

*DAMAC*  
*MAISON ROYALE*  
THE DISTINCTION

**LUXURY HOTEL  
APARTMENTS IN  
THE BURJ AREA,  
DUBAI**

**THE  
HOME  
OF LUXURY  
LIVING**

Spectacular high-rises and adventurous architecture, where literally anything is possible, evoke memories of New York, London and Hong Kong.



**THE  
STUNNING  
SKYLINE OF  
THE WORLD'S  
GREATEST  
CITIES...**

# THE ROMANCE OF THE MOST ICONIC AVENUES



Beautiful streets, lined with sparkling lights and manicured beds, crafted for relaxing strolls, are comparable to the famed Champs-Élysées in Paris.

# THE GLAMOUR OF WORLD-CLASS ATTRACTIONS



Amazing feats of engineering, dancing musical fountains designed and built by the makers of the Fountains of Bellagio in Las Vegas.

**DUBAI – ALL THIS  
AND MORE,  
IN A LOCATION  
LIKE NO OTHER**



A truly designer city, Dubai offers a highly desirable lifestyle. The destination for intelligent property investors, the emirate is home to some of the globe's most unique master plans as well as the world's richest horse race, and Palm Jumeirah, dubbed the eighth wonder of the world. These attractions are in addition to world-class shopping malls, five-star hotels and fine dining restaurants, along with incredible entertainment venues hosting the globe's most popular artists in every genre, all year round.

# BURJ AREA



Set in one of the most prestigious locations on earth in the famed 'platinum square kilometre', DAMAC Maison Royale The Distinction is 52-storeys high with a mix of varying sized fully furnished and serviced luxury hotel apartments.

The striking tower is just a few moments walk from the world's largest shopping destination, filled with well-known shops and boutiques as well as a host of leisure and entertainment options. The Burj area itself is palm-lined, with tiny lights along wide walkways, surrounded by both Arabic inspired architecture and sleek, modern skyscrapers. Restaurants and cafés serving world cuisines allow strollers plenty of lovely places to stop and watch the world go by.



# THE CITY MEANS BUSINESS

With its prime geographical setting, Dubai is seen as the gateway between East and West. The emirate offers some of the lowest tax rates in the world and ease of business set-up in a variety of specialist Free Zones. Supported by state-of-the-art infrastructure, Dubai has attracted many of the most high profile company names in the world.

At its legislative heart is Dubai International Finance Centre (DIFC) – positioning the emirate as a global financial hub with a secure and efficient platform modelled closely on best practices employed in London and New York.



# DAMAC



In just a few short years, the city's skyline has become one of the most admired and recognised in the world. Iconic buildings and structures define the city's identity – leading the way with innovative design and daring architectural flair is DAMAC.

The superior design and details of DAMAC developments are a result of working with the finest craftsmen and women as well as partnering with some of the most prestigious brands such as Versace, Fendi, Trump and Paramount Hotels & Resorts. The results of these powerful collaborations are beautiful residences and business towers that consistently make a stunning statement.

To date\*, DAMAC Properties has completed 15,500 units, with a further 40,000 at various stages of planning and progress. In addition, 13,000 luxury hotel rooms, serviced apartments and hotel villas are being built and managed. These prestigious developments span the entire Middle East and the DAMAC brand is synonymous with quality and luxury.

# PRESENTING



***DAMAC***  
***MAISON ROYALE***  
THE DISTINCTION

LUXURY HOTEL APARTMENTS  
IN THE BURJ AREA

The Distinction is serviced and managed by DAMAC Maison Royale Hotels & Resorts. Here you can enjoy superlative service delivered by a team of professionals, who will attend to your every wish. All set within one of the world's most illustrious neighbourhoods.



**UNPARALLELED  
SERVICE**

# A WINNING COMBINATION



DAMAC Maison Royale The Distinction combines the comforts of home with the luxury of a hotel suite and the convenience of a fully serviced apartment; plus the returns of a rental property, should you choose to let it out when you're not in residence.

# WELCOME TO BESPOKE LIVING



Choose from furnished and serviced deluxe rooms, to one, two and three bedroom suites. Or perhaps a little more space with a four bedroom penthouse. Enjoy round-the-clock concierge service and 24-hour valet parking plus a host of top amenities without ever leaving the building.

# A CLASS APART



Your suite in DAMAC Maison Royale The Distinction will be the signature of ultimate luxury. You'll see attention to detail in every aspect, be it the architectural finesse, thoughtful space allocation or state-of-the-art facilities.

**STAY  
RELAXED**



MANAGED BY

***DAMAC***  
***MAISON ROYALE***  
THE DISTINCTION

Stylish, gratifying and welcoming, DAMAC Maison Royale The Distinction is the quintessential urban retreat for those who desire a perfect balance between the warmth of home and the service standards of a world-class hotel.

# A WARM WELCOME

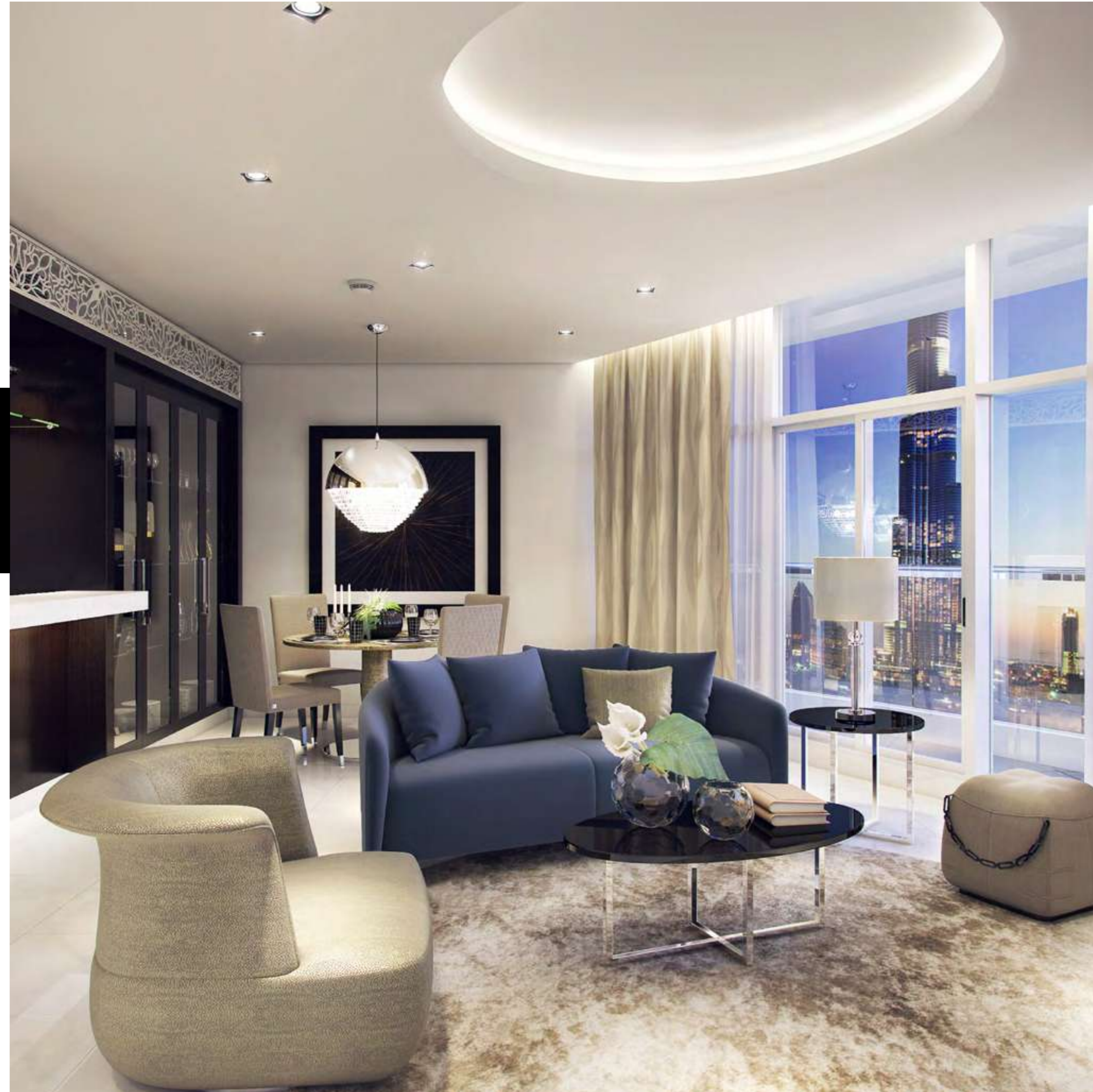


From the moment you enter the elegantly styled lobby, you'll experience exceptional service from a team of consummate professionals. Valet parking and our 24-hour concierge ensure everything comes together in perfect accord.



# HOME SUITE HOME

There are thoughtfully allocated spaces and expertly designed interior details in every square inch of your suite. High quality finishes, premium fittings and splendid furnishings, inspired by some of the world's leading brands, are to be found throughout. So instead of inviting guests to a hotel room, it's as if you're bringing them to your home.



Come home to luxurious spaces, tasteful interiors, fully-fitted kitchens, opulent bathrooms and more. Bringing you the best of everything, every element is designed to make you feel at home and taken care of.



**THE BEST OF  
EVERYTHING**

# LUXURY WAITS ON YOU



Ask and you shall receive. It could be a personal shopper to help find you the best accessories in town; spa treatments in your room, a limousine waiting at your doorstep or a premium tailor to measure you for a bespoke suit. Our guests come from all over the world with a variety of tastes and needs and the concierge, available 24 hours a day, is at their service.

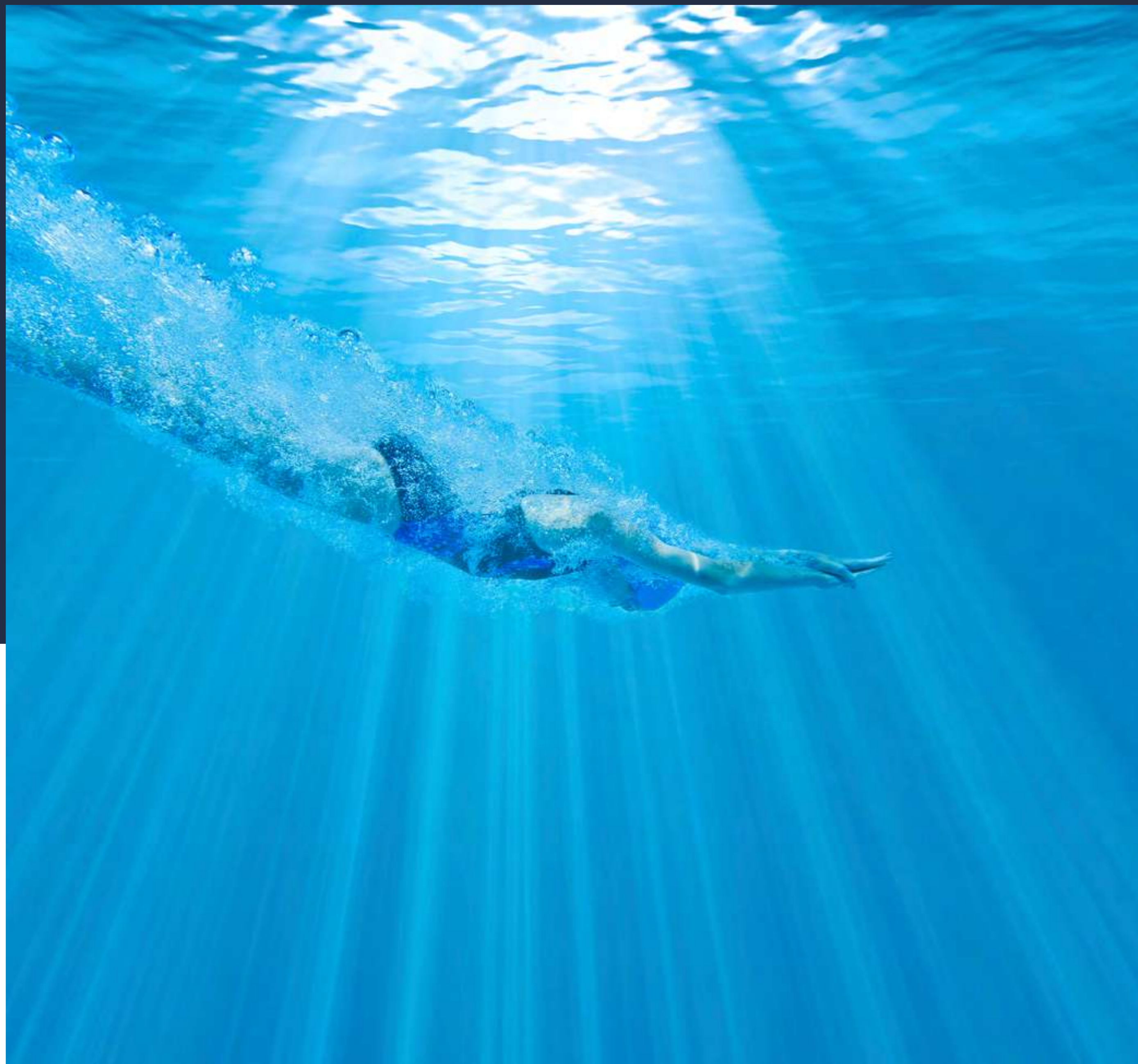
# WELLBEING ASSURED



Our luxurious spas borrow from the thermae of ancient Rome with an array of specialists offering world-class therapeutic and beauty treatments in stunning surroundings.

The state-of-the-art gymnasium with the latest equipment as well as plush steam and sauna rooms, ensure you can enjoy more than your share of wellbeing.

# REFRESHING TIMES



When the day is done, why not retreat to the comforts of the temperature-controlled swimming pool and enjoy a little downtime in the calming waters. There's no better way to let go of stress.

'By the pool' becomes an inspiration; a secret spot you escape to, every day.



Little ones will always be taken care of by our team of trained staff – so you can go out knowing they'll be safe and have a great time too. Our all-day Kids Club allows you and your children to enjoy the best of city and family life.

# DEDICATED KIDS CLUB

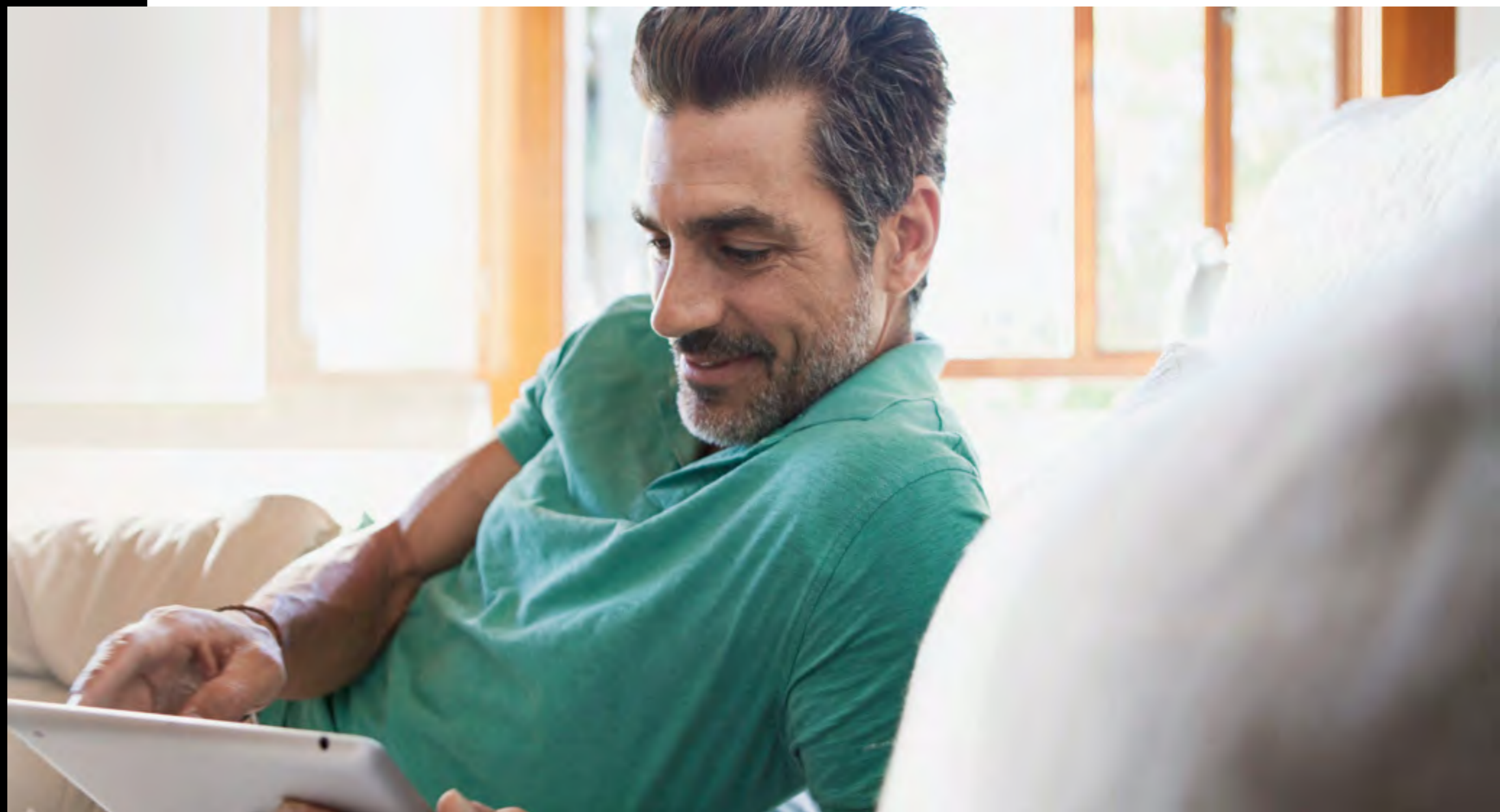


Maison Café is a fresh take on contemporary dining with delightful choices for breakfast, lunch and dinner; whilst Maison Lounge offers a tranquil al fresco setting, where you can savour the finest Arabic fare and a wide array of unique shisha flavours.

Should you wish to enjoy private dining in the comfort of your suite, we can arrange to send a chef to your kitchen to prepare your meal.

# BRINGING YOU FLAVOURS OF THE WORLD

# MANAGING YOUR INVESTMENT HAS NEVER BEEN SO EASY



Your hotel suite is luxurious and indulgent, but it's a shrewd investment too. Should you choose to let it out when you're not there, we will take care of everything – our team are the best placed to protect your investment in a unique rental pool. All you have to do is enjoy great annual returns.\*

Not only those visiting Dubai on holiday will enjoy staying here – business travellers will appreciate the close proximity to World Trade Centre and its exhibition halls, Dubai International Financial Centre and Business Bay. With such a location, comfort and service, its appeal is universal.

\*Based on current market performance.



## FEATURES AND SPECIFICATIONS FOR UNIT(S)

### UNIT FEATURES:

- ✔ Kitchen cabinets and counter tops with refrigerator, washing machine with dryer option, hob and oven
- ✔ Balconies wherever applicable as per unit plan
- ✔ Wardrobes in bedrooms
- ✔ Fully tiled bathrooms, en-suites and guest toilets, wherever applicable
- ✔ Shower or bath tub with shower in each bathroom
- ✔ Electrical shaver point with mirror in master bathroom
- ✔ Vanity units and mirrors
- ✔ Central air conditioning
- ✔ Double glazed windows
- ✔ Television and telephone connections
- ✔ Provision for high-speed internet access
- ✔ Ceramic floor tiling

### UNIT FURNITURE:

- ✔ Double bed with mattress in deluxe rooms and one bedroom suites
- ✔ One double bed and two single beds with mattresses in two bedroom suites
- ✔ One double bed and four single beds with mattresses in three bedroom suites
- ✔ Soft sheets, pillows and bed covers in appropriate portions
- ✔ Elegantly styled curtains
- ✔ Bedside table with drawer
- ✔ Couch in one, two and three bedroom suites only

### FURNITURE IN EACH LIVING ROOM AND DELUXE ROOM:

- ✔ Counter with bar stools in deluxe rooms only
- ✔ Dining table with chairs in one, two and three bedroom suites only
- ✔ Settee or arm chair
- ✔ Coffee table
- ✔ Television
- ✔ Glass and tableware
- ✔ Cooking utensils

### UNIT SERVICES:

- ✔ Full suite clean-up – three times a week
- ✔ Replacement of bed linen and towels – twice a week
- ✔ Daily supply of basic toiletries and towel change
- ✔ Selection of television channels
- ✔ Pest control in the unit
- ✔ Maintenance and repair of furnishings, fixtures and equipment (but not refurbishment or replacement thereof)

## FEATURES AND SPECIFICATIONS FOR UNIT(S) ON LEVELS 40 TO 46

### UNIT FEATURES:

- ✔ Kitchen cabinets and counter tops with refrigerator, washing machine with dryer option, hob and oven
- ✔ Balconies wherever applicable as per unit plan
- ✔ Wardrobes in bedrooms
- ✔ Shower or bath tub with shower in each bathroom
- ✔ Electrical shaver point with mirror in master bathroom
- ✔ Vanity units and mirrors
- ✔ Central air conditioning
- ✔ Double glazed windows
- ✔ Television and telephone connections
- ✔ Provision for high-speed internet access
- ✔ Ceramic floor tiling or wall to wall carpets

### UNIT FURNITURE:

- ✔ Branded Italian furniture
- ✔ Double bed in master bedroom
- ✔ Two bedside tables in master bedroom, unless integrated in bed
- ✔ Dresser with chair in master bedroom
- ✔ Two to three seater sofa in living room with centre coffee table
- ✔ Single seater sofa or armchair

### STANDARD PREMIUM FURNITURE:

- ✔ Dining table with chairs
- ✔ Mattresses for all beds
- ✔ Single beds in other bedrooms
- ✔ Counter with bar stools (where space allows)
- ✔ Sheets, pillows and bed covers in appropriate portions
- ✔ Lighting fixtures
- ✔ Carpets (where applicable)
- ✔ Elegantly styled curtains
- ✔ Television
- ✔ Glass and tableware
- ✔ Cooking utensils



***DAMAC***  
LIVE THE LUXURY