# 1BR A2A(M) Dubai, Emirates Towers – Residenze di lusso con servizi di altissimo livello

| Costi Interventi | |
|---|---|
| Prezzo d'acquisto | Prezzo su richiesta |

| Dettagli della proprietà | |
|---|---|
| Zona residenziale a mq | 76,06 m² |
| Area totale | 82,67 m² |
| Camere | 3 |
| Numero di camere da letto | 1 |
| Numero di bagni | 1 |
| Dimensioni di balcone / terrazzo | 6,61 m² |
| Numero di balconi | 1 |
| Condizione della proprietà | La prima volta |
| vecchio / nuovo edificio | Nuova costruzione |
| Stato di Vendita | Aperto |

| Caratteristiche | |
|---|---|
| Categorizzazione generale | Lussuoso |
| Bagno | Doccia, Vasca |
| Cucina | Cucina attrezzata, Aperto |

| | |
|---|---|
| Genere di riscaldamento | Centrale |
| Air-conditioned | Sì |
| Ascensore, ascensore | Persone |
| furbished | completamente |
| TV via cavo/satellite | Sì |
| Caratteristiche di sicurezza | Macchina fotografica |
| Storrage | Sì |
| anziani | Sì |

## Descrizione struttura

Le residenze presentano un design raffinato con spazi aperti che favoriscono una sensazione di chiarezza e comfort. Ogni abitazione è dotata di cucine all’avanguardia, rifinite con materiali di pregio e elettrodomestici integrati. Le ampie aree living scorrono armoniosamente, offrendo un’atmosfera sofisticata ma accogliente, con toni caramello, marmi di lusso e finiture in legno naturale. Ogni residenza è progettata per bilanciare funzionalità e stile, offrendo un rifugio tranquillo con viste mozzafiato sullo skyline della città. Le torri sono capolavori architettonici, poggiati su pilastri quasi invisibili per offrire viste panoramiche dal centro di Dubai fino al mare aperto, garantendo al tempo stesso completa privacy a ogni residente.
L’esperienza di arrivo è sontuosa, con una lobby a doppia altezza, un tranquillo cortile giardino e raffinate aree lounge. Le terrazze panoramiche all’ultimo piano elevano la vita quotidiana con una lussuosa piscina a sfioro, salotti giardino panoramici e ampi spazi per eventi all'aperto. Servizi personalizzati come trattamenti spa, personal trainer, assistenza concierge e opzioni di ristorazione privata assicurano uno stile di vita definito da lusso e comodità. Ogni dettaglio è progettato per offrire un’esperienza abitativa senza soluzione di continuità che unisce design iconico e comfort raffinato.

## Posizione

Situate nel cuore del polo globale degli affari di Dubai, queste residenze vantano un accesso diretto a Sheikh Zayed Road e Al Khail Road. Vicino a City Walk, Downtown Dubai, J1 Beach e a punti culturali iconici come il Museo del Futuro e DIFC. Questo quartiere dinamico ospita istituzioni internazionali, ristoranti di alto livello e gallerie prestigiose, offrendo uno stile di vita senza pari dove affari, cultura e tempo libero si incontrano.

## Caratteristiche

Gli abitanti hanno accesso esclusivo a piscine panoramiche, piscine infinity solo per adulti, lounge giardino panoramici e terrazze private per eventi sospese sulla città. Spa rigenerante, palestra completamente attrezzata, studi di yoga e spinning e un club benessere con sauna e studio unghie. Ulteriori servizi comprendono sale da pranzo private, ristorante di alta cucina, spazi coworking, cinema privato, aree gioco per bambini, campi da paddle e spazi eventi multifunzionali, tutti progettati per migliorare la vita quotidiana.

## Altrui

Disclaimer: i piani, i dettagli e l'orientamento dell'unità inclusi sono solo

indicativi e possono essere modificati dal sviluppatore/venditore a sua discrezione senza preavviso e/o responsabilità. Tutte le immagini, comprese le caratteristiche, le finiture, l'arredamento, la vista e la scala, sono solo illustrative. Le aree finali, l'orientamento, le dimensioni, la disposizione e i materiali possono differire da quelli indicati.

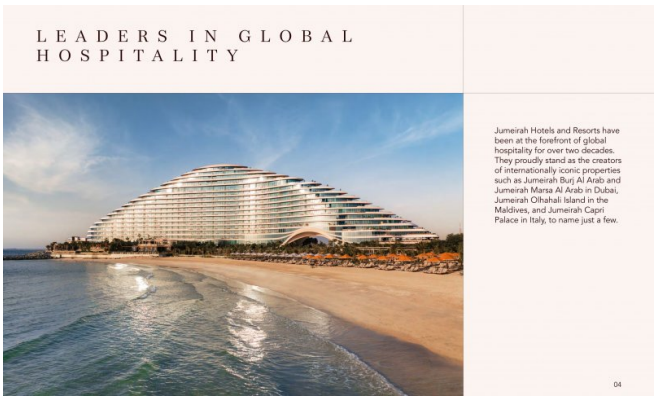
## Indirizzo

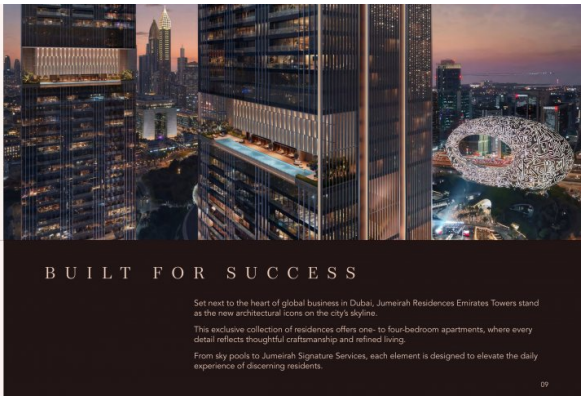
Emirates Tower

## Fornitori

TANAMI PROPERTIES
Al Marsa Street
3405 Marina Plaza

| | |
|---|---|
| Centralino | +971 4 248 3400 |
| EMail | office@ihr-makler.cc |
| Sito 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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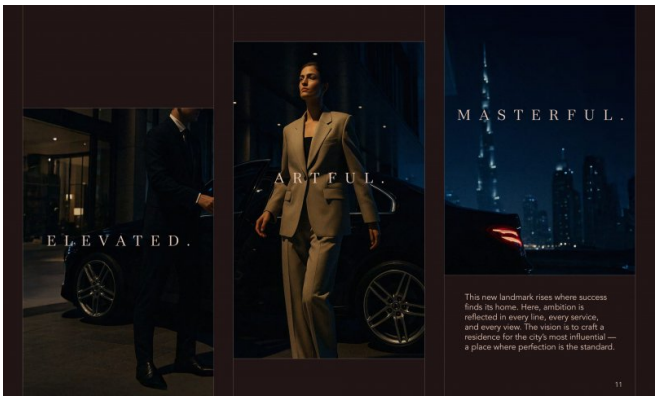
## THE PHILOSOPHY




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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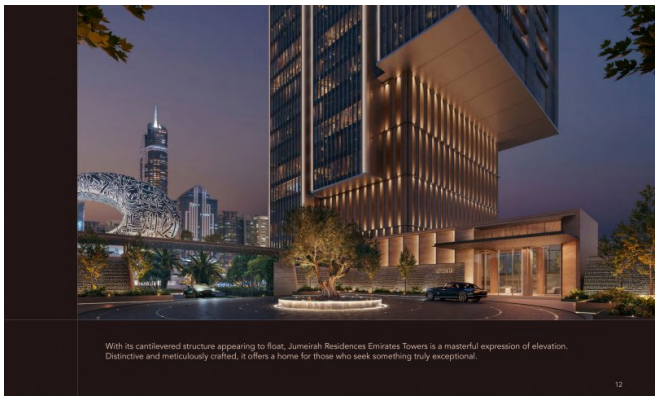

With its cantilevered structure appearing to float, Jumeirah Residences Emirates Towers is a masterful expression of elevation. Distinctive and meticulously crafted, it offers a home for those who seek something truly exceptional.

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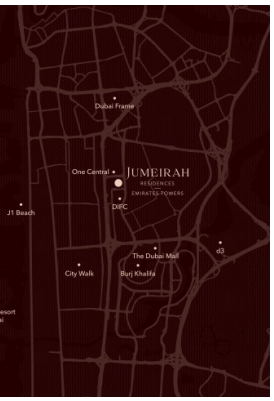
## SUCCESS LEADS TO ONE LOCATION

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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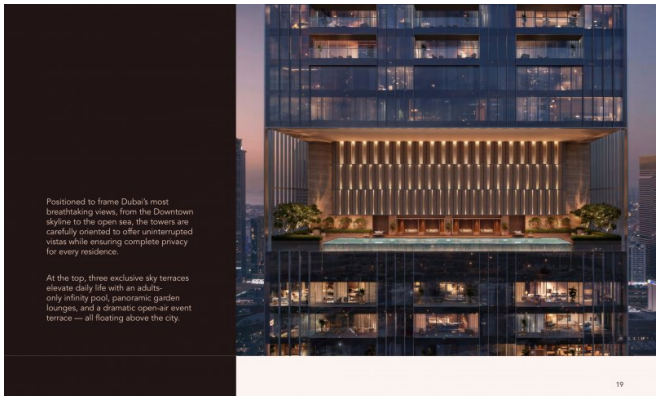

Positioned to frame Dubai's most breathtaking views, from the Downtown skyline to the open sea, the towers are carefully oriented to offer uninterrupted vistas while ensuring complete privacy for every residence.

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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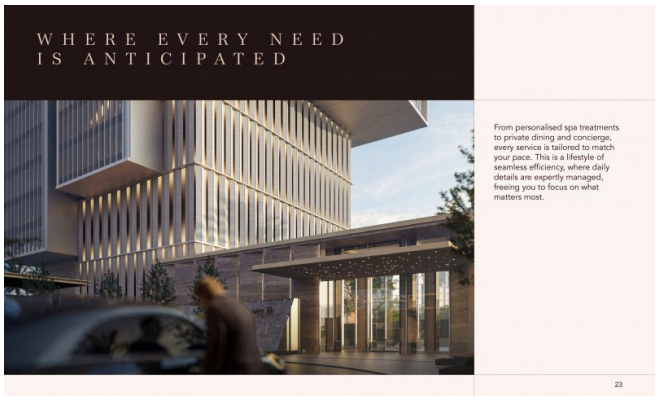
## A PALETTE COMPOSED FOR ELEGANCE

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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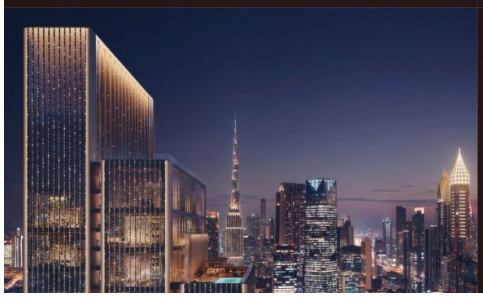
## DESIRED BY MANY. RESERVED FOR FEW.



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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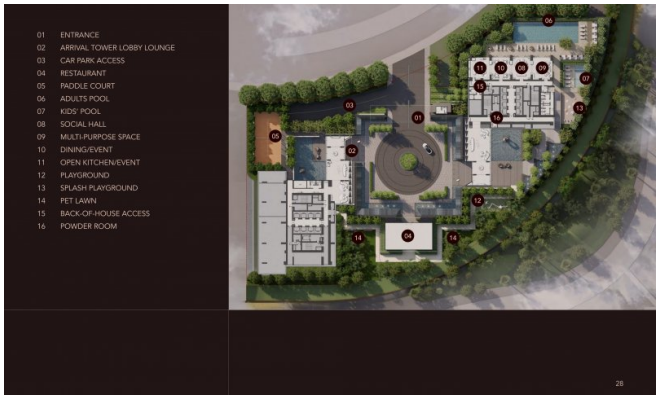

01 ENTRANCE
02 ARRIVAL TOWER LOBBY LOUNGE
03 CAR PARK ACCESS
04 RESTAURANT
05 PADDLE COURT
06 ADULTS POOL
07 KIDS' POOL
08 SOCIAL HALL
09 MULTI-PURPOSE SPACE
10 DINING/EVENT
11 OPEN KITCHEN/EVENT
12 PLAYGROUND
13 SPLASH PLAYGROUND
14 PET LAWN
15 BACK-OF-HOUSE ACCESS
16 POWDER ROOM

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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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