

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 is inspired by air, light, water and shadows. The structure is hence like a wave with sexy, smooth and curved edges. Every residence is designed to have vast floor-to-ceiling windows and doors that look out into the incredible views of the surroundings. Interiors are set to be neutral, modern and clean to complement the blues of the Arabian Gulf.

FACILITIES



CLUBHOUSE



DIRECT BEACH
ACCESS



SWIMMING
POOLS



GAMES
ROOM



WELLNESS
SPACE



KID'S
CLUB



FITNESS
CENTRE



PRIVA
CINEMA



PRIVATE DINING
VENUES



RECORDING
STUDIO

SIZES & 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
- AED 5.5k - 5.8 PER SQFT
- ALL DUPLEX AND PENTHOUSE AED 5.5k - 5.8 PER SQFT 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 FACTORS

- LOCATED ON THE WEST CRESCENT ON PALM JUMEIRAH BETWEEN TH8 AND KEMPINSKI HOTEL
- SITS CLOSER TO THE TRUNK OF THE ISLAND, AS OPPOSED TO THE VERY END OF THE FROND
- DIRECT ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD
- INCREDIBLE VIEWS OF THE PALM, THE SEA, AIN DUBAI AND THE DUBAI SKYLINE
- 25 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DXB AIRPORT

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.



Penthouse is a luxury division of Metropolitan Premium Properties that connects buyers and sellers to the most exclusive and luxury properties.

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Our unique perspective on high-end exclusive properties, combined with our leading network of real estate brokers, make Penthouse.ae a leader in the real estate services of distinctive properties.

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