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OFF PLAN

Jumeirah Residences Emirates Towers

Location: Sheikh Zayed Road, Dubai

Starting From: AED 3,510,000

Permit No: 2

Jumeirah Residences Emirates Towers

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments**	**Q3 2030**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Jumeirah Residences Emirates Towers is a landmark branded residential development by Meraas, bringing Jumeirah's hospitality and service standards to one of Dubai's most prominent central addresses. Located on **Sheikh Zayed Road beside Emirates Towers and adjacent to DIFC**, the development combines striking architecture, premium residences and panoramic views across Downtown Dubai and the Arabian Gulf.

The project comprises **two residential towers containing 754 residences**, with Tower A accommodating 394 homes and Tower B containing 360. The towers reach approximately **243 metres and 232.5 metres** respectively.

Designed by **SCDA**, the development features a distinctive architectural composition in which the towers appear to float above the arrival level. Near-invisible structural elements, a dramatic cantilevered canopy, cascading water features and landscaped spaces create a highly recognisable entrance and skyline profile.

The residential collection spans **1 to 4 bedrooms**. One-bedroom apartments provide the project's entry-level configuration, while two-bedroom residences are available both with and without maid's rooms. The premium collection includes three-bedroom residences, double-height three-bedroom homes and exceptionally large four-bedroom double-height residences.

The largest four-bedroom residences extend to approximately **6,366 sq. ft.**, placing them in a substantially different segment from the conventional apartment inventory. These premium residences should therefore be evaluated separately when comparing price per square foot and competing luxury developments.

Jumeirah's involvement extends beyond branding. Residents are positioned to benefit from **Jumeirah Signature Services**, with hospitality-led offerings such as concierge, housekeeping, private dining and personalised event services forming part of the project's luxury proposition.

Amenities are distributed across multiple levels and include **family and infinity swimming pools, a fully equipped gym, yoga and spinning studio, padel court, private dining areas, children's facilities, social spaces, a sky terrace and landscaped recreational areas**.

The project's central location is one of its most significant advantages. Residents are positioned beside **DIFC and the Museum of the Future**, with Meraas indicating approximately 5 minutes to One Central, 7 minutes to Dubai Mall, 10 minutes to City Walk and 15 minutes to Dubai Design District.

Pricing originally begins from approximately **AED 3.51 million for a one-bedroom residence**. Published launch pricing progresses to approximately AED 4.78 million for two bedrooms, AED 6.15 million for two bedrooms with a maid's room, AED 10.21 million for three bedrooms and AED 25.07 million for four-bedroom residences.

The payment structure is **60/40**, consisting of **20% at booking, a further 40% through construction instalments and 40% at handover**.

Handover

The project's completion is scheduled for **Q3 2030**. The project-specific information currently states **August 2030**, while some property databases record September 2030. For the main website page, I recommend using **Q3 2030** rather than presenting a potentially conflicting exact date.

From an investment perspective, Jumeirah Residences Emirates Towers combines **Jumeirah branding, Meraas development, an irreplaceable central location, proximity to DIFC and distinctive architecture**. Its position beside an established Dubai landmark also differentiates it from branded residences being developed within entirely new districts.

Buyers should compare individual residences according to **tower, floor, exact square footage, Downtown or sea orientation, ceiling configuration, outdoor space, original purchase price and remaining payment obligations**. Double-height three and four-bedroom residences should be considered separately from conventional apartments because of their scale and scarcity.

Why Buy Jumeirah Residences Emirates Towers Through A1 Properties?

Purchasing **Jumeirah Residences Emirates Towers** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare residences according to tower, floor, square footage, skyline orientation, layout, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark the development against other premium branded residences throughout DIFC, Downtown Dubai and Sheikh Zayed Road.

For investors, our advisors can assess **branded-residence premiums, scarcity, DIFC proximity, entry pricing and long-term resale and rental positioning**. For end-users, the selection process can focus on residence size, views, privacy, Jumeirah services and convenient access to Dubai's principal business and lifestyle districts.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20% Down Payment	**40%** During Construction	**40%** On Handover