

JUMEIRAH

RESIDENCES

—  
EMIRATES TOWERS







A L A N D M A R K  
A D D R E S S

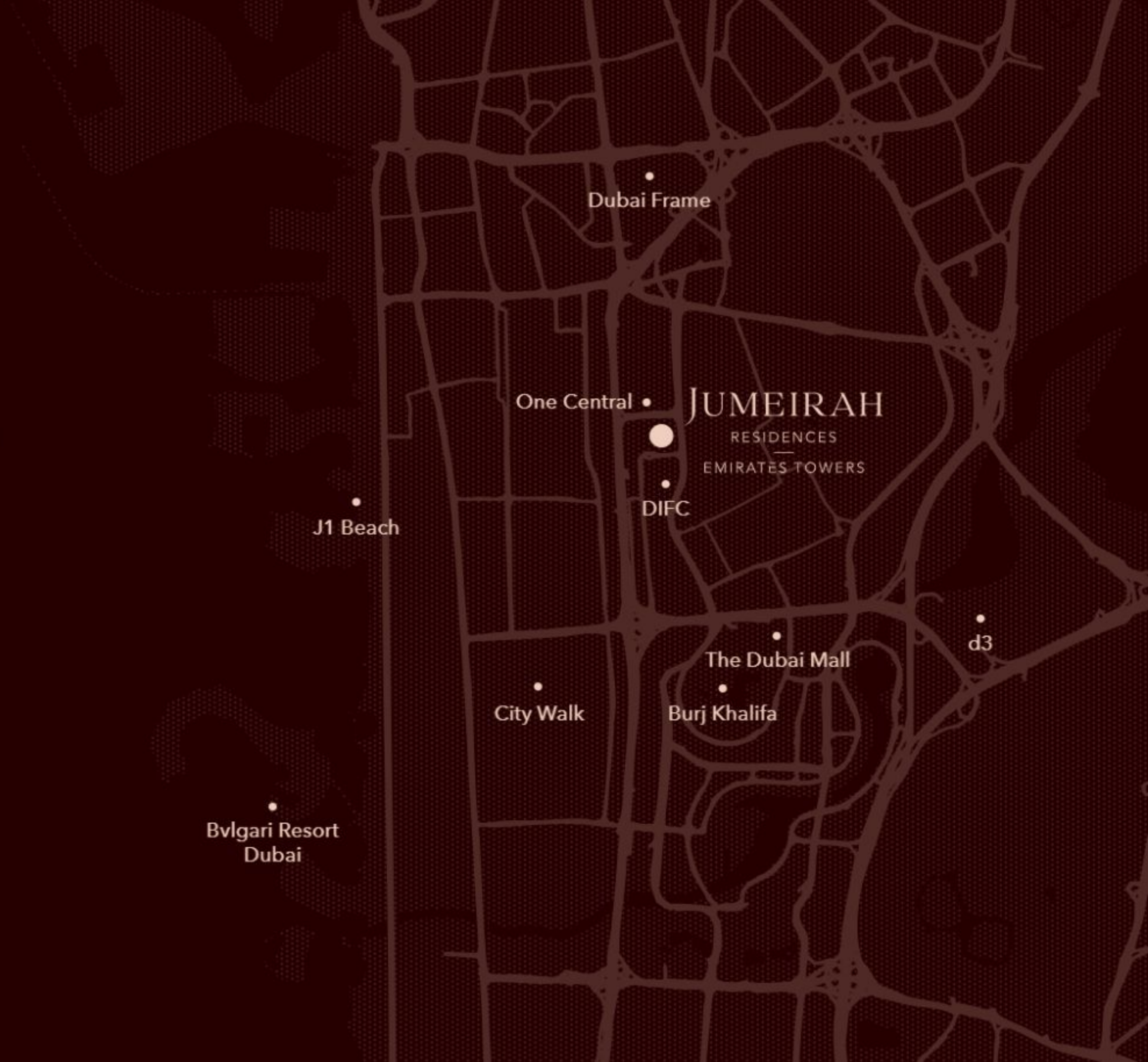


# SUCCESS LEADS TO ONE LOCATION

The residences offer seamless access to Sheikh Zayed Road and Al Khail Road, with key destinations such as City Walk, Downtown Dubai, and J1 Beach just minutes away.

Surrounded by landmarks like the Museum of the Future, DIFC, and Jumeirah Emirates Towers, this is more than a prime location. This dynamic district is home to global institutions and international businesses, as well as cultural and lifestyle destinations, including prestigious galleries and world-class dining.

|                            |            |
|----------------------------|------------|
| One Central                | 5 minutes  |
| The Dubai Mall             | 7 minutes  |
| City Walk                  | 10 minutes |
| Dubai Frame                | 13 minutes |
| Dubai Design District (d3) | 15 minutes |
| J1 Beach                   | 17 minutes |
| Bulgari Resort Dubai       | 20 minutes |





# JUMEIRAH

RESIDENCES  
—  
EMIRATES TOWERS

JUMEIRAH  
EMIRATES TOWERS

Tower A  
(First Release)

Tower B

Downtown Dubai

DIFC

Museum of the Future

Jumeirah Beach





# THE DESTINATION



- 01 JUMEIRAH RESIDENCES EMIRATES TOWERS
- 02 JUMEIRAH EMIRATES TOWERS
- 03 MUSEUM OF THE FUTURE
- 04 DIFC
- 05 ONE CENTRAL
- 06 METRO STATION
- 07 PEDESTRIAN BRIDGE



B U I L T   F O R   S U C C E S S





A WORLD -  
RENOWNED  
ARCHITECTURAL  
SIGNATURE

Located next to the hub of global business in Dubai, Jumeirah Residences Emirates Towers emerges as a new architectural icon on the city's skyline.

This exclusive collection of 1- to 4-bedroom residences is thoughtfully designed to elevate every resident's lifestyle, from sky pools to Jumeirah Signature Services.





Positioned to frame Dubai's most breathtaking views, from the Downtown skyline to the open sea, the towers are carefully oriented to offer uninterrupted vistas while ensuring complete privacy for every residence.





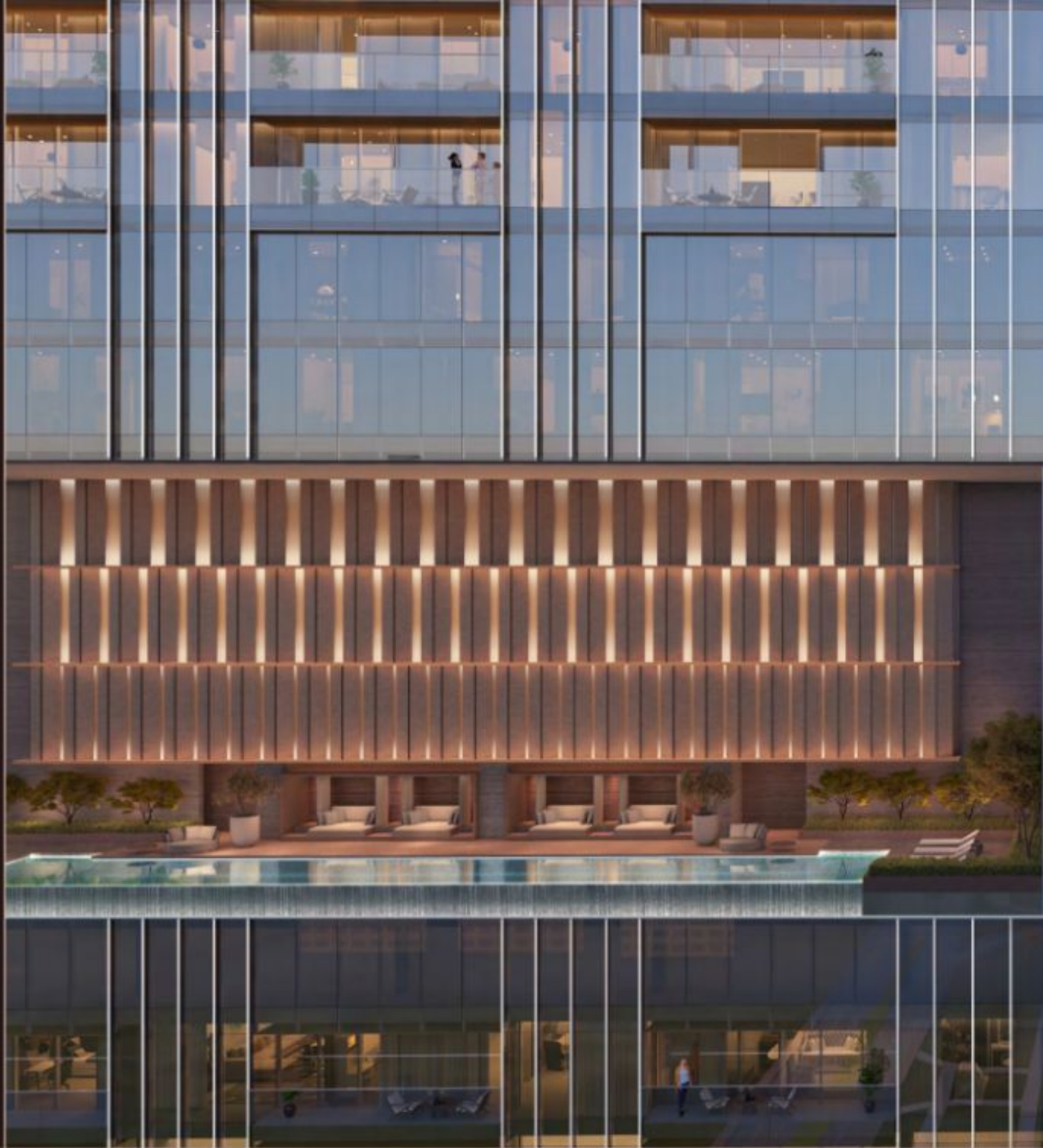
These bespoke residences make a powerful impression on Dubai's evolving skyline. Perched on near-invisible stilts, the architecture achieves a striking balance of form and function, designed to complement and enhance the living experience.





SCDA, the globally awarded architectural studio behind this project, is renowned for creating seamless, sustainable spaces where architecture, interior design, and landscape exist in perfect harmony.





Experiences are thoughtfully tiered across two levels, from the garden level and onward to the sky, bringing together purposeful living with refined comfort.





A signature cantilevered canopy, cascading waterfalls, and a majestic central tree create a powerful first impression upon arrival. This grand experience is further enhanced by curated landscaping.





Each tower features exclusive sky terraces, thoughtfully designed to elevate every moment. With private lap pools and striking column-free structures, these terraces offer uninterrupted, panoramic views of Dubai's most iconic landmarks. Every detail has been considered to frame the city's beauty at its best.





Each tower features a state-of-the-art fitness and wellness centre, complete with a fully equipped gym, spa suites, massage rooms, nail salon, and an exclusive executive gym reserved for three- and four-bedroom residences. Seamlessly connected to the sky terrace and infinity pool, this elevated sanctuary redefines holistic wellbeing with panoramic views and curated tranquillity.





The exclusive resident-only sky terrace is a private escape. Suspended high above the city, the infinity pool terrace offers a serene setting for elevated living.





The stepped form of the towers gives rise to sculpted sky terraces, enriched with lush landscaping. These elevated retreats offer an exceptional setting for private gatherings and an unforgettable sky pool experience.



J U M E I R A H  
S I G N A T U R E  
S E R V I C E S



## BASIC SERVICES

- 24/7 Security
- Concierge
- Public Area Maintenance
- Public Area Cleaning
- Lounge/Pool Attendants
- Door/Valet
- Lifeguards

## À LA CARTE SERVICES

### STANDARD SERVICES

- Laundry
- Housekeeping
- Childcare
- Car Care
- Maintenance/Engineering Services
- Groceries Service
- Away Service
- Transportation

### SPA & FITNESS SERVICES

- A wide selection of Jumeirah rejuvenating SPA treatments and massages can be booked with a Jumeirah SPA therapist
- Hair-dressing services can be offered at the salon or at the residence
- Personal trainer is available upon request to deliver an individual training and/or meal plan and control training sessions

### PRIVATE CHEF & EVENTS

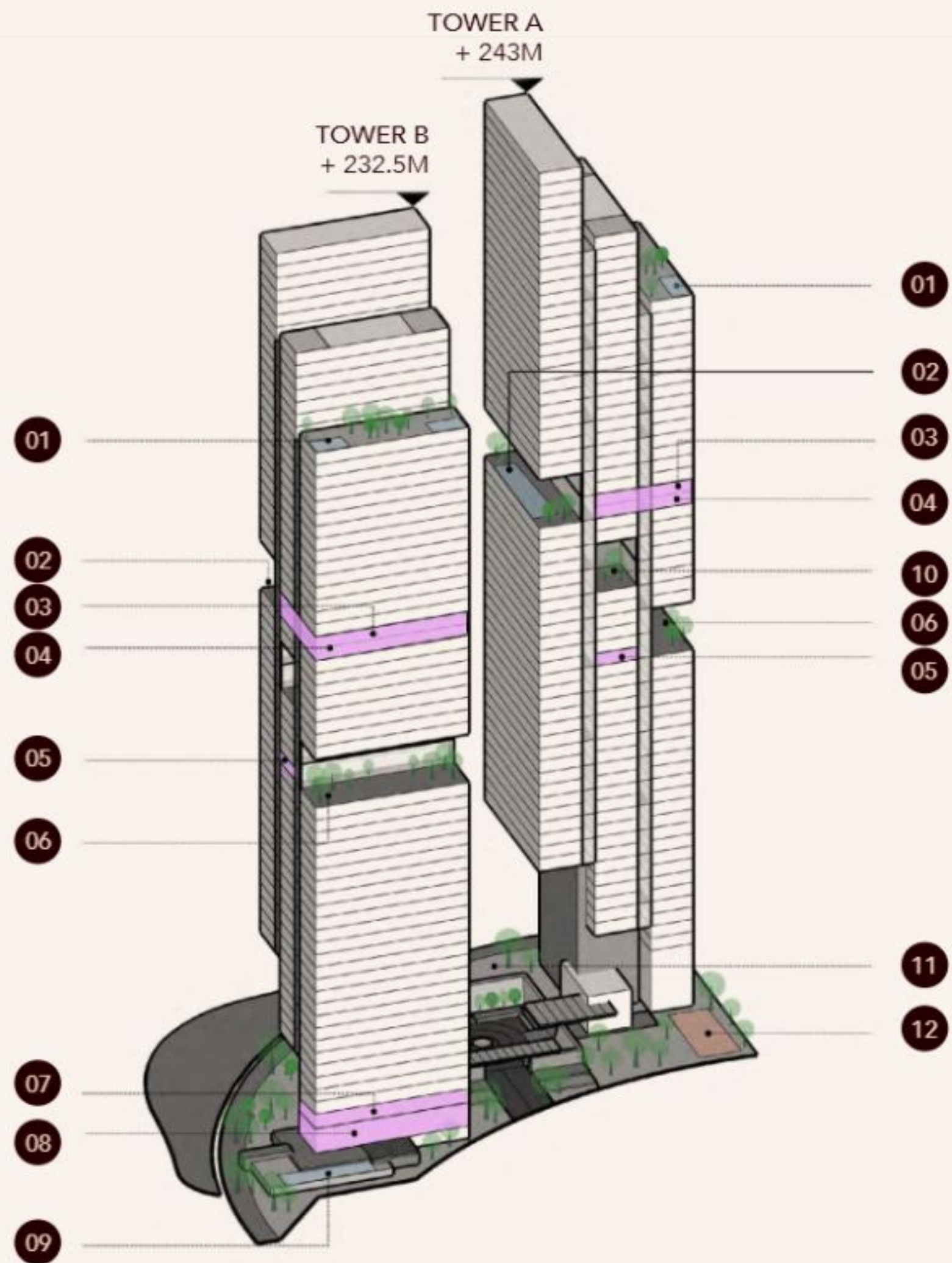
- Jumeirah renowned chefs at a private meal service
- Personalised event planning



C U R A T E D  
E X P E R I E N C E S



- 01 PRIVATE SKY GARDEN
- 02 SKY POOL
- 03 EXCLUSIVE GYM
- 04 FITNESS & WELLNESS CLUB
- 05 GAME ROOM/CO-WORKING LOUNGE
- 06 EVENT TERRACE
- 07 FITNESS CLUB
- 08 GROUND-LEVEL AMENITIES
- 09 FAMILY POOL
- 10 POCKET GARDEN
- 11 RESTAURANT
- 12 PADEL COURT





G A R D E N - L E V E L  
A M E N I T I E S



- 01 ENTRANCE
- 02 ARRIVAL TOWER LOBBY LOUNGE
- 03 CAR PARK ACCESS
- 04 RESTAURANT
- 05 PADDLE COURT
- 06 ADULTS POOL
- 07 KIDS' POOL
- 08 SOCIAL HALL
- 09 MULTI-PURPOSE SPACE
- 10 DINING/EVENT
- 11 OPEN KITCHEN / EVENT
- 12 PLAYGROUND
- 13 SPLASH PLAYGROUND
- 14 PET LAWN
- 15 BACK-OF-HOUSE ACCESS
- 16 POWDER ROOM







ENTRANCE





DROP-OFF





DROP-OFF





FINE DINING RESTAURANT





FINE DINING RESTAURANT





ARRIVAL COURTYARD

















GROUND FLOOR LIFT LOBBY





BASEMENT LOBBY





FAMILY POOL





FAMILY POOL





FAMILY POOL





KIDS' POOL









SPINNING STUDIO





THE SOCIAL HALL





MULTI-PURPOSE ROOM





PRIVATE DINING AREA





PADDLE COURT





PADDLE COURT



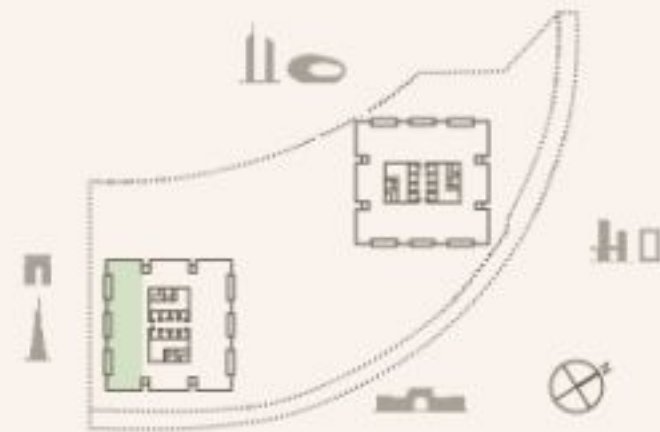
S K Y   A M E N I T I E S



# LEVEL 25

## TOWER A

- 01 SUNKEN LOUNGE WITH FIRE PIT
- 02 OUTDOOR CINEMA
- 03 SKY VIEW SEATING
- 04 BBQ/PARTY AREA
- 05 GAME ROOM
- 06 CO-WORKING LOUNGE







SKY TERRACE





SKY TERRACE LOUNGE AREA





GAME ROOM





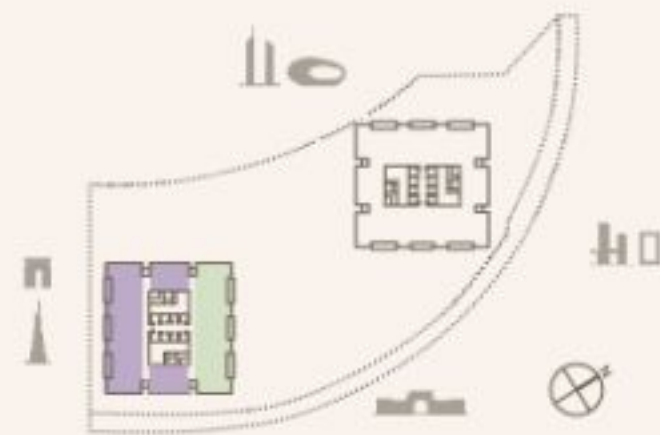
CO-WORKING LOUNGE



# LEVEL 33

## TOWER A

- 01 SKY POOL
- 02 POOL DECK
- 03 CABANAS
- 04 POOL LOUNGERS
- 05 LADIES CHANGING ROOM
- 06 GENTS CHANGING ROOM
- 07 COLD/HOT PLUNGE
- 08 STEAM/SAUNA
- 09 SALON
- 10 FITNESS CLUB
- 11 SPA SUITE LOUNGE
- 12 SPA SUITE

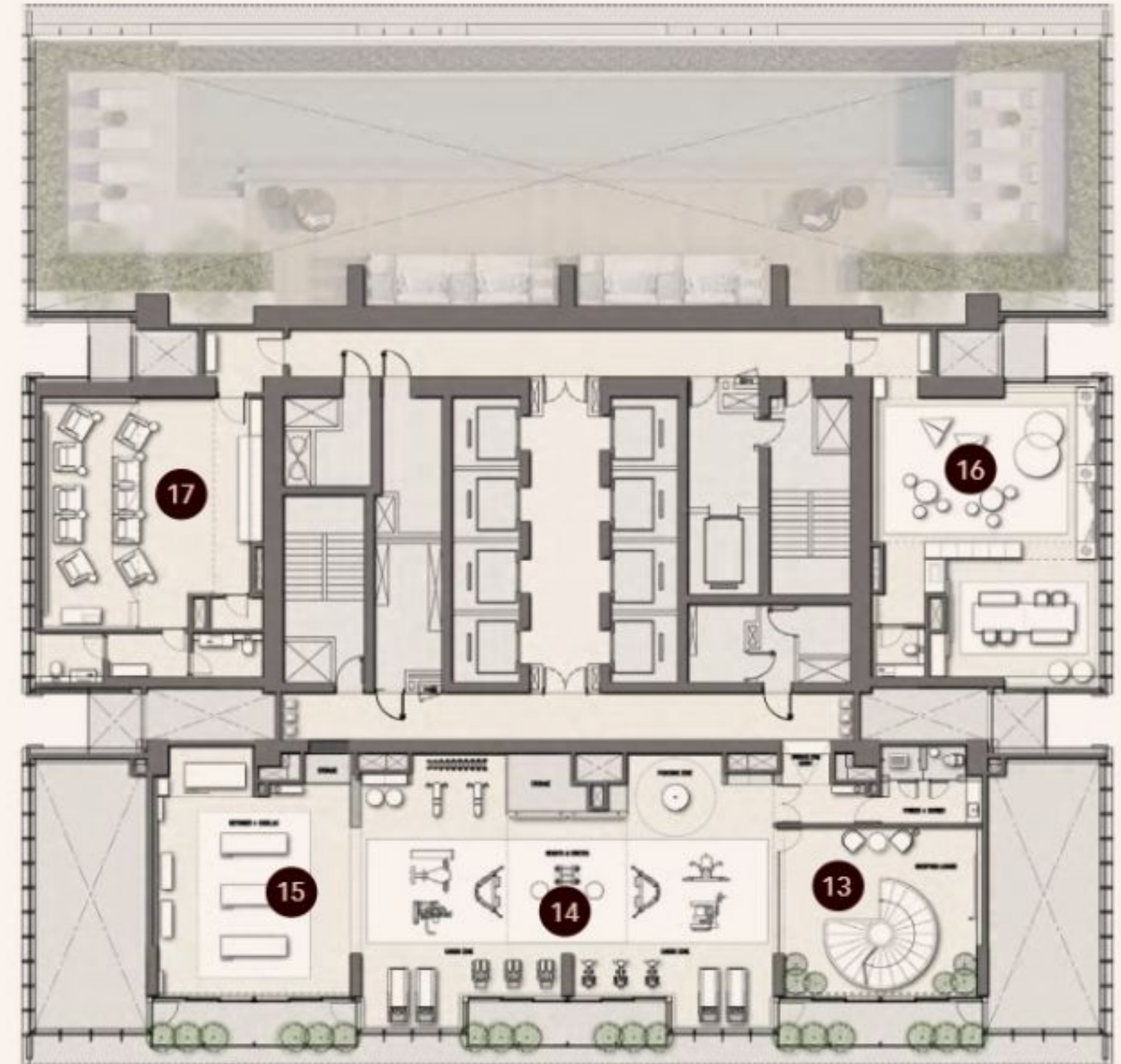
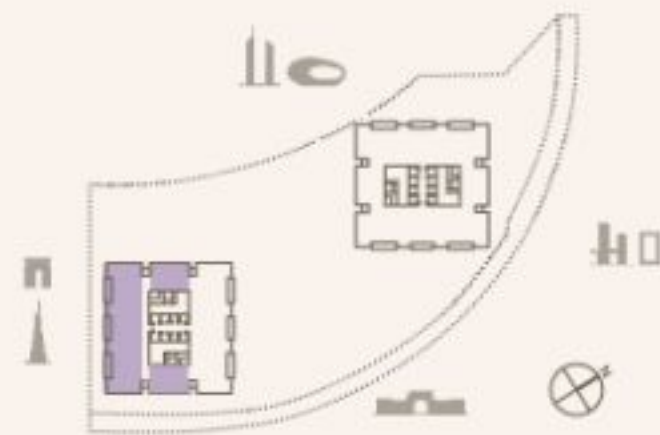




# LEVEL 36

TOWER A

- 13 EXCLUSIVE GYM RECEPTION
- 14 EXCLUSIVE GYM
- 15 REFORMER STATIONS
- 16 TODDLER'S CLUB
- 17 CINEMA







SKY POOL





GYM RECEPTION





GYM STAIRCASE













TREATMENT ROOM

















T H E R E S I D E N C E S









1-BEDROOM RESIDENCE

TERRACE





2-BEDROOM RESIDENCE

LIVING & DINING ROOM









2-BEDROOM RESIDENCE

TERRACE









3-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN





3-BEDROOM RESIDENCE

LIVING ROOM

































4-BEDROOM RESIDENCE



MASTER BATHROOM









4-BEDROOM RESIDENCE

PRIVATE TERRACE & POOL



| BUILDING CHARACTERISTICS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>Tower A: G+59   394 units</li> <li>Tower B: G+56   360 units</li> <li>1 to 3-Bedroom Residences</li> <li>4-Bedroom Special Residences</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div> <div> INDOOR AMENITIES IN EACH TOWER <ul style="list-style-type: none"> <li>Fully-equipped gym</li> <li>Executive gym for exclusive 3 and 4-bedroom residences</li> <li>Wellness Club including spa and salon</li> <li>Indoor cinema</li> <li>Toddler’s club</li> <li>Gaming room</li> <li>Co-working lounge</li> </ul> </div> <div> OUTDOOR AMENITIES IN EACH TOWER <ul style="list-style-type: none"> <li>Outdoor Sky Lounge with sunken seating area</li> <li>BBQ and entertainment area</li> <li>Outdoor cinema</li> <li>Infinity sky pool with breathtaking views of the Dubai landmarks</li> </ul> </div> </div> |  |
| <div> <div> INDOOR AMENITIES FOR ALL RESIDENCES <ul style="list-style-type: none"> <li>Grand double-height lobby</li> <li>Exclusive lounge areas</li> <li>Show kitchen connected with private dining area, multi-purpose room and the social hall</li> <li>Wellness Club includes yoga, spinning and private class studios</li> </ul> </div> <div> OUTDOOR AMENITIES FOR ALL RESIDENCES <ul style="list-style-type: none"> <li>Infinity pool with the spectacular view of the Museum of The Future</li> <li>Shaded kids’ pool and outdoor wet play area</li> <li>Lush green spaces</li> <li>Tranquil gardens with the Dubai skyline views</li> </ul> </div> </div> | <div> <div> SPECIALTIES <ul style="list-style-type: none"> <li>Fine Dining Restaurant</li> </ul> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

| UNIT TYPES                   | TOTAL COUNT | MINIMUM TOTAL AREA | MAXIMUM TOTAL AREA |
|------------------------------|-------------|--------------------|--------------------|
| 1–Bedroom                    | 250         | 861 sq.ft.         | 898 sq.ft.         |
| 2–Bedroom                    | 170         | 1115 sq.ft.        | 1165 sq.ft.        |
| 2–Bedroom with Maid          | 222         | 1373 sq.ft.        | 1590 sq.ft.        |
| 3–Bedroom                    | 56          | 1925 sq.ft.        | 1946 sq.ft.        |
| 3–Bedroom Double-height Unit | 48          | 2099 sq.ft.        | 2564 sq.ft.        |
| 4–Bedroom Double-height Unit | 8           | 3473 sq.ft.        | 6366 sq.ft.        |
| Total                        | 754         |                    |                    |

|             | GFA                                | BUA                                |
|-------------|------------------------------------|------------------------------------|
| Residential | 107,487 sq.m./<br>1,156,249 sq.ft. | 182,427 sq.m./<br>1,962,973 sq.ft. |



# FLOOR PLANS



# JUMEIRAH

RESIDENCES  
—  
EMIRATES TOWERS

## 1-BEDROOM TYPE A1

### TOWER A

UNIT NUMBER  
4406, 4606, 4806, 5006, 5206, 5406

SUITE AREA  
66.85 SQM | 719.57 SQFT

BALCONY AREA  
13.21 SQM | 142.19 SQFT

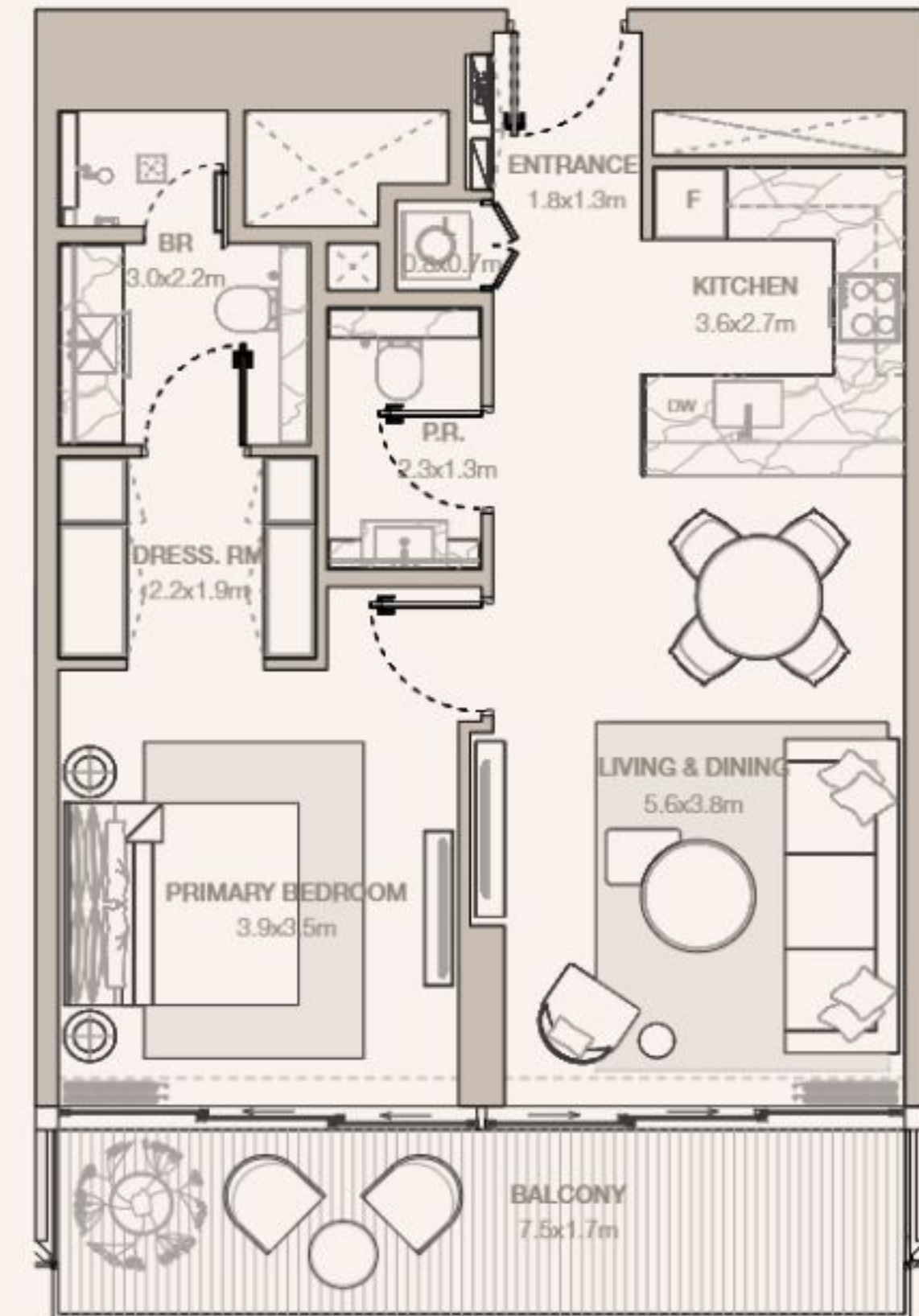
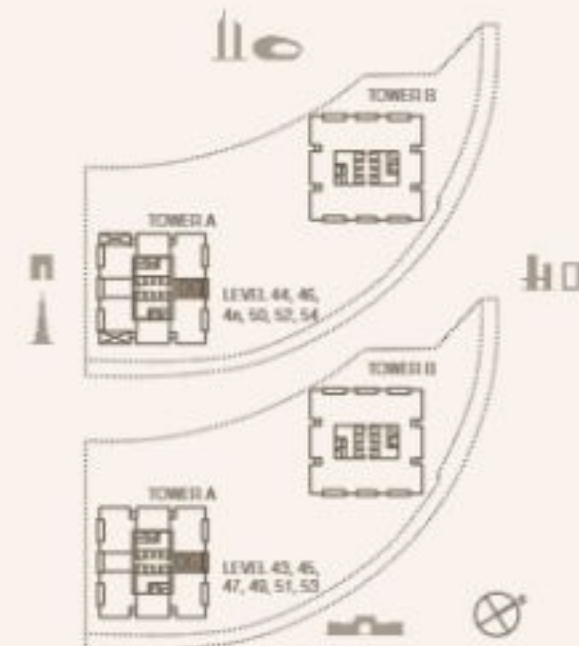
TOTAL  
80.06 SQM | 861.76 SQFT

UNIT NUMBER  
4306, 4506, 4706, 4906, 5106, 5306

SUITE AREA  
66.97 SQM | 720.86 SQFT

BALCONY AREA  
13.21 SQM | 142.19 SQFT

TOTAL  
80.18 SQM | 863.05 SQFT



Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.



# JUMEIRAH

RESIDENCES  
—  
EMIRATES TOWERS

## 2-BEDROOM TYPE B1

TOWER A

UNIT NUMBER  
3704, 3804, 3904, 4004

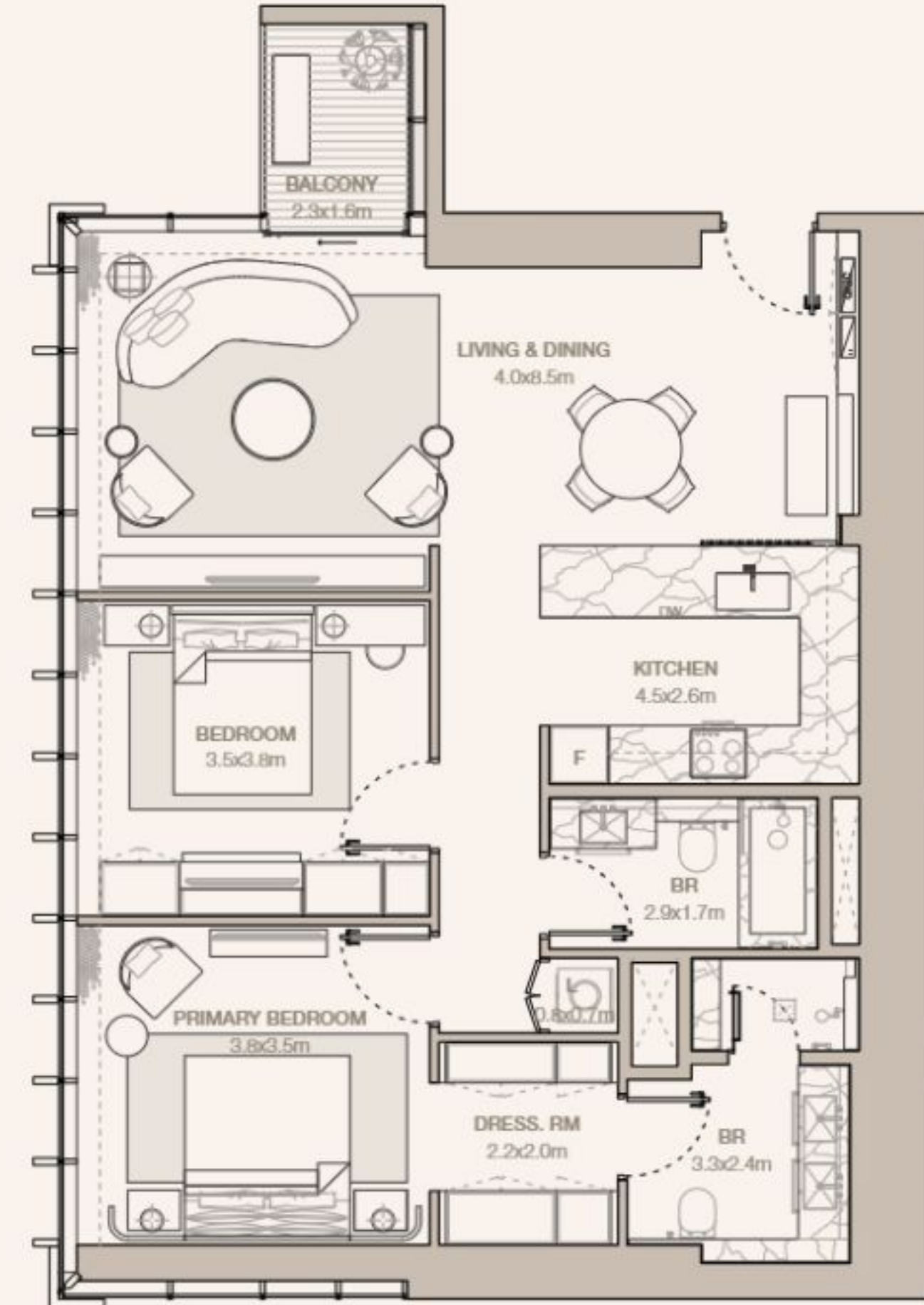
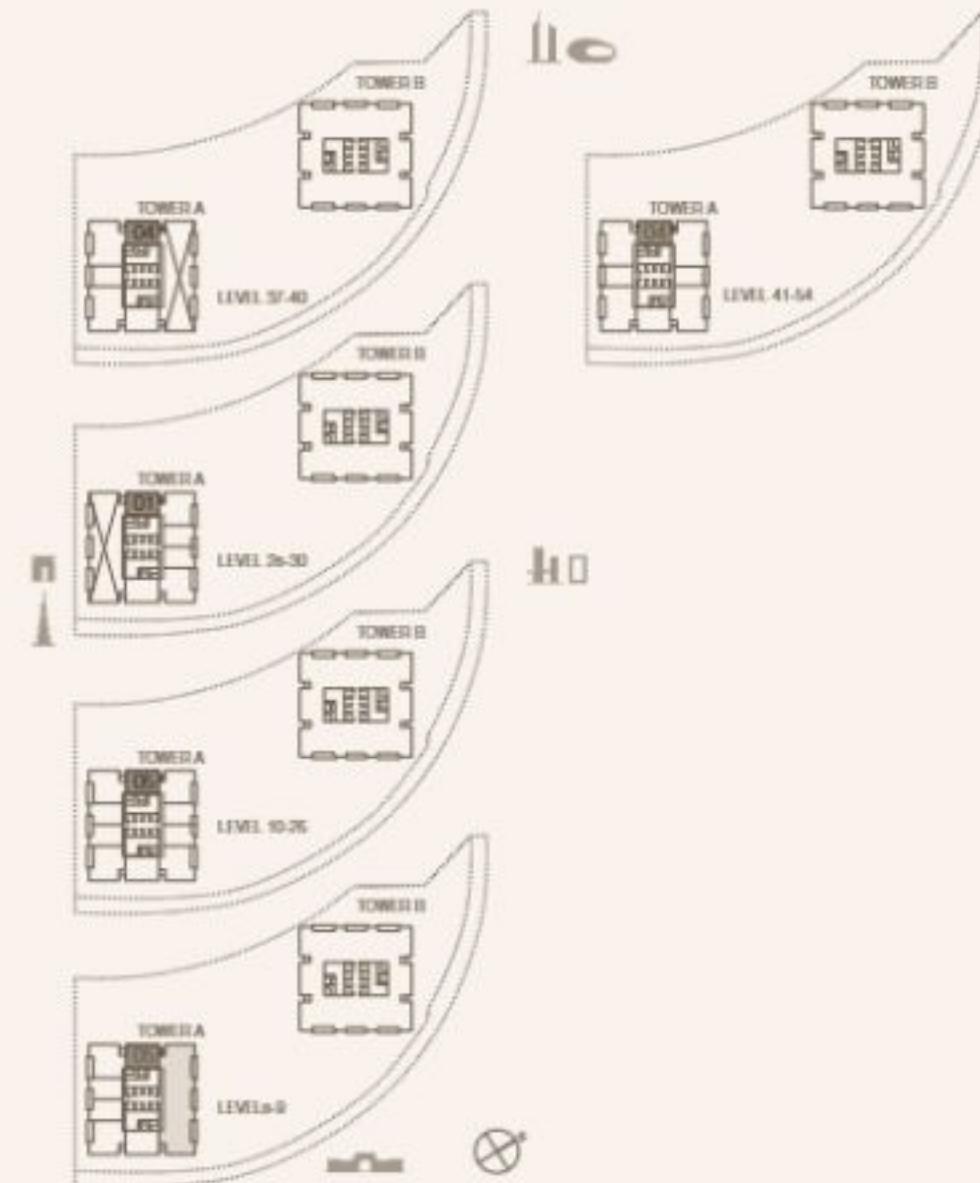
SUITE AREA  
103.32 SQM | 1112.13 SQFT  
BALCONY AREA  
4.53 SQM | 48.76 SQFT  
TOTAL  
107.85 SQM | 1160.89 SQFT

UNIT NUMBER  
1105, 1205

SUITE AREA  
103.33 SQM | 1112.23 SQFT  
BALCONY AREA  
4.87 SQM | 52.42 SQFT  
TOTAL  
108.20 SQM | 1164.66 SQFT

UNIT NUMBER  
805, 905, 1005, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105,  
2205, 2305, 2405, 2505, 2605

SUITE AREA  
103.33 SQM | 1112.23 SQFT  
BALCONY AREA  
4.89 SQM | 52.64 SQFT  
TOTAL  
108.22 SQM | 1164.87 SQFT



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# JUMEIRAH

RESIDENCES  
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EMIRATES TOWERS

## 2-BEDROOM TYPE B2

TOWER A

UNIT NUMBER  
3403, 3803, 4003, 4203

SUITE AREA  
114.13 SQM | 1228.49 SQFT

BALCONY AREA  
13.43 SQM | 144.56 SQFT

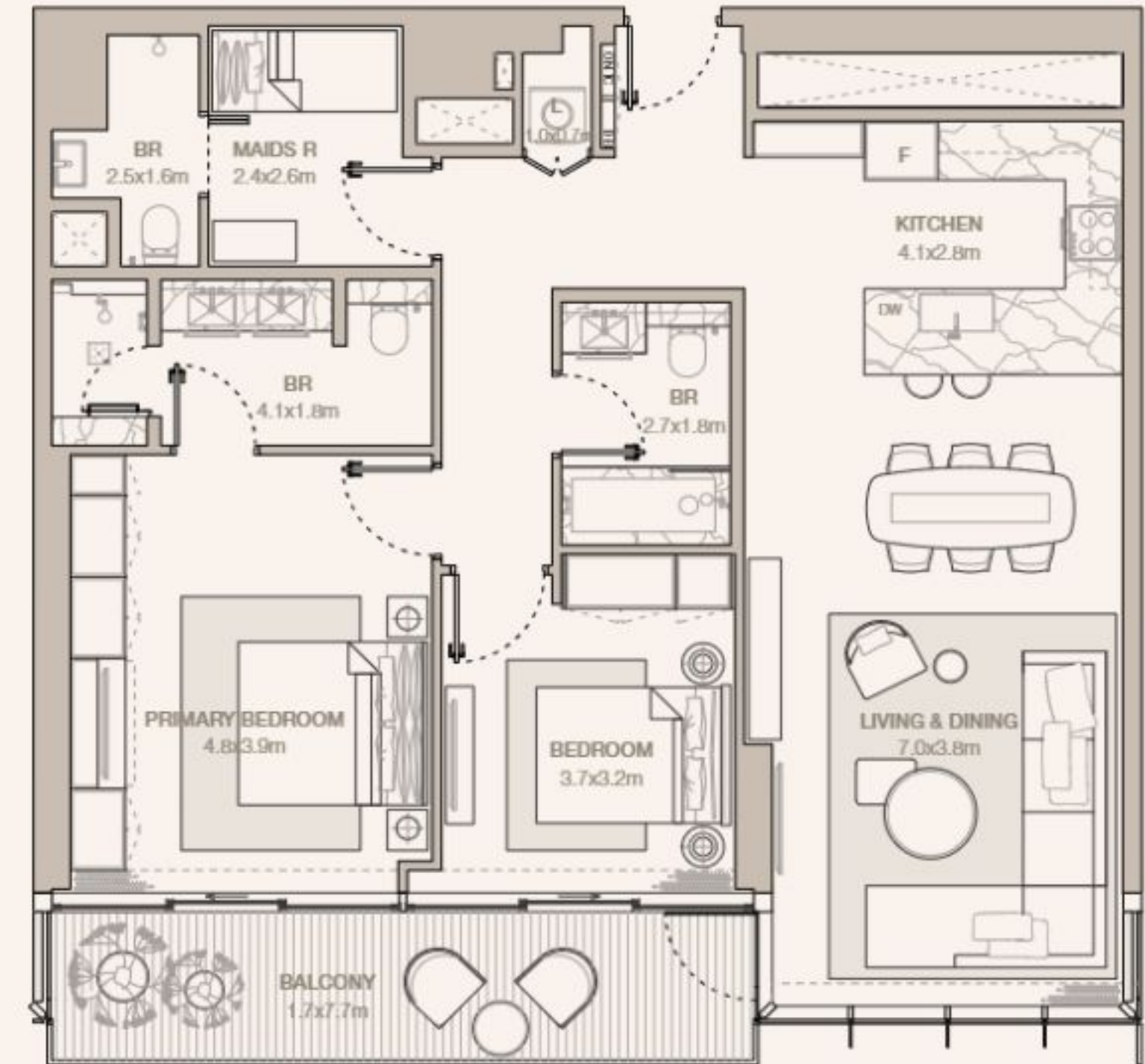
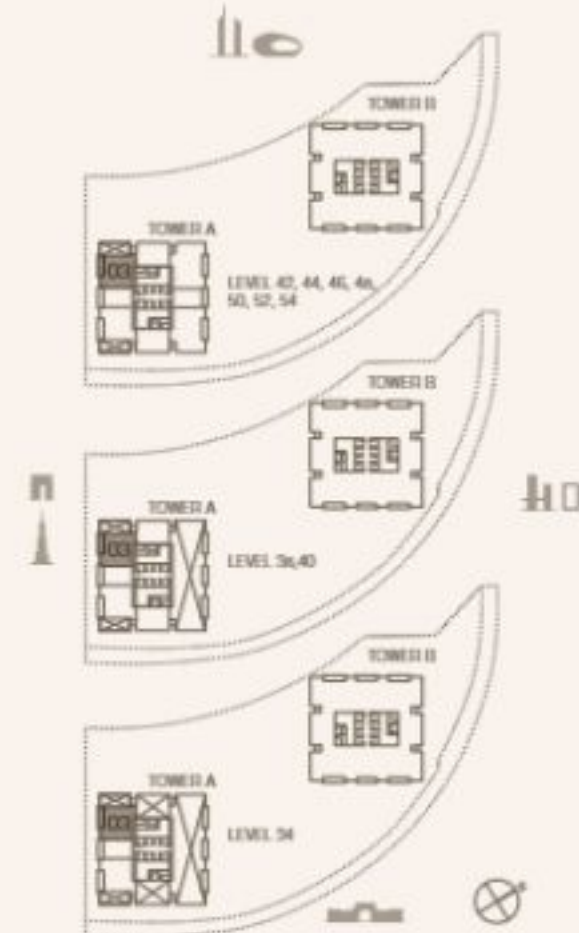
TOTAL  
127.56 SQM | 1373.04 SQFT

UNIT NUMBER  
4403, 4603, 4803, 5003, 5203, 5403

SUITE AREA  
114.26 SQM | 1229.88 SQFT

BALCONY AREA  
13.3 SQM | 143.16 SQFT

TOTAL  
127.56 SQM | 1373.04 SQFT



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RESIDENCES  
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EMIRATES TOWERS

## 2-BEDROOM TYPE B3A

TOWER A

### UNIT NUMBER

404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604,  
1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604

### SUITE AREA

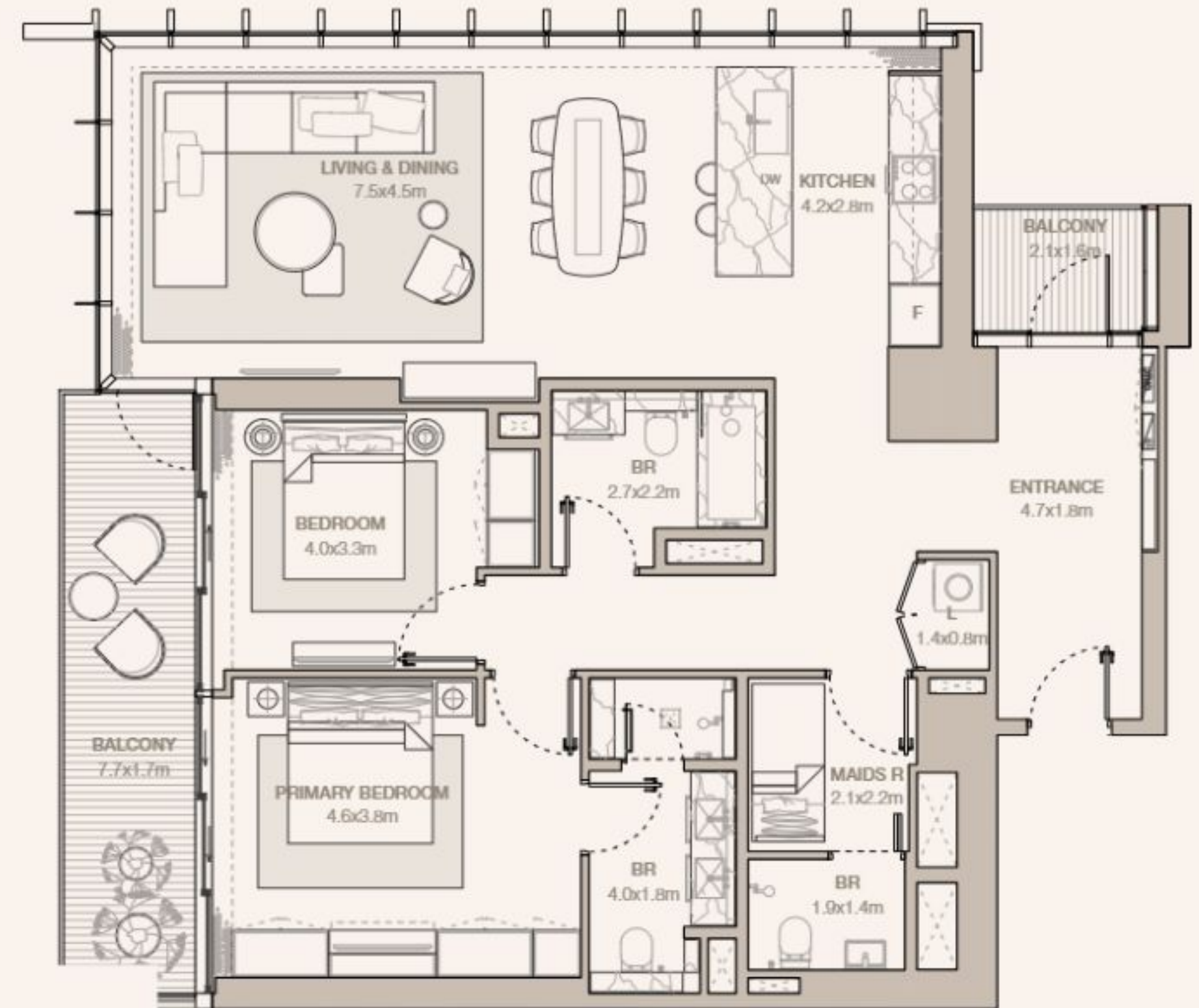
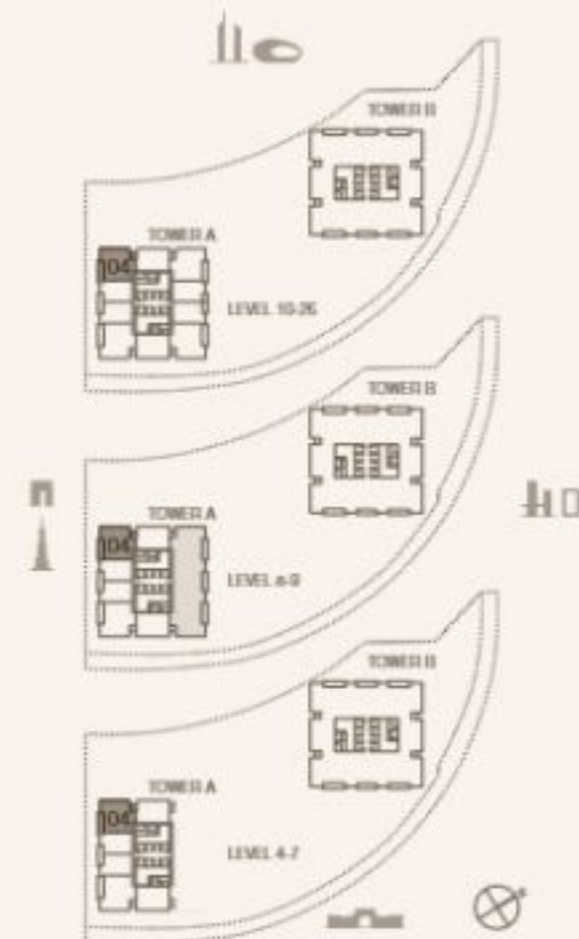
129.79 SQM | 1397.05 SQFT

### BALCONY AREA

17.96 SQM | 193.32 SQFT

### TOTAL

147.75 SQM | 1590.37 SQFT



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# JUMEIRAH

RESIDENCES  
—  
EMIRATES TOWERS

## 3-BEDROOM TYPE C1

TOWER A

UNIT NUMBER  
3903

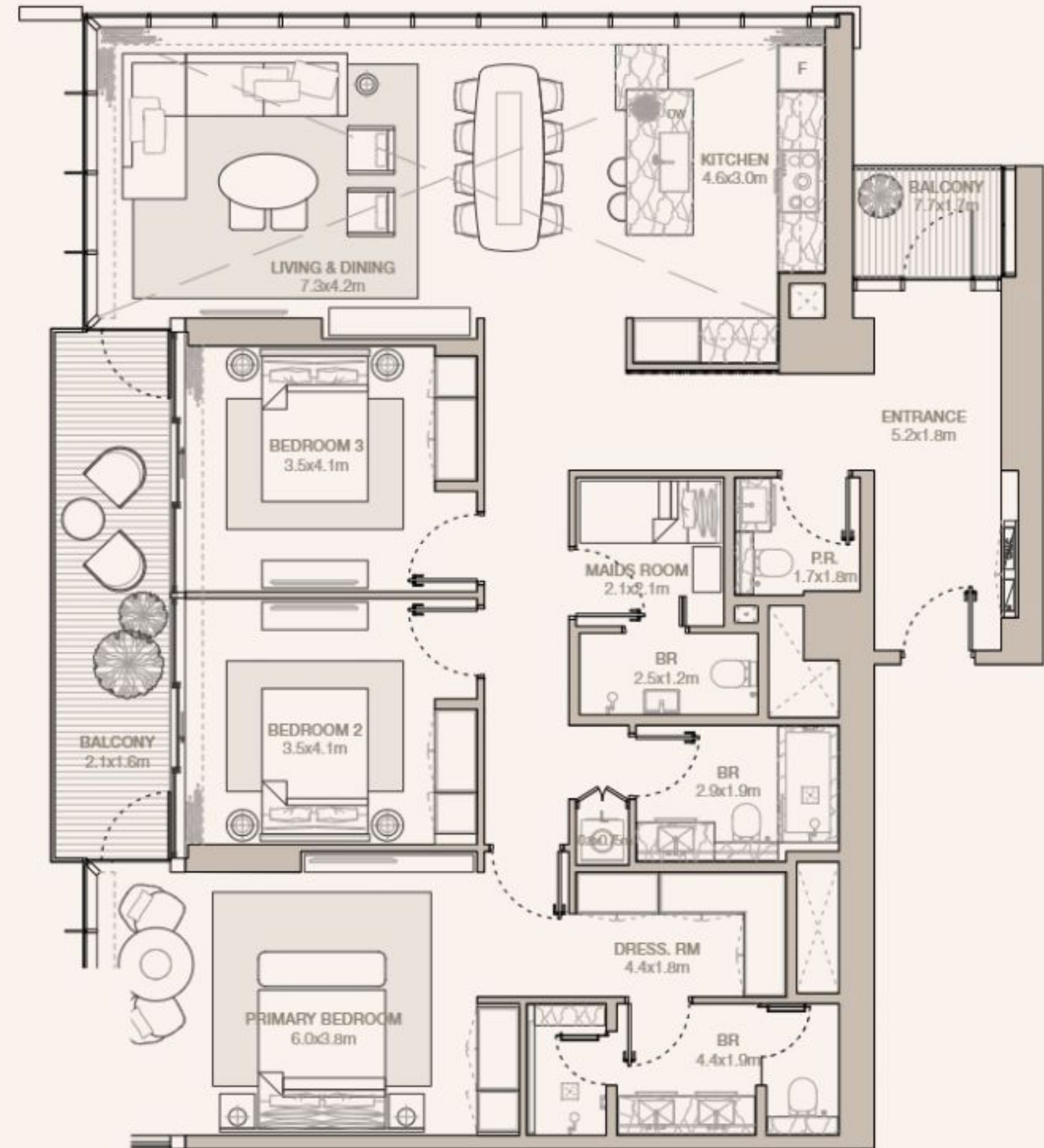
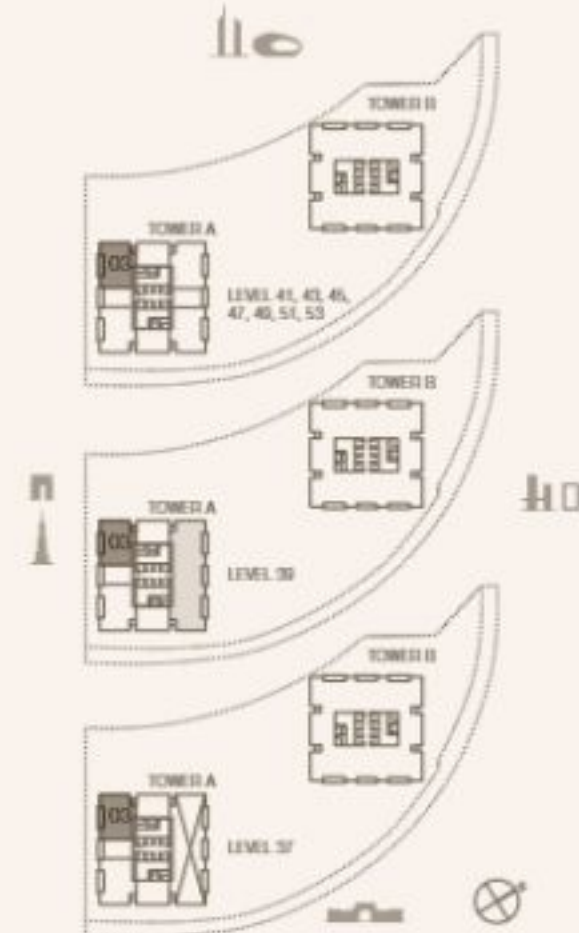
SUITE AREA  
177.55 SQM | 1911.13 SQFT  
BALCONY AREA  
17.81 SQM | 191.71 SQFT  
TOTAL  
195.36 SQM | 2102.84 SQFT

UNIT NUMBER  
3703, 4303, 4503, 4703, 4903, 5103, 5303

SUITE AREA  
178.57 SQM | 1922.11 SQFT  
BALCONY AREA  
17.81 SQM | 191.71 SQFT  
TOTAL  
196.38 SQM | 2113.82 SQFT

UNIT NUMBER  
4103

SUITE AREA  
178.58 SQM | 1922.22 SQFT  
BALCONY AREA  
17.81 SQM | 191.71 SQFT  
TOTAL  
196.39 SQM | 2113.92 SQFT



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RESIDENCES  
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EMIRATES TOWERS

## 3-BEDROOM TYPE C1A

TOWER A

UNIT NUMBER  
4305, 4505, 4705, 4905, 5105, 5305

SUITE AREA  
165.63 SQM | 1782.83 SQFT

BALCONY AREA  
13.3 SQM | 143.16 SQFT

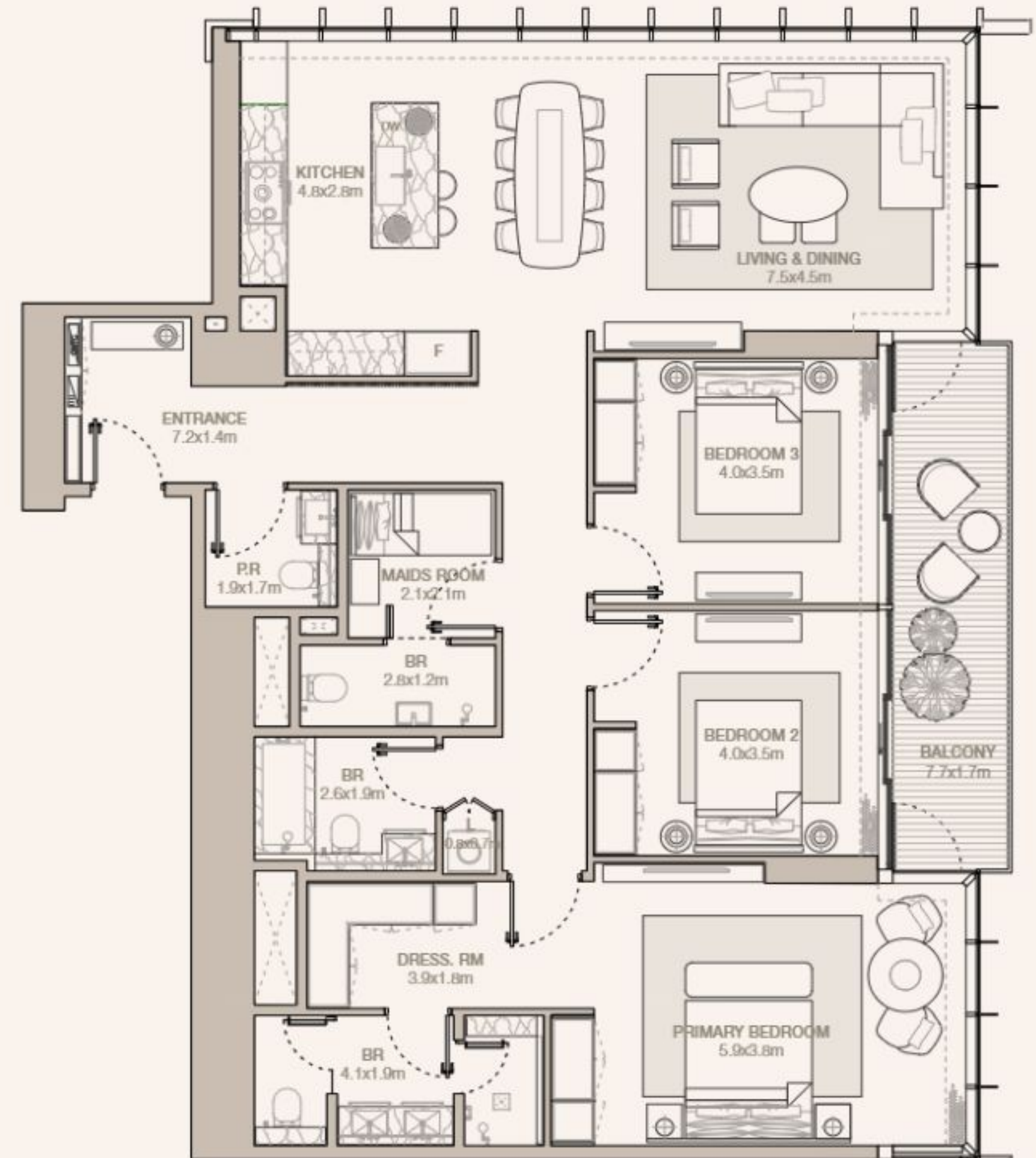
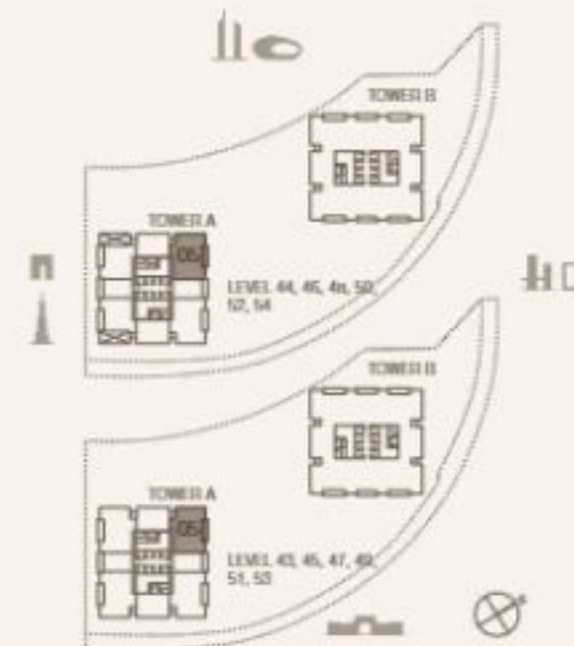
TOTAL  
178.93 SQM | 1925.99 SQFT

UNIT NUMBER  
4405, 4605, 4805, 5005, 5205, 5405

SUITE AREA  
165.66 SQM | 1783.15 SQFT

BALCONY AREA  
13.3 SQM | 143.16 SQFT

TOTAL  
178.96 SQM | 1926.31 SQFT



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RESIDENCES  
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EMIRATES TOWERS

## 4-BEDROOM TYPE D1 (M)

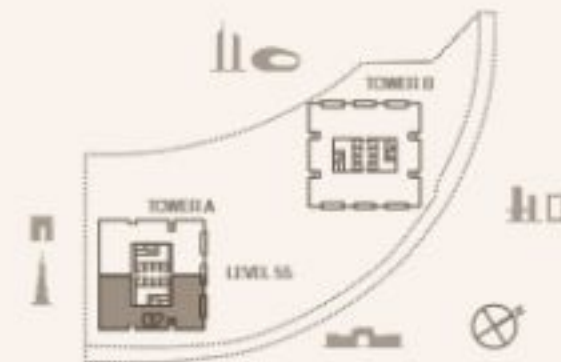
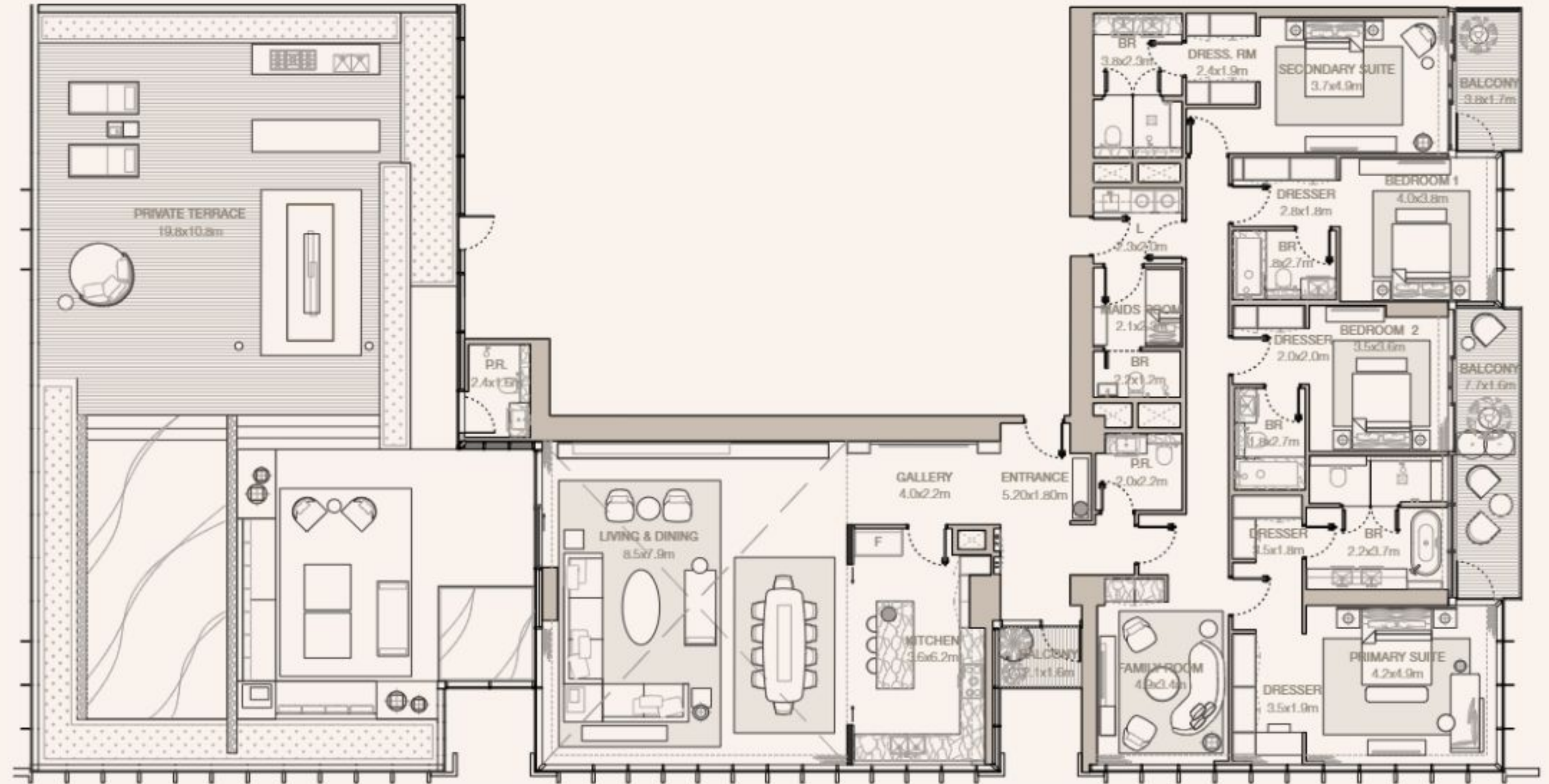
TOWER A

UNIT NUMBER  
5502

SUITE AREA  
333.53 SQM | 3590.09 SQFT

BALCONY AREA  
258.2 SQM | 2779.24 SQFT

TOTAL  
591.73 SQM | 6369.33 SQFT



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RESIDENCES  
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EMIRATES TOWERS

## 4-BEDROOM TYPE D2 (M)

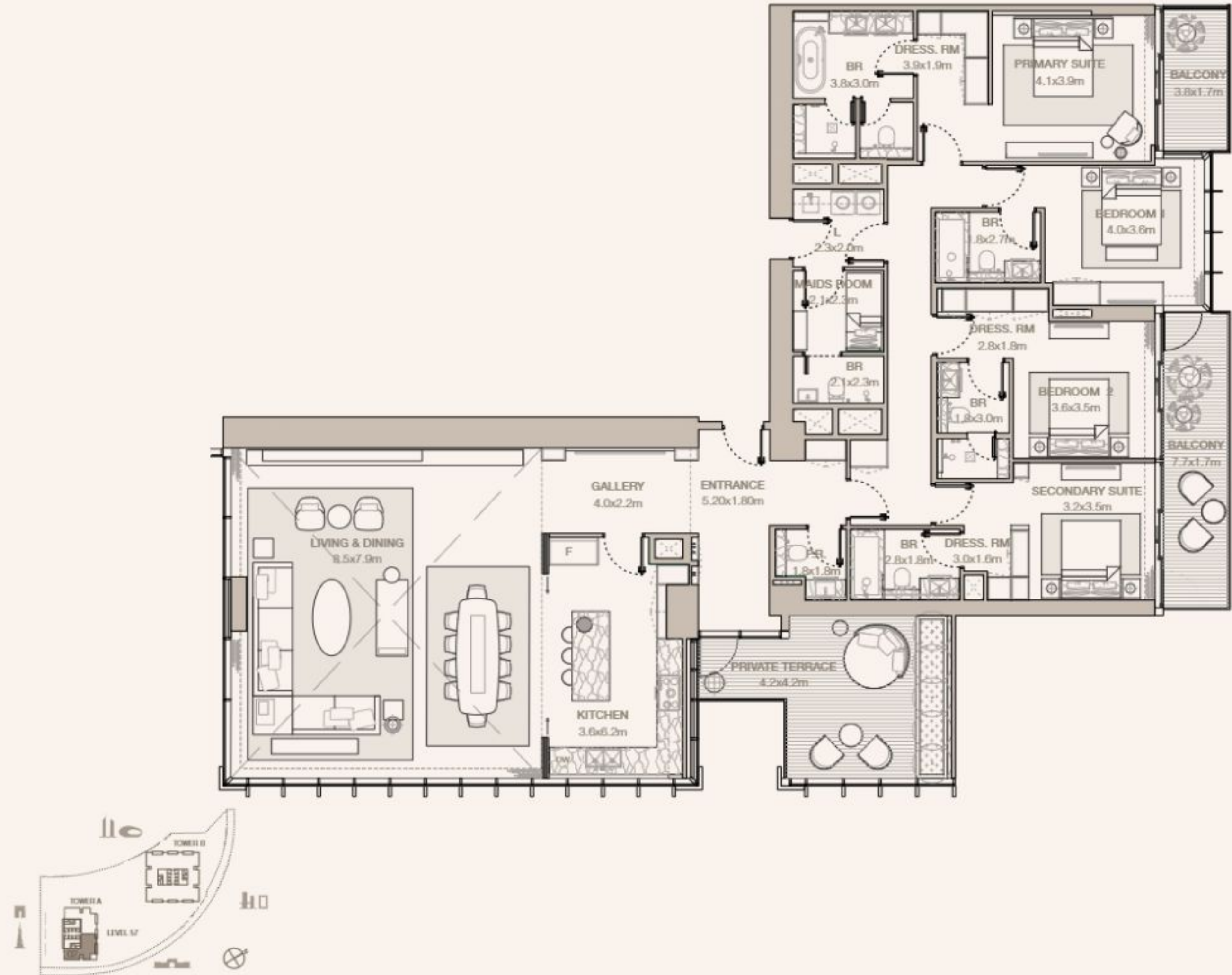
TOWER A

UNIT NUMBER  
5702

SUITE AREA  
278.67 SQM | 2999.58 SQFT

BALCONY AREA  
43.48 SQM | 468.01 SQFT

TOTAL  
322.15 SQM | 3467.59 SQFT



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TOWER A

# JUMEIRAH

RESIDENCES

EMIRATES TOWERS

## STARTING PRICE

3.51M

1-BEDROOM

4.78M

2-BEDROOM

6.15M

2-BEDROOM  
+ MAID

10.21M

3-BEDROOM

11.01M

3-BEDROOM  
DOUBLE HEIGHT

25.07M

4-BEDROOM

\*ALL PRICES ARE IN AED

## PAYMENT PLAN

20%

DOWN PAYMENT  
ON BOOKING

5%

1ST INSTALMENT  
NOVEMBER 2025

5%

2ND INSTALMENT  
APRIL 2026

10%

3RD INSTALMENT  
SEPTEMBER 2026

10%

4TH INSTALMENT  
FEBRUARY 2027

5%

5TH INSTALMENT  
JUNE 2027

5%

6TH INSTALMENT  
OCTOBER 2027

40%

7TH INSTALMENT  
AUGUST 2030 (HANDOVER)

\*ESTIMATED CONSTRUCTION COMPLETION AUGUST 2030



# ONLINE REGISTRATION PROCESS

## DO'S

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

## DON'TS

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



