



IMPERIAL AVENUE

DOWNTOWN DUBAI

FACTSHEET



A rare alchemy of opulence and legacy.
A timeless icon of unrivalled splendour.
Of ethereal quality. An aesthetic rapture.
Resonating the gilded regal ages.

An alluring mystique, testifying to sumptuous luxury.
A place propelled by desire, with bespoke craftsmanship to revere.
A place in the heart of the pulsing city.
In the rarest downtown setting.
A place with a story; A story yet to be told.

IMPERIAL AVENUE



IMPERIAL AVENUE

A Testament to *Sumptuous Luxury.*



Imperial Avenue is a luxurious residential development with a quintessentially aristocratic atmosphere. Its fine craftsmanship and immaculately composed interiors manifest sheer opulence and create a sense of timeless sophistication.

95,600 sq.ft.

Total Area

15th Jul. 2024

Estimated Completion

Freehold

Type of Ownership

Downtown Dubai

Location

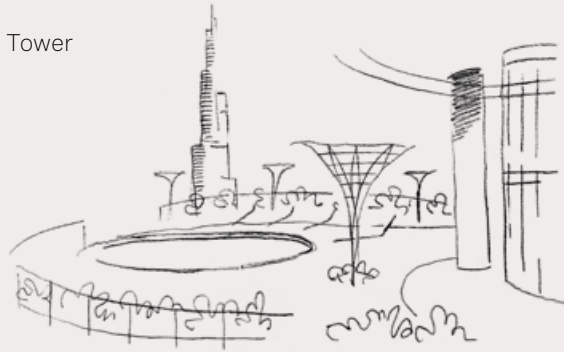
AED 19.5 per sq. ft.

Estimated Service Charge



The Tower

45-Storey Luxury Residential Tower



40

Residential Levels

5

Podium Levels

10,000 sq. ft.

Lobby - the largest in the GCC

13

High-Speed and Soundless Elevators

Retail

Ground-Level Retail

424

Total Luxurious Residential Units



Contemporary Architecture



Sumptuous Interiors

AWARDS

Best Sustainable Residential Development *in Dubai*

2020-2021 African and Arabian Property Awards



Best *Luxury* High Rise Living

Luxury Lifestyle Awards 2021



Residences

Exemplifying *a Timeless Quality.*

The impeccably-crafted residences beautifully juxtapose against the stunning Downtown Backdrop. They beckon the chic urbanists with their elevated allure, careful orientation and expansive living spaces.

1, 2, 3 & 4

Bedroom luxurious residences

3 & 4

Bedroom luxurious podium villas with private pools

4 & 5 bedroom

Penthouses



Residential Types

Luxurious Residential Unit Type	Area (sq. ft.)
1 Bedroom	863 - 1153
2 Bedroom	1278 - 1834
3 Bedroom	1808 - 2214
4 Bedroom	3066 - 3263

Luxurious Penthouses	Area (sq. ft.)
4 Bedroom Penthouse	5151 - 5659
5 Bedroom Penthouse	5527 - 5938

Podium Villas	Area (sq. ft.)
3 Bedroom Podium Villas	3719
4 Bedroom Podium Villas	4244
5 Bedroom Podium Villas	5936







Residential Features

An Undeniable Sense of Grandeur.

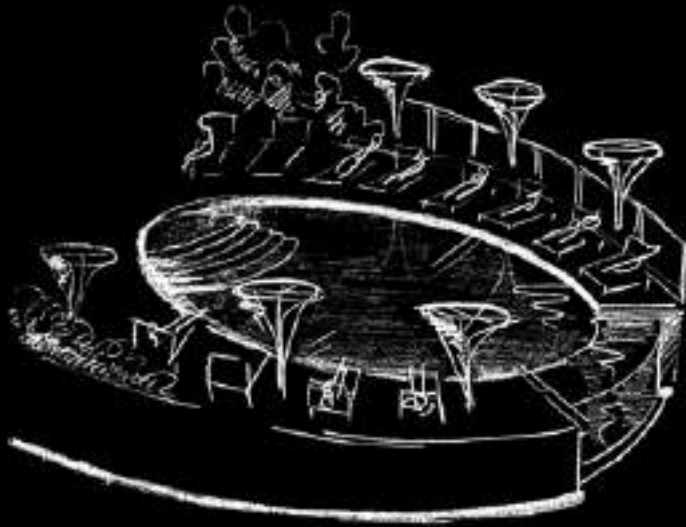
The remarkable mix of 1, 2, 3 & 4 bedroom residences, 3, 4 & 5 bedroom podium villas and 4 and 5 bedroom penthouses are a testament to contemporary design. All these residences are carefully tailored to optimise natural light and the sweeping vistas of the Dubai skyline.

Areas	Premium Luxury Apartments (26th to 45 floors)	Luxury Apartments 6th to 25th floor
<ul style="list-style-type: none"> • Entrance, Living & Dining • Master Bedrooms • Deck • Kitchen • Wardrobes • Sanitary Wares, Fixtures & Fittings 	<ul style="list-style-type: none"> • Premium Marble Flooring • Wooden Flooring • Engineered Wood • Modular Kitchen with Appliances & Water Purifier • Wood Veneer Finish • Kohler or Premium Italian Equivalent 	<ul style="list-style-type: none"> • Vitrified / Porcelain Flooring • Laminated Wooden Flooring • Engineered Wood • Modular Kitchen with Appliances & Water Purifier • Laminated Wood Finish • Kohler or Premium Italian Equivalent

Slab to Slab Height: Apartments - 3.6 meters | Penthouses - 4 meters

Amenities

More Life, Fewer Limits.



The amenities at Imperial Avenue represent the pinnacle of luxury living and are meticulously crafted to stand the test of time. One can experience a feeling of discerning luxury from the outset.

Sky Lounge, 26th Floor



Infinity Pool



Gymnasium



Steam Room



Squash Court



Mini Theatre



Games Room



Multi-purpose Hall

Euphoria Retreat, 9th Floor



Family
Infinity Pool



Dedicated
Kids' Pool



Kids' Play Area
(Indoor & Outdoor
Sculptures)

Serene Crest, 6th Level Podium



Grand Landscaped
Podium



Lily Pond



Kid's Play
Arena (Outdoor)



Yoga Event/
Lawn Area



Seating Areas



Sustainability

A Classical Blend of Sustainability and Elegance.

Designed for those with a penchant for the finer things in life, this eco-friendly development has the lowest maintenance cost in Downtown Dubai. A luxury never offered before.

Eco-sustainable Development

6D BIM
(Building Image Modeling)

Greywater Harvesting Unit

Water Purifiers

LPG Connection

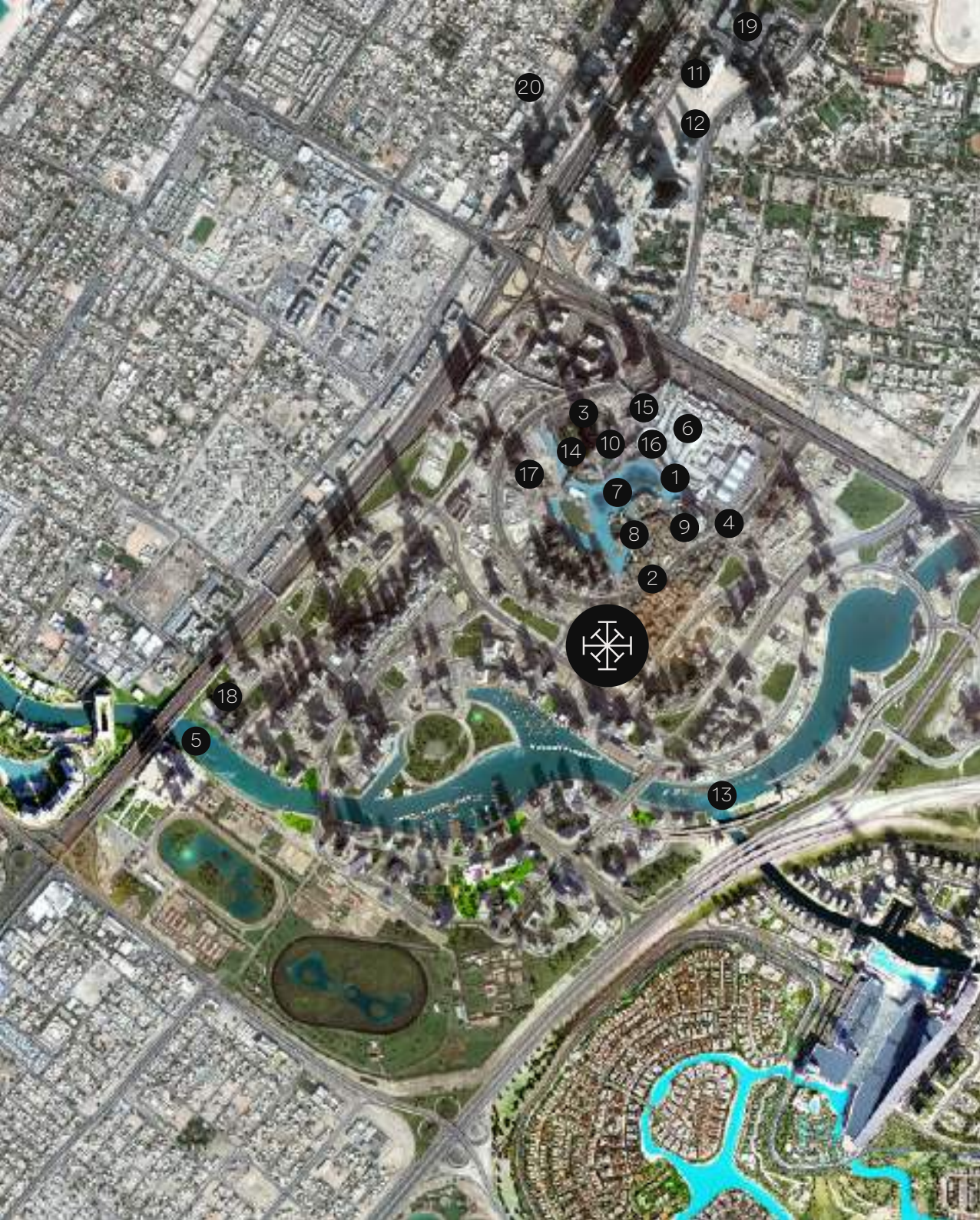
Central Solar Panels (hot water heating)

Acoustic Features

Unitised Curtain Wall System

Electric Car Charging Bays





Neighbourhood

A Sophisticated Cosmopolitan Haven.

As Dubai's most cherished vicinity, Downtown Dubai is a fitting neighbour where luxury meets charismatic charm.

Lifestyle & Leisure:

- 1. Dubai Mall
- 2. Burj Plaza
- 3. Armani Prive
- 4. Sheikh Mohammed bin Rashid Boulevard
- 5. Dubai Water Canal
- 6. Dubai Aquarium & Underwater Zoo
- 7. Dubai Fountain

Hospitality:

- 8. Palace Downtown
- 9. Address Downtown
- 10. Armani Hotel Dubai
- 11. Ritz Carlton DIFC

Business:

- 12. Dubai International Financial Center
- 13. Business Bay

Art Galleries:

- 14. Majestic Arts
- 15. MB&F M.A.D. Gallery

Hospitals:

- 16. Mediclinic

Art and Cultural Precincts:

- 17. Dubai Opera
- 18. La Perle by Dragone
- 19. Museum of the Future

Educational Institutions:

- 20. Gems Wellington Primary School

Connectivity

Here to Exceed Expectations.

The neighbourhood effortlessly embraces urban conveniences and modern connectivity and offers a refreshingly urban lifestyle only for the privileged few.

Accessible via Al Khail Road and Sheikh Zayed Road

5 min.

Burj Khalifa & The Dubai Mall

5 min.

Downtown Dubai

15 min.

Dubai International Airport

40 min.

Dubai World Central



Payment Plan

FOR ALL UNITS

10%

ON
BOOKING



10%

WITHIN
2 MONTHS
FROM
BOOKING



30%

ON
COMPLETION



50%

POST
COMPLETION
OVER 1 YEAR

Team

Crafted by Globally *Accomplished Artisans.*



Architect: Arch Group

Past Projects: J. W. Marquis | Grosvenor House | Westin Dubai

Landscape Consultant: Cracknel

Past Projects: Business Bay Canal | Downtown | La Mer | Bulgari Resort

Facade Consultant: Koltay

Past Projects: Burj Khalifa | Museum of the Future | Opus | Address Sky Views

Contractors: Shapoorji Pallonji Middle East

Past Projects: Palace of The Sultan Of Oman | Mudon Villas

Escrow Account Details:

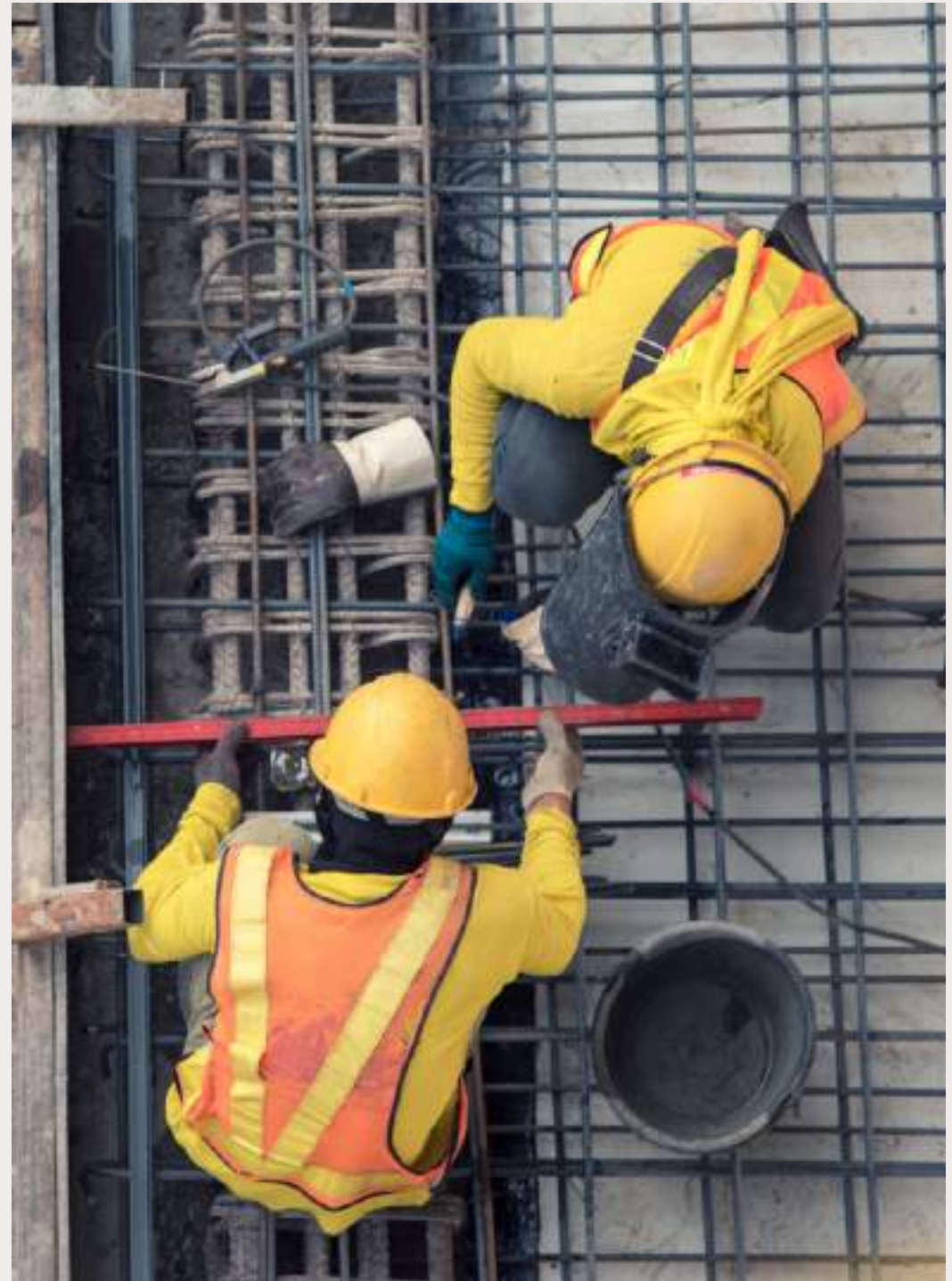
Company Name: Imperial Avenue Holding Ltd.

Address: Unit 2003, Level 20, Emirates Financial Towers, DIFC, Dubai, UAE

Account Number: 023-372097-001

Swift Code: BBMEA2AD

IBAN: AE770200000023372097001





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DOWNTOWN DUBAI

Developer ID: 1150/2016
RERA Project No: 1811

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