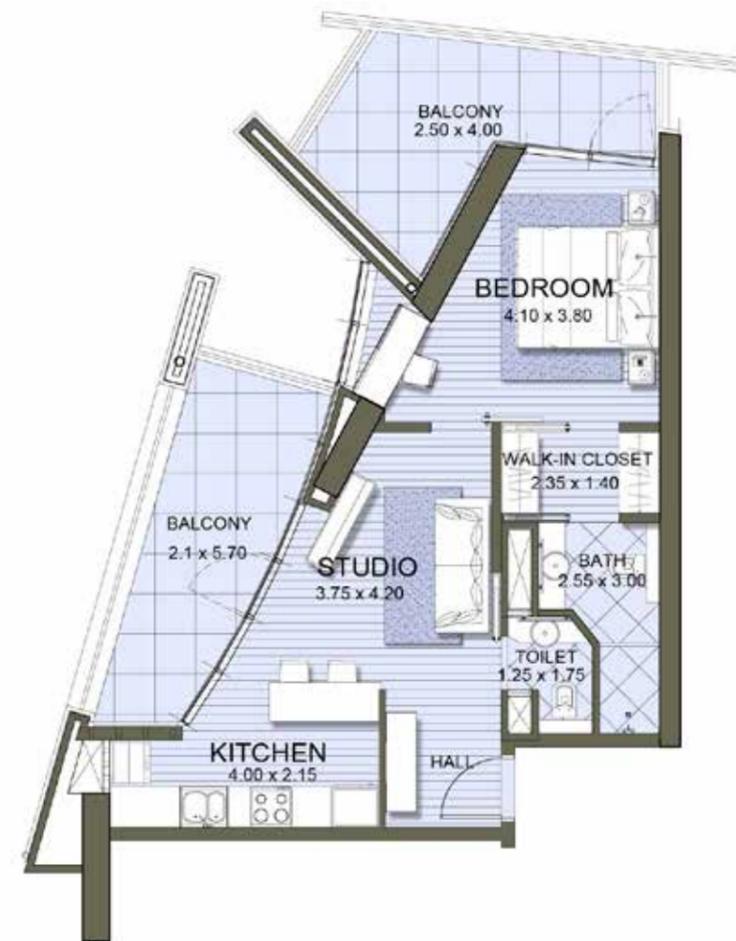


STUDIO TYPE - DS  
(DELUXE STUDIO)



## PLAN UNIT ES & SS

STUDIO TYPE - ES  
(EXECUTIVE STUDIO)



STUDIO TYPE - SS  
(STANDARD STUDIO)





## A DUKES WELCOME

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### Exceptional service for a memorable stay

Our exemplary service standards and state-of-the-art facilities make every stay at DUKES Oceana exceptional, and memorable. Unwind after a busy day with a signature martini in DUKES Bar out on our terrace overlooking the Arabian Gulf, or linger over a nightcap at the Cigar and Coffee Lounge. Celebrations become even more meaningful with a collection of exquisite locations to choose from.

For a traditional British afternoon tea there is the gorgeous setting of our Champagne Lounge with its private terrace; while, for a standout dining experience, DUKES Oceana has the all-day Great British Restaurant located on the ground floor of the hotel. And for a flavour of classic British cuisine head to our Fish and Chips Café, which is perfectly located on the promenade facing Dubai Marina and Jumeirah Beach Residences.

A world of unparalleled British luxury is the DUKES Oceana hallmark. Pleasure or business, our renowned hospitality extends across relaxing leisure opportunities and complete meeting requirements. Our executive lounge, private business suites and conference rooms have been specifically created to offer tailor-made spaces for gatherings or celebrations of all kinds, from intimate cocktail receptions to impressive corporate events.



## DUBAI

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### **A city that embraces the extraordinary**

Dubai is a city of extremes; a buzzing, cosmopolitan metropolis that embraces the extraordinary, from futuristic skyscrapers and the world's tallest building, to the artificial palm-tree shaped island Palm Jumeirah, and the world's largest shopping mall. Home to more than 2 million people from over 200 nationalities, it is a thriving commercial hub and a super-luxe paradise that attracts investors and holidaymakers from all over the world. Its infrastructure and services are exceptional, with world-famous sightseeing attractions, family-friendly entertainment and a burgeoning cultural scene, not to mention glittering coastlines and pristine beaches. The epitome of luxury and opulence, Dubai is one of the world's most coveted residential, business and tourist destinations.

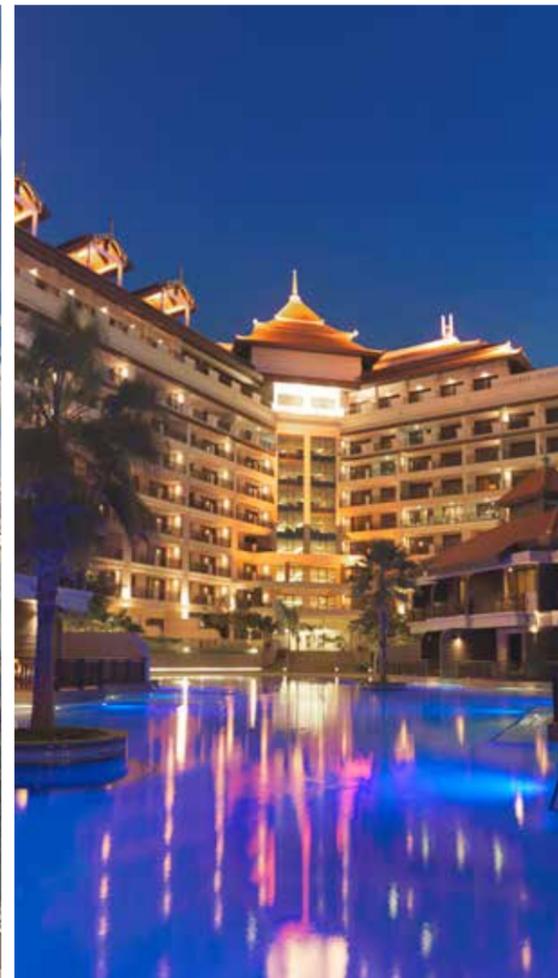


## PALM JUMEIRAH

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### **The world's largest man-made island**

An unparalleled feat of engineering that can even be seen from space, Palm Jumeirah is the world's largest man-made island covering an area of 7 million square metres that extends 6.5 kilometres into the Arabian Gulf. It is home to some of the world's most sought-after luxury residences, retail, tourist and leisure facilities, boasting marinas, water parks, restaurants, shopping, sports facilities and health spas. With unrivalled views of the Arabian Gulf and easy access to Dubai's attractions, the Dubai International Airport, and the city's best shopping, this picturesque paradise is a tranquil retreat for those seeking luxurious beach and resort-style living.



## INTRODUCING SEVEN TIDES

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**A world-leading luxury property developer**

DUKES Oceana is owned and operated by luxury property developer and holding company Seven Tides. Established in 2004, Seven Tides has developed its own portfolio of commercial, residential and resort properties in some of the world's most desirable locations.

FOR MORE INFORMATION PLEASE CONTACT:

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I N T E R N A T I O N A L

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