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OFF PLAN

Downtown Residences

Location: Business Bay, Dubai

Starting From: AED 1,860,000

Permit No: 2

Downtown Residences

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Deyaar	**Apartments**	**Q4 2030**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Downtown Residences by Deyaar is a landmark ultra-luxury residential skyscraper in **Business Bay, Dubai**, conceived as a new benchmark for vertical living in the heart of the city. Rising approximately **445 metres across more than 110 floors**, the development is Deyaar's tallest and most ambitious project to date, occupying a strategic position within the triangle formed by Sheikh Zayed Road, Downtown Dubai and Business Bay.

Designed as much more than a conventional residential tower, Downtown Residences introduces a vertical community where residences, wellness, recreation, business facilities, social spaces and hospitality-inspired experiences are distributed across different levels of the building. The concept transforms the traditional skyscraper into a complete lifestyle destination where residents can live, work, exercise, entertain and relax within one architectural landmark.

The residential collection spans an exceptionally broad spectrum, beginning with premium **1-bedroom apartments** and progressing through 2 and 3-bedroom residences, duplexes, penthouses and some of Dubai's most substantial trophy homes. Deyaar's project brochure describes a collection incorporating **432 exclusive residences, 76 duplexes, 13 penthouses and one Royal Palace**, illustrating the project's emphasis on limited, high-value residential formats.

DLD registration records provide further insight into the completed residential mix. The register currently identifies **234 one-bedroom, 213 two-bedroom, 66 three-bedroom, eight four-bedroom and one five-bedroom residence**, alongside two commercial units.

One-bedroom residences range from approximately **765 to 914 sq. ft.**, providing an entry point into the development while maintaining generous proportions for a central Dubai luxury tower. These homes are particularly suited to professionals, couples, international buyers and investors seeking a prime Business Bay address.

Two-bedroom residences range from approximately **1,100 sq. ft.**, with selected duplex configurations extending significantly further. DLD-registered layouts reach approximately **2,718 sq. ft.**, providing buyers with considerably more choice than a conventional apartment-only development.

Three-bedroom residences range from approximately **1,641 sq. ft.** and extend into much larger duplex and penthouse configurations. Selected 3-bedroom penthouses reach approximately **4,741 sq. ft.**, providing expansive living environments positioned higher within the tower.

Four-bedroom penthouses occupy some of the development's most exclusive levels, with DLD-registered sizes ranging from approximately **5,286 to 5,964 sq. ft.** These residences are designed for buyers seeking extensive entertaining spaces, privacy and elevated panoramic views from one of Dubai's tallest residential addresses.

At the pinnacle of the residential collection is an extraordinary **18,330 sq. ft. Royal Palace residence**. This singular home represents the project's ultimate statement property and establishes Downtown Residences within the ultra-prime segment of Dubai's luxury residential market.

The architecture is conceived around the tower's extraordinary vertical scale. Its slender high-rise profile, extensive glazing and elevated residential levels are designed to maximise panoramic views across Dubai, with selected residences overlooking **Burj Khalifa, Downtown Dubai, Business Bay and the wider city skyline**.

Interiors follow a sophisticated contemporary design language, combining premium materials, carefully considered proportions and extensive glazing. Residences are designed to maximise natural light while framing the city as an integral part of the interior experience.

One of the defining features of Downtown Residences is the extraordinary scale of its lifestyle offering. Deyaar has allocated **more than 75,000 sq. ft. to curated amenities**, distributed vertically through the development rather than concentrated exclusively at podium level.

The amenity concept draws inspiration from different dimensions of wellbeing and personal development. Residents have access to spaces designed for physical health, relaxation, social interaction, professional productivity and entertainment, creating distinct lifestyle environments throughout the tower.

Wellness facilities include sophisticated fitness and spa environments alongside more innovative concepts such as **AI-enabled yoga experiences**. Dedicated relaxation and wellness spaces provide residents with places to disconnect from the pace of central Dubai while remaining within their own building.

Social and entertainment environments are integrated across the tower, complemented by dining concepts and communal areas. These spaces are intended to foster a stronger residential community despite the extraordinary vertical scale of the building.

Professional residents and entrepreneurs also benefit from dedicated **co-working facilities**, enabling the development to respond to changing work patterns and the increasing demand for high-quality business environments within luxury residential buildings.

Location is another defining element of Downtown Residences. Although the project's name references Downtown, the development is **DLD-registered in Business Bay**, placing residents immediately beside Downtown Dubai while providing convenient access to Sheikh Zayed Road and the wider central business district.

This location provides convenient connectivity to **Burj Khalifa, Dubai Mall, Dubai Opera, DIFC and the Business Bay commercial district**, placing some of Dubai's most important business, shopping, dining and entertainment destinations within the surrounding central-city catchment.

For professionals working in Business Bay and DIFC, Downtown Residences offers the opportunity to live close to two of Dubai's largest commercial centres. For international owners and second-home buyers, its central location provides convenient access to Dubai International Airport as well as the city's established hospitality and leisure destinations.

From an investment perspective, Downtown Residences occupies a distinctive segment of Dubai's property market. Its approximately **445-metre height**, limited collection of larger duplexes and penthouses, ultra-prime Royal Palace residence and central Business Bay location differentiate the development from conventional residential towers.

The diversity of layouts also creates multiple acquisition strategies. One-bedroom residences provide the project's lowest residential entry point, while 2 and 3-bedroom apartments target professionals and families. Duplexes, penthouses and the Royal Palace address an entirely different ultra-luxury buyer profile.

DLD transaction records provide an additional source of pricing transparency for buyers evaluating the development. With hundreds of registered off-plan transactions already recorded, purchasers can assess individual opportunities against actual registered sales according to unit type, floor area and price per square foot rather than relying exclusively on advertised asking prices.

For end-users, Downtown Residences offers the opportunity to live within a globally distinctive supertall residential tower while remaining at the centre of Dubai's business and lifestyle districts. For investors, its architectural scale, limited premium inventory, Business Bay location and broad residential mix create a differentiated proposition within Dubai's high-end off-plan market.

With DLD-registered completion scheduled for **30 December 2030**, Downtown Residences is a long-term addition to Dubai's evolving skyline and represents one of the most ambitious residential projects undertaken by Deyaar Development.

Why Buy Downtown Residences Through A1 Properties?
Buying a residence at **Downtown Residences through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments, duplexes and penthouses according to exact square footage, floor level, orientation, Burj Khalifa and skyline views, layout, DLD

transaction benchmarks, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, luxury and off-plan property market, helping buyers evaluate Downtown Residences against other opportunities across Business Bay, Downtown Dubai and Dubai's wider ultra-prime residential market.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit scarcity, floor premiums, view premiums, surrounding supply and potential rental and resale positioning. End-users can receive tailored guidance based on residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**40%**	**50%**
Down Payment	During Construction	On Handover

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