

# 3401 THE ROYAL ATLANTIS

Stunning, fully furnished 4 bdr with the dual view,  
unique design and premium materials.

**FLOOR : 34**

**SQUARE : 506 SQM**

**VIEW : DUAL**

**70 000 000 AED**  
**\$19 000 000**

# 4 BEDROOM SIGNATURE RESIDENCE | TYPE 4

Unit: 3401

View towards the ocean



View towards The Palm



Kitchen	5.2m x 2.9m	17'1" x 9'6"
Living/Dining	8.5m x 10.2m	27'11" x 33'6"
Master Bedroom	7.0m x 4.2m	23'0" x 13'9"
Bedroom 2	5.6m x 4.8m	18'4" x 15'9"
Bedroom 3	5.6m x 4.5m	18'4" x 14'9"
Bedroom 4	4.0m x 5.4m	13'1" x 17'9"
Study	2.6m x 2.8m	8'6" x 9'2"
Exercise Room	2.0m x 2.0m	6'7" x 6'7"

<b>Total Area</b>	<b>444 sq m</b>	<b>4,783 sq ft</b>
Balcony	62 sq m	668 sq ft

# 3401

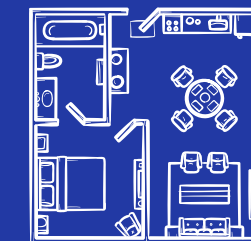
## THE ROYAL ATLANTIS

Stunning, fully furnished 4 bdr with the dual view, unique design and premium materials.

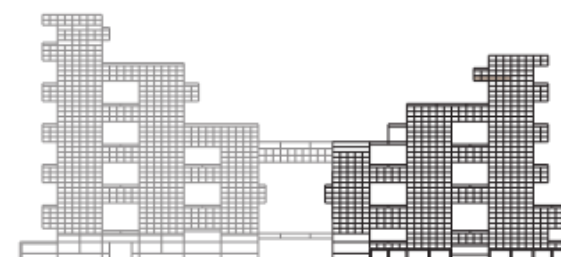
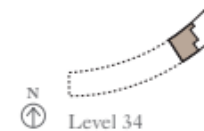
Living Area : 444 sqm

Balcony Area : 62 sqm

Total Area : 506 sqm

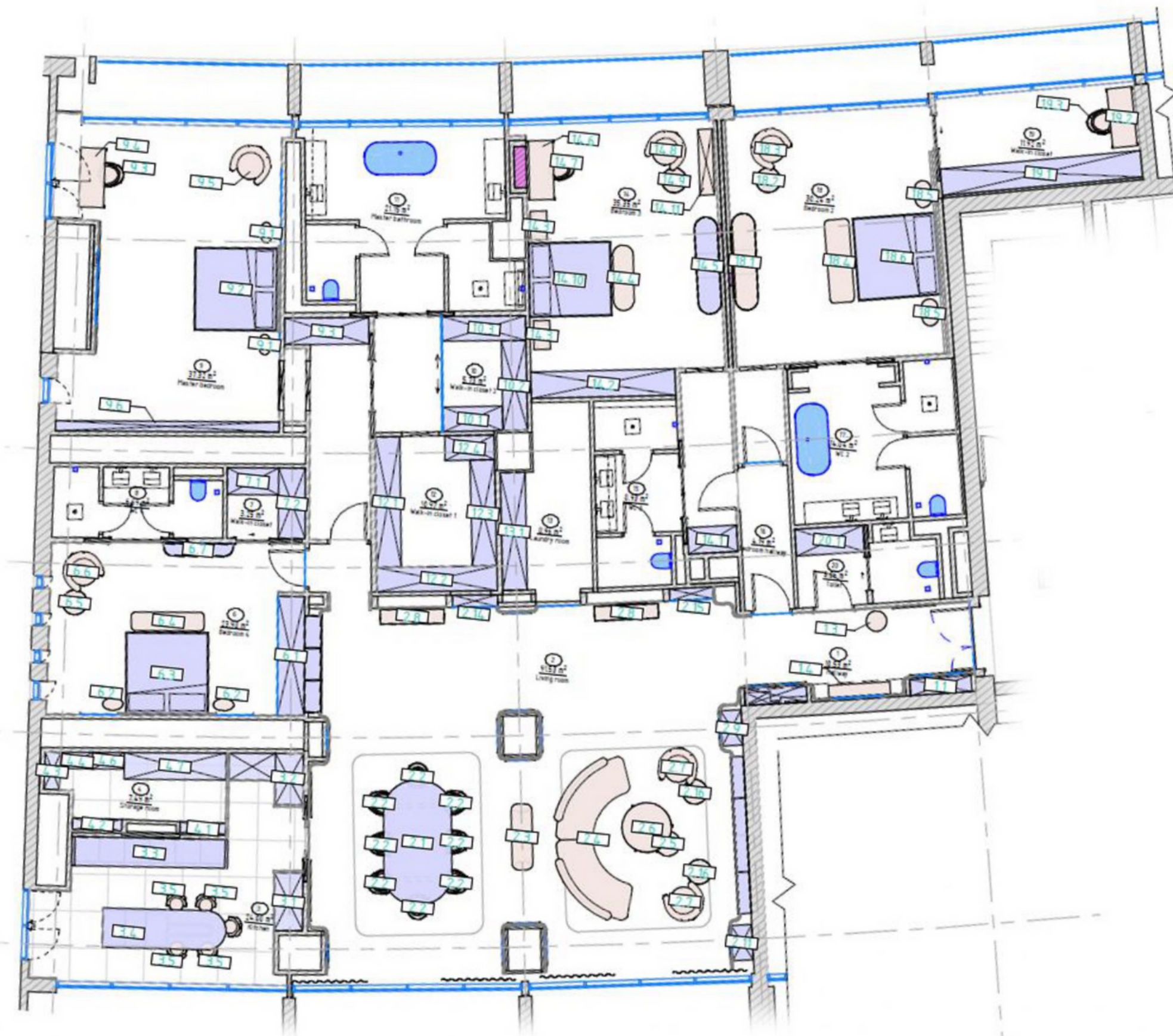


Selling with furniture, technique and decor



Floor plans shown are for guidance only; they are under regular review and subject to design development. Exact layouts and sizes may change, and sizes may vary within a tolerance of 5%. Furniture layouts are indicative only.

**TOUCH THE BOTTOM**



Nr	Name	Area, m <sup>2</sup>
1	Hallway	10.53
2	Living room	91.53
3	Kitchen	24.08
4	Storage room	7.49
6	Bedroom 4	23.98
7	Walk-in closet	3.25
8	WC 4	6.69
9	Master bedroom	37.26
9.1	Master bedroom hallway 1	9.37
9.2	Master bedroom hallway 2	4.14
10	Walk-in closet 2	5.73
11	Master bathroom	21.15
12	Walk-in closet 1	10.97
13	Laundry room	8.96
14	Bedroom 3	35.35
15	WC 3	8.93
16	Bedroom hallway	4.19
17	WC 2	14.84
18	Bedroom 2	30.24
19	Walk-in closet	11.92
20	Toilet	6.26
		376.85



ATLANTIS  
THE ROYAL  
DUBAI

LIVING ROOM



The image shows a sophisticated entrance hall. On the left, a large, dark-framed oval mirror is mounted on a light-colored wood-paneled wall. Below the mirror, a dark console table holds a stack of books and a white coral-like decorative object. To the right, a wall features a large, white, three-dimensional relief sculpture of a human figure. The floor is highly reflective, showing the surrounding environment. In the background, a long display cabinet with glass doors and shelves is filled with various decorative items, including vases, figurines, and framed art. The lighting is warm and ambient, creating a luxurious atmosphere.

**ENTRANCE HALL**



LIVING ROOM



LIVING ROOM



**KITCHEN**





**GUEST BEDROOM 1**



**GUEST BEDROOM 2**



**GUEST BEDROOM 3**

**GUEST WARDROBE**



**MASTER BEDROOM HALL**



# FACILITIES AND SERVICES



## CLOUD 22

See the Arabian Gulf stretch out before you as you lounge in an infinity pool set in the sky and sip on a truly exquisite cocktail. Welcome to a place meant for the very few, a place where the stunning views are only matched by an unparalleled lifestyle enjoyed by those who revel in luxury.



## WELNESS

Spa treatment room with adjoining private relaxation area

- Steam room and sauna
- State-of-the-art gymnasium
- Indoor lap pool
- Outdoor relaxation/yoga lawn



## CONCIERGE

- Assistance with recommendations and reservations: Dining, recreation (Spa, Golf, Sports, Activities and Events) Sight-seeing and Tours (Helicopter tours, Yacht and Boat cruises, Safari trips)
- Limousine and car rentals
- Assistance with general information on Dubai
- Business Centre services

## FUNCTION

- Concierge Lounge
- Mail box for each apartment
- Wi-Fi in public areas
- Secured underground parking
- Basement Storage\* (for lease)
- Basement Driver's Lounge
- Driver's Accommodation\* (for lease)

## LEISURE

- Resident's pool
- Private pool cabanas\*
- Resident's beach
- Tennis court
- Poolside barbeque area
- Children's playground



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