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OFF PLAN

Il Primo

Location: Downtown Dubai, Dubai

Starting From: AED 22,000,000

Permit No: 0906176314

Il Primo

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**Q1 2025**	**30/10**	**Off Plan**

ABOUT THE PROJECT

Il Primo is one of **Emaar Properties'** most prestigious ultra-luxury residential developments, occupying a prime position within the **Opera District** of **Downtown Dubai**. Rising **77 storeys**, the iconic tower is located directly beside **Dubai Opera** and just moments from **Burj Khalifa** and **Dubai Mall**. Designed to redefine luxury living, Il Primo combines elegant architecture, expansive residences, and exceptional craftsmanship to create one of Dubai's most exclusive residential addresses. With only **119 residences**, the tower offers a highly private living experience while delivering uninterrupted views of the Burj Khalifa, The Dubai Fountain, and the Downtown skyline.

The development offers an exclusive collection of **4, 5, and 6-bedroom residences**, ranging from approximately **5,253 sq. ft. to 11,406 sq. ft.** Every residence features private lift access, grand double-door entrances, expansive formal and family living areas, floor-to-ceiling windows, premium marble flooring, bespoke kitchens with integrated high-end appliances, luxurious en-suite bedrooms, staff quarters, and oversized balconies overlooking Downtown Dubai. The penthouse-style layouts provide exceptional privacy, generous entertainment areas, and panoramic views that rank among the finest in the city. Ready-to-move-in residences combine timeless elegance with Emaar's renowned construction quality, making Il Primo one of Dubai's benchmark luxury towers.

Residents enjoy an exceptional collection of five-star lifestyle amenities designed to complement the ultra-luxury experience. Facilities include a resort-style swimming pool, state-of-the-art fitness centre, spa and wellness facilities, cigar lounge, library, multipurpose lounge, children's play area, games room, landscaped

outdoor spaces, concierge services, valet parking, chauffeur lounge, private meeting rooms, high-speed elevators, and 24-hour security. The development also offers direct access to the vibrant Opera District, where residents can enjoy world-class performances, fine dining, luxury retail, and cultural attractions within walking distance.

Strategically positioned in **Downtown Dubai**, Il Primo provides immediate access to **Burj Khalifa**, **The Dubai Mall**, **Dubai Opera**, **Business Bay**, **DIFC**, **City Walk**, **Jumeirah Beach**, and **Dubai International Airport** via **Sheikh Zayed Road** and **Financial Centre Road**. As one of Dubai's most established ultra-prime residential destinations, Downtown Dubai continues to deliver exceptional rental demand and long-term capital appreciation. Developed by **Emaar Properties**, Il Primo represents one of the city's most prestigious completed luxury developments, offering an unmatched combination of location, exclusivity, and architectural excellence.

Why Buy Il Primo Through A1 Properties?
Purchasing **Il Primo** through **A1 Properties** gives you access to experienced Dubai luxury real estate professionals with extensive expertise in Downtown Dubai's ultra-prime residential market. Our consultants provide personalised guidance to help you identify the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the finest available inventory and exclusive market opportunities. From property selection and valuation to legal documentation, ownership transfer, leasing support, and after-sales services, A1 Properties delivers comprehensive end-to-end assistance throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our deep understanding of Downtown Dubai's luxury property market and Emaar's iconic developments, we help you secure an exceptional residence that offers world-class living, enduring prestige, and outstanding long-term investment potential.

PAYMENT PLAN

10%	20%	10%	60%
Down Payment	During Construction	On Handover	Post Handover

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