

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



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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





JUMEIRAH
RESIDENCES
EMIRATES TOWERS

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





MULTI-PURPOSE ROOM



PRIVATE DINING AREA



EMIRATES TOWERS PADEL

||| MERAAS

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



STEAM





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			
• Tower A: G+59 394 units • Tower B: G+56 360 units • 1 to 3-Bedroom Residences • 4-Bedroom Special Residences	INDOOR AMENITIES IN EACH TOWER • Fully-equipped gym • Executive gym for exclusive 3 and 4-bedroom residences • Wellness Club including spa and salon • Indoor cinema • Toddler’s club • Gaming room • Co-working lounge OUTDOOR AMENITIES IN EACH TOWER • Outdoor Sky Lounge with sunken seating area • BBQ and entertainment area • Outdoor cinema • Infinity sky pool with breathtaking views of the Dubai landmarks		
INDOOR AMENITIES FOR ALL RESIDENCES • Grand double-height lobby • Exclusive lounge areas • Show kitchen connected with private dining area, multi-purpose room and the social hall • Wellness Club includes yoga, spinning and private class studios OUTDOOR AMENITIES FOR ALL RESIDENCES • Infinity pool with the spectacular view of the Museum of The Future • Shaded kids’ pool and outdoor wet play area • Lush green spaces • Tranquil gardens with the Dubai skyline views	SPECIALTIES • Fine Dining Restaurant		

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./ 1,156,249 sq.ft.	182,427 sq.m./ 1,962,973 sq.ft.

FLOOR PLANS

JUMEIRAH

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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



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2-BEDROOM TYPE B1

TOWER A

UNIT NUMBER
3704, 3804, 3904, 4004

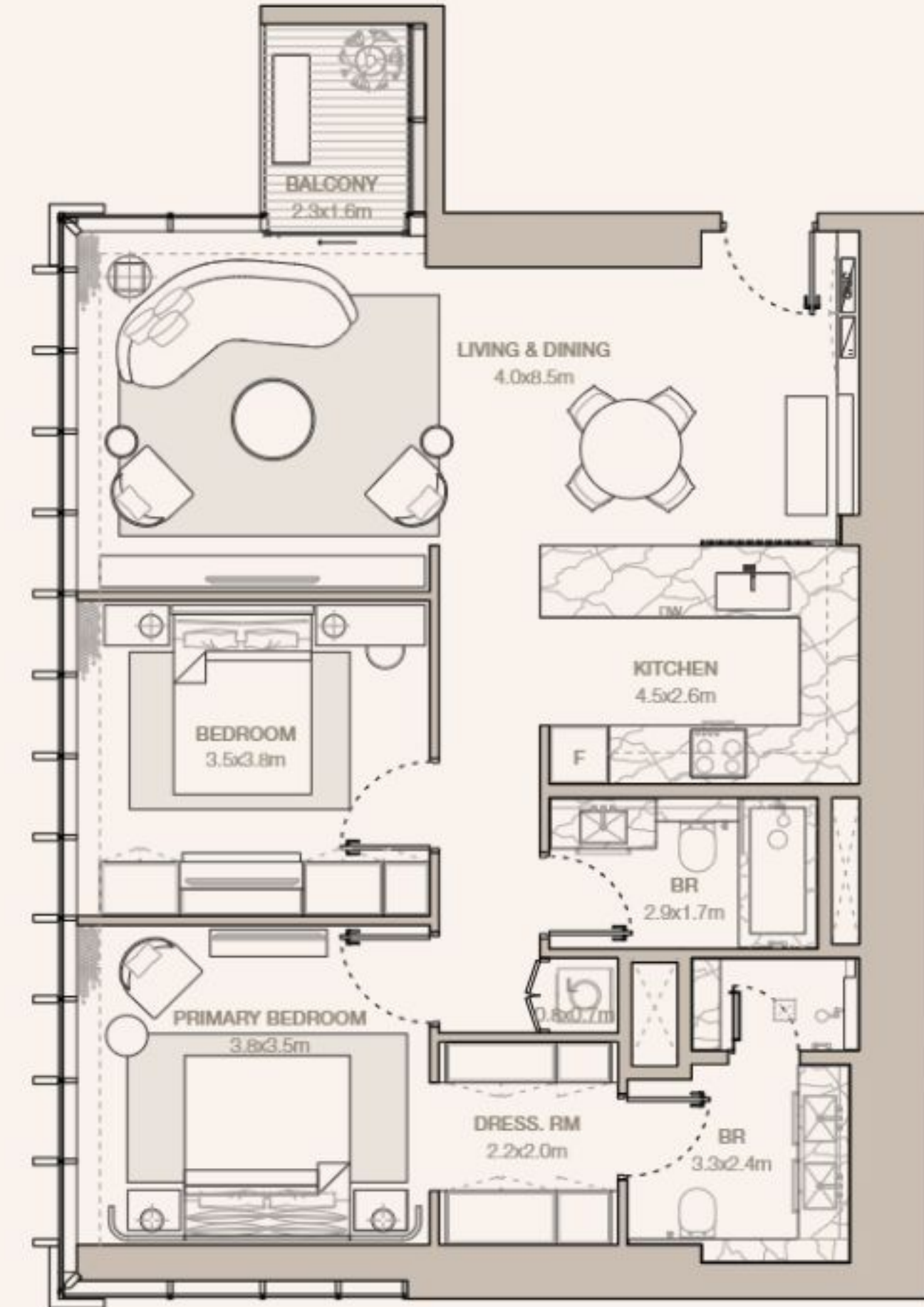
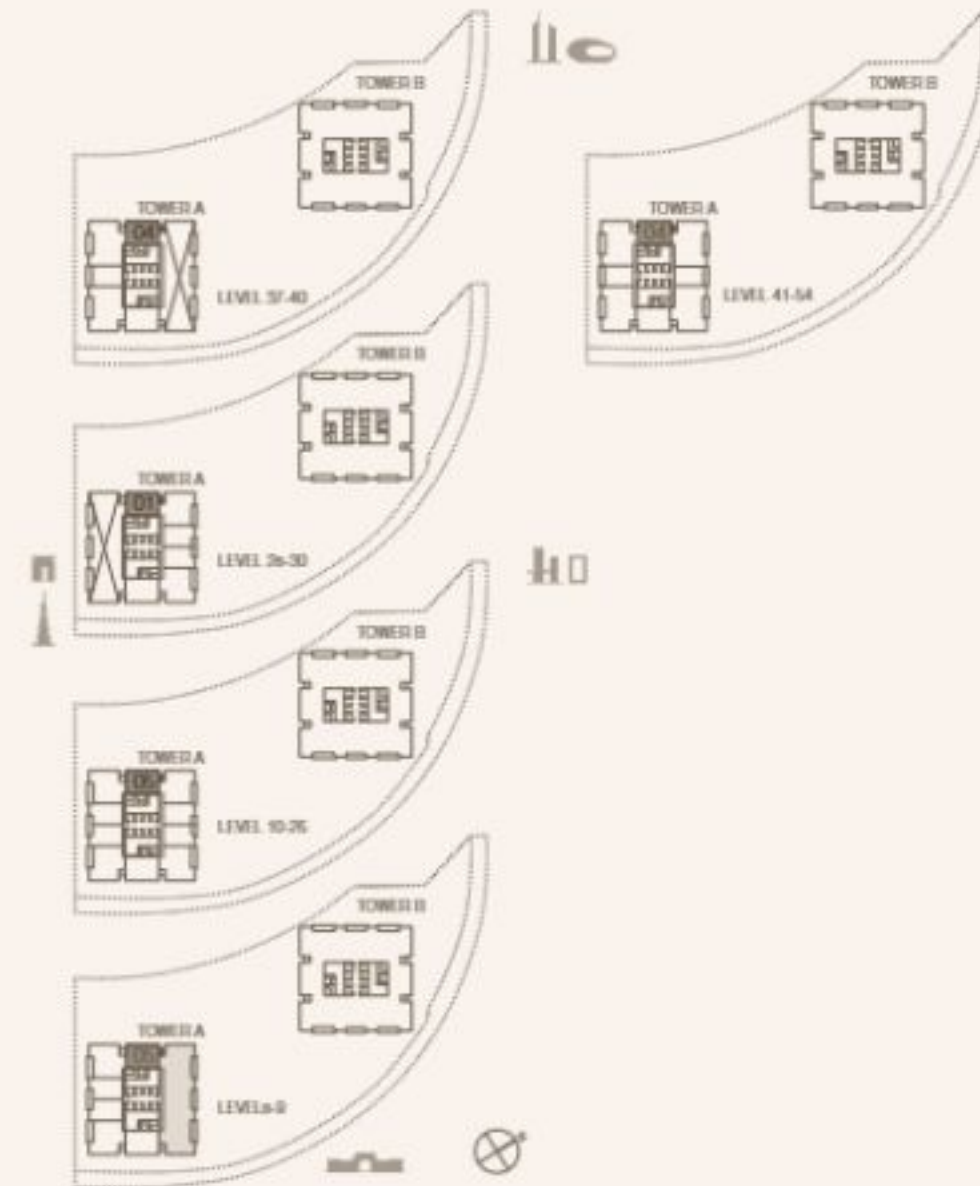
SUITE AREA
103.32 SQM | 1112.13 SQFT
BALCONY AREA
4.53 SQM | 48.76 SQFT
TOTAL
107.85 SQM | 1160.89 SQFT

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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2-BEDROOM TYPE B2

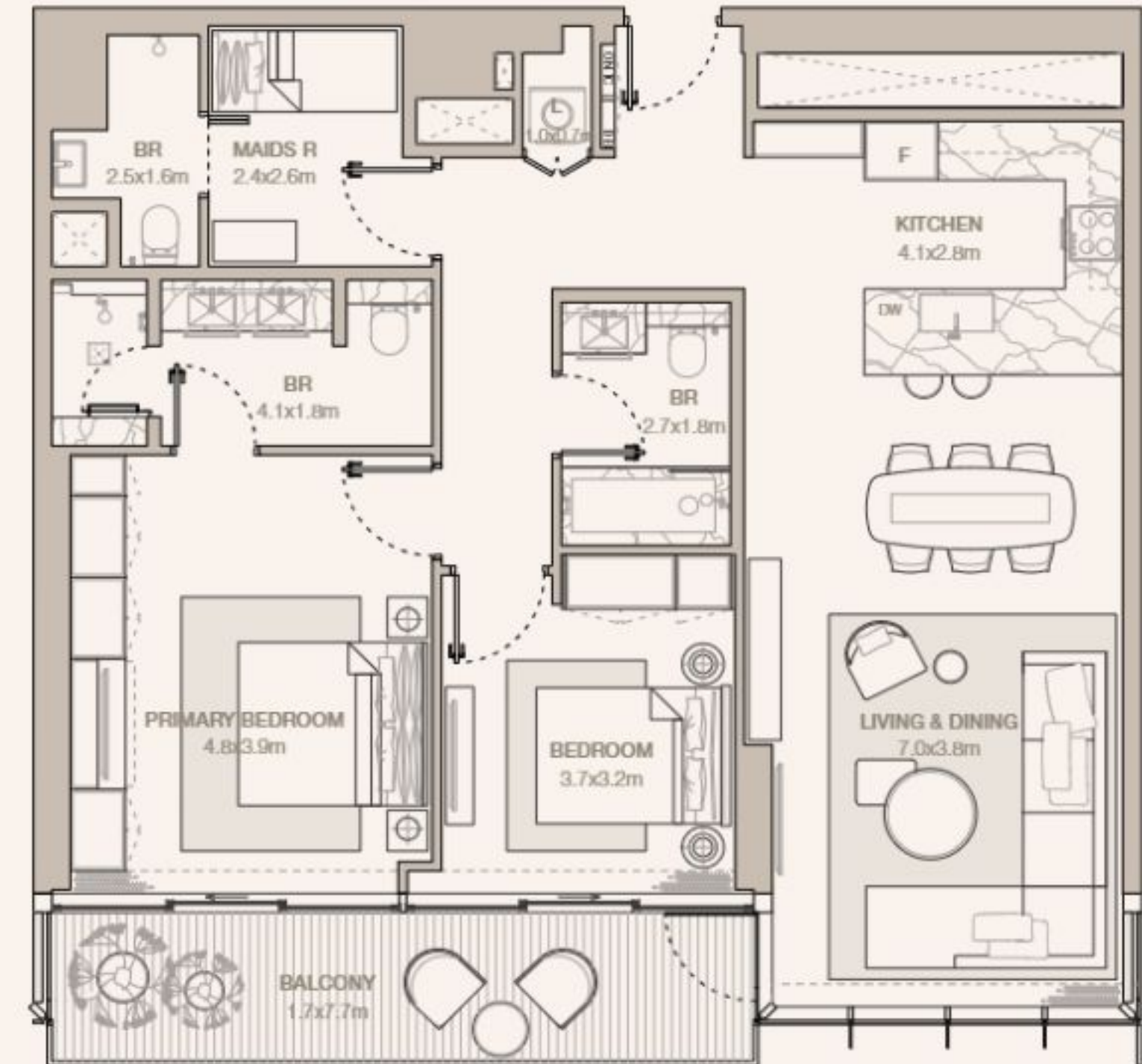
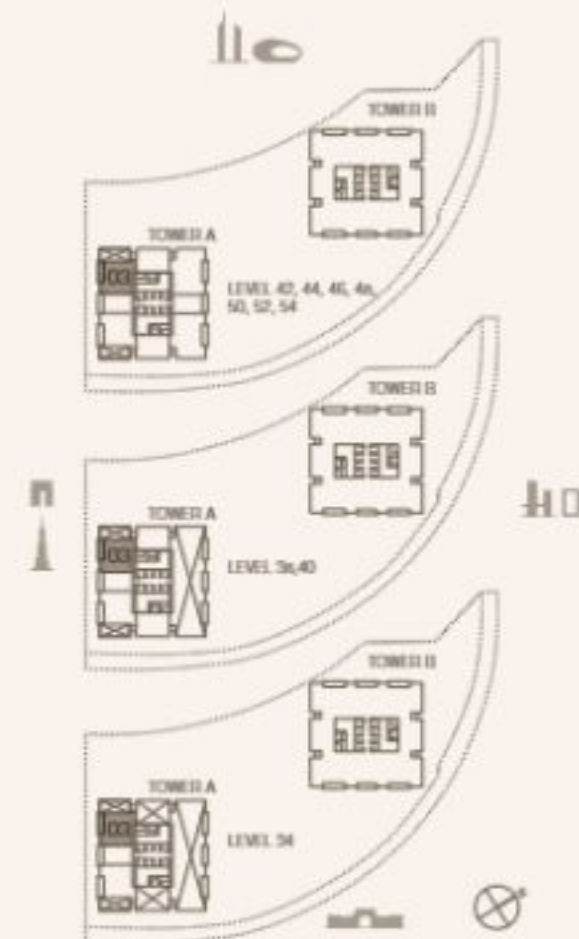
TOWER A

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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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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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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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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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

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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

10%
4TH INSTALMENT
FEBRUARY 2027

5%
1ST INSTALMENT
NOVEMBER 2025

5%
5TH INSTALMENT
JUNE 2027

5%
2ND INSTALMENT
APRIL 2026

5%
6TH INSTALMENT
OCTOBER 2027

10%
3RD INSTALMENT
SEPTEMBER 2026

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.

