



XXII CARAT

44,040,000 - 51,380,000 AED

PARAMETERS

City	Dubai
Type	Development
Rooms	7
To sea	20 m
Completion date	II quarter, 2018



XXII CARAT RESIDENTIAL PROJECT IN DUBAI

XXII Carat in Dubai is a premium residential project located on Palm Jumeirah, a crescent-shaped island. The complex was built in 2018 by Forum Group, a developer specialising in elite properties.

The collection of 22 villas and two penthouses forms a gated and guarded community that accommodates:

- A private 238-metre beach
- A seaside restaurant
- A beach recreation area with cabanas
- A large public swimming pool with waterside recreation areas
- Picturesque alleys and landscaped gardens
- Underground parking

The limited number of properties creates a private club community atmosphere. Various services are available to residents, including:

- Housekeeping
- Maintenance
- Repairs
- Booking restaurants and tickets
- Concierge service
- Meeting and accompanying guests
- 24/7 security



Villas in XXII Carat are built in a Mediterranean style. Tuscany in Italy inspired their architecture. The terracotta façades embody the perfect combination of simplicity and elegance. Classical columns, exquisite decorations of arc windows and passageways, and decorative elements made of hand-made ceramics emphasize the atmosphere of luxury.

Each house and its surroundings form a comprehensive Mediterranean-style view, so the developers focused on the landscape design of the grounds. Meticulously designed private gardens are perfect for comfortable private leisure, meditation, exercise, or yoga.

Exclusive mansions in this residential project come in three styles:

- Emerald – eight villas whose windows and terraces open onto the beautiful Bluewaters Island
- Ruby – eight three-storey villas with U-shape layouts, whose outdoor terraces offer panoramic views of the Persian Gulf
- Sapphire – a collection of six two-storey villas with covered terraces

The kitchens in all penthouses and villas feature designer finishings by professionals from La Cuisine Française and home appliances from La Cornue and Miele. Marble, glass, wood, enamel baseboards, and other premium materials were used for the finishings.

Devon & Devon (Italy) designed the bathroom décor and the marvellous crystal baths were installed by Baldi. Residences also boast a steam bath, a climate-controlled wine cellar by Miele, Italian furniture, and electronics by famous European brands. Penthouses and villas are equipped with the Smart Home system, enabling the user to remotely control various home functions.

Property for sale in XXII Carat

Foreign nationals can buy a penthouse or villa in XXII Carat and have full ownership rights, as the residential project is in a freehold area. The cheapest of these exclusive seven-bedroom 1,059 m² villas currently costs AED 44,040,000 (USD 11,991,000). A villa of 1,130 m² is worth AED 91,750,000 (USD 25,000,000). This residential complex offers premium homes highly in demand among buyers in Dubai over the past few years, suggesting that such property will be highly liquid despite its lofty price.

Foreign citizens who purchase housing in XXII Carat are eligible for a 10-year UAE Golden Visa that grants residence rights and can be extended multiple times. This kind of investment visa enables the holder to sponsor their relatives' visas.

PROPERTY FEATURES

LOCATION

- Close to the beach
- Direct access to the beach
- Sea nearby
- First sea line
- Sea view
- City view
- Lake view
- Park/garden view
- Beautiful view

FEATURES

- Video intercom
- Roof terrace
- Internet
- Finished
- Exclusive interior design
- Rental services

INDOOR FACILITIES

- Restaurant
- Cafe
- Bar
- Healthcare facilities
- Pharmacies
- Fitness room
- Garage

OUTDOOR FEATURES



- CCTV
- Security
- Concierge
- Household cleaning service
- Private beach
- Water park
- Garden
- Swimming pool
- Shop

PHOTO GALLERY

