

◆ BURJ ROYALE ◆

EMAAR



A dark, moody photograph of a desk with a notebook, pencil, glasses, and other tools. The scene is dimly lit, with a warm, brownish tone. In the center, an open notebook with blank pages lies flat. A pencil rests on the right page. To the right of the notebook, a pair of black-rimmed glasses is visible. Above the notebook, a magnifying glass and a small, dark object are partially visible. The background is a textured, dark surface, possibly a wooden desk. The overall atmosphere is one of quiet contemplation and focus.

Unique Selling Proposition

LAST OPPORTUNITY

SPECTACULAR VIEWS



LOCATION & PROXIMITY



DUBAI OPERA

BURJ KHALIFA

DUBAI MALL

DUBAI FOUNTAIN

BURJ
PARK

ADDRESS
DOWNTOWN

THE PALACE
HOTEL

OLD TOWN

♦ BURJ ROYALE ♦

MANZIL
HOTEL

MBR BOULEVARD

VIDA
HOTEL

BURJ VIEWS

BUSINESS BAY
PROMENADE



BURJ ROYALE

BURJ KHALIFA



DUBAI OPERA



DUBAI FOUNTAIN



DUBAI MALL



A pair of vintage-style binoculars with dark barrels and silver-colored metal rings around the objective lenses. They are lying horizontally on a dark, polished wooden surface. The background is a blurred interior space with a wooden railing and a white wall. The text "THE VIEWS" is centered over the binoculars in a white, serif, all-caps font.

THE VIEWS



FOUNTAIN VIEWS



OLD
TOWN



BURJ ROYALE

MBR
BOULEVARD



BURJ ROYALE

MBR
BOULEVARD



BURJ
VIEWS

BURJ ROYALE



BURJ
VIEWS



AMENITIES





OBSERVATORY
DECK
53RD FLOOR



PLAY
AREA







MULTI
PURPOSE
ROOM

INTERIORS





BEDROOM



LIVING



KITCHEN



BATH

BURJ
VIEWS

LIVING



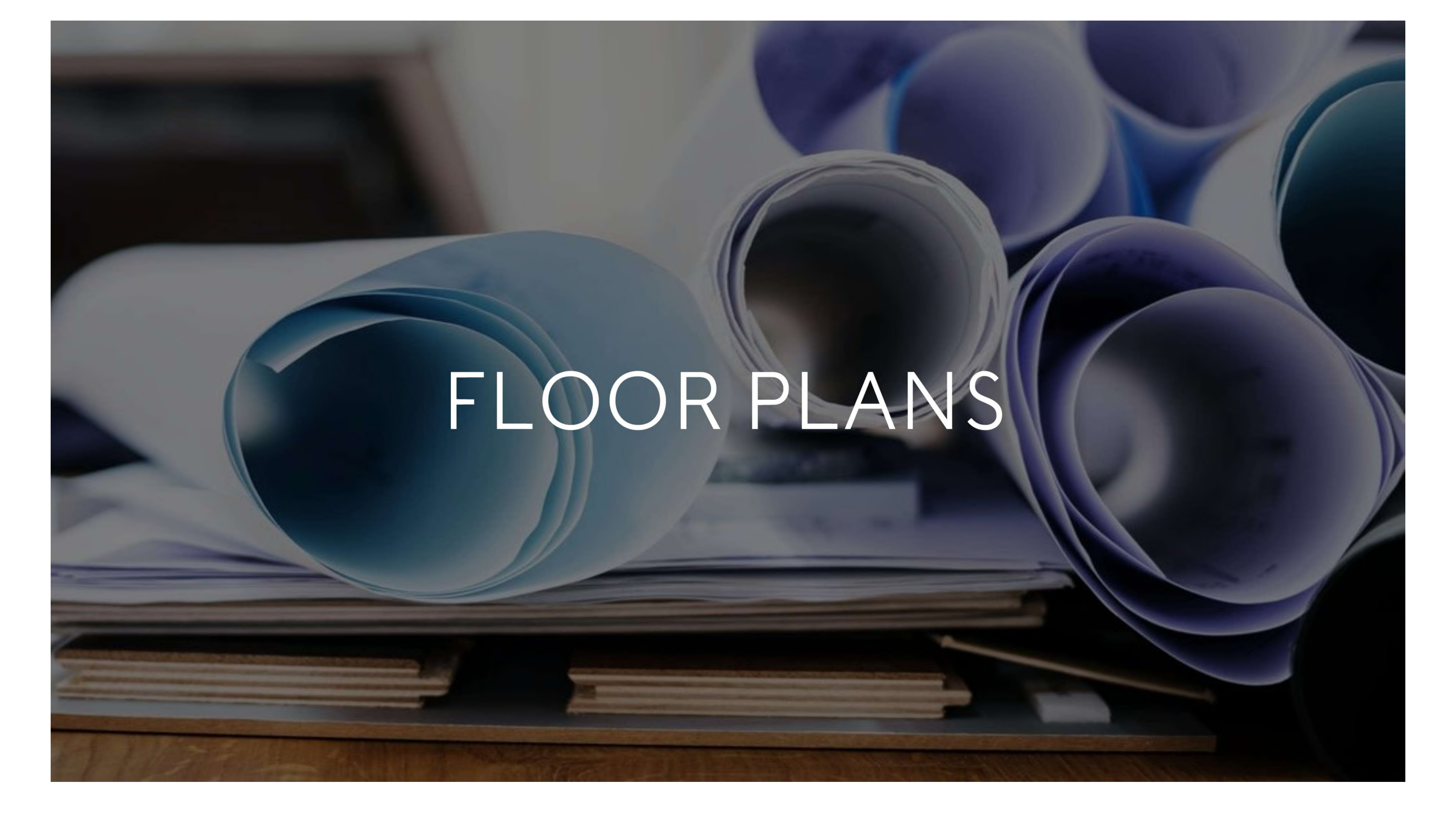


TOWER CONFIGURATION

58 STOREY TOWER
(G+4P+53)

AMENITIES ON LEVEL ONE

OBSERVATION DECK
ON 53RD FLOOR

A photograph of several rolled-up blueprints or architectural plans, stacked on a wooden surface. The blueprints are unrolled at the ends, showing a light blue color. The text 'FLOOR PLANS' is overlaid in white, centered on the image.

FLOOR PLANS

UNIT TYPES

ONE BED | TWO BED | THREE BED

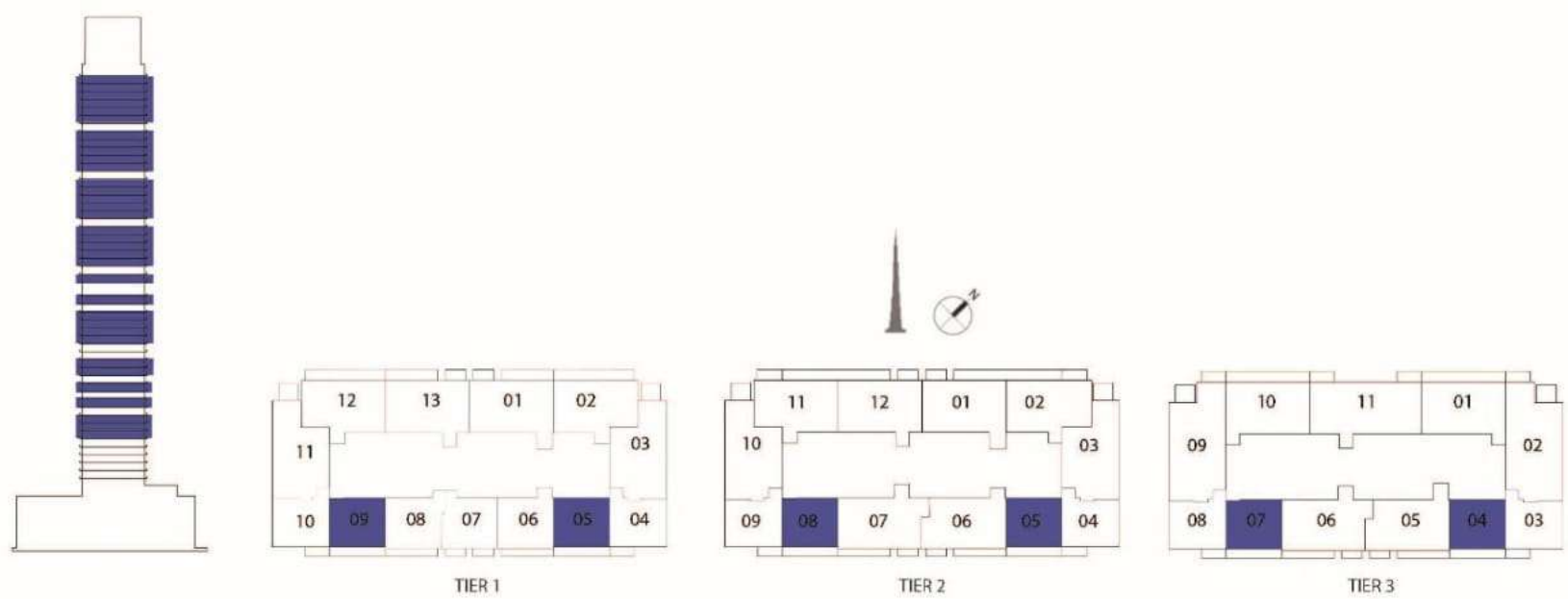
TYPICAL UNIT PLANS

BURJ ROYALE

1 BEDROOM

UNIT TYPE B3 WITH BALCONY

UNIT NUMBER	UNIT LOCATION	SUITE AREA	BALCONY AREA	UNIT AREA
TIER 1 - 05 & 09	07,09,10,12,13	50.49 SQ.M 543.47 SQ.FT	3.55 SQ.M 38.21 SQ.FT	54.04 SQ.M 581.68 SQ.FT
TIER 2 - 05 & 08	15-17, 19-22, 24 26 & 28-32	51.25 SQ.M 551.65 SQ.FT	3.55 SQ.M 38.21 SQ.FT	54.80 SQ.M 589.86 SQ.FT
TIER 3 - 04 & 07	34-38, 40-44 46 & 51	51.50 SQ.M 554.34 SQ.FT	3.55 SQ.M 38.21 SQ.FT	55.05 SQ.M 592.55 SQ.FT



FLOORPLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

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ONE BEDROOM TYPE B3-BALCONY

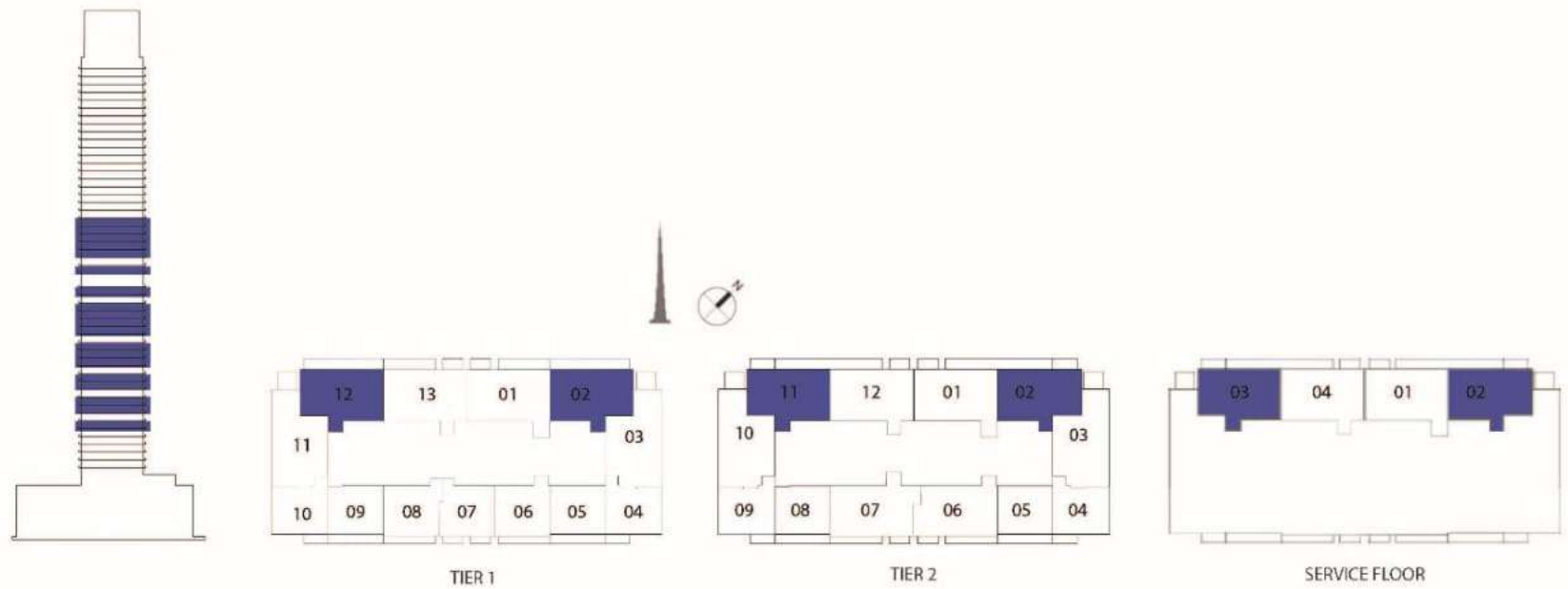
TYPICAL UNIT PLANS

BURJ ROYALE

2 BEDROOM

UNIT TYPE F WITH BALCONY

UNIT NUMBER	UNIT LOCATION	SUITE AREA	BALCONY AREA	UNIT AREA
TIER 1 - 02,12	07,09,10,12,13	82.03 SQ.M 882.96 SQ.FT	4.11 SQ.M 44.24 SQ.FT	86.14 SQ.M 927.20 SQ.FT
TIER 2 - 02,11	15-17, 19-22, 24, 26 & 28-32	82.64 SQ.M 889.53 SQ.FT	4.11 SQ.M 44.24 SQ.FT	86.75 SQ.M 933.77 SQ.FT
SERVICE FLOOR - 02,03	25	82.64 SQ.M 889.53 SQ.FT	4.11 SQ.M 44.24 SQ.FT	86.75 SQ.M 933.77 SQ.FT



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TWO BEDROOM TYPE F-BALCONY

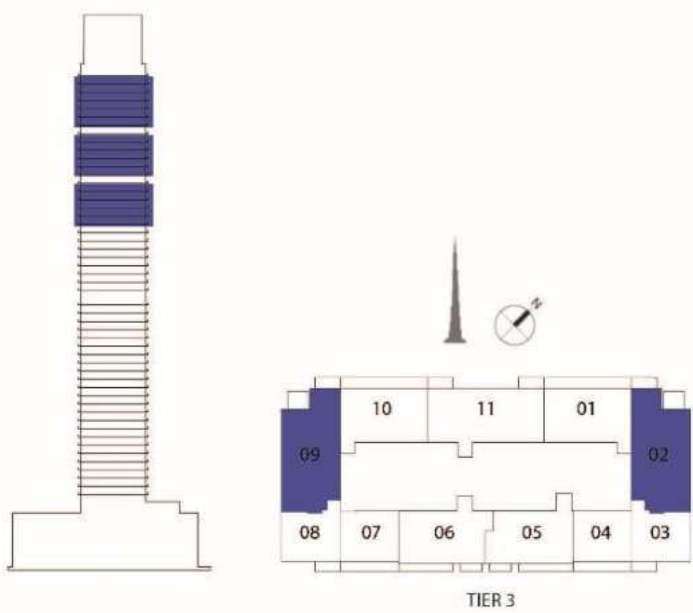
TYPICAL UNIT PLANS

BURJ ROYALE

3 BEDROOM

UNIT TYPE A WITH BALCONY

UNIT NUMBER	UNIT LOCATION	SUITE AREA	BALCONY AREA	UNIT AREA
TIER 3 - 02 & 09	34-38, 40-44 & 46-51	115.02 SQ.M 1,238.06 SQ.FT	6.86 SQ.M 73.84 SQ.FT	121.88 SQ.M 1,311.90 SQ.FT



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THREE BEDROOM TYPE A BALCONY



LAUNCH OFFER

5th-15th Nov'18

PAYMENT PLAN

5%

DOWN
PAYMENT

45%

DURING
CONSTRUCTION

50%

ON COMPLETION

CONSTRUCTION COMPLETION OCT-2022

LAUNCH OFFER 5th-15th Nov'18

CUSTOMER OFFER

2% DLD WAIVER

LAUNCH OFFER 5th-15th Nov'18

DISCLAIMER

THIS PRESENTATION IS FOR REFERENCE PURPOSES ONLY

THIS PRESENTATION CANNOT BE SHARED WITH CUSTOMERS

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