

Fairmont
RESIDENCES
SOLARA TOWER DUBAI



INTRODUCTION

P. 03

The LOCATION

P. 05

The RESIDENCES

P. 12

The AMENITIES

P. 43

SERVICES & BENEFITS

P. 60

The TEAM

P. 66

AT FAIRMONT RESIDENCES SOLARA TOWER DUBAI, YOU ARE INVITED TO
DREAM BEYOND LIMITS AND SAVOUR LIFE WITHOUT COMPROMISE.

Inspired by **NATURE,**
Defined by **ELEGANCE,**
UNVEIL THE ART
of **ELEVATED LIVING**

Unveil a world of timeless refinement at Fairmont Residences Solara Tower Dubai, where every detail is meticulously curated to celebrate effortless living.

Elegant design blends with unrivalled hospitality to create a harmonious living experience. The thoughtful integration of nature enhances this harmony, offering a genuine sense of indulgence.



The Location



Where BOUNDLESS
EXPERIENCES *never cease*
to WONDER

Situated in Downtown Dubai, one of the world's most prestigious addresses, the residences are ideally placed amongst the most iconic attractions.

The most prime location
in **DOWNTOWN**
DUBAI



POINTS OF INTEREST

🕒 BY CAR

- **Burj Khalifa:** 1,5 Km | 5 min
- **Dubai Mall:** 1,7 Km | 5 min
- **Jumeirah Beach:** 9 Km | 12 min
- **Int. Modern Hospital:** 12 Km | 15 min
- **Infinity Bridge:** 17 Km | 18 min



Dubai DOWNTOWN

POINTS OF INTEREST 🕒 BY CAR

- **Mohammed Bin Rashid Blvd:** 500 m | 2 min
- **Burj Park:** 850 m | 4 min
- **Dubai Opera:** 1 Km | 4 min
- **Burj Khalifa Lake:** 1,2 Km | 4 min
- **Burj Khalifa:** 1,5 Km | 5 min
- **Dubai Mall:** 1,7 Km | 5 min
- **City Walk:** 4,2 Km | 9 min
- **DIFC:** 5 Km | 12 min
- **Jumeirah Beach:** 9 Km | 12 min
- **The Dubai Edition Hotel:** 1.8 km - 7 min
- **The Dubai Fountain:** 2.4 km - 7 min
- **Dubai Mall Fashion Avenue:** 1.7 km 6 min

RESTAURANTS:

- Burj Khalifa:** 1,5 km - 5 min
- **Armani Ristorante**
 - **At.mosphere**
 - **Armani/Amal**
- The Dubai Edition Hotel:** 1.8 km - 7 min
- **Duomo Dubai**
 - **Sumosan Dubai**
 - **Masti**
- The Address Sky View Hotel:** 3,2 km - 9 min
- **CÉ LA VI Dubai**



STROLL PAST THE MAJESTIC BURJ KHALIFA, SOAKING IN THE SIGHTS AND SOUNDS OF THE WORLD'S LARGEST FOUNTAIN SHOW,
OR EMBARK ON AN ELEGANT SHOPPING JOURNEY AT THE WORLD'S GREATEST MALL.

Whether you prefer to explore the scenic Dubai Water Canal or to experience the cosmopolitan buzz during spellbinding performances at the Dubai Opera, this neighbourhood sets the stage for the quintessential, the rare, and the exquisite.





Embrace a **LIFESTYLE** *where the*
POSSIBILITIES *are as* **LIMITLESS**
as the **SKYLINE**

FILLING EACH DAY WITH MOMENTS THAT INSPIRE
AND CAPTIVATE YOU.

T h e R e s i d e n c e s

Discover the **WHISPERED ELEGANCE** *of* **URBAN LIVING**

Fairmont Residences Solara Tower Dubai features an impressive collection of 1 to 4 bedroom residences, alongside two duplex penthouses featuring five bedrooms each. Each unit boasts generously sized, airy layouts with large floor-to-ceiling windows opening onto some of the largest terraces in Downtown Dubai. Each residence guarantees dual-facing views, offering a breathtaking full view of the Burj Khalifa, complemented by views of either The Dubai Fountain or the Dubai Water Canal.



Inspired by
SUN *and* **NATURE**

Drawing on the tranquility and grace of Japanese design, the residences are crafted with nature and sunlight as central elements. The name Solara, derived from the Italian word for sun, embodies the vitality, optimism, and warmth of sun's energy, bringing to life spaces that radiate elegance and capture the essence of light.





ENHANCED BY LUXURIOUS COMFORTS

These design principles set the stage for an extensive array of world-class indoor and outdoor amenities. Whether you seek relaxation, entertainment, or fitness, you'll find the perfect space to unwind, socialise, and rejuvenate.

HERE, A LIFE OF ELEGANCE AND COMFORT EFFORTLESSLY BLENDS
WITH THE SERENE BEAUTY OF NATURE.

THESE RESIDENCES OFFER NOT JUST A HOME, BUT A LIFESTYLE
DEFINED BY EXCEPTIONAL QUALITY AND A LEGACY OF EXCELLENCE



SOLARA TOWER ENTRANCE



LOBBY



ELEGANT *and* SUMPTUOUS INTERIORS

Within your own residence, elegant and sumptuous interiors provide the perfect refuge from the hustle and bustle. Crafted to perfection, the design features an array of natural materials, exquisite finishes, and curated details.



3 BEDROOM LIVING AND DINING ROOM

RESIDENCES OVERVIEW

55
FLOORS

246
RESIDENCES

High Ceilings

3.65 High ceilings are a key feature of these stunning residences, with penthouses featuring double ceiling height duplex. This design creates the impression of a towering 77-floor building.

Five distinct layouts

Layouts range from 1 to 4 bedrooms, plus two exclusive 5- bedroom duplex penthouses. All residences except the 1-bedroom residences, include a maid's room.





2 BEDROOM
LIVING AND DINING ROOM

EXQUISITE SPACES FOR ENTERTAINING GUESTS, CONNECTING WITH LOVED ONES, OR SIMPLY DELIGHTING THE SENSES.





1 BEDROOM LIVING ROOM



3 BEDROOM KITCHEN

RESIDENCE
SPECIFICATIONS

Fully Fitted Interiors

Residences are delivered fully fitted, though unfurnished, allowing you to personalise your home.

High-Quality Appliances

Blending elegance and functionality, the high-quality design of German integrated appliances like Miele, are designed for style, durability, and functionality.

Spacious Interiors

The layout of the building fosters a sense of spaciousness and fluidity. Starting from 1-bedroom residences at 950 sq.ft.



2 BEDROOM SECOND BATHROOM



RESIDENCE SPECIFICATIONS

Generous terrace space

Each unit boasts large terraces that maximise the views. Begin your day by stepping onto your panoramic terrace, soaking up the magical energy of the sun’s rays at dawn as the city brightens into view.

As the sun sets, transform your terrace into the perfect setting for alfresco dining in style.

Stunning views

Each residence offers panoramic views, from the majestic Burj Khalifa with its iconic fountain, to the tranquil Dubai Water Canal.

RESIDENCE SPECIFICATIONS

Sustainable Design Features

The design skilfully integrates sustainable practices, including self-shading balconies to reduce heat gain and maximise natural light.

Greenery is incorporated throughout the building to enhance biodiversity and improve air quality.



Exclusive 4-BEDROOM
RESIDENCES

Perched on the top floors, these residences offer unobstructed views and lavish amenities in a contemporary style that transcends time.

Here, comfort and elegance take on a whole new meaning.

Glass-Sided Pools

Take a dip in your private pool and enjoy the best vantage point over Dubai’s skyline.

Expansive Indoor and Outdoor Dining Areas

Ideal for entertaining or enjoying family meals above breathtaking vistas. Each residence elevates every moment, whether it’s a lively gathering or a serene evening.

Additional Features:

- Two Kitchens—a back-of-house kitchen and a front-of-house kitchen
- Walk-in Wardrobes in the master bedroom.

4 BEDROOM RESIDENCES

3,754 TO 5,570
SQ.FT

KEY FEATURES OF ALL
4-BEDROOM RESIDENCES







4 BEDROOM MASTER BEDROOM



4 BEDROOM WARDROBE



4 BEDROOM MASTER BATHROOM





4 BEDROOM KITCHEN



Exclusive **5 BEDROOM
PENTHOUSES**

Spanning 19,637 sq.ft across three levels, the duplex penthouses offer an unparalleled experience of sophistication and exclusivity.

EXCLUSIVE FEATURES OFFERED
IN ALL PENTHOUSES

*Private 9,496 sq.ft Rooftop
Terrace*

Perfect for entertaining large
gatherings, with views that captivate
and inspire.

Outdoor Bar

Each duplex penthouse features a
large private outdoor bar.

Private Pools

Each residence boasts two pools:

- A 14-meter pool on the lower floor
terrace
- A 6-meter private pool on the
master bedroom’s private terrace.

Outdoor Gym

A private outdoor gym, perfect for
maintaining an active lifestyle in a
serene environment.





PENTHOUSE LIVING AND DINING ROOM

EXCLUSIVE FEATURES OFFERED
IN ALL PENTHOUSES

Three Distinct Living Areas

Formal living, family living on the lower floor, and family living on the upper floor provide ample space for relaxation and gatherings.

Generous Walk-in Wardrobes

Both master bedrooms include spacious walk-in wardrobes.

Two Kitchens

Featuring a back-of-house kitchen and a front-of-house kitchen for seamless entertaining.

Private Cinema

Enjoy a cinematic experience in the comfort of your own home.

EXCLUSIVE FEATURES OFFERED
IN ALL PENTHOUSES

Private Office

A dedicated private office for work or study.

Private Elevator

Direct access to your penthouse from the lobby.

Spiral Staircase

A stunning architectural feature that adds elegance and sophistication to the space.

5 BEDROOM PENTHOUSES

19,637

SQ.FT



PENTHOUSE LIVING AND DINING ROOM



PENTHOUSE MASTER BEDROOM



Nature-Inspired Luxury Finishes

Only the finest materials are chosen, including solid wood, stone, marble, and plush textiles that bring nature indoors.

PENTHOUSE BATHROOM



PENTHOUSE POWDER ROOM



PENTHOUSE MASTER BATHROOM



The Amenities

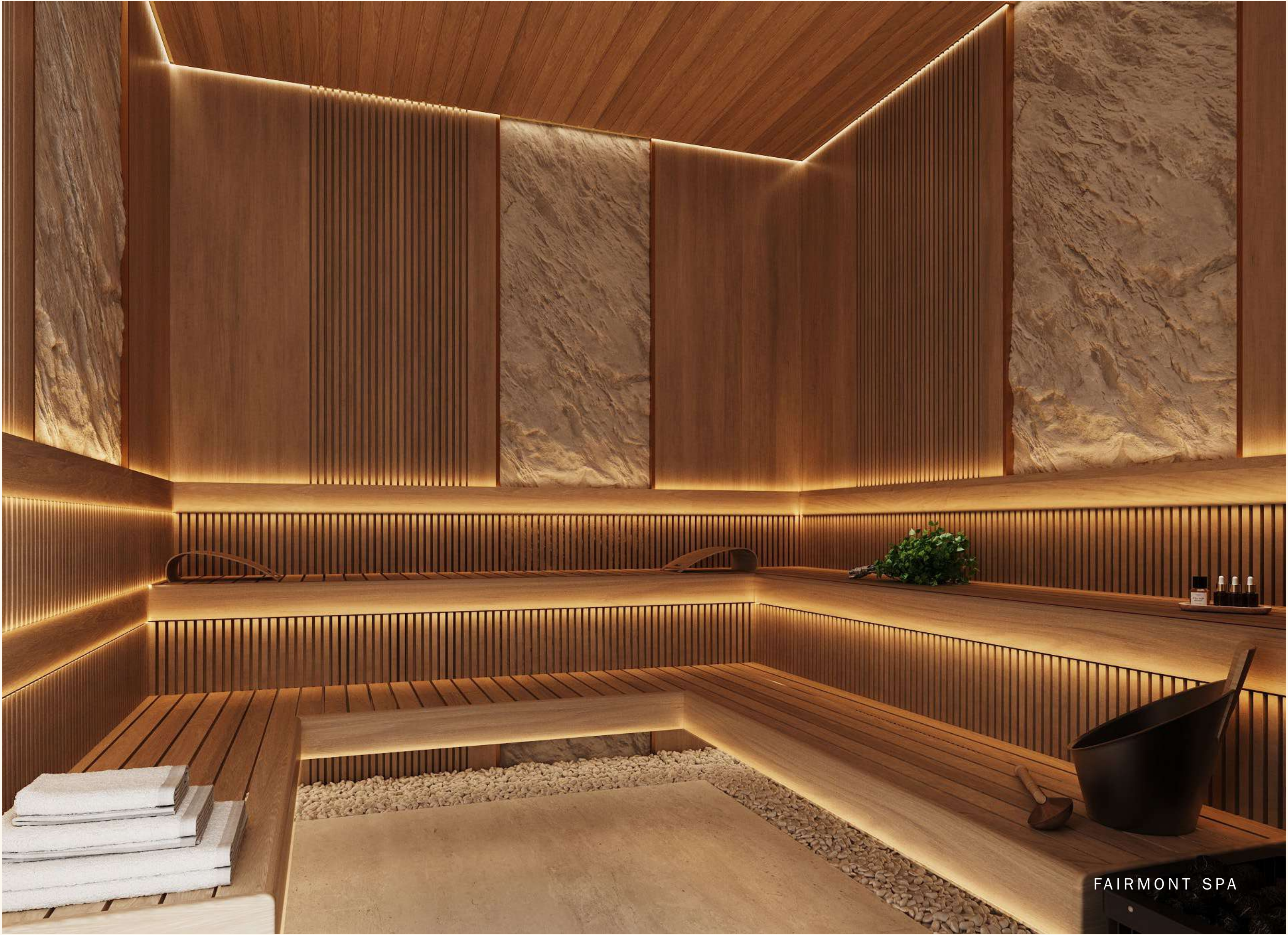
Private AMENITIES
for Your ULTIMATE
ENJOYMENT

Fairmont Residences Solara Tower Dubai offers an unparalleled array of luxurious amenities to cater to your every need, from convenience and wellness to entertainment. Here, every detail is designed to make sure you and your guests enjoy a lifestyle of comfort and elegance within the sanctuary of your home.

WELLNESS & FITNESS

Spa and Gym

Experience the holistic wellness and fitness offerings with Fairmont Fit and Fairmont Spa programs. Master the art of relaxation in our luxurious spa, featuring massage rooms, steam rooms, and saunas, all designed to promote your well-being. Our state-of-the-art fitness centre is equipped with the latest exercise machines and free weights.





MASSAGE ROOM





Padel Court

Embrace the excitement of the fastest-growing sport. The padel court, ideal for playing with family or friends.

Golf Simulator

Discover the joy of perfecting your swing with our golf simulator, transforming dreams into reality with every stroke.



PADEL COURT



FAIRMONT FIT GYM

WELLNESS & FITNESS

Zen Gardens

Inspired by Japanese garden design, these serene spaces feature harmonious arrangements of water elements, plants, and rocks, creating a peaceful retreat.

Indoor/Outdoor Yoga

Find your zen with spaces tailored for both indoor and outdoor yoga sessions.

RECREATION

Expansive Infinity Pool

Spanning the entire width of the building, this 60-meter podium-level infinity pool provides a perfect setting for families and friends to rejuvenate and enjoy.



EXPANSIVE INFINITY POOL

RECREATION

Cinema

Experience private screenings in our cozy and luxurious cinema room, equipped with the latest audio-visual technology for an immersive movie-watching experience.

Entertainment Room

Unleash your competitive spirit and create lasting memories in our entertainment room, featuring a pool table and foosball table, perfect for joyful and lively gatherings with friends and family.





DINING

Restaurant

Our fine dining restaurant, located on the podium level, offers an exclusive experience reserved just for residents. Delight in a richly inventive menu, crafted by acclaimed chefs, catering to diverse culinary preferences.

Owner's Lounge

An exclusive space for residents to relax and socialise in an exclusive setting.



PODIUM LEVEL RESTAURANT

FAMILIES

Kids Play Zone and Kids Club

A dedicated area for children featuring a variety of play equipment and activities, including a kid’s pool, play area and kid’s club, ensuring young residents are entertained.





BUSINESS

Private Meeting Rooms
Fully equipped private meeting rooms for business or personal use ensuring convenience and privacy.

Rooftop
AMENITIES

Perched at a breathtaking 277 meters above street level, the rooftop offers a serene escape designed exclusively for adults. This stunning space is perfect for unquenchable socialites seeking alfresco dining as well as those looking for a tranquil retreat to relax and rejuvenate.





WHETHER YOU'RE TOASTING WITH FRIENDS OR ENJOYING A QUIET
EVENING UNDER THE STARS, THE ROOFTOP AMENITIES OFFER
UNRIVALLED INDULGENCE AND A CELEBRATION OF LIFE AT ITS FULLEST.



ROOFTOP SWIMMING POOL

Rooftop Pool

Spanning 40 meters, the rooftop pool offers a private setting surrounded by lush greenery and secluded seating areas. Perfect for relaxing while enjoying breathtaking views of Dubai’s most iconic features.

Swim in the fresh breeze and soak up the sun in the highest pool of downtown.

Private Dining Areas

The central partially shaded area offers elevated outdoor dining experiences. Residents can reserve a table for a night under the stars, enjoying nature and on the glittering city below.

Rooftop Pool Bar

A chic space where you can unwind with a drink, enjoying the panoramic cityscape.

ROOFTOP AMENITIES







Delivering the **BEST**
EXPERIENCE ANYWHERE
in the **CITY.**

Imagine a life where every detail is thoughtfully designed to elevate your daily living. Choosing Fairmont Residences Solara Tower Dubai is more than purchasing a property; it’s about investing in an enduring legacy of luxury and comfort, supported by a dedicated team that anticipates your every need.

FAIRMONT OVERSEES EVERY ASPECT OF ITS BRANDED RESIDENCES, ENSURING THAT THE LUXURY STANDARDS YOU EXPECT ARE MAINTAINED CONSISTENTLY, EVEN YEARS DOWN THE LINE.

When it's time to refresh common areas or update amenities, Fairmont's impeccable standards guide every decision, ensuring enduring quality and value.

Let Fairmont's impeccable experiences enhance your living, creating an environment where you feel truly cared for.





CORE SERVICES
(INCLUDED IN SERVICE CHARGE)

At Fairmont Residences Solara Tower Dubai, the following core services are included in your service charge to ensure convenience and exceptional quality of life:

- RESIDENCE CONCIERGE
- DOORMEN & VALET
- SECURITY
- OWNER SERVICES
- CLUBHOUSE / RESIDENCE LOUNGE STAFF
- ACCOR OWNERSHIP BENEFITS PROGRAM ANNUAL FEE
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- COMMON AREA UTILITIES
- COMMON AREA “RESERVE FOR REPLACEMENT”
- WIFI INTERNET IN RESIDENCE LOUNGE
- GENERAL & ADMINISTRATIVE
- PROPERTY INSURANCE (BASE BUILDING/ COMMON AREAS)

Elevating **EVERYDAY**
LIVING *with à*
La **CARTE SERVICE**

À La Carte Services are optional and subject to additional charges. When a Residence owner reserves an A La Carte Service, the resulting charge will typically be billed to their personal account. Residence Concierge coordinates all A La Carte Services, providing a single point of contact to Residents. A La Carte services are also customised around market needs, and may include:

À LA CARTE SERVICE:
with additional charges

- **IN-RESIDENCE CATERING AND PERSONAL CHEF**
- **EVENT PLANNER**
- **SHOPPING SERVICES AND PERSONAL ASSISTANT**
- **CHILDCARE**
- **DRY CLEANING AND LAUNDRY**
- **PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES**
- **IN-RESIDENCE HOUSEKEEPING**
- **IN-RESIDENCE MAINTENANCE**
- **“WHILE YOU ARE AWAY” MAINTENANCE PACKAGE**
Turnkey in-residence maintenance solutions for residents who travel frequently, ensuring your home is well-kept in your absence.
- **PERSONAL TRAINER, YOGA AND FITNESS INSTRUCTION, MASSAGE THERAPIST**
- **FLORIST SERVICES**
- **TECHNOLOGY ASSISTANCE**
- **NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION**
- **PRE-ARRIVAL SHOPPING (GROCERY SHOPPING AND RE-PROVISIONING)**
- **PET MINDING, PET WALKING, AND RELATED SERVICES**
- **CAR DETAILING, CARWASH SERVICES, REFUELLING**
- **24-HOUR EMERGENCY REPAIR**
- **After Hours Emergency Repair and Non-Routine or Specialised Repair and Maintenance**



Exclusive ACCOR OWNERSHIP BENEFITS *Programme*

GLOBAL VVIP RECOGNITION

- EXCLUSIVE INVITATION TO JOIN DIAMOND STATUS IN ALL - ACCOR LIVE LIMITLESS
- GIFTING OF A GOLD STATUS IN ALL – ACCOR LIVE LIMITLESS TO A FAMILY OR FRIEND
- VIP RESERVATION DESK TO SUPPORT TRAVEL PLANNING ACROSS ACCOR'S GLOBAL NETWORK OF HOTELS, RESORTS, AND RELATED HOSPITALITY OFFERINGS
- AUTOMATIC UPGRADES ON ARRIVAL ACROSS MORE THAN 5,500 HOTELS AND RESORTS WORLDWIDE**
- 20% OFF BEST AVAILABLE RATE WORLDWIDE*

* Eligibility continues for as long as Purchaser owns Accor branded real estate. Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

** At participating Accor brands and properties, subject to availability.



FAIRMONT

Fairmont's roots stretch back to the late 19th century, and the vision of Sir William Cornelius Van Horne, with his design of the first two, and the most famous, grand railways hotels in Canada. In 1907, the first hotel to carry the Fairmont name was built and opened in San Francisco.

Since then, Fairmont has been in a class of its own, with hotels and residences of unparalleled beauty and authenticity, drawing inspiration from its unique locations, creating unforgettable experiences and providing world-class heartfelt service.

Fairmont has been and continues to be the 'place of occasion' - an iconic address, like Fairmont's The Savoy in London and The Plaza in New York City. Over the course of a long and illustrious history Fairmont Hotels & Resorts have seen a brilliant array of stars, notable guests and headline events. Rulers and royals, art icons and creative legends, titans of industry, entertainment and society.

Fairmont has elevated hospitality to an art form, coalescing all of its know-how and creativity into its signature style.

A HISTORY OF BEAUTY
AND PASSION





Fairmont

Fairmont Hotels & Resorts is where the intimate equally coexists with the infinite – an unrivalled portfolio of more than 80 extraordinary hotels where grand moments of life, heartfelt pleasures and personal milestones are celebrated and remembered long after any visit.

Since 1907, Fairmont has created magnificent, meaningful and unforgettable hotels, rich with character and deeply connected to the history, culture and community of its destinations – places such as The Plaza in New York City, The Savoy in London, Fairmont San Francisco,

Fairmont Banff Springs in Canada, Fairmont Peace Hotel in Shanghai, and Fairmont The Palm in Dubai. Famous for its engaging service, awe-inspiring public spaces, locally inspired cuisine, and iconic bars and lounges, Fairmont also takes great pride in its pioneering approach to hospitality and leadership in sustainability and responsible tourism practices. Fairmont is part of Accor, a world leading hospitality group counting over 5,500 properties throughout more than 110 countries.

Pioneering the
FUTURE *of* LUXURY
By SOL PROPERTIES

Founded in 1974 under the patronage of the Bhatia Group, SOL Properties is a distinguished leader in the UAE’s real estate sector, renowned for its luxury property developments. Over the past 50 years, SOL Properties has delivered over 250 transformative projects, encompassing exquisite residential developments, iconic commercial spaces, and luxury hotels. The company’s diverse portfolio includes

iconic projects across Dubai, such as Ocean House, Oakley Square, Hillside Villas, SOL Bay, and hospitality projects like The Dubai Edition, Downtown Dubai, and Radisson Beach Resort, Palm Jumeirah. SOL Properties’ dedication to innovation and excellence shines through in every project, as they blend creative ingenuity with architectural brilliance to redefine luxury living and working environments.

FOR MORE INFORMATION, VISIT WWW.SOLPROPERTIES.AE



BHATIA GENERAL CONTRACTING CO. LLC

Bhatia General Contracting Co. LLC is one of the nation's reputed civil contractors since 1974. Bhatia General Contracting began its journey in 1974 and has continued for over 50 years. Bhatia General Contracting is on a mission to continuously strengthen its portfolio. Bhatia Contracting serves both public and private sector clients. Unusual among contractors of our size, Bhatia Contracting is equally effective at building both large and small jobs through its two operating divisions,

from small site developments to massive million-dirhams government projects. More than 250 projects to our credit speaks for the reliability and confidence our Clients, Architects and Consultants have placed on us. We have been working with almost all the well-known architects & consultants for various projects. Our strong team of Engineers, Technicians, Skilled Workers, and sound Management can provide the best of all the services required for building construction.





ACCOR

Accor is a world leading hospitality group consisting of 5,500 properties and 10,000 food and beverage venues throughout 110 countries. The group has one of the industry's most diverse and fully-integrated hospitality ecosystems encompassing more than 40 luxury, premium, midscale and economy hotel brands, entertainment and nightlife venues, restaurants and bars, branded private residences, shared accommodation properties, concierge services, co-working spaces and more. Accor's unmatched position in lifestyle hospitality – one of the fastest growing categories in the industry – is led by Ennismore, a joint venture, which Accor holds a majority shareholding. Ennismore is a creative hospitality company with a global collective of entrepreneurial and founder- built brands with purpose at their heart.

Accor boasts an unrivalled portfolio of distinctive brands and more than 230,000 team members worldwide.

Founded in 1967, Accor SA is headquartered in France and publicly listed on the Euronext Paris Stock Exchange (ISIN code: FR0000120404) and on the OTC Market (Ticker: ACCYY) in the United States.

For more information visit group.
accor.com, or follow Accor on Twitter, Facebook, LinkedIn, and Instagram.



For more information or to book a viewing tour get in touch
with our Off Plan & Investment team today:

+971 4 302 5800

info@hausandhaus.com

www.hausandhaus.com

Your trusted and recommended Real Estate Group