

An aerial photograph of the Dubai skyline at sunset. The Burj Khalifa is the tallest building on the left. In the center, several Emaar buildings are visible, with the name 'EMAAR' printed on their facades. The foreground shows a mix of modern and older buildings, greenery, and a road. The sky is a warm orange and yellow.

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



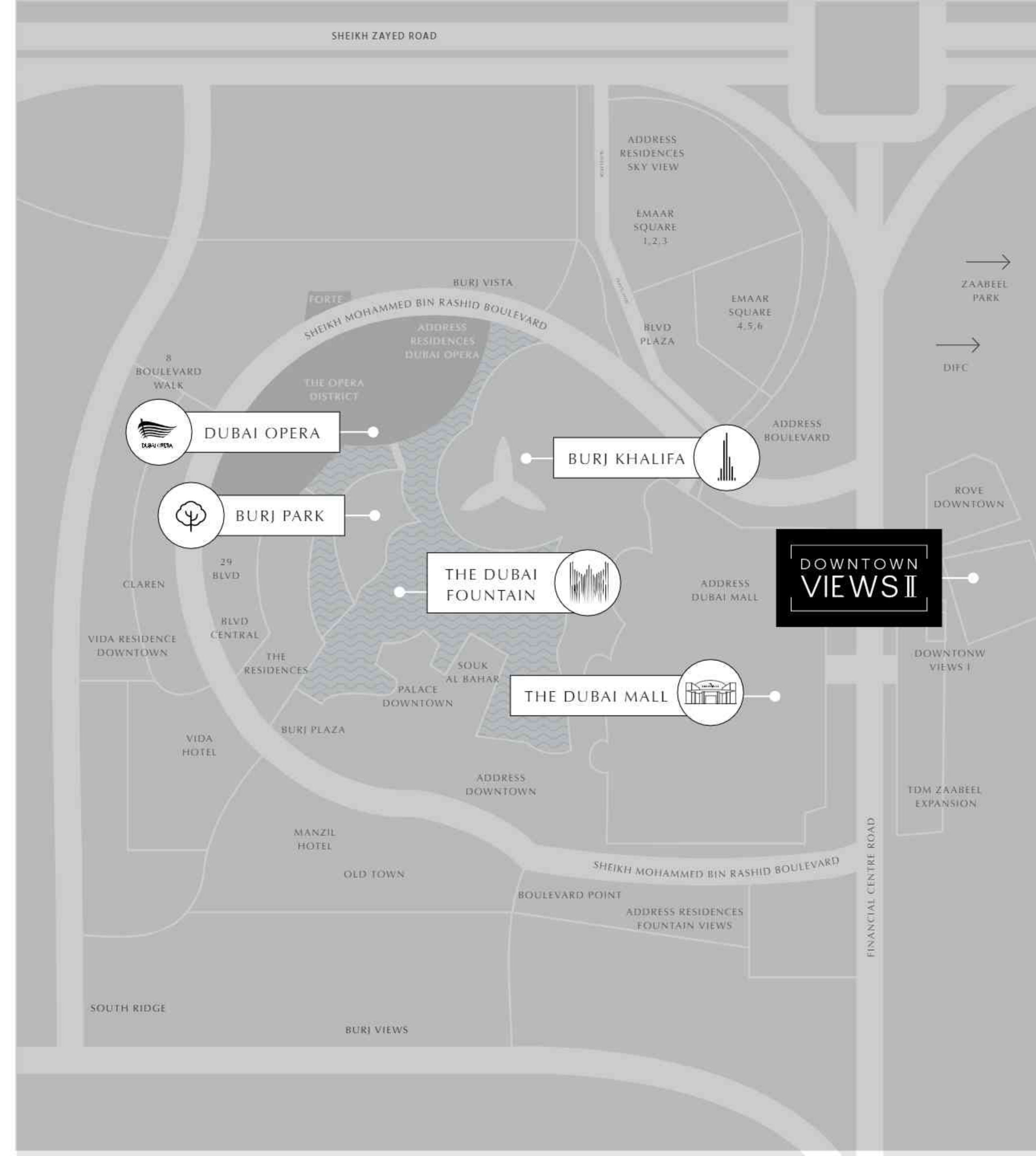
BURJ KHALIFA

The world's tallest building



SHEIKH MOHAMMED BIN RASHID BOULEVARD

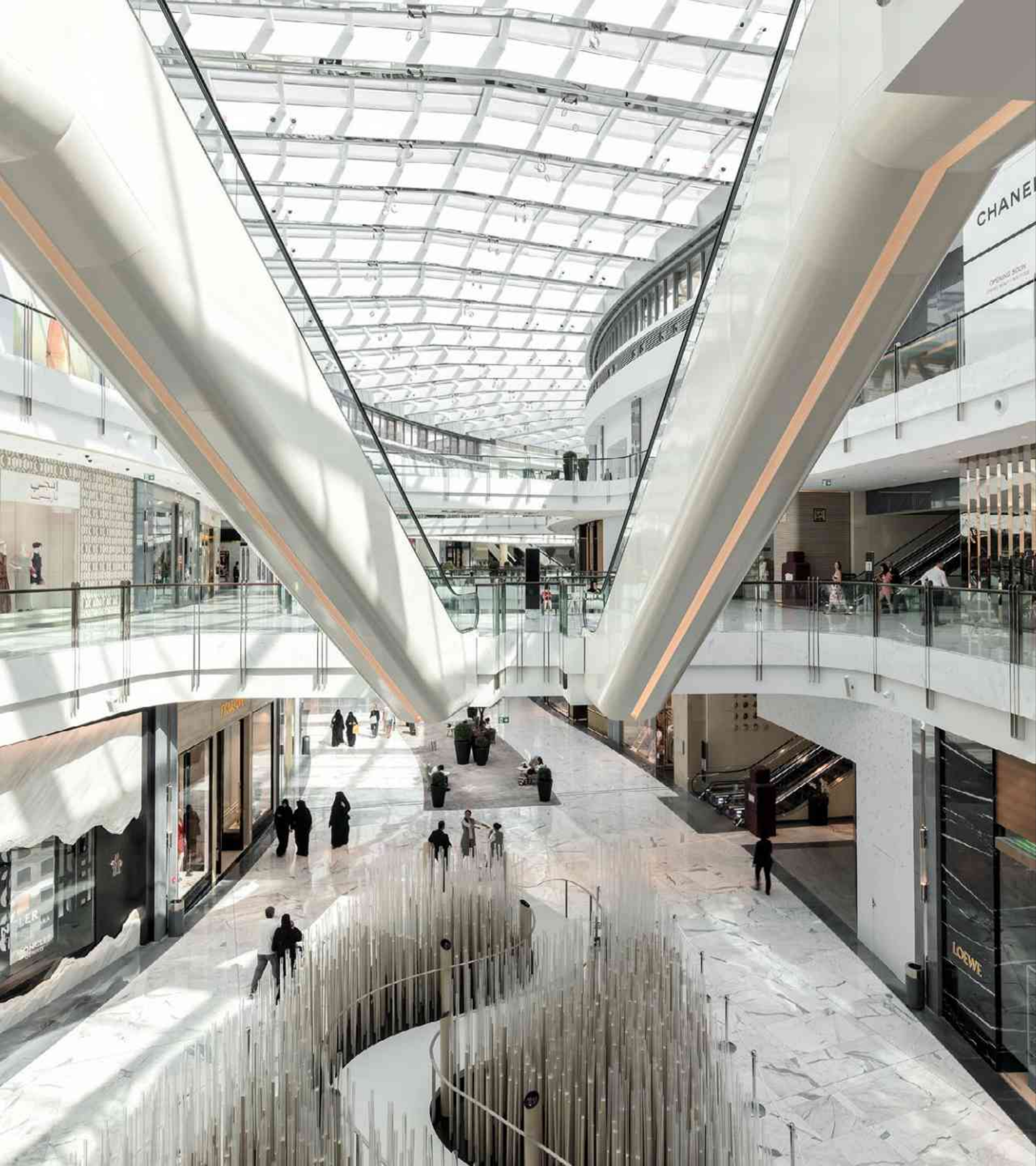
Trendy cafés and restaurants



A nighttime photograph of a city skyline, likely Dubai. In the foreground, several tall skyscrapers are illuminated with blue and white lights. The word "EMAAR" is visible on the top of two of these buildings. Below the skyscrapers, there are palm trees and a landscaped area. In the middle ground, a multi-lane highway is filled with cars, their headlights and taillights creating a streak of light. To the right, a large, modern building with a curved facade is illuminated. In the background, the city extends to the horizon, with the Burj Khalifa visible on the left side. The sky is dark blue.

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

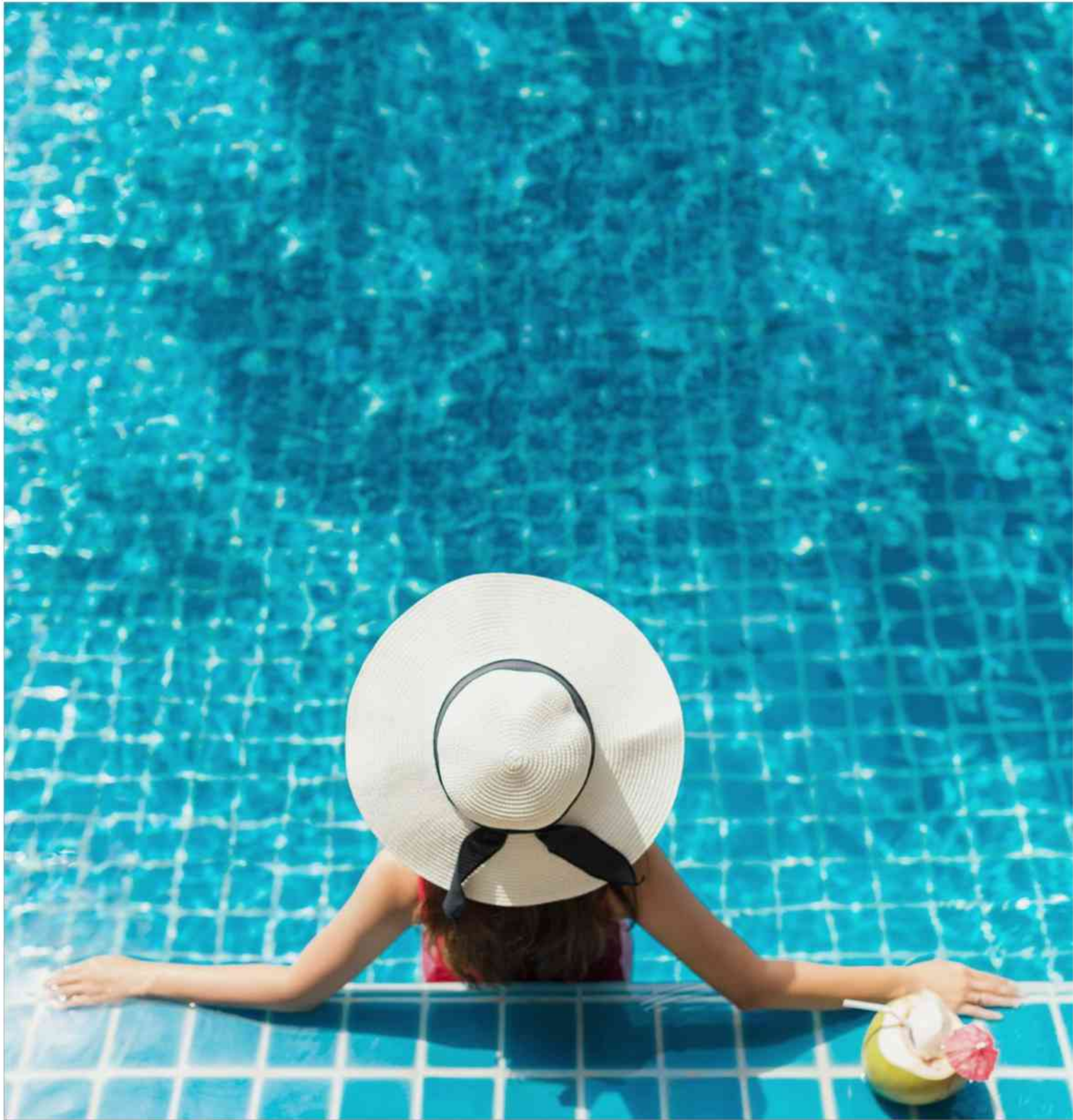


DUBAI AQUARIUM &
UNDERWATER ZOO

DUBAI OPERA

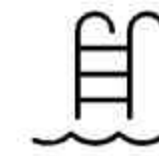
A PLACE BUSTLING WITH EXCITING EVENTS



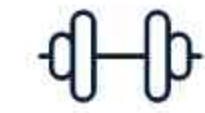


URBAN DESIGN AND LUXURY AMENITIES

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

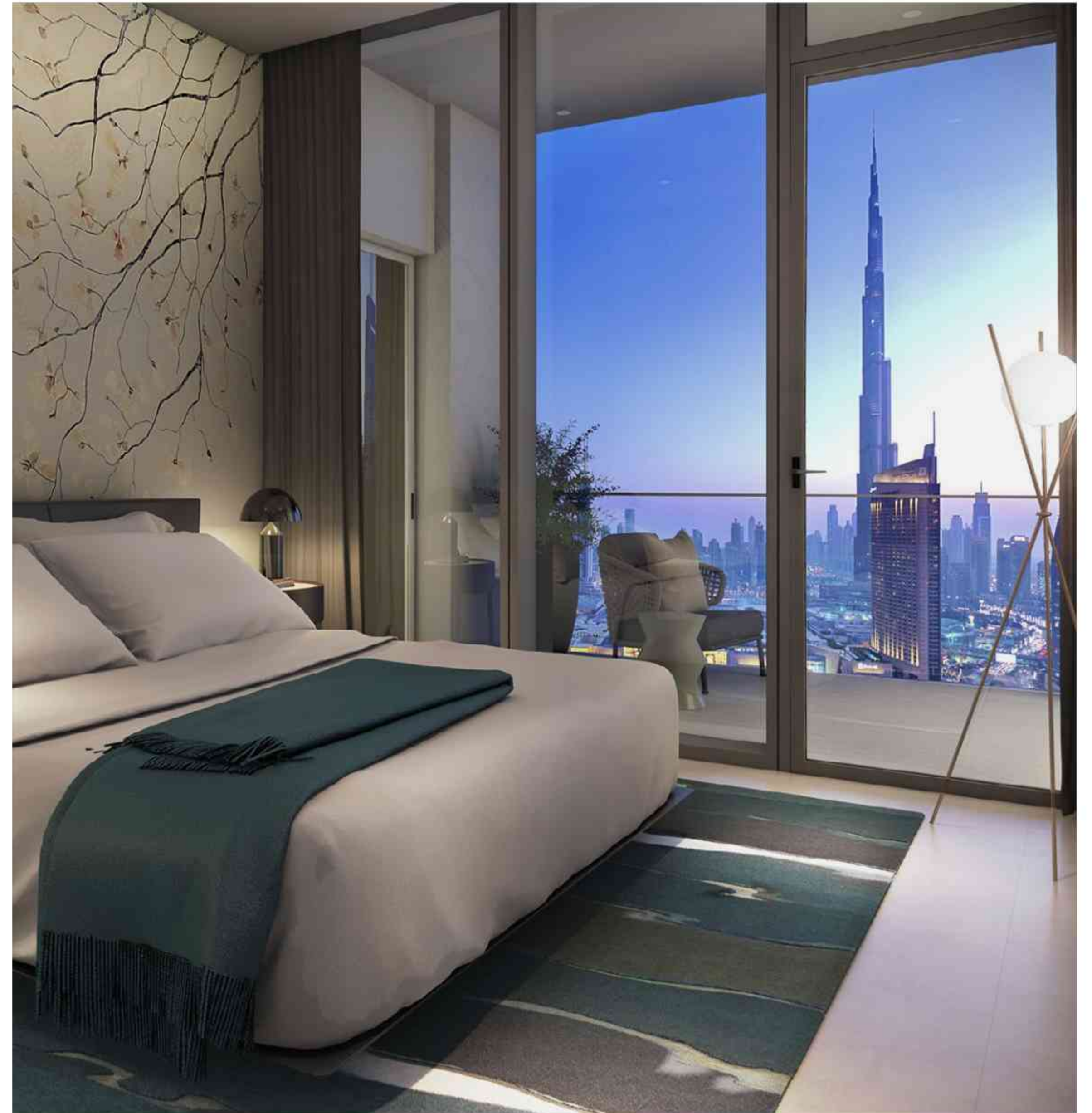


MULTI-PURPOSE
COMMUNITY ROOM

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%**

