







#### THIS IS LIVING

There's living, and then there's Burj Crown living. Rising on the vibrant Sheikh Mohammed bin Rashid Boulevard, the 44-storey tower boasts 1-, 2- and 3-bedroom apartments with priceless views of Dubai's landmarks.

What's more, Burj Crown gives you a wealth of amenities, and an abundance of shopping, culture, entertainment and culinary experiences — all at your fingertips.



1-, 2- & 3-BEDROOM
APARTMENTS



PRIME LOCATION ON
SHEIKH MOHAMMED BIN
RASHID BOULEVARD



VIEWS OF THE BURJ
KHALIFA & DUBAI OPERA





### ARRIVE IN STYLE

Flanked on each side by major roads, Sheikh Zayed Road to the west and Al Khail Road to the east, Downtown Dubai has unfettered access to the rest of the city and beyond.

As a resident of Burj Crown, your arrival will be made even easier with:



DIRECT ACCESS FROM THE BOULEVARD

DEDICATED DROP-OFF AREA WITHIN THE PODIUM





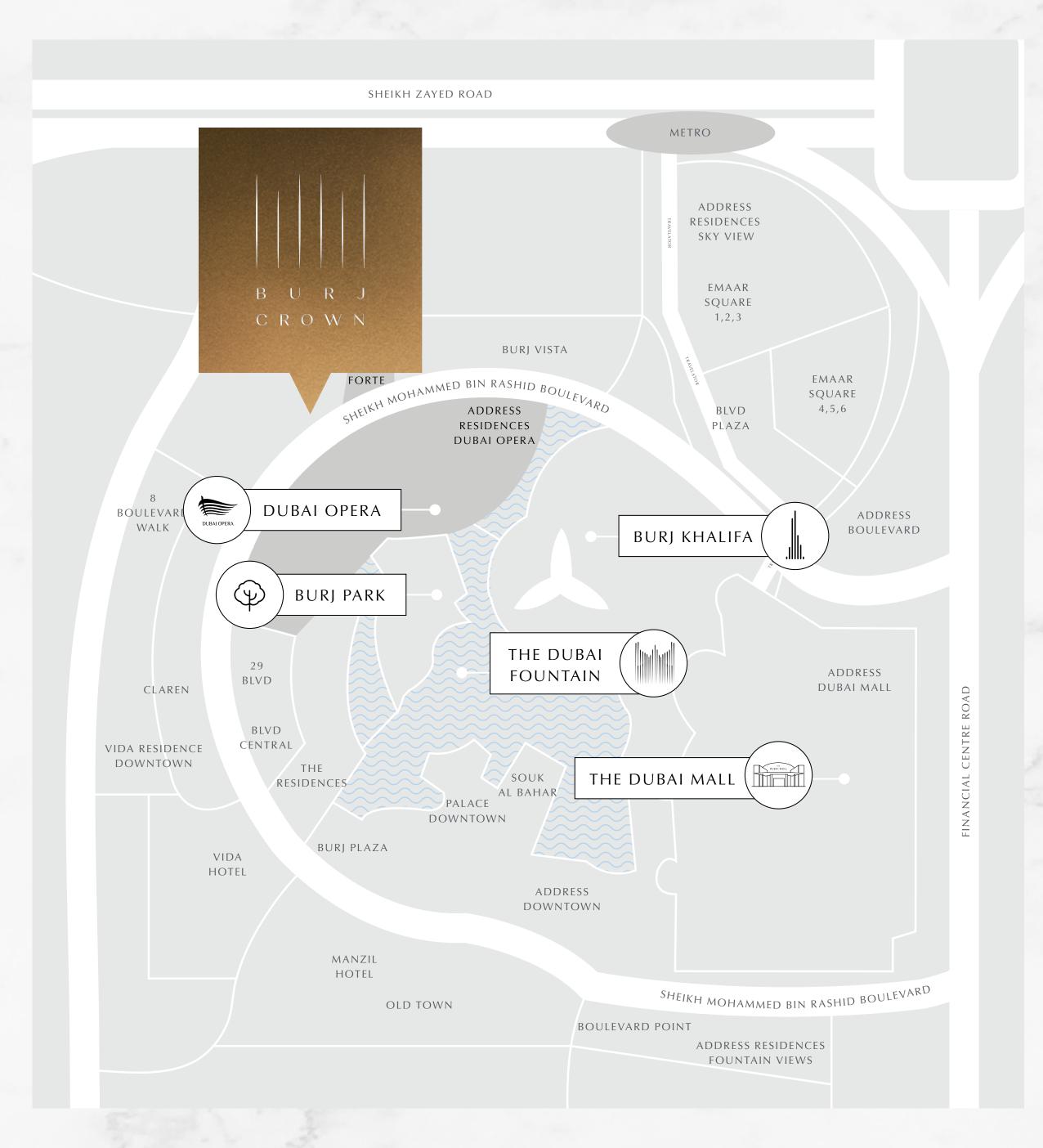
TAXI DROP-OFF AT MAIN ENTRANCE



**EFFICIENT** TRANSPORT NETWORK









#### THIS IS PRESTIGE

Burj Crown enjoys a prestigious location on the trend-setting Sheikh Mohammed bin Rashid Boulevard. From here, it's just a leisurely stroll to Dubai's premier landmarks:



BURJ KHALIFA

The world's tallest building



THE DUBAL MALL

The city's most-visited retail destination



THE DUBAI FOUNTAIN

The world's tallest performing fountain



DUBAI OPERA

The city's multi-format performing arts centre



SHEIKH MOHAMMED
BIN RASHID BOULEVARD

Trendy cafés and restaurants



BURJ PARK

The perfect leisure attraction on a little island

With Dubai Int'l Airport just 10 minutes away, even reaching the wider world couldn't be easier.

#### THE DUBAI MALL

Spend an enchanting afternoon in the place where haute couture fashion, luxury brands and cutting-edge entertainment converge seamlessly. And be spoilt in the company of world-leading dining options, with 5-star service at your beck and call.





80 MILLION
VISITORS ANNUALLY

DEDICATED DROP-OFF
AREA WITHIN THE PODIUM



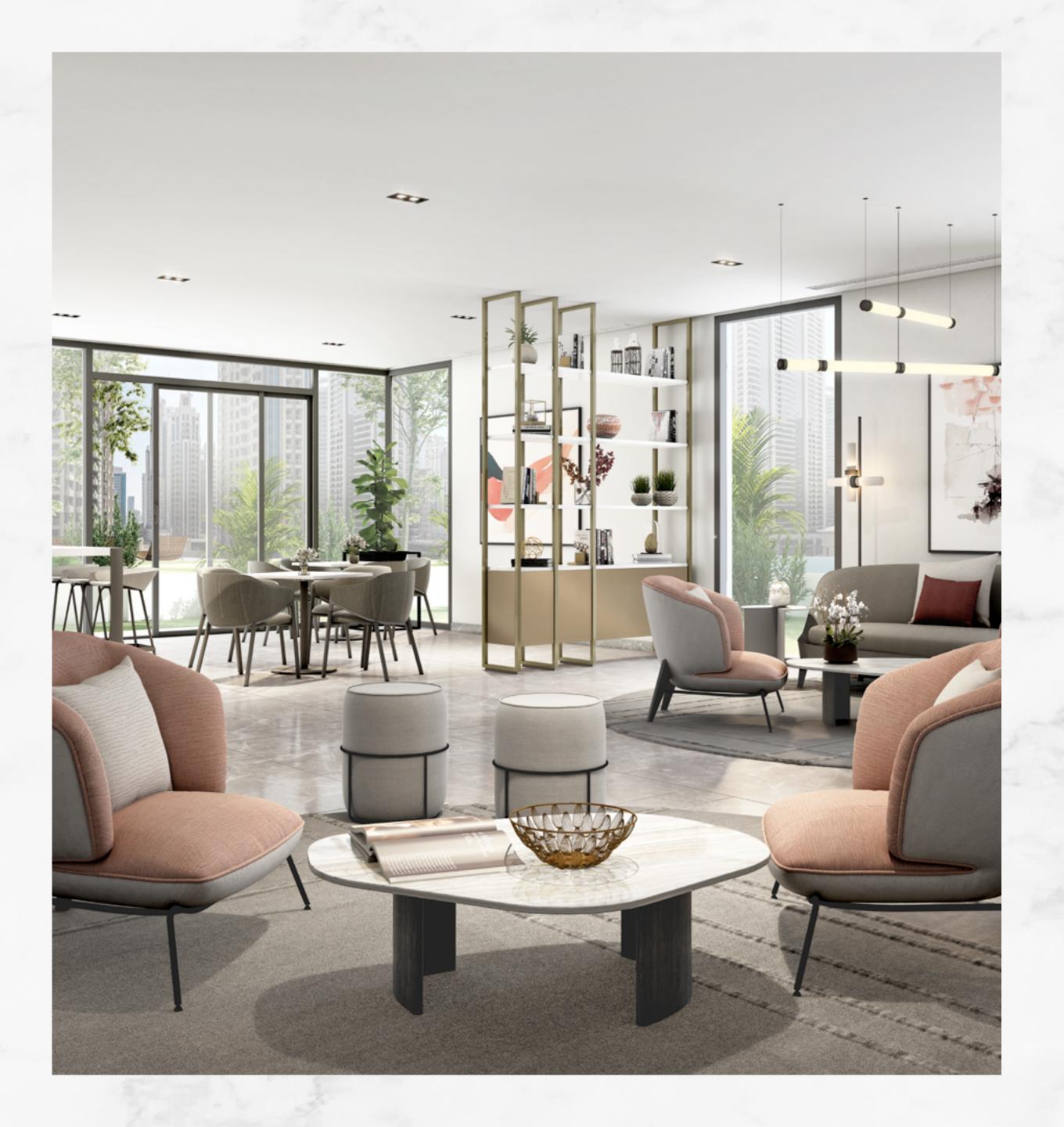


VR PARK & OTHER FAMILY
ATTRACTIONS

DUBALAQUARIUM & UNDERWATER ZOO









#### THIS IS LEISURE

The Burj Crown is home to a myriad of amenities crafted with you and your loved ones. Here, convenience, wellness and entertainment are at the forefront of importance.

Savour every lasting moment of free time as sweeping panoramic views and vibrant greenery adorn the lavish facilities purposefully designed to enrich your day-to-day life.

OUTDOOR KIDS' PLAY AREA

SWIMMING
POOLS FOR
CHILDREN &
ADULTS

DEDICATED BBQ AREA

EXQUISITELY
DESIGNED
MULTI-PURPOSE
ROOM

SPACIOUS & VERDANT LEISURE DECK

ACTIVE
ROOFTOP WITH
VIEWS OF THE
BURJ KHALIFA









### THIS IS ELEGANCE

Urban sophistication with contemporary simplicity has been the primary goal for the design approach of the Burj Crown interiors.

The exquisitely crafted 1-, 2- & 3-bedroom apartments are the epitome of understated luxury.







# WHY INVEST IN DUBA!?



20 MN EXPECTED ANNUAL VISITORS BY 2025



HOME TO EXPO 2020



HOME TO
OVER 200
NATIONALITIES



ONE OF THE MOST
SECURE CITIES FOR
VALUE GAINS THROUGH
PROPERTY INVESTMENT



COMPETITIVE
RESIDENTIAL
REAL ESTATE PRICES



AMONGST 10 MOST VISITED CITIES IN THE WORLD IN 2018\*



OVER 3 MN RESIDENTS



1ST MOST VISITED CITY
IN THE WORLD BY 2025

# DUBAI'S MASTER DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world\*.

PRESENCE IN

12+

GLOBAL MARKETS

1.6BN

SQUARE FEET OF LANDBANK

4.5BN

USD MARKET CAP
EMAAR DEVELOPMENT

105,00+

HAPPY HOMEBUYERS

GLOBALLY

69,000+
HAPPY HOMEBUYERS

IN THE UAE

56,000

UNITS COMPLETED
TO DATE GLOBALLY





