



XIV

RESIDENCE

UNPARALLELED ELEGANCE

A stunning residence worthy of royalty, XLV Residence is set in a 50,000 build-up area of one of the most prestigious gated communities in Dubai, Emirates Hills.

XLV Residence presents a restrained elegance that blends perfectly with the timeless influence of Art Deco architecture, making it the epitome of ultra-luxury living.



XLV



A LOCATION OF THE ELITE

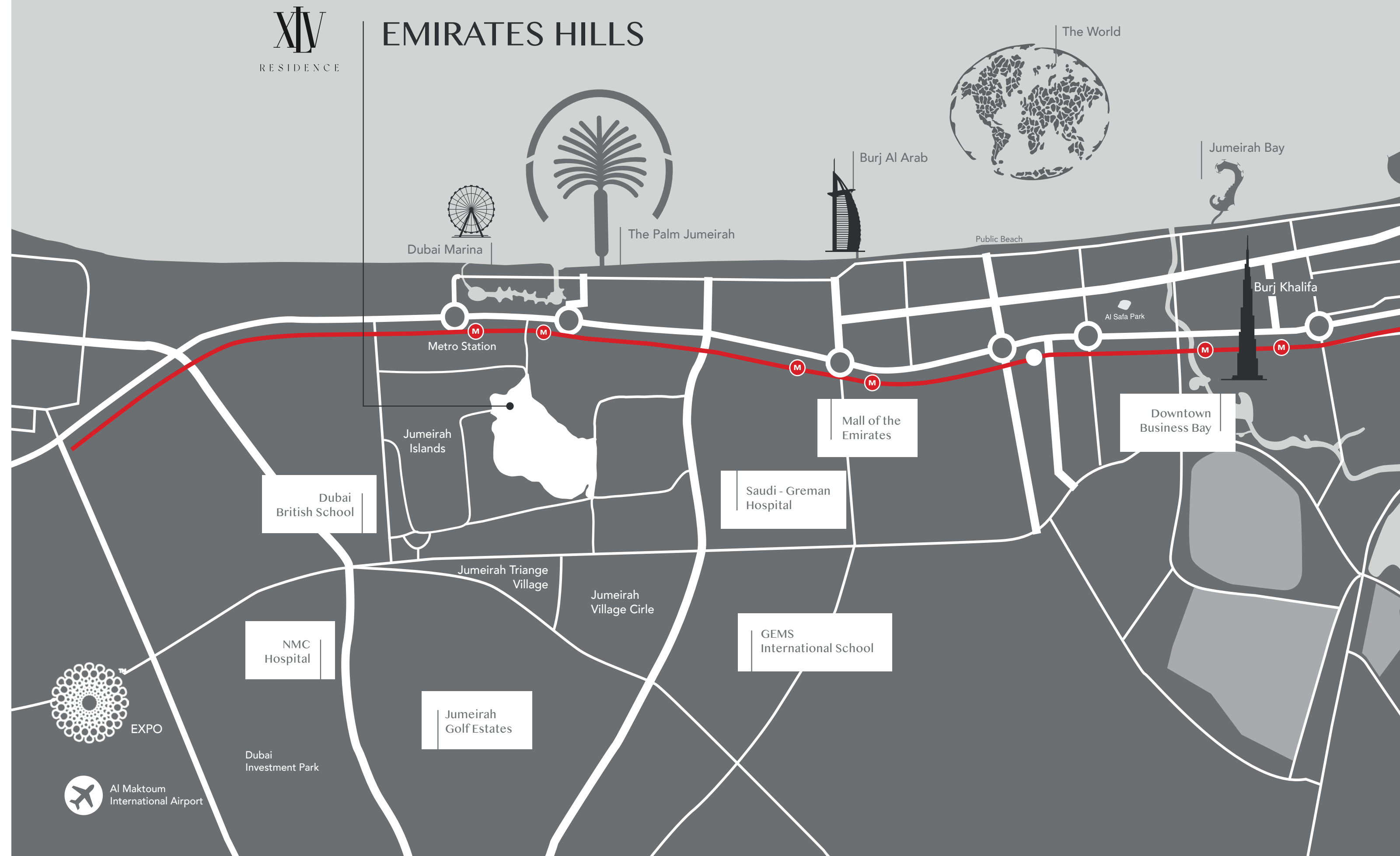
XLV Residence is perfectly positioned within the gated community of Emirates Hills, one of Dubai's most exclusive neighbourhoods.

Embraced by tranquillity and greenery, Emirates Hills is home to elite custom-built homes, surrounded by quiet streetscapes and premium facilities.

At the heart of Emirates Hills is a golfer's dream; the renowned and beautifully designed 18 hole masterpiece, Montgomerie Golf Club Dubai.

Not just a premium place to live in for the sake of its elegant landscape and amazing architecture, but the community is also ideally located within the city, offering seamless connections to Dubai's main highways and proximity to business and entertainment districts.

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IT'S GRANDEUR

Merging opulent extravagance with intricate detailing, XLV Residence is a collection of thoughtfully curated interiors.

Bespoke joinery, hand-picked Italian and Turkish marble and custom-crafted furniture presents a new level of elegance, paired with an exclusive lifestyle.

A sophisticated exploration of materials and finishes, extreme customization and obsessive attention to detail are at the core, distinguishing this project from any other.

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A ROYAL WELCOME

When entering the residence, guests are welcomed into an ample 3,300 sq. ft. grand hall, with a 412 crystal component lighting feature, crowned as the centrepiece, a majestic dual staircase and custom-made designer furniture, setting the tone of the experience that awaits.

XV





DESIGNED TO ENTERTAIN

Designed to entertain, XLV Residence includes a palatial living room that can accommodate an impressive number of guests for a soiree or a sit-down dinner.

The 3-metre wide facade windows fill the space with a luminous glow, invitingly soaking residents and guests with uninterrupted picturesque views.

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ART OF DINING

Bathed in exquisite marble, the gourmet show kitchen features an expansive centre island, dressed in top-of-the-line Gaggenau appliances, extensive cabinetry and desirable finishes.

The dining area has been masterfully designed to equally curate unforgettable gastronomic experiences, whether with invitees or intimate gatherings with family and friends.

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TIMELESS DESIGN

Featuring a total of seven superbly designed spacious bedrooms; including an exceptional royal master suite, complete with a sitting area, dual baths, showroom closets; as well as four secondary bedrooms and two additional bedrooms within the guest suites.

Residents are equally treated to a selection of ultraluxurious amenities, including a screening room, games room, private wine cellar, lap pool with water features and an outdoor pool with a wet deck overlooking the golf course.

XV







PERSONAL DOWNTIME

Residents and guests may seamlessly enjoy relaxation at their own pace in the dedicated wellness space of XLV Residence, featuring single & couple treatment rooms, a dry and wet sauna and a fully equipped gym.

Sitting as the centrepiece of the impressive wellness area is an oversized jacuzzi; beautifully framed with elegant furnishings and exquisite detail, overlooking the lush landscape.

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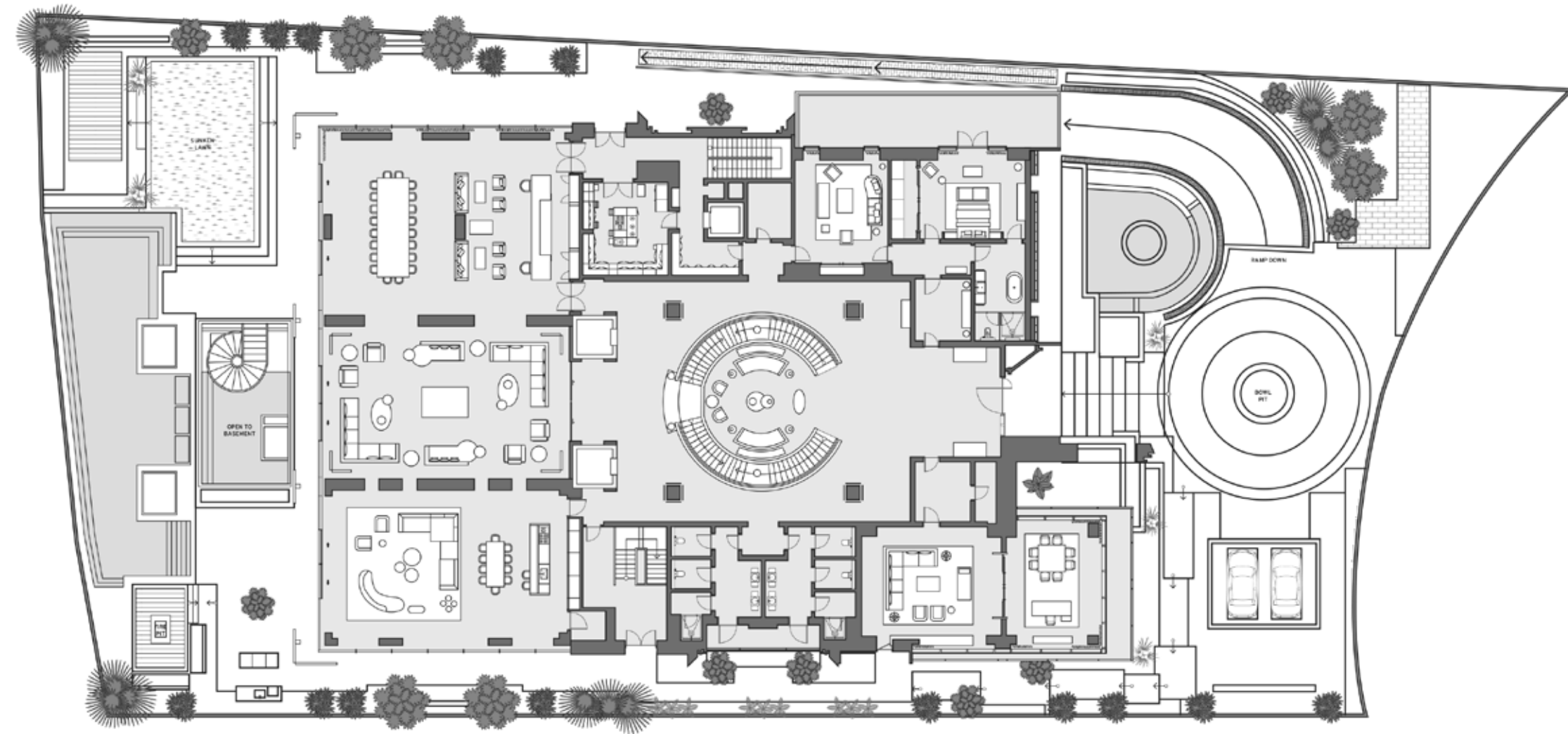


BESPOKE LOGISTICS

An elevated ultra-luxury lifestyle is not complete without an impressive and efficient level of back-of-house integration.

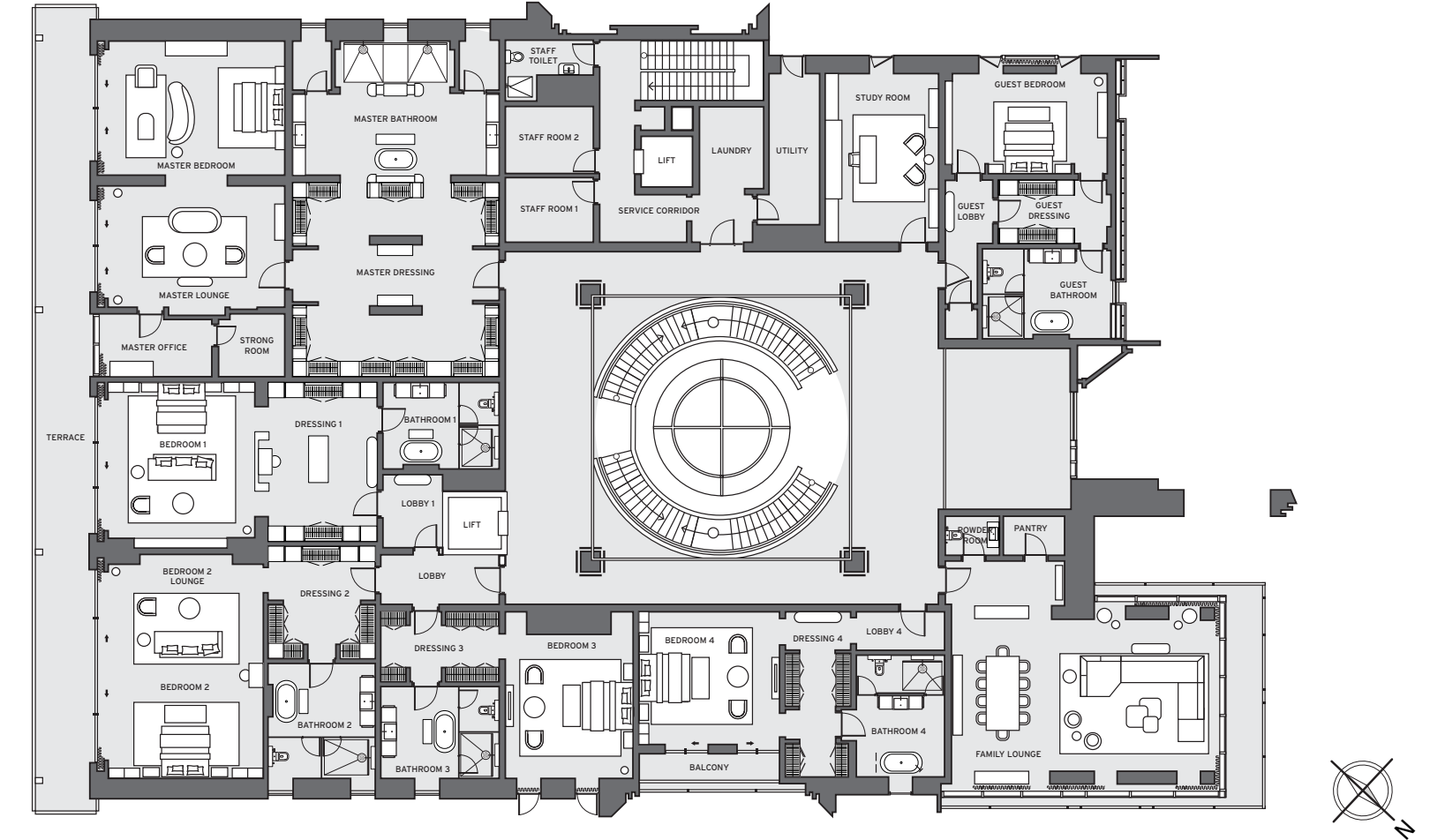
With four staff bedrooms, a lounge, pantry, service elevator and an office area, XLV Residence is designed to offer a high level of logistics.

A fully equipped hotel-grade kitchen, fitted with top-of-the-line appliances and a separate entrance for deliveries, providing an elevated level of operational efficiency to host any type or size of event.



GROUND LEVEL

DIMENSIONS	xxx sq.ft	xxx sq.m
Living Room / Dining / Kitchen	xxx sq.ft	xxx sq.m
Master's Bedroom	xxx sq.ft	xxx sq.m
Bed Room 2	xxx sq.ft	xxx sq.m



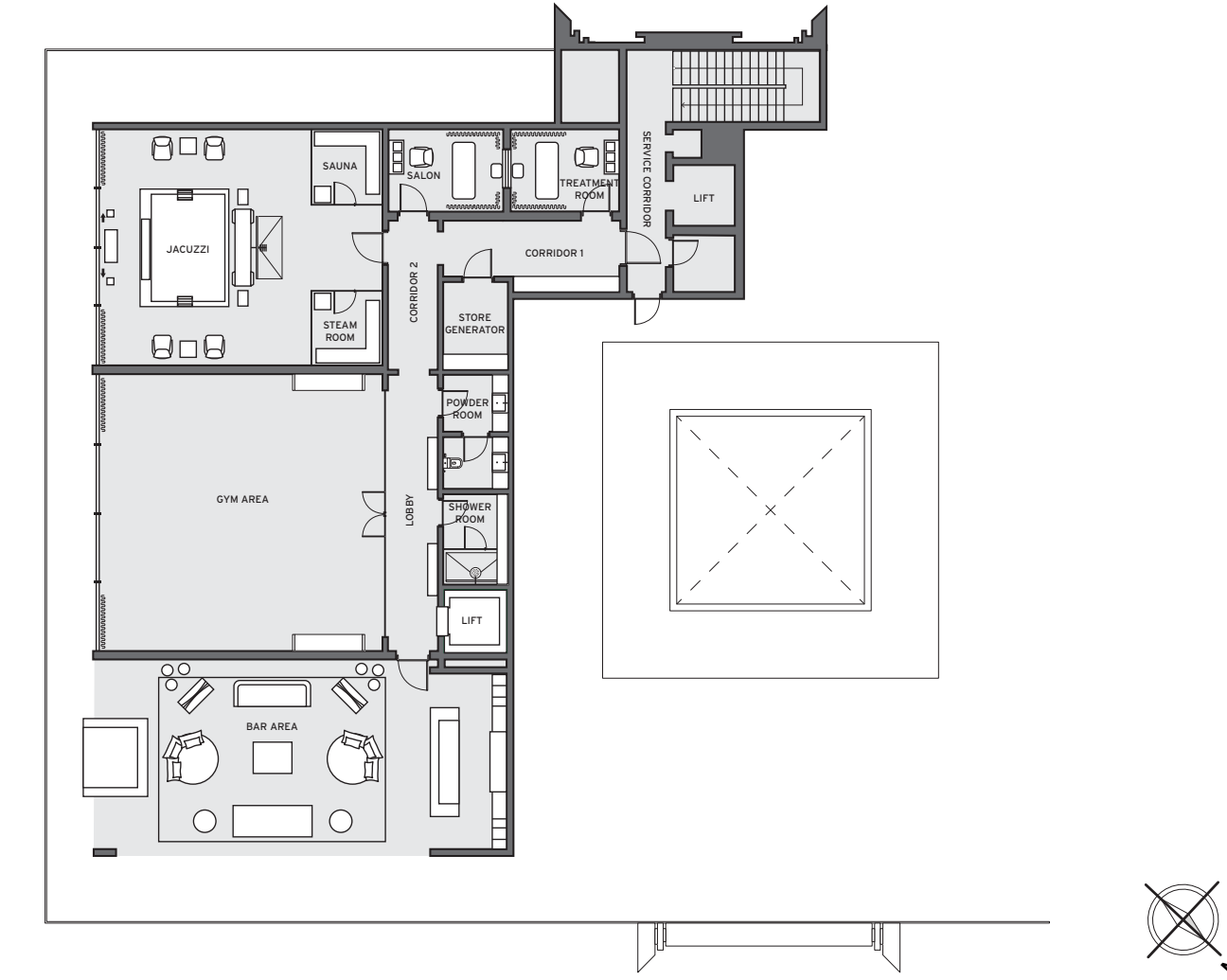
FIRST FLOOR

DIMENSIONS	xxx sq.ft	xxx sq.m
Living Room / Dining / Kitchen	xxx sq.ft	xxx sq.m
Master's Bedroom	xxx sq.ft	xxx sq.m
Bed Room 2	xxx sq.ft	xxx sq.m



BASEMENT FLOOR

DIMENSIONS	xxx sq.ft	xxx sq.m
Living Room / Dining / Kitchen	xxx sq.ft	xxx sq.m
Master's Bedroom	xxx sq.ft	xxx sq.m
Bed Room 2	xxx sq.ft	xxx sq.m



ROOF FLOOR

DIMENSIONS	xxx sq.ft	xxx sq.m
Living Room / Dining / Kitchen	xxx sq.ft	xxx sq.m
Master's Bedroom	xxx sq.ft	xxx sq.m
Bed Room 2	xxx sq.ft	xxx sq.m