

ADDRESS GRAND DOWNTOWN



TABLE OF CONTENTS

04

The Location

20

The Amenities

08

The Design Philosophy 24

The Floor Plans

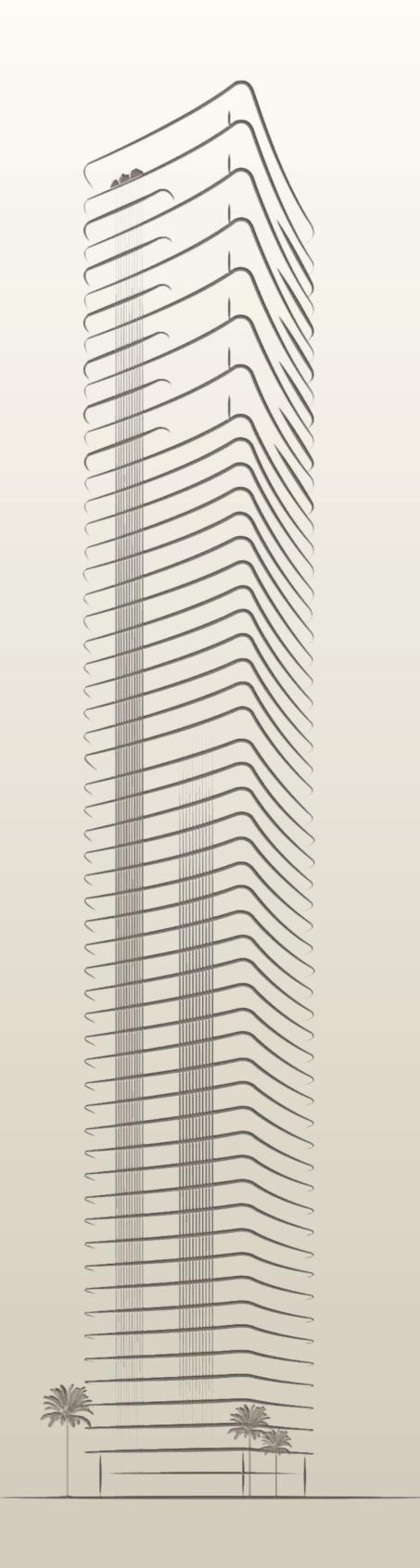
12 The Residence



The Developer







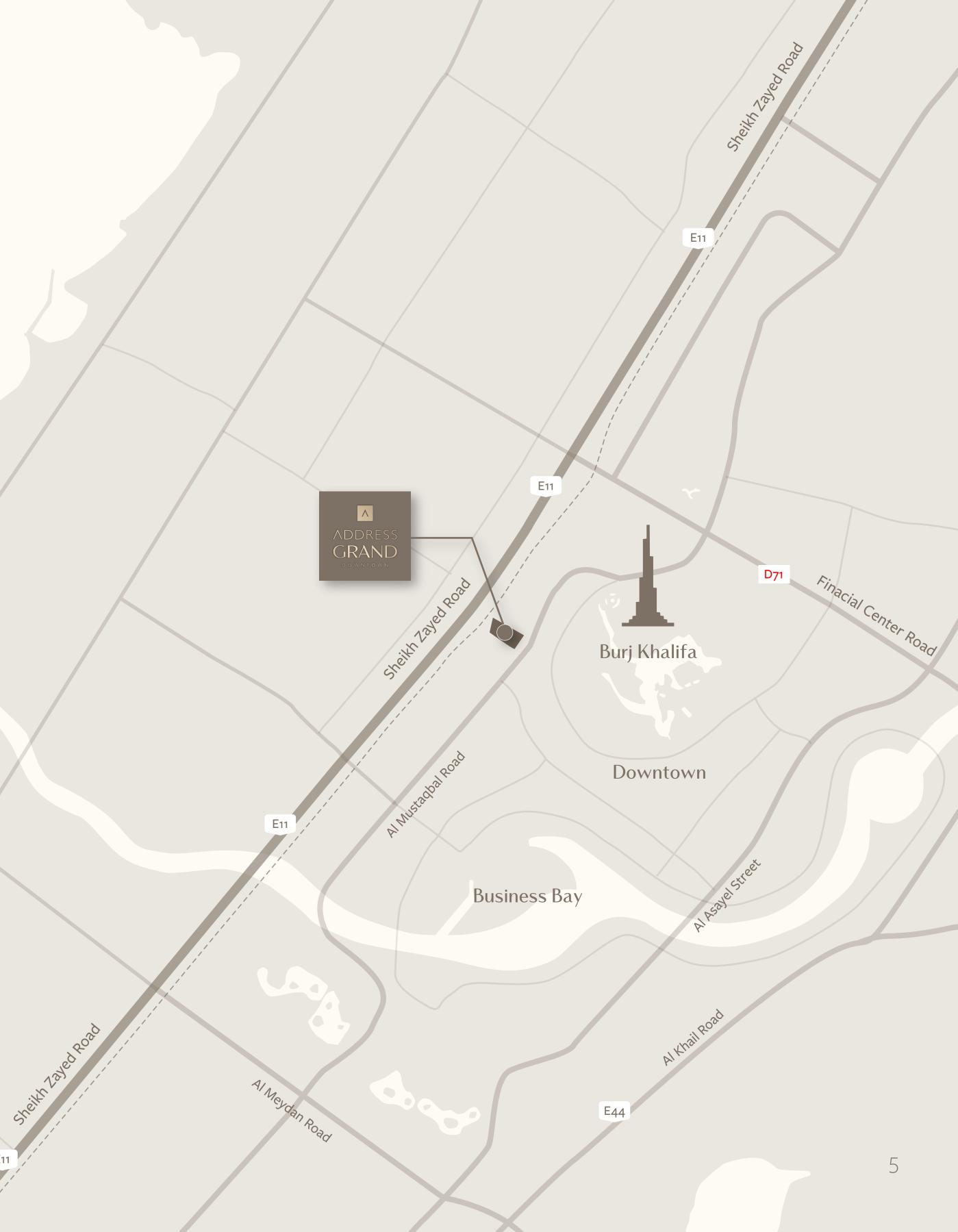
INSPIRED LIVING FROM EVERY ANGLE

Address Grand Downtown redefines opulence, merging the Address brand's renowned hospitality with exquisite design. Boasting panoramic views of the Burj Khalifa and Arabian Gulf, every detail is curated to elevate your living experience to new heights.



THE HEART OF DUBAI

Experience unparalleled access to Dubai's iconic landmarks, including Burj Khalifa and Dubai Mall, with seamless connectivity to the city's most exclusive destinations.









of the sea, creating a perfect harmony of vibrant energy and tranquil escape.



THE DESIGN PHILOSOPHY



PURPOSEFUL DESIGN

Every detail embodies a vision of seamless harmony, where form meets function. With a design philosophy rooted in intentionality, balance, and timeless elegance, it crafts an elevated living experience that enhances everyday life.





A BLEND OF SOPHISTICATION & ELEGANCE

With a harmonious blend of sleek modernity, the tiered arrangement of floors creates dynamic contours, forming a captivating visual interplay that makes the building standout in Dubai's skyline. Clean lines and impeccable architecture reflects the timeless appeal of the design, offering residents a home that feels both contemporary and enduring.

t



THE RESIDENCE





PERSONALISED SANCTUARIES

Each residence is more than just a home—it's a private retreat. Expansive ceilings and retractable glass walls seamlessly integrate indoor and outdoor spaces, elevating the sense of openness and luxury. Thoughtful layouts, premium materials, and impeccable design ensure that each home reflects personal tastes and lifestyles.



ELEVATED CRAFTSMANSHIP

The interiors embody a commitment to exceptional craftsmanship and elevated materiality. Each space reflects a harmonious blend of quality, artistry and thoughtful design. From premium materials to bespoke joinery and artful detailing, every element has been chosen to enhance both form and function. These refined touches come together to create an atmosphere of timeless sophistication.



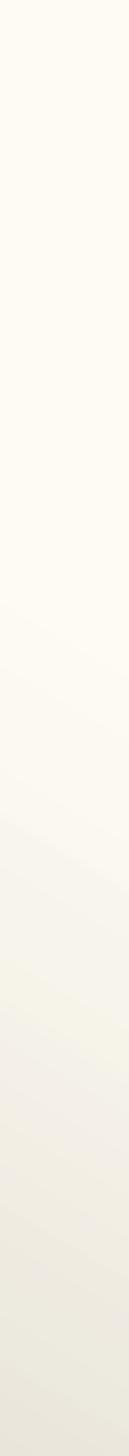
SPACES **CRAFTED FOR** CONTEMPORARY LIVING

Each home offers open layouts, high-end finishes, and customizable features, allowing residents to create their ideal space. The grand suites serve as a serene retreat, with floor-to-ceiling windows, exquisite finishes, and breathtaking views that foster a tranquil atmosphere. Expansive windows throughout fill the bedrooms with natural light, enhancing the sense of space and serenity.





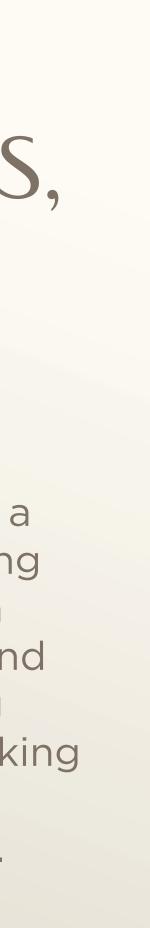






GRAND PROPORTIONS, UNIQUE AMBIANCE

The executive bath suite is a sanctuary of luxury, featuring pristine marble finishes, a freestanding soaking tub, and expansive floor-to-ceiling windows that frame breathtaking views, creating a spa-like atmosphere of relaxation.







QUALITY IN EVERY DETAIL

Marble Flooring Featured in living areas, dining spaces, kitchens and bathrooms, exuding timeless elegance.

Decorative Walls

Enhanced with crafted wallpapers, accent marble elements and built-in wood veneer cabinets.

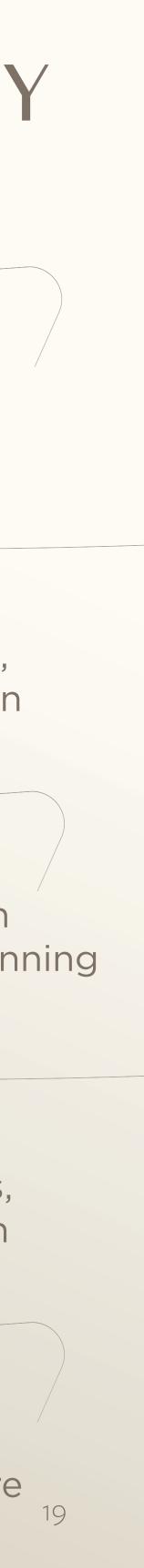
Serene Grand Suites

The bedrooms boast lavish built-in wardrobes and walk-in closets with stunning wood veneer and leather finishes.

Functional Kitchens

Equipped with quartz countertops, open shelves and premium built-in appliances for effortless living.

Lavish Bathrooms Designed to be light-filled and equipped with top-tier sanitaryware and custom joinery.





THE AMENITIES





CURATED FOR DISTINCTION

Every detail has been designed to meet the needs of the most discerning residents. From the infinity pool to the state-of-the-art fitness center, every space is crafted for ultimate luxury and exclusivity.





Exclusive Wellness

Private spa facilities with dedicated treatment rooms, ensuring a tranquil escape.

Rooftop Serenity

An adult-only rooftop pool offering uninterrupted coastal views.

The Grand Club

A family club featuring an infinity pool, sun deck, and tanning ledge, alongside a spacious gym and dedicated yoga studio equipped with professional-grade equipment.

Active Living

A spacious gym and a dedicated yoga studio with professional-grade equipment.

Private Lounge

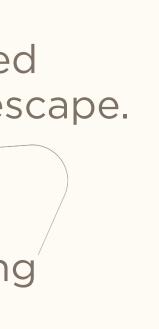
Multipurpose spaces, private offices, and conference rooms designed exclusively for residents.

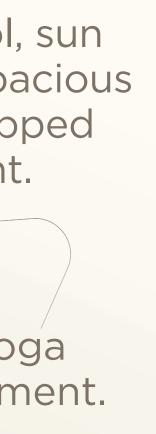
Concierge Services

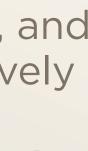
Personalised assistance to cater to residents' needs, ensuring a seamless living experience.

Chauffeur's Suite

A dedicated space designed for chauffeurs, featuring essential amenities for convenience.











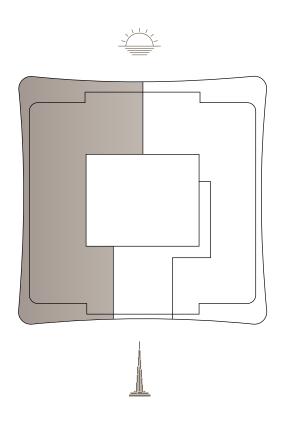


APARTMENT | 3 BEDROOM - A

Floor 1st to 7th

Suite	315.78 Sq.m / 3,399.03 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	408.55 Sq.m / 4,397.60 Sq.ft

KEY PLAN LEVEL 1st to 7th **KEY SECTION**









25

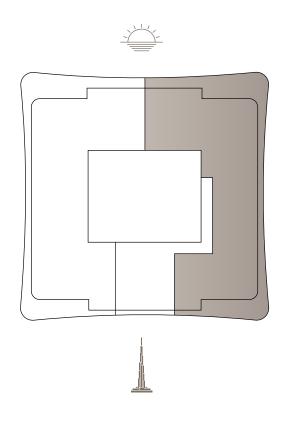


APARTMENT | 3 BEDROOM - B

Floor 1st to 7th

Suite	288.69 sq.m / 3,107.43 Sq.ft
Balcony	92.79 Sq.m / 998.78 Sq.ft
Total	381.48 Sq.m / 4,106.22 Sq.ft

KEY PLAN LEVEL 1st to 7th **KEY SECTION**









<u>Burj</u> View

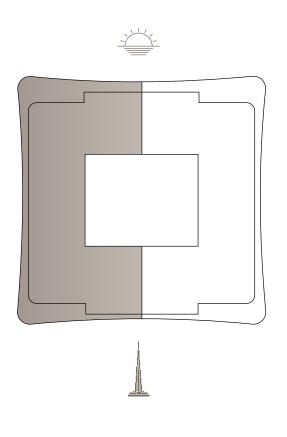




APARTMENT | 4 BEDROOM - A Floor 9th to 29th

Suite	353.68 sq.m / 3,806.98 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	446.45 Sq.m / 4,805.55 Sq.ft

KEY PLAN LEVEL 9th to 29th **KEY SECTION**











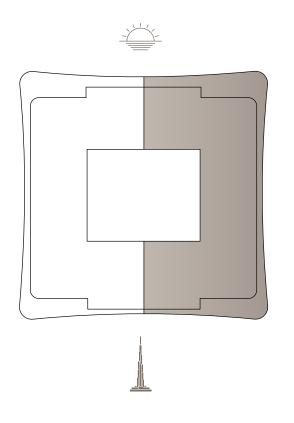




APARTMENT | 4 BEDROOM - B Floor 9th to 29th

Suite	353.43 sq.m / 3,804.29 Sq.ft
Balcony	92.78 Sq.m / 998.68 Sq.ft
Total	446.21 Sq.m / 4,802.96 Sq.ft

KEY PLAN LEVEL 9th to 29th **KEY SECTION**











28

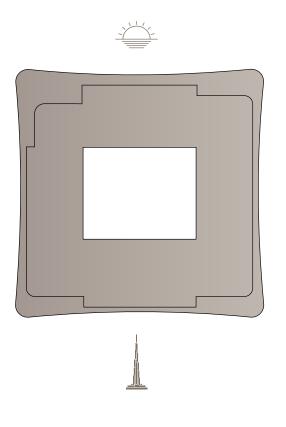


APARTMENT | 5 BEDROOM

Apartment With Pool Floor 31st / 33rd / 35th / 39th / 41st

Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

KEY PLAN LEVEL 31st to 42th **KEY SECTION**







Sea View





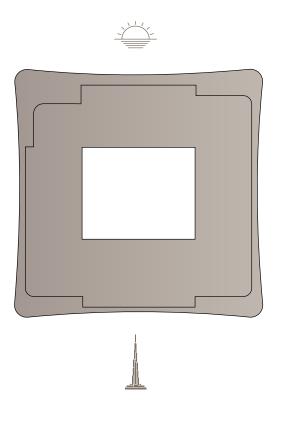


APARTMENT | 5 BEDROOM

Apartment Without Pool Floor 32nd / 34th / 36th / 38th / 42nd

Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

KEY PLAN LEVEL 31st to 42th **KEY SECTION**







Sea View



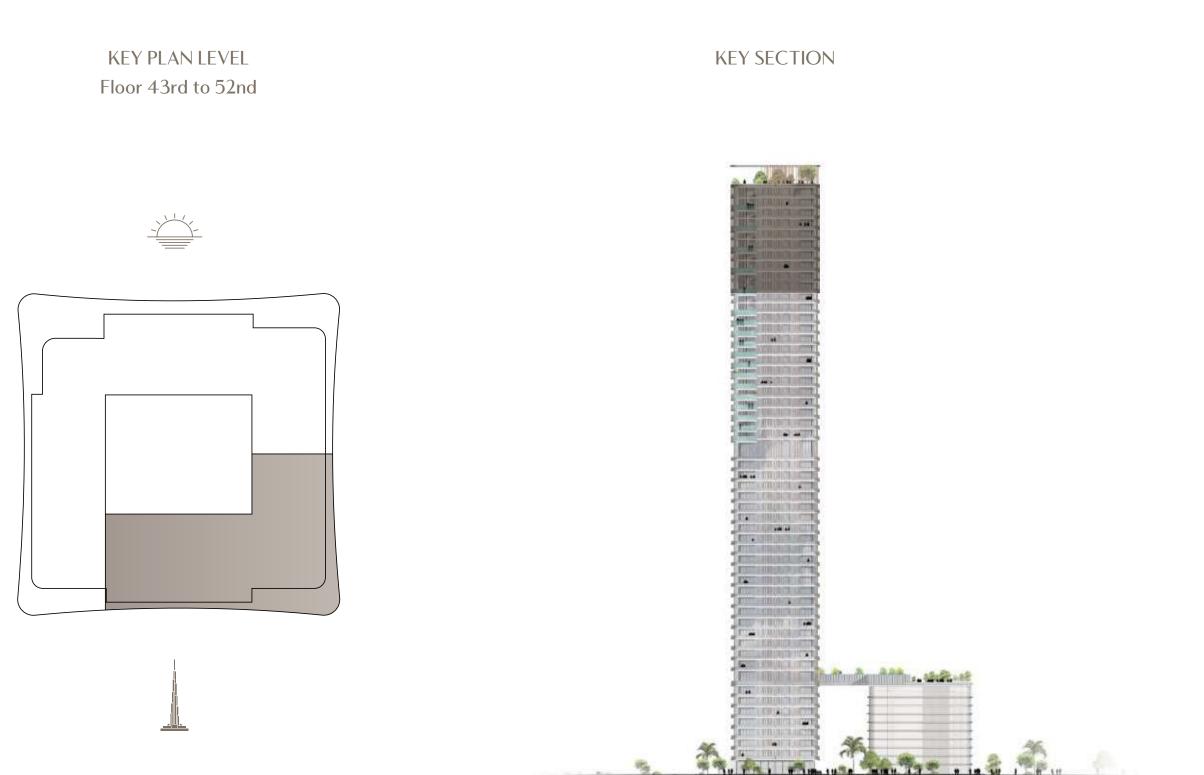
30



DUPLEX 3 BEDROOM Floor 43rd to 52nd

3 Bedroom Duplex

Suite	463.45 sq.m / 4,988.53 sq.ft
Balcony	59.21 sq.m / 637.33 sq.ft
Total	522.66 sq.m / 5,625.87 sq.ft





3 Bedroom Duplex | Lower Floor





3 Bedroom Duplex | Upper Floor





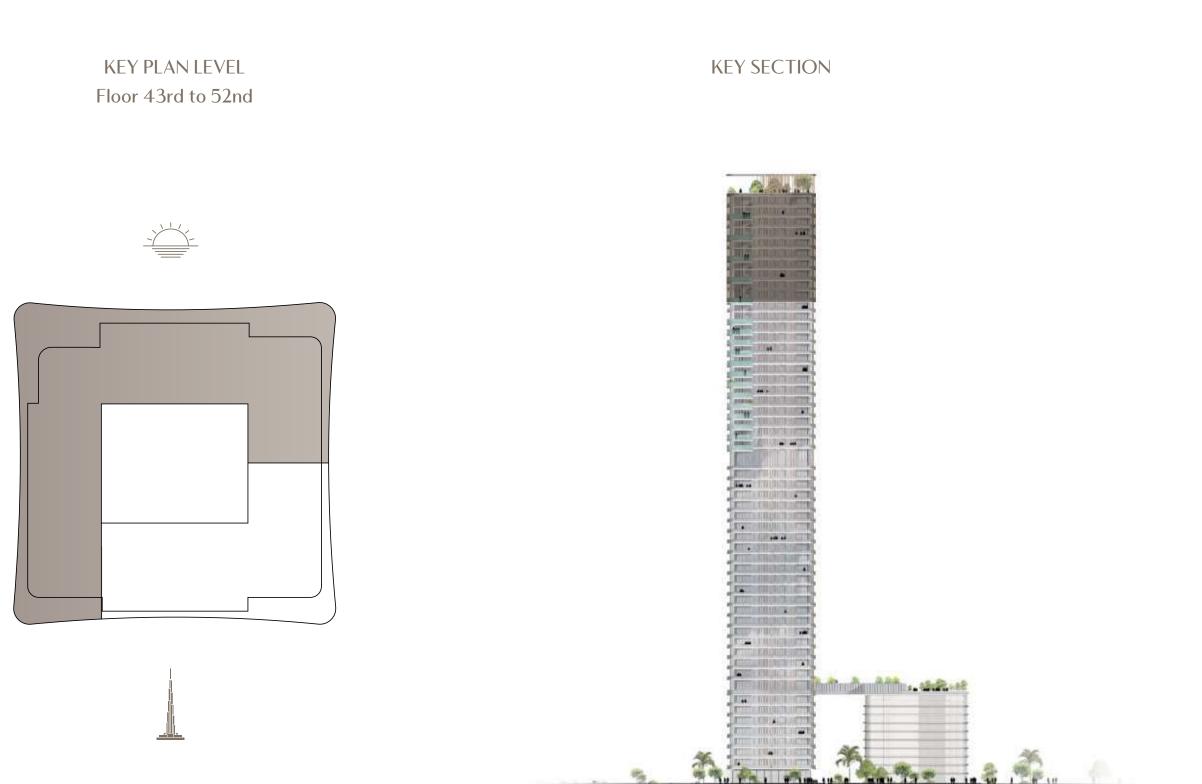




DUPLEX 5 BEDROOM Floor 43rd to 52nd

5 Bedroom Duplex

Suite	780.38 sq.m / 8,399.94 sq.ft
Balcony	250.22 sq.m / 2,693.35 sq.ft
Total	1,030.60 sq.m / 11,093.29 sq.ft





5 Bedroom Duplex | Lower Floor



Sea View <u>_____</u>

Burj View

5 Bedroom Duplex | Upper Floor



