

DOWNTOWN  
DUBAI

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GRANDE

SIGNATURE RESIDENCES

EMAAR





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SIGNATURE RESIDENCES

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# High Life Starts Here

To live in GRANDE SIGNATURE RESIDENCES is to live in the heart of Downtown Dubai, at the high floors of an iconic tower, with unobstructed views of the Burj Khalifa and Downtown Dubai – an unmissable opportunity for the discerning investor.



Prime Views of the  
**Burj Khalifa**



Premium Superior  
**Finishing**



Located in the Prime Circle  
of **Downtown Dubai**



2 & 3-bedroom **Apartments**  
(10 - 30 Floor)



4-bedroom **Penthouses**  
(70 & 71 Floor)



DOWNTOWN DUBAI

# Where Every Moment is Unmissable

A place unlike any other, Downtown Dubai is where record-breaking is the norm. It is the only place where you can take a walk past the world's tallest tower or enjoy the captivating choreography of the world's largest fountain show.







**BURJ KHALIFA**  
The world's tallest building



**THE DUBAI MALL**  
The city's most visited retail & entertainment destination



**THE DUBAI OPERA**  
2000 seat multi-format venue




**THE DUBAI FOUNTAIN**  
The world's largest choreographed fountain system




**SHEIKH MOHAMMED BIN RASHID BOULEVARD**  
Trendy cafés and restaurants



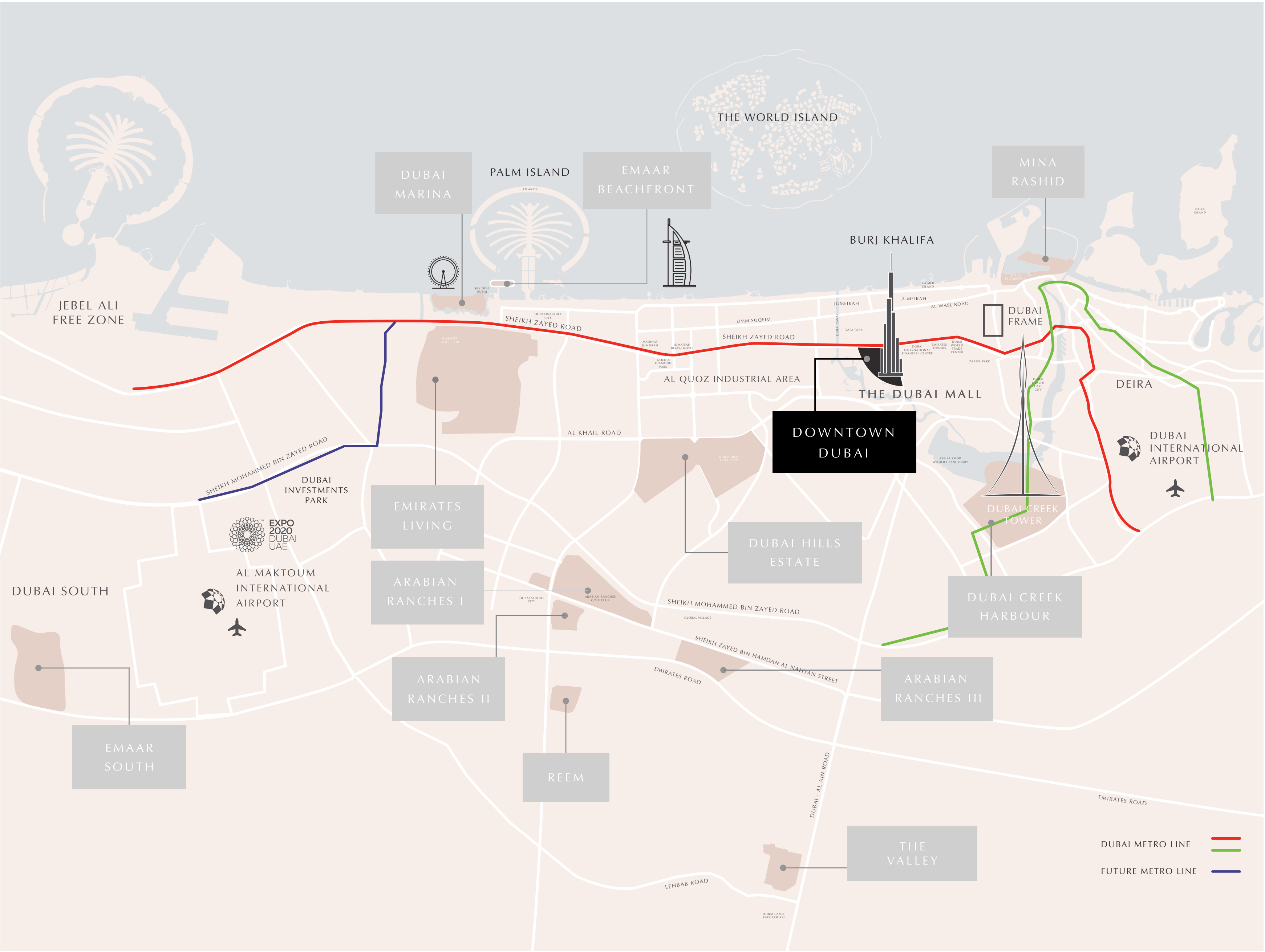
# Perfectly Situated

 **15** Mins Drive to Dubai Intl' Airport

 **5** Mins Drive to Dubai International Financial Centre

 **5** Mins Walk to Metro Station

 **5** Mins Drive to all Major Dubai Roads







GRANDE

# Where Our Signature Residences Shine

Standing 71-storeys high, Grande takes regal living to new heights. Among the tallest residential towers in Downtown Dubai, the impressive tower offers breath-taking views from the city's most sought-after address.

GRANDE SIGNATURE RESIDENCES are situated on high floors of Grande. Choose between 2, 3-bedroom apartments and 4-bedroom penthouses on the 70 and 71 floor.



GRANDE





ELITE LIFESTYLE

# A Certain World Lives in Grande Signature Residences

Primly set within the inner-circle of Downtown Dubai, GRANDE SIGNATURE RESIDENCES grants you exclusive access to a community designed for the elite. A Signature lifestyle for a man of substance like you.







GRANDE  
SIGNATURE RESIDENCES

THE VIEWS

# Glamorous City Sights, from a New Perspective

Nestled within the Lakefront Promenade and towering over the bustling Opera District, GRANDE SIGNATURE RESIDENCES offers unobstructed, scenic views of The Burj Khalifa, Burj Park and a front row seat to The Dubai Fountain show.



Views That Announce  
That you are in the  
Greatest City in the Region





VIEWS FROM 10 - 30TH FLOOR  
ACTUAL IMAGE





VIEWS FROM THE PENTHOUSE  
ACTUAL IMAGE

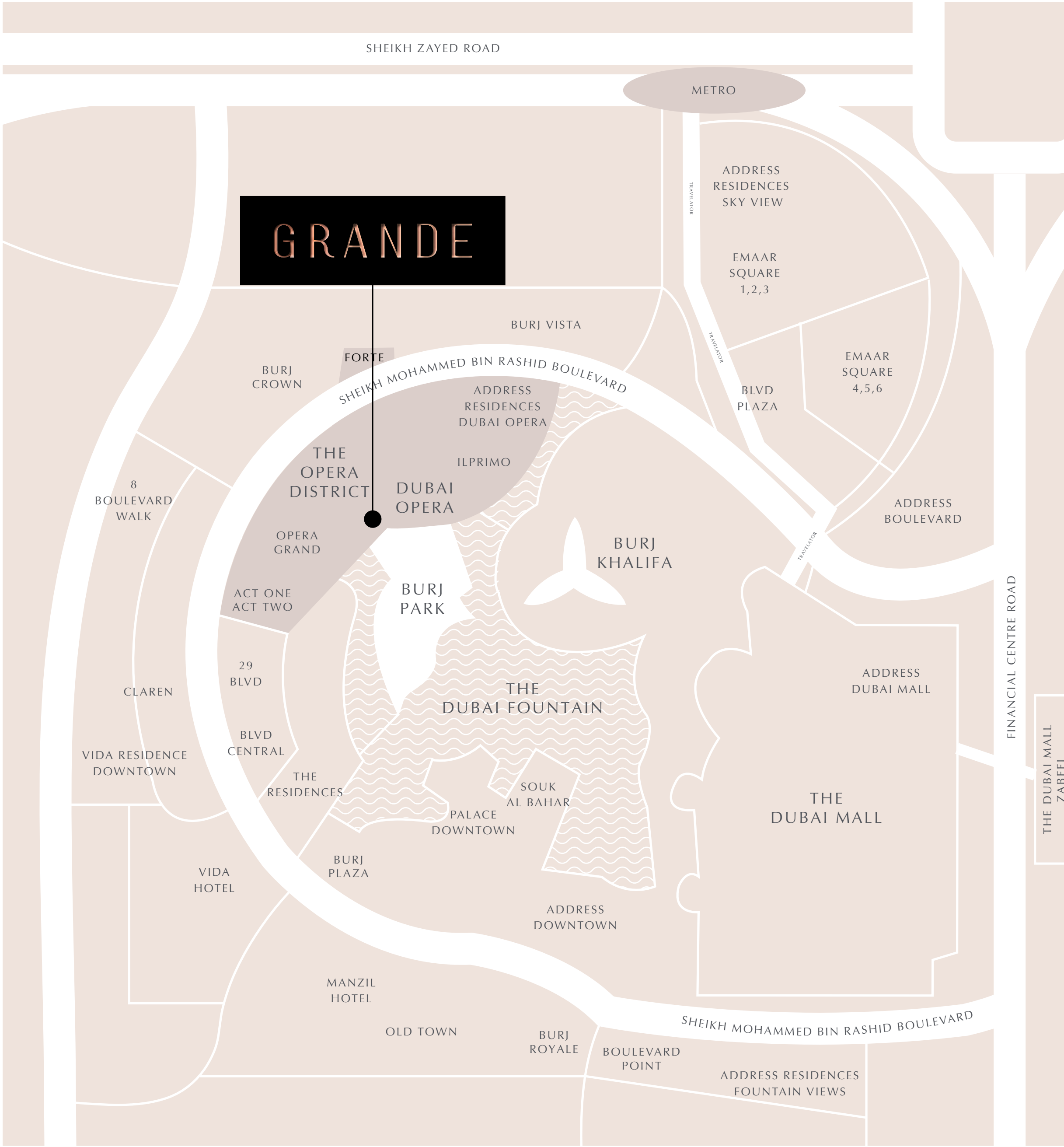




An architectural rendering of a modern city at night. On the left, a tall, slender skyscraper with a glass facade is illuminated from within, showing many lit windows. In the center, a large, curved building with a glass and metal exterior is also lit up. In the foreground, a paved walkway leads to a grassy area where several people are walking and sitting. The sky is dark blue, and the overall atmosphere is one of a vibrant, modern urban environment.

A Neighbourhood  
that will Leave your  
Guests Breathless





PROXIMITY

# An Address the World Will Envy

 **4** Mins Walk to The Dubai Mall

 **2** Mins Walk to Dubai Opera

 **3** Mins Walk to Burj Khalifa







INTERIORS

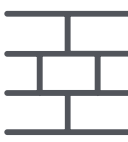
# Introducing Premium Finishing

GRANDE SIGNATURE RESIDENCES are newly upgraded to offer you the richly styled interiors you deserve.

The contemporary interiors now feature:

 Stunning  
Ceramic Tiles

 Premium Wood  
Veneer

 High Quality  
Stone Floors

 Inspiring  
Color Palette









AMENITIES

# Exceeding All Expectations

At GRANDE SIGNATURE RESIDENCE, every aspect of your lifestyle is curated to nurture your best self. The infinity pool and deck present picturesque moments with a unique backdrop of Downtown Dubai.

 Infinity Pool

 Yoga Room

 Kids' Playground

 Barbeque Areas

 State-of-the-art Fitness Centre







The  
Homecoming  
You Deserve





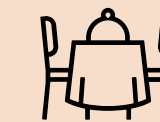
# Dubai Opera

Located within the Opera District, GRANDE SIGNATURE RESIDENCES is perfect for those with an affinity for the finer things in life.

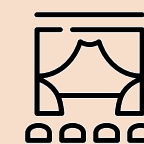
Step outside and take a walk to Dubai Opera, the region's hub for world-class art, culture and entertainment. Dubai Opera curates award-winning performances from around the globe, bringing the best in theatre, song, music and dance to your doorstep.



Iconic  
Dhow-shaped Design



Stunning  
Rooftop Restaurant



2,000-seat  
Multi-format Theatre



Sky Garden  
with Burj Khalifa Views



# The Dubai Mall

GRANDE SIGNATURE RESIDENCES is a few steps away from The Dubai Mall, a world-class retail destination bringing you the best brands from around the globe.

The Dubai Mall is where you can shop at over 1,300 shops and indulge your cravings at any of the hundreds of dining outlets. Shop all-things luxury at Fashion Avenue or spend a day of family fun at Dubai Aquarium & Underwater Zoo.



80 MN Visitors  
Annually



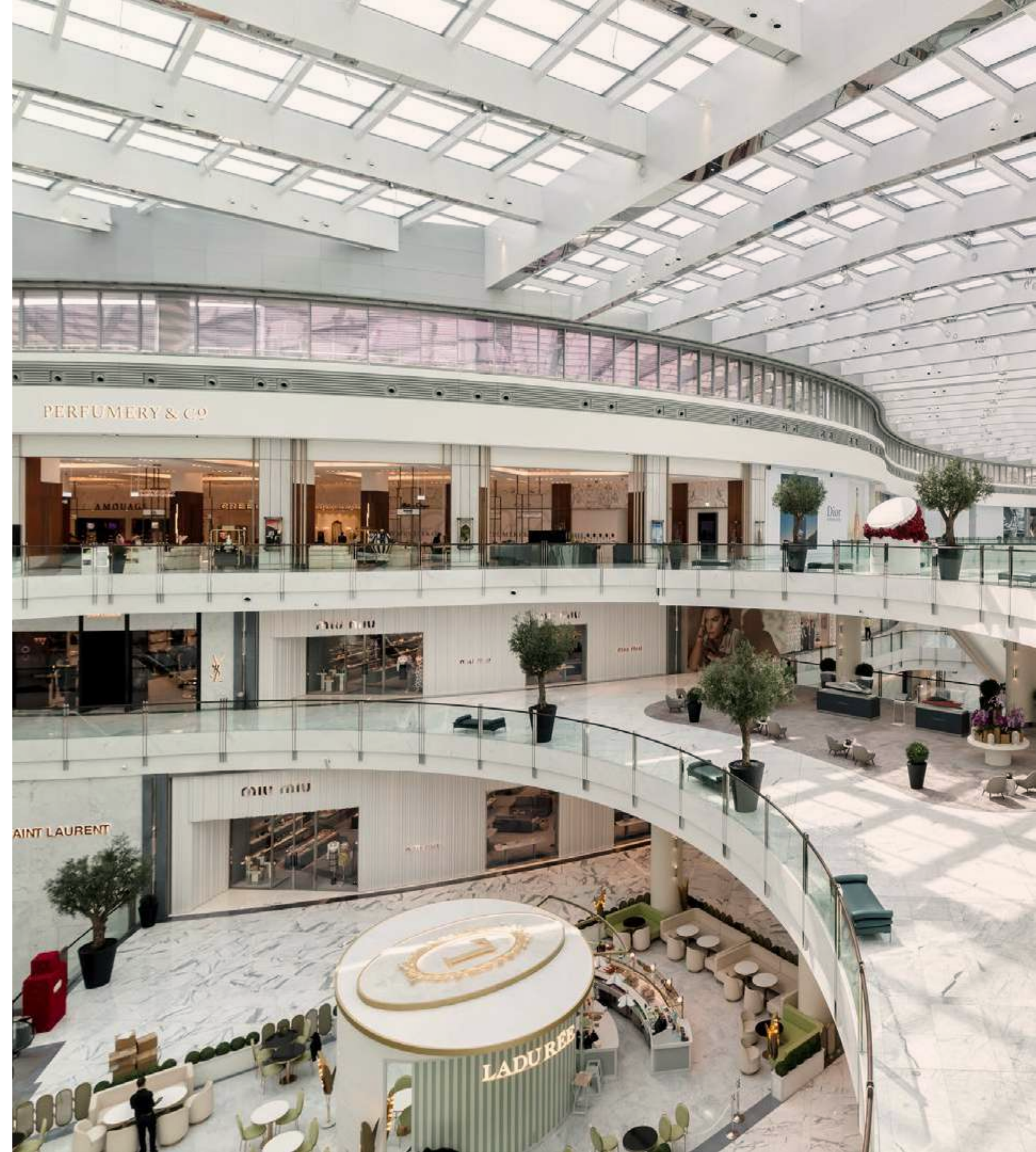
200+ High-end Boutiques  
in Fashion Avenue



Dubai Aquarium  
& Underwater Zoo



VR Park & Other  
Family Attractions







# Why Invest in Dubai?



20 Million Expected  
Annual Visitors by 2025



Home to Over  
200 Nationalities



Competitive Residential  
Real Estate Prices



Over 3 Million  
Residents



Amongst 10 Most Visited  
Cities in World in 2018\*



1st Most Visited City  
in World in 2025



# The Strength of Emaar

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded companies in the world\*.

REVENUE (AED) <b>11.6 BN</b> H1 2019	NET PROFIT (AED) <b>3.1 BN</b> H1 2019	MARKET CAP (AED) <b>32 BN</b> 30 JUNE 2019
PROPERTY SALE IN UAE <b>↑ 52 %</b> H1 2019	NET PROFIT MARGIN <b>↑ 27 %</b> H1 2019	YOY BRAND VALUE <b>↑ 39 %</b>

\*Source: The World's Best Regarded Companies 2019 list by Forbes







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