



LAVISTA
Real Estate Brokers

DOWNTOWN DUBAI

GRANDE

SIGNATURE RESIDENCES

EMAAR

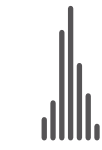


GRANDE
SIGNATURE RESIDENCES

GRANDE SIGNATURE RESIDENCES

High Life Starts Here

To live in GRANDE SIGNATURE RESIDENCES is to live in the heart of Downtown Dubai, at the high floors of an iconic tower, with unobstructed views of the Burj Khalifa and Downtown Dubai – an unmissable opportunity for the discerning investor.



Prime Views of the
Burj Khalifa



Premium Superior
Finishing



Located in the Prime Circle
of **Downtown Dubai**



2 & 3-bedroom **Apartments**
(10 - 30 Floor)



4-bedroom **Penthouses**
(70 & 71 Floor)

DOWNTOWN DUBAI

Where Every Moment is Unmissable

A place unlike any other, Downtown Dubai is where record-breaking is the norm. It is the only place where you can take a walk past the world's tallest tower or enjoy the captivating choreography of the world's largest fountain show.





BURJ KHALIFA
The world's tallest building



THE DUBAI MALL
The city's most visited retail & entertainment destination



THE DUBAI OPERA
2000 seat multi-format venue





THE DUBAI FOUNTAIN
The world's largest choreographed fountain system



SHEIKH MOHAMMED BIN RASHID BOULEVARD
Trendy cafés and restaurants

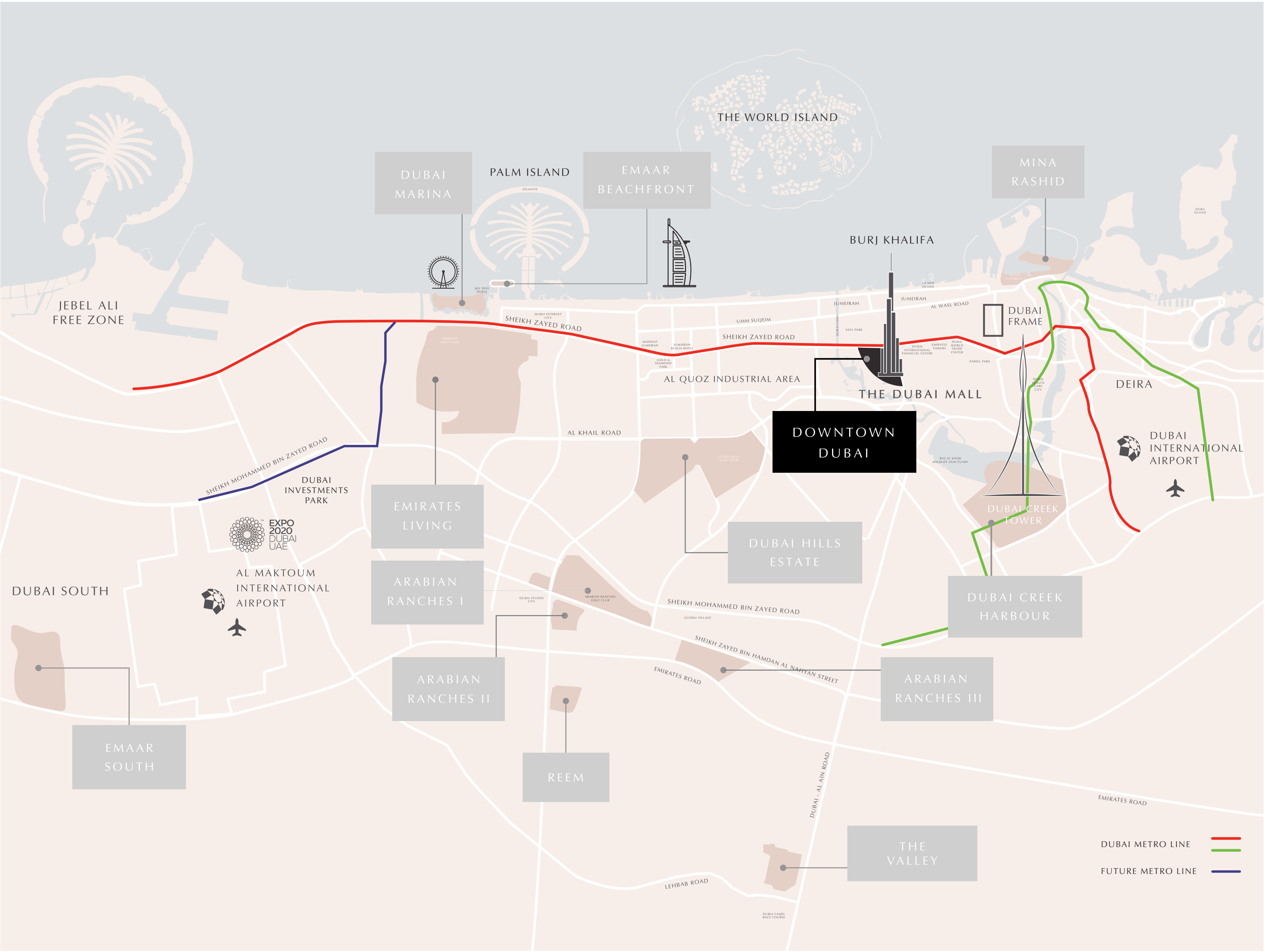
Perfectly Situated

 15 Mins Drive to Dubai Intl' Airport

 5 Mins Drive to Dubai International Financial Centre

 5 Mins Walk to Metro Station

 5 Mins Drive to all Major Dubai Roads





GRANDE

Where Our Signature Residences Shine

Standing 71-storeys high, Grande takes regal living to new heights. Among the tallest residential towers in Downtown Dubai, the impressive tower offers breath-taking views from the city's most sought-after address.

GRANDE SIGNATURE RESIDENCES are situated on high floors of Grande. Choose between 2, 3-bedroom apartments and 4-bedroom penthouses on the 70 and 71 floor.

GRANDE



ELITE LIFESTYLE

A Certain World Lives in Grande Signature Residences

Primly set within the inner-circle of Downtown Dubai, GRANDE SIGNATURE RESIDENCES grants you exclusive access to a community designed for the elite. A Signature lifestyle for a man of substance like you.





GRANDE
SIGNATURE RESIDENCES

THE VIEWS

Glamorous City Sights, from a New Perspective

Nestled within the Lakefront Promenade and towering over the bustling Opera District, GRANDE SIGNATURE RESIDENCES offers unobstructed, scenic views of The Burj Khalifa, Burj Park and a front row seat to The Dubai Fountain show.

Views That Announce
That you are in the
Greatest City in the Region



VIEWS FROM 10 - 30TH FLOOR
ACTUAL IMAGE

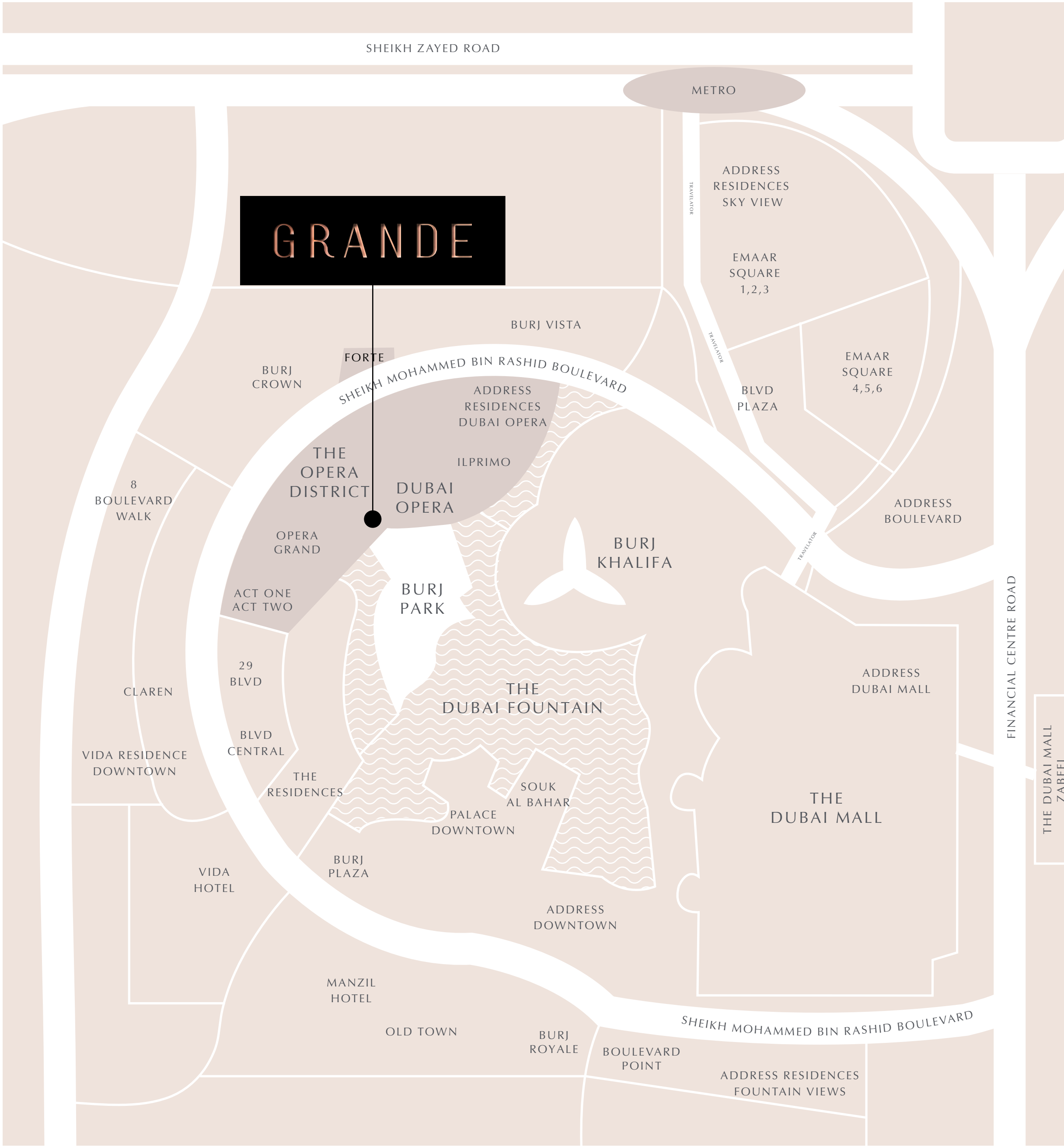


VIEWS FROM THE PENTHOUSE
ACTUAL IMAGE



An aerial view of a modern city, likely Dubai, featuring a large, ornate fountain in the center, surrounded by lush greenery and palm trees. In the background, several tall skyscrapers are visible, including the Burj Khalifa. The foreground shows a modern building with a glass facade and a curved balcony. The sky is blue with some clouds.

A Neighbourhood
that will Leave your
Guests Breathless



PROXIMITY

An Address the World Will Envy

 **4** Mins Walk to The Dubai Mall

 **2** Mins Walk to Dubai Opera

 **3** Mins Walk to Burj Khalifa



INTERIORS

Introducing Premium Finishing

GRANDE SIGNATURE RESIDENCES are newly upgraded to offer you the richly styled interiors you deserve.

The contemporary interiors now feature:

- 

Stunning
Ceramic Tiles
- 

Premium Wood
Veneer
- 

High Quality
Stone Floors
- 

Inspiring
Color Palette





AMENITIES

Exceeding All Expectations


At GRANDE SIGNATURE RESIDENCE, every aspect of your lifestyle is curated to nurture your best self. The infinity pool and deck present picturesque moments with a unique backdrop of Downtown Dubai.

 Infinity Pool

 Yoga Room

 Kids' Playground

 Barbeque Areas

 State-of-the-art Fitness Centre





The
Homecoming
You Deserve



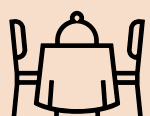
Dubai Opera

Located within the Opera District, GRANDE SIGNATURE RESIDENCES is perfect for those with an affinity for the finer things in life.

Step outside and take a walk to Dubai Opera, the region’s hub for world-class art, culture and entertainment. Dubai Opera curates award-winning performances from around the globe, bringing the best in theatre, song, music and dance to your doorstep.



Iconic
Dhow-shaped Design



Stunning
Rooftop Restaurant



2,000-seat
Multi-format Theatre



Sky Garden
with Burj Khalifa Views

The Dubai Mall

GRANDE SIGNATURE RESIDENCES is a few steps away from The Dubai Mall, a world-class retail destination bringing you the best brands from around the globe.

The Dubai Mall is where you can shop at over 1,300 shops and indulge your cravings at any of the hundreds of dining outlets. Shop all-things luxury at Fashion Avenue or spend a day of family fun at Dubai Aquarium & Underwater Zoo.



80 MN Visitors
Annually



200+ High-end Boutiques
in Fashion Avenue



Dubai Aquarium
& Underwater Zoo



VR Park & Other
Family Attractions





Why Invest in Dubai?



20 Million Expected
Annual Visitors by 2025



Home to Over
200 Nationalities



Competitive Residential
Real Estate Prices



Over 3 Million
Residents



Amongst 10 Most Visited
Cities in World in 2018*



1st Most Visited City
in World in 2025

The Strength of Emaar

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded companies in the world*.

REVENUE (AED)
11.6 BN
H1 2019

NET PROFIT (AED)
3.1 BN
H1 2019

MARKET CAP (AED)
32 BN
30 JUNE 2019

PROPERTY SALE
IN UAE
↑ **52 %**
H1 2019

NET PROFIT
MARGIN
↑ **27 %**
H1 2019

YOY BRAND
VALUE
↑ **39 %**



*Source: The World's Best Regarded Companies 2019 list by Forbes



Keep in touch
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