SIGNATURE RESIDENCES

THE S

FOR ILLUSTRATIVE PURPOSE ONLY

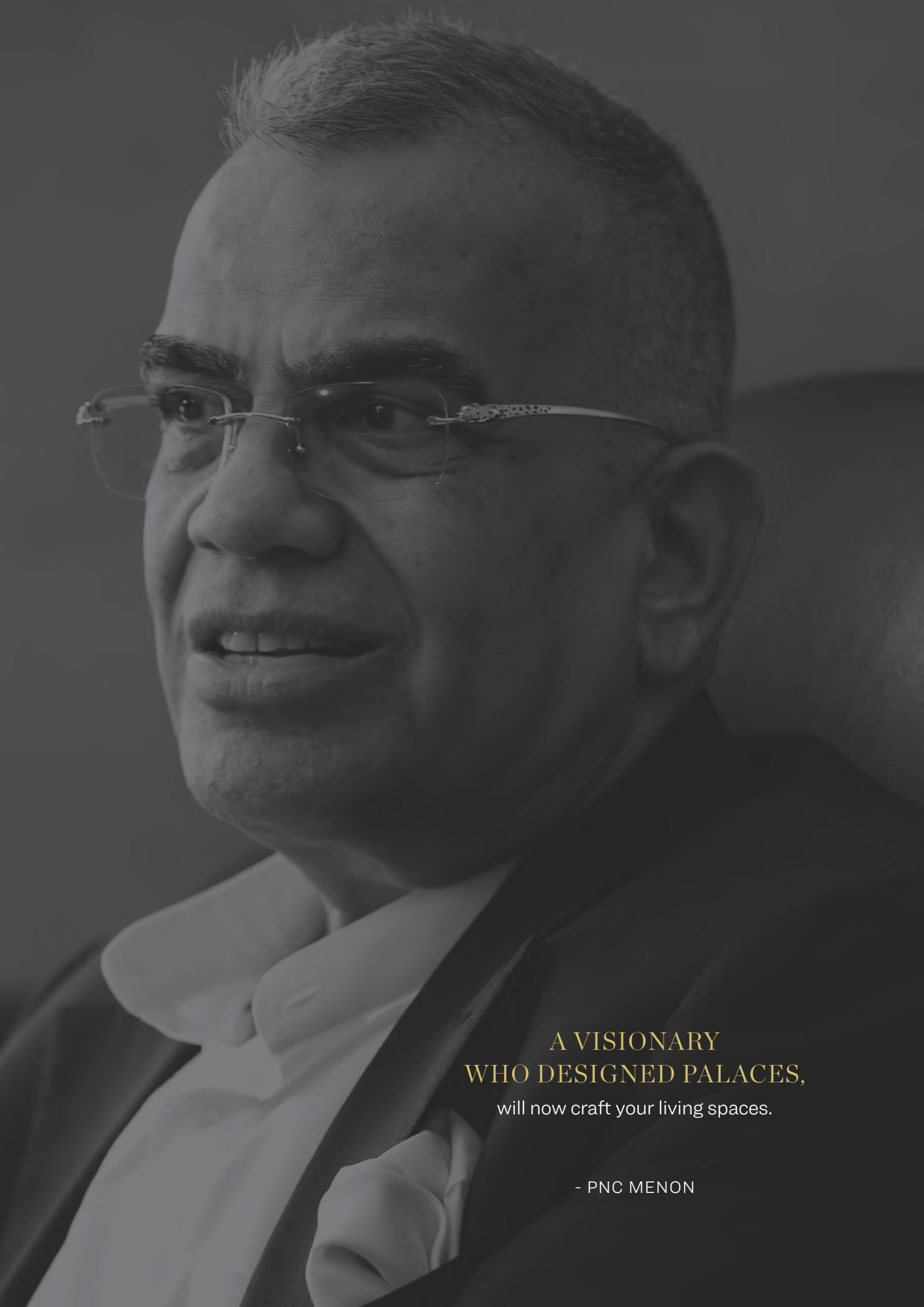
A PNC MENON
SIGNATURE PROJECT

FROM THE HOUSE OF THE

Palace Maker

“PERFECTION
IS NOT A DREAM,
BUT *a reality*
THAT I STRIVE
TOWARDS
IN MY WORK.”

- PNC MENON



A VISIONARY
WHO DESIGNED PALACES,
will now craft your living spaces.

- PNC MENON

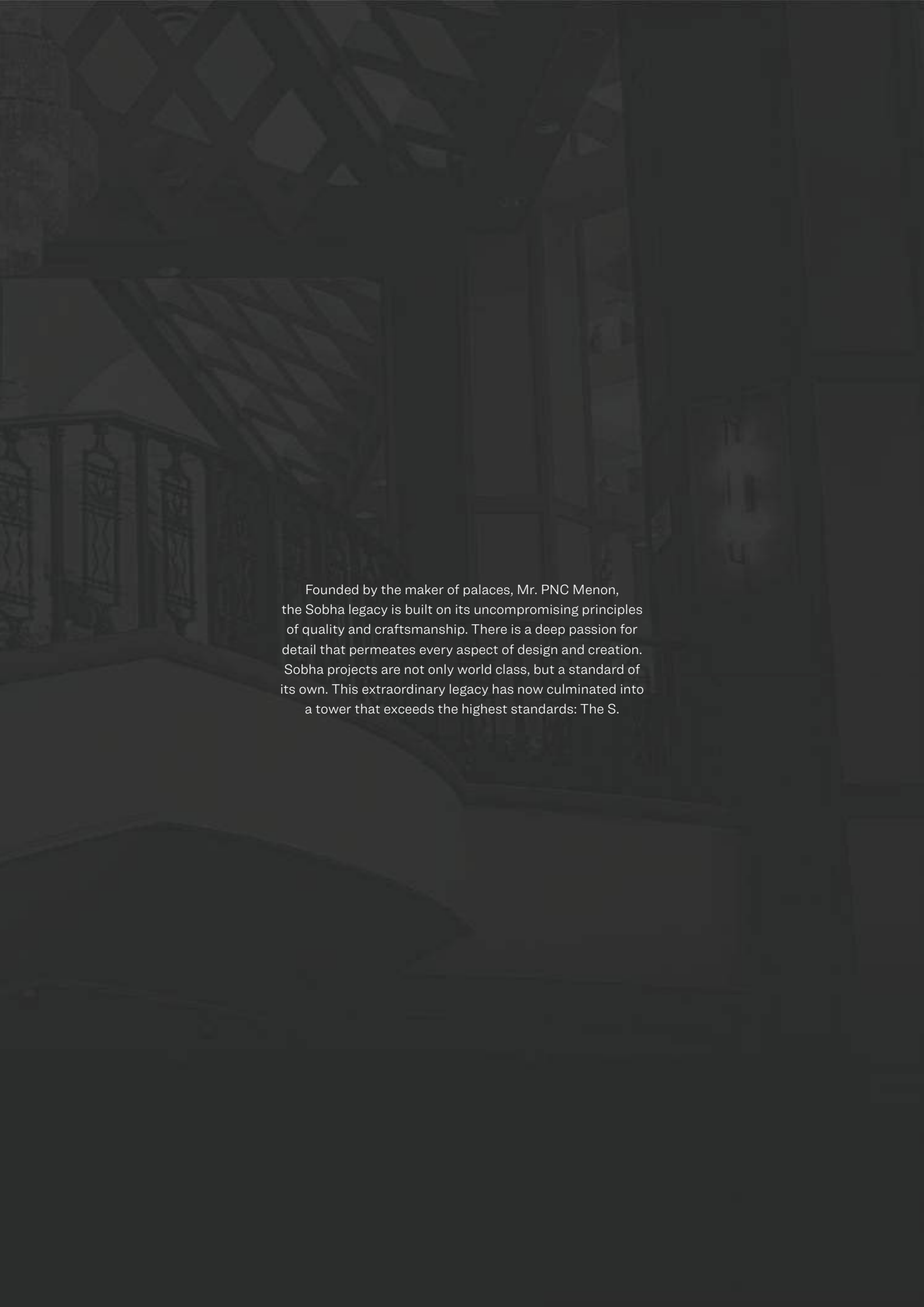
Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings, to an interior decorator of royal homes, to one of the most respected names in real estate.

He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered.

Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.

A LEGACY TAKES FORM

in its highest expression.



Founded by the maker of palaces, Mr. PNC Menon, the Sobha legacy is built on its uncompromising principles of quality and craftsmanship. There is a deep passion for detail that permeates every aspect of design and creation. Sobha projects are not only world class, but a standard of its own. This extraordinary legacy has now culminated into a tower that exceeds the highest standards: The S.

SIGNATURE RESIDENCES ARE SO UNIQUE,

it took 50 years to create them.

For over five decades, Mr. PNC Menon has crafted living spaces for royalty, and magnificent palaces. The palace maker has now turned his inimitable sensibilities to craft his first signature residential project. Conceived and shaped under his watchful eye, every facet of this tower bears his signature style and sophistication. Welcome to a new way of living, that is the hallmark of Signature Residences.

FOR ILLUSTRATIVE PURPOSE ONLY

FOR ILLUSTRATIVE PURPOSE ONLY

SHEIKH ZAYED ROAD IS THE POWER CORRIDOR OF DUBAI.

No wonder you'll feel at home here.

The city's most prized real estate adorns Sheikh Zayed Road, the power corridor of Dubai. Naturally, you belong here. Being so central also has its visual perks, with every apartment at The S oriented to offer stunning views whichever way you look.

A VANTAGE POINT

unlike any other.

DUBAI MARINA

2

MINUTES

EMIRATES GOLF COURSE

5

MINUTES

BURJ AL ARAB

8

MINUTES

PALM JUMEIRAH

5

MINUTES

MEDIA CITY

6

MINUTES

INTERNET CITY

2

MINUTES

KNOWLEDGE VILLAGE

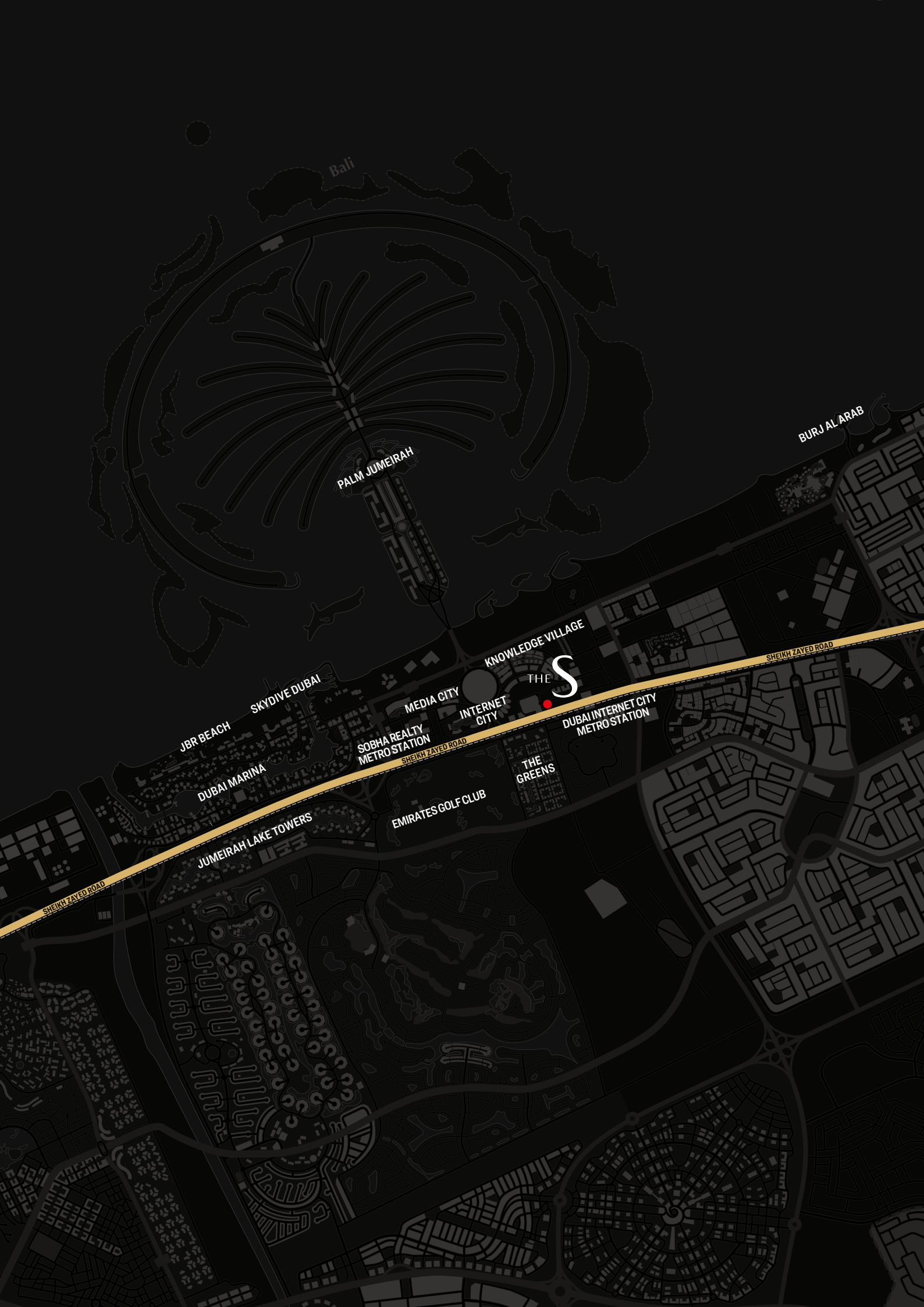
3

MINUTES

MALL OF EMIRATES

10

MINUTES


Bali
PALM JUMEIRAH
BURJ AL ARAB
KNOWLEDGE VILLAGE
THE S
SKYDIVE DUBAI
MEDIA CITY
INTERNET CITY
JBR BEACH
SOBHA REALTY METRO STATION
DUBAI INTERNET CITY METRO STATION
SHEIKH ZAYED ROAD
SHEIKH ZAYED ROAD
SHEIKH ZAYED ROAD
DUBAI MARINA
THE GREENS
EMIRATES GOLF CLUB
JUMEIRAH LAKE TOWERS

FOR ILLUSTRATIVE PURPOSE ONLY

STUNNING VIEWS

Wherever you look

Wherever your eyes wander, they'll rest on glorious sights. The tower has been oriented to allow gorgeous views from all sides. Sweeping sights of the sea can be viewed from the north side, while green vistas of the golf course greet from the south.

THE S IN NUMBERS

Facts that tell a story

A 60 storey magnificient high-rise with 41 stories of superlative residences.

Located at the crossroads of the Palm Jumeirah, Sheikh Zayed Road and Dubai Internet City.

6 levels of enclosed podium parking to house your supercars.

24/7 concierge & security service for complete safety and convenience.

Landscaped outdoor areas to greet you.

S

FOR ILLUSTRATIVE PURPOSE ONLY

FOR ILLUSTRATIVE PURPOSE ONLY

MAKE A STATEMENT

In the rarefied space of The S.

The S makes a grand statement from the moment you step in. It starts at the lobby itself. Step inside and let the towering entrance enthral you.

- Double-height entrance lobby that lets the world know you've arrived.
- Dedicated storage facility for home deliveries.
- Floor to ceiling marble-finish tile cladding with metal accents.

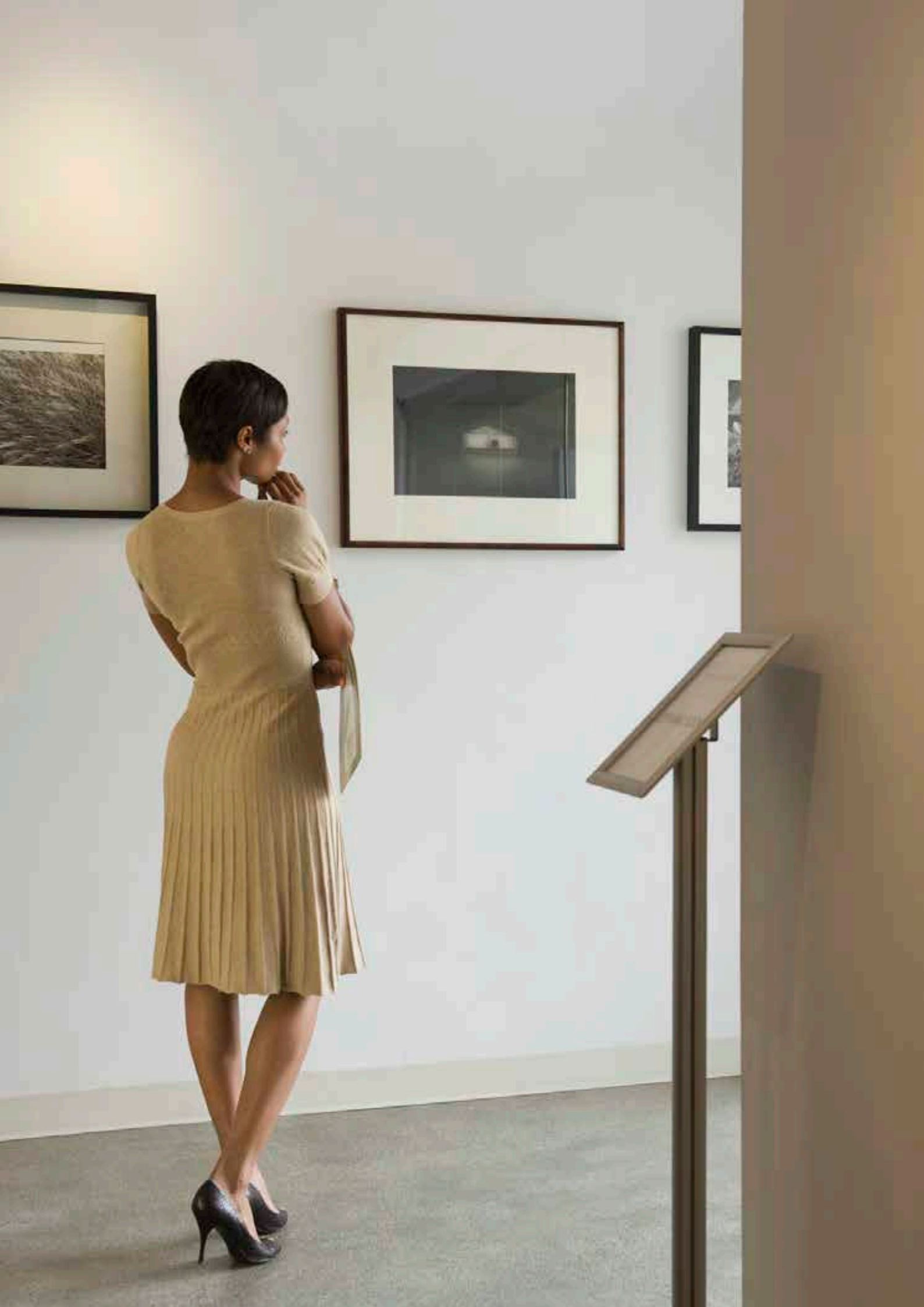
INIMITABLY S

Signature Features

ORIGINAL ART
FROM LEADING ARTISTS

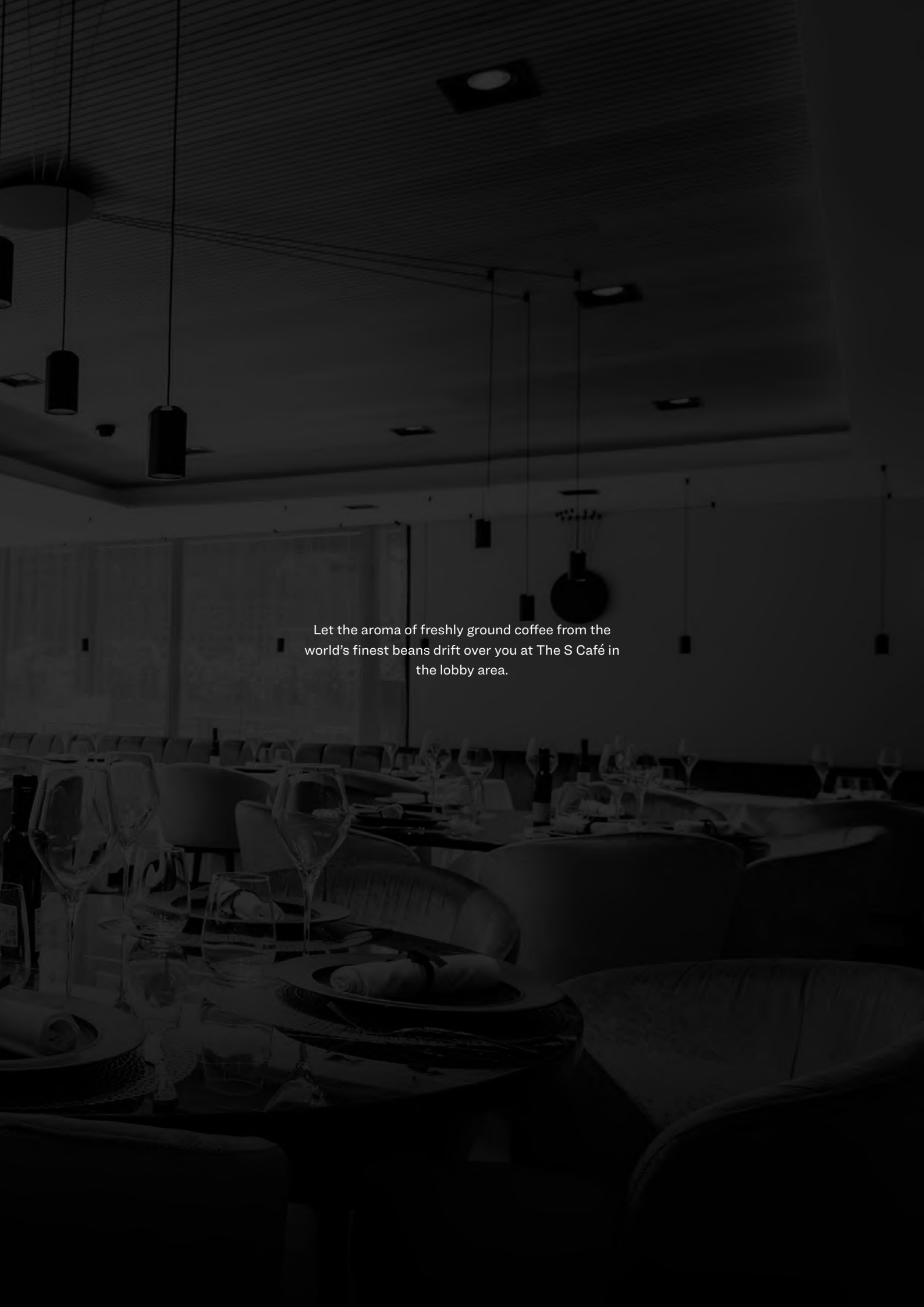
Who have gathered in the lobby to welcome you.

An art gallery that showcases leading artists from across the globe adorns the lobby. Let the masterpieces capture your imagination as you admire the art and the artist.

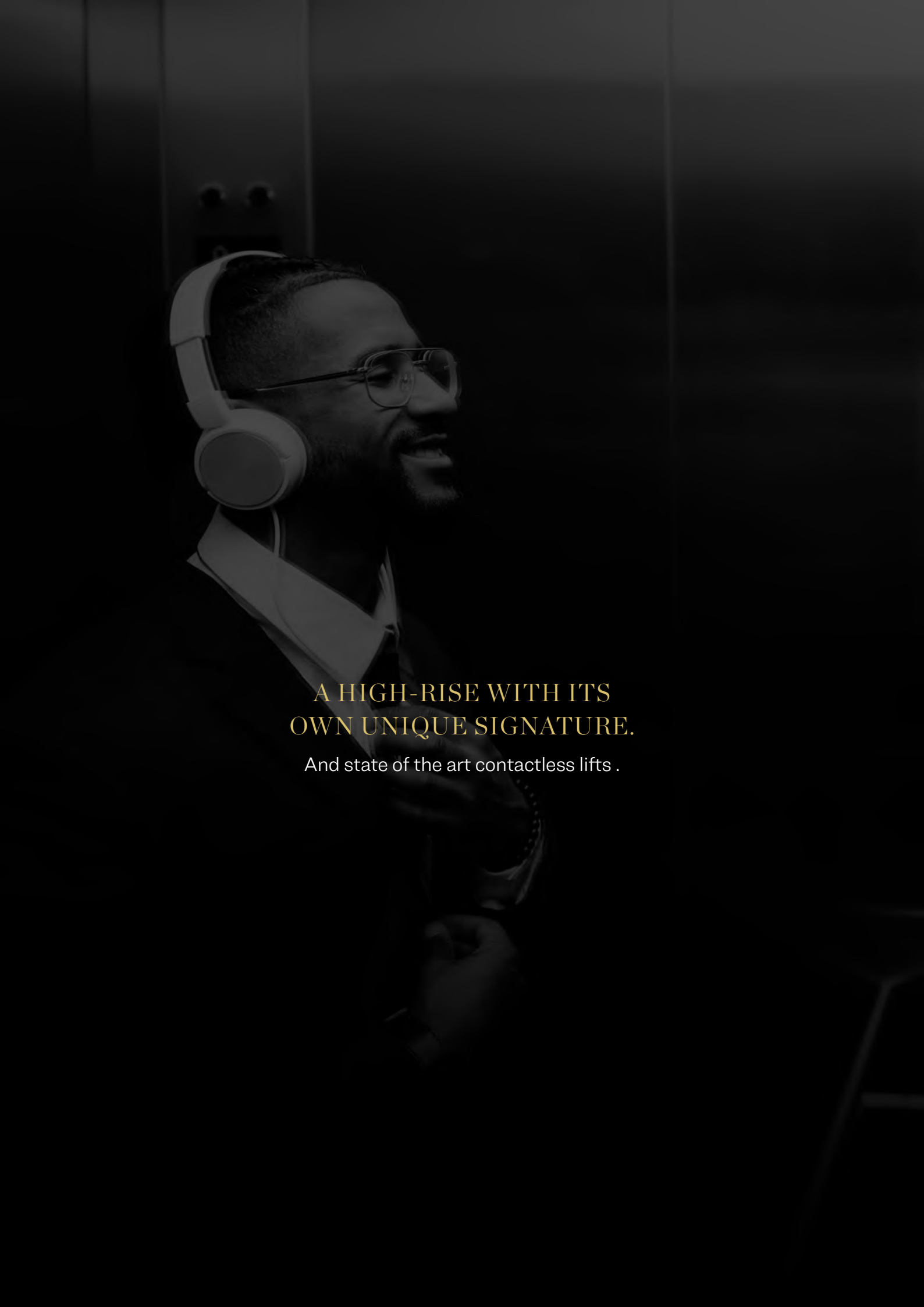


THE S CAFÉ
WITH GOURMET DISHES

But without the crowds around you.

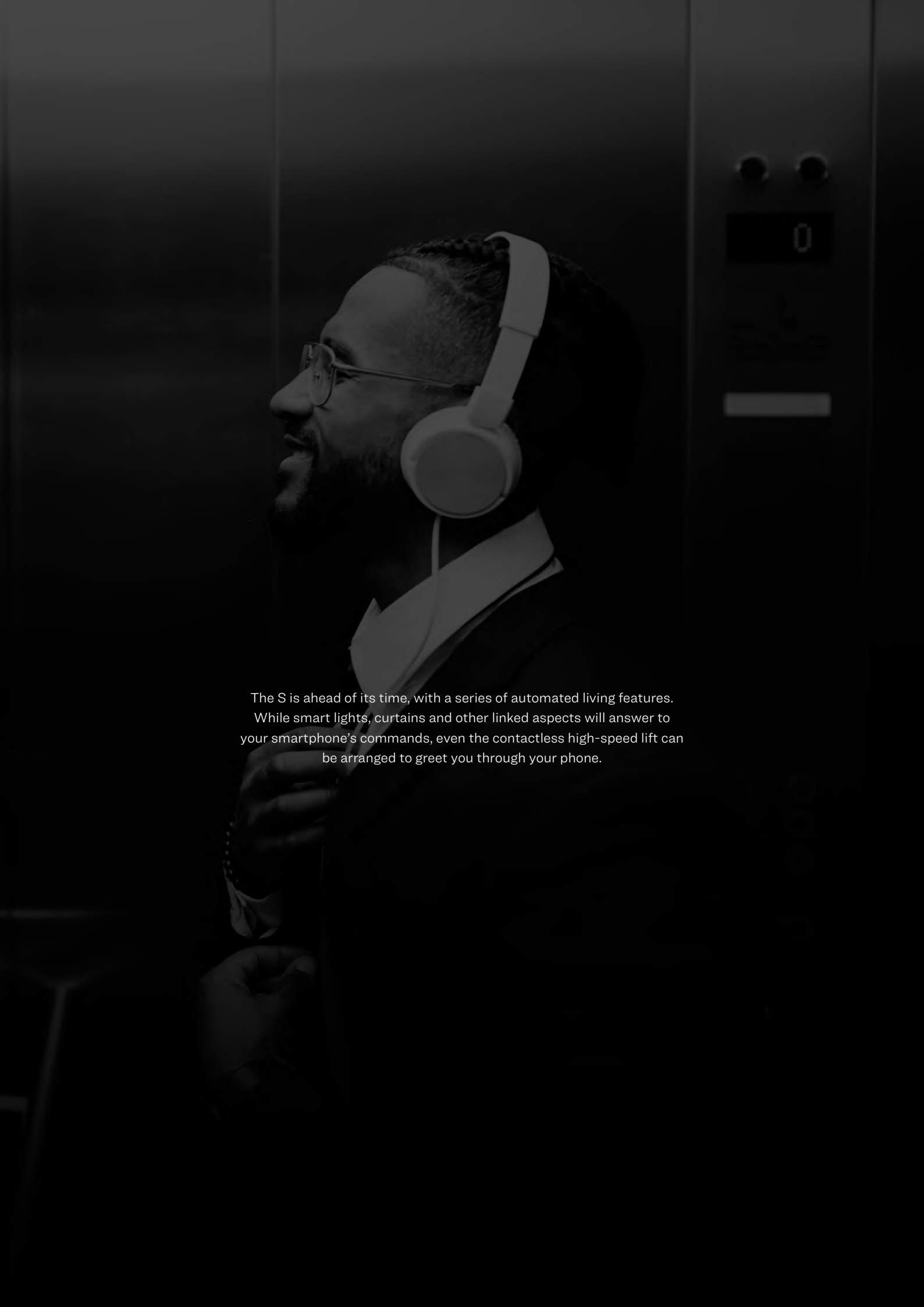


Let the aroma of freshly ground coffee from the world's finest beans drift over you at The S Café in the lobby area.



A HIGH-RISE WITH ITS OWN UNIQUE SIGNATURE.

And state of the art contactless lifts .

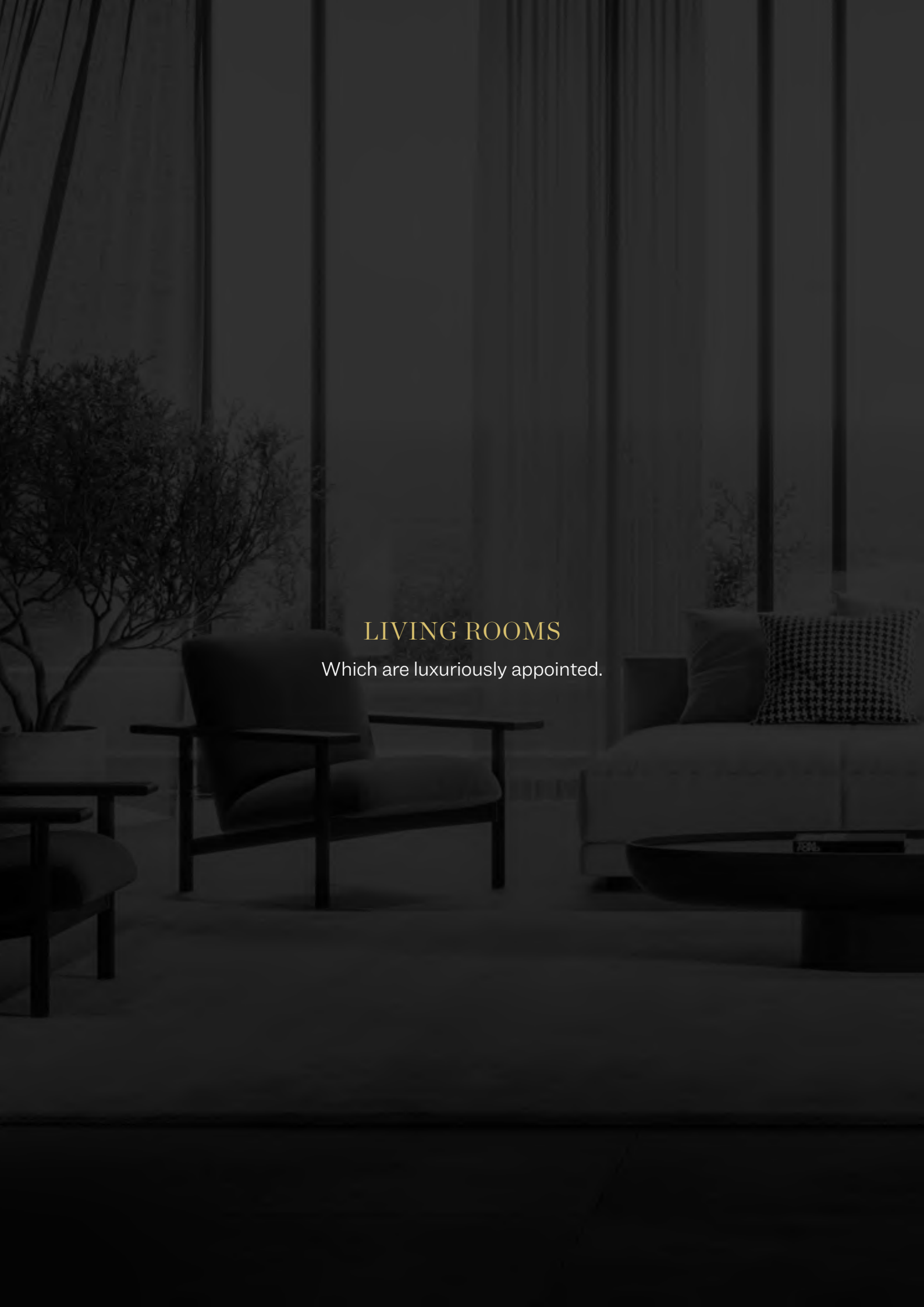


The S is ahead of its time, with a series of automated living features. While smart lights, curtains and other linked aspects will answer to your smartphone's commands, even the contactless high-speed lift can be arranged to greet you through your phone.

2

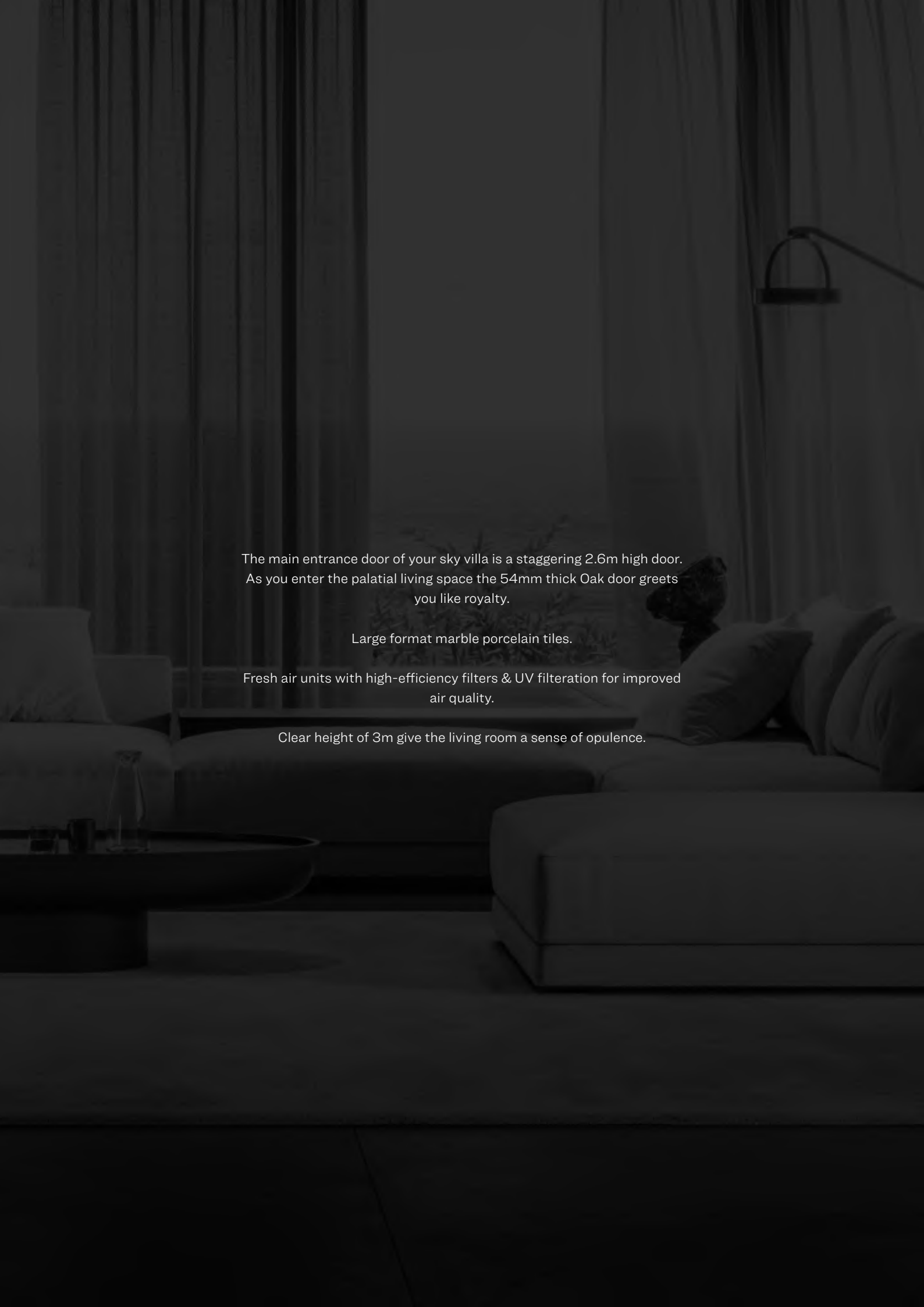
INIMITABLY S

Signature Living Experience



LIVING ROOMS

Which are luxuriously appointed.



The main entrance door of your sky villa is a staggering 2.6m high door. As you enter the palatial living space the 54mm thick Oak door greets you like royalty.

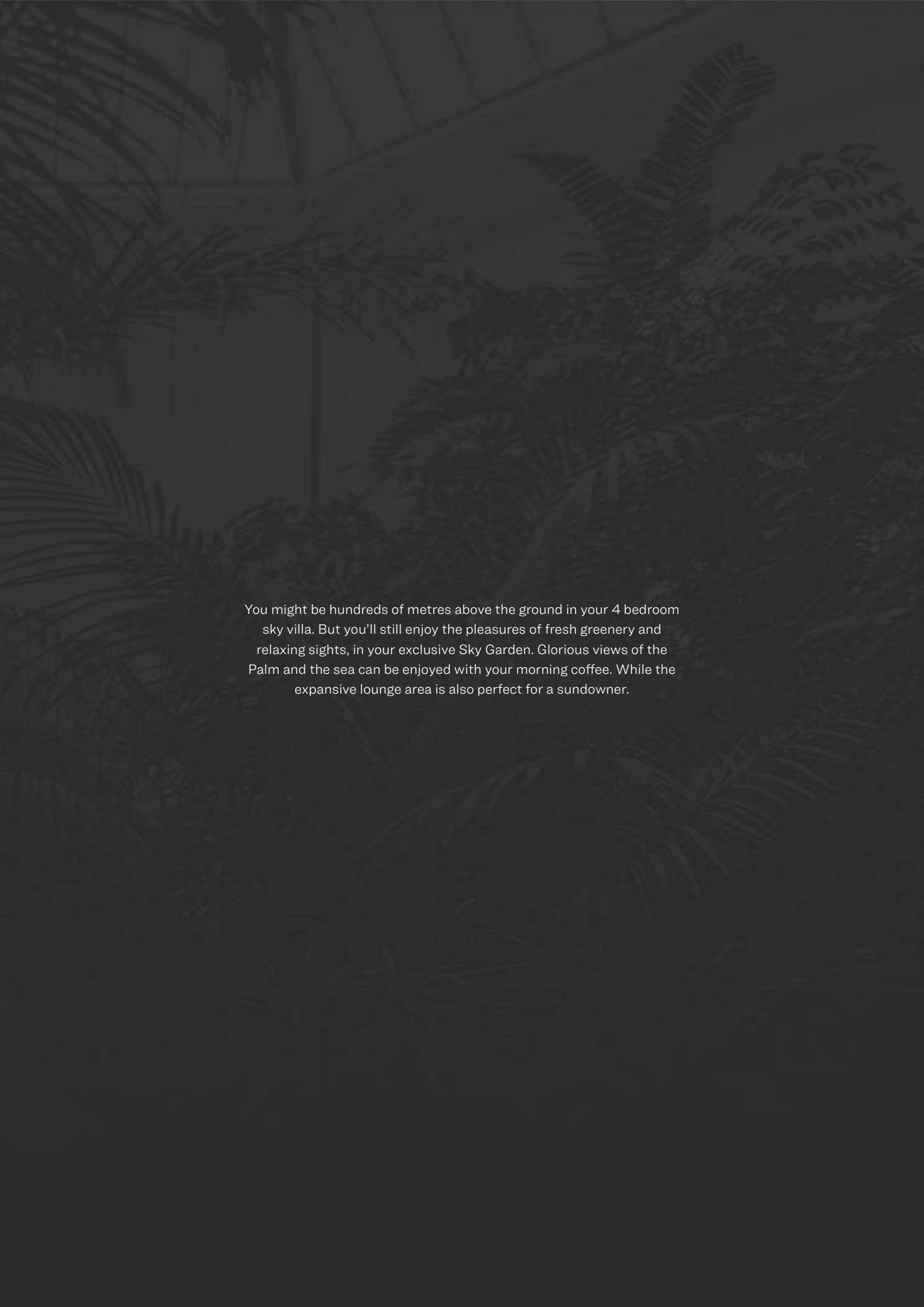
Large format marble porcelain tiles.

Fresh air units with high-efficiency filters & UV filteration for improved air quality.

Clear height of 3m give the living room a sense of opulence.

SKY GARDENS

Where memories grow.



You might be hundreds of metres above the ground in your 4 bedroom sky villa. But you'll still enjoy the pleasures of fresh greenery and relaxing sights, in your exclusive Sky Garden. Glorious views of the Palm and the sea can be enjoyed with your morning coffee. While the expansive lounge area is also perfect for a sundowner.

A KITCHEN THAT FEELS LIKE FINE DINING.

Except, the dress code is optional.

Every time you step out for a meal, you're likely to miss dining in. It's the hallmark of a Signature dining experience at home. The aesthetic and planning of your kitchen is designed to make you feel pampered. Even if you decide to step in and play the role of chef for the evening. The 12-seater lounge accommodates your entire family, and a bevy of guests. If you feel like a more intimate setting is called for, there's also a dedicated seating area with high chairs and tables.

WHAT'S COOKING?

The option of knowing is up to you.

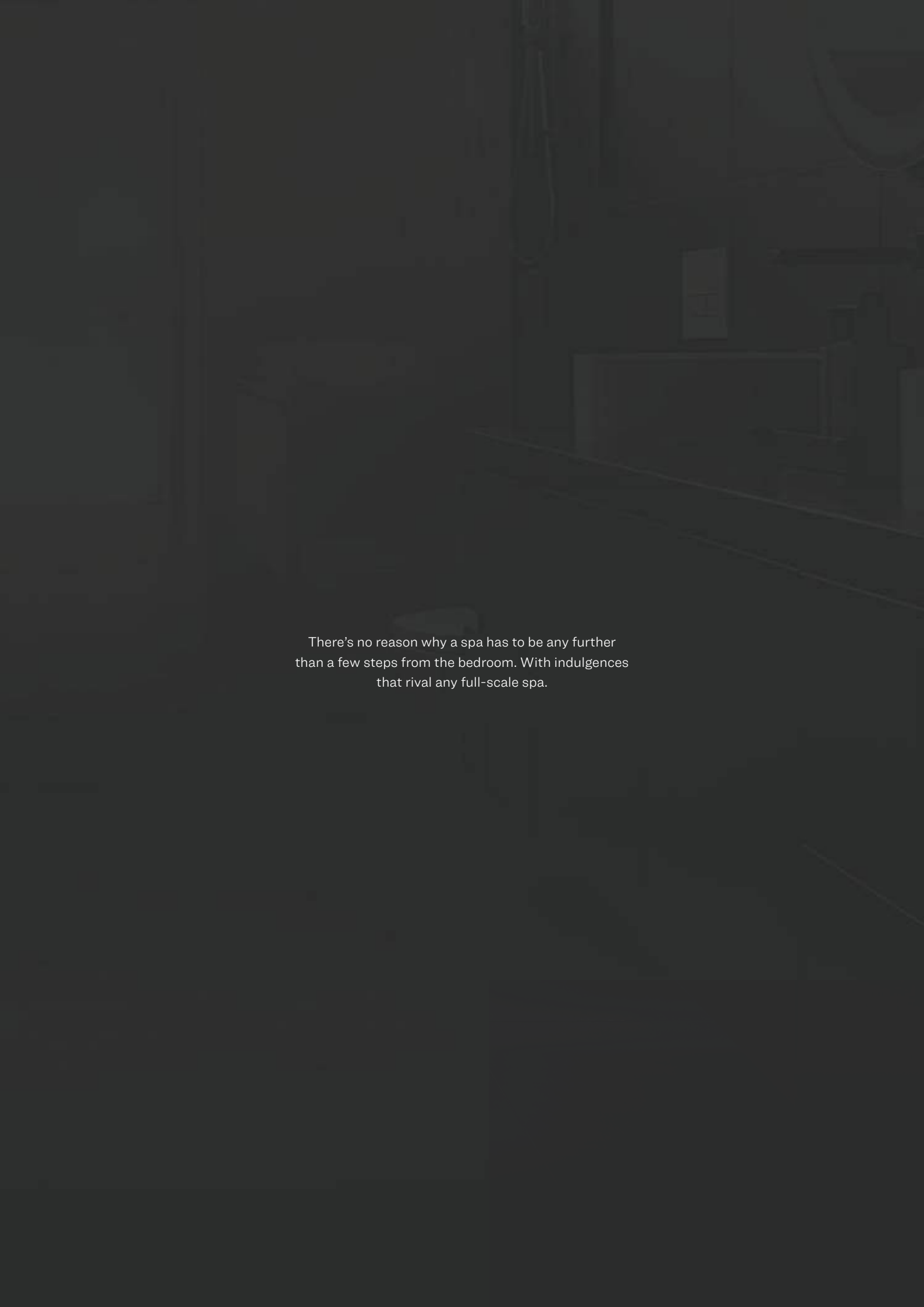
Clear height of 3m in the dining area and 2.5m in the kitchen.

Separate display and preparatory kitchen equipped with electrochronic smart glass for practicality and convenience.

Display kitchen equipped with state-of-the-art home appliances.

SPA BATHROOMS

With no appointment needed.



There’s no reason why a spa has to be any further than a few steps from the bedroom. With indulgences that rival any full-scale spa.

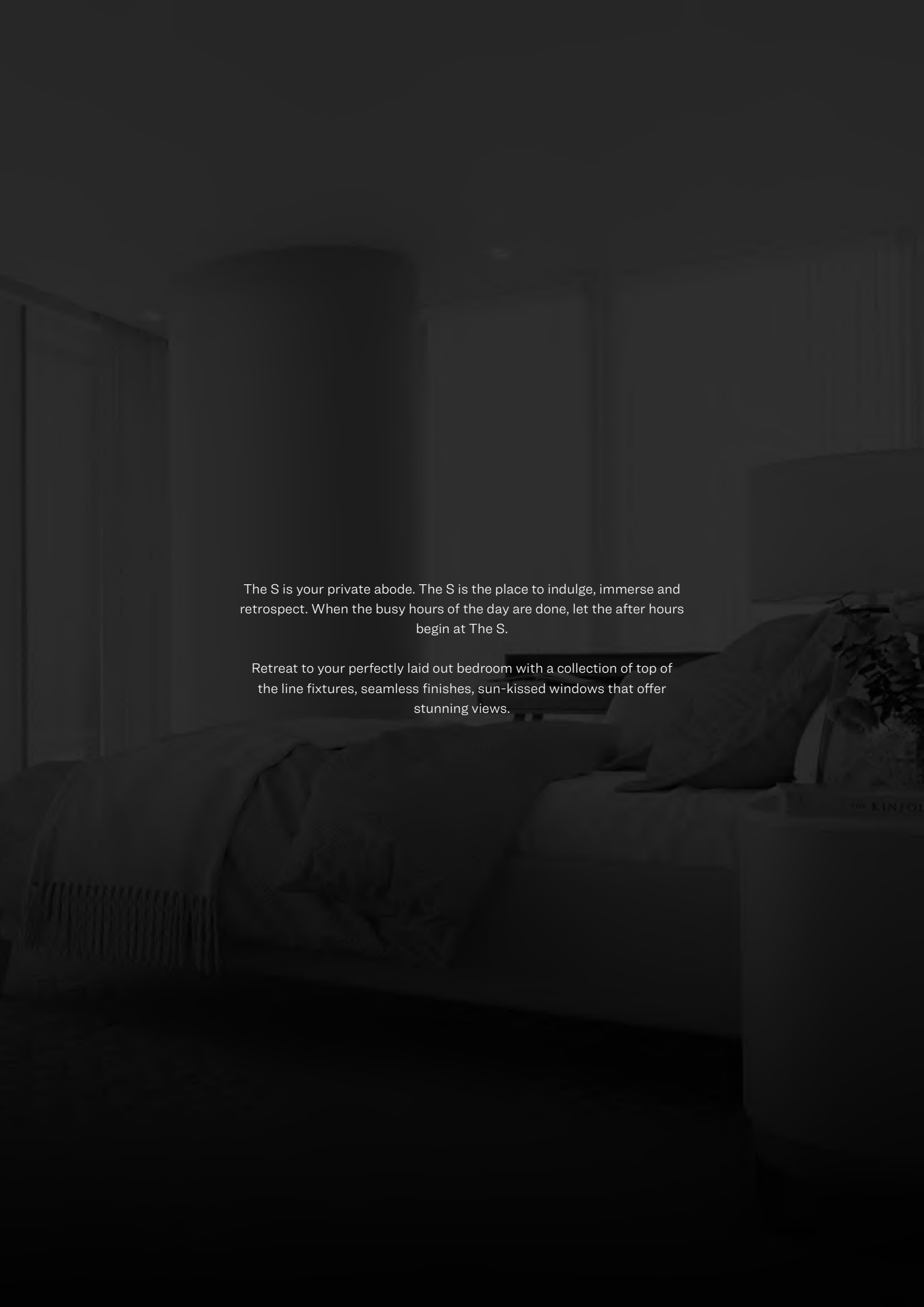
YOU DESERVE TO BE PAMPERED

As you step in, the large glass windows make an impression, as they bestow commanding views of sea, and the Sheikh Zayed Road.

All the sanitaryware in your washroom comes from the best in the industry. All bath fittings come with brushed nickel finish and a supersized Magic Mirror TV facing the bathtub and shower enhances the beauty of your private spa-like washroom.

EVERY ROOM IS A
MASTERPEICE IN ITSELF

More so the bedrooms.



The S is your private abode. The S is the place to indulge, immerse and retrospect. When the busy hours of the day are done, let the after hours begin at The S.

Retreat to your perfectly laid out bedroom with a collection of top of the line fixtures, seamless finishes, sun-kissed windows that offer stunning views.

FOR ILLUSTRATIVE PURPOSE ONLY

BEDROOMS THAT ARE YOUR PRIVATE RETREAT.

Clear heights of 3m in the master bedroom and 2.8m in the other 3 bedrooms.

Furnished with high-quality glass wardrobes that are leatherette panelled.

Wooden shutters with sensor-operated lights.

Master bedroom finished with luxurious chevron cut oak flooring in the dressing area.

INIMITABLY S

Signature Amenities

HEAD OUT FOR
A MULTITUDE OF ACTIVITIES
without leaving home.

Every time you feel the need to step out, look around first.
You're likely to find it all in the towering expanse of The S.

INDOOR AMENITIES

The S Café

Health spa with steam, sauna, jacuzzi

Library and lounge area

Gym

Children’s day care centre

OUTDOOR AMENITIES

Temperature controlled infinity-edge pool, with a sunken court between the kids pool and main pool

Outdoor Gym

Children's play area

Meditation Corner

INIMITABLY S

Limited Time Offers.

FOR ILLUSTRATIVE PURPOSE ONLY

LAUNCHING SKY VILLAS

Limited Release of **21 Sky Villas** from Level 21 to Level 41.

Each Sky Villa is priced at **AED 15.14 Million.**

FOR ILLUSTRATIVE PURPOSE ONLY

SOBHA

REALTY

homes4life
REAL ESTATE BROKER LLC

BUY | SELL | RENT | PROPERTY MANAGEMENT SERVICES

GET IN TOUCH WITH US

+971 56 818 8610

info@homes4life.ae

Head Office:
Office 25 | Oasis Center | Sheikh Zayed Road | Dubai | +971 4 338 7300

Branch Office:
Retail 1 | Safi Apartments | Town Square Dubai | Dubai | +971 4 398 1528