





Cape Town

3.5 years

ATKINS

16.5 years

killa
design

11 years



31 Years of seeing how
CLIMATE AND CULTURE
has evolved architecture within the Middle East

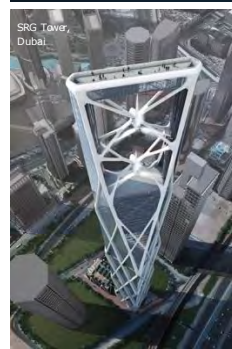
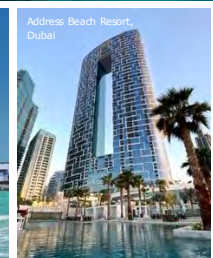
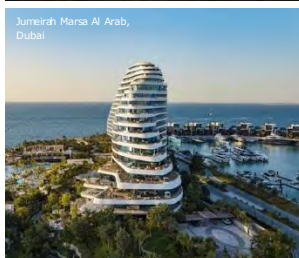
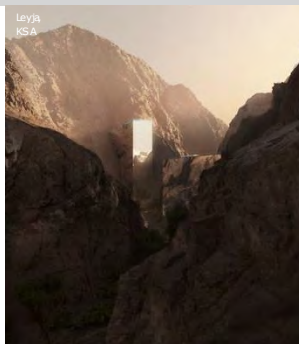
Shaun Killa
Design Director | Founder

Driven by design excellence Shaun Killa is an award-winning architect with international experience spanning over 30 years.

Killa Design was established in Dubai in 2015, and Shaun has worked on signature projects, including the awards-winning designs for the Museum of the Future, Jumeirah Marsa Al Arab, the Address Beach Resort, W Hotel Namaste, Vida Dubai Marina & Yacht Club, Shebara Resort, Zamani Islands, and the Office of the Future, the first occupied printed building in the world.

Recognised for his influence, Shaun Killa was ranked number one as the 'Most Powerful Middle East Architect' in 2017, 2021, and 2022. Killa Design has also been awarded 'Architectural Firm of the Year' by Construction Week for four consecutive years and won 'Best Young Firm' at the Architizer A+Awards in 2023. The firm has cemented its place among the world's leading architectural practices, featuring in Building Design's coveted WA100 list for 2024 and 2025.

Shaun remains deeply committed in fostering the next generation of architects. Leading a team of over 120 professionals from more than 30 nationalities, he continues to champion innovation, sustainability, and design excellence, ensuring that Killa Design's work not only defines skylines but helps shape a more sustainable future.



Museum of the Future

Dubai, UAE



LEED
Platinum

Certified LEED Platinum for
energy + sustainability.



WELL
Accredited

WELL Health-Safety Rated for
healthy operations.



Solar
Energy

Dedicated PV farm supplies
~4,000 MWh/year (~1% demand).



Smart
Cooling

AI-driven chilled air system, CO₂-
based demand control.



Water
Efficiency

Greywater treated & reused;
smart drip irrigation.



Green
Landscape

Native planting with geocell slope
stabilisation.

Shebara Resort

Sheybarah Island, KSA



LEED Platinum



**110,000sqm
Solar Farm**

Powered entirely by a 110,000 sqm solar and other renewable sources.



**100%
Electrical Energy**

All electricity is powered
100% by the solar farm



**100%
All Cooling**

All chilled water for PV



**100%
Desalination**



**100%
Transportation**



**ZERO
Waste**

Branded Residences create a winning model for all stakeholders to benefit



Developer

- Higher prices & faster sell-outs
- Access to elite buyers
- Enhanced credibility & global appeal



Brand

- New revenue & market expansion
- Stronger loyalty & prestige
- Extended presence in ultra-luxury real estate

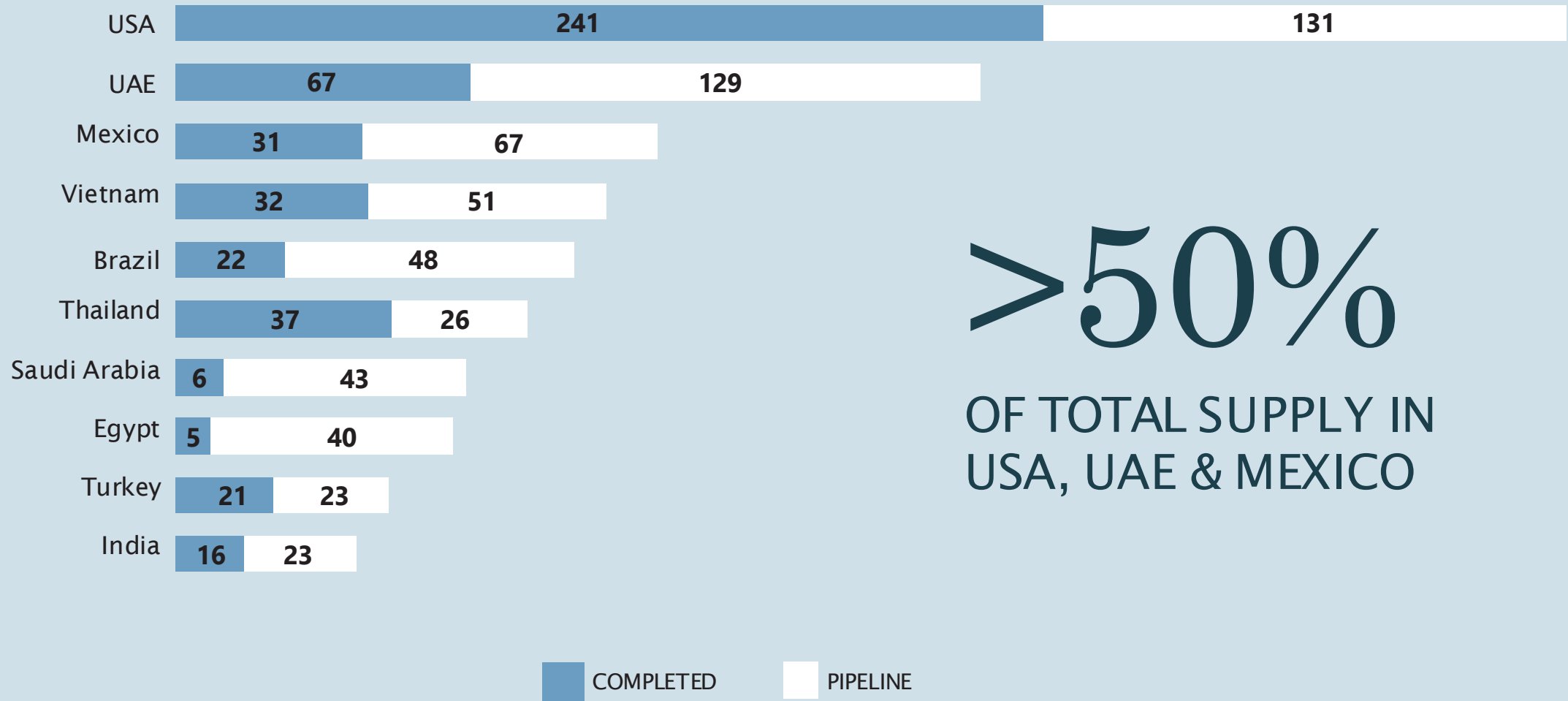


Client

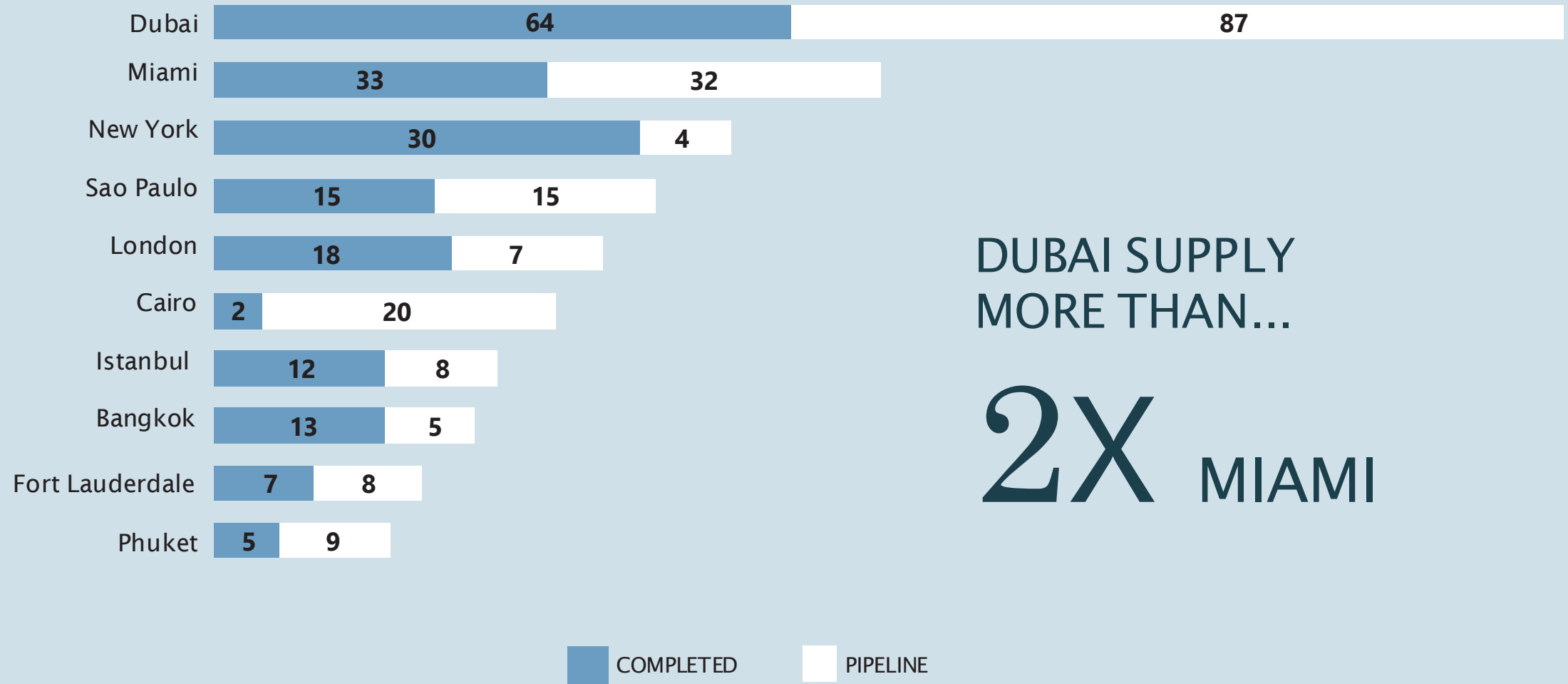
- Superior design, service & management
- Stronger capital appreciation & rental returns
- Exclusive lifestyle & hassle-free

Riyan Itani
Global Branded Residences LTD
www.gbresi.com

3 Countries Account for More Than 50% of Global Supply



3 Key Global Residences Markets

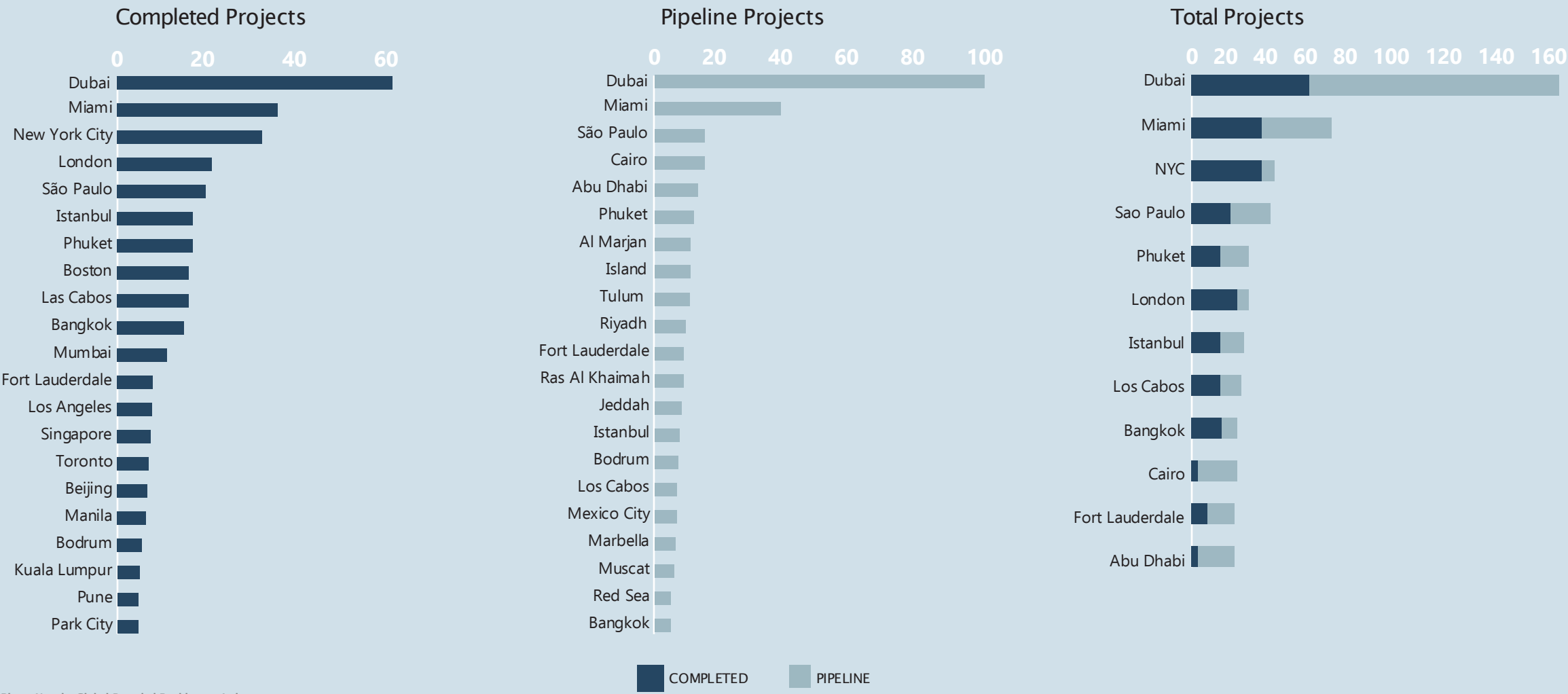


DUBAI SUPPLY
MORE THAN...

2X MIAMI

Branded Residences - Global Context

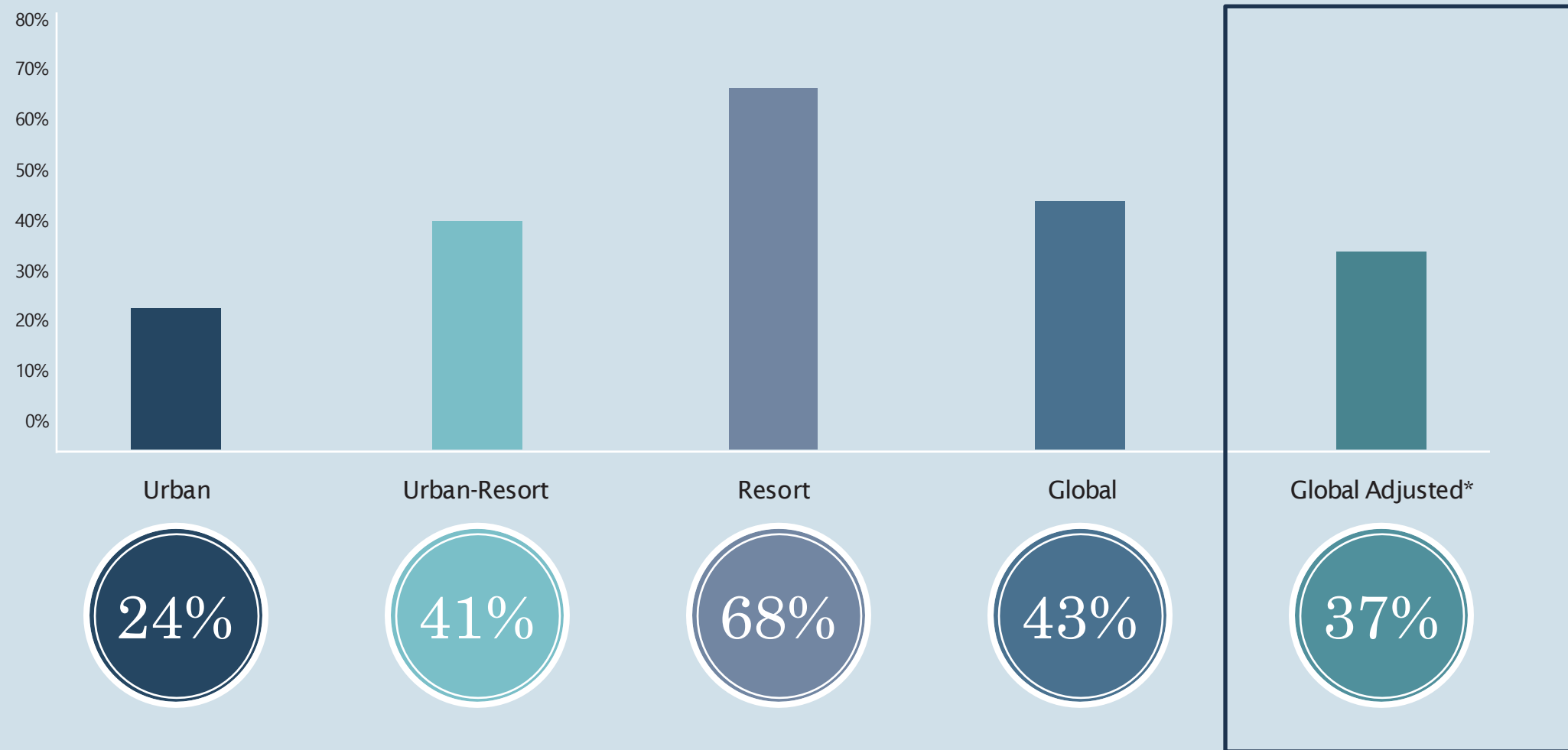
Top 10 Cities



Source: Riyan Utani - Global Branded Residences Ltd.

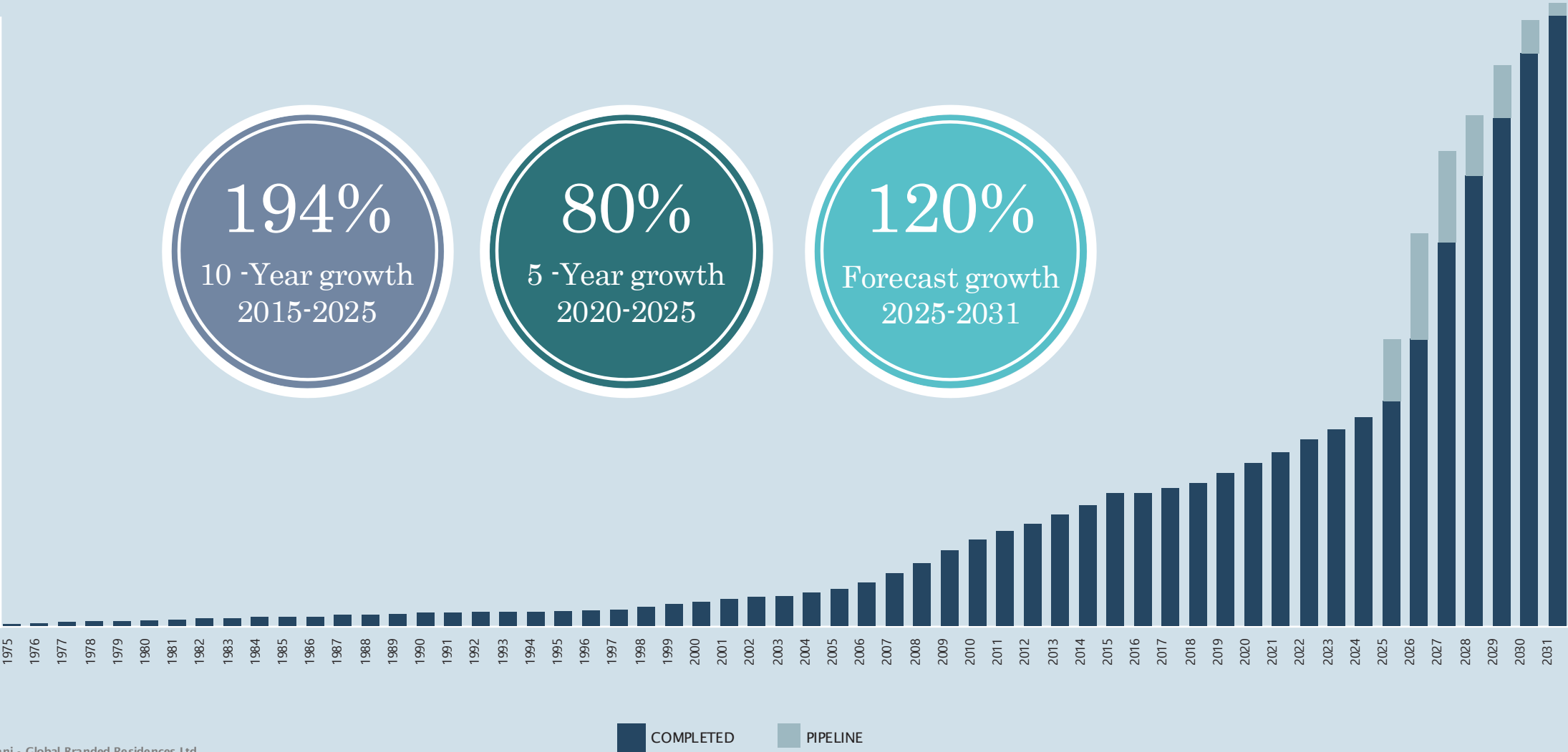
Branded Residences - Global Context

Sales Premiums



Branded Residences - Global Context

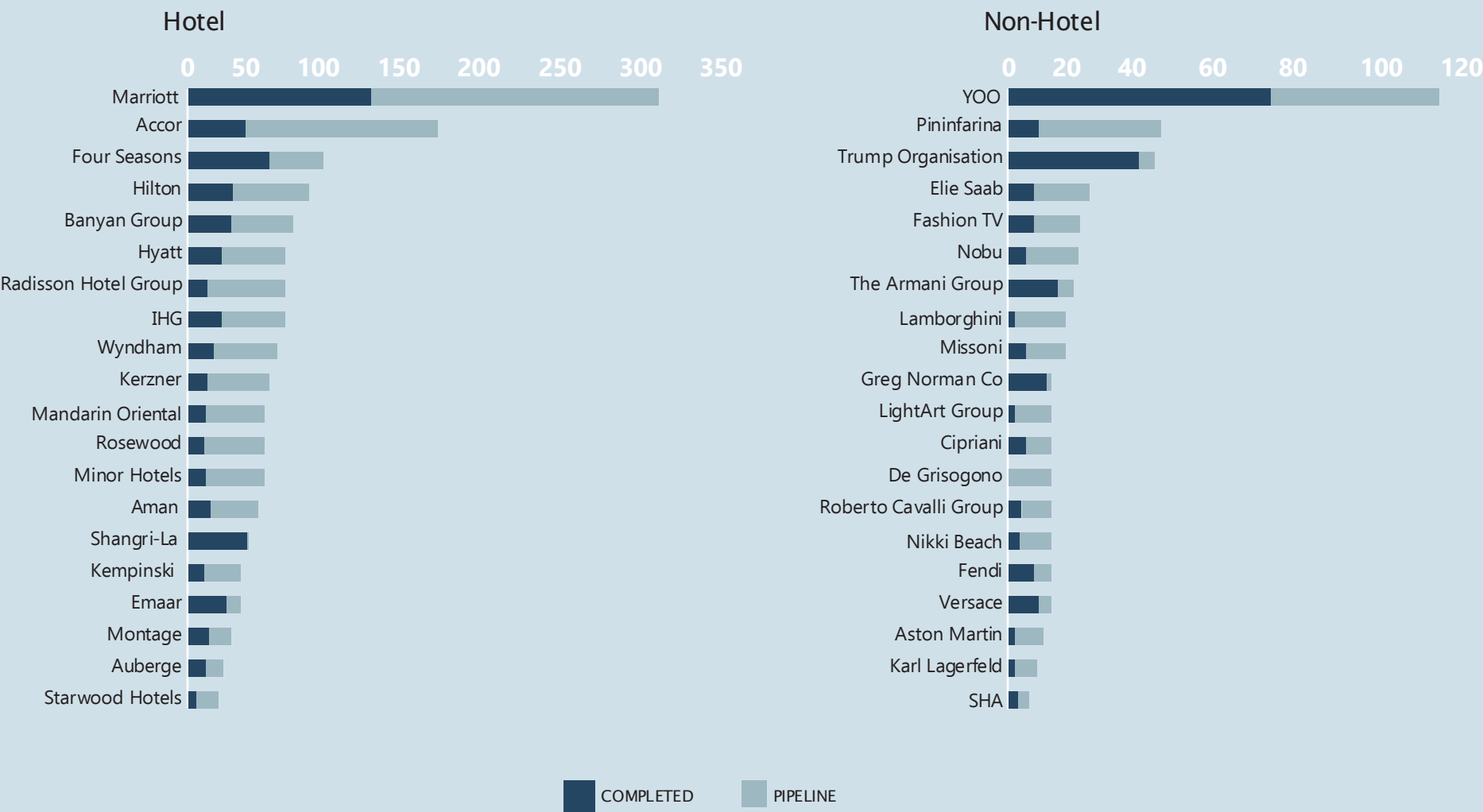
Global Cumulative Growth (1975-2031)



Source: Riyan Utani - Global Branded Residences Ltd.

Branded Residences - Global Context

Top Parent Brands



Dubai as Global Centre of Branded Residences

22% of Global Supply (367 projects)

2007

FIRST BRANDED RESIDENCE
WAS LAUNCHED IN DUBAI

64

BRANDING RESIDENCES
OPERATING

87

UNDER
DEVELOPMENT

c.21%

COMPOUND ANNUAL
GROWTH SINCE 2008

72%

HOSPITALITY BRANDED
(OPERATING + PIPELINE)

15

PROJECTS LAUNCHED IN
THE LAST 12 MONTHS

c. 42,600 BRANDED HOMES IN DUBAI

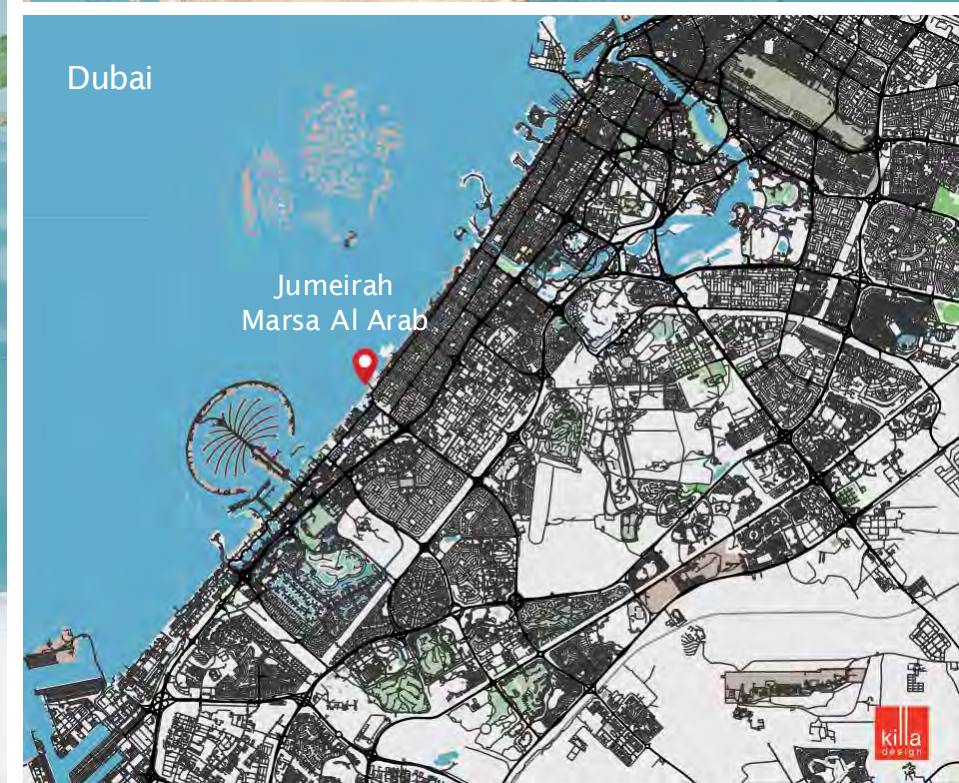
Branded Hospitality Projects

Jumierah Marsa Al Arab, Dubai UAE

THE
WORLD'S
50
BEST
HOTELS



Site Location





Inspiration

The Final Piece in Jumeirah's Nautical Trilogy

A Historical Journey of Time



View Corridor

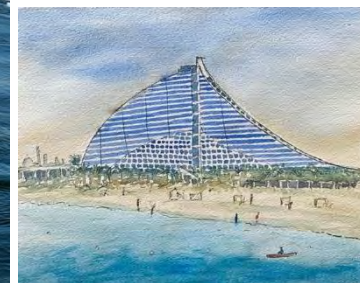
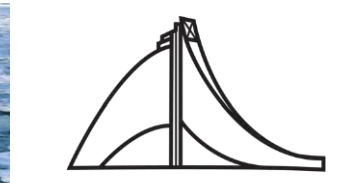


Nautical Inspiration

Dhow



Wave



Super Yacht



155,000m²

Total Area

85m

Height



9 QUAY WALL VILLAS

9

6 Bedroom Villas



Sold for **\$100 MILLION**



Sold for **30% above asking price**

HOTEL

386

Rooms & Suites



Sold for record breaking
\$114 MILLION

4

Branded Penthouses

RESIDENCES

82

Rooms & Suites

14

Branded Apartments



\$4,200 per sq ft.

468

Keys



Self-shading balconies
reduce façade heat load by
40% and lower cooling
energy demand

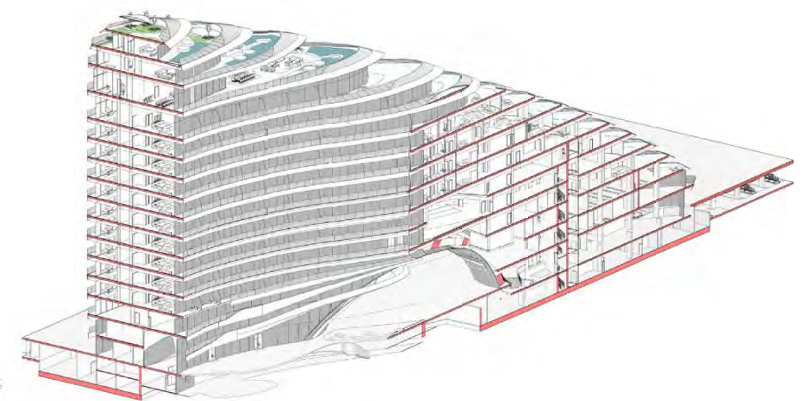
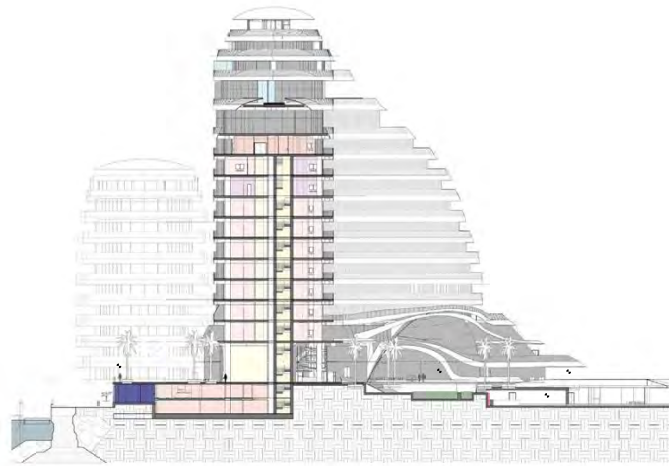
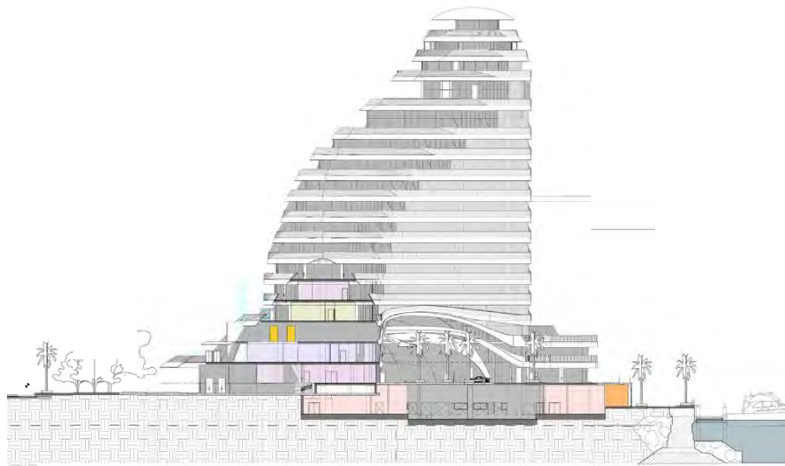




263,100

Plants & Palms

Sections



Architecture designed to
suggest forward motion, as
if moving seaward



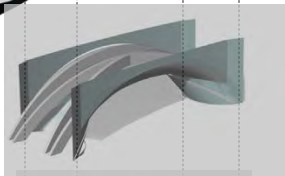
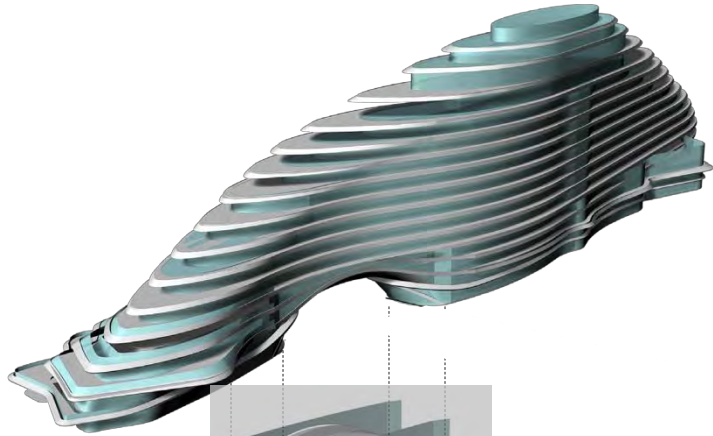
The Arch

- 36 m wide, up to 16 m tall.
- 3,000 tonnes of steel (1 000 Elephants)
- Structural transfer slab supporting 11 floors.
- 5.6 m deep pile caps with steel trusses.
- Frames arrival, drop-off zone beneath.

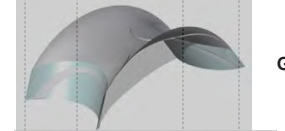




Guest arrival defined by a structural arch
framing Jumeirah Burj Al Arab



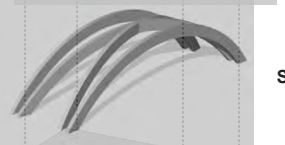
GLASS REINFORCED CLADDING (GRP)



FACETED STRAIGHT GLAZING



STRUCTURAL ARCH SUPPORTS



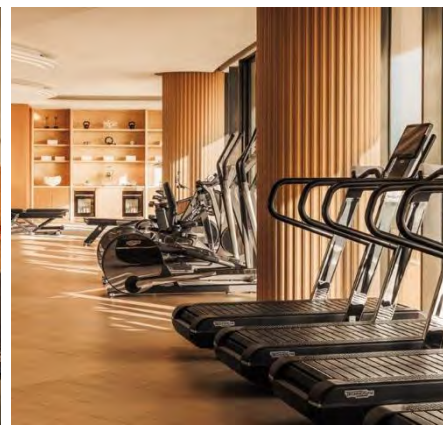
CLEARANCE OF HEAD ROOM OF 5.5M



The Lobby



The Spa



F&B



The Fore Bar - Hotel



Umi Kei - Hotel



The Bombay Club - Hotel



Mirabelle - Hotel



Rialto Bar - Hotel



Kira - Hotel



LITT Bar Club - Hotel



Commodore Club - Residences



Iliana - Hotel



The Cullinan - Hotel

Hotel Rooms

Elevated terraces and
pools offer 270° views
across the Arabian Gulf







The Grounds

Resort landscaping creates varied experiential zones: garden walks, dining terraces, pool decks

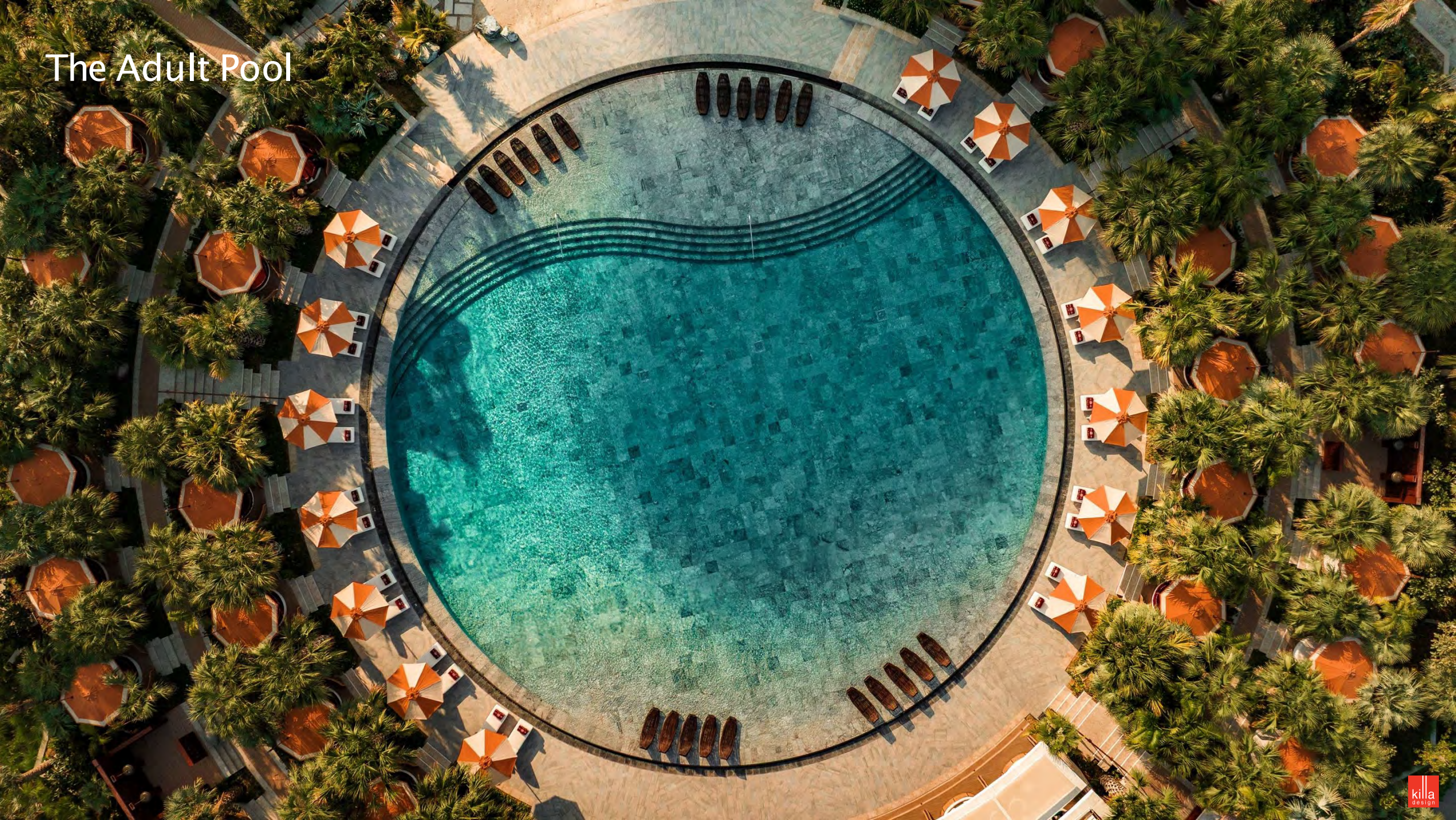


Iliana Pool





The Adult Pool



The Family Pool





An exclusive 120 berth Marina
designed for luxury superyachts.

The Residences



9 x Quay Wall Villa's



SOLD FOR \$88 MILLION

30% ABOVE ASKING PRICE







Address Beach Resort

Dubai, UAE



Forbes
TRAVEL GUIDE

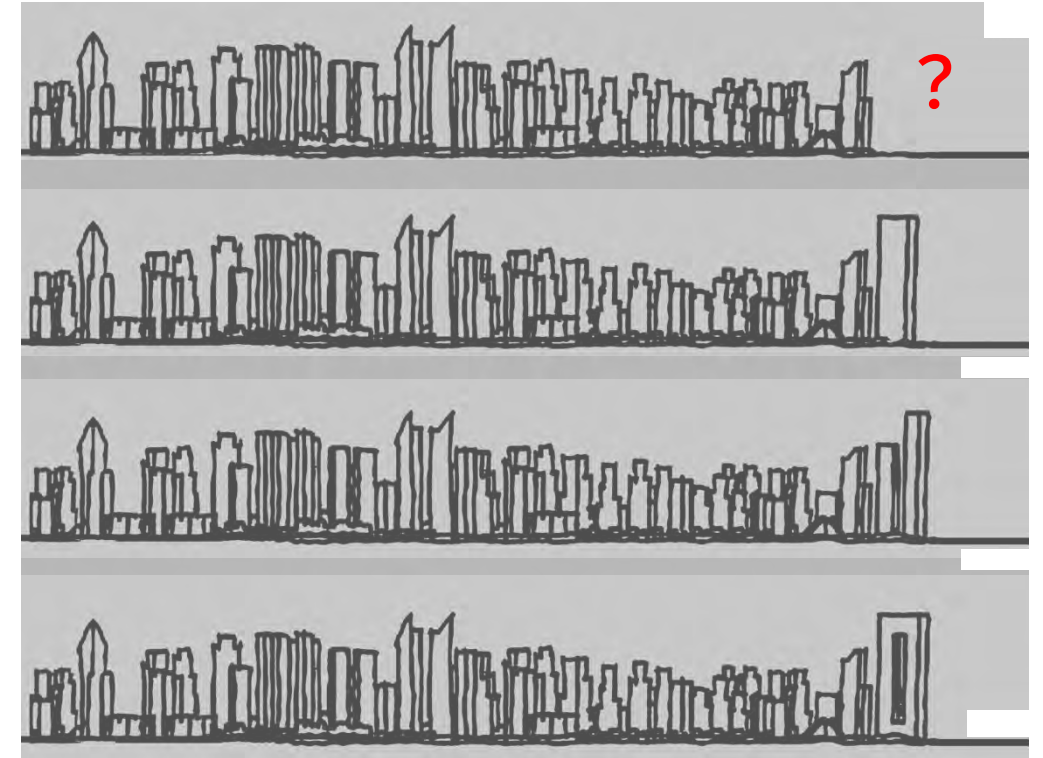


ADDRESS
HOTELS + RESORTS





A Bookend to the Dubai Marina Skyline



Design Targets



A bookend to
Dubai Marina skyline



Sustainability
Passive and Active
solutions



Maximize the Views for
every Hotel room and
Branded Apartment



High efficiency
75% and above

6

Branded Penthouses



Penthouse Sold for
\$25,000,000

478

Branded Residential
Apartments

443

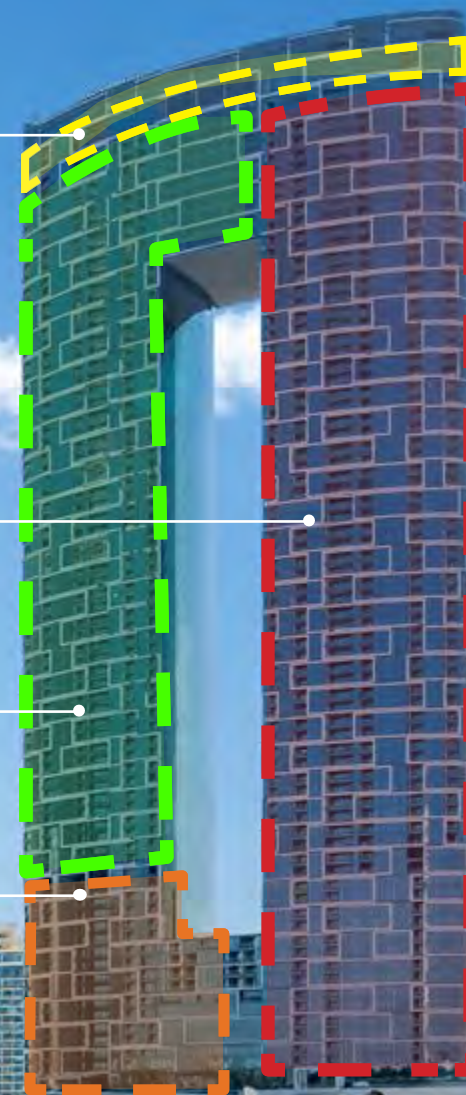
Serviced Apartments

217

Hotel Keys

20%

Rental Return for
Branded Apartments





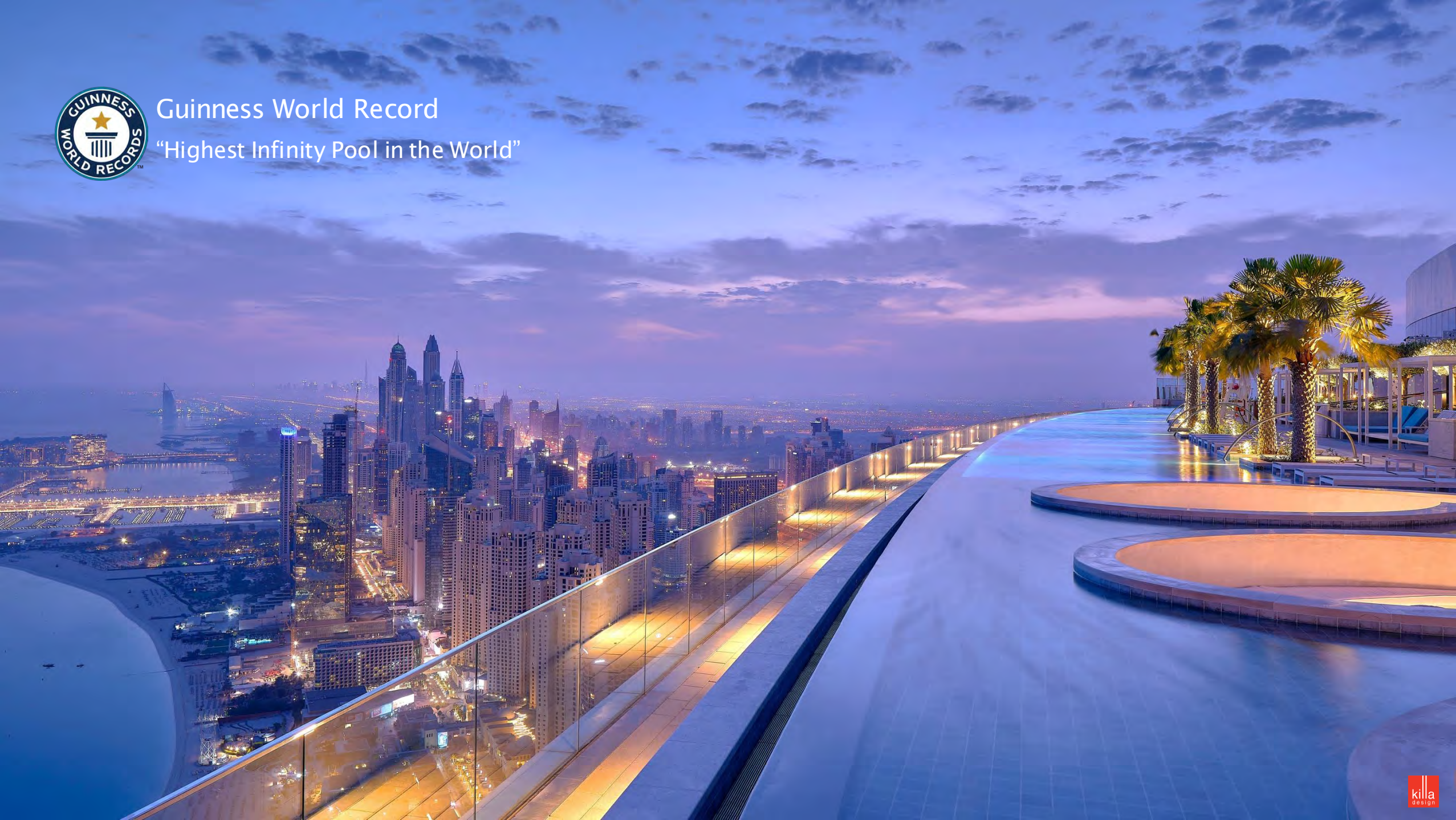


Guinness World Record
“Highest Occupied Skybridge
in the World”





Guinness World Record “Highest Infinity Pool in the World”





Penthouse Sold for
\$25,000,000







Four Seasons Private Residences

Abu Dhabi, UAE





60 Residential Apartments

- 2 x 5 Bed Apartments - 905m²
- 12 x 4 Bed Apartments - 475m²
- 28 x 3 Bed Apartments - 285m²
- 18 x 2 Bed Apartments - 200m²

29 Villas

- 9 x 7 Bed Villas - 1,890m²
- 18 x 6 Bed Villas. - 1,465m²
- 29 x 5 Bed Villas. - 1150m²



Apartment Building - Branded Residences













2-Bedroom Residences – \$5,900,000 | 2,651 sq.ft. (SOLDOUT)

3-Bedroom Residences – From \$7,600,000 to \$9,900,000 | Approx. 4,000 sq.ft. (SOLD OUT)

4-Bedroom Residence – \$18,000,000 | 8,000 sq.ft. (1 exclusive unit still available)

5-Bedroom Villas – From \$19,000,000 | 19,000 sq.ft.

6-Bedroom Villas – From \$30,500,000 | 22,000 sq.ft.

7-bedroom Mansion - From \$82,000,000 onwards.



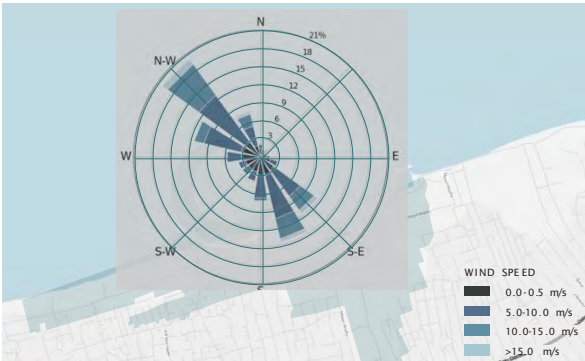
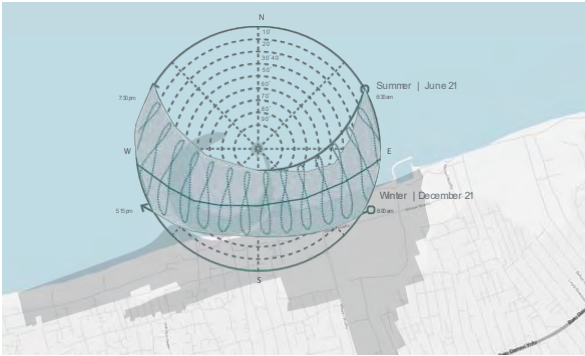
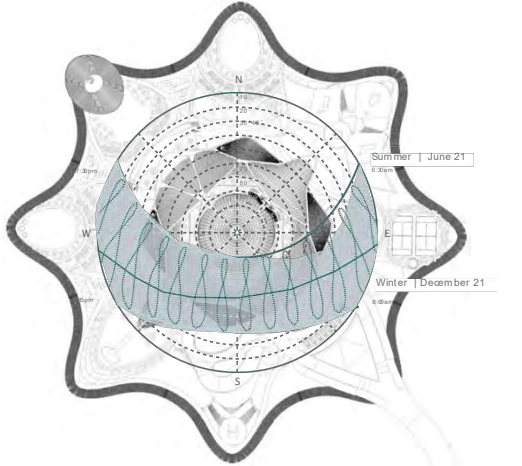
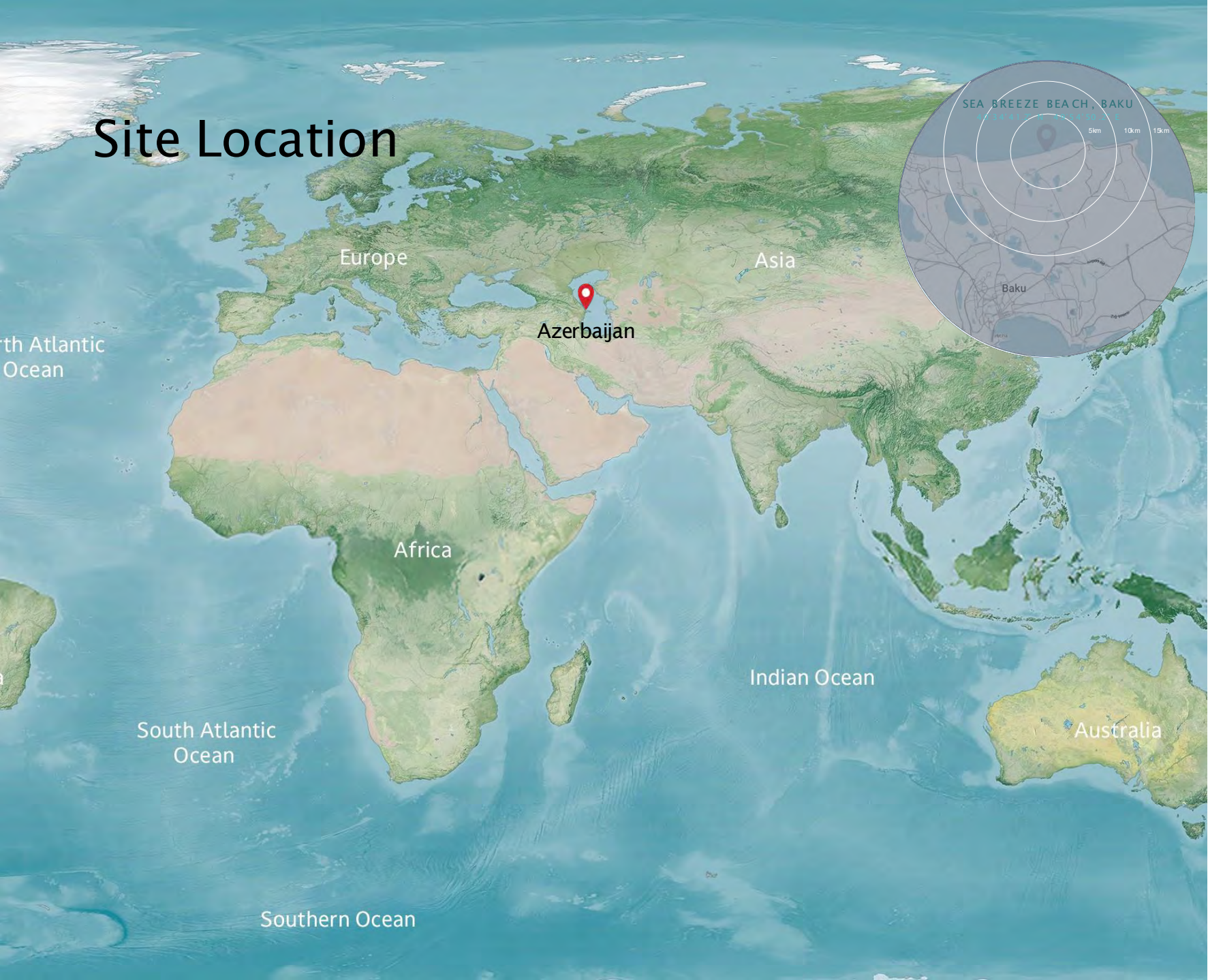




Seabreeze Baku

Azerbaijan

Site Location



The Tallest Tower in Baku - A Bold NEW Icon







Ultra Luxury
Branded SkyBar

\$20M

Penthouse Priced at
\$20,000,000

127

Branded Residential
Apartments

46

Serviced Apartments

70

Hotel Keys

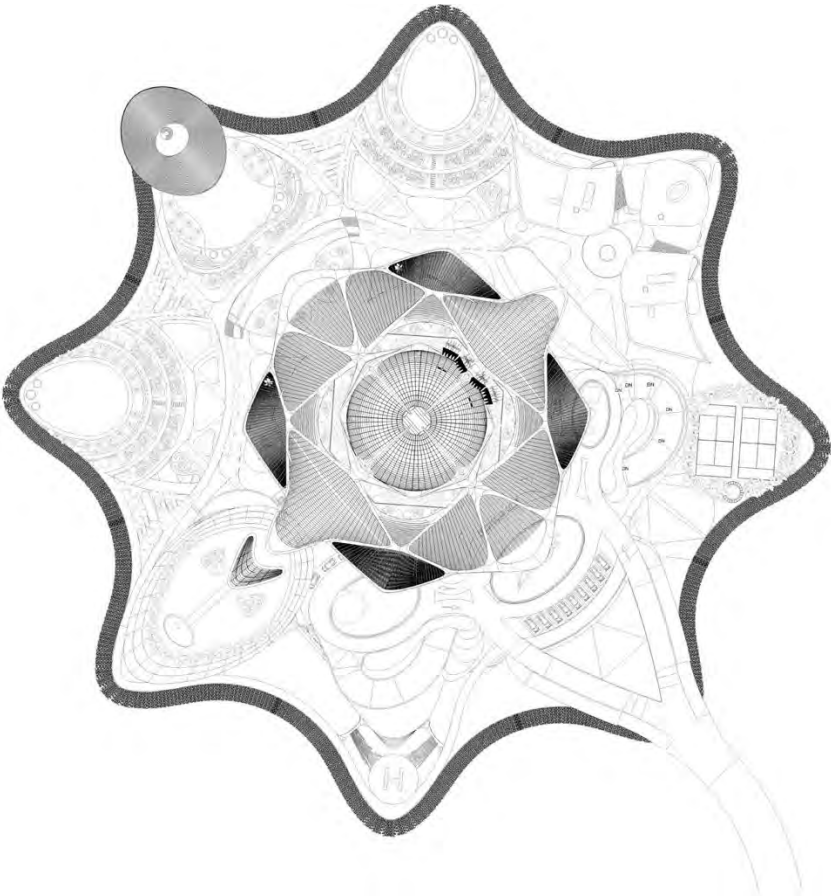
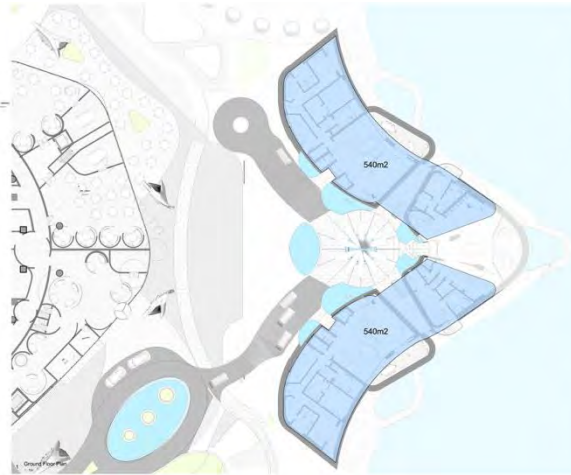




As the guiding star once led nomads through vast deserts, this tower will illuminate the path for a dreamer and creator, lighting the way toward new horizons



Floor Plans





VIP Sky Lounge and Members Club



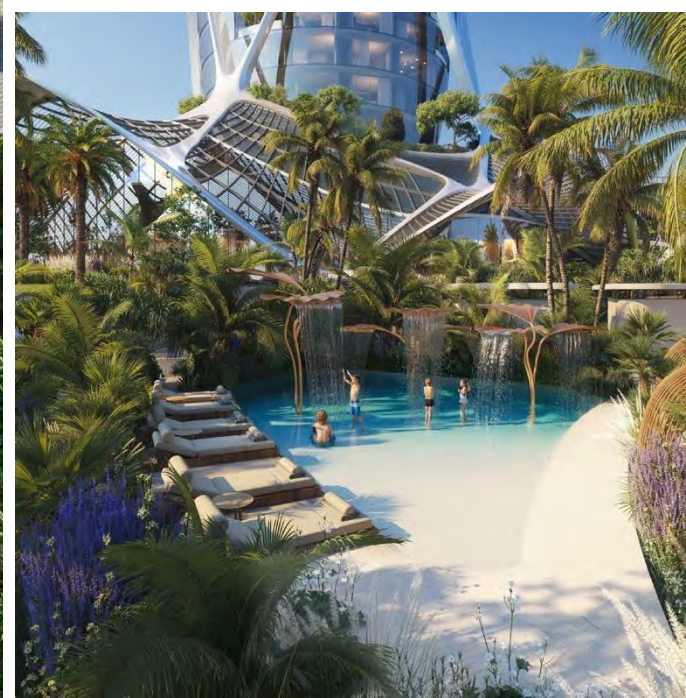


LANDSCAPE DEVELOPMENT

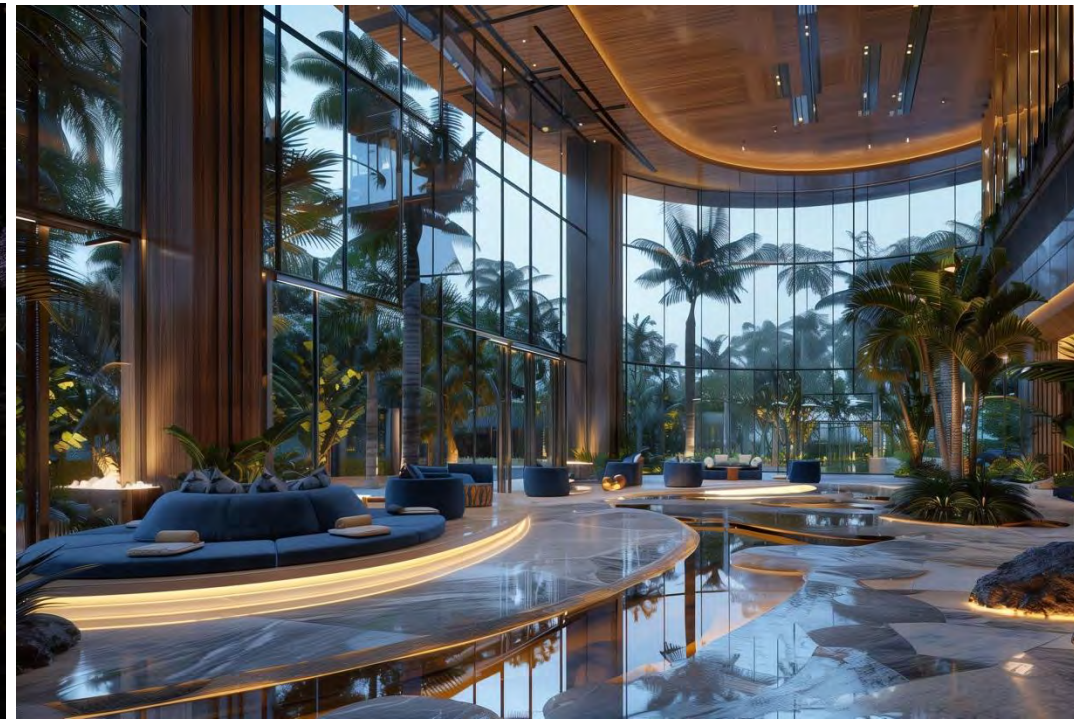


CULTURAL INSPIRATION





INTERIORS



Hilton Luanda

Angola



22 Branded Apartments

9 1 Bed apartments

7 2 Bed

2 3 Bed

4 4 Bed

306 Key Resort Hotel



Non Hospitality Projects

Villa's in the Sky

Safa One De Grisogono

Dubai, UAE

499

Total Units

\$9M

Full Floor Unit
6,357 sq ft

\$6M

3 Bedroom Apartment -
Dual View

\$4M

2 Bedroom Apartment
- Dual View

\$1M

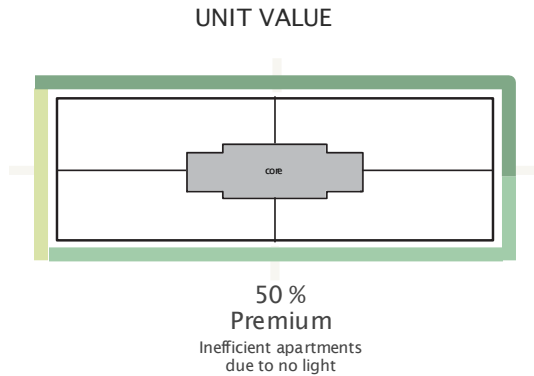
1 Bedroom Apartment
- Single View



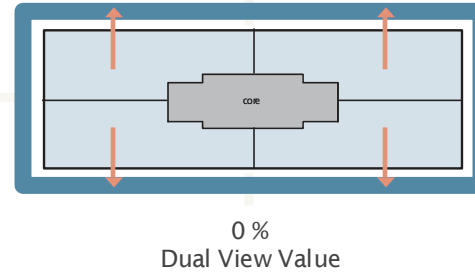
Villa in the Sky

GFA Distribution to Net Sellable Area – creating 92% GFA to 120% NSA (incl balc)

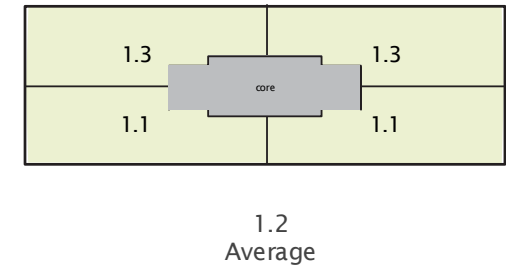
\$\$
Conventional centre Core
50% units face view



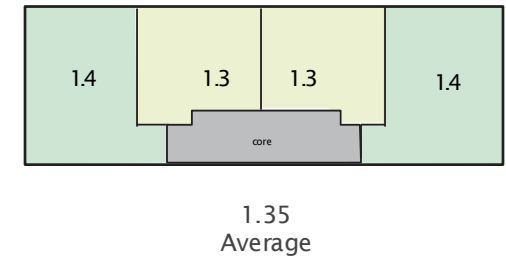
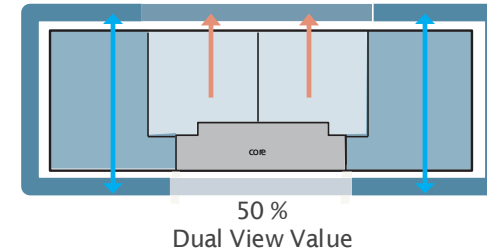
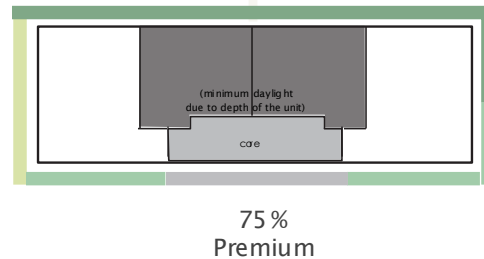
DUAL VIEW OPTIMIZATION VALUE



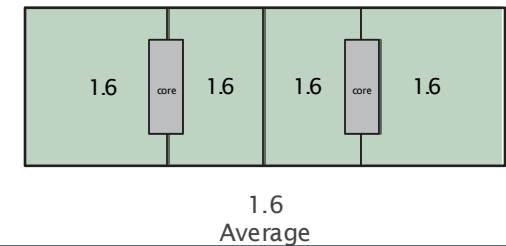
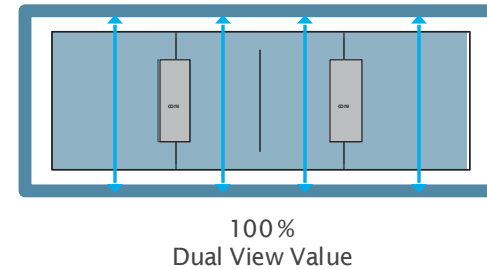
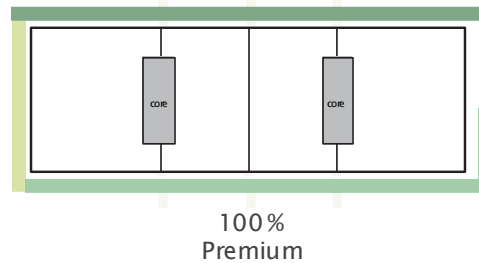
RETURN OF INVESTMENT



\$\$\$
Conventional Back Core
75% units face view



\$\$\$\$\$
Micro Cores
100% units face view



Premium Views



Semi - Premium Views



Non Premium Views



Dual Views



Single View





de GRISOGONO
GENEVE

“Villa’s in
the sky”





Safa Two by De Grisogono

Dubai, UAE

Total Units

488











One Canal,
Dubai



5 BR



4 BR



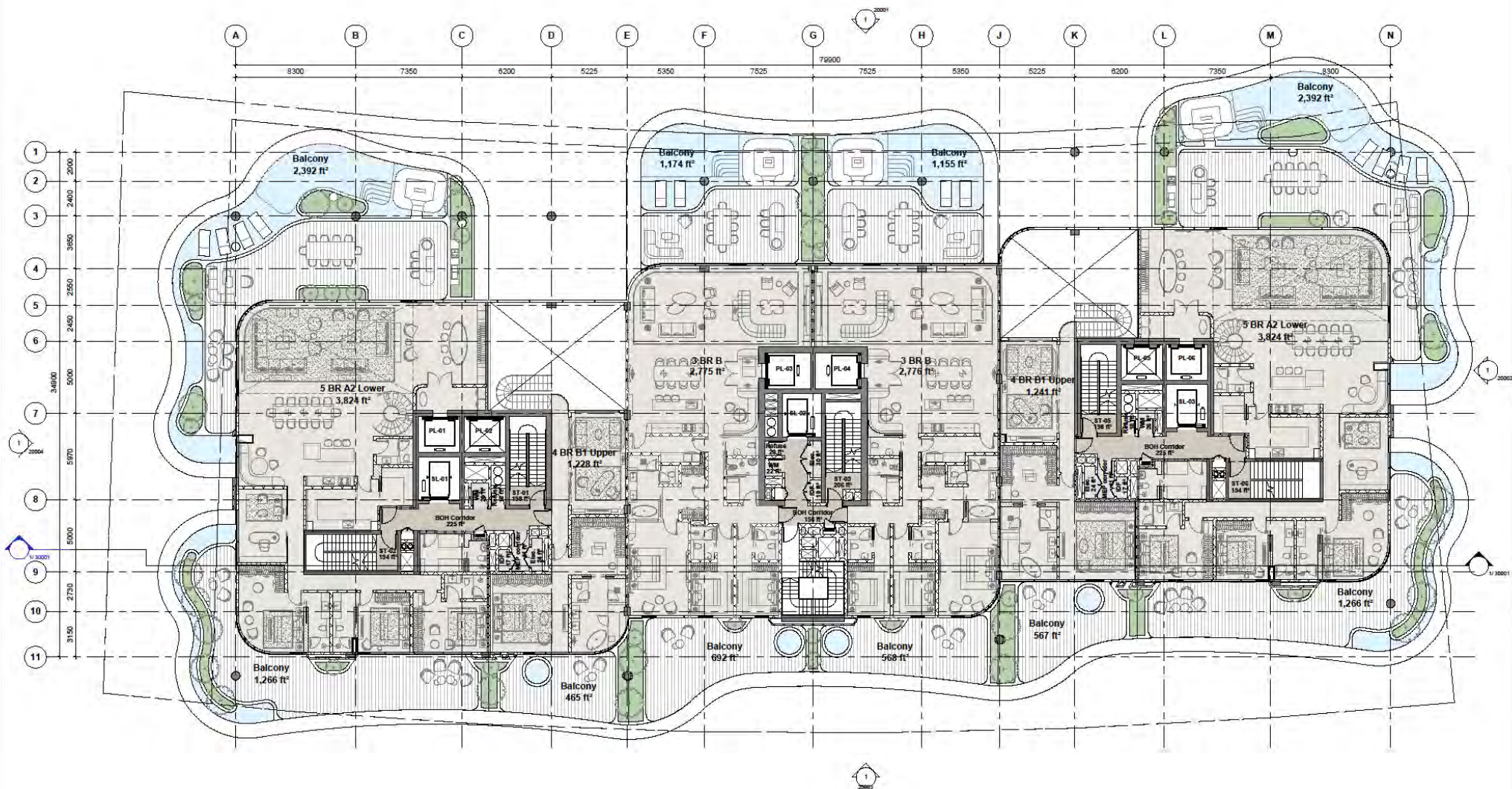
Two Canal,
Dubai











- GENERAL NOTES
- DO NOT SCALE FROM DRAWINGS. DIMENSIONS GOVERN.
 - ALL DIMENSIONS TO BE VERIFIED ON SITE.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - ALL SPOT LEVELS ARE IN METERS AS PER DMD UNLESS NOTED OTHERWISE.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT SPECIFICATIONS, SCHEDULES AND DRAWINGS.
 - ANY DISCREPANCY IN OR BETWEEN THE DRAWINGS, SPECIFICATIONS AND SCHEDULES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO UNDERTAKING ANY WORKS.
 - THE CONTRACTOR SHALL SUBMIT COORDINATED SHOP DRAWINGS FOR APPROVAL BASED ON SITE DIMENSIONS PRIOR TO COMMENCEMENT OF ANY SITE WORKS OR PLACING OF ANY ORDERS AND OR MANUFACTURE OF ANY FITTINGS, FIXTURES AND COMPONENTS SHOWN.
 - THE CONTRACTOR SHALL ONLY WORK FROM COORDINATED AND APPROVED SHOP DRAWINGS.
 - ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO UNDERTAKING ANY WORKS.
 - THIS PROJECT WAS PRODUCED IN REVIT VERSION 2020.2.11886.

COORDINATION TRACKER			
NO.	DATE	DESCRIPTION	DATE & TIME OF PRINT
1	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM

FORMAL ISSUE

NO.	DATE	DESCRIPTION	DATE & TIME OF PRINT
1	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM
2	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM
3	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM
4	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM
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20	18/05/2023	1.00 - 1.00 - 1.00 - 1.00	18/05/2023 5:17:11 PM

50% Concept Design

CLIENT: FASTER MIND PROJECT MANAGEMENT L.L.C.

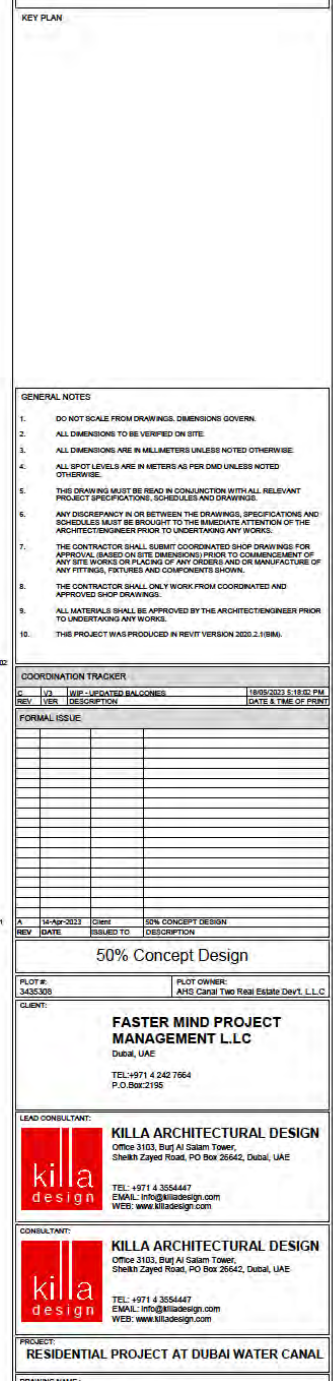
LEAD CONSULTANT: KILLA ARCHITECTURAL DESIGN

CONSULTANT: KILLA ARCHITECTURAL DESIGN

PROJECT: RESIDENTIAL PROJECT AT DUBAI WATER CANAL

DRAWING NAME: Level 03 Floor Plan

AUTHORITIES DRAWING NUMBER: NUMBER SEQUENCE:

[illegible]









One Crescent,
Dubai











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Design Partner

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