# JUMEIRAH

RESIDENCES

EMIRATES TOWERS

# A LANDMARK ADDRESS

# 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
Jumeirah Beach
Museum of the Future
Tower A
(First Release)
Tower B
Downtown Dubai
DIFC

# 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

# BUILT FOR SUCCESS

# A WORLD-RENOWNED ARCHITECTURAL SIGNATURE

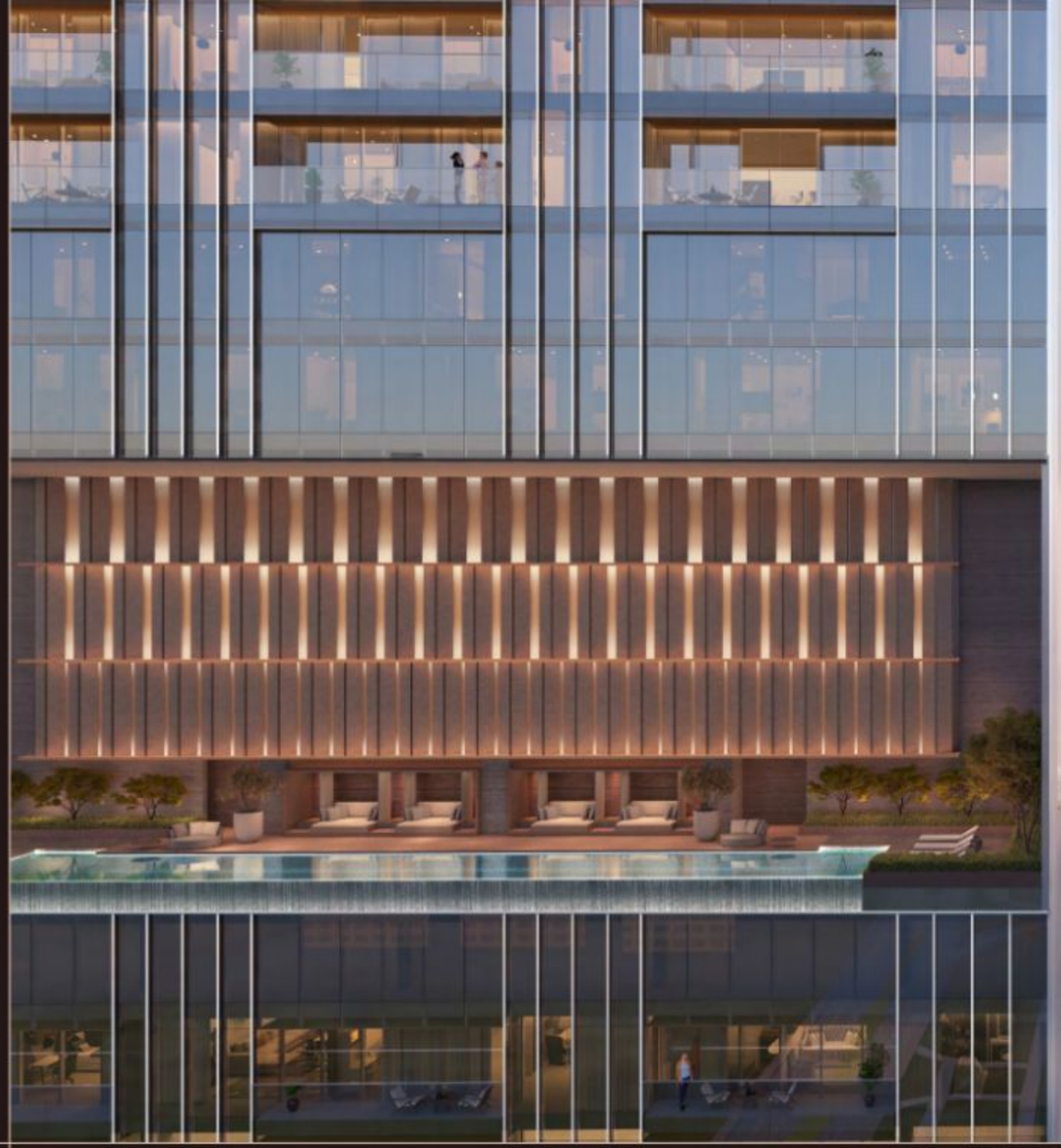
Located next to the hub of global business in Dubai, Jumeirah Residences Emirates Towers emerges as a new architectural icon on the city's skyline.

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.

# JUMEIRAH SIGNATURE SERVICES

# 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

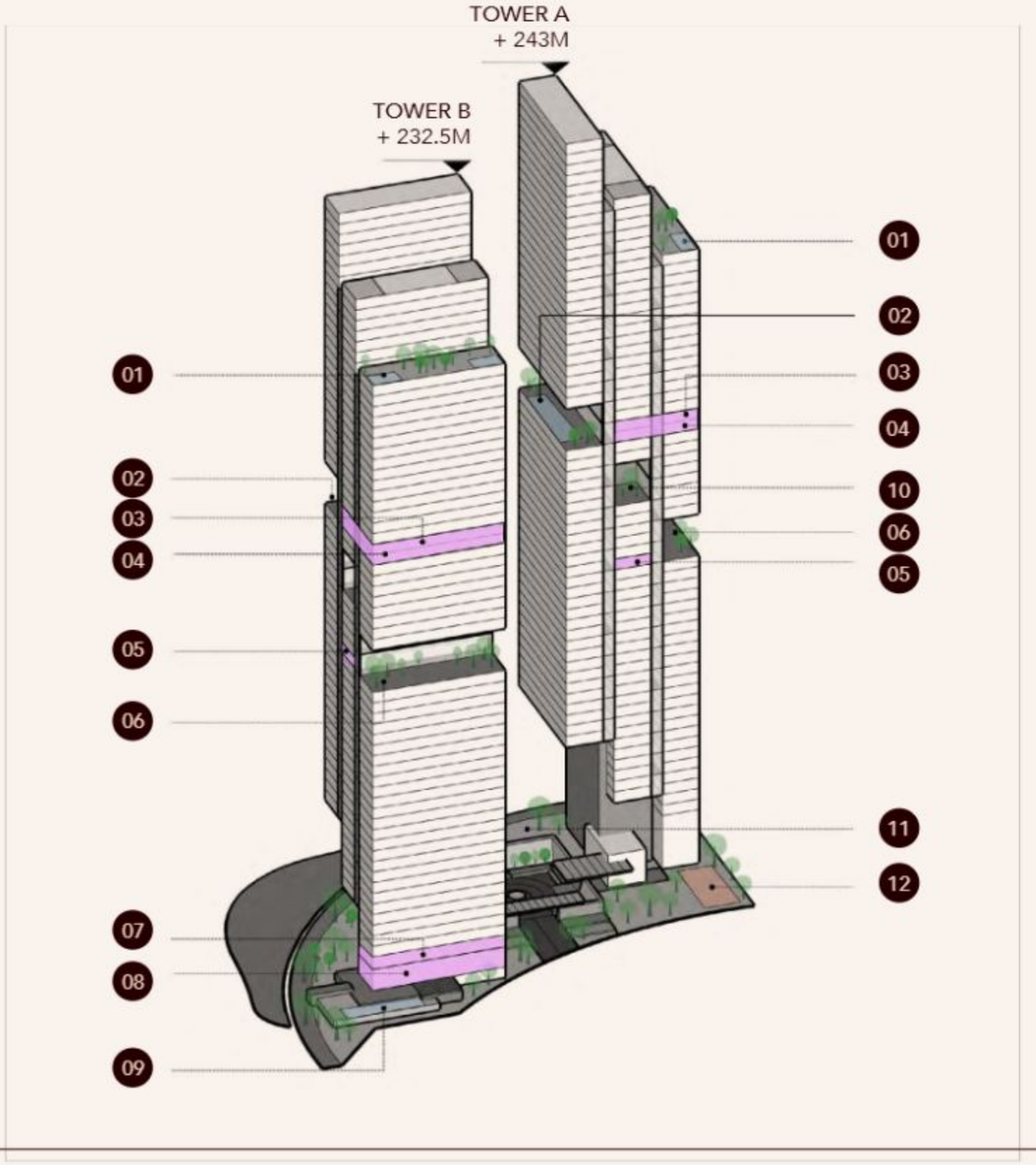
- A wide selection of Jumeirah rejuvenating SPA treatments and massages can be booked with a Jumeirah SPA therapist
- Hair-dressing services can be offered at the salon or at the residence
- Personal trainer is available upon request to deliver an individual training and/or meal plan and control training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

## PRIVATE CHEF & EVENTS

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

# CURATED EXPERIENCES

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



# GARDEN-LEVEL AMENITIES

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

LOBBY

LOBBY

LOBBY

GROUND FLOOR LIFT LOBBY

BASEMENT LOBBY

FAMILY POOL

FAMILY POOL

FAMILY POOL

KIDS' POOL

YOGA

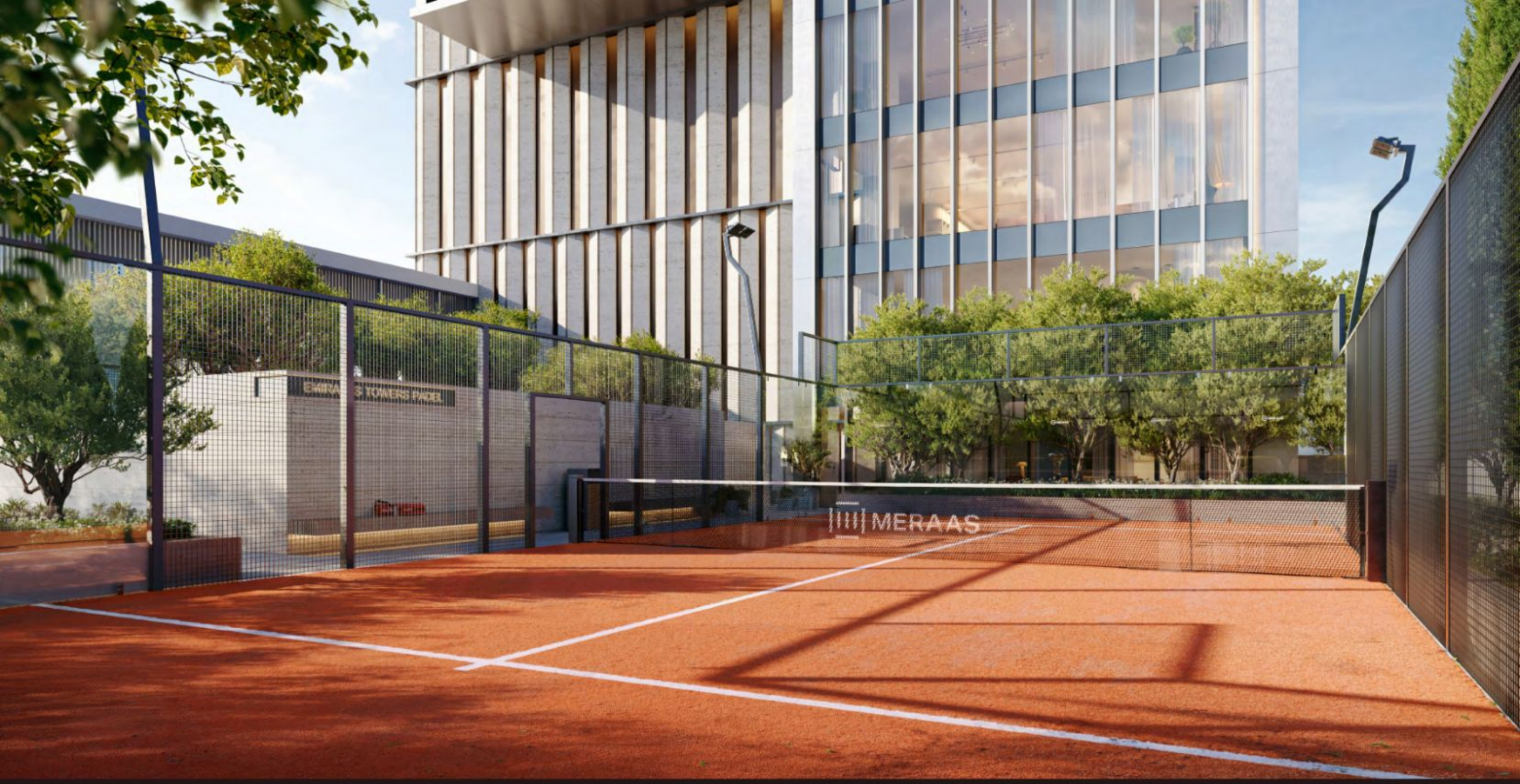
SPINNING STUDIO

THE SOCIAL HALL

MULTI-PURPOSE ROOM

PRIVATE DINING AREA

PADDLE COURT



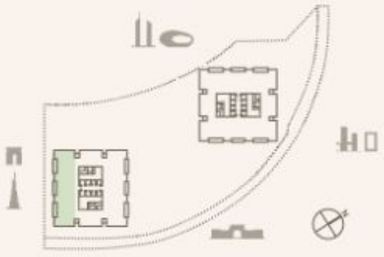

PADDLE COURT

# SKY AMENITIES

# 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

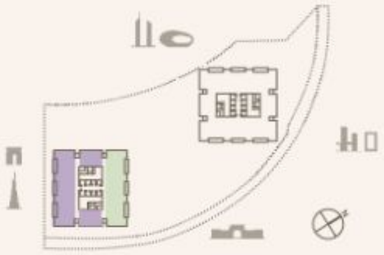
GAME ROOM

CO-WORKING LOUNGE

# LEVEL 33

TOWER A

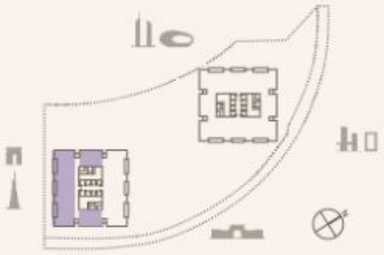
01 SKY POOL
02 POOL DECK
03 CABANAS
04 POOL LOUNGERS
05 LADIES CHANGING ROOM
06 GENTS CHANGING ROOM
07 COLD/HOT PLUNGE
08 STEAM/SAUNA
09 SALON
10 FITNESS CLUB
11 SPA SUITE LOUNGE
12 SPA SUITE

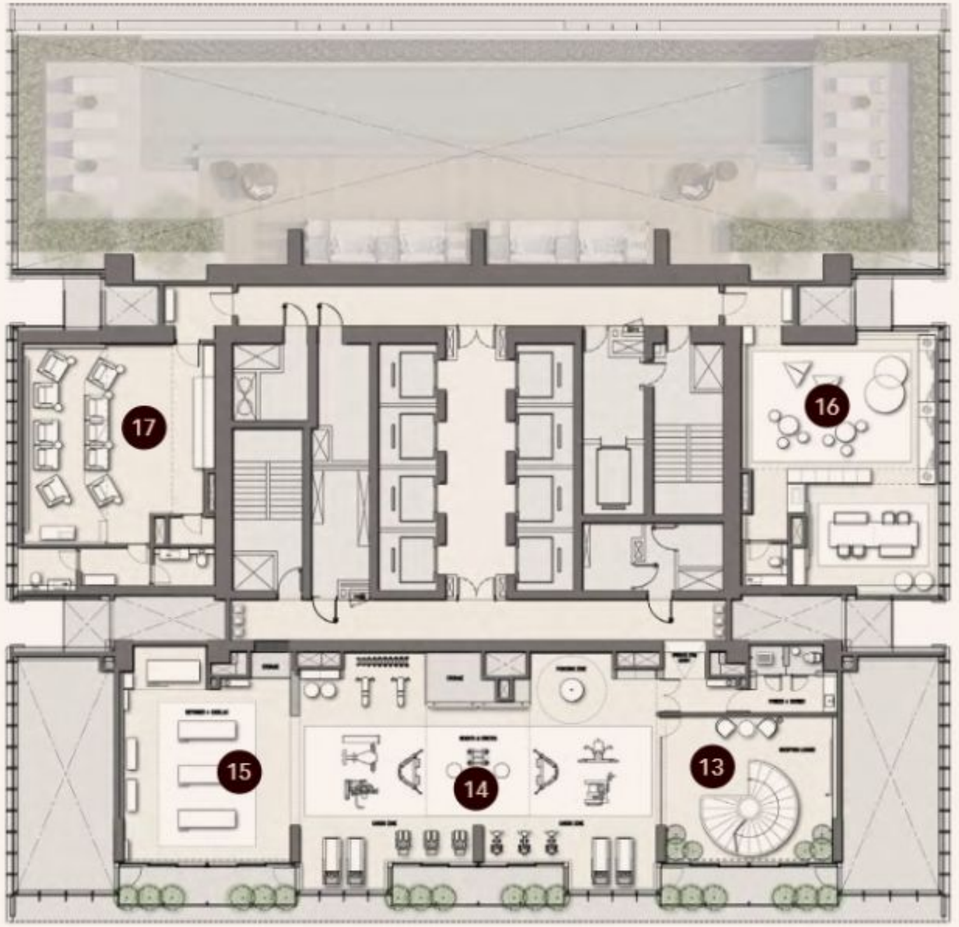


# LEVEL 36

TOWER A

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





SKY POOL

GYM RECEPTION

GYM STAIRCASE

GYM

EXCLUSIVE GYM

TREATMENT ROOM

SPA

NAIL SALON

PRIVATE CINEMA

# THE RESIDENCES

1-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

1-BEDROOM RESIDENCE

TERRACE

2-BEDROOM RESIDENCE

LIVING & DINING ROOM

2-BEDROOM RESIDENCE

LIVING ROOM

2-BEDROOM RESIDENCE

TERRACE

3-BEDROOM RESIDENCE

FOYER

3-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

3-BEDROOM RESIDENCE

LIVING ROOM

3-BEDROOM RESIDENCE

MASTER BEDROOM

3-BEDROOM RESIDENCE

MASTER BATHROOM

4-BEDROOM RESIDENCE

FOYER

4-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

4-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

4-BEDROOM RESIDENCE

DINING & KITCHEN

4-BEDROOM RESIDENCE

LIVING ROOM

4-BEDROOM RESIDENCE

MASTER BATHROOM

4-BEDROOM RESIDENCE

MASTER WARDROBE

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 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

## 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

## 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
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

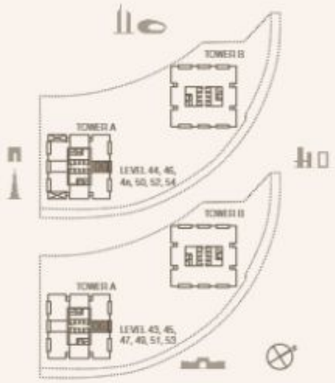
**TOTAL**
80.06 SQM | 861.76 SQFT

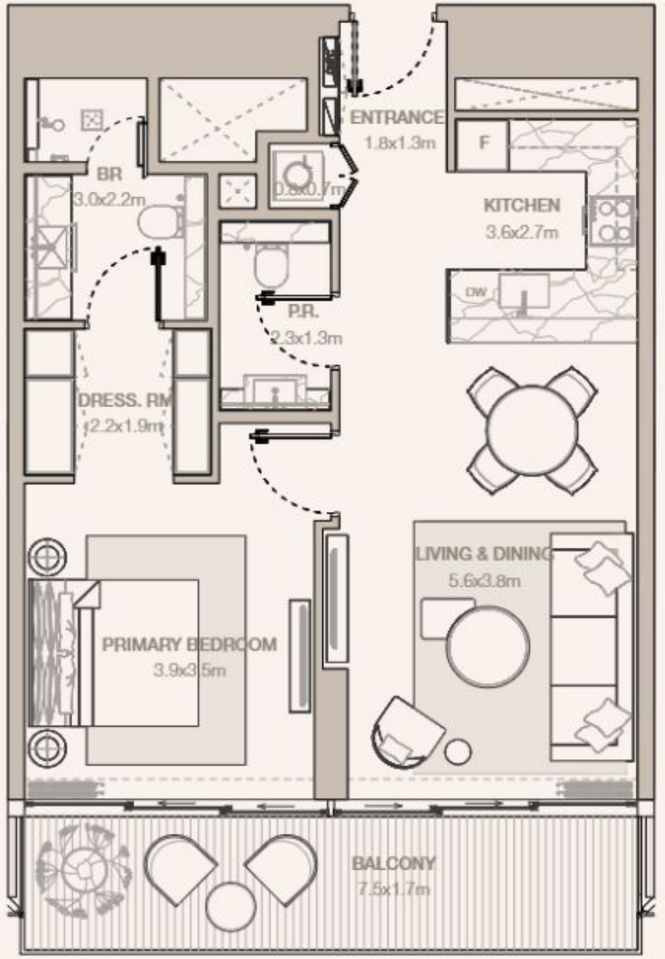
**UNIT NUMBER**
4306, 4506, 4706, 4906, 5106, 5306

**SUITE AREA**
66.97 SQM | 720.86 SQFT

**BALCONY AREA**
13.21 SQM | 142.19 SQFT

**TOTAL**
80.18 SQM | 863.05 SQFT

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# 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

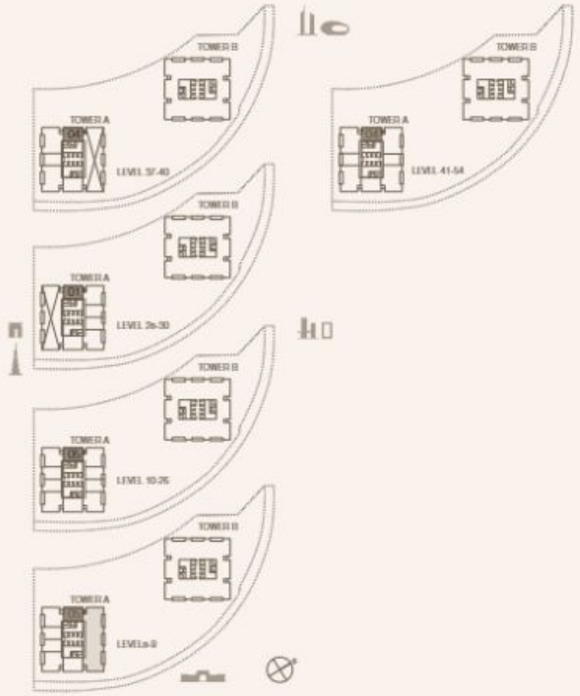
**TOTAL**
108.20 SQM | 1164.66 SQFT

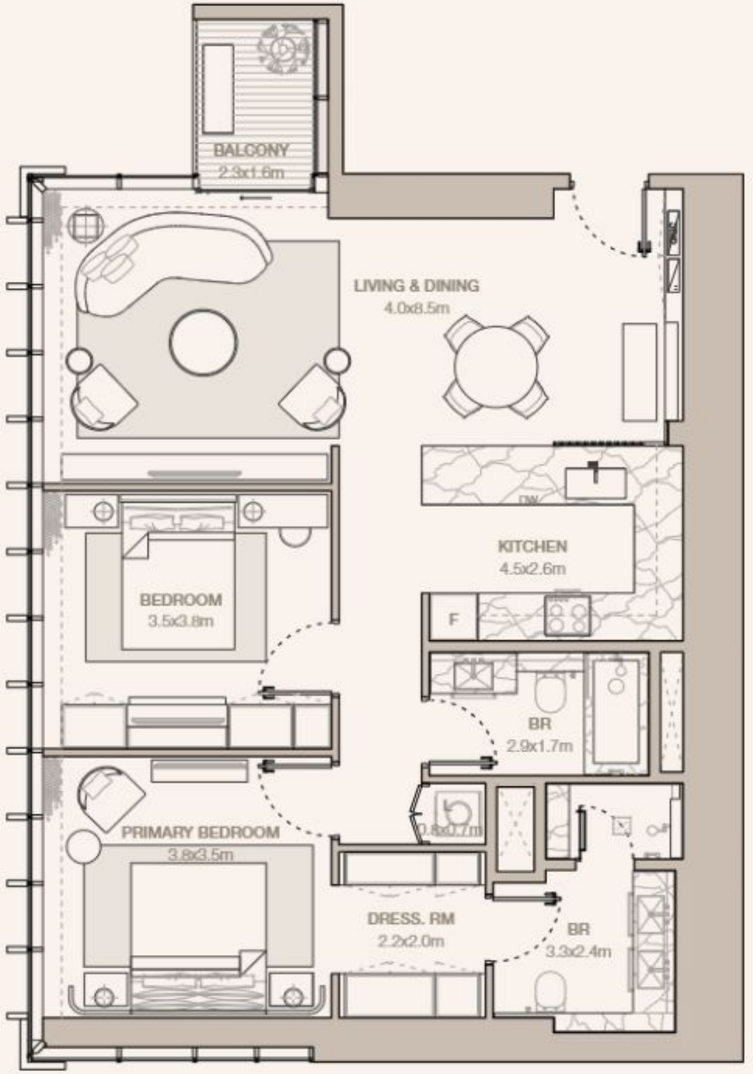
**UNIT NUMBER**
805, 905, 1005, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605

**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

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

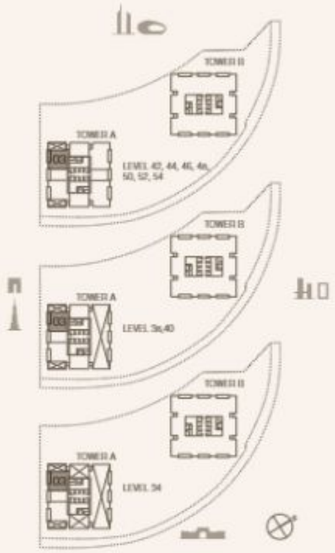
**TOTAL**
127.56 SQM | 1373.04 SQFT

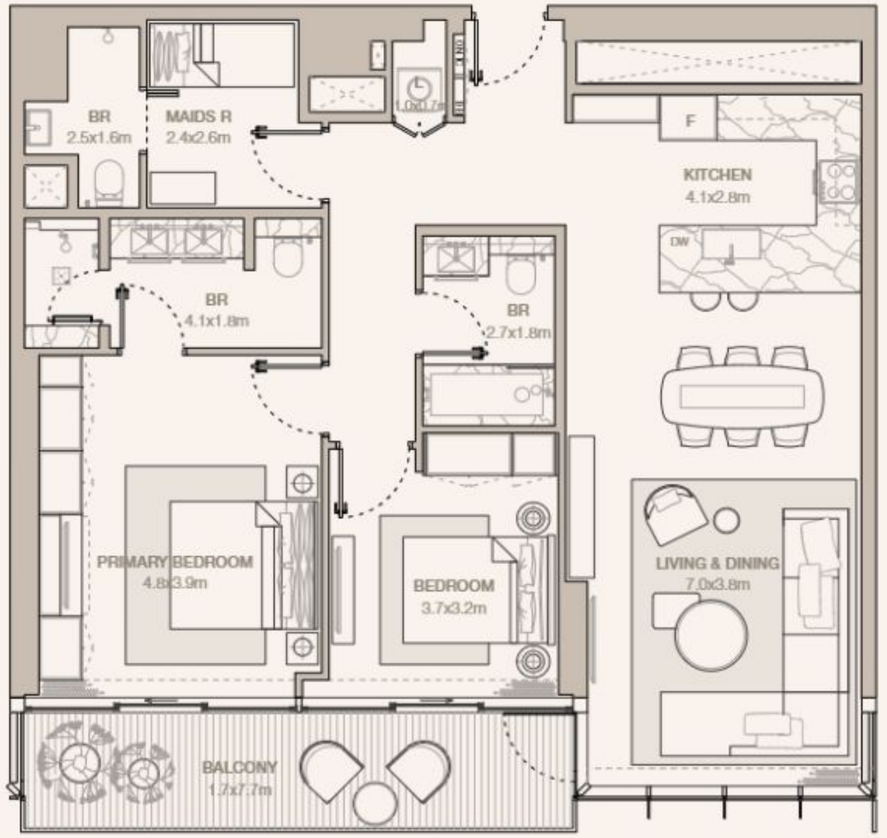
**UNIT NUMBER**
4403, 4603, 4803, 5003, 5203, 5403

**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

EMIRATES TOWERS

## 2-BEDROOM TYPE B3A

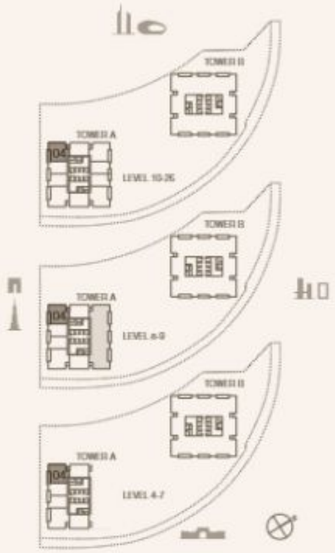
TOWER A

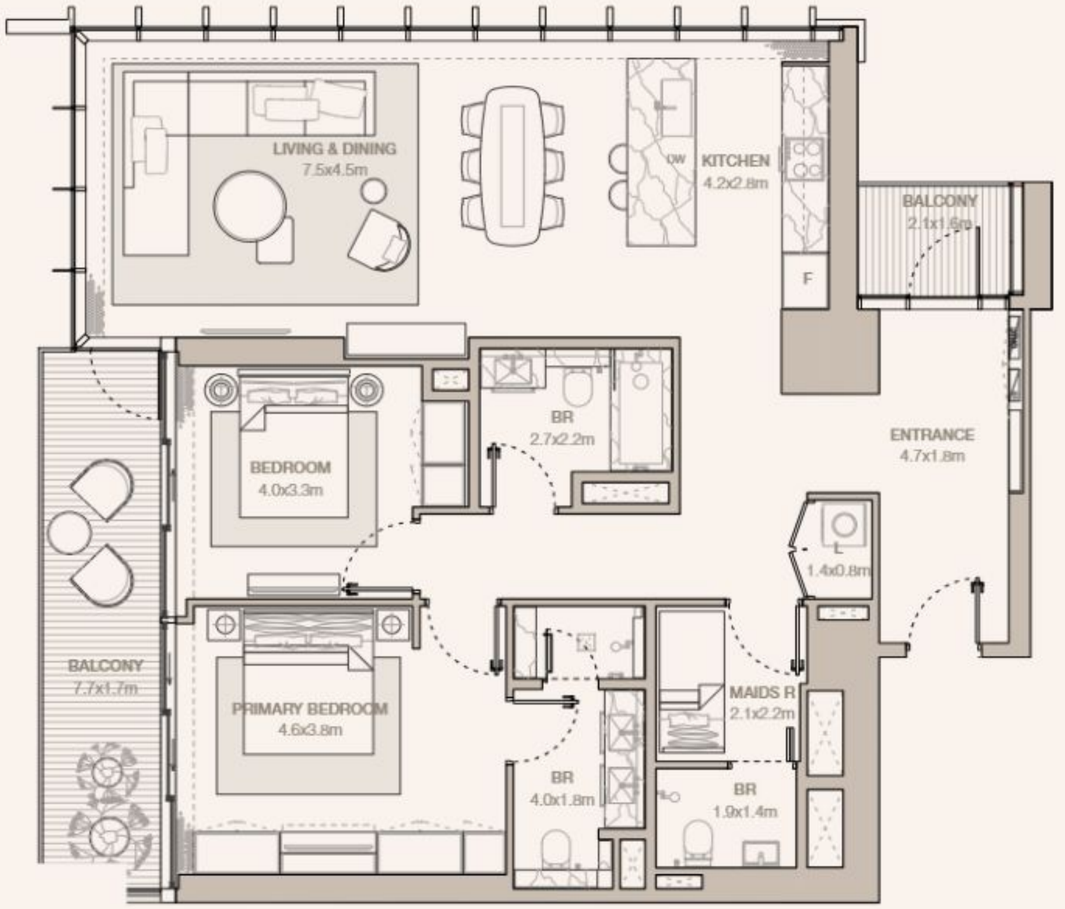
**UNIT NUMBER**
404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604

**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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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

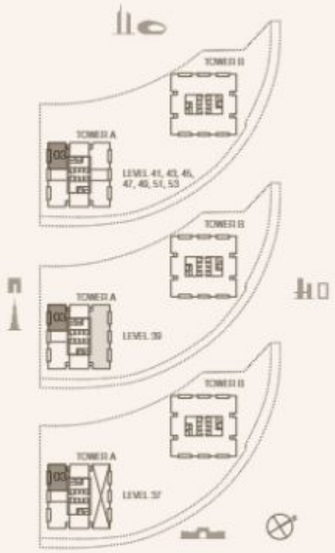
**TOTAL**
196.38 SQM | 2113.82 SQFT

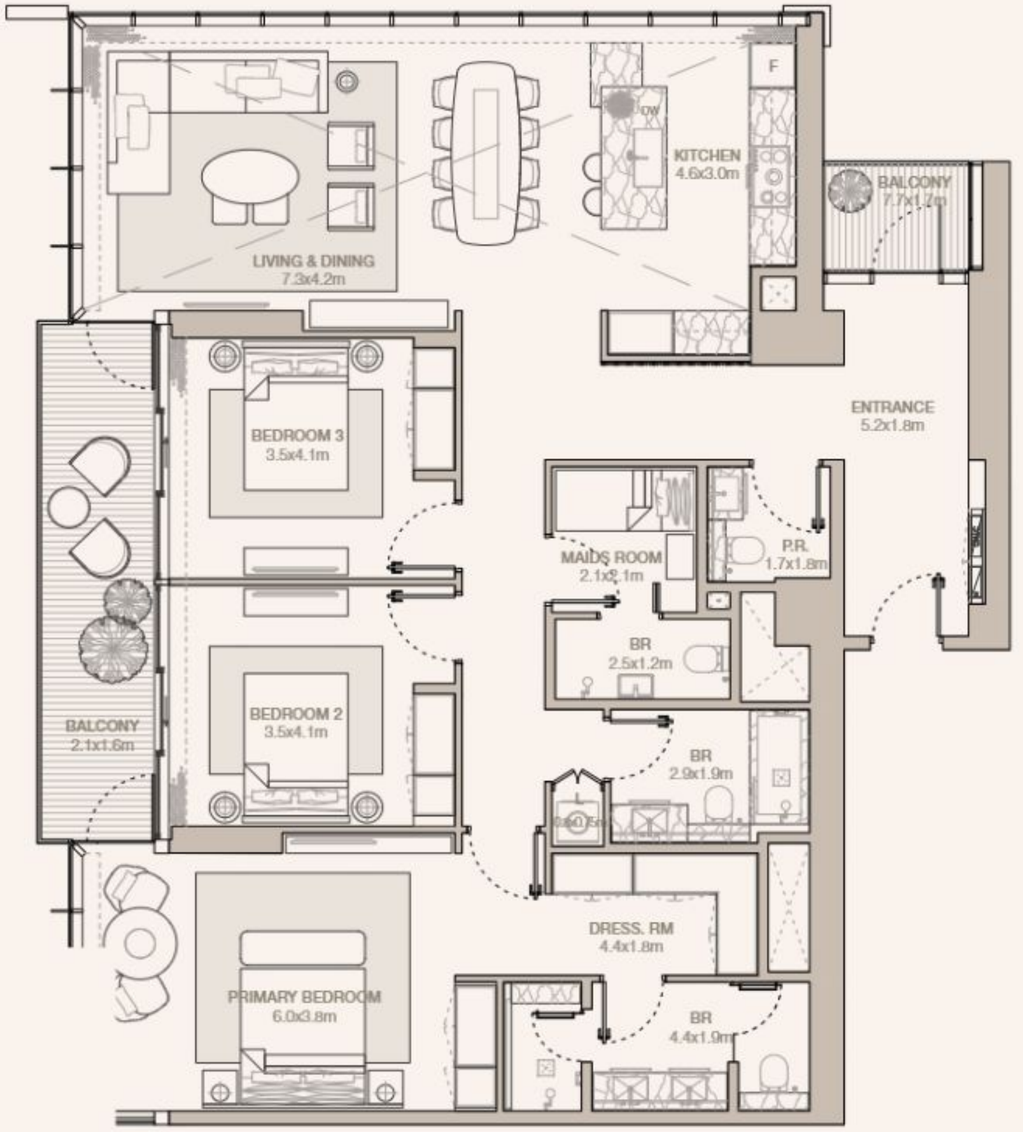
**UNIT NUMBER**
4103

**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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## 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

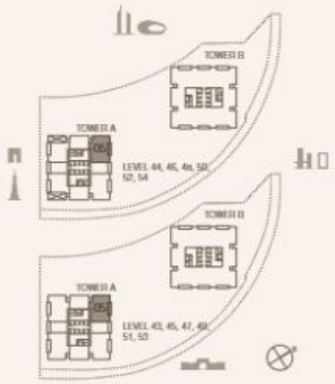
**TOTAL**
178.93 SQM | 1925.99 SQFT

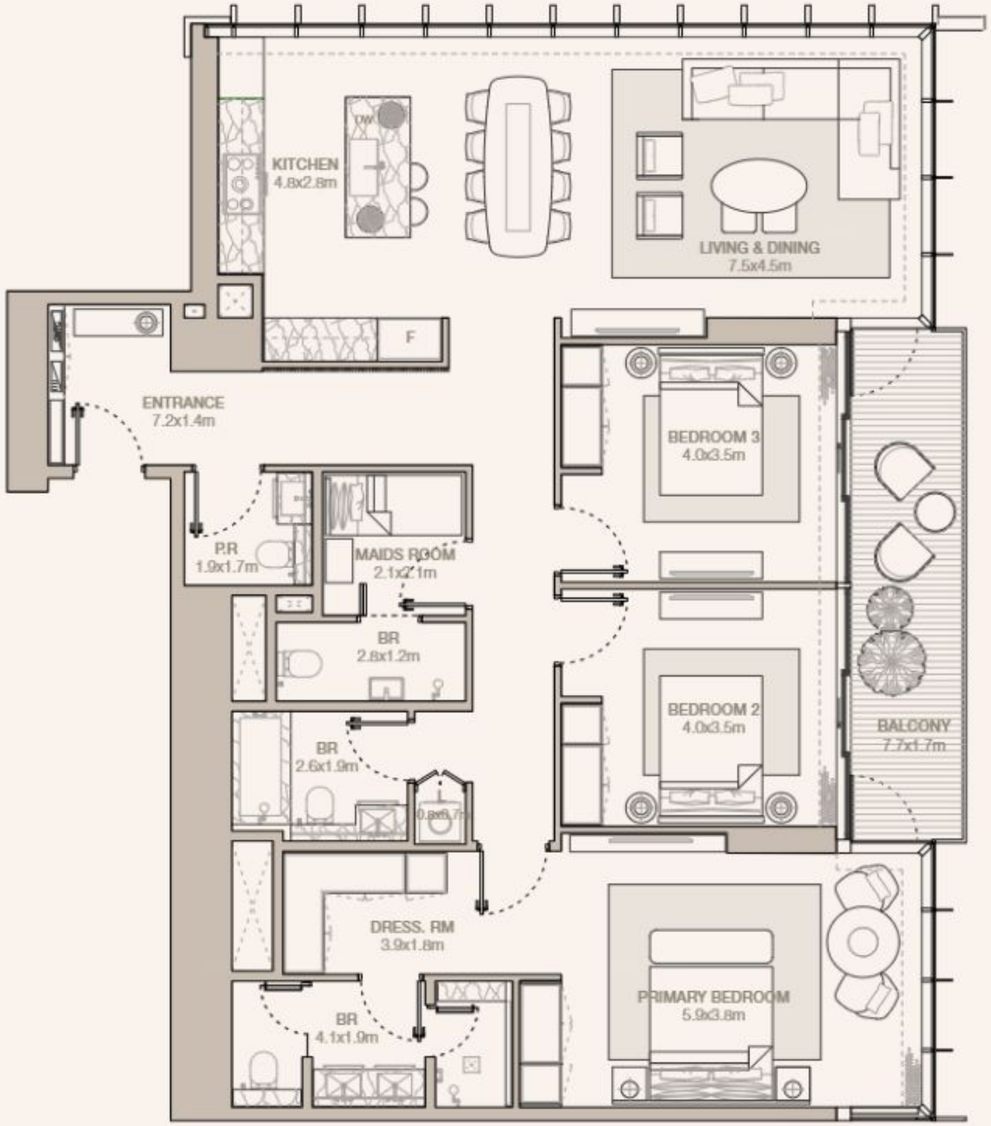
**UNIT NUMBER**
4405, 4605, 4805, 5005, 5205, 5405

**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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## 3-BEDROOM TYPE C2 (M)

TOWER A

**UNIT NUMBER**
5602

**SUITE AREA**
213.73 SQM | 2300.57 SQFT

**BALCONY AREA**
23.83 SQM | 256.50 SQFT

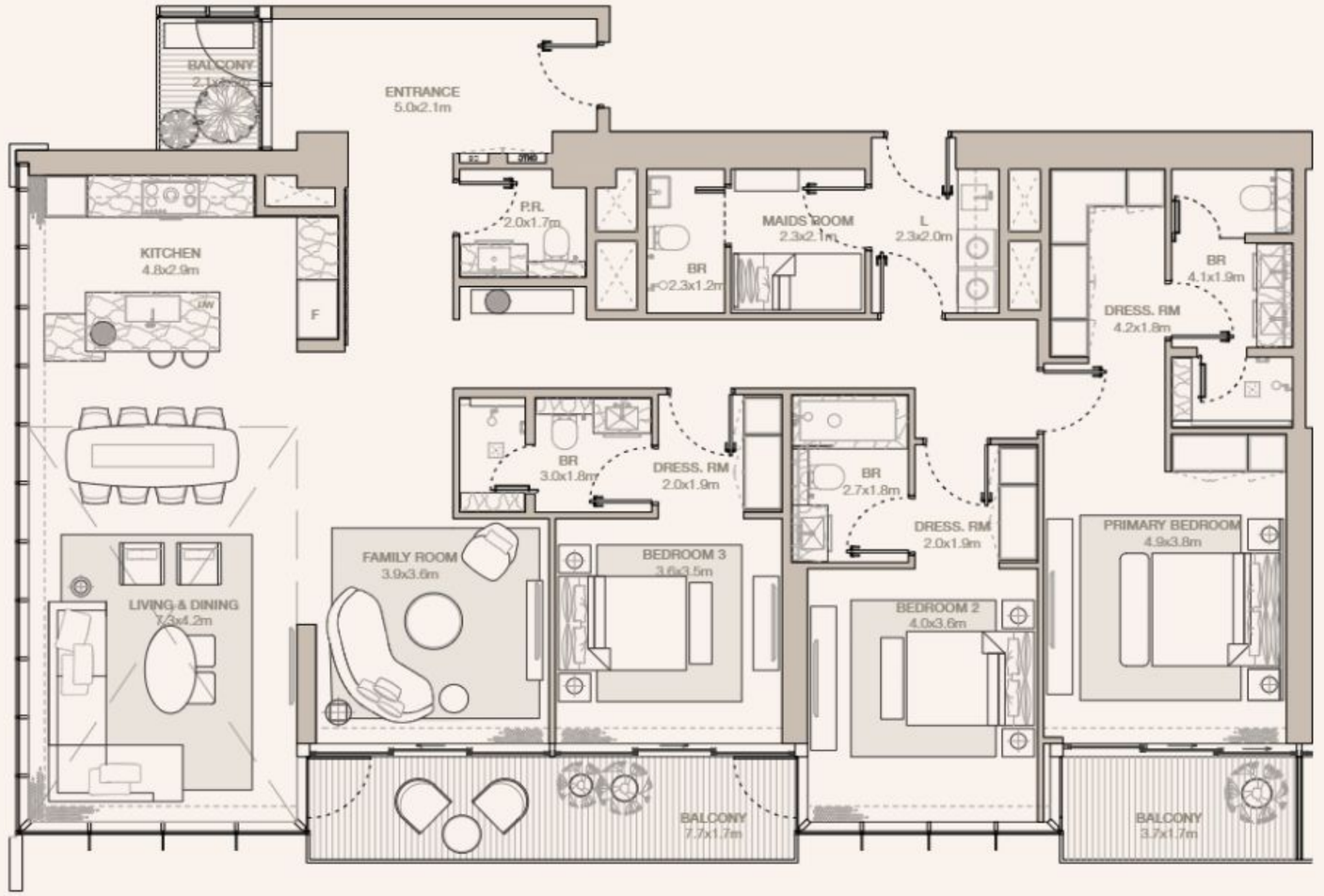
**TOTAL**
237.56 SQM | 2557.07 SQFT

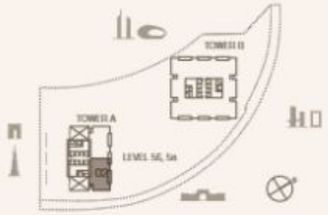
**UNIT NUMBER**
5802

**SUITE AREA**
214.45 SQM | 2308.32 SQFT

**BALCONY AREA**
23.83 SQM | 256.50 SQFT

**TOTAL**
238.28 SQM | 2564.82 SQFT

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RESIDENCES

EMIRATES TOWERS

## 4-BEDROOM TYPE D1 (M)

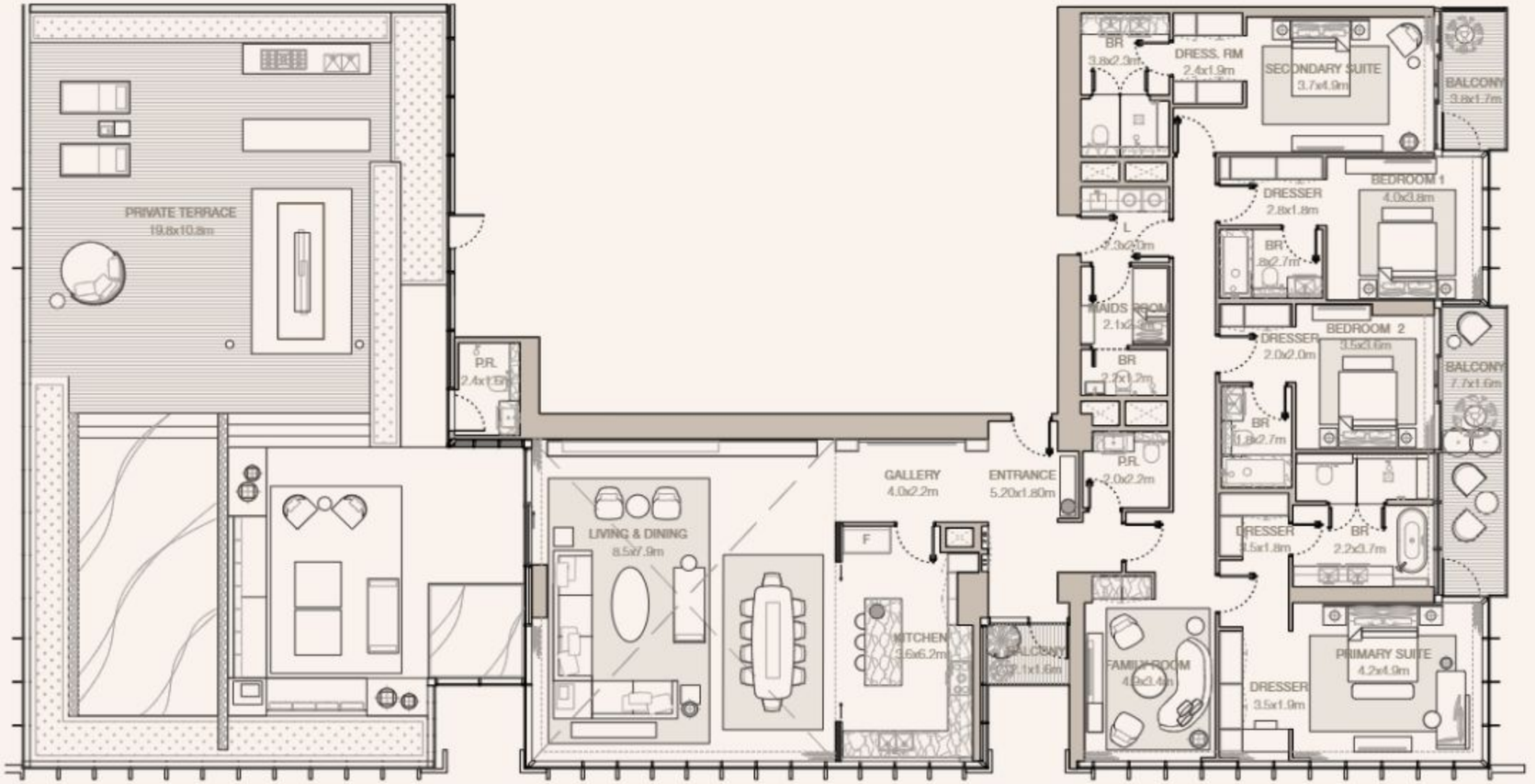
TOWER A

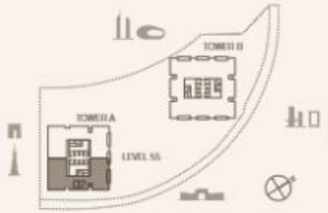
**UNIT NUMBER**
5502

**SUITE AREA**
333.53 SQM | 3590.09 SQFT

**BALCONY AREA**
258.2 SQM | 2779.24 SQFT

**TOTAL**
591.73 SQM | 6369.33 SQFT




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.

MERAAS

# JUMEIRAH
RESIDENCES
EMIRATES TOWERS

## 4-BEDROOM TYPE D2 (M)

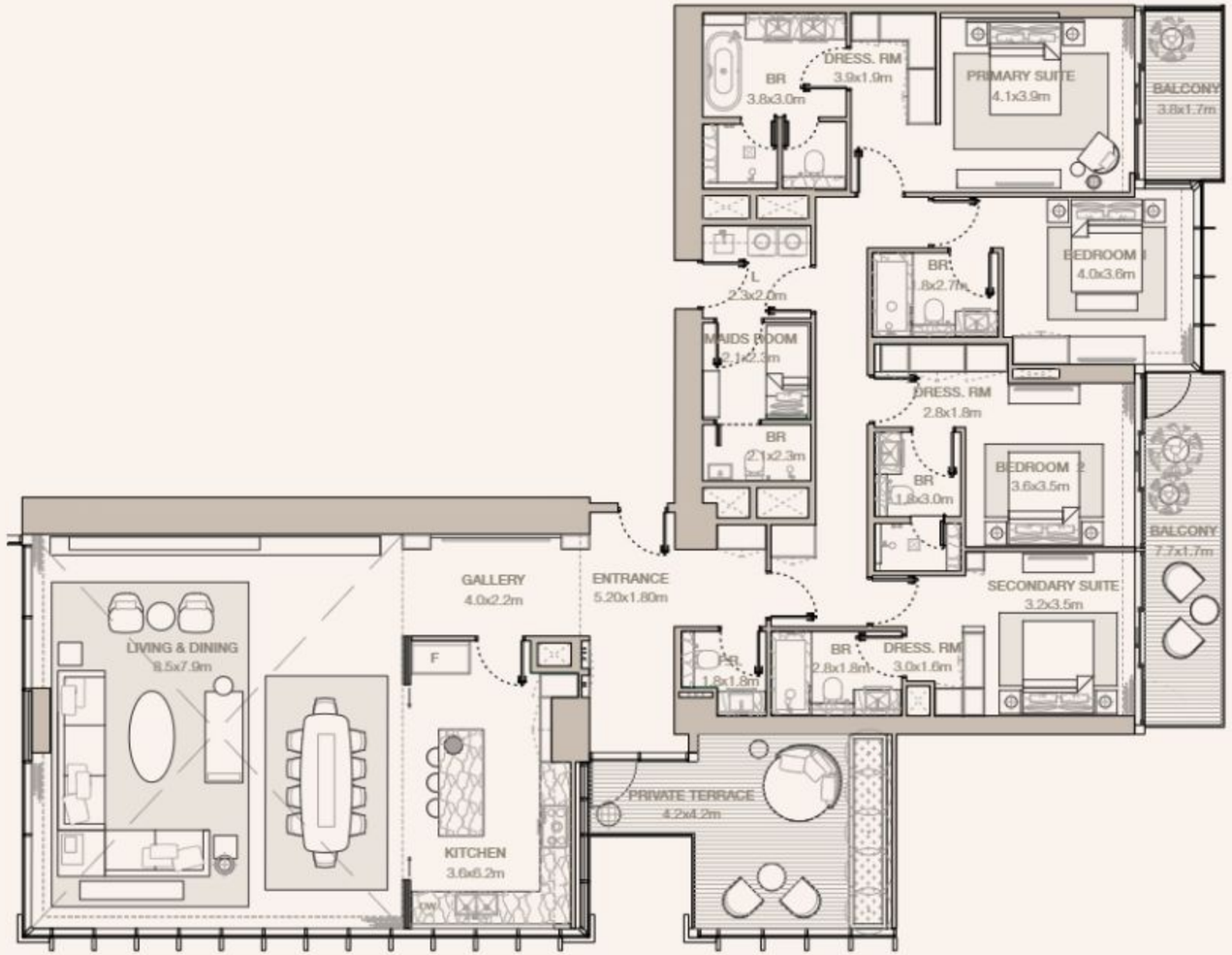
TOWER A

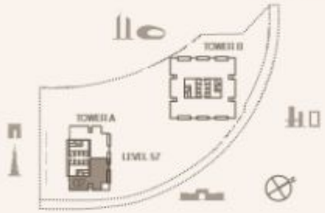
**UNIT NUMBER**
5702

**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<br>1-BEDROOM | 4.78M<br>2-BEDROOM | 6.15M<br>2-BEDROOM + MAID | 10.21M<br>3-BEDROOM |
| | 11.01M<br>3-BEDROOM DOUBLE HEIGHT | 25.07M<br>4-BEDROOM | |

*ALL PRICES ARE IN AED

## PAYMENT PLAN

| | | | |
|---|---|---|---|
| 20%<br>DOWN PAYMENT<br>ON BOOKING | 5%<br>1ST INSTALMENT<br>NOVEMBER 2025 | 5%<br>2ND INSTALMENT<br>APRIL 2026 | 10%<br>3RD INSTALMENT<br>SEPTEMBER 2026 |
| 10%<br>4TH INSTALMENT<br>FEBRUARY 2027 | 5%<br>5TH INSTALMENT<br>JUNE 2027 | 5%<br>6TH INSTALMENT<br>OCTOBER 2027 | 40%<br>7TH INSTALMENT<br>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.

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