There are those who seek perfection in all that they do. They don’t dream but create a reality based on their visions. They believe that everything around them must reflect their refined taste. They seek a sanctuary from the crowded and mundane. A place where they can truly grow and experience the splendor of life. Close to all that matters, yet miles away from the ordinary. Welcome to Royal Pearls. A community crafted with true passion, and a planned approach to living. And built with quality that will redefine affluent living as you know it.
Royal Pearls
Quality, Quantified.

Royal Pearls is destined to be a one-of-its-kind mixed-use residential community that occupies a key location and place within the majestic Meydan master plan. The project was envisioned as a premiere example of affluent living. It was designed and planned using modern architecture styles at the core and surrounded by lush green spaces. Royal Pearls will stand for a rare elegance and a refined style. It’s a development that will reflect the values of prestige and excellence you respect and will evolve as a smart and futuristic community.
Dubai.
A vision realised.

Dubai is more than just a city. It’s the perfect example of how clear vision and ambition can create the platform for a whole new way of life.

Dubai has over the last few years become the true centre of the world. A city that re-invents and redefines itself with resilience and aspiration.

It invites true dreamers, entrepreneurs and global citizens to make their visions a reality. By providing the perfect platform with world class infrastructure, modern amenities and superior quality of living.

It’s on its way to becoming a truly smart city based on the vision of HH His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai.
The district of Nad Al Sheba in Dubai has a historic and illustrious legacy. It’s been the centre of traditional pursuits that were integral to local culture and lifestyles, these include the historic and traditional sport of falconry as well as the passion of camel racing and thoroughbred horses. It’s these that have come to be the crowning glory of royal Arabia. It’s in these very surroundings that Royal Pearls will create a new legacy of affluence.
About Meydan Group

Meydan is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. The project is the culmination of his vision to create not just a venue for horseracing, but an integrated city that is sustainable, environmentally responsible and one that positions Dubai at the centre of the competitive global business stage.

Meydan Group aims to link the world with the Emirate of Dubai through international horseracing and equestrian events, a range of commercial developments, hospitality, sports, entertainment and amusement services, a series of state-of-the-art business parks, residential villa communities, schools, hospitals, business towers with luxury waterfront developments and shopping destinations.

Mohammed Bin Rashid Al Maktoum City covers approximately 47 million square feet of prime freehold development in the heart of Dubai and features several development projects by Meydan. Mohammed Bin Rashid Al Maktoum City - District Eleven is a cosmopolitan, family-oriented community comprising villas and mixed-use buildings and offering a number of attractive amenities and facilities including Emirates Airline housing.

Meydan Villas and The Kent College of Canterbury. Meydan Heights is also home to Emirates Airline housing, a premium development comprising 528 units of townhouse community living and includes retail, park areas and public amenities such as a community centre and mosques. Meydan Avenue incorporates the iconic Grandstand and The Meydan Hotel at its heart will set new standards of living, build an inspirational business culture and offer a lifestyle of exceptional quality.

Taking the modern standard of living to new heights, Meydan One will offer a premium lifestyle to more than 83,000 residents with remarkable amenities and facilities including the 711m tall Dubai One Tower, Meydan One Mall, a five-star hotel, a civic plaza with dancing water fountains, an indoor sports facility, a 4km canal and a marina.

The centrally located Meydan Free Zone offers a prime location and ease of incorporation while driving businesses through advanced telecommunication, high technology and business space flexibility.

Meydan Group brings together elegant lifestyle opportunities with leading entertainment and sporting events. The portfolio consists of The Meydan Thika, Bab Al Shams Desert Resort & Spa, The Track Meydan Golf, QUBE Sports Lounge, Meydan Tennis Academy, Dubai Equestrian Club, Emirates Equestrian Centre, Dubai Racing Club and the iconic architectural marvel, Meydan Racecourse, home of the world’s richest horse race - the Dubai World Cup.

For more information about Meydan, please visit www.meydan.ae.
Location
At the heart of it all

Royal Pearls will take shape at a convenient and well-developed location and neighborhood. The community located in close proximity to the Dubai-Al Ain Road and Nad Al Sheba Road, which is surrounded by some of the city’s most prestigious developments, some of them being Ras Al Khor, the Meydan Golf Course and Downtown Dubai. Enjoy proximity to all that matters in this exciting new phase of Dubai’s growth story.

- Downtown Dubai (10 mins)
- Dubai International Academic City (10 mins)
- Dubai International Airport (15 mins)
- Meydan One (8 mins)
- Ras al Khor Wildlife Sanctuary (12 mins)
- Dubai International Financial Centre (10 mins)
“Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society.”

I.M. Pei
The Royal Pearls community will be a natural sanctuary within the heart of a bustling city. Those who choose to make Royal Pearls their abode will come home to an abundance of nature, carefully curated landscapes to create the splendor of true garden living.

It’s the magnificent green cascades of the Babylon gardens - one of the Seven Wonders of the World that served as inspiration to the designers of Royal Pearls. They took on the task to redefine the very essence of how a mixed-use community can be designed. The result is Royal Pearls takes you back to the time when real luxury was found in nature itself.

At the heart of the magical matrix of green is the spectacular Community Centre admired for its elegant and refined design aesthetics as well as its thoughtful functions. The futuristic hub is home to an array of entertainment options, dining, sports and nature.

The residential spaces embrace nature quite literally, as walls of green greet you as climbing plants and external verticals create a striking structure of green that tower and greet the sky, declaring the rise of the brave new future and affluent living. And you are an integral part of it.
The entire Royal Pearls community will be home to over 7000 ultra-modern residential units each offering a host of well-planned amenities to match your lifestyle. It starts with a distinctively designed community centre at the core supported by a host of community facilities and a bustling neighborhood retail strip that residents and visitors can make the most of.

Royal Pearls once completed will stretch over a plot area of 40 hectares. The master plan will reveal itself as a modern development through four well-planned phases.

Each of the apartments are tastefully designed to match your lifestyle. The well-planned layouts will utilise the space in a way to enhance living. All the fittings and accessories are of the finest quality and exude a refined style. Perfection and attention to detail are evident across all the apartments. Move in and move up to a whole new level of comfort.
The Residences
Come home to refinement

The first phase of the Royal Pearls community will feature 12 residential towers divided into three clusters and offer 1,565 residential units of 1, 2, 3 and 4 bedroom apartments.

Each of the bright and spacious apartments are equipped with floor to ceiling double-glazed windows that let in the glorious sun and dazzling views of the Downtown Dubai skyline.

Each of the residential towers offer a choice of apartment layouts that are designed to suit different lifestyles and needs. Most of the apartments include balconies or terraces allowing the Royal Pearls residents to enjoy the outdoors and their lush surroundings.

Every residence has been designed with everything a contemporary lifestyle demands. Right from optimizing the space to provide for store rooms, domestic help quarters, built-in storage, powder rooms. To a smart approach to living with fully-fitted kitchens with energy-efficient appliances along with smart-enabled systems. All created using high quality materials and durable finishing that tastefully complement your lifestyle.
“The good building is not one that hurts the landscape, but one which makes the landscape more beautiful than it was before the building was built.”

Frank Wright

They say design is everything. At Royal Pearls the design and form of our structures is what sparks the imagination and inspires true splendour. The first thing that will dazzle you is the dynamic form of the buildings as they tower into the sky making a bold statement. They reflect the values of uniqueness, creativity and timeless elegance.
An Architectural Marvel

The architectural design is inspired by the poetic pattern in which ocean waves rise and fall. The striking aspect of each building is a unique modular balcony design that adds a dynamic form to the entire façade highlighted by its terraced architecture. This smart design also assures privacy and channels plenty of natural light for bright and open living spaces.

Step into any of the towers and you will be taken over by a feeling of warmth and tranquility. Each of its magnificent lobby has been creatively designed to reflect beauty and elegance through the use of soothing water features and verdant vertical gardens. All made even more grand and resplendent by the presence of a grand gleaming chandelier that shines brightly from the double-height lobby. It’s time to experience the magic come alive.
Perfection is in the Details

The interiors have been crafted using the most premium of materials, each hand-picked by our designers for this creation. Right from the exteriors to each individual apartment, everything has been custom designed to exude the distinctive aura of refined opulence. Come home to style.
Phase 1

The premier phase of the Royal Pearls community will feature an iconic series of towers designed with a unique modular balcony structure, one that results in the creation of an aesthetic and dynamic façade. Creating an oasis of calming greens.

Residents will be able to indulge in a range of amenities within their own cluster – each one a set of four buildings that form the perimeter of the beautifully landscaped courtyards.
Phase 2 showcases nature at its best through signature green landscaping that spans across high-rise towers including the distinctive Royal Residence tower that peaks at the 36th floor.

Phase 3 will see the creation of residential clusters that will overlook the central plaza, lined with reputed retail stores, prime food and beverage outlets as well as state-of-the-art outdoor amenities and pedestrian areas for the community to relax, indulge and unwind.

Phase 4 of Royal Pearls will bring with it the true pleasure of outstanding views. On one side, residential units will enjoy the lush landscaping and the uniquely designed community centre while on the other side, you can soak in the picturesque panoramas of Downtown Dubai.
One Bedroom Apartment

Each of the stylishly designed 1 bedroom apartments have been thoughtfully created keeping your lifestyle in mind. From a well-positioned powder room, to a spacious contemporary kitchen with the finest appliances. Living and entertaining is a pleasure.

The living rooms are filled with plenty of natural sunlight that streams through large balconies. The bedroom areas are cozy, comfortable and will meet your lifestyle aspirations, complete with an en suite bathroom. What’s more, the smart home-enabled system will connect you to a modern lifestyle instantly.
1 BEDROOM TYPE A

TOTAL AREA: 940 SQ. FT.

1 BEDROOM TYPE B

TOTAL AREA: 908 SQ. FT.

The areas mentioned are subject to the exact location of the selected units and the corresponding final size and shape of the balcony. Some types could be mentioned. Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale & E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice and without any further liability.
Two Bedroom Apartment

Our two bedrooms are ideal for modern family living. Each home has been designed to utilize space in a smart and efficient manner. Style and affluence have been the key factor in creating these homes right from the high-end efficient kitchens with their natural stone counter and the stylish kitchen cabinets opening up to a dining area that allows you to entertain guests and display your culinary skills.

The grand living room is a bright and spacious space that’s will always be alive with conversations and picture-perfect views of the sunset through the large floor to ceiling windows.

The master bedroom is truly an indulgent space with and en-suite bathroom. Step into the lifestyle that welcomes you.
2 BEDROOM TYPE A

TOTAL AREA: 1,405 SQ. FT.

2 BEDROOM TYPE B

TOTAL AREA: 1,545 SQ. FT.

The areas mentioned are subject to the exact location of the selected units and the corresponding floor size and shape of the balcony. Same type could be mentioned. Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale & O/E. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice and without any further liability.
Three Bedroom Apartment

Our three bedrooms are uniquely created for those who appreciate affluence and space. The kitchen is exquisitely presented through the use of the finest materials from the premium porcelain tiles to the state-of-the-art home appliances.

Live the dream lifestyle as you enjoy a cup of tea on your spacious terrace embellished by its vertical garden, and enjoy a panoramic view of the royal garden. A perfect oasis of indulgence.
3 BEDROOM TYPE A

TOTAL AREA: 1,861 SQ. FT.

3 BEDROOM TYPE B

TOTAL AREA: 2,005 SQ. FT.

The areas mentioned are subject to the exact location of the selected units and the corresponding final size and shape of the balcony. Same type could be mentioned. Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice and without any further liability.
Four Bedroom Apartment

These apartments are for those who truly appreciate exclusivity and rare elegance.

These apartments shine due to their opulent use of space and tasteful style. The Hanging Garden apartments are a one of a kind concept that features a space full of greenery and perfectly landscaped terraces. Feel, breathe and live the nature.

The bedrooms raise the bar even higher with plenty of space to unwind at the end of a long day. This sanctuary features glamorous walk-in dressers with storage and shelving that is modern and smart. Perfection and refined style meet in the right balance to create a truly distinctive living space and lifestyle statement.
TOTAL AREA: 4,109 SQ. FT.

The areas mentioned are subject to the exact location of the selected units and the corresponding floor size and shape of the balcony. Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area drawings. Not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice and without any further liability.
An Eye For Design

The exteriors display the keen eye for detail and aesthetics that have gone into every aspect of their creation. Together they showcase the perfect demonstration of the coming together of truly impeccable design and a contemporary lifestyle.
Amenities.  
Smart Living is Here.

The Royal Pearls community has been designed to offer residents a plethora of well-planned facilities throughout the master plan. Each of which will take every day living to a whole new level of indulgence and surprise.

Royal Pearls has carefully curated all its amenities throughout the smart community in keeping with the needs of contemporary living of global standards. Some of these are:

- Retail Outlets
- Outdoor amphitheater for public performance
- Outdoor seating areas and pedestrian walkways
- Jogging and cycling track
- Kids play area
- Mosques
- Gymnasium
- Swimming Pools
- Barbeque areas
The Community Center
A rare and unique indulgence

At the heart of Royal Pearls, is the community center, surrounded by water features, and a beautifully landscaped park. This state-of-the-art center is unique and ultra-modern in its design. It’s a true representation of the beauty of mother nature in the form of a graceful oyster and a magnificent pearl shape.
The design of the Royal Pearls Community Center inspires a sense of time and place because of its constant visual connection to the outdoor through natural daylight filtering from the roof. The exterior of the shell, strong and pleasant wraps around the building protecting the interior spaces from the outdoor environment.

Here you will find tranquility and active peace thanks to an assortment of attractions and leisure offerings. Including relaxation areas and fitness center where you can seek the kind of escape within your everyday life.

- Restaurants and Coffee Shops
- 55 -seat Private theatre (cinema)
- Day Care Center
- Multi-purpose hall
- Fitness Centre with the latest gym equipment
- Salon and spa for ladies and gents
- Games and recreation centre including squash court, bowling, gaming room, pool tables, ping pong tables and golf simulators
Oriental Pearls is developer of upscale community homes. Driven by an unceasing motivation to go above a mere claim to quality, Oriental Pearls expertly combines quality, aesthetics and functionality in its developments to deliver capital appreciation to investors quality living to homeowners. The company currently boasts for massive 4.6 million square meters of land under development for its signature master planned community in Meydan district, Royal Pearls.
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