



PROJECT OVERVIEW

PROJECT NAME

Waldorf Astoria Residences Dubai Downtown

DLD PROJECT NAME

NABNI Sky Royal Residences

PROJECT LOCATION

Marasi Drive, Business Bay, Dubai, United Arab Emirates

Map link: CLICK HERE



DEVELOPER

NABNI Real Estate Development LLC.

BRANDED PARTNER

Waldorf Astoria (Part of Hilton International Holding LLC.)

CONCEPT ARCHITECT

Carlos OTT

INTERIOR DESIGNER

Hirch Bedner Associates (HBA)

PROJECT CONSULTANT

VX Studios

TOTAL NUMBER OF FLOORS

3B + G + 4P + 65 Floors

TOTAL NUMBER OF UNITS

146

OWNERSHIP TYPE

Freehold

FURNISHING

Semi-furnished (kitchen cabinets, appliances and wardrobes included)

PROPERTY TYPES

UNIT MIX	HEIGHT
1 BHK	(217 mts to 230 mts)
2 BHK	(33 mts to 285 mts)
3 BHK	(51 mts to 284 mts)
4 BHK	(177 mts to 276 mts)
Townhouse (Duplex) – 4BHK	(230 mts to 280 mts)
Sky Villa (Full floor) - 4BHK	(267 mts to 289 mts)
Sky Villa (Duplex Half Floor) – 5BHK	(249 mts to 253 mts)
Sky Mansion (Triplex Half Floor) - 3BHK	(294 mts to 298 mts)

CONNECTIVITY AND ACCESS

PROXIMITY TO KEY LOCATIONS (TRANSPORTATION, BUSINESS DISTRICTS, ETC.)

Dubai Downtown	 05 Mins
Dubai Airport	 15 Mins
Jumeirah Beach	 10 Mins
City Walk	 10 Mins
Coco Cola Arena	 10 Mins
Museum of the Future	 10 Mins
Palm Jumeirah	 20 Mins
DIFC	 10 Mins
Bluewaters Island	 20 Mins
Dubai Creek	 15 Mins
Alserkal Art District	 20 Mins
Meydan Racecourse	 15 Mins

ACCESS TO INTERNATIONAL AIRPORTS

Dubai Intl. Airport

Al Maktoum Intl. Airport	40 Mins	
Sharjah Intl. Airport	30 Mins	
Zayed Intl. Airport	60 Mins	
ACCESS TO MAJOR ROADS		
Sheikh Zayed Road	03 Mins	
	03 Mins 01 Mins	
Sheikh Mohammed		
Sheikh Mohammedbin Rashid Blvd	01 Mins	

___ 15 Mins





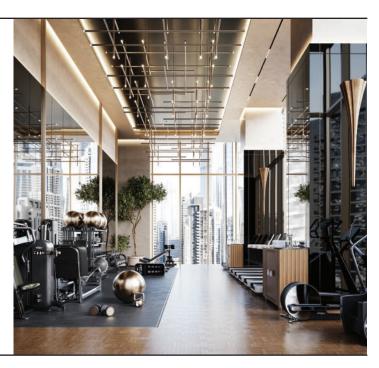
AMENITIES

OUTDOORS

- ADULT SWIMMING POOL
- 2 KIDS SWIMMING POOL
- 3 KIDS PLAY AREA
- 4 OUTDOOR YOGA GARDEN
- MEDITATION DECK
- 6 POOL BAR
- 7 SUN LOUNGER AREA
- 8 CABANAS
- 9 OUTDOOR SEATING AREA
- 10 OUTDOOR SHOWER
- 11 TOWEL STATION
- 12 FAMILY SEATING AREA
- 13 HAMMOCK

INDOORS

- fitness studio
- 2 SPA
- 3 PEACOCK ALLEY
- 4 MULTI-FUNCTION AREA
- 5 EMPIRE ROOM (MEETING ROOM)
- 6 GOLF SIMULATOR
- VIEWING DECK
- 8 INDOOR SWIMMING POOL
- YOGA STUDIO
- 00 COLD PLUNGE POOL
- HYDROTHERAPY POOL



LIFESTYLE SERVICES



LIFESTYLE SERVICES

- / Waldorf Astoria personal concierge
- / A private account for each resident with signing privileges for services*
- / Dedicated on-site director of residences
- / 24-hour security
- / 24-hour reception
- / Doorman and bellman services
- / Valet parking
- 24-hour emergency maintenance response with 15-minutes complimentary service
- / Concierge closet parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas,
 As well as community
- Professional management of all facilities, including cleaning and maintenance



A LA CARTE BASIS:

- / Housekeeping
- / Valet laundry, dry cleaning and pressing
- / Food & beverage service offerings
- / Personal chef and event catering
- / In-residence maintenance
- / In-residence spa services
- / Personal fitness trainer
- / Pet services
- / Limo, driver, and transportation
- / Automotive detailing
- / Courier and outbound mailing
- / Personal assistant and secretarial services

60%

DURING CONSTRUCTION (20% DOWNPAYMENT)

40%

ON HANDOVER

*SERVICE CHARGE + WA SERVICE CHARGE

20%

+4% DLD +Admin Fees **40**%

During Construction 40%

On Completion

Expected completion date Q4 2029





NABNI DEVELOPMENTS

25 YEARS OF LEADING REAL ESTATE INNOVATION AND CRAFTING ENDURING LEGACIES

We are NABNI, an Emirati real estate developer, where visionary design converges with unwavering integrity, innovation, and meticulous attention to detail. We reshape the luxury real estate experience by crafting living spaces that not only redefine standards but also resonate with the essence of customer-centric excellence. Our commitment to integrity becomes the cornerstone for crafting innovative excellence that seamlessly aligns with the unique aspirations of our valued customers.



Disclaimer:

All dimensions are in the imperial and metric systems, measured to structural elements, excluding wall finishes and construction tolerances. The materials feature high-end Italian design, adding significant value to the property. All images are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, or furnishings. The developer reserves the right to make quality revisions or alterations at its absolute discretion, without liability.

The official project name registered with Dubai Land Department is NABNI Sky Royal Residences. However, the project is marketed as Waldorf Astoria Residences Dubai Business Bay to highlight its brand collaboration and emphasize its luxury lifestyle positioning.

Waldorf Astoria Sales Experience Center: Marasi Drive, Business Bay, Dubai, United Arab Emirates.

NABNI Head Office: Office No. 406-407, Business Avenue Building, Al Khabaisi, PO. Box 13071, Dubai, United Arab Emirates
Landline +971 4 256 6409 | Toll-Free 800-NABNI (62264) wa@nabnidevelopments.com | www.waresidencesdubai.com