

Emaar BLVD Heights

Downtown Dubai, Dubai

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BLVD Heights is an upscale residential development by Emaar Properties, situated in the heart of Downtown Dubai. This luxurious project consists of two elegant towers rising 53 and 46 storeys high, offering a collection of 492 meticulously designed apartments, penthouses, and duplexes. BLVD Heights embodies a blend of luxury, sophistication, and contemporary design, providing residents with an unparalleled living experience.

Key Features:

- **Luxurious Residences:** The development offers a range of 1, 2, 3 & 4-bedroom apartments, as well as penthouses and duplexes, each featuring expansive floor plans and high-end finishes.
- **Prime Location:** Positioned along Sheikh Mohammed Bin Rashid Boulevard, BLVD Heights is at the epicenter of Downtown Dubai, offering easy access to iconic landmarks like Burj Khalifa, Dubai Mall, and Dubai Opera.
- **Spectacular Views:** The residences are adorned with floor-to-ceiling windows, providing panoramic views of the Dubai skyline, including the Dubai Fountain, Burj Khalifa, and surrounding skyscrapers.
- **Striking Interiors:** The apartments feature spacious entrances, large balconies, and sun terraces, designed to maximize natural light and enhance the feeling of space and openness.
- **Contemporary Design:** The twin towers boast a chic and modern aesthetic, with sleek lines, smart layouts, and elegant finishes throughout.

Amenities:

- **Concierge Service:** A 24-hour concierge service ensures that residents' needs are met with the highest standards of hospitality and care.
- **Retail Plaza:** The development includes a retail plaza that offers a selection of high-end shops, cafes, and restaurants, providing convenience at your doorstep.
- **Smart Facilities:** BLVD Heights is equipped with advanced facilities, including wireless connectivity, air-conditioned bridges, and bicycle paths, promoting a comfortable and connected lifestyle.

- **Leisure Facilities:** Residents can enjoy a range of amenities such as a fully equipped gym, swimming pools, and landscaped gardens, all designed to foster relaxation and recreation.
- **Artistic Environment:** The boulevard surrounding the development is adorned with integrated art pieces and dynamic lighting, creating a vibrant and culturally enriched atmosphere.

Living Experience:

BLVD Heights offers a sophisticated urban living experience in one of Dubai's most sought-after neighborhoods. The development's strategic location places residents at the heart of the city's cultural and entertainment hub, with countless dining, shopping, and leisure options just a short walk away.

The spacious, light-filled interiors, combined with the stunning views and world-class amenities, make BLVD Heights an ideal choice for those seeking a luxurious and convenient lifestyle. Whether you're hosting a dinner party in your stylish apartment or enjoying a quiet evening on your private terrace, the development provides an exceptional backdrop for modern living.

BLVD Heights by Emaar Properties represents the epitome of luxury living in Downtown Dubai. With its prime location, striking architecture, and comprehensive range of amenities, this development offers residents a unique opportunity to experience the best of what Dubai has to offer. Whether as a residence or an investment, BLVD Heights promises an extraordinary lifestyle in one of the world's most dynamic cities

Category	Unit Type	Floor Details	Sizes	Type
1 Bedroom	-	1 Bedroom Unit 03 Tower 1, Unit 03 Tower 2, Size 897 sq ft to 1 Bedroom Unitm04, Tower 1, Tower 2, Size 856 sq ft	836.00Sq Ft to 1112.00 Sq Ft Sq Ft	Apartment
2 Bedrooms	-	2 Bedroom Unit 01 Tower 1, Unit 01 Tower 2, Size 1671 sq ft to 2 Bedroom Unit 306, Size 1623 sq ft	1380.00Sq Ft to 2674.00 Sq Ft Sq Ft	Apartment
3 Bedrooms	-	3 Bedroom Unit 205, Size 2648 sq ft to 3 Bedroom Unit 218, Size 2813 sq ft	1816.00Sq Ft to 2813.00 Sq Ft Sq Ft	Apartment
4 Bedroom	-	4 Bedroom Unit 03, Tower 1, Size 6792 sq ft to 4 Bedroom Unit 05, Tower 2, Size 4535 sq ft	4535.00Sq Ft to 6792.00 Sq Ft Sq Ft	Apartment

Overview

Property Type: Apartment	Possession Date: Aug – 2023	County: United Arab Emirates
City: Dubai	Super Built-up Area: 878 – 6392sq.ft	Configuration (BHK): 1,2,3,4

Sale price: ₹4.2 Cr Onwards	UAE Sale Prices: AED2.0 M Onwards	
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Amenities

- ✓ Lift
- ✓ Pool
- ✓ Parking
- ✓ Gymnasium
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Play Area

Distances

Metro 1.0km Healthcare 0.3km Restaurant 0.7km School 0.2km
Mall 0.3km



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