

SLS RESIDENCES THE PALM DUBAI

SLS Residences The Palm Dubai is an ultra-luxury project with direct beachfront access, endless amenities and incredible views of Palm Jumeirah, the sea, Ain Dubai and the Dubai skyline. This incredible project will be located on Palm Jumeirah and will sit next to Six Senses and The8. There will be spacious apartments, duplexes and penthouses that all come with their own balcony or terrace, with a private pool in duplex and penthouse units. The stunning architecture of SLS Residences The Palm will be inspired by waves, with curved balconies and terraces in every residences.





ROYA
LIFESTYLE DEVELOPMENTS
SLS
RESIDENCES
THE PALM DUBAI

LOCATION : PALM JUMEIRAH EXPECTED : Q2 2026

SLS Residences The Palm will be inspired by air, light, water and shadows and will have a wave like structure with sexy, smooth and curved edges. Every residence will have vast floor-to-ceiling windows and doors that will look out onto the incredible views of the surroundings. Interiors will be neutral, modern and clean, and will compliment the blues of the Arabian Gulf.

FACILITIES

-  CLUBHOUSE
-  DIRECT BEACH ACCESS
-  SWIMMING POOLS
-  GAMES ROOM
-  RECORDING STUDIO
-  WELLNESS SPACE
-  KID'S CLUB
-  FITNESS CENTRE
-  PRIVATE CINEMA
-  PRIVATE DINING VENUES

SIZE & PRICES

2 BR – 1,674 SQFT TO 2,027 SQFT	FROM AED 7,000,000
3BR – 2,462 SQFT TO 3,556 SQFT	FROM AED 10,000,000
3 BR DUPLEX – 4,204 SQFT	FROM AED 23,000,000
4 BR DUPLEX – 6,071 SQFT	FROM AED 36,000,000
3 BR PENTHOUSE – 7,300 SQFT	FROM AED 30,000,000
4 BR PENTHOUSE – 14,200 SQFT	FROM AED 52,000,000

PAYMENT PLAN:	60/40 (10% deposit)
ROI:	6.1% 2-bedroom

SERVICE CHARGE:	AED 35-40 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 30% PAYMENT – CONFIRMED BY DEVELOPER

LOCATION





HIGHLIGHTS

- FREEHOLD PROJECT
- ONLY 10 UNITS PER FLOOR
- EXCELLENT BRAND, DEVELOPER AND MANAGEMENT COMPANY
- THIS DEVELOPMENT WILL BE OPERATED BY ENNISMORE LIFESTYLE AND HOSPITALITY COMPANY
- NO HOTEL - JUST RESIDENCE
- GORGEOUS VIEWS OF THE REST OF THE PALM AND THE SEA
- ALL DUPLEX AND PENTHOUSE RESIDENCES HAVE THEIR OWN TERRACE WITH A PRIVATE SWIMMING POOL
- ALL GROUND FLOOR UNITS INCLUDE A GARDEN
- DIRECT ACCESS TO THE BEACH WITH A BEACH CLUB
- GREAT LOCATION FOR A HOLIDAY DESTINATION

LOCATION FACTOR

- 1.7km MONORAIL – PALM ATLANTIS MONORAIL STATION
- 13km SHEIKH ZAYED ROAD
- SITS CLOSER TO THE TRUNK OF THE ISLAND, AS OPPOSED TO THE VERY END OF THE FROND
- ULTIMATE HOLIDAY DESTINATION
- CLOSE TO THE PALM TOWER VIEWING DECK
- NAKHEEL MALL IS THE LOCAL SHOPPING DESTINATION
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEA ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, AIN DUBAI CH AND THE DUBAI SKYLINE
- 25 MINUTES TO DOWNTOWN DUBAI

Roya Lifestyle Development is a premium developer, headquartered in Dubai. Founded under the leadership of real estate industry professionals with over 30 years of experience, Roya seeks to create luxury spaces fit for refined lifestyles. SLS Residences will be the first project by the developer. The SLS Residences The Palm will be managed and operated by Ennismore, which is made up to three business units, comprising 15 brands; 130 operating hotels and resorts, with over 140 in the pipeline, 76 iconic venues, and over 300 restaurant and bars.



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