# JUMEIRAH

RESIDENCES

EMIRATES TOWERS

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JUMEIRAH

# 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.

JUMEIRAH

RESIDENCES

# A REALM OF LUXURY IN LIVING SPACES

Jumeirah Residences represent an ultra-luxurious and serviced residential development brand, offering a lifestyle defined by exclusivity, originality and sophistication. Jumeirah Residences have successfully introduced Jumeirah Residences Marsa Al Arab, a collaboration with Meraas, where opulent residences and the breathtaking allure of a waterfront location come to life. As architects of magnificent design and hospitality, Meraas and Jumeirah Residences will yet again leave an indelible mark on Dubai's skyline with Jumeirah Residences Emirates Towers.

# JUMEIRAH

RESIDENCES

EMIRATES TOWERS

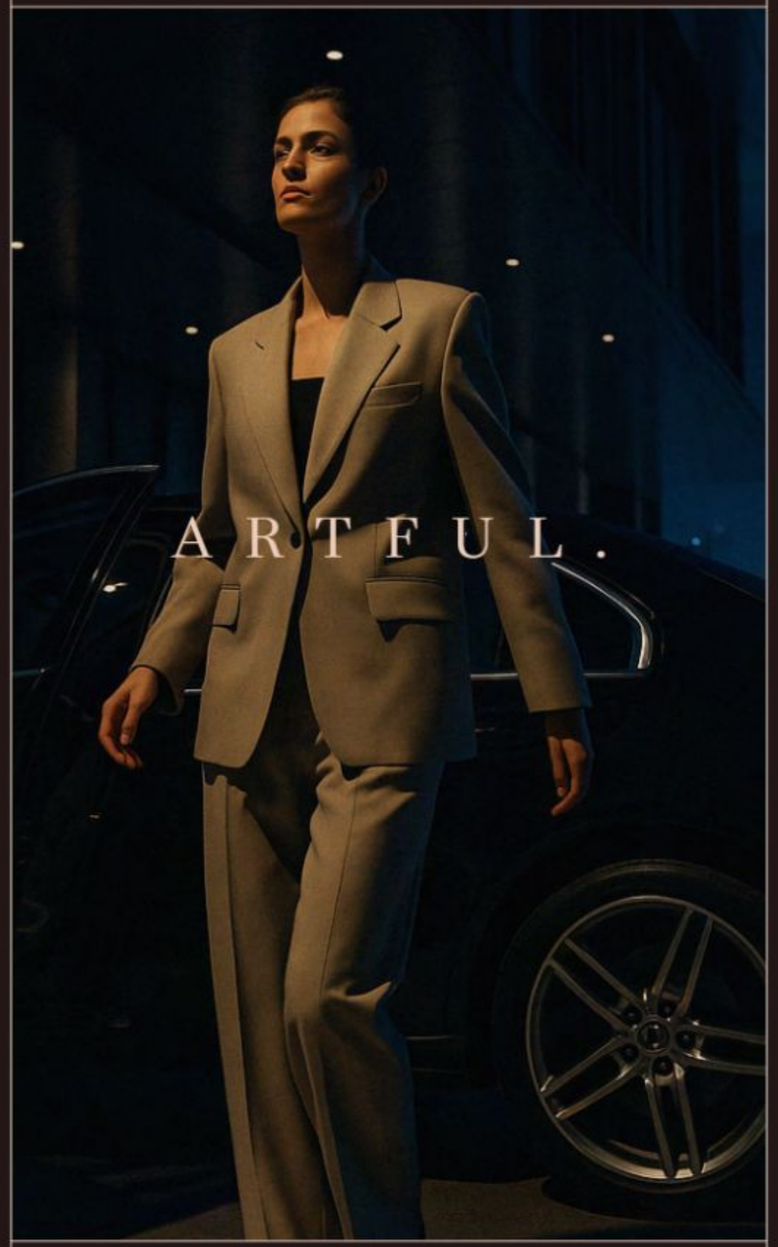
# BUILT FOR SUCCESS

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.

# 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.

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.

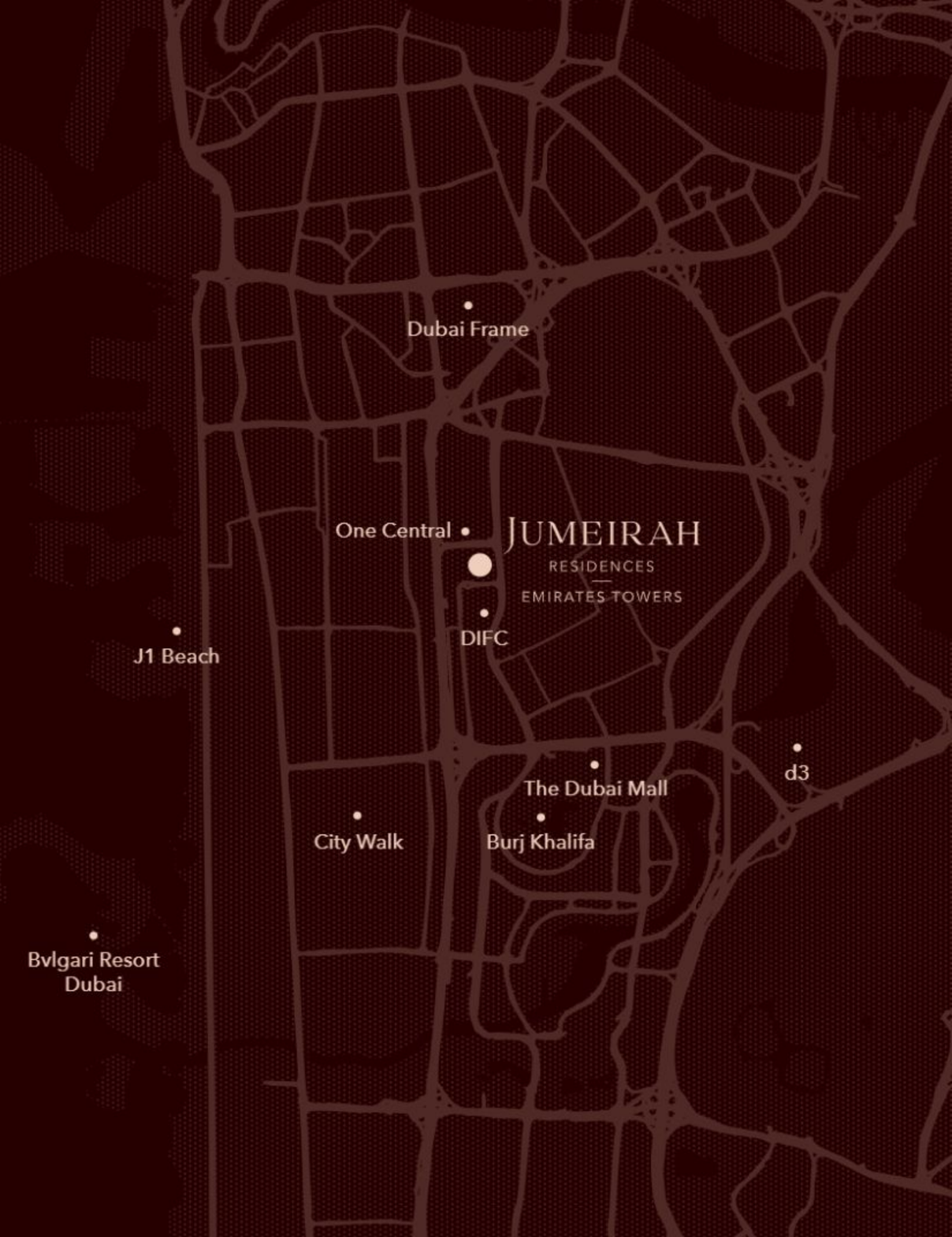
A LANDMARK
ADDRESS

# 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

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

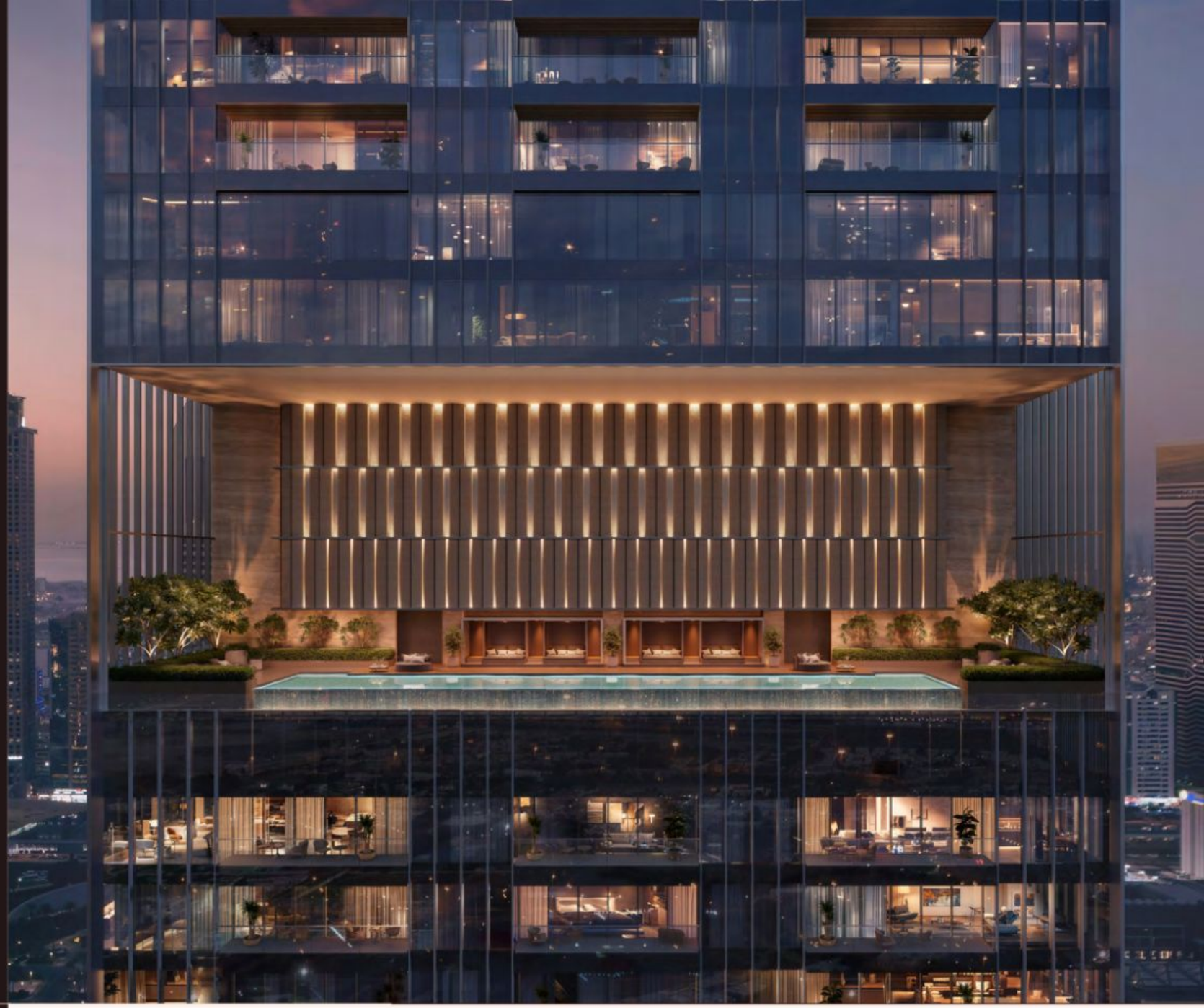
# ARCHITECTURAL STATEMENT

# 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.

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.



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.

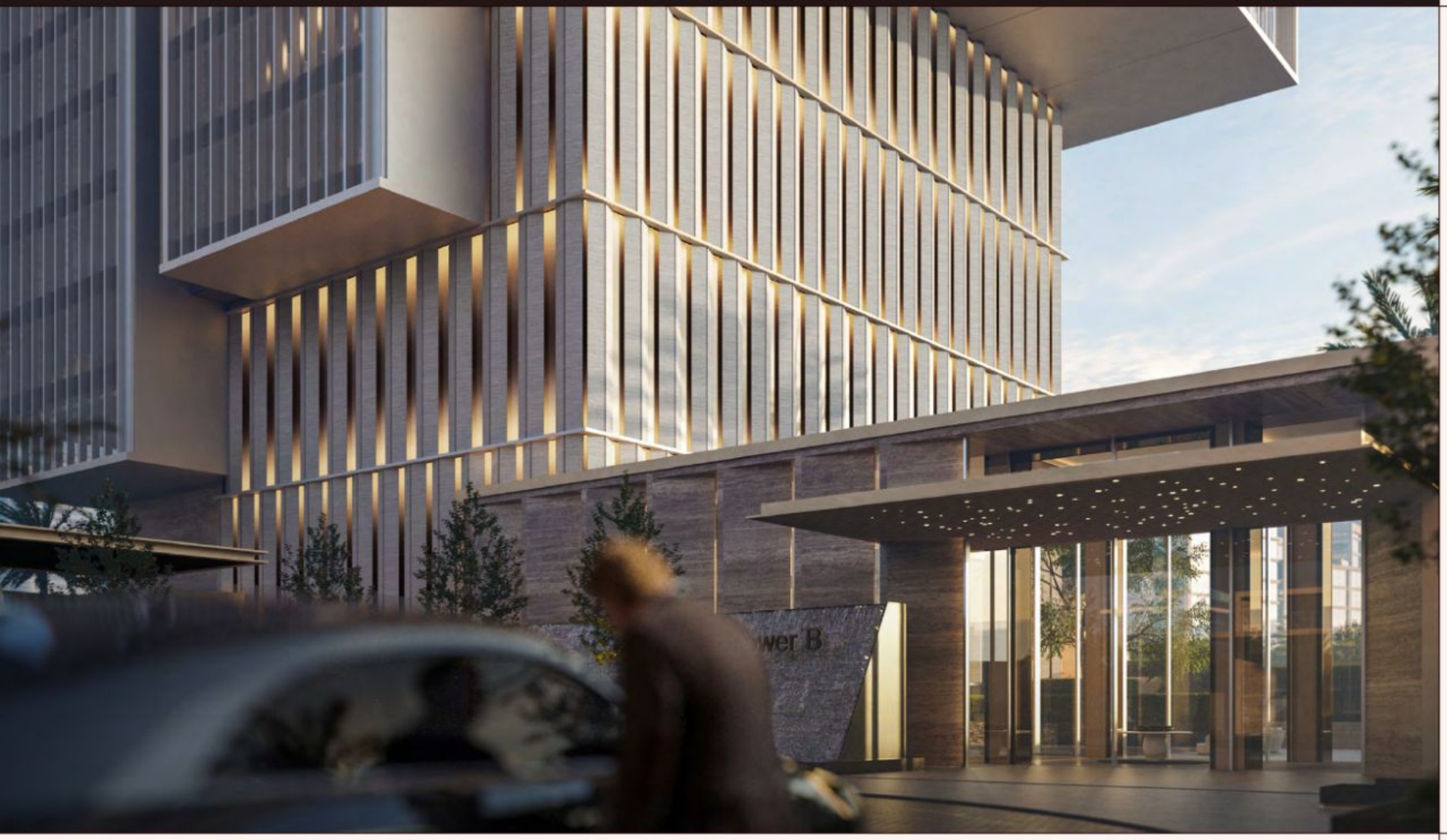
With projects in over 80 cities worldwide, their vision balances sculptural form, refined craft and deep environmental care.

# 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.

# JUMEIRAH SIGNATURE SERVICES

# 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.

# 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

# 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.

# 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

# 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.

ENTRANCE

DROP-OFF

ARRIVAL COURTYARD

BASEMENT LOBBY

# LOBBY

A sense of grandeur greets you the moment you arrive. The double-height lobby, tranquil garden courtyard, and elegant lounge set the tone for a lifestyle shaped by refinement.

LOBBY

LOBBY

GROUND FLOOR LIFT LOBBY

# FINE DINING

A world-renowned, branded restaurant will bring culinary excellence to the heart of the residences. This fine dining destination promises to deliver an experience shaped by craft, atmosphere and impeccable service, all just moments from home.

# FAMILY POOL

Overlooking the iconic Museum of the Future, the family pool offers a sunlit retreat designed for relaxation and connection.

FAMILY POOL

KIDS' POOL

# THE SOCIAL HALL

A refined lounge adjacent to the pool, the social hall is designed for connection and convenience.

# YOGA & SPINNING STUDIO

The dedicated yoga and spinning studio overlooks the Museum of the Future, bringing light, movement, and inspiration into every session.

SPINNING STUDIO

# MULTI-PURPOSE SPACE

Whether for business, celebration or private moments, the multi-purpose event space offers room for any gatherings.

# PRIVATE DINING AREA

The private dining area makes every moment special. Thoughtfully designed to host, gather, and celebrate with ease and sophistication, it also offers the option of a private chef for intimate gatherings and curated culinary experiences.

# PADDLE COURT

Whether for a casual game or focused practice, the premium paddle court offers an exceptional setting for play and performance.

# SKY AMENITIES

# SKY POOL

Suspended high above the city, the adults-only infinity pool and terrace offer panoramic views in every direction. Sunlit daybeds, private cabanas, and an inviting poolside lounge create a space that elevates both mind and mood. For added ease, a dedicated toddlers' club on the same level provides a safe, playful environment just steps away.

# SKY TERRACE

Host gatherings framed by skyline views in this intimate setting suspended above the city. The private sky terrace offers the perfect blend of exclusivity and dramatic perspective. Lounge seating, water features, and curated greenery create a natural rhythm, completing the sense of escape.

SKY TERRACE LOUNGE AREA

# WELLNESS CLUB

The wellness club includes spa suites, saunas, and a fully equipped gym, all seamlessly connected to the sky pool and elevated by panoramic views. A dedicated nail studio adds to the offering, while a separate fitness floor ensures enhanced privacy for residents of select three- and four-bedroom homes.

TREATMENT ROOM

SPA

NAIL SALON

GYM RECEPTION

GYM STAIRCASE

GYM

EXCLUSIVE GYM

# GAME CORNER

Framed by extraordinary views from the top of the tower, the game corner offers a relaxed yet refined setting for downtime. With a pool table, plush lounge seating and an atmosphere designed for connection, it is the perfect place to unwind and entertain.

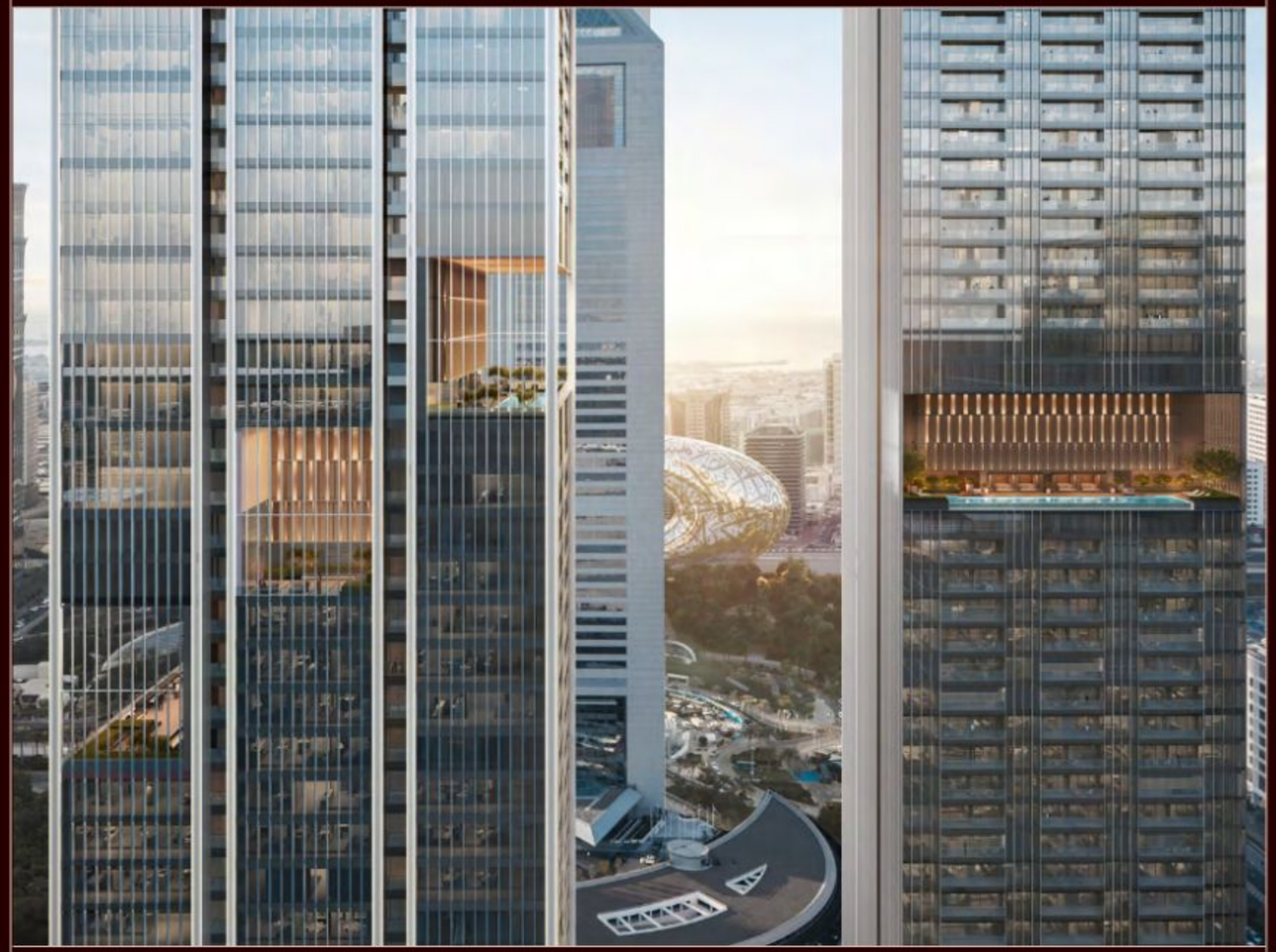
# CO-WORKING LOUNGE

A dedicated co-working lounge provides room for your ideas to grow. Its professional yet relaxed setting is ideal to seamlessly transition from moment of focus to connecting with like-minded residents.

# PRIVATE CINEMA

Whether hosting private viewings or unwinding with loved ones, the private cinema is built for immersive moments and effortless comfort.

# THE RESIDENCES



# PERFECTION IS A MINDSET WE SHARE

From curated materials to thoughtful spatial flow, each element reflects an unwavering commitment to perfection. With no internal columns interrupting the interiors, spaces feel open, fluid, and elegantly unobstructed. Ranging from one- to four-bedroom apartments, these residences offer generous layouts and elegant details to suit a variety of lifestyles.

# 1-BEDROOM RESIDENCES

Designed for those who aspire to more, the one-bedroom residences offer a refined balance of form and function. Open-plan layouts promote clarity and comfort, while the state-of-the-art kitchen reflects our attention to detail. The bedroom, finished to the highest standards, provides a serene space to reset and recharge complemented by a private balcony with breathtaking skyline views.

1-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

1-BEDROOM RESIDENCE

TERRACE

# 2-BEDROOM RESIDENCES

The two-bedroom residences are designed to balance private retreat and shared living. Spacious living and dining areas flow into a modern, fully equipped kitchen, complete with sophisticated finishes and integrated appliances. The living room features premium materials and clean architectural detailing that set a polished tone throughout.

2-BEDROOM RESIDENCE

LIVING & DINING ROOM

2-BEDROOM RESIDENCE

LIVING ROOM

2-BEDROOM RESIDENCE

TERRACE

# 3-BEDROOM RESIDENCES

The three-bedroom residences speak to a life of elevated sophistication. Expansive living and kitchen areas are framed by soaring double-height ceilings and wrapped in floor-to-ceiling glass, capturing uninterrupted views of the city skyline. The master bedroom features a walk-in closet, spacious balcony and a private sanctuary that invites rest and restoration. Elegant bathrooms, accented with timeless fixtures and natural textures, offer a sense of calm and comfort.

3-BEDROOM RESIDENCE

FOYER

3-BEDROOM RESIDENCE

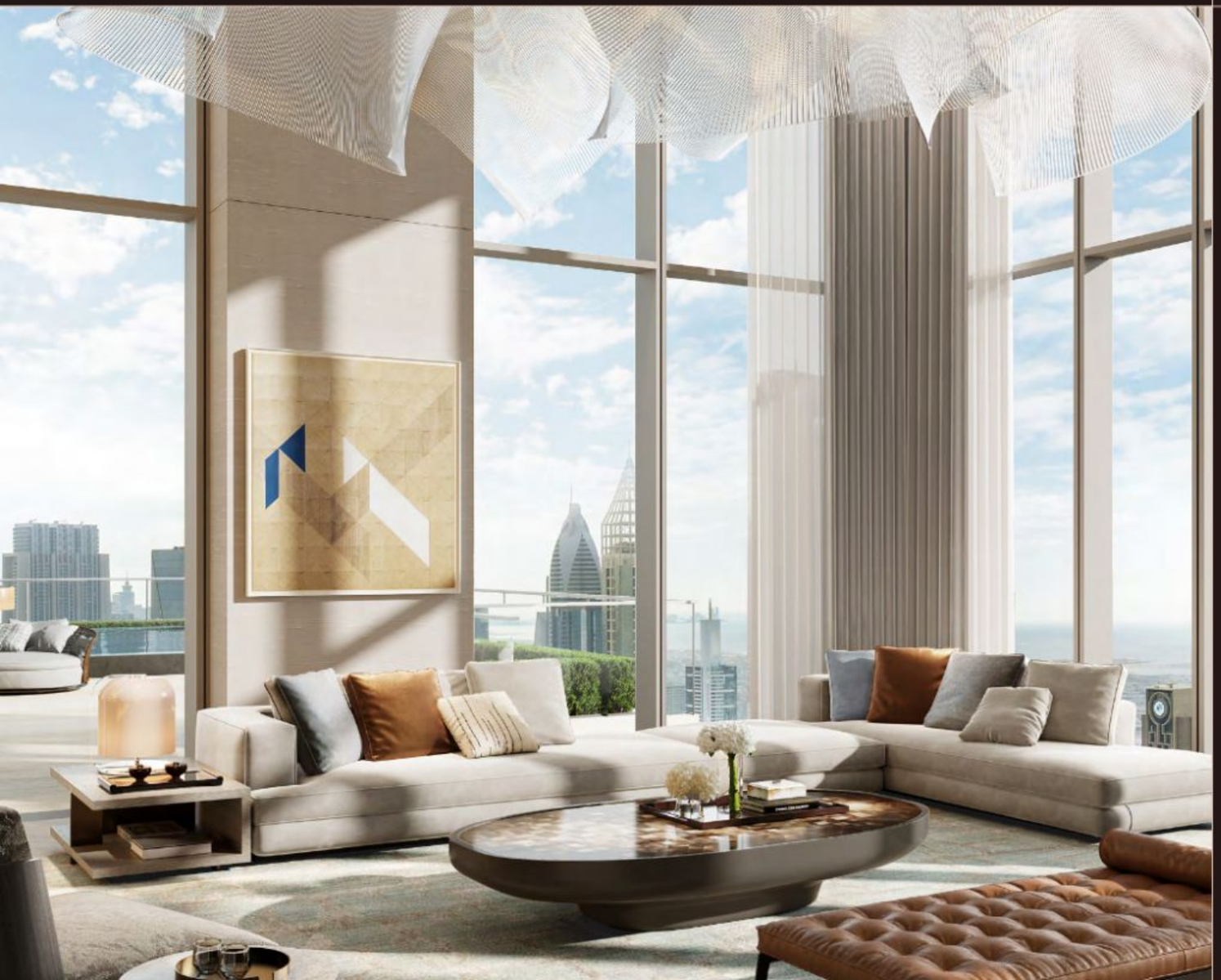
LIVING, DINING & KITCHEN

3-BEDROOM RESIDENCE

LIVING ROOM

3-BEDROOM RESIDENCE

MASTER BATHROOM



# 4-BEDROOM RESIDENCES

Positioned at the pinnacle of the towers, the four-bedroom residences embody elevated living for those who seek something truly distinctive. Expansive interiors flow effortlessly onto a private rooftop terrace complete with panoramic city views, a social lounge, dining area, BBQ counter, plunge pool, and landscaped garden. From a private gym to curated entertaining spaces and an observation deck that opens to the horizon, every detail is designed as a reflection of ambition and refinement.

4-BEDROOM RESIDENCE

LIVING, DINING & KITCHEN

4-BEDROOM RESIDENCE

LIVING ROOM

4-BEDROOM RESIDENCE

MASTER BATHROOM

4-BEDROOM RESIDENCE

PRIVATE TERRACE & POOL

MERAAS

# A LEADING MASTER DEVELOPER

Meraas is the developer behind some of Dubai's most iconic addresses from Bluewaters Residences to BVLGARI Residences. Known for exclusive, limited-edition homes in exceptional locations, Meraas blends innovation with artistic mastery to create exceptional living environments. Each development has a signature setting where sophistication, serenity, and vibrant communities thrive.

MERAAS