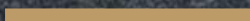


ROYAL ESTATES

by Shah Rukh Khan



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Shah Rukh Khan

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**EVERY
MAN'S
HOME IS HIS
KINGDOM.**

Shah Rukh Khan

A handwritten signature of Shah Rukh Khan in black ink, written in a cursive style with a long horizontal stroke at the end.



SHAH RUKH KHAN

Awarding-winning Indian film actor, Shah Rukh Khan, best known as “The King of Bollywood” has over 80 Hindi films in his acting career along with many other business ventures on the side, Khan is considered as India’s richest actor and is the 2nd richest actor in the world.

“I chose to represent Royal Estates because of the uncompromised comfort, elegance, privacy and safety that it offers me and my family. These are factors that I value greatly.”

— Shah Rukh Khan





THE VISION







THE RESIDENCES

Imagine a place of magnificent beauty, where modernity meets serene living; a place where everything you desire is within easy reach. Somewhere that's synonymous with sophistication and security.

NOW IMAGINE THIS PLACE IS YOUR HOME.



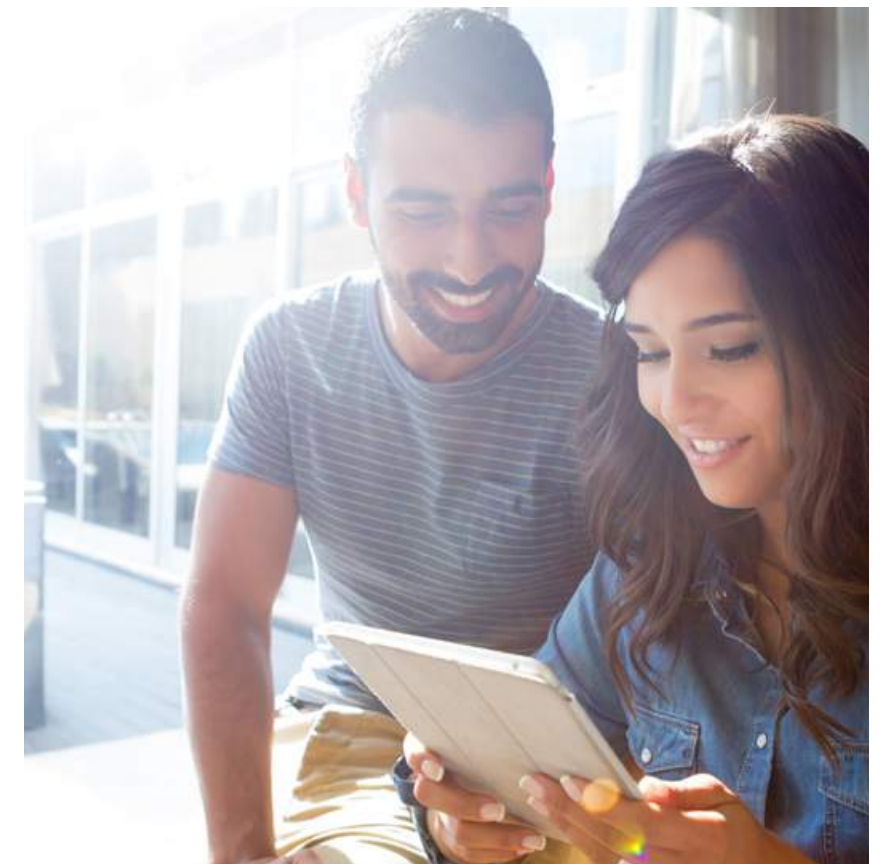




THE LIFESTYLE



Royal Estate brings in a new era of urban living. Surrounded by lush, landscaped gardens and a shimmering lagoon, these contemporary homes within a community of like-minded people offer privacy as well as complete comfort and a superior lifestyle.





THE
LIFESTYLE

COSMOPOLITAN LIVING



Offering flawless finishes within stylish structures, the contemporary studio and one bedroom apartments achieve a perfect balance between form and function. Their ideal location and world-class amenities are designed to meet the needs of today's modern urban families.



**THE
LIFESTYLE**

COMMUNITY COMFORTS

The innovatively designed two-, three-, four- and five-bedroom townhouses offer a lifestyle of tranquility and elegance. Each one features an expansive terrace with a stunning veranda and barbeque area, setting the perfect scene for an enjoyable family get-together.





THE RETAIL

Within Royal Estates is a sophisticated mix of boutiques and artisan eateries, including delis, cafes and restaurants. Residents can enjoy a luxury retail and dining experience while admiring views of the crystal clear lagoon.



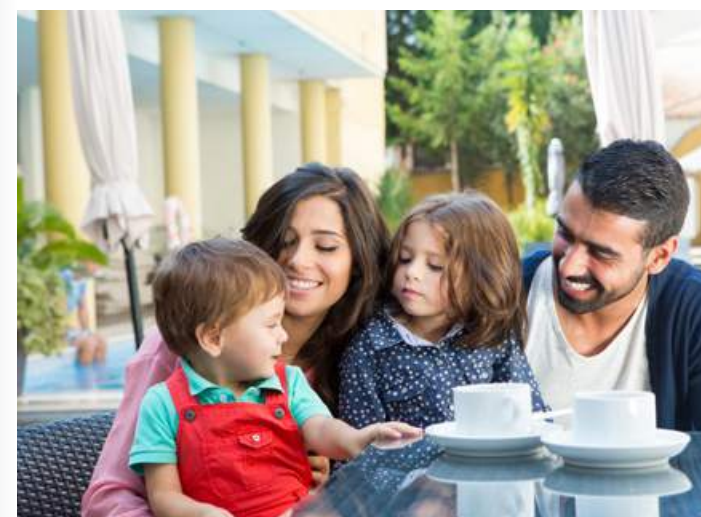
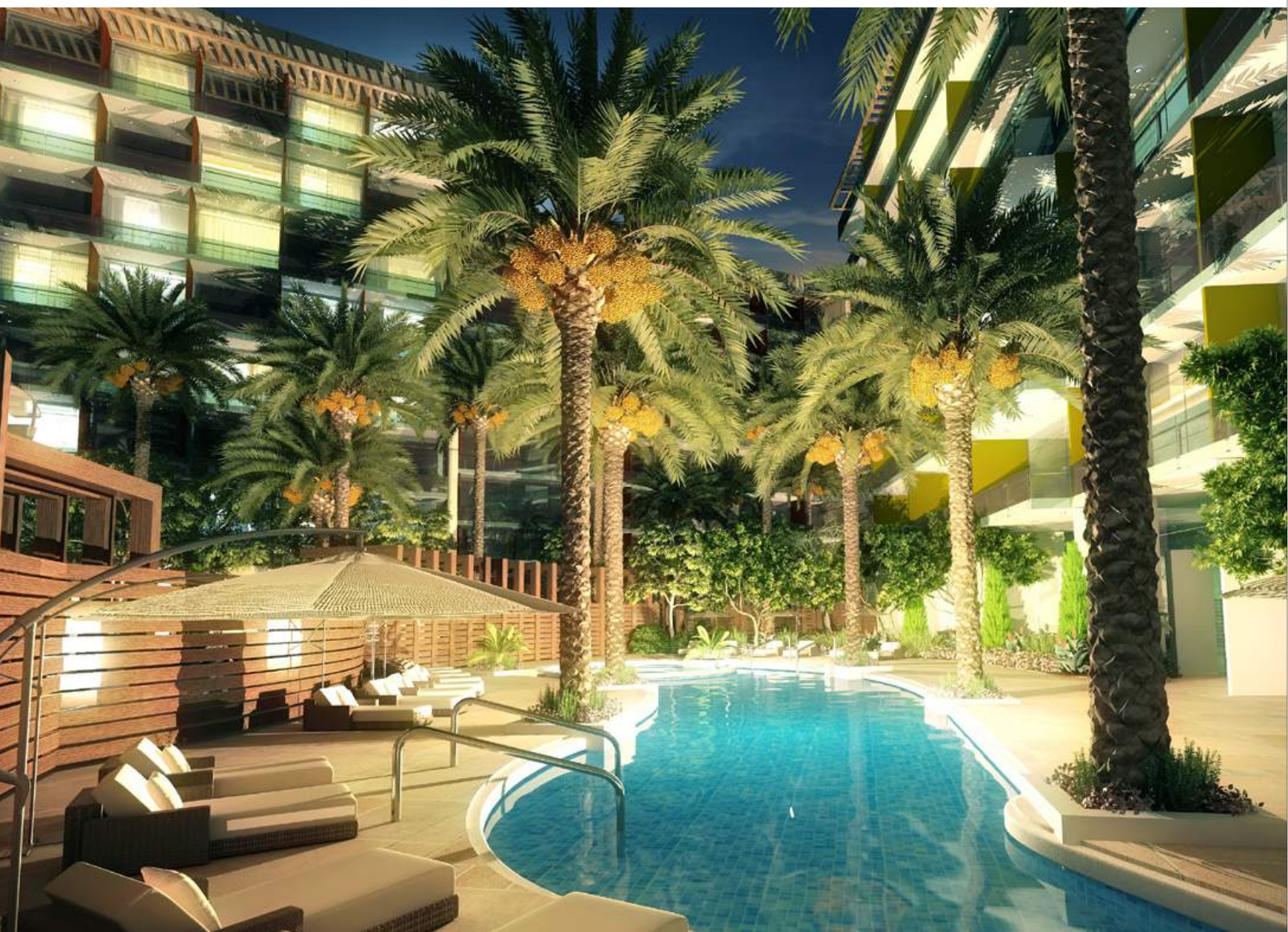


THE AMENITIES

Royal Estates offers an impressive range of amenities, with a strong focus on healthy living and relaxation for all the family.

- Landscaped parks
- Kids play area
- Swimming pools
- Picnic lawns with barbecue areas
- State-of-the art gym

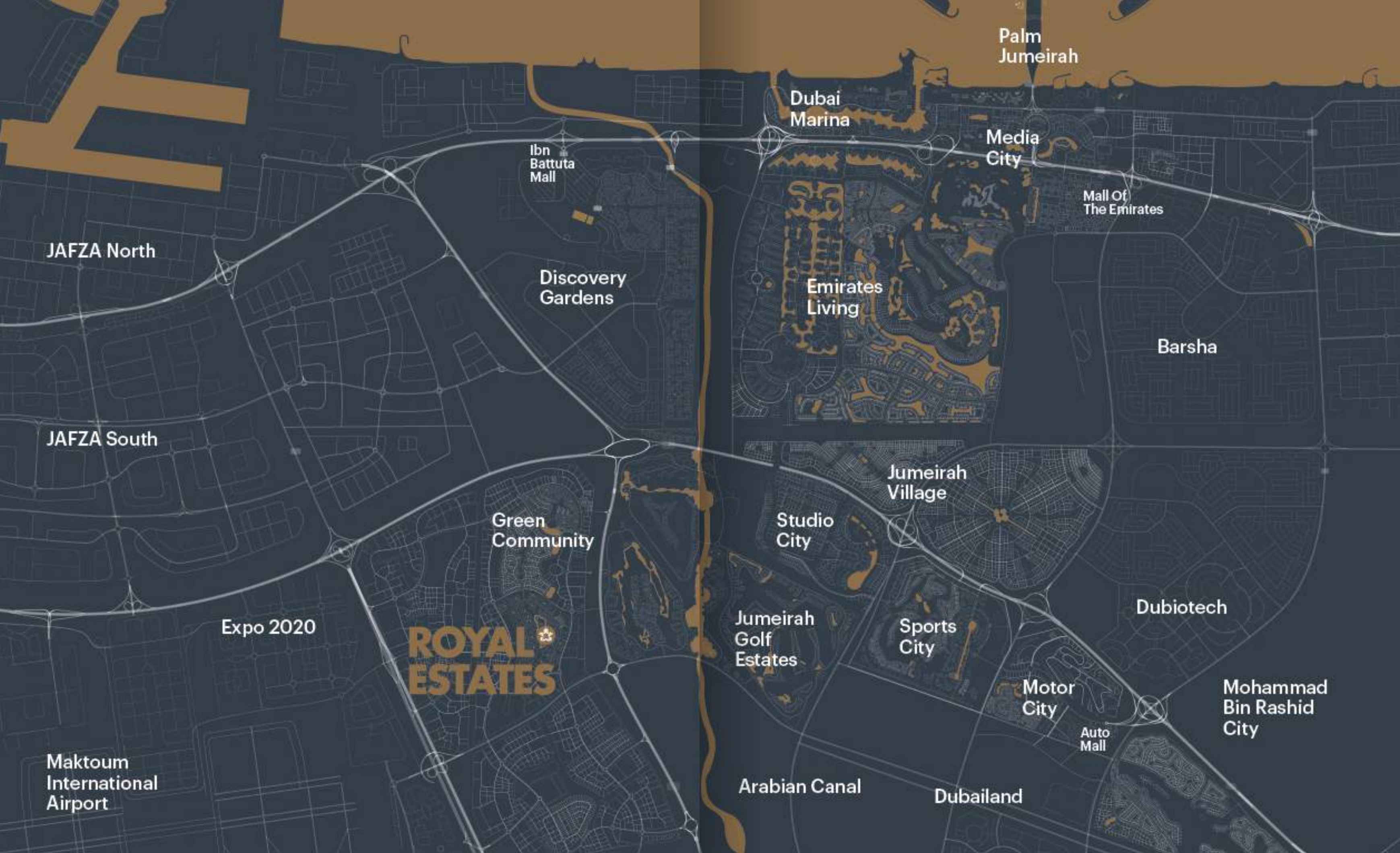
- Boutiques
- Restaurants
- Cafes
- Delis





LIVE CONNECTED







**LIVE
CONNECTED**

DUBAI INVESTMENTS PARK

Royal Estates is within the multifaceted Dubai Investments Park (DIP).

Equipped with a world-class infrastructure, DIP is an industrial, commercial, residential and recreational complex, spread across 3200 hectares.

A place to work, live and play, this self-contained city-within-a-city is based on a pioneering concept, setting new benchmarks in the region for quality, lifestyle experience, comfort and convenience.

Residents have access to world-class leisure and fitness facilities, including state-of-the-art gyms, swimming pools and spas, as well as a beautiful amphitheater.

The master community development is strategically located near International Airport in Jebel Ali, and well-connected to Dubai's key business and leisure destinations.





LIVE CONNECTED



Al Maktoum International Airport in Jebel Ali forms part of Dubai World Central (DWC), a planned residential, commercial and logistics complex. It can currently handle 600,000 tonnes per year and operates 24 hours a day. Once completed, the airport will have the capacity to handle 12 million tonnes of annual cargo and 160 million passengers a year.

Nakheel's signature development, **Palm Jumeirah** is the world's largest man-made island. Shaped like a palm tree, it is made up of residential, tourism and retail developments and is the first of three islands comprising 'The Palm Trilogy'.

Dubai is the chosen host of **World Expo 2020**, which includes a gated Expo area, a residential, hospitality and logistics zone. Millions of international visitors are expected to visit the exhibits and cultural events staged by participants including nations, international organisations and businesses.

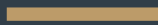
Dubai Parks and Resorts will become the Middle East's largest multi-themed family leisure and entertainment destination. Spread across 25 million sq ft in its first phase, DUBAI PARKS comprises of three separate theme parks: Motiongate™, LEGOLAND® Dubai, and Bollywood Parks™ Dubai, the first of its kind in the Middle East.

Dubailand is a tourism, real estate, hospitality, entertainment, leisure and retail mega project under development in Dubai. It will hold Worlds of Adventure which will let visitors discover the excitement of an epic journey bursting with thrills and adventures.

Dubai Sports City is a multi-venue sports complex in Dubai, providing a mix of residential, retail, leisure and recreational facilities. Among them are the Dubai International Stadium, a 25,000 seat cricket stadium, Spanish Soccer Schools, ICC Academy, Rugby Park and The Els Golf Club.



THE TEAM





TONY ASHAI



THE ARCHITECT

Heading the Royal Estates project is the world famous architect Tony Ashai, a name synonymous with excellence in luxury residential design, as well as meticulous foresight and detail. For Royal Estates, Tony Ashai's aim is to create comfortable and sophisticated living spaces, providing all residents with a superior lifestyle through minimalistic and contemporary design.

TONY ASHAI





THE DESIGNER

Renowned interior aesthetician, Gauri Khan, adds sparkle and sophistication to the Royal Estate studios and apartment with her stunning designs. Neutral color pallets and modern, clean aesthetics give a sense of space and serenity to the residences.

GAURI KHAN



GAURI KHAN





THE TEAM



Aristocrat Star Investments is a multi-diversified business group with an international presence. Founded in London over three decades ago. The firm has identified multiple realty opportunities within the Middle East for strategic expansion and diversification. The group today has offices operating globally in India, Turkey, China, United Kingdom and the Middle East.



TEXTURE

Texture is a Dubai-based company with a decade long experience in the real estate market. Employing progressive strategies that have succeeded in changing the market trend, the team of experts at Texture have gained a reputation for credibility and professionalism within the industries ranging from textiles and aviation to trading and investments. Quality and innovation are at the heart of everything Texture does.



Pacific Ventures is an internationally acclaimed developer of commercial, residential, and mixed-use properties in the Middle East. In collaboration with renowned design professionals, Pacific Ventures creates properties distinguished by modern, chic and affordable designs, efficient floor plans and top line amenities added to its infrastructure.



With a proven track record in the real estate, investment and development sector PAL remains steady in its endeavors to provide the best value for money. With the desire to be a key player in the investment and development field at the international level. The company has proved its competence as leisure, residential and commercial developer.



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