

VITALIA

PALM JUMEIRAH RESIDENCES



FACTSHEET



TIMELESS LUXURY IMPORTED TO THE HERE AND NOW

Nestled on the pristine shores of Palm Jumeirah, Vitalia beckons you to a life of unparalleled elegance and sophistication.

Here, amidst the azure waters and golden sands, unravel a sanctuary where Italian allure meets the unique pulse of the island.



LUXURY UNPARALLELED

Architectural Features:

Expansive, light-filled living areas with floor-to-ceiling glass windows, capturing panoramic views.

Premium Finishes and Materials:

Elegant Dekton Marmorio surfaces and warm wood parquet flooring. Italian-crafted kitchens by Snaidero or equivalent, featuring sophisticated Laminam Diamond Cream countertops. Sleek oak grey veneer doors and stylish Pianca wardrobes for refined storage solutions. Bespoke Gessi bathroom fittings for a luxurious touch. Kitchens equipped with state-of-the-art Miele appliances and Quooker taps.

Smart Home Integration:

Comprehensive smart home systems controlling lighting, climate, audio, window treatments, and secure access for a streamlined, eco-friendly living experience. Advanced lift access control systems for added security and convenience.

Sustainable Living Amenities:

Environmentally friendly EV charging stations conveniently located on the ground floor.



WHERE A RICHER LIFE FINDS ITS MUSE

Beyond your front door, the indulgence continues with a welcoming lobby and attentive concierge service. Every detail is designed for comfort and refinement, ensuring a lifestyle where even sustainable living becomes a luxury.

- Concierge Service
- State of the art fitness center
- Swimming Pool
- EV charging stations

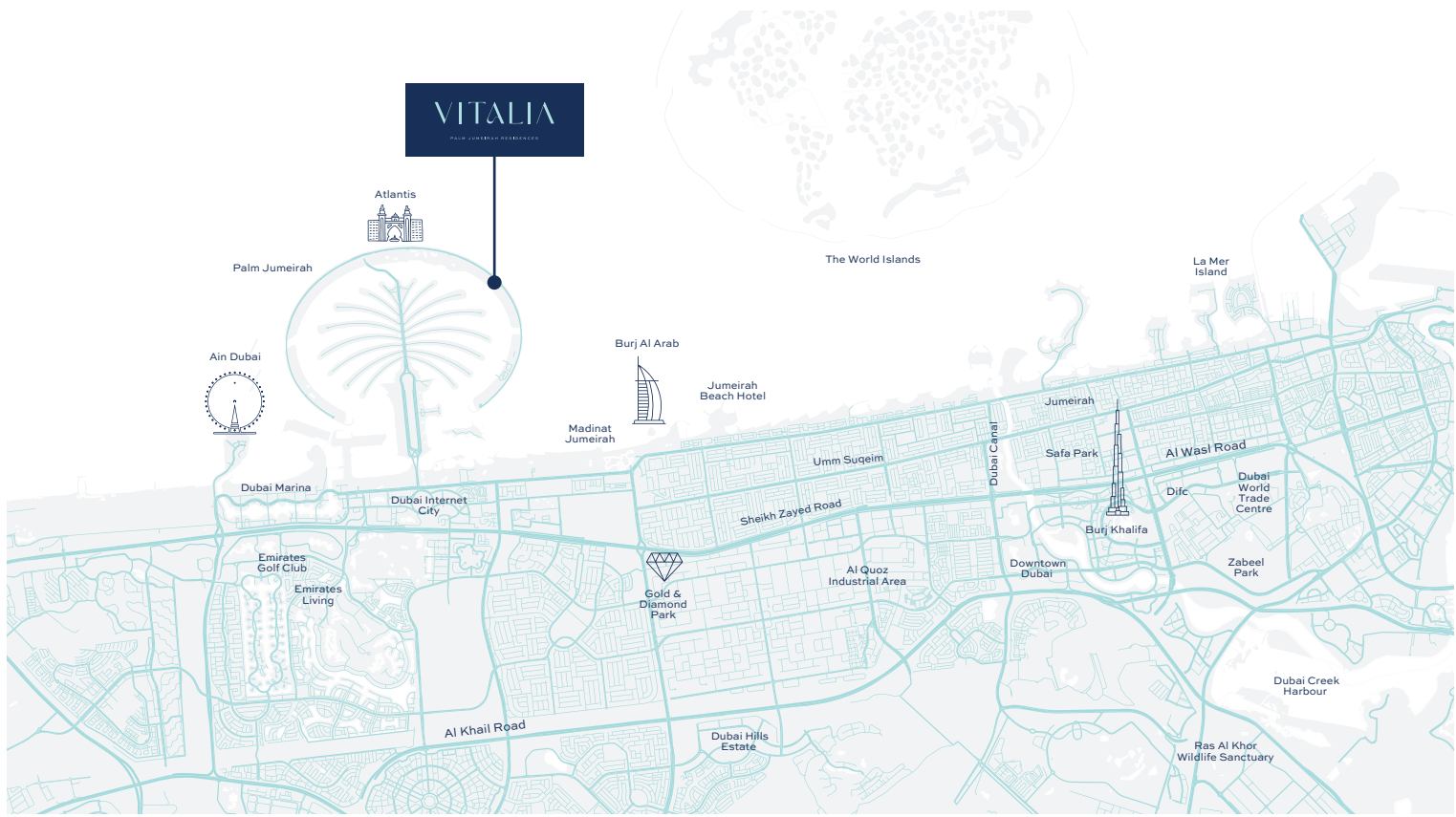


LEGACY STEEPED IN TIMELESS BEAUTY

Vitalia is a testament to architectural sophistication and curated amenities.

Each of the 45 residences, ranging from two bedrooms to expansive four-bedroom duplexes and penthouses, embodies the essence of contemporary European life and the Italian art of dolce far niente.





PAYMENT PLAN

STANDARD NON-POST HANDOVER PAYMENT PLAN:

	INSTALLMENTS	% AMOUNT
DLD	Full 4% is paid	4%
1	Immediate (Less Booking Token)	20%
2	Within 6 months of Booking	5%
3	Within 13 months of Booking	5%
4	Within 15 months of Booking	5%
5	Upon Handover	65%
Total		100%

*There will not be a requirement for PDC Cheques under any payment plan.

POST HANDOVER PAYMENT PLAN:

	INSTALLMENTS	% AMOUNT
DLD	Full 4% is paid	4%
1	Immediate (Less Booking Token)	20%
2	Within 13 months of Booking	10%
3	Within 15 months of Booking	10%
4	On Handover	10%
5	Within 3 months of Handover	10%
6	Within 6 months of Handover	10%
7	Within 9 months of Handover	10%
8	Within 13 months of Handover	10%
9	Within 24 months of Handover	10%
Total		100%

Service charge estimation: AED 22 per sq. ft.

CONFIGURATION DETAILS

	SQ.FT.
2 Bedroom	Available from 1,939 sq.ft.
3 Bedroom	Available from 2,649 sq.ft.
4 Bedroom	Available from 4,488 sq.ft.
Structure:	G+9
Unit status:	Fully Equipped Residential Apartments
Ownership:	Freehold Residential
Expected Handover:	Q2 2027

ESCROW BANK ACCOUNT DETAILS

Account Name:	Pinnacle AKS Real Estate Development LLC (Vitalia by Pinnacle) Trust
Bank Name:	Mashreq (Mashreq-AL-Islami)
IBAN:	AE92033000001950000649
Account number:	019500000649
Swift Code:	BOMLAEAD
Address:	Mashreq Bank, Dubai Internet City Branch, PO Box 1250, Dubai, UAE

MAKE VITALIA YOUR OWN. CONTACT: 800DEVMARK

www.pinnacledevelopers.ae

Developed by:

Exclusive Sales & Marketing by:

Disclaimer:

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.

PINNACLE
DEVELOPERS

DEVMARK