

# ◆ BURJ ROYALE ◆

EMAAR





A dark, moody photograph of a desk with various objects including a magnifying glass, a camera, a pencil, and a pair of glasses, with an open notebook in the center.

# Unique Selling Proposition

LAST OPPORTUNITY

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SPECTACULAR VIEWS



# LOCATION & PROXIMITY







DUBAI OPERA

BURJ KHALIFA

DUBAI MALL

DUBAI FOUNTAIN

BURJ  
PARK

ADDRESS  
DOWNTOWN

THE PALACE  
HOTEL

OLD TOWN

MANZIL  
HOTEL

♦ BURJ ROYALE ♦

MBR BOULEVARD

VIDA  
HOTEL

BURJ VIEWS

BUSINESS BAY  
PROMENADE





BURJ ROYALE



BURJ KHALIFA



DUBAI OPERA



DUBAI FOUNTAIN



DUBAI MALL





# THE VIEWS

A pair of vintage-style binoculars with dark barrels and silver-colored metal rings around the objective lenses. They are lying horizontally on a dark, polished wooden surface. The background is a blurred wooden structure, possibly a chair or table. The text "THE VIEWS" is centered over the binoculars in a white, sans-serif font.





# FOUNTAIN VIEWS





BURJ ROYALE

OLD  
TOWN



BURJ ROYALE

MBR  
BOULEVARD





BURJ ROYALE

MBR  
BOULEVARD







BURJ  
VIEWS



BURJ ROYALE



BURJ  
VIEWS





# AMENITIES







OBSERVATORY  
DECK  
53<sup>RD</sup> FLOOR





PLAY  
AREA













MULTI  
PURPOSE  
ROOM



# INTERIORS





BEDROOM

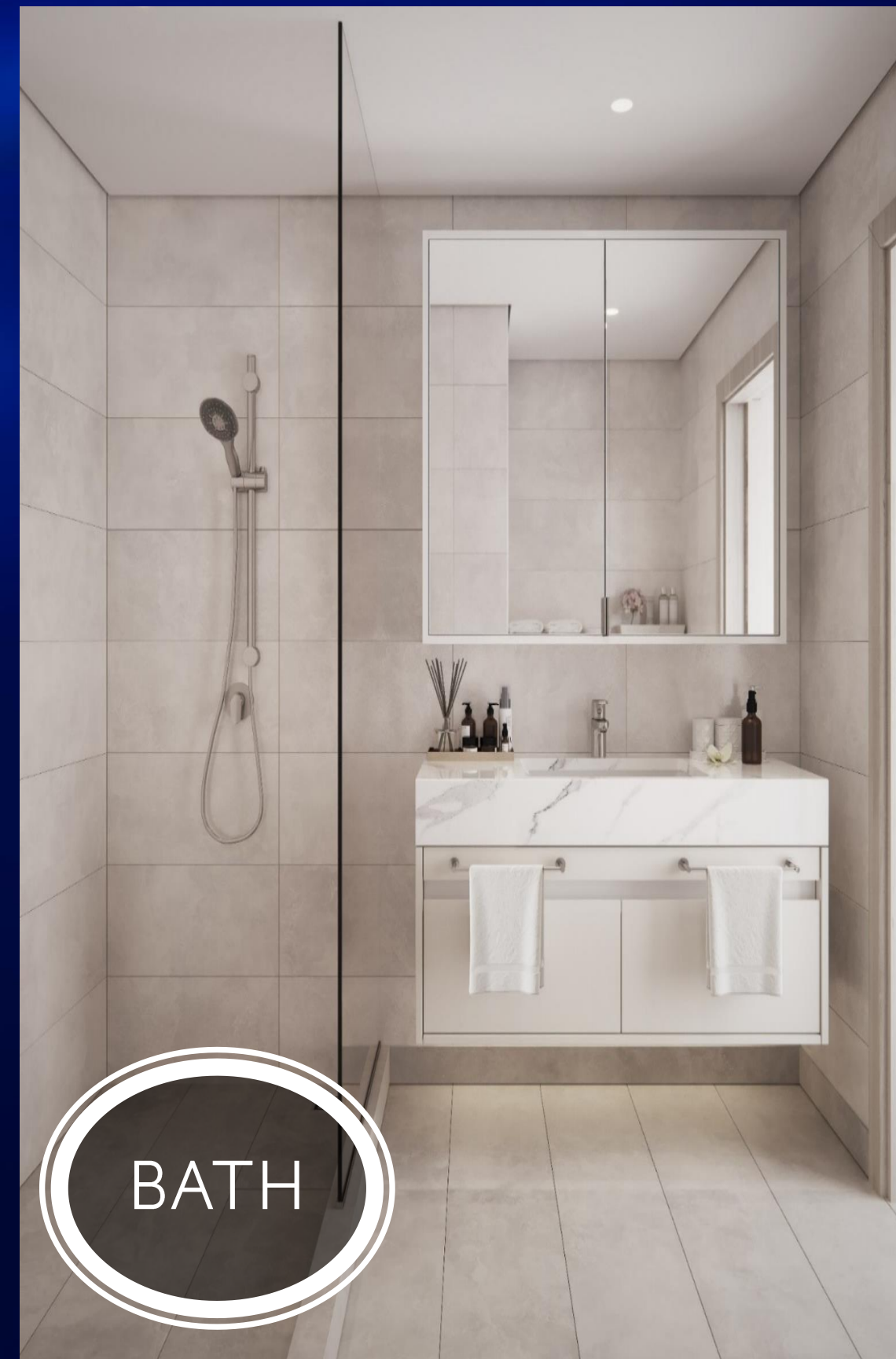






LIVING







BURJ  
VIEWS



LIVING





# TOWER CONFIGURATION

58 STOREY TOWER  
(G+4P+53)

AMENITIES ON LEVEL ONE

OBSERVATION DECK  
ON 53<sup>RD</sup> FLOOR



The background of the image shows several large sheets of paper, likely architectural blueprints, rolled up into thick coils. They are resting on a wooden surface, possibly a table. The lighting is soft, and the colors are muted, with a focus on the textures of the paper and wood. The text 'FLOOR PLANS' is overlaid in the center in a clean, white, sans-serif font.

# FLOOR PLANS



# UNIT TYPES

ONE BED



TWO BED



THREE BED



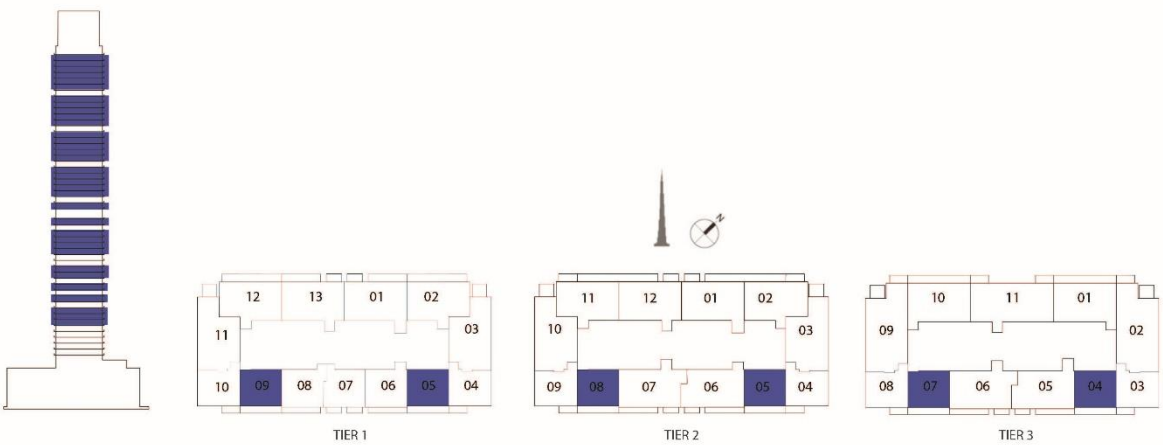
# TYPICAL UNIT PLANS

BURJ ROYALE

## 1 BEDROOM

UNIT TYPE B3 WITH BALCONY

| UNIT NUMBER      | UNIT LOCATION                  | SUITE AREA                 | BALCONY AREA             | UNIT AREA                                |
|------------------|--------------------------------|----------------------------|--------------------------|------------------------------------------|
| TIER 1 - 05 & 09 | 07,09,10,12,13                 | 50.49 SQ.M<br>543.47 SQ.FT | 3.55 SQ.M<br>38.21 SQ.FT | <b>54.04 SQ.M</b><br><b>581.68 SQ.FT</b> |
| TIER 2 - 05 & 08 | 15-17, 19-22, 24<br>26 & 28-32 | 51.25 SQ.M<br>551.65 SQ.FT | 3.55 SQ.M<br>38.21 SQ.FT | <b>54.80 SQ.M</b><br><b>589.86 SQ.FT</b> |
| TIER 3 - 04 & 07 | 34-38, 40-44<br>46 & 51        | 51.50 SQ.M<br>554.34 SQ.FT | 3.55 SQ.M<br>38.21 SQ.FT | <b>55.05 SQ.M</b><br><b>592.55 SQ.FT</b> |



FLOORPLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

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# ONE BEDROOM TYPE B3-BALCONY



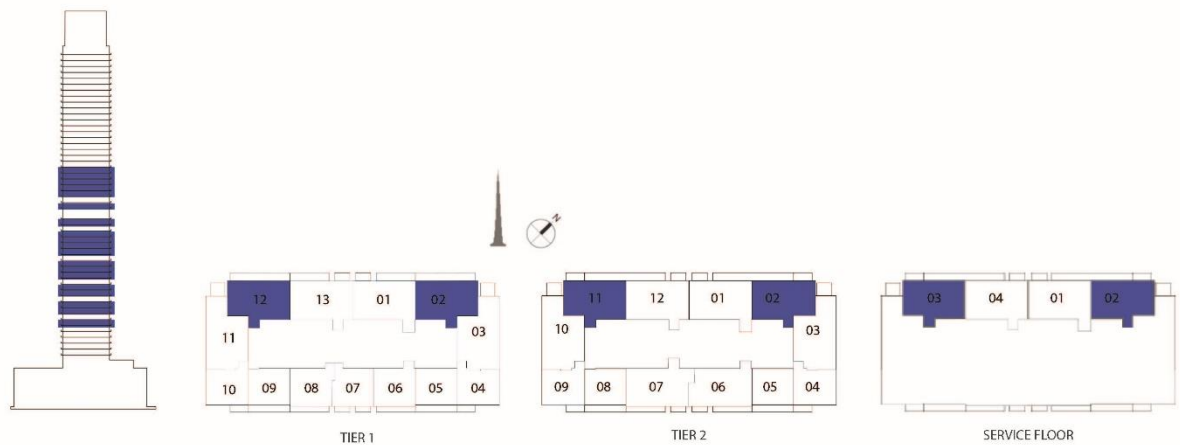
# TYPICAL UNIT PLANS

BURJ ROYALE

## 2 BEDROOM

UNIT TYPE F WITH BALCONY

| UNIT NUMBER           | UNIT LOCATION                   | SUITE AREA                 | BALCONY AREA             | UNIT AREA                                |
|-----------------------|---------------------------------|----------------------------|--------------------------|------------------------------------------|
| TIER 1 - 02,12        | 07,09,10,12,13                  | 82.03 SQ.M<br>882.96 SQ.FT | 4.11 SQ.M<br>44.24 SQ.FT | <b>86.14 SQ.M</b><br><b>927.20 SQ.FT</b> |
| TIER 2 - 02,11        | 15-17, 19-22, 24,<br>26 & 28-32 | 82.64 SQ.M<br>889.53 SQ.FT | 4.11 SQ.M<br>44.24 SQ.FT | <b>86.75 SQ.M</b><br><b>933.77 SQ.FT</b> |
| SERVICE FLOOR - 02,03 | 25                              | 82.64 SQ.M<br>889.53 SQ.FT | 4.11 SQ.M<br>44.24 SQ.FT | <b>86.75 SQ.M</b><br><b>933.77 SQ.FT</b> |



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# TWO BEDROOM TYPE F-BALCONY



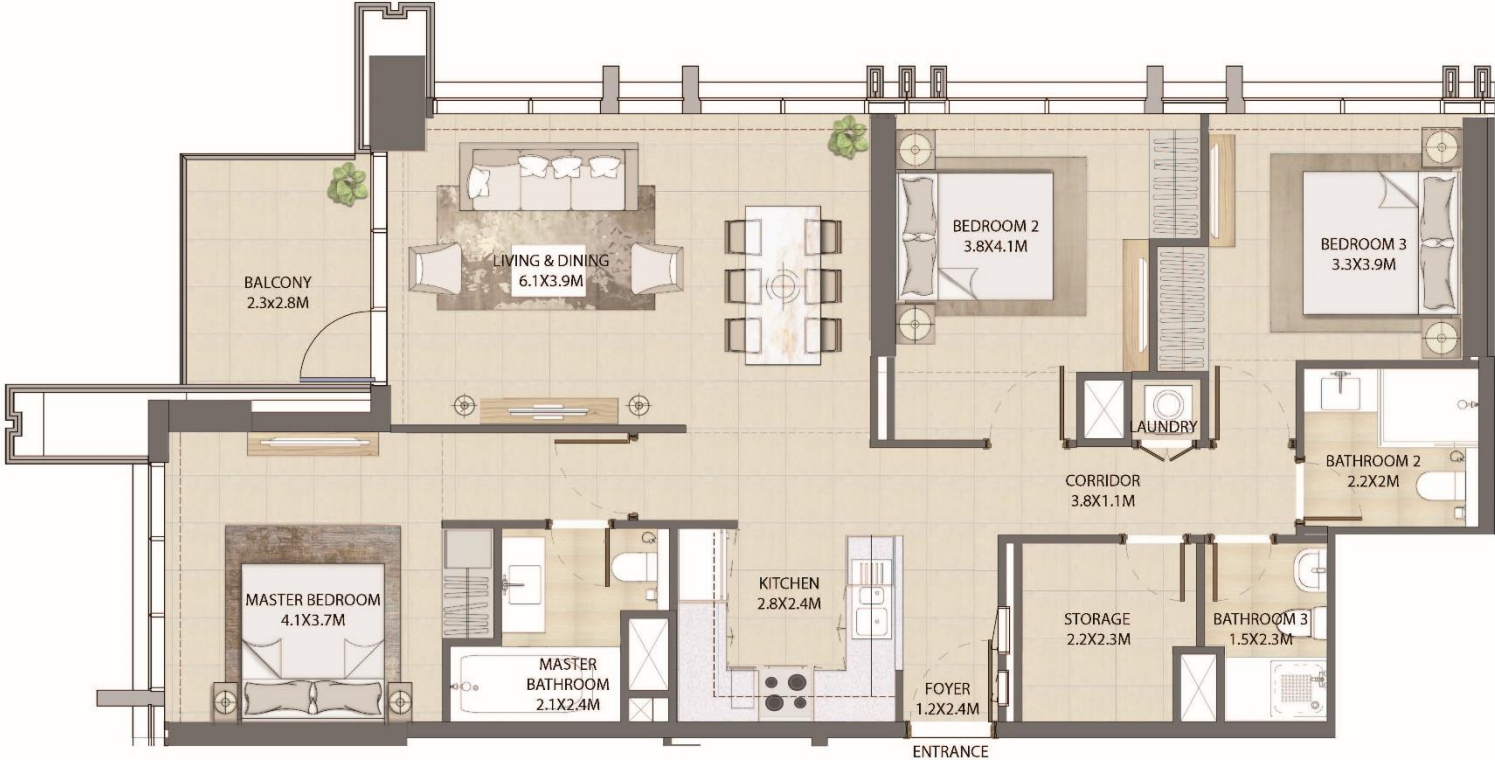
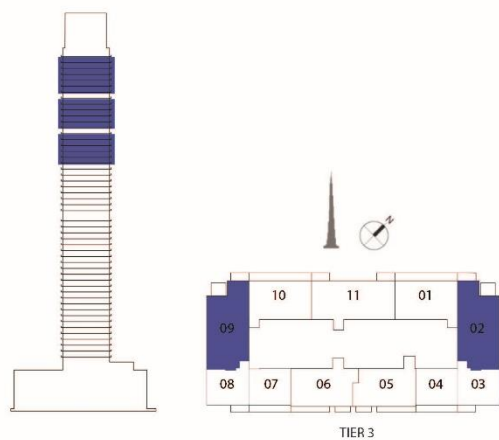
# TYPICAL UNIT PLANS

BURJ ROYALE

## 3 BEDROOM

UNIT TYPE A WITH BALCONY

| UNIT NUMBER      | UNIT LOCATION        | SUITE AREA                    | BALCONY AREA             | UNIT AREA                                   |
|------------------|----------------------|-------------------------------|--------------------------|---------------------------------------------|
| TIER 3 - 02 & 09 | 34-38, 40-44 & 46-51 | 115.02 SQ.M<br>1,238.06 SQ.FT | 6.86 SQ.M<br>73.84 SQ.FT | <b>121.88 SQ.M</b><br><b>1,311.90 SQ.FT</b> |



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# THREE BEDROOM TYPE A BALCONY





# LAUNCH OFFER

5<sup>th</sup>-15<sup>th</sup> Nov'18



# PAYMENT PLAN

5%

DOWN  
PAYMENT

45%

DURING  
CONSTRUCTION

50%

ON COMPLETION

CONSTRUCTION COMPLETION OCT-2022

LAUNCH OFFER 5<sup>th</sup>-15<sup>th</sup> Nov'18



CUSTOMER OFFER

2% DLD WAIVER

LAUNCH OFFER 5<sup>th</sup>-15<sup>th</sup> Nov'18



# DISCLAIMER

THIS PRESENTATION IS FOR REFERENCE PURPOSES ONLY

THIS PRESENTATION CANNOT BE SHARED WITH CUSTOMERS

EMAAR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY ACTIONS

TAKEN BY ANYONE BASIS THE CONTENTS OF THIS PRESENTATION



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