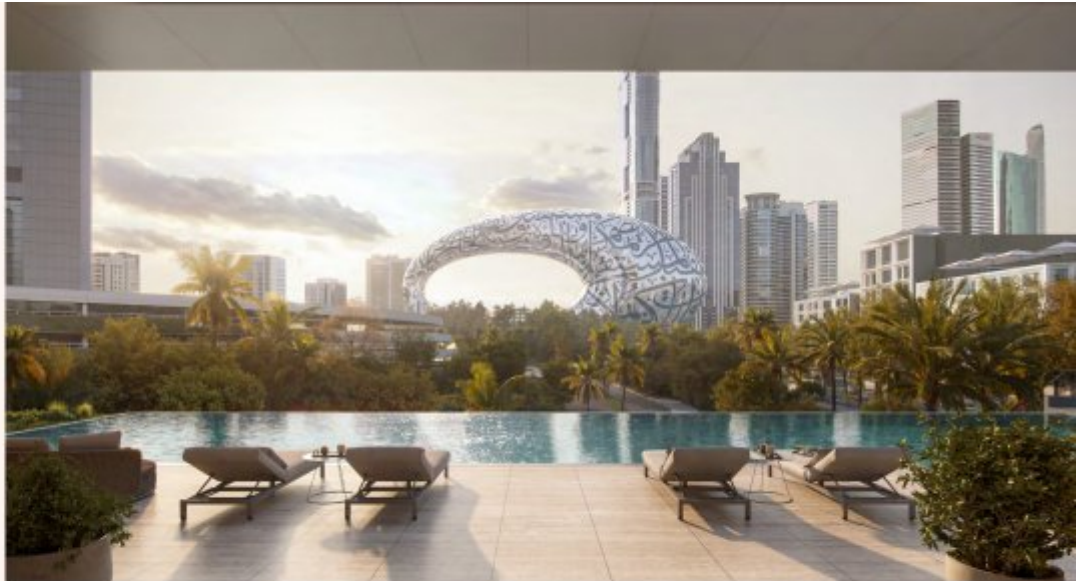


## 2 BR B3-D Dubai, Emirates Towers – Ultra-Luxury Serviced Residences



### FAMILY POOL

Overlooking the iconic Museum of the Future, the family pool offers a sunlit retreat designed for relaxation and connection.

#### Prices & Costs

|                |                  |
|----------------|------------------|
| Purchase Price | Price on request |
|----------------|------------------|

#### Details of the property

|                           |                       |
|---------------------------|-----------------------|
| Living space              | 124,41 m <sup>2</sup> |
| Total area                | 137,84 m <sup>2</sup> |
| Rooms                     | 5                     |
| Bedrooms                  | 2                     |
| Bathrooms                 | 3                     |
| Size of balkony/terrace   | 13,43 m <sup>2</sup>  |
| Balconies                 | 1                     |
| Condition of the property | First time use        |
| old/new building          | New building          |
| Sale status               | open                  |

#### Features

|                        |                      |
|------------------------|----------------------|
| General categorization | Luxurious            |
| Bathroom               | Shower, Bathtub      |
| Kitchen                | Fitted kitchen, Open |
| Kind of heating        | Central              |

|                       |         |
|-----------------------|---------|
| Air-conditioned       | Yes     |
| Elevator              | Persons |
| furbished             | fully   |
| Cable / Satelllite TV | Yes     |
| Security features     | Camera  |
| Storage               | Yes     |
| senior-friendly       | Yes     |

## Property description

The residences feature a refined design with open-plan layouts that foster a sense of clarity and comfort. Each home is outfitted with state-of-the-art kitchens, complemented by premium finishes and integrated appliances. The spacious living areas flow seamlessly, offering a sophisticated yet warm atmosphere with caramel-toned accents, premium marble, and natural wood finishes. Every residence is designed to balance functionality and style, offering a peaceful retreat with breathtaking views of the city skyline. The towers are architectural masterpieces, perched on near-invisible stilts to provide panoramic views from Downtown Dubai to the open sea while maintaining complete privacy for every resident.

The arrival experience is grand, with a double-height lobby, tranquil garden courtyard, and elegant lounge areas. Top-floor sky terraces elevate daily life with a luxurious infinity pool, panoramic garden lounges, and expansive open-air event spaces. Personalized services, including spa treatments, personal trainers, concierge assistance, and private dining options, ensure that residents enjoy a lifestyle defined by luxury and convenience. Every detail is designed to offer a seamless living experience that blends iconic design with refined comfort.

## Location

Set at the heart of Dubai's global business hub, these residences offer seamless access to Sheikh Zayed Road and Al Khail Road. Nearby attractions include City Walk, Downtown Dubai, J1 Beach, and cultural landmarks like the Museum of the Future and DIFC. This dynamic district hosts international institutions, world-class dining, and prestigious galleries, providing an unmatched lifestyle where business, culture, and leisure converge.

## Features

Residents enjoy exclusive access to sky pools, adults-only infinity pools, panoramic garden lounges, and private event terraces suspended above the city. A rejuvenating spa, fully equipped gym, yoga and spinning studios, and a wellness club with sauna and nail studio provide wellness options. Additional amenities include private dining rooms, a branded fine dining restaurant, co-working lounges, a private cinema, children's play areas, paddle courts, and multi-purpose event spaces, all designed to enhance everyday living.

## Others

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.

## Address

Emirates Tower

## Vendor

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| BASIC SERVICES                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>24/7 Security</li> <li>Concierge</li> <li>Public Area Maintenance</li> <li>Public Area Cleaning</li> </ul>                                       | <ul style="list-style-type: none"> <li>Lounge/Pool Attendants</li> <li>Door/Wait</li> <li>Lifeguards</li> </ul>                                                                                                                                                                                                                                                                                                        |
| À LA CARTE SERVICES                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>STANDARD SERVICES</b> <ul style="list-style-type: none"> <li>Laundry</li> <li>Housekeeping</li> <li>Childcare</li> <li>Car Care</li> <li>Maintenance/Engineering Services</li> </ul> | <b>SPA &amp; FITNESS SERVICES</b> <ul style="list-style-type: none"> <li>A wide selection of Jumeirah-reputing SPA treatments and massages can be booked with a Jumeirah SPA therapist</li> <li>Hair-dressing services can be offered at the salon or at the residence</li> <li>Personal trainer is available upon request to deliver an individual training and/or meal plan and control training sessions</li> </ul> |
| <b>PRIVATE CHEF &amp; EVENTS</b> <ul style="list-style-type: none"> <li>Jumeirah renowned chefs at a private meal service</li> <li>Personalised event planning</li> </ul>               |                                                                                                                                                                                                                                                                                                                                                                                                                        |

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