



The Community

Zabeel District in Dubai is known for its lush greenery, with Zabeel Park being a central feature, offering a spacious oasis amidst the urban landscape. The Zabeel area is a neighbourhood that brings together the peace of suburban living with the convenience of city life, marked by the presence of the Dubai Frame, a structure that beautifully frames the contrasting vistas of Dubai's historic and modern skylines.

The Dubai International Financial Centre (DIFC) pulsates with the energy of a global financial hub. Living in DIFC means being surrounded by towering skyscrapers, housing major global corporations and financial institutions. More than just a business district, the DIFC boasts a thriving cultural scene, with an array of art galleries, upscale restaurants, and trendy cafés.

Why Address Residences Zabeel?

Architecture

- ◆ **Design:** Four majestic towers, modern architectural design.
- ◆ **Structure:** Sculptures in glass and steel, offering panoramic views of Dubai.

Location Benefits

- ◆ Across the street from Zabeel Park and Dubai International Convention & Exhibition Center and minutes away from DIFC.
- ◆ Close proximity to Downtown Dubai and Dubai International Airport.

Residential Units

- ◆ One to four-bedroom apartments, exclusive penthouses.
- ◆ Blend of luxury and functionality, elegant sanctuaries for residents.

Towers Overview

- ◆ **Tower 1:** Offers panoramic views of the iconic Burj Khalifa, Dubai Creek and the modern marvel - the Dubai Frame.
- ◆ **Tower 2:** Tallest tower, 232.85 meters, 58 floors. Provides uninterrupted views of Burj Khalifa, Dubai Creek Harbour and One Zabeel, showcasing a mix of urban vibrancy and serene landscapes.
- ◆ **Tower 3:** Modern luxury, 205.35 meters, 52 floors. Features spectacular views that encompass the breadth of Dubai's urban landscape, highlighting both gleaming towers and lush green parks.
- ◆ **Tower 4:** Sophisticated haven, 214.35 meters, 54 floors. Boasts expansive views that capture the essence of life in Dubai, overlooking Zabeel Park, city's vibrant streets and beyond.



Amenities

- ◆ State-of-the-art amenities including pools, gym, kids' play areas, communal lawn, barbeque pods, yoga deck and much more.

Retail

- ◆ A premium retail area that caters to every need, featuring top-tier amenities such as inviting cafes and a selection of shops which will serve the day-to-day needs of the residents.

Nearby Attractions

- ◆ **Zabeel Park:** A large park featuring Dubai Frame, jogging tracks, and seasonal attractions.
- ◆ **Burj Khalifa:** World's tallest building, with outdoor observation deck and Armani Hotel Dubai.
- ◆ **Museum of the Future:** Innovative, futuristic landmark in Dubai's Financial District.

Instalment	Payment Percentage	Due Date
Down Payment	10%	February 2024
1st Instalment	10%	April 2024
2nd Instalment	10%	October 2024
3rd Instalment	10%	February 2025
4th Instalment	5%	July 2025
5th Instalment	5%	November 2025
6th Instalment 20% Construction Completion	5%	April 2026
7th Instalment 30% Construction Completion	5%	September 2026
8th Instalment 40% Construction Completion	5%	February 2027
9th Instalment 60% Construction Completion	10%	November 2027
10th Instalment 80% Construction Completion	10%	July 2028
11th Instalment 90% Construction Completion	5%	December 2028
12th Instalment 100% Construction Completion	10%	September 2029

Apartments No. of Bedrooms	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom	736	1,094	1.8
2-Bedrooms	1,147	1,552	2.7
3-Bedrooms	1,563	2,151	4.0



Residential Unit Types

- ◆ **One- To three-bedroom Apartments:** A variety of apartments in the signature style of Address Hotels + Resorts, ranging from one to three bedrooms with spacious living areas opening up to panoramic balconies, where the outside world becomes a part of your living space.
- ◆ **Penthouses:** Luxurious residences providing ample space, modern aesthetics, and a private pool, ideal for families or those who appreciate an extra touch of exclusivity.

Amenities



- ◆ Communal Lawn
- ◆ Central Vista Pool
- ◆ Zabeel Pool
- ◆ Burj Pool
- ◆ Shaded Kids Pool & Kids' Play Area
- ◆ Function Pavilion
- ◆ Split Level Terrace with Seating Areas
- ◆ Fully Equipped Gym
- ◆ Barbeque Communal Pods
- ◆ Multipurpose -Kid's Pavilion
- ◆ Yoga Deck
- ◆ Floating Deck
- ◆ Pool Cabanas Step Up Deck

The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 92,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.