ST REGIS
AT DUBAI ISLANDS
THE RESIDENCES

The Guidebook

ĀVENEW
DEVELOPMENT



A Legacy of Distinctive Living

Born from the collaboration between Marriott International and AVENEW Development,
The St. Regis Residences at Dubai Islands brings together the timeless hospitality and contemporary design for which St. Regis is renowned.
Every residence reflects a commitment to bespoke service, architectural quality and carefully considered interiors, bringing the legacy
of St. Regis into a new waterfront address in Dubai.

Where the Coast Finds its Finest Expression



- 248 residences, each featuring generous terraces opening towards the sea.
- Dubai Islands B, where waterfront living meets the cultural soul of Dubai.
- Architecture and landscape conceived as one, with tropical gardens, pools and open-air amenities.
- The St. Regis signature, bringing a century of anticipatory hospitality into contemporary residential living.

Residence Types and Sizes

Unit Type	Unit Size	No. Total
Typical Apartments		
1BR	From 961 sqft - 1,446 sqft	85 units
2BR	From 1,469 sqft - 2,120 sqft	108 units
3BR	From 2,005 sqft - 4,741 sqft	40 units
4BR	5,509 sqft	2 units
Signature Residences		
3 Bed	From 4,062 sqft - 4,731 sqft	3 unit
4 Bed	From 7,047 sqft - 9,635 sqft	7 units
5 Bed - GF	25,302 sqft	1 unit
5 Bed - PH	14,831 sqft	2 units

Financing Framework

Anticipated Completion Q4 2030

10% Downpayment + 4% DLD Fees + AED 3,500.00 On Booking	10% 1st INSTALMENT After 1 Month from Booking Date	5% 2nd INSTALMENT May 2027	5% 3rd INSTALMENT Nov 2027
5% 4th INSTALMENT May 2028	5% 5th INSTALMENT Nov 2028	5% 6th INSTALMENT May 2029	5% 7th INSTALMENT Nov 2029

50% Final Payment on Completion

Project Specifications

Total Units	248
Tower 1	G + 13
Tower 2	G + 11

Amenities

- Lobby & Reception Area
- Owners' Lounge & Bar
- Exhibition Kitchen
- Media Room
- Golf Simulator
- Games & Billiard Room
- Gym
- Fitness Studio
- Spa
- Kid's Club
- Business Center
- Pet Salon
- Outdoor Pool
- Outdoor Gym
- Padel Court
- Outdoor Kids' Play Area
- Kids Pool
- Pool Bar

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St. Regis Residences *Butler Service**

The Residences Butler serves as a dedicated point of contact for personalised requests within the home. Combining timeless hospitality with intuitive care, the service is shaped around each Owner's preferences.

Signature Services

Signature Services include welcome-home assistance, in-residence deliveries, guest escorting, service coordination and personal errands.

St. Regis Rituals

Iconic St. Regis traditions, including Afternoon Tea, the Evening Ritual and the Art of Sabrage, can be experienced within the Residence.



Special Occasions Planning

From birthdays and anniversaries to personal milestones, the Butler assists in creating memorable celebrations.

Live Exquisite Services and Experiences

Bespoke experiences transform personal interests and special requests into memorable occasions, from private screenings to locally inspired activities.

Essential Services

A comprehensive range of everyday services supports Owners with concierge assistance, travel and dining reservations, transportation arrangements, deliveries, 24-hour security, valet parking and common area maintenance. From coordinating personal requests to assisting with daily residential needs, dedicated staff ensure the smooth management of everyday life across the Residences.

À la Carte General *Services**

Personalised services can be arranged on request, from grocery shopping and travel planning to private dining, childcare and pet care. Each service is tailored to the Owner's individual lifestyle and needs.

À la Carte Engineering *Services**

Technical assistance is available for maintenance, minor repairs, furniture assembly, electrical work and in-residence installations.
Every intervention is carefully coordinated to preserve the comfort and quality of the home.

À la Carte Housekeeping *Services**

Additional housekeeping services provide attentive care for every room, from floors and furnishings to kitchens, bathrooms and outdoor areas.
Each service helps maintain the Residence to an impeccable standard.

*Additional charges apply where applicable.

ONVIA

Owner Privileges

ONVIA offers Residence Owners exclusive Marriott benefits, including Marriott Bonvoy membership privileges and preferred rates at participating hotels. Owners also enjoy access to exclusive offers, curated experiences and additional recognition and privileges.

AVENEW Development

Founded and born in Dubai in 2024, AVENEW Development is dedicated to crafting homes that elevate everyday living. With a focus on thoughtful design and refined communities, each development enhances the way people live, connect and unwind. Blending sophistication with warmth, AVENEW is committed to redefining modern comfort while contributing to Dubai's evolving urban landscape.

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