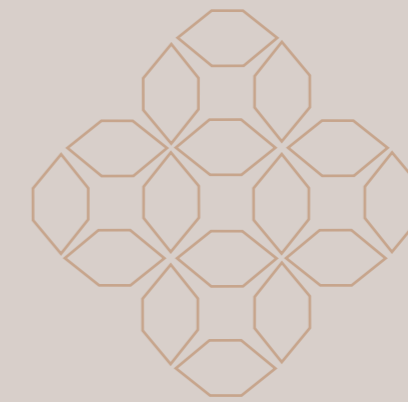




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DESTINATION DUBAI



THE CITY OF THE FUTURE

**Progressive in outlook, yet rooted in tradition,
Dubai has captured the imagination of the world.**

From the timeless tranquility of the desert to the electric buzz
of the financial centre, Dubai consistently strives to be exceptional.

THE SYMBOL OF PROGRESS

A global phenomenon that has been nurtured by spirit and ambition, Dubai is renowned for its capacity to achieve the impossible.

As host of the upcoming World Expo in 2020, the city constantly captures the dreams of its people and turns them into reality. Be it a ski destination in the desert, the world's tallest high-rise structure or even a collection of man-made islands that can be seen from space, Dubai continues to do it all.



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.

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 Bahar, 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.





AN INSPIRED BLEND OF EXPERIENCES

**The heart of a bustling, forward-thinking city,
Downtown Dubai is where urban lifestyles
are constantly enhanced.**






Bustling with life and echoing the energy of its people,
the neighbourhood is home to some of the world's
most iconic landmarks and leisure attractions,
along with commercial, residential, hospitality
and shopping destinations.



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 NEZESAUSI 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



BUSINESS BAY

Burj View Towers



LUXURY BEYOND COMPARE

A collection of 27 residences, each occupying an entire level and three 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.

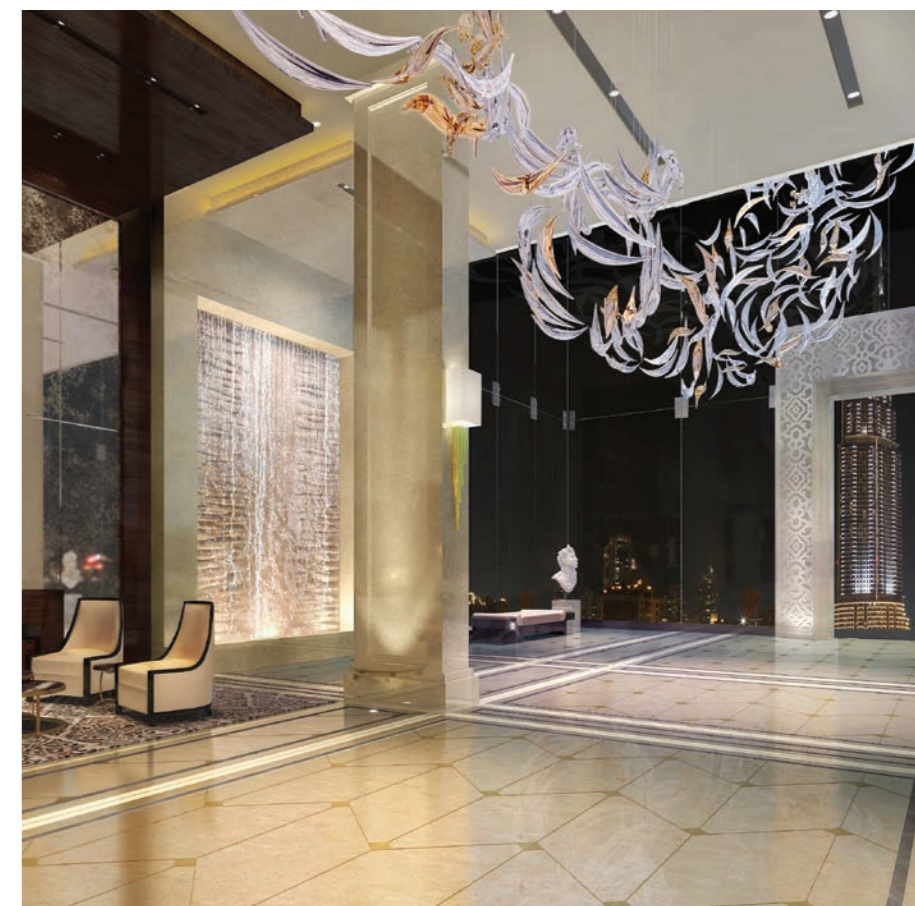


EVERLASTING FIRST IMPRESSIONS

**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.



LIVING ROOM
CLASSIC RESIDENCE

THE SPACE TO BE YOURSELF

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.







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.





MASTER BATHROOM
CLASSIC RESIDENCE

AN INDULGENT ESCAPE

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.

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



UNSURPASSED CULINARY SENSATIONS



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.





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.





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.



A red Bentley Continental GTC is shown driving through a city street at night. The car is in motion, with a blurred background of city lights and buildings. The car's headlights and taillights are illuminated, and the wheels are blurred. The driver is visible in the front seat. The overall scene is dynamic and captures the essence of luxury and performance.

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

THE POOL DECK



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 and sauna room. Residents also have full access to a multi-purpose room which may be used for personal gatherings or events.



Each Residence at The 118 will offer the following lifestyle facilities

- Exquisitely designed temperature-controlled swimming pool
- Fitness centre with steam and sauna 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

EXPERIENCE MEETS EXPERTISE

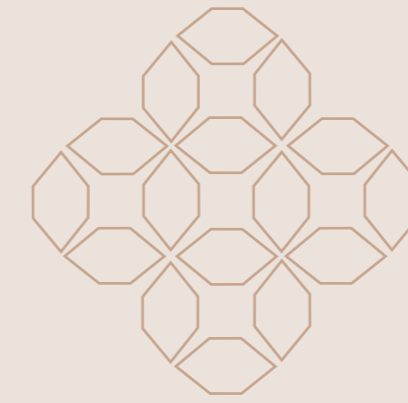
Signature Estates Limited is spearheaded by the Regal Group and Lals Group.

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



PARTNERS IN PROGRESS

THE INNER CIRCLE

Building homes that speak to the distinct sensibilities of the upper echelons of society requires a collective force, one that is accustomed to not just meeting, but exceeding expectations at every level.

Recognising this, Signature Estates Limited has engaged some of the world's foremost authorities on spatial aesthetics and design to collaborate and co-create the Residences at The 118.

HIRSCH BEDNER ASSOCIATES

DESIGN CONSULTANTS



HBA creates inspired, brand-strengthening design experiences that evoke a distinct sense of place, while delighting the world's most discerning travellers. Around the globe, HBA design consultants consistently set new standards for luxury, comfort and innovation in hospitality interior design.

KEY PROJECTS:

Qasr Al Sarab, *UAE*
Fairmont Chateau Lake Louise, *Canada*
One & Only Le Touessrok, *Mauritius*
Park Hyatt Zurich, *Switzerland*
Mandarin Oriental, *New York*

For more information, please visit
www.hba.com



ARCHGROUP CONSULTANTS

LEAD CONSULTANTS



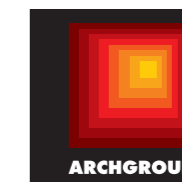
Archgroup Consultants is a well-established multidisciplinary consulting firm with offices in Dubai and India. The company offers premium services in design, execution and management techniques with state-of-the-art in-house facilities covering all the above aspects, which include the likes of architecture, structural design, electro-mechanical design, quantity survey, project management and supervision.

Over the years, they have established a track record of success, having completed projects in the UAE, Egypt, India and Iraq.

KEY PROJECTS:

JW Marriott Marquis, *Dubai*
Grosvenor House, *Dubai*
Westin, *Dubai*
Emirates Headquarters, *Dubai*

For more information, please visit
www.archgroupintl.com



CRACKNELL

LANDSCAPE ARCHITECTS

Cracknell has grown to become one of the largest landscape and urban design practices worldwide with an impressive portfolio of international projects. The team adopts a holistic approach underpinned by extensive local and international experience and a fundamental commitment to excellence in the completed scheme.

KEY PROJECTS:

Burj Khalifa District, *Dubai*
Dubai Marina, *Dubai*
Internet City, *Dubai*
The Walk at JBR, *Dubai*
Yas Island, *Abu Dhabi*
Aphrodite Hills, *Cyprus*
Smart City, *Malta*
Knowledge Economic City, *Saudi Arabia*
Lusail Waterfront District, *Qatar*
Museum of Islamic Art, *Qatar*

For more information, please visit
www.cracknell.com

cracknell



AL BASTI & MUKHTA

CIVIL ENGINEERING & BUILDING CONSTRUCTION

ABM is widely regarded amongst the leading building and civil construction companies in the UAE. The organisation has earned a reputation for delivering high quality projects within the stipulated time period and now ranks among the top engineering and construction establishments in the region with a track record of having delivered numerous projects of varied size and nature.

KEY PROJECTS:

Grosvenor House II, *Dubai*
One & Only Royal Mirage Resort, *Dubai*
Dubai Healthcare City Hotel & Residences
Hyatt, *Dubai*
Dubai Jewel Towers, *Dubai*
Emaar Towers, *Dubai*

For more information, please visit
www.abmgroup.ae



ILLUMINATE LIGHTING DESIGN

An illustrious lighting design consultancy working with architects, interior designers, landscape architects and end clients across the world, Illuminate uses light to generate ambience and emphasise architectural cues to generate a sense of escape and release from the outside world; Defining Space, Enhancing life.

KEY PROJECTS:

- Reflection Villas, Da Nang, *Vietnam*
- Sunny Bay Villas, Hainan, *China*
- Palm Springs Villas, Hainan, *China*
- Pierce Hills Residential Apartments, *Singapore*
- Skyframe Residential Apartments, Guangzhou, *China*
- India Bulls Showflats, *India*
- Raffles Service Apartments, Istanbul, *Turkey*
- Aquatic Villa Type V4, Zhuhai, *China*

For more information, please visit
www.illuminateled.com



DUBAI SOTHEBY'S INTERNATIONAL REALTY

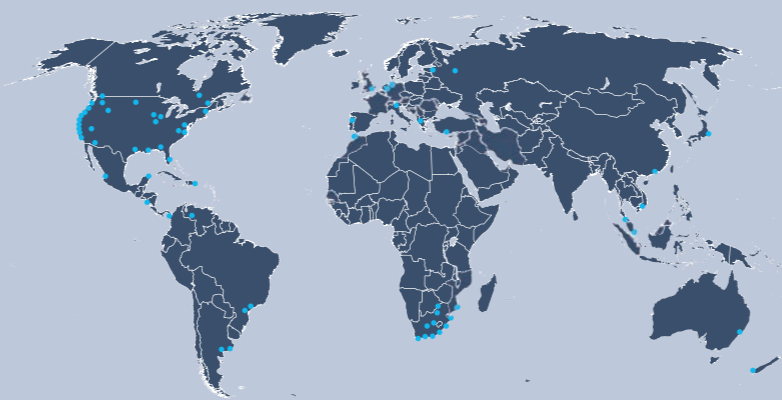
Dubai Sotheby's International Realty is dedicated to providing the best possible luxury project real estate sales experience. With a dedicated team of local experts with global connections, we are dedicated to keeping at the forefront of the global and local dynamic projects market. With a specialised focus on million-dollar and bespoke marketing to suit all types of projects, we can also offer access to the most accomplished and knowledgeable real estate affiliates in Dubai and beyond.

For more information, please visit
dubaisir.com

Dubai

Sotheby's

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| Brazil | Panama | Thailand |
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| Cayman Islands | Peru | Turks & Caicos |
| China | Portugal | United Kingdom |
| Costa Rica | Qatar | United States |
| Dominican Republic | Russia | Uruguay |
| France | St Lucia | Vietnam |



SIGNATURE
DEVELOPERS

psd@dubaisir.com
118downtown.com

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