

AHS
PROPERTIES

Sun Rays
PALM JUMEIRAH

LUXURY IS IN EACH

detail

IT'S A
STATE OF
MIND

PALM JUMEIRAH
THE MOST EXCLUSIVE
ADDRESS IN DUBAI



SUN RAYS
AT A GLANCE

15,000+

SQ.FT.
PLOT SIZE

12,000+

SQ.FT.
BUILT UP AREA
+ INTERIORS

5+

EN-SUITE
BEDROOMS

EVERYTHING
WITHIN REACH

Dubai Marina — 10min

Mall of the Emirates — 10min

Mediclinic Parkview Hospital — 15min

Business Bay — 15min

Emirates Hills — 15min

Business Bay — 20min

DIFC — 20min

Global Village — 25min

Sun Rays
PALM JUMEIRAH

Palm Jumeirah

Dubai
Marina

Emirates
Hills

Mediclinic
Parkview
Hospital

Arabian
Ranches

Global
Village

To Al Maktoum
International Airport

To Dubai
International Airport

DIFC

Downtown
Dubai

Business
Bay

Mall
of the
Emirates

The image features a full-page background of marbled paper. The marbling consists of intricate, swirling patterns in various shades of black, dark grey, and light grey, creating a complex, organic texture. Centered horizontally and slightly below the vertical midpoint is the word "EXTERIOR" in a gold-colored, all-caps serif font. The letters are evenly spaced and have a classic, elegant appearance. The overall composition is minimalist and sophisticated, with the text standing out against the busy, textured background.

EXTERIOR





The background is a high-contrast, black and white marbled pattern. The marbling features intricate, swirling, and veined textures, reminiscent of traditional stone or liquid marbling techniques. The colors range from deep, velvety blacks to light grays, creating a sense of depth and movement. Centered horizontally across the middle of the image is the text "GROUND FLOOR" in a gold-colored, serif typeface. The letters are evenly spaced and have a classic, elegant feel. The overall composition is balanced and visually striking due to the contrast between the organic, fluid patterns and the structured, geometric text.

GROUND FLOOR

This detailed floor plan illustrates a luxurious residence with a variety of rooms and a large garage. The layout includes:

- Main Kitchen:** 47.96 m², featuring a breakfast corner, island, and preparation counter.
- Formal Dining:** 44.84 m², with a large table and chairs.
- Formal Living:** 63.17 m², featuring a large sofa and a fireplace.
- Preparation Kitchen:** 13.34 m², with a preparation counter and sink.
- Open Kitchen / Bar:** A central area connecting the main kitchen and formal dining.
- Pantries:** Two pantries are located near the open kitchen/bar area.
- Bathrooms:** Multiple bathrooms are distributed throughout the plan, including a large master bathroom and several smaller ones.
- Bedrooms:** Several bedrooms are shown, including a large master bedroom and a guest bedroom.
- Garage:** A large two-car garage is located at the rear of the property.
- Entrance Hall:** A large central hall (38.88 m²) with a circular feature and open areas above and below.
- Family Cinema Room:** 35.54 m², featuring a large screen and seating.
- Men Cave:** 43.29 m², a private lounge area with a bar and seating.
- Guest Bedroom 01:** 16.81 m², with a private closet.
- Stairs Hall:** 5.33 m², connecting different levels of the house.
- Powder room:** 2.99 m², located near the stairs hall.
- Lift:** 2.47 m², providing vertical access.
- Carport:** 47.65 m², an additional parking area for vehicles.
- Laundry:** 5.03 m², dedicated space for laundry.
- Corridor:** 2.85 m², connecting various rooms.
- Stores:** Multiple storage areas, including a large store (4.12 m²) and a pool equipment room (6.20 m²).
- Other Features:** The plan includes a piano hall (19.37 m²), a sculpture area, a TV wall, a cigar lounge, and a pivot door.



B8

ARCHITECTURE

Entrance Hall



B8

ARCHITECTURE

Entrance Hall



B8

ARCHITECTURE

Piano Hall



B8
ARCHITECTURE

Piano Hall



B8

ARCHITECTURE

Piano Hall



B8
ARCHITECTURE

Sunken Seating Area



B8

ARCHITECTURE

Sunken Seating Area



B8
ARCHITECTURE

Sunken Seating Area



B8
ARCHITECTURE

Formal Living Room



B8
ARCHITECTURE

Formal Living Room



B8
ARCHITECTURE

Formal Living Room



B8

ARCHITECTURE

Formal Dining Room



B8
ARCHITECTURE

Kitchen



B8
ARCHITECTURE

Kitchen



B8

ARCHITECTURE

Man Cave



B8

ARCHITECTURE

Man Cave



B8

ARCHITECTURE

Home Cinema



B8

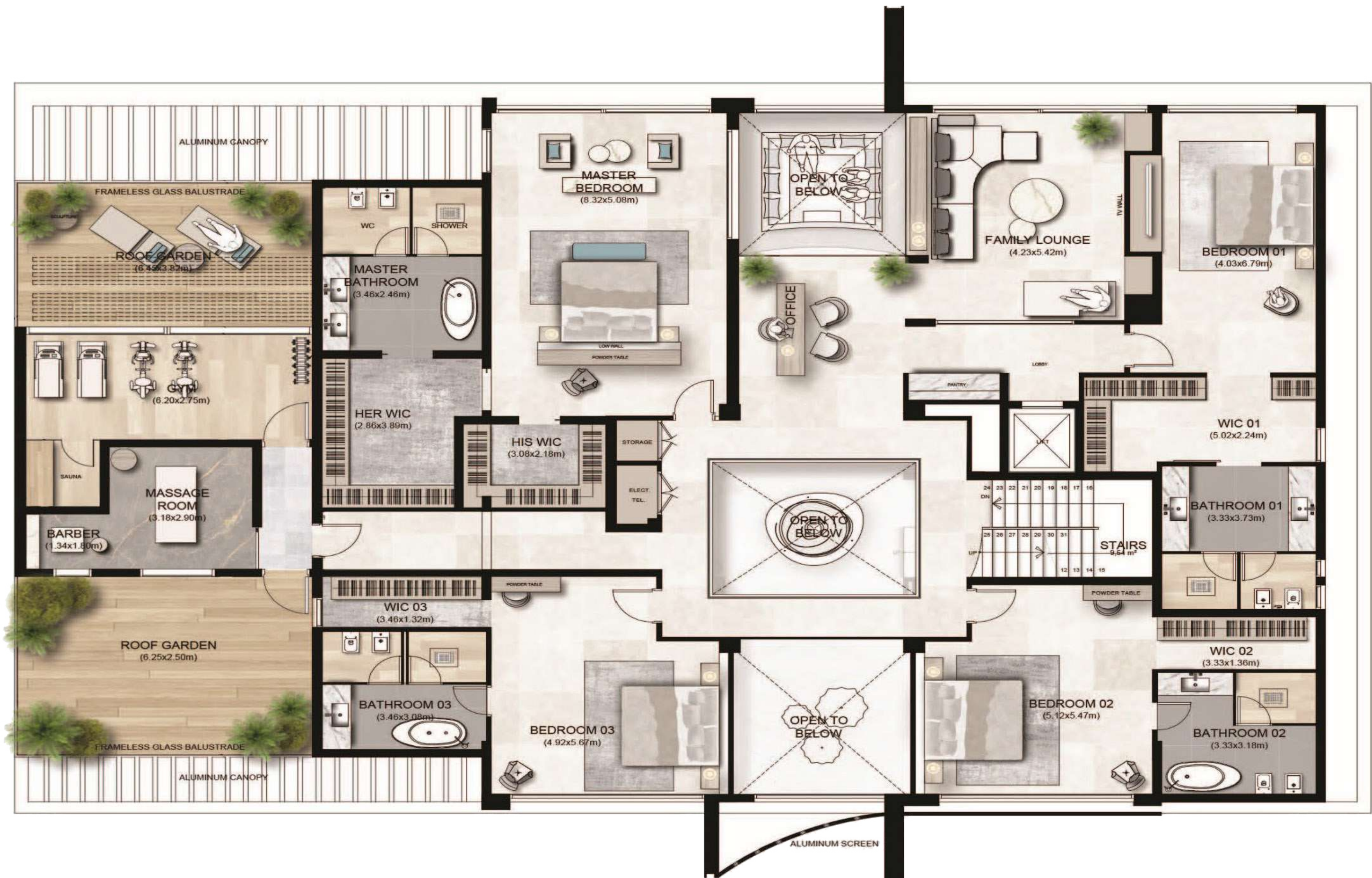
ARCHITECTURE

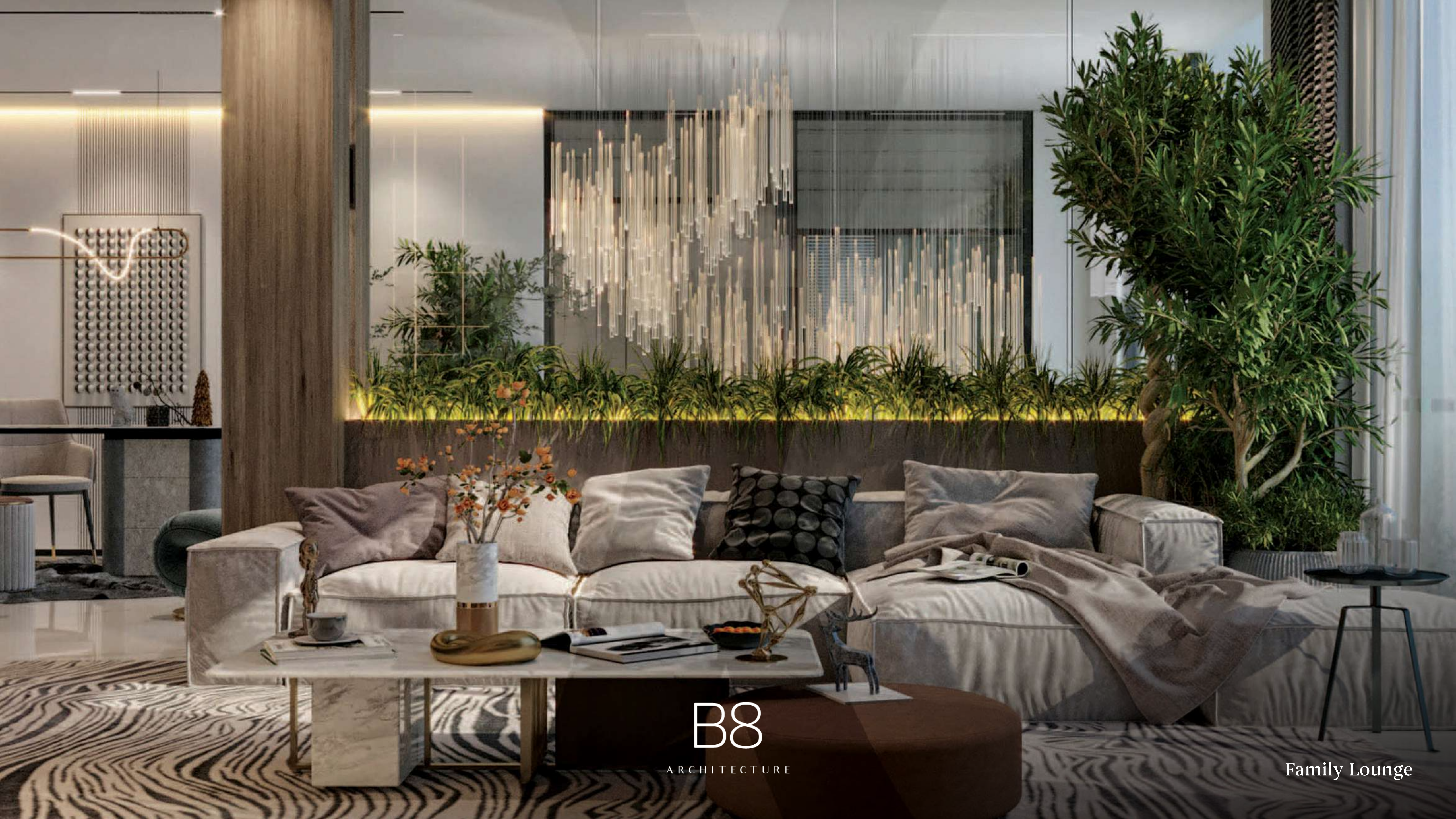
Home Cinema

The background is a high-contrast, black and white marbled pattern. The marbling features intricate, swirling, and veined textures, reminiscent of traditional stone or liquid marbling techniques. The colors range from deep, velvety blacks to light grays, creating a sense of depth and movement. Centered horizontally across the middle of the image is the text "FIRST FLOOR" in a gold-colored, serif typeface. The letters are spaced out evenly, and the gold color provides a sharp contrast against the darker, more complex parts of the marbled background.

FIRST FLOOR

FIRST FLOOR PLAN





B8

ARCHITECTURE

Family Lounge



B8

ARCHITECTURE

Family Lounge



B8

ARCHITECTURE

Office



B8

ARCHITECTURE

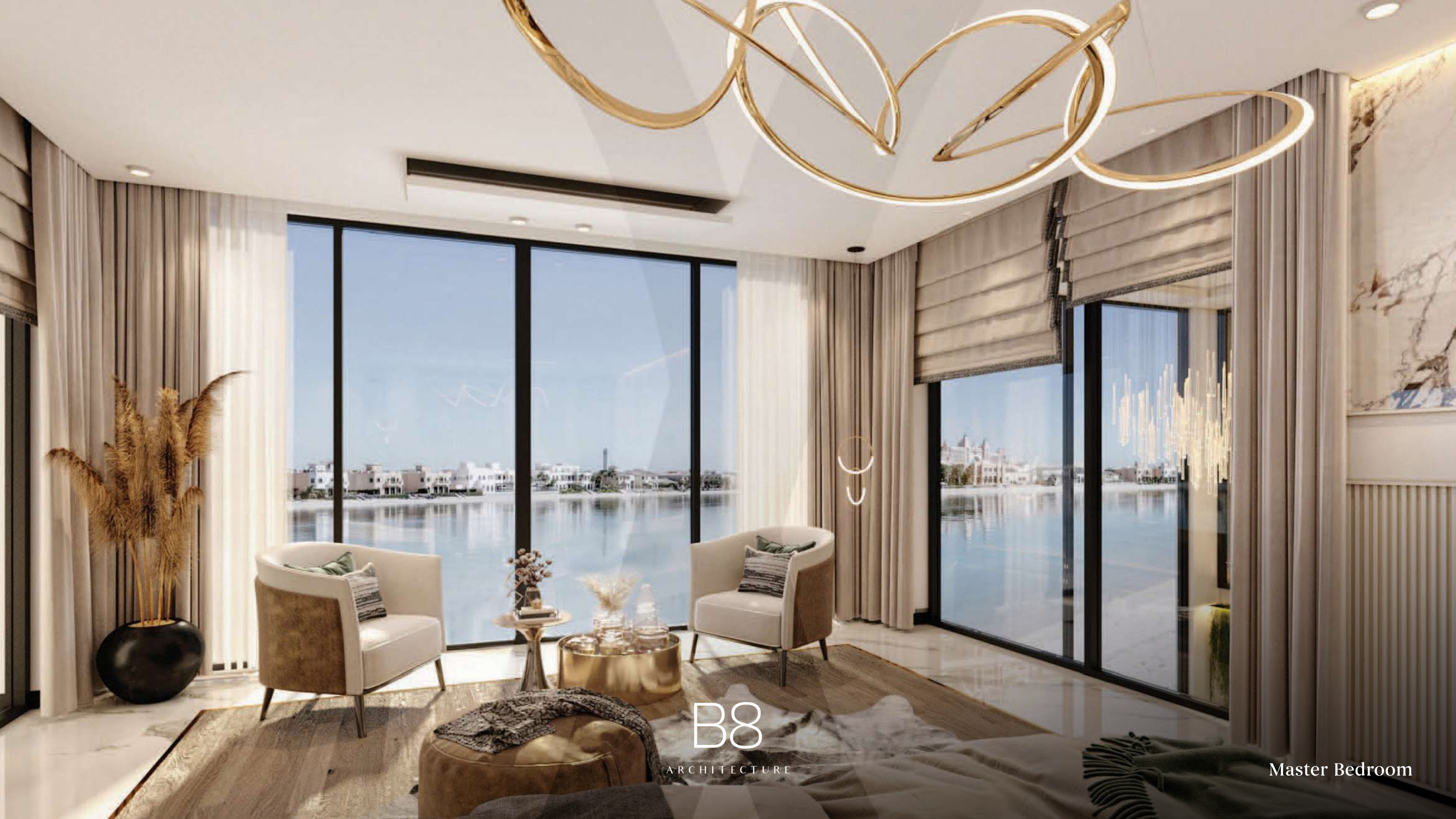
Office



B8

ARCHITECTURE

Master Bedroom



B8
ARCHITECTURE

Master Bedroom



B8
ARCHITECTURE

Master Bedroom



B8
ARCHITECTURE

Master Walk-in Closet



B8

ARCHITECTURE

Master Walk-in Closet



B8

ARCHITECTURE

Master Walk-in Closet



B8

ARCHITECTURE

Master Bathroom



B8

ARCHITECTURE

Master Bathroom



B8

ARCHITECTURE

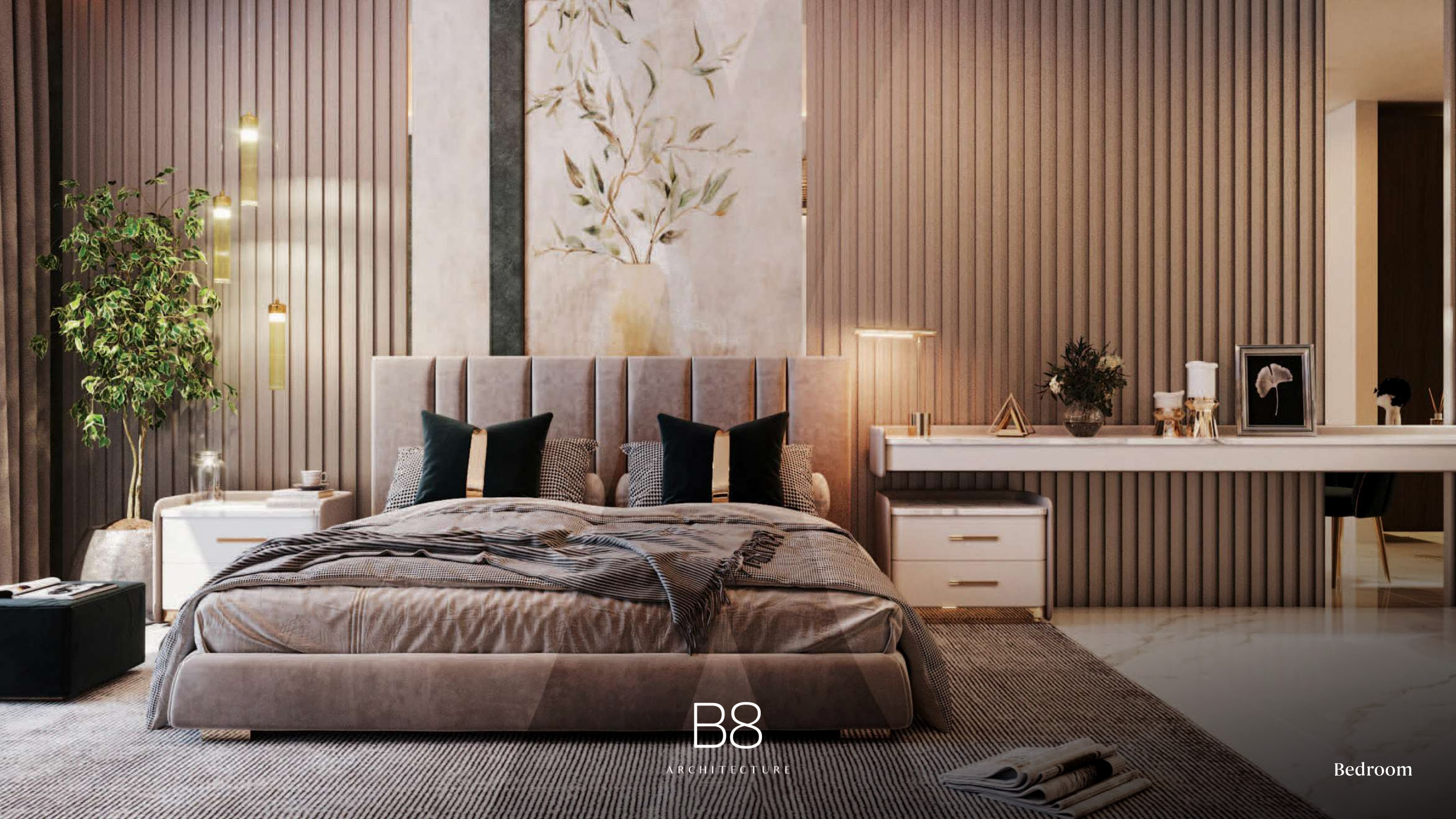
Master Bathroom



B8

ARCHITECTURE

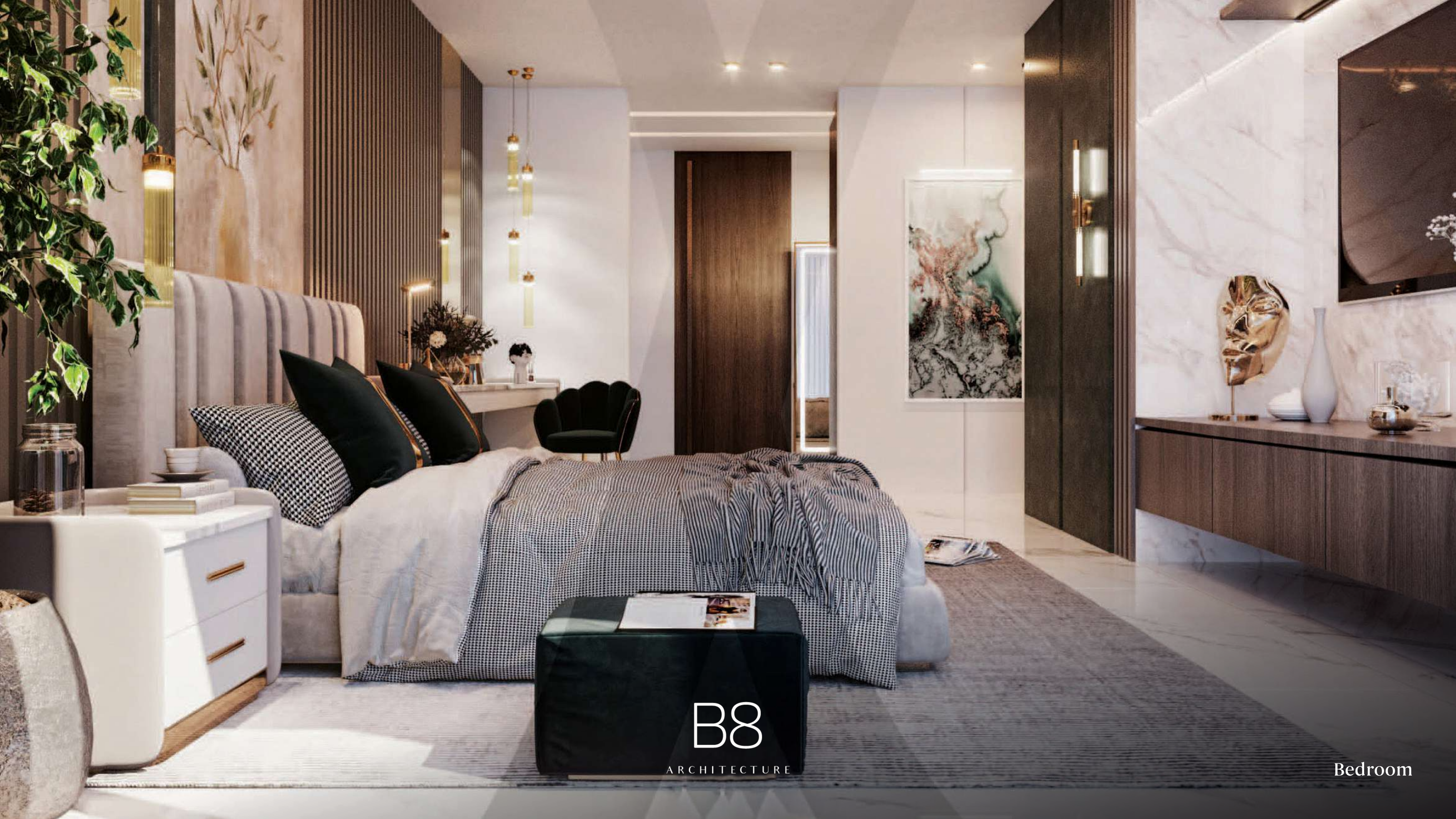
Bedroom



B8

ARCHITECTURE

Bedroom



B8
ARCHITECTURE

Bedroom



B8
ARCHITECTURE

Bedroom



B8
ARCHITECTURE

Bedroom



B8

ARCHITECTURE

Bathroom



B8

ARCHITECTURE

Bathroom



No Pain, No Gain

B8
ARCHITECTURE

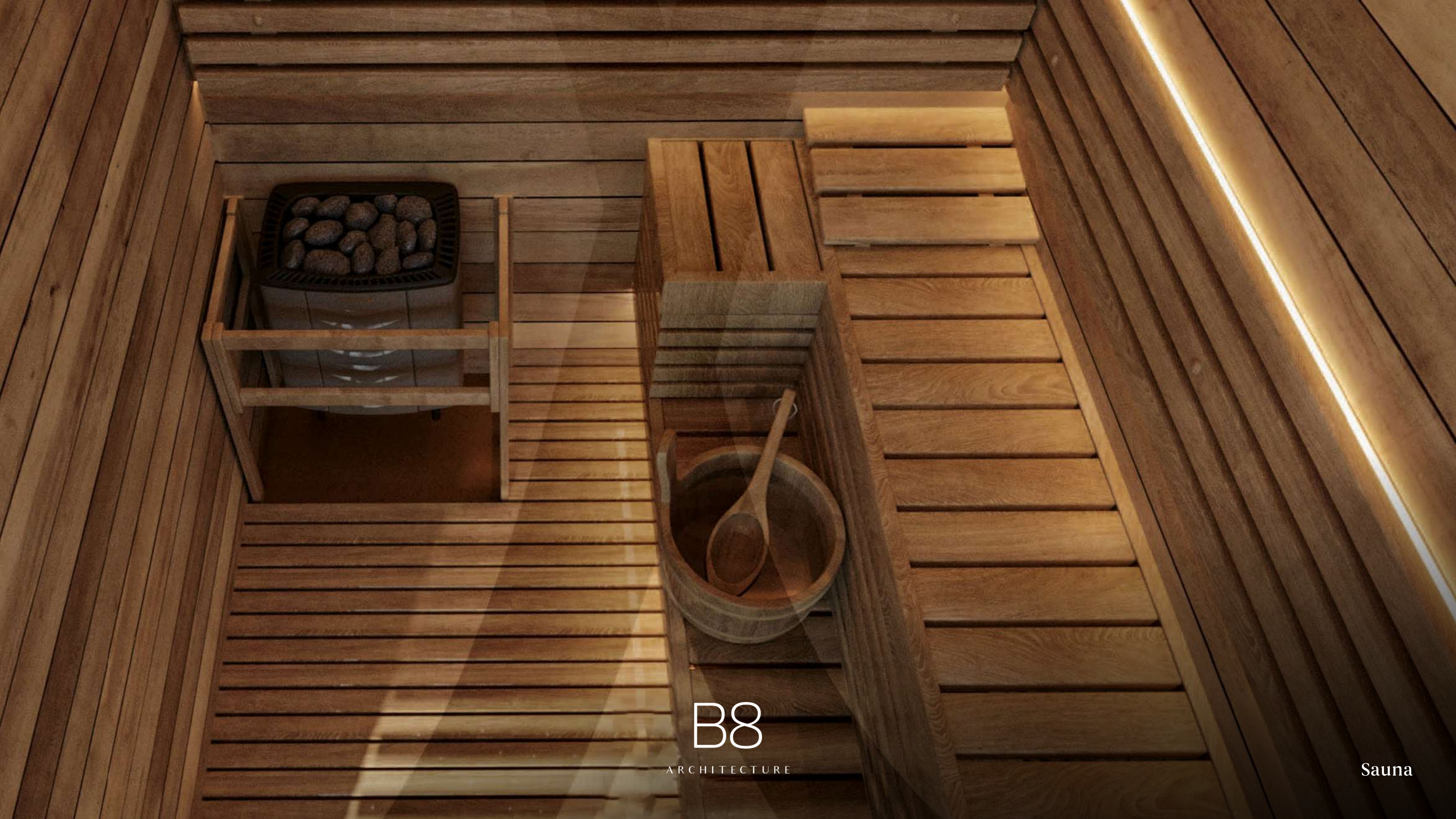
Gym



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ARCHITECTURE

Gym



B8
ARCHITECTURE

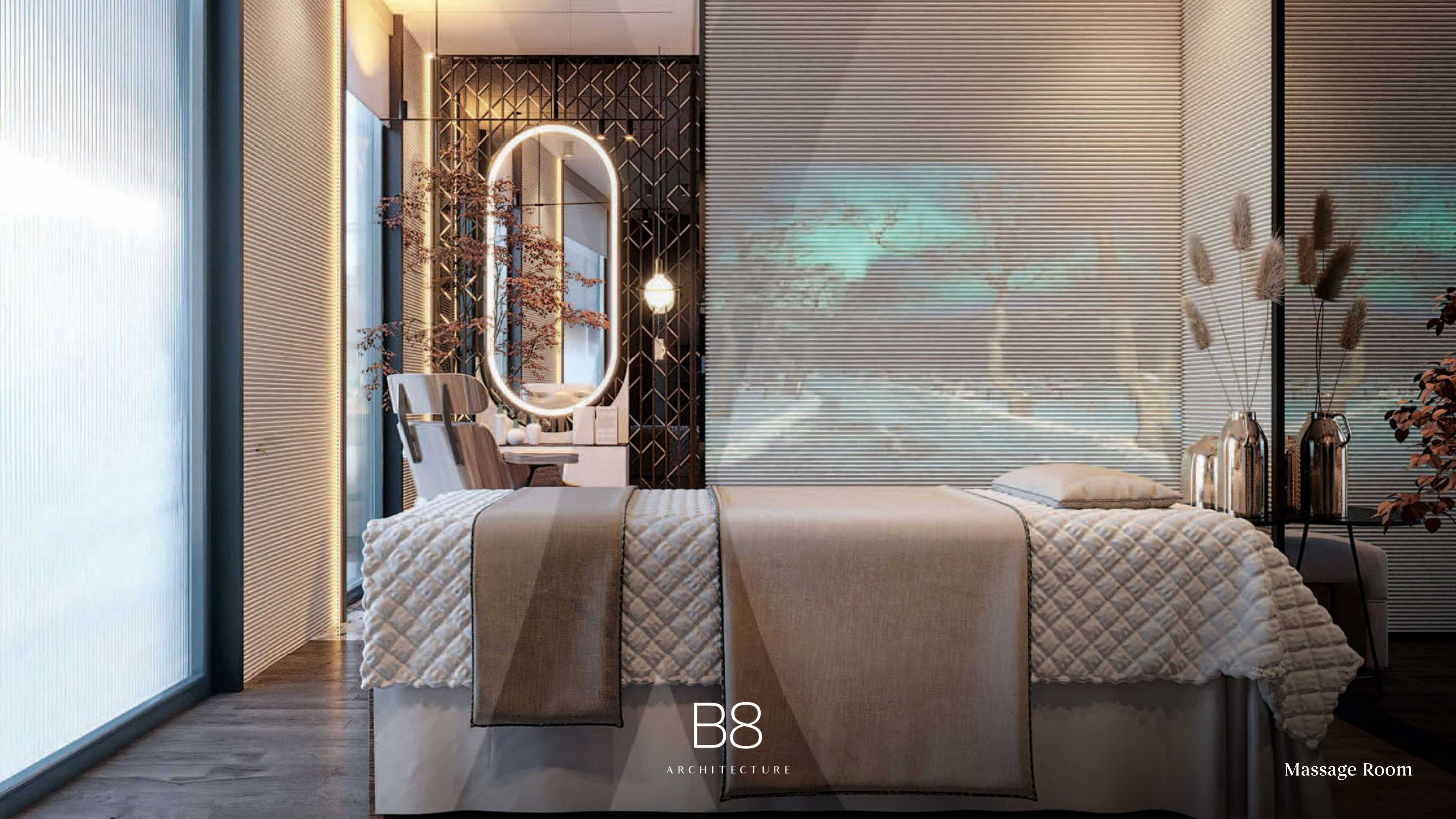
Sauna



B8

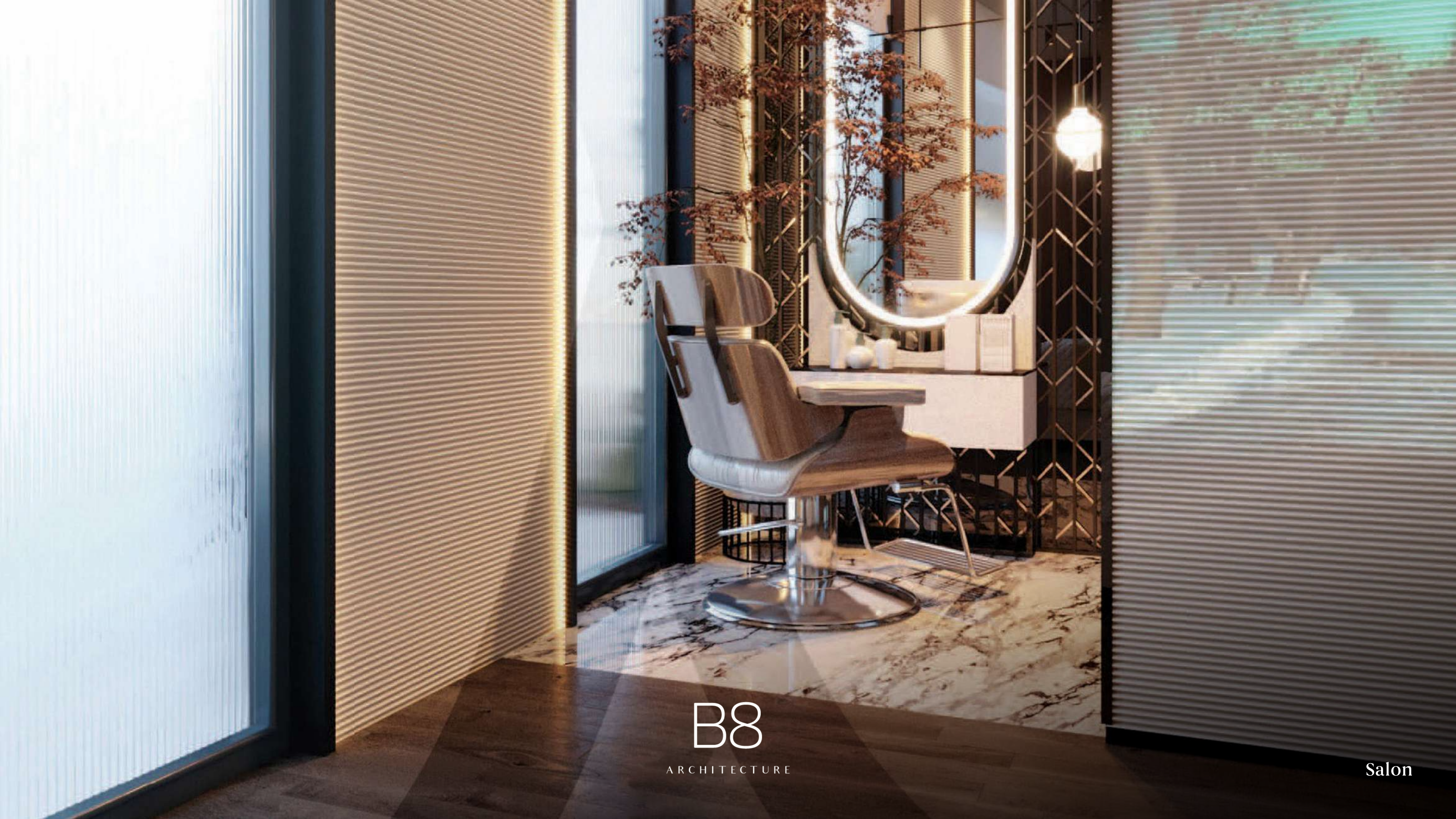
ARCHITECTURE

Massage Room



B8
ARCHITECTURE

Massage Room



B8

ARCHITECTURE

Salon

The background is a high-contrast, black and white marbled pattern. The marbling features intricate, swirling, and veined textures, reminiscent of traditional stone or liquid marbling techniques. The colors range from deep, velvety blacks to light grays, creating a sense of depth and movement. Centered horizontally and slightly above the vertical midpoint is the word "ROOFTOP" in a gold-colored, all-caps serif font. The letters are evenly spaced and have a classic, elegant appearance. The overall composition is minimalist yet visually striking due to the complex texture of the background.

ROOFTOP





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