



DWTN  
RESIDENCES

ديار  
DEYAÄR



# ABOVE ALL ELSE

BEYOND FLOORS.

BEYOND WALLS.

BEYOND EXPECTATIONS.

DWTN  
RESIDENCES

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UPSTAGING  
THE SKYLINE

01.  
A DEFINITIVE  
DUBAI SKYSCRAPER.

# DWTN RESIDENCES



## MORE THAN A BUILDING. A LEGACY IN THE MAKING.

DWTN Residences rises to be among the top 10 tallest residential projects in Dubai.

Strategically positioned within the golden triangle of Sheikh Zayed Road, Downtown Dubai, and Business Bay. This architectural marvel offers breathtaking views of Downtown Dubai and the iconic Burj Khalifa, complemented by stunning vistas of the Arabian Gulf and the renowned Sheikh Zayed Road.



110

Spectacular Floors

445<sub>METER</sub>

High-Rise Tower

432

Exclusive Residences

76

Duplexes

13

Penthouses

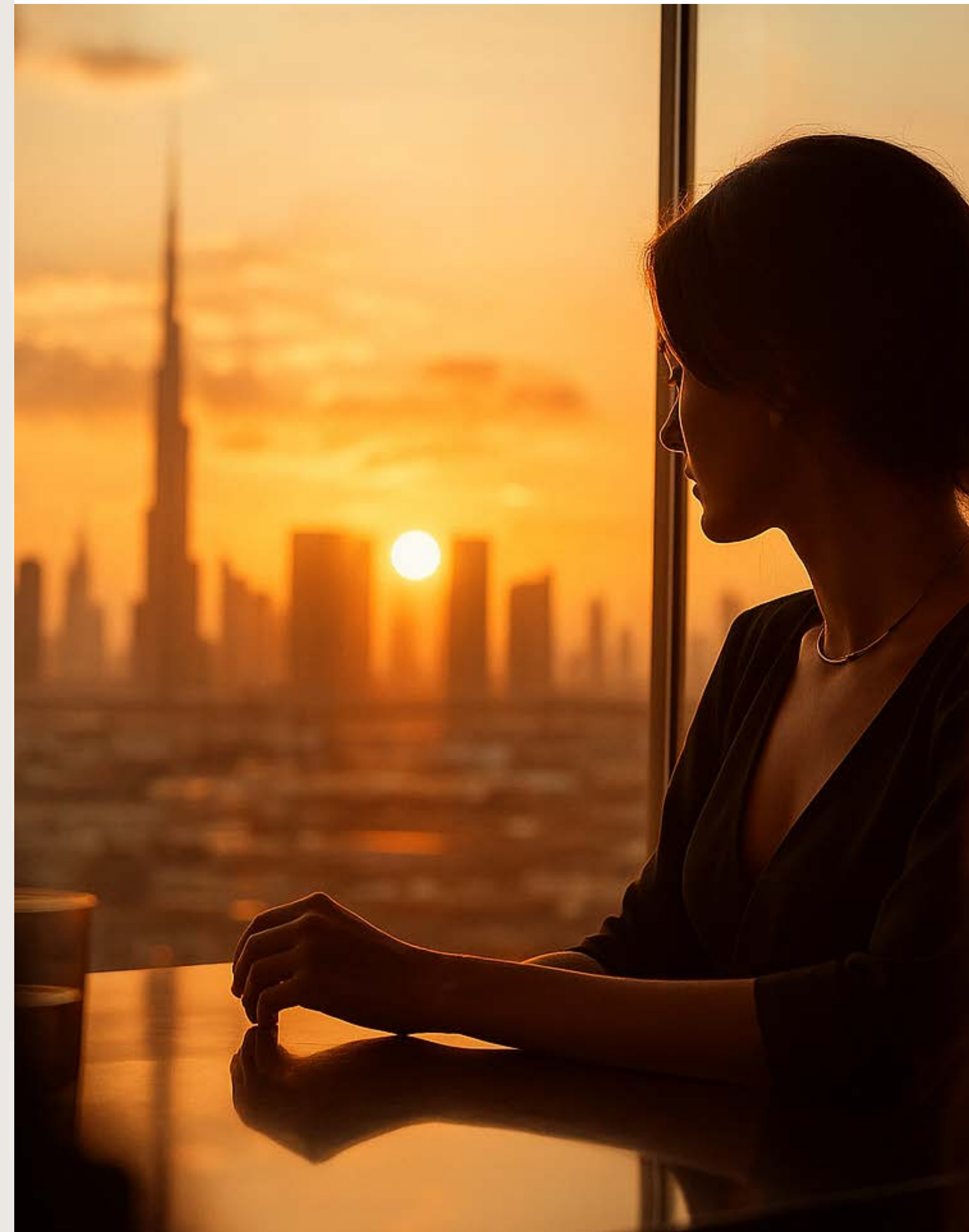
1

Royal Palace

75,000+<sub>SQ. FT.</sub>

Meticulously Curated Amenities

The development epitomises elegance and glamour, delivering an unparalleled lifestyle through the finest experiences that redefine luxury vertical living.





02.

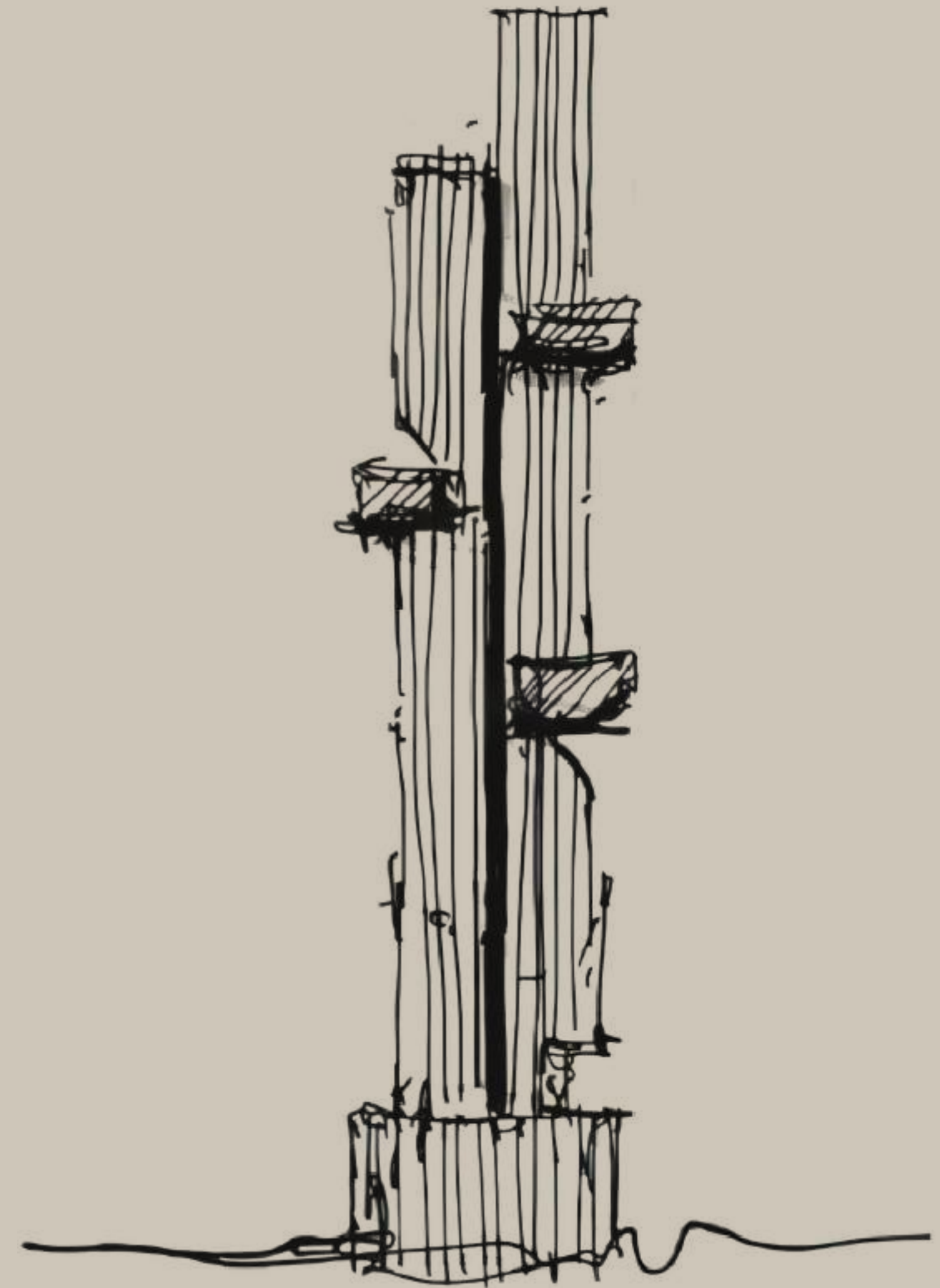
A DISTINGUISHED  
ARCHITECTURAL  
PEDIGREE

# DESIGN PHILOSOPHY

# A VISUAL SIGNATURE THAT WILL DEFINE DUBAI'S ARCHITECTURAL IDENTITY FOR GENERATIONS.



The building's assertive yet graceful profile embodies its dual nature—imposing in stature yet agile in execution. Every angle, every curve, every transition has been meticulously considered to create not just a building, but an enduring legacy.



# A NOBLE ART. A SINGULAR MASTERPIECE.



DWTN Residences stands as a testament to architectural audacity.

A sculptural presence that transforms Dubai's skyline with its commanding silhouette.

The dramatic central slit creates a pure expression of elegance, dividing the structure into a composition of perfect balance while light plays across its facade.





03.

THE ADVANTAGE OF  
CENTRALITY WITH THE  
PRIVILEGE OF SPACE.

# ICONIC ADDRESS

## WHERE DUBAI'S HEART BEATS STRONGEST.



Positioned at the  
epicentre of Dubai's  
most coveted district,

DWTN Residences enjoys unparalleled  
connectivity to the city's prestigious landmarks and  
vibrant attractions.

From this privileged address, residents are just  
minutes away from Sheikh Zayed Road, Business Bay  
Metro Station, the iconic Burj Khalifa, The Dubai  
Mall, and the beach, ensuring seamless accessibility  
to Dubai's most coveted destinations.





THIS STRATEGIC  
LOCATION POSITIONS  
YOU



ABOVE ALL ELSE

Offering commanding views that stretch from  
the gleaming waters of the Arabian Gulf to the iconic  
silhouette of the city's beating heart.

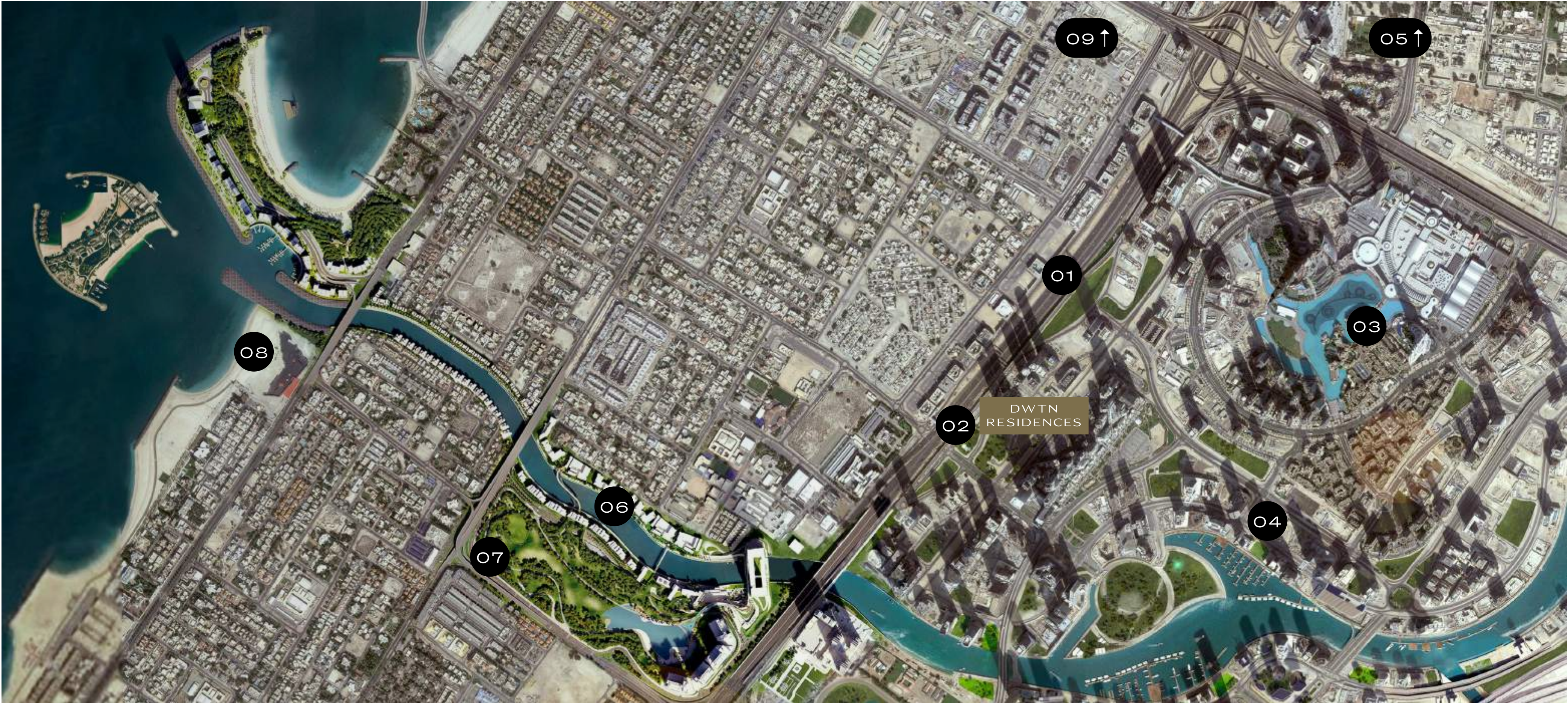


## MINUTES FROM EVERYTHING. MILES FROM ORDINARY.

The neighbourhood surrounding DWTN Residences represents Dubai's finest urban tapestry.

A sophisticated blend of cultural landmarks, retail destinations, curated dining, and business hubs. Just steps away, discover world-class restaurants helmed by celebrated chefs, boutique galleries showcasing contemporary art, and luxury retail venues offering the latest global collections.





Minutes from iconic Burj Khalifa and Dubai Mall, with swift access to Dubai International Airport, The Palm and Jumeirah via direct arterial roads.

This exceptional locale places you within the orbit of Dubai’s most significant attractions while maintaining an exclusive sanctuary above the vibrant energy of the city.

- |     |                            |           |     |                             |            |
|-----|----------------------------|-----------|-----|-----------------------------|------------|
| 01. | Sheikh Zayed Road          | 2 minutes | 06. | Dubai Water Canal           | 7 minutes  |
| 02. | Business Bay Metro Station | 3 minutes | 07. | Safa Park                   | 7 minutes  |
| 03. | Downtown / The Dubai Mall  | 5 minutes | 08. | Jumeirah Beach Coast        | 10 minutes |
| 04. | Marasi Business Bay        | 6 minutes | 09. | Dubai International Airport | 15 minutes |
| 05. | DIFC                       | 7 minutes |     |                             |            |

DOWNTOWN PROXIMITY.  
FLAWLESS PANORAMAS.Connectivity at DWTN Residences  
elevates beyond accessibility

It represents a thoughtful integration into Dubai's sophisticated infrastructure. The development enjoys direct access to major arterial roads, allowing swift journeys to Dubai International Airport, The Palm and Jumeirah.

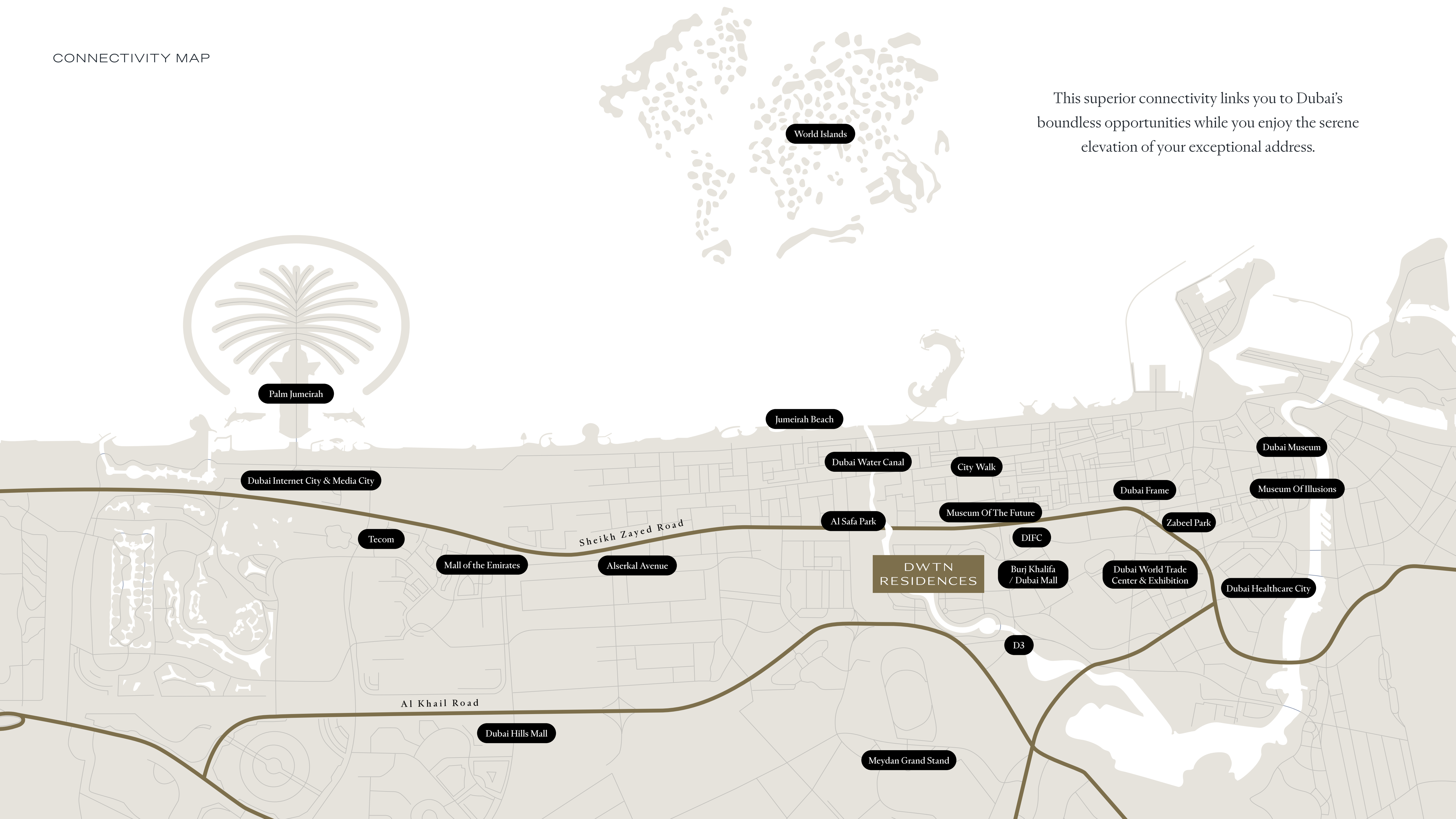


The nearby metro station provides seamless public transportation, while dedicated valet parking ensures effortless arrivals and departures.



CONNECTIVITY MAP

This superior connectivity links you to Dubai's boundless opportunities while you enjoy the serene elevation of your exceptional address.



# AMENITIES —

CHAPTER 04.  
AMENITIES - SIX VERTICAL ECOSYSTEMS

04.

LIFE UNLIMITED  
IN ONE ADDRESS.

# SIX

# VERTICAL

# ECOSYSTEMS

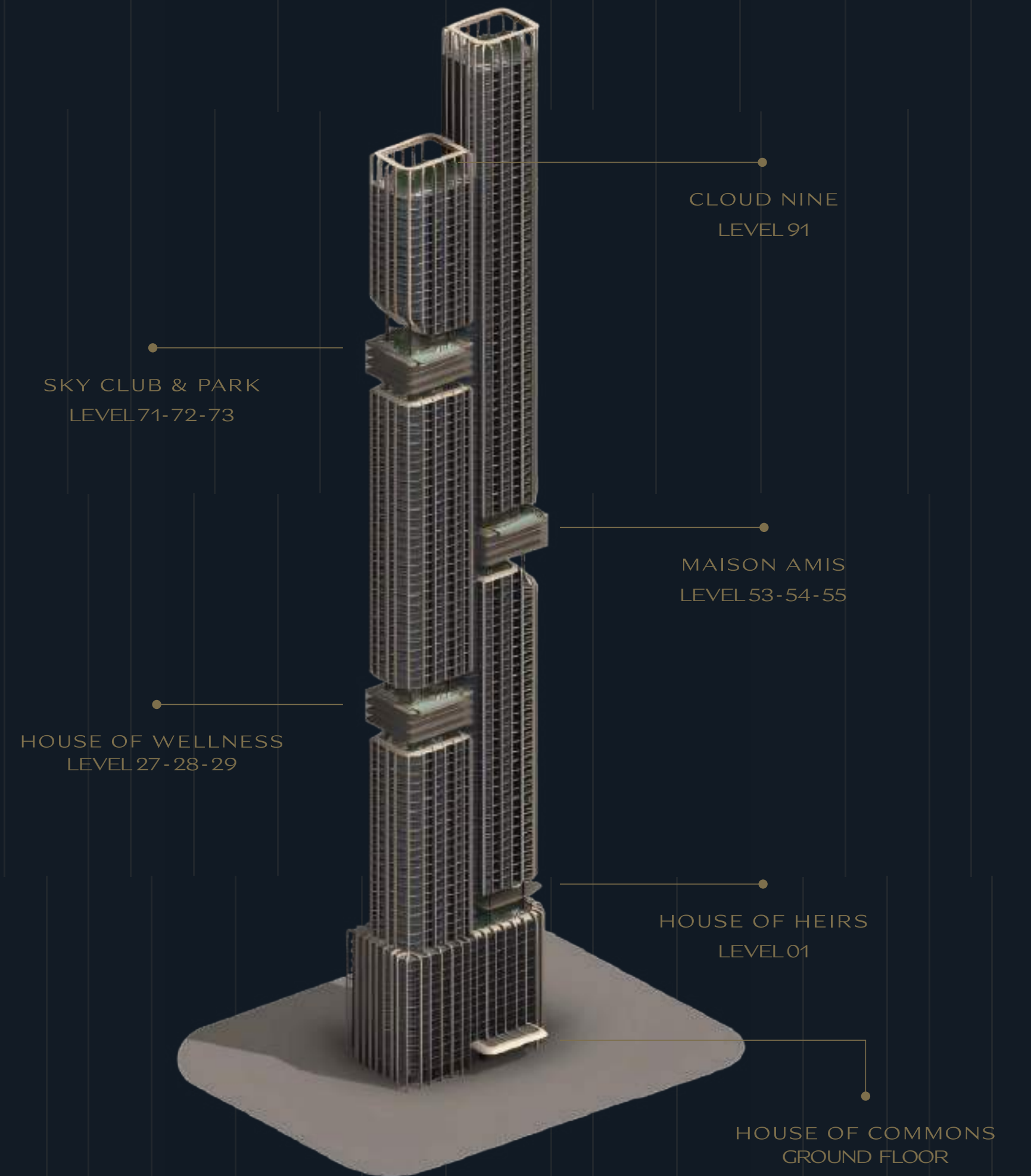
## SIX VERTICAL WORLDS, ONE EXTRAORDINARY LIFE.

DWTN Residences' revolutionary design reimagines vertical living through six meticulously crafted ecosystems, each occupying dedicated floors and offering experiences tailored to life's multifaceted rhythms.



With over 75,000 square feet of amenities distributed strategically throughout the tower, this groundbreaking approach to residential architecture transforms the conventional notion of a skyscraper into a self-sustained vertical community.

Each ecosystem represents not merely a collection of amenities, but a purposeful environment designed to anticipate and fulfil specific aspects of exceptional living, creating a harmonious progression from arrival to elevation, nurturing to wellness, social connection to business refinement, and ultimately, celebration.



# HOUSE OF COMMONS

GROUND FLOOR

THE FOUNDATION OF  
EXTRAORDINARY LIVING.



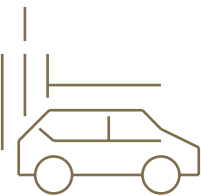
The journey begins at the House of Commons, where the transition from the vibrant energy of Downtown Dubai to your exclusive sanctuary is marked by spaces of unmistakable grandeur and attentive service.



HOUSE OF COMMONS



Porte Cochere  
Grand Entrance



Valet Parking  
Service



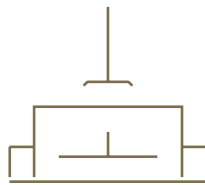
Concierge Service offering  
personalised attention and  
discreet assistance.



Double-Height  
Lobby with curated  
art collection.



Brasserie & Cafe for  
casual gatherings and  
refined refreshment.



Lobby lounge with plush  
seating and curated ambience  
for social gatherings.





House of Commons | Lobby / Reception

The double-height lobby with its cascading art installations sets the tone for the exceptional experiences that await throughout the tower.



House of Commons | Grand Entrance

# HOUSE OF HEIRS

LEVEL 01

NURTURING THE  
NEXT GENERATION.



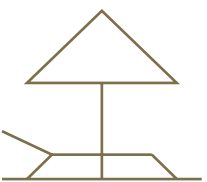
Rising to the House of Heirs reveals environments thoughtfully crafted for family togetherness, where children's development and multi-generational connections flourish amidst refined surroundings.



HOUSE OF HEIRS



Family & Kids Pool with semi-shaded design for comfortable swimming year-round.



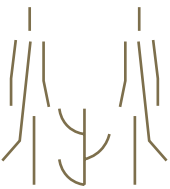
Family Lounge with seamless indoor and outdoor spaces.



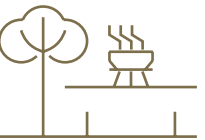
Indoor Kids Play area with Montessori Corner is designed for educational engagement.



Outdoor play area with slides, swings, and a sand pit.



Event Lawn for celebrations and recreational activities.



Winter Kitchen and BBQ Stations for seasonal outdoor dining.



House of Heirs | Multi Function Lounge

These floors transform conventional notions of family amenities, creating spaces where memories take root and legacy begins.





# HOUSE OF WELLNESS

LEVELS 27 - 28 - 29

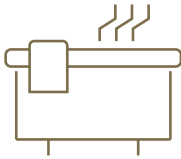
PRESERVATION IN  
PERPETUAL BALANCE.



Dedicated to the preservation and enhancement of well-being, the House of Wellness represents a comprehensive approach to physical vitality and mental serenity.



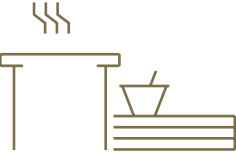
HOUSE OF WELLNESS



Treatment Rooms  
for recovery and  
rejuvenation.



Yoga and  
Meditation studio



Steam and Sauna  
Rooms with Jacuzzi



Zen Pool and Garden for  
contemplative aquatic  
immersion.



Gym with personalised  
training options.





House of Wellness | Jacuzzi

These floors house a suite of facilities that transcend the conventional spa experience, offering therapeutic environments where science meets luxury.









MAISON AMIS

LEVELS 53 - 54 - 55

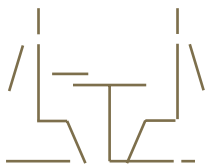
THE ART OF  
SOPHISTICATED  
CONNECTION.



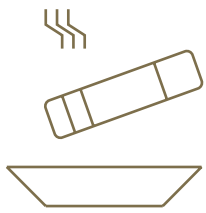
Maison Amis celebrates the essential human need  
for meaningful connection in environments of  
uncompromising sophistication.



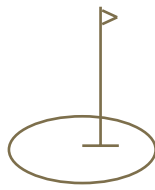
MAISON AMIS



Exclusive lounge  
& Social Clubhouse with  
communal seating.



Cigar Lounge



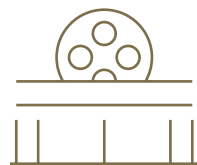
Golf Simulator for enthusiasts  
and casual enjoyment.



Tea Patio & Garden with  
panoramic views.



Chef's Kitchen & Private Dining  
for curated culinary experiences.



Cinema Room featuring  
premium audiovisual experience.











# SKY CLUB & PARK

LEVELS 71 - 72 - 73

BUSINESS MEETS  
BRILLIANCE.



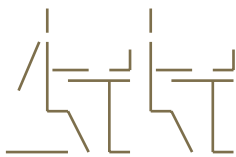
The Sky Club & Park represents the harmonious integration of professional environments with creative spaces, accommodating the dynamic nature of contemporary achievement.



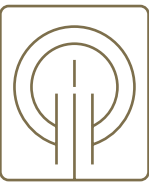
SKY CLUB & PARK



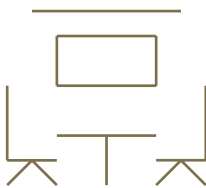
Private Executive Offices for  
the ultimate comfort.



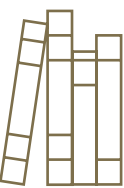
Business Centre  
with state-of-the-art  
technology.



Podcast Studio with  
professional acoustic  
treatment.



Conference Rooms  
featuring smart presentation  
technologies.



The Library and Book Club  
offer literary refuge and  
intellectual stimulation.







# CLOUD NINE

LEVEL 91

STRATOSPHERIC  
SOPHISTICATION.



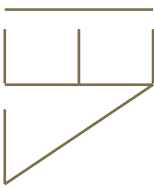
At the tower's crown, Cloud Nine delivers the ultimate expression of celebration and achievement.



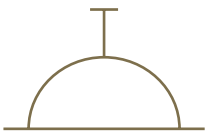
CLOUD NINE



Infinity pool merges  
seamlessly with the sky.



Observatory deck offering  
unparalleled panoramic views.



Fine dining area with  
world-class culinary offerings





Cloud Nine | Observatory Lounge

These rarefied floors offer environments for life's most significant moments, framed by unobstructed 360-degree views that stretch from the Arabian Gulf to the Downtown Skyline.



Cloud Nine | Private Fine Dining Area



Cloud Nine | Swimming Pool & Observatory Deck

05.

RESIDENCES THAT RISE  
ABOVE THE ORDINARY IN  
EVERY DIMENSION.

# RESIDENCES



## GLAMOUR REDEFINED, ELEGANCE PRESERVED.

Step inside DWTN Residences and discover an enclave where interior design transcends decoration to become an immersive expression of sophisticated living.

Premium materials meet masterful execution throughout. Natural light interacts with carefully selected finishes—warm neutrals evoking Arabian landscapes, accents of azure reflecting the Gulf waters, and metallic touches echoing the city’s modern sophistication.

These environments don’t merely impress; they embrace, creating spaces that feel simultaneously grand and intimate while maintaining an unwavering standard of refinement.



HOMES DEFINED BY  
VISION AND EXCLUSIVITY.

The residences represent  
the pinnacle of curated living

Spaces that transcend conventional notions of home  
to become personal sanctuaries of uncompromising luxury.



A limited collection of 432 exclusive residences and 90 signature residences caters exclusively to the discerning few. From thoughtfully designed 1-bedroom to dramatic 3-bedroom configurations, sophisticated duplexes, commanding penthouses, and a royal palace, each residence has been conceived with meticulous attention to spatial flow and the interplay of light.

DWTN RESIDENCES'  
HOLISTIC APPROACH TO  
URBAN WELL-BEING.



This soaring 445 meters vertical masterpiece features 110 floors, while premium luxury finishes and exquisite materials elevate every interior. State-of-the-art wellness facilities are integrated throughout the vertical communities.



THE ART OF  
EXCEPTIONAL  
ELEGANCE

RESIDENCES THAT  
COMMAND ATTENTION.

THE EXCLUSIVE  
COLLECTION

Vertical Masterpieces.

Situated within the verdant second ecosystem, The Exclusive Collection represents an exclusive enclave of extraordinary residences. This exclusive collection offers 1 to 3 bedroom apartments that command panoramic views with flawless quality.

These distinctive homes merge expansive layouts with refined details.

CREATING LIVING  
ENVIRONMENTS  
WHERE  
SOPHISTICATED  
DESIGN MEETS  
UNPARALLELED  
CONVENIENCE.











A SOARING STATEMENT OF  
POSSIBILITY AND PRECISION.

THE SIGNATURE  
COLLECTION

Sculptural Brilliance Rising  
Above Convention.

These meticulously crafted residences ascend through DWTN Residences' unique ecosystems, each level offering progressively more breathtaking views and increasingly exclusive living experiences.

From thoughtfully designed apartments to grand sky residences, each home features premium finishes, intelligent layouts, and the signature sophistication that defines the DWTN Residences lifestyle.

THE HIGHER  
YOU ASCEND,  
THE MORE  
RAREFIED  
THE LIVING  
EXPERIENCE  
BECOMES.







06.  
A LEGACY OF  
VALUE, A FUTURE  
OF VISION.

DEYAAR

## 23 YEARS OF SHAPING SKYLINES AND STANDARDS.



DEYAAR is a Dubai-based property developer established in 2002. Since inception, Deyaar has grown to become one of the region's largest developers, delivering landmark commercial towers, residential buildings, and hotels.

Recognized for its iconic developments across Dubai, Deyaar expanded its operations after its 2007 IPO into six business units offering a range of services, including property development, property management, and hospitality. With a strong land bank, a robust project portfolio, and a forward-looking vision, Deyaar is committed to shaping Dubai's urban landscape and delivering value to investors and customers alike.

DWTN  
RESIDENCES

ديار  
DEYAÄR

