

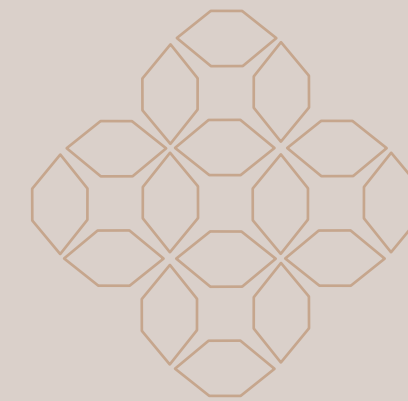


DUBAI



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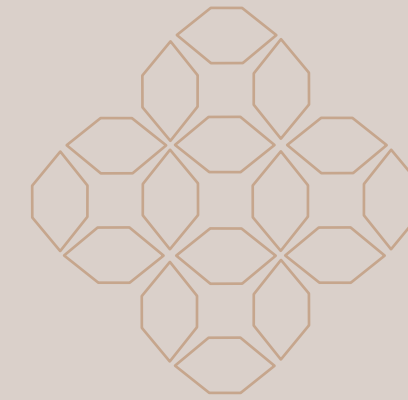
DESTINATION DUBAI

THE WORLD AT YOUR DOORSTEP



Strategically located as the 'Gateway between the East and the West', Dubai is an international hub for the new world.

Home to over two million people from more than 200 countries, Dubai has proven to be a fulfilling destination for both business people and residents. Secure, stable, and conveniently located, the city offers superlative infrastructure along with highly aspirational lifestyle choices.



DOWNTOWN DUBAI

THE EPITOME OF EXCELLENCE



Downtown Dubai has been created to offer residents characteristic distinction in terms of connectivity, lifestyle and facilities.

A truly unique place to live, the district combines the highest levels of lifestyle with one of the most famous addresses in the world. Built around the beautiful Burj Khalifa Lake, Downtown Dubai surrounds the prestigious Burj Khalifa and forms a key part of New Dubai, providing tranquillity and excitement, all in one place.

Also situated within this extraordinary district are The Dubai Mall, The Old Town Island and Souk Al Bahaar, which collectively offer dining, entertainment and leisure experiences beyond imagination.

THE PULSATING HEART OF THE CITY

Known as 'the most prestigious square kilometre of real estate in the world', Downtown Dubai is an inspired urban concept that validates Dubai's status as an unmatched international destination.

Seamlessly connected to the rest of Dubai, yet far removed from the ordinary, Downtown Dubai is the ultimate benchmark for elevated lifestyles. Defined by vertical and lateral neighbourhoods of unbelievable distinction and scale, Downtown Dubai is home to some of the most sought-after residences in the city.










DOWNTOWN DUBAI



KEY

-  HOTEL
-  SHOPPING
-  CLINIC
-  ICE RINK
-  AQUARIUM

DINING & NIGHTLIFE

- 1 CALABAR
- 2 SAKE NO HANA
- 3 RIVINGTON GRILL
- 4 FUEGO
- 5 FORTNUM & MASON
- 6 NEZESAUSSI GRILL
- 7 BAKER & SPICE
- 8 PIZZARO RESTAURANT
- 9 MAYRIG
- 10 LA SERRE
- 11 VI LOUNGE
- 12 THE PAVILION
- 13 CAFE HAVANA
- 14 EATALY
- 15 CARLUCCIO'S
- 16 WAFI GOURMET
- 17 AL HALLAB
- 18 ASADO
- 19 AMAL
- 20 ATMOSPHERE
- 21 ARMANI CAFE
- 22 FAUCHON CAFE
- 23 KATSUYA
- 24 MAISON BAGATELLE
- 25 CIPRIANI

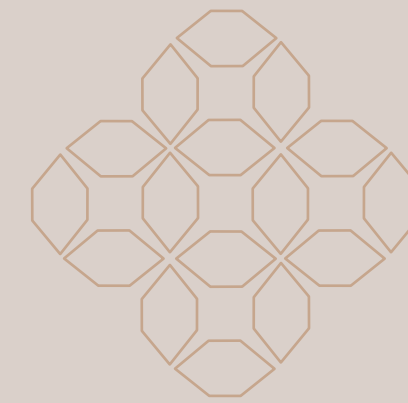
GPS CO-ORDINATES

 25° 11' 33" N
55° 16' 53" E

118
DOWNTOWN

BUSINESS BAY





THE 118



LUXURY BEYOND COMPARE

A collection of 28 residences, each occupying an entire level and two additional duplex penthouses., The 118 promises to be the ultimate residential address for a discerning few.

From the moment you step into the tower, spacious interiors set the scene for your journey to the residences, which reveal surprisingly generous areas.

A DEFINING LOCATION



Situated across from The Address Downtown Dubai, an exceptional five-star destination and steps away from The Dubai Mall, The 118 enjoys close proximity to urban amenities, yet creates a serene retreat away from it all.

If a view defines a city then this is surely it. Built upon a unique monolithic platform, the first residence stands 14 storeys high. The 118 offers residents the rarest privilege of gazing out at panoramic 360-degree views encompassing the Manzil District, Souk Al Bahar and Dubai International Financial Centre.

A NEW APPROACH
TO LIVING

**Elegant design aesthetics that
blend form and function set
The 118 apart from the rest.**

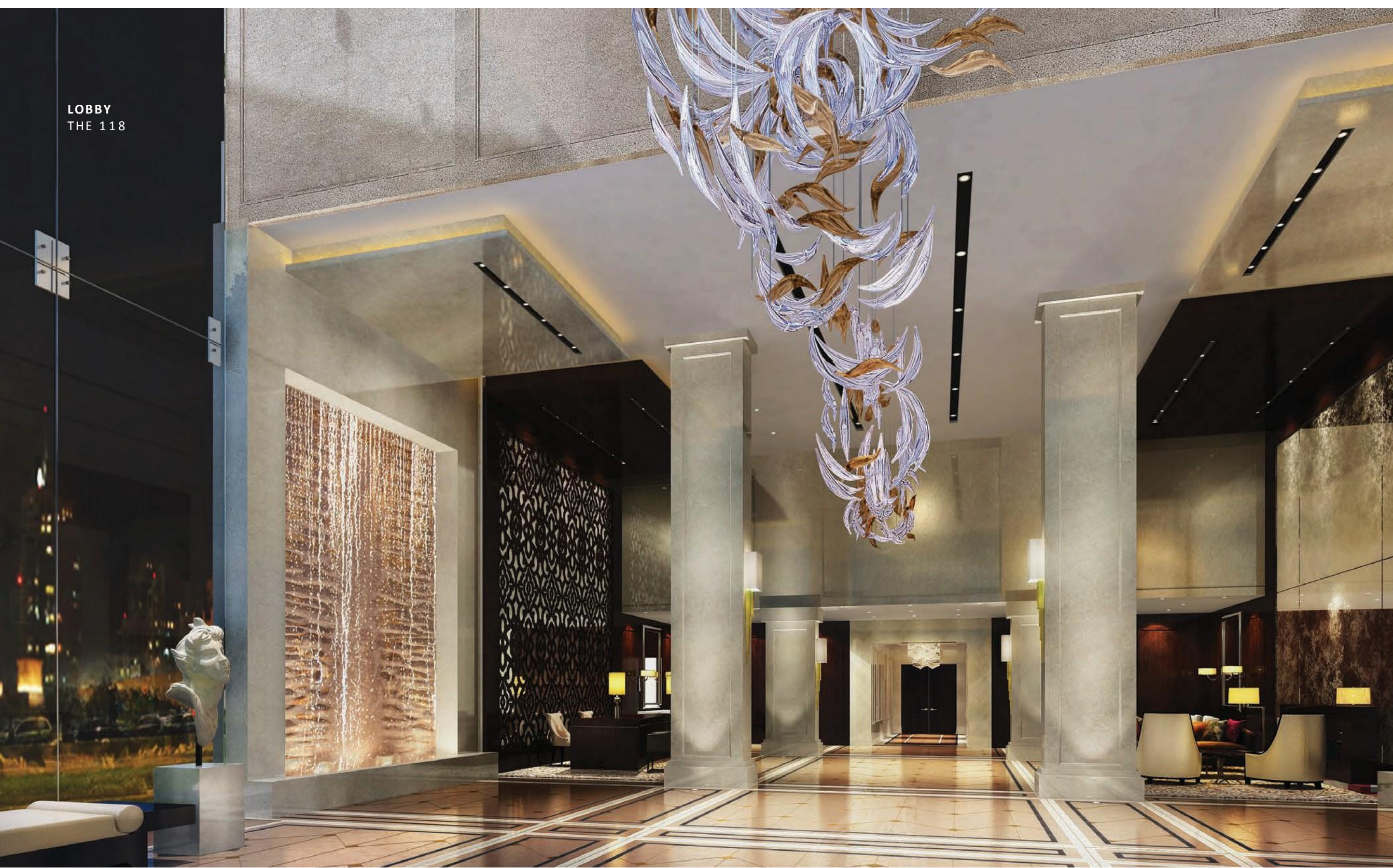
A visionary concept in
architecture designed to
maximise space, the floor
plans and layouts of the
residences were developed
first, and the exterior shell of
the tower was created later.
This 'inside-out' approach
helps optimise personal living
spaces and allows residents
an absolute sense of
individualism.



EVERLASTING FIRST IMPRESSIONS

Be assured that the moment you arrive at The 118, opulence will surround and guide you, every step of the way.

The stage is set for an extraordinary experience at the reception foyer, where a specially-commissioned suspended glass sculpture welcomes you. The fluid lines and abstract forms of the two-storey high piece are accentuated by warm lighting, while the marble corridors lead to state-of-the-art elevators.



LOBBY
THE 118

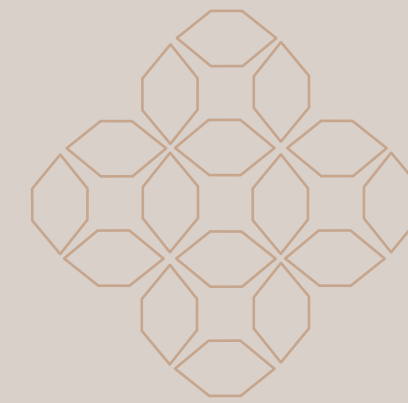


SIGNATURE STATEMENTS OF EFFORTLESS LIVING

A novel interpretation of design that artfully blends space and light, each residence is created with bespoke elements that cater to the distinct sensibilities of each resident.

Individuals can choose either classic or contemporary themes, both of which are stylish in design and impeccable in finish. These large, indulgent spaces are designed to accommodate four bedrooms, but can be transformed into two or three-bedroom residences based upon personal preferences.





CLASSIC
RESIDENCES

THE SPACE TO BE YOURSELF



LIVING
ROOM
CLASSIC
RESIDEN
CE

A tribute to timeless sensibilities, the Classic Residences are designed to be private havens away from the world, offering the perfect balance of technology and tasteful luxury.

Punctuated by impeccable details including high-quality Italian marble through the length and breadth of the home, soft fluid designs and a warm colour palette, these residences evoke a distinct sense of warmth and comfort.

Massive landscape windows frame the rooms, providing exceptional views of the city below while bathing the interiors in an abundance of natural light. Trackless panes lead out to sky terraces in a seamless 'indoor to outdoor' transition, completing the experience of true luxury.



MASTER
BEDROOM
CLASSIC
RESIDENCE



THE HEART OF YOUR HOME

More than just a space for culinary preparation, the modern kitchen is fast becoming a living area where friends and family come together, the veritable 'heart' of the home.

The kitchens within the Classic Residences feature themed design by SieMatic, combining elegant minimalism with optimum functionality. Superior cabinetry, appliances by Miele and innovative spatial aesthetics seamlessly combine to create luxury kitchens of the future.



GUEST
BEDROOM
CLASSIC
RESIDENCE



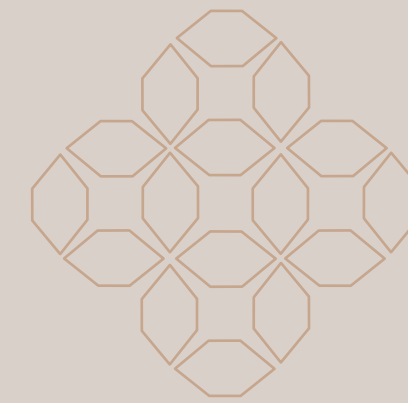
AN INDULGENT ESCAPE



MASTER
BATHROOM
CLASSIC
RESIDENCE

Whether you love a deep soak, the feel of rushing water or the sensation of being immersed in colour and sound, the Classic Residences will bathe you in luxury.

With free-standing bathtubs, full-length mirrors and high-end innovative fixtures by German giant Kohler, the bathrooms and powder rooms at The 118 are designed to be unique, pampering retreats that offer fabulous indulgences.



CONTEMPORARY
RESIDENCES

CONTEMPORARY RESIDENCES

PERFECTION IN EVERY DETAIL

Created to complement the modern sensibilities of today's discerning elite, the Contemporary Residences are large indulgent spaces that transform to elevate lifestyles.

Magnificent marble floors in the living room lead to soft, warm parquet finishes in the bedrooms, punctuated by innovative lighting design. The four metre-high* ceilings create an unmitigated sense of freedom, while the trackless French windows that open out to the sky terrace craft a unified indoor and outdoor experience.



*Measurements are estimates and may vary in final plans

MASTER
BEDROOM
CONTEMPORARY
RESIDENCE



UNSURPASSED CULINARY SENSATIONS



KITCHEN
CONTEMPORARY RESIDENCE

Contemporary lifestyles are enhanced by the latest technology, which is why The 118 has left no stone unturned in providing residents with superlative services throughout the residence.

The kitchens within the Contemporary Residences have been designed as areas where both amateur and accomplished chefs can thrive. Created by SieMatic and featuring state-of-the-art amenities by Miele, these areas are warm and inviting; perfect for planned or spontaneous dinner parties.

GUEST BEDROOM
CONTEMPORARY
RESIDENCE



MASTER
BATHROOM
CONTEMPORARY
RESIDENCE

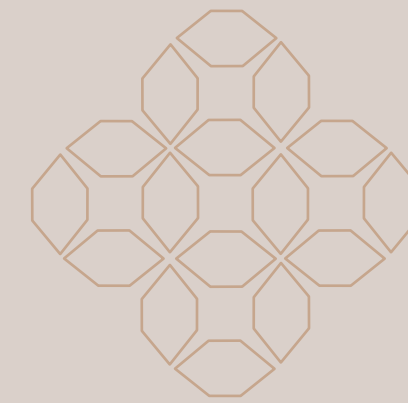


DISTINCTION
IN EVERY DETAIL

As with the kitchen, the role of vanity areas has evolved over time. Once a strictly practical space, it is now a space where individuals can groom themselves at leisure.

Retreat from the world and pamper yourself in the stunning bathrooms and vanity spaces within the Contemporary Residences, which feature free-standing bathtubs, full-length mirrors and fixtures by Kohler.





SERVICES AND AMENITIES



THE TRUE ESSENCE OF LUXURY

Life is a pleasure at The 118, where we have gone the extra mile to ensure safety and peace of mind.

As a resident, you will enjoy the gracious attention of a concierge, who will oversee visitors and security, whilst maintaining high standards of discretion. Our doormen and valets further reinforce your sense of absolute privacy and security, while a maintenance crew will be available to attend to any and every need.



DRIVEN BY THE PURSUIT OF PERFECTION

Three oversized parking spaces are allocated for each residence, with each bay designed to accommodate large vehicles. The residences also provide for one separate 'chauffeur accommodation' per apartment. Situated at the podium levels which also comprise the parking bays, this residential unit will also have a private elevator and a lobby area.



CELEBRATIONS
LIKE NO OTHER

We are driven by individual passions, but what grounds us and brings us all together is a celebration, be it a professional victory or a personal milestone.



The 118 provides the perfect setting to host elegant gatherings befitting the stature of the upper echelons of society, with private event venues on the rooftop and by the pool.

Spread across 20,000 square feet, the poolside deck on Podium Level 5 is ideal for casual evening get-togethers or large soirées, accommodating up to 100 guests.

The rooftop offers a 4,000 square-foot sunset lounge, perfect for an evening spent surrounded by the city's glitterati and the luminous urban lights.

THE ROOFTOP

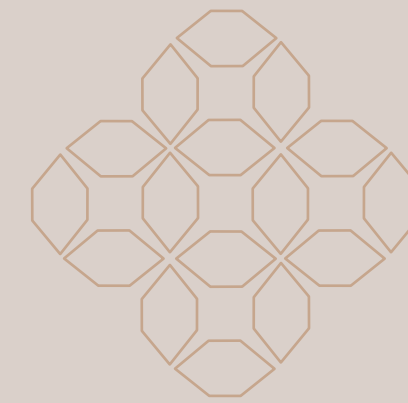




EXCEPTIONALLY RELAXING RETREATS

Residents of the tower will enjoy access to an on-site fitness centre, boasting premium facilities including a treatment room to receive privately arranged beauty treatments along with a steam room. Residents also have full access to a multi-purpose room which may be used for personal gatherings or events.





THE DETAILS

Each Residence at The 118 will offer the following lifestyle facilities

- Exquisitely designed temperature-controlled swimming pool
- Fitness centre with steam facilities
- 4,000 sq.ft. sunset lounge on the rooftop for private functions
- 20,000 sq.ft. poolside garden and deck, ideal for large and elegant soirées
- Multi-purpose room for any kind of event
- Chic common space interiors
- Valet parking
- Round-the-clock maintenance crew

Residences

- Residential entry through private elevator foyer
- Towering 3.5 metre-high floor-to-ceiling windows
- Access to large terrace with glass barriers
- Neutral colour palettes
- Combination of stone and pearlescent finishes
- Hardware by Baldwin, Omporo Spa, and Valli & Valli

Interior finishes

- Residents have the option of:
 - Classic-themed interiors with curvilinear designs in a warmer palette and marble flooring throughout the residence
 - Contemporary-themed interiors with rectilinear forms in a cooler palette, parquet flooring in the bedrooms and marble flooring in the living and public areas
- Glass-fronted terraces with stone decking
- Generously appointed walk-in wardrobes

Kitchens

- Custom-designed kitchens and cabinetry by SieMatic
- Freestanding centre island with stone countertops by SieMatic
- Premium kitchen appliances with integrated refrigeration units by Miele
- Built-in cellar (optional)

Bathrooms and powder rooms

- Freestanding bathtub in master bathroom
- Kohler fittings and accessories
- Unique selection of stones and finishes
- Illuminated mirrors and backlit niches

Electrical fittings

- Concealed lighting designed by Illuminate
- Concealed LED lighting fixtures throughout the building
- Ample telephone and data points connecting to principal reception rooms
- Home Automation System by Crestron (USA)
- Central air-conditioning with temperature control panels in all areas

Security

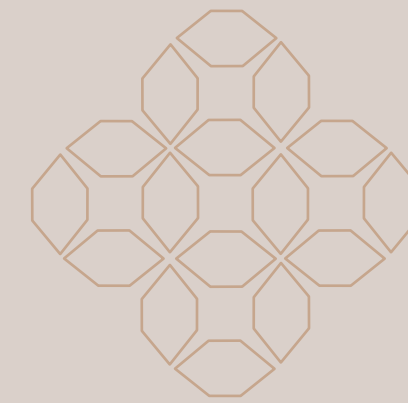
- 24-hour reception and security services
- Access-controlled gated entrance
- Domestic sprinkler systems, fire alarms and smoke detectors
- 24-hour CCTV surveillance

Parking

- Three parking bays per residence
- Five podium levels for vehicles
- 27 private rooms for chauffeurs
- CCTV surveillance across all podiums
- Restricted access to parking bays

Elevators, hallways and public spaces

- KONE elevators with Destination Controlled System (DCS)
- Bespoke floor designs in all corridors and public foyers
- Custom-designed, suspended glass light sculpture in reception foyer
- Comfortable waiting areas for guests



BEHIND THE SCENES

EXPERIENCE MEETS EXPERTISE

Signature Developers is spearheaded by the Regal Group and Lals Group. Inspired by their respective organisations' philosophy of constant innovation and consistent quality, the two groups have recently joined forces to create this unique company.

Backed by the experience and expertise of successfully leading their organisations, not to mention ample involvement in the development of residential buildings and shopping centres for their own businesses, they are driven by a desire to not just achieve new benchmarks, but also create them.

The 118 is the result of their collaboration, a statement of excellence in every way. The residential tower stands testament to not just their ambition, but innermost desires; having identified a gap in the market when it came to luxurious residential properties, they decided to build a residence that personified the lifestyle that they looked for in a home, lending this property a truly personal touch.

For more information, visit:

www.regalgroup.ae

www.lalsgroup.com



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