



ANDALUS IMMO

**Your Trusted Investment Advisor**





## Luxurious Hotel in Dubai

This exclusive hotel in Dubai sets new standards for luxury and elegance. With a breathtaking view of the Dubai skyscrapers and the surrounding skyline, the hotel offers the most modern five-star comfort with 270+ exquisitely furnished rooms and suites. The spacious, light-flooded rooms feature floor-to-ceiling windows that offer guests spectacular views of the vibrant city.





## QUICK REFERENCE

Price \$ 200,000,000

### OPENING:

2021

### GASTRONOMIC ESTABLISHMENTS:

The hotel offers five world-class dining options that offer a variety of culinary experiences:

#### RESTAURANT 1:

240 seats

#### RESTAURANT 2:

200 seats

#### RESTAURANT 3:

100 seats

#### RESTAURANT 4:

35 seats

#### POOL BAR:

30 seats

### PROPERTY DATA:

#### PLOT AREA:

approx. 3,150 m<sup>2</sup>

#### BUILDING AREA:

approx. 38,800 m<sup>2</sup>

#### ROOMS AND SUITES:

The hotel has 270+ luxurious units, which are distributed as follows:

#### 200+ DELUXE ROOMS (APPROX. 30-40 m<sup>2</sup>):

Modernly equipped and ideal for business travelers and families.

#### 3 BARRIER-FREE ROOMS (APPROX. 40 m<sup>2</sup>):

Comfortable and accessible for all guests.

#### 25+ GRAND DELUXE ROOMS (48-53 m<sup>2</sup>):

For guests who want a little more space and luxury.





## QUICK REFERENCE

### 40+ SUITES:

#### 35+ JUNIOR SUITES (50 m<sup>2</sup>):

Perfect for guests looking for more space and privacy.

#### 5+ LARGE SUITES (95 m<sup>2</sup>):

For an even more luxurious stay.

#### 1 PRESIDENTIAL SUITE (210 m<sup>2</sup>):

The jewel of the hotel, offering ultimate luxury and exclusive service.

### OTHER FACILITIES:

#### CIGAR LOUNGE:

For the enjoyment of fine cigars in a relaxed atmosphere.

#### LARGE INFINITY POOL:

The pool is an ideal place to relax and enjoy the sun.

#### MODERN FITNESS CENTER

(165 m<sup>2</sup>):

Equipped with the latest equipment for a comprehensive workout.

#### LUXURIOUS SPA (APPROX. 235 m<sup>2</sup>) WITH SAUNA AND HAMMAM:

The spa is a place of relaxation and recreation.

#### 24-HOUR BUSINESS CENTER:

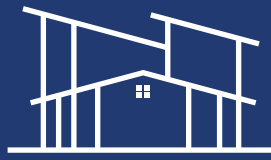
Fully equipped with modern facilities and five meeting and conference rooms (approx. 30 to 65 m<sup>2</sup>).

#### BALLROOM (APPROX. 200 m<sup>2</sup>):

Perfect for events, complemented by two spacious pre-function areas.

#### UNDERGROUND PARKING:

Can accommodate 100+ vehicles, providing additional convenience for guests.



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## FOR FURTHER INFO!



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NOTES:

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