# 2 BR B3-D(M1) Dubai, Emirates Towers – Ultra luksuzne rezidencije s uslugama

## Cijene i troškovi

| | |
|---|---|
| Nabavna cijena | Cijena na upit |

## Podaci o nekretnini

| | |
|---|---|
| Živi prostor | 124,42 m² |
| Ukupna površina | 137,86 m² |
| Sobe | 5 |
| spava?e sobe | 2 |
| Kupaonice | 3 |
| Veli?ina balkona/terase | 13,44 m² |
| Balkoni | 1 |
| Stanje nekretnine | Prvo korištenje |
| stara/nova zgrada | Nova zgrada |
| Status prodaje | otvoren |

## Zna?ajke

| | |
|---|---|
| Op?a kategorizacija | Luksuzan |
| Kupaonica | Tuš, Kada |
| Kuhinja | Ugradbena kuhinja, Otvoren |
| Vrsta grijanja | Središnji |

| | |
|---|---|
| Klimatizirano | Da |
| Lift | Osobe |
| namješteno | potpuno |
| Kabelska/satelitska TV | Da |
| Sigurnosne zna?ajke | Fotoaparat |
| Skladištenje | Da |
| prilago?en starijim osobama | Da |

## Opis nekretnine

Rezidencije imaju profinjen dizajn s otvorenim rasporedom koji poti?e osje?aj jasno?e i udobnosti. Svaki dom opremljen je vrhunskim kuhinjama, nadopunjen luksuznim završnim obradama i integriranim ure?ajima. Prostrani dnevni prostori glatko se povezuju, nude?i sofisticiranu, ali toplu atmosferu s karamel tonovima, vrhunskim mramorom i završnim obradama od prirodnog drva. Svaka rezidencija dizajnirana je da uravnoteži funkcionalnost i stil, nude?i mirno uto?ište s zadivljuju?im pogledom na gradsku panoramu. Kule su arhitektonska remek-djela, podignute na gotovo nevidljivim stupovima kako bi pružile panoramski pogled od centra Dubaija do otvorenog mora, uz potpunu privatnost za svakog stanovnika.
Doživljaj dolaska je veli?anstven, s dvostruko visokom predvorjem, mirnim vrtnim dvorištem i elegantnim salonima. Nebeske terase na vrhu podižu svakodnevni život luksuznim beskona?nim bazenom, panoramskim vrtnim salonima i prostranim otvorenim prostorima za doga?anja. Personalizirane usluge, uklju?uju?i spa tretmane, osobne trenere, pomo? vratara i privatne opcije blagovanja, osiguravaju životni stil definiran luksuzom i udobnoš?u. Svaki je detalj osmišljen kako bi pružio besprijekorno životno iskustvo koje spaja kultni dizajn s profinjenom udobnoš?u.

## Mjesto

Nalaze se u srcu globalnog poslovnog središta Dubaija, s jednostavnim pristupom Sheikh Zayed Road i Al Khail Road. U blizini su City Walk, Downtown Dubai, plaža J1 i kulturne znamenitosti poput Muzeja budu?nosti i DIFC-a. Ova dinami?na ?etvrt dom je me?unarodnim institucijama, vrhunskim restoranima i prestižnim galerijama, pružaju?i neusporediv na?in života gdje se posao, kultura i zabava skladno spajaju.

## Zna?ajke

Stanari imaju ekskluzivan pristup sky poolovima, infinity bazenima samo za odrasle, panoramskim vrtovima i privatnim terasama za doga?aje iznad grada. Spa centar, potpuno opremljena teretana, studiji za jogu i spinning, wellness klub sa saunom i salon za nokte pružaju brojne mogu?nosti za relaksaciju. Tako?er, tu su privatne blagovaonice, brendirani restoran, coworking prostori, privatno kino, dje?ja igrališta, paddle tereni i multifunkcionalni prostori za doga?aje.

## Drugi

Odricanje odgovornosti: Planovi, detalji i orijentacija jedinica uklju?eni su samo kao indikacija i mogu se mijenjati od strane developera/prodavca prema vlastitom naho?enju bez prethodne obavijesti i/ili odgovornosti. Sve slike, uklju?uju?i karakteristike, završne obrade, namještaj, pogled i mjerilo, samo su ilustrativne. Kona?ni prostori, orijentacija, dimenzije, raspored i materijali mogu se razlikovati od navedenih.

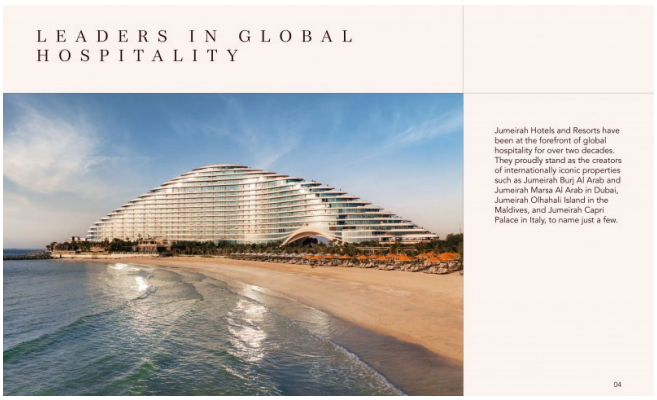
## Adresa

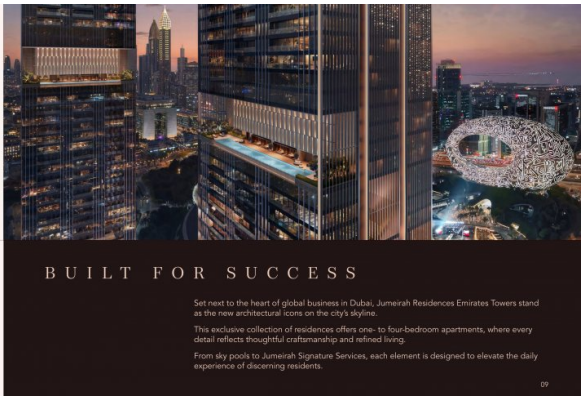
Emirates Tower

## Dobavlja?

TANAMI PROPERTIES
Al Marsa Street
3405 Marina Plaza

| | |
|---|---|
| Telefon glavni ured | +971 4 248 3400 |
| E-pošta | office@ihr-makler.cc |
| Web stranica | victoriacrigan@tanamiproperties.ae |





## BUILT FOR SUCCESS

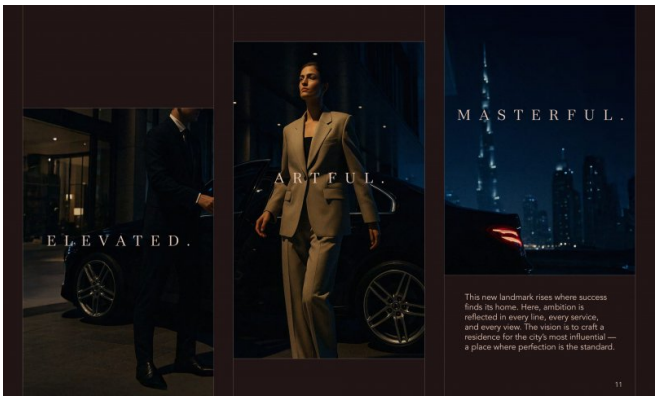
Set next to the heart of global business in Dubai, Jumeirah Residences Emirates Towers stand as the new architectural icons on the city's skyline.

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.

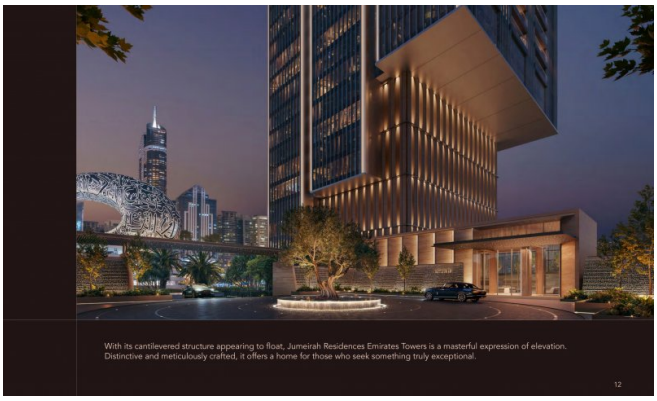
09

## 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.

11



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.

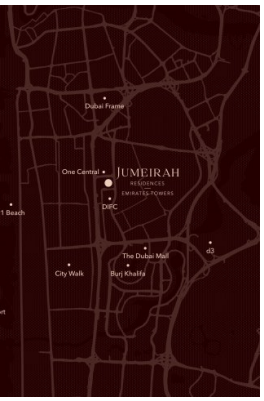
12

## SUCCESS LEADS TO ONE LOCATION

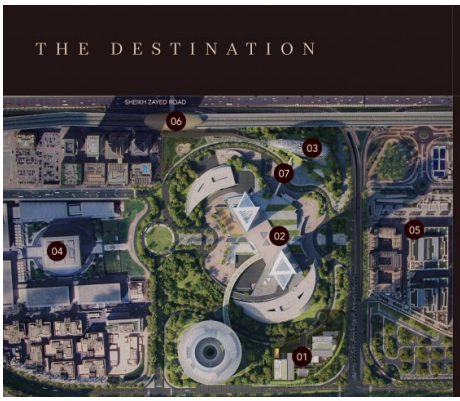
The residences offer seamless access to Sheikh Zayed Road and Al Khail Road, with key destinations such as City Walk, Downtown Dubai, and J1 Beach just minutes away.

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

16

## 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.

18

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.

19

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.

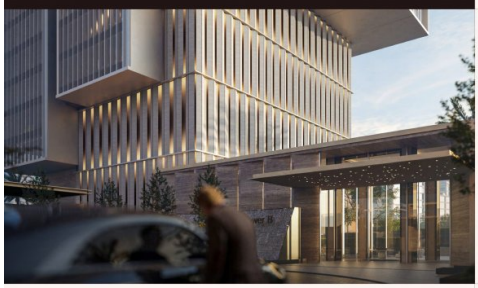
With projects in over 80 cities worldwide, their vision balances sculptural form, refined craft and deep environmental care.

20

## 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.

23

## 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

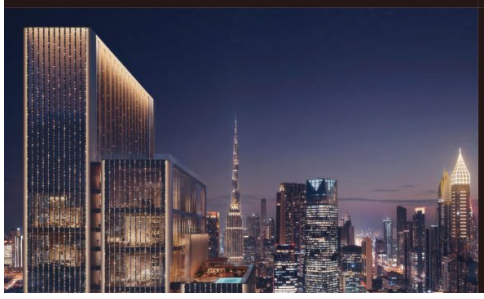
- A wide selection of Jumeirah rejuvenating SPA treatments and massages can be booked with a Jumeirah SPA therapist
- Hair-dressing services can be offered at the salon or at the residence
- Personal trainer is available upon request to deliver an individual training and/or meal plan and control training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

### PRIVATE CHEF & EVENTS

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

24

## 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.

26

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

28

## 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.

29

ENTRANCE