ST REGIS
AT DUBAI ISLANDS
THE RESIDENCES

# The St. Regis Residences at Dubai Islands

DIGITAL BROCHURE

ĀVENEW
DEVELOPMENT

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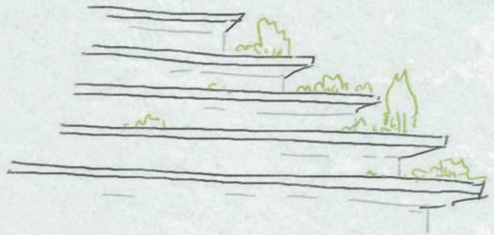
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Services that speak the
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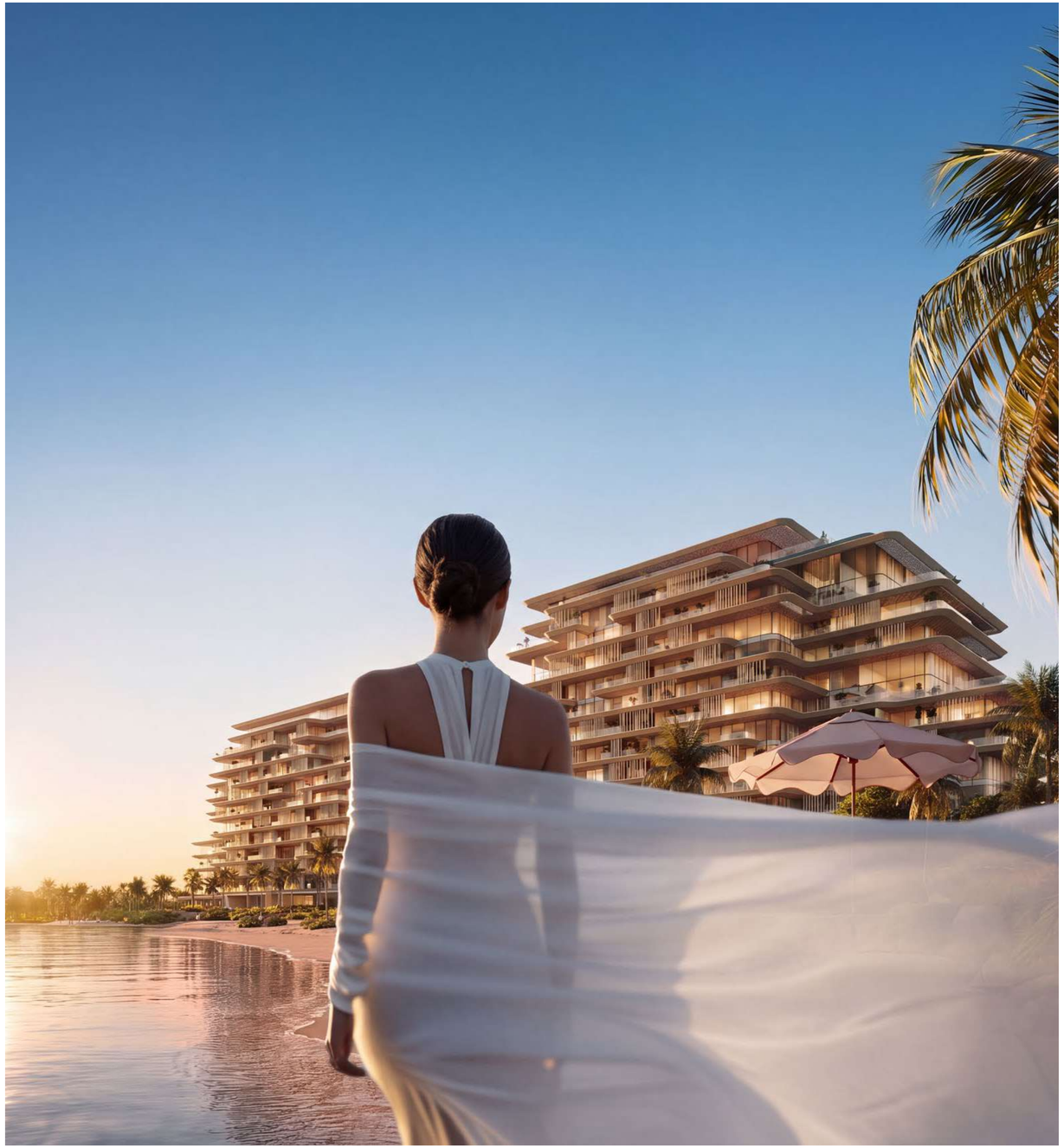
CHAPTER 05

Every project begins as a vision traced in light and form.



*The architecture unfolds in ascending lines that mirror each other in two complementary structures, where light flows through and shapes spaces with new depth and perspective.*





CHAPTER 01

# RITUAL *of* Serenity

*To live surrounded by the sea*
is pure inspiration.










# RITUAL *of* Serenity

In the first light of day, the shoreline becomes a path of quiet clarity. Each step on the sand reveals faint traces of the night and the gentle pulse of the tide. Walking here is more than movement — it is a way to attune yourself to the coast, to let the sound of the sea guide your thoughts. The beach offers a calm transition into the day, a subtle ritual that restores presence and ease.

*Dubai, a city of energy and movement, where every view tells a story of evolution.*

Life here is defined by connection,
to land, to culture, to tomorrow.



# By the Waterfront

*Life moves with a lighter rhythm.*

Dubai Islands is an emerging waterfront destination, bringing together pristine beaches, landscaped open spaces, leisure attractions and a growing collection of hospitality and residential developments.

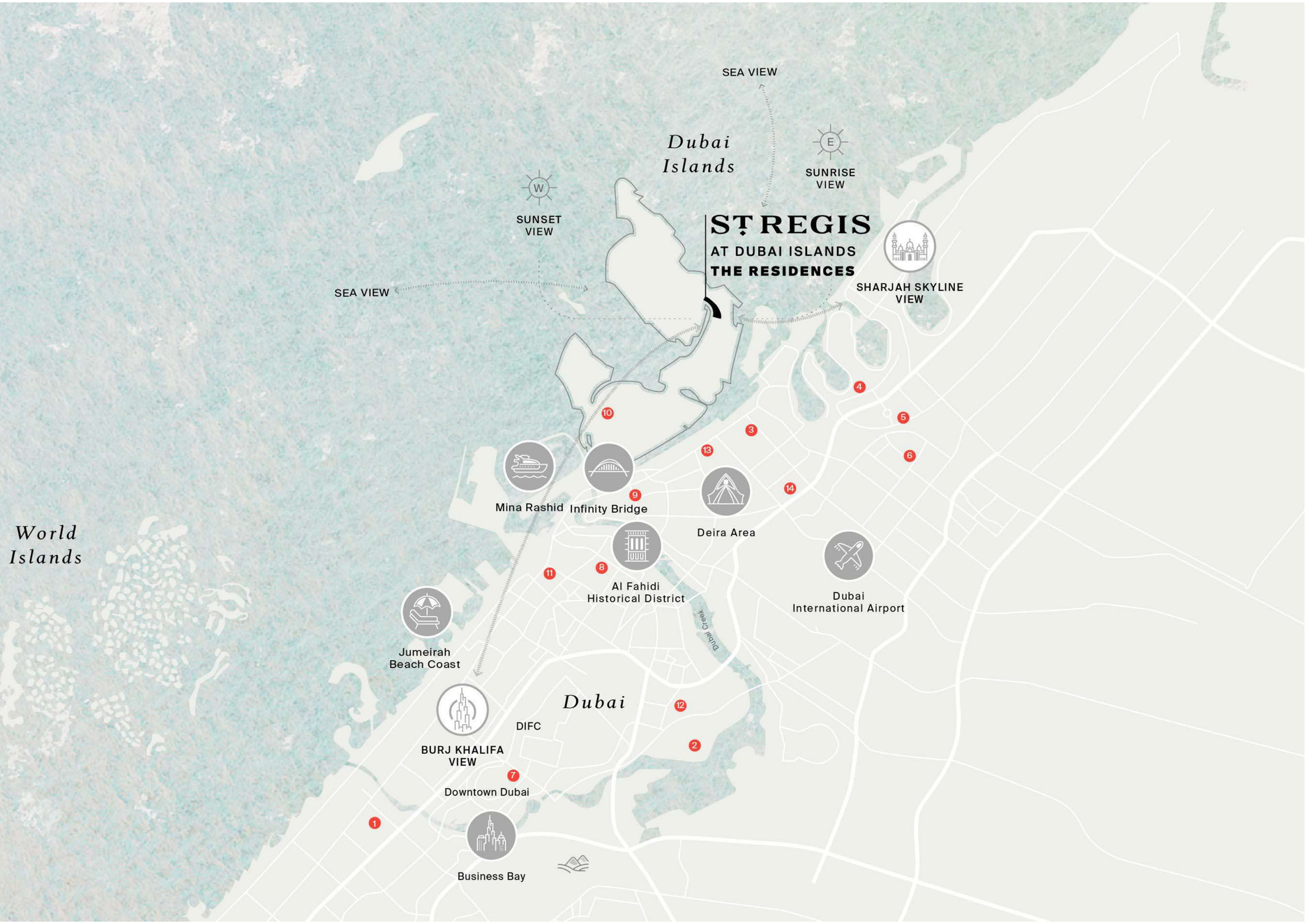
Within this coastal setting, The St. Regis Residences at Dubai Islands introduces a distinctive residential experience, combining the elegance and renowned hospitality of St. Regis with the natural beauty of island living, while remaining connected to the heart of Dubai.





# Point of Interest

1. Safa British School
2. Swiss International Scientific School in Dubai
3. The Elite English School
4. Victoria International School
5. Pristine Private School Main Campus
6. The Apple International School Primary Campus
7. Dubai Mall
8. Burjuman
9. Gold Souk
10. Deira Islands Mall
11. International Modern Hospital
12. Clemenceau Medical Center Hospital
13. Dubai Hospital
14. Canadian Specialist Hospital





CHAPTER 02

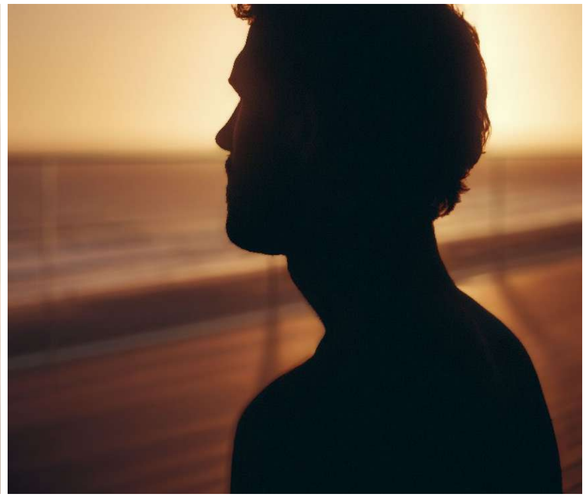
RITUAL

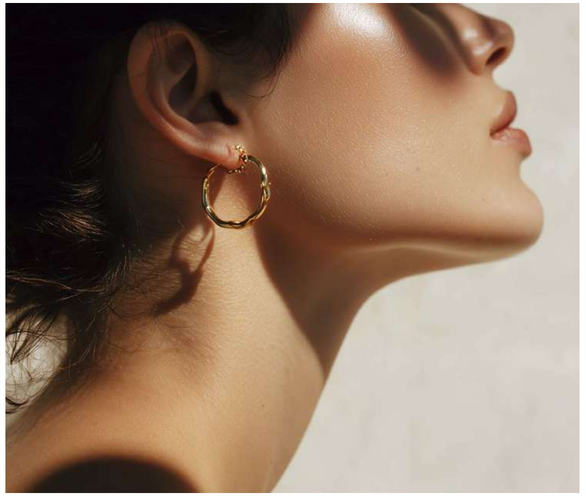
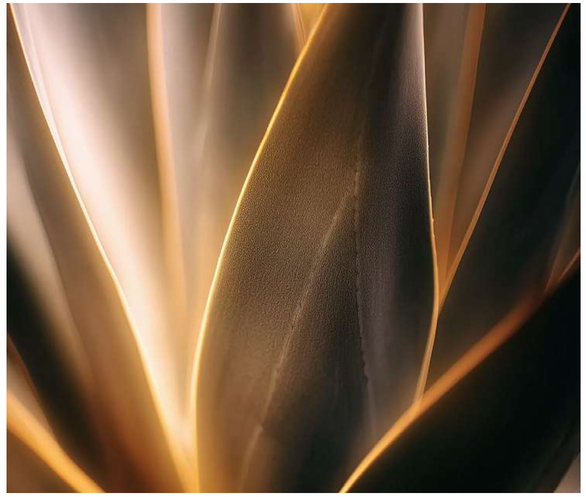
*of*

# Belonging

Protection within an
*architecture that embraces.*




# RITUAL *of* Belonging

'To Live Exquisite' defines the spirit of St. Regis, a legacy built on timeless elegance, exceptional service, and unforgettable experiences. At The St. Regis Residences at Dubai Islands, this heritage meets contemporary architecture.

As sunlight moves across the façade, patterns of light and shadow reveal the building's architectural details, creating an ever-changing experience throughout the day.



# A Composed Duality

*Two architectural forms,*
*one distinctive waterfront address.*

Two complementary buildings rise along the waterfront, their stepped silhouettes creating a distinctive architectural presence against the Dubai Islands coastline.

Expansive terraces extend across each level, opening the residences to natural light and uninterrupted perspectives of the surrounding sea.

Through a considered interplay of glass, materials and proportions, the architecture brings together contemporary design and the character of its coastal setting.





# A Sense of Arrival

*A first impression shaped by considered details.*

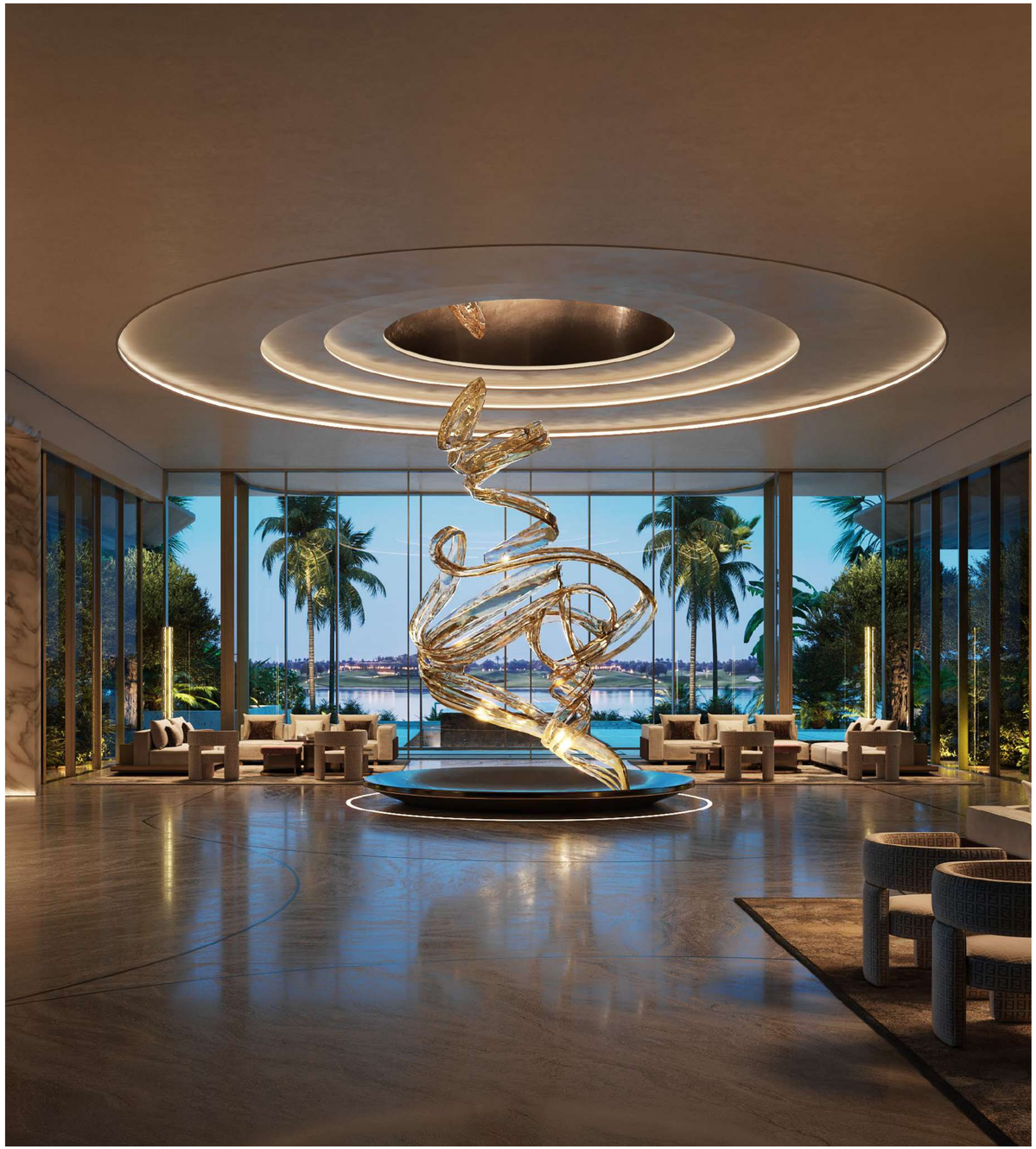
The experience begins at an entrance designed to reflect the character of The St. Regis Residences at Dubai Islands.

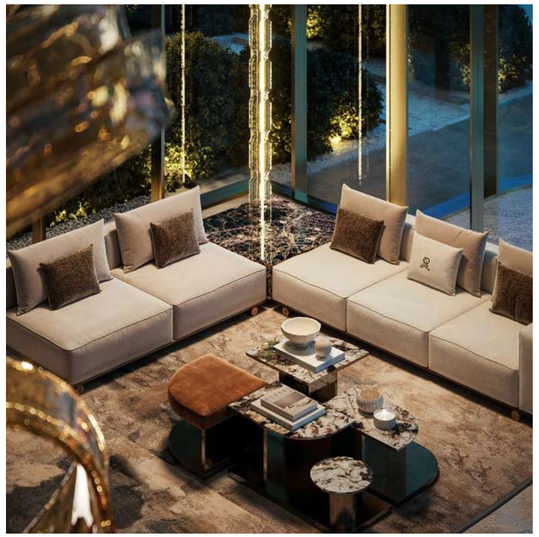
Refined architectural details and carefully selected materials create a welcoming first impression, setting the tone for the spaces within.

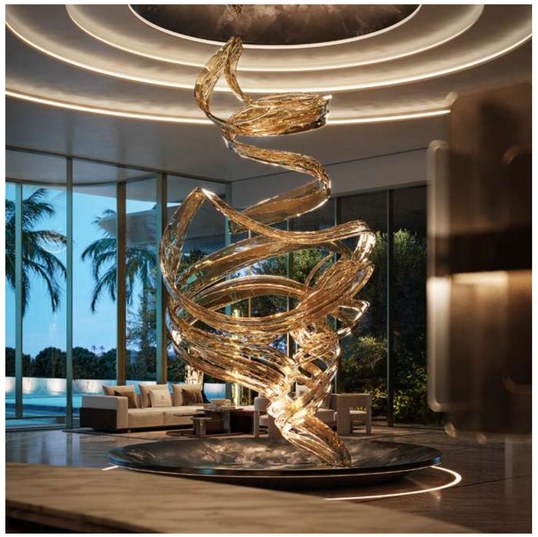
An arrival that brings together contemporary design and the understated elegance associated with St. Regis.













# A Distinctive Welcome

*An impressive arrival, defined by design and detail.*

At the heart of the lobby, a striking sculptural installation takes centre stage, framed by sweeping ceiling details and a rich palette of marble, warm textures and refined finishes.

Expansive glazing opens the space to views of the landscaped surroundings and waterfront, while thoughtfully arranged lounges create an inviting setting.

Every element comes together to make the lobby a distinctive expression of contemporary luxury.


LIVE BEAUTIFUL
GIVING SHAPE TO TIME





CHAPTER 03

RITUAL

*of*

# Harmony

Interiors in perfect balance
between light and silence.









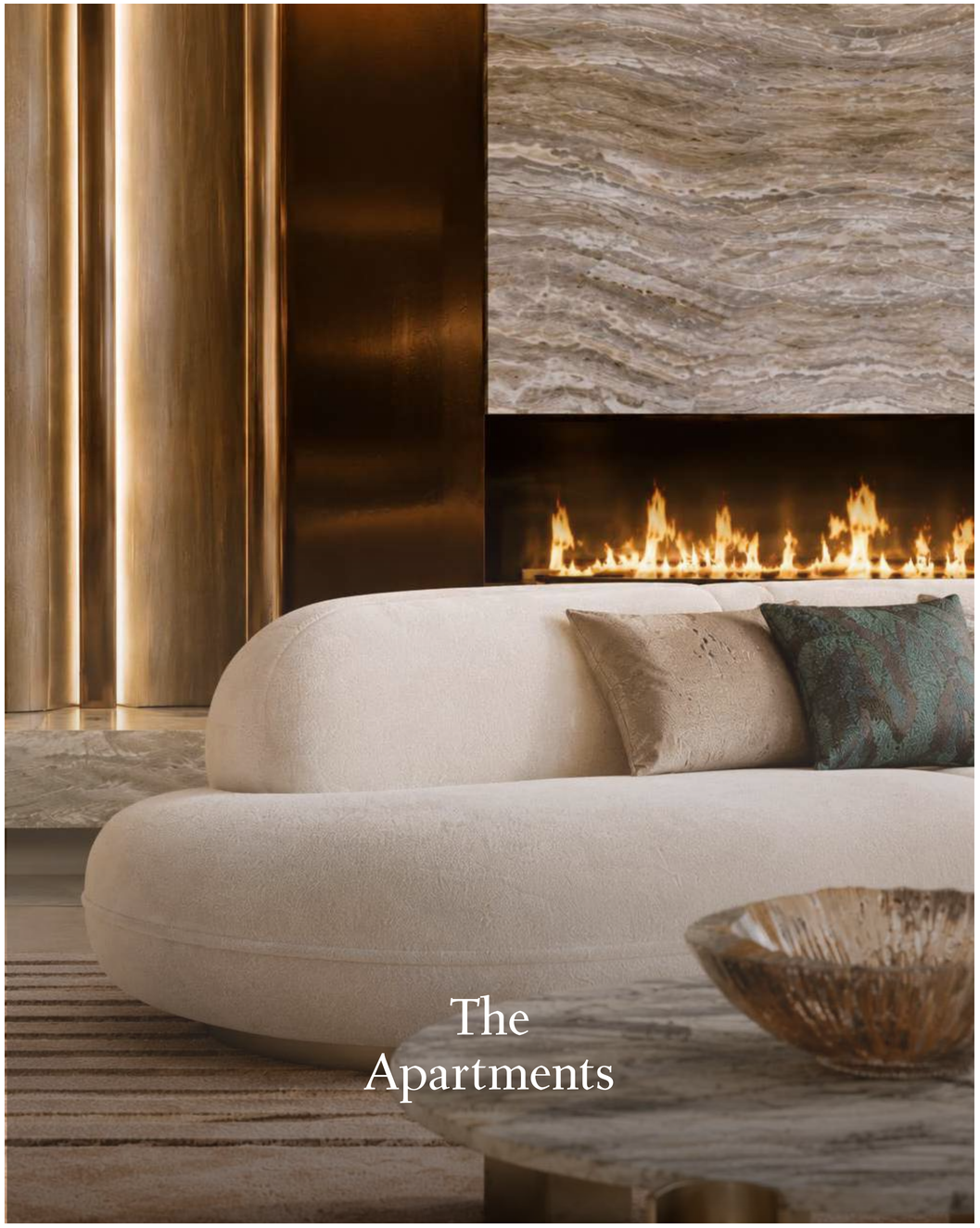

# RITUAL *of* Harmony

Within The St. Regis Residences at Dubai Islands, each home is a considered expression of contemporary elegance. Refined materials, warm textures and carefully composed spaces create interiors that feel both sophisticated and inviting.

Natural light moves through the residences, highlighting the details and finishes that define each space, while the surrounding waterfront provides a distinctive backdrop to life at home.



*The Residences lift lobby*



# The Apartments





*2 Bedroom living area*

# A Range of Homes

*A collection of residences,*
*thoughtfully designed for different ways of living*

The St. Regis Residences at Dubai Islands offers a collection of one- to five-bedroom homes, each bringing together refined interiors, carefully considered layouts and a distinctive contemporary design language.

From intimate residences to expansive family homes, the collection offers a choice of spaces suited to different lifestyles, with the surrounding waterfront providing an exceptional setting for life at home.



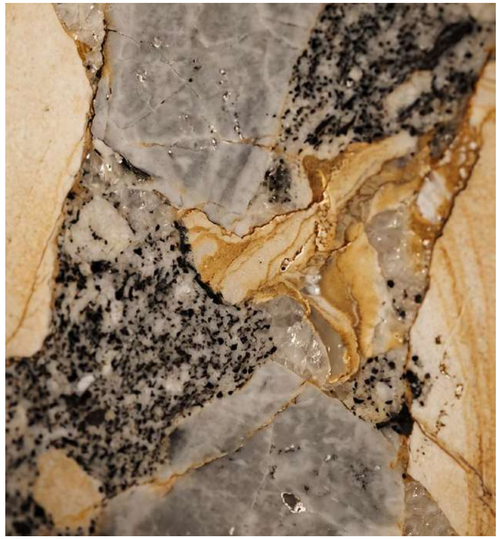
*Typical apartment bedroom*

# A Moment for Yourself

*Everyday rituals, elevated through thoughtful design.*

A refined combination of natural stone, rich textures and warm lighting brings a sense of understated luxury to the bathrooms.

From the statement vanity to the carefully integrated details and finishes, each element is thoughtfully composed to create an elegant, intimate setting for everyday rituals





*Typical apartment powder room*



*Typical apartment bathroom*

# A Private Perspective

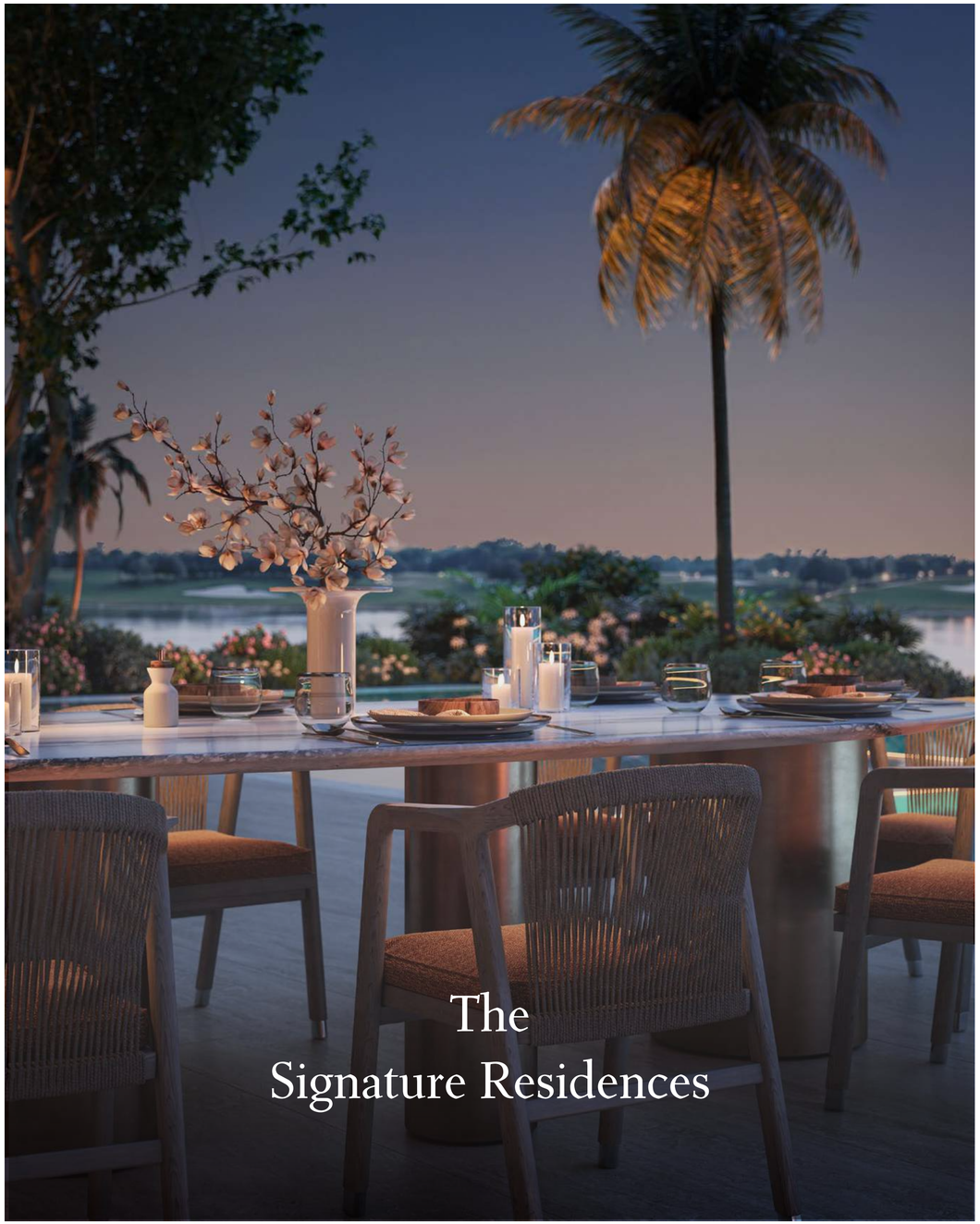
*Private outdoor spaces overlooking the waterfront.*

At The St. Regis Residences at Dubai Islands, private balconies extend the living experience outdoors, offering residents a personal space to relax and enjoy the surrounding coastal views.

Framed by the building's distinctive architecture, these outdoor spaces provide an inviting setting for morning coffee, quiet afternoons or evenings overlooking the sea, bringing the beauty of the waterfront into everyday life.



*Typical apartment balcony*



# The Signature Residences





# An Expansive Way of Living

*Generous spaces for family life and entertaining.*

The signature residences offer a distinctive expression of waterfront living, where expansive interiors extend seamlessly onto private outdoor spaces, creating a unique connection with the surrounding coastline.

Floor-to-ceiling glazing connects the elegant living and dining areas with the landscaped surroundings, while thoughtfully designed terraces, outdoor lounges and dining spaces provide an exceptional setting for relaxation and entertaining, with the waterfront as a backdrop.



*5 Bedroom ground floor unit terrace*



*5 Bedroom ground floor unit living area*



*5 Bedroom ground floor unit dining area*

# The Art of Rest

*An intimate setting of comfort and understated elegance.*

The bedrooms within the signature residences offer a refined retreat, where generous proportions, warm textures and carefully selected materials create an inviting atmosphere.

Thoughtfully considered lighting, elegant finishes and sophisticated detailing bring a sense of comfort and luxury to each space, creating a private sanctuary designed for rest and relaxation.



*5 Bedroom ground floor unit bedroom*



# The Penthouse





*Penthouse entry corridor*

# Spaces of Distinction

*Where space becomes presence.*

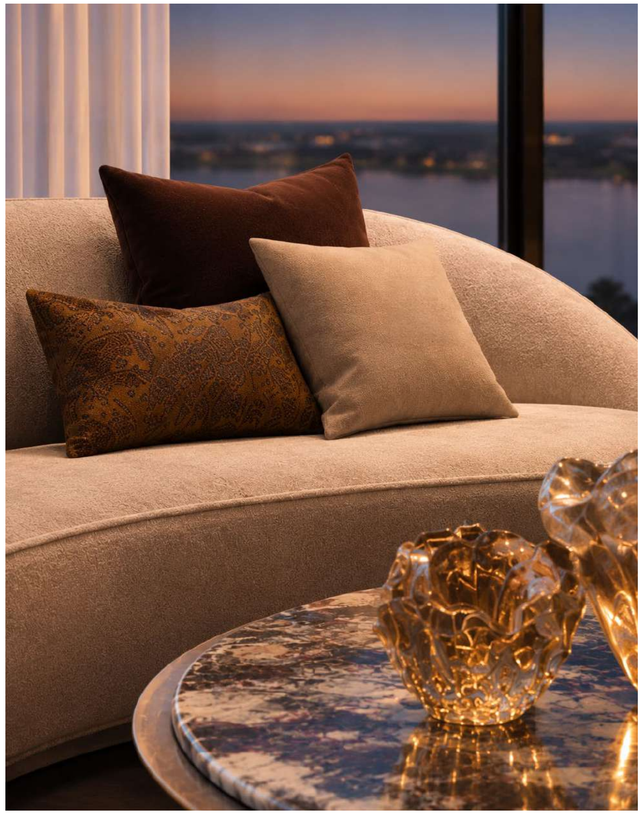
At the pinnacle of The St. Regis Residences at Dubai Islands, the five-bedroom penthouse brings together expansive interiors, sophisticated design and sweeping views of the surrounding coastline.

Generous living and dining spaces open towards a private terrace, creating an exceptional setting for entertaining, while beautifully appointed bedrooms and bathrooms offer a more intimate retreat



*Penthouse living and dining area*

# The Private Retreat

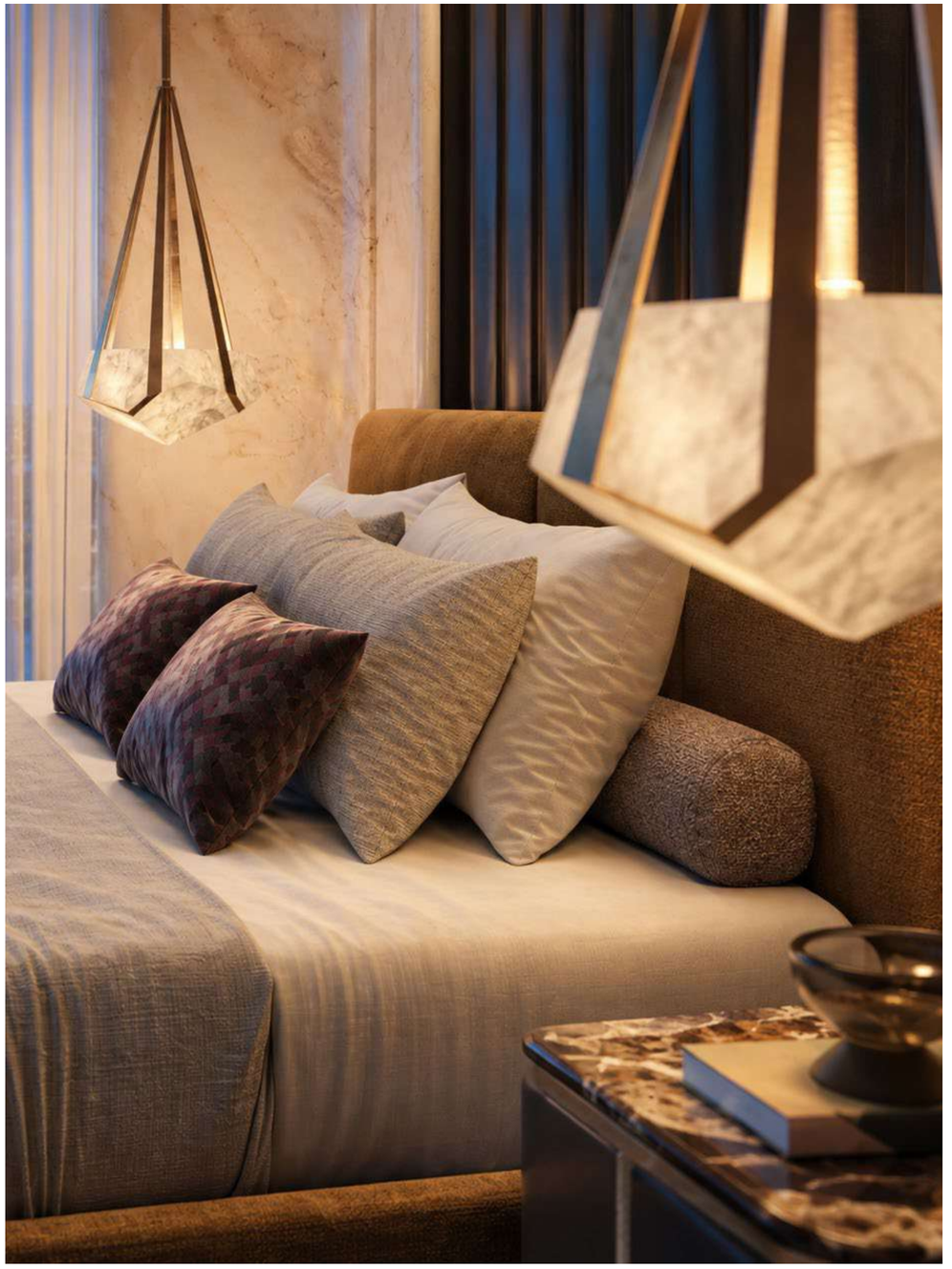


*An intimate expression of refined luxury.*

The penthouse bedrooms offer a private retreat, where generous proportions, warm textures and refined finishes create an atmosphere of understated elegance.

Floor-to-ceiling glazing frames sweeping waterfront views, while thoughtfully designed seating areas, soft lighting and carefully selected materials bring comfort and sophistication to the space.

The master bathroom continues this sense of luxury, with a sculptural freestanding bathtub positioned to overlook the waterfront. Elegant double vanities, natural stone finishes and warm architectural lighting create an indulgent setting for everyday rituals.





*Penthouse bedroom*



*Penthouse bathroom*

# Beyond the Interiors

*An elevated setting for open-air living.*

The penthouse experience extends outdoors to an expansive private terrace, where uninterrupted views of the coastline provide a remarkable backdrop for relaxation and entertaining.

Generous lounge areas and a statement outdoor fireplace create an inviting setting for gatherings, from sunlit afternoons to evenings beneath the stars. A private retreat above the city, where the surrounding waterfront becomes part of everyday living.



*Penthouse terrace*



CHAPTER 04

RITUAL

*of*

# Gathering

When living together becomes
an expression of grace.










# RITUAL *of* Gathering

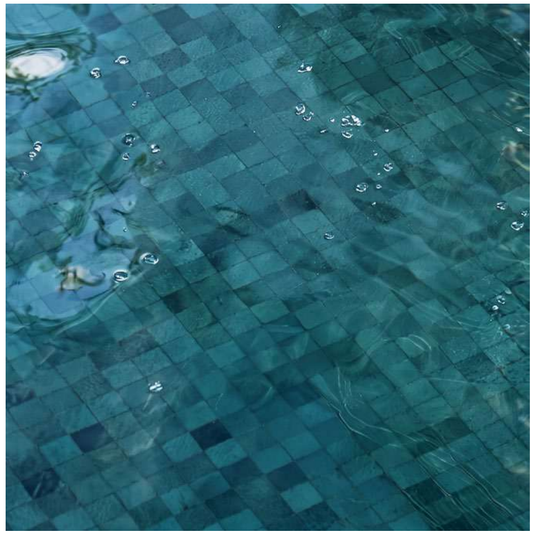
At The St. Regis Residences at Dubai Islands, a thoughtfully curated collection of amenities brings together beachfront leisure, wellness, recreation and spaces for gathering.

From landscaped gardens and swimming pools overlooking the sea to private lounges, fitness facilities and family-friendly spaces, every amenity is designed to enrich the residential experience, offering something for every occasion.




ST REGIS





# Life by the Water

*An exceptional setting for beachfront leisure.*

A collection of swimming pools, sun terraces and landscaped gardens creates an inviting outdoor environment, with the beach and open sea just beyond.

Dedicated pools for adults and children offer spaces for relaxation and family time, while shaded lounges, sunken seating areas and beach cabanas provide inviting places to unwind throughout the day.

Beyond the pools, landscaped pathways connect outdoor gathering areas, children's play spaces and an entertainment terrace, bringing together leisure, recreation and the natural beauty of the waterfront.



# A Sanctuary for Wellbeing



*Dedicated spaces for movement, restoration and renewal.*

The Spa offers a tranquil setting for rest and rejuvenation, with a sauna and dedicated treatment rooms designed for relaxation and personal wellbeing.

The fully equipped gym caters to a range of training and fitness routines, while the fitness centre offers a dedicated space for yoga, stretching and mindful movement.

Together, these thoughtfully designed spaces bring wellness into everyday life, offering residents a place to recharge, stay active and unwind.



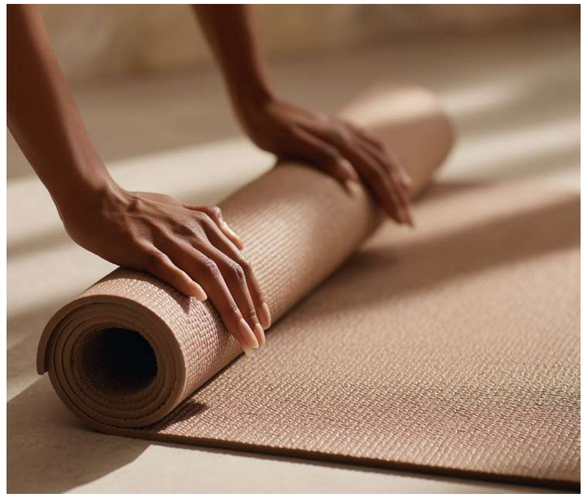


*Spa*



*Gym*










# Where Each Day Finds its Shape

The amenities offer countless ways to shape the day. Lounges and the library provide quiet areas for reading or conversation, while the pool bar and exhibition kitchen introduce a more social dimension, where hospitality and culinary experiences take on a sense of theatre.

The business centre and meeting rooms support daily routines with discretion and efficiency, while the pet salon offers a thoughtful touch of care for your pets. Together, these spaces shape a way of living that feels personal, varied and entirely your own.







# The Lighter Side of Living

*Moments shaped for joy, relaxation and discovery*

Recreational areas bring a lighter dimension to daily life, creating opportunities for play, leisure and shared experiences. The Games & Billiard Room introduces a lively note, while the Kid's Club encourages exploration. The Media Room provides a more intimate setting for gathering, and the Golf Simulator brings playful precision indoors. Across these amenities, free time becomes varied, engaging and naturally enjoyable.



CHAPTER 05

# RITUAL *of* Care

Services that speak the language of attention.











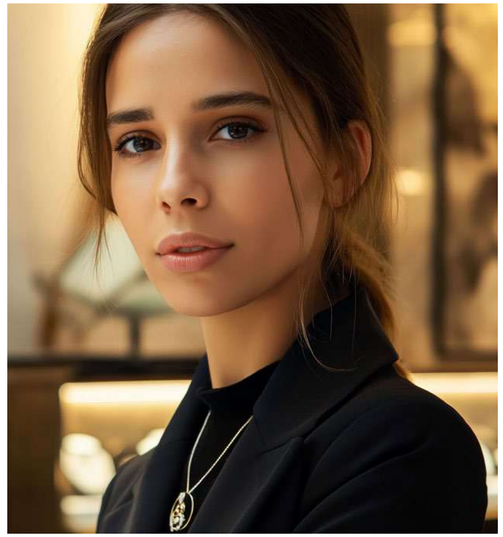
# RITUAL *of* Care

Kindness becomes an act of care for those who live these spaces: a presence that does not intrude, but supports with intention, recognising needs and anticipating them with ease. What welcomes you, morning and evening, is a smile — a gentle note of attention from those who look after every detail. This small sign sets the tone of the day, a silent ritual that makes you feel seen and genuinely received.

# A Quiet Art of Service

*Support that feels natural, present, and effortless.*

Services are tailored to enhance daily life with quiet precision, beginning with a complete range of Essential Services available to every resident. From everyday assistance to reservations, deliveries, mobility and residential support, each need is met with attentiveness and consistency. A discreet presence anticipates what may be required, creating a sense of continuity throughout the day and turning practical support into an experience that feels personal, intuitive and unmistakably St. Regis.







# Essential Services

- Dedicated Residential Leader
- Airline/Private Air Reservation/Ticket Printing
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Coordinate Delivery Services
- Automobile Rental Reservations
- Business Center
- Car Service Reservations
- Trash Removal
- Hotel and Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Services Information
- Move-in Coordination
- Notary Public Service
- 24-hour Security & Valet Parking
- Pet Care/Kennel Information & Reservations
- Loss Prevention
- Theater & Entertainment Information
- 24-hour Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery/Storage
- Sanitizing Deliveries
- Meeting Set-up in Boardroom/Function Room w/Conferencing/Technology

# More, When you Need it



*Beyond the essential offering, a selection of À la Carte Services can be arranged on request, extending daily support with greater flexibility and personalisation.*

À LA CARTE GENERAL SERVICES

From grocery shopping and travel planning to private dining, childcare and pet care, each request is tailored to individual needs.

À LA CARTE ENGINEERING SERVICES

Technical assistance covers maintenance, minor repairs, installations and furniture assembly, all carefully coordinated within the Residence.

À LA CARTE HOUSEKEEPING SERVICES

Additional housekeeping provides attentive care for interiors, kitchens, bathrooms and outdoor areas, maintaining the home to a consistently high standard.

**Additional charges apply where applicable.*





# St. Regis Residences Butler Service

*At the heart of the St. Regis experience is a presence that knows when to step forward and when to remain discreet. The Residences Butler becomes a trusted point of reference, responding to each request with an understanding of the Owner's preferences and turning service into something instinctive and deeply considered.*



SIGNATURE SERVICES

From welcome-home assistance and deliveries to guest arrivals and personal errands, each request is handled with discretion and intuitive care, making daily life feel naturally supported.

SPECIAL OCCASIONS PLANNING

From birthdays and anniversaries to personal milestones, each celebration is thoughtfully shaped around the Owner, their guests and its personal significance.

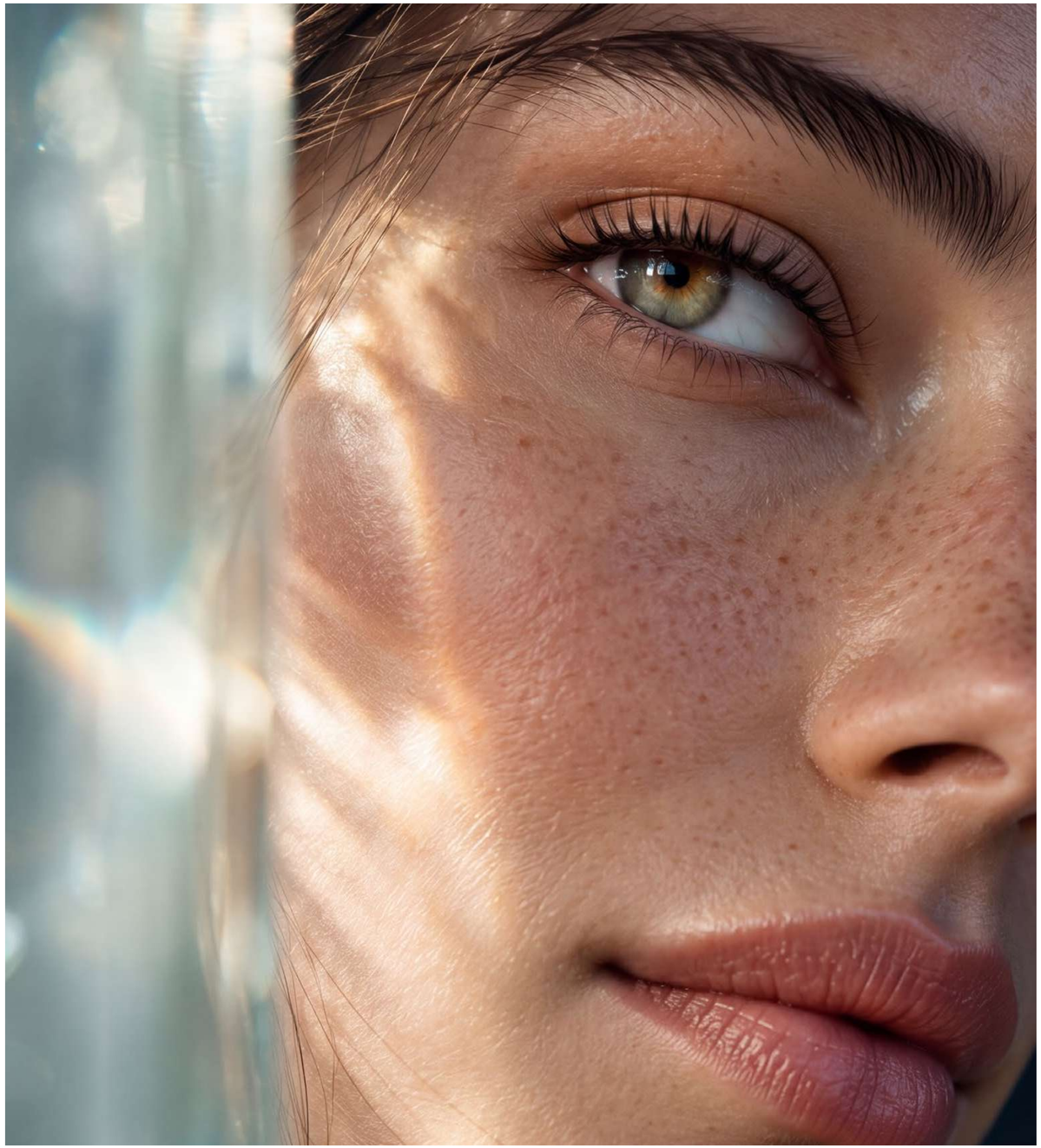
ST. REGIS RITUALS

Afternoon Tea, the Evening Ritual and the Art of Sabrage bring the traditions of St. Regis into the Residence, turning familiar ceremonies into personal moments.

LIVE EXQUISITE SERVICES AND EXPERIENCES

From private screenings to locally inspired activities, personal interests and special requests become bespoke arrangements, thoughtfully created around each Owner.

**Additional charges apply where applicable.*



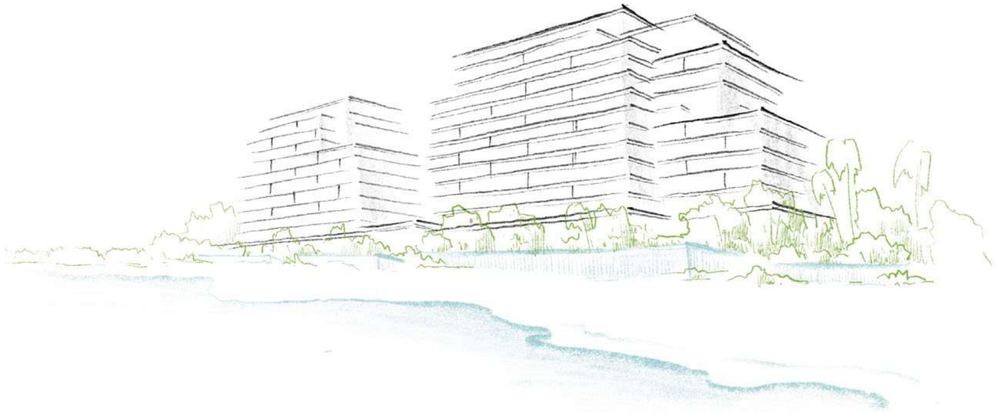
# AVENEW DEVELOPMENT

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. At AVENEW Development, we believe a home is more than just a space, it's where life's finest moments unfold.

That's why we design with intention, creating refined, high-end communities where every detail enhances the way people live, connect and unwind. Our developments are a seamless blend of sophistication and warmth, ensuring that every home isn't just lived in, it's cherished.

With a deep commitment to redefining modern comfort, AVENEW Development is setting new standards for inspired living in Dubai one exceptional home at a time.

ĀVENEW
DEVELOPMENT



# Architecture | LOCI

LOCI is an international architecture and design practice with studios in Dubai, London and Amman. Working across residential, commercial and cultural projects, the studio is recognised for its context-driven approach, creating contemporary architecture that responds to its surroundings, local culture and environment.





# Interior Design | Bergman Design House

Founded by Marie Soliman and Albin Berglund, Bergman Design House is an award-winning luxury interior architecture and design studio specialising in hospitality, residential and superyacht projects. Known for its bespoke approach, the studio creates distinctive interiors through carefully considered concepts, sophisticated materials and meticulous attention to detail.



ST REGIS
AT DUBAI ISLANDS
THE RESIDENCES

Developed by

ĀVENEW
DEVELOPMENT

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