

An aerial photograph of the Dubai skyline during the golden hour. The Burj Khalifa is the most prominent feature on the left. In the center and right, several Emaar skyscrapers are visible, with the word 'EMAAR' printed on their upper sections. The foreground shows a mix of modern commercial buildings, parking lots, and residential areas with greenery. The overall atmosphere is warm and hazy.

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



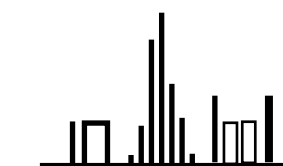
5 MINS
TO DIFC



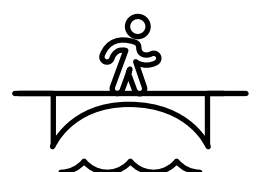
BURJ KHALIFA
VIEWS



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

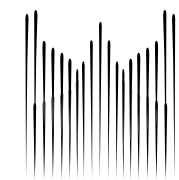
Downtown Dubai houses a vibrant mix of business, culture and creativity - elevating your everyday.

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 panoramic view of Dubai, UAE, featuring several tall skyscrapers with illuminated windows. The 'EMAAR' logo is visible on the top of the tallest buildings on the left. In the background, the Burj Khalifa is visible on the left. A multi-lane highway with traffic is in the foreground, and a large commercial complex is visible on the right. 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.



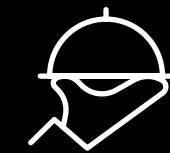
THE DUBAI MALL

Located in the heart of the prestigious Downtown Dubai, The Dubai Mall is the world's most visited retail and entertainment destination.

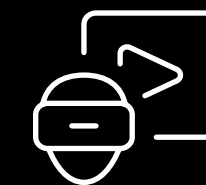
The Fashion Avenue, the precinct dedicated to high fashion, now expanded positions The Dubai Mall as the fashion capital of the Middle East.



80 MILLION VISITORS ANNUALLY



WORLD-CLASS DINING



VR PARK & OTHER FAMILY ATTRACTIONS

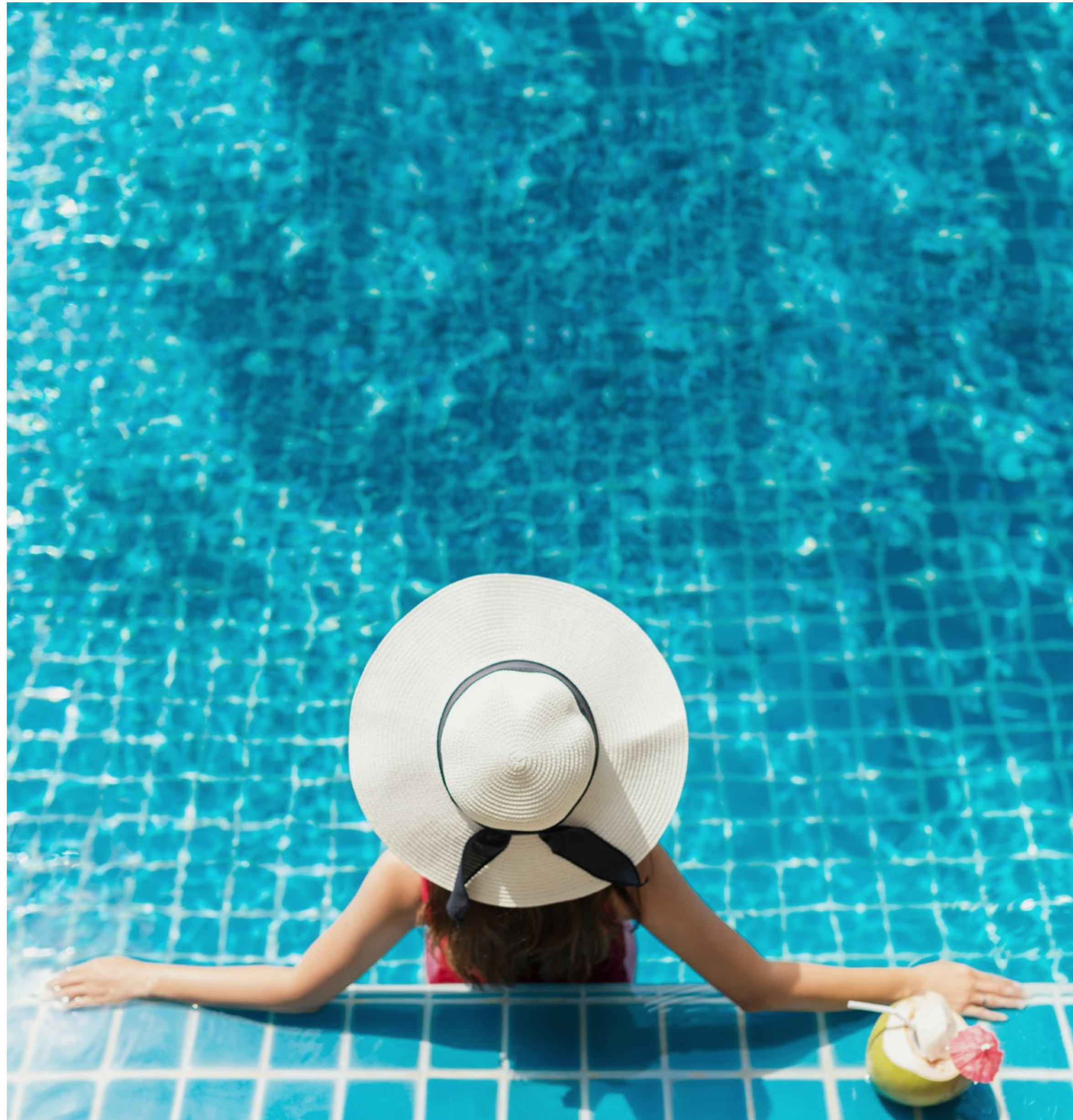


DUBAI AQUARIUM & UNDERWATER ZOO

DUBAI OPERA

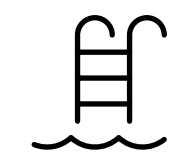
A PLACE BUSTLING WITH EXCITING EVENTS





URBAN DESIGN AND LUXURY AMENITIES

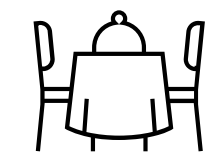
Achieve your fitness goals at the state-of-the-art health club, create countless wonderful life-long memories with your family at the swimming pool or experience an exquisite array of gastronomic wonders with iconic culinary brands.



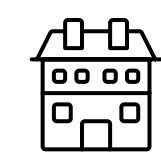
SWIMMING POOL



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

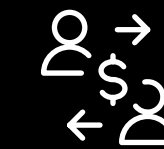
WHY INVEST IN DUBAI?

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%

