



# K31 Penthouse

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SUN  SECRET  
PRIVATE COLLECTION



UAE, DUBAI

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# About K31 Penthouse

Perched high above Dubai's iconic Sheikh Zayed Road, the K31 Penthouse is the crowning jewel of The S Tower, a masterpiece brought to life by PNC Menon, the renowned creator of palatial residences. This extraordinary home, hand-picked by The Sun Secret Collection, features royal-inspired craftsmanship, contemporary elegance, and breathtaking vistas, offering a living experience designed for those who demand nothing but the finest.

K31 PENTHOUSE





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4

Bedrooms

8

Guests

3

Parking slots

480 M2

Living space

24/7

Shared wellness  
area access

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# The Exterior

From the moment you arrive, The S Tower establishes itself as a new landmark in one of Dubai's most prestigious areas. The grand double-height entrance lobby creates an immediate sense of elegance, complemented by a dedicated concierge desk and refined materials.





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# The Interior

A majestic 2.6-metre oak entrance door opens to expansive living spaces adorned with large-format tiles, soaring 3-metre ceilings, and floor-to-ceiling glass that frames spectacular city and sea vistas. An exceptional highlight is the panoramic loggia, which can be easily transformed into an open terrace, offering striking views of the Dubai's skyline. Throughout the home, magnetic flexi-track lighting and advanced air filtration create an environment of both aesthetic allure and comfort, while a state-of-the-art smart home system controls lighting, curtains, and climate. The gourmet kitchen is a chef's dream, showcasing separate display and prep areas, high-end appliances, and electrochromic smart glass.

LIVING ROOM

KITCHEN

KITCHEN

KITCHEN

INTERIOR

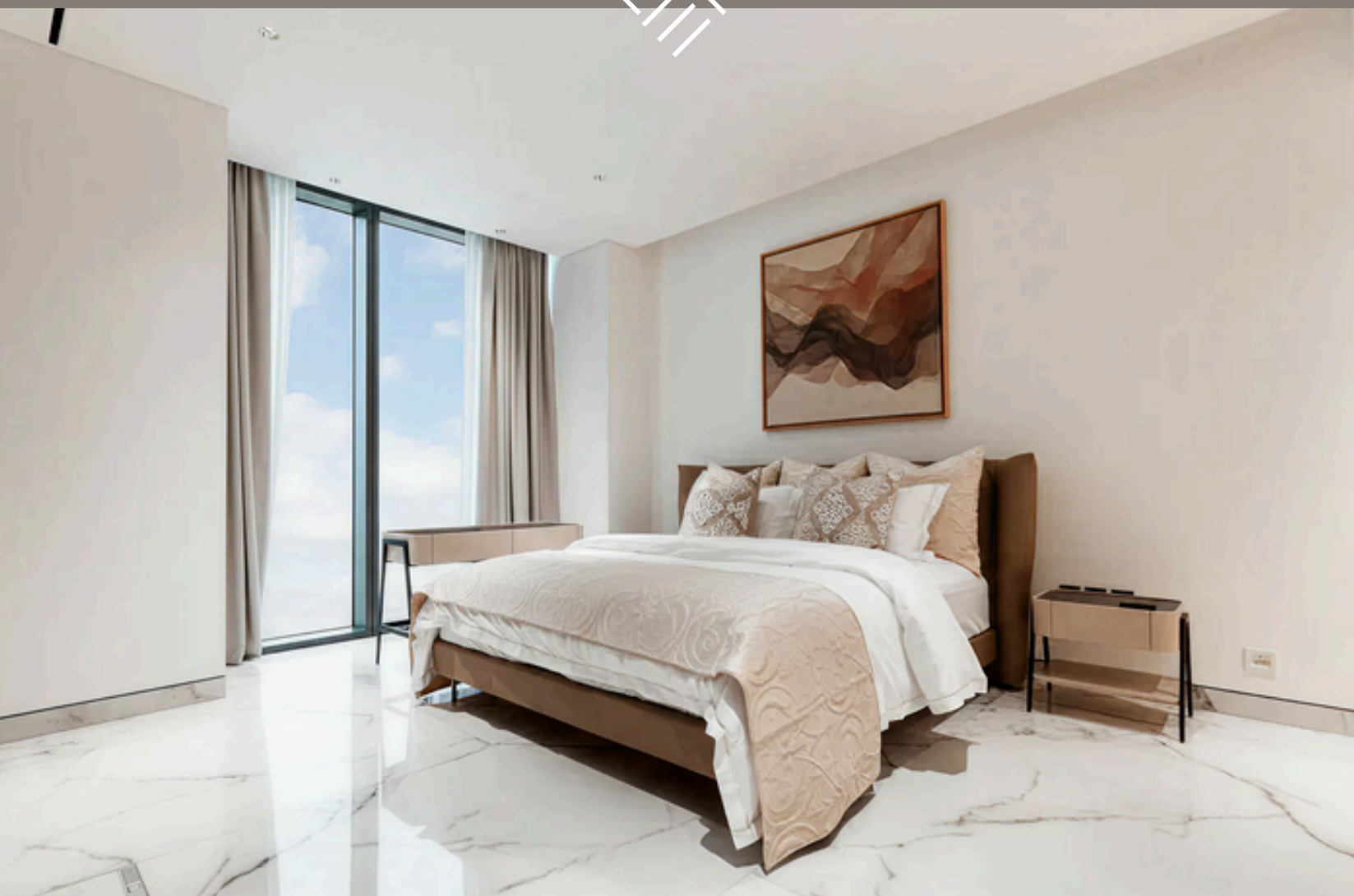




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# Sleeping Arrangements

The property features four lavishly appointed ensuite bedrooms, each designed for maximum comfort, as well as a separate guest powder room. The master suite boasts a 3-metre ceiling and a dressing room with elegant chevron-cut oak flooring. High-end glass wardrobes, leatherette-paneled shutters with sensor lighting, and smart bathroom fixtures enhance your comfort.



MASTER BEDROOM



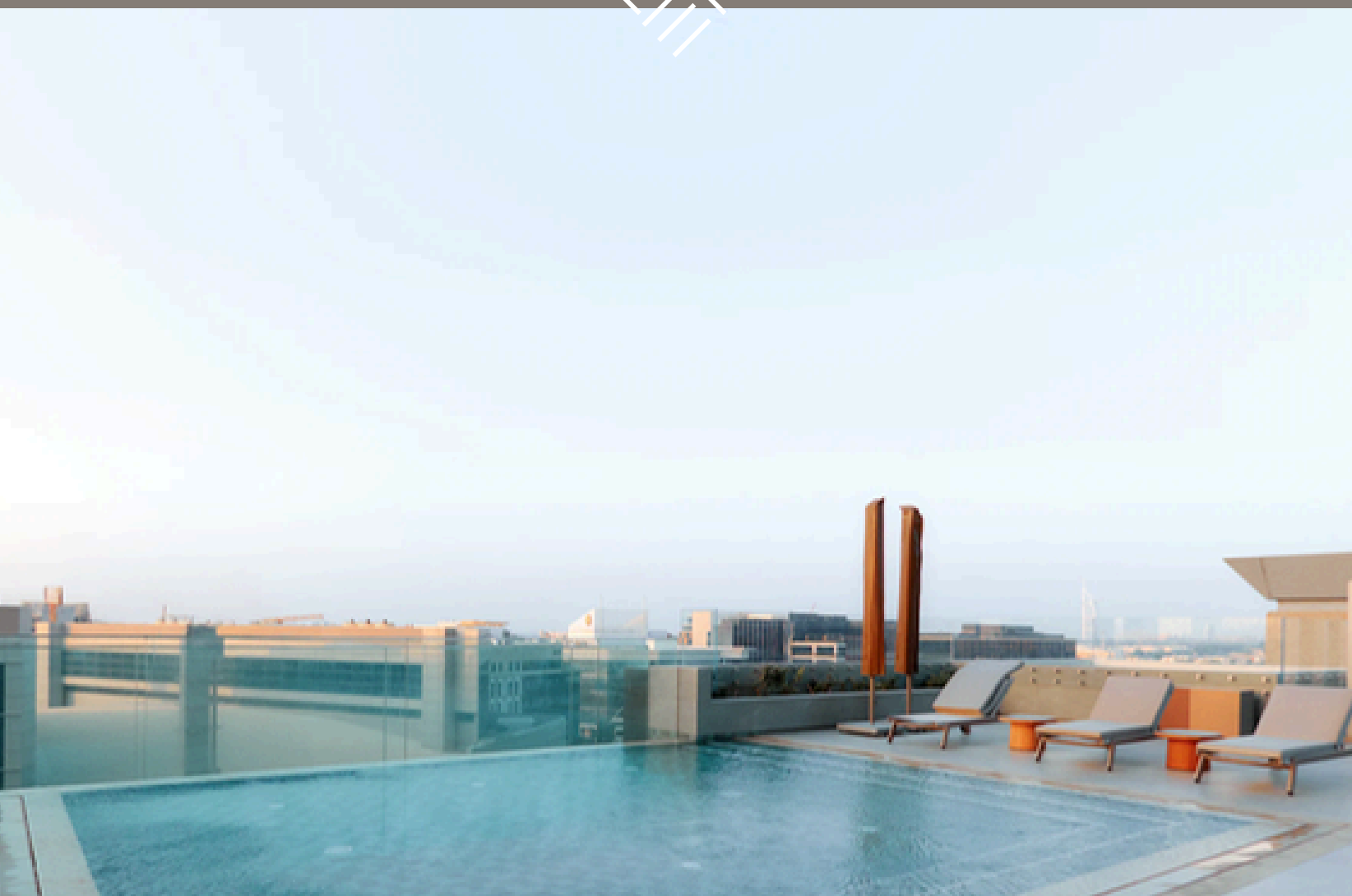
BEDROOM

BATHROOM





BATHROOM



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# Poolside Serenity

As part of the renowned S Tower, guests have 24/7 access to shared facilities. Step into a temperature-controlled infinity pool featuring a sunken lounging area, rejuvenate in the gym before retreating to the sauna, unwind in the Jacuzzi, or enjoy the outdoor cinema. Take in sweeping views, framed by landscaped greenery, in one of the world's most dynamic cities.



SWIMMING POOL  
SHARED ACCESS 24/7

SWIMMING POOL  
SHARED ACCESS 24/7



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# Distinctive Elegance & Privileges

The K31 Penthouse offers more than elegant spaces – it is a sanctuary of refined living enriched by exclusive amenities and thoughtful conveniences:

- 24/7 access to the temperature-controlled outdoor infinity pool, inviting relaxation at any hour.
- A state-of-the-art indoor gym complemented by an outdoor fitness area for holistic wellness.
- Three dedicated parking slots ensuring ease and privacy for residents and guests.
- Round-the-clock concierge and lobby services, enhancing comfort and security at all times.
- Smart automated features including contactless lifts and smartphone-controlled lighting and curtains, blending innovation with luxury.
- A private outdoor living area with breathtaking views, perfect for intimate gatherings or tranquil mornings.

This combination of features affirms the penthouse as a haven where exclusivity meets convenience, delivering an unparalleled lifestyle in the heart of Dubai.



CINEMA  
SHARED ACCESS 24/7

GYM  
SHARED ACCESS 24/7

GYM  
SHARED ACCESS 24/7

# Special Location

Situated on Sheikh Zayed Road – the Middle East's most powerful corridor – the K31 Penthouse offers unparalleled connectivity and breathtaking views. Take in sweeping sea panoramas to the north and lush golf course greenery to the south. Iconic landmarks like Palm Jumeirah, Burj Al Arab, Dubai Marina, and Mall of the Emirates lie just minutes away, placing you at the heart of Dubai's vibrant lifestyle.

K31 PENTHOUSE





# Location



- Dubai International Airport – 31km
- Burj Al Arab – 6km
- Palm Jumeirah – 3km
- Dubai Mall – 19km
- Emirates Mall – 6km
- SummerSalt Beach Club – 6km

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Welcome home

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