



# ADDRESS GRAND

DOWNTOWN





# TABLE OF CONTENTS

04

The Location

20

The Amenities

08

The Design Philosophy

24

The Floor Plans

12

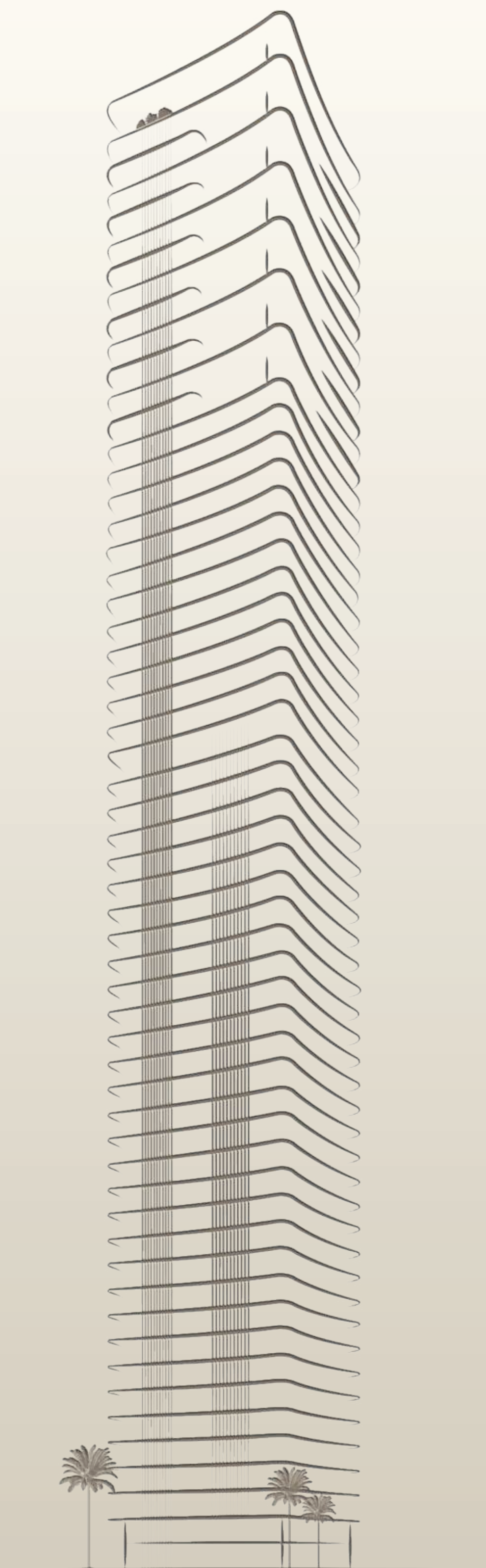
The Residence

34

The Developer







# INSPIRED LIVING FROM EVERY ANGLE

Address Grand Downtown redefines opulence, merging the Address brand's renowned hospitality with exquisite design. Boasting panoramic views of the Burj Khalifa and Arabian Gulf, every detail is curated to elevate your living experience to new heights.



# THE LOCATION





# THE HEART OF DUBAI

Experience unparalleled access to Dubai's iconic landmarks, including Burj Khalifa and Dubai Mall, with seamless connectivity to the city's most exclusive destinations.





# LOCATION PROXIMITIES

6 Min  
Burj Khalifa  
/ Dubai Mall

11 Min  
DIFC

15 Min  
Dubai  
Hills

16 Min  
Dubai  
International  
Airport

18 Min  
Dubai  
Creek  
Harbour

19 Min  
Burj  
Al Arab

24 Min  
Palm  
Jumeirah

25 Min  
Dubai  
Marina



DIFC

Burj Khalifa/  
Dubai Mall

Dubai Creek Harbour

10 KM

15 KM



Dubai International  
Airport

Sheikh Zayed Road

E11

E11

E311

E44

Ras Al Khor Road

E66

Al Ain - Dubai Road

Sheikh Mohammed Bin Zayed Road

E311

E66

Al Khail Road

E44

E11

E44

Al Khail Road

Sheikh Zayed Road

Palm Jumeirah

Burj Al Arab

Dubai Hills

Dubai Marina





## UNMATCHED VIEWS

The Address Grand Downtown offers unrivaled vistas: one side frames the iconic Burj Khalifa and Downtown Dubai, while the other provides serene views of the sea, creating a perfect harmony of vibrant energy and tranquil escape.





# THE DESIGN PHILOSOPHY



# PURPOSEFUL DESIGN

Every detail embodies a vision of seamless harmony, where form meets function. With a design philosophy rooted in intentionality, balance, and timeless elegance, it crafts an elevated living experience that enhances everyday life.







## A BLEND OF SOPHISTICATION & ELEGANCE

With a harmonious blend of sleek modernity, the tiered arrangement of floors creates dynamic contours, forming a captivating visual interplay that makes the building stand out in Dubai's skyline. Clean lines and impeccable architecture reflects the timeless appeal of the design, offering residents a home that feels both contemporary and enduring.





## REFINED SIMPLICITY

The interiors are meticulously crafted to embody an elevated minimalist aesthetic, blending sophistication with luxury. Custom-designed furnishings, exquisite textures, and intricate detailing enrich the environment, offering residents an exclusive retreat of sophistication and quiet opulence.



# THE RESIDENCE







## PERSONALISED SANCTUARIES

Each residence is more than just a home—it's a private retreat. Expansive ceilings and retractable glass walls seamlessly integrate indoor and outdoor spaces, elevating the sense of openness and luxury. Thoughtful layouts, premium materials, and impeccable design ensure that each home reflects personal tastes and lifestyles.



# ELEVATED CRAFTSMANSHIP

The interiors embody a commitment to exceptional craftsmanship and elevated materiality. Each space reflects a harmonious blend of quality, artistry and thoughtful design.

From premium materials to bespoke joinery and artful detailing, every element has been chosen to enhance both form and function. These refined touches come together to create an atmosphere of timeless sophistication.



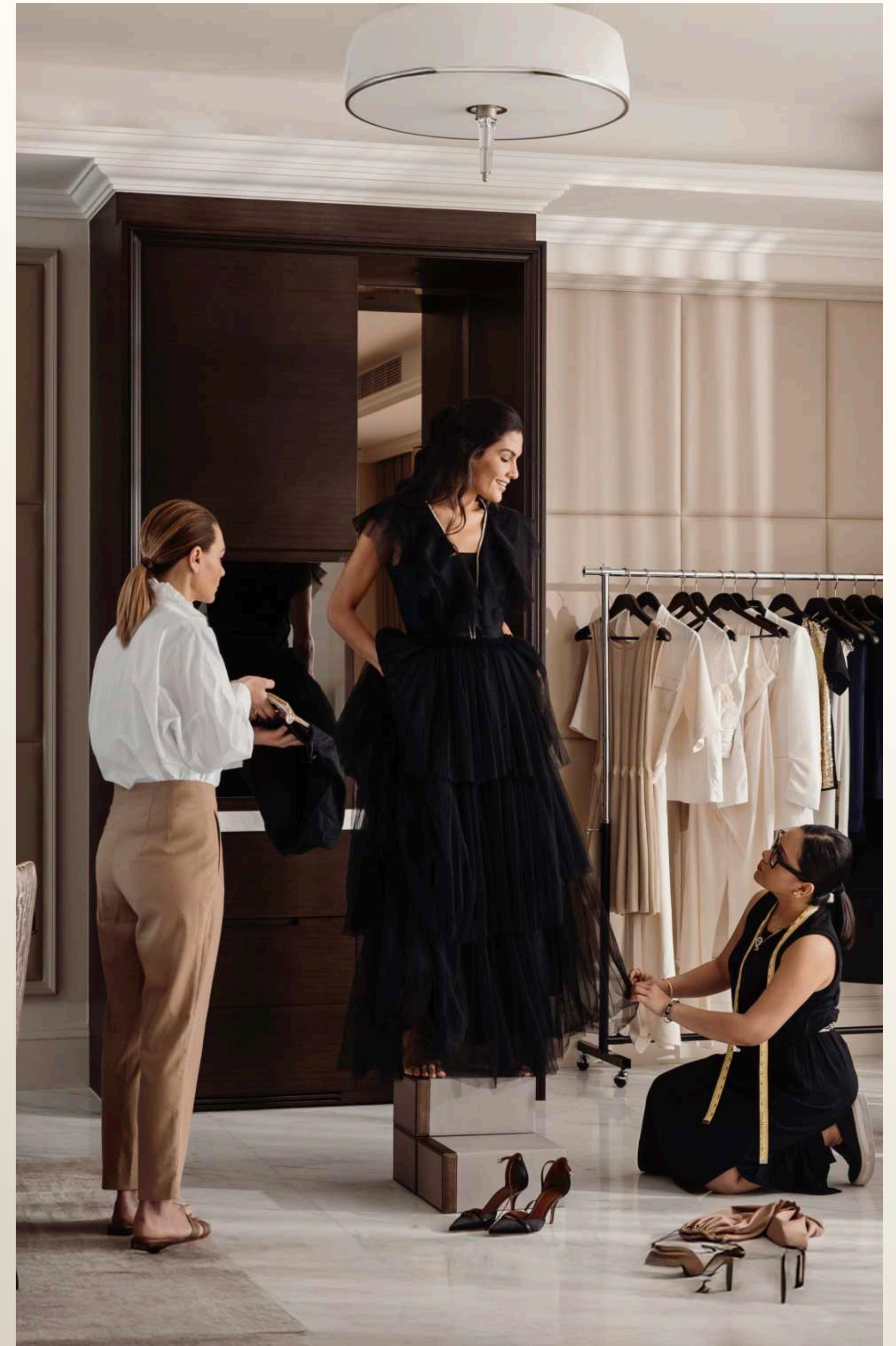




# SPACES CRAFTED FOR CONTEMPORARY LIVING

Each home offers open layouts, high-end finishes, and customizable features, allowing residents to create their ideal space. The grand suites serve as a serene retreat, with floor-to-ceiling windows, exquisite finishes, and breathtaking views that foster a tranquil atmosphere. Expansive windows throughout fill the bedrooms with natural light, enhancing the sense of space and serenity.









# GRAND PROPORTIONS, UNIQUE AMBIANCE

The executive bath suite is a sanctuary of luxury, featuring pristine marble finishes, a freestanding soaking tub, and expansive floor-to-ceiling windows that frame breathtaking views, creating a spa-like atmosphere of relaxation.



UNINTERRUPTED  
ELEGANCE, BEYOND  
THE EDGE







# QUALITY IN EVERY DETAIL

## Marble Flooring

Featured in living areas, dining spaces, kitchens and bathrooms, exuding timeless elegance.

## Decorative Walls

Enhanced with crafted wallpapers, accent marble elements and built-in wood veneer cabinets.

## Serene Grand Suites

The bedrooms boast lavish built-in wardrobes and walk-in closets with stunning wood veneer and leather finishes.

## Functional Kitchens

Equipped with quartz countertops, open shelves and premium built-in appliances for effortless living.

## Lavish Bathrooms

Designed to be light-filled and equipped with top-tier sanitaryware and custom joinery.



# THE AMENITIES







## CURATED FOR DISTINCTION

Every detail has been designed to meet the needs of the most discerning residents. From the infinity pool to the state-of-the-art fitness center, every space is crafted for ultimate luxury and exclusivity.









### Exclusive Wellness

Private spa facilities with dedicated treatment rooms, ensuring a tranquil escape.

### Rooftop Serenity

An adult-only rooftop pool offering uninterrupted coastal views.

### The Grand Club

A family club featuring an infinity pool, sun deck, and tanning ledge, alongside a spacious gym and dedicated yoga studio equipped with professional-grade equipment.

### Active Living

A spacious gym and a dedicated yoga studio with professional-grade equipment.

### Private Lounge

Multipurpose spaces, private offices, and conference rooms designed exclusively for residents.

### Concierge Services

Personalised assistance to cater to residents' needs, ensuring a seamless living experience.

### Chauffeur's Suite

A dedicated space designed for chauffeurs, featuring essential amenities for convenience.



# THE FLOOR PLANS





# DEVELOPER

## NSHAMA<sup>®</sup>

Nshama, led by the visionary Mr. Rashid Al Abbar, is a distinguished Dubai-based developer renowned for creating exceptional, masterfully planned communities that redefine luxury living. With an unwavering commitment to sustainability and excellence, their iconic projects, such as Town Square Dubai, offer a blend of world-class amenities and sophisticated modern living, setting a new benchmark in urban development.

