



DWTN  
RESIDENCES

دیار  
DEYAAR

# ABOVE ALL ELSE

BEYOND FLOORS.

BEYOND WALLS.

BEYOND EXPECTATIONS.

DWTN  
RESIDENCES

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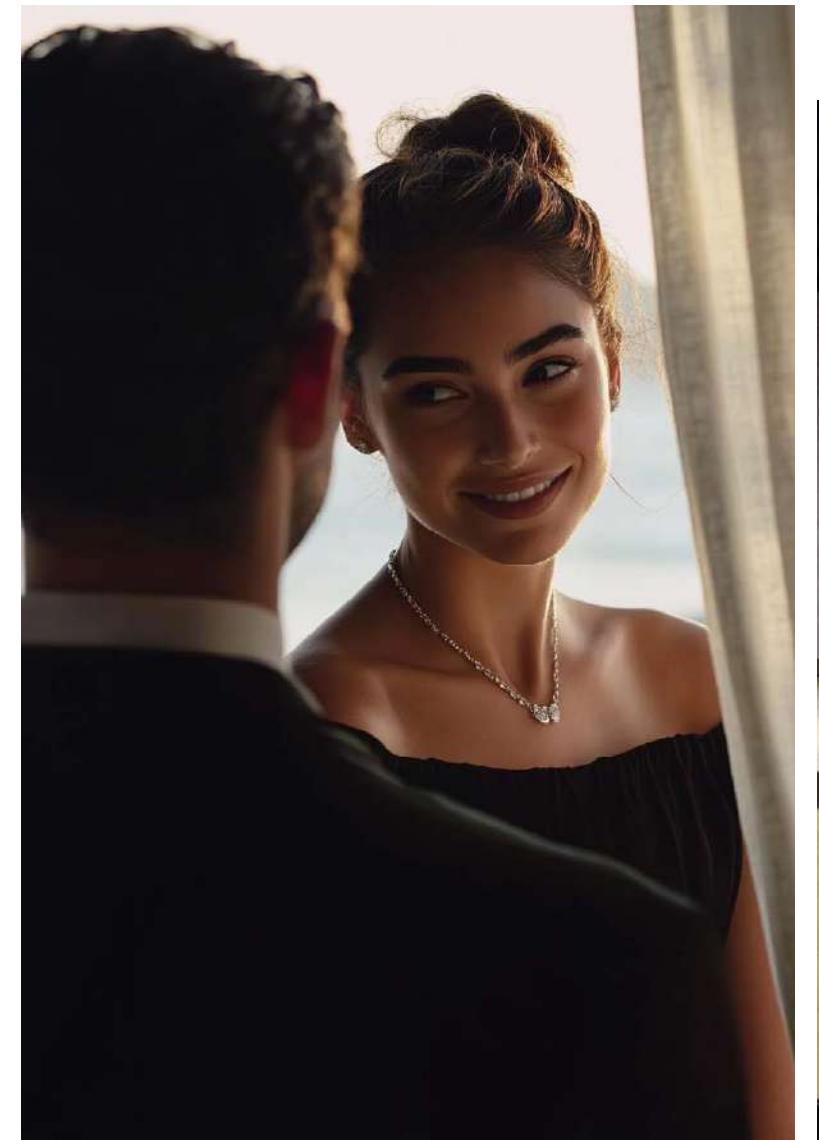


UPSTAGING  
THE SKYLINE

# RESIDENCES

## DWTN

O1.  
A DEFINITIVE  
DUBAI SKYSCRAPER.



## MORE THAN A BUILDING. A LEGACY IN THE MAKING.

DWTN Residences rises to be among the top 10 tallest residential projects in Dubai.

Strategically positioned within the golden triangle of Sheikh Zayed Road, Downtown Dubai, and Business Bay. This architectural marvel offers breathtaking views of Downtown Dubai and the iconic Burj Khalifa, complemented by stunning vistas of the Arabian Gulf and the renowned Sheikh Zayed Road.



110

Spectacular Floors

445 METER

High-Rise Tower

432

Exclusive Residences

76

Duplexes

13

Penthouses

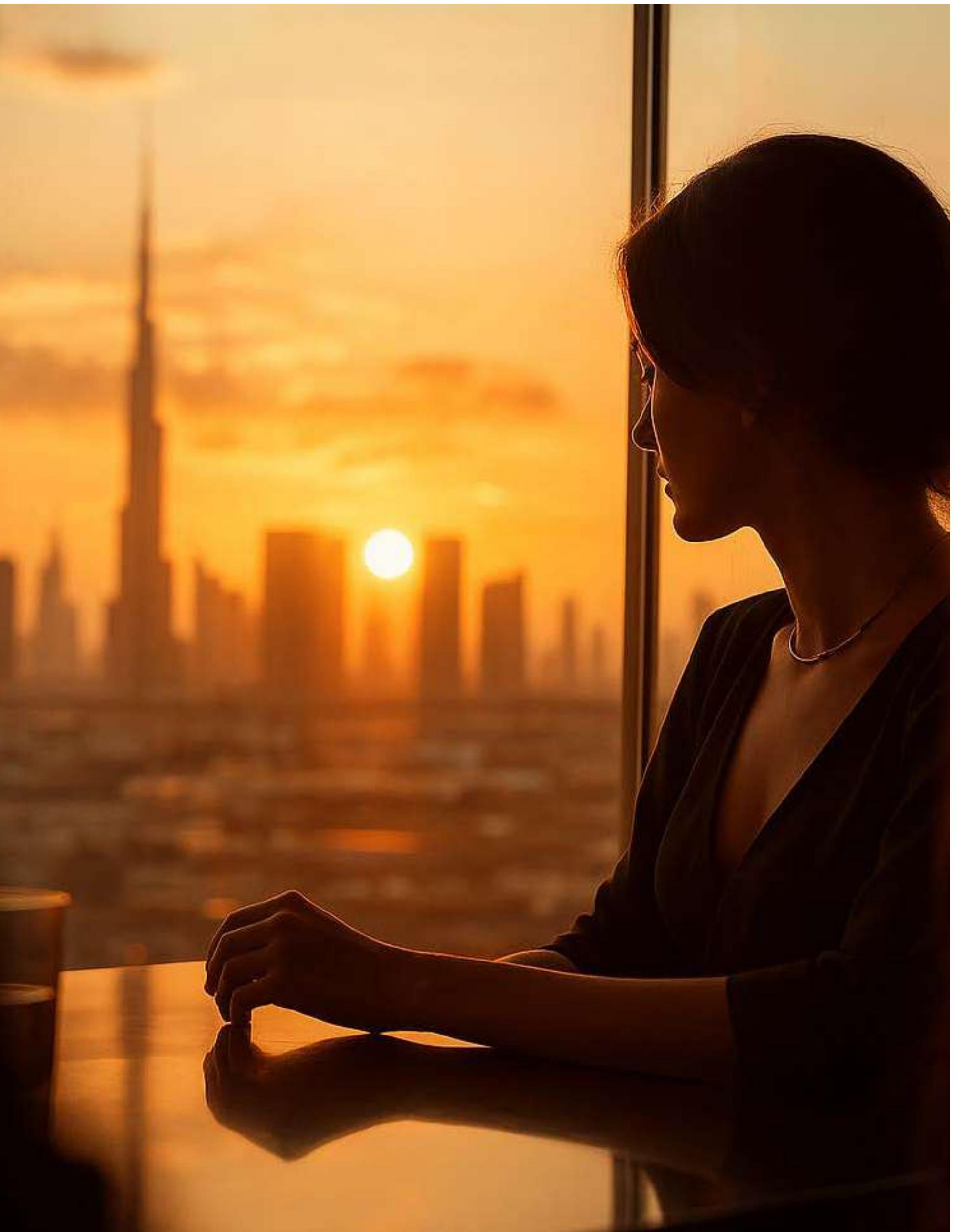
1

Royal Palace

75,000+  
SQ.FT.

Meticulously Curated Amenities

The development epitomises elegance and glamour, delivering an unparalleled lifestyle through the finest experiences that redefine luxury vertical living.





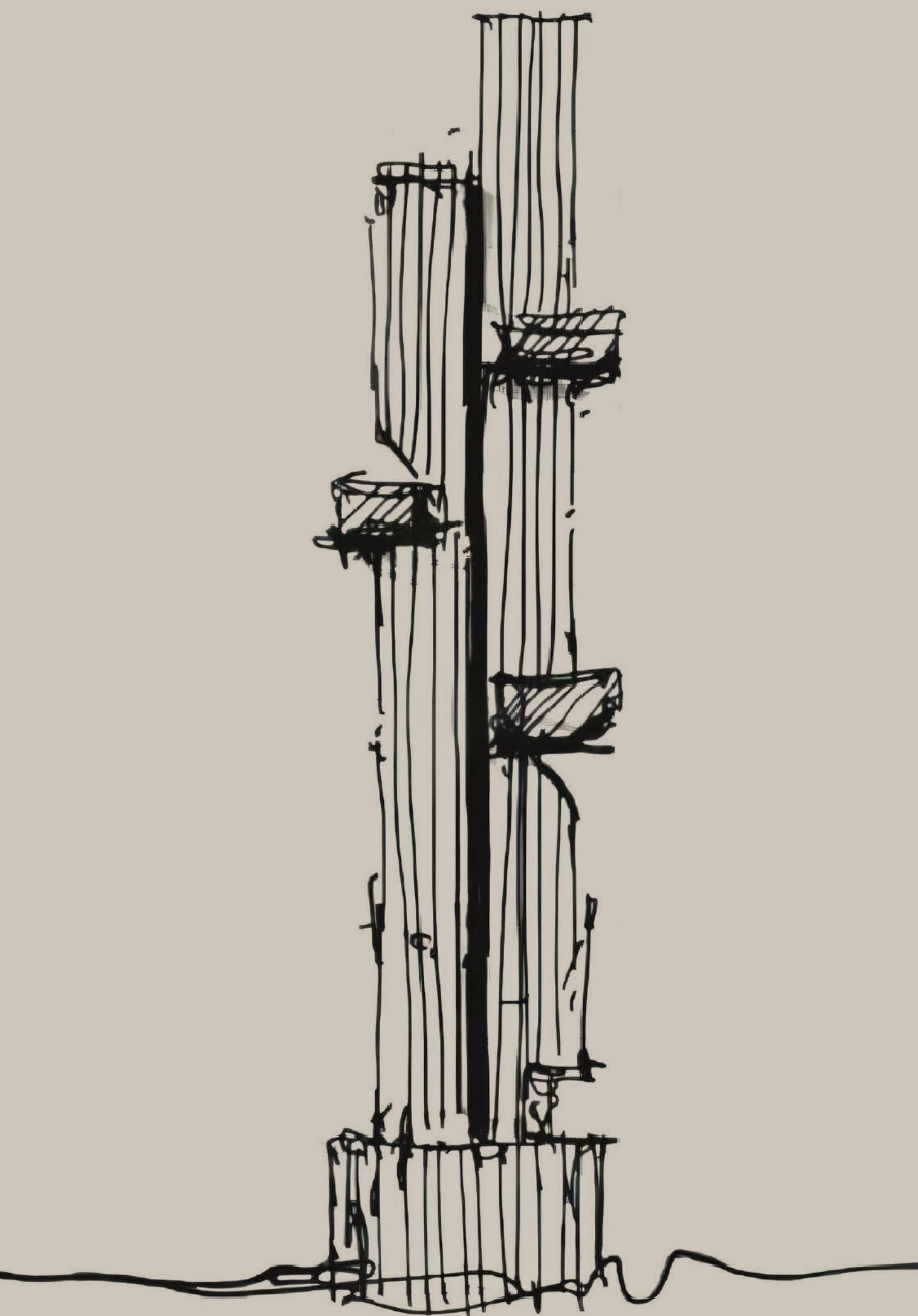
# DESIGN PHILOSOPHY

02.

A DISTINGUISHED  
ARCHITECTURAL  
PEDIGREE

A VISUAL SIGNATURE  
THAT WILL DEFINE DUBAI'S  
ARCHITECTURAL IDENTITY  
FOR GENERATIONS.

The building's assertive yet graceful profile embodies its dual nature—imposing in stature yet agile in execution. Every angle, every curve, every transition has been meticulously considered to create not just a building, but an enduring legacy.



A NOBLE ART.  
A SINGULAR  
MASTERPIECE.



DWTN Residences stands as a testament to architectural audacity.

A sculptural presence that transforms Dubai's skyline with its commanding silhouette.

The dramatic central slit creates a pure expression of elegance, dividing the structure into a composition of perfect balance while light plays across its facade.





03.

THE ADVANTAGE OF  
CENTRALITY WITH THE  
PRIVILEGE OF SPACE.

# ICONIC ADDRESS

## WHERE DUBAI'S HEART BEATS STRONGEST.



Positioned at the epicentre of Dubai's most coveted district,

DWTN Residences enjoys unparalleled connectivity to the city's prestigious landmarks and vibrant attractions.

From this privileged address, residents are just minutes away from Sheikh Zayed Road, Business Bay Metro Station, the iconic Burj Khalifa, The Dubai Mall, and the beach, ensuring seamless accessibility to Dubai's most coveted destinations.





THIS STRATEGIC  
LOCATION POSITIONS  
YOU



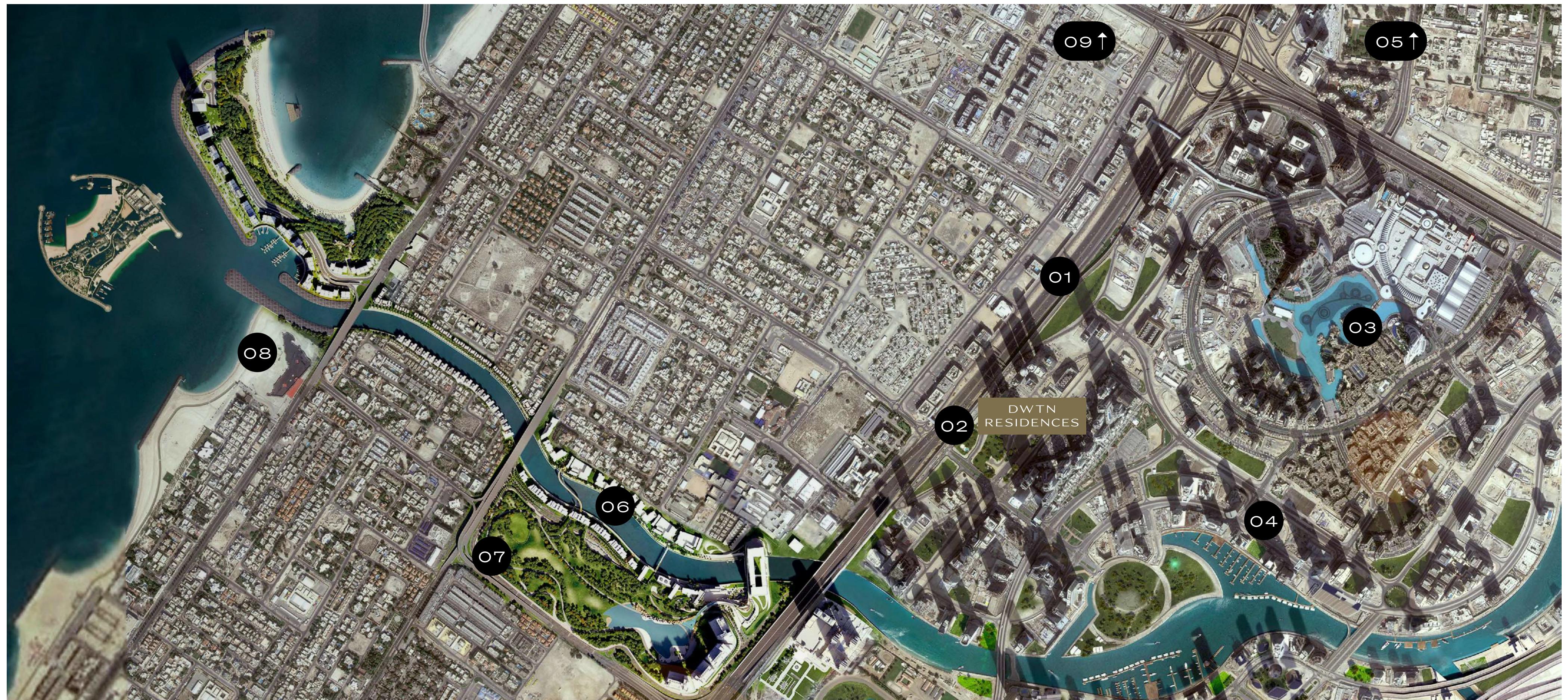
ABOVE ALL ELSE

Offering commanding views that stretch from  
the gleaming waters of the Arabian Gulf to the iconic  
silhouette of the city's beating heart.

The neighbourhood surrounding DWTN Residences represents Dubai's finest urban tapestry.

A sophisticated blend of cultural landmarks, retail destinations, curated dining, and business hubs. Just steps away, discover world-class restaurants helmed by celebrated chefs, boutique galleries showcasing contemporary art, and luxury retail venues offering the latest global collections.





Minutes from iconic Burj Khalifa and Dubai Mall, with swift access to Dubai International Airport, The Palm and Jumeirah via direct arterial roads.

This exceptional locale places you within the orbit of Dubai's most significant attractions while maintaining an exclusive sanctuary above the vibrant energy of the city.

01. Sheikh Zayed Road	2 minutes	06. Dubai Water Canal	7 minutes
02. Business Bay Metro Station	3 minutes	07. Safa Park	7 minutes
03. Downtown / The Dubai Mall	5 minutes	08. Jumeirah Beach Coast	10 minutes
04. Marasi Business Bay	6 minutes	09. Dubai International Airport	15 minutes
05. DIFC	7 minutes		

## DOWNTOWN PROXIMITY. FLAWLESS PANORAMAS.



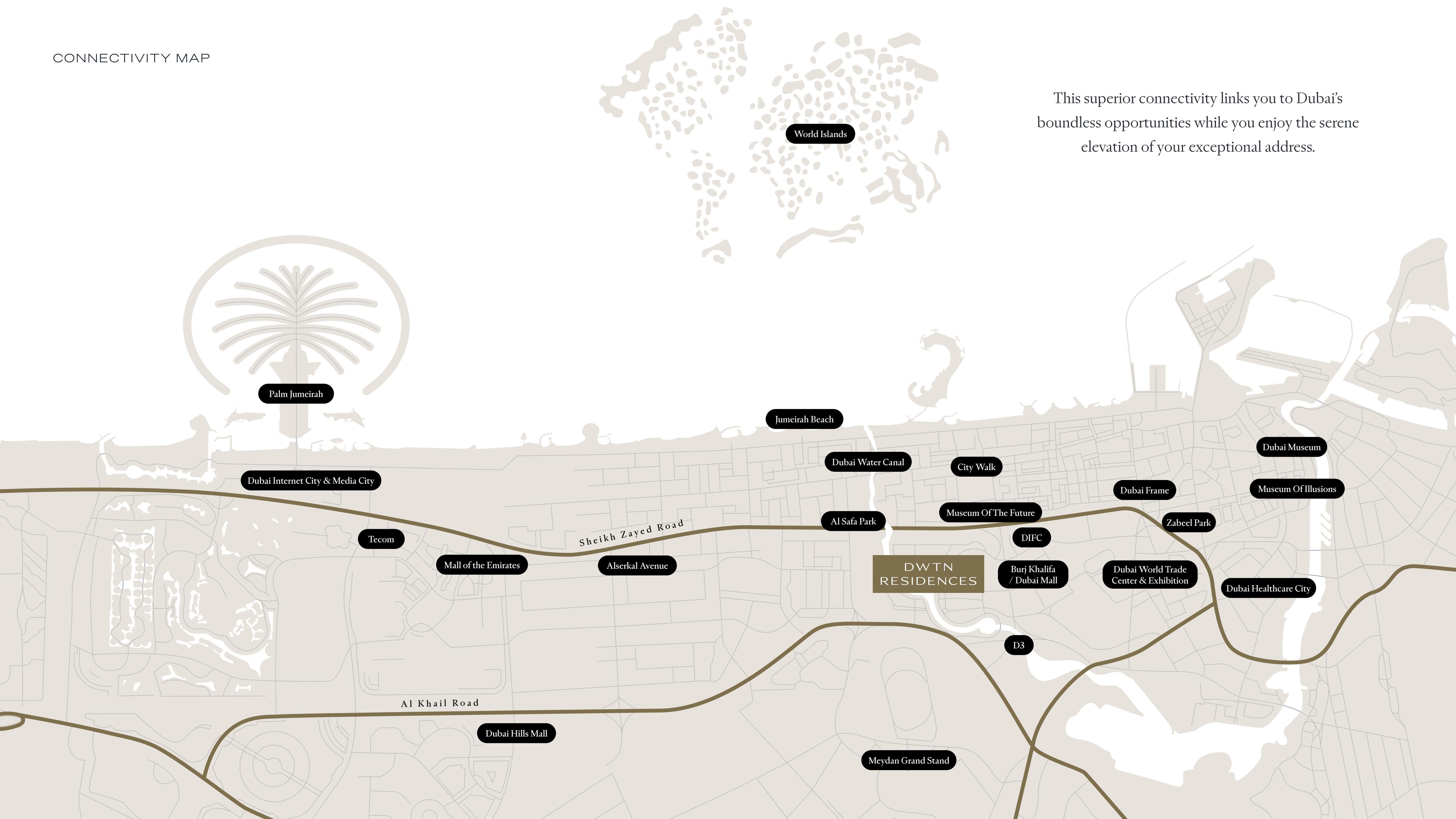
The nearby metro station provides seamless public transportation, while dedicated valet parking ensures effortless arrivals and departures.

Connectivity at DWTN Residences elevates beyond accessibility

It represents a thoughtful integration into Dubai's sophisticated infrastructure. The development enjoys direct access to major arterial roads, allowing swift journeys to Dubai International Airport, The Palm and Jumeirah.



## CONNECTIVITY MAP



This superior connectivity links you to Dubai's boundless opportunities while you enjoy the serene elevation of your exceptional address.

# AMENITIES —

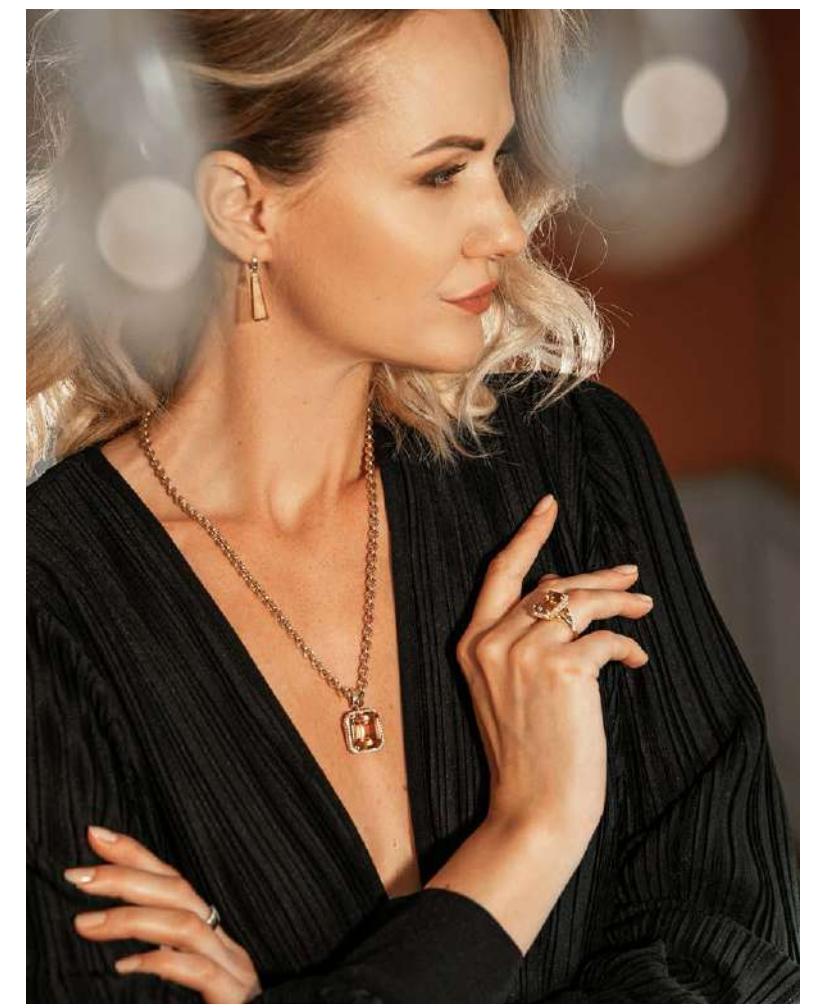
# SIX

# VERTICAL

# ECOSYSTEMS

04.

LIFE UNLIMITED  
IN ONE ADDRESS.

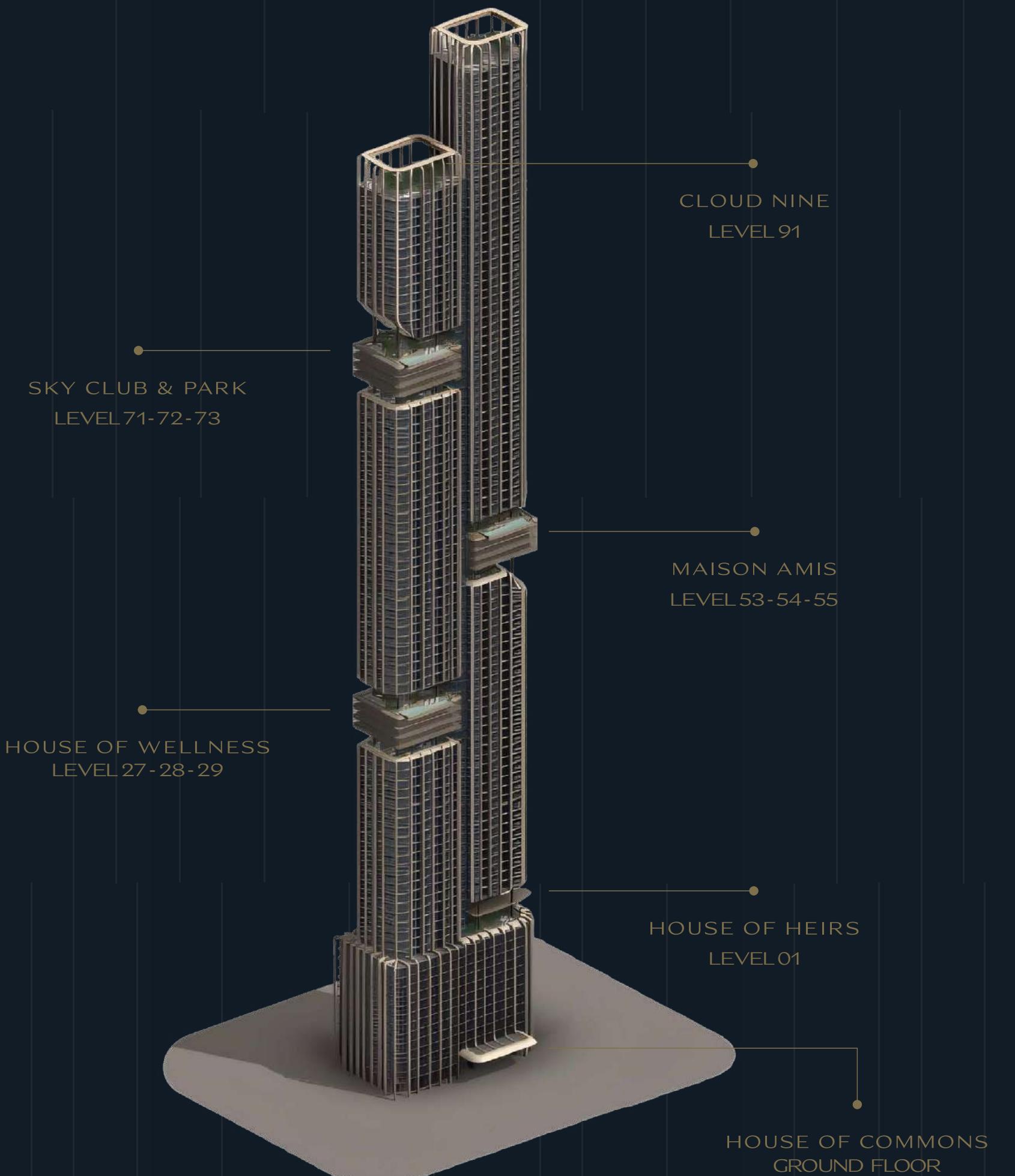


DWTN Residences' revolutionary design reimagines vertical living through six meticulously crafted ecosystems, each occupying dedicated floors and offering experiences tailored to life's multifaceted rhythms.

## SIX VERTICAL WORLDS, ONE EXTRAORDINARY LIFE.

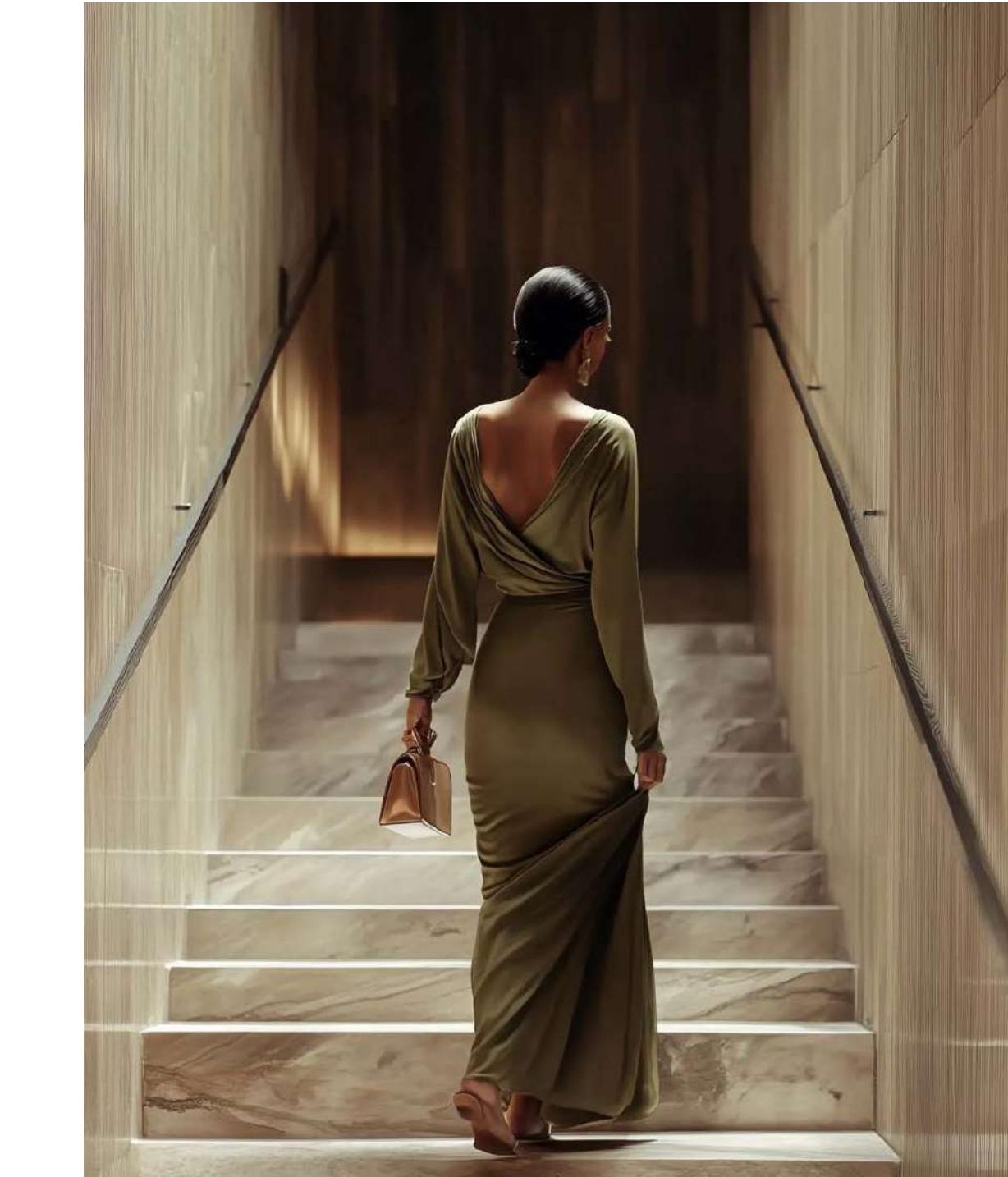
With over 75,000 square feet of amenities distributed strategically throughout the tower, this groundbreaking approach to residential architecture transforms the conventional notion of a skyscraper into a self-sustained vertical community.

Each ecosystem represents not merely a collection of amenities, but a purposeful environment designed to anticipate and fulfil specific aspects of exceptional living, creating a harmonious progression from arrival to elevation, nurturing to wellness, social connection to business refinement, and ultimately, celebration.

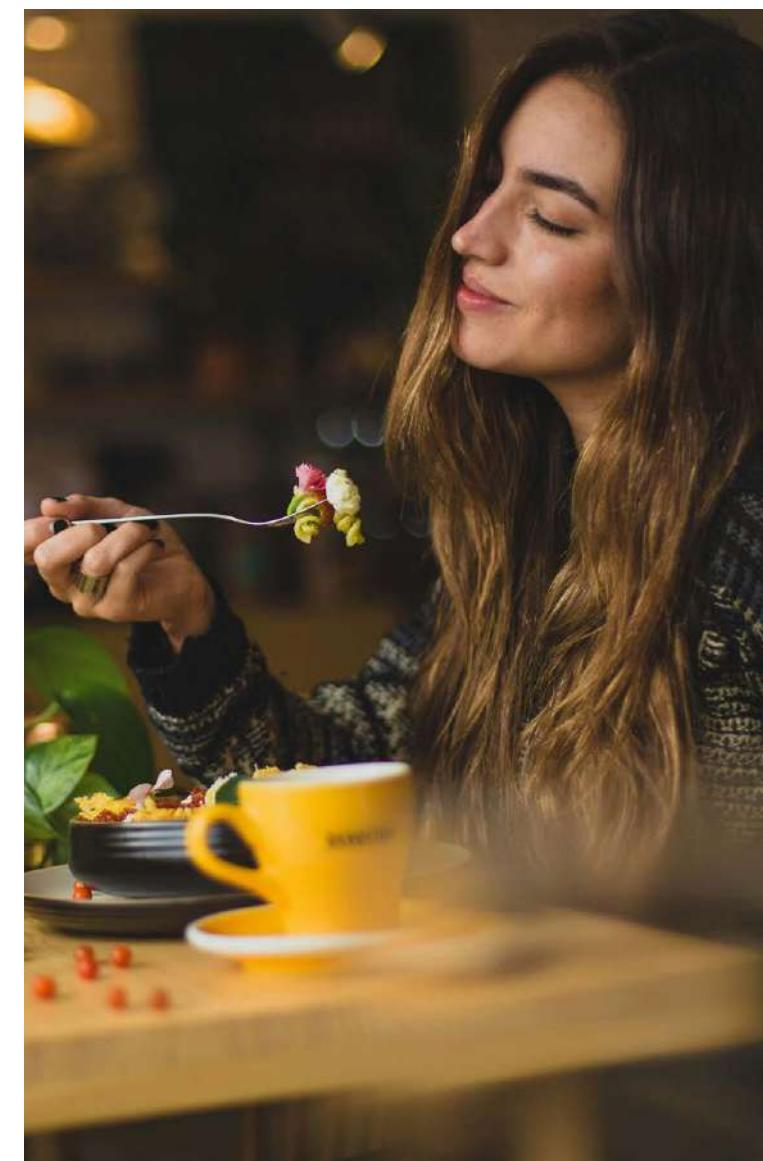


HOUSE OF COMMONS  
GROUND FLOOR

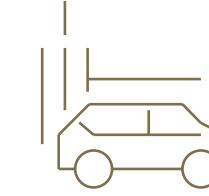
THE FOUNDATION OF  
EXTRAORDINARY LIVING.



The journey begins at the House of Commons, where the transition from the vibrant energy of Downtown Dubai to your exclusive sanctuary is marked by spaces of unmistakable grandeur and attentive service.



Porte Cochere  
Grand Entrance



Valet Parking  
Service



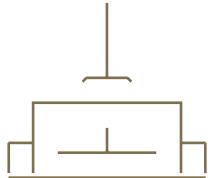
Concierge Service offering  
personalised attention and  
discreet assistance.



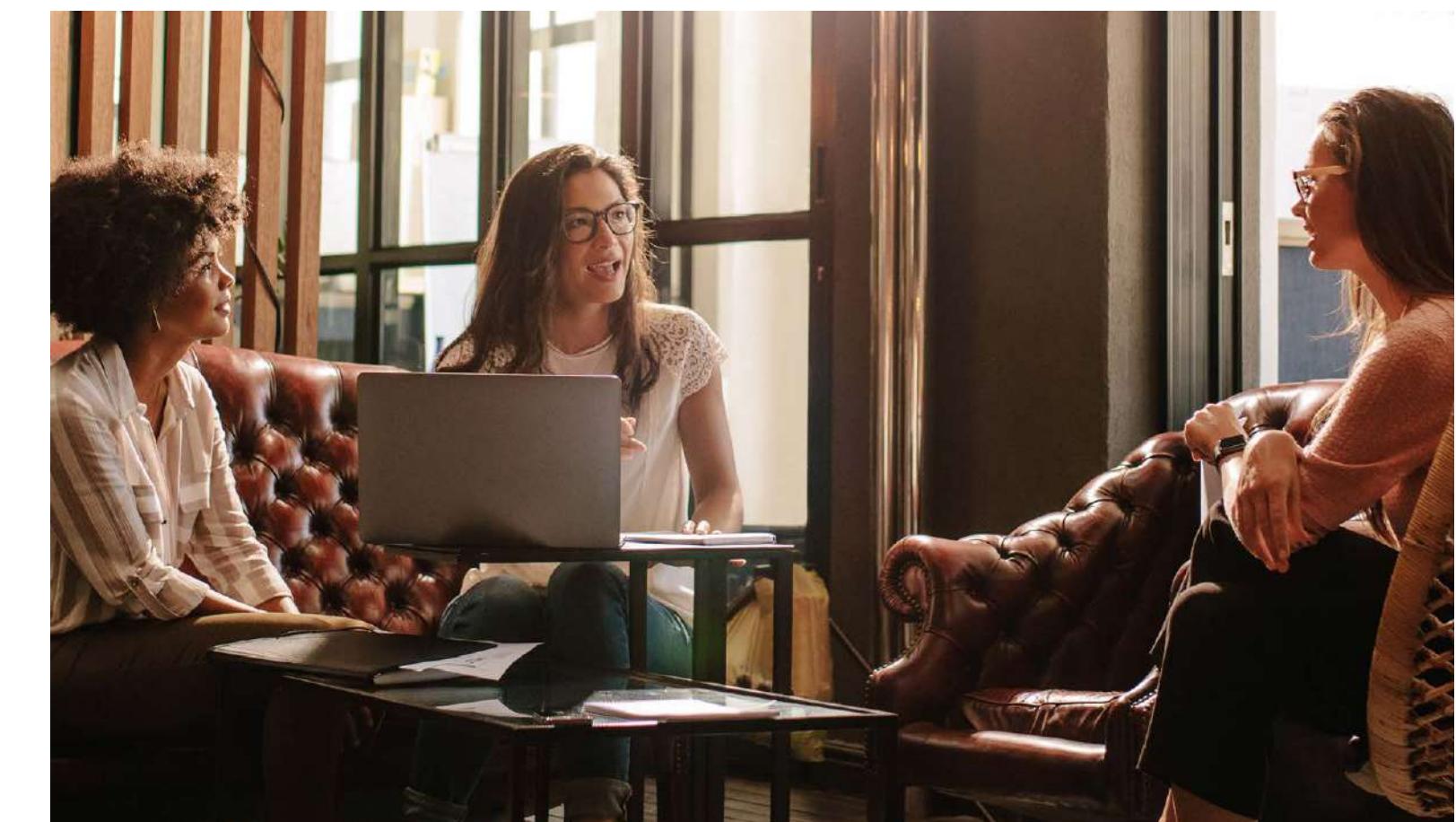
Double-Height  
Lobby with curated  
art collection.



Brasserie & Cafe for  
casual gatherings and  
refined refreshment.



Lobby lounge with plush  
seating and curated ambience  
for social gatherings.





House of Commons | Lobby / Reception

HOUSE OF COMMONS

The double-height lobby with its cascading art installations sets the tone for the exceptional experiences that await throughout the tower.

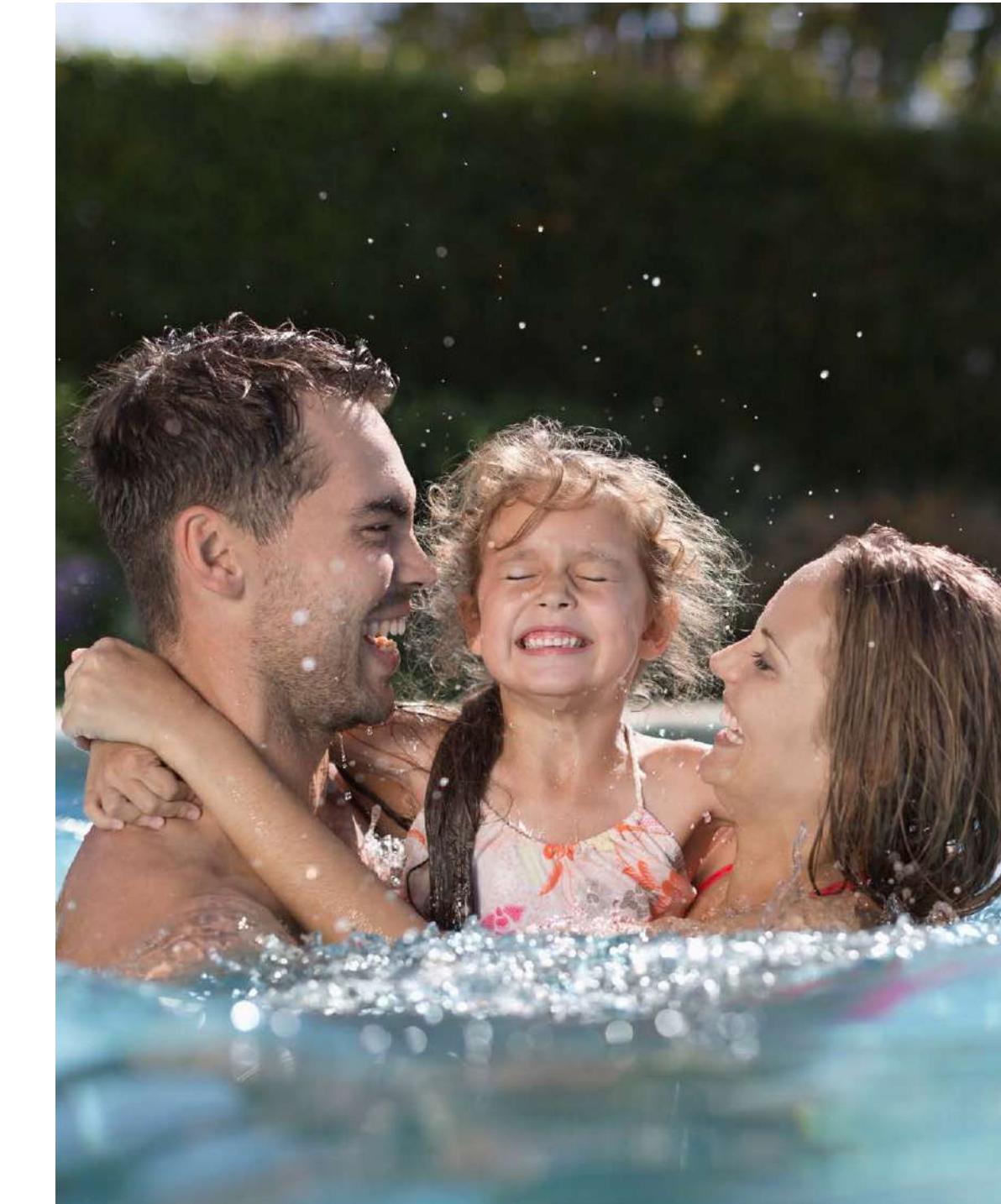


House of Commons | Grand Entrance

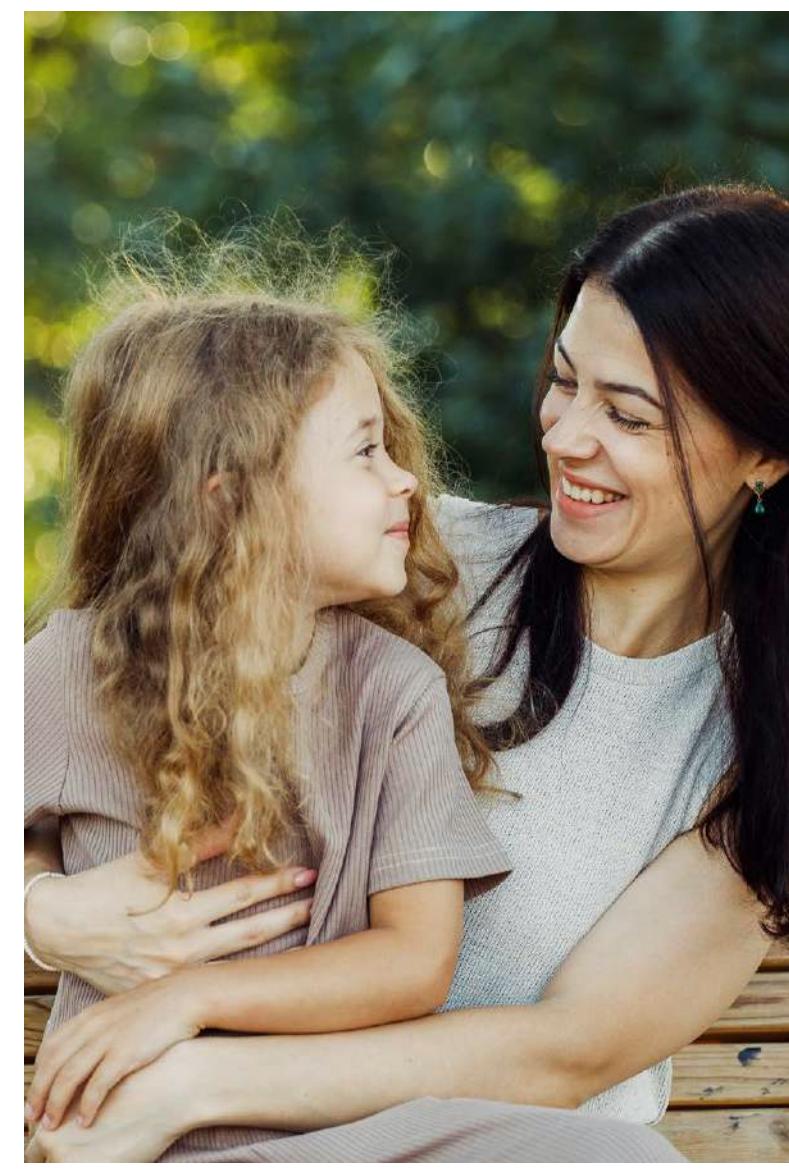
LEVEL 01

## HOUSE OF HEIRS

NURTURING THE  
NEXT GENERATION.



Rising to the House of Heirs reveals environments thoughtfully crafted for family togetherness, where children's development and multi-generational connections flourish amidst refined surroundings.



Family & Kids Pool with semi-shaded design for comfortable swimming year-round.



Family Lounge with seamless indoor and outdoor spaces.



Indoor Kids Play area with Montessori Corner is designed for educational engagement.



Outdoor play area with slides, swings, and a sand pit.



Event Lawn for celebrations and recreational activities.



Winter Kitchen and BBQ Stations for seasonal outdoor dining.



House of Heirs | Multi Function Lounge

HOUSE OF HEIRS

These floors transform conventional notions of family amenities, creating spaces where memories take root and legacy begins.



House of Heirs | Kids Club



House of Heirs | Kids Play Area

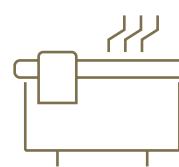
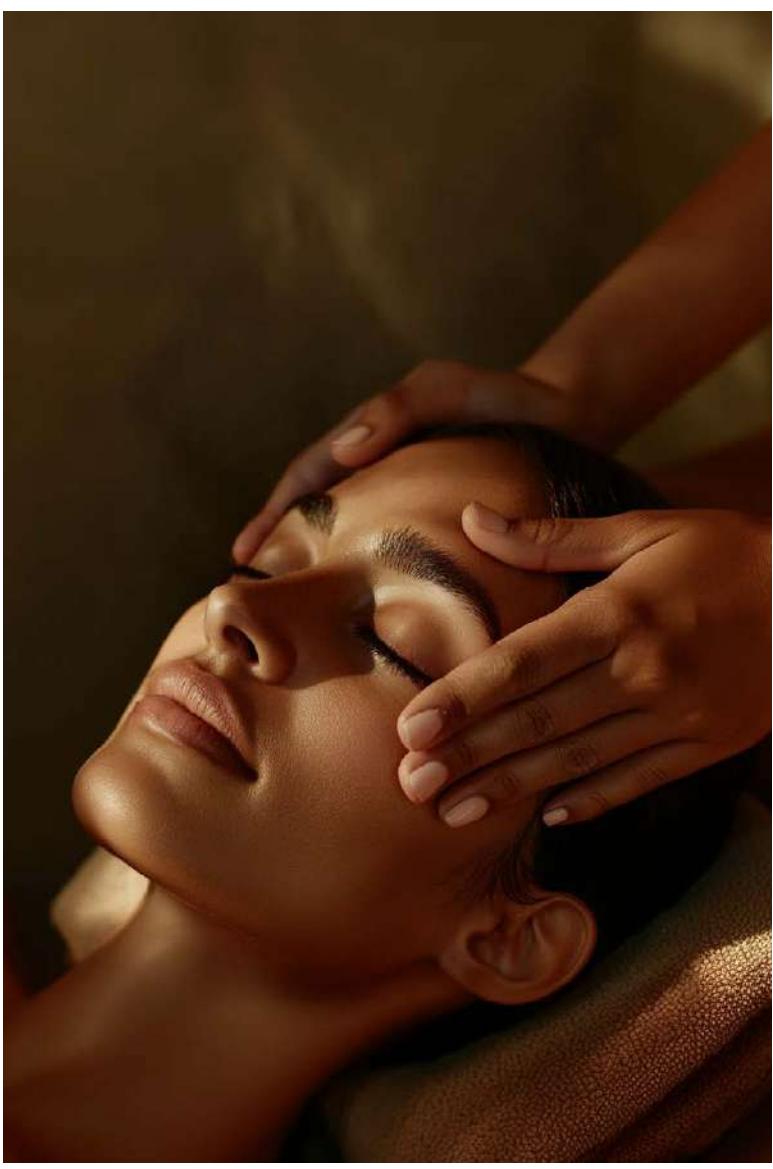
LEVELS 27 - 28 - 29

## HOUSE OF WELLNESS

PRESERVATION IN  
PERPETUAL BALANCE.



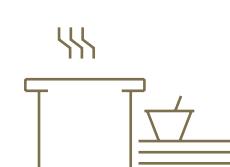
Dedicated to the preservation and enhancement of well-being, the House of Wellness represents a comprehensive approach to physical vitality and mental serenity.



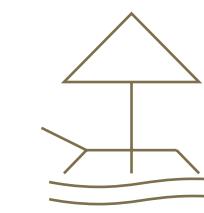
Treatment Rooms  
for recovery and  
rejuvenation.



Yoga and  
Meditation studio



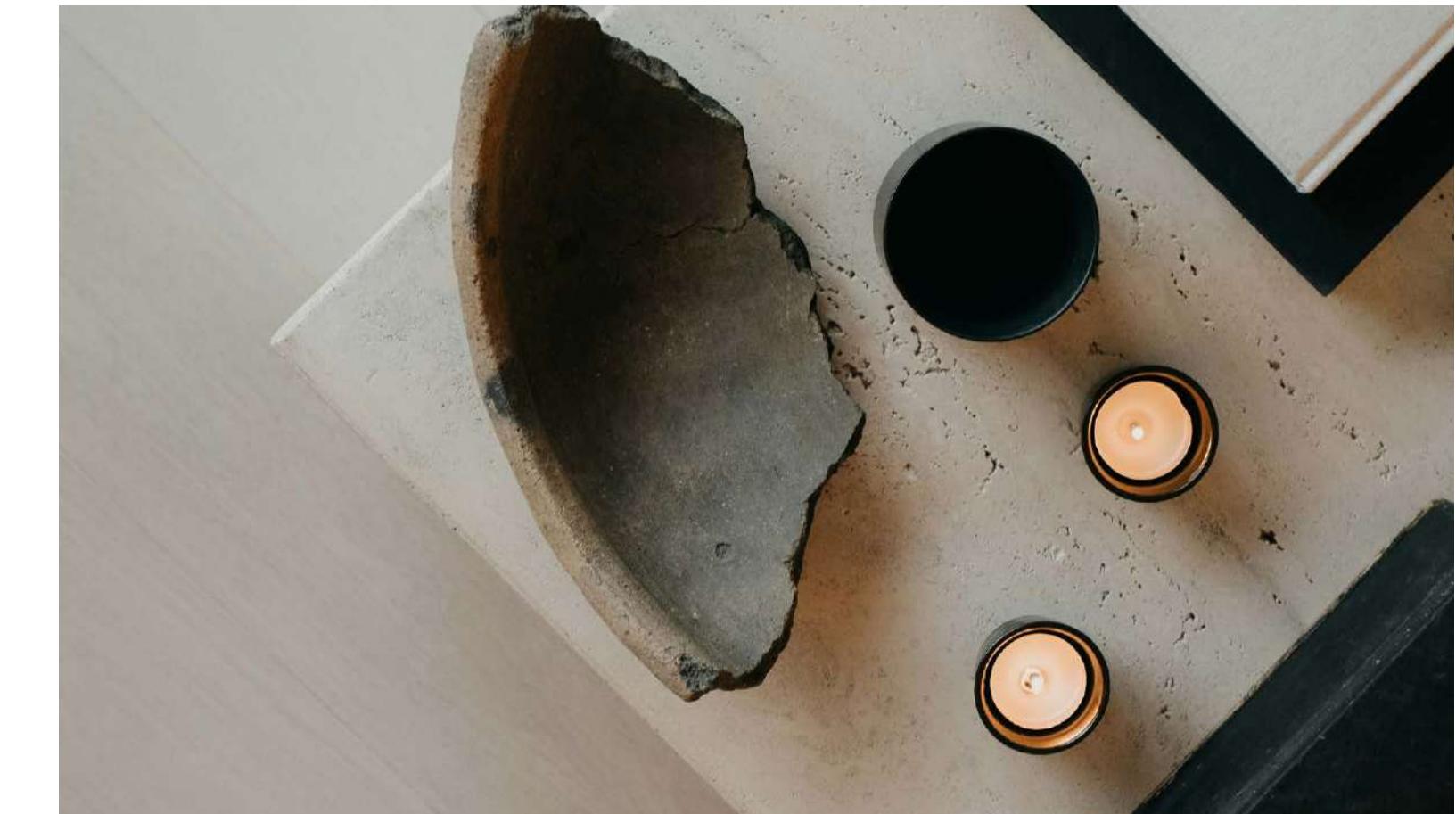
Steam and Sauna  
Rooms with Jacuzzi



Zen Pool and Garden for  
contemplative aquatic  
immersion.



Gym with personalised  
training options.





House of Wellness | Jacuzzi

HOUSE OF WELLNESS

These floors house a suite of facilities that transcend the conventional spa experience, offering therapeutic environments where science meets luxury.



House of Wellness | Meditation Lounge



House of Wellness | Fitness / Gym



House of Wellness | Fitness / Gym

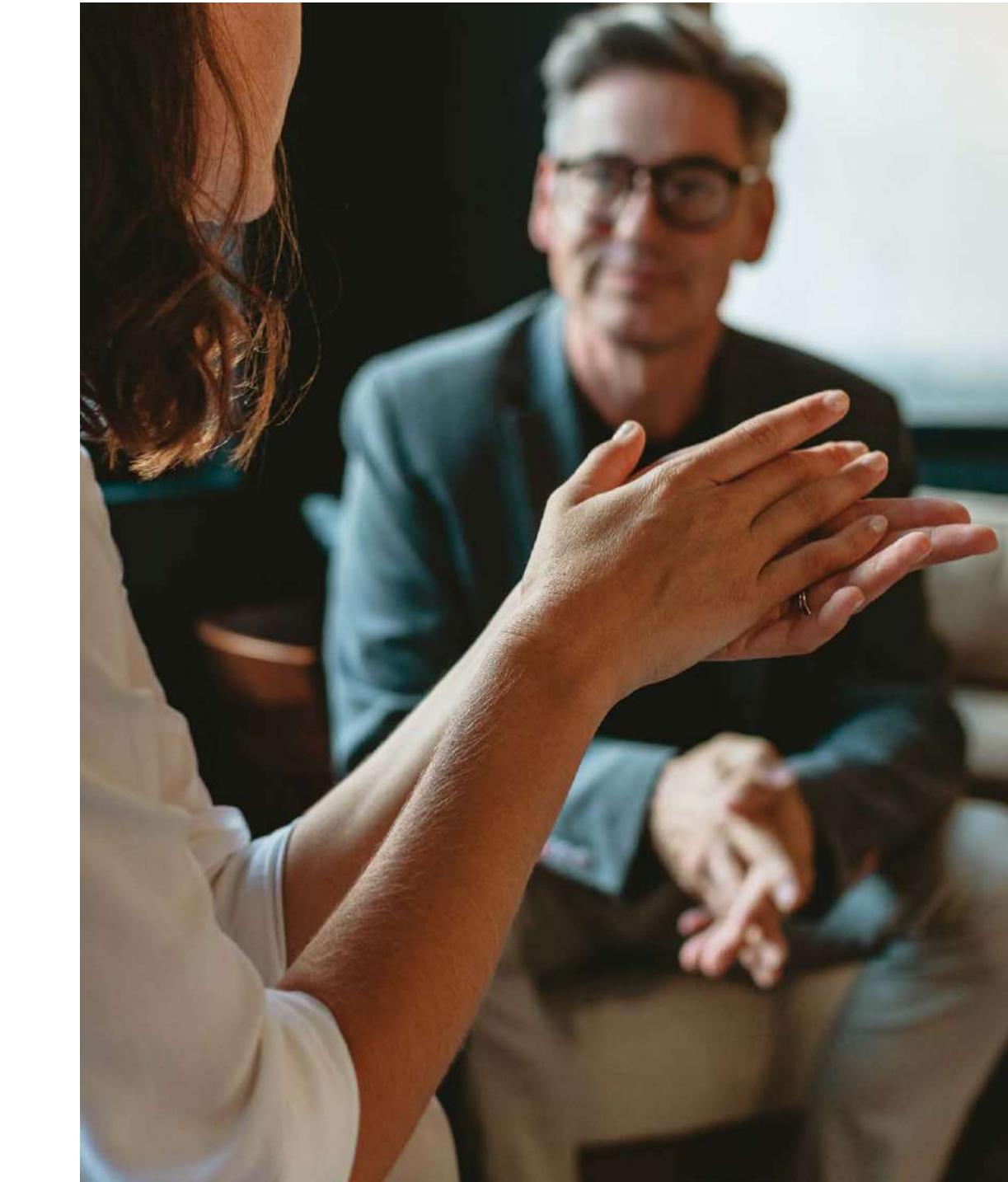


House of Wellness | Yoga Studio

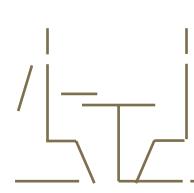
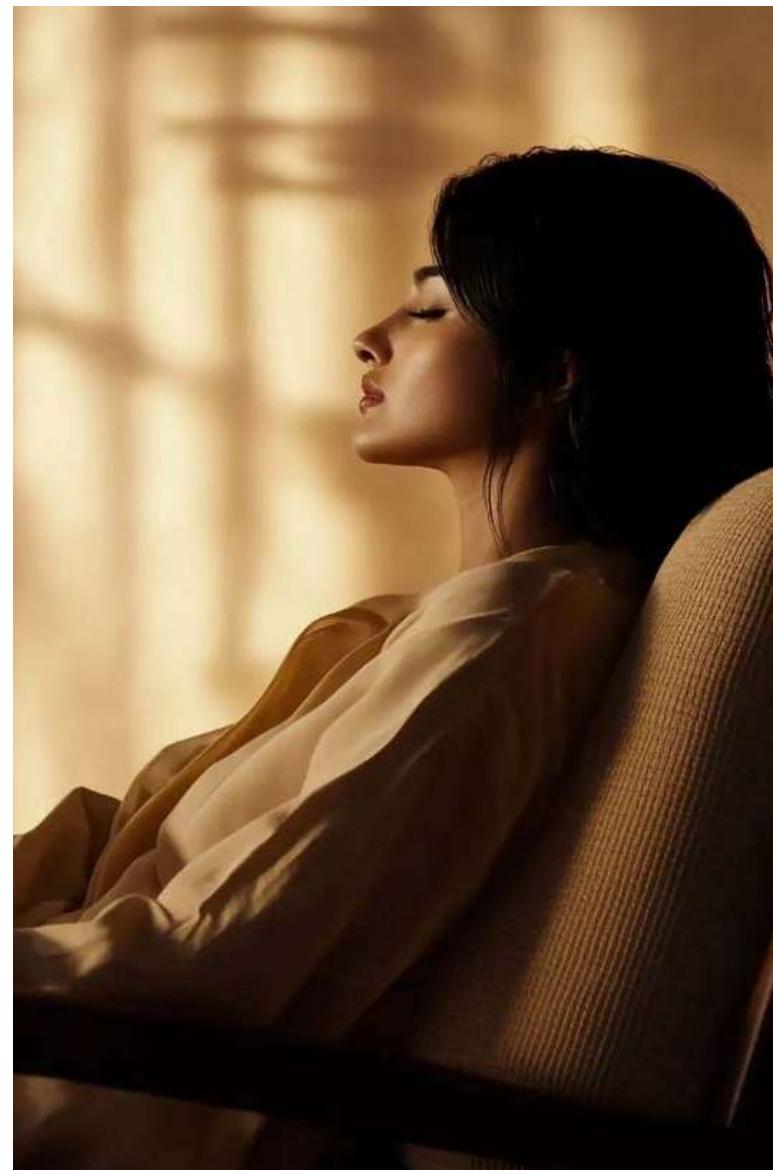
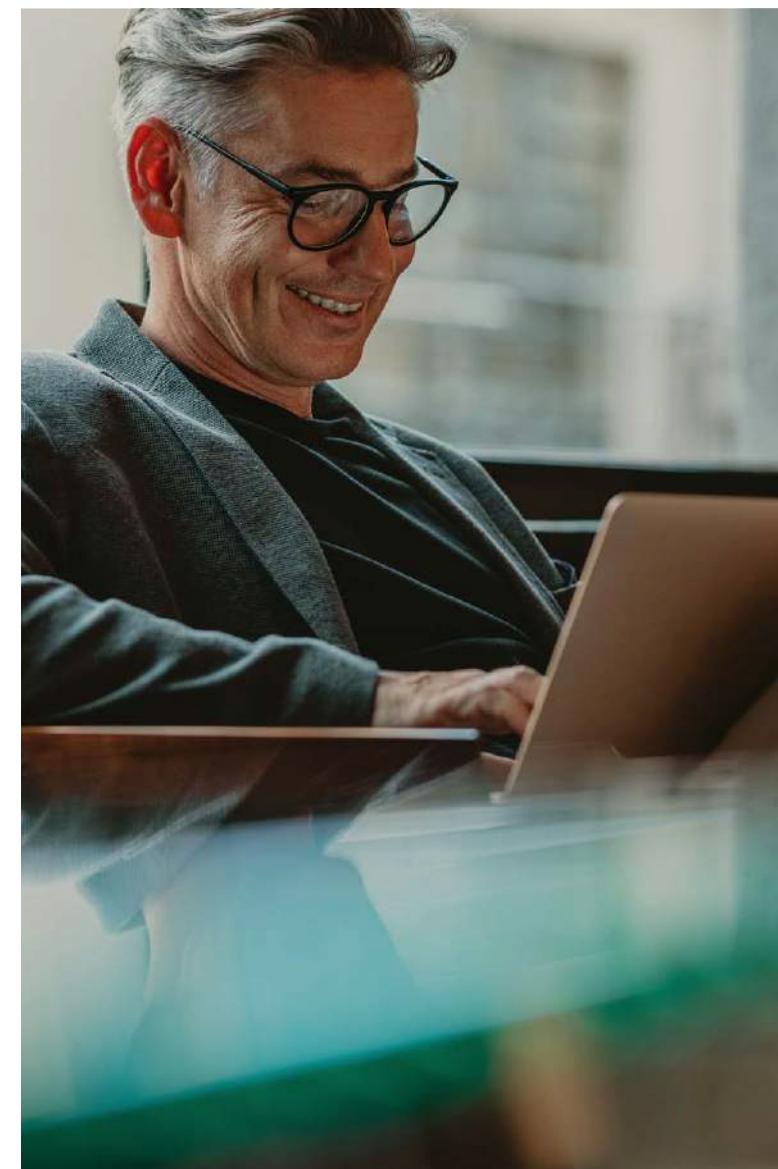
LEVELS 53 - 54 - 55

MAISON AMIS

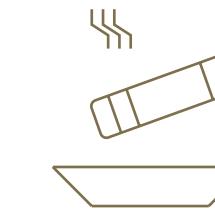
THE ART OF  
SOPHISTICATED  
CONNECTION.



Maison Amis celebrates the essential human need  
for meaningful connection in environments of  
uncompromising sophistication.



Exclusive lounge  
& Social Clubhouse with  
communal seating.



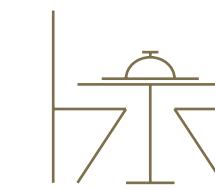
Cigar Lounge



Golf Simulator for enthusiasts  
and casual enjoyment.



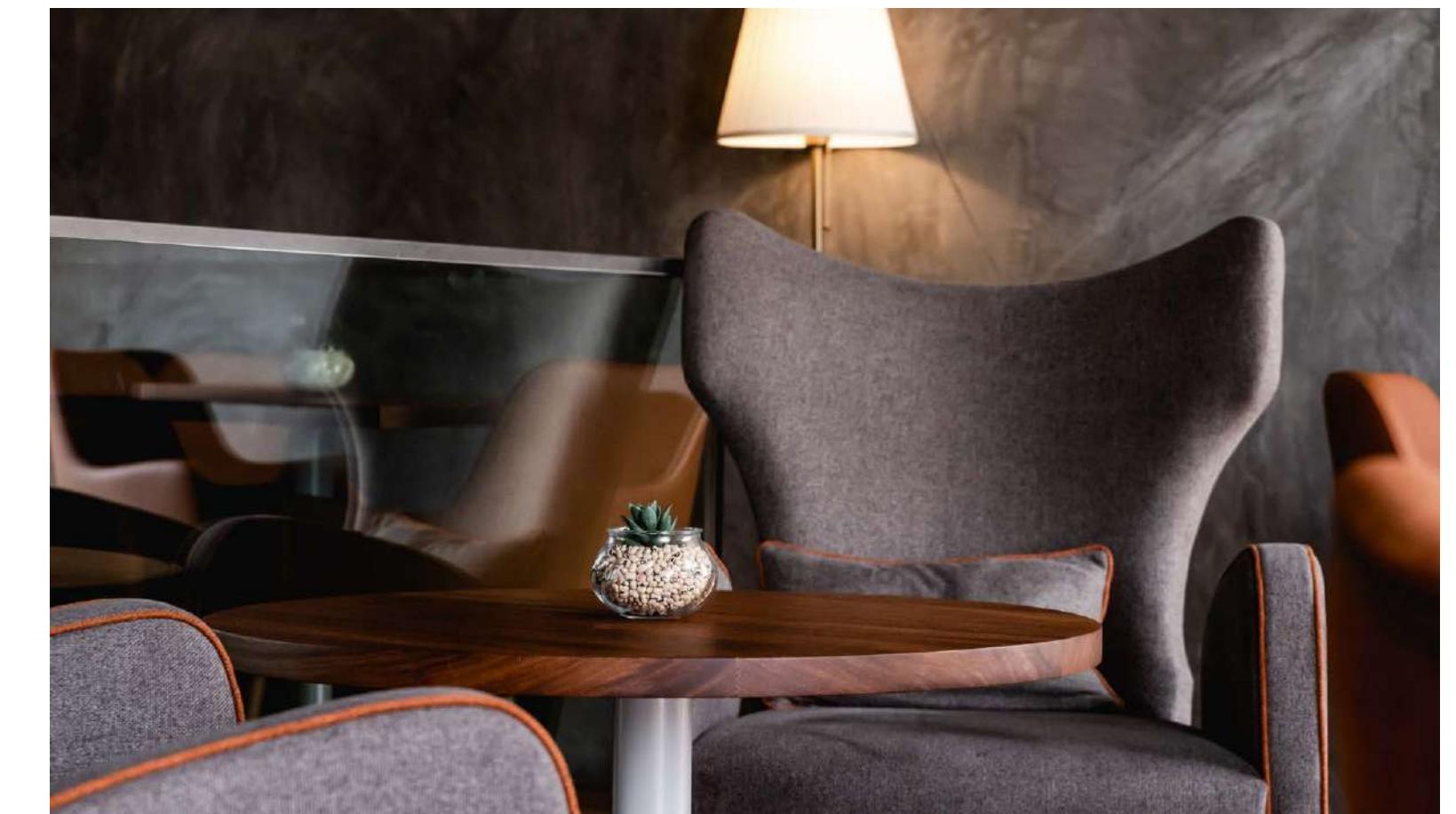
Tea Patio & Garden with  
panoramic views.



Chef's Kitchen & Private Dining  
for curated culinary experiences.



Cinema Room featuring  
premium audiovisual experience.





40

Maison Amis | Social Clubhouse

MAISON AMIS

These floors are dedicated to interaction and entertainment, offering a variety of spaces where conversations flow as freely as the views that frame them. Here, hosting transcends hospitality to become an art form.



Maison Amis | Social Clubhouse



Maison Amis | Private Dining Area



Maison Amis | Cinema Room

LEVELS 71 - 72 - 73

## SKY CLUB & PARK

BUSINESS MEETS  
BRILLIANCE.



The Sky Club & Park represents the harmonious integration of professional environments with creative spaces, accommodating the dynamic nature of contemporary achievement.



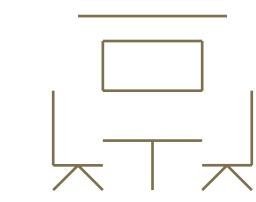
Private Executive Offices for  
the ultimate comfort.



Business Centre  
with state-of-the-art  
technology.



Podcast Studio with  
professional acoustic  
treatment.



Conference Rooms  
featuring smart presentation  
technologies.



The Library and Book Club  
offer literary refuge and  
intellectual stimulation.





46

Sky Club & Park | The Networking Hub

SKY CLUB & PARK

These floors offer business facilities that transcend the conventional office, providing environments where innovation thrives against the backdrop of Dubai's spectacular skyline.

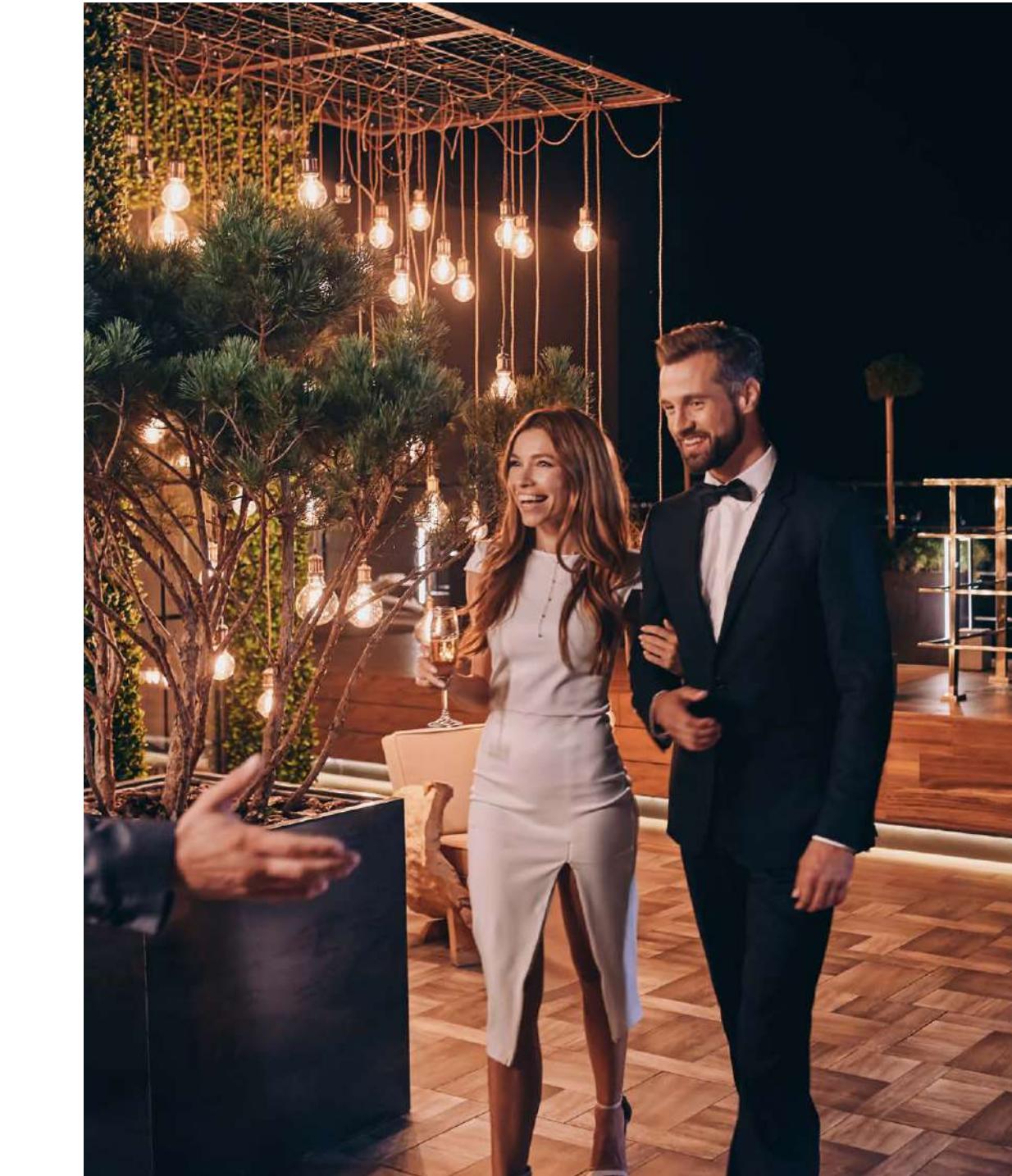


Sky Club & Park | The Networking Hub

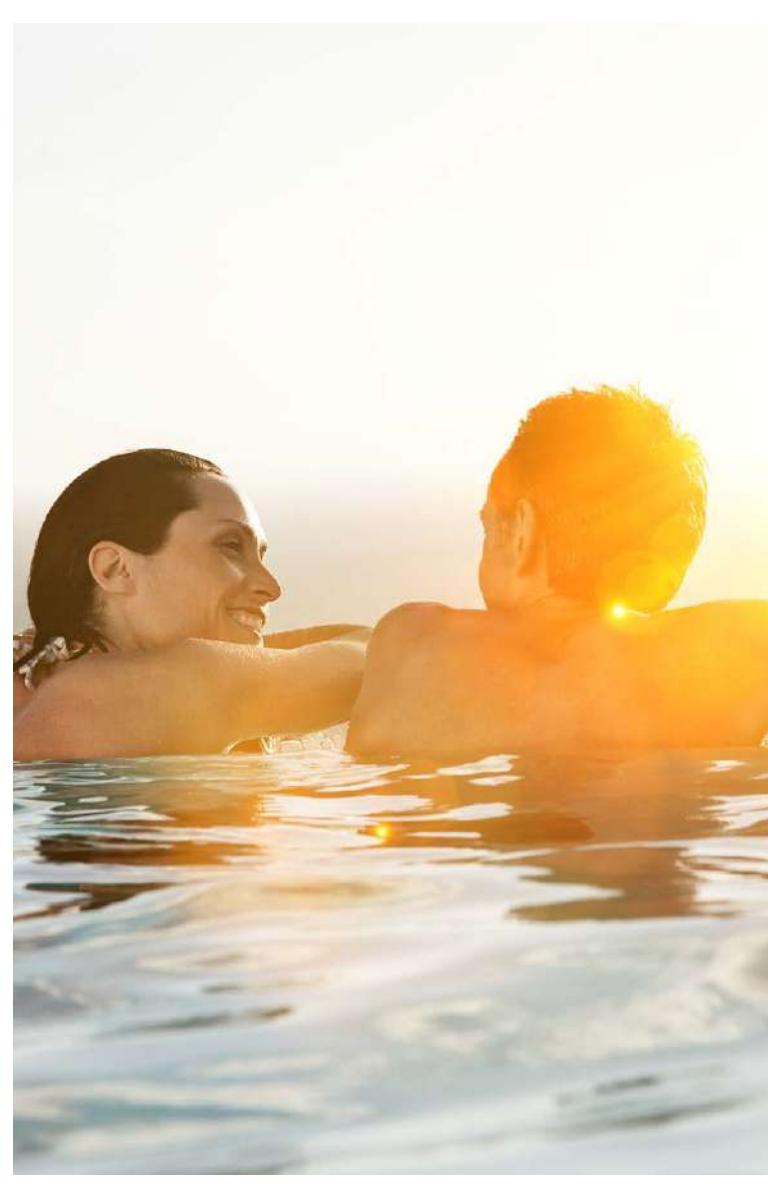
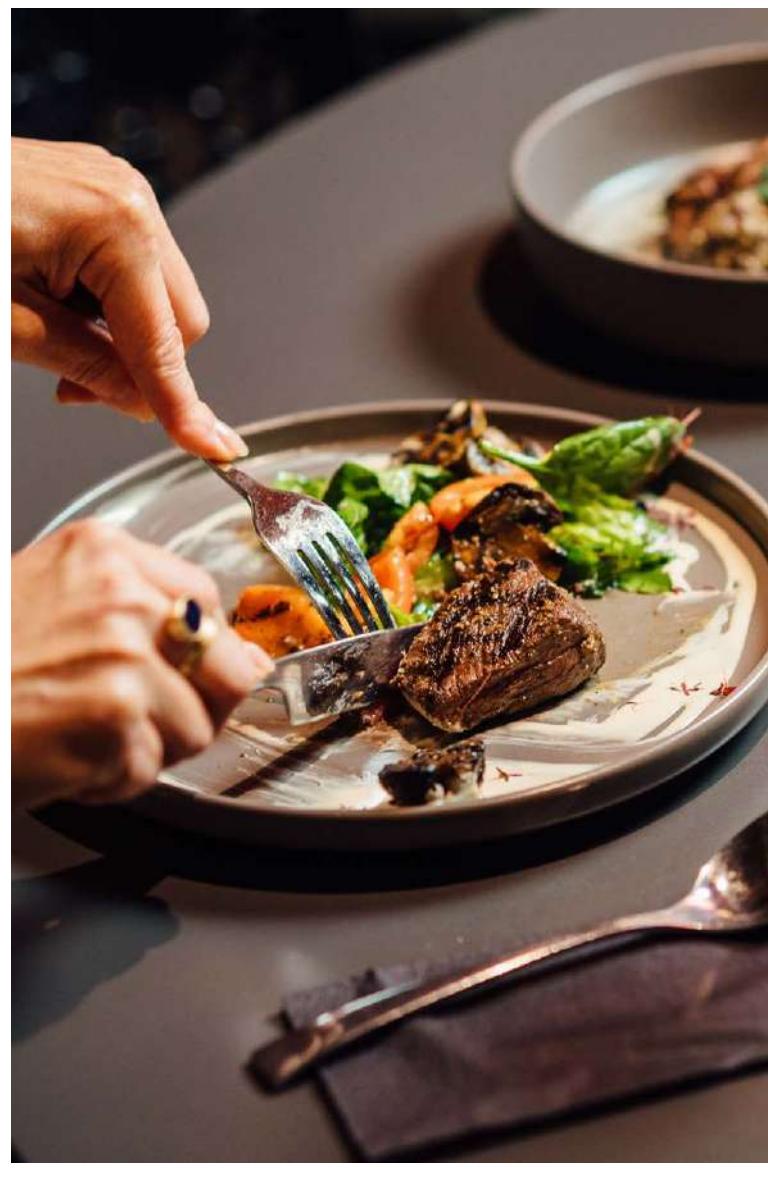
LEVEL 91

CLOUD NINE

STRATOSPHERIC  
SOPHISTICATION.



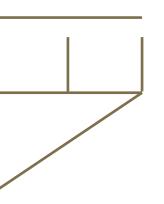
At the tower's crown, Cloud Nine delivers the ultimate expression of celebration and achievement.



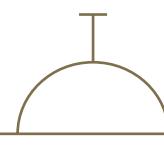
CLOUD NINE



Infinity pool merges  
seamlessly with the sky.



Observatory deck offering  
unparalleled panoramic views.



Fine dining area with  
world-class culinary offerings





These rarefied floors offer environments for life's most significant moments, framed by unobstructed 360-degree views that stretch from the Arabian Gulf to the Downtown Skyline.



Cloud Nine | Private Fine Dining Area



Cloud Nine | Swimming Pool & Observatory Deck

05.

RESIDENCES THAT RISE  
ABOVE THE ORDINARY IN  
EVERY DIMENSION.

# RESIDENCES



## GLAMOUR REDEFINED, ELEGANCE PRESERVED.

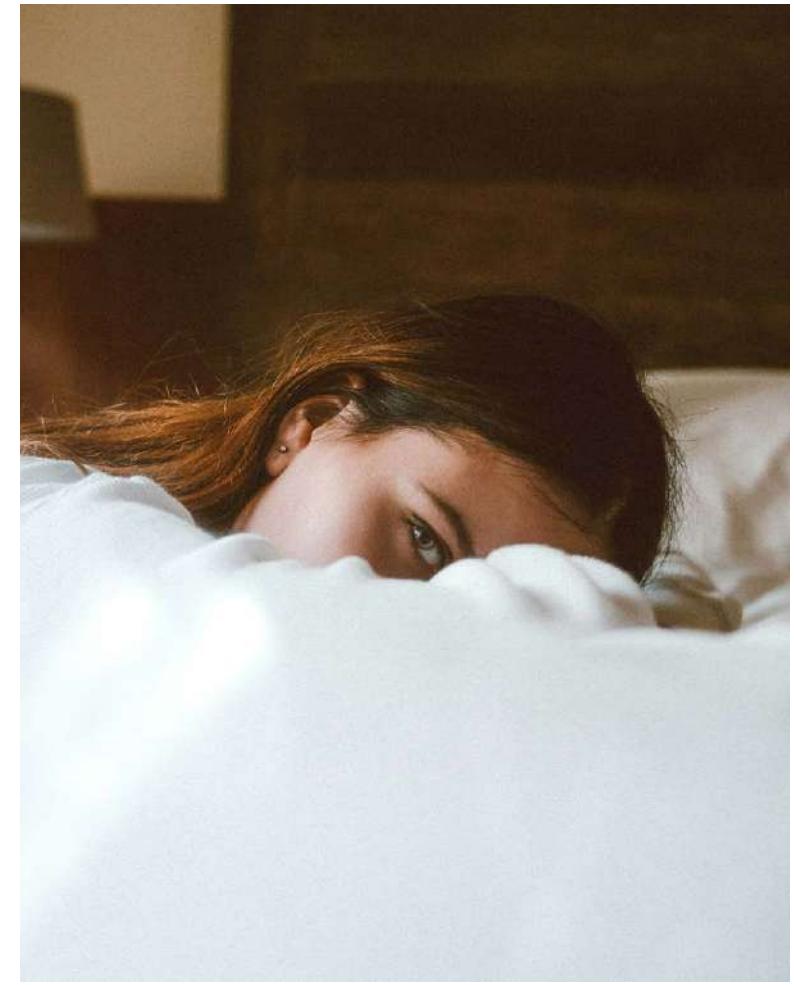
Step inside DWTN Residences and discover an enclave where interior design transcends decoration to become an immersive expression of sophisticated living.

Premium materials meet masterful execution throughout. Natural light interacts with carefully selected finishes—warm neutrals evoking Arabian landscapes, accents of azure reflecting the Gulf waters, and metallic touches echoing the city's modern sophistication.

These environments don't merely impress; they embrace, creating spaces that feel simultaneously grand and intimate while maintaining an unwavering standard of refinement.



## HOMES DEFINED BY VISION AND EXCLUSIVITY.



A limited collection of 432 exclusive residences and 90 signature residences caters exclusively to the discerning few. From thoughtfully designed 1-bedroom to dramatic 3-bedroom configurations, sophisticated duplexes, commanding penthouses, and a royal palace, each residence has been conceived with meticulous attention to spatial flow and the interplay of light.

The residences represent the pinnacle of curated living

Spaces that transcend conventional notions of home to become personal sanctuaries of uncompromising luxury.

## DWTN RESIDENCES' HOLISTIC APPROACH TO URBAN WELL-BEING.

This soaring 445 meters vertical masterpiece features 110 floors, while premium luxury finishes and exquisite materials elevate every interior. State-of-the-art wellness facilities are integrated throughout the vertical communities.



THE ART OF  
EXCEPTIONAL  
ELEGANCE



THE EXCLUSIVE  
COLLECTION

## RESIDENCES THAT COMMAND ATTENTION.

### Vertical Masterpieces.

Situated within the verdant second ecosystem, The Exclusive Collection represents an exclusive enclave of extraordinary residences. This exclusive collection offers 1 to 3 bedroom apartments that command panoramic views with flawless quality.

These distinctive homes merge expansive layouts with refined details.

CREATING LIVING  
ENVIRONMENTS  
WHERE  
SOPHISTICATED  
DESIGN MEETS  
UNPARALLELED  
CONVENIENCE.











THE SIGNATURE  
COLLECTION

## A SOARING STATEMENT OF POSSIBILITY AND PRECISION.

### Sculptural Brilliance Rising Above Convention.

These meticulously crafted residences ascend through DWTN Residences' unique ecosystems, each level offering progressively more breathtaking views and increasingly exclusive living experiences.

From thoughtfully designed apartments to grand sky residences, each home features premium finishes, intelligent layouts, and the signature sophistication that defines the DWTN Residences lifestyle.

THE HIGHER  
YOU ASCEND,  
THE MORE  
RAREFIED  
THE LIVING  
EXPERIENCE  
BECOMES.







06.

A LEGACY OF  
VALUE, A FUTURE  
OF VISION.

DEYAAR

23 YEARS OF SHAPING SKYLINES AND STANDARDS.



DEYAAR is a Dubai-based property developer established in 2002. Since inception, Deyaar has grown to become one of the region's largest developers, delivering landmark commercial towers, residential buildings, and hotels.

Recognized for its iconic developments across Dubai, Deyaar expanded its operations after its 2007 IPO into six business units offering a range of services, including property development, property management, and hospitality. With a strong land bank, a robust project portfolio, and a forward-looking vision, Deyaar is committed to shaping Dubai's urban landscape and delivering value to investors and customers alike.

DWTN  
RESIDENCES

