

ST REGIS



ST REGIS RESIDENCES

LOCATION: DOWNTOWN DUBAI COMPLETED: Q4 2026

St Regis Residences will be taking the last 2 available plots in Downtown Dubai. The two towers will be located in the Dubai Opera district and consist of luxury 1 and 2 bedroom residences in the heart of the city, with gorgeous views of the Burj Khalifa and the rest of Downtown Dubai. The two buildings will be solely residential for the ultimate cosmopolitan living.

FACILITIES

- SWIMMING POOL
- OFFICE SPACE
- SPA
- BUTLER/CONCIERGE SERVICE
- HOTEL SERVICES/AMENITIES
- GYM
- LIBRARY
- CAFÉ & RESTAURANTS
- PARKING
- CIGAR LOUNGE

SIZES & PRICES

1 BR - FROM 791 SQFT	FROM AED 2,150,000
2 BR - FROM 1,161 SQFT	FROM AED 3,870,000
FULL FLOORS FROM 13,000 SQFT (10-12 APARTMENTS)	FROM 47,000,000 (TBC)

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Maya Supermarket, Spinneys, Choithrams, Carrefour Market

PUBLIC TRANSPORT: METRO - Burj Khalifa Metro Station, BUS- Safa-Safestway 2

SCHOOLS/NURSERIES: Jumeirah International Nursery, JSS Private School, GEMS Wellington Primary School

MEDICAL FACILITIES: Zabeel Health Center, Monroe Medical Center, Haton Medical Center

RETAIL/F&B: The Dubai Mall, The Boulevard

PETROL STATION: ADNOC Business Bay, Ednoc Petrol

LANDMARKS: The Burj Khalifa, The Dubai Mall, The Dubai Fountains

EMAAR

LOCATION FACTORS

- IN THE HEART OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- 5 MINUTE WALK TO THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 20 MINS TO DXB AIRPORT
- 5 MINUTES TO BUSINESS BAY
- ALL AMENITIES WITHIN WALKING DISTANCE
- MANY PUBLIC TRANSPORT OPTIONS ALL WITHIN WALKING DISTANCE



+7 969 179 97 79



Apartments in the St Regis residential building will have marble and wooden elements used throughout and the huge hotel style lobby will also house the famous hotel staircase feature, present in all St Regis hotels across the world. Both buildings will have gorgeous views of the Dubai Fountains, Burj Park, the Burj Khalifa and the Dubai Opera.

PITCH POINTS / WHY BUY?

- THE LAST 2 PLOTS IN DOWNTOWN DUBAI
- COSMOPOLITAN LIVING IN THE HEART OF THE CITY
- SOME OF THE BEST AMENITIES AND TRAVEL NETWORKS
- A CHANCE TO BUY OFF-PLAN BEFORE THE OFFICAL RELEASE
- FROM AED 2,850 TO 3, 850 PER SQFT (DEPENDING ON WHICH SIDE UNIT IS FACING)
- EXCELLENT INVESTMENT OPPORTUNITY – 1 BR APARTMENTS HAVE THE HIGHEST ROI IN THE CITY
- BUILDING 2 WILL BE RELEASED FIRST
- GREAT SHORT TERM RENTAL INVESTMENT – ROI MUCH HIGHER THAN IN ANY OTHER AREA
- THERE WILL MOST LIKELY BE A FURNITURE PACKAGE AVAILABE FROM ST REGIS AS WELL

PAYMENT PLAN: 70/30 (30% upon handover)

ROI: 4.9-5.7% for apartments

DEVELOPER OVERVIEW

EMAAR PROPERTIES IS AN EMIRATI MULTINATIONAL COMPANY AND ONE OF THE LARGEST REAL ESTATE DEVELOPERS IN THE UAE. EMAAR IS PRESENT IN 36 MARKETS ACROSS THE MIDDLE EAST, NORTH AFRICA, ASIA, EUROPE AND NORTH AMERICA, AND IS FAMOUS FOR ITS LARGE SCALE PROJECTS, INCLUDING THE DUBAI MALL, THE ADDRESS HOTELS AND EMAAR BEACHFRONT.

THINGS TO KNOW

SERVICE CHARGE:	AED 20-22 PER SQFT
ALLOCATED PARKING:	YES x1 PER UNIT (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 850m THE DUBAI MALL
- 850m SUPERMARKET
- 850m METRO STATION
- 1.2km SHEIKH ZAYED ROAD
- 1.6km PETROL STATION
- 1.7km ZABEEL HEALTH CENTER
- 1.9km BLOSSOM NURSERY
- 4.6km JESS PRIVATE SCHOOL



KEY FEATURES

- 402 UNITS IN TOTAL AND BOTH TOWERS WILL HAVE 40 FLOORS EACH
- EOI (10% OF PURCHASE PRICE) WILL REQUIRE CLIENT PASSPORT COPY, A MIN PAYMENT OF AED 3.6M PER FLOOR, MIN OF 3 UNITS FOR A BULK DEAL (2% DISCOUNT OVER AED 10M, 4% DISCOUNT OVER AED 25M)

PRIORITY WILL BE GIVEN TO:

- 1ST - BUYERS OF 3 FLOORS OR MORE
- 2ND – BUYERS OF SINGLE OR DOUBLE FLOORS
- 3RD – BULK UNITS OF 3 UNITS OR MORE