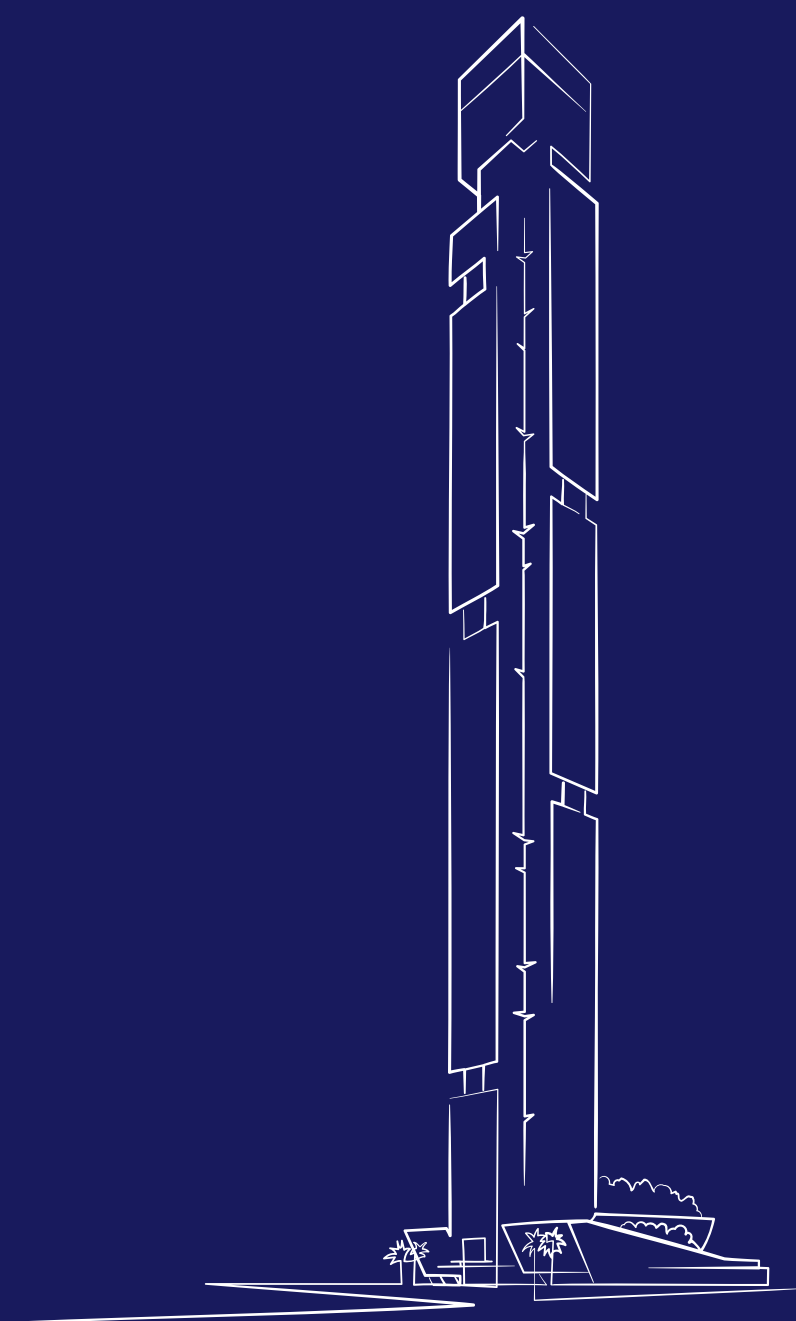




WALDORF ASTORIA®
RESIDENCES
DUBAI • BUSINESS BAY

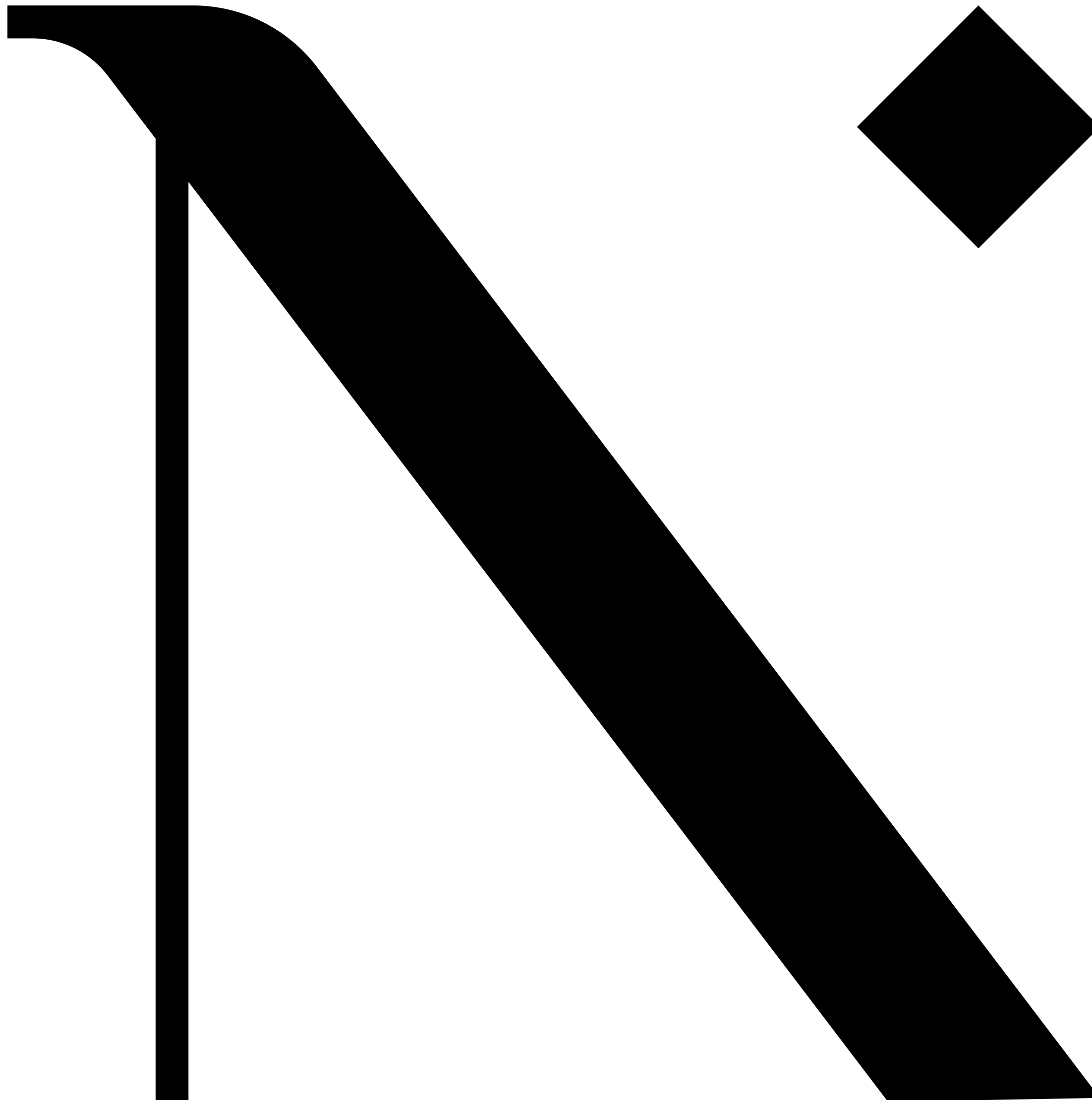
PRIVATE RESIDENCES



A TIMELESS ICON OF EFFORTLESS ELEGANCE

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نابني
NABNI

TOGETHER WE BUILD

We are NABNI, an Emirati real estate developer, where visionary design converges with unwavering integrity, innovation, and meticulous attention to detail. We reshape the luxury real estate experience by crafting living spaces that not only redefine standards but also resonate with the essence of customer-centric excellence.

Our commitment to integrity becomes the cornerstone for crafting innovative excellence that seamlessly aligns with the unique aspirations of our valued customers.

WALDORF ASTORIA LEGACY:
A TIMELESS JOURNEY



▲ Waldorf Astoria, New York

A TRADITION OF ELEGANCE AND INNOVATION

Since 1893, Waldorf Astoria has been synonymous with luxury and elegance. From the grandeur of Peacock Alley to the pioneering of 24-hour room service, each milestone continues to uphold this storied legacy.

WALDORF ASTORIA CHRONICLES



1893-1897

The Waldorf Hotel opened in 1893, merging with the adjacent Astoria Hotel in 1897. This union, connected by the famous Peacock Alley, created The Waldorf Astoria, a symbol of luxury in New York City.



1900's

The Waldorf Astoria Clock, created for the 1893 World's Fair, features four time zones and prominent historical figures. It was later gifted a gilded Statue of Liberty by France.



1930

Construction begins at the Waldorf Astoria.



1931

The Waldorf Astoria reopened on Park Avenue in 1931, becoming the world's largest hotel. Its Art Deco design attracted global elite to its luxurious spaces.



1934

Cole Porter lived at Waldorf Astoria from 1934-1964, composing hits on his gifted Steinway piano in his luxurious 33rd-floor suite.



1940

President Hoover lived in Waldorf Towers from 1964. Every subsequent U.S. President through Obama has been hosted by Waldorf Astoria New York.



1949

Conrad Hilton acquires management rights to Waldorf Astoria New York, which he considered "The Greatest of them All."



1950 - 1963

A magnet for royalty, celebrities, and presidents, Waldorf Astoria hosted iconic events and residents, becoming New York's unofficial palace during its golden age.



1957

On her first state visit to the US, Queen Elizabeth II is honored with a banquet at the hotel.



1964 ONWARDS

The Waldorf Astoria, a cultural icon, hosted performances and parties for celebrities like Warhol, Turner, and Fitzgerald, becoming a hub for high-profile events.



AN ICON OF TIMELESSNESS

A nod to the legendary lore of
New York City - the Waldorf Astoria
clock at the lobby.

GLOBAL ICON, TIMELESS ALLURE

Today, Waldorf Astoria is a global icon, with an enduring and influential presence in the world’s most prestigious and sought-after destinations, continually adapting, evolving, and reinventing itself while gracefully embracing its timeless allure.



WALDORF ASTORIA,
MALDIVES



WALDORF ASTORIA,
AMSTERDAM



WALDORF ASTORIA,
BANGKOK



WALDORF ASTORIA,
SHANGHAI



WALDORF ASTORIA RESIDENCES DUBAI BUSINESS BAY



▲ Waldorf Astoria Residences Dubai Business Bay Tower

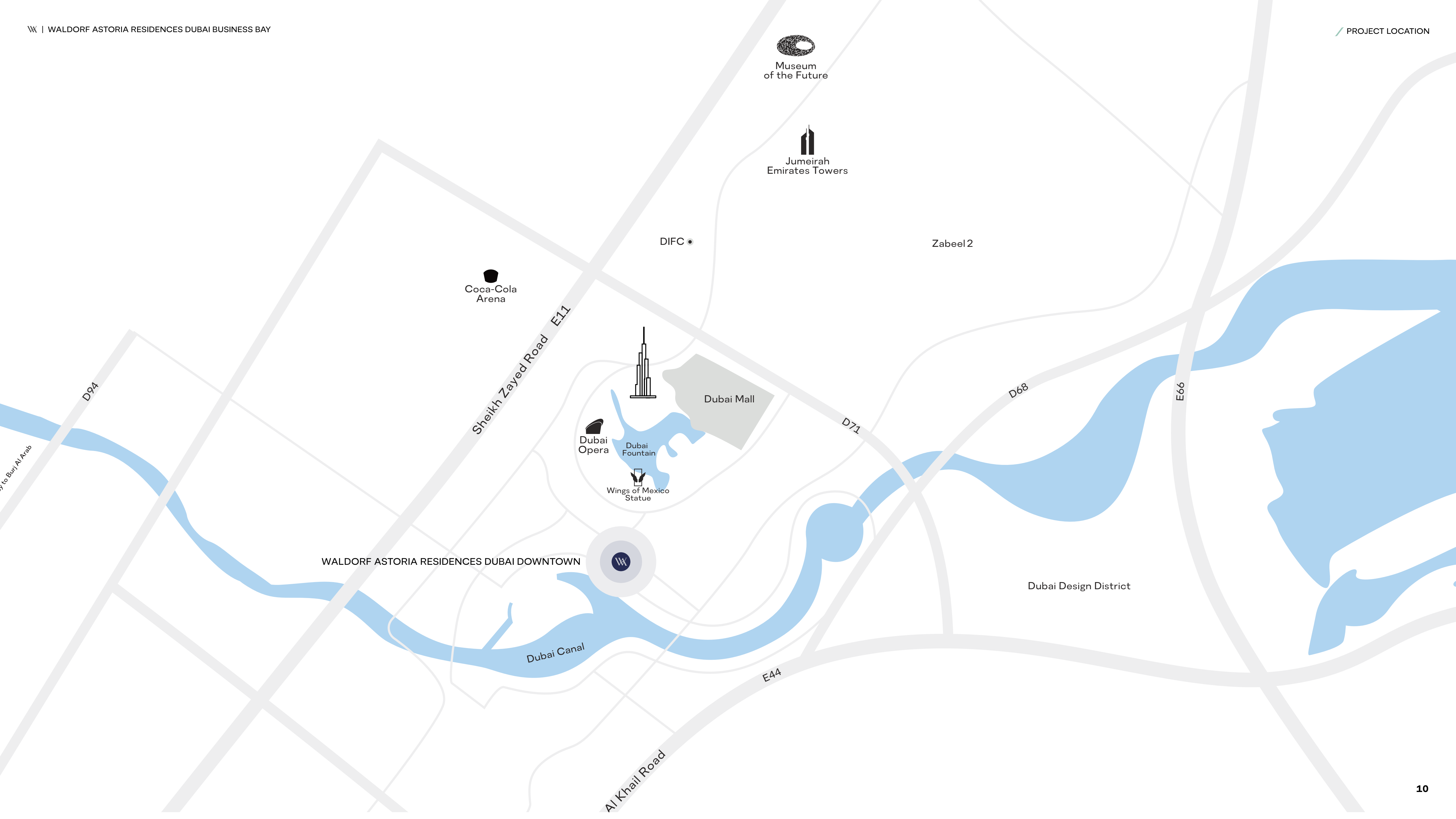
A TIMELESS ICON RISES IN THE CITY OF FUTURE

Waldorf Astoria Residences Dubai Business Bay majestically rises as an enduring emblem of elegance and sophistication, seamlessly blending unparalleled luxury with the vibrant and dynamic spirit of the city.

This iconic tower tells a captivating story of innovation, where cutting-edge modern design meets sublime, timeless luxury. A timeless icon of effortless elegance and grace, Waldorf Astoria Residences Business Bay Dubai is where modernity beautifully harmonizes with progress, creating a life that is both deeply inspiring & genuinely comforting.

Waldorf Astoria Residences Dubai Business Bay is much more than a luxurious residence; it is an extraordinary journey into a world of unparalleled luxury, sophistication, and refinement.

THE ICON OF
EFFORTLESS ELEGANCE





PROJECT FACTS

DEVELOPER: **NABNI REAL ESTATE DEVELOPMENTS LLC**

PROJECT: **WALDORF ASTORIA RESIDENCES DUBAI BUSINESS BAY**

ARCHITECT: **CARLOS OTT**

INTERIOR DESIGN: **HIRSCH BEDNER ASSOCIATES (HBA)**

PROJECT CONSULTANT: **VX STUDIOS**

- TOTAL NUMBER OF FLOORS: **3B+G+4P+65 FLOORS**
- TOTAL NUMBER OF UNITS: **146**
- OWNERSHIP TYPES: **FREEHOLD**
- UNIT TYPES: **SEMI-FURNISHED**



DESIGN
PHILOSOPHY



A TIMELESS LEGACY UNFOLDS

Designed by Carlos Ott, the sleek, sculptural form of the tower will grace Dubai's vibrant skyline. This architectural masterpiece blends modernity with tradition, setting a new standard for luxury in the Middle East. It transcends mere structure, harmonizing modern innovation with timeless elegance.

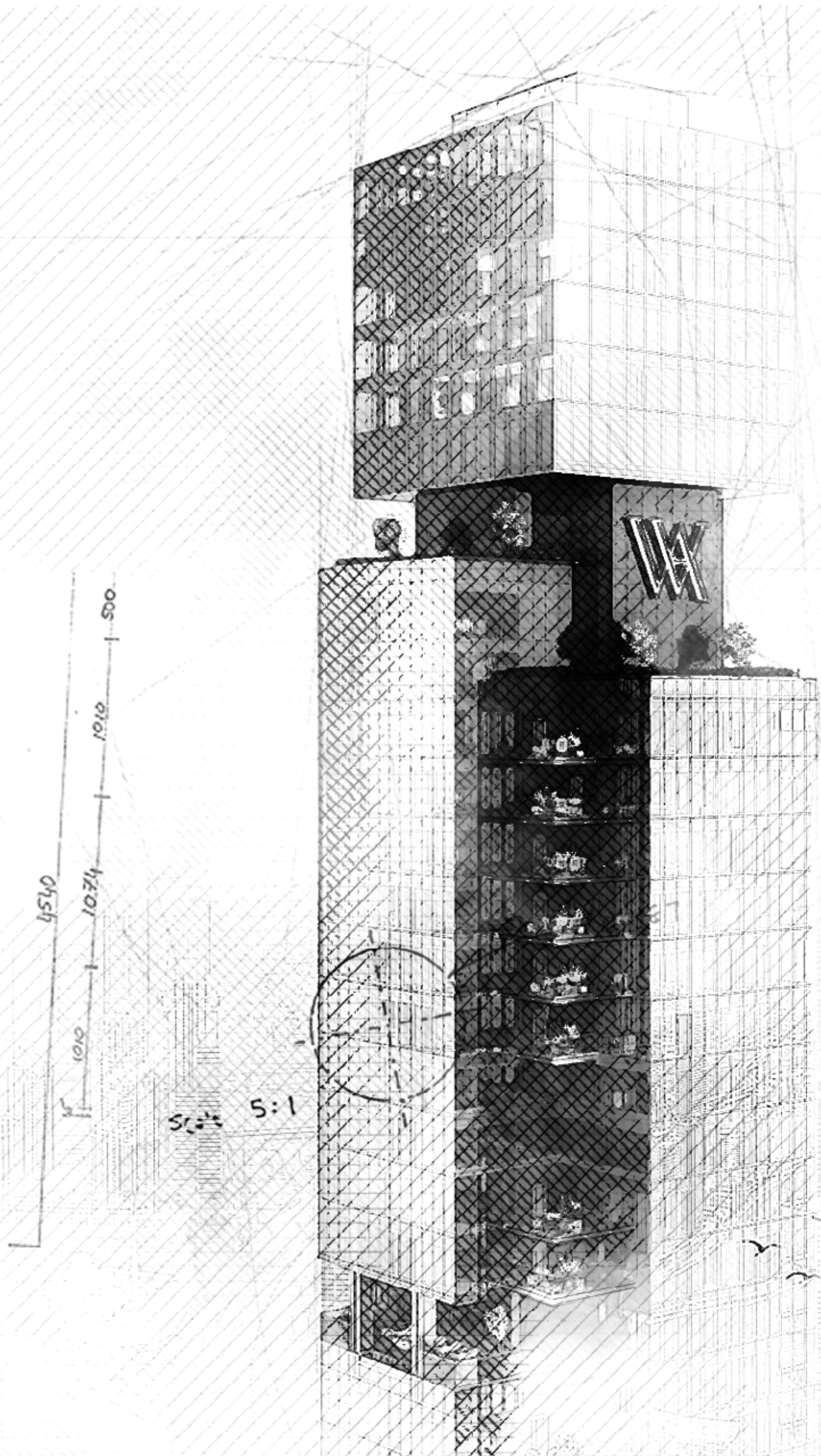
Sculpted to reflect the dynamic energy of its surroundings, every line and curve at Waldorf Astoria Residences Dubai Business Bay Residences embodies architectural excellence, crafted to seamlessly blend luxury with functionality

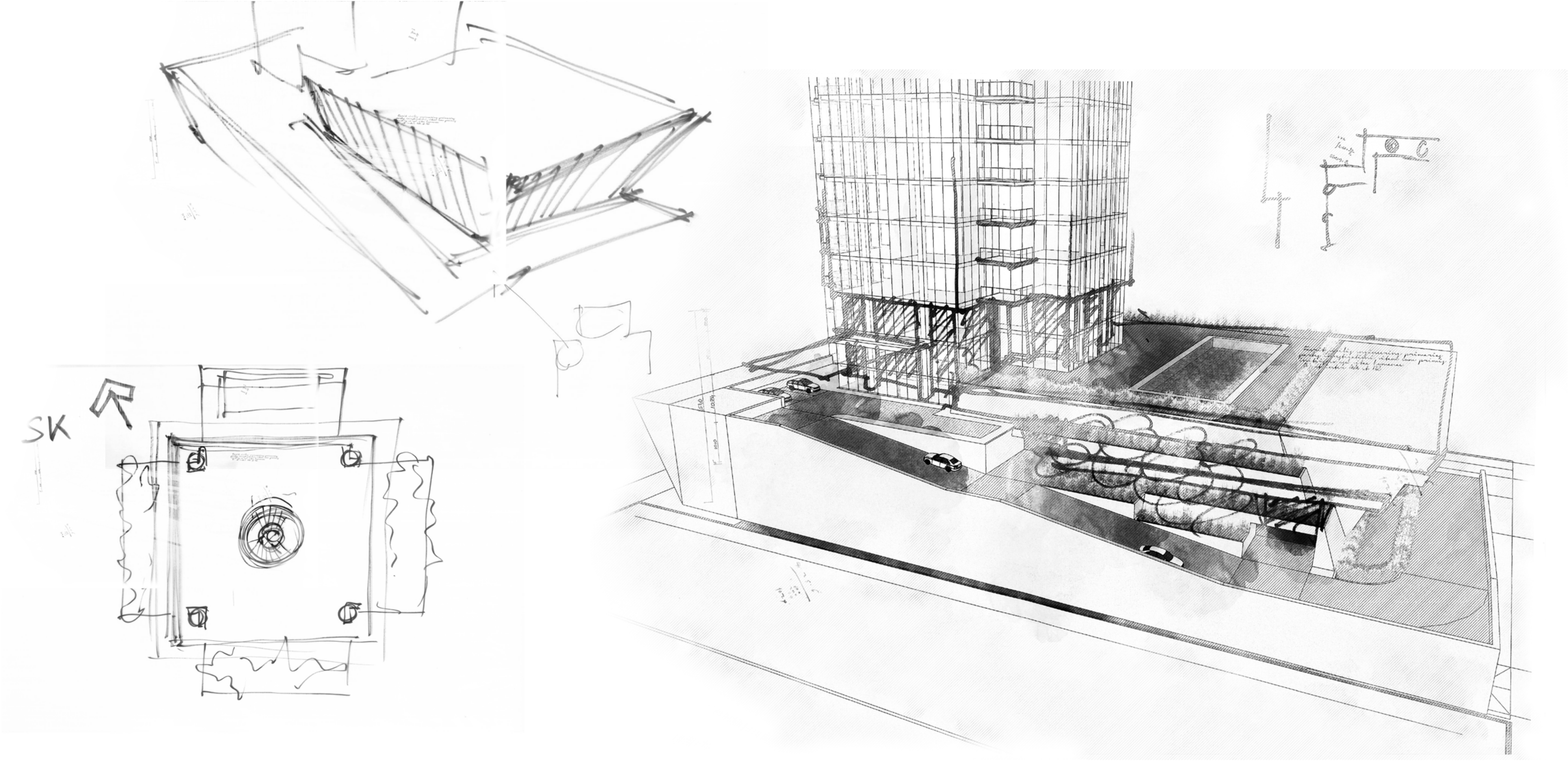


WELCOME TO A DIFFERENTIATED WORLD

Strategically positioned in Business Bay, this tower epitomizes unrivaled access to Dubai’s key landmarks. Its facade blends contemporary design with timeless elegance, featuring floor-to-ceiling windows that reveal breath-taking, panoramic vistas of the city. Here, amidst the vibrance of urban life, residents find a private haven, a sanctuary offering unparalleled views of Dubai’s iconic skyline.

This residence embodies more than luxury, it embodies aspiration. It speaks to those who cherish refined living and seek the pinnacle of sophistication. Every detail, from the sweeping views to the meticulous design, celebrates progress and comfort, creating an environment where every moment is infused with elegance and inspiration.





A FINE TALE OF INTRICATE FINESSE

A world where Art Nouveau gracefully dances with Art Deco, curated by the meticulous touch of Hirsch Bedner Associates.

At Waldorf Astoria Residences Dubai Business Bay, tradition seamlessly blends with modern technology to deliver unparalleled comfort in every moment. From the exquisite millwork detailing to the bronze mantel work, leathers, and wood marquetry adorning our lift cars, every element is a testament to fine craftsmanship. This is more than luxury; it is an artful symphony of sophistication and timeless elegance.



▲ Ground Floor Lobby Lounge

▲ Ground Floor Lift Lobby

MODERN LIVING MEETS TIMELESS GLAMOUR

Common areas exhibit the thoughtful selection of materials to bespoke furnishings, creating a harmonious blend of beauty and function.



▲ Pool Terrace Lounge



Reception area at the lobby with vertical gardens in the backdrop and warm sunlight sifting through at the terrace lounge.

ARRIVAL AND
DROP OFF





GRAND ARRIVAL

Upon arrival, you are welcomed into an awe-inspiring space where an 18-meter-long custom light fixture, encased in a chevron frame, defines the sweeping lobby area. The lofty space is bathed in diffused light, reflecting off the opulent furnishings and carefully curated artwork, creating an ambiance of eclectic sophistication. This grand entrance sets the tone for an experience of unparalleled luxury and elegance, inspiring a sense of progress and comfort as you step into a world of refined living.



DOORWAY TO THE WORLD OF WALDORF ASTORIA

Inspired by Port Cochere, the drop-off area showcases landscaped walls, topiary planters, and an art sculpture.

The iconic Waldorf Astoria Doorman greets guests with elegance. Inside, a modern conservatory vestibule echoes the Peacock Alley, blending sophisticated design with bespoke concierge service and serene vertical gardens that define luxury and refinement.



▲ *Waldorf Astoria Residences Dubai Business Bay Clock*

A sophisticated and monochromatic stone palette is beautifully complemented by the inviting warmth of exotic materials, finely veneered marquetry, intricate detailing, elegant furnishings, and luxurious plush chenille fabric selections. The lush vertical gardens bring a calming and serene transition from the exterior to the interior.



THE ARRIVAL AND DROP OFF

▲ *The Reception*

SIGNATURE
COLLECTION

A DIMENSION CALLED HOME

Welcome to the Signature Collection, where luxury meets visionary design. High ceilings and floor-to-ceiling windows fill each residence with natural light, offering stunning views of Dubai's skyline. Elegance merges seamlessly with modern technology, creating homes that embody beauty, comfort, and timeless refinement.

Embrace a tone of elegance and inspiration, resonating with those who value luxury, sophistication, and the pursuit of comfort and progress. Whether it's a 1 BHK, 2 BHK, or 3 BHK residence, each space is crafted to exceed expectations and elevate your lifestyle.





BRING ALIVE THE LIFE

The core from which emanates the essence of everyday life, the living room with expansive windows frame the majestic Dubai cityscape views. Luxurious materials, contemporary design, featuring refined seating, artful storage solutions, and ambient lighting. Turn everyday moments into extraordinary experiences.



▲ Dining and Kitchen



WHERE CONVERSATIONS EXTEND

An open concept kitchen and sunbathed dining area, where every detail speaks of refinement and functionality. Top-of-the-line appliances, bespoke cabinetry, and sleek countertops define this expansive space with effortless elegance.

Here, culinary artistry meets a welcoming atmosphere, inviting you to create and connect. Whether preparing a gourmet meal or hosting cherished guests, each moment unfolds amidst a backdrop of luxury and modern sophistication.



▲ Master Bedroom

A SERENE RETREAT

A serene and peaceful sanctuary, the bedrooms with finely tailored wardrobes, luxurious plush bedding, and elegantly designed decor create a deeply restful connection.

The spacious bathrooms, reminiscent of a high-end luxury spa, feature exquisite marble finishes, deep soaking tubs, and modern, stylish fixtures, beautifully blending tranquility with opulence to craft your ultimate personal retreat.



▲ Master Bathroom

WHERE MOMENTS ARE CRAFTED

The dining area is designed to weave unforgettable conversations & cherished memories. Here, every meal is an experience in elegance and warmth.

Experience the art of dining in a space that seamlessly blends sophisticated design with a warm & welcoming atmosphere. Whether hosting esteemed guests or enjoying leisurely meals, this environment encourages you to cultivate cherished memories.



▲ Living and Kitchen

SKY COLLECTION

A NEIGHBOUR NAMED SKY

Perched in the embrace of the skyline, the Sky Collection residences offer a panoramic view of the horizon from your personal avenue. Here, architectural brilliance and sophisticated design seamlessly coalesce, creating a sanctuary of elegance high above the city's bustling streets.

Explore the epitome of luxury living with the Sky Collection, featuring 4 BHKs, Townhouses, Sky Villas, and Sky Mansions. Each residence embodies a harmonious blend of refined craftsmanship and contemporary allure, crafted to elevate your lifestyle to new heights.



SKY COLLECTION:
4BHK RESIDENCES

PRELUDE TO THE EXQUISITE

A warm welcome by a grand entrance, where the sophisticated charm of the Waldorf Astoria Residences Dubai Business Bay unfolds before you.

Here, elegance unfolds with every detail, offering a glimpse into a world where luxury meets refinement. Experience a place where every moment resonates with sophistication and comfort.



JOURNEY THROUGH ELEGANCE

As you move through the corridor, the continuity of elegance is palpable. The pathway is lined with sophisticated textures and bathed in ambient lighting, guiding you deeper into the heart of the residence.

Polished stone floors and handcrafted wood panels create a harmonious transition from the bustling city outside to the serene interiors within. Each step becomes a delightful prelude to the exquisite living spaces that await beyond.

A CRADLE FOR REFINED LIVING

Brimming with abundance, the sun-drenched living rooms extend into spaces designed to host and rejuvenate.

Here, every detail embodies elegance and functionality, creating a harmonious environment that invites both relaxation and vibrant gatherings. From morning sunlight to evening tranquility, these spaces offer a sanctuary where refined living unfolds effortlessly.





▲ Family Lounge



▲ Powder Room

A HAVEN OF ELEGANCE

Within every apartment lies an elegant and luxurious private powder room for guests, discreetly concealed along a stunning hallway adorned with boiserie-finished walls.

Embrace the essence of refinement and hospitality, where every detail is crafted to enhance your hosting experience. From the sophisticated design to the masterfully concealed luxury, this space epitomizes the art of gracious living.



HOST AND INDULGE

The room extends into an expansive dining area, anchored by a bespoke marble island kitchen with state- of-the-art features and abundant organizational space.

Embrace the art of hosting and culinary indulgence in a space designed for seamless functionality & sophisticated elegance. Whether preparing meals or gathering with loved ones, every moment here is a celebration of refined living.



▲ Kitchen



▲ Living and Kitchen



▲ Master Bedroom

SEAMLESS COMFORT AND MODERN LUXURY

Experience spaces where seamless comfort and modern luxury converge. Advanced technology ensures each area is brilliantly lit, effortlessly adjusting to your preferences. Walkthrough spaces with bespoke wardrobes lead into luxurious bathrooms, adorned with exquisite marble finishes and contemporary fixtures that transform your daily routines into indulgent experiences.

Experience the perfect blend of technology and opulence, meticulously designed to elevate your living standards. From restful retreats to rejuvenating baths, these environments embody modern elegance and comfort in every detail.



▲ Master En-suite



▲ Walk-in Closet



THE PRIVATE VIEW

Within your private haven, where privacy and panoramic views converge, this bedroom offers a tranquil escape from the bustling city. Wrapped in warm tones, it creates a peaceful retreat.

Embrace serenity as you admire the eclectic cityscape through expansive floor-to-ceiling windows, filling the space with natural light. Every detail, from luxurious furnishings to crafted design, enhances relaxation and inspires awe.





▲ Bedroom II



▲ Bedroom II En-suite

SKY COLLECTION:
TOWNHOUSE



▲ Living Area

TOWNHOUSE

These townhouses epitomize luxury and refined living, showcasing sophistication and timeless elegance. Each residence is meticulously designed with generously proportioned living areas, ultra-luxurious finishes, and exquisite furnishings, offering expansive views of the city skyline. The seamless integration of design and comfort ensures that every space is both functional and exceptionally elegant.



▲ Dining Area

SKY COLLECTION:
SKY VILLA



▲ Dining on roof with pool



▲ Lounge and Dining

SKY VILLA

Nestled at the pinnacle of luxury, the Sky Villa presents expansive full-floor residences that redefine opulence with uncompromising privacy and unparalleled luxury.

Discover an oasis of refined living where every detail, from the sweeping views to the bespoke interiors, reflects a commitment to sophistication and exclusivity. The Sky Villa promises a lifestyle of utmost comfort and prestige, offering spacious layouts designed for seamless living and entertaining. Elevated living, the Sky Villa are expansive full-floor residences designed to offer uncompromising privacy and unparalleled luxury. The palatial homes are crafted to cater to the desires of the most discerning residents.

RIPPLES OF SERENITY

Imagine a canvas where water meets the sky. Float effortlessly, bask in the twilight glow, and enjoy the breathtaking panorama of Dubai’s skyline at the Infiniti Pool.

Let the tranquility of shimmering waters and the majestic cityscape create a haven of peace and luxury. Indulge in unparalleled views that elevate your experience, where every sunset becomes a masterpiece painting the sky with warmth and serenity.



▲ Infiniti Pool

AN ABODE, A NOTCH ABOVE

Immerse yourself in a haven where privacy and optimal views define the master bedroom suite of the Sky Villa. Elegant ceiling coffers add a sense of grandeur, complemented by luxurious wall finishes crafted from selected light fabric coverings juxtaposed against rich warm wood veneers.



INTIMATE AND AMBROSIAN

Intimate and Ambrosian Step into an exquisite culinary space where elegance meets functionality in the kitchen and dining areas, adorned with bespoke marble countertops and state-of-the-art appliances. This ambiance enhances every gathering with refined aromas and creates a pinnacle of luxury, offering a serene setting for both intimate and grand dining experiences.





YOUR PALACE OF REPOSE

Adorned with a grand onyx vanity counter, crystal wall pendants flanking a majestic mirrored wall, and a feature stone-carved bathtub, this sanctuary of refinement inspires tranquility and comfort. Embrace the sophisticated elegance that elevates your daily rituals, transforming them into extraordinary experiences in your luxurious retreat.



▲ Pool Terrace

EXPERIENCE
THE ICONIC SKYLINE

SKY COLLECTION:
SKY MANSION

RESIDENTIAL GRANDEUR

Sky Mansion, the splendid quadruplex palace unfolds across four luxurious levels of opulent living space. With seven sumptuous bedroom suites, exclusive amenities, and stunning 360° views of Dubai's iconic skyline, this residence is the pinnacle of exceptional living.



SKY PALACE



A PINNACLE
BEYOND



MATERIAL
BOARD

WALDORF ASTORIA DESIGN PALETTE

SIGNATURE COLLECTION

A meticulously curated selection of textures, finishes, and materials that define effortless elegance, blending timeless sophistication with refined craftsmanship. Each element is thoughtfully chosen to create an ambiance of luxury, harmony, and enduring beauty.



AMENITIES



AMENITIES

Waldorf Astoria’s world-renowned services and amenities have been intuitively designed for the contemporary life, for the utmost convenience of our residents.

OUTDOORS

- 1 ADULT SWIMMING POOL
- 2 KIDS SWIMMING POOL
- 3 KIDS PLAY AREA
- 4 OUTDOOR YOGA GARDEN
- 5 MEDITATION DECK
- 6 POOL BAR
- 7 SUN LOUNGER AREA
- 8 CABANAS
- 9 OUTDOOR SEATING AREA
- 10 OUTDOOR SHOWER
- 11 TOWEL STATION
- 12 FAMILY SEATING AREA
- 13 HAMMOCK

INDOORS

- 14 FITNESS STUDIO
- 15 SPA
- 16 PEACOCK ALLEY
- 17 MULTI-FUNCTION AREA
- 18 EMPIRE ROOM (MEETING ROOM)
- 19 GOLF SIMULATOR
- 20 VIEWING DECK
- 21 INDOOR SWIMMING POOL
- 22 YOGA STUDIO
- 23 COLD PLUNGE POOL
- 24 HYDRO THERAPY POOL





SPLASHES AND FROLIC

Let the little ones be carefree in the thoughtfully designed outdoor pool and play area for kids. Surrounded by lush greenery and vibrant, child-friendly features, this space invites laughter and playful adventures. The sparkling pool offers a safe and fun environment, where children can splash, swim, and create joyful memories. This delightful haven reflects the perfect blend of elegance and comfort, ensuring every moment spent here is filled with happiness and inspiration.



▲ Swimming Pool with Kids Area



▲ Mezzanine Multi-Function Area

WORK, SOCIALIZE AND ENTERTAIN

A versatile multi-function room designed to seamlessly accommodate productivity, social gatherings, and unforgettable entertainment. Equipped with state-of-the-art technology and sophisticated furnishings, this space offers the perfect blend of functionality and elegance. Whether hosting a business meeting, celebrating with friends, or enjoying a quiet evening, this room adapts to your every need, ensuring each experience is both productive and luxurious.



THE FITNESS STUDIO

A premier destination for wellness, the Fitness Studio is exclusively designed to cater to the fitness needs of our esteemed residents. Featuring top-of-the-line equipment from TechnoGym, this state-of-the-art space offers a truly elevated fitness experience. Whether you're pushing your limits with an intense workout or enjoying a more focused, restorative session, the Fitness Studio provides the perfect environment for achieving your health and wellness goals. Thoughtfully curated to inspire motivation and enhance performance, this exceptional space ensures that every workout is completed with the utmost efficiency and comfort.

THE SPA

An exclusive retreat designed for the ultimate relaxation and well-being of our esteemed residents, the Spa offers a serene and luxurious environment for rejuvenation. Featuring hot and cold plunge pools, a steam room, and a sauna, this thoughtfully designed space is equipped with state-of-the-art wellness amenities to ensure an unparalleled experience of comfort and tranquility. Every detail has been meticulously crafted to provide a sanctuary that promotes both physical and mental relaxation. Whether for a revitalizing escape or a moment of serenity, the Spa offers the perfect setting to unwind and recharge in an atmosphere of supreme luxury and sophistication





▲ Peacock Alley

PEACOCK ALLEY

A timeless space inspired by the iconic Peacock Alley at Waldorf Astoria, exclusively available to esteemed residents for moments of connection, relaxation, and celebration. Thoughtfully designed with unparalleled sophistication and seamlessly blending classic heritage with modern elegance, this exceptional venue reflects the essence of refined living.

Equipped with exquisite furnishings and state-of-the-art amenities, The Peacock Alley ensures every occasion is elevated to a standard of supreme comfort and style. Whether hosting distinguished guests or enjoying serene solitude, this space offers an ideal setting for creating unforgettable moments.

THE EMPIRE ROOM

Meeting rooms and private, secluded spaces, exclusively available to esteemed residents for hosting distinguished guests and holding important meetings. Thoughtfully designed with unparalleled sophistication and equipped with cutting-edge, state-of-the-art amenities, this exclusive area ensures that every gathering is conducted in an environment of unparalleled elegance & supreme comfort.

Whether for high-level business or leisurely gatherings, the Empire Room provides the perfect, ideal setting for your most significant engagements.





GOLF ABOVE THE CLOUDS

Perched 210 meters above the city on the 40th floor, this exclusive Golf Simulator is set to become the highest in the world. A true masterpiece of innovation and technology, it offers residents an unparalleled golfing experience with stunning panoramic views. Designed for both seasoned golfers and beginners alike, the simulator provides a realistic, immersive environment to practice your swing, refine your technique, or enjoy a round of golf. With cutting-edge features and meticulously crafted details, this extraordinary space redefines luxury sports and recreation, ensuring every session is as dynamic and exciting as its view.



▲ Golf Simulator

THE WARMTH
OF PRESTIGE

SERVICES

WALDORF ASTORIA RESIDENTIAL SERVICES

LIFESTYLE SERVICES

- / WALDORF ASTORIA PERSONAL CONCIERGE
- / A PRIVATE ACCOUNT FOR EACH RESIDENT WITH SIGNING PRIVILEGES FOR SERVICES*
- / DEDICATED ON-SITE DIRECTOR OF RESIDENCES
- / 24-HOUR SECURITY
- / 24-HOUR RECEPTION
- / DOORMAN AND BELLMAN SERVICES
- / VALET PARKING
- / 24-HOUR EMERGENCY MAINTENANCE RESPONSE WITH 15-MINUTE COMPLIMENTARY SERVICE
- / CONCIERGE CLOSET - PARCEL RECEIVING AND DELIVERY TO RESIDENCE
- / SIGNATURE BRAND EXPERIENCE OPERATION OF AMENITIES AND COMMON AREAS, AS WELL AS COMMUNITY
- / PROFESSIONAL MANAGEMENT OF ALL FACILITIES, INCLUDING CLEANING AND MAINTENANCE







BESPOKE RESIDENTIAL SERVICES BY WALDORF ASTORIA

A LA CARTE BASIS:

- / HOUSEKEEPING
- / VALET LAUNDRY, DRY CLEANING AND PRESSING
- / FOOD & BEVERAGE SERVICE OFFERINGS
- / PERSONAL CHEF AND EVENT CATERING
- / IN-RESIDENCE MAINTENANCE
- / IN-RESIDENCE SPA SERVICES
- / PERSONAL FITNESS TRAINER
- / PET SERVICES
- / LIMO, DRIVER, AND TRANSPORTATION
- / AUTOMOTIVE DETAILING
- / COURIER AND OUTBOUND MAILING
- / PERSONAL ASSISTANT AND SECRETARIAL SERVICES



A CULINARY OPULENCE

Experience the pinnacle of culinary luxury with our exclusive private chef service. A Waldorf Astoria Chef will come to your residence, preparing and serving exquisite gourmet meals tailored to your unique tastes.

Whether hosting a special gathering or seeking a personalized dining experience, our chef crafts exceptional dishes using the finest ingredients, all in the comfort of your home.





ELEVATED SUSTAINABILITY

In a testament to our commitment to eco-friendly innovation, our residences embody sustainable living through thoughtfully crafted designs, responsible materials, and cutting-edge green technology. From energy-efficient architecture utilizing natural light and ventilation to sustainable building materials, every detail minimizes environmental impact while maximizing comfort and luxury.

This approach integrates seamlessly with natural surroundings, enhancing both environmental health and resident quality of life. Our homes set a new standard for elegant living, where eco-consciousness meets sophistication, offering a lifestyle of opulence while contributing to a sustainable future.

DISCLAIMER

The Waldorf Astoria brand name and Waldorf Astoria trademarks (collectively, the "Trademarks") are owned by Hilton Worldwide Manage Limited, an affiliate of Hilton Worldwide Holdings Inc. ("Hilton"). The Trademarks may in the future be transferred to other affiliates of Hilton. The Waldorf Astoria Residences Dubai Business Bay are not owned, developed, or sold by Hilton and Hilton does not make any representations, warranties or guaranties whatsoever with respect to the Residences. NABNI Real Estate Development LLC uses the Waldorf Astoria brand name and certain of the Trademarks under a limited, non-exclusive, non-transferable licence from Hilton or its affiliate(s). The licence may be terminated or may expire without renewal, in which case the Waldorf Astoria Residences Dubai Business Bay will not be identified as a Waldorf Astoria branded project and the Licensee will not have any rights to use the Trademarks.



TOGETHER WE BUILD

Disclaimer:

All dimensions are in the imperial and metric systems, measured to structural elements, excluding wall finishes and construction tolerances. The materials feature high-end Italian design, adding significant value to the property. All images are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, or furnishings. The developer reserves the right to make quality revisions or alterations at its absolute discretion, without liability.

The official project name registered with Dubai Land Department is NABNI Sky Royal Residences. However, the project is marketed as Waldorf Astoria Residences Dubai Business Bay to highlight its brand collaboration and emphasize its luxury lifestyle positioning.

Waldorf Astoria Sales Experience Center: Marasi Drive, Business Bay, Dubai, United Arab Emirates.

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