# 1BR A1A-H2 Dubái, Emirates Towers – Residencias de servicio ultra lujosas

## Precios y Costos

| | |
|---|---|
| Precio de compra | Precio en demanda |

## Detalles de la propiedad

| | |
|---|---|
| Zona residencial en metros cuadrados | 70,26 m² |
| Área total | 83,47 m² |
| Cuartos | 3 |
| Número de habitaciones | 1 |
| Número de baños | 1 |
| Tamaño de balkony / terraza | 13,21 m² |
| Número de balcones | 1 |
| Condición de la propiedad | Primer uso |
| viejo edificio nuevo / | Nuevo edificio |
| Estado de Venta | Abierto |

## Características

| | |
|---|---|
| Categorización general | Lujoso |
| Baño | Ducha, Bañera |
| Cocina | Cocina equipada, Abierto |

| | |
|---|---|
| Tipo de la calefacción | Central |
| Air-conditioned | Sí |
| Ascensor, ascensor | Personas |
| amueblada | completamente |
| Televisión por cable/satélite | Sí |
| Características de seguridad | Cámara |
| Storrage | Sí |
| personas mayores | Sí |

## Descripción de la vivienda

Las residencias presentan un diseño refinado con planos de planta abiertos que fomentan una sensación de claridad y comodidad. Cada hogar está equipado con cocinas de última generación, complementadas con acabados de primera calidad y electrodomésticos integrados. Las amplias áreas de estar fluyen sin interrupciones, ofreciendo una atmósfera sofisticada pero cálida, con toques en tonos caramelo, mármol de alta gama y acabados en madera natural. Cada residencia está diseñada para equilibrar funcionalidad y estilo, ofreciendo un refugio tranquilo con impresionantes vistas al horizonte de la ciudad. Las torres son obras maestras arquitectónicas, elevadas sobre pilotes casi invisibles para brindar vistas panorámicas desde el centro de Dubái hasta el mar abierto, manteniendo al mismo tiempo la privacidad total de cada residente.
La experiencia de llegada es grandiosa, con un vestíbulo de doble altura, un tranquilo patio ajardinado y elegantes áreas de descanso. Las terrazas en el último piso elevan la vida cotidiana con una lujosa piscina infinita, salones panorámicos en jardines y amplios espacios abiertos para eventos. Los servicios personalizados, que incluyen tratamientos de spa, entrenadores personales, asistencia de conserjería y opciones de comedor privado, aseguran que los residentes disfruten de un estilo de vida definido por el lujo y la comodidad. Cada detalle está diseñado para ofrecer una experiencia de vida sin interrupciones que combine diseño icónico con comodidad refinada.

## Localización

Situadas en el corazón del centro global de negocios de Dubái, estas residencias tienen acceso directo a Sheikh Zayed Road y Al Khail Road. Cercanas a City Walk, Downtown Dubai, J1 Beach, y a emblemáticos sitios culturales como el Museo del Futuro y DIFC. Este dinámico distrito alberga instituciones internacionales, restaurantes de clase mundial y prestigiosas galerías, brindando un estilo de vida único donde negocios, cultura y ocio convergen.

## Características

Los residentes disfrutan de acceso exclusivo a piscinas en las alturas, piscinas infinity solo para adultos, salones panorámicos en jardines y terrazas privadas para eventos sobre la ciudad. Spa rejuvenecedor, gimnasio totalmente equipado, estudios de yoga y spinning, y un club de bienestar con sauna y estudio de uñas. Además, comedores privados, restaurante de alta gastronomía, espacios de coworking, cine privado, áreas infantiles, canchas de paddle y espacios multiuso para eventos, todo diseñado para mejorar la vida diaria.

## Otros

Aviso legal: los planos, detalles y la orientación de las unidades incluidos son solo indicativos y están sujetos a cambios por parte del desarrollador/vendedor a su entera discreción sin previo aviso y/o responsabilidad. Todas las imágenes, incluidas las características, acabados, muebles, vistas y escalas, son solo ilustrativas. Las áreas, orientaciones, dimensiones, distribuciones y materiales finales pueden diferir de los indicados.

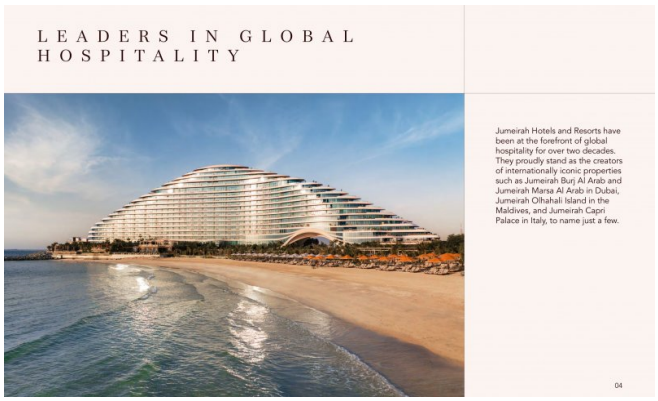
## Dirección

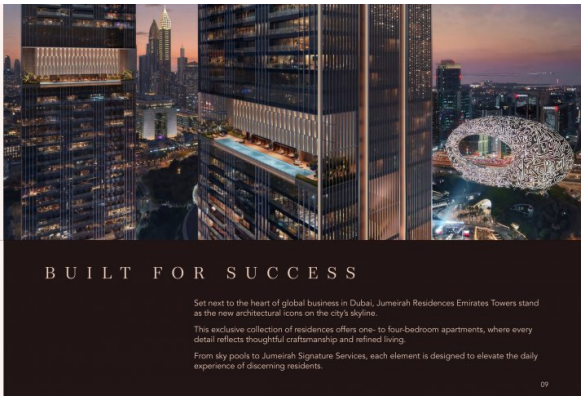
Emirates Tower

## Proveedor

TANAMI PROPERTIES
Al Marsa Street
3405 Marina Plaza

| | |
|---|---|
| Centralita | +971 4 248 3400 |
| Correo electrónico | office@ihr-makler.cc |
| Sitio web | victoriacrigan@tanamiproperties.ae |





## BUILT FOR SUCCESS

Set next to 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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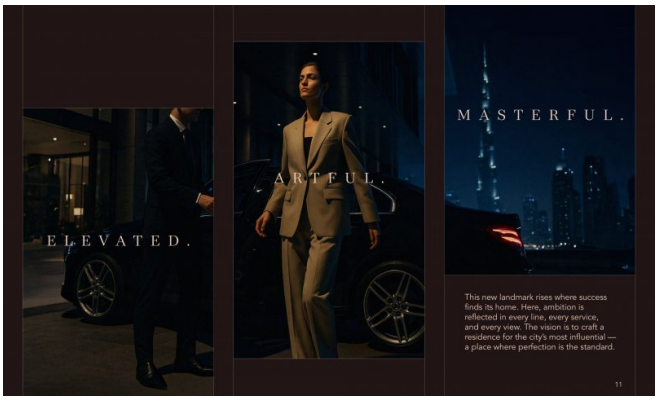
## THE PHILOSOPHY




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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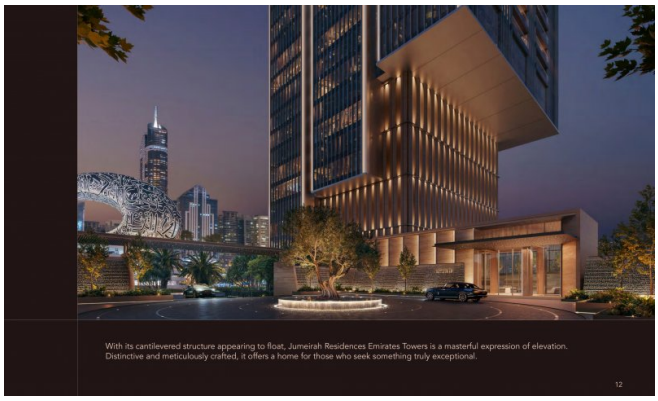

With its cantilevered structure appearing to float, Jumeirah Residences Emirates Towers is a masterful expression of elevation. Distinctive and meticulously crafted, it offers a home for those who seek something truly exceptional.

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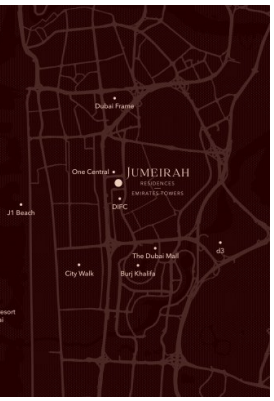
## SUCCESS LEADS TO ONE LOCATION

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 (d3) | 15 minutes |
| J1 Beach | 17 minutes |
| Bulgari Resort Dubai | 20 minutes |



## 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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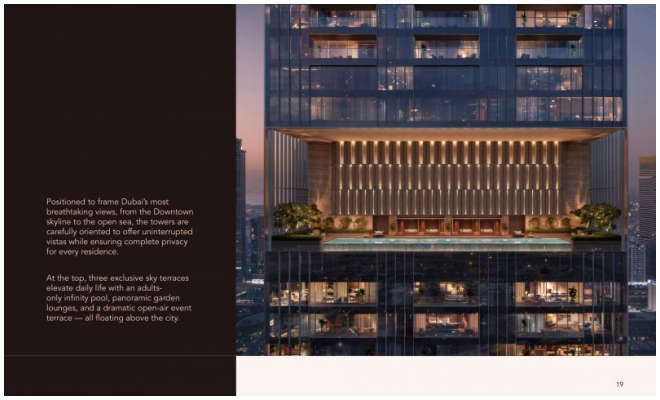

Positioned to frame Dubai's most breathtaking views, from the Downtown skyline to the open sea, the towers are carefully oriented to offer uninterrupted vistas while ensuring complete privacy for every residence.

At the top, three exclusive sky terraces elevate daily life with an adults-only infinity pool, panoramic garden lounges, and a dramatic open-air event terrace — all floating above the city.

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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.

With projects in over 80 cities worldwide, their vision balances sculptural form, refined craft and deep environmental care.

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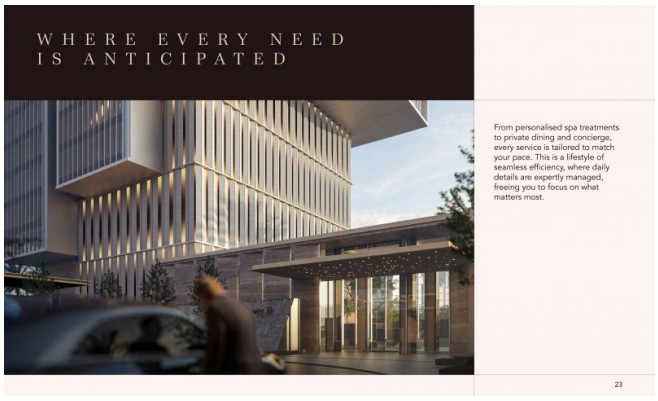
## A PALETTE COMPOSED FOR ELEGANCE

A thoughtfully curated palette defines each space with quiet sophistication. The interior design exudes warmth, with caramel-toned accents, premium marble, and understated wood finishes adding depth and subtle richness. Clean lines shape the architectural flow, while fluted glass details introduce a sense of lightness and texture. A tone-on-tone foundation, grounded by a refined mix of stone and timber, creates a perfect balance.



## WHERE EVERY NEED IS ANTICIPATED

From personalised spa treatments to private dining and concierge, every service is tailored to match your pace. This is a lifestyle of seamless efficiency, where daily details are expertly managed, freeing you to focus on what matters most.

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## 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

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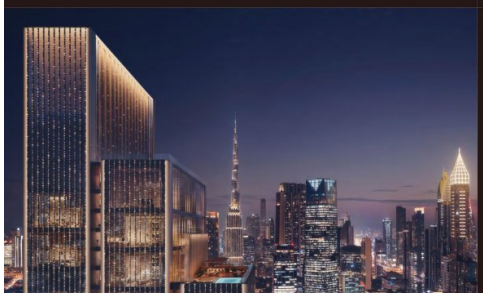
## DESIRED BY MANY. RESERVED FOR FEW.



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

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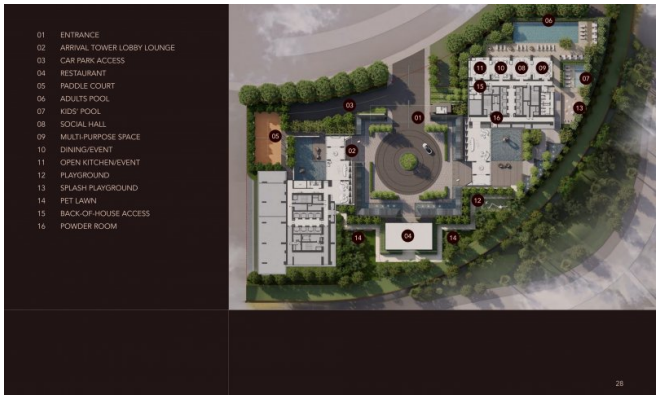

01 ENTRANCE
02 ARRIVAL TOWER LOBBY LOUNGE
03 CAR PARK ACCESS
04 RESTAURANT
05 PADDLE COURT
06 ADULTS POOL
07 KIDS' POOL
08 SOCIAL HALL
09 MULTI-PURPOSE SPACE
10 DINING/EVENT
11 OPEN KITCHEN/EVENT
12 PLAYGROUND
13 SPLASH PLAYGROUND
14 PET LAWN
15 BACK-OF-HOUSE ACCESS
16 POWDER ROOM

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## ARRIVAL

Sheltered beneath a striking cantilever, the arrival zone offers a grand, warm welcome. The private entrance sets a calm, refined tone where the architecture appears to float and time seems to pause.

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ENTRANCE