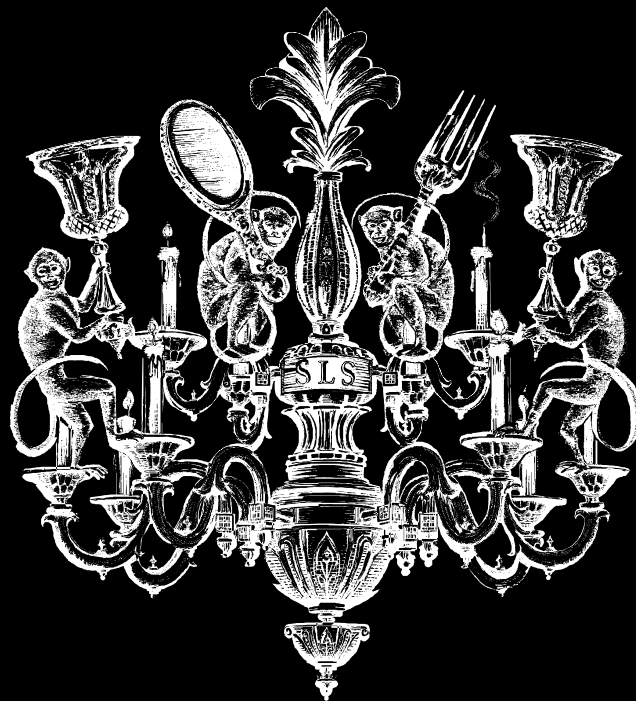


BILL  
**BILLIONAIRE**

EST.  2021



# SLS

DUBAI  
HOTEL & RESIDENCES

42  
YEARS

04  
CONTINENTS

06  
SECTORS

200+  
PROJECTS



CONSTRUCTION



ENERGY



CARGO



TOURISM



MEDIA



MINING

22,500+  
STAFF

\$3B+  
ASSETS 2016

\$20B+  
EXECUTED PROJECT

2002



**THE BIRTH OF sbe**

sbe founded by Sam Nazarian

2008



**A MAGNIFICENT DESIGN**

First SLS opened SLS Beverly Hills featuring 297 guestrooms designed by Philippe Starck

2012



**BEACHFRONT  
BREAKTHROUGH**

SLS South Beach  
opened in May

2016



**TRANSFORMING  
DOWNTOWN MIAMI'S  
SKYLINE**

SLS Brickell opened with  
124 Philippe Starck  
designed guest rooms and  
450 residences

2017



**UNPRECEDENTED  
DESTINATION**

SLS' first international property,  
SLS Baha Mar opened in Nassau,  
featuring 299 rooms, world-class  
décor, and unforgettable dining  
and nightlife experiences

2018



**AT THE CENTER  
OF IT ALL**

SLS LUX Brickell opened on  
April with 450 residences and 84  
suites designed by the talented  
Yabu Pushelberg, the  
international design firm with  
studios in Toronto and  
New York

2019



**THE NEXT**

SLS has signed over 20 LOI's for  
new properties set to debut in  
markets including but not limited  
to Mexico, Argentina and more

2020



**YOUR PERFECT LIFE  
WITH A TWIST**

SLS Dubai Hotel operation  
started on April 2021

# SLS AROUND THE WORLD



BRICKELL  
HOTEL & RESIDENCES



BAHA MAR  
HOTEL & RESIDENCES



BEVERLY HILLS  
HOTEL





946

UNITS

75

FLOORS

337<sub>m</sub>

HEIGHT OF THE TOWER

One of the tallest hotel & residences in the region



One of the world's highest infinity pools





# Located at the heart of Dubai





CROWN

HOTEL FLOORS 58 - 67 | 254 KEYS

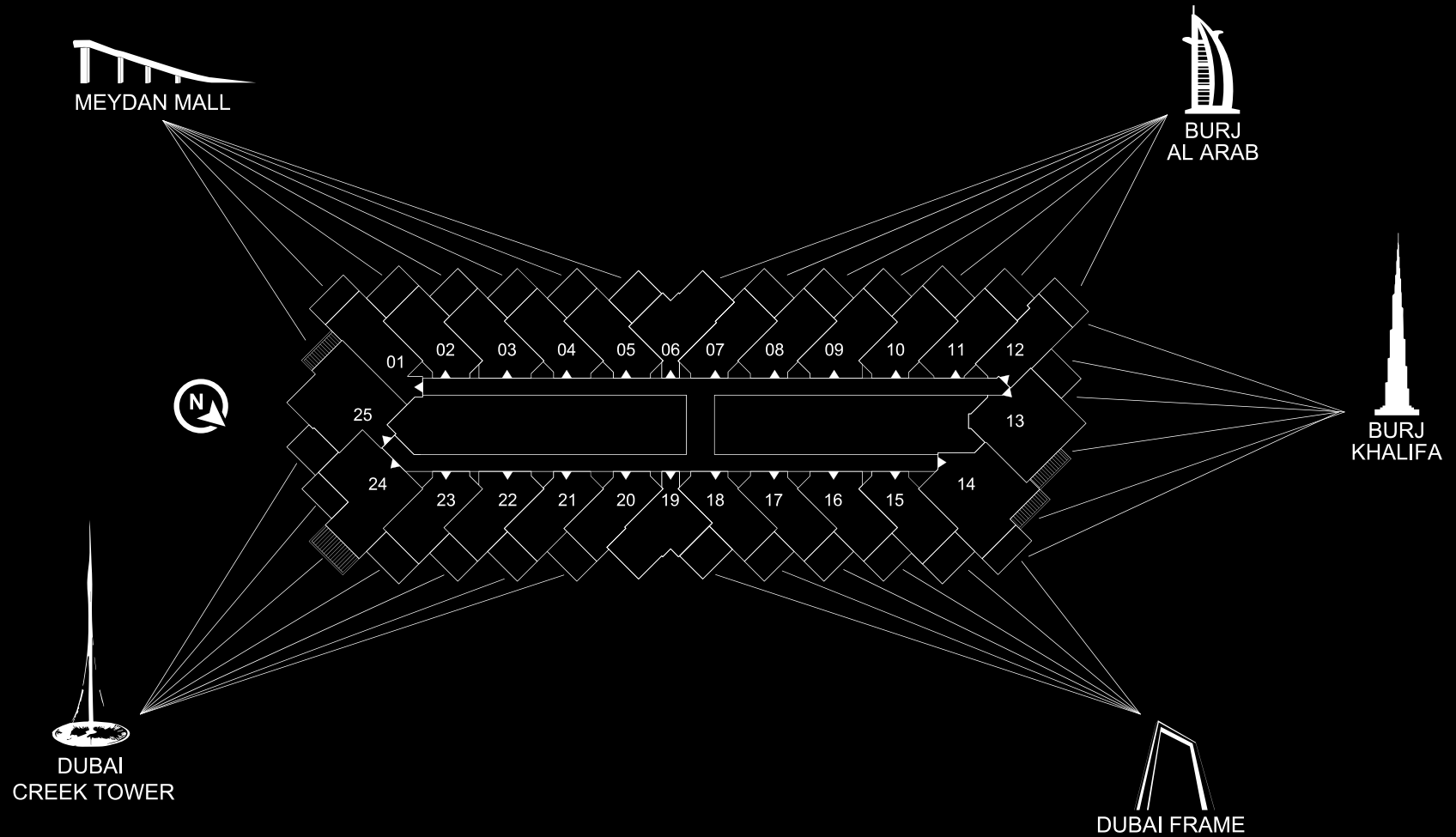
HOTEL APARTMENT FLOORS 35 - 56 | 321 KEYS

BRANDED RESIDENCE FLOORS 7 - 33 | 371 KEYS

RESIDENTIAL AMENITIES FLOOR



# ARCHITECTURAL SCIENCE





**3 MINUTES**  
to Dubai Mall  
and Burj Khalifa

**10 MINUTES**  
to Dubai  
International Airport

**5 MINUTES**  
to Meydan  
One Mall

**5 MINUTES**  
to DIFC

**15 MINUTES**  
to Burj Al Arab



# EVERY ASPECT, BUILT FOR PERFECTION



Boasting 946 units, with 254 uniquely designed hotel rooms, 321 hotel apartments and 371 branded residences; spread over 75 floors, SLS Dubai will be one of the tallest hotels and residences in the region.

The property will also feature sbe signature culinary concepts Fi'lia and Carna, sbe's mixology lounge in the lobby, as well as signature rooftop nightlife venue, Privilege.

SLS Dubai draws design inspiration from the module of an 'oriel', a common feature and a distinct aspect of mid-century classic architecture. The overall façade texture creates a very dynamic mass and a unique character that evokes the image of a 'honey comb', whereby individuality of each module is articulated by rotating the geometry of the units by 45 degrees in 4 different axis to capture the breathtaking views and to maintain privacy between neighbouring units as well as the neighbouring towers.

Located in the downtown district, the property offers spectacular, unobstructed views of the world's tallest building Burj Khalifa, as well as Dubai Creek. Two magnificent infinity pools are situated atop the 75-storey tower offering an incomparable 360-degree aspect of Dubai, making the pools among the highest not just in the city, but globally.



Breathtaking *views*



ACTUAL SUNSET VIEW  
FROM SLS DUBAI

Breathtaking *views*



ACTUAL DAY VIEW  
FROM SLS DUBAI





PUBLIC FLOOR#

## THE CROWN

- 75 PRIVILEGE & INFINITY POOLS
- 74 CARNA - STEAK HOUSE
- 73 MEETING ROOMS
- 71 SKY LOBBY & MIXOLOGY LOUNGE BAR
- 70 FI'LIA - MEDITERRANEAN RESTAURANT
- 69 CIEL SPA & GYM



## 2 Bedroom Duplex



# 1 Bedroom Duplex



## 2 Bedroom Duplex





# 1 Bedroom Duplex



# 1 Bedroom Duplex



# 1 Bedroom Duplex





## Floor # 70 Fi'lia - Restaurant



# Floor # 71 Sky Lobby and Mixology Lounge Bar



# Floor # 73 Meeting Rooms





# Floor # 74 Carna by Dario Cecchini





# Floor # 75 Privilege



# Live At The Peak



Two magnificent infinity pools over 325 meters



QUALITY

**LEA**  
CERAMICHE

 **LUTRON**  
LIGHTING CONTROLS

**HÄFELE**

**SCHÜCO**

 **Electrolux**

**GESSI**

  
**Villeroy & Boch**  
1748

**FRANKE**

**KRION**<sup>®</sup>  
PORCELANOSA SOLID SURFACE

  
**SAINT-GOBAIN**

## TERMS and BENEFITS

|   |
|---|
| <b>Fully Furnished Branded Hotel Apartments</b>   |
| <b>Managed by ACCOR under SLS Brand</b>   |
| <b>End Use Hotel Apartment Units with an Option to Give to Hotel Pool for Revenue Share</b> |

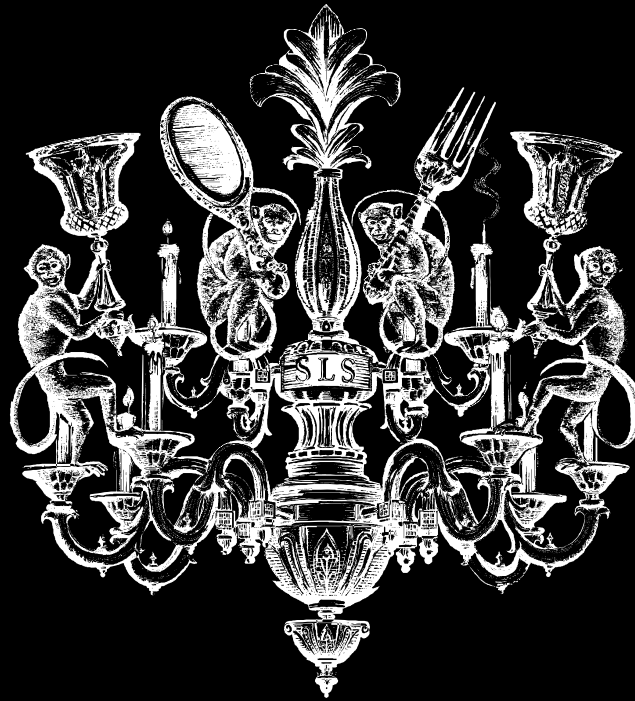
## SUMMARY of INVENTORY

|  |                           |
|--|---------------------------|
| Floor  | 55                        |
| Unit Types                                       | 1 Bedroom Duplex 10 Units |
|  | 1 Bedroom Loft 11 Units   |
|  | 2 Bedroom Duplex 4 Units  |
| Total Number of Units                            | 25 Units                  |
| Total Size of Units                              | 31,717.04 SQF             |
| Total Value of Units with VAT                    | AED 126,868,160.00        |
| Total Value of Units without VAT                 | AED 120,826,819.05        |
| DLD Fee<br>(4% Payable to Dubai Land Department) | AED 4,833,072.76          |
| Admin Fees (AED 3,000 per Unit)                  | AED 75,000                |



# UNIT TABLE

| Unit No | Total Area | No Of Bedrooms   | Unit Price (AED) | Unit No   | Total Area | No Of Bedrooms     | Unit Price (AED) |
|---------|------------|------------------|------------------|-----------|------------|--------------------|------------------|
| 5500    | 1918.86    | 2 Bedroom Duplex | 7,675,440.00     | 5513      | 1880.11    | 2 Bedroom Duplex   | 7,675,440.00     |
| 5501    | 1865.69    | 2 Bedroom Duplex | 7,462,760.00     | 5514      | 1863.75    | 2 Bedroom Duplex   | 7,462,760.00     |
| 5502    | 1202.21    | 1 Bedroom Duplex | 4,808,840.00     | 5515      | 1202.10    | 1 Bedroom Duplex   | 4,808,840.00     |
| 5503    | 1119.44    | 1 Bedroom Loft   | 4,477,760.00     | 5516      | 1118.36    | 1 Bedroom Loft     | 4,477,760.00     |
| 5504    | 1162.71    | 1 Bedroom Duplex | 4,650,840.00     | 5517      | 1162.60    | 1 Bedroom Duplex   | 4,650,840.00     |
| 5505    | 1079.72    | 1 Bedroom Loft   | 4,318,880.00     | 5518      | 1081.12    | 1 Bedroom Loft     | 4,318,880.00     |
| 5506    | 1296.39    | 1 Bedroom Loft   | 5,185,560.00     | 5519      | 1295.85    | 1 Bedroom Loft     | 5,185,560.00     |
| 5507    | 1162.71    | 1 Bedroom Duplex | 4,650,840.00     | 5520      | 1162.71    | 1 Bedroom Duplex   | 4,650,840.00     |
| 5508    | 1080.15    | 1 Bedroom Loft   | 4,320,600.00     | 5521      | 1080.69    | 1 Bedroom Loft     | 4,320,600.00     |
| 5509    | 1171.96    | 1 Bedroom Duplex | 4,687,840.00     | 5522      | 1171.96    | 1 Bedroom Duplex   | 4,687,840.00     |
| 5510    | 1119.22    | 1 Bedroom Loft   | 4,476,880.00     | 5523      | 1118.90    | 1 Bedroom Loft     | 4,476,880.00     |
| 5511    | 1179.93    | 1 Bedroom Duplex | 4,719,720.00     | 5524      | 1195.32    | 1 Bedroom Duplex   | 4,719,720.00     |
| 5512    | 1024.61    | 1 Bedroom Loft   | 4,098,440.00     | 31,717.04 |            | AED 126,868,160.00 |                  |



SLS

DUBAI  
HOTEL & RESIDENCES