

TILALMAX

EXCLUSIVE · FULLY FURNISHED

THE ROYAL ATLANTIS · PALM JUMEIRAH · DUBAI

Residence 3401

4 BEDROOMS · FLOOR 34 · 506 m² · PALM & SEA VIEWS

ASKING PRICE

AED 79,900,000

≈ USD 21.76M | ≈ EUR 19.0M



THE RESIDENCE

A dual-view Signature Residence

Stunning, fully furnished 4-bedroom residence with dual Palm and sea views, unique design and premium materials, sold complete with furniture, appliances and décor.

FLOOR

34

Dual view · Palm & Sea

BEDROOMS

4 Bedrooms

+ Study & Exercise Room

LIVING AREA

444 m²

≈ 4,783 sq.ft

BALCONIES

62 m²

≈ 668 sq.ft

TOTAL AREA

506 m² ≈ 5,451 sq.ft

ASKING PRICE

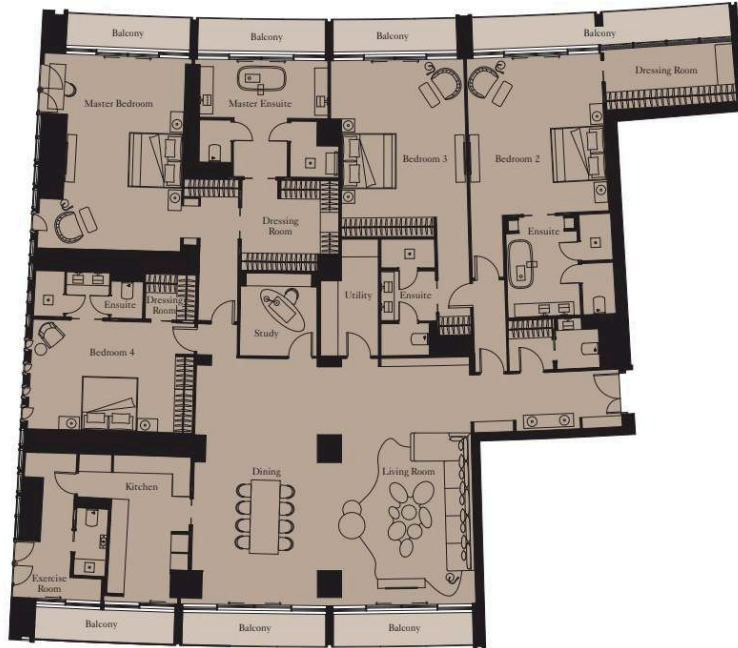
AED 79,900,000

≈ USD 21,756,000 | ≈ EUR 19,006,000

4 BEDROOM SIGNATURE RESIDENCE | TYPE 4

Unit: 3401

View towards the ocean



View towards The Palm



Floor plans shown are for guidance only; they are under regular review and subject to design development. Exact layouts and sizes may change, and sizes may vary within a tolerance of 5%. Furniture layouts are indicative only.



Kitchen	5.2m x 2.9m	17'1" x 9'6"
Living/Dining	8.5m x 10.2m	27'11" x 33'6"
Master Bedroom	7.0m x 4.2m	23'0" x 13'9"
Bedroom 2	5.6m x 4.8m	18'4" x 15'9"
Bedroom 3	5.6m x 4.5m	18'4" x 14'9"
Bedroom 4	4.0m x 5.4m	13'1" x 17'9"
Study	2.6m x 2.8m	8'6" x 9'2"
Exercise Room	2.0m x 2.0m	6'7" x 6'7"

Total Area	444 sq m	4,783 sq ft
Balcony	62 sq m	668 sq ft

FLOOR PLAN

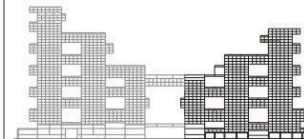
4 Bedroom Signature Residence · Type 4

LIVING 444 m² · 4,783 sq.ft

BALCONY 62 m² · 668 sq.ft

TOTAL 506 m² · 5,451 sq.ft

Sold with furniture, appliances and décor.



GENERAL INFORMATION

Details & upgrades

- **Service charge:** AED 39 per sq.ft
- **Upgrades:** Italian furniture, parquet, veneer and marble
- Full **Palm view** and **sea view**
- Maid's room, laundry and closed kitchen
- **Highest available unit** in the whole building







LIVING ROOM



LIVING & PALM VIEW





BALCONY

Palm Jumeirah & Dubai Marina





DAYLIGHT PALM VIEW



NIGHTLIGHT PALM VIEW



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM





SEA VIEW

Sunset over the Arabian Gulf





THIRD BEDROOM



THIRD BEDROOM



THIRD BEDROOM



THIRD BEDROOM

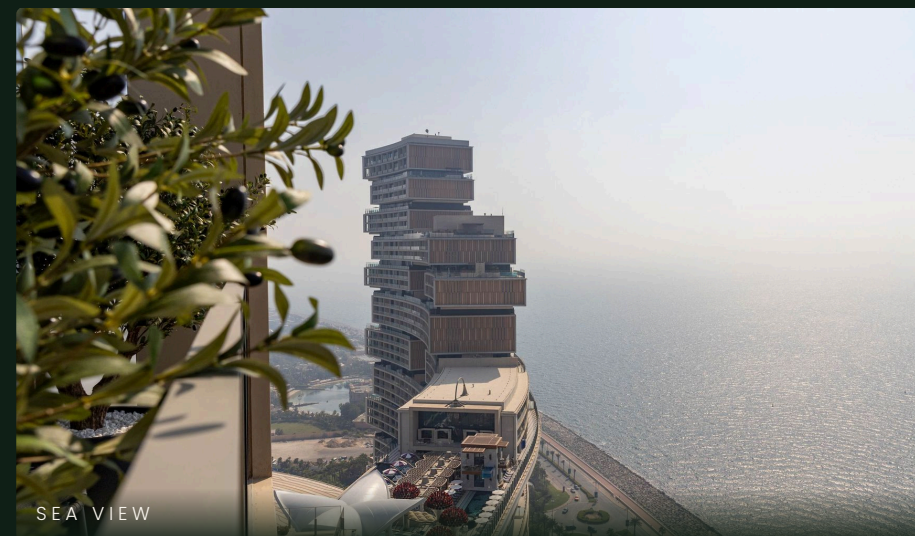
STUDY & BATHROOM



STUDY ROOM



BATHROOM



SEA VIEW



FOURTH BEDROOM



FOURTH BEDROOM



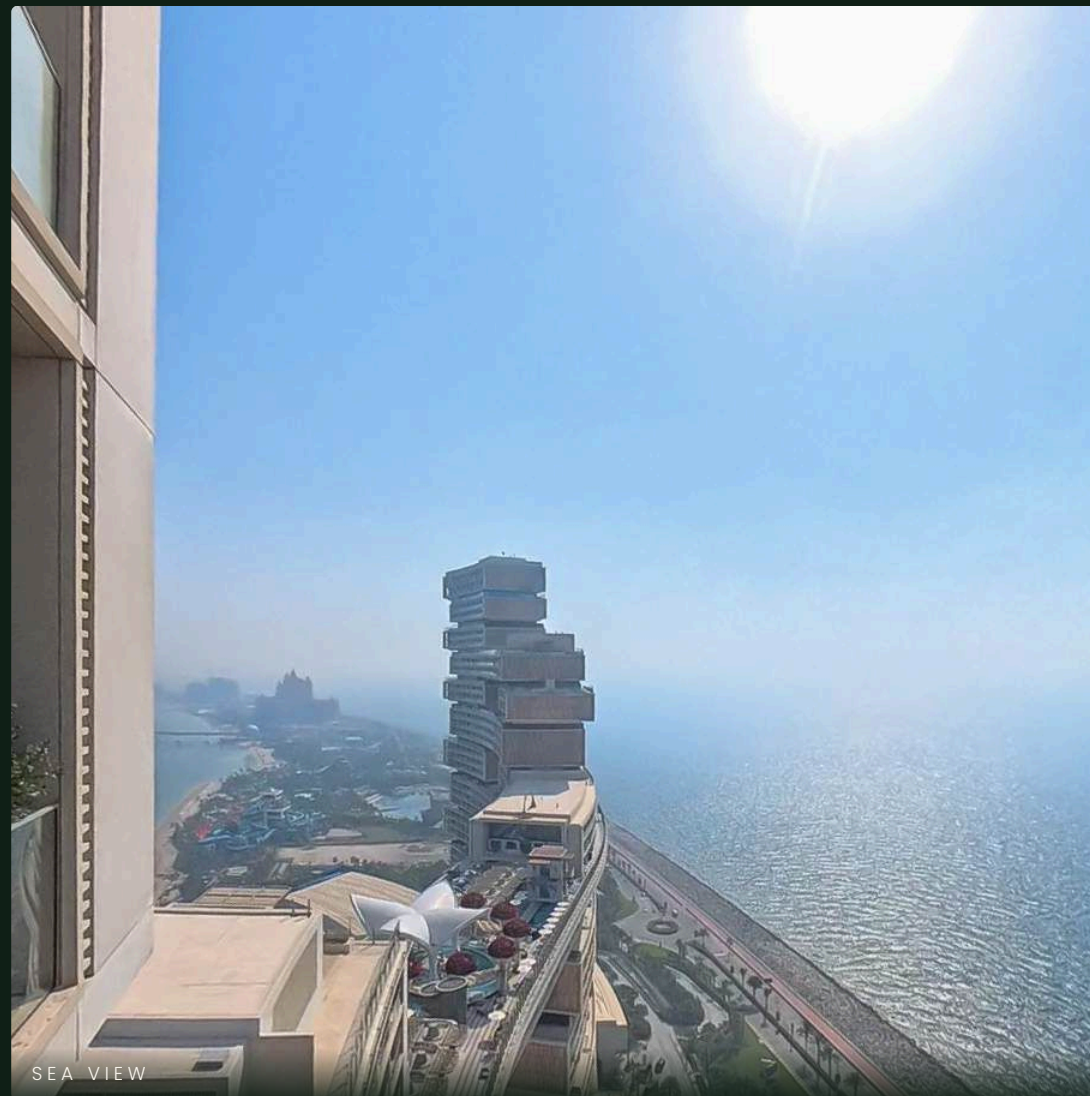
BATHROOM & STORAGE

STORAGE

STORAGE



PALM VIEW



SEA VIEW

OWNER'S BENEFITS

30% Discount

- 30% food & beverage discount at the restaurants
- Your dining history and spend on record
- Book Aquaventure and marine activities at the UAE Residents rate
- Early-bird bookings for events
- Exclusive invitations to product launches and events, subject to availability



KERZNER GLOBAL

Private Homeowner Benefits

- 30% discount on BAR rate across all Kerzner International resorts when booking direct
- 30% discount on food & beverage across all Kerzner International resorts
- 30% discount on in-house spa, retail and resort à la carte services across all Kerzner International resorts
- Access to special offers, events and benefits across all Kerzner International properties
- Discount applicable for entry-level room category

TILALMAX

Owner Benefits





Cloud 22

An infinity pool set in the sky overlooking the Arabian Gulf, with signature cocktails and views matched only by the lifestyle around them.



Wellness

- Spa treatment room with private relaxation area
- Steam room and sauna · state-of-the-art gym
- Indoor lap pool · outdoor relaxation & yoga lawn

FACILITIES & SERVICES



Concierge

- Dining, spa, golf, sports and event reservations
- Helicopter tours, yacht cruises and safaris
- Limousine & car rental · business centre



Function

- Concierge lounge · Wi-Fi in public areas
- Secured underground parking
- Basement storage* and driver accommodation* (for lease) · driver's lounge

Leisure

- Residents' pool and private cabanas*
- Residents' beach
- Tennis court
- Poolside barbecue area
- Children's playground

DUBAI'S PREMIER DINING DESTINATION

We have selected some of the finest chefs in the world to create exceptional dining experiences like no other. Home to 17 world-class restaurants, including 8 helmed by celebrity chefs, Atlantis The Royal joins forces with Atlantis, The Palm to create a leading culinary destination in Dubai. From Michelin-starred concepts to gastronomic showstoppers, the world has not seen culinary mastery until now.



NOBU BY THE BEACH



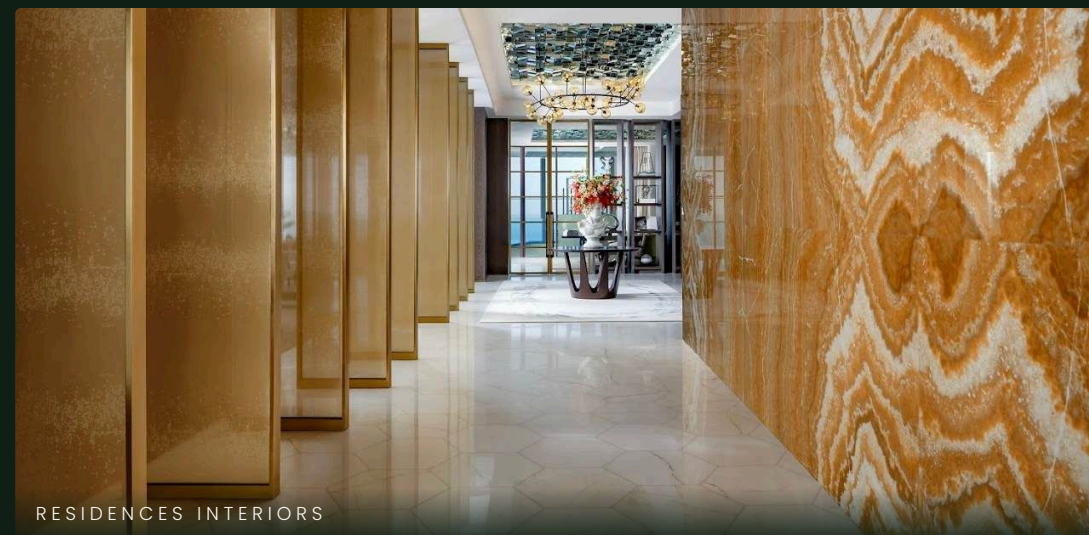
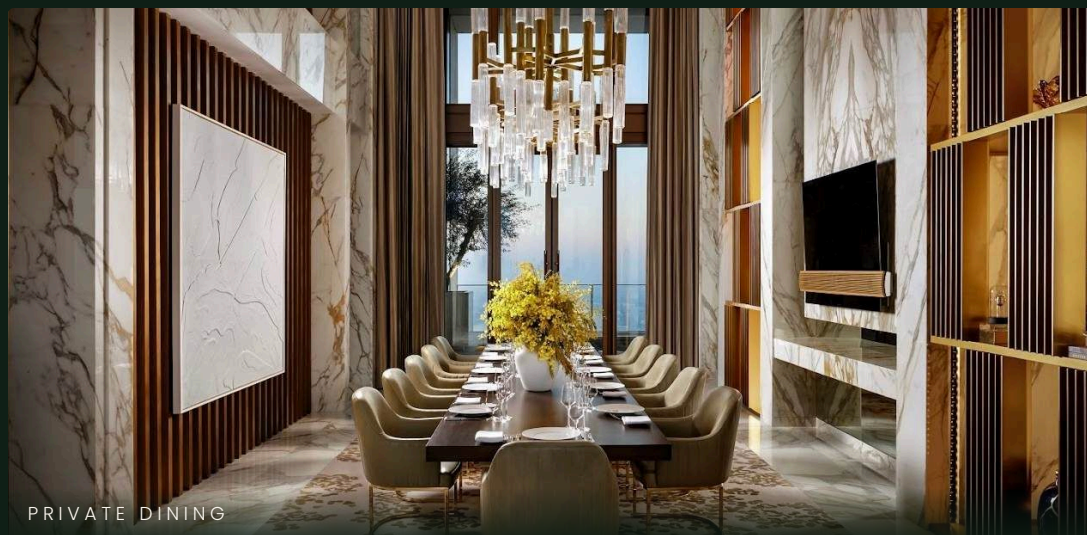
DINNER BY HESTON
BLUMENTHAL



LA MAR BY GASTÓN
ACURIO



JALEO BY JOSÉ ANDRÉS





TILALMAX

Arrange a private viewing

Viewings strictly by appointment. Assistance with Golden Visa applications, plus resale and rental services.

AGENT Max

PHONE +971 56 205 2626

EMAIL Max@phoenixhomes.ae

WEB www.tilalmax.com

OFFICE I-Rise Tower, Barsha Heights, Dubai

@TILALMAX →

USD at the AED peg (3.6725); EUR at approx. 1.145 USD/EUR (Sep 2026). Conversions indicative only. Floor plan for guidance only; sizes may vary. *Subject to availability / for lease. Information subject to change and verification.

