



ADDRESS GRAND

DOWNTOWN



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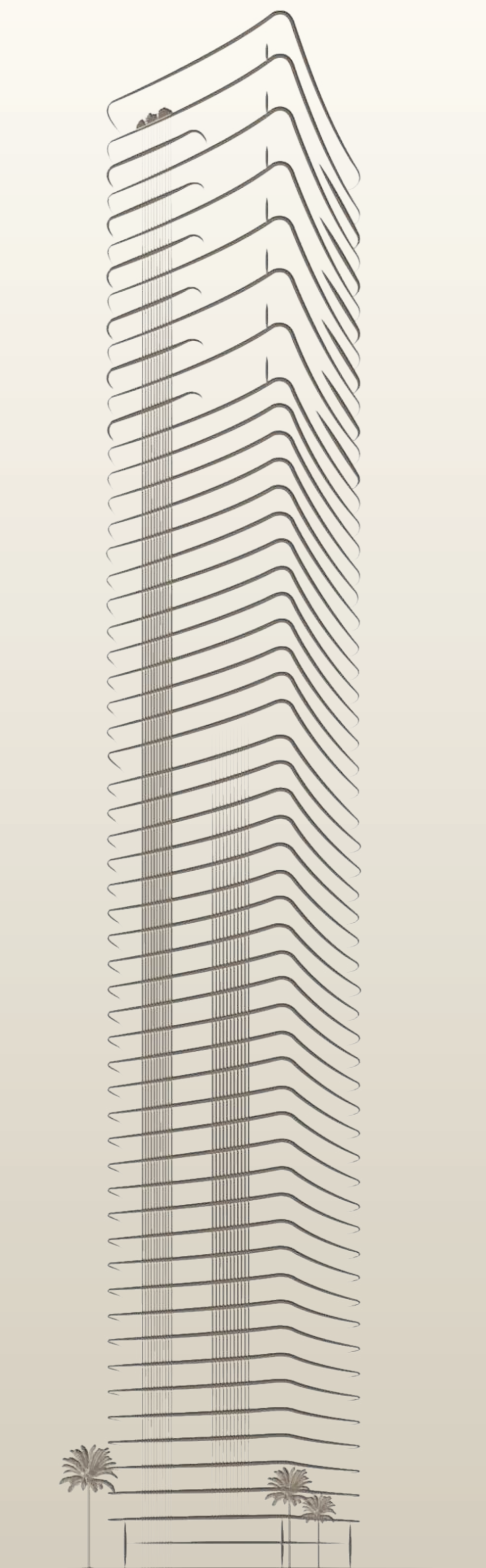
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INSPIRED LIVING FROM EVERY ANGLE

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

E311

E44

E66

E311

E66

E11

E11

E44

E11

E44

Sheikh Zayed Road

Sheikh Mohammed Bin Zayed Road

Ras Al Khor Road

Al Ain - Dubai Road

Sheikh Mohammed Bin Zayed Road

Al Khail Road

Sheikh Zayed Road

Al Khail Road

Dubai Hills

Burj Al Arab

Palm Jumeirah

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

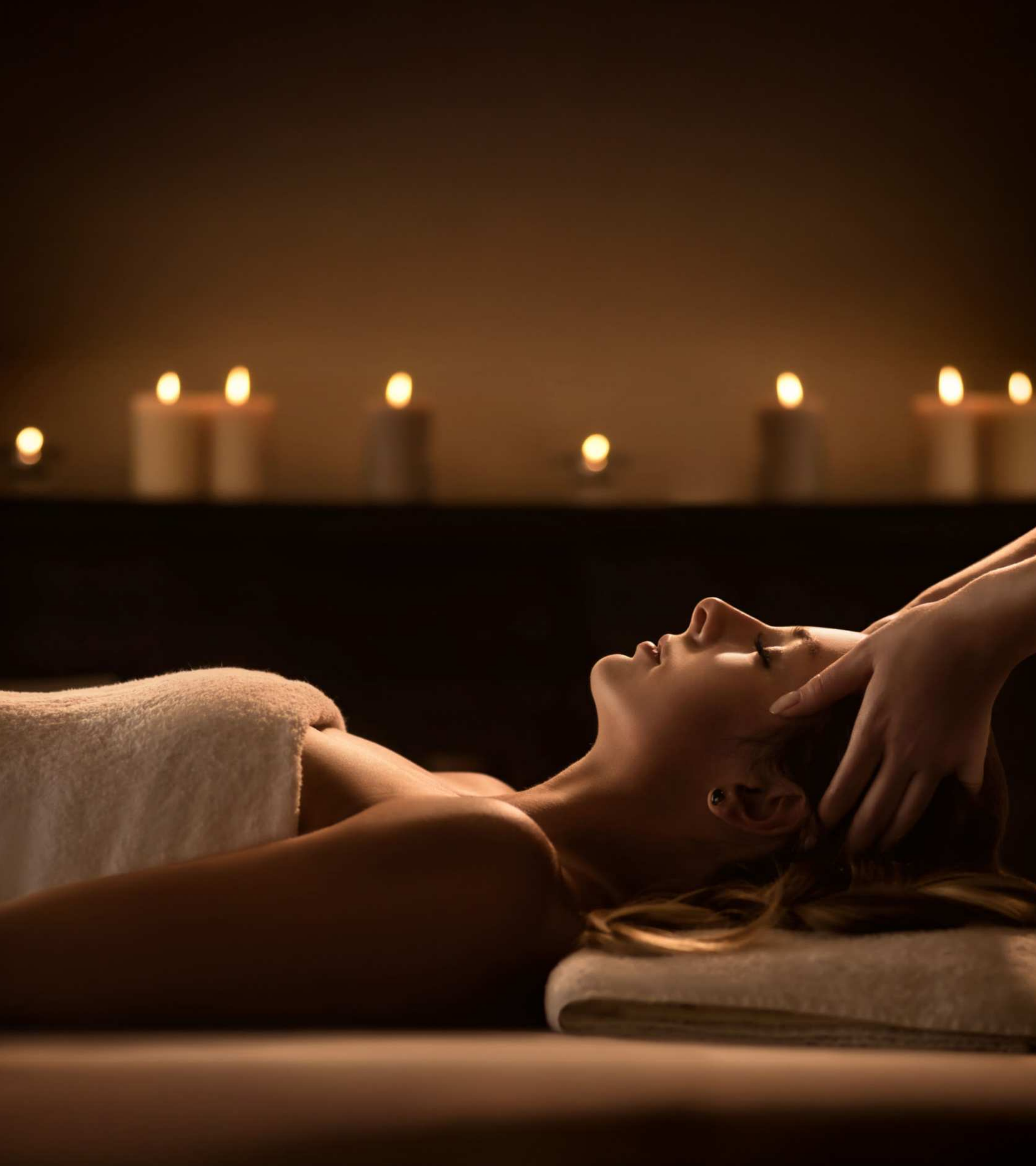




CURATED FOR DISTINCTION

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

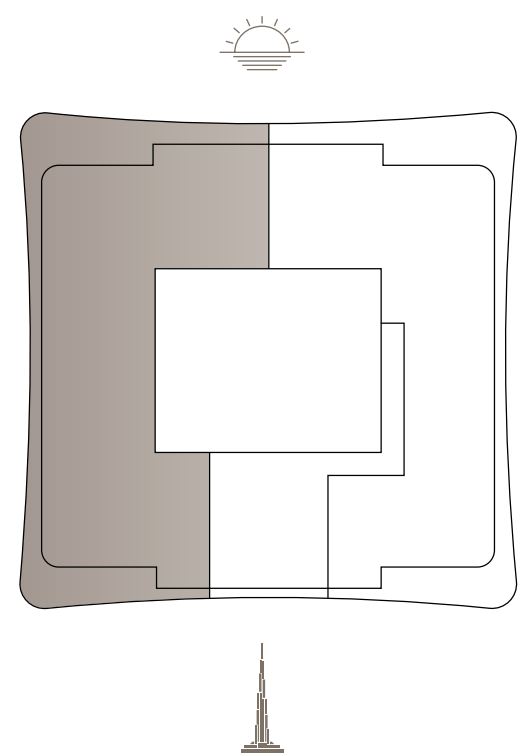


ADDRESS
GRAND
DOWNTOWN

APARTMENT | 3 BEDROOM - A
Floor 1st to 7th

Suite	315.78 Sq.m / 3,399.03 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	408.55 Sq.m / 4,397.60 Sq.ft

KEY PLAN LEVEL
1st to 7th



KEY SECTION

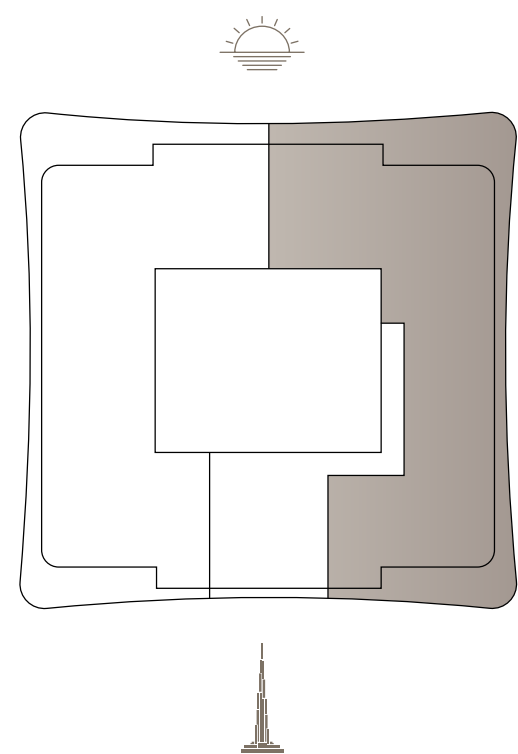


ADDRESS
GRAND
DOWNTOWN

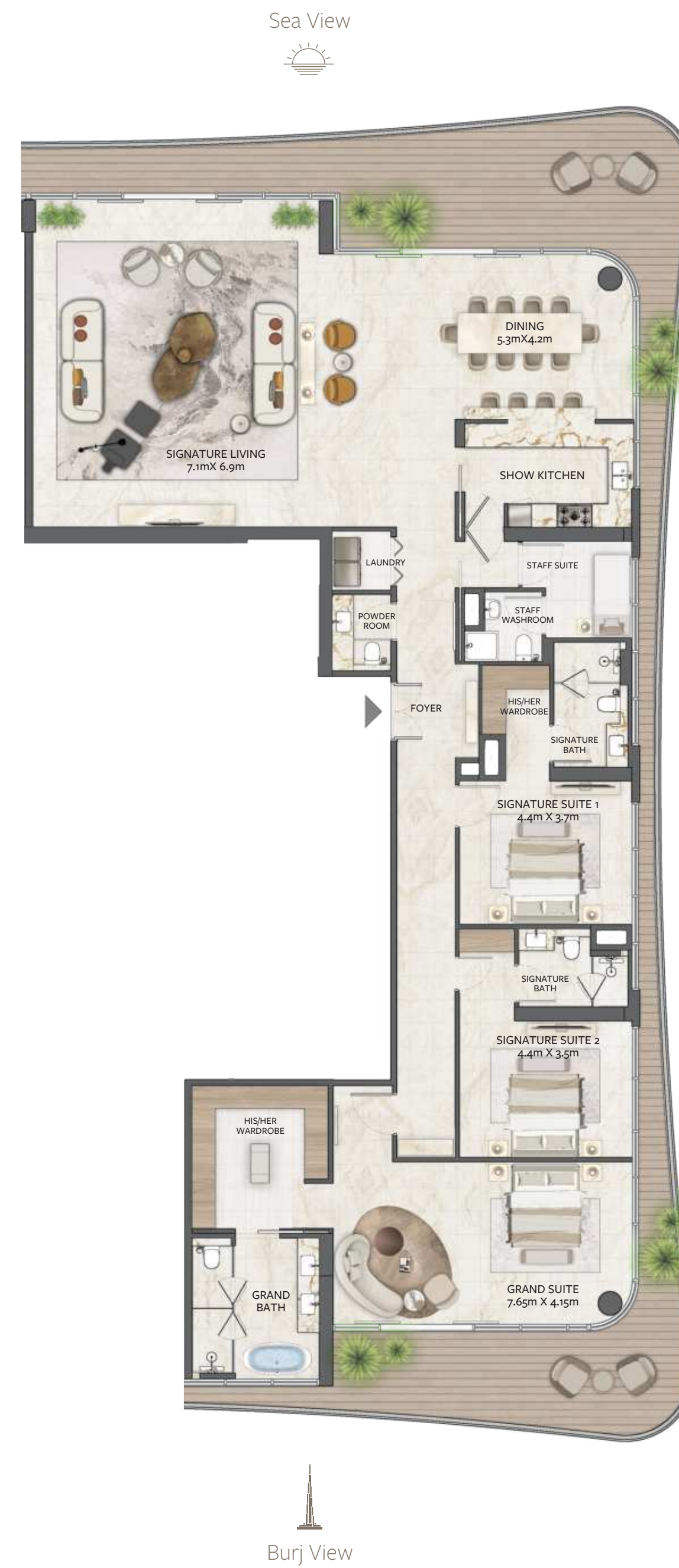
APARTMENT | 3 BEDROOM - B
Floor 1st to 7th

Suite	288.69 sq.m / 3,107.43 Sq.ft
Balcony	92.79 Sq.m / 998.78 Sq.ft
Total	381.48 Sq.m / 4,106.22 Sq.ft

KEY PLAN LEVEL
1st to 7th



KEY SECTION



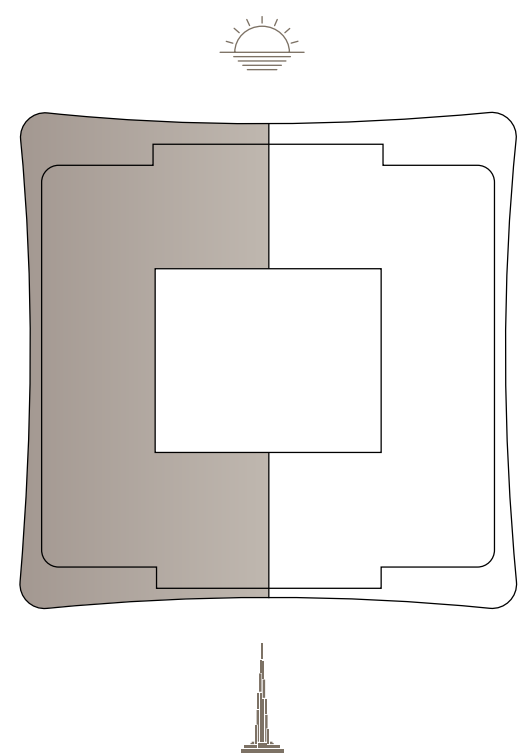
ADDRESS
GRAND
DOWNTOWN

APARTMENT | 4 BEDROOM - A

Floor 9th to 29th

Suite	353.68 sq.m / 3,806.98 Sq.ft
Balcony	92.77 Sq.m / 998.57 Sq.ft
Total	446.45 Sq.m / 4,805.55 Sq.ft

KEY PLAN LEVEL
9th to 29th



KEY SECTION

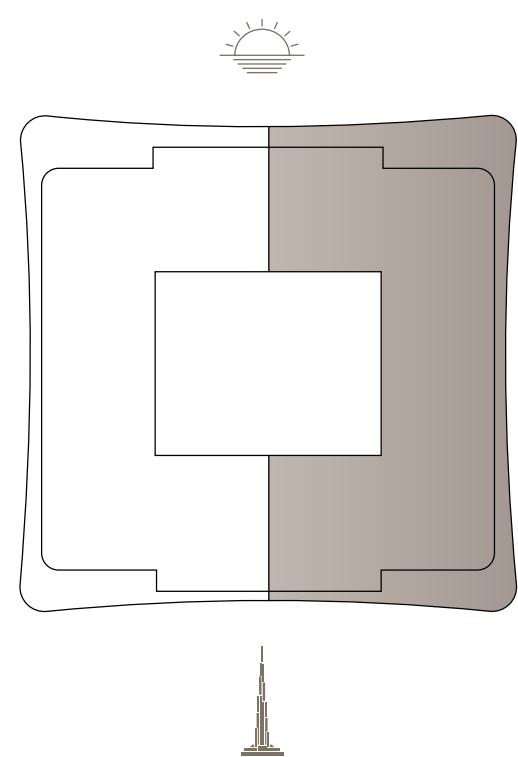


ADDRESS
GRAND
DOWNTOWN

APARTMENT | 4 BEDROOM – B
Floor 9th to 29th

Suite	353.43 sq.m / 3,804.29 Sq.ft
Balcony	92.78 Sq.m / 998.68 Sq.ft
Total	446.21 Sq.m / 4,802.96 Sq.ft

KEY PLAN LEVEL
9th to 29th



KEY SECTION



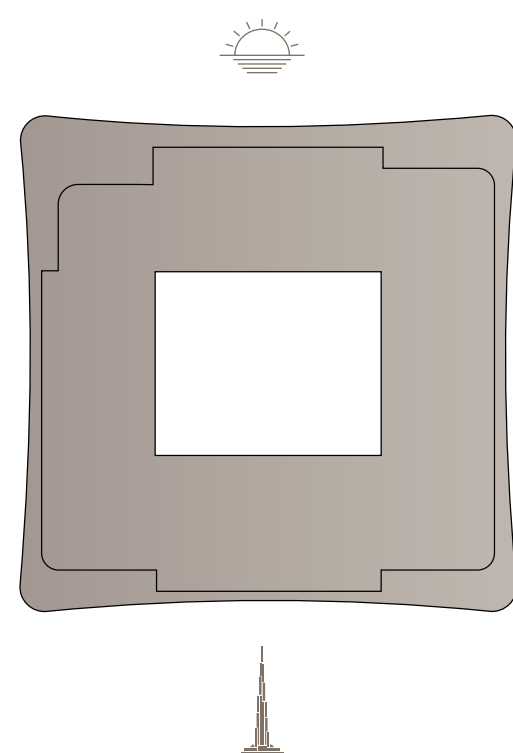
ADDRESS
GRAND
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APARTMENT | 5 BEDROOM

Apartment With Pool
Floor 31st / 33rd / 35th / 39th / 41st

Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

KEY PLAN LEVEL
31st to 42th



KEY SECTION



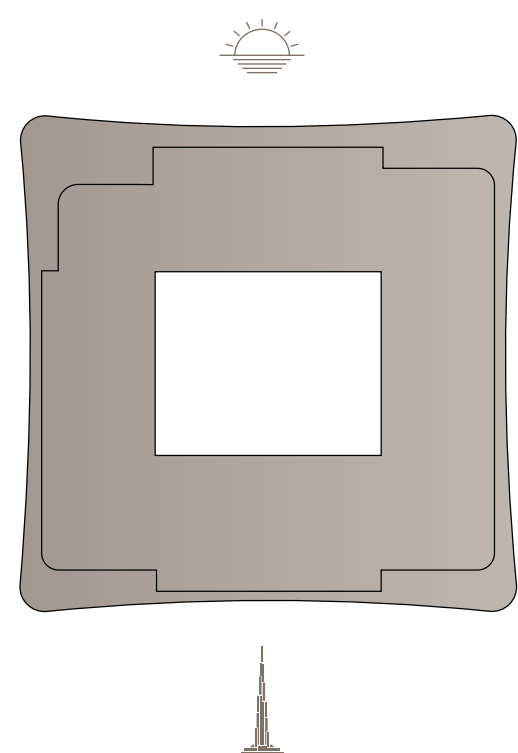
ADDRESS
GRAND
DOWNTOWN

APARTMENT | 5 BEDROOM

Apartment Without Pool
Floor 32nd / 34th / 36th / 38th / 42nd

Suite	690.36 sq.m / 7,430.97 Sq.ft
Balcony	202.27 Sq.m / 2,177.22 Sq.ft
Total	892.63 Sq.m / 9,608.19 Sq.ft

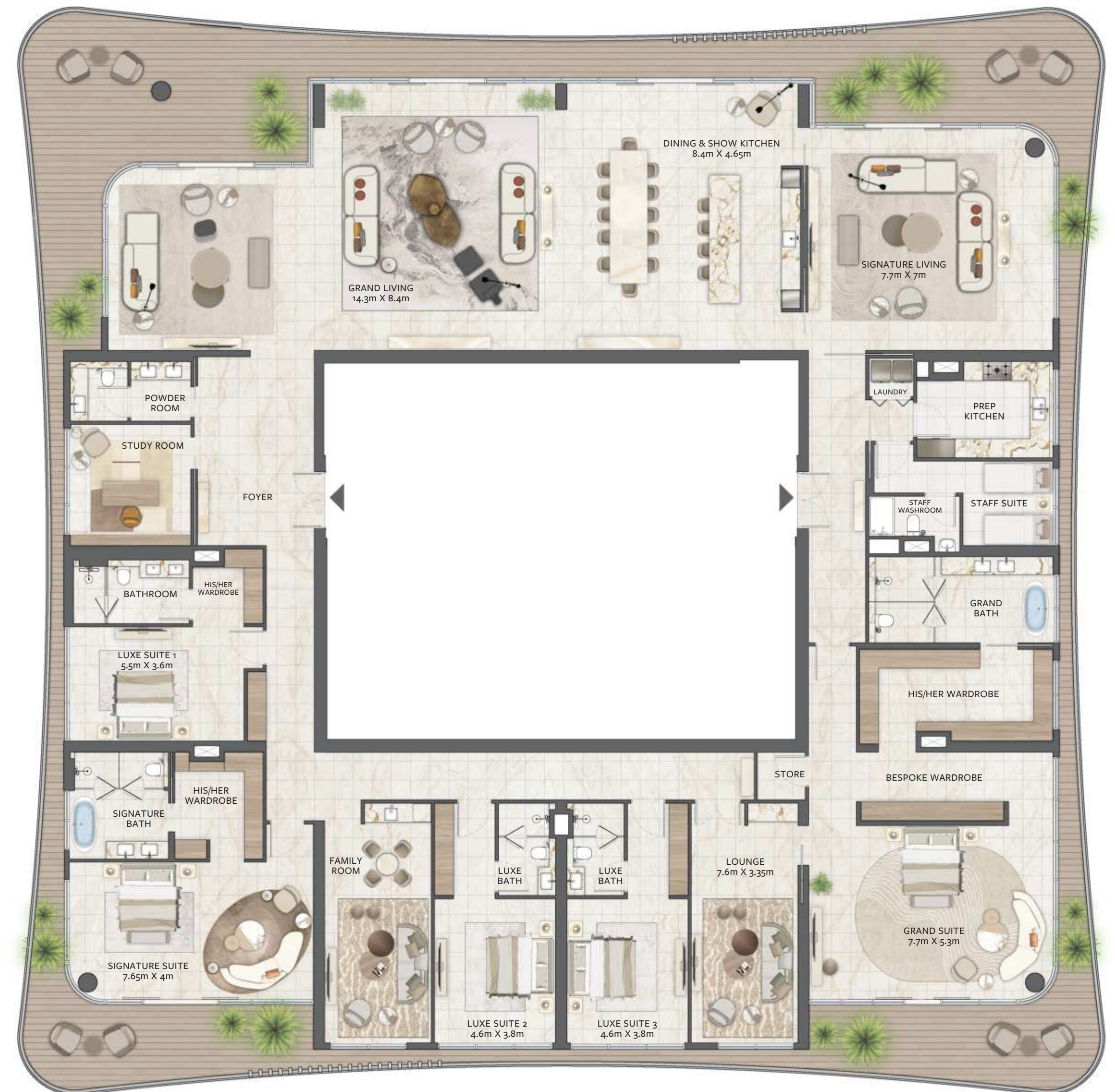
KEY PLAN LEVEL
31st to 42th



KEY SECTION



Sea View

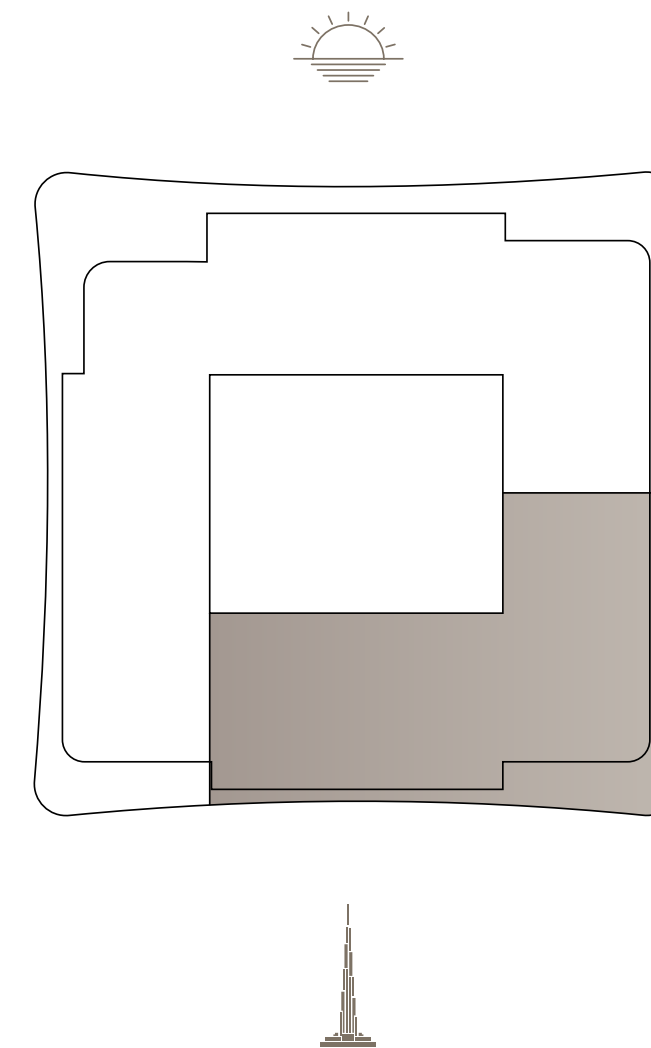
Burj View




DUPLEX | 3 BEDROOM
Floor 43rd to 52nd

3 Bedroom Duplex	
Suite	463.45 sq.m / 4,988.53 sq.ft
Balcony	59.21 sq.m / 637.33 sq.ft
Total	522.66 sq.m / 5,625.87 sq.ft

KEY PLAN LEVEL
Floor 43rd to 52nd



KEY SECTION



3 Bedroom Duplex | Lower Floor



3 Bedroom Duplex | Upper Floor

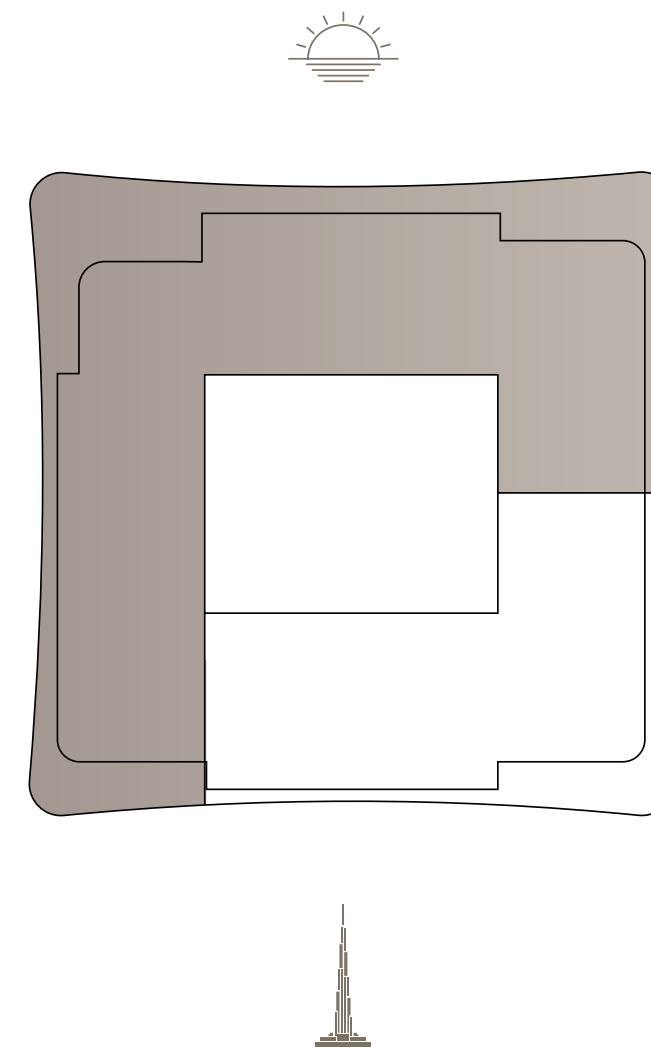




DUPLEX | 5 BEDROOM
Floor 43rd to 52nd

5 Bedroom Duplex	
Suite	780.38 sq.m / 8,399.94 sq.ft
Balcony	250.22 sq.m / 2,693.35 sq.ft
Total	1,030.60 sq.m / 11,093.29 sq.ft

KEY PLAN LEVEL
Floor 43rd to 52nd



KEY SECTION



5 Bedroom Duplex | Lower Floor



5 Bedroom Duplex | Upper Floor



DEVELOPER

NSHAMA[®]

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.

