

# BLVD CRESCENT

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D U B A I



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## LIVE. LIFE. EXTRAORDINARY.

Founded in 1997, Emaar Properties is one of the world's most renowned property and lifestyle developers. With innovation and vision that is second to none, it counts iconic architectural achievements and exemplary communities. These include Burj Khalifa, The Dubai Mall, Dubai Marina, Arabian Ranches and the upcoming Dubai Creek Harbour, to name only a few.



## AN URBAN MASTERPIECE

Downtown Dubai is to Dubai what Manhattan is to New York – the city’s most famous and prestigious district. This masterfully crafted destination is centred around world-famous assets like the iconic Burj Khalifa and The Dubai Fountain. Despite being the most visited area among residents and tourists alike, it boasts a healthy pedestrian lifestyle and a slew of lively avenues, cafés, restaurant and green spaces such as Burj Park.

**BURJ**

**KHALIFA**

The world's tallest building

**THE**

**DUBAI MALL**

The world's largest retail & entertainment destination

**THE DUBAI FOUNTAIN**

The world's largest choreographed fountain system

**BURJ KHALIFA LAKE**

30-acre man-made lake

**THE DUBAI OPERA**

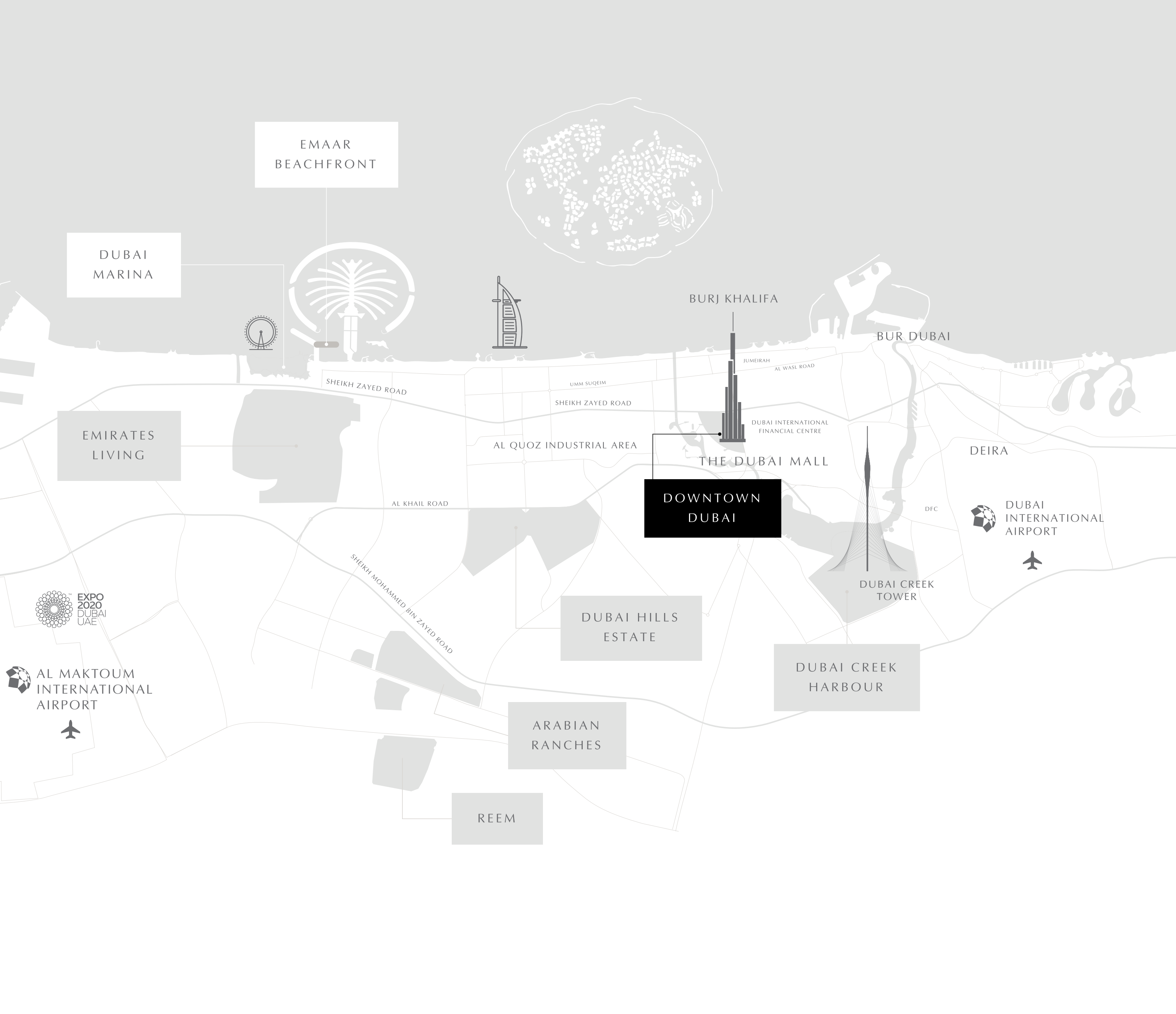
2000 seat multi-format venue

**SOUK AL BAHAR**

Luxury Arabian market

**10 MINUTES**  
to Dubai International Airport

**5 MINUTES**  
to Dubai International Financial Centre (DIFC)



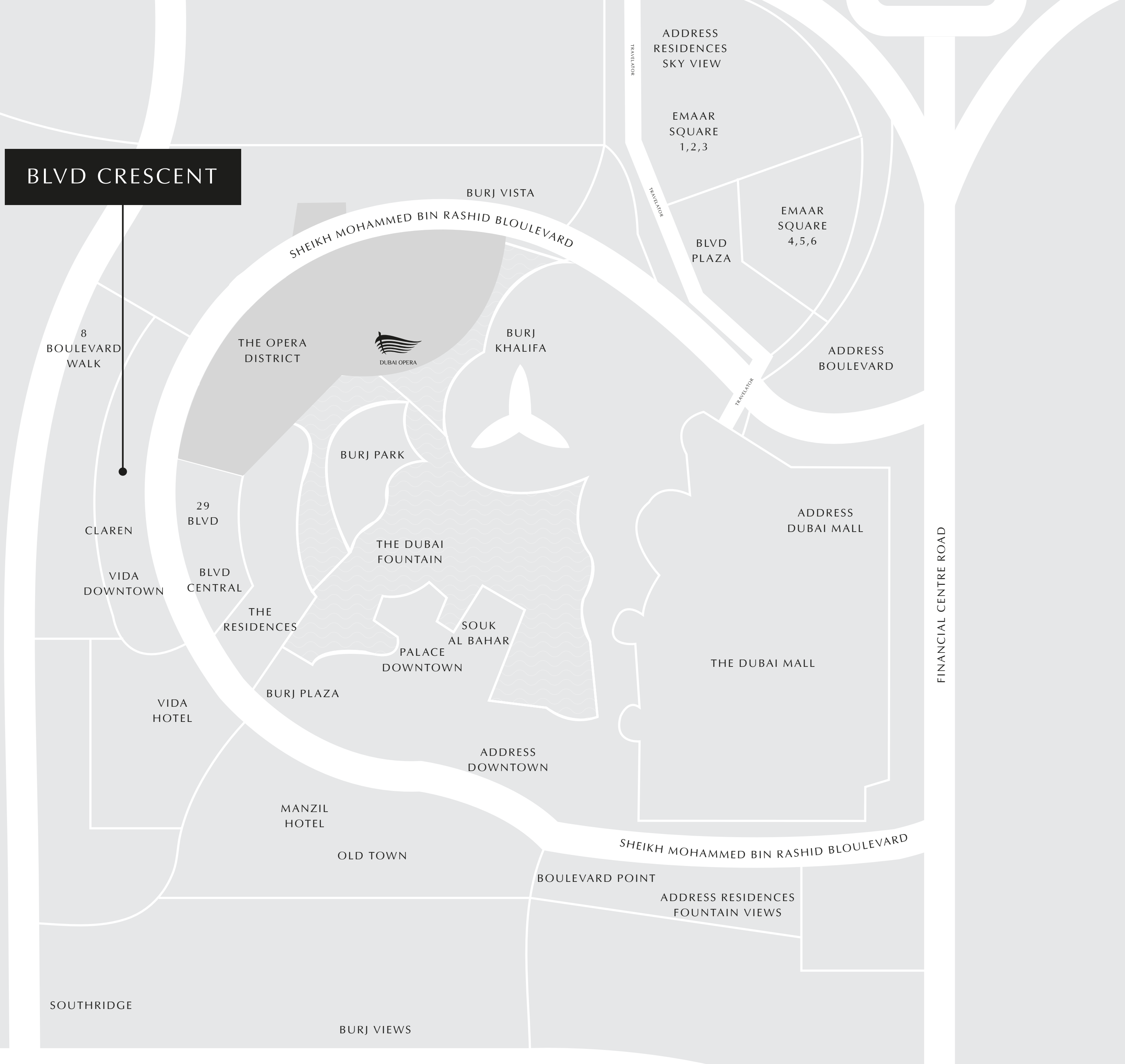




## HERALDING A NEW ERA OF LUXURY

BLVD Crescent's sleek modern appearance slowly emerges into view as you approach around the bend from either entrance onto Sheikh Mohammed bin Rashid Boulevard. Designed by Dubai based practice BSB, the shimmering twin-tower of 43 and 21 is luxury personified yet in a serene, family-friendly atmosphere. Burj Khalifa, Dubai Opera and the Arabian Gulf are just some of the Arabian Gulf are just some of the key landmark views that are afforded to the residents of BLVD Crescent. There is a limited number of one, two and three bedroom luxury apartments and lavish penthouses available.

# BLVD CRESCENT



## IN A PREMIER LOCATION

The new architectural icon of Downtown Dubai is located exactly halfway around the vibrant Sheikh Mohammed bin Rashid Boulevard. This vibrant 3.5km long lifestyle destination is lined with trendy cafés, high-end stores and year-round art installations for the whole family, courtesy of Art Emaar.

BLVD Crescent also capitalises on its central location by offering simple connections through to Fountain Lake, Burj Khalifa and The Dubai Mall to the front, and direct access to the Business Bay district at the rear. Access to Dubai Opera and Burj Khalifa are easily afforded, while The Dubai Mall is only a short walk away.







## TIMELESS AND CLASSIC DESIGN

At BLVD Crescent, live your life in the most contemporary surroundings, detailed to the highest quality and finished with an elegant yet modern material palette. During the day, the floor-to-ceiling windows allow the sunlight to permeate every corner of the room. At night, the area transforms into a glamorous living and entertaining space akin to upscale New York.

# SPECTACULAR UNINTERRUPTED VIEWS

All the apartments feature contemporary design and sleek surfaces, with materials carefully selected for a wide range of tastes. Depending on their position, the apartments boast views of Burj Khalifa as well as vistas of the colourful Sheikh Mohammed bin Rashid Boulevard. The spacious penthouses, each with their own private terraces and balconies, provide incomparable views over Downtown, Jumeirah and the Arabian Gulf.





## SUPREME FAMILY-FRIENDLY AMENITIES

Both towers are uniquely designed to face onto a shared landscaped podium level that boasts two swimming pools, a children's play area and shaded relaxation areas. Sports and wellness amenities include a state-of-the-art fitness centre. The ground level provides convenient restaurant & retail selections for the ultimate high-end luxury lifestyle.

# FLOOR PLANS

DOWNTOWN  
DUBAI

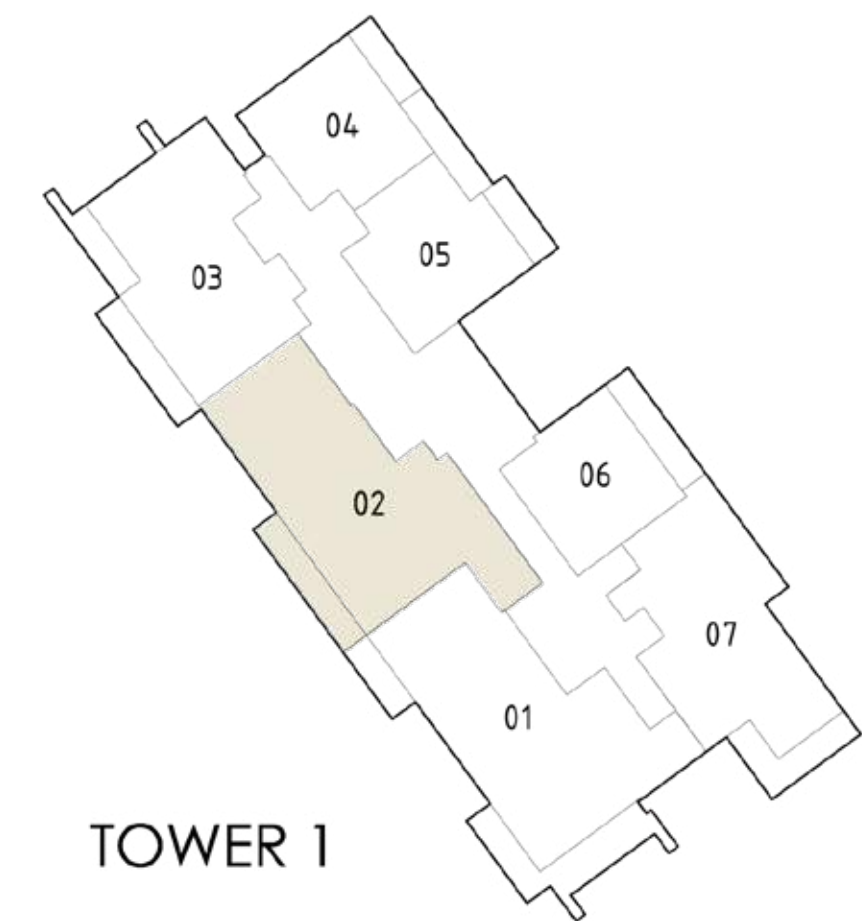
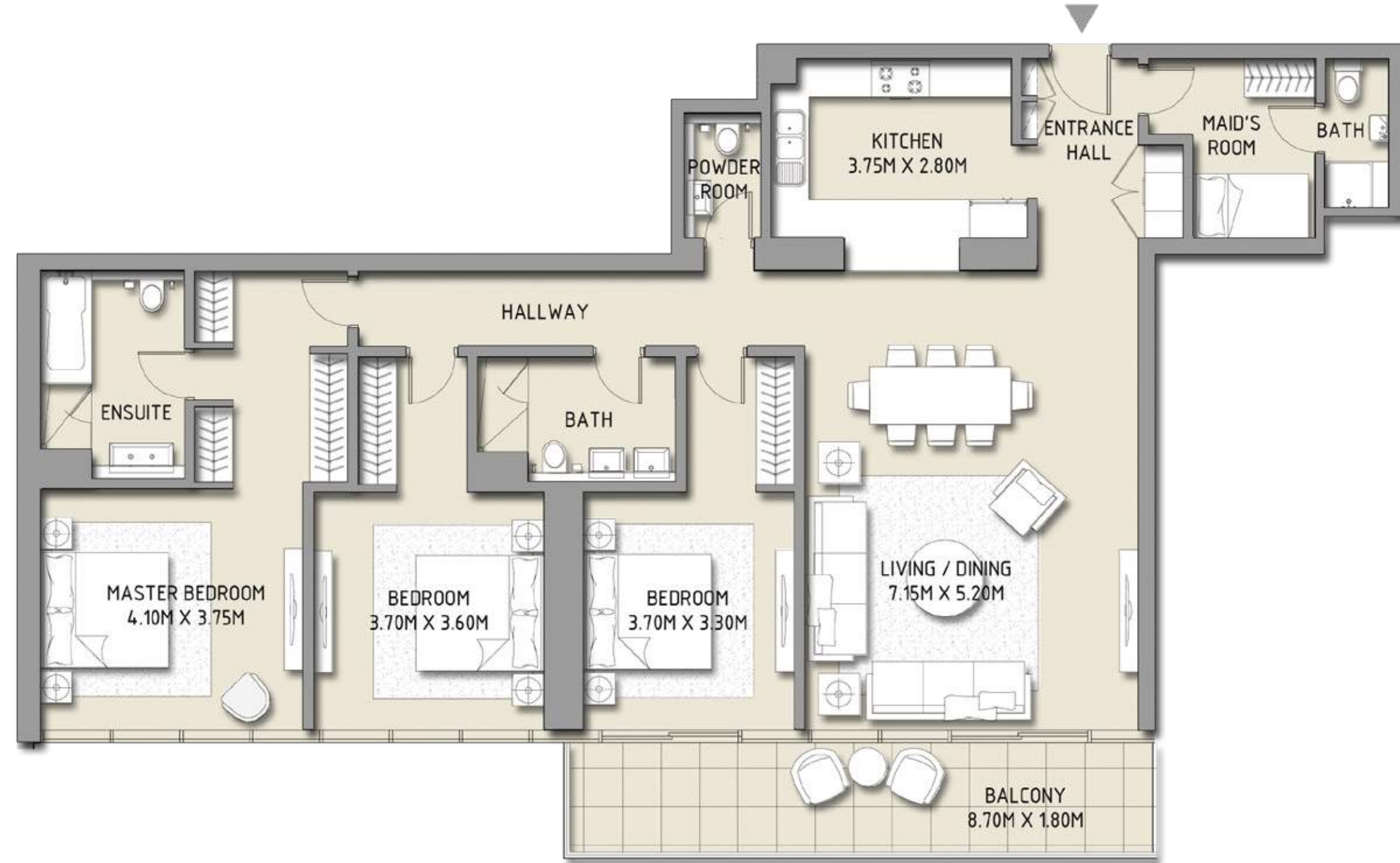
BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

3 BEDROOM

UNIT 2

SUITE AREA	1785.41 SQ.FT.	165.87 SQ.M.
BALCONY AREA	171.90 SQ.FT.	15.97 SQ.M.
TOTAL AREA	1957.31 SQ.FT.	181.84 SQ.M.



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DOWNTOWN  
DUBAI

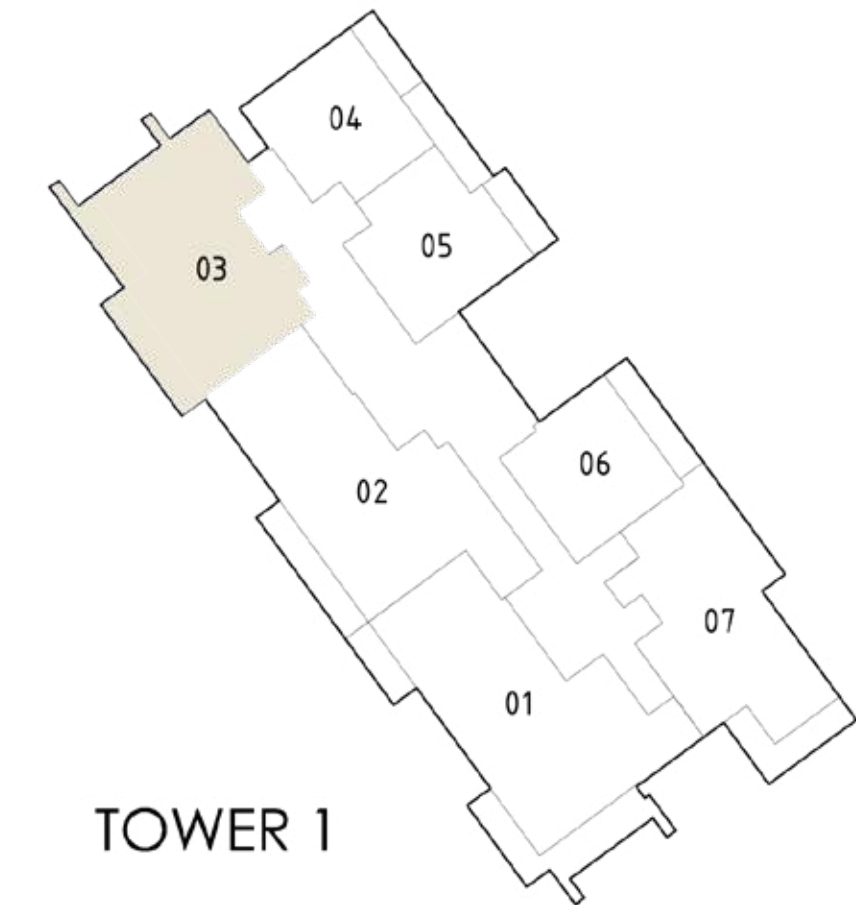
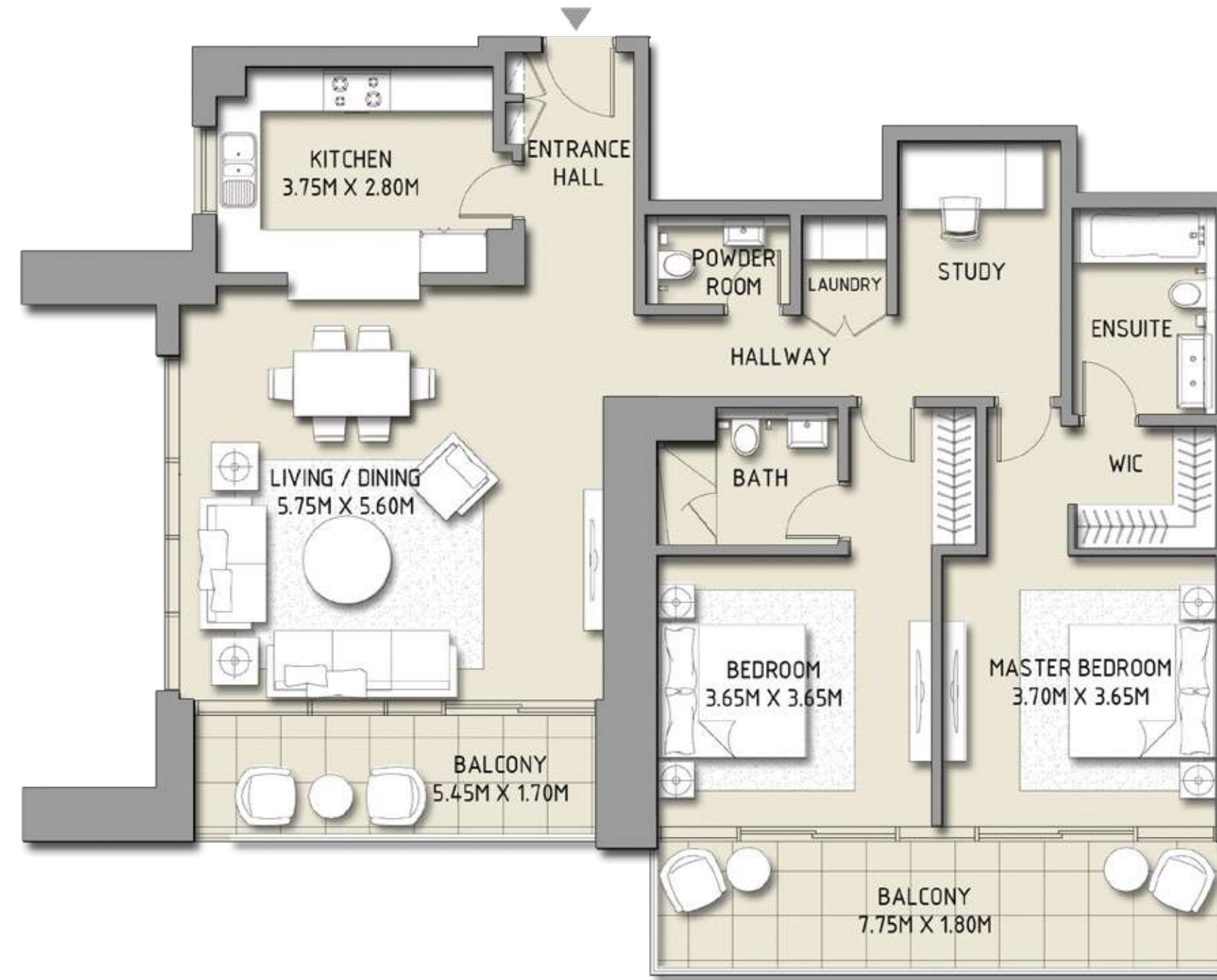
BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

2 BEDROOM

UNIT 3

SUITE AREA	1366.80 SQ.FT.	126.98 SQ.M.
BALCONY AREA	257.58 SQ.FT.	23.93 SQ.M.
TOTAL AREA	1624.38 SQ.FT.	150.91 SQ.M.



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DOWNTOWN  
DUBAI

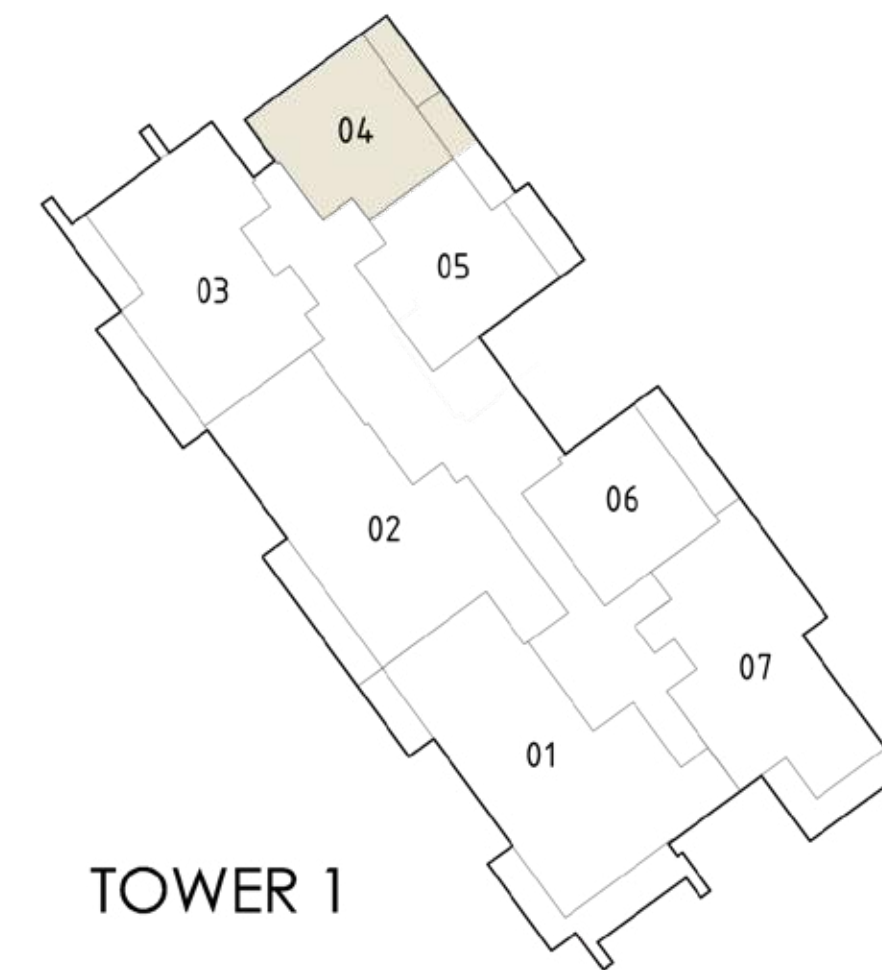
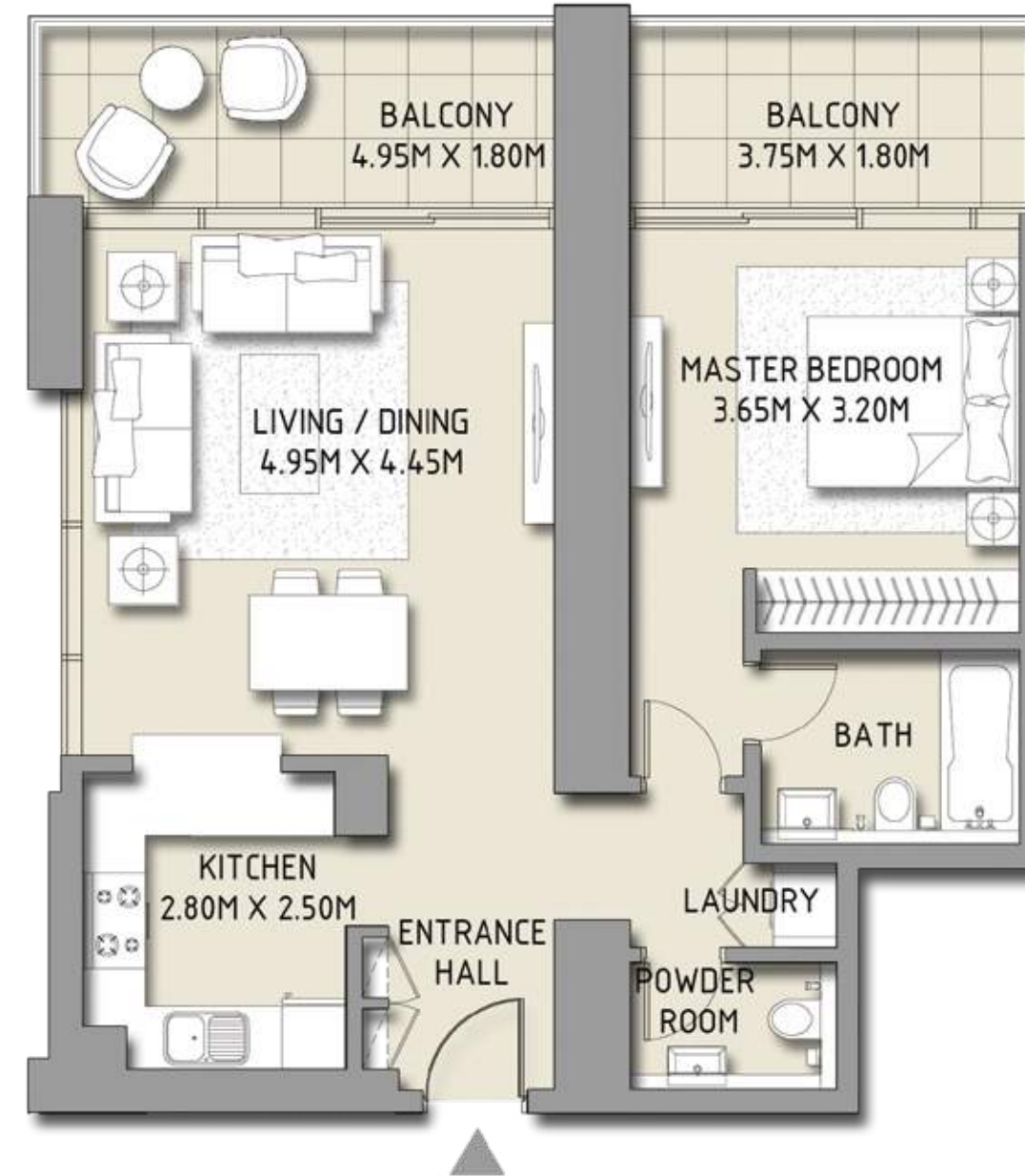
BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

1 BEDROOM

UNIT 4

SUITE AREA	770.80 SQ.FT.	71.61 SQ.M.
BALCONY AREA	176.10 SQ.FT.	16.36 SQ.M.
TOTAL AREA	946.90 SQ.FT.	87.97 SQ.M.



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# DOWNTOWN DUBAI

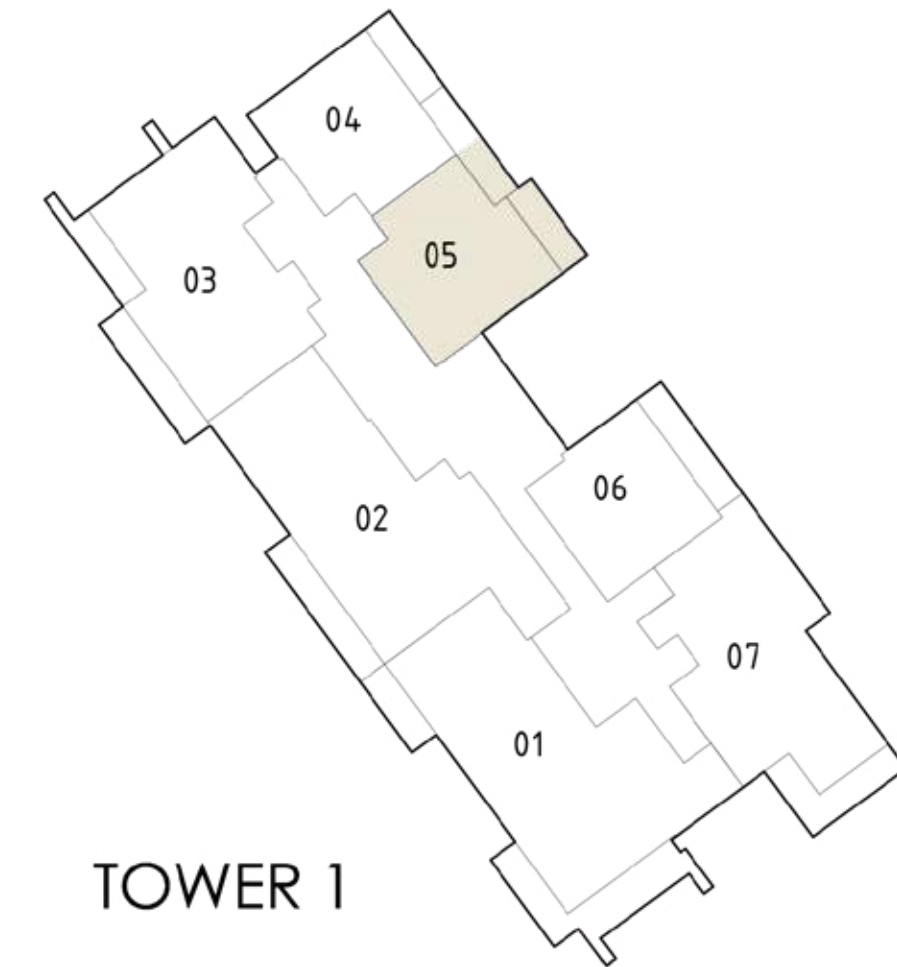
## BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

### 1 BEDROOM

UNIT 5

SUITE AREA	826.24 SQ.FT.	76.76 SQ.M.
BALCONY AREA	175.13 SQ.FT.	16.27 SQ.M.
TOTAL AREA	1001.37 SQ.FT.	93.03 SQ.M.



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DOWNTOWN  
DUBAI

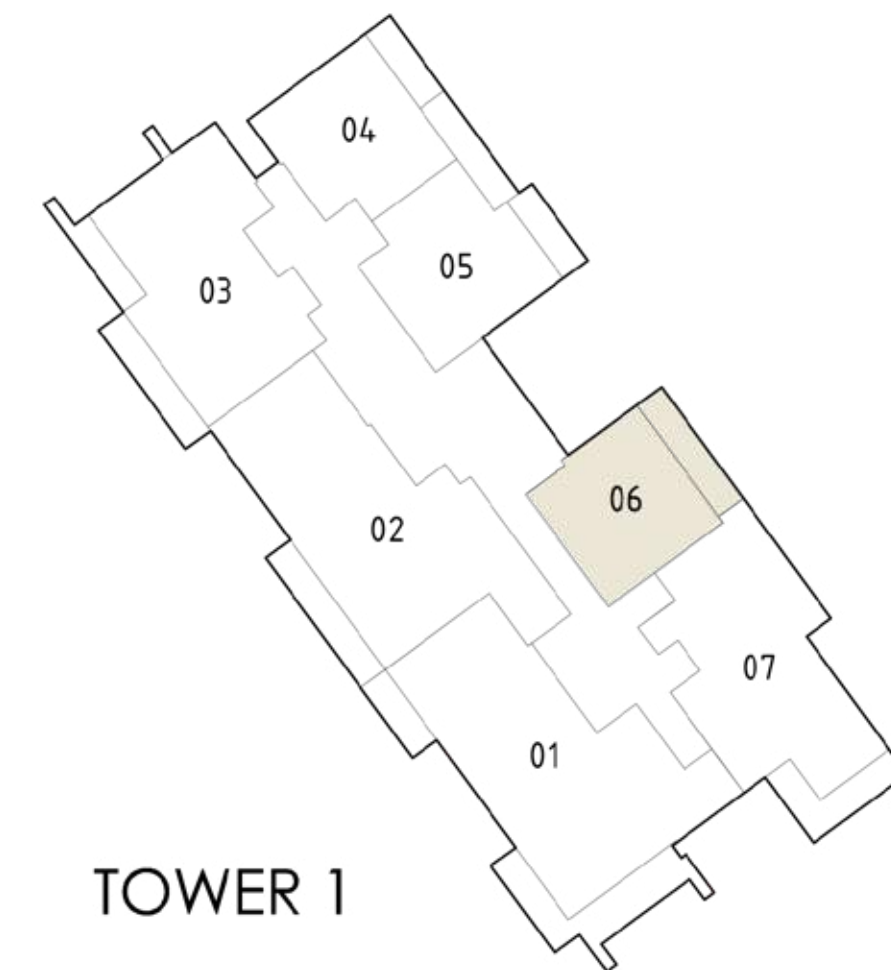
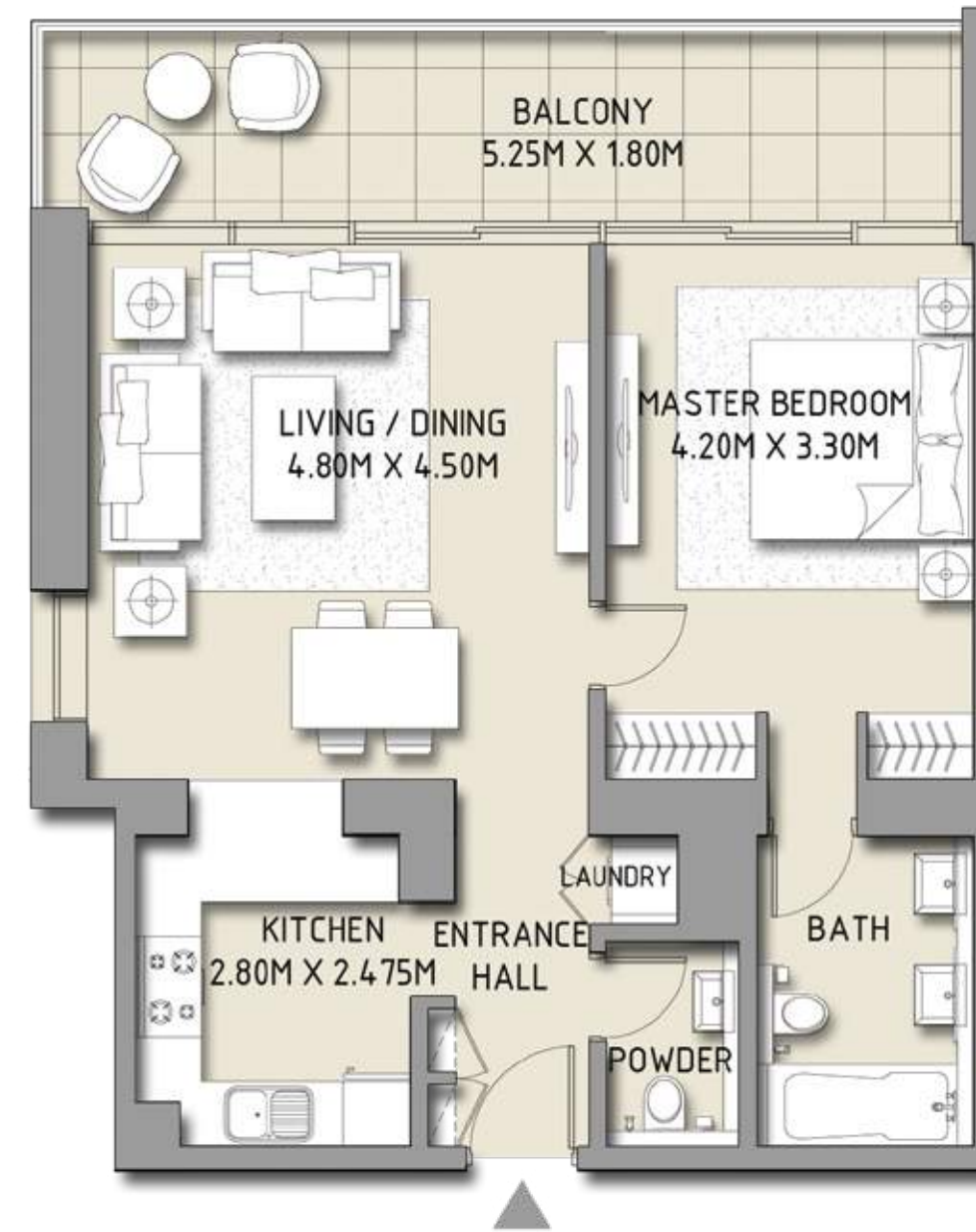
BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

1 BEDROOM

UNIT 6

SUITE AREA	741.74 SQ.FT.	68.91 SQ.M.
BALCONY AREA	164.36 SQ.FT.	15.27 SQ.M.
TOTAL AREA	906.11 SQ.FT.	84.18 SQ.M.



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DOWNTOWN  
DUBAI

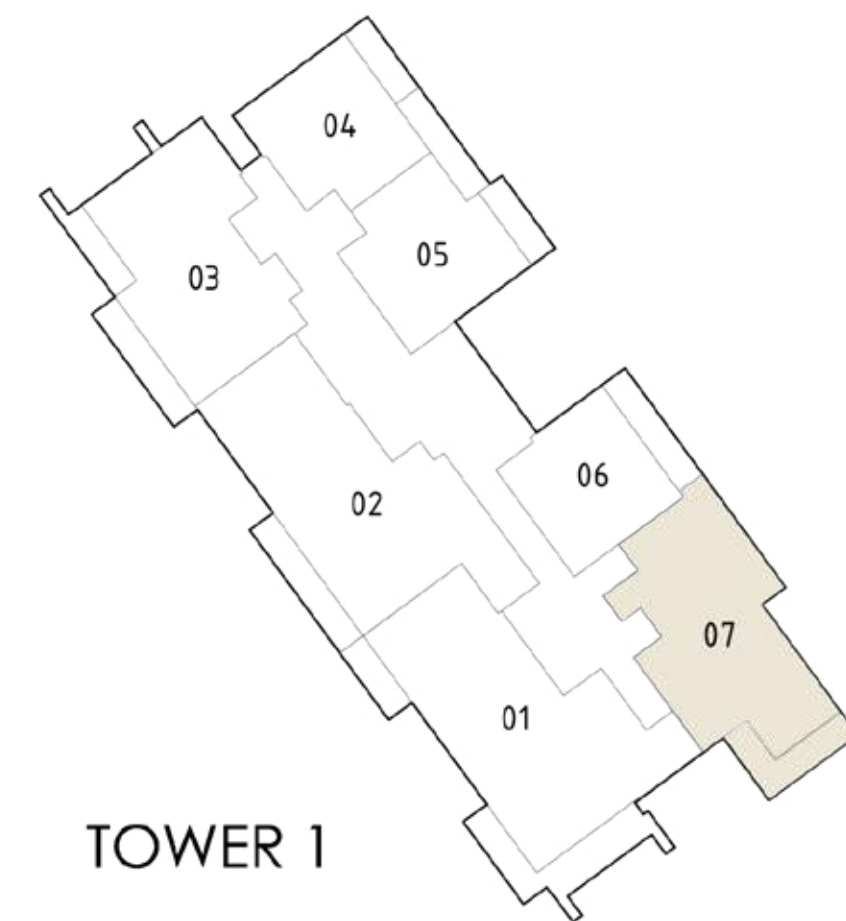
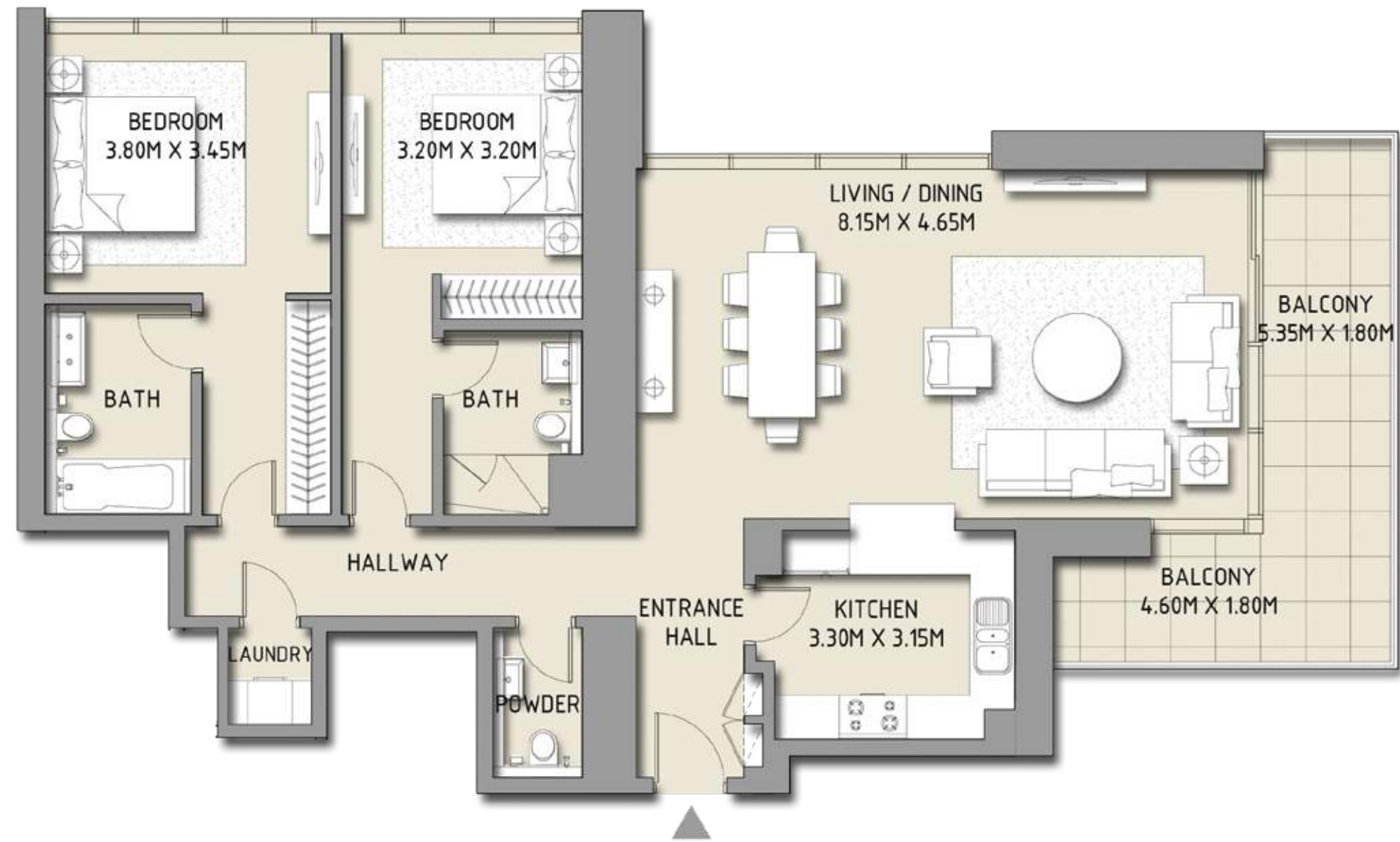
BLVD CRESCENT

LEVEL 02 - 12  
TOWER 1

2 BEDROOM

UNIT 7

SUITE AREA	1350.44 SQ.FT.	125.46 SQ.M.
BALCONY AREA	188.37 SQ.FT.	17.50 SQ.M.
TOTAL AREA	1538.81 SQ.FT.	142.96 SQ.M.



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DOWNTOWN  
DUBAI

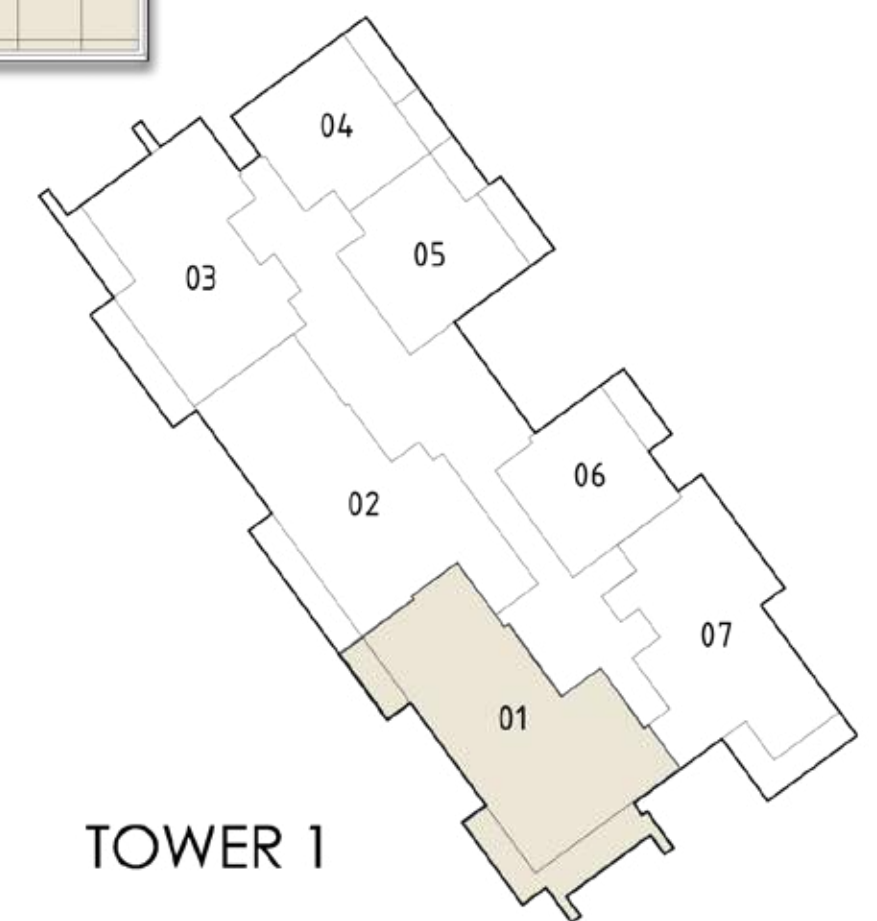
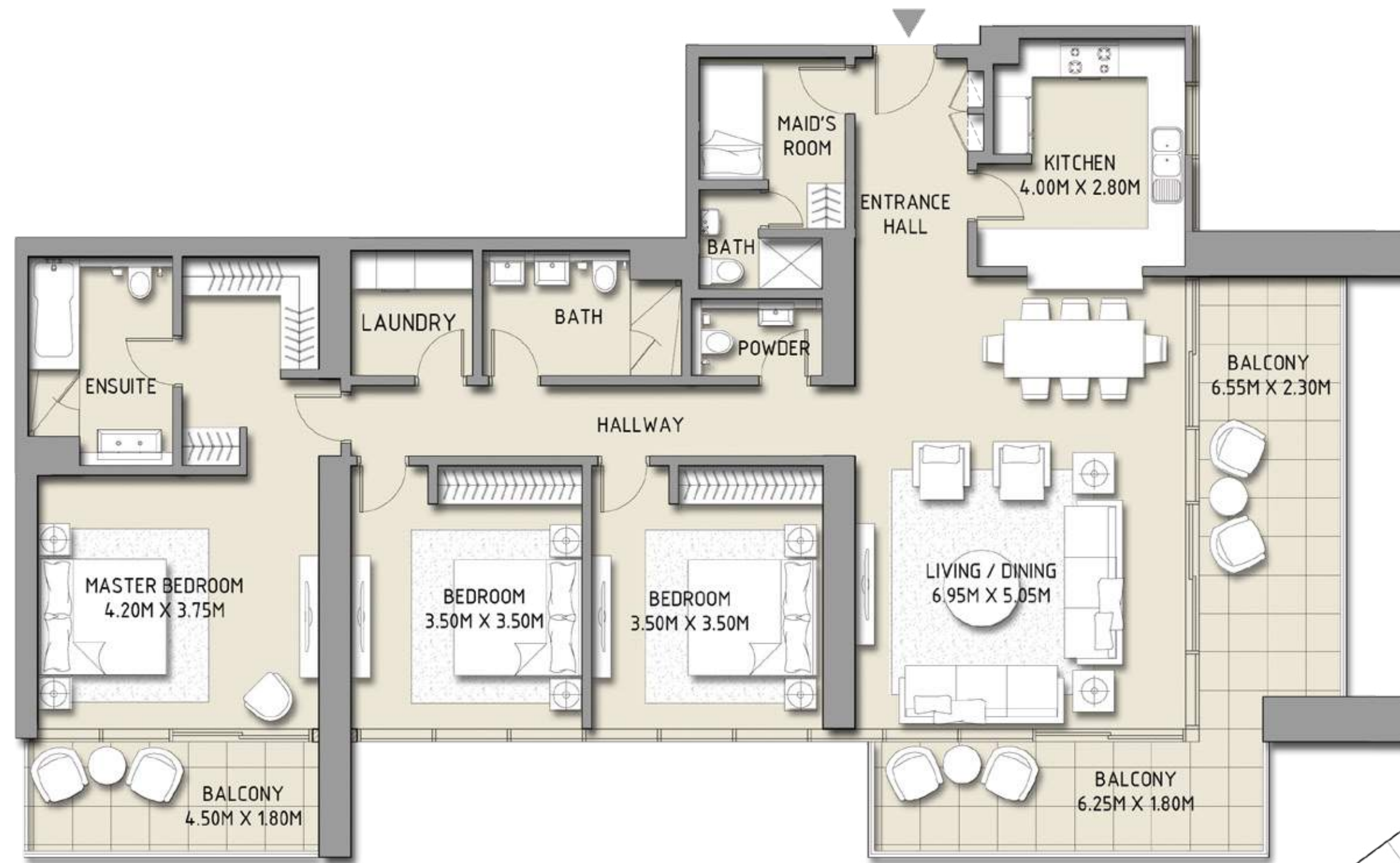
BLVD CRESCENT

LEVEL 10 - 30  
TOWER 1

3 BEDROOM

UNIT 1

SUITE AREA	1765.50 SQ.FT.	164.02 SQ.M.
BALCONY AREA	384.59 SQ.FT.	35.73 SQ.M.
TOTAL AREA	2150.09 SQ.FT.	199.75 SQ.M.



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DOWNTOWN  
DUBAI

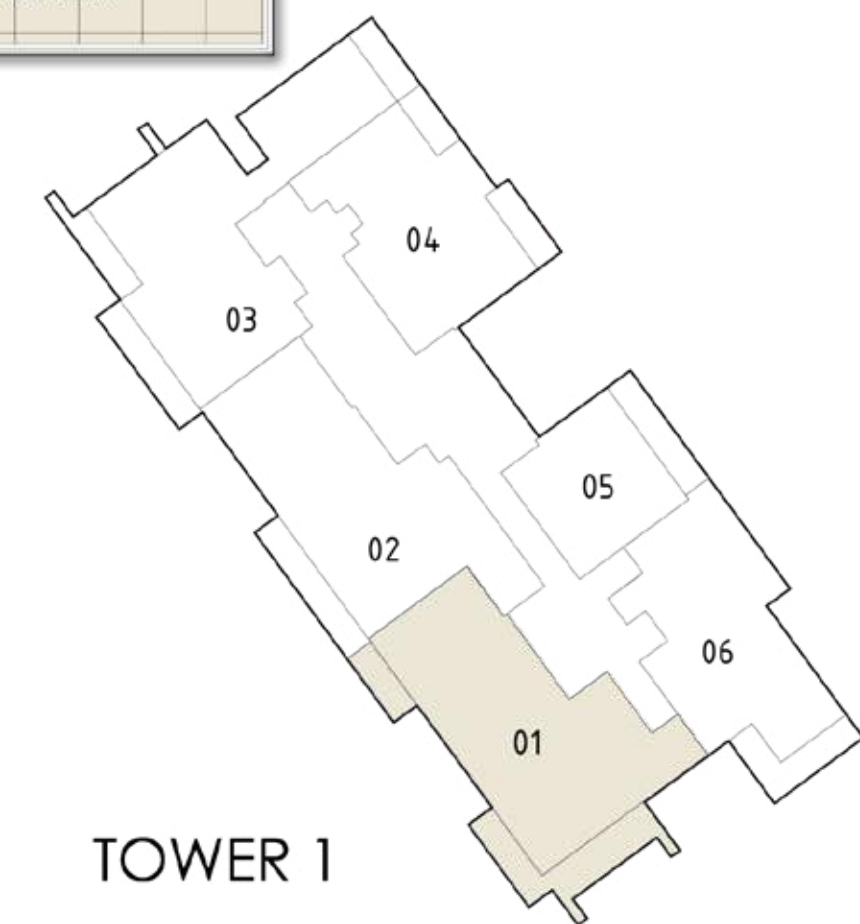
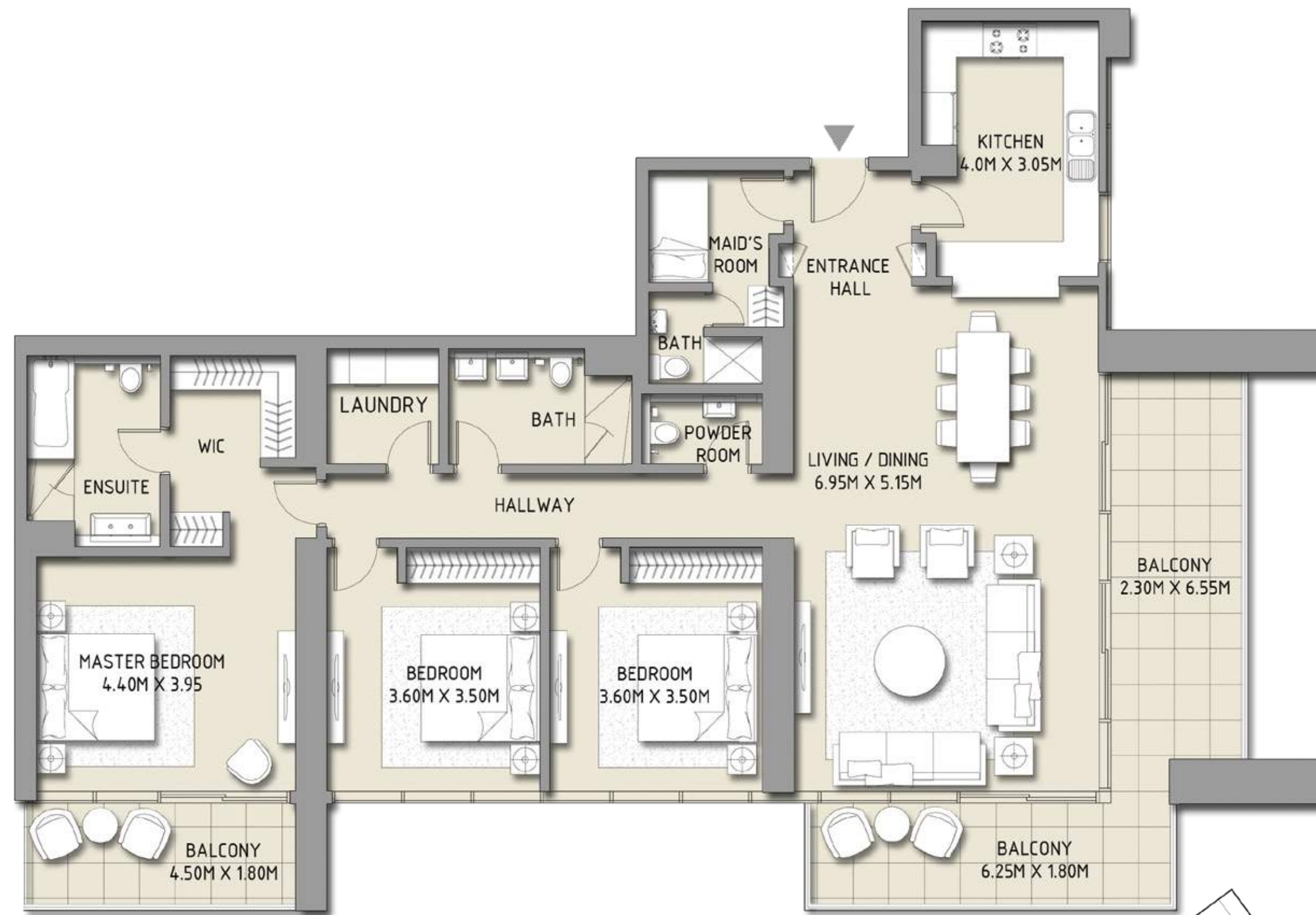
BLVD CRESCENT

LEVEL 12 - 9 - 20 - 22 - 29 - 31 - 37  
TOWER 1

3 BEDROOM

UNIT 1

SUITE AREA	1840.95 SQ.FT.	171.03 SQ.M.
BALCONY AREA	384.59 SQ.FT.	35.73 SQ.M.
TOTAL AREA	2225.55 SQ.FT.	206.76 SQ.M.



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DOWNTOWN  
DUBAI

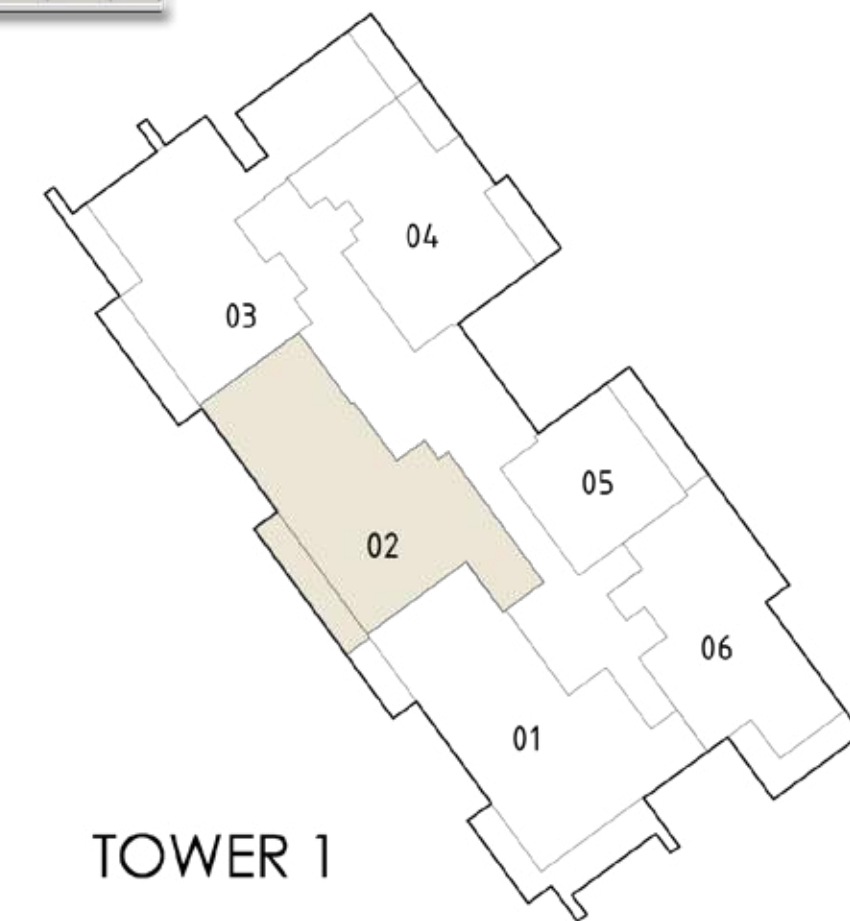
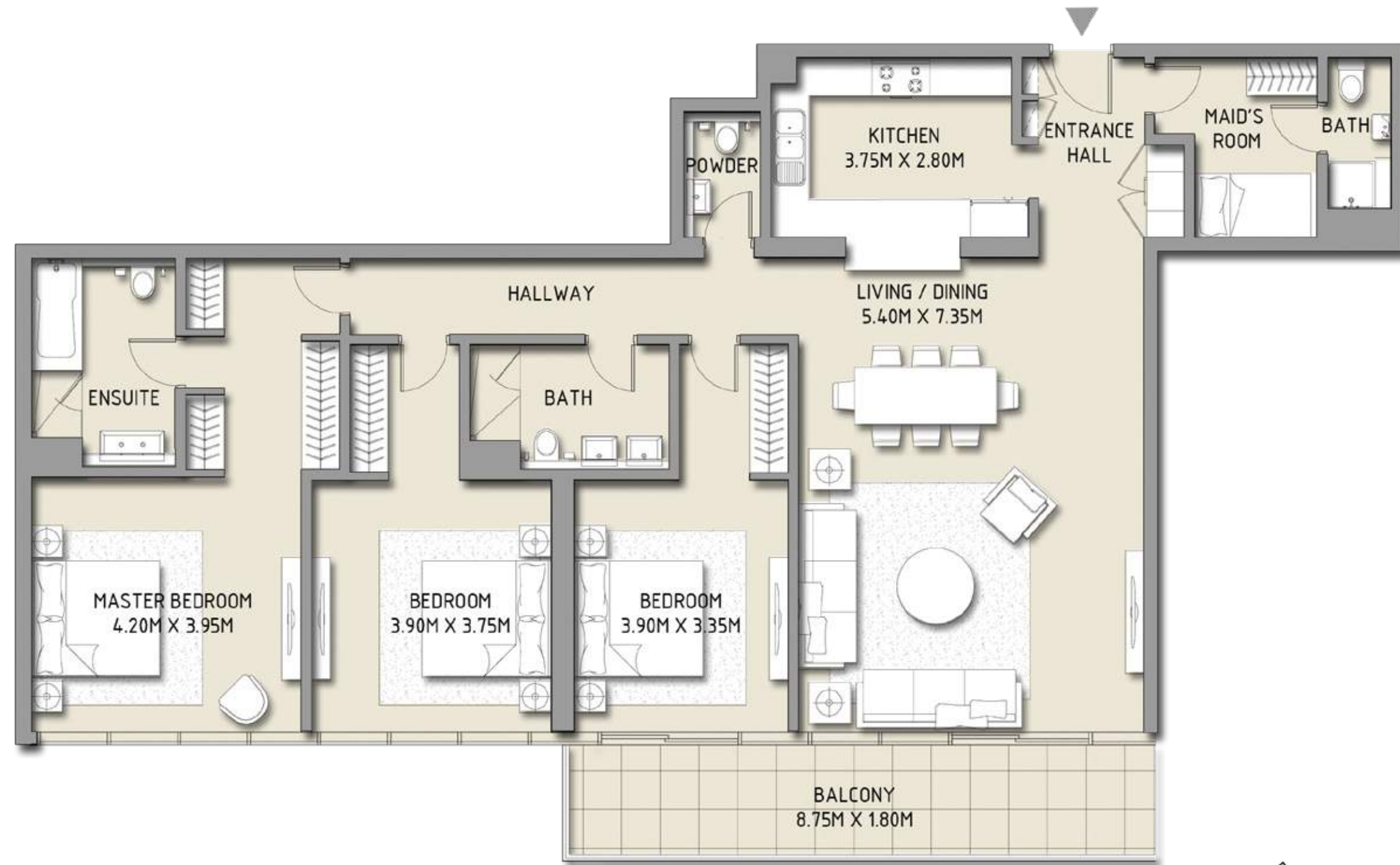
BLVD CRESCENT

LEVEL 13 - 20 - 22 - 29 - 37  
TOWER 1

3 BEDROOM

UNIT 2

SUITE AREA	1797.14 SQ.FT.	166.96 SQ.M.
BALCONY AREA	171.90 SQ.FT.	15.97 SQ.M.
TOTAL AREA	1969.04 SQ.FT.	182.93 SQ.M.



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DOWNTOWN  
DUBAI

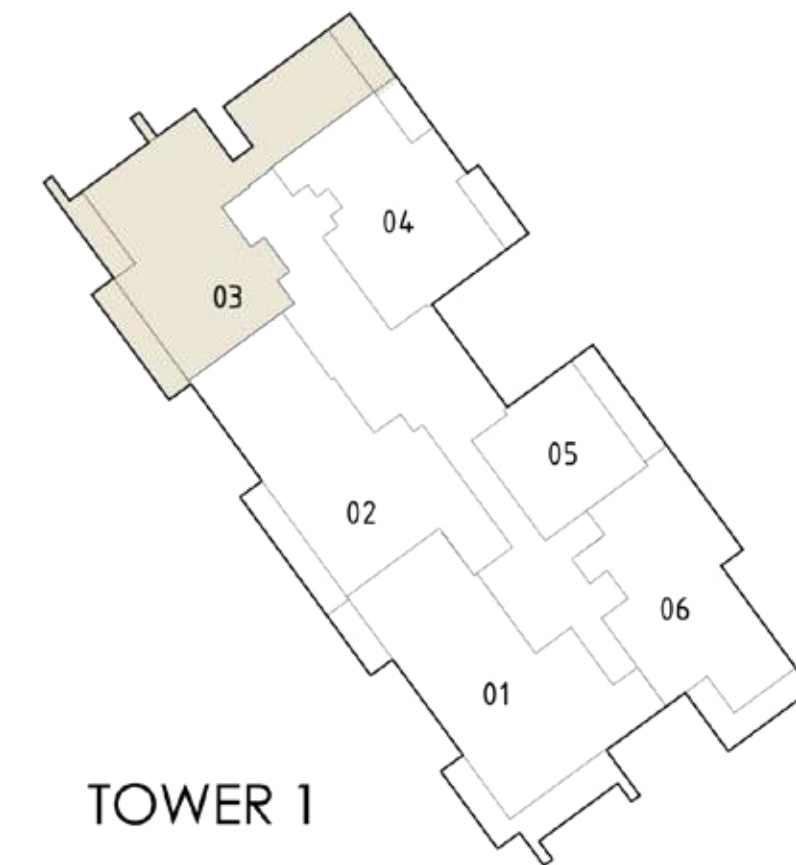
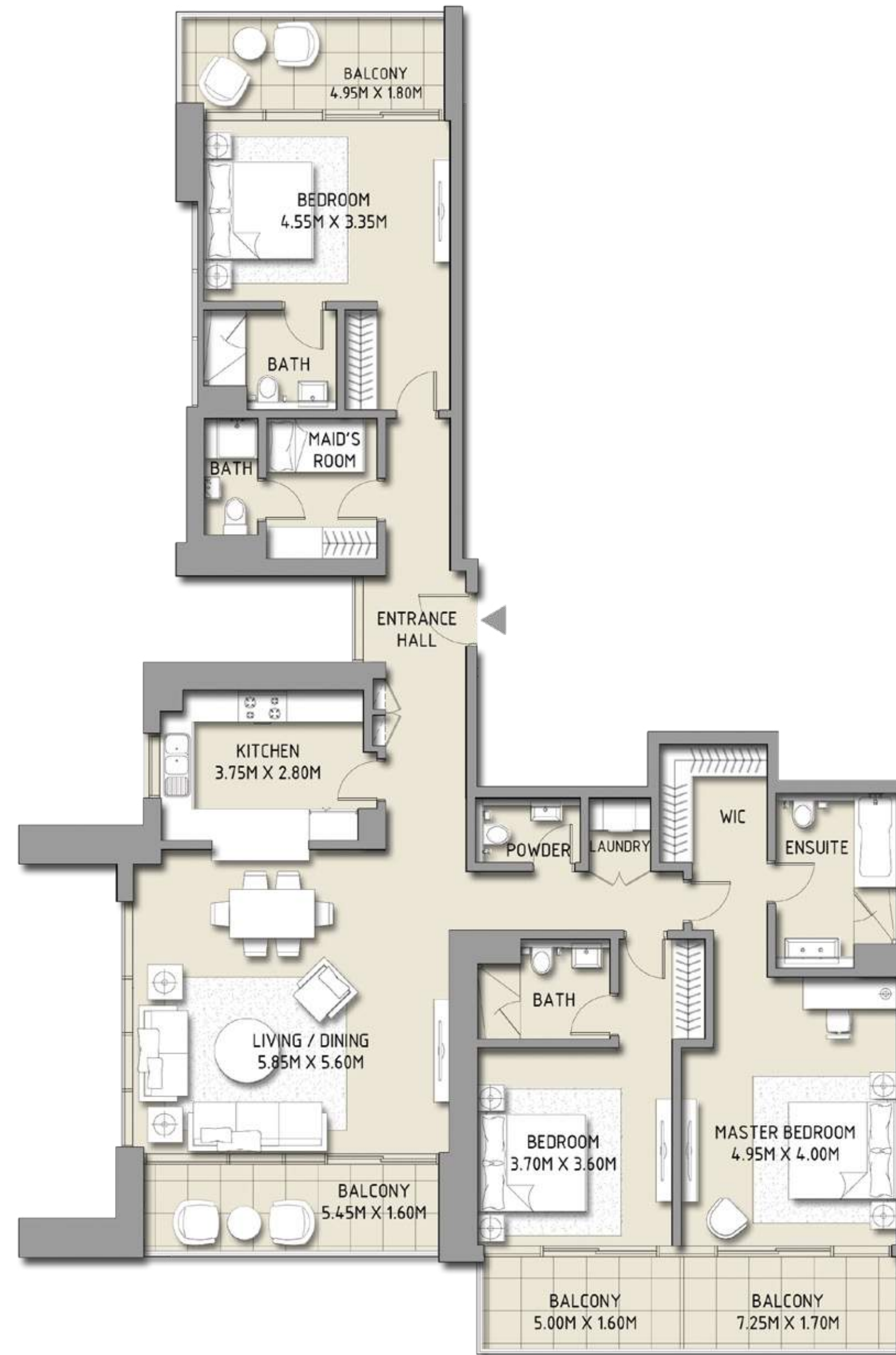
BLVD CRESCENT

LEVEL 13 - 20 - 22 - 13  
TOWER 1

3 BEDROOM

UNIT 3

SUITE AREA	1841.60 SQ.FT.	171.09 SQ.M.
BALCONY AREA	356.07 SQ.FT.	33.08 SQ.M.
TOTAL AREA	2197.67 SQ.FT.	204.17 SQ.M.



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DOWNTOWN  
DUBAI

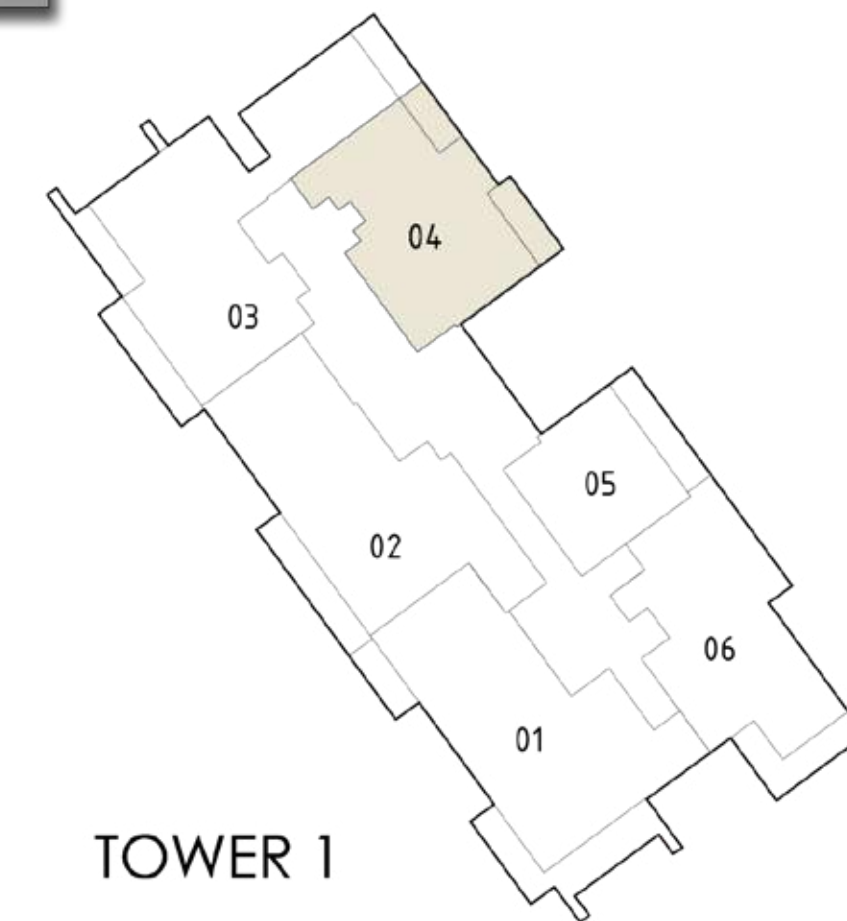
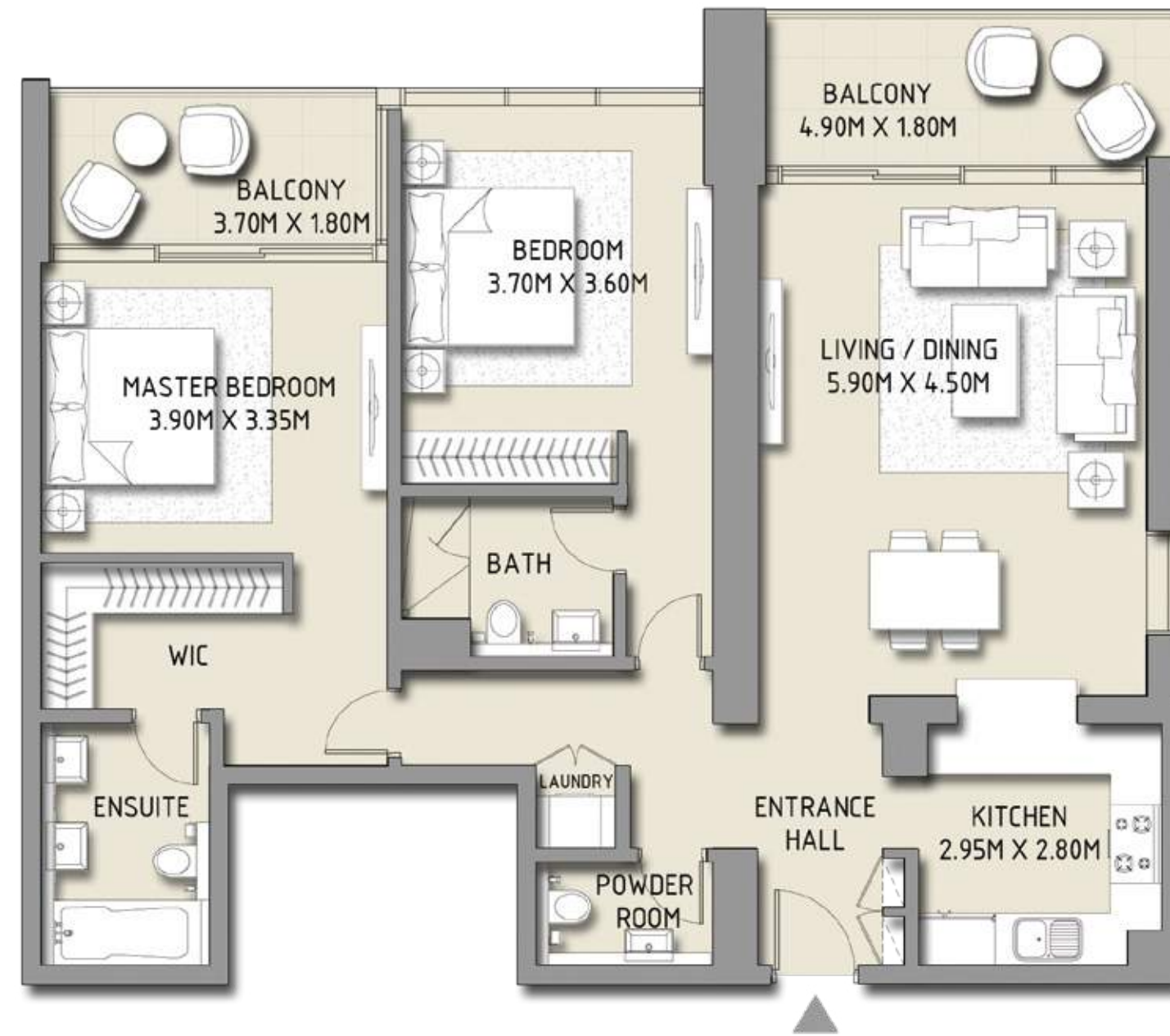
BLVD CRESCENT

LEVEL 13 - 20 - 22 - 37  
TOWER 1

2 BEDROOM

UNIT 4

SUITE AREA	1228.59 SQ.FT.	114.14 SQ.M.
BALCONY AREA	175.67 SQ.FT.	16.32 SQ.M.
TOTAL AREA	1404.26 SQ.FT.	130.46 SQ.M.



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DOWNTOWN  
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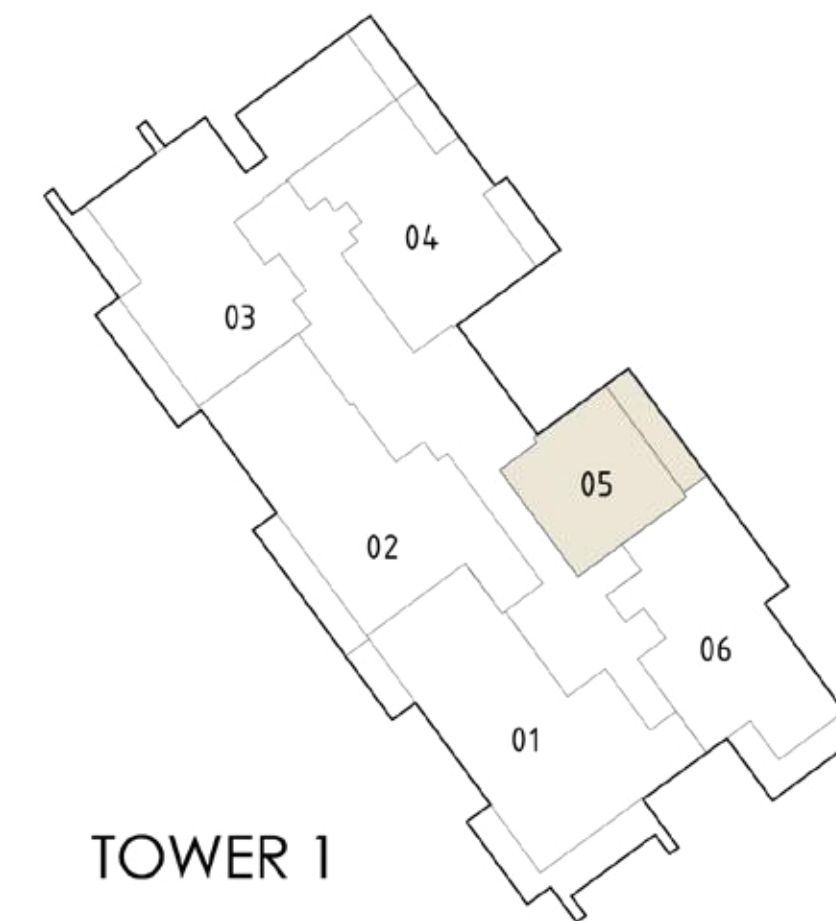
BLVD CRESCENT

LEVEL 13 - 20 - 22 - 37  
TOWER 1

1 BEDROOM

UNIT 5

SUITE AREA	744.32 SQ.FT.	69.15 SQ.M.
BALCONY AREA	164.36 SQ.FT.	15.27 SQ.M.
TOTAL AREA	908.69 SQ.FT.	84.42 SQ.M.



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DOWNTOWN  
DUBAI

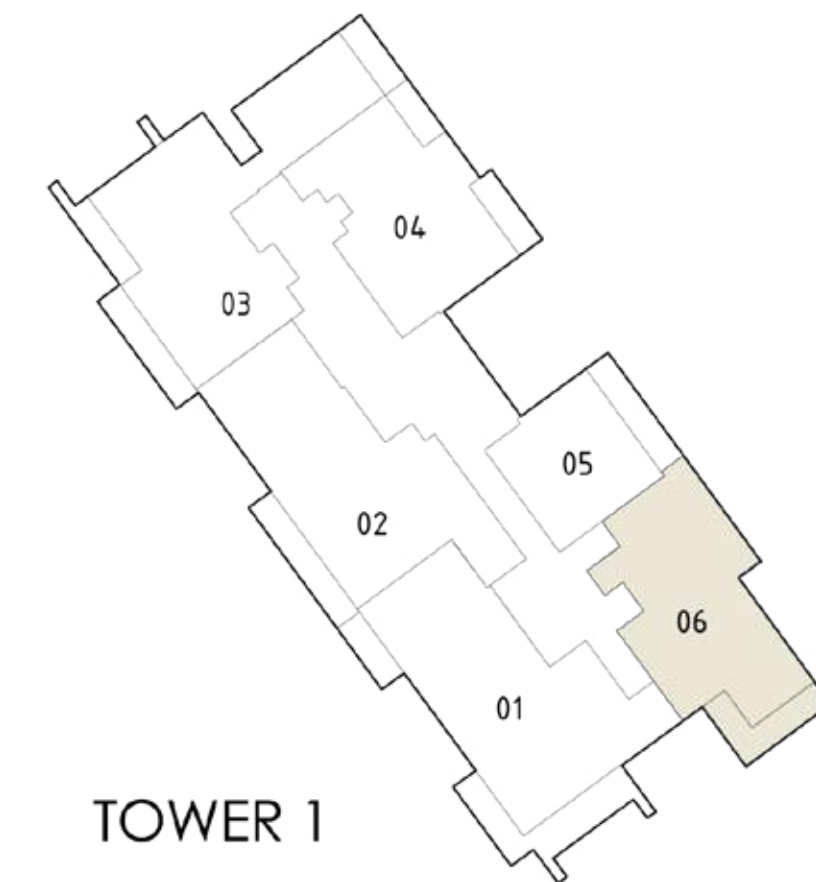
BLVD CRESCENT

LEVEL 13 - 20 - 22 - 37  
TOWER 1

2 BEDROOM

UNIT 6

SUITE AREA	1349.04 SQ.FT.	125.33 SQ.M.
BALCONY AREA	188.48 SQ.FT.	17.51 SQ.M.
TOTAL AREA	1537.52 SQ.FT.	142.84 SQ.M.



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