



# THE ST. REGIS RESIDENCES, DOWNTOWN DUBAI

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A BRAND WITH GLOBAL FOOTPRINT



A robust global  
portfolio of 48+  
hotels & resorts  
across 5 continents.

& A CENTURY OLD LEGACY

# The St. Regis Locations

IN THE MOST PREMIUM NEIGHBOURHOODS



## NEW YORK, USA

Avg. Property rate in Manhattan : Dhs 4,850/Sq. Ft.



## MUMBAI, INDIA

Avg. Property Rate in Lower Parel : Dhs. 3,175/Sq. Ft.

SURROUNDED BY ARCHITECTURAL LANDMAKS



The St. Regis Residences,  
Downtown Dubai  
is a combination of both

- A PREMIUM NEIGHBOURHOOD
- ARCHITECTURAL LANDMARKS IN VICINITY :
  - Dubai Opera
  - Burj Khalifa
  - The Dubai Mall

# A TOUCH OF DOWNTOWN MAGIC

## CITY THAT NEVER SLEEPS

- Colorful and vibrant boulevard
- High end retail & restaurants
- A plethora of 5-star hotels

## CULTURAL VIBRANCY

- Home to all nationalities
- Truly cosmopolitan & global address

## BEST VIEWS IN TOWN

- Best new year celebrations
- Iconic Burj Khalifa



# DOWNTOWN DUBAI : SELLING POINTS

## GLOBAL

- Developments around Operas have traditionally appreciated higher in many cities around the world.
- Iconic developments will always attract investor attention.

## LOCAL

- Mature neighbourhood with established rental yields.
- Most stable development in Dubai with consistently high occupancy rates
- Family sized apartments (approx. 800 SFT for 1 BR) aimed at end users



# THE MOST SOUGHT-AFTER ADDRESS IN TOWN

Set in the heart of Downtown Dubai, the city's vibrant urban center

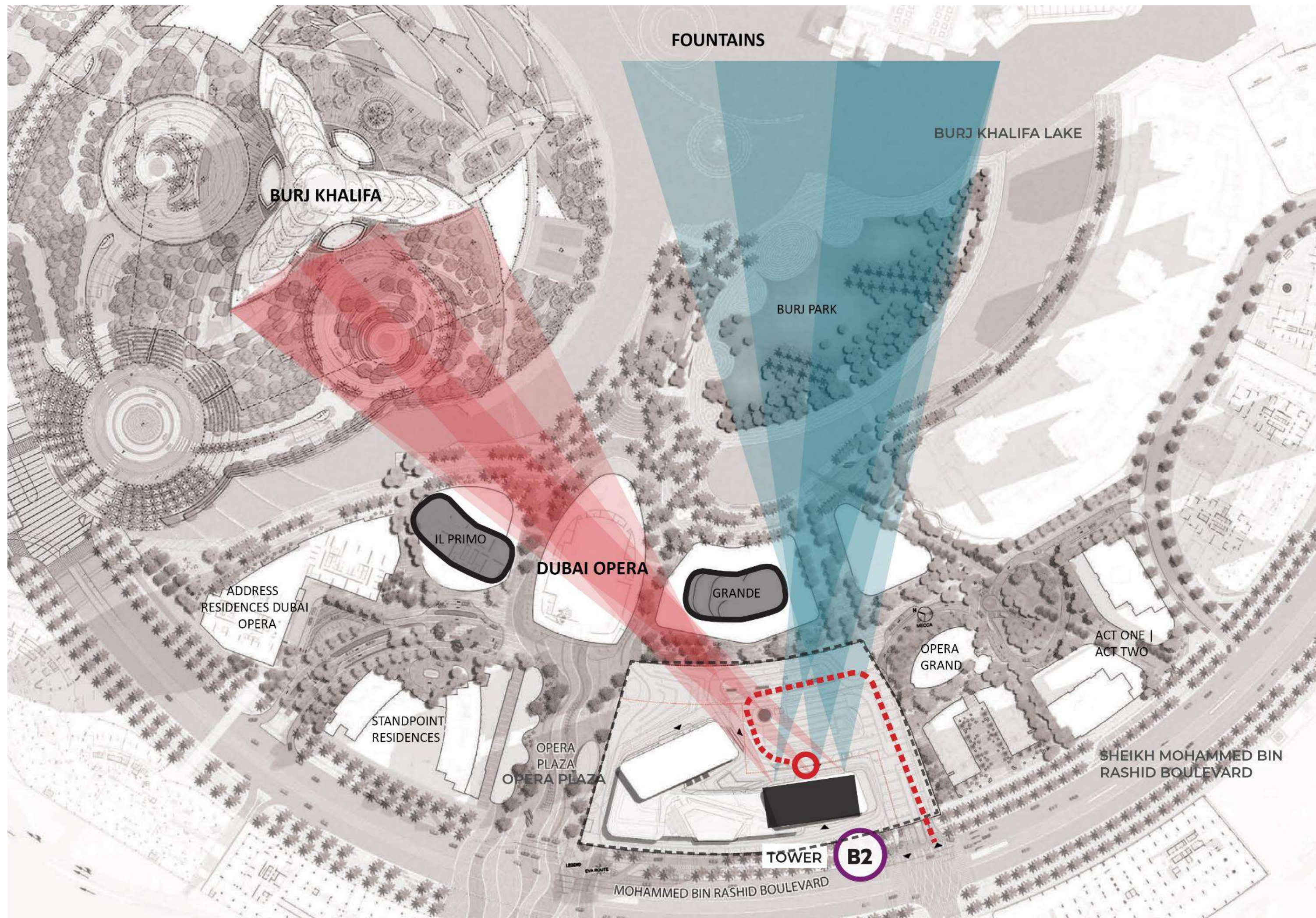
The St. Regis Residences, Downtown Dubai is the latest addition to Dubai Skyline

Consisting of two sleek and modern art-deco inspired towers rising 262m and 171m above the Dubai Opera district

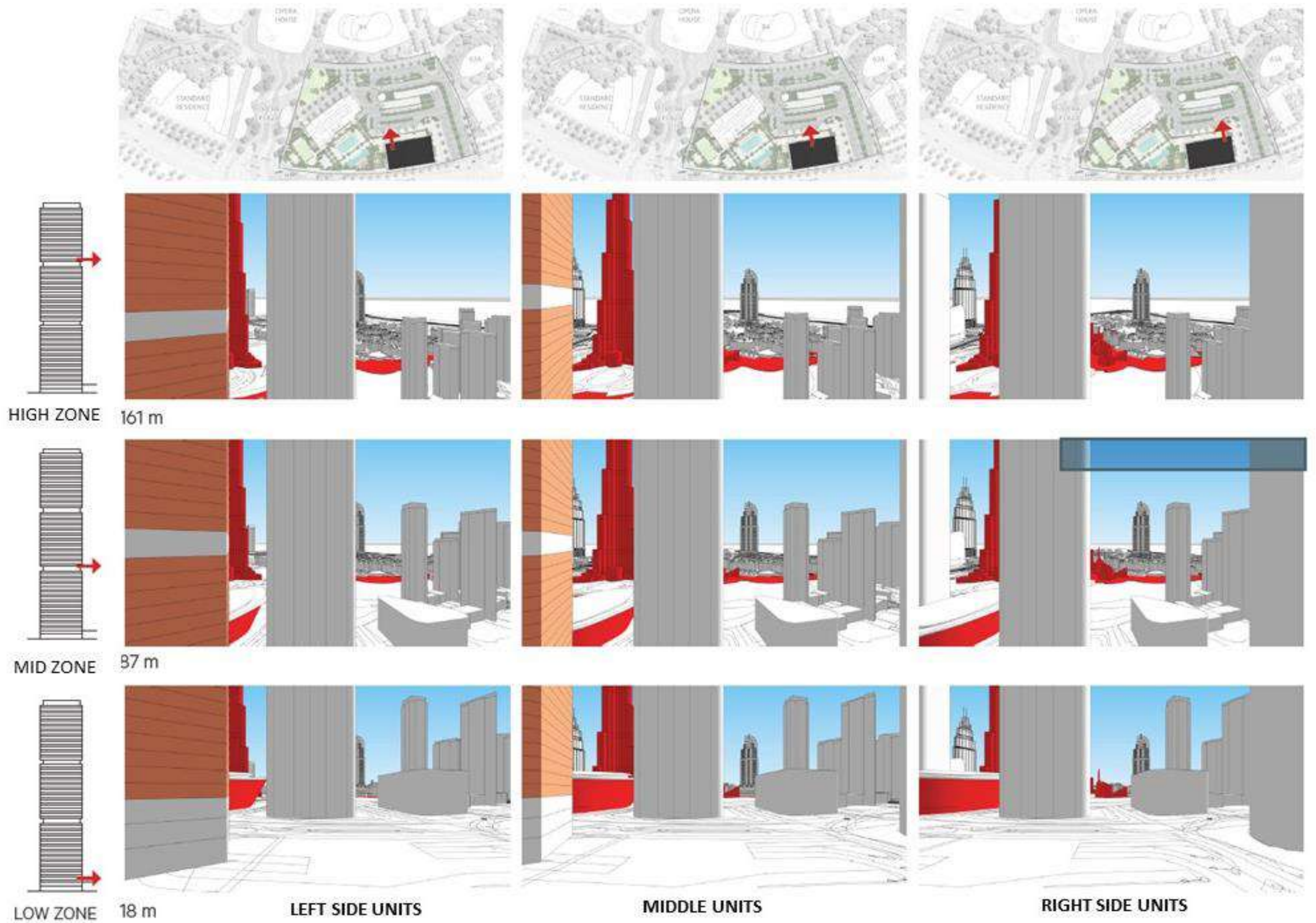
With a connecting platform offering outstanding amenities



VIEW  
ANALYSIS  
FOR  
TOWER 2



VIEW  
ANALYSIS  
FOR  
TOWER 2





PAYMENT  
PLAN  
For  
TOWER 2

PAYMENT PLAN

DOWN PAYMENT

**10%**

FEB 2022

1<sup>ST</sup> INSTALMENT

**10%**

MAY 2022

2<sup>ND</sup> INSTALMENT

**10%**

NOV 2022

3<sup>RD</sup> INSTALMENT

**5%**

MAY 2023

4<sup>TH</sup> INSTALMENT

**10%**

NOV 2023

5<sup>TH</sup> INSTALMENT

**10%**

MAY 2024

6<sup>TH</sup> INSTALMENT

**5%**

NOV 2024

7<sup>TH</sup> INSTALMENT

**5%**

MAY 2025

8<sup>TH</sup> INSTALMENT

**5%**

NOV 2025

CONSTRUCTION  
COMPLETION

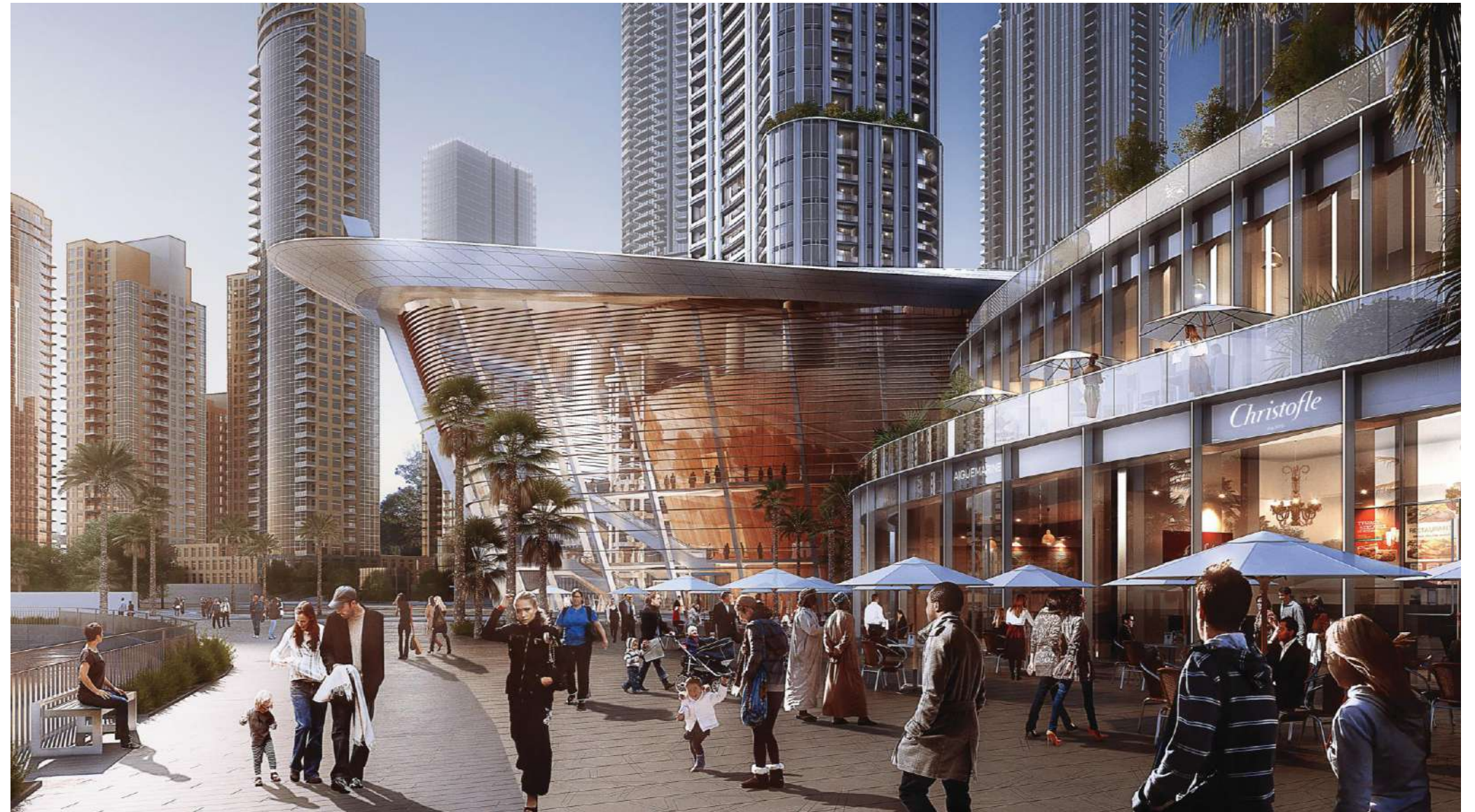
**30%**

DEC 2026

\*ESTIMATED CONSTRUCTION COMPLETION DATE

# TOWER 2 SIZES & PRICES

Spacious 1 Bed Options  
LIKE NEVER BEFORE



Sales Rooms	Units	Area Sq. ft.		Price AED	
		From	To	From	To
1 Bedroom	169	721	895	2.15	2.53
2 Bedrooms	263	1,161	1,491	3.18	3.87

Tower 2	
Number of units	432
Floors	40 + Roof
Height	171 m

# 1 BEDROOM

Size : 791 to 895 SFT.

- Master Bedroom
- Living & Dining
- Open Kitchen with built-in cabinets
- Family Bathroom with bath, washbasin & toilet
- Wardrobe Cabinets for Master's Bedroom
- Laundry Room



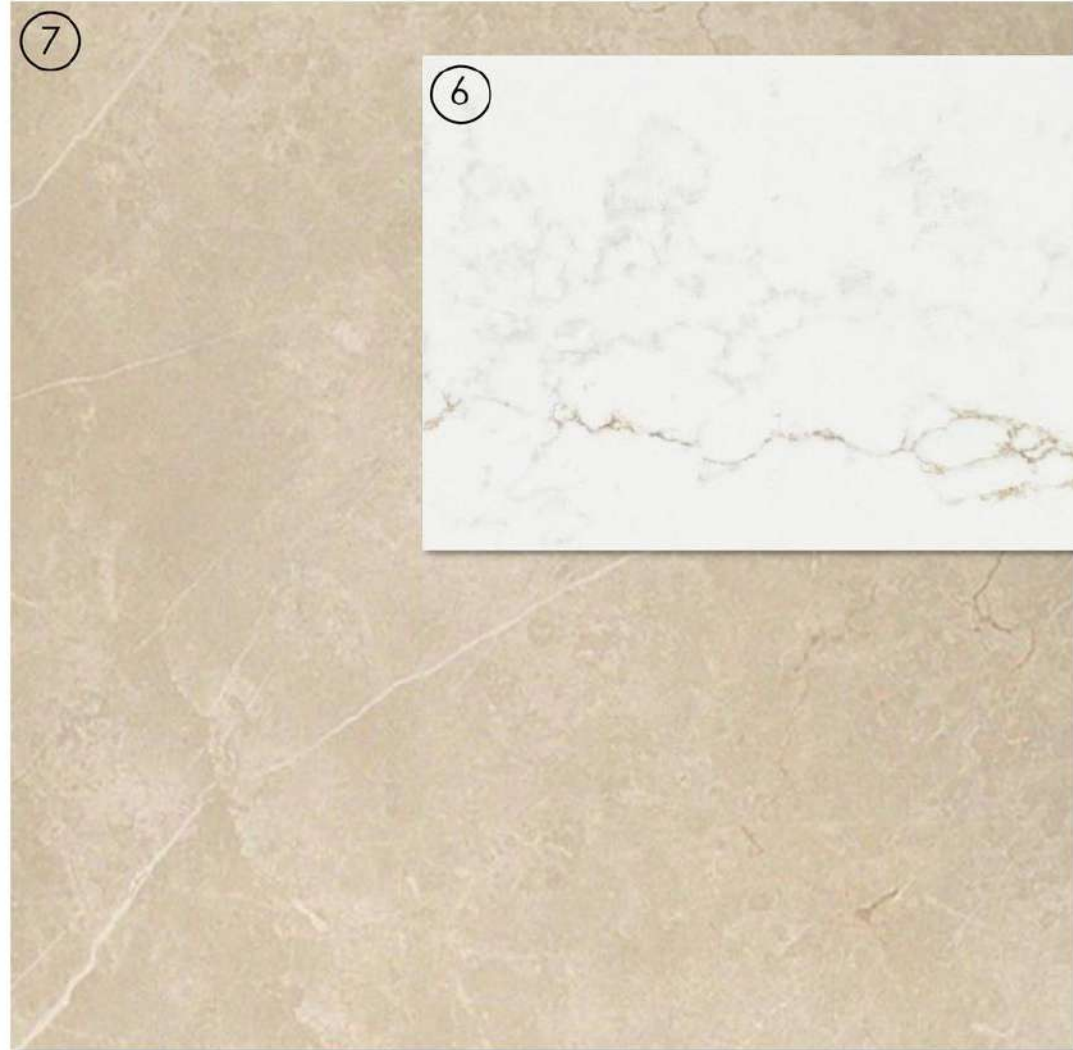
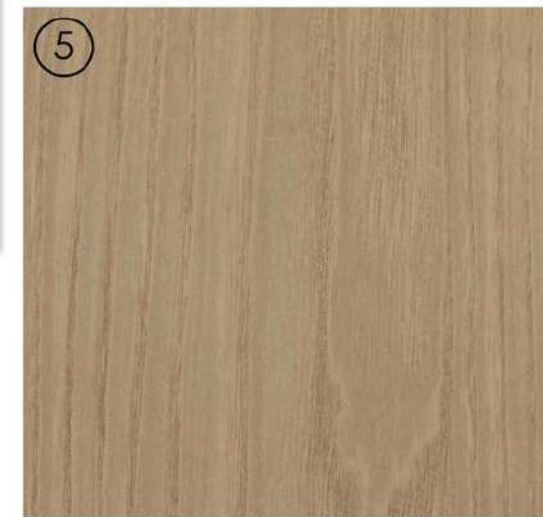
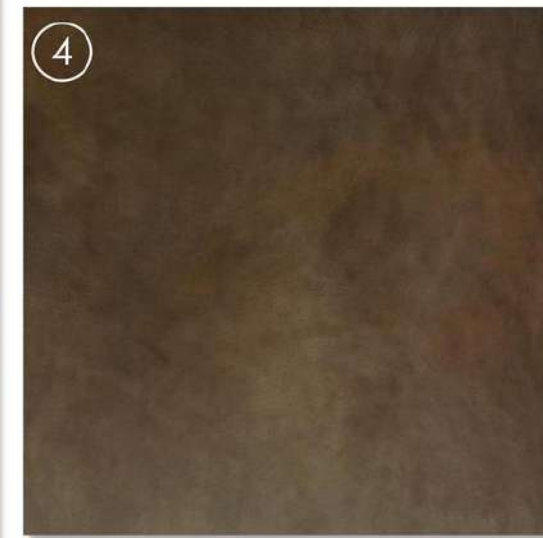
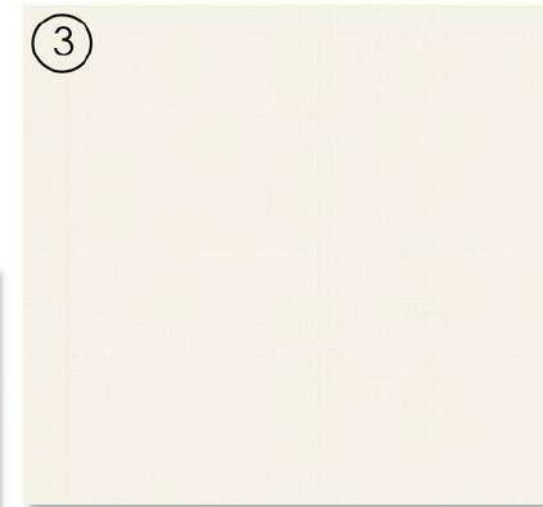
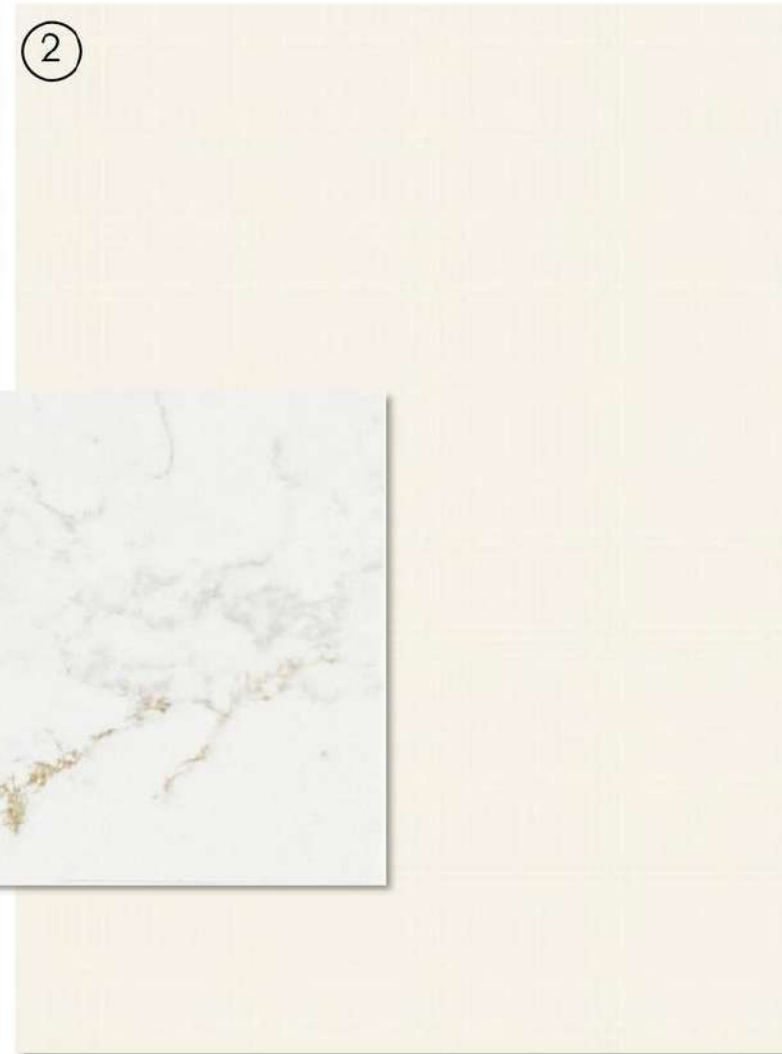
# 2 BEDROOM

Size : 1161 to 1410 SFT.

- Master Bedroom with en-suite bathroom with shower, washbasin and toilet
- Walk-in Wardrobe Cabinets for Master's Bedroom
- 2nd bedroom with built-in wardrobes
- Family bathroom with shower, toilet and one washbasin
- Living & Dining Area with access to balcony
- Open Kitchen with built-in cabinets
- Laundry Room
- Powder Room with washbasin and toilet



# MOOD BOARD



- 1 GENERAL TIMBER  
DOORS & ARCHITRAVES
- 2 GENERAL WALL PAINT
- 3 OFF WHITE LAMINATE  
KITCHEN CUPBOARDS
- 4 BRONZE DETAILING KITCHEN
- 5 TIMBER LOOK LAMINATE  
KITCHEN
- 6 COMPOSITE STONE  
KITCHEN AND BATHROOM
- 7 PORCELAIN TILE  
FLOORS AND SKIRTINGS
- 8 SCORED MARBLE  
SHOWER FEATURE

# THE PODIUM LEVELS



Podium Level 1 : Car parking, Amenities & Administrative Spaces

Podium Level 2 : Car Parking & Few Residential Units

Podium Deck Level : Landscaped Outdoor Spaces, Swimming Pools, along with a host of F&B options and Residential Apartments



# PODIUM DECK

- TWO SWIMMING POOLS + ONE CHILDREN'S POOL
- BBQ AREAS
- LANDSCAPED GARDENS
- CHILDREN'S PLAYGROUND
- OLIVE GROVE TERRACE
- VIEWING BALCONY





- Dedicated Drop-off
- Grand Signature staircase at the Entry Lobby
- The Library
- Great Hall
- Spa Treatment Room
- Fitness Center
- Drawing Room
- John Jacob Astor Boardroom
- Residential Lounges
- F&B Serviced Pool

## SPECIAL FEATURES.

The St. Regis Residences, Downtown Dubai comes with a host of features & amenities unique to the brand.

The residents will be able to avail the benefits of amenities designed & detailed by one of the best luxury brands of the world.



HAPPY SELLING

