

An aerial photograph of the Dubai skyline at dusk. The Burj Khalifa is the tallest building, visible on the left. Several Emaar buildings are prominent in the center and right. The city is densely packed with skyscrapers and commercial buildings. The foreground shows a mix of modern and older architecture, with some greenery and parking areas. The sky is a hazy orange-brown color.

# DOWNTOWN VIEWS II

EMAAR





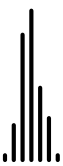
# THRIVE IN THE HEART OF THE CITY

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



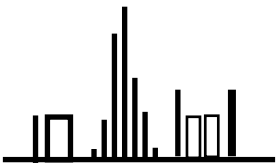
5 MINS  
TO DIFC



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

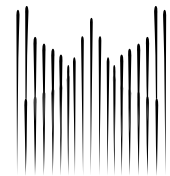
Downtown Dubai houses a vibrant mix of business, culture and creativity - elevating your everyday.

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



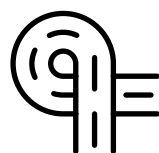
BURJ PARK

The perfect leisure attraction on a little island



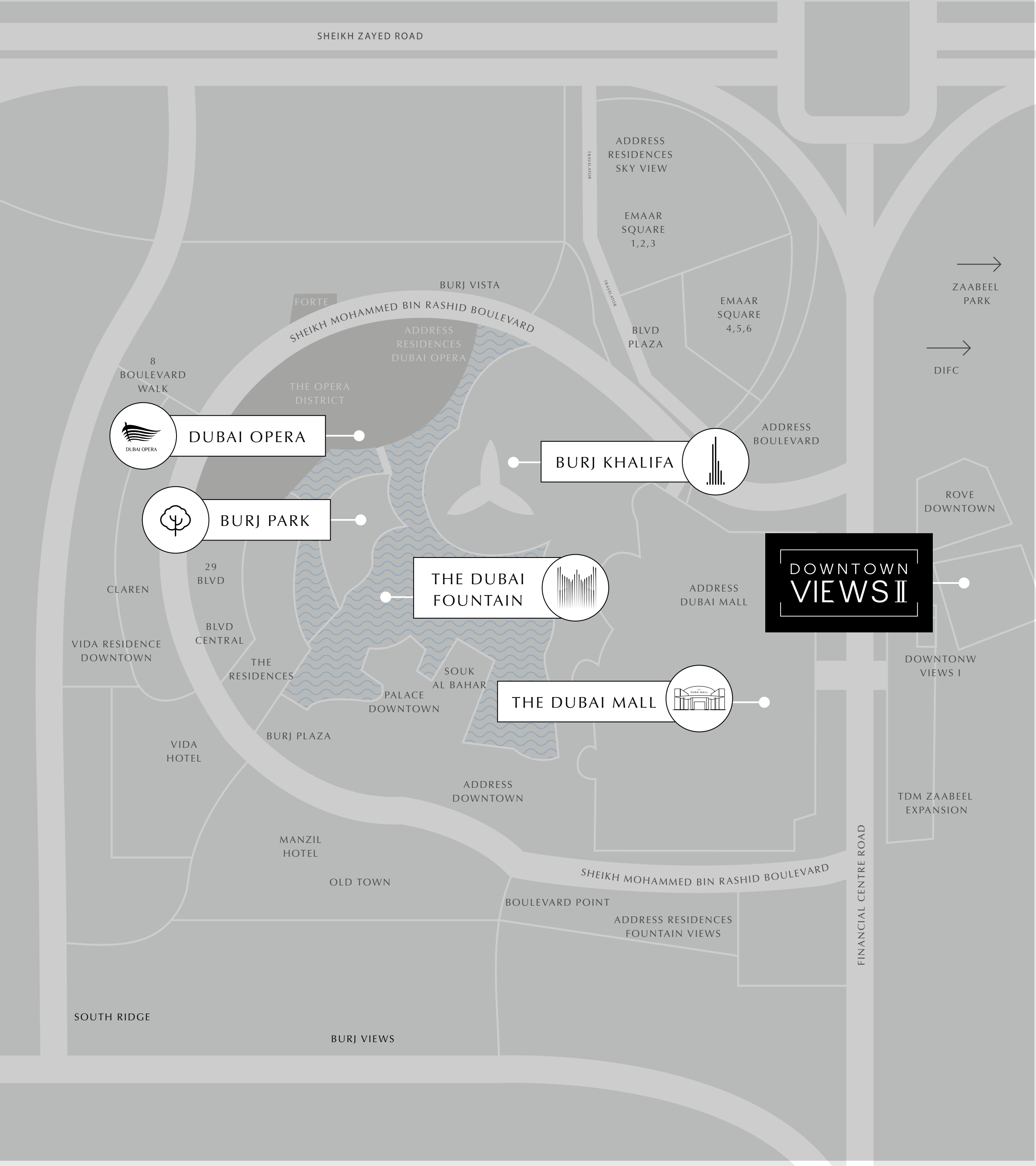
BURJ KHALIFA

The world’s tallest building



SHEIKH MOHAMMED BIN RASHID BOULEVARD

Trendy cafés and restaurants





A nighttime photograph of a city skyline, likely Dubai. In the foreground, several tall, modern skyscrapers are illuminated with blue and white lights. The word "EMAAR" is visible on the upper sections of two of these buildings. Below the towers, a multi-lane highway is filled with cars, their headlights and taillights creating a streak of light. To the right, a large, brightly lit commercial complex, possibly a mall, is visible. In the background, the city extends to the horizon, with the distinctive sail-shaped Burj Khalifa visible on the left side. The sky is a deep blue, and the overall scene is a vibrant display of urban architecture and infrastructure.

# 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.

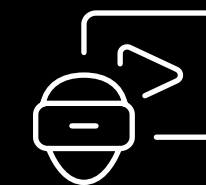
The Fashion Avenue, the precinct dedicated to high fashion, now expanded positions The Dubai Mall as the fashion capital of the Middle East.



80 MILLION  
VISITORS ANNUALLY



WORLD-CLASS  
DINING



VR PARK & OTHER  
FAMILY ATTRACTIONS



DUBAI AQUARIUM &  
UNDERWATER ZOO

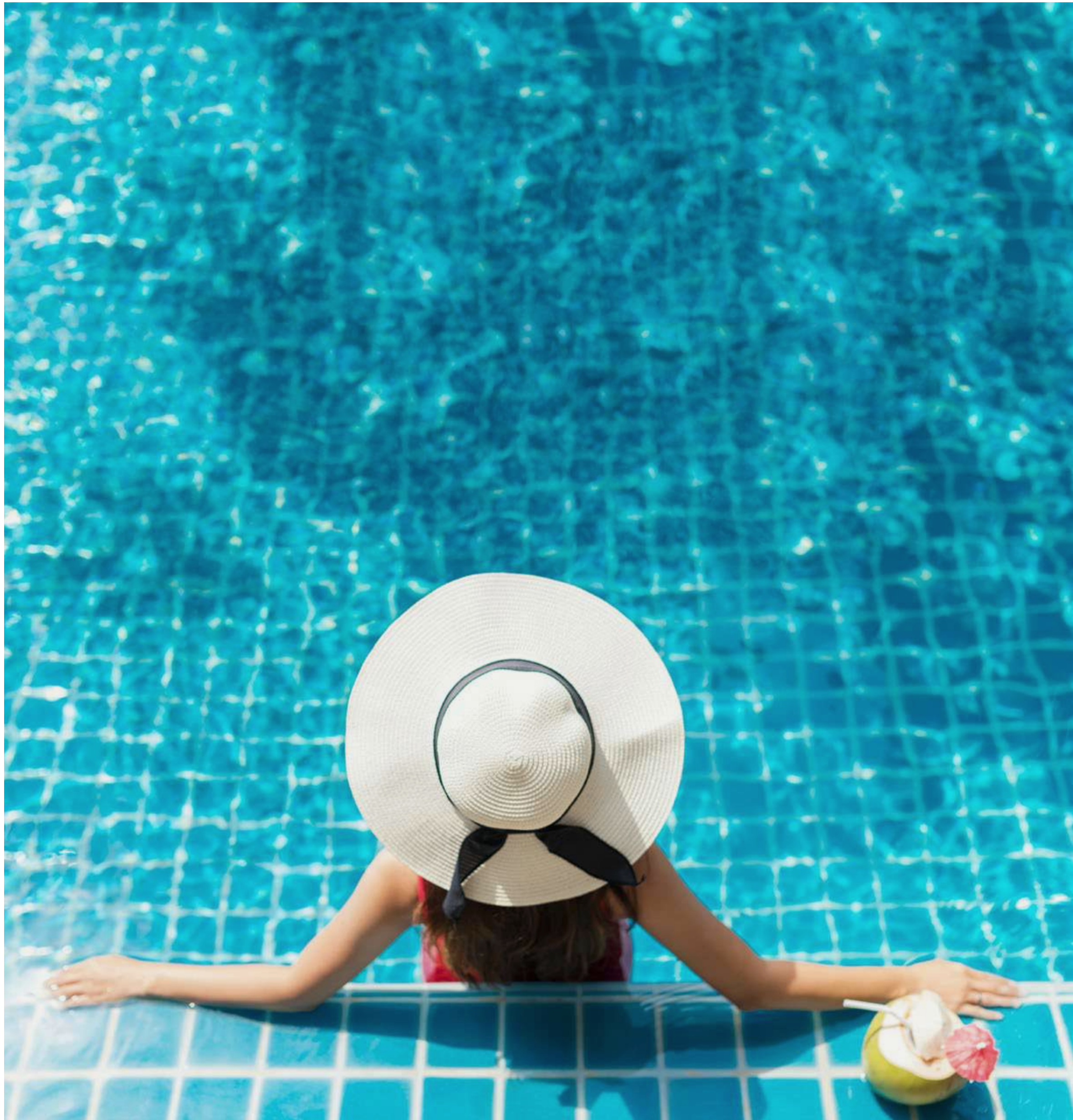


DUBAI OPERA

A PLACE BUSTLING WITH EXCITING EVENTS

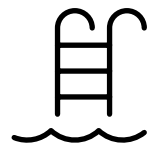






# URBAN DESIGN AND LUXURY AMENITIES

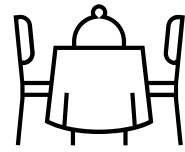
Achieve your fitness goals at the state-of-the-art health club, create countless wonderful life-long memories with your family at the swimming pool or experience an exquisite array of gastronomic wonders with iconic culinary brands.



SWIMMING  
POOL



FULLY-EQUIPPED  
GYM



DINING  
OUTLETS



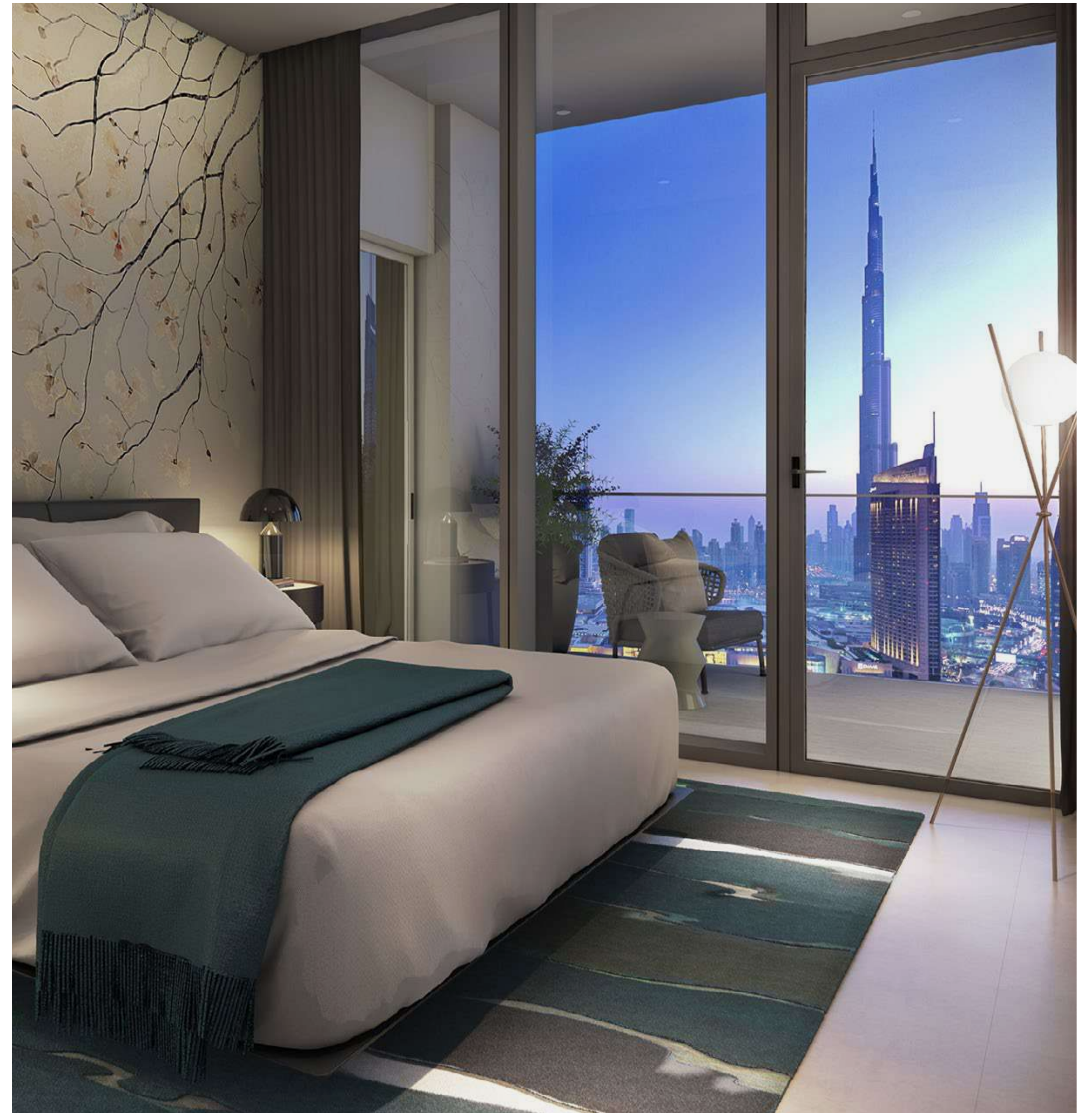
MULTI-PURPOSE  
COMMUNITY ROOM



# 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

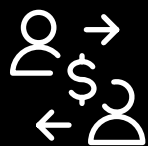
# WHY INVEST IN DUBAI?

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](http://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