
WALDORF ASTORIA®
RESIDENCES
DUBAI · BUSINESS BAY

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Charmingly New York Limitlessly Dubai

Welcome to Waldorf Astoria Residences Business Bay Dubai – where Charmingly New York meets Limitlessly Dubai. Experience unparalleled luxury in the heart of the city, where cosmopolitan charm converges with the boundless spirit of Dubai. Your exclusive address for sophisticated living awaits.

NABNI Developments

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

At NABNI, our commitment to unwavering integrity serves as the cornerstone for crafting innovative excellence that effortlessly aligns with the unique aspirations of our esteemed customers. Welcome to a realm where sophistication meets American class, and every detail is a testament to our dedication to unparalleled quality and refined living.

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TOGETHER WE BUILD



Waldorf Astoria History

Since opening its first landmark hotel in New York City over a century ago, Waldorf Astoria has become synonymous with luxury hospitality and exceptional service. The hotel redefined hospitality excellence through the invention of -24hour room service, daring culinary innovations, and attracting culture-shaping clientele. Waldorf Astoria continues to be known for its intuitive tenacity to transform any moment, from the grand to the routine, into something unforgettable.

Waldorf Astoria›s roots have spread across the globe, and we are now a portfolio of over 30 hotels in iconic destinations. The brand carries the same pioneering mantle and remains a beacon of timeless glamour and sophistication. Waldorf Astoria›s iconic legacy is guided by an evolved sense of transformation, and like all true leaders, a bold vision for what is to come.

Waldorf Astoria Residences Dubai Business Bay

Indulge in the epitome of refined living at Waldorf Astoria Residences Dubai Business Bay, where the allure of New York glamour intertwines seamlessly with the welcoming embrace of Dubai›s oasis. Step into a realm of unparalleled opulence, where every detail reflects a harmonious fusion of two iconic cities.

Our residences are designed to offer a haven of sophistication and warmth, ensuring a lifestyle that transcends the ordinary. Immerse yourself in the luxury of spacious interiors, breath-taking views, and world-class amenities that redefine the art of living. Waldorf Astoria Residences Dubai Business Bay invites you to experience a unique blend of cosmopolitan elegance and the tranquil charm of a desert oasis – a truly exceptional address for those who appreciate the finest things in life.




Burj Khalifa
Dubai
Financial Center
City Walk
Dubai Mall
Dubai Opera
Dubai Fountain
Sheikh Zayed Road
Business Bay
Metro Station
WALDORF ASTORIA
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Dubai Water Canal
Dubai Water Canal
Dubai Water Canal

Connectivity & Proximity



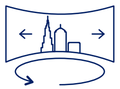
Connectivity and Access

- Proximity to key locations (transportation, business districts, etc.)
- Dubai Airport
- Jumeirah Beach
- City Walk
- Coco Cola Arena
- Museum of the Future
- Palm Jumeirah
- DIFC
- Bluewaters Island
- Dubai Creek
- Alserkal Art District
- Zabeel Park
- Meydan Racecourse
- Access to major roads
- Sheikh Zayed Road
- Sheikh Mohammed bin Rashid Blvd
- Al Khail Road
- Al Asayel Road



Access to International Airports

- Dubai International Airport (DXB) – 15 mins.
- Al Maktoum International Airport, Dubai City (DWC) – 40 mins.
- Sharjah International Airport, Sharjah City (SHJ) – 30 mins.
- Zayed International Airport, Abu Dhabi City (AUH) – 60 mins



Views and Surroundings

-360degree panoramic views from residences:

- Business Bay
- Downtown
- Burj Khalifa
- Burj Park
- Dubai Canal
- Arabian Gulf



Major Attractions in Downtown & Business Bay

- Burj Park
- Business Bay Canal Lawn
- The Dubai Fountain
- Burj Khalifa
- The Dubai Mall
- Dubai Opera
- Souk Al Bahar
- Dubai Canal
- Sheikh Mohammed bin Rashid Blvd

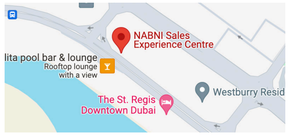
360°

Panoramic view from the Residence





Project Facts

Project Name:	Official DLD Project Name	Developer:	Branded Partner:	Location:	Residence Type:
WALDORF ASTORIA® RESIDENCES DUBAI • BUSINESS BAY	**NABNI Sky Royal Residences**	نبني NABNI TOGETHER WE BUILD	WALDORF ASTORIA® Part of Hilton International Holding LLC	 Marasi Drive Business Bay, Dubai, UAE	**Freehold**

Architect:	Interior Designer:	Project Consultant:	Total number of floors:	Total No. Units:	Estimated Completion:
CARLOS OTT ARCHITECT	HBA	VX STUDIO	**3B+G4+ 65 Floors**	**146**	**Q4 2029**

Furnishing:
Semi-furnished (Kitchen Cabinets, Appliances and Wardrobes included)









Carlos Ott

Architect

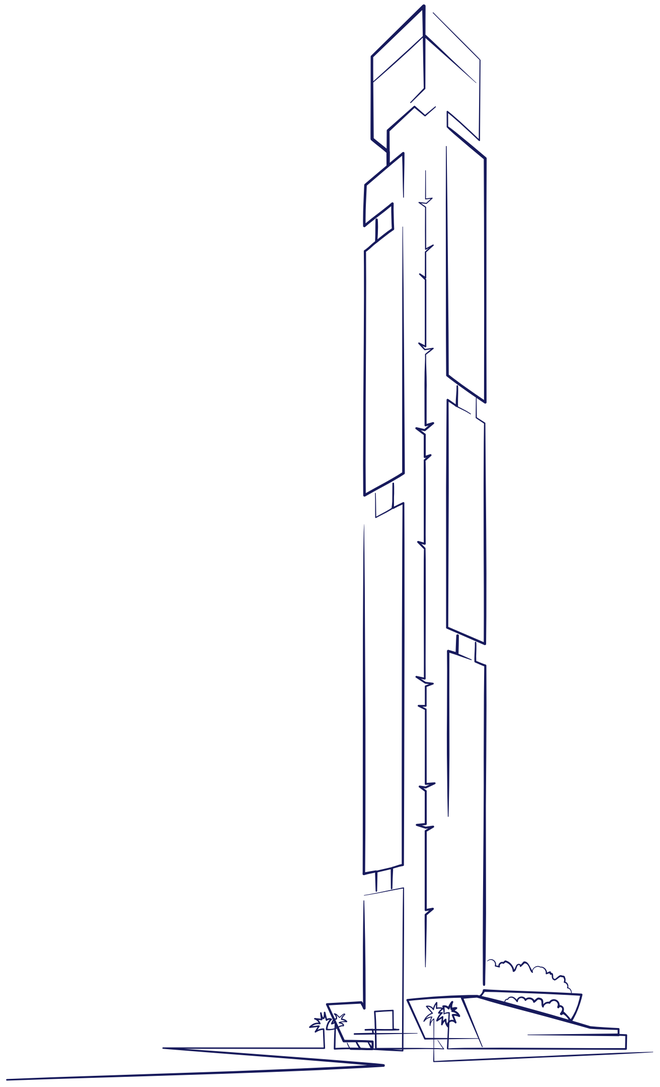
Carlos is a visionary force in luxury design and development, celebrated for bringing to life some of the world's most iconic destinations. With a passion for architectural storytelling and a sharp eye for detail, he has played a key role in conceptualizing and delivering landmark projects such as the transformation of the Paris Opera, the prestigious Waldorf Astoria Miami, and the design of the world's largest Lamborghini showroom. His creative signature can also be seen in high-profile developments across Dubai, London, and the French Riviera, each reflecting a perfect balance of innovation, elegance, and cultural relevance. Through every project, Carlos redefines the boundaries of luxury and continues to leave an indelible mark on the global landscape.

Design Philosophy

Immersive Architecture

Carlos Ott's architectural approach for the luxury Waldorf Astoria Residences Dubai Business Bay tower seamlessly merges modernity with tradition, setting a new standard for Middle Eastern luxury. Inspired by Waldorf Astoria›s global heritage, Ott aimed to create a prestigious structure that not only stands out in the skyline but also provides an unparalleled living experience.

His sleek, sculptural design harmonizes with the iconic Waldorf Astoria brand, emphasizing luxury, comfort, and enduring architectural appeal. By carefully balancing client expectations with the urban landscape of Business Bay and Downtown Dubai, Ott›s team crafted a layout that maximizes views of the Burj Khalifa and Dubai Canal while optimizing natural light and indoor-outdoor connectivity. The result is a modern masterpiece that blends seamlessly into Dubai›s dynamic cityscape while maintaining the luxurious standards of Waldorf Astoria.







Design Philosophy

Interior Design

The Waldorf Astoria Residences in Dubai blend Art Nouveau and Art Deco with contemporary luxury, drawing inspiration from the brand›s heritage and Dubai›s vibrancy. Crafted with meticulous attention to detail by NABNI and curated by HBA Interiors, the design features sumptuous materials and breathtaking views of the Burj Khalifa.

Each apartment is tailored to optimize these vistas, combining style with practicality for a lavish yet functional living environment. With premium materials, bespoke designs, and innovative features, the project sets itself apart as an iconic destination in Dubai.

Unit Details

Unit Type	Sizes (Sq.ft)
Signature Collection	
1 BHK	1,874 Sq. ft.
2 BHK	2186 – 2695 Sq. ft.
3 BHK	3379 - 3949 Sq. ft.
Sky Collection	
4 BHK	4271 – 4781 Sq. ft.
Townhouse (Duplex) – 4HK	5287 – 5288 Sq. ft.
Sky Villa (Full floor) - 4BHK	8026 – 8037 Sq. ft.
Sky Villa (Duplex Half Floor) – 5BHK	7928 Sq. ft.
Sky Mansion (Triplex Half Floor) - 3BHK	9,849 Sq. ft.

Disclaimer: Please note that the sizes of the apartments listed in the table are approximate and will vary.





Signature Elements of the Waldorf Astoria Experience

- The first fully residential Waldorf Astoria project outside US.
- The hospitality brand has a legacy of over 100 years.
- Waldorf Astoria New York (The Towers) has been the home to the world leaders, royalty, movie stars and music legends.
- Each buyer will get a lifetime Hilton honors diamondmembership.
- The first residential floor starts 33m above the ground level.

Design Features

- 4.5 m (Slab to slab) / 3.8 m indoor clear height (Floor to Ceiling).
- Clear corners with full glass for 360-degree view.
- Massive balconies starting from 16 sqm.
- Dedicated private lift lobbies for every residence.
- A customized WA clock
- Unique architectural elements such as outdoor pockets and tapered parking structure.
- 13m ceiling height at the Ground Floor Main Entrance.
- 8m height for the Podium Level 3 Reception Area.




WALDORF ASTORIA RESIDENCES







Amenities & Facilities

ADULT
SWIMMING POOL

KIDS
SWIMMING POOL

KIDS
PLAY AREA

OUTDOOR
YOGA GARDEN

MEDITATION
DECK

POOL BAR

SUN LOUNGER
AREA

CABANAS





Amenities & Facilities

FITNESS
STUDIO

GOLF
SIMULATOR

HOT PLUNGE

COLD PLUNGE

PEACOCK ALLEY
(POOL TERRACE LOUNGE)

IMPERIAL ROOM
(MULTI-PURPOSE ROOM)

PRIVATE
MEETING ROOM

OUTDOOR
LOUNGE SEATINGS

Lifestyle Concierge Services

Standard 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 events
- Professional management of all facilities and common areas, including cleaning and maintenance





Lifestyle Concierge Services

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

Payment Plan

60%	40%
During Construction (20% Downpayment)	On Handover

*Service Charge + WA Service Charge

20%	40%	40%
+4% DLD +Admin Fees	During Construction	On Completion

Expected completion date **Q4 2029**

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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.

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