DWTN
RESIDENCES

ديار
DEYAAR

ABOVE ALL ELSE

BEYOND FLOORS.

BEYOND WALLS.

BEYOND EXPECTATIONS.

DWTN
RESIDENCES

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UPSTAGING
THE SKYLINE

01.

A DEFINITIVE
DUBAI SKYSCRAPER.

DWTN RESIDENCES





MORE THAN A BUILDING.
A LEGACY IN THE MAKING.

DWTN Residences rises to be among the top 10 tallest residential projects in Dubai.

Strategically positioned within the golden triangle of Sheikh Zayed Road, Downtown Dubai, and Business Bay. This architectural marvel offers breathtaking views of Downtown Dubai and the iconic Burj Khalifa, complemented by stunning vistas of the Arabian Gulf and the renowned Sheikh Zayed Road.



110
Spectacular Floors

445 METER
High-Rise Tower

432
Exclusive Residences

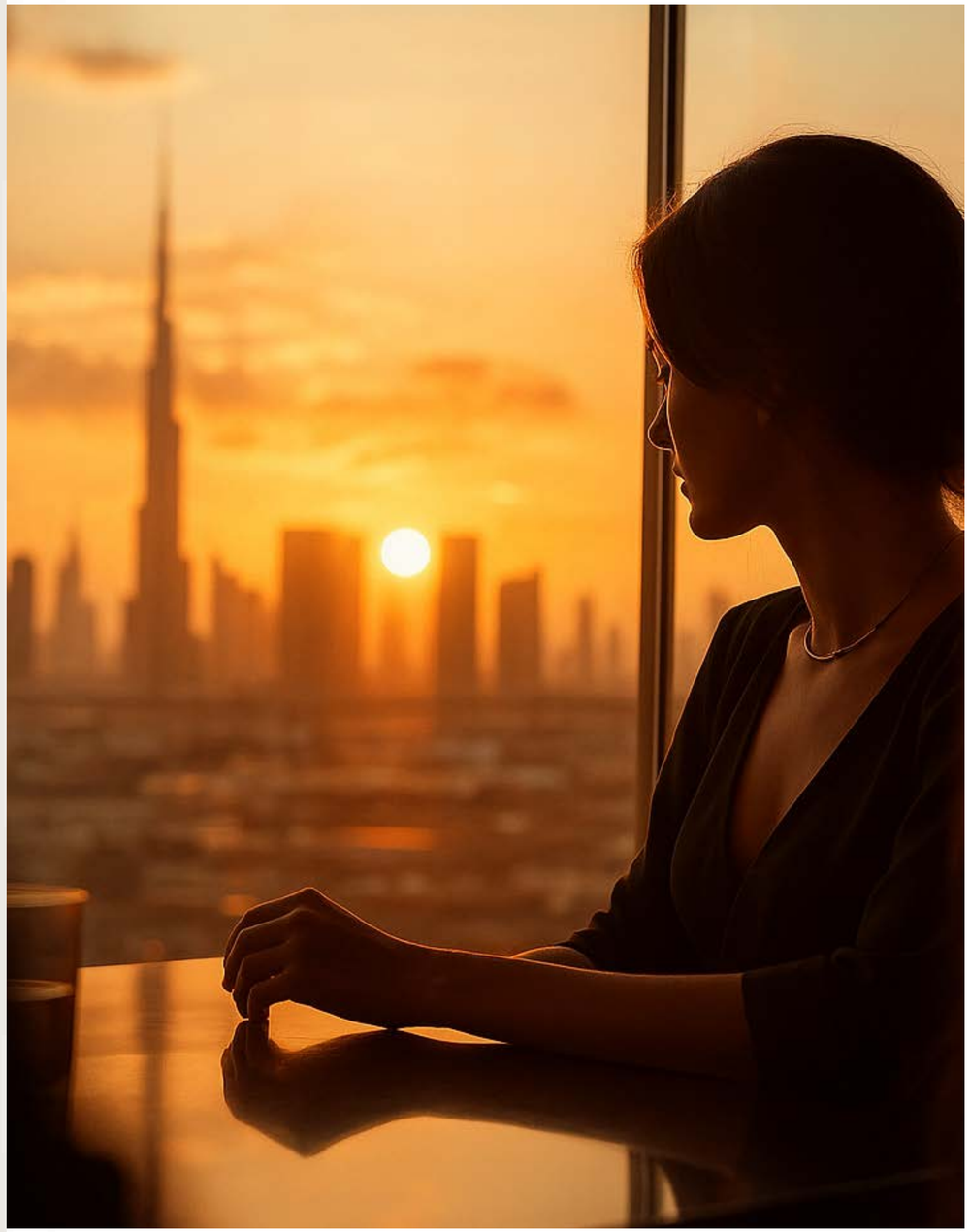
76
Duplexes

13
Penthouses

1
Royal Palace

75,000+ SQ. FT.
Meticulously Curated Amenities

The development epitomises elegance and glamour, delivering an unparalleled lifestyle through the finest experiences that redefine luxury vertical living.





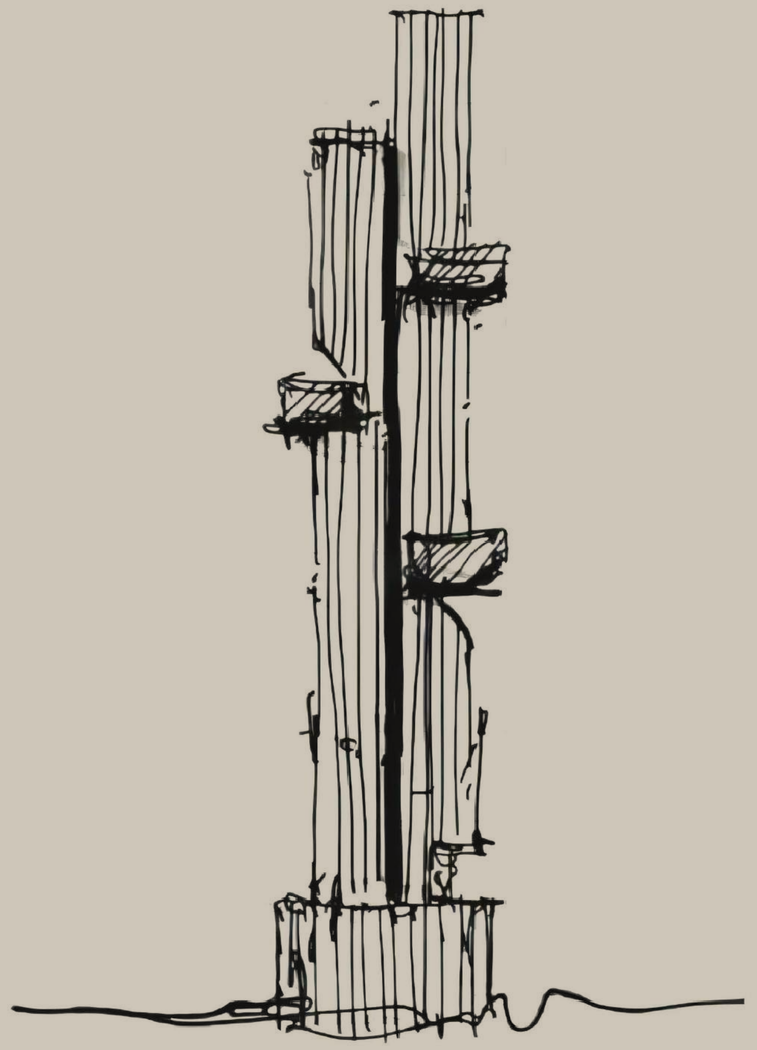
02.

A DISTINGUISHED
ARCHITECTURAL
PEDIGREE

DESIGN PHILOSOPHY

A VISUAL SIGNATURE THAT WILL DEFINE DUBAI'S ARCHITECTURAL IDENTITY FOR GENERATIONS.

The building's assertive yet graceful profile embodies its dual nature—imposing in stature yet agile in execution. Every angle, every curve, every transition has been meticulously considered to create not just a building, but an enduring legacy.



A NOBLE ART.
A SINGULAR MASTERPIECE.



DWTN Residences stands as a testament to architectural audacity.

A sculptural presence that transforms Dubai's skyline with its commanding silhouette.

The dramatic central slit creates a pure expression of elegance, dividing the structure into a composition of perfect balance while light plays across its facade.





03.

THE ADVANTAGE OF
CENTRALITY WITH THE
PRIVILEGE OF SPACE.

ICONIC ADDRESS

WHERE DUBAI'S HEART BEATS STRONGEST.



Positioned at the epicentre of Dubai's most coveted district,

DWTN Residences enjoys unparalleled connectivity to the city's prestigious landmarks and vibrant attractions.

From this privileged address, residents are just minutes away from Sheikh Zayed Road, Business Bay Metro Station, the iconic Burj Khalifa, The Dubai Mall, and the beach, ensuring seamless accessibility to Dubai's most coveted destinations.

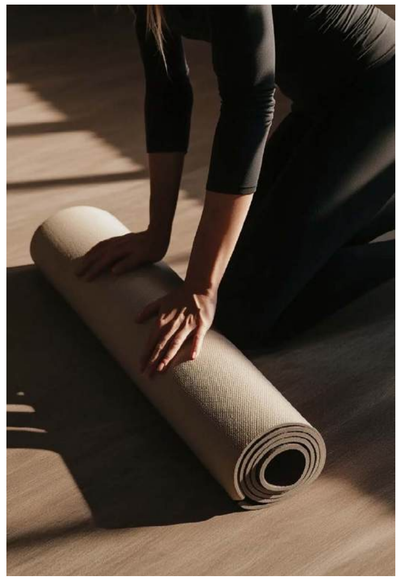




THIS STRATEGIC LOCATION POSITIONS YOU

ABOVE ALL ELSE

Offering commanding views that stretch from the gleaming waters of the Arabian Gulf to the iconic silhouette of the city's beating heart.





MINUTES FROM EVERYTHING.
MILES FROM ORDINARY.

The neighbourhood surrounding DWTN Residences represents Dubai's finest urban tapestry.

A sophisticated blend of cultural landmarks, retail destinations, curated dining, and business hubs. Just steps away, discover world-class restaurants helmed by celebrated chefs, boutique galleries showcasing contemporary art, and luxury retail venues offering the latest global collections.











Minutes from iconic Burj Khalifa and Dubai Mall, with swift access to Dubai International Airport, The Palm and Jumeirah via direct arterial roads.

This exceptional locale places you within the orbit of Dubai's most significant attractions while maintaining an exclusive sanctuary above the vibrant energy of the city.

01.	Sheikh Zayed Road	2 minutes
02.	Business Bay Metro Station	3 minutes
03.	Downtown / The Dubai Mall	5 minutes
04.	Marasi Business Bay	6 minutes
05.	DIFC	7 minutes
06.	Dubai Water Canal	7 minutes
07.	Safa Park	7 minutes
08.	Jumeirah Beach Coast	10 minutes
09.	Dubai International Airport	15 minutes

DOWNTOWN PROXIMITY. FLAWLESS PANORAMAS.

Connectivity at DWTN Residences elevates beyond accessibility

It represents a thoughtful integration into Dubai's sophisticated infrastructure. The development enjoys direct access to major arterial roads, allowing swift journeys to Dubai International Airport, The Palm and Jumeirah.

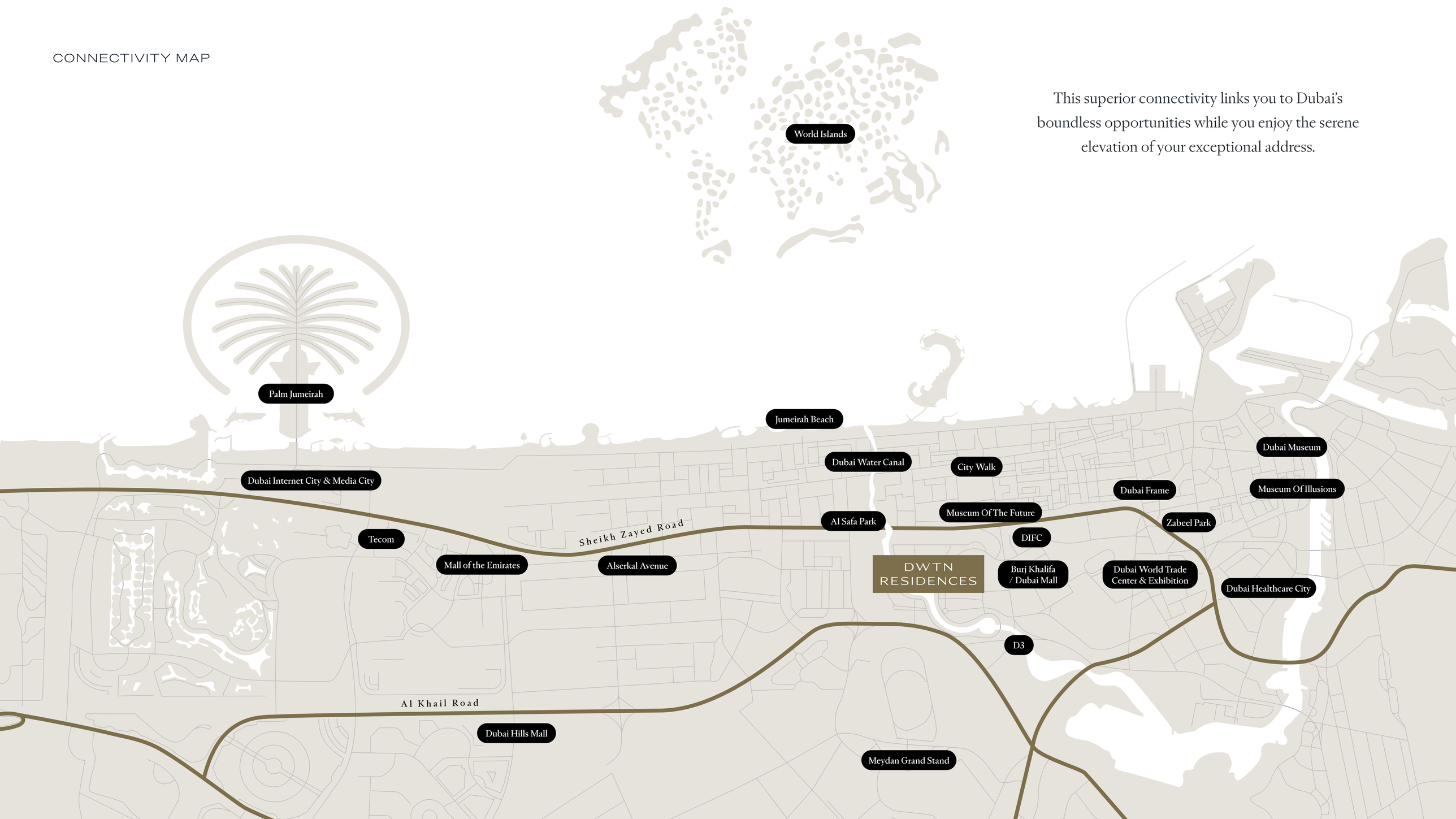


The nearby metro station provides seamless public transportation, while dedicated valet parking ensures effortless arrivals and departures.



CONNECTIVITY MAP

This superior connectivity links you to Dubai's boundless opportunities while you enjoy the serene elevation of your exceptional address.



AMENITIES —

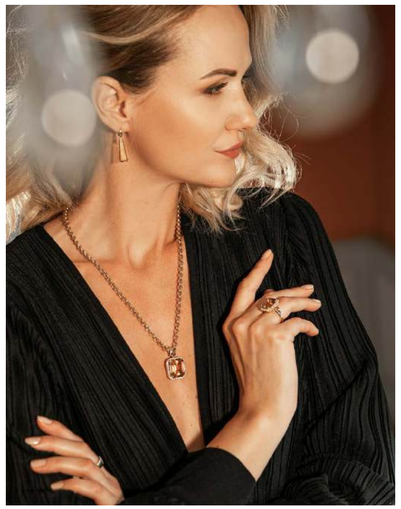
SIX VERTICAL ECOSYSTEMS

04.

LIFE UNLIMITED
IN ONE ADDRESS.

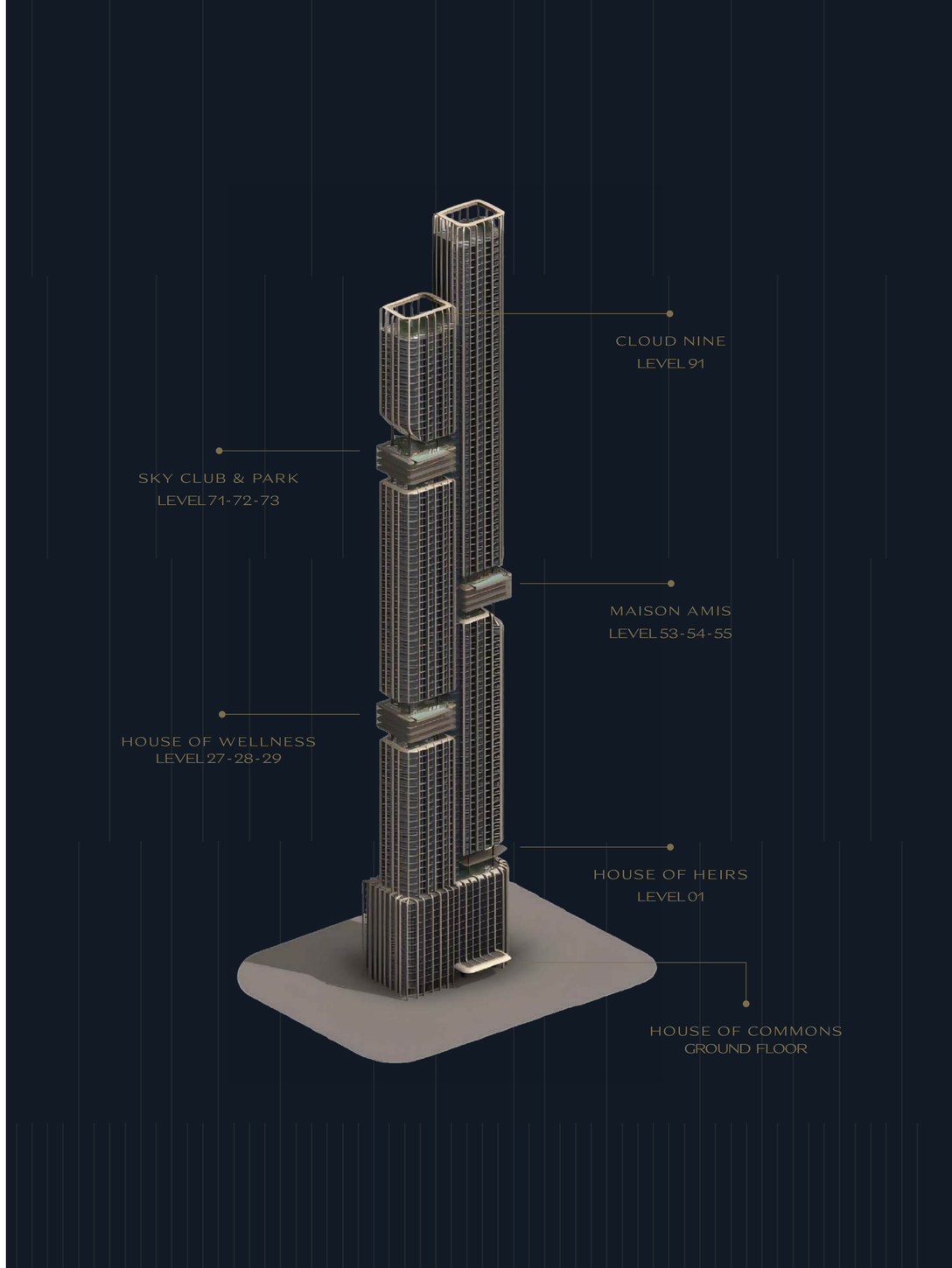
SIX VERTICAL WORLDS,
ONE EXTRAORDINARY LIFE.

DWTN Residences' revolutionary design reimagines vertical living through six meticulously crafted ecosystems, each occupying dedicated floors and offering experiences tailored to life's multifaceted rhythms.



With over 75,000 square feet of amenities distributed strategically throughout the tower, this groundbreaking approach to residential architecture transforms the conventional notion of a skyscraper into a self-sustained vertical community.

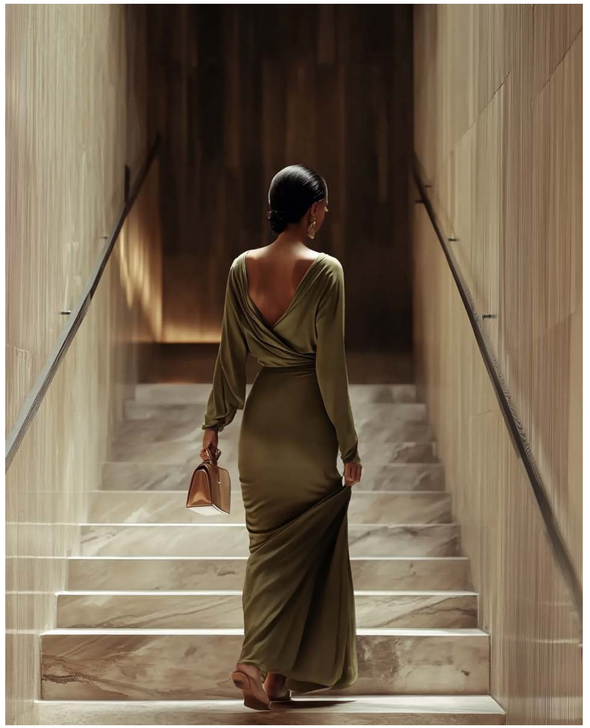
Each ecosystem represents not merely a collection of amenities, but a purposeful environment designed to anticipate and fulfil specific aspects of exceptional living, creating a harmonious progression from arrival to elevation, nurturing to wellness, social connection to business refinement, and ultimately, celebration.



HOUSE OF COMMONS

GROUND FLOOR

THE FOUNDATION OF EXTRAORDINARY LIVING.



The journey begins at the House of Commons, where the transition from the vibrant energy of Downtown Dubai to your exclusive sanctuary is marked by spaces of unmistakable grandeur and attentive service.









Porte Cochere
Grand Entrance

Valet Parking
Service

Concierge Service offering personalised attention and discreet assistance.

Double-Height Lobby with curated art collection.

Brasserie & Cafe for casual gatherings and refined refreshment.

Lobby lounge with plush seating and curated ambience for social gatherings.





House of Commons | Lobby / Reception

The double-height lobby with its cascading art installations sets the tone for the exceptional experiences that await throughout the tower.

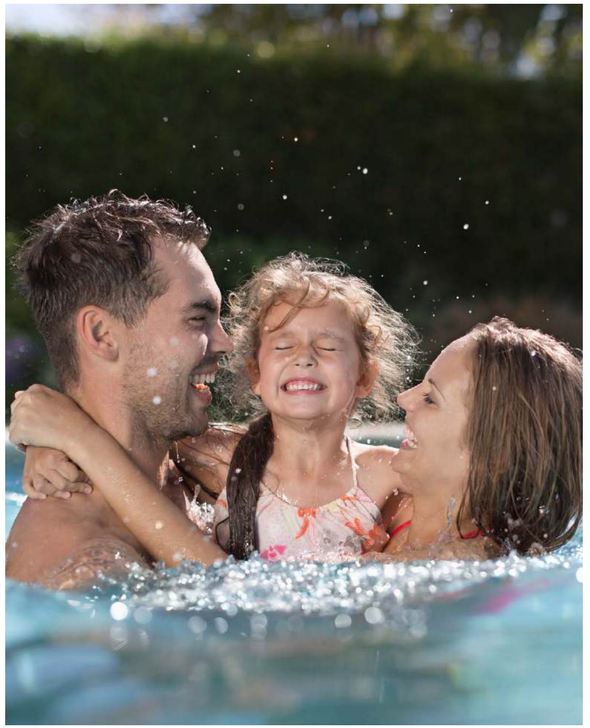


House of Commons | Grand Entrance

HOUSE OF HEIRS

LEVEL 01

NURTURING THE NEXT GENERATION.

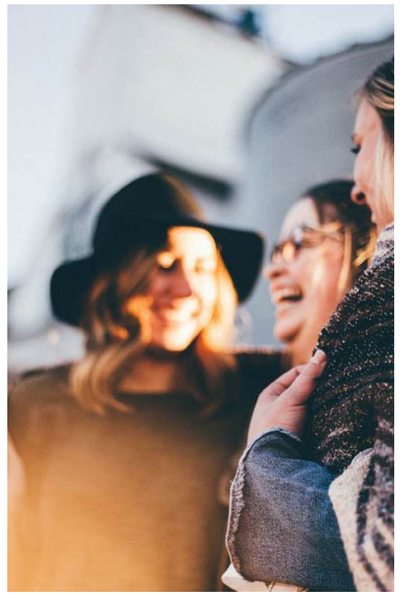


Rising to the House of Heirs reveals environments thoughtfully crafted for family togetherness, where children's development and multi-generational connections flourish amidst refined surroundings.









HOUSE OF HEIRS

Family & Kids Pool with semi-shaded design for comfortable swimming year-round.

Family Lounge with seamless indoor and outdoor spaces.

Indoor Kids Play area with Montessori Corner is designed for educational engagement.

Outdoor play area with slides, swings, and a sand pit.

Event Lawn for celebrations and recreational activities.

Winter Kitchen and BBQ Stations for seasonal outdoor dining.



House of Heirs | Multi Function Lounge

These floors transform conventional notions of family amenities, creating spaces where memories take root and legacy begins.



House of Heirs | Kids Club



House of Heirs | Kids Play Area

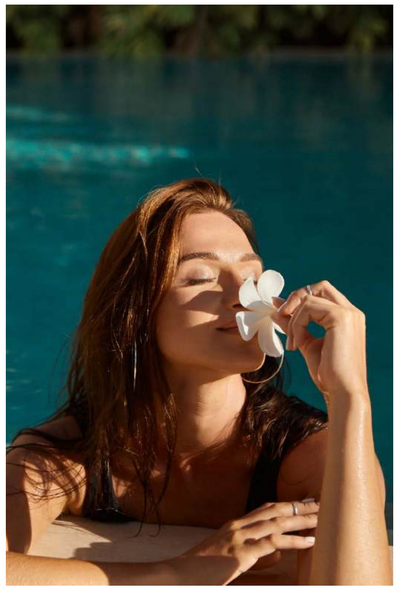
HOUSE OF WELLNESS

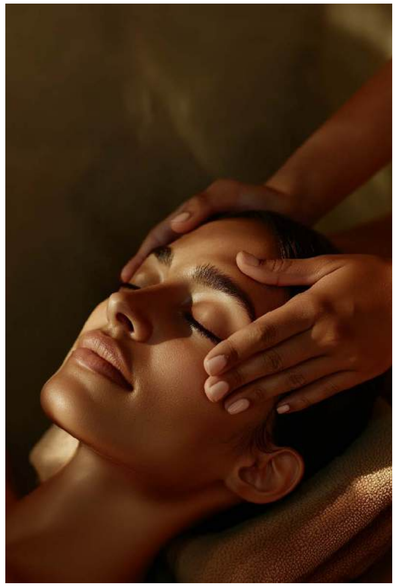
LEVELS 27 - 28 - 29

PRESERVATION IN PERPETUAL BALANCE.

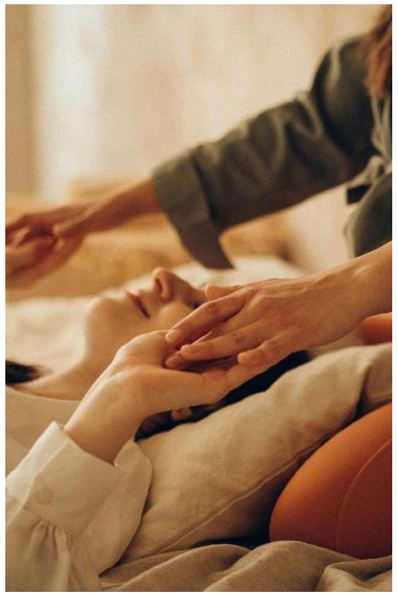


Dedicated to the preservation and enhancement of well-being, the House of Wellness represents a comprehensive approach to physical vitality and mental serenity.









HOUSE OF WELLNESS

Treatment Rooms for recovery and rejuvenation.

Yoga and Meditation studio

Steam and Sauna Rooms with Jacuzzi

Zen Pool and Garden for contemplative aquatic immersion.

Gym with personalised training options.





House of Wellness | Jacuzzi

These floors house a suite of facilities that transcend the conventional spa experience, offering therapeutic environments where science meets luxury.



House of Wellness | Meditation Lounge



House of Wellness | Fitness / Gym



House of Wellness | Fitness / Gym

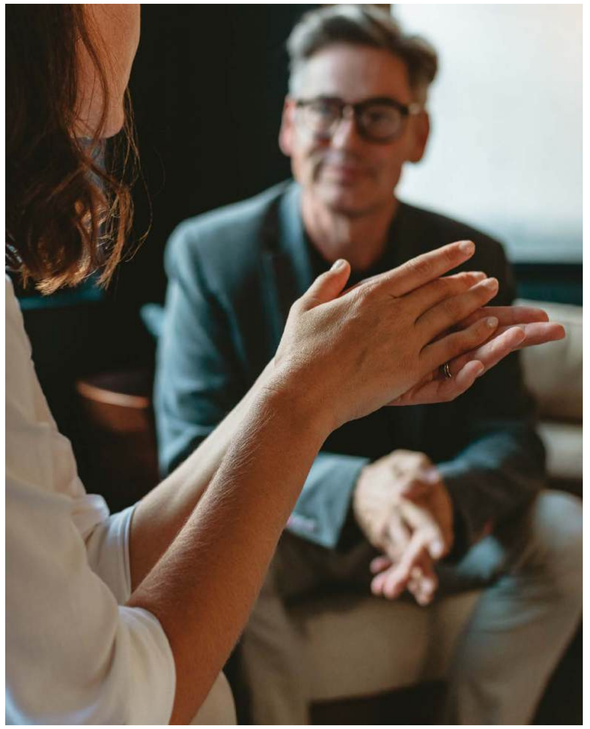


House of Wellness | Yoga Studio

MAISON AMIS

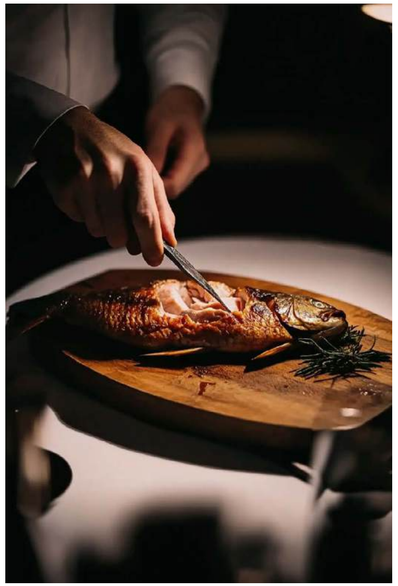
LEVELS 53 - 54 - 55

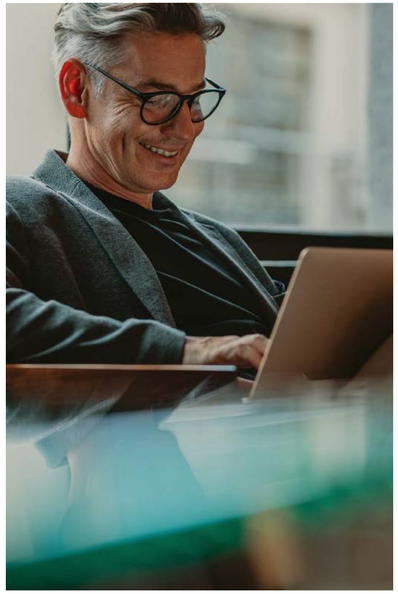
THE ART OF SOPHISTICATED CONNECTION.

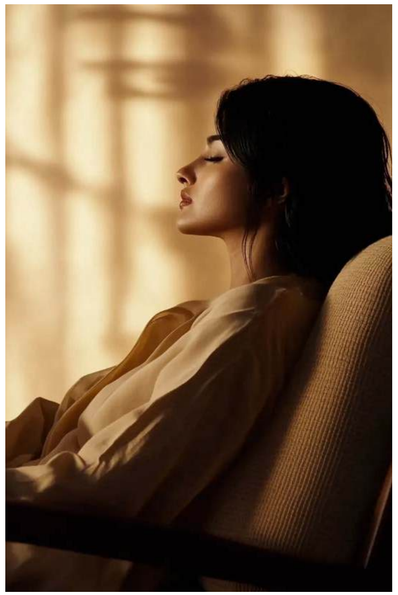


Maison Amis celebrates the essential human need for meaningful connection in environments of uncompromising sophistication.









Exclusive lounge
& Social Clubhouse with
communal seating.

Cigar Lounge

Golf Simulator for enthusiasts
and casual enjoyment.

Tea Patio & Garden with
panoramic views.

Chef's Kitchen & Private Dining
for curated culinary experiences.

Cinema Room featuring
premium audiovisual experience.





Maison Amis | Social Clubhouse

These floors are dedicated to interaction and entertainment, offering a variety of spaces where conversations flow as freely as the views that frame them. Here, hosting transcends hospitality to become an art form.



Maison Amis | Social Clubhouse



Maison Amis | Private Dining Area

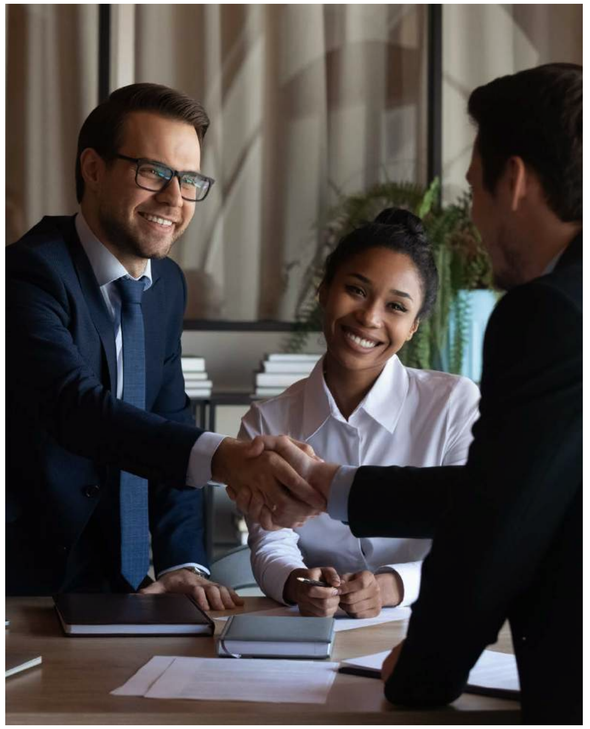


Maison Amis | Cinema Room

SKY CLUB & PARK

LEVELS 71 - 72 - 73

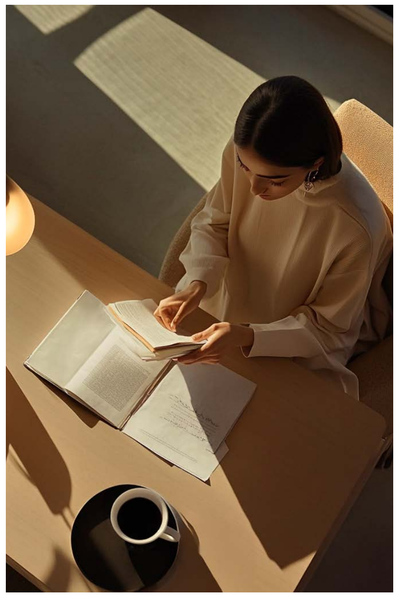
BUSINESS MEETS BRILLIANCE.



The Sky Club & Park represents the harmonious integration of professional environments with creative spaces, accommodating the dynamic nature of contemporary achievement.









SKY CLUB & PARK

Private Executive Offices for the ultimate comfort.

Business Centre with state-of-the-art technology.

Podcast Studio with professional acoustic treatment.

Conference Rooms featuring smart presentation technologies.

The Library and Book Club offer literary refuge and intellectual stimulation.





Sky Club & Park | The Networking Hub

These floors offer business facilities that transcend the conventional office, providing environments where innovation thrives against the backdrop of Dubai's spectacular skyline.



Sky Club & Park | The Networking Hub

CLOUD NINE

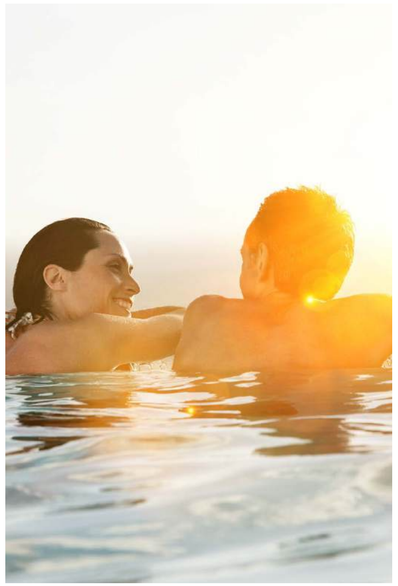
LEVEL 91

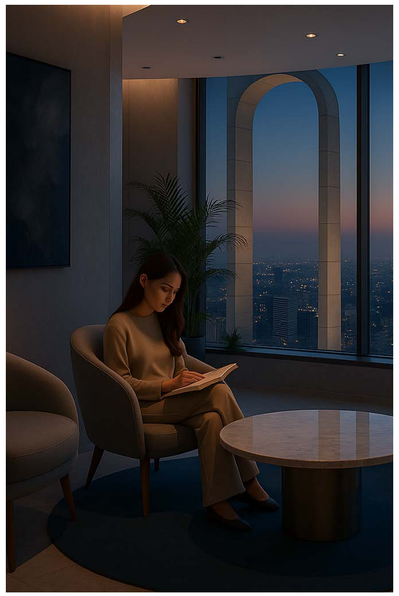
STRATOSPHERIC SOPHISTICATION.



At the tower's crown, Cloud Nine delivers the ultimate expression of celebration and achievement.









Infinity pool merges seamlessly with the sky.

Observatory deck offering unparalleled panoramic views.

Fine dining area with world-class culinary offerings





Cloud Nine | Observatory Lounge

These rarefied floors offer environments for life's most significant moments, framed by unobstructed 360-degree views that stretch from the Arabian Gulf to the Downtown Skyline.



Cloud Nine | Private Fine Dining Area

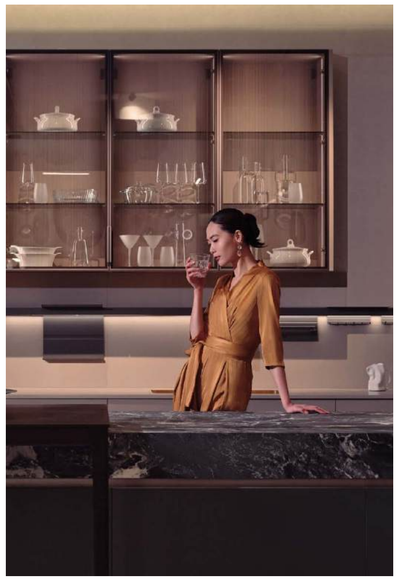


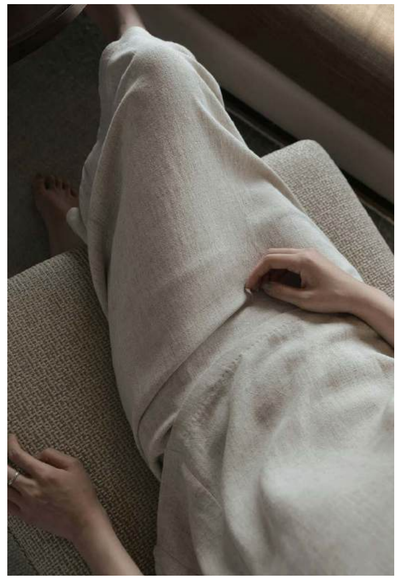
Cloud Nine | Swimming Pool & Observatory Deck

05.

RESIDENCES THAT RISE
ABOVE THE ORDINARY IN
EVERY DIMENSION.

RESIDENCES





GLAMOUR REDEFINED, ELEGANCE PRESERVED.

Step inside DWTN Residences and discover an enclave where interior design transcends decoration to become an immersive expression of sophisticated living.

Premium materials meet masterful execution throughout. Natural light interacts with carefully selected finishes—warm neutrals evoking Arabian landscapes, accents of azure reflecting the Gulf waters, and metallic touches echoing the city's modern sophistication.

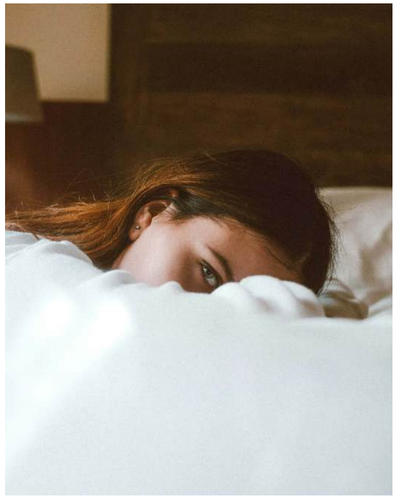
These environments don't merely impress; they embrace, creating spaces that feel simultaneously grand and intimate while maintaining an unwavering standard of refinement.



HOMES DEFINED BY VISION AND EXCLUSIVITY.

The residences represent the pinnacle of curated living

Spaces that transcend conventional notions of home to become personal sanctuaries of uncompromising luxury.



A limited collection of 432 exclusive residences and 90 signature residences caters exclusively to the discerning few. From thoughtfully designed 1-bedroom to dramatic 3-bedroom configurations, sophisticated duplexes, commanding penthouses, and a royal palace, each residence has been conceived with meticulous attention to spatial flow and the interplay of light.

DWTN RESIDENCES' HOLISTIC APPROACH TO URBAN WELL-BEING.

This soaring 445 meters vertical masterpiece features 110 floors, while premium luxury finishes and exquisite materials elevate every interior. State-of-the-art wellness facilities are integrated throughout the vertical communities.


THE ART OF
EXCEPTIONAL
ELEGANCE

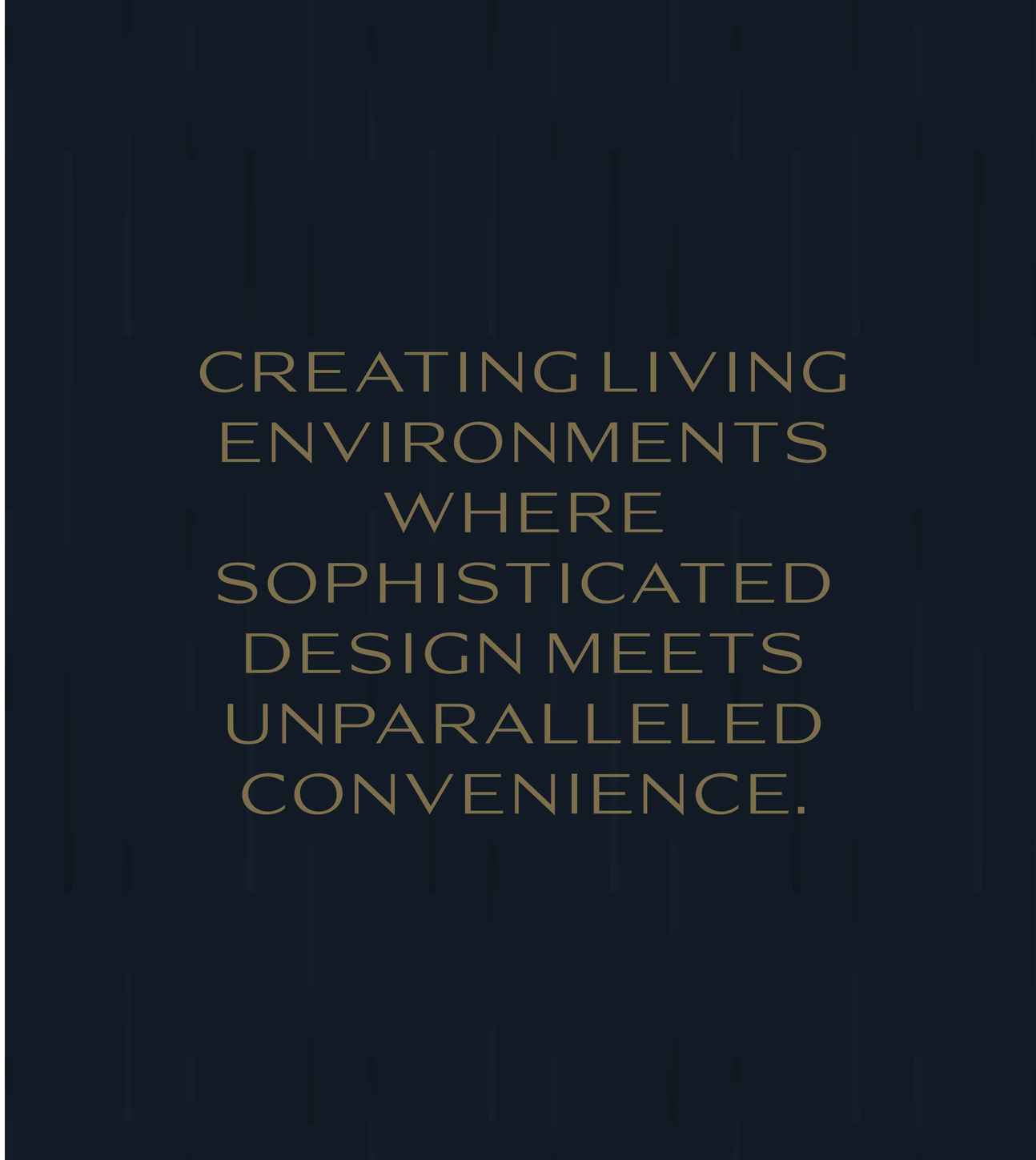
RESIDENCES THAT COMMAND ATTENTION.

THE EXCLUSIVE COLLECTION

Vertical Masterpieces.

Situated within the verdant second ecosystem, The Exclusive Collection represents an exclusive enclave of extraordinary residences. This exclusive collection offers 1 to 3 bedroom apartments that command panoramic views with flawless quality.

These distinctive homes merge expansive layouts with refined details.













A SOARING STATEMENT OF POSSIBILITY AND PRECISION.

THE SIGNATURE COLLECTION

Sculptural Brilliance Rising Above Convention.

These meticulously crafted residences ascend through DWTN Residences' unique ecosystems, each level offering progressively more breathtaking views and increasingly exclusive living experiences.

From thoughtfully designed apartments to grand sky residences, each home features premium finishes, intelligent layouts, and the signature sophistication that defines the DWTN Residences lifestyle.









06.

A LEGACY OF
VALUE, A FUTURE
OF VISION.

DEYAAR

23 YEARS OF SHAPING SKYLINES AND STANDARDS.

DEYAAR is a Dubai-based property developer established in 2002. Since inception, Deyaar has grown to become one of the region's largest developers, delivering landmark commercial towers, residential buildings, and hotels.

Recognized for its iconic developments across Dubai, Deyaar expanded its operations after its 2007 IPO into six business units offering a range of services, including property development, property management, and hospitality. With a strong land bank, a robust project portfolio, and a forward-looking vision, Deyaar is committed to shaping Dubai's urban landscape and delivering value to investors and customers alike.

DWTN
RESIDENCES

ديار
DEYAAR