

THE RESIDENCE

B U R J K H A L I F A

EMAAR

THE COMMUNITY

Comprising illustrious neighbourhoods such as the Opera District, Burj Plaza, and Sheikh Mohammed bin Rashid Boulevard, Dubai Downtown is a 500-acre settlement encapsulating the spirit of Dubai, home to landmarks, Burj Khalifa, Dubai Opera and Dubai Mall. By coalescing a global icon, tourist attractions and residential dwellings into the world's most exclusive master community, Downtown Dubai exceeds the realm of architectural audacity – it's a place where every corner offers a memorable landmark, every structure a spectacle to behold.

WHY THE RESIDENCE I BURJ KHALIFA?

- An elegantly crafted tower development consisting of 35 grand apartments with 3, 4, 5 and 7-bedroom apartments.
- Boasts a unique contemporary residential experience all within Dubai's most prestigious location.
- Perfectly positioned at the centre of an affluent community, within the middle of Dubai's most desired attractions.
- Footsteps from the majestic Burj Khalifa and Fashion Avenue at Dubai Mall.
- Unparalleled amenities surround every corner to ensure your living your best life.



LOCATION & VIEWS

- Central location with easy access.
- 10 mins to DXB Int'l Airport, 12 min to Dubai Marina, 20 min to Emaar Beachfront, 20 min to Emirates Hills.
- An elegant view of the affluent Downtown Dubai.
- Direct access to fashion avenue at The Dubai Mall and located minutes away from Burj Khalifa.
- Just minutes away from Dubai's most famous attractions, all within Downtown Dubai.

RESIDENTIAL UNITS

- 3, 4, 5 and 7-bedroom apartments.
- Refined walls and floor finishes, to sanitary ware and fittings ensure opulence and the highest standard of perfection.
- Reflects urban chic and modernity.



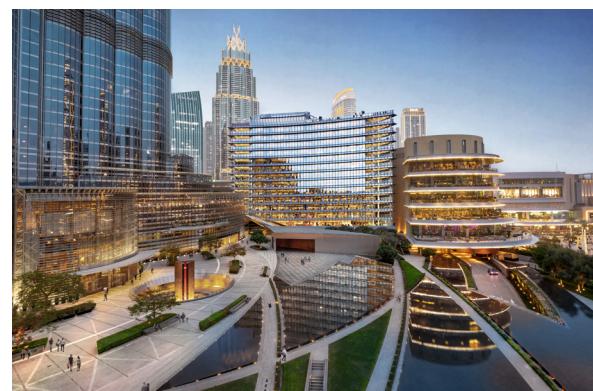
Instalment	Payment Percentage	Due Date
Down Payment	20%	NOV 2022
1st Instalment	15%	JUN 2023
2nd Instalment	15%	DEC 2023
3rd Instalment	20%	JUN 2024
4th Instalment 100% Construction Completion*	30%	DEC 2024

*Estimated Construction Completion Date

Available Units	Area Sq. ft.	Average Price (in AED mn)
3-Bedroom	5,735	15
4-Bedroom	8,189	28
5-Bedroom	8,825	33
7-Bedroom	15,908	56

FACTS

- 3, 4, 5 & 7 bedroom apartments : **35 Units**



AMENITIES



- Entrance drop-off (with Valet Service)
- Grand Residential Lobby
- 24-hour Concierge Services
- Roof Top Infinity Pool
- Poolsides Cabana
- Gym with Training Studio
- Closed Circuit Television
- Surveillance System (CCTV)
- Card Access System to Residential Lobby
- Secured Underground Parking

THE DEVELOPER

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.