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دبي الجنوب
**DUBAI
SOUTH**

Dubai South – Key Facts & Figures.

Master Development: 145 sq. km city, built around aviation, logistics, exhibitions & residential.

Population Goal: 1 million residents

Connectivity: Direct access to Emirates Rd & SMBZ Rd; near Expo City; connected to Metro via Expo Station.

Airport Hub: Al Maktoum Intl. Airport – future capacity **260M** passengers/year, **5** runways, **400+** gates.

Property Market: AED **15B** in transactions (Jan-May 2025) Prices up **15–20%** YoY.

Residential Community: **25,000+** residents in The Residential District.

Lifestyle & Amenities: Crystal lagoon, promenade, green parks, schools, retail, sports courts.



Crown Palace Crafted with a royal vision, Crown Palace blends timeless grandeur with modern sophistication. Every curve, texture, and material is chosen to evoke prestige — from majestic proportions to intricate detailing that mirrors palace-inspired elegance. The design celebrates harmony, balance, and luxury, creating spaces that feel both monumental and intimate.

Built to impress, yet designed to be lived in, Crown Palace stands as a symbol of refined taste, architectural mastery, and a lifestyle that rises far above the ordinary.

**Design
Philosophy**



Experience a new
standard of grandeur
in the heart of Dubai South.



Where Harmony Embraces Luxury.

Where peace meets **grandeur and harmony**
embraces luxury—crafted to inspire timeless
living with elegance in every detail.



An Elevation of Heritage and Luxury.

*An exquisite elevation adorned with pillars,
intricate carvings, and gold elements, embodying
ultimate luxury and refinement.*



A Gateway to Grandeur.

Where **grandeur** meets **luxury**, creating an entrance as impressive as the lifestyle within an experience of **elegance, prestige, and uncompromising refinement** from the very first step.





Where Space Breathes.
Where Elegance Lives.

A Symphony of Luxury in Every Corner.

Offering **Studio, 1 & 2 Bedroom** residences,
each home is crafted to embody peace, harmony,
and timeless luxury, blending antique elegance
with royal grandeur.



A Grand Living Space
Crafted with European
Sophistication.

*A tribute to timeless **European artistry**
— a masterpiece of hand-crafted elegance
in every detail.*



A Grand Bathing Retreat.

Blends classic antique touches with modern luxury. Hand-crafted cabinets, gold finishes, and premium storage details elevate its serene ambiance.



A Kitchen Defined by Refined Sophistication.

Every design element is curated to enhance comfort, clarity, and efficiency. State-of-the-art German appliances ensure exceptional reliability and performance.





A Rooftop of Sport, Wellness and Water Escapes.

An immersive rooftop environment where wellness, activity, and leisure blend seamlessly.

*Residents can enjoy everything from dynamic **sports zones** and **fitness amenities** to luxurious water retreats and open-air entertainment.*



Activity and Balance

The amenity deck focused on family-friendly activity and restoration. From the energy of the splash park to the serenity of the yoga area, every space serves a purpose.



SPLASH PARK



LOUNGE AREA



YOGA AREA



SPA AREA



POOL AREA



GARDEN AREA



PLAYGROUND



FITNESS AREA



BAR AREA



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A Serene
Infinity Retreat



Where Sunset Become
an Endless Experience.

A tranquil escape overlooking endless views.



Cinema Under
the Stars.



Decked for Relaxation
and Social Bliss.





Relax & Splash
Sanctuary



Sports & Gaming
Pavilion



Sanctuary of Heat and Harmony.

Sauna

Step into a refined wellness retreat where modern design meets soothing warmth, offering a serene escape from the city's pace.



Modern Wellness, Elevated.

Steam Room

A soothing steam escape designed with contemporary elegance, offering deep relaxation and rejuvenation in every breath.



ZEN GARDEN.

Experience calm and mindfulness in this elegantly crafted Zen garden, a perfect sanctuary for relaxation and contemplation.



KIDS PLAY AREA.

Where children can explore, laugh, and create joyful memories in a thoughtfully crafted environment.





PROPERTY TYPE
Residential

BUILDING CONFIG
C + 6 + R

NUMBER OF UNITS
104 Apartments

UNIT CONFIRUATION

Studio

370.92 sq.ft - 421.08 sq.ft

Prices from **AED 630k - 695k**

1 BHK

714.72 sq.ft - 785.12 sq.ft

Prices from **AED 1.05 M - 1.17 M**

2 BHK

897 sq.ft - 1375 sq.ft

Prices from **AED 1.25 M - 1.82 M**





PAYMENT PLAN

60/40

20%

DOWNPAYMENT

40%

DURING CONSTRUCTION

40%

ON COMPLETION

70/30

20%

DOWNPAYMENT

40%

DURING CONSTRUCTION

10%

ON COMPLETION

30%

POST HANDOVER IN 30 MONTHS







A thoughtfully designed rooftop where sport, wellness, entertainment, and social spaces come together in harmony.





AMIRAH



1ST FLOOR



2ND - 6TH FLOOR



ROOF TOP FLOOR





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