

AVARRA  
*By*  
PALACE

---

BUSINESS BAY

EMAAR



EMBRACE

*Eternal City Views*



Every glance reveals a skyline that inspires, and every moment is framed by architectural brilliance. Here, the city's most admired vistas, the shimmering waters of the sea, the iconic silhouette of Burj Khalifa, and the dynamic pulse of Business Bay become the backdrop to your life. Step into a world where luxury is guided by signature elegance of the Palace brand.





WELCOME TO

AVARRA  
*By*  
PALACE

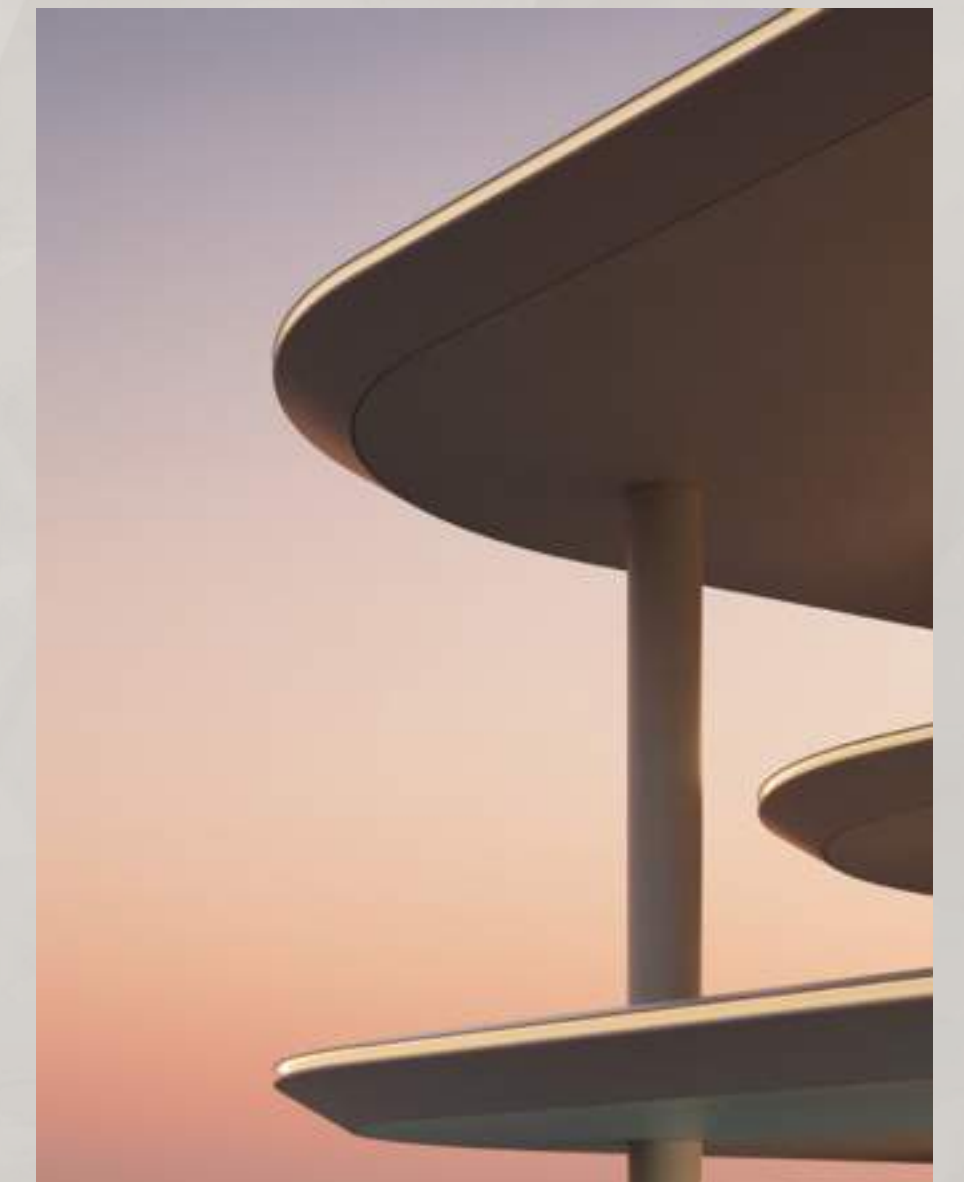
---

BUSINESS BAY



A SIGNATURE  
*of Prestige*

Nestled in the heart of Business Bay,  
Avarra by Palace redefines branded  
luxury living. Marvel at the architectural  
brilliance that frames iconic Burj Khalifa  
and breathtaking sea views, with  
sophisticated riads.

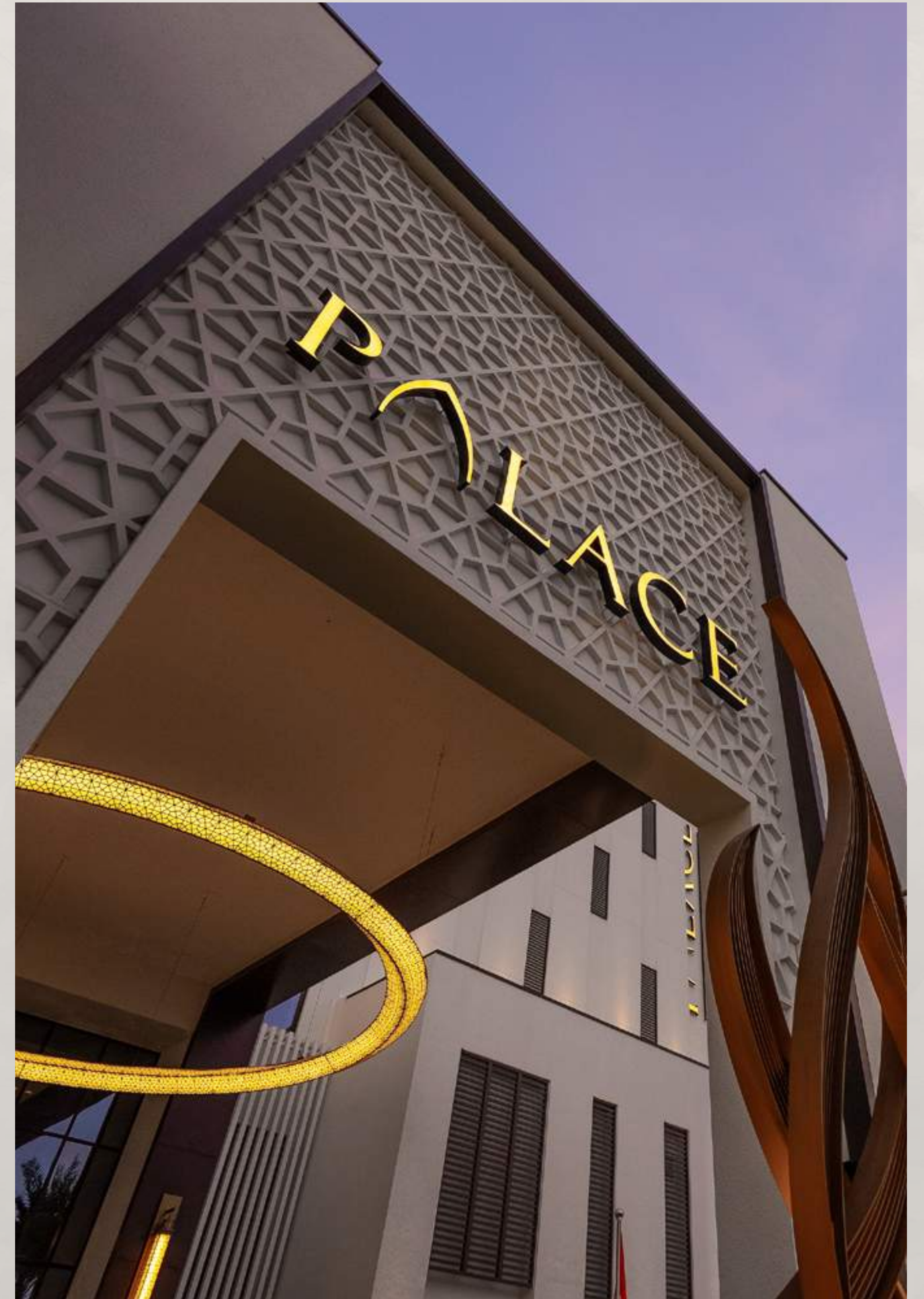


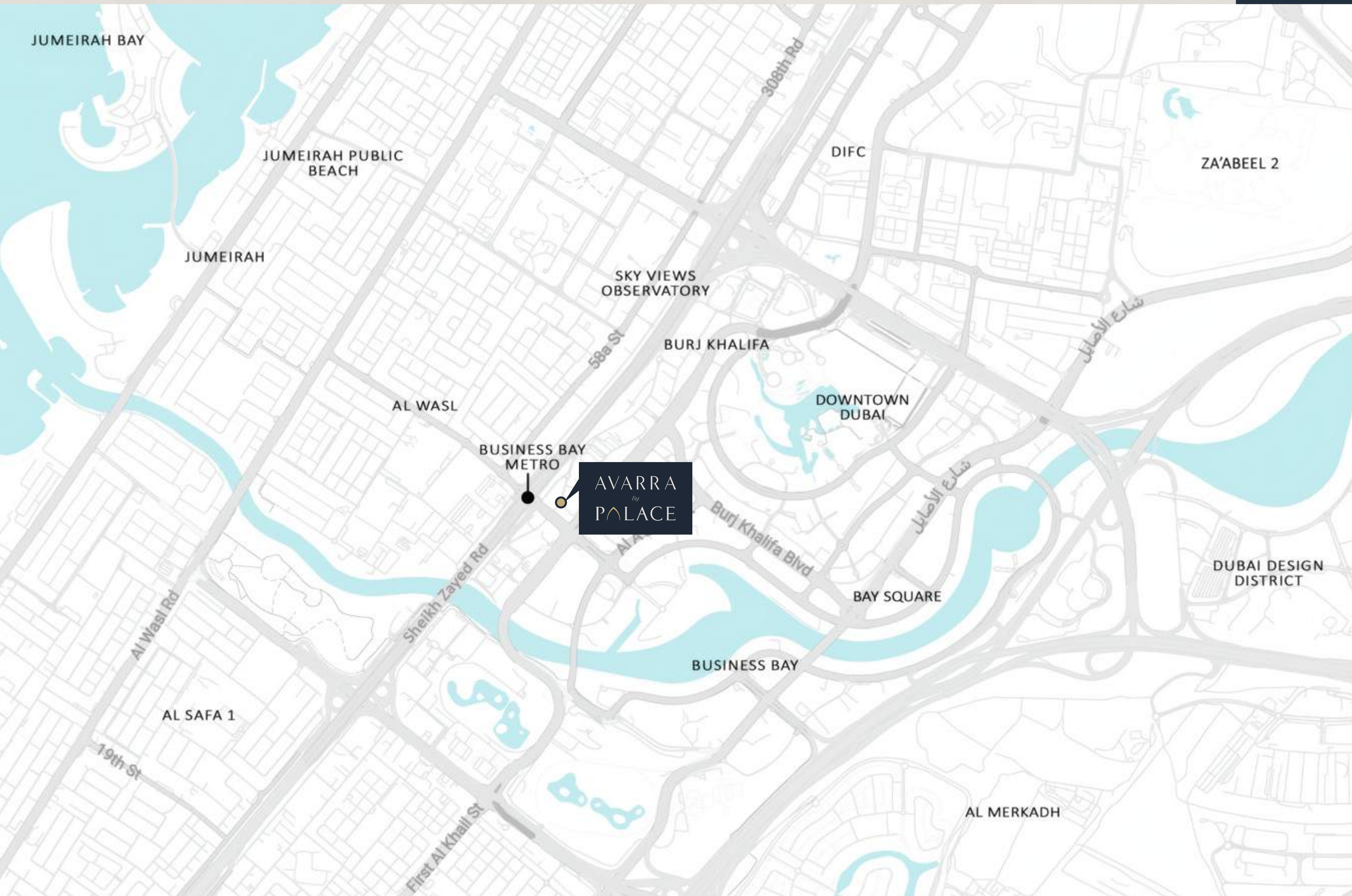
EXPERIENCE

## *Palace Branded Living*



Endorsed as a premium homegrown luxury, Palace Hotels + Resorts is celebrated for setting the benchmark in ostentation and meticulous craftsmanship. The Palace brand transcends typical hospitality, offering a unique approach to refinement with personalised services and attention to detail.





## WONDERS OF *the Marvellous City*

Effortlessly connected and framed by panoramic views of the sea, Business Bay, and the iconic skyline, every moment here is shaped by convenience. The city's heartbeat becomes your own—morning strolls along the Dubai Canal, vibrant days, and global flavours just steps away.

9 Mins

Burj Khalifa / Dubai Mall

14 Mins

Dubai Creek Harbour

15 Mins

Dubai International Airport

30 Mins

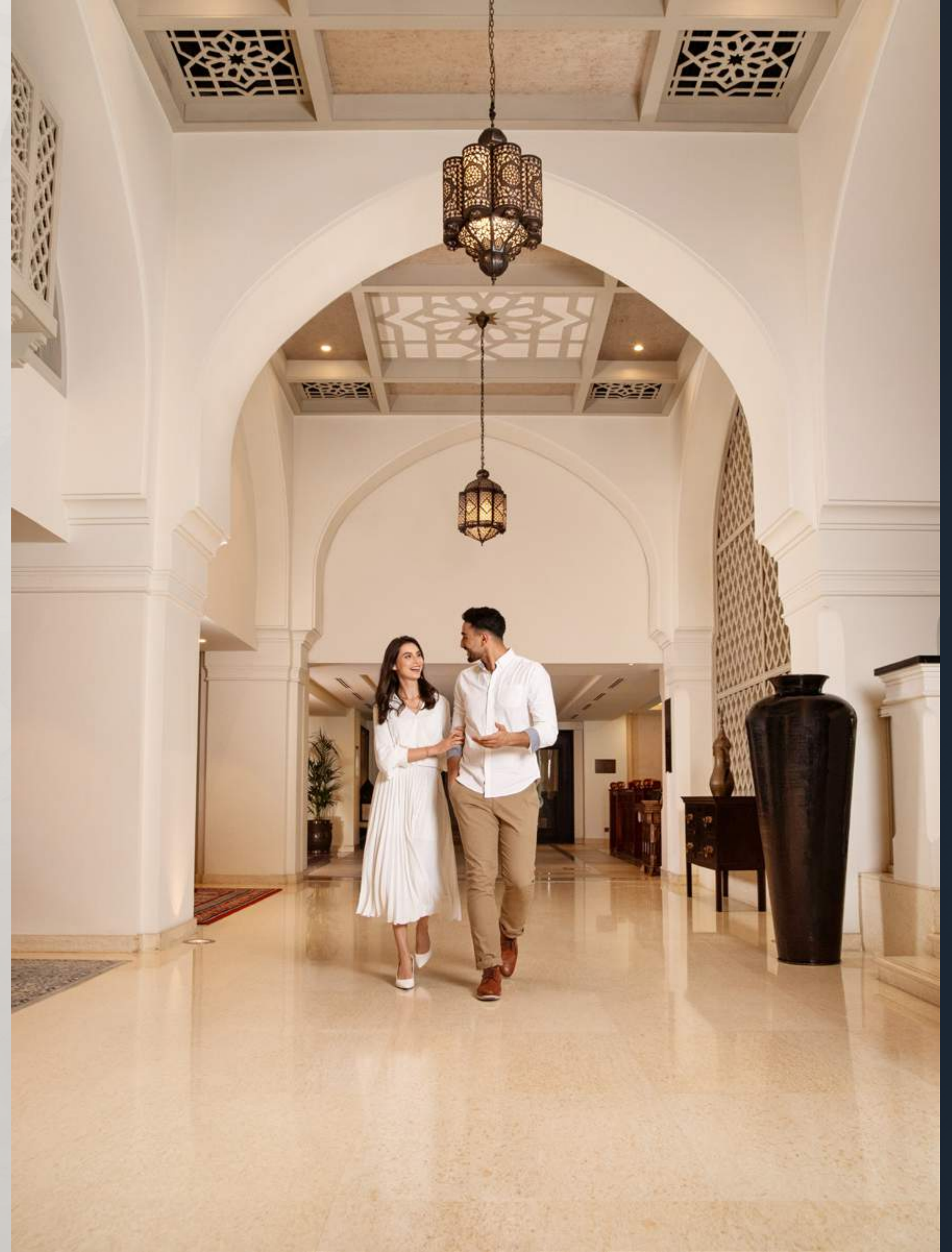
Dubai Hills Mall / Dubai Hills Estate



EXCLUSIVE

## *Wealth of Ventures*


Reset with joyful encounters, enriching experiences, and playful diversions. From sporty steps to leisurely swims, every moment transforms everyday living into a celebration of well-being and refined luxury.







A WORLD OF  
*Refined Leisure*

 Infinity Pool &  
Pool Deck

 Kid's  
Pool Area

 Gym &  
Outdoor Fitness

 BBQ &  
Picnic Area

 Kid's  
Play Area

 Yoga  
Zone





KAIA

ORO

KAIA ORO





MASTERFULLY CRAFTED

*Linger in Luxury*



Contemporary architectural style, large glass facades, and expansive balconies allow full panoramic views, from the sea and Burj Khalifa to Downtown Dubai and Business Bay. Exquisite design merges premium style with contemporary elegance, offering immersive views.

BEAUTIFULLY YOURS

*A Story-Filled Home*

Experience a super-high-rise, branded residential tower featuring 1 to 4-bedroom apartments and 6-bedroom penthouse, thoughtfully crafted as a private escape, offering unrivalled sophistication above the city.







PALACE SPIRIT  
*Curates Calm*

Imbued with craftsmanship, each element showcases opulent design, luxurious materials, and the warm, contemporary elegance that defines the Palace brand. Every space is crafted to spark the spirit and create unforgettable experiences.





GLOBAL

## *Lifestyle Developer*

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world.

Market Cap AED  
114 Bn

Revenue AED  
35.5 Bn

Net Profit AED  
17.5 Bn

Presence in  
12+  
Global Markets

Delivered  
118,400+  
Residential Units

Under Development  
50,500+  
Residential Units

\*As on FY 2024



AVARRA  
*By*  
PALACE

---

BUSINESS BAY

EMAAR