




IMPERIAL AVENUE

DOWNTOWN DUBAI

ONLY THE
EXCEPTIONAL

Exquisite residences
at Downtown Dubai



It takes the deepest of roots to
bring out the tallest of grass.
Farthest of visions to tread the
longest of paths.

When the elite entities define
lifestyle and luxury.
It takes the exceptional to redefine
them into a distinctive style.

ONLY THE EXCEPTIONAL



IMPERIAL AVENUE

DOWNTOWN DUBAI

THE IMPERIAL EXPERIENCE AT DOWNTOWN DUBAI



IMPERIAL AVENUE

DOWNTOWN DUBAI

Imperial Avenue opens up the opportunity of living within the Burj Khalifa district, one of the world's most celebrated neighbourhoods. Located close to Burj Khalifa, Imperial Avenue is an iconic tower, which will create a new benchmark of grandeur. Designed with charmingly landscaped podiums, the 45-storied landmark tower presents premium apartments with best-in-class facilities.



WHY DUBAI

THE BUSINESS HUB OF THE MIDDLE EAST



WHY DOWNTOWN DUBAI

HEART OF ART & CULTURE



NUCLEUS OF BUSINESS & TRADE



AT THE HEART OF THE WORLD



THE MELTING POT OF GLOBAL CULTURES



CONTEMPORARY LIFESTYLE



WORLD-CLASS INFRASTRUCTURE



HIGH-QUALITY EDUCATION



EXCELLENT MEDICAL FACILITIES



MAP OF DUBAI

A global city that attracts global attention for iconic skyscrapers and innovative infrastructure.



CLOSE PROXIMITY TO PRIME LOCATIONS

LIFESTYLE & LEISURE

- Burj Khalifa
- Dubai Mall
- Dubai Opera
- The Dubai Fountain
- Armani Prive
- Atmosphere Restaurant
- Downtown Boulevard
- Al Marasi Walk

SCHOOLS

- Gems Wellington Primary School
- Cambridge International School

BUSINESS DISTRICTS

- Dubai International Financial Centre
- Business Bay

HOSPITALS

- Medicare Hospital
- Mediclinic

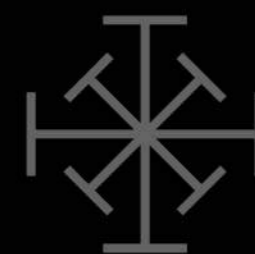
MAP OF DOWNTOWN DUBAI





IMPERIAL AVENUE
DOWNTOWN DUBAI

A LIFESTYLE DESTINATION
ONLY FOR THE EXCEPTIONAL



AVENUE TO
EXCEPTIONAL
LIFESTYLE
EXPERIENCES

AN ARRIVAL THAT
BEFITS THE ELITE

As you arrive at Imperial Avenue, you will be welcomed by the cascading water fountains that soothe your senses. Besides, the grandeur of the entrance porch will leave you spell-bound. It's a perfect setting to mark your arrival in your exceptional home.





WHEN THE ENTRANCE
IS GRAND, THE LOBBY
CAN'T BE LESS

The grandeur continues, as the 10,000 sq. ft. entrance lobby is an exceptional experience in itself. The double height ceiling and crafted brilliance is a treat for the eyes, the trickling water plays the song of serenity for the ears and the reading area is to enlighten your mind.

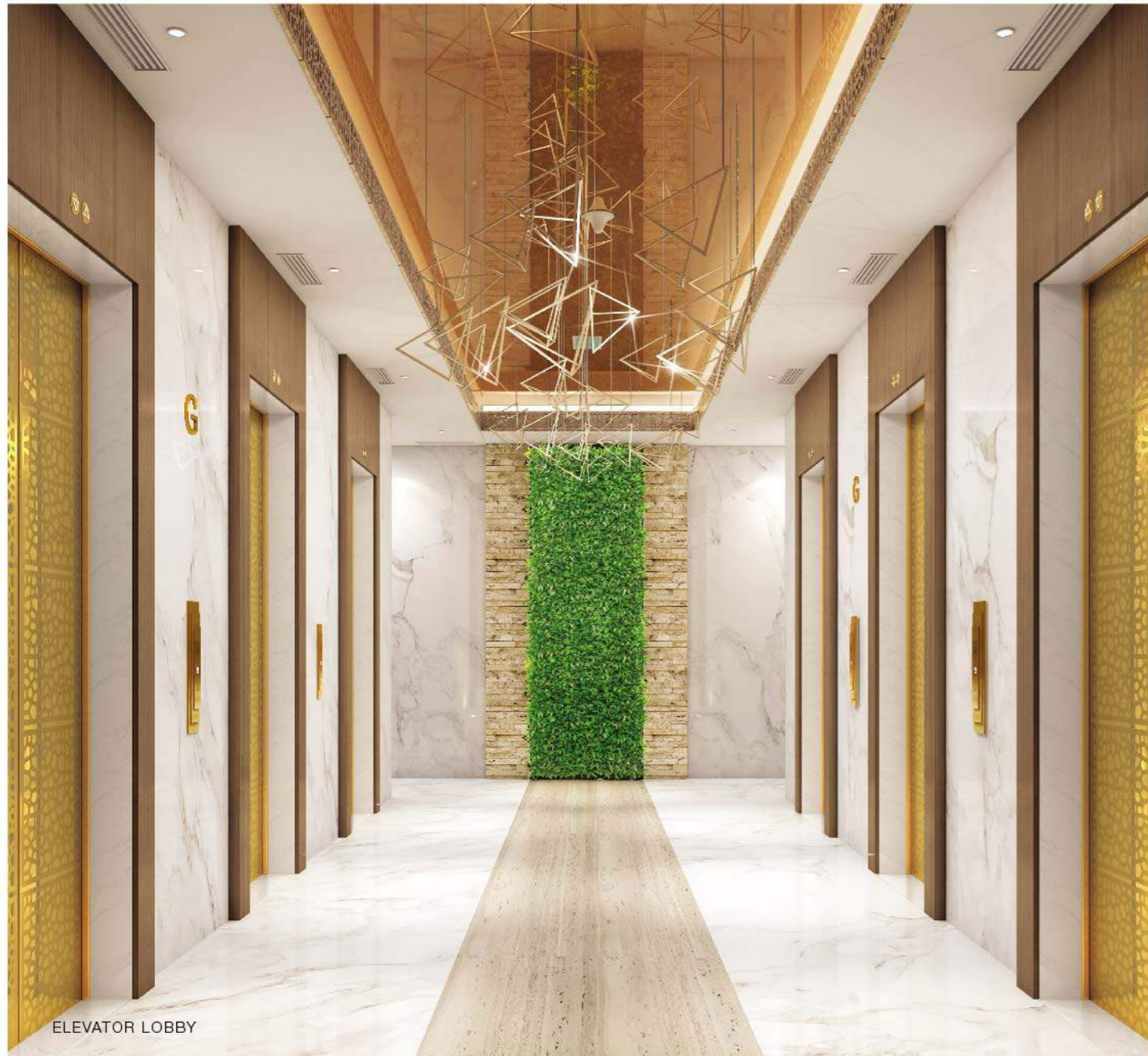
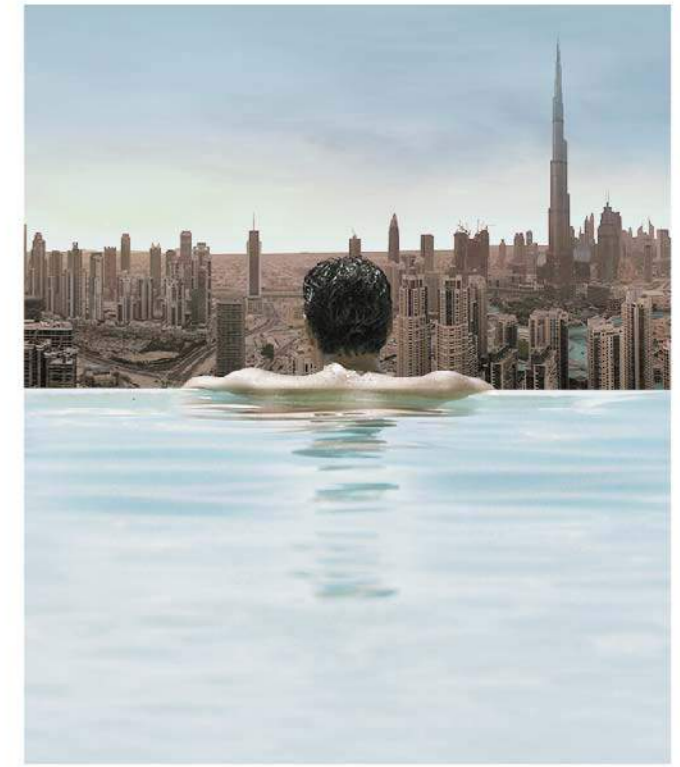
SOARING HIGH
IS HABITUAL,
REACHING FAST
IS EXCEPTIONAL

The soundless and serene lobby is just a silent preview before the high-speed elevators take over. Total 13 units, to raise you to your level within seconds.



WHILE IT'S RARE TO
FIND AN OASIS,
THE EXCEPTIONAL HAVE
THE BLISS OF TWO

Infinity pools on level 9 and 26 are two different experiences of extravagance. Your personal paradise at the podium villas offer the privacy of a villa with a resort attached and an infinity pool of your own.



ELEVATOR LOBBY



INFINITY POOL

WHEN THE OUTDOORS
ARE ENTERTAINING,
THE INDOORS ARE
EQUALLY DELIGHTFUL

A private AV room equipped with state-of-the-art amenities to make your private screenings exclusive. With lavish seating arrangements, the place is an ideal setting to experience moments of amusement.



BE IN THE MOMENT;
BE AT THE HEART OF
CELEBRATIONS

Socialize with neighbours of different cultures at the grand party hall, large enough to entertain over 200 guests and opens to the poolside deck on the 26th level. Benefit from this pillarless facility that divides into two for hosting separate parties.



AUDIO VISUAL ROOM



MULTIPURPOSE HALL

WHEN FITNESS ISN'T ABOUT STRENGTH BUT COMPLETE WELLBEING

Work up a sweat to relieve stress and beam with confidence. Our best-in-class gymnasium is equipped to enable you to attain your fitness goals and help you wake up refreshed every morning.



A LEISURE ZONE WITH AN ASSORTMENT OF RECREATION

Infinity pool gazing at the glittering skyline on one side, a clubhouse equipped with the best-in-class equipment on the other. A game of squash to serve up the adrenaline rush, an indoor recreation area to hone your skills.



STATE-OF-THE-ART GYMNASIUM



LEISURE ZONE

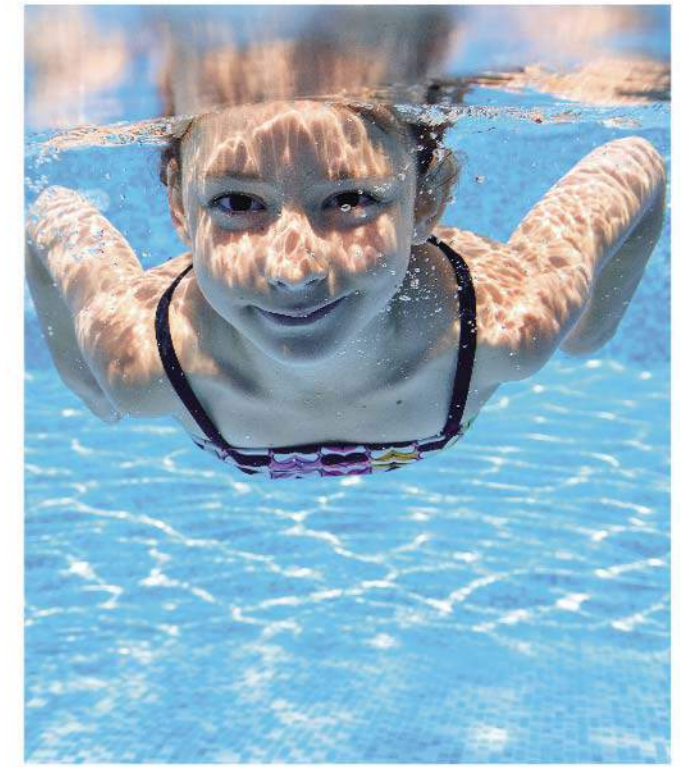
AVENUE FOR THE LITTLE ONES TO CONNECT AND SOCIALISE

Relive your childhood as you watch your young ones mingle with those of their own age. Experience how fresh minds discover new ways to amuse themselves. With safe and thoughtfully equipped fun play areas, the indoor on the 9th level and outdoor on the 6th level podium, your children will benefit from learning beyond schooling.



BIG LEISURE FOR LITTLE WONDERS

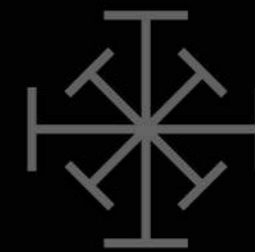
Discover how splashing around in a pool improves your child's health, strength, flexibility and adds to their overall joy. Your child will definitely have more fun at the dedicated kids' pool.



KIDS' PLAY ARENA



KIDS' POOL



AN INCOMPARABLE
LIVING EXPERIENCE



A SCENIC VIEW IS A PRIVILEGE.
PANORAMAS FROM THE
PRIVATE DECK ARE EXCEPTIONAL

Soak in the splendour of Downtown Dubai views from your private deck or get rejuvenated with the views of azure waters of the Business Bay Canal and the Arabian Sea. The views will never cease to surprise you.

A KITCHEN AS EXCEPTIONAL AS YOUR CULINARY SKILLS

Experience the bliss of having everything in its place in an efficient storage space. The light & airy kitchens are contemporary with modern cabinets that add to your exceptional life.



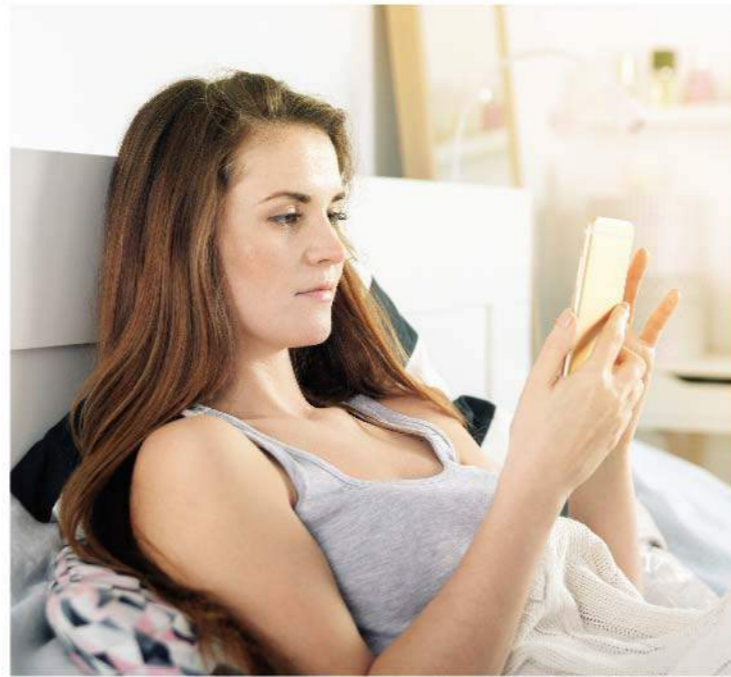
ELEGANCE OF BRILLIANTLY CRAFTED SPACES

Spaces planned to detail, offer an elegant setting for your choice of décor. Warmth from the windows light up the expansive living area. The living rooms are designed minimalistic, to provide a soothing ambience to relax.



YOUR WORLD WITHIN THIS WORLD

Leave behind the hassles of the world and step into your private space after a hard day's work. Recharge your senses along with body, mind and soul. Be the real you in a thoughtfully designed bedroom.



ESCAPE TO THE THINKER'S PARADISE

Immerse yourself into the deep soaking tub. Experience rejuvenation in the ensuite bathrooms with exquisite fixtures, separate glass-walled showers designed to give you the sense of spa luxury.



WHERE GLITTER MEETS A GREEN TOMORROW

Come home to an address that not just presents you but also preserves you. Well thought-through amenities that conserve energy, reduce maintenance bills and protect your overall health are all present in your abode that lasts for generations.



WHERE LAVISH LIFESTYLE BLENDS WITH SMARTER LIFE

At Imperial Avenue, you can reap the benefits of a smarter home with impressive capabilities. Now imagine living in a home where technology saves money on maintenance & utility and ensures a better future.



SOLAR PANELS

Solar panels on the roof provide centrally heated water supply in individual apartments. It reduces the overall electricity and maintenance costs.



WATER PURIFIERS

Every apartment has a drinking water purifier. Such an amenity has been offered for the first time ever in residential apartments, in Dubai.



LPG CONNECTION

Your home at Imperial Avenue comes with an LPG connection. We have attempted to move away from the electric cooking range, a more sustainable energy source.



GREYWATER TREATMENT

For the first time in a Dubai residential building, greywater treatment plants have been installed as a sustainable source of water for landscapes, common areas, car wash and toilet cisterns.



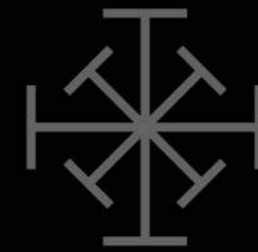
HIGH-SPEED ELEVATORS

Imperial Avenue has 13 high-speed elevators, which can take you to higher floors within seconds. With this facility, you can go from level 0 to level 45 in approximately 44 seconds, non-stop.



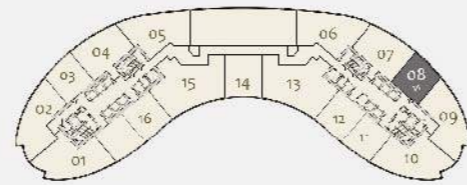
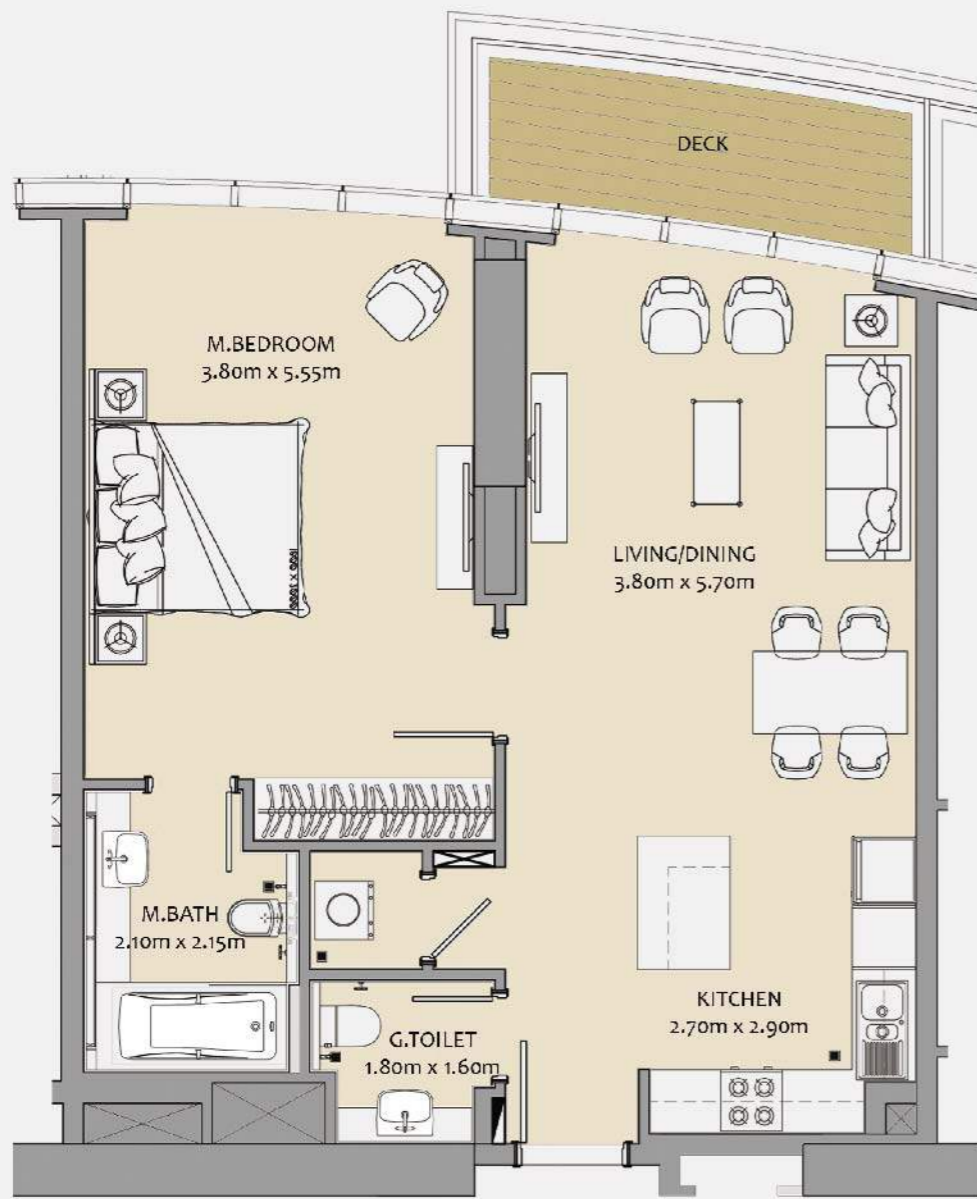
6D BIM

6D BIM, Building Image Model process, a transformational technology has been introduced for the first time in the Middle East & Africa. It helps to bring down the maintenance cost substantially.



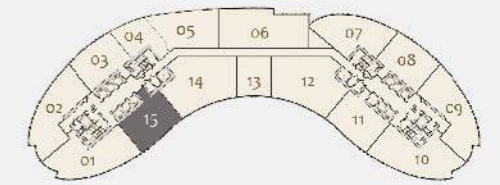
THE
EXCEPTIONAL
DETAILS

FLOOR PLANS



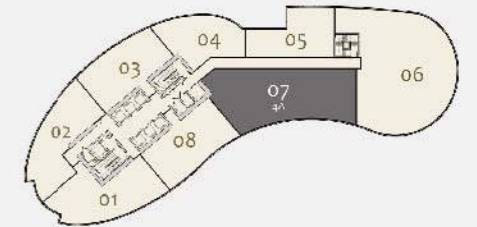
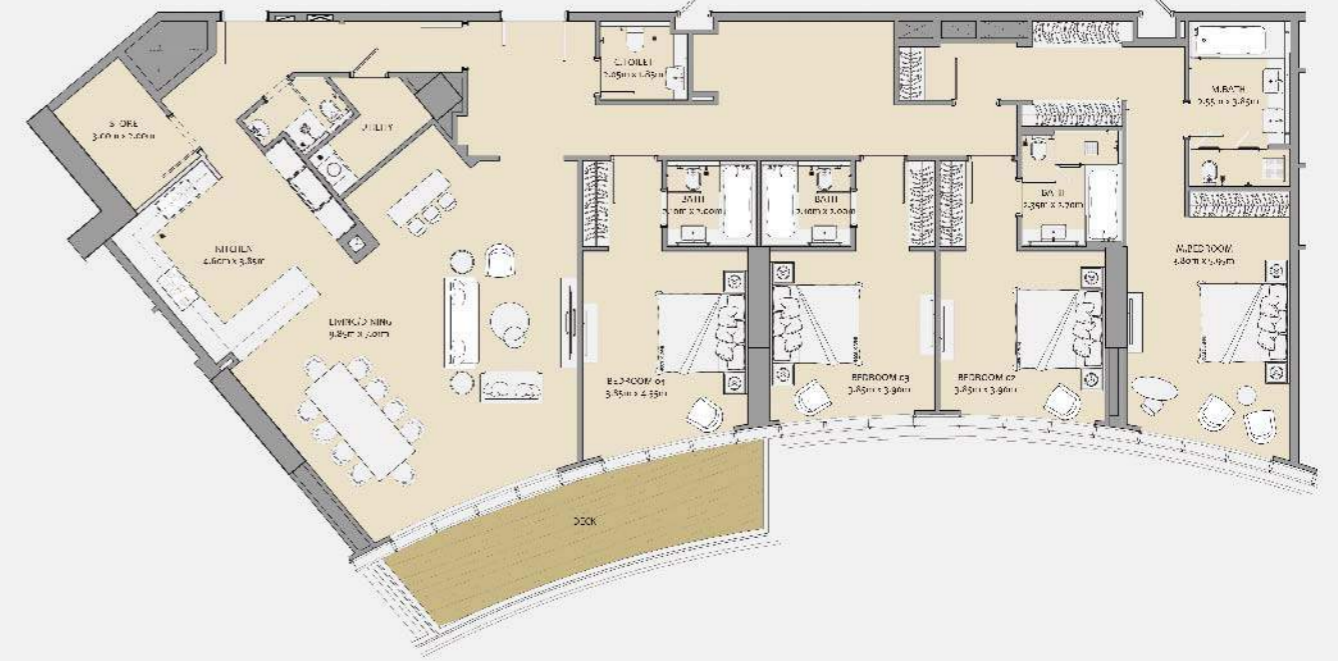
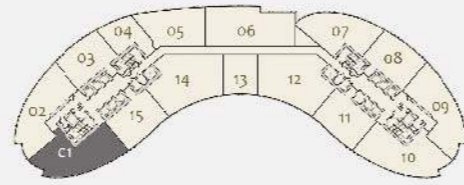
ONE BEDROOM

| | | |
|----------------|--------------|------------------|
| APARTMENT AREA | 74.61 SQ. M. | (803.00 SQ. FT.) |
| DECK AREA | 6.78 SQ. M. | (73.00 SQ. FT.) |
| TOTAL AREA | 81.39 SQ. M. | (876.00 SQ. FT.) |



TWO BEDROOM

| | | |
|----------------|---------------|--------------------|
| APARTMENT AREA | 121.06 SQ. M. | (1,303.00 SQ. FT.) |
| DECK AREA | 13.19 SQ. M. | (142.00 SQ. FT.) |
| TOTAL AREA | 134.25 SQ. M. | (1,445.00 SQ. FT.) |



THREE BEDROOM (WITH MAID'S ROOM)

| | | |
|----------------|---------------|--------------------|
| APARTMENT AREA | 175.23 SQ. M. | (1,886.00 SQ. FT.) |
| DECK AREA | 15.24 SQ. M. | (164.00 SQ. FT.) |
| TOTAL AREA | 190.47 SQ. M. | (2,050.00 SQ. FT.) |

FOUR BEDROOM

| | | |
|----------------|---------------|--------------------|
| APARTMENT AREA | 272.32 SQ. M. | (2,931.00 SQ. FT.) |
| DECK AREA | 19.70 SQ. M. | (212.00 SQ. FT.) |
| TOTAL AREA | 292.02 SQ. M. | (3,143.00 SQ. FT.) |