

◆ B U R J R O Y A L E ◆

EMAAR



BUILT WITH PASSION.

BUILT BY EMAAR.

We are the UAE's premier real estate developer. We have reshaped Dubai's skyline with our iconic buildings, integrated lifestyle communities and record-breaking retail and entertainment destinations. While many claim epic projects, very few can count true icons in their portfolio, such as Burj Khalifa, The Dubai Mall and The Dubai Fountain.

By focusing on creating long-term value for our consumers since 1997, we have set the standard of UAE real estate, by which others follow. Today, we are one of the most valuable developers in the world and the largest real estate company outside China.

THE 4TH MOST VISITED
CITY IN THE WORLD

Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai has undergone a complete transformation - from a small fishing town to countless groundbreaking projects, forward-

thinking initiatives and the monumental Expo 2020.

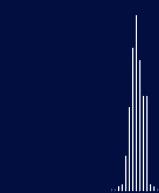
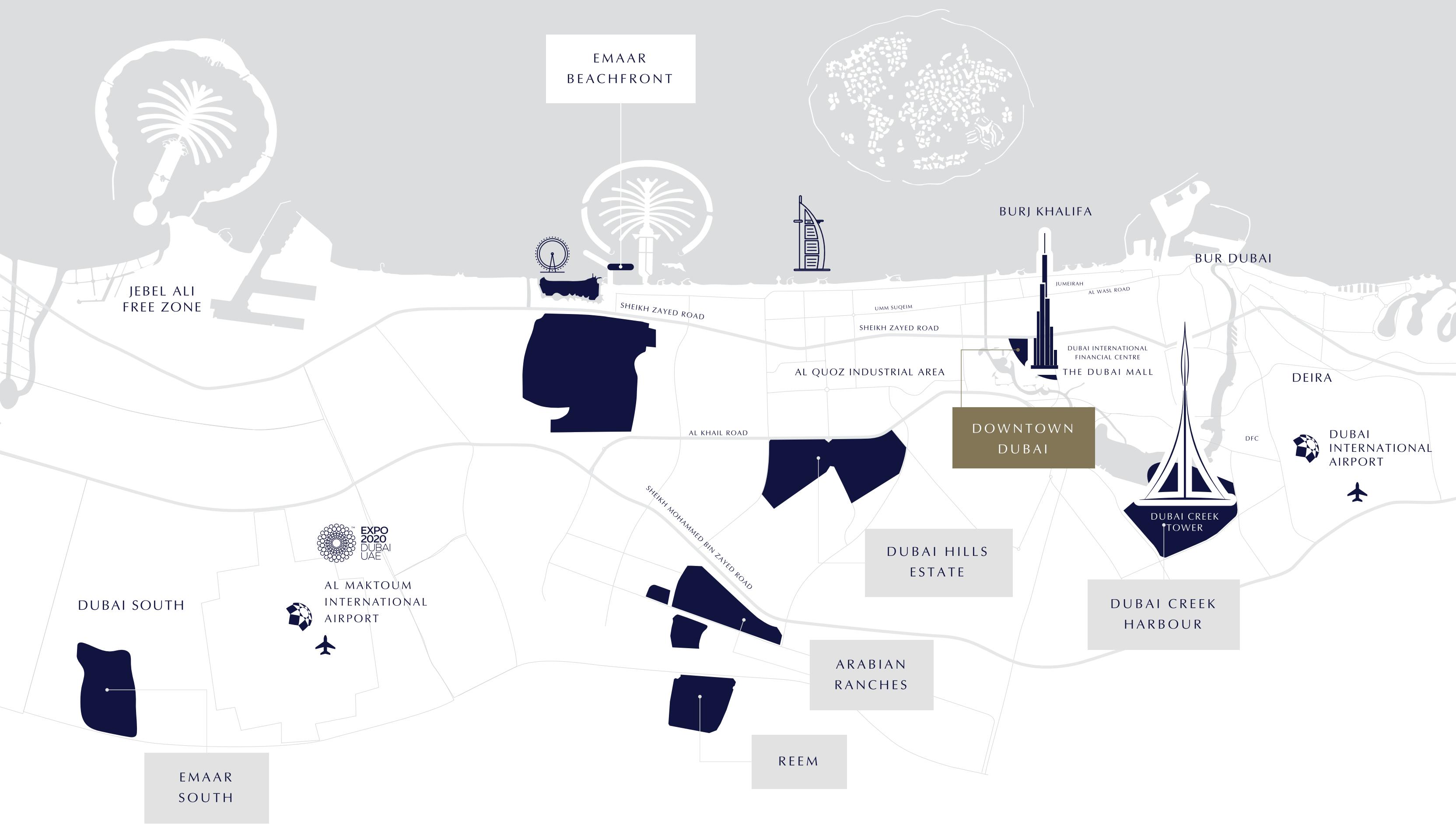
Within just a few decades, the emirate has claimed the title of the fourth most visited city in the world (15.79 million overnight visitors in 2017)

and continues to reinvent itself, to excite and to boom.



KEY FACTS

ABOUT DOWNTOWN DUBAI



BURJ KHALIFA

The world's
tallest building



THE
DUBAI MALL

The world's largest
retail and entertainment
destination



DUBAI OPERA

The spectacular
neighbourhood
of Arts and Culture



THE DUBAI
FOUNTAIN

The world's largest
choreographed fountain



90,000
Downtown Dubai
Population



75,000
Work in
Downtown Dubai



A LIFE YOU WANT TO LIVE. A TOWER
CRAFTED WITH PASSION AND IMAGINATION.
SLEEK, CONTEMPORARY RESIDENCES WITH
AWE-INSPIRING VIEWS AND ELEVATED
COMFORTS. IN THE MIDDLE OF GRAND
ENTERTAINMENT. THIS IS BURJ ROYALE.



THE LAST RESIDENTIAL
TOWER WITH
PANORAMIC VIEWS
OF DOWNTOWN DUBAI



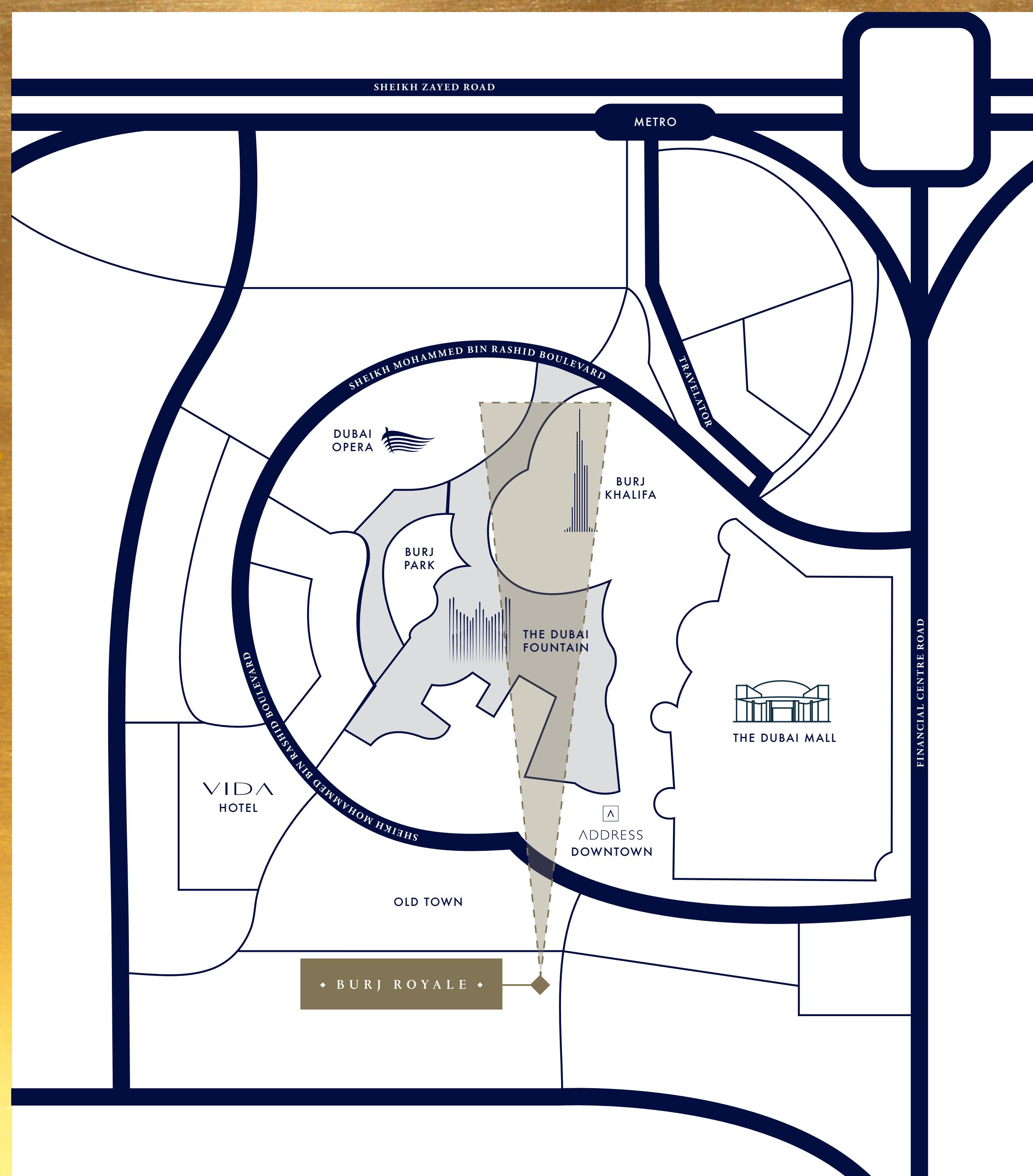


ABOUT LOCATION

A PRIME
LOCATION

The opulent tower of One, Two and Three bedroom apartments is set in a prime spot, by the lavish Old Town district and the Mohammed Bin Rashid Boulevard. At 58 storeys of height, Burj Royale is the last residential tower with direct views of the Burj Khalifa and The Dubai Fountain, making it an unparalleled investment opportunity for the discerning investor.





NEARBY LANDMARKS

MINUTES AWAY

FROM EVERYTHING



05 MINUTES

to culinary experiences from around the world at **Mohammed Bin Rashid Boulevard**



05 MINUTES

to indulge in high fashion at **The Dubai Mall**



05 MINUTES

VIDA
05 MINUTES

to explore the lavish **Old Town** district,
Vida and Manzil Hotels

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NEARBY LANDMARKS

STELLAR VIEWS OF
THE DUBAI FOUNTAIN

Imagine over 22,000 gallons of water executing a choreographed dance to music, light and fire, spanning 275 metres across a lake in the shadow of the world's tallest building. That is what the world's tallest performing fountains have to offer. Performing to a range of songs from classical to contemporary Arabic and world music, this spectacular show can be viewed from the banks of the lake or a floating boardwalk on the Burj Lake.



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NEARBY LANDMARKS



THE DUBAI MALL
AT YOUR DOORSTEP

The world's largest and most-visited retail and entertainment destination is home to over 1200 retail outlets and 200 food and beverage outlets.

The Dubai Mall also boasts a dedicated Fashion Avenue, Dubai Aquarium & Underwater Zoo, a 22-screen Reel Cinemas megaplex, the Olympic-sized Dubai Ice Rink and children's edutainment concept, Kidzania®. Spanning close to 6 million square feet, it is safe to say that you could spend endless days exploring all it has to offer.

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NEARBY LANDMARKS

5 MINUTES FROM DUBAI OPERA

Designed in the shape of a traditional dhow, the 2000-seat multi-format Dubai Opera inaugurated its stage with a phenomenal performance by the legendary tenor Placido Domingo. It has since hosted world-renowned operas, ballets, theatrical and musical performances as well as prestigious galas and comedy shows. Be sure to take in a show at this iconic cultural destination.







THE ARCHITECTURE

A 58 STOREY MASTERPIECE

The context of Burj Royale breaks into two distinct layers, the low-rise vernacular foreground and the high-rise contemporary background. The concept fuses both elements into one unifying theme by treating the lower façade in a traditional way, gradually transitioning into the majestic and modern structure.



THE INTERIOR DESIGN

LIGHT-FLOODED
ROOMS

Every room is flooded with natural daylight and provides spectacular views through the full-height window walls. Expansive in both a vertical and horizontal sense, the windows at Burj Royale are designed to make you feel like you are a part of Downtown Dubai's iconic landscape.







THE AMENITIES

A SIGNATURE
LIFESTYLE

Enjoy the use of a fully equipped gymnasium or take a relaxing swim with the backdrop of the magnificent Burj Khalifa. Fire up the barbecue for family quality time or unwind on the rooftop observation deck and just take in the glittering Dubai skyline. This is a view truly worth coming home to.



♦ BURJ ROYALE ♦

LIVE LIKE ROYALTY

For more information on BURJ ROYALE at DOWNTOWN DUBAI ,
please call 800 36227 (UAE) or +971 4 366 1688 (International).

Visit our online sales centre at emaar.com or
any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Downtown Dubai
Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
Emaar South Sales Centre | DWC Peripheral Road

ABUDHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

9:30am to 7pm Saturday - Thursday
Friday from 2:00 pm to 7:00 pm (Emaar Sales Centre and Dubai Hills Estate Sales Pavilion only)

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