

ABOVE ALL ELSE

BEYOND FLOORS.

BEYOND WALLS.

BEYOND EXPECTATION.

DWTN
RESIDENCES
DUBAI

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A night-time photograph taken from a high-rise building, looking out over a city skyline. The Burj Khalifa is the central focus, its spire reaching into the dark sky. To the left, the interior of the building from which the photo was taken is visible through large glass windows, showing modern architecture and interior lighting. The city below is illuminated with various lights, and the sky is dark with some stars visible.

UPSTAGING
THE SKYLINE

01.

A DEFINITIVE
DUBAI SKYSCRAPER.

DWTN



MORE THAN A BUILDING. A LEGACY IN THE MAKING.

DWTN rises as the
pinnacle of vertical luxury
in Downtown Dubai's
illustrious skyline.

Six distinctive ecosystems elevate everyday
experiences into extraordinary moments. At the
intersection of innovation and elegance, DWTN
commands its space, creating a landmark destination
where life's finest experiences converge.



106

Spectacular Floors

552

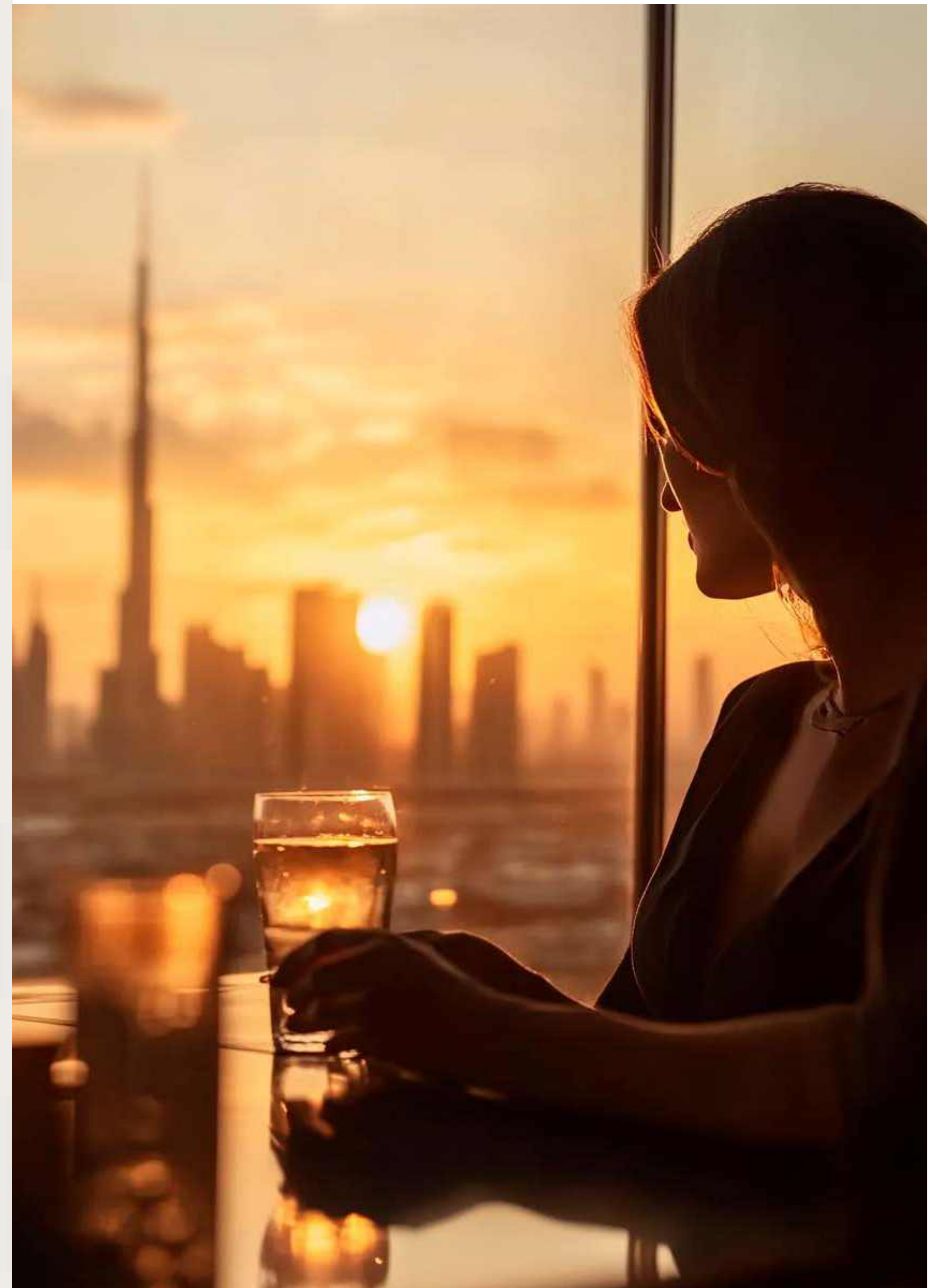
Exclusive Residences

+70,000

SQ. FT.

Meticulously Curated Amenities

This vertical community delivers
sophistication, functionality, and exclusivity
as your daily reality.





02.

THE ADVANTAGE OF
CENTRALITY WITH THE
PRIVILEGE OF SPACE.

LOCATION

WHERE DUBAI'S HEART BEATS STRONGEST.

Positioned at the
epicentre of Dubai's most
coveted district,

DWTN enjoys unparalleled connectivity
to the city's prestigious landmarks and vibrant
attractions.

From this privileged address, the iconic Burj
Khalifa, Dubai Mall, and Dubai Opera House are
mere moments away, while the financial district
of DIFC and the cultural havens of the city are
seamlessly accessible.





THIS STRATEGIC
LOCATION POSITIONS
YOU



ABOVE ALL ELSE

Offering commanding views that stretch from
the gleaming waters of the Arabian Gulf to the iconic
silhouette of the city's beating heart.



This exceptional locale places you within the orbit of Dubai's most significant attractions while maintaining an exclusive sanctuary above the vibrant energy of the city.

NEIGHBOURHOOD MAP

MINUTES FROM EVERYTHING.
MILES FROM ORDINARY.

The neighbourhood surrounding DWTN represents Dubai's finest urban tapestry.

A sophisticated blend of cultural landmarks, retail destinations, curated dining, and business hubs. Just steps away, discover world-class restaurants helmed by celebrated chefs, boutique galleries showcasing contemporary art, and luxury retail venues offering the latest globally.



CONNECTIVITY

DOWNTOWN PROXIMITY.
FLAWLESS PANORAMAS.

Connectivity at DWTN elevates
beyond accessibility

It represents a thoughtful integration into Dubai's sophisticated infrastructure. The development enjoys direct access to major arterial roads, allowing swift journeys to Dubai International Airport, The Palm and Jumeirah. The nearby metro station provides seamless public transportation, while dedicated valet parking ensure effortless arrivals and departures.



This superior connectivity links you to Dubai's
boundless opportunities while you enjoy the serene
elevation of your exceptional address.

CONNECTIVITY MAP

HOTELS:

- 1 - Shangri-La Hotel
- 2 - Four Seasons (DIFC)
- 3 - J.W. Marriott Marquis

LEISURE & MALLS:

- 12 - Marasi Business Bay
- 13 - City Walk & Box Park
- 14 - Meydan Grand Stand
- 15 - Mall of the Emirates
- 16 - Meydan One Mall
- 17 - Dubai Hills Mall
- 18 - Mevdan Racecourse

EDUCATION:

- 4 - Canadian University Dubai
- 5 - Maktoum Bin Hamdan Dental University
- 6 - JSS Private School
- 7 - American University in Dubai

COMMERCIAL:

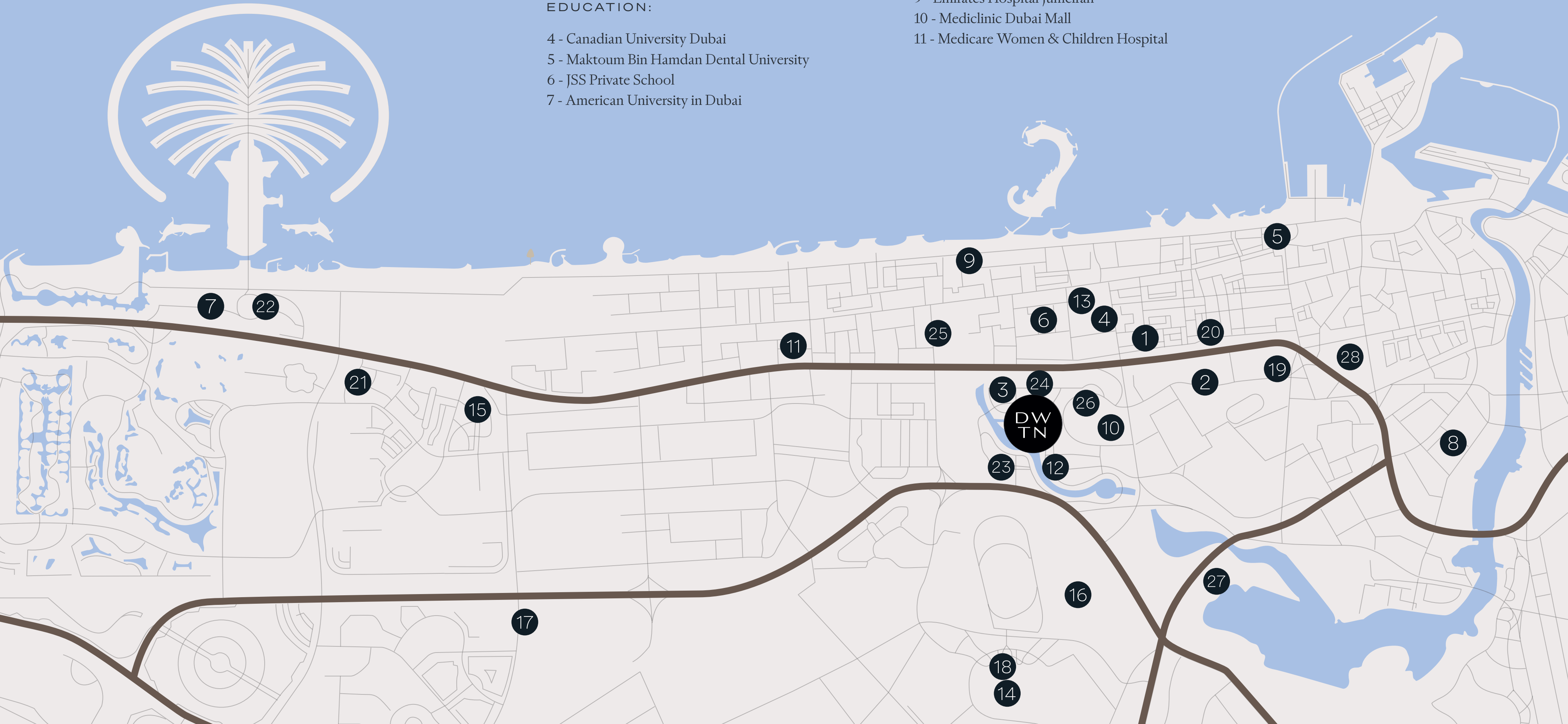
- 19 - Dubai World Trade Center & Exhibition
- 20 - Sheikh Zayed Road Commercial Towers
- 21 - Tecom
- 22 - Dubai Internet City & Media City

HEALTHCARE:

- 8 - Dubai Healthcare City
- 9 - Emirates Hospital Jumeirah
- 10 - Mediclinic Dubai Mall
- 11 - Medicare Women & Children Hospital

PARKS:

- 23 - Marasi Park
- 24 - Business Bay Skate Park
- 25 - Safa Park
- 26 - Burj Park
- 27 - Ras Al Khor Wild Life Sanctuary
- 28 - Zabeel Park



SIX

03.

LIFE UNLIMITED
IN ONE ADDRESS.

VERTICAL

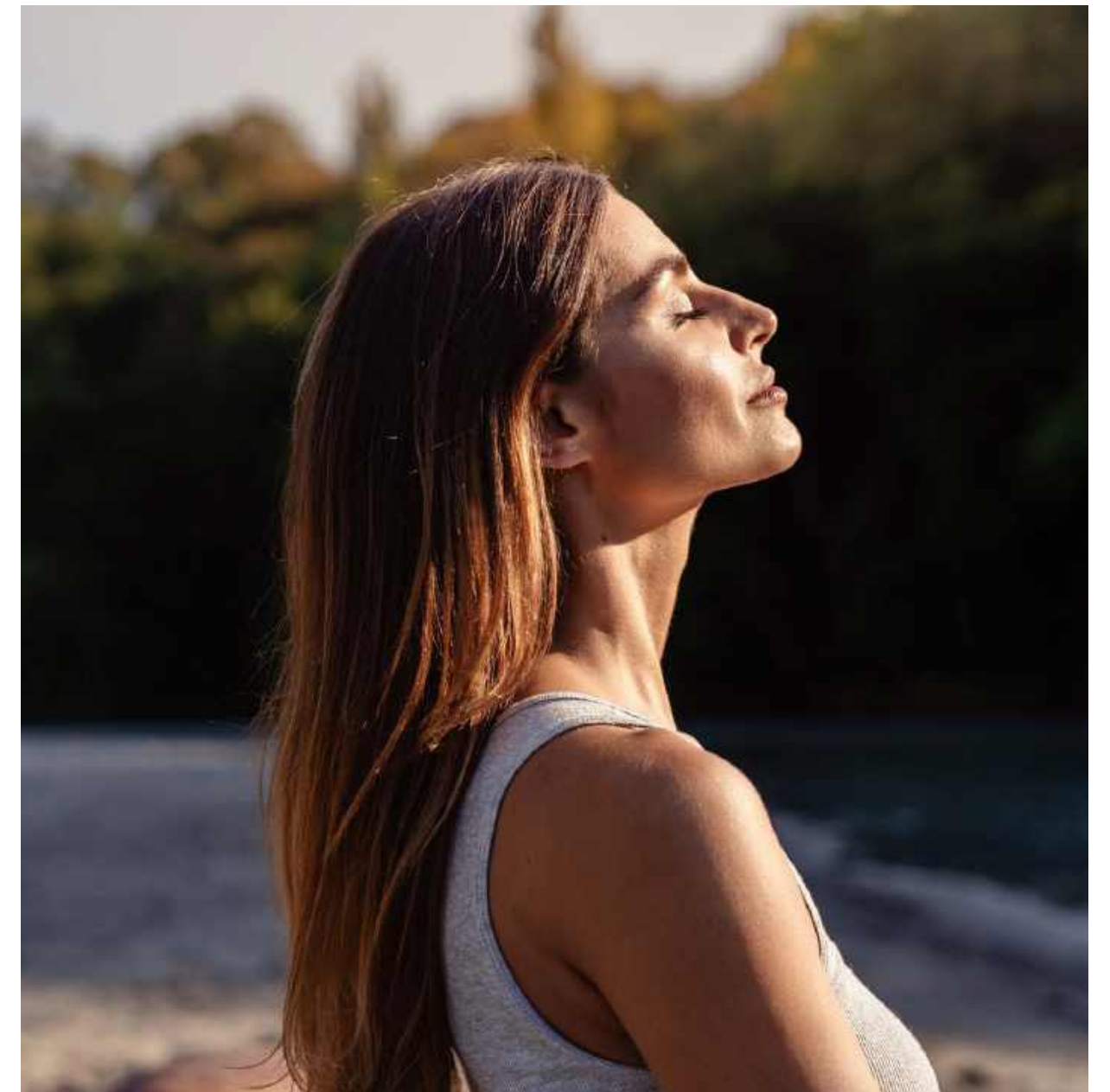
ECOSYSTEMS

SIX VERTICAL WORLDS, ONE EXTRAORDINARY LIFE.

DWTN's revolutionary design reimagines vertical living through six meticulously crafted ecosystems, each occupying dedicated floors and offering experiences tailored to life's multifaceted rhythms.

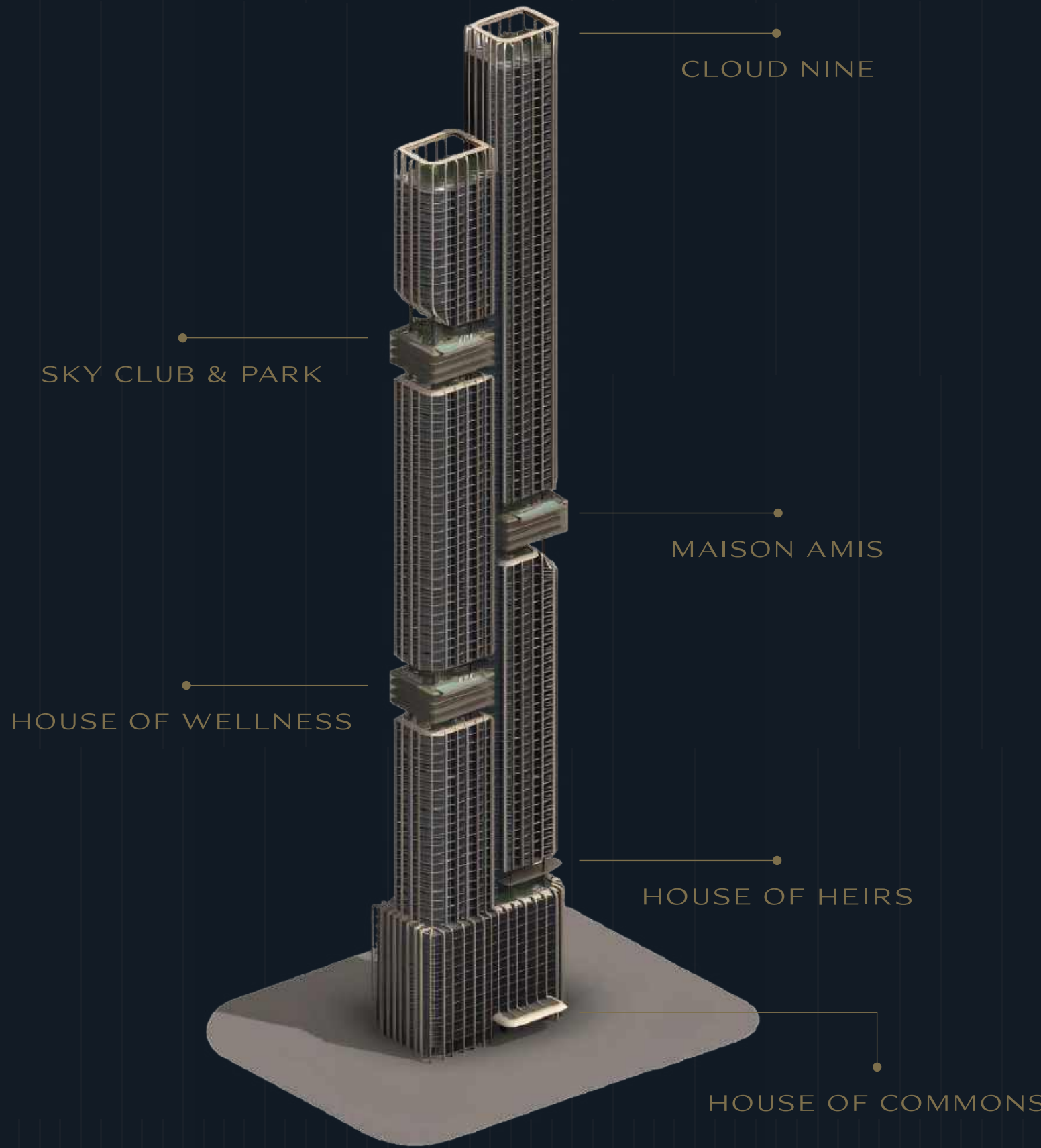
With over 70,000 square feet of amenities distributed strategically throughout the tower, this groundbreaking approach to residential architecture transforms the conventional notion of a skyscraper into a self-sustained vertical community.

Each ecosystem represents not merely a collection of amenities, but a purposeful environment designed to anticipate and fulfil specific aspects of exceptional living, creating a harmonious progression from arrival to elevation, nurturing to wellness, social connection to business refinement, and ultimately, celebration.





SIX VERTICAL ECOSYSTEMS

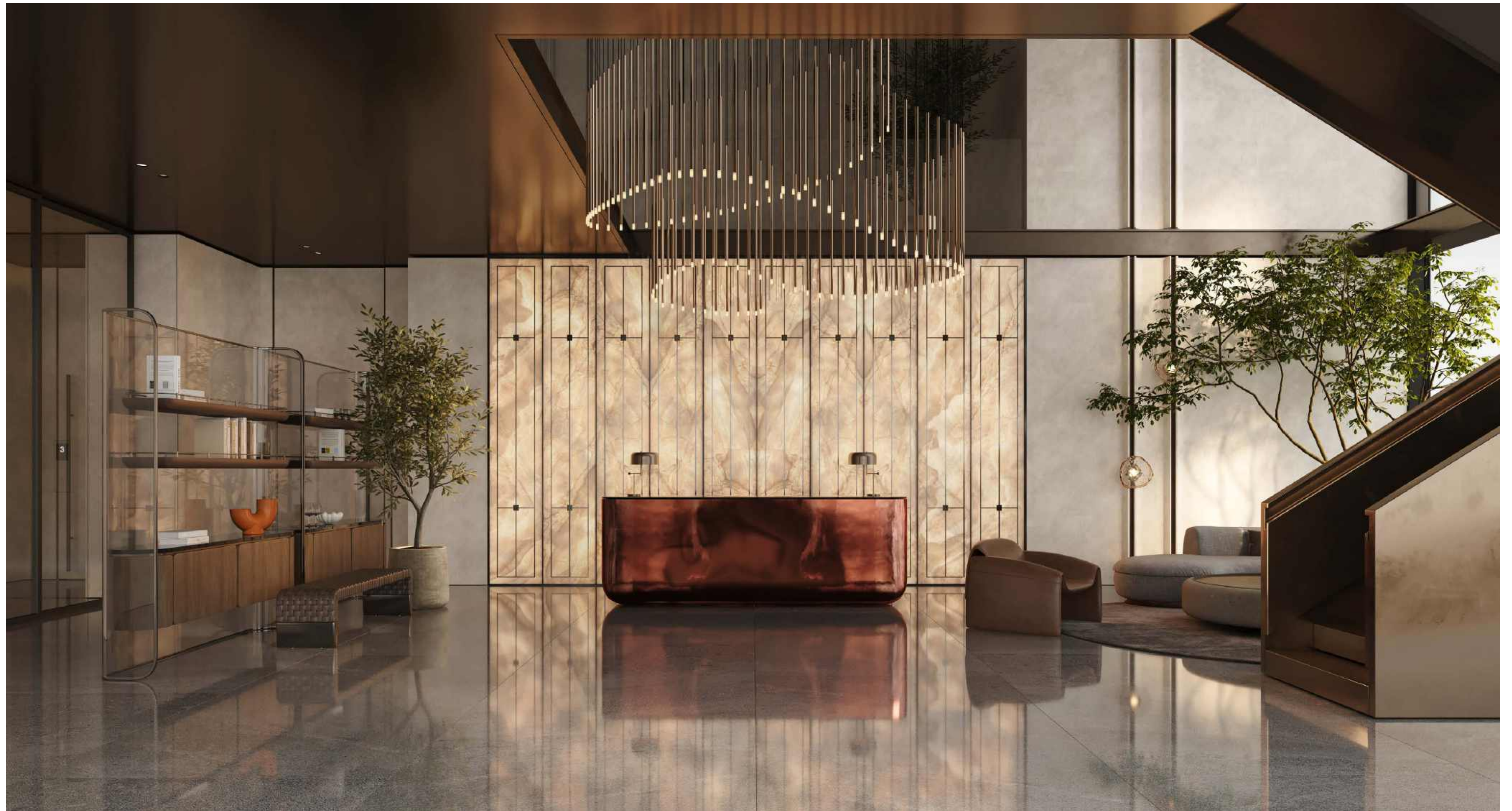


HOUSE OF COMMONS

THE FOUNDATION OF
EXTRAORDINARY LIVING.



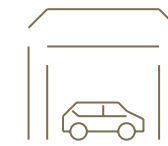
The journey begins at the House of Commons, where the transition from the vibrant energy of Downtown Dubai to your exclusive sanctuary is marked by spaces of unmistakable grandeur and attentive service.



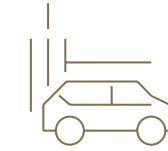
The double-height lobby with its cascading art installations sets the tone for the exceptional experiences that await throughout the tower.



HOUSE OF COMMONS



Porte Cochere &
Landscaped Driveway



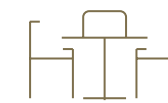
Valet Service
and Parking.



Reception/Concierge offering
personalised attention and
discreet assistance.



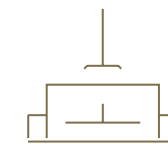
Double-Height Lobby
with curated art
collection.



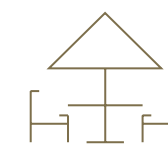
Brasserie & Cafe for
casual gatherings and
refined refreshment.



Private Garage
VIP services with dedicated
car wash facilities.



Lobby lounge with plush
seating and curated ambience
for social gatherings.



Landscaped outdoor
seating and covered waiting
area for all-weather comfort.



Electric charging stations
are compatible with
various vehicle types.



Bike storage
and storage spaces.

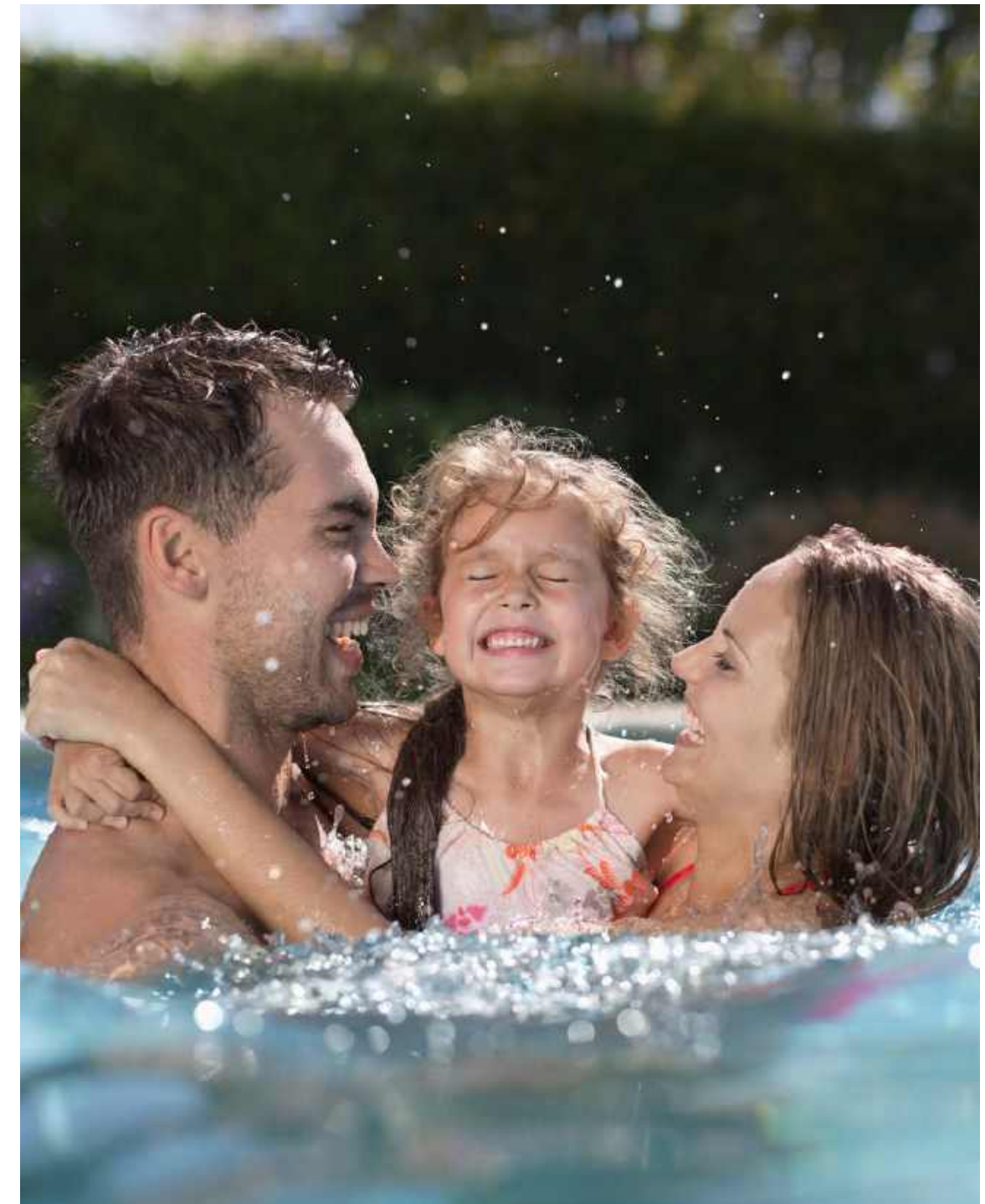


Professional carwash
services offering detailing
and maintenance.



HOUSE OF HEIRS

NURTURING THE
NEXT GENERATION.



Rising to the House of Heirs reveals environments thoughtfully crafted for family togetherness, where children's development and multi-generational connections flourish amidst refined surroundings.



These floors transform conventional notions of family amenities, creating spaces where memories take root and legacy begins.



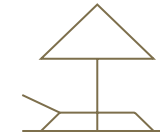
HOUSE OF HEIRS



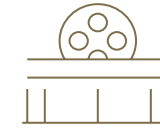
Family Pool with semi-shaded design for comfortable swimming year-round.



Pool Bar offers refreshing beverages and light fare.



Family Lounge with seamless indoor and outdoor spaces.



Indoor Cinema featuring a premium audiovisual experience.



Children's Pool features a splash zone and water jets.



Indoor Kids Play area with Montessori Corner is designed for educational engagement.



Outdoor play area with slides, swings, and a sand pit.



Hidden Tree House offers adventure and discovery.



Event Lawn for celebrations and recreational activities.



Pet Park with a dedicated space for animal companions.



Pocket Gardens create intimate retreats throughout the property.



Winter Kitchen and BBQ Stations for seasonal outdoor dining.



First-Aid Room equipped for immediate medical assistance.

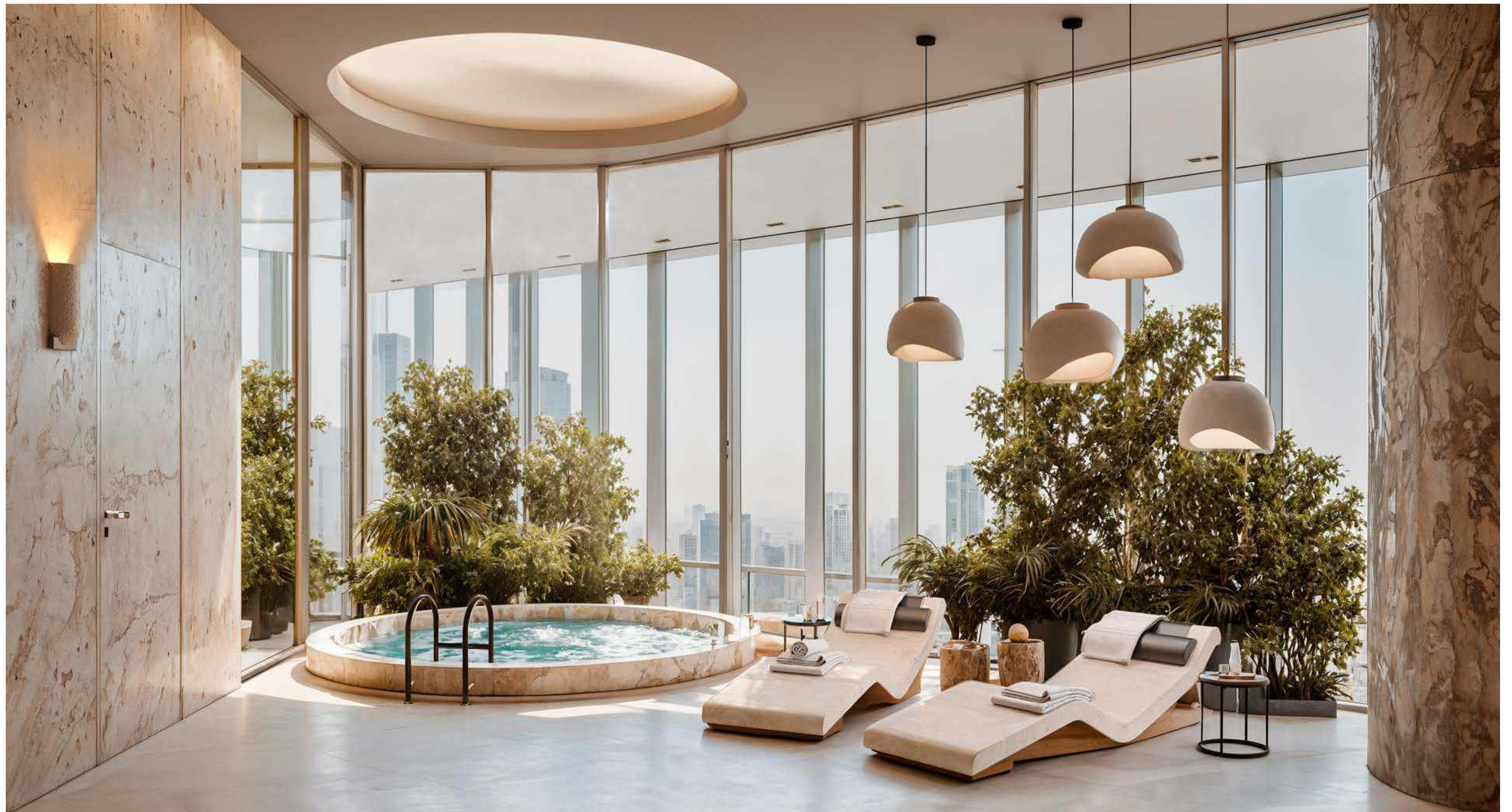


HOUSE OF WELLNESS

PRESERVATION IN PERPETUAL BALANCE.



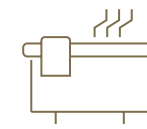
Dedicated to the preservation and enhancement of well-being, the House of Wellness represents a comprehensive approach to physical vitality and mental serenity.



These floors house a suite of facilities that transcend the conventional spa experience, offering therapeutic environments where science meets luxury.



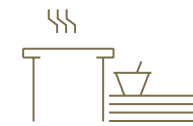
HOUSE OF WELLNESS



Halotherapy Chambers
harness the healing
properties of salt.



Cryotherapy
Facilities for recovery
and rejuvenation.



Hammam & Steam
Room with traditional and
contemporary treatments.



Zen Pool
for contemplative
aquatic immersion.



Strength & Functional
Gym with personalised
training options.









MAISON AMIS

THE ART OF
SOPHISTICATED
CONNECTION.



Maison Amis celebrates the essential human
need for meaningful connection in environments
of uncompromising sophistication.



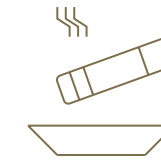
These floors are dedicated to interaction and entertainment, offering a variety of spaces where conversations flow as freely as the views that frame them. Here, hosting transcends hospitality to become an art form.



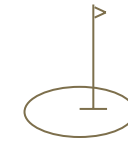
MAISON AMIS



Social Salon
with communal and
intimate seating.



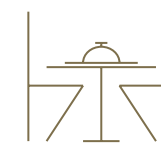
Cigar Room for
the connoisseurs.



Racing & Golf Simulator
for enthusiasts and casual
enjoyment.



Tea Patio & Garden with
panoramic views.



Chef Kitchen & Private
Dining for curated
culinary experiences.



Prayer Room &
Spiritual Library for
meaningful life.





SKY CLUB & PARK

BUSINESS MEETS
BRILLIANCE.



The Sky Club & Park represents the harmonious integration of professional environments with creative spaces, accommodating the dynamic nature of contemporary achievement.



These floors offer business facilities that transcend the conventional office, providing environments where innovation thrives against the backdrop of Dubai's spectacular skyline.



SKY CLUB & PARK



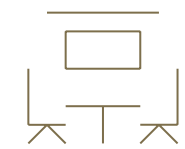
Private Executive
Offices for the
ultimate comfort.



Business Centre
with state-of-the-art
technology.



Podcast Studio with
professional acoustic
treatment.



Conference Rooms
featuring smart
presentation technologies.



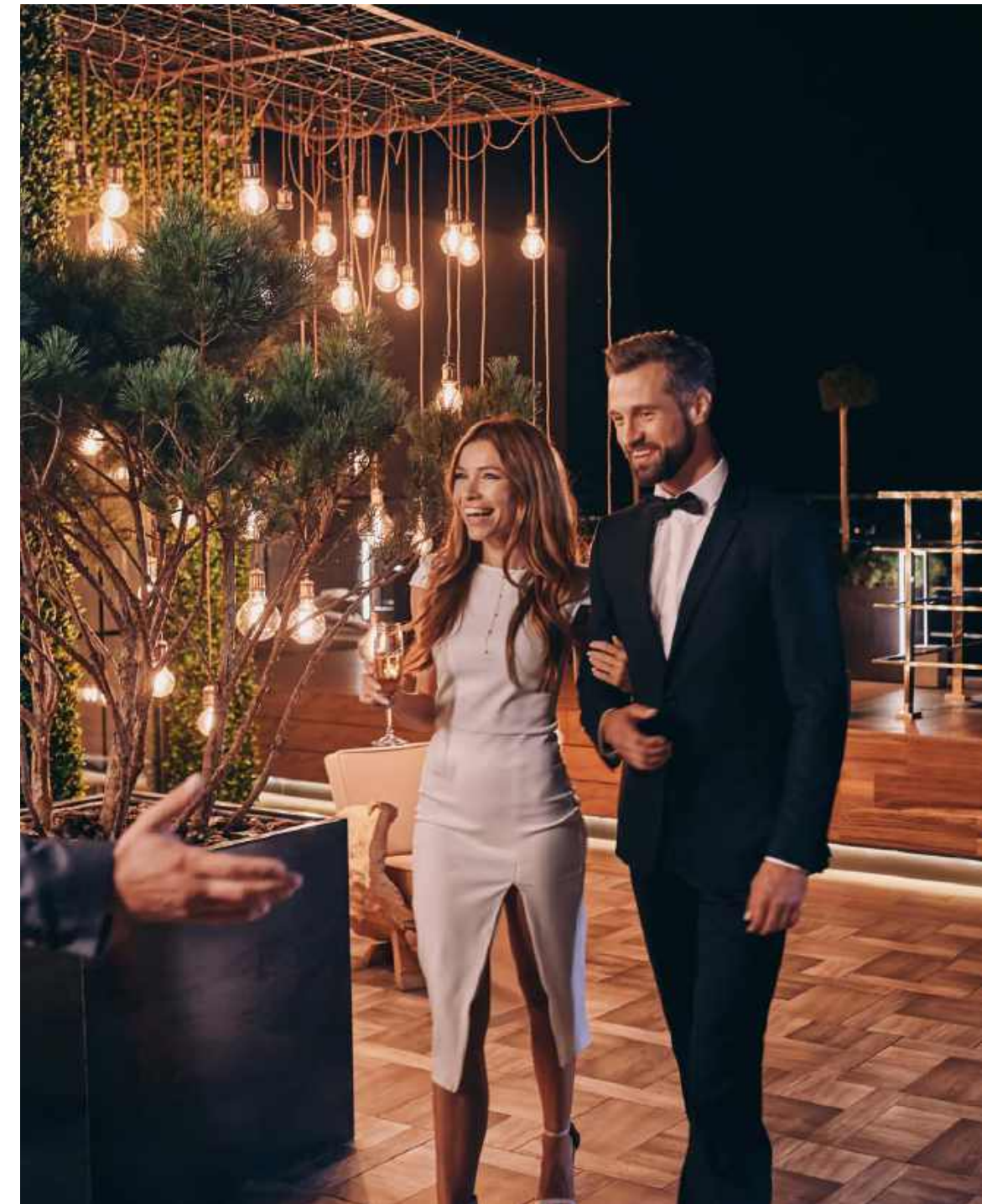
The library and Book
Club offer literary
refuge and intellectual
stimulation.





CLOUD NINE

STRATOSPHERIC
SOPHISTICATION.



At the tower's crown, Cloud Nine delivers the ultimate expression of celebration and achievement.



These rarefied floors offer environments for life's most significant moments, framed by unobstructed 360-degree views that stretch from the Arabian Gulf to the Downtown Skyline.



CLOUD NINE



Fine dining restaurant
with world-class
culinary offerings



Private dining
rooms for intimate
celebrations.



Infinity pool
merges seamlessly
with the sky.



Observatory deck
offering unparalleled
panoramic views.







THE SYNTHESIS OF
EXCEPTIONAL LIVING.



Heighten Your Senses.

Beyond individual ecosystems, DWTN creates purposeful integration through thoughtfully designed key zones that enhance the overall living experience. These unifying elements ensure that the tower functions not as separate floors but as a coherent vertical community where every need is anticipated, and every desire fulfilled with sophisticated precision.



Sound systems are strategically positioned throughout common areas.



Storage spaces offer discreet solutions for residents' needs.



Guest rooms are available for visitors, ensuring privacy and convenience.



Zero-waste zone and donation facilities support sustainability initiatives.



Biophilia elements are integrated throughout to enhance wellbeing.

04.

A DISTINGUISHED
ARCHITECTURAL
PEDIGREE

DESIGN



A NOBEL ART. A SINGULAR MASTERPIECE.



DWTN stands
as a testament to
architectural audacity.

A sculptural presence that transforms
Dubai's skyline with its commanding silhouette.

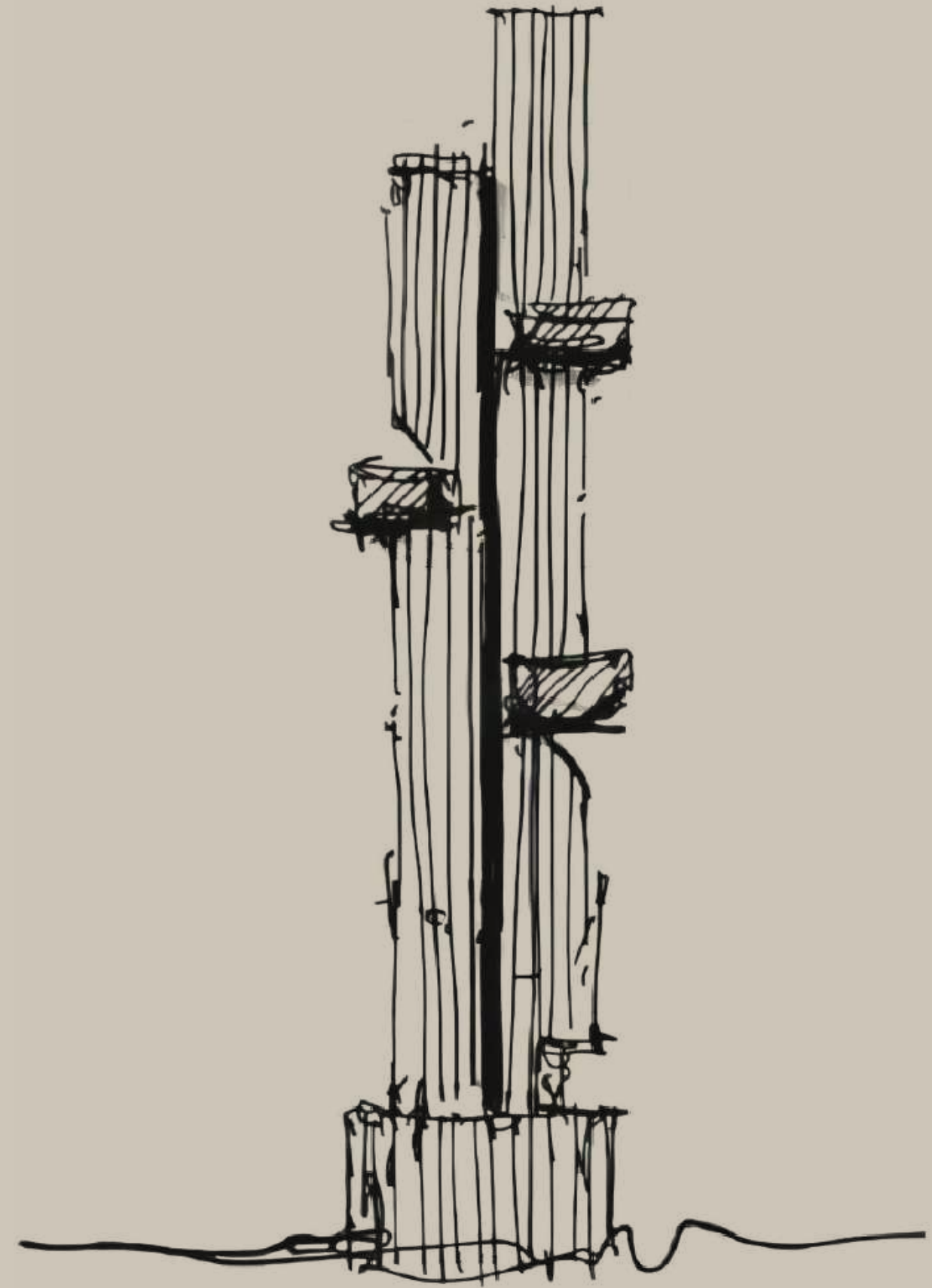
The dramatic central slit creates a pure
expression of elegance, dividing the structure
into a composition of perfect balance while
light plays across its facade.



A VISUAL SIGNATURE THAT WILL DEFINE DUBAI'S ARCHITECTURAL IDENTITY FOR GENERATIONS.



The building's assertive yet graceful profile embodies its dual nature—imposing in stature yet agile in execution. Every angle, every curve, every transition has been meticulously considered to create not just a building, but an enduring legacy.



05.

A DISTINCT
SIGNATURE, WOVEN
INTO PERFECT FORM.

INTERIORS



Premium materials meet masterful execution throughout. Natural light interacts with carefully selected finishes—warm neutrals evoking Arabian landscapes, accents of azure reflecting the Gulf waters, and metallic touches echoing the city's modern sophistication.

These environments don't merely impress; they embrace, creating spaces that feel simultaneously grand and intimate while maintaining an unwavering standard of refinement.



GLAMOUR REDEFINED, ELEGANCE PRESERVED.

Step inside DWTN and discover an enclave where interior design transcends decoration to become an immersive expression of sophisticated living.



THE ART OF
EXCEPTIONAL
ELEGANCE

06.

RESIDENCES THAT
RISE ABOVE THE
ORDINARY IN EVERY
DIMENSION.

RESIDENCES

HOMES DEFINED BY VISION AND EXCLUSIVITY.

The residences at DWTN represent
the pinnacle of curated living

Spaces that transcend conventional notions
of home to become personal sanctuaries of
uncompromising luxury.



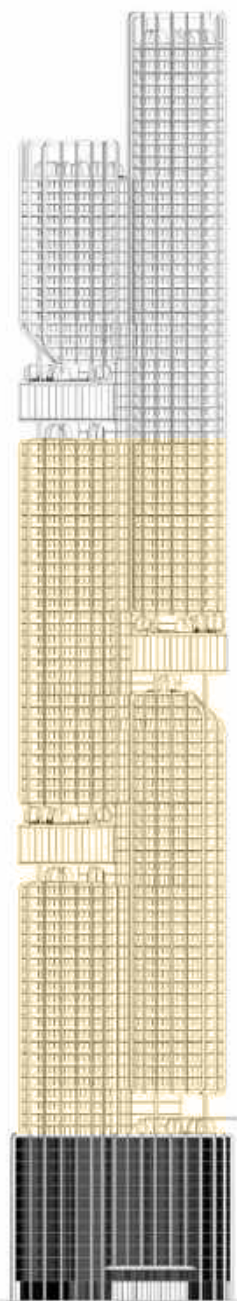
A limited collection of 552 bespoke residences caters
exclusively to the discerning few. From thoughtfully
designed studios to dramatic 3-bedroom
configurations, sophisticated duplexes, commanding
penthouses, and royal palaces, each residence has
been conceived with meticulous attention to spatial
flow and the interplay of light.

DWTN'S HOLISTIC APPROACH TO URBAN WELL-BEING



This soaring G+3B+106+R vertical masterpiece features 22,119 sq. ft.
of private terraces, while premium luxury finishes and exquisite
materials elevate every interior. State-of-the-art wellness facilities are
integrated throughout the vertical communities.

RESIDENCES THAT COMMAND ATTENTION.



Vertical Masterpieces.

Situated within the verdant second ecosystem, The Tower Collection represents an exclusive enclave of extraordinary residences. Sky mansions, penthouses, duplexes, and collection of cityscape and oceanscape 1 to 3 bedroom residences command panoramic views with flawless quality.

These distinctive homes merge expansive layouts with refined details, creating living environments where sophisticated design meets unparalleled convenience.

THE TOWER
COLLECTION





A SOARING STATEMENT OF
POSSIBILITY AND PRECISION.

Sculptural Brilliance Rising
Above Convention.

Rising majestically above the
podium, The Sky Collection embodies
vertical luxury at its finest.

These meticulously crafted residences
ascend through DWTN’s unique
ecosystems, each level offering
progressively more breathtaking views and
increasingly exclusive living experiences.
From thoughtfully designed apartments to
grand sky residences, each home features
premium finishes, intelligent layouts, and
the signature sophistication that defines
the DWTN lifestyle.



THE SKY
COLLECTION

THE HIGHER
YOU ASCEND,
THE MORE
RAREFIED
THE LIVING
EXPERIENCE
BECOMES.





FORM AND FUNCTIONALITY.

Kitchens blend aesthetic sophistication with culinary practicality, featuring premium European appliances, bespoke cabinetry, and meticulously selected stone surfaces that transform food preparation into a refined experience worthy of the most discerning chef.



SCULPTED IN LIGHT AND SPACE.

Living spaces feature generous proportions with floor-to-ceiling windows that frame Dubai's spectacular panoramas as living art, while premium finishes and integrated smart-home technology create environments that are both impressive and effortlessly functional.





IN A LEAGUE OF ITS OWN.

Bedrooms offer tranquil retreats with considered proportions, superior acoustic isolation, and premium materials that create havens of serenity elevated high above the city's rhythm.



SANCTUARY OF INDULGENCE.

Bathrooms present spa-like environments with book-matched marble, rain showers, and deep-soaking tubs, complemented by premium fixtures that transform daily routines into luxurious rituals.



07.

A LEGACY OF
VALUE, A FUTURE
OF VISION.

DEY AAR

23 YEARS OF SHAPING SKYLINES AND STANDARDS.



Deyaar has shaped Dubai’s real estate with landmark projects for **two decades**, delivering over **20 million sq. ft.** of developments since 2002.

We boast stellar commercial towers, remarkable residences, and outstanding hotels in Dubai’s prime locations, from Business Bay to DIFC, Dubai Marina to Jumeirah Lake Towers. Recent projects include Central Park Towers, Regalia, MarCasa, and MidTown Masterplanned Development.

With a capital of AED 5.78 billion, over the last 2 decades, Deyaar has branched into integrated supply-chain service offerings divided into six business units: Property Development, Property Management, Facilities Management, Community Management, Hospitality, and Asset Management.

These divisions provide multipurpose property services, accentuating Deyaar’s appeal and stature within the real estate industry.



Regalia | Business Bay



Leveraging our expertise and financial expertise, we shape Dubai’s built environment, unlocking potential and creating enduring value for investors. With a robust land bank, diverse projects, and a future-focused vision, Deyaar continues to ascend.

BUILT ON TRUST





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