

SOME SEEK GREATNESS IN WHAT THEY DO

Some seek greatness in what they do.

They don't dream but build a reality based on their vision.

They search for a reward from the crowd and not themselves.

Aptitude alone they can't rely upon and experience the splendor of life.

Close to all that matters, yet miles away from the ordinary.

Welcome to The Rio-Carson Development, Dubai, Emirates U.A.E.

A residential complex with spacious premises and a refined approach to living – built with quality that will define life as you know it.

The Rio-Carson Development, Dubai, Emirates U.A.E. – a sanctuary that gives beyond conventional notions of living, a crafted and uncomplicated sense of belonging.





ABOUT DUBAI

Dubai is not merely a city. It is the ideal illustration of how having a clear vision and ambition can lead the foundation for an entirely new way of life. Dubai, a global hub of trade, lifestyle and opportunity – a resilient and aspirational metropolis that constantly reinvents and evolves itself. It challenges global standards, business models, and global values to maintain these standards by offering the ideal setting, world class facilities, cutting edge connectivity, and a higher standard of living.

ABOUT BUSINESS BAY

Known as being one of Dubai's most sought-after residential and business districts, Business Bay is one of the region's first and largest of its kind waterfront developments.

Developed over an area of 80 million sq ft, it features a 3.2 km canal that provides direct access to the Arabian Gulf. Business Bay plays home to several high-rise towers with luxury apartments set against the striking backdrop of Downtown Dubai.

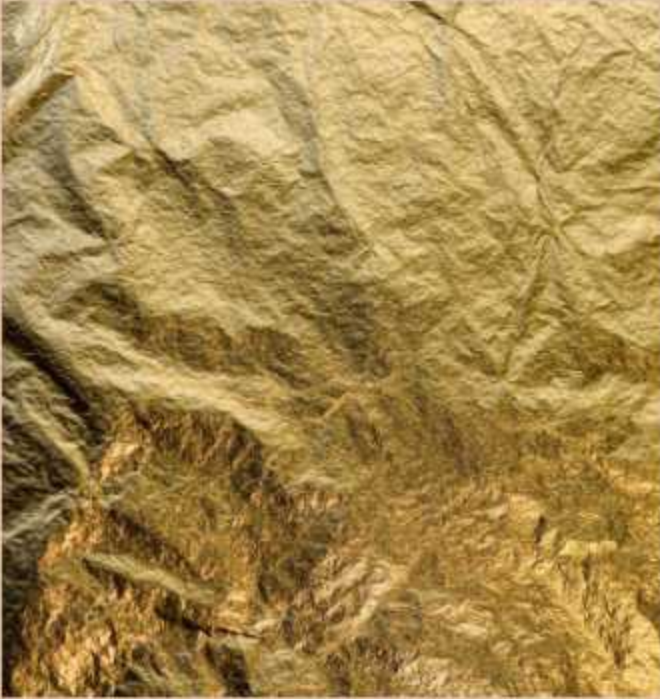
With some of the city's best dining, entertainment and leisure facilities, Business Bay is the first choice for those who seek style and success.



THE ART OF BEING

A project steeped in art. A facility with culture at its very core. The rhythm of its legacy is shown from a classical Greek statue, to modern art combined with striking works in different media—sculpture, painting, photography, live relief, making The Ritz Carlton Doha a place where they see some of the world's most sophisticated and subtle. This is not just a place to live. It is a place that offers a promise of enrichment, of enhanced knowledge and ongoing experiences. A place where the power of art is permanent.





LEGACY THROUGH ARTS

A sense of style and elegance permeates every element, down to the finest details. At The Breakers, art is not just what is on the walls, it is every touch a way of life. The design team brings a classic French Bar and modern flair to the project. Elegance and refinement are at the heart of every detail. The level of craftsmanship brings a human touch and the art of sustainability is elevated to a new level.

MASTERS OF OPULENT DESIGN





Designed by Kohn Architects, MMA Style Design Arch, with interiors by ANA MOUSSINI INTERIOR DESIGN from Paris, this glowing tower creates a new concept of modern, cosmopolitan living. Warm accents throughout the bright, open-plan layout.

AT THE HEART OF IT ALL

Highly high above, soaring views with the iconic skyline of Downtown Dubai on the horizon beyond, The 150-Corner Residences, Dubai, features the perfect combination from the city's finest dining, dining and entertainment destinations. Located along the Dubai Water Canal, one of Dubai's most popular and exciting young districts, residents may often describe a true sense of modern living.

Close to all that modern yet miles away from the ordinary, the Residents will enjoy proximity to:

| DESTINATION | Time |
|--------------------------------------|---------|
| The Dubai Mall | 10 mins |
| Dubai Mall | 10 mins |
| Dubai City Walk | 10 mins |
| Ras Al Khaima Wildlife Sanctuary | 10 mins |
| Dubai Design District | 10 mins |
| Dubai International Airport | 15 mins |
| Mall of the Emirates | 15 mins |
| Dubai International Financial Centre | 15 mins |
| Museum of the Future | 15 mins |
| Meydan Racecourse | 15 mins |
| Dubai Marina | 20 mins |
| Ras Al Jabel | 20 mins |
| Palm Jumeirah | 25 mins |





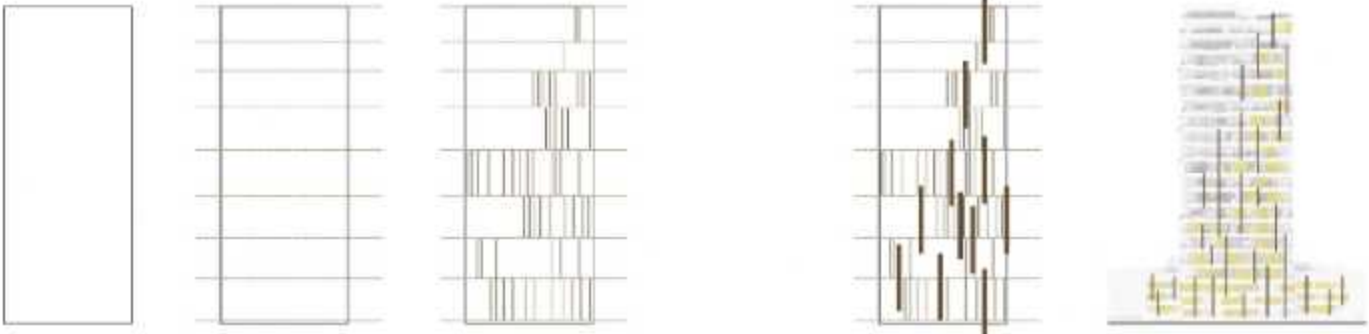
ARCHITECTURE APPROACH

The design of the building itself combines the traditional and contemporary in a beautiful balanced interplay of proportion and form.

Inspiration was drawn from the geometry of classical architectural elements, as well as a sculpture based on an ancient Greek statue, which has been deconstructed into "lines." In reciprocal, fragmented forms provided the starting point for the body composed by light, which offers an excellent representation of organic forms.

The result is a remarkably elegant design with strong vertical elements and a low-level structure, at once calm and recognizable, yet clean and minimal. A lot of visual lightness, its simple white surface offers a perfect canvas for an ever-changing dialogue between light and shadow.

THE CONCEPT



THE ARCHITECTURE

First choice is an environment that reflects your unique elevated style and sensibility. At The Residences, form and function seamlessly synchronize to create a space you'll be proud to call home, with a clean, spacious, minimalist palette and elegant design cues that you can adapt with your own personality.



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INTERIOR DESIGN APPROACH

Turkish modernity are the watchwords for the decoration
 of The 960 Carakas Residence in Dubai, Business Bay.
 Sharp angles and urban chic are not only laid away, replaced by
 an intimate and cozy environment. The interior made living
 in a gracefully understated fashion. Soberness and clarity are brought
 by a multitude of gentle, curved forms. The subtle palette is
 dominated by neutral tones, punctuated by touches of the Carakas's
 remarkable lake, paired with a meticulous attention to detail and a
 dedication to craftsmanship, as witnessed by the numerous
 bespoke elements throughout.
 Fine materials abound. Textile surfaces, flawless finishes and a quest
 for quality are key. Welcome to a world of serenity,
 a haven of unparalleled well-being.





01 | The building's design is a blend of modern and traditional architecture, with a focus on sustainability and energy efficiency.

AN ICONIC LANDMARK

The Rix-Carlton Residences Dubai, Business Bay will be a new emblematic building in the cityscape of Dubai. Anchored on a podium topped with pools and greenery, the 18-story tower rises majestically into the skyline of the city. Its facade is characterized by its vertical brass louvers, as well as balconies in a finely crafted metal mesh reminiscent of a transparent fabric.

Almost inseparable from a distance, the latter gives the structure a unique character that up and holds to provide a sense of anchors to the public areas in each of the 65 apartments. Its diamond-like pattern is reflected on the ceilings of both the entrance canopy and lobbies in the form of geometrically arranged recessed lighting fixtures. A luminous but low-key interior that acts as a symbol of the project's subtle splendor.



THE RESIDENCES

Every residence is thoughtfully designed to suit your lifestyle. The well thought out layout will allow the space for you and your family's needs. All the fittings and furnishings are of the finest quality and create a polished style.

Each of the bright and spacious apartments is equipped with floor-to-ceiling windows to showcase the stunning views of the Downtown Dubai skyline.

The interior has been meticulously designed to combine its modernity with warm and subtle colour palette, using quality items in the fabrics and decorations.

All residences will come fully furnished offering a hassle-free and convenient lifestyle with natural materials throughout and luxury in the living rooms, suitable in the custom designed kitchen and bathrooms, and equipped with the best of all residences with private plunge pools.



A LIFE LESS ORDINARY

The Rix Carlton Residences, Dubai, Business Bay is one of its kind legendary designed residential property, managed and serviced by one of the world's most distinguished brands.

Along 18 Store above the iconic Dubai Water Canal in the vibrant Business Bay district, this unparalleled development offers refinement and expert levels of service, synonymous with The Rix Carlton brand.





EXTRAORDINARY LIVING EXPERIENCE CURATED FOR YOU

It is the finer details that matter at The Residences, with special attention and care that went into the selection of high-quality fittings that surround you. From the moment you step onto The Residences' water garden lobby, a sense of style and sophistication greet you.

The The Carlton Residences, Dubai, features Bay is synonymous for fine style, service and elegance – with a uniform residential staff and concierge services here to cater to your every need, providing you with the gift of time. Be it restaurant reservations, theatre ticket bookings or taking care of deliveries, all are taken care of for you.

Resident owners are guaranteed world-class service, exceptional views, quality and ultimate luxury.

STEP INSIDE

The interiors of The Residences represent a path of visual and sensory discovery. The spatial flow is set from the start by the generously proportioned lobby lounge, centered around an imposing and striking feature, flanked by graceful concrete screens clad in precision white cladding.

Up above, a monumental crystal chandelier hangs like an articulated jewel from the lobby ceiling, illuminating the sculptural limestone below, which offers the promise of comfort with its curvilinear forms.

The setting is completed by a spectacular artistic intervention – a sculpted brushed walnut wall that denotes a strong sense of place. This is a world in which art and well-being are inescapably intertwined.





WELCOME HOME

Discover an oasis of tranquility at the heart of a city – a place where the pleasures of luxury provide an escape from the bustle and hassle of city life.

A smart vision, residential building offering best style levels of service and ultimate attention to detail, this award-specific style development between timeless design juxtaposed with a contemporary twist.

With state-of-the-art amenities and unparalleled service levels, these GE beautifully appointed and fully furnished residences offer an exclusive retreat, in The Perfect Location.

Uniquely designed and offering generous accommodations, this limited collection of residences comprises:

One Bedroom (3 Residences)

Two Bedrooms (26 Residences)

Three Bedrooms (24 Residences)

Three Bedroom Penthouse (2 Grand Residences)

Four Bedroom Villa







A PRIVATE HAVEN

The luxury lies in the details and each material is an object lesson in material precision. Every element is given the utmost attention. Colors are sculpted with sweeping lines, adding both optical interest and a heightened sense of intimacy.

Walls are accented by plaster ribbing, which resonates with the vertical lines of the built-in lacquer screens that act as space dividers, allowing each room a measure of human scale. The furniture makes it look through to the next yet distinct character, and the entire atmosphere of its consistent form.

The material palette, meanwhile, is typified by its successful display and its delicate material effects. Riches valuably come in subtle tones, the bathroom floor is chosen patterned limestone tiles, and lacquer screens act as privacy dividers for walls and screens. One thing they all have in common is their tactile finish, which brings magnetic attention to the whole.

AMENITIES

The ultra-luxury Residences on Dubai Business Bay are not just a home.

They also offer a host of exclusive lifestyle experiences. Part of the parkside setting is devoted to an outdoor relaxation area with a custom bar for entertaining, a look deck, a partially covered pool with water constantly overflowing its bordered limestone walls, and a lounge terrace along one of its elegant facades, each carefully chosen to bring stylish living.

The graduated oak walls of hand-carved rooms are laser black and finished at the bottom. The master suite's timeless elegance is evident in an art library, while the light and breezy spa features a hand-carved wall, a curved terrace, and a treatment room set with a slab of exceptionally grained marble.

The ultimate indulgence can be enjoyed not only there, but also in the ultra-luxurious 12-suite cinema with its emergency egress and leather club lounge, metal grey-green palette and ceiling sculpted with a seamless relief motif inspired by the shape of clouds.



EXPERIENCE THE RITZ-CARLTON LIFESTYLE

Enjoy a unique lifestyle where contemporary design provides a perfect balance of social and personal, active and serene, collaboration and reflection.

AMENITIES

- | | |
|--------------------------|------------------------|
| State of the Art Art Gym | Meeting Rooms |
| Singapore Singapore Spa | Expansive Storage Area |
| Swimming Pool | Cigar Room |
| Wooded Only Club | Storage Room |
| BBQ Area | Club |
| Private Theater | Concierge |
| Kids Play Area | Outdoor Cinema |
| Library | |

SIGNATURE SPA

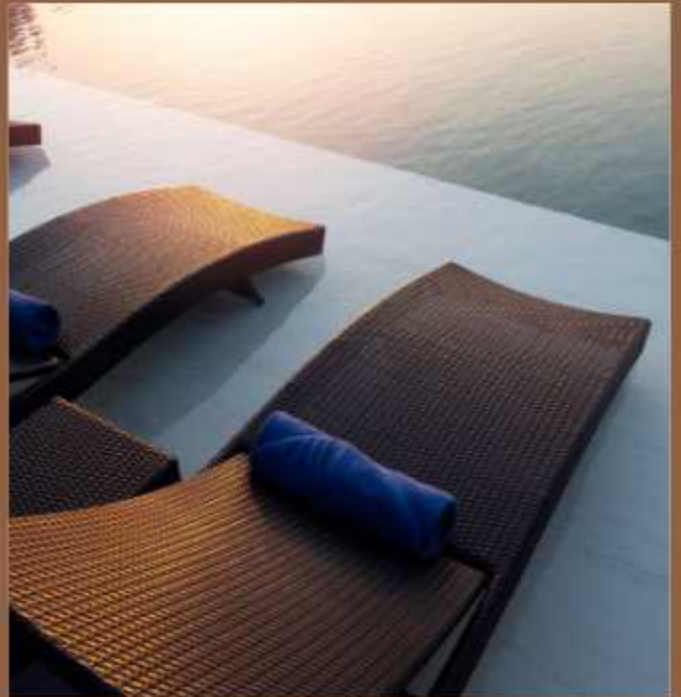
Unwind and relax in your residents' only spa with private treatment rooms, hot tubs, and tranquil relaxation areas. Your private retreat away from the hustle and bustle of city life.







THE VILLA



Experience the highest form of luxury – your own private villa. The ultra plush residence welcomes you home with large spaces and low-level living. Soak in your private swimming pool as you enjoy the magnificent unobstructed views of Downtown Dubai.

Located on the beach and 15th Street, the *5000+* duplex villa takes the interior design concept to a whole new level with minimalist elegance thanks to its clean finish proportions. Each room is given a bespoke treatment resulting in dramatic and thoughtfully balanced spaces that can be tailored to create custom like urban escapes. The integration of screens is a common feature throughout, whether they be the sculptural feature partitions in the living room or the fluted toasting case in the principal bedrooms, upholstered with a hand-painted pleated fabric.

The villa also comes with its very own private garden, centered around a 15 metre pool and characterised by a superbly curated selection of natural materials.





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© 2018 [unreadable]





THE PENTHOUSES

A luxury residence is brought to the two penthouse residences, which feature expansive views on all four sides. These residences are truly for those who genuinely appreciate exclusivity and new elegance.

The floorplans are tailored for these great apartments, while the color palette is dominated by a spectrum of whites, chosen as the perfect fit to the spectacular 360° views of the skyline of one of the 21st century's most outstanding cities. Inside, visual charm is provided by a striking bespoke stainless-steel kitchen as the entry lobby, a plethora of meticulously crafted architectural details, whether they be the elegant mold on the living room ceiling or the way the checker pattern of the flooring repeats here and in the living areas to maximize visual flow in the kitchen. In short, spaces where reaching for the sky is synonymous with a desire for perfection.

The residences rise the five stories high with plenty of space to unwind at the end of a long day. This luxurious business environment made as convenient with storage and shelving that is modern and smart. Multifunction and refined style meet in the right balance to create a truly unique living space and lifestyle statement.









THE RITZ-CARLTON RESIDENTIAL SERVICES

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The dedicated staff of Residence can assist with a variety of personal arrangements at an owner's request. Following are examples of offered services, some of which are included in the association's monthly fees paid by owners to their owners' association; some are a la carte.

ESSENTIAL SERVICES

| | | |
|--|--|---|
| Airfare/Visa Air Reservations | Emerging Golf Tee Times | Hot/Cool/Reset Information & Reservations |
| Shipping Information | Restaurant Information/Reservations | Health & Entertainment Information |
| Airport/Ground Transportation Arrangements | Real Estate Information & Reservations | Travel/Excursion/Travel Services |
| Childing/Child Arrangements | Spa & Salon Reservations | Concierge Area Housekeeping |
| Concierge/Delivery Services | Services Information | Concierge Area Maintenance |
| Business Center | Miscellaneous Coordination | Newspaper/Magazine/Packaging Delivery |
| Limousine/Car Service Reservations | Military Public Services | |
| Hotel and Guest Suite Reservations | Valet Parking | |

A LA CARTE* GENERAL SERVICES:

| | | |
|------------------------------------|------------------------------|------------------------------------|
| Grocery/Shopping | Continental Breakfast | Availability Services |
| Laundry/Dry Cleaning | Handoff/Load/Flaming | Business Type/Trade/Trade/Services |
| Alteration Services | In-Residence Dining/Catering | House/Child Care Services |
| Car Washing/Detailing | Mail Packing & Shipping | Tel. Grocery |
| Jewel & Vacation Planning | Personal Chef Services | Visceral Home Care |
| Laundry Detail | Plant Care Maintenance | Activity Arrangements |
| Photography/Video/Graphic Services | Personal Trainer | Automobile Detail/Detailing |

A LA CARTE* ENGINEERING SERVICES

| | | |
|--|----------------------|-----------------------------|
| Light Fixture/Service/Tube Replacement | Touch-Up Painting | Minor Electrical & Plumbing |
| Furniture Assembly | Electronics Check-Up | TV/AV/Video Change |
| Dish/Wire or Trash Removal | Picker Hanging | |

A LA CARTE* HOUSEKEEPING SERVICES

| | | |
|---------------------|---------------------------|-----------------------------------|
| Waxing & Mop Floors | Draw/Desk Top Cleaning | Clean Bathrooms |
| Clean Mirrors | Stip/Dust & Change Linens | Wash Dishes |
| Bed Making | Bedroom Cleaning | Clean Hall/Cluster/Bedroom Cabins |

* A la carte services may be available upon request; rates, services and pricing policies are subject to change without notice.

DEVELOPER



One of the most respected companies in the UAE, Khamas Group has grown along with the developments in the Emirates. The Group is one of the leading stakeholders in construction, hospitality and other industries. The Group's core values and objectives in the visionary leadership of its Chairman, Mr. Tawfik Al-Khatib.

Khamas Group's vision has been to merge business interests with social development in the UAE. Along the way, the company has been involved in various social and community projects. Khamas Group has committed its capabilities in the following industries: Real Estate Development, Contracting and Construction, Hotel and Hospitality, FMCI, Manufacturing, Retailing and Education.

INTERIOR DESIGN



Amaoussinet is a Paris based designer with a rich heritage of expertise in the luxury hospitality sector. She has worked on high end commissions in Europe, the Middle East and Africa, making her mark with dramatic, versatile spaces, which inspire both a sense of wonder and a feeling of well-being. She aims to go beyond the hardware in order to live the imagination.

The multidisciplinary background gives her a heightened sensitivity to other cultures, allowing her to breathe each project with a sense of place. She also brings to them an considerable in-depth experience and taste that, as well as an acute attention to detail and a love of the materials. Adept at working on different scales, she offers an in-house interior design service and places particular importance on relating each of her interests to their aesthetic and context.

ARCHITECT



Founded in 1999 by Marc Mougel, M/ Projects is a multidisciplinary architectural and design firm based in Milan. Working internationally in a variety of sectors, from residential and retail to hospitality and commercial, its focus is always by person and tailored to a space for beauty and the pursuit of excellence.

Based in the David Byrne design tradition, it sees a form of the handcrafted and takes much of its creative emphasis to be placed on the use of natural materials due to their tactile qualities and their ability to create a building with a sense of soul. The most? Projects that have fundamentally and poetically captured the essence and aesthetic refinement. A unique material which forms, are reduced to their essence; color palette are subtle and muted, and harmony and balance are the ultimate aim.

SALES & MARKETING



Knight Frank is the leading independent global property consultancy serving as its clients' partners in property for over 125 years, with the most comprehensive network of any real estate adviser in the world.

Headquartered in London, Knight Frank has an extensive global footprint of more than 8,000 people operating from 288 offices across 32 countries. The Group, which is client centric, ranges from individual owners and buyers to major developers, investors, and corporate tenants. Knight Frank operates in locations where our clients need us to be, providing a world-class service that's locally rooted and globally informed.

In the Middle East, Knight Frank has strategically positioned offices in Dubai, Abu Dhabi, Riyadh, Jeddah, Doha & Muscat, where providing integrated residential and commercial real estate transaction, consultancy and management services across the Middle East for the last 12 years.



The Devmark Group is the UAE's foremost real estate project sales and marketing consultancy, known for providing value through a developer centric, results driven approach. The Devmark Group follows an integrated consultancy across the entire developer value chain from project conceptualisation to the final sales process. With a proven track record of working with established global real estate brands, The Devmark Group has become a leading partner for developers in the market, with a market leading and diverse senior leadership team.

With a leadership team that has over 100 years of combined real estate experience and a well-rounded roster of A/E/C/2 billion, The Devmark Group is one of the most experienced real estate project sales and marketing consultancies in the UAE.