



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



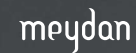
# *Tonino Lamborghini*

RESIDENCES DUBAI

Developer



Master Developer





Defy the  
ordinary





# A setting for success

**Nestled between the royal palace grounds and the lavish private homes of the Dubai elites lies a pristine enclave in Nad Al Sheba.**

This prestigious quarter has garnered international attention as the home of the annual Dubai World Cup, boasting lush green lawns, breathtaking landscapes, and world-class shopping and dining.

Just a five-minute trip from Meydan One and Mohammed Bin Rashid City – a flourishing new precinct poised to become the city's new downtown – the area also positions residents within fifteen minutes of the airport and cosmopolitan Dubai.

At home in this exclusive part of Dubai, residents enjoy a truly rarefied style of living. World-class clinics, top-ranking international schools, and direct links to the city's arterial highways place every opportunity within their reach. Life in this prestigious location dares residents to ask for more – of their homes, of their community, and of themselves.



# Iconic. Intelligent. Impeccable.

For those who dream big, work tirelessly, and expect excellence in every facet of life, an extraordinary style of living awaits.

Tonino Lamborghini Residences Dubai masterfully synthesizes provocative design, smart technology, and intelligently engineered comfort for a tour de force in urban living.

Exceptional connectivity and an enviable location in Meydan place a world of opportunities right within its residents' grasp. A sprawling palette of services and amenities, fully

integrated with "smart" systems of technology, make exceptional efficiency a part of daily living. Iconic architecture and audacious interior design deliver artful, ultra-modern luxury, at home in the private residences and across the entire community.

For those who demand the very best, Tonino Lamborghini Residences Dubai takes extraordinary living to the next level.



## 423,833

SQUARE METRES  
TOTAL PROJECT AREA



## 8,000

RESIDENCES



## 50,000

SQUARE METRES  
RETAIL AND RECREATION



## 10,000

SQUARE-METRE  
CLUB HOUSE



## 40%

LANDSCAPED AREA

# Ignite your ambitions

**A sensational marriage of elegant materials and daring design captures the spirit of Italy's legendary style.**

Tonino Lamborghini Residences Dubai brings luxury to the cutting edge, complete with the comprehensive technology to make daily life seamless.

Tonino Lamborghini's dynamism and power are ingrained in the design of the development, both indoors and out. An iconic façade signals the next era of ambitious living in the emirate. Incomparable interiors, complemented with state-of-the-art automation, set the development in a class above the rest.







# Indulge every moment

**The unparalleled ease of living at Tonino Lamborghini Residences Dubai naturally extends to its lifestyle amenities.**

A plush private cinema, handsome performance spaces, and fine restaurants and cafés deliver the ultimate in enjoyment. Best-in-class exercise facilities and a luxury spa allow residents to look and feel their absolute best.

Residents also revel in an astounding 50,000 square meters of upscale retail, right at their feet. A gorgeous boulevard at the base of each tower weds world-renowned designer brands with premium convenience, infusing daily life with luxurious ease and limitless choice.

Come home to a community that shares your fervour for living. With its top-tier design and prime location, Tonino Lamborghini Residences Dubai provides a hub for distinguished individuals from all walks of life.

Residents who elect to become members of the Club House join an elite circle of creators and strivers who delight in an additional array of lifestyle-enhancing services.

## **Community Services**

Extended to all homeowners at Tonino Lamborghini Residences Dubai

## **Round-the-clock concierge and guest services**

- Business centre
- Personal trainer
- Golf cart service
- Bicycle rental
- Shuttle service to Dubai Mall and Dubai International airport
- Resident privileges and discounts to community retail, dining, and leisure outlets
- Facility booking via mobile app
- 24/7 security

## **Club House Member Services**

- Airline, hotel, yacht, and limousine bookings
- Restaurant reservations
- Customized health and wellness programs
- Private event planning
- School and educational counselling
- Personal shopping and errands





# Engineered for ultimate comfort

Retreat to an oasis from the outside world. Intelligent engineering provides absolute comfort all year round, so you can live the life you've always dreamed of.

Climate-controlled pathways connect the property, residents can move about the vibrant community with nearly unprecedented ease, even in extreme weather conditions.

"Green" architectural design and energy-efficient appliances power your home, whilst smart ventilation maximizes the advantages of the natural environment and keeps the air fresh, indoors and out.





# Intelligent living for a new era

**Create a life full of unforgettable moments today, knowing you're well prepared for whatever comes your way tomorrow.**

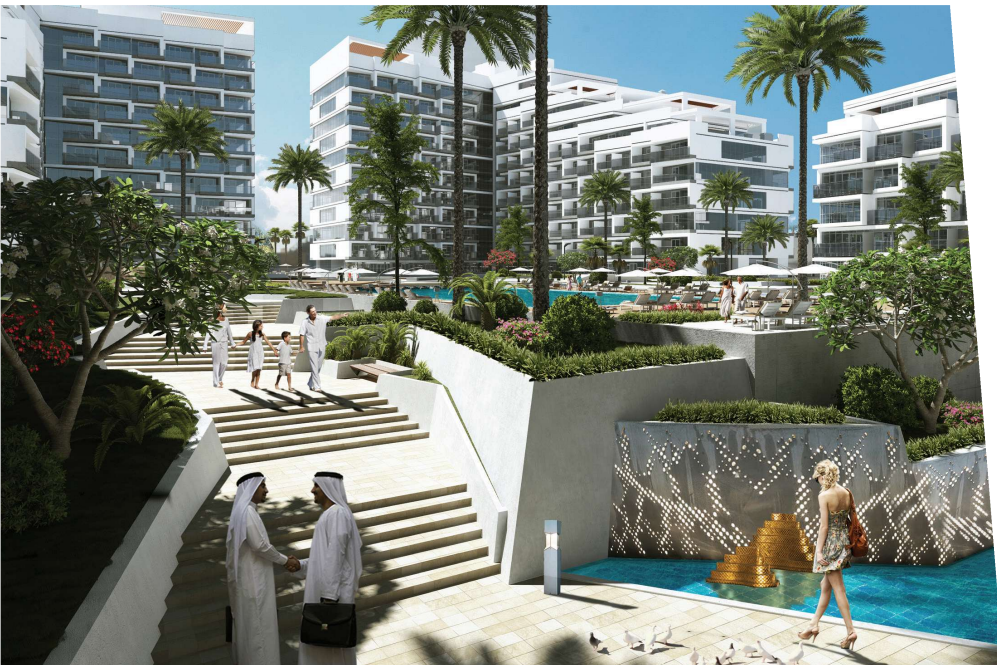
Future-ready infrastructure represents the pinnacle of innovative living in the emirate.

Thoughtfully integrated home technologies automate daily activities and make domestic life truly effortless. Smart security systems provide advanced access control, keeping you and your loved ones protected around the clock.

A forward-thinking community with a communication and infrastructure spine that embraces cutting-edge technology, designed around high-speed digital networks, providing residences and owners with access to retail, F&B, facilities, lifestyle services, property management through our very own Tonino Lamborghini Residences Dubai mobile application.

Everything is accessible at your fingertips.













# As exceptional as you are

Rise to greet the day  
in a home that reflects  
your exacting standards.

Each residence is characterized by a  
spectacularly artful yet timelessly chic  
design. Homeowners are invited to select  
the size and style that suits their needs.

Homes range in size from one- to four-  
bedroom, each brilliantly outfitted  
with exceptional automation for  
seamless everyday support.



# Invest with assurance

**Your investments should be a source of confidence and pride.**

Through our dedicated Asset Management team, each investor in the Tonino Lamborghini Residences Dubai receives close attention by our team to take care of all the details, from legal paperwork to management and leasing, leaving you more time to enjoy the finer things in life.

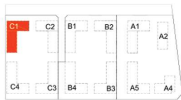
Our Asset Management team provide investors with regular updates throughout the entire investment process, attending to every query you have along the way.

We remain in touch with you even after the handover to facilitate your needs in renovations, maintenance, and other services.





# Floor Plan 1 Bedroom



Unit No:	Fella C1-318		
Type:	1 Bedroom		
Suite Area	73.27 sq.m.	788.67 sq.ft.	
Balcony Area	9.63 sq.m.	103.66 sq.ft.	
Total Sellable Area	82.90 sq.m.	892.33 sq.ft.	



# Floor Plan 2 Bedroom



Unit No: Fella C1-501			
Type: 2 Bedrooms			
Suite Area	110.57 sq.m.	1190.16 sq.ft.	
Balcony Area	15.56 sq.m.	167.49 sq.ft.	
Total Sellable Area	126.13 sq.m.	1357.65 sq.ft.	







Unit No:	Fella C1-603
Type:	3 Bedrooms
Suite Area	139.35 sq.m. 1488.95 sq.ft.
Balcony Area	21.42 sq.m. 230.56 sq.ft.
Total Sellable Area	160.77 sq.m. 1730.51 sq.ft.

# Floor Plan 3 Bedroom





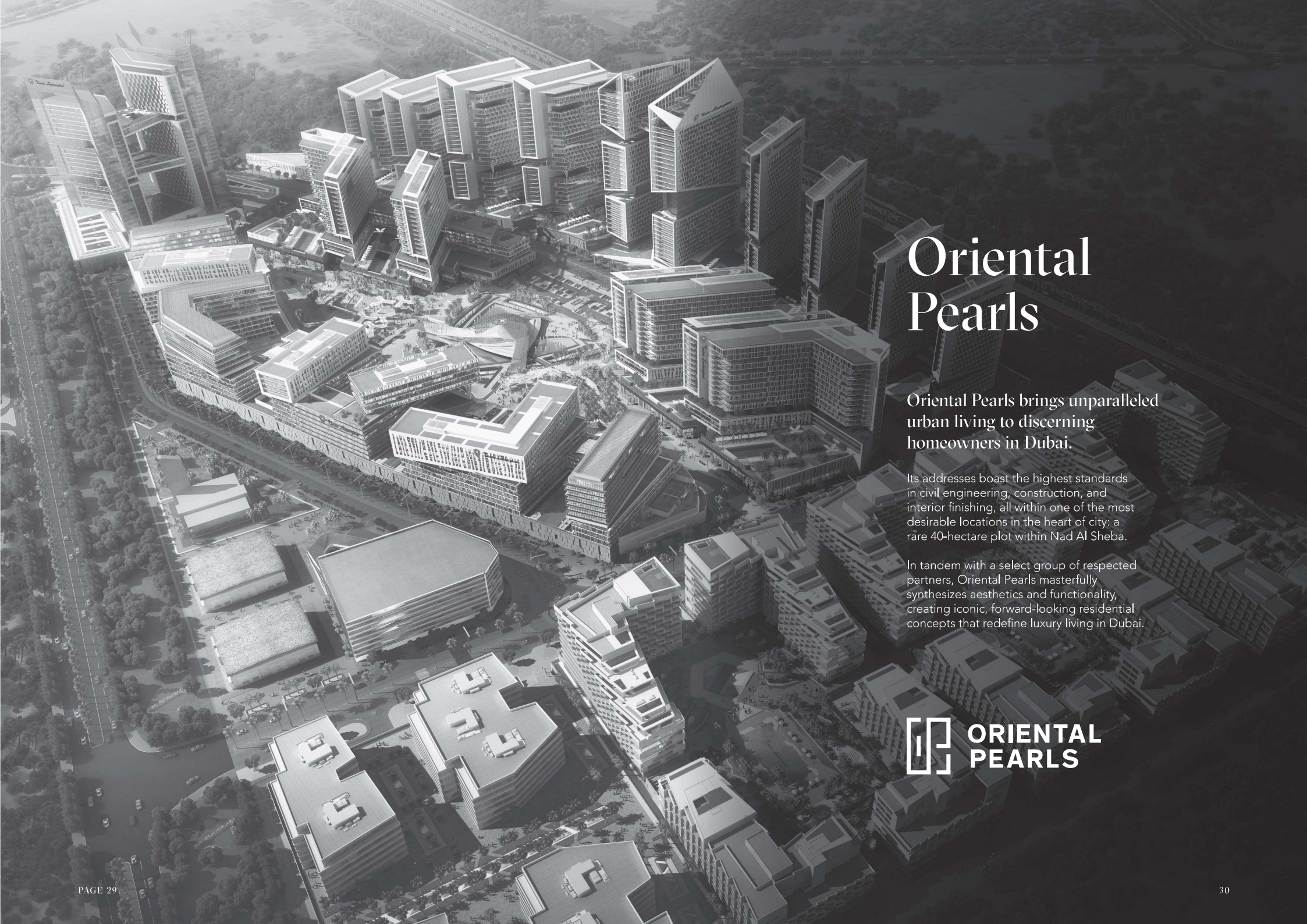
# Floor Plan 4 Bedroom



Unit No:	Fella C1-812	
Type:	4 Bedrooms	
Suite Area	229.82 sq.m.	2473.76 sq.ft.
Balcony Area	153.10 sq.m.	1647.95 sq.ft.
Total Sellable Area	382.92 sq.m.	4121.71 sq.ft.







# Oriental Pearls

Oriental Pearls brings unparalleled urban living to discerning homeowners in Dubai.

Its addresses boast the highest standards in civil engineering, construction, and interior finishing, all within one of the most desirable locations in the heart of city: a rare 40-hectare plot within Nad Al Sheba.

In tandem with a select group of respected partners, Oriental Pearls masterfully synthesizes aesthetics and functionality, creating iconic, forward-looking residential concepts that redefine luxury living in Dubai.





# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION