

An aerial photograph of the Dubai skyline at dusk. The Burj Khalifa is the tallest building on the left. In the center and right, several Emaar skyscrapers are visible, with the word 'EMAAR' on their facades. The foreground shows a mix of modern and older buildings, greenery, and roads. The sky is a soft, hazy orange.

DOWNTOWN VIEWS II

EMAAR



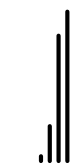
THRIVE IN THE HEART OF THE CITY

Experience urban living at its best with magnificent views of the skyline and popular attractions that will capture your heart. With its world-class facilities and amenities for business and leisure travellers, investing in Downtown Dubai is a sure shot way to turn your investment into profit.

1, 2, 3 & 4 - BEDROOM APARTMENTS



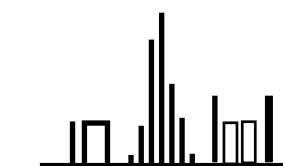
5 MINS
TO DIFC



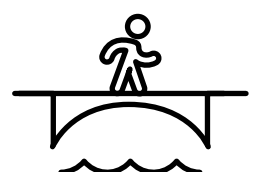
BURJ KHALIFA
VIEWS



CLOSE
PROXIMITY TO
THE DUBAI MALL



AWE-INSPIRING
VIEWS OF THE
CAPTIVATING SKYLINE



EASY ACCESS
TO TOURIST
ATTRACTIONS

MAJOR LANDMARKS
AT YOUR DOORSTEP



DOWNTOWN DUBAI

THE CENTRE OF NOW

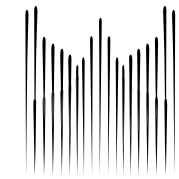
Downtown Dubai houses a vibrant mix of business, culture and creativity - elevating your everyday.

Residents of Downtown Dubai enjoy close proximity to:



THE DUBAI MALL

The city's most-visited retail destination



THE DUBAI FOUNTAIN

The world's tallest performing fountain



DUBAI OPERA

The city's multi-format performing arts centre



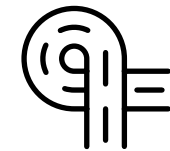
BURJ PARK

The perfect leisure attraction on a little island



BURJ KHALIFA

The world's tallest building



SHEIKH MOHAMMED BIN RASHID BOULEVARD

Trendy cafés and restaurants



A nighttime panoramic view of Dubai, United Arab Emirates. The image features several prominent skyscrapers, including the Burj Khalifa on the far left. In the foreground, a multi-lane highway is filled with traffic, illuminated by streetlights. The city lights create a vibrant, glowing atmosphere against the dark night sky. The word 'EMAAR' is visible on the top of several buildings.

DISCOVER A WORLD OF ENTERTAINMENT

The city's most popular retail
and leisure destinations,
The Dubai Mall and Zabeel Expansion
are only a 10-minute walk away.



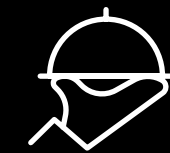
THE DUBAI MALL

Located in the heart of the prestigious Downtown Dubai, The Dubai Mall is the world's most visited retail and entertainment destination.

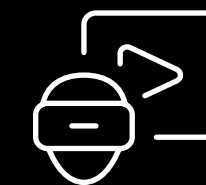
The Fashion Avenue, the precinct dedicated to high fashion, now expanded positions The Dubai Mall as the fashion capital of the Middle East.



80 MILLION
VISITORS ANNUALLY



WORLD-CLASS
DINING



VR PARK & OTHER
FAMILY ATTRACTIONS

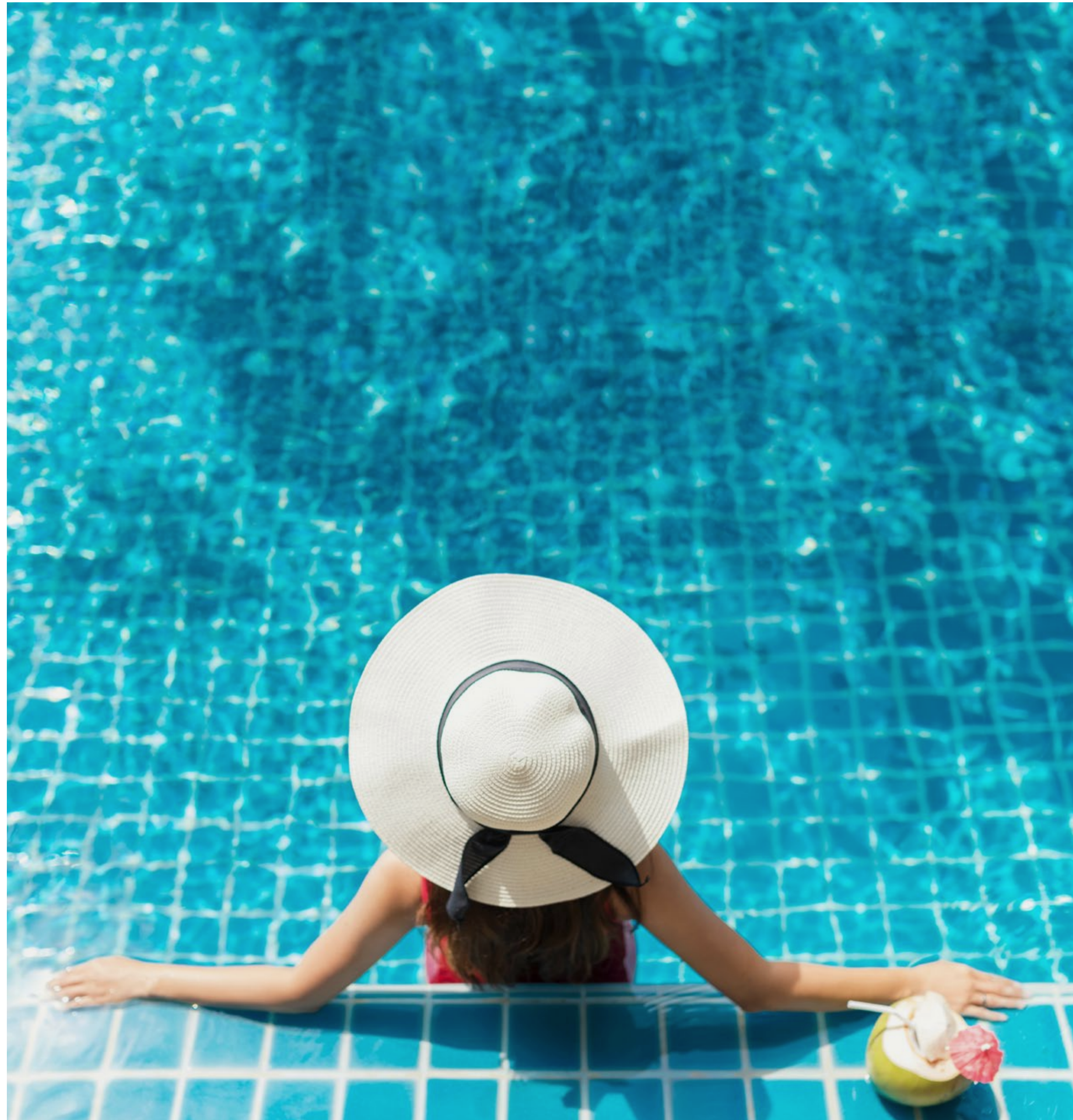


DUBAI AQUARIUM &
UNDERWATER ZOO

DUBAI OPERA

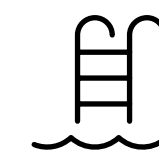
A PLACE BUSTLING WITH EXCITING EVENTS





URBAN DESIGN AND LUXURY AMENITIES

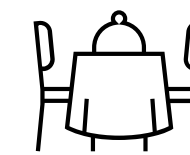
Achieve your fitness goals at the state-of-the-art health club, create countless wonderful life-long memories with your family at the swimming pool or experience an exquisite array of gastronomic wonders with iconic culinary brands.



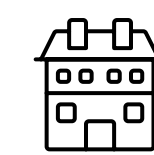
SWIMMING POOL



FULLY-EQUIPPED GYM



DINING OUTLETS



MULTI-PURPOSE COMMUNITY ROOM

EXPERIENCE THE FINEST LUXURY

Come home to a sophisticated atmosphere. The apartments in Downtown Views II feature generously appointed rooms that define modern-day elegance.

The luxurious interiors in 1, 2, 3 & 4 bedroom apartments are designed with high-quality finishes that is sure to leave you astounded.



THE BENCHMARK IN EXCEPTIONAL LIVING





INVESTMENT OVERVIEW

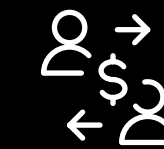
WHY INVEST IN DUBAI?

Considered the most prestigious square kilometre of real estate in the world, properties in Downtown Dubai are one-of-a-kind. Also known as ‘The Centre of Now’, Downtown Dubai provides the highest level of luxuries and amenities.

As a Dubai resident you benefit from:



TAX-FREE
INCOME



HIGH RETURNS
ON INVESTMENT



ONE OF THE
SAFEST NATIONS



0% PROPERTY AND
INHERITANCE TAX



ICONIC
LANDMARKS

*Source: global market research provider Euromonitor International.

THE STRENGTH OF EMAAR

Established in 1997, Emaar is the pioneering developer of integrated master-planned communities in the UAE and 13 countries around the world.

BRAND VALUE

USD

2.7BN

FY 2018

YOY BRAND
VALUE

↑ 39%

REVENUE

USD

6.99BN

FY 2018

YOY

REVENUE

↑ 37%

NET PROFIT

USD

1.96BN

FY 2018

YOY NET

PROFIT

↑ 30%



For more information on DOWNTOWN VIEWS II,
please call 800 36227 (UAE) / +971 4 366 1688 (international)
or talk to our Property Advisor directly at +971 4888 8844 from 9am to 7pm (GST), Sunday to Thursday.
Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Downtown Dubai
9:30am to 10pm, Saturday - Friday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
Emaar South Sales Centre | DWC Peripheral Road
9:30am to 7pm Saturday - Thursday | 2pm to 7pm on Fridays

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor,
4th Street, Corniche, Al Muroor Road
9:30am to 7pm Saturday - Thursday

EMAAR