KING KHAN'S DESIGN

ROYAL ESTATES

by Shah Rukh Khan

OWNER & DEVELOPER

ARISTOCRAT
STAR REAL ESTATE DEVELOPMENT L.L.C

CHAIRMAN'S MESSAGE

Aristocrat Star Investments is a 30 year old company founded in London with offices operating throughout the world in India, Turkey and China. When I began Aristocrat Star Investments in 2001 in Dubai, I immediately accessed the local development market trends. The challenge was to develop something for the United Arab Emirates that would surpass all the projects manifesting on a daily basis in the real estate sector. Accordingly, when creating the Aristocrat Development division, I worked to add uniqueness and creativity as a way to place our projects apart from the rest.

Inspired by the enduring power of art in building, we hired world-renowned architects and interior designers. We further looked at "green" energies and alternatives to enhance the sustainability of our communities. We used spaces between buildings, arranging the elements to create balance and elegance.

We created fantastic scenery to compliment the state-of-the-art craftsmanship of our structures. We incorporated picturesque atmospheres endowed with a lake surrounded by lush greenery. The resulting communities are a dream to live in.

Our hope is that we are creating lasting and iconic developments for the United Arab Emirates. Something of quality, vision and passion, which will somehow touch the lives of all who pass through our doors, or even those who catch a glimpse of one of our developments on the road. We hope some edge of wonder will impress upon the mind.

At Aristocrat Development we truly aim for distinction, surpassing all competitors in our enduring desire to place our customers "A Step Above The Rest".

Osman Valli
Group Chairman
Aristocrat Star Real Estate Development L.L.C.

EVERY MAN'S HOME IS HIS KINGDOM

-Shah Rukh Khan

THE ROYAL ESTATES
LIVE THE ROYAL LIFESTYLE

Own the world. Be the king of your own castle. Make a grand entrance at the party of life. Your home at The Royal Estates is your kingdom, your key to the good life. Designed in a contemporary tone and inspired by a majestic heritage, The Royal Estates is a seamlessly integrated community for the urban dweller who knows the value of living in a home they can call their own.

DUBAI
THE CITY WITH AN INDOMITABLE WILL

Dubai is the most ambitious of modern cities, and has transformed from a little-known desert oasis into an internationally recognized phenomenon. From the city's daringly high skyline, to its marina-lined urban areas and breathtaking man-made islands, Dubai has become known as the city with an indomitable will.

Living in the city has acquired a status symbol that many aspire to achieve. Dubai is home to one of the world's fastest growing business centers and largest shopping malls, and host to a superbly attractive entertainment calendar. With all these remarkable amenities, the city's residents enjoy an excitingly luxurious yet safe lifestyle.

DUBAI INVESTMENTS PARK

Dubai Investments Park [DIP] is one of the largest integrated residential and business communities across the Middle East that offers unmatched lifestyle facilities and amenities. Equipped with a world-class infrastructure, DIP is a self-contained city within a city that has set new benchmarks in quality lifestyle experience, comfort and convenience.

DIP is a community-themed master planned city that fulfills all aspects of residential and business requirements of a typical flourishing society. A delight for nature lovers, DIP boasts of extensive greenery and landscaped gardens and best of leisure facilities spread across its span of 2,300 hectares.

Strategically located within minutes from the Al Maktoum International Airport with proximity to Dubai's arterial routes, Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road and Emirates Road, DIP is well connected to key shopping and leisure destinations, thus redefining the idea of a unique community.

مجمع دبي للاستثمار
DUBAI INVESTMENTS PARK

KING KHAN'S DESIGN

ROYAL ESTATES

by Shah Rukh Khan

LUXURY LIVING

The Royal Estates is a 2.3 million ft² premier gated community to be developed in phases. It comprises 400 well planned two, three and five bedroom townhouses to be completed in phases. Centrally located amidst a reserve of green spaces is a block of buildings, comprising 255 one bedroom and three bedroom duplex apartments and office suites that are part of phase I of the development. These apartments are fronted by a serene lake and an impressive array of retail outlets.

TONY ASHAI'S ARCHITECTURE

The Royal Estates has been exclusively designed by Los Angeles based celebrity architect Tony Ashai. Tony specializes in creating high-end luxury environments that enhance the lifestyle of the rich and famous. Corporate honchos and celebrities boast homes designed by Ashai. Some of his creations of villas and penthouses have also been featured in the popular American television series, The OC. Tony has also played a huge role in redesigning the iconic Chrysler building in New York City. His expertise and eye for details in space planning ensure that every home at The Royal Estates is designed to provide a completely comfortable and superior lifestyle.

Tony's designs are avant-garde, modern interpretations of luxury homes. Light, space and natural material such as stone and wood have been used creatively to make contemporary and spacious homes for residents.

INTERIORS BY GAURI KHAN

The Royal Estates townhouses and apartments have all been designed by renowned interior aesthetician Gauri Khan. Gauri's repertoire of work includes the design of several private homes and couture penthouses in India. Recently, she successfully launched an interior concept store in Mumbai, India.

Gauri's designs add a touch of sophistication to The Royal Estates homes. Fine furnishings meet innovative and chic paneling. Neutral color palettes with modern, clean aesthetics give a sense of space and serenity.

INTERIORS BY GAURI KHAN

The Royal Estates townhouses and apartments have all been designed by renowned interior aesthetician Gauri Khan. Gauri's repertoire of work includes the design of several private homes and couture penthouses in India. Recently, she successfully launched an interior concept store in Mumbai, India.

Gauri's designs add a touch of sophistication to The Royal Estates homes. Fine furnishings meet innovative and chic paneling. Neutral color palettes with modern, clean aesthetics give a sense of space and serenity.

Images used are indicative only and not actual images of home interiors.

TOWNHOUSES

COMMUNITY COMFORTS

Designed with clear linear details and open functional spaces that invite the outdoors in, these two bedroom townhouses offer a lifestyle of complete tranquility and an ideal environment for personal and family recreation. Each townhouse also features an expansive terrace with a stunning veranda and allocated barbeque area, setting the perfect scene for an enjoyable family get-together.

ELEGANT SPACES

These four and five bedroom townhouses are spacious and exquisitely luxurious residential experiences. Sumptuous fittings, well-appointed rooms and lush backyards make these homes truly exclusive and highly distinguished.

APARTMENTS

COSMOPOLITAN LIVING

The apartments at The Royal Estates are modern creative structures that have been designed with a focus on achieving the perfect balance of form and function. These one bedroom apartments and three bedroom duplexes are the epitome of modern cosmopolitan living. Each apartment is superbly fitted to serve as a comfortable yet chic retreat. An elegant lagoon sits close by, offering residents a chance to unwind and catch up, or simply to walk and explore the nearby retail options.

WELCOME TO YOUR KINGDOM AT THE ROYAL ESTATES.

Image used is indicative only and not actuail image

FIONA ENVIRONS

SPECIFICATIONS

FIONA ENVIRONS

LEGEND

1. ROUND ABOUT-1
2. ARRIVAL PLAZA
3. WATER FEATURE
4. DRIVEWAY
5. JOGGING TRACK
6. BUILDING BLOCK
7. TERRACE GARDEN
8. SPLASH POOL
9. KID'S PLAY AREA
10. PARKING
11. BOUNDARY TREES
12. FLOATING DECK
13. INFITITY POOL
14. POOL SIDE SUN DECK
15. FITNESS STATION
16. FIREFLY LAKE
17. TENNIS COURT
18. LAKE
19. FLOATING GAZEBO
20. WOODEN BRIDGE
21. FEATURE PAVING
22. VIEWING DECK
23. TROPICAL PLANTING
24. WATER CASCADE
25. LAP POOL
26. KID'S POOL
27. OPEN SHOWER
28. BBQ UNDER TRELLIS
29. GAZEBO
30. ROUND ABOUT- 2
31. WADING POOL
32. DECK WITH LOUNGERS
33. TODDLER'S PLAY AREA
34. FOUNTAIN
35. CLUB HOUSE
36. HYDROTHERAPY SPA POOL
37. POOL SIDE DECK
38. POOL SIDE GAZEBO
39. CYCLE TRACK AROUND PLAY AREA
40. CRAZY CUT PATHWAY
41. LAWN
42. LOTUS POUND
43. FLOATING GYMNASIUM

JOINTLY DEVELOPED BY

PAL Developments

Forward thinking. Unparalleled intuition. Architectural mastery. These are the qualities that define PAL.

Setting new standards of excellence within the real estate industry, we differentiate ourselves from our competitors by our exceptional ability to predict market trends and to act accordingly.

Operating under the PAL Holdings umbrella, each of our two subsidiaries – PAL Developments and PAL Investments – has their own dedicated team of experts working to maximise value and minimise risk.

They manage each step of the process to the highest degree of professionalism. Consequently, our reputation as one of the most respected and reliable real estate companies in the UAE continues to grow.

A PROJECT BY

PACIFIC VENTURES

Pacific Ventures is built on rock solid values of passion for perfection, inspiring creativity, meticulous planning and respect for its end users.

The company commenced in 1992 as Pacific Group, an ISO2008-9001 certified, respected and trusted developer based in India.

Since then Pacific Group has been on the forefront of creating a diverse portfolio of residential, hospitality and retail developments trademarked for its quality and value for money.

Pacific Ventures was founded in 2011 in the UAE, with the aim to help people invest in the region. The company is currently developing iconic projects in Dubai including the Burj Pacific in Downtown Dubai, Pacific Edmonton Elm, Pacific Residencia and Pacific Waves in Jumeirah Village Triangle and Pacific Village, a villa community project in Dubailand, located next to the world's largest amusement park.

With the impetus of our excellence we are creating distinctive projects in UAE. Pacific Ventures offers you a slice of this excellence.

PARTNERS

SCHOLARS ROAD CONSTR.

Sites REAL ESTATE BROKERS

DWC
Tel:04-2207844 Fax:04-2207843
P.O.Box 87917, Dubai, UAE.
Email: dxbwall@eim.ae

FIONA ENVIRONS
Master Planning | Landscape Architecture | Way finding & signage
Dubai | Singapore | New Delhi | Bangalore

Badr Al-Islami الإسلامي

ADCC
MASTER PLANNING
ARCHITECTURE
INTERIOR DESIGN
CONSULTANTS

espresso communications

plan b your solution

b social seen · heard · spoken