

BLVD HEIGHTS

DOWNTOWN DUBAI



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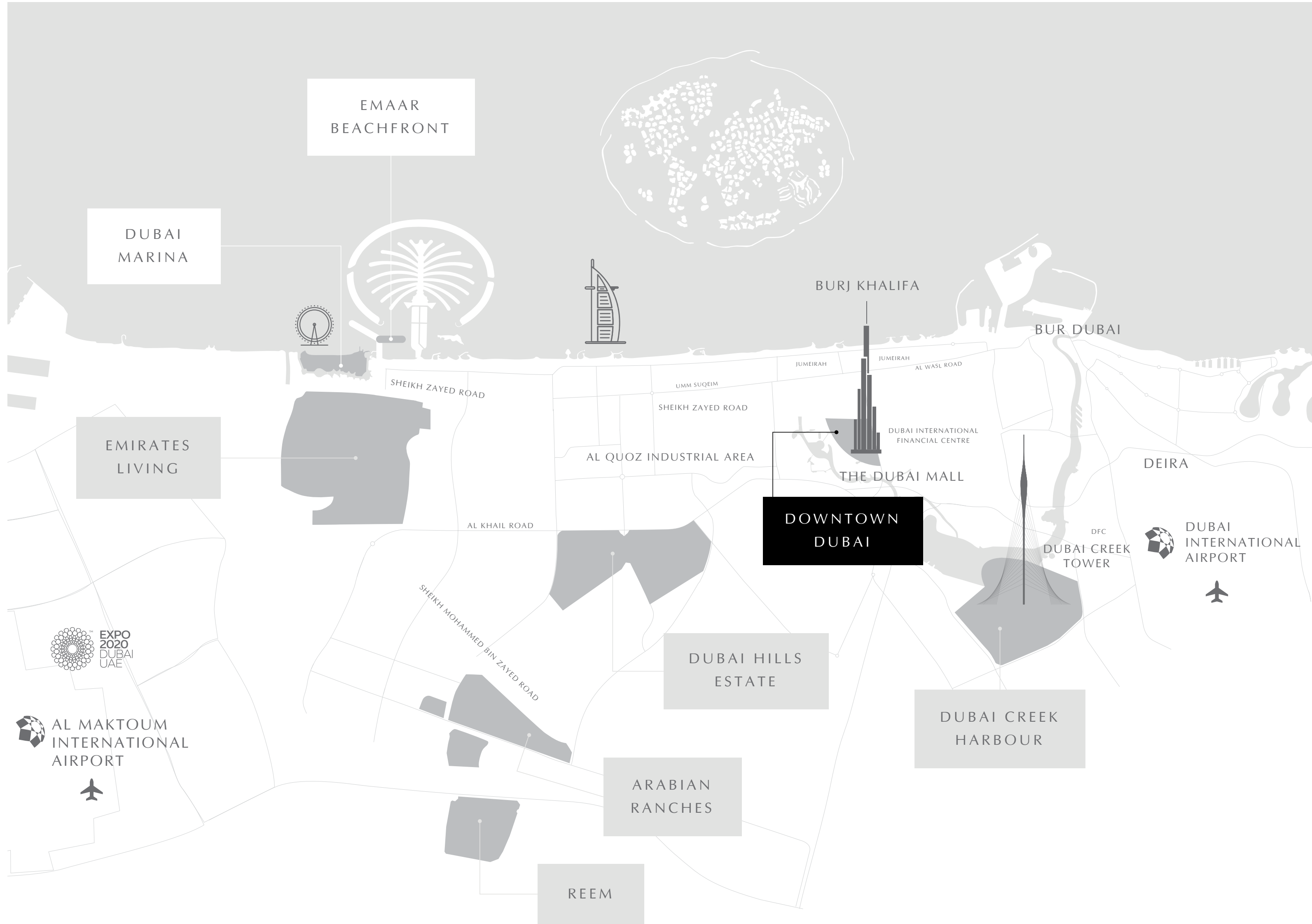
BUILDING DREAMS

The globally-recognised Emaar Properties encapsulates the essence of what Dubai has come to symbolise to the world. More than just a developer, this lifestyle brand provider continues to anticipate its customer's discerning requirements by creating a life of luxury with its unwavering blueprint for 21st century community living.



DISCOVER THE LUXURY WITHIN

All facets of BLVD Heights are designed to exude an aura of ultimate luxury, modern elegance and urban relaxation. Floor-to-ceiling windows accentuate the interior brightness and spaciousness. The combination of subtle colours and textured surfaces ensures a premium finish.



BURJ KHALIFA
The world's tallest building

THE DUBAI MALL
The world's largest retail & entertainment destination

THE DUBAI FOUNTAIN
The world's largest choreographed fountain system

BURJ KHALIFA LAKE
30-acre man-made lake

THE DUBAI OPERA
2000 seat multi-format venue

SOUK AL BAHAR
Luxury Arabian market

10 MINUTES
to Dubai International Airport

5 MINUTES
to Dubai International Financial Centre (DIFC)



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FOR THOSE WHO ASPIRE HIGHER

BLVD Heights by Emaar epitomises what it means to live, work and thrive in the bustling centre of Dubai. Modelled on the typical New York and Chicago skyscrapers, this 53 and 46-storey twin-tower complex exudes luxury, elegance and contemporary chic.

The beautifully arranged 1, 2, 3 and 4 bedroom apartments, penthouses and duplexes are designed with you in mind, your utmost convenience, comfort and wellbeing.

BLVD HEIGHTS



CLOSE TO EVERYTHING YOU NEED

With panoramic views of Downtown Dubai, BLVD Heights rises alongside Sheikh Mohammed bin Rashid Boulevard. The physical connection to the street allows residents to seamlessly settle into the surrounding urban reality, maximising the shopping, dining and cultural offerings of the neighbourhood, including The Dubai Mall, Souk Al Bahar and the Dubai Opera.

RESERVED
FOR THE
ABSOLUTE
ELITE



STEP INSIDE YOUR NEW HOME

The sophisticated and upmarket feel of the Grand Entrance to BLVD Heights sets the tone for the rest of the complex. The adjacent cafés and lobby are carefully planned as a continuation of the urban feel of the trendy Sheikh Mohammed bin Rashid Boulevard.



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ENJOY YOUR KITCHEN MORE

Comfortable and intuitive is at the heart of BLVD Heights' design.

Open plan interiors are carefully arranged to include ample storage.

Top-of-the-range, custom kitchens lend exclusivity to the
sumptuous decor.



A ROOM WITH A VIEW

In the master bedroom, full-height window walls cast views across Downtown Dubai and the vibrant city beyond. It is here where Dubai's most spectacular urban sunsets take place in a refined, soul-soothing setting.



HEALTHY BODY, HEALTHY MIND

Enjoy a beautifully landscaped pool deck with an infinity pool, kids' playground and barbecue areas. Rejuvenate your body in luxury sports and wellness amenities, including a state-of-the-art fitness centre and a health club. Reinvigorate your mind by exploring the great diversity of

Downtown's dining, entertainment and art options.

'CREATIVITY SHOULD
BE INTEGRAL TO
EVERYTHING
THAT WE DO'

H. H. Sheikh Mohammed bin Rashid Al Maktoum





GO PROMENADING IN STYLE

Sheikh Mohammed bin Rashid Boulevard is celebrated as the leisure and arts centre of the city. With critically acclaimed art installations, dining concepts, events and parades on your doorstep; live your best life every day of the year.

FLOOR PLANS

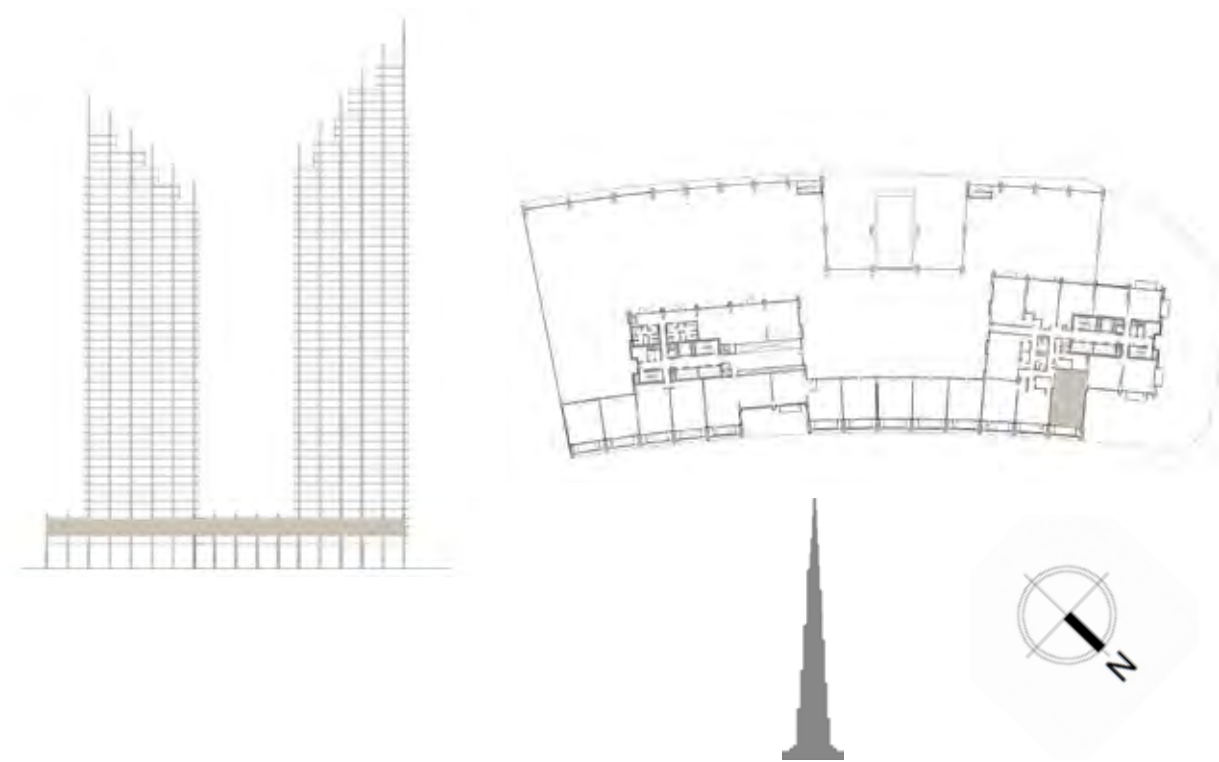


BLVD HEIGHTS

3 BEDROOM

UNIT 205 | LEVEL 2 | PODIUM

SUITE AREA	2408 SQ.FT.	223.70 SQ.M.
BALCONY AREA	240 SQ.FT.	22.34 SQ.M.
TOTAL AREA	2648 SQ.FT.	246.04 SQ.M.



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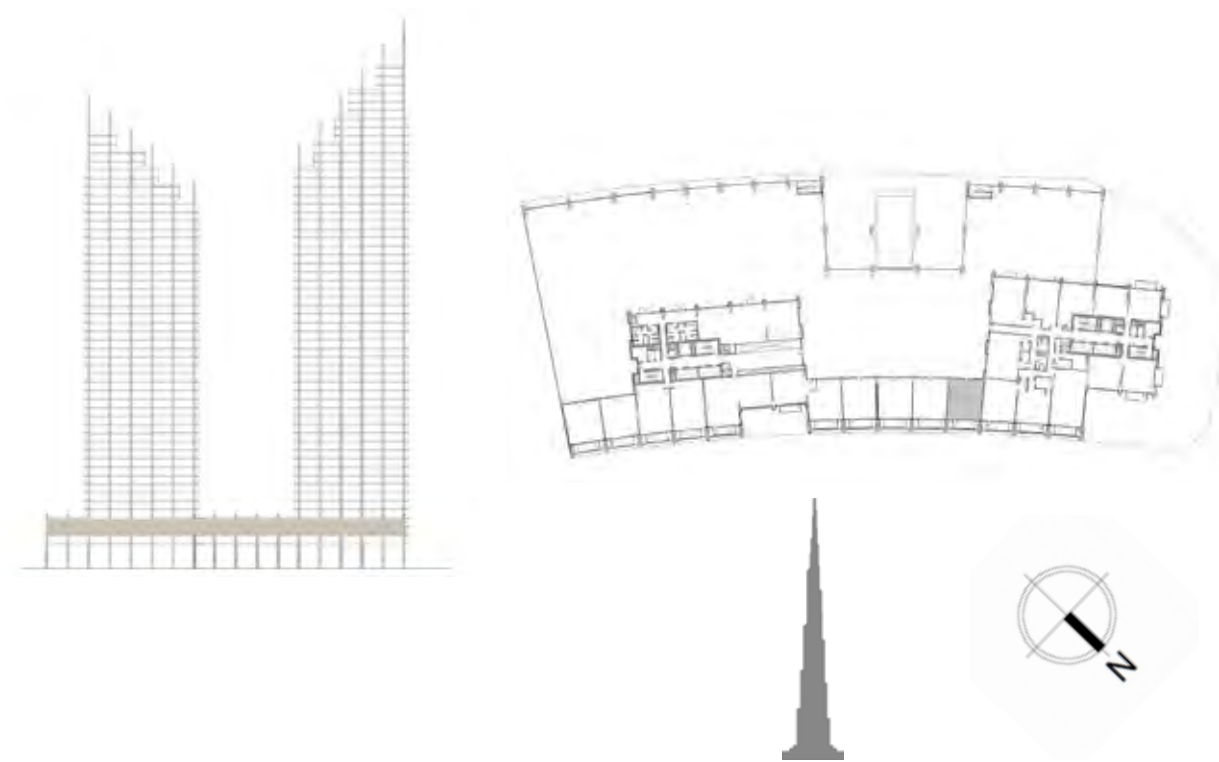


BLVD HEIGHTS

3 BEDROOM

UNIT 208 | LEVEL 2 | PODIUM

SUITE AREA	1821 SQ.FT.	169.16 SQ.M.
BALCONY AREA	768 SQ.FT.	71.36 SQ.M.
TOTAL AREA	2589 SQ.FT.	240.52 SQ.M.



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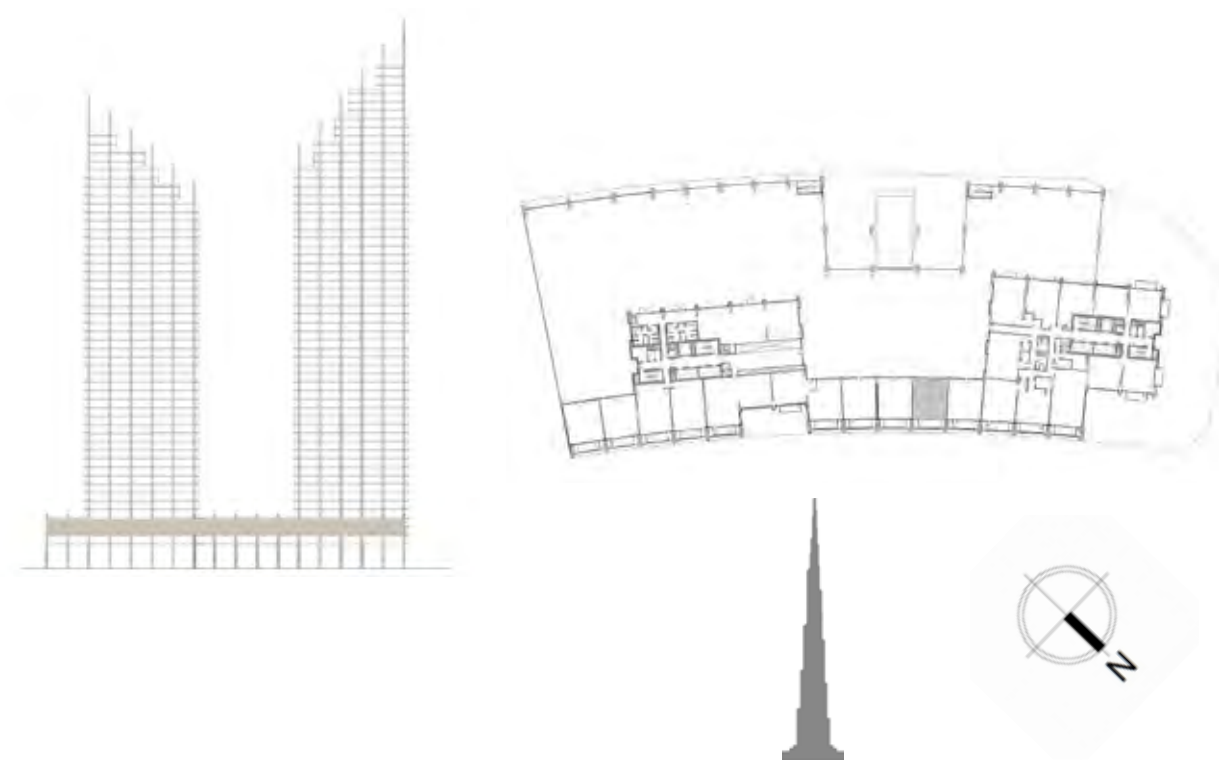


BLVD HEIGHTS

3 BEDROOM

UNIT 209 | LEVEL 2 | PODIUM

SUITE AREA	1823 SQ.FT.	169.39 SQ.M.
BALCONY AREA	887 SQ.FT.	82.41 SQ.M.
TOTAL AREA	2710 SQ.FT.	251.80 SQ.M.



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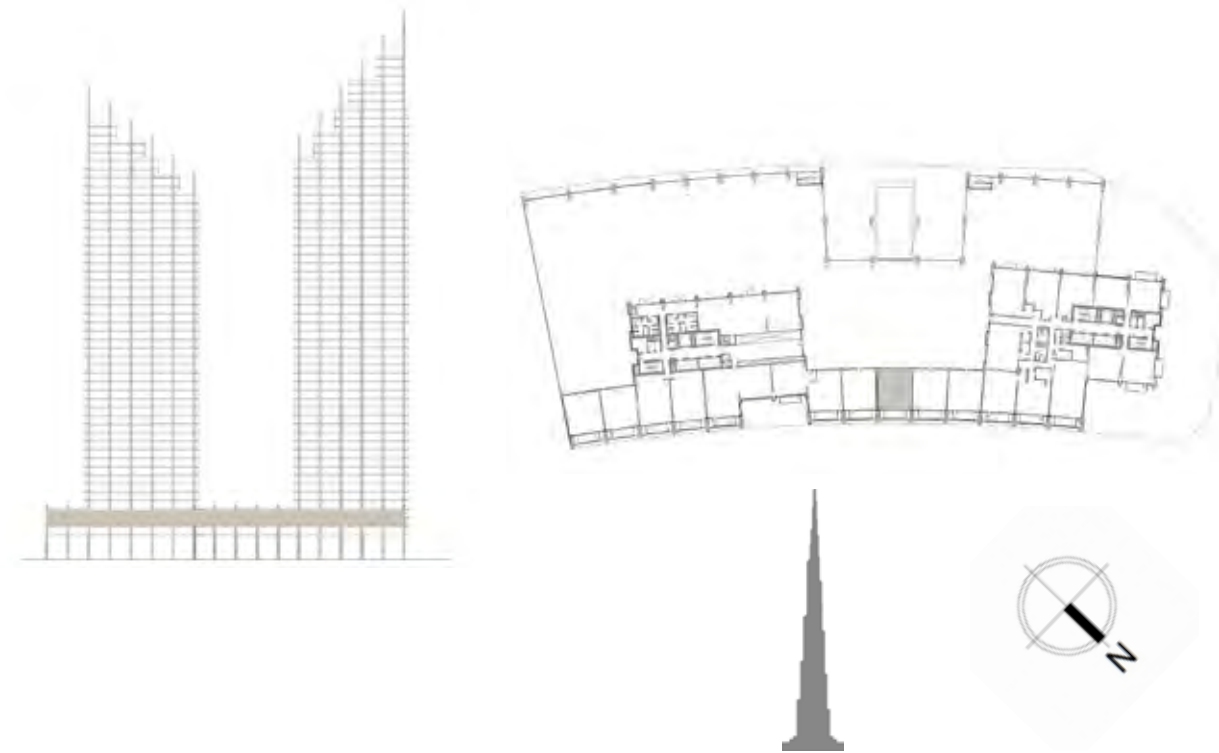


BLVD HEIGHTS

3 BEDROOM

UNIT 210 | LEVEL 2 | PODIUM

SUITE AREA	1789 SQ.FT.	166.24 SQ.M.
BALCONY AREA	1018 SQ.FT.	94.54 SQ.M.
TOTAL AREA	2807 SQ.FT.	260.78 SQ.M.



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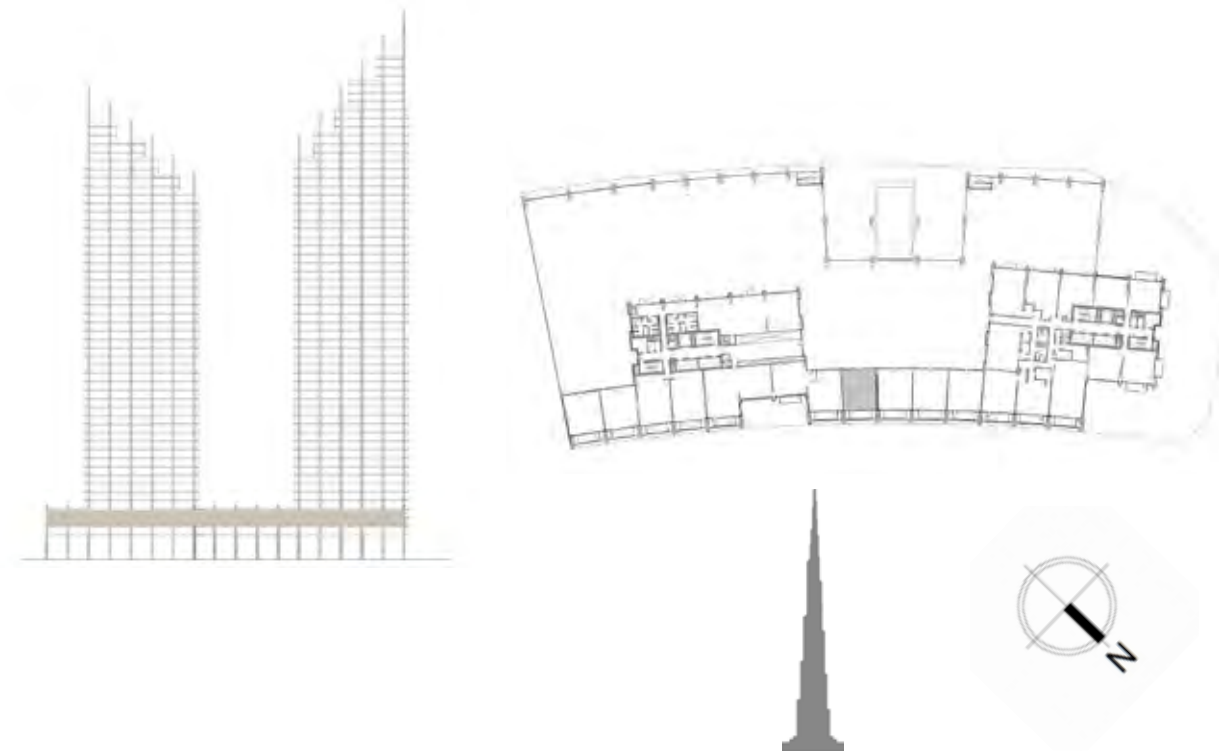


BLVD HEIGHTS

3 BEDROOM

UNIT 211 | LEVEL 2 | PODIUM

SUITE AREA	1787 SQ.FT.	166.01 SQ.M.
BALCONY AREA	980 SQ.FT.	91.08 SQ.M.
TOTAL AREA	2767 SQ.FT.	257.09 SQ.M.



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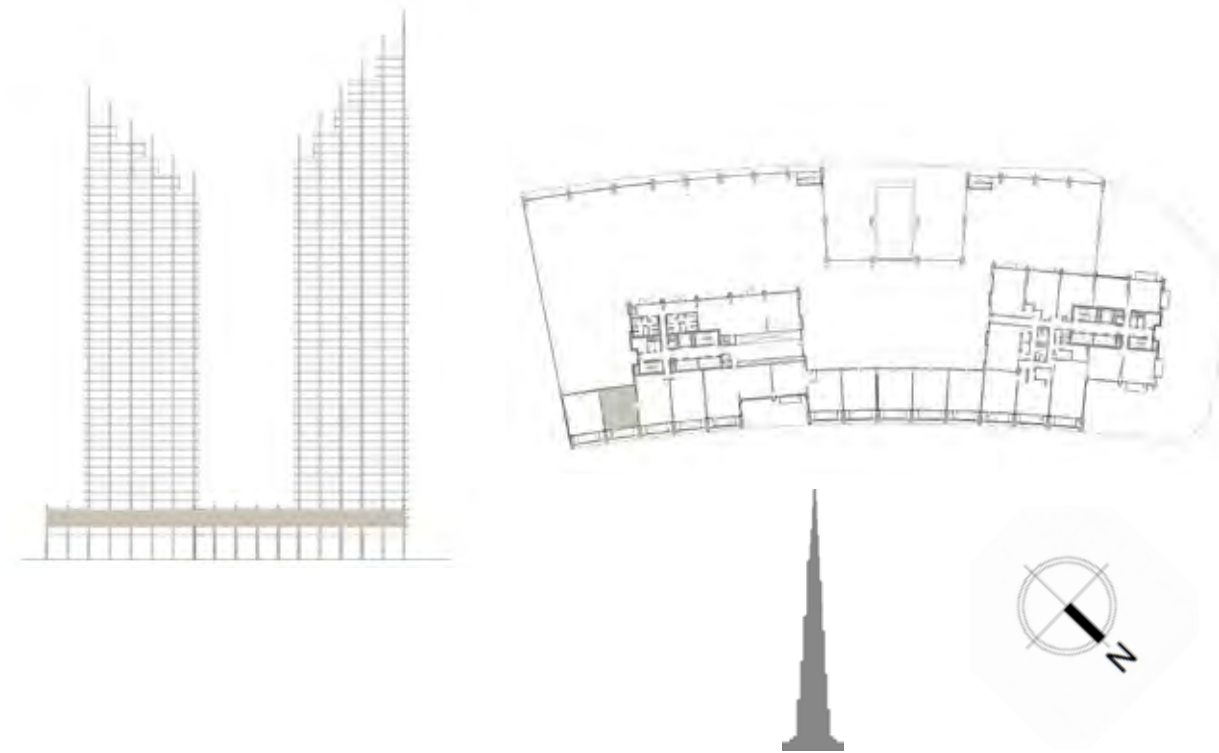


BLVD HEIGHTS

3 BEDROOM

UNIT 217 | LEVEL 2 | PODIUM

SUITE AREA	1884 SQ.FT.	175.01 SQ.M.
BALCONY AREA	666 SQ.FT.	61.9 SQ.M.
TOTAL AREA	2550 SQ.FT.	236.91 SQ.M.



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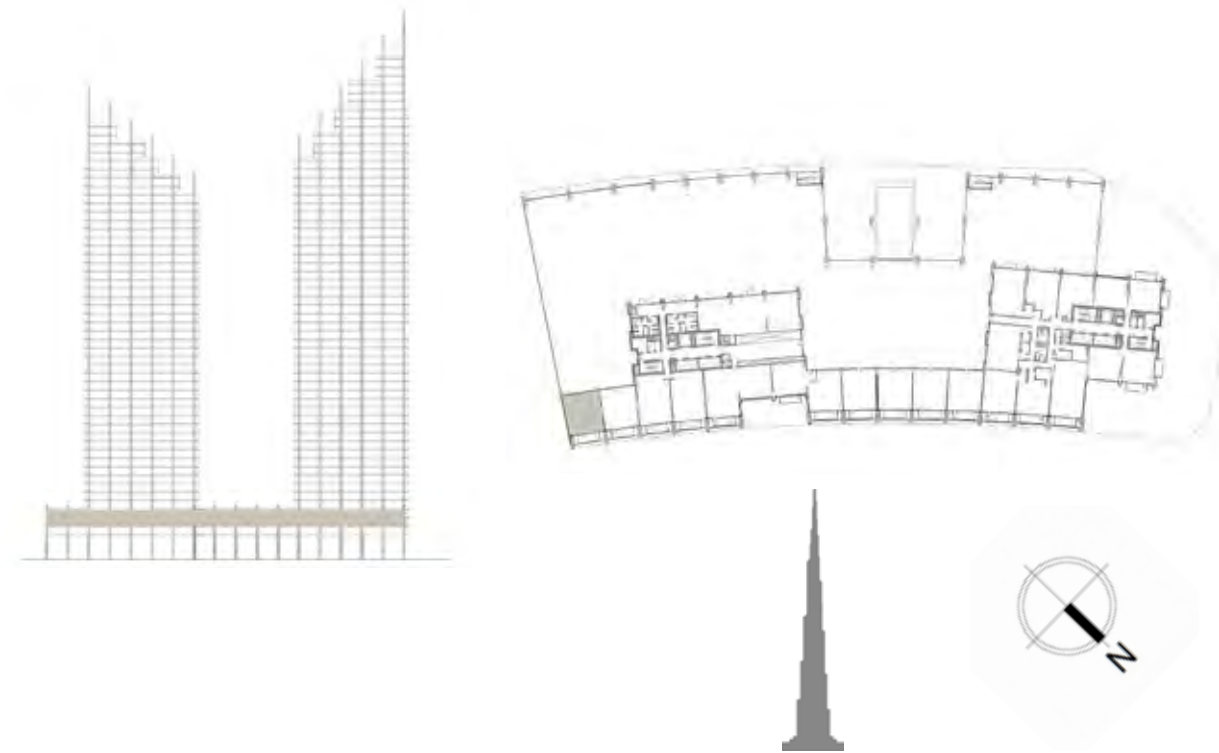


BLVD HEIGHTS

3 BEDROOM

UNIT 218 | LEVEL 2 | PODIUM

SUITE AREA	1956 SQ.FT.	181.71 SQ.M.
BALCONY AREA	859 SQ.FT.	79.77 SQ.M.
TOTAL AREA	2815 SQ.FT.	261.48 SQ.M.



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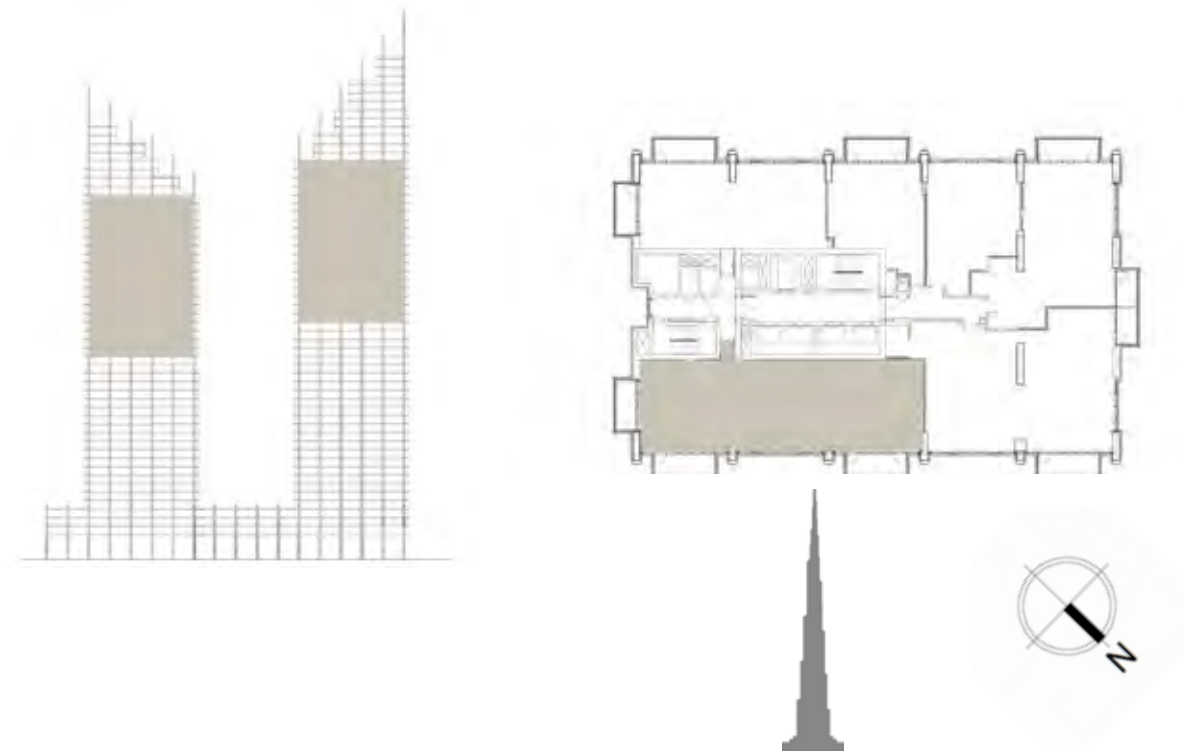
BLVD HEIGHTS

3 BEDROOM

UNIT 01 | LEVEL 25-43 | TOWER 1

UNIT 01 | LEVEL 21-39 | TOWER 2

SUITE AREA	2253 SQ.FT.	209.31 SQ.M.
BALCONY AREA	276 SQ.FT.	25.66 SQ.M.
TOTAL AREA	2529 SQ.FT.	234.97 SQ.M.



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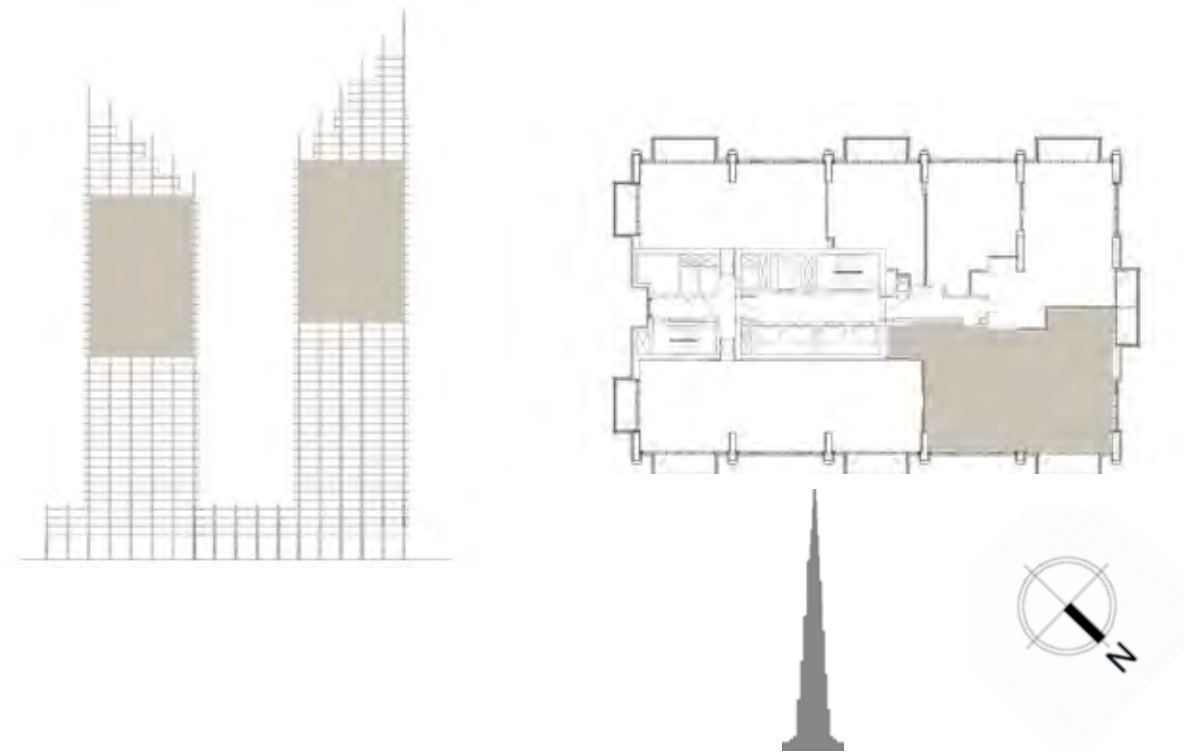
BLVD HEIGHTS

3 BEDROOM

UNIT 06 | LEVEL 25-43 | TOWER 1

UNIT 06 | LEVEL 21-39 | TOWER 2

SUITE AREA	2161 SQ.FT.	200.77 SQ.M.
BALCONY AREA	158 SQ.FT.	14.69 SQ.M.
TOTAL AREA	2319 SQ.FT.	215.46 SQ.M.



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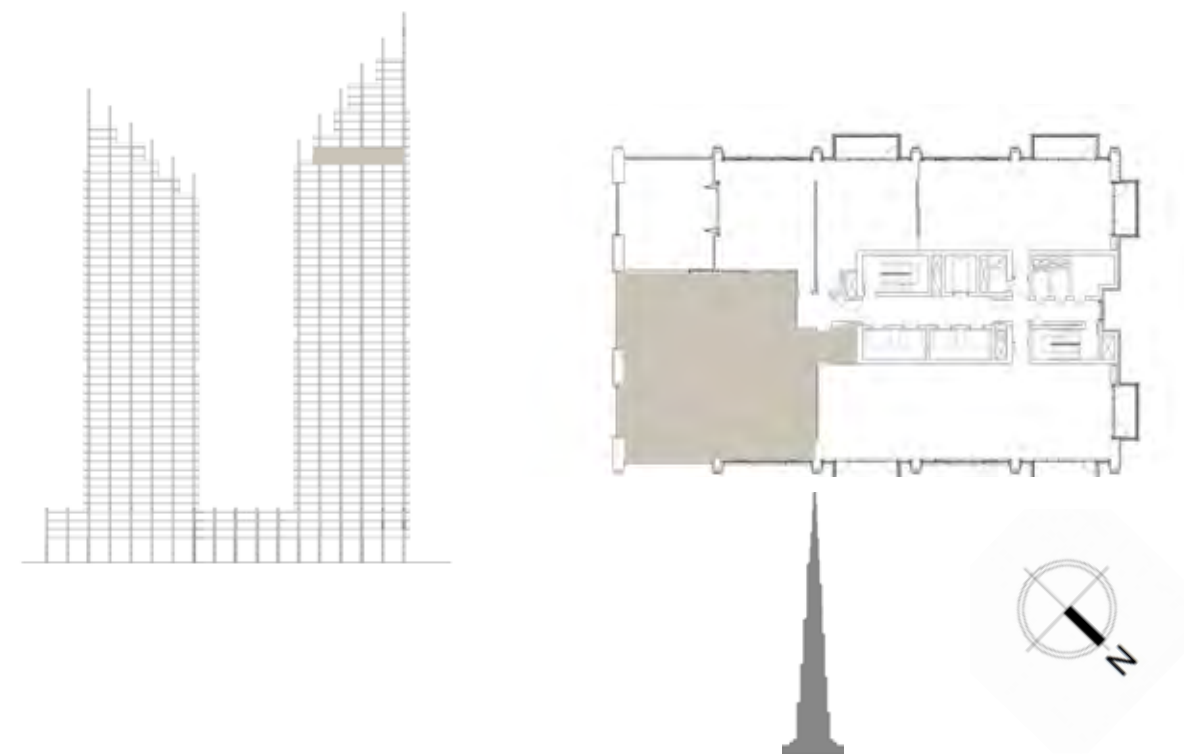


BLVD HEIGHTS

4 BEDROOM

UNIT 05 | LEVEL 44 | TOWER 1

SUITE AREA	3264 SQ.FT.	303.23 SQ.M.
BALCONY AREA	1271 SQ.FT.	118.06 SQ.M.
TOTAL AREA	4535 SQ.FT.	421.29 SQ.M.



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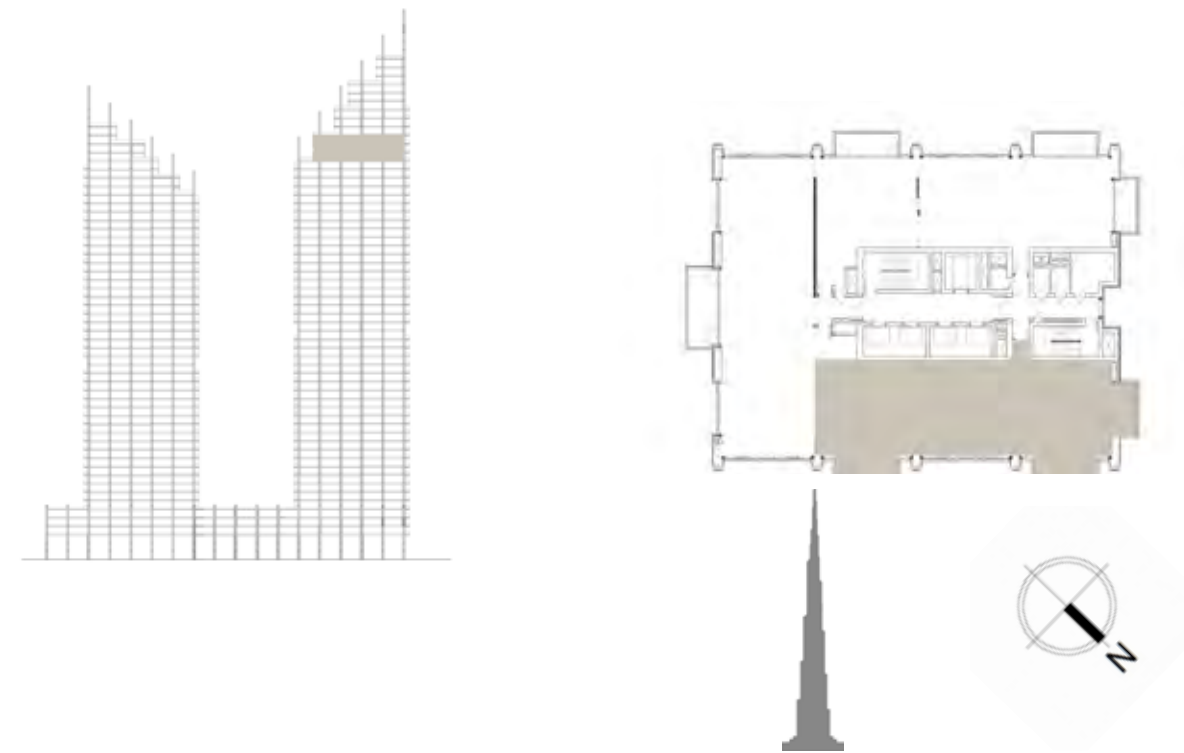


BLVD HEIGHTS

3 BEDROOM

UNIT 01 | LEVEL 44 - 45 - 46 | TOWER 1

SUITE AREA	2270 SQ.FT.	210.89 SQ.M.
BALCONY AREA	311 SQ.FT.	28.89 SQ.M.
TOTAL AREA	2581 SQ.FT.	239.78 SQ.M.



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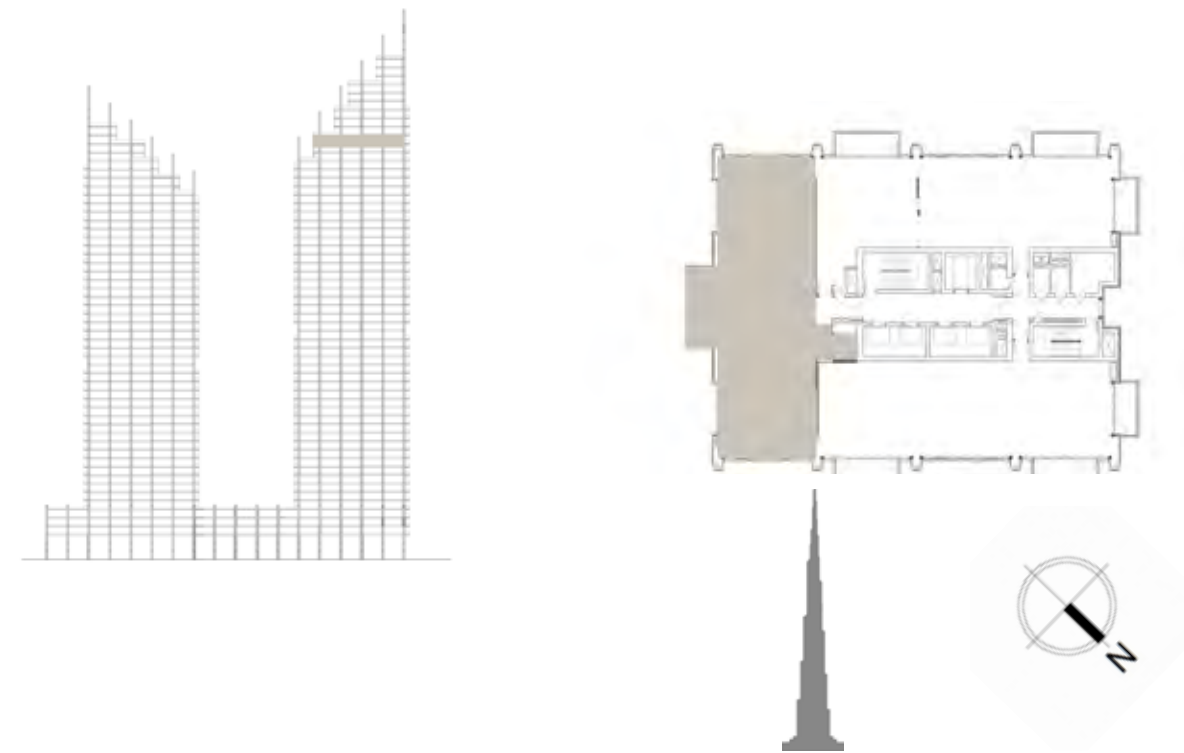


BLVD HEIGHTS

3 BEDROOM

UNIT 04 | LEVEL 46 | TOWER 1

SUITE AREA	2336 SQ.FT.	216.99 SQ.M.
BALCONY AREA	189 SQ.FT.	17.53 SQ.M.
TOTAL AREA	2525 SQ.FT.	234.52 SQ.M.



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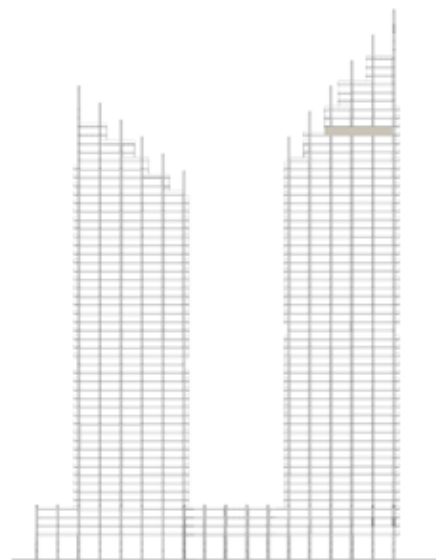


BLVD HEIGHTS

4 BEDROOM

UNIT 03 | LEVEL 47 | TOWER 1

SUITE AREA	3646 SQ.FT.	338.71 SQ.M.
BALCONY AREA	2746 SQ.FT.	255.12 SQ.M.
TOTAL AREA	6392 SQ.FT.	593.83 SQ.M.



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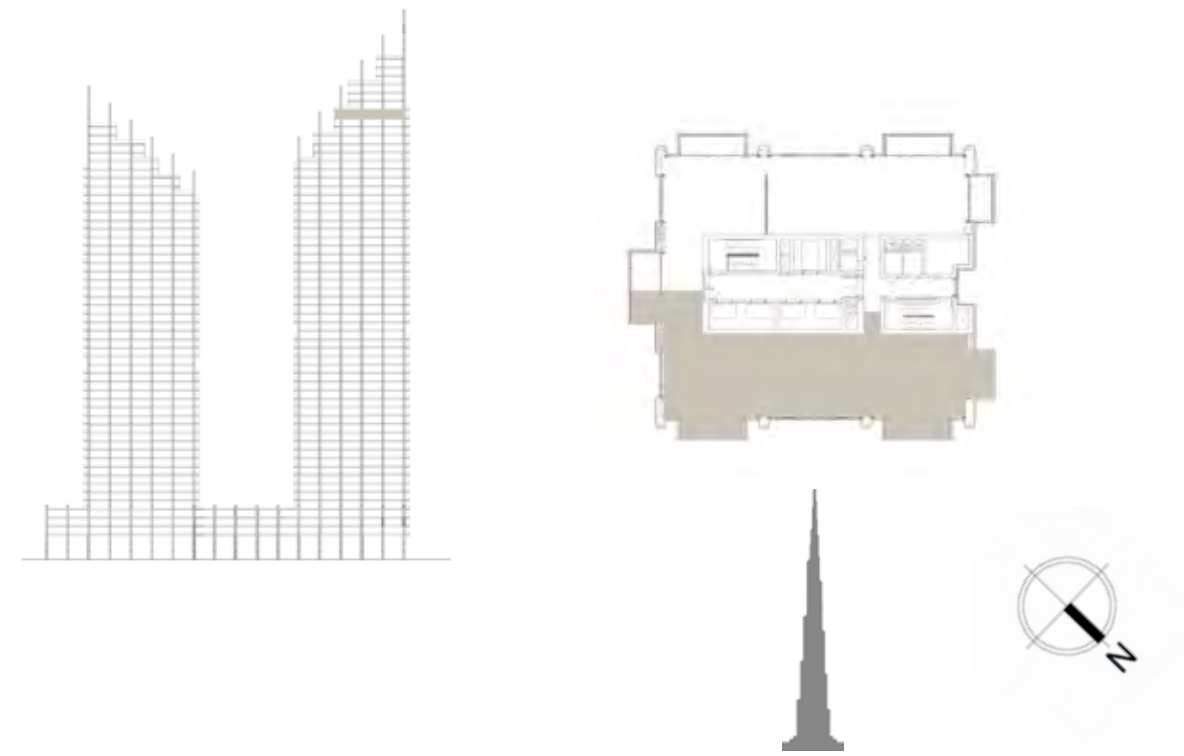


BLVD HEIGHTS

3 BEDROOM

UNIT 01 | LEVEL 49 | TOWER 1

SUITE AREA	2469 SQ.FT.	229.42 SQ.M.
BALCONY AREA	311 SQ.FT.	28.93 SQ.M.
TOTAL AREA	2780 SQ.FT.	258.35 SQ.M.



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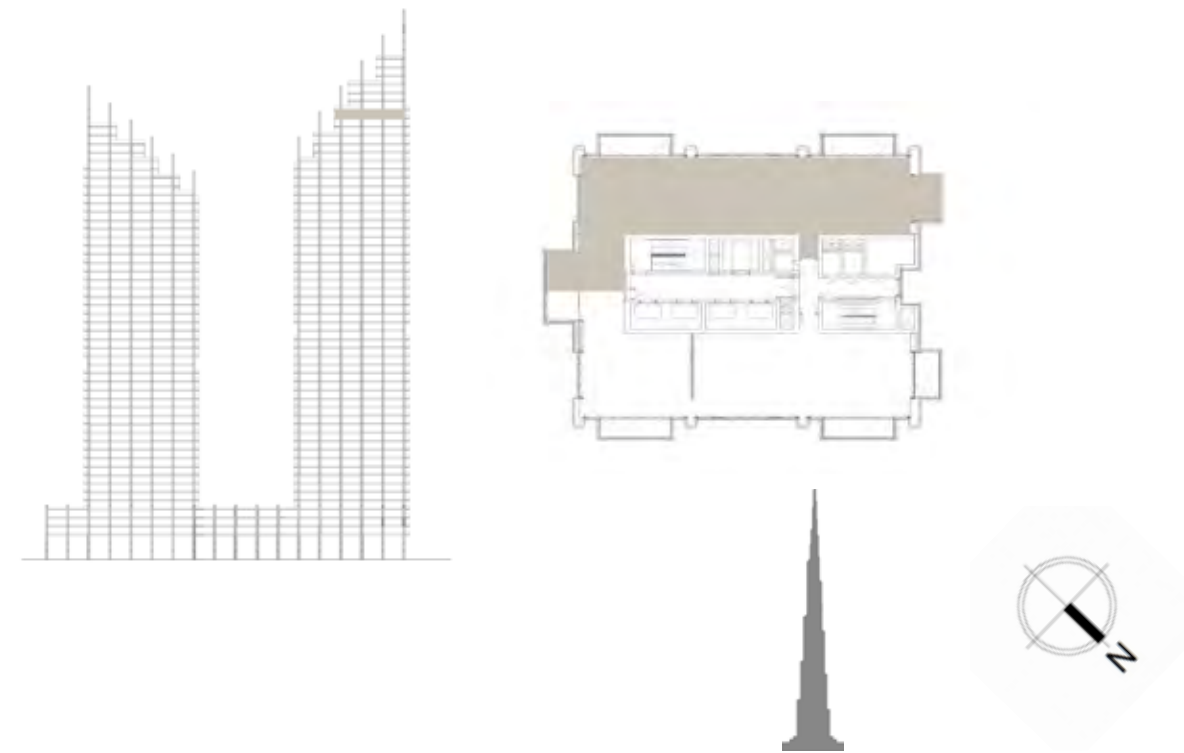


BLVD HEIGHTS

3 BEDROOM

UNIT 02 | LEVEL 49 | TOWER 1

SUITE AREA	2375 SQ.FT.	220.62 SQ.M.
BALCONY AREA	310 SQ.FT.	28.82 SQ.M.
TOTAL AREA	2685 SQ.FT.	294.44 SQ.M.



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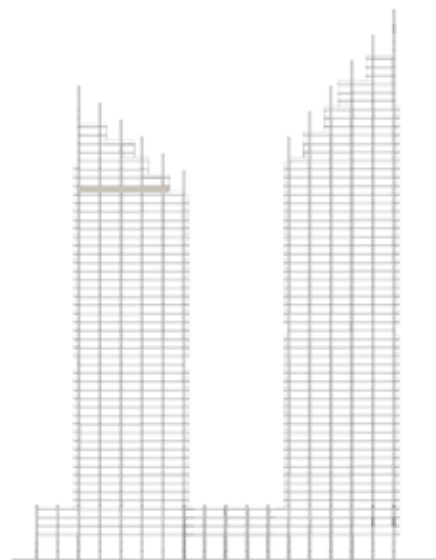


BLVD HEIGHTS

4 BEDROOM

UNIT 05 | LEVEL 40 | TOWER 2

SUITE AREA	3264 SQ.FT.	303.23 SQ.M.
BALCONY AREA	1271 SQ.FT.	118.06 SQ.M.
TOTAL AREA	4535 SQ.FT.	421.29 SQ.M.



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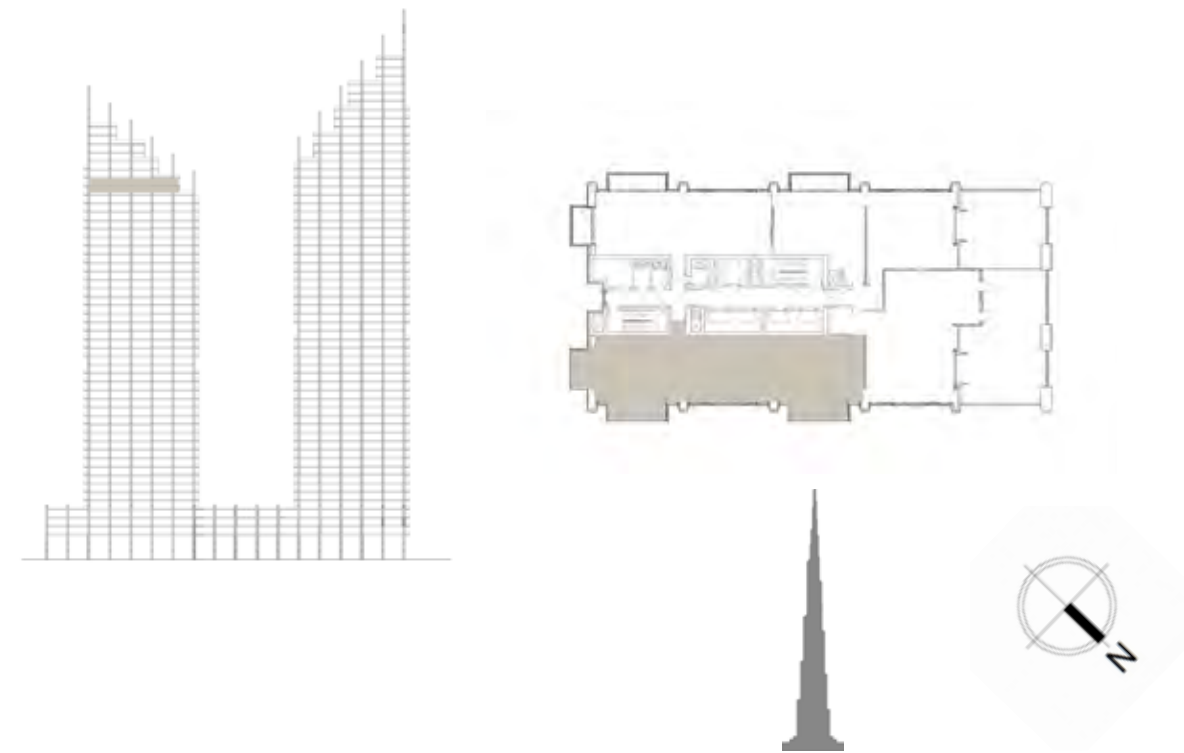


BLVD HEIGHTS

3 BEDROOM

UNIT 01 | LEVEL 40 - 41 | TOWER 2

SUITE AREA	2268 SQ.FT.	210.68 SQ.M.
BALCONY AREA	311 SQ.FT.	28.90 SQ.M.
TOTAL AREA	2579 SQ.FT.	239.58 SQ.M.



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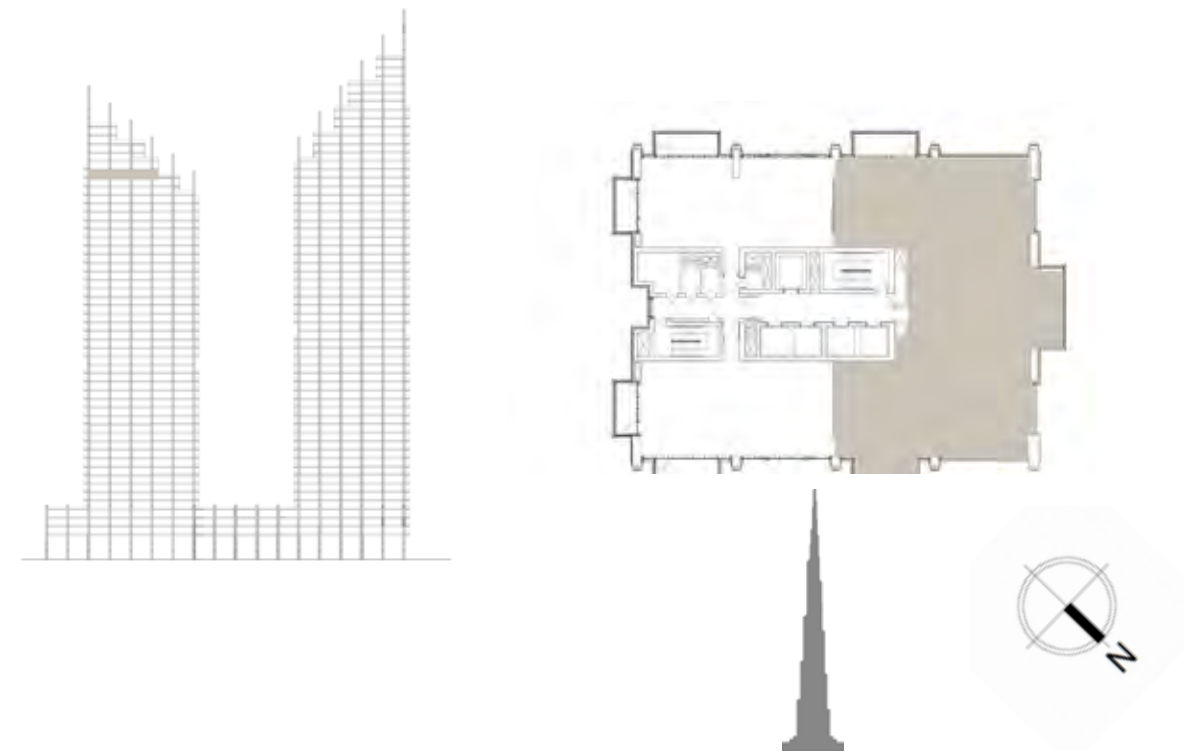


BLVD HEIGHTS

4 BEDROOM

UNIT 03 | LEVEL 42 | TOWER 2

SUITE AREA	3646 SQ.FT.	338.71 SQ.M.
BALCONY AREA	2746 SQ.FT.	255.12 SQ.M.
TOTAL AREA	6392 SQ.FT.	593.83 SQ.M.



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For more information on BLVD HEIGHTS in DOWNTOWN DUBAI,
please call +971 50 33 904 77

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DUBAI

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Dubai Creek Harbour Sales Pavilion | Ras Al Khor

Emaar South Sales Centre | DWC Peripheral Road

ABU DHABI

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

Open from Saturday - Thursday, from 8.30am - 6pm

EMAAR