

## 4BR D2(M) Dubai, Emirates Towers – Ultra-Luxury Serviced Residences

### LEADERS IN GLOBAL HOSPITALITY



Jumeirah Hotels and Resorts have been at the forefront of global hospitality for over two decades. They proudly stand as the creators of internationally iconic properties such as Jumeirah Burj Al Arab and Jumeirah Marsa Al Arab in Dubai, Jumeirah Olhahali Island in the Maldives, and Jumeirah Capri Palace in Italy, to name just a few.

### Prices & Costs

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

### Details of the property

|                           |                       |
|---------------------------|-----------------------|
| Living space              | 278,67 m <sup>2</sup> |
| Total area                | 322,15 m <sup>2</sup> |
| Rooms                     | 8                     |
| Bedrooms                  | 4                     |
| Bathrooms                 | 5                     |
| Size of balcony/terrace   | 43,48 m <sup>2</sup>  |
| Balconies                 | 2                     |
| Terraces                  | 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 |
| furnished            | fully   |
| Cable / Satellite 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.

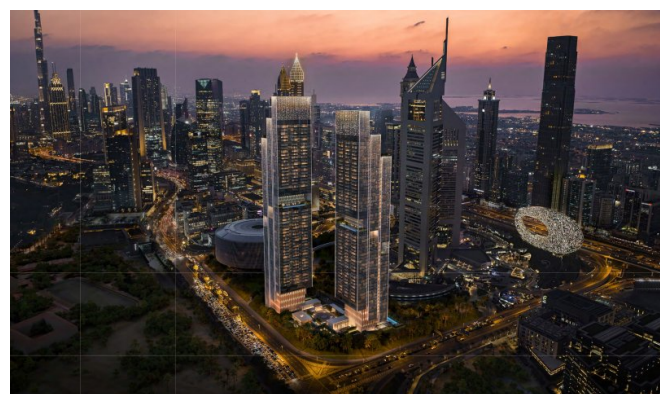
## Address

Emirates Tower

## Vendor

TANAMI PROPERTIES  
Al Marsa Street  
3405 Marina Plaza

|                       |  |
|-----------------------|--|
| Telephone main office | +971 4 248 3400  |
| E-Mail                | <a href="mailto:office@ihr-makler.cc">office@ihr-makler.cc</a>                             |
| Website               | <a href="http://victoriacrigan@tanamiproperties.ae">victoriacrigan@tanamiproperties.ae</a> |





**BUILT FOR SUCCESS**

Situated near the heart of global business in Dubai, Jumeirah Residences Emirates Towers stand as the new architectural icons on the city's skyline.

This exclusive collection of residences offers one- to four-bedroom apartments, where every detail reflects thoughtful craftsmanship and refined living.

From sky pools to Jumeirah Signature Services, each element is designed to elevate the daily experience of discerning residents.

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**THE PHILOSOPHY**



**ELEVATED.**

**ARTFUL.**

**MASTERFUL.**

This new landmark rises where success finds its home. Here, ambition is reflected in every line, every service, and every view. The vision is to craft a residence for the city's most influential — a place where perfection is the standard.

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With its cantilevered structure appearing to float, Jumeirah Residences Emirates Towers is a masterful expression of elevation. Distinctive and meticulously crafted, it offers a home for those who seek something truly exceptional.

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**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 (DD) 15 minutes
- J1 Beach 17 minutes
- Ridge Resort Dubai 20 minutes



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**JUMEIRAH RESIDENCES EMIRATES TOWERS**

Tower A (First Release) | Tower B

Downtown Dubai | DIFC | Museum of the Future | Jumeirah Beach

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**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

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**A WORLD-RENOWNED ARCHITECTURAL SIGNATURE**

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.

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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/Valet</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 recuperating 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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