

# DUBAI PALM ISLANDS- DUBAI ISLANDS UAE PALM ISLANDS PALM DUBAI DUBAI PALM ISLANDS PHOTOS

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## **Spectacularly situated Mediterranean Atrium Entry Garden Home on Palm Jumeirah**

It's a turn key opportunity sold fully furnished and decorated. Ideal for someone who wants to move straight in or take over this going concern that is being used for short lets with a 10% return on investment. This villa must be seen to be fully appreciated.

The price for this villa is 10.5 million AED and is not negotiable.

This Garden home has two floors and a built up area of 5,000 Sq Feet / 464 Sq Meters.

Situated on C Frond this high number villa with just a few steps down to private white sand beach and crystal clear water must be seen to be believed.

This unique 4 bedroom villa has had over a million Dirhams of interior modifications. Emirates Home magazine in 2009 who voted Palm Beach Villa as 'Home of the Year' and Ahlan! who voted it as one of the Hottest Homes of the Year in 2008.

It was designed by Darren Lyon (ex Bluhaus Interior Designers) who at the time was nominated for the Middle East Interior Designer of the Year 2008, to an arabesque beach theme.

It was designed with the expert knowledge of Dubai's Feng Shui Master Practitioner Vicky Moane making sure that health, wealth and happiness came about to residents. This includes water features and mirrors in the NW side of the house, creatively blocking passageways where money would have otherwise been lost, and various other designs accommodated to promote overall wellbeing.

Palm Beach Villa has been designed and decorated with a contemporary arabesque beach theme in mind, specifically creating a calming and peaceful environment in the otherwise hectic hum drum of Dubai . It has a white heavenly aspect with white wooden floors throughout creating a relaxing beach vibe and open plan rooms to enhance the use of space and light. It is a particularly sunny and bright villa which is unusual on the island and the rising dawn fills the master bedroom with a golden glow each morning. The decor has been carefully thought through and includes stunning brass lanterns, Arabesque paintings, a glass balustrade, a high gloss contemporary black kitchen and white linen and silk drapes. The views are onto the Burj Al Arab which makes a spectacular setting for the New Years Eve fireworks.

This much sought after open concept Atrium Entry floor plan and Mediterranean elevation has been made further open plan by removing the wall between the kitchen and living room and also the wall between the master bedroom and one of the adjoining bedrooms. Its now massive master bedroom covers the entire width of the second floor of the villa.