

# BLVD HEIGHTS

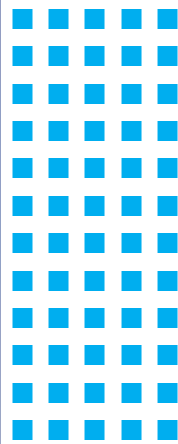


[emaar.com](http://emaar.com)





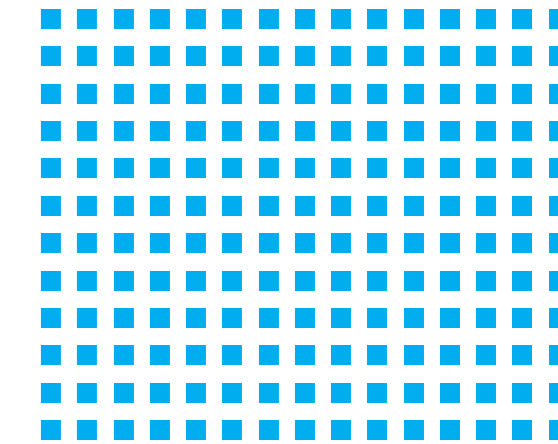




## THE CITY OF SUPERLATIVES

A city of two tales, Dubai has emerged as a pioneer in modern urban existence while proudly celebrating the wisdoms of its Arabian heritage. As Dubai continues to evolve as a metropolis of the Mid-East, its reputation as a premier lifestyle destination surpasses even the most discerning expectations. Dubai now stands among the world's economic powerhouses with a culturally diverse population inspiring a new way of living.

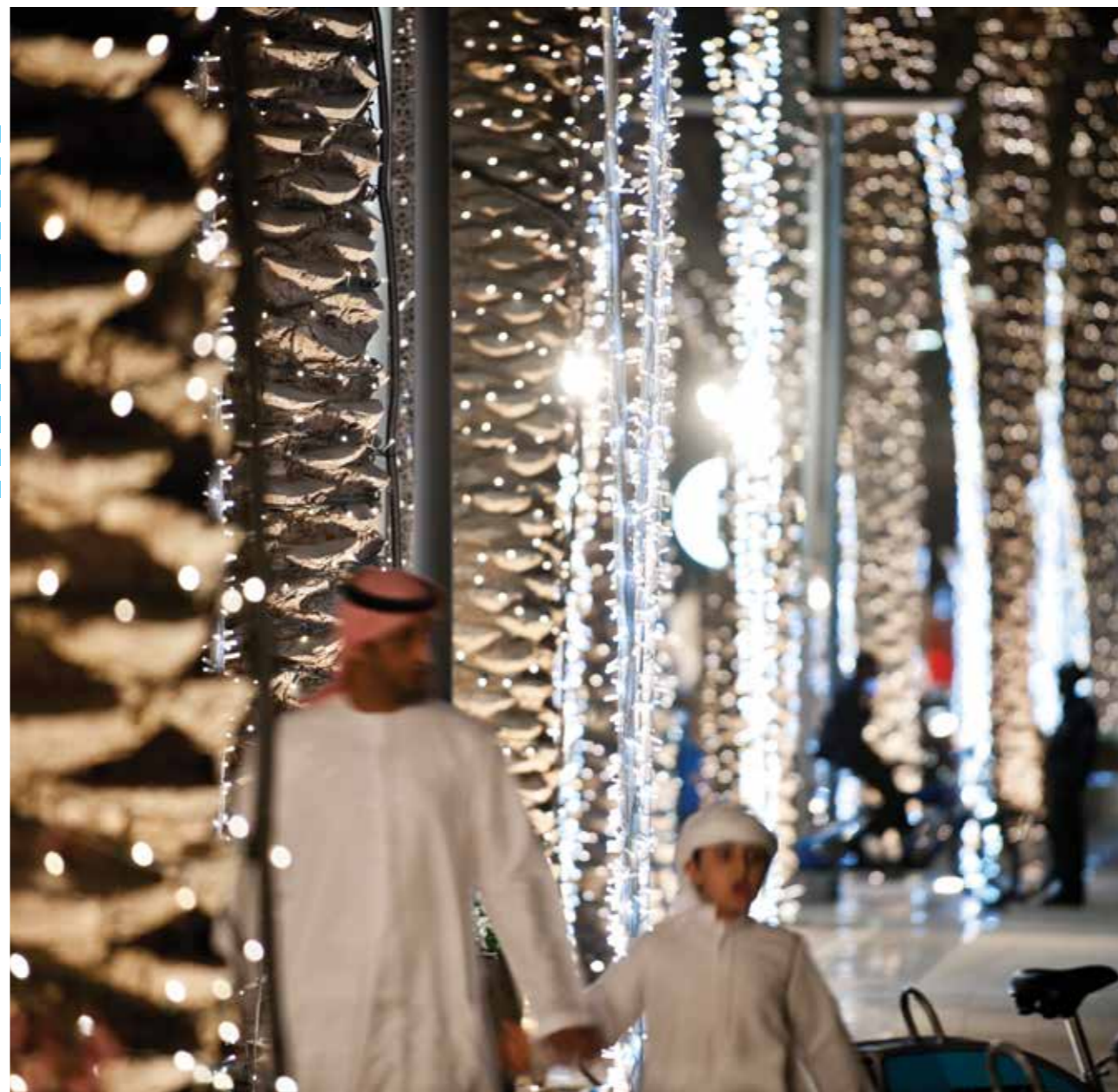
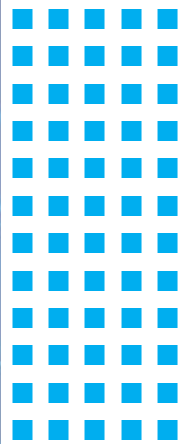
Today, Dubai continues to offer a secure future for those seeking to create a home in the Emirate.



## مدينة التميز

برزت دبي بقوة على الخريطة العالمية كمدينة عصرية فائقة التطور. وفي الوقت نفسه تفخر بحفاظها على عادات وتقاليد وترات شبه الجزيرة العربية. ومع استمرار دبي في تحقيق التطور السريع بصفتها المدينة الرائدة في الشرق الأوسط، إلا أن شهرتها كوجهة رئيسية للأناقة وأسلوب الحياة الفاخرة تتجاوز كل التوقعات.

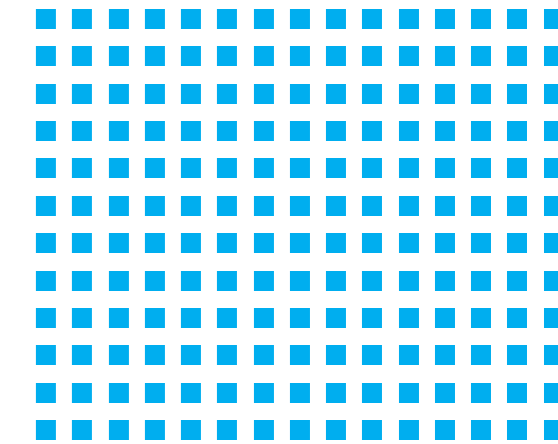
وتقف دبي الآن في مصاف القوى الاقتصادية العالمية، وهي تتميز بالتنوع الثقافي لسكانها الذي تستلهم منه أساليب الحياة الجديدة. وتواصل دبي اليوم توفير مستقبل آمن لأولئك الساعين إلى امتلاك منازل في الإمارة.



## BUILDING DREAMS

The award-winning Emaar Properties encapsulates the essence of what Dubai has come to symbolise to the world. More than just a developer, this 'lifestyle brand' provider continues to anticipate its customer's discerning requirements by creating a life of luxury with its unwavering blueprint for 21st century community living.

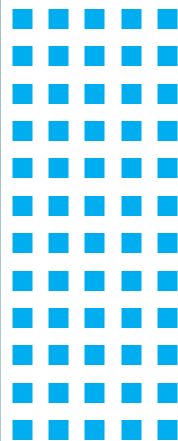
Emaar's flagship mega-development Downtown Dubai has, for many, become the benchmark for architectural and engineering ingenuity in the region. Innovation, transformation, efficiency and luxury are synonymous with Emaar's vision for 'Quality Lifestyle'.



## تحويل الأحلام إلى حقيقة

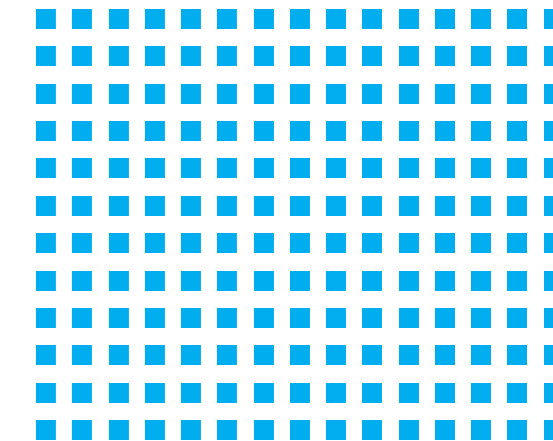
تعتبر شركة إعمار العقارية الحائزة على الجوائز عن جواهر ما تمثله دبي بالنسبة للعالم من حولنا. هي أكثر من مجرد شركة مطورة، فهذه الشركة التي تجسد «العلامة التجارية لأسلوب الحياة الفاخرة» تواصل توقع متطلبات عملائها الذين ليس من السهل إرضائهم، وذلك بابتكار أسلوب الحياة الفاخرة الذي يلبي متطلبات العيش في القرن الحادي والعشرين.

أما مشروع وسط مدينة دبي، الذي يعتبر أبرز مشاريع إعمار، فقد أصبح بالنسبة للكثير من الناس علامة بارزة على روعة وأصالة التصميم المعماري والهندسي في المنطقة. ويمكننا القول أن الابتكار والتحول والكفاءة والفاعلية تعتبر بحق مرادفة لرؤية إعمار لأسلوب الحياة الراقية والجودة العالية.



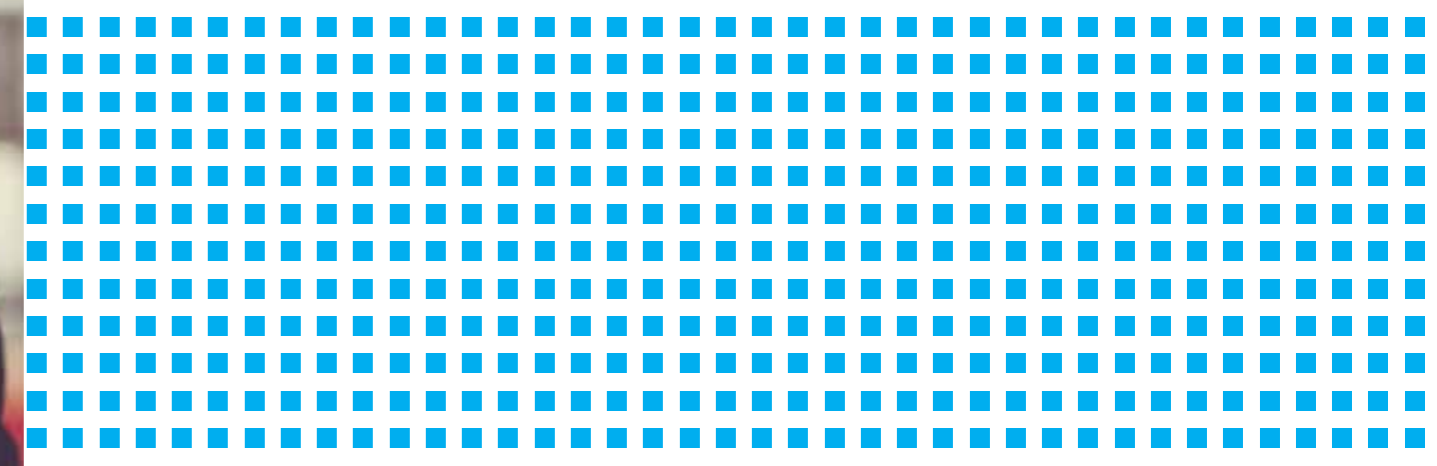
## DESTINATION DOWNTOWN DUBAI

Downtown Dubai has become the focal point – ‘The Centre of Now’ – around which the rest of the city orbits. As a setting for Burj Khalifa, one of the world’s most iconic towers; The Dubai Mall, a shoppers’ paradise of global standards; and The Dubai Fountain, the story of Downtown Dubai is a visionary journey from sand to an unparalleled mini metropolis. With a cityscape rivalling the most celebrated landmarks in the world Downtown is a place where a society has emerged from within a vibrant economy, enabling its culturally diverse occupants to put the finishing touches on this truly remarkable place to live, creating a working template for a new way of life.



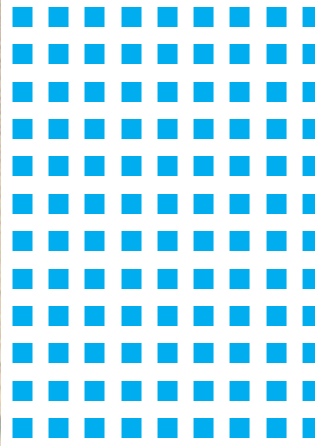
## الوجهة وسط مدينة دبي

أصبح وسط مدينة دبي النقطة المحورية التي يتركز حولها باقي أنحاء المدينة، ففيها تتلقي الصروح الشهيرة، مثل برج خليفة المهيّب بكل ما للكلمة من معنى؛ ودي مول، أشهر وجهة للتسوق والترفيه في العالم؛ ونوافير دبي فاونتن. وتمثل قصة وسط مدينة دبي رحلة تحول فريدة من منطقة كثبان رملية إلى مدينة عالمية أسطورية، ومع أفق المدينة الساحر الذي ينافس أشهر المعالم العالمية، يعتبر وسط مدينة دبي المكان الذي نشأ منه اقتصاد نشط نابض بالحياة، ويتيح لسكانه الذين يتميزون بتنوعهم الثقافي وضع لمساتهم النهائية على هذا المكان الفريد للعيش وابتكار نموذج عملي لطريقة جديدة للحياة.



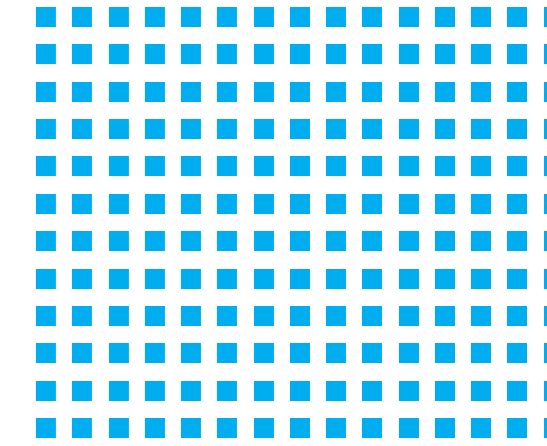






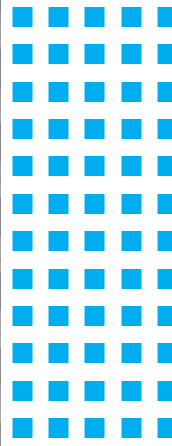
## BREATHTAKING VIEWS

BLVD Heights epitomises what it means to live, work and thrive within the bustling centre of Dubai. Modelled on the typical New York and Chicago skyscrapers, this 50-storey state-of-the-art tower is strategically located within the epicentre of Downtown Dubai. Although unquestionably modern in its aesthetic, yet classic to its core, BLVD Heights exudes consummate luxury, elegance and contemporary chic. The beautifully arranged one-, two-, three-, and four bedroom apartments and townhouses in BLVD Heights are designed with only the utmost functionality, comfort and wellbeing in mind.



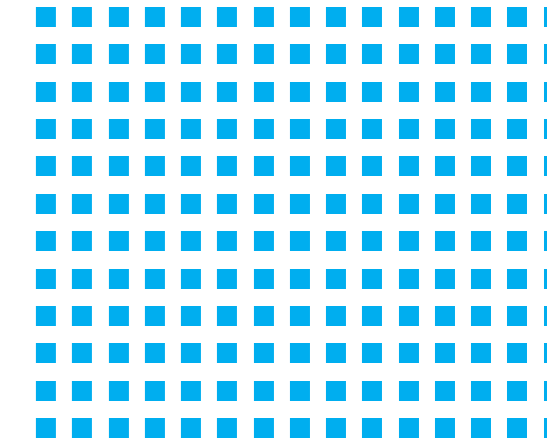
## مناظر خلابة

يجسد بوليفارد هايتس ما يعنيه العيش والعمل والازدهار في مركز دبي الصاخب النابض بالحياة. ضمهم بوليفارد هايتس على طراز ناطحات السحاب النموذجية في نيويورك وشيكاغو، ويحظى هذا البرج الفاخر المكون من 50 طابقاً بموقع استراتيجي داخل المنطقة المركزية لوسط مدينة دبي. ويتميز بوليفارد هايتس بمظهره المعاصر وطرازه الكلاسيكي وفخامته وأناقته. وقد ضمنت الشقق ووحدات التاونهاوس المكونة من غرفة واحدة أو اثنتين أو ثلاث غرف نوم في بوليفارد هايتس بحيث توفر أقصى مستويات الأداء والراحة والرفاهية.



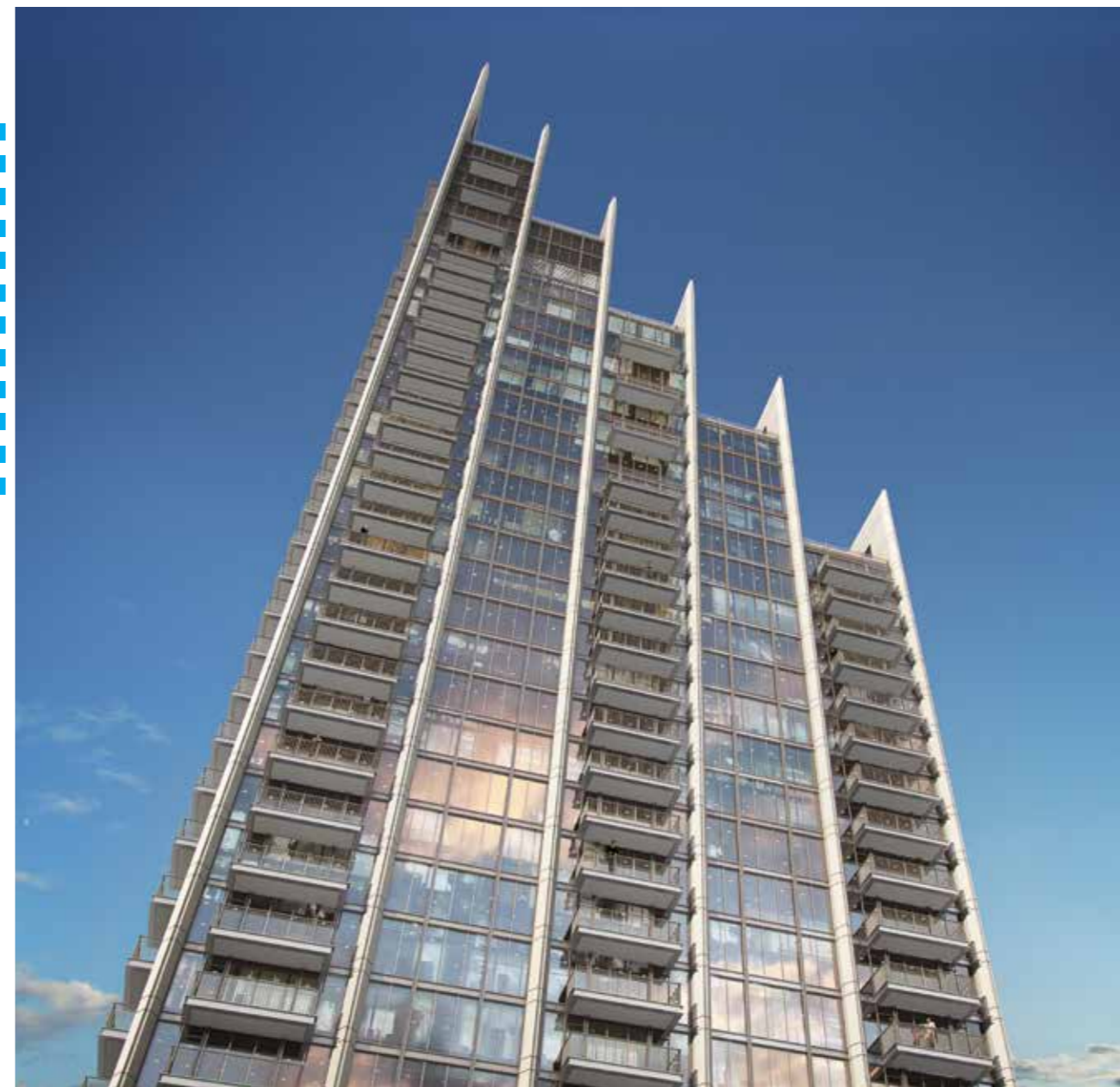
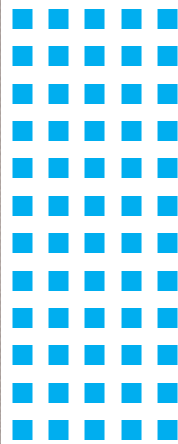
## CLOSE TO EVERYTHING YOU NEED

With panoramic views of Downtown Dubai, BLVD Heights rises alongside Mohammed Bin Rashid Boulevard. The physical connection to the street allows residents to seamlessly settle into the surrounding urban reality, maximising the dining and cultural offerings of the neighbourhood that includes La Serre, Toko, a multiple award winning Japanese restaurant. The myriad of pedestrian walkways effortlessly connects residents to the key areas within Downtown Dubai including The Dubai Mall, The Dubai Fountain and Souk Al Bahar. Nearby hotels, including the Armani Hotel and The Palace Downtown Dubai among others offer residents access to 5-star services at all times. Access to nearby communities is facilitated with a superior road network and excellent transport connectivity that also links directly onto Dubai's main highway system.



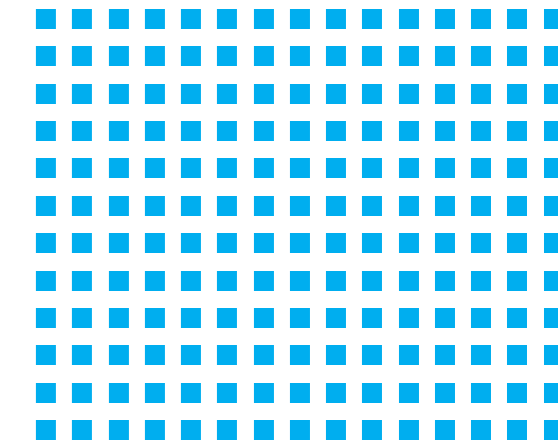
## على مقربة من جميع متطلباتكم

مع إطلالة بانورامية على وسط مدينة دبي، يرتفع بوليفارد هايتس شامخاً على امتداد بوليفارد محمد بن راشد. أما اتصال البرج المباشر بالشوارع فهو يتيح للسكان الاستقرار بسهولة في المنطقة الحضرية المحيطة به. ويعزز من تجارب تناول الطعام والتنوع الثقافي في المناطق المجاورة التي تشمل لا سير، توكو، المطعم الياباني الفاخر الحائز على العديد من الجوائز. وكذلك فإن الممرات العديدة للمشاة تشكل همزة وصل تربط السكان بسهولة مع المناطق الرئيسية في وسط مدينة دبي بما في ذلك دبي مول ودبي فاوتن وسوق البحار. أما الفنادق القريبة، بما في ذلك فندق أرماني والقصر ذي «بالاس»، وسط مدينة دبي وغيرها فهي توفر للسكان إمكانية الحصول على خدمات من فئة ه نجوم في جميع الأوقات. ومما يسهل الوصول إلى المجمعات الأخرى المجاورة وجود شبكة طرق ووسائل نقل ممتازة تربط السكان أيضاً بشكل مباشر بنظام الطريق السريع الرئيسي في دبي.



## THE LUXURY WITHIN

All facets of BLVD Heights are designed to exude an aura of ultimate luxury, modern elegance and urban relaxation. The sophisticated and upmarket feel of the Grand Entrance to BLVD Heights sets the tone for the rest of the complex. The lobby and adjacent cafés are carefully planned as a continuation of the urban feel of the Mohammed Bin Rashid Boulevard. Floor-to-ceiling windows in the apartments and townhouses extenuate the feeling of space and light while the combination of subtle colours and textured surfaces ensures a luxurious finish. Open plan interiors are carefully arranged to include ample storage while top-of-the-range, custom kitchens and bathrooms lend exclusivity to the sumptuous decor. Spectacular penthouses on the tower crown boast their own outdoor private decks with premium views of 'The Centre of Now'.



## عنوان الفخامة

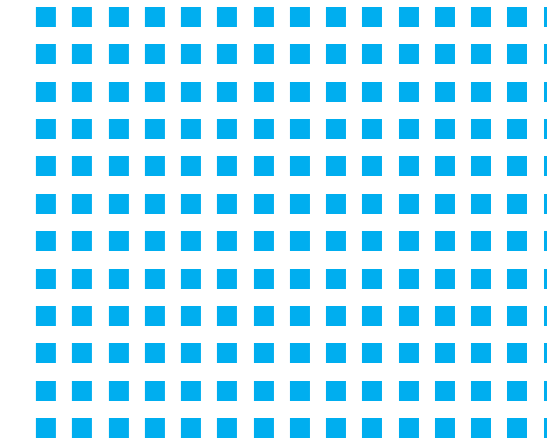
ضُمت جميع أرجاء بوليفارد هايتس لتجسد هالة من الفخامة والأناقة الحديثة والاسترخاء في المناطق الحضرية. يبدأ الشعور بلمسات الرقي والفخامة بمجرد الوصول إلى المدخل الرئيسي المؤدي إلى بوليفارد هايتس وينطبق هذا الأمر على بقية أرجاء المجمع. وقد ضُمت الردهة والمقاهي المجاورة بعناية لتشكل استمراراً للشعور بالابتكار والإبداع الذي يمثله بوليفارد محمد بن راشد. أما النوافذ الممتدة من الأرض إلى السقف في الشقق ووحدات التاونهاوس فهي تعمق الشعور بالراحة والضوء. في حين أن مزيج الألوان الرائع والسطوح المتميزة يدل على الجودة العالية للنشطيات الفاخرة. ضُمت الأجزاء الداخلية المفتوحة بعناية بحيث تشمل أماكن واسعة للتخزين. في حين أن المطابخ والحمامات تضيء لمسات من التفرد على الديكور الباذخ. أما وحدات البنتهاوس المذهلة في أعلى البرج فهي تضم جلسات خارجية في الهواء الطلق مع إطلالة خاصة على المنطقة المركزية وسط مدينة دبي.





## RESORT INSPIRED FACILITIES

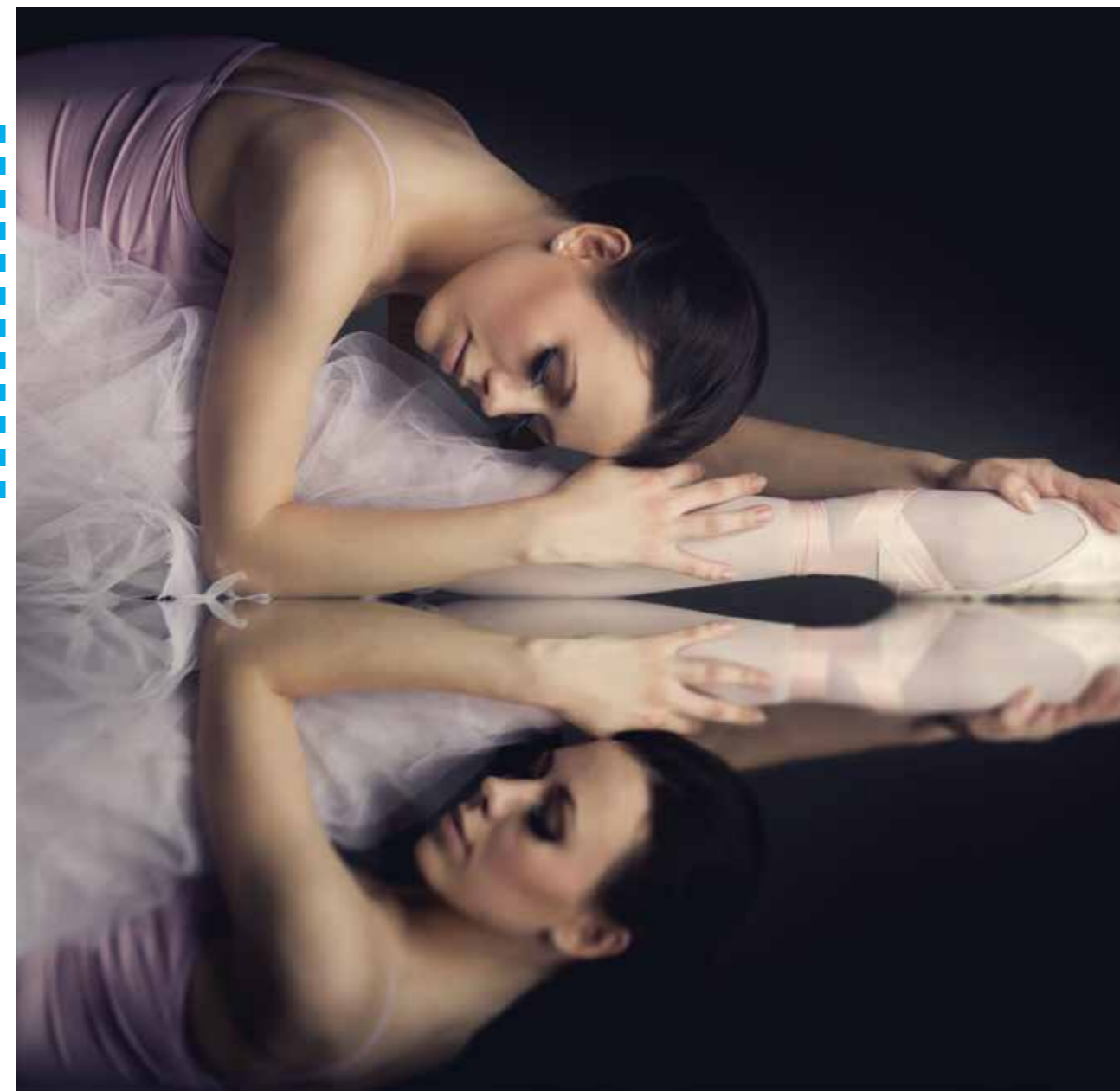
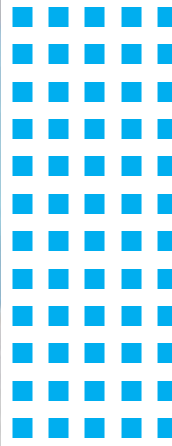
BLVD Heights is designed with the perfect balance in mind. A connection with the outside urban landscape is created via the public plaza and retail experiences on the lower levels of the podium. This is designed to activate a direct connection to the future offerings planned for The Opera District. The lobby area offers a 24-hour concierge service along with a social area. The upper levels of the podium within BLVD Heights will house townhouse units, a landscaped swimming pool area, private terraces and resident amenities; all situated with alluring views towards the Boulevard.



## مرافق ذات جودة عالية

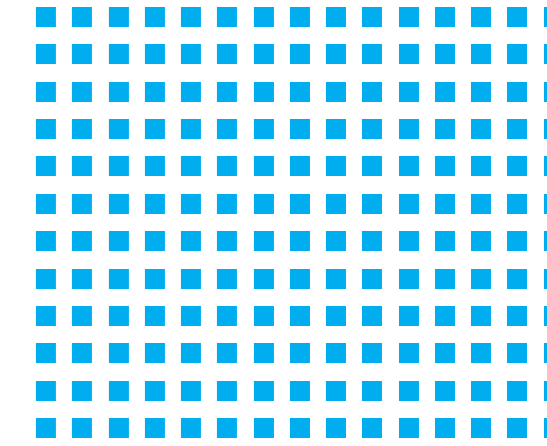
تم تصميم بوليفارد هايتس مع أخذ مسألة التوازن المثالي بعين الاعتبار. حيث يتصل البرج مع المناظر الطبيعية في المناطق الحضرية عبر الساحة العامة ومرافق مبيعات التجزئة في الطوابق السفلية من المنصة. وقد صممت على هذا النحو لتنشيط الاتصال المباشر مع العروض المخطط لها في المستقبل لمنطقة «دار الأوبرا». توفر منطقة الردهة خدمة الكونسيرج «الاستعلامات» على مدار ٢٤ ساعة جنباً إلى جنب مع منطقة النشاطات الاجتماعية. أما الطوابق العليا من المنصة في بوليفارد هايتس فسوف تضم وحدات منازل التاونهاوس ومنطقة حمام السباحة التي تزينها المسطحات الخضراء، وشرفات خاصة ووسائل الراحة للسكان؛ وجميعها تطل على المناظر الخلابة للبوليفارد.





## THE OPERA DISTRICT

The future of Dubai's arts and culture scene lies in the new Opera District. As Downtown Dubai's centre of arts, the development will offer a combination of residential, commercial and recreational facilities. Exclusively pedestrianised and with direct access from the Mohammed Bin Rashid Boulevard, the area will launch a local arts exchange through visiting artists and performers as well as showcasing local talent. The Opera District will house the UAE's first 2,000-seat multi-form theatre, Dubai Opera, and a dedicated modern art museum, as well as featuring two new 'art hotels', design studios and galleries.



## منطقة "دار الأوبرا"

يضمن مستقبل الفنون والمشهد الثقافي دبي، في منطقة «دار الأوبرا» الجديدة، وبصفتها تمثل مركزاً للفنون في وسط مدينة دبي، سيوفر المشروع مجموعة من المرافق السكنية والتجارية والترفيهية، ومع تخصيصها للمشاة حصراً مع إمكانية الوصول المباشر إليها من بوليفارد محمد بن راشد، ستطلق المنطقة نشاطات لتشجيع الفنون المحلية من خلال زيارة الفنانين والمؤدين وكذلك عرض المواهب المحلية، وسوف تضم منطقة «دار الأوبرا» أول مسرح متعدد الفعاليات في الإمارات العربية المتحدة بسعة ٢٠٠٠ مقعد، وأوبرا دبي، ومتحف مخصص للفن الحديث، إضافة إلى اثنين من «فنادق الفن» الجديدة، واستوديوهات التصميم وصالات العرض.



## MOHAMMED BIN RASHID BOULEVARD

The 3.5 kilometre Mohammed Bin Rashid Boulevard serves as the dining, entertainment, culture and arts nucleus of Downtown Dubai. Millions of visitors descend on this destination to experience the urban beat of the city. BLVD Heights is located directly alongside the vibrant, palm-lined sidewalk intricately linking the tower with the pulsating life of the Boulevard. Mohammed Bin Rashid Boulevard feeds the dynamism of Downtown Dubai, offering seamless, pedestrian friendly access to the key icons of the surrounding neighbourhood.

## بوليفارد محمد بن راشد

يخدم بوليفارد محمد بن راشد الذي يبلغ طوله ٣,٥ كيلومتر بمثابة نواة للمطاعم ومرافق الترفيه والثقافة والفنون في وسط مدينة دبي. ويتوافد ملايين الزوار إلى هذه الوجهة لتجربة هذا القلب النابض للمدينة. يقع بوليفارد هائيس مباشرة على امتداد الممر الجانبي الذي تصطف على جانبيه أشجار النخيل والذي يربط البرج مع إيقاع الحياة النابض في البوليفارد. يغذي بوليفارد محمد بن راشد سمات النشاط والحياة في وسط مدينة دبي، وهو يتيح للمشاة إمكانية الوصول السلس إلى الصروح الفريدة في المناطق المجاورة.



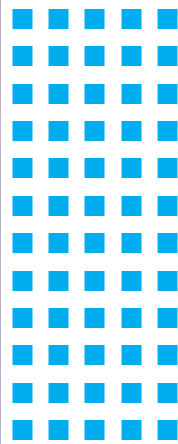


## THE CITY'S LEISURE CAPITAL

Mohammed Bin Rashid Boulevard is celebrated as the leisure and arts centre of the city. Home to critically acclaimed art installations, dining concepts, events, parades, film screenings and music concerts; the Boulevard continues to strengthen its reputation as the world's most exciting lifestyle destination. With a plethora of pedestrian friendly walkways, air-conditioned bridges and bicycle tracks, visitors have uninterrupted access to key attractions in Downtown Dubai. The recent addition of wireless connectivity for all visitors underlines the Boulevard as one of the city's first smart lifestyle destinations.

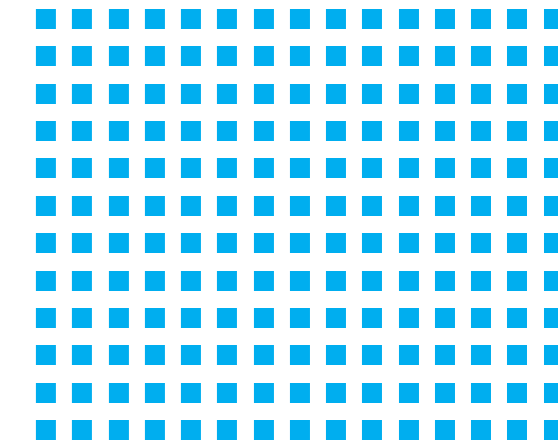
## وجهة الترفيه والإستجمام في المدينة

يُعتبر بوليفارد محمد بن راشد مركزاً للترفيه والفنون في المدينة. فهو يضم المنشآت الفنية الهامة، والمطاعم الفاخرة، وتجرى فيه الفعاليات والاستعراضات، وتعرض فيه الأفلام والحفلات الموسيقية؛ ويواصل البوليفارد تعزيز سمعته كأهم وجهة عالمية للأناقة والفخامة. ومع وجود عدد كبير من ممرات المشاة والجسور مكيفة الهواء ومسارات الدراجات الهوائية، يمكن للزوار الوصول دون عائق إلى مناطق الجذب الرئيسية في وسط مدينة دبي. وتأتي إضافة خاصية الاتصال اللاسلكي مؤخراً التي يمكن لجميع الزوار الاستفادة منها، لتؤكد على مكانة البوليفارد كأحد أول الوجهات التي تحفل بالأناقة والفخامة ونمط الحياة الذكية في المدينة.



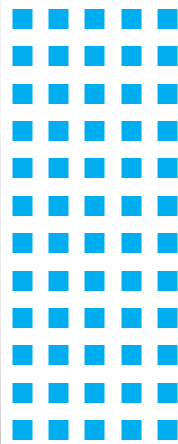
## BURJ KHALIFA

An astounding architectural icon and captivating beacon on Dubai's ever-expanding skyline, Burj Khalifa affirms its place as the region's most prestigious iconic development to date. Towering above the city's vertical limits, Burj Khalifa redefines what it means to live in an urban parallel where nothing is beyond bounds. Situated at the centre of Downtown Dubai, Burj Khalifa is the symbol of Dubai's national pride.



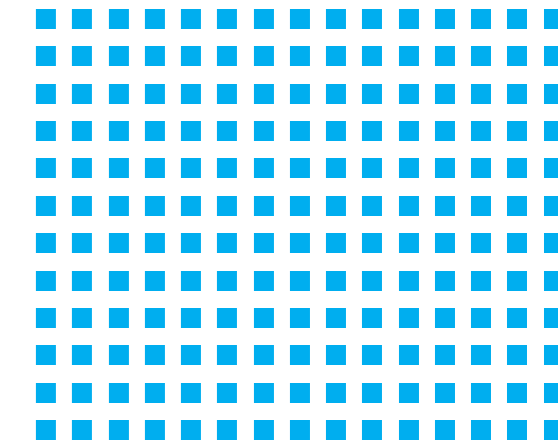
## برج خليفة

برج خليفة هو أيقونة معمارية مذهلة ومنارة أسرة في أفق دبي الذي يواصل اتساعه الدائم ويؤكد برج خليفة مكانته المرموقة بصفته المشروع الأرقى والأكثر فخامة في المنطقة حتى الآن. وبارتفاعه الشاهق في أفق المدينة، يعيد برج خليفة تعريف ما يعنيه العيش في المناطق العمرانية التي لا حدود لأنافتها ورفيها وفخامتها. وبموقعه الفريد في وسط مدينة دبي، يعتبر برج خليفة رمزاً للفخر الوطني في دبي.



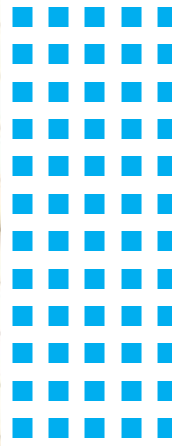
## THE DUBAI FOUNTAIN

A fantastical showcase, the performance of The Dubai Fountain captivates its audience with awe-inspiring sound and visual artistry. Stretching over 275 metres and reaching a staggering 150 metres into the air, the fountain follows the periphery of The Dubai Mall promenade. This façade is home to a limitless array of dining destinations and recreation amenities



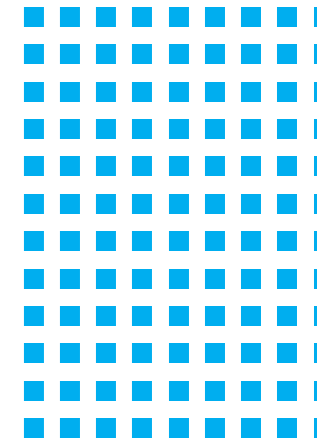
## دبي فاونتن

دبي فاونتن، أعجوبة خلابة، تأسر ألباب الجموع الغفيرة التي تتقاطر من كل حذب وصوب لمشاهدة نوافيرها المهيبة والاستمتاع بتجربة سمعية بصرية فريدة عُزّ نظيرها. تمتد النافورة على مسافة ٢٧٥ متر، وتدفع الماء إلى ارتفاع شاهق يصل إلى ١٥٠ متراً في الهواء. ويحيط بدبي فاونتن ممسّني الواجهة المائية في دبي مول الذي ينتشر على امتداده العديد من المطاعم والمرافق الترفيهية.



## THE DUBAI MALL

The Dubai Mall is a magnet for the region's fashion conscious and Dubai's entertainment seekers. As the world's largest retail and lifestyle destination, The Dubai Mall houses the very latest trends in haute couture and ready-to-wear fashion. With more than 1,200 retail outlets and 160 dining destinations, The Dubai Mall is set to expand with a one million square foot atrium to inspire and transform the retail world. Its premier leisure and recreation facilities also attract visitors of all ages from all four corners of the globe. The Dubai Aquarium & Underwater Zoo, one of the largest in the world, immerses crowds into the enchanting world of aquatic animals and creatures of the deep. The enthralling voyage continues from deep seas to the magnificent heights of Burj Khalifa's observation deck. At the Top with the 360° panorama views of the city landscape. Firm children's favourites include KidZania®, SEGA Republic and The Dubai Ice Rink. Reel Cinemas Dubai Mall caters for even the most discerning cinema-goers with 22-screens including four Platinum Movie Suites.



## دبي مول

يعتبر دبي مول وجهة عشاق أحدث مبتكرات الموضة والأناقة على مستوى المنطقة والباحثين عن الترفيه في دبي. ويصنفه أكبر وجهة لمبيعات التجزئة ومستلزمات الأناقة في العالم، يضم دبي مول باقة من أرقى محلات الأزياء الفاخرة الجاهزة، ومع وجود أكثر من ١,٢٠٠ محل تجاري و ١٦٠ مقهى فاخر ومطعم راقٍ، ورغم أن دبي مول يمتاز بأكبر مساحته، يجري العمل حالياً على توسعته بإضافة ردهة لتماجر ومرافق التسوق مساحتها مليون قدم مربع إلى مساحته الحالية، تستقطب مرافق الترفيه والتسليية والاستجمام حشود الزوار من مختلف الأعمار وشتى أنحاء العالم، فهو يضم دبي أكواريوم وحديقة الحيوانات المائية الشهيرة التي تشكل زيارتها تجربة تأسر الألباب يتألق الأكواريوم، وهو أكبر حوض للحيوانات البحرية في العالم، بأجواء الهدوء ويطل بنافذة أأداة إلى عالم آخر يضم أعداداً هائلة من الكائنات البحرية المتنوعة، وتستمر رحلة الإثارة من أعماق البحار إلى منصة المراقبة في برج خليفة لتتري العالم من إطلالة بانورامية على مدى ٣٦٠ درجة، تتيح للزوار الاستمتاع بمشاهدة المناظر البانورامية الفريدة لمدينة دبي، أما أماكن الجذب المفضلة للأطفال فهي تشمل كيدزانيا وسيجا ريببلك ومضمار دبي للتزلج على الجليد. وللإستمتاع بتجربة سينمائية راقية، يمكنك التوجه إلى مجمع ريل سينما لدور العرض السينمائي الذي يضم ٢٢ صالة عرض مستقلة تشمل أربع صالات بلاتينيوم.





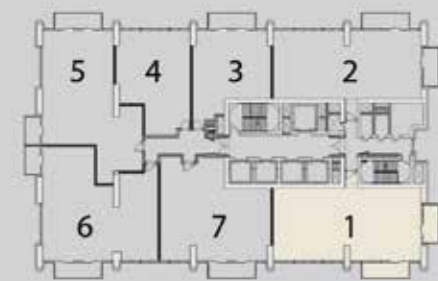
FLOOR PLANS

# BLVD HEIGHTS

2 BEDROOM

TOWER 1 - UNIT 01

LEVELS 04 - 23



	Sq.m	Sq.ft
SUITE AREA	138.89	1495
BALCONY AREA	16.57	178
TOTAL AREA	155.46	1673

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

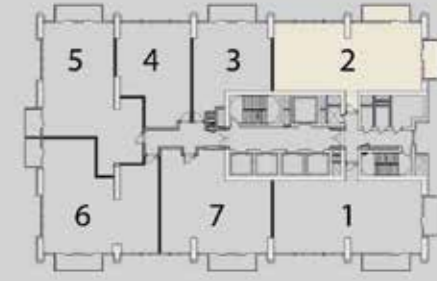


# BLVD HEIGHTS

2 BEDROOM

TOWER 1 - UNIT 02

LEVELS 04 - 23  
LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	131.42	1415
BALCONY AREA	16.57	178
TOTAL AREA	147.99	1593

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

1 BEDROOM

TOWER 1 - UNIT 03

LEVELS 04 - 23  
LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	72.24	799
BALCONY AREA	9.08	98
TOTAL AREA	83.32	897



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

1 BEDROOM

TOWER 1 - UNIT 04

LEVELS 04 - 23



	Sq.m	Sq.ft
SUITE AREA	81.58	878
TOTAL AREA	81.58	878



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.





# BLVD HEIGHTS

2 BEDROOM  
TOWER 1 - UNIT 05  
LEVELS 04 - 23



	Sq.m	Sq.ft
SUITE AREA	133.63	1438
BALCONY AREA	14.68	158
TOTAL AREA	148.31	1596

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

2 BEDROOM  
TOWER 1 - UNIT 06  
LEVELS 04 - 23



	Sq.m	Sq.ft
SUITE AREA	141.41	1522
BALCONY AREA	14.68	158
TOTAL AREA	156.09	1680

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

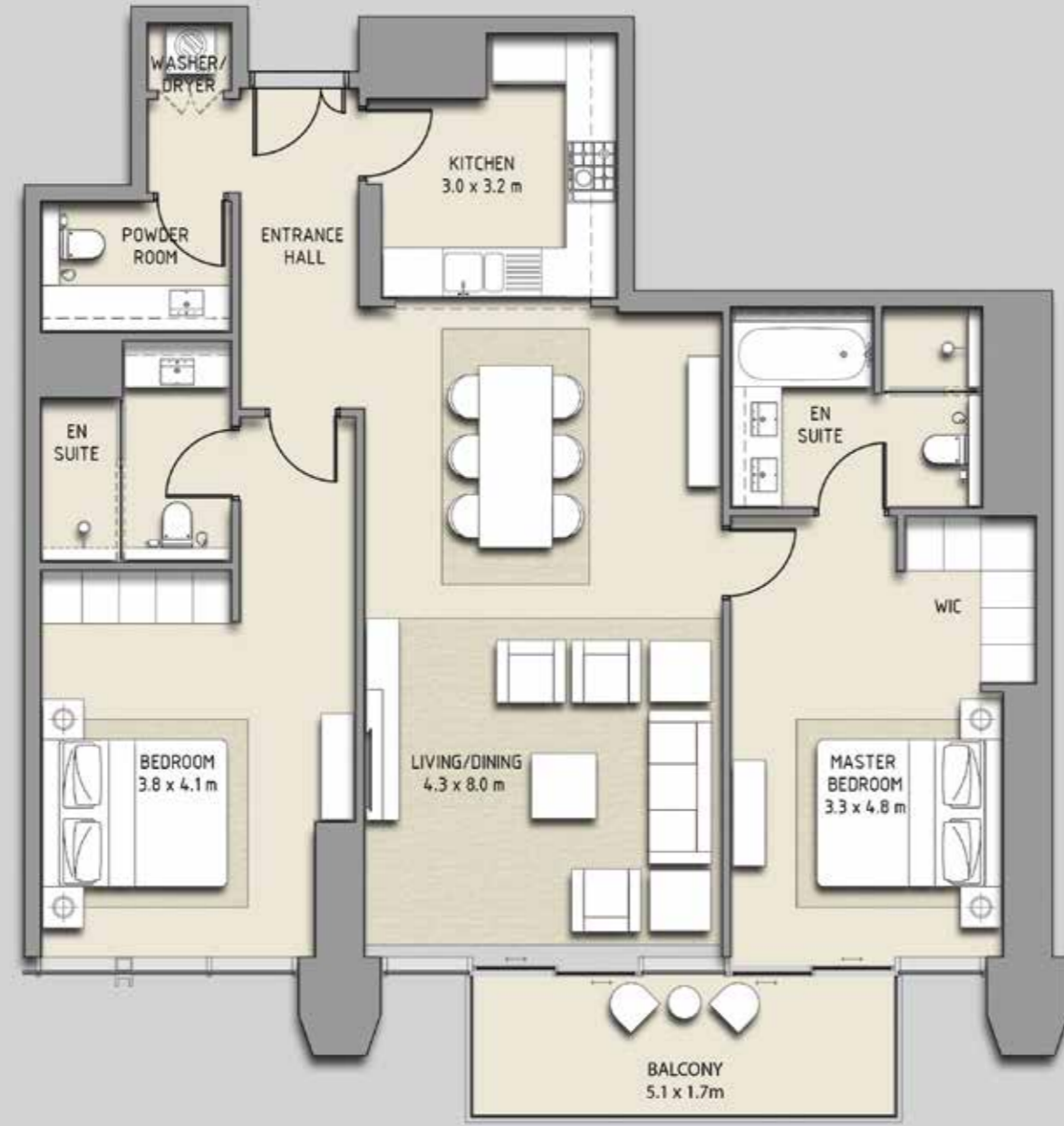


# BLVD HEIGHTS

2 BEDROOM

TOWER 1 - UNIT 07

LEVELS 04 - 23



	Sq.m	Sq.ft
SUITE AREA	119.17	1283
BALCONY AREA	9.08	98
TOTAL AREA	128.25	1380

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

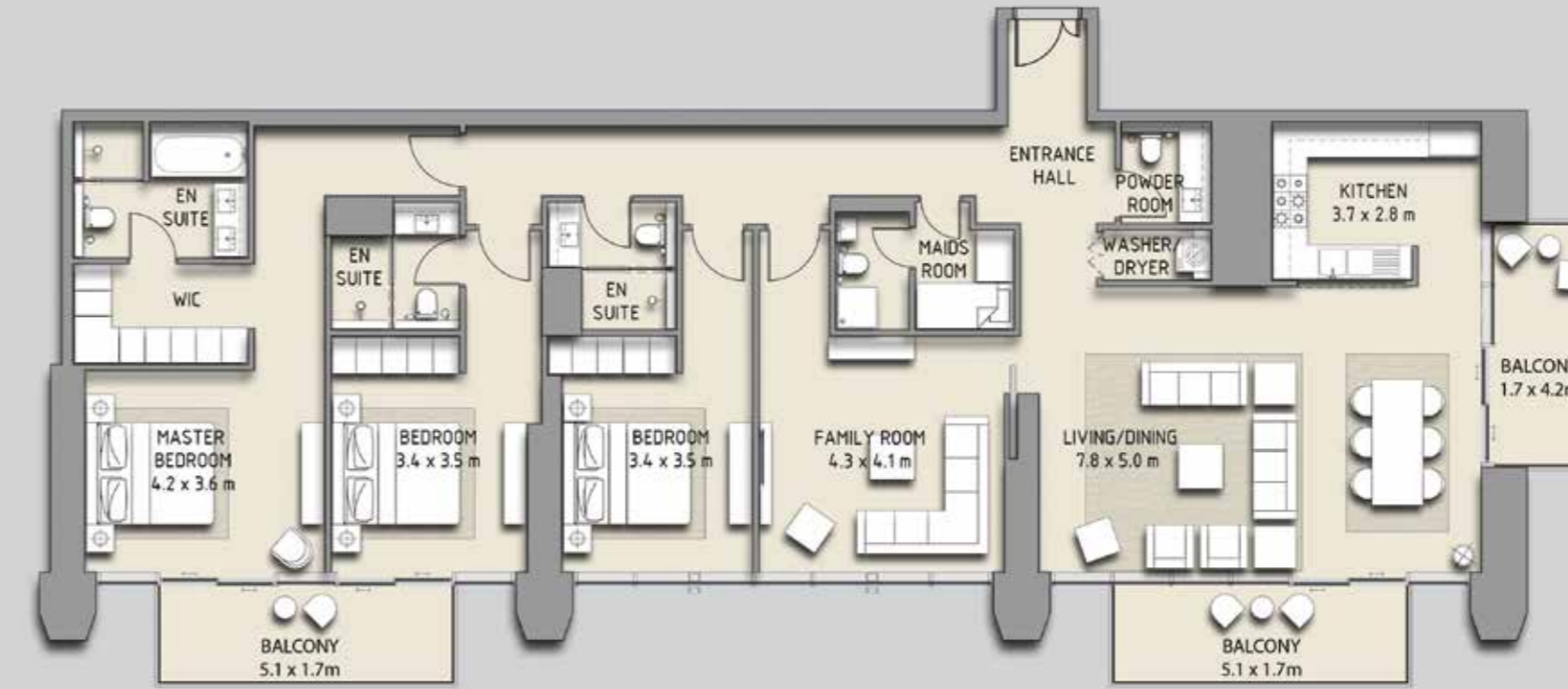


# BLVD HEIGHTS

3 BEDROOM  
+ FAMILY ROOM

TOWER 1 - UNIT 01

LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	209.31	2253
BALCONY AREA	25.66	276
TOTAL AREA	234.97	2529

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

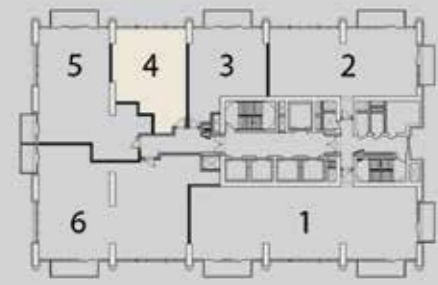


# BLVD HEIGHTS

1 BEDROOM

TOWER 1 - UNIT 04

LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	79.56	856
TOTAL AREA	79.56	856

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

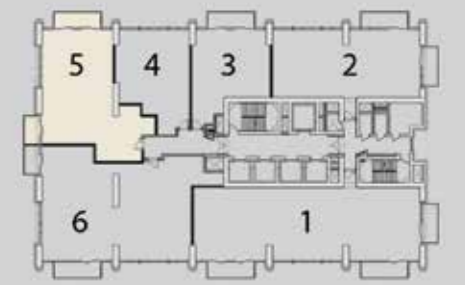


# BLVD HEIGHTS

2 BEDROOM

TOWER 1 - UNIT 05

LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	127.27	1370
BALCONY AREA	14.68	158
TOTAL AREA	141.95	1528

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

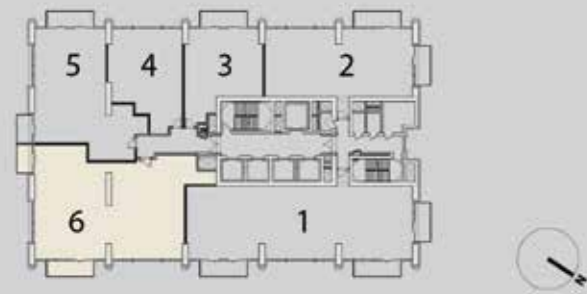


# BLVD HEIGHTS

3 BEDROOM

TOWER 1 - UNIT 06

LEVELS 25 - 39



	Sq.m	Sq.ft
SUITE AREA	200.77	2161
BALCONY AREA	14.69	158
TOTAL AREA	215.46	2319

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

2 BEDROOMS

TOWER 2 - UNIT 01

LEVELS 04 - 19



	Sq.m	Sq.ft
SUITE AREA	138.89	1,495
BALCONY AREA	16.57	178
TOTAL AREA	155.46	1,673

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



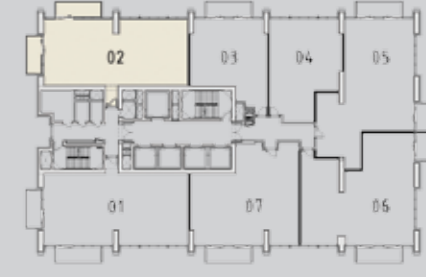
# BLVD HEIGHTS

2 BEDROOMS

TOWER 2 - UNIT 02

LEVELS 04 - 19

LEVELS 21 - 39



	Sq.m	Sq.ft
SUITE AREA	131.42	1,415
BALCONY AREA	16.57	178
TOTAL AREA	147.99	1,593

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

1 BEDROOM

TOWER 2 - UNIT 03

LEVELS 04 - 19  
LEVELS 21 - 39



	Sq.m	Sq.ft
SUITE AREA	74.24	799
BALCONY AREA	9.08	98
TOTAL AREA	83.32	897



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



	Sq.m	Sq.ft
SUITE AREA	81.58	878
TOTAL AREA	81.58	878



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

1 BEDROOM

TOWER 2 - UNIT 04

LEVELS 04 - 19

# BLVD HEIGHTS

2 BEDROOMS

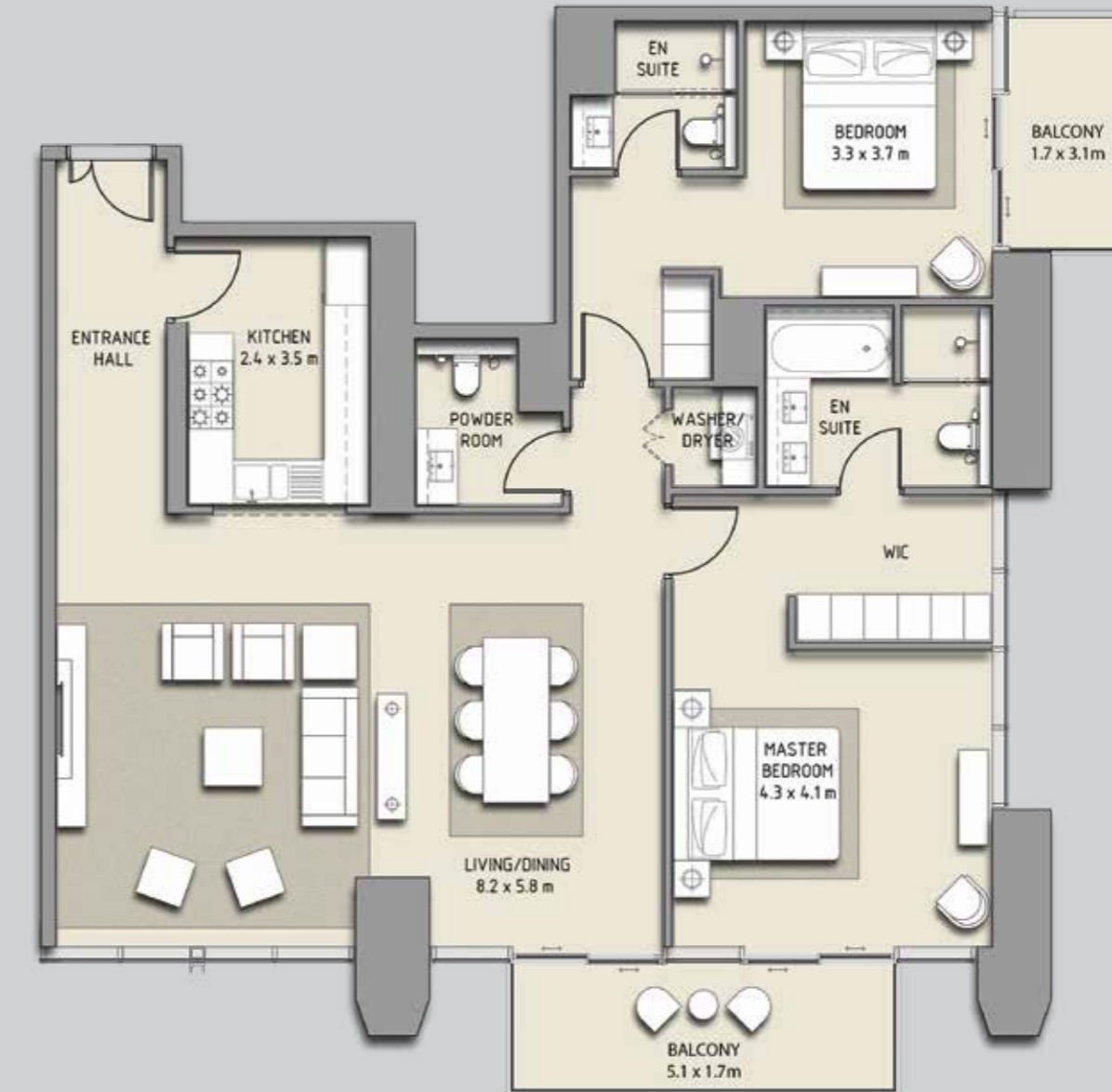
TOWER 2 - UNIT 05

LEVELS 04 - 19



	Sq.m	Sq.ft
SUITE AREA	133.63	1,438
BALCONY AREA	14.68	158
TOTAL AREA	148.31	1,596

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



	Sq.m	Sq.ft
SUITE AREA	141.41	1,522
BALCONY AREA	14.68	158
TOTAL AREA	156.09	1,680

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

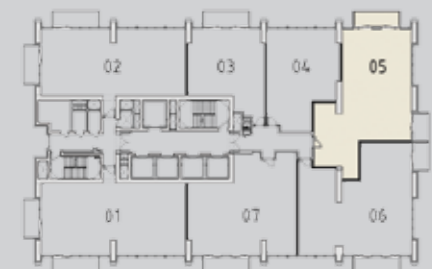


# BLVD HEIGHTS

2 BEDROOMS

TOWER 2 - UNIT 06

LEVELS 04 - 19



# BLVD HEIGHTS

2 BEDROOMS

TOWER 2 - UNIT 07

LEVELS 04 - 19



	Sq.m	Sq.ft
SUITE AREA	119.17	1,283
BALCONY AREA	9.08	98
TOTAL AREA	128.25	1,380

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

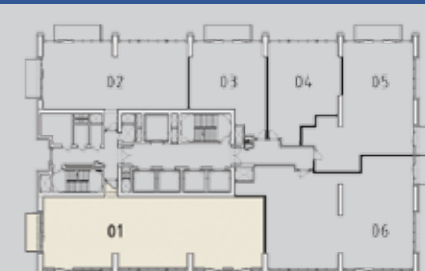
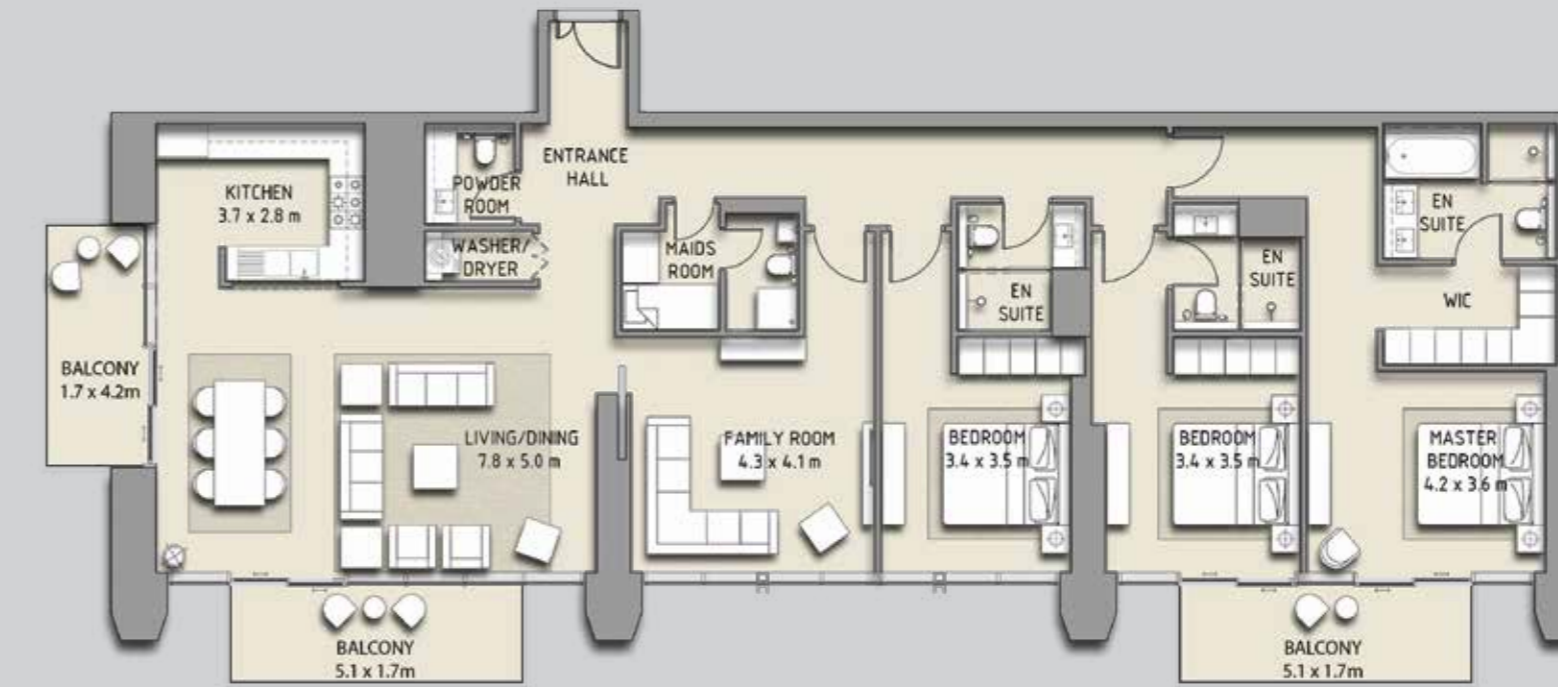


# BLVD HEIGHTS

3 BEDROOMS  
+ FAMILY ROOM

TOWER 2 - UNIT 01

LEVELS 21 - 39



	Sq.m	Sq.ft
SUITE AREA	209.31	2,253
BALCONY AREA	25.66	276
TOTAL AREA	234.97	2,529

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.





# BLVD HEIGHTS

1 BEDROOM

TOWER 2 - UNIT 04

LEVELS 21 - 39



	Sq.m	Sq.ft
SUITE AREA	79.56	856
TOTAL AREA	79.56	856

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



	Sq.m	Sq.ft
SUITE AREA	127.27	1,370
BALCONY AREA	14.68	158
TOTAL AREA	141.95	1,528

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



# BLVD HEIGHTS

2 BEDROOMS

TOWER 2 - UNIT 05

LEVELS 21 - 39



# BLVD HEIGHTS

3 BEDROOMS

TOWER 2 - UNIT 06

LEVELS 21 - 39



	Sq.m	Sq.ft
SUITE AREA	200.77	2,161
BALCONY AREA	14.69	158
TOTAL AREA	215.46	2,319

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.



