

# Fairmont

RESIDENCES  
DUBAI SKYLINE



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Hotel Lobby with Lounge & Cafe

# *Fairmont*

RESIDENCES  
DUBAI SKYLINE

## WELCOME TO NEW HEIGHTS OF LUXURY

Fairmont Residences Dubai Skyline blends art, design, and architecture to bring you the greatest living experience. Immerse yourself in the essence of sumptuous living, where luxury surrounds you at every turn.

At Fairmont Residences Dubai Skyline, we invite all to embrace the opportunity of owning a freehold property in the magnificent city of Dubai.

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For more information: +971 52 333 3019 | Email: [Fairmont@obg.ae](mailto:Fairmont@obg.ae)

*Experience*  
**the GRANDEST**  
*of SENSATIONS*



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# Indulge in the GRANDEST of LIFESTYLE



Few places better epitomise Dubai's energy and vibrancy than Sheikh Zayed Road. The distinctive collection of unrivalled hotels under the Fairmont Hotels & Resorts is a reflection of our belief in providing world-class service to guests who appreciate unique locations. Fairmont continues to strive towards providing unforgettable experiences to our treasured guests.

The Fairmont Residences Dubai Skyline is magnificently poised with direct access to Sheikh Zayed Road and panoramic views of the Burj Khalifa, the Burj Al Arab, and the Arabian Sea.

## UNRIVALLED LOCATION

### 6 - 9 Minutes



Palm Jumeirah



Mall of the Emirates



Dubai Marina



JBR Walk



Jumeirah Beach



Burj Al Arab

### 10 - 15 Minutes



Downtown Dubai



DIFC



Ain Dubai

### 16 - 25 Minutes



Dubai  
International Airport



Expo City  
Dubai



Al Maktoum  
International Airport



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*Behold*  
the **GRANDEST**  
*of* **INTERIORS**

Hotel Lobby with Lounge & Cafe

The interiors of Fairmont Residences Dubai Skyline, designed by award-winning interior designer Kristina Zanic, embody the essence of Dubai - a luxurious blend of warmth, elegance, and glamour rooted in rich Middle Eastern heritage.



Residence - Reception & Lobby Lounge



Residences - Lift Lobby



Hotel Bathrooms

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4-Bedroom Residences - Living Room

## UNPARALLELED MATERIALS

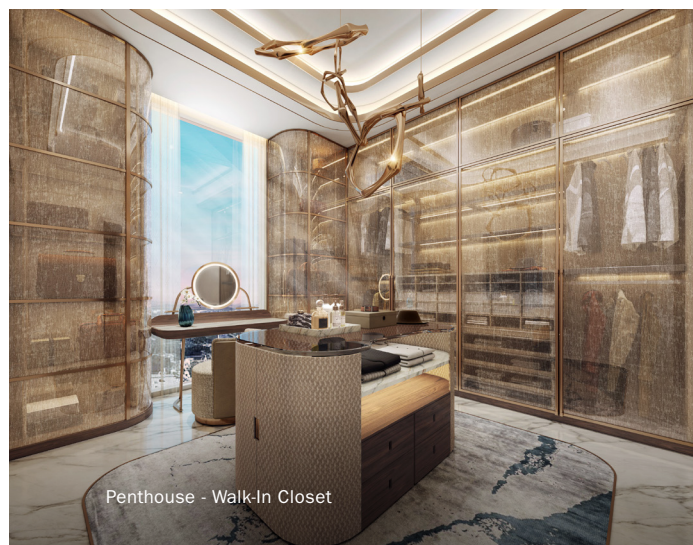
Rich marble textures and leather, complemented by walnut wood and bronze metal accents, with shades taken from different seasons of sunset, symbolise balance and freshness.



Penthouse - Master Bedroom



Penthouse - Master Bathroom



Penthouse - Walk-In Closet

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# Discover the GRANDEST of VIEWS



Here's where you can truly see the world as you want. As your gaze wanders across the horizon, unfold the captivating views of the sea, encircled by the city's dramatic skyline.



3-Bedroom Residence - Master Bedroom



3-Bedroom Residence - Master Bathroom



Penthouse - Formal Dining Room

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2-Bedroom Residence - Living Room

## INSPIRED BY MAGNIFICENT BREATHTAKING VIEWS

The fluent patterns, refined motifs and details are inspired by the incredible views from the residences.



Penthouse - Wine Cellar



4-Bedroom Residence - Master Bedroom



Penthouse - Master Bathroom

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# Explore the GRANDEST of FEELINGS

Residence owners at Fairmont Residences Dubai Skyline will benefit from an enviable and extensive array of amenities, services, and experiences, including:

## RESIDENCES

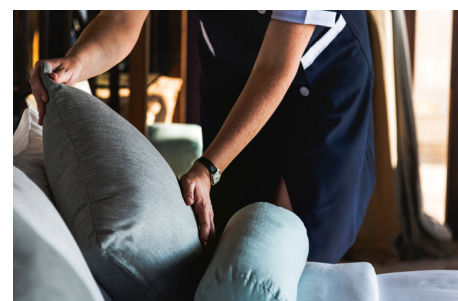
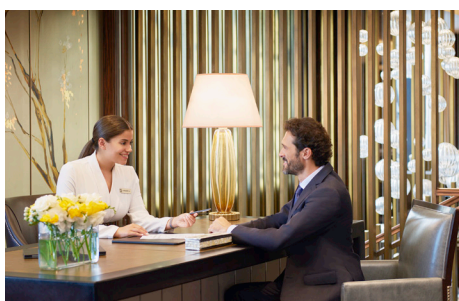
- Games Room
- Private Fairmont Fit
- Screening Room
- Indoor Swimming Pool
- Residence Owners' Lounge
- Kids Swimming Pool / Play Area
- Meeting Rooms
- Residence Owners' Storage

## HOTEL

- 126 Rooms, 53 Suites, 2 Accessible Rooms
- Fairmont Spa
- Gold Lounge
- Residences Fairmont Fit
- Outdoor Swimming Pool
- Gourmet Restaurant, Bar, Lounge

## DEDICATED RESIDENCES TEAM

The concierge at Fairmont Residences Dubai Skyline represents the legendary Fairmont experience, providing Fairmont Residences Dubai Skyline owners with extensive and carefully curated services, tailored to their requirements.



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## OWNER BENEFITS PROGRAM

### ALL - ACCOR LIVE LIMITLESS

Owners of Fairmont Residences Dubai Skyline will be eligible to enrol in the Accor Owner Benefits Program\*, granting them VVIP status globally.

#### GLOBAL OWNERSHIP BENEFITS INCLUDE:

- Exclusive invitation to join DIAMOND status in ALL - Accor Live Limitless loyalty program and gifting of a GOLD status to a family or friend.
- VIP reservation desk to support travel planning across a global network of participating hotels, resorts and related hospitality offerings under ALL - Accor Live Limitless, including amongst others, iconic luxury brands such as Raffles, Sofitel and SLS.
- Automatic upgrades on arrival across more than 5,300 hotels and resorts worldwide (subject to availability).\*\*
- 20% off the best available rate worldwide at participating hotels under ALL - Accor Live Limitless.
- On-site benefits and privileges.

\* Eligibility continues for as long as the purchaser owns Accor branded real estate, subject to the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all residence owners.

\*\* At participating Accor brands and properties.



## PROJECT DETAILS

Fairmont Residences Dubai Skyline offers an extraordinary lifestyle, featuring awe-inspiring apartments and penthouses situated in the heart of Dubai. With breathtaking views and unmatched amenities, residence owners can indulge in the prestige and privilege of Fairmont's signature hospitality.

### PROPERTY TYPE

Apartments & Penthouses

### LOCATION

Sufouh Gardens,  
Dubai, UAE

### LAUNCH

March, 2023

### NUMBER OF RESIDENCES

122

### RESIDENCE SIZE

Starting from 1,500 sq. ft.  
to 4,900 sq. ft.

### RESIDENCE TYPES

2 & 3-Bedroom  
Residences  
  
4 & 5-Bedroom  
Penthouse Residences

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# PAYMENT PLAN

## 70|30 TWO-YEAR POST COMPLETION

### RESERVATION DEPOSIT

10%

Required immediately upon booking

### FIRST INSTALMENT

10%

Due within 30 days of booking. SPA to be signed and 4% DLD fees to be paid for OQOOD registration with DLD

### SECOND INSTALMENT

10%

Due 4 months after booking

### THIRD INSTALMENT

10%

Due 8 months after booking

### FOURTH INSTALMENT

10%

Due 12 months after booking

### COMPLETION

20%

Due at the time of completion

### SIXTH INSTALMENT

10%

Due after 6 months of completion

### SEVENTH INSTALMENT

10%

Due after 12 months of completion

### EIGHTH INSTALMENT

5%

Due after 18 months of completion

### FINAL INSTALMENT

5%

Due after 24 months of completion

Note: \* 4% Dubai Land Department registration charges + administrative charges are to be paid separately. The details provided in this document are for information purposes only and Fairmont Residences Dubai Skyline reserves the right to change it at any time, without prior notice.

\* Subject to change by DLD

# DOCUMENTS REQUIRED

## PRIVATE INDIVIDUAL

### NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

### NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

## COMPANY

### UNDER DED

- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English and Arabic Translation
- NOC Owing Properties
- Recent Certificate of Incumbency / Share Certificate

### JAFZA FREE ZONE / OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License / Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owing a Property in Dubai
- Share Certificate

### DMCC COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Registration / Certificate of Incumbency
- Share Certificate
- MOA - English and Arabic Translation
- Certificate of Good Standing

# PROCESS

## RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

## PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

## SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

## ISSUANCE OF INITIAL AGREEMENT FOR SALE OR OQOOD

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale or OQOOD, is issued in the purchaser's name.

DLD fees such as 4% transfer fee and administration costs will apply at this step.

## SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

### LEGEND

SPA: Sales & Purchase Agreement

DLD: Dubai Land Department

RERA: Real Estate Regulatory Agency

DED: Department of Economy & Tourism

DMCC: Dubai Multi Commodities Centre

JAFZA: Jebel Ali Free Zone

MOA: Memorandum of Association

NOC: No Objection Certificate

POA: Power of Attorney



## WHY DUBAI?

### A PARAMOUNT DESTINATION

Ranked as the best city in the world for expatriates by Mercer's Quality of Living Rankings for five consecutive years (2016-2020), Dubai is undoubtedly among the best places in the world to live, work, and play.

Over the last few decades, Dubai has progressed at an unprecedented rate, making it one of the fastest-growing economies in the world today. The UAE is recognized as one of the world's most welcoming countries regarding foreign investment, career, and business opportunities. The Dubai government is dedicated to making the city a safe, clean, and happy place for its residents and visitors, by constantly innovating to meet evolving needs and future challenges. Now, it is much simpler for you and your family to call Dubai home, thanks to the long-term Golden Visa, which can be obtained through real estate investment.

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# THE TEAM BEHIND FAIRMONT RESIDENCES DUBAI SKYLINE

## DEVELOPER



Raj Sahni, popularly known as Abu Sabah, is the founder and owner of RSG Group of Companies, a multibillion-dirham organisation spanning the Middle East, USA, and South Asia, across diverse sectors such as Real Estate, Automotive, Industrial Equipment, Investments, and Property Development.

RSG has a track record of successfully developing iconic residential projects in the UAE for the past 30 years. Every RSG property offers an aspirational lifestyle featuring high-quality built, exceptional service, and extensive amenities.

## OPERATOR



Fairmont Hotels & Resorts is a worldwide luxury hotel chain with over 90 properties. It is a part of Accor Group, a leading global hospitality company with a diverse portfolio of hospitality brands from luxury to budget. Fairmont is known for its illustrious hotels and over 35 open and pipeline Fairmont Residences, offering guests exceptional experiences in some of the world's most desirable destinations.

## DESIGNER



Kristina Zanic is a renowned interior designer, specialising in exclusive luxury projects. With her phenomenal vision and passion for design, she creates remarkable spaces with personalised touches, combining unique textures, colours, and materials. She has received global recognition for her work and continues to design notable projects around the world.

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*Life*  
BEYOND  
IMAGINATION

*Fairmont*  
RESIDENCES  
DUBAI SKYLINE