



DWTN
RESIDENCES
THE ROYAL PALACE



ABOVE ALL ELSE

BEYOND FLOORS.

BEYOND WALLS.

BEYOND EXPECTATIONS.

THE ROYAL PALACE

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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

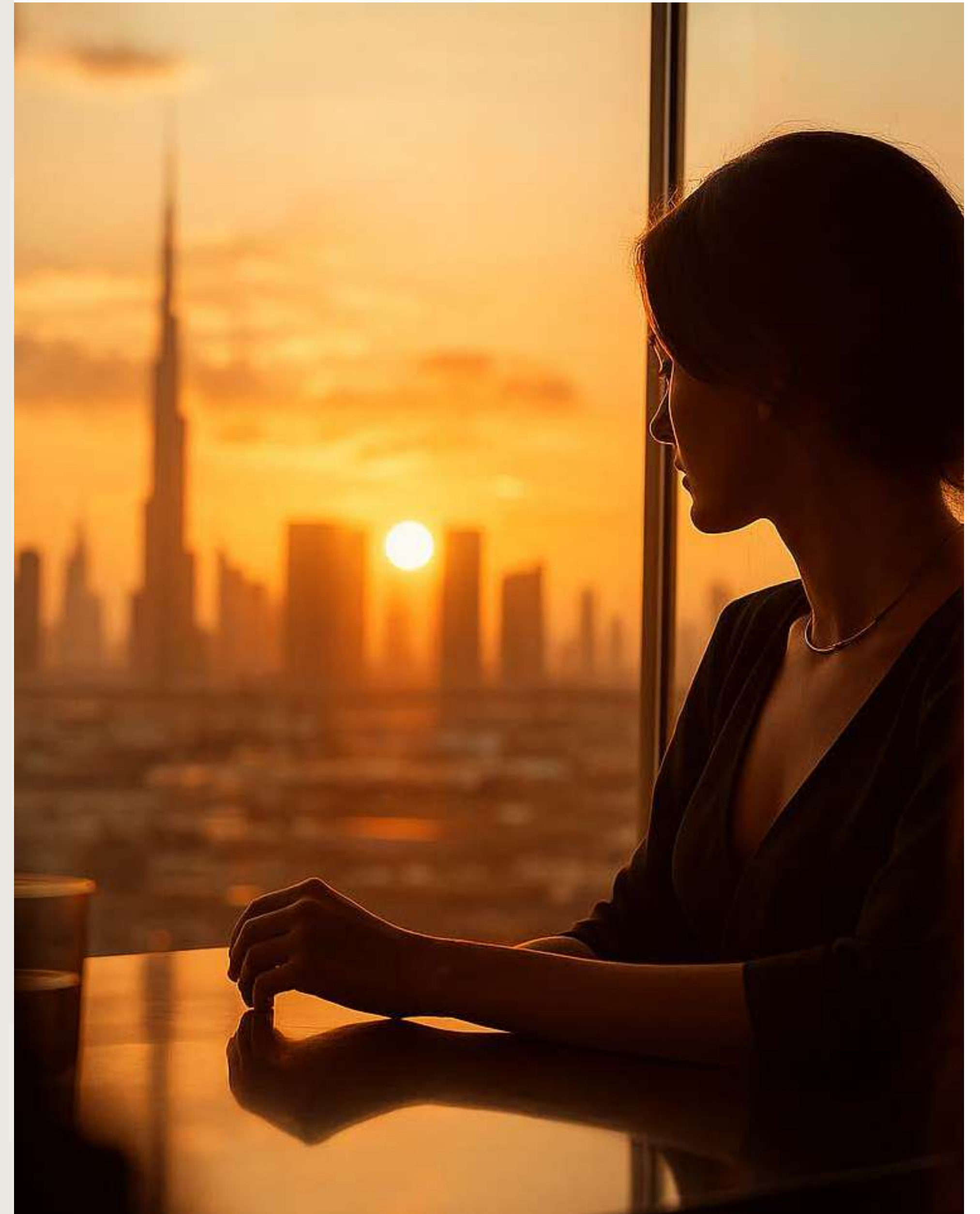
1

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.

THE ADVANTAGE OF
CENTRALITY WITH THE
PRIVILEGE OF SPACE.

ICONIC ADDRESS

WHERE DUBAI'S HEART BEATS STRONGEST.

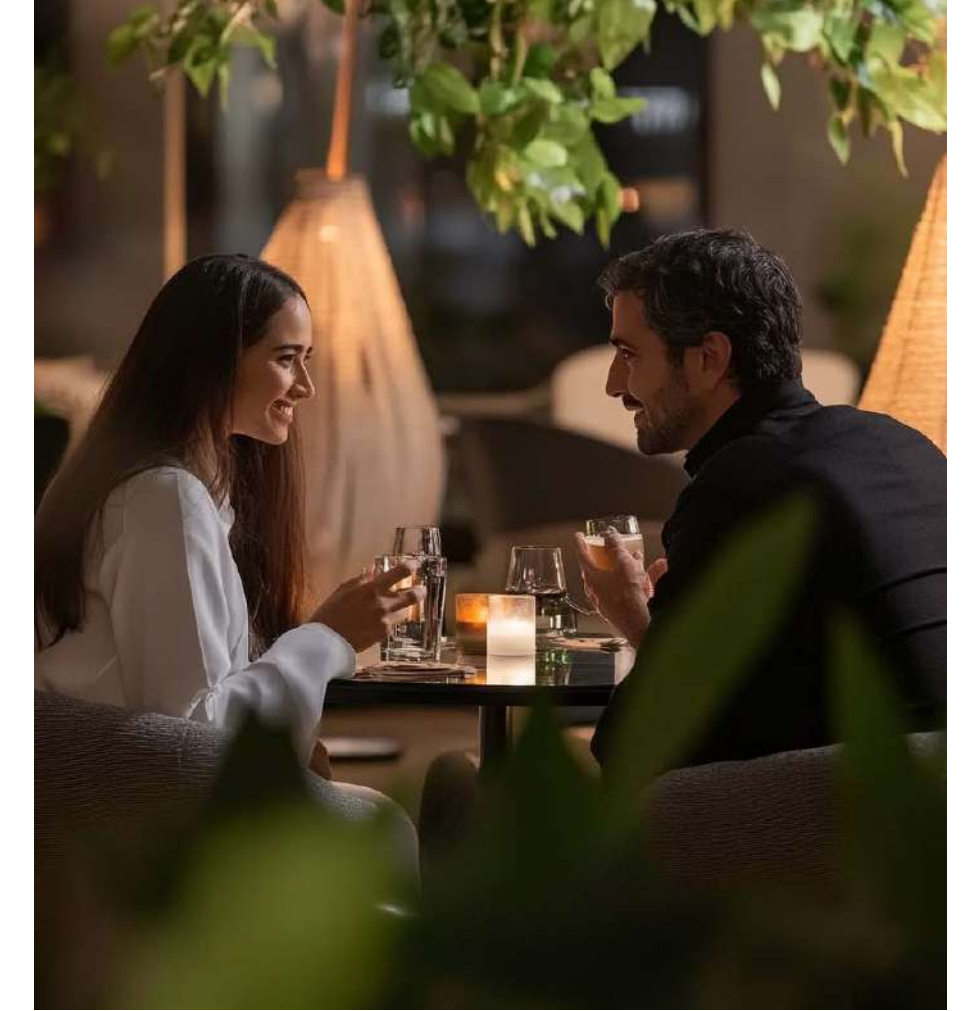


Positioned at the
epicentre of Dubai's
most coveted district,

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.

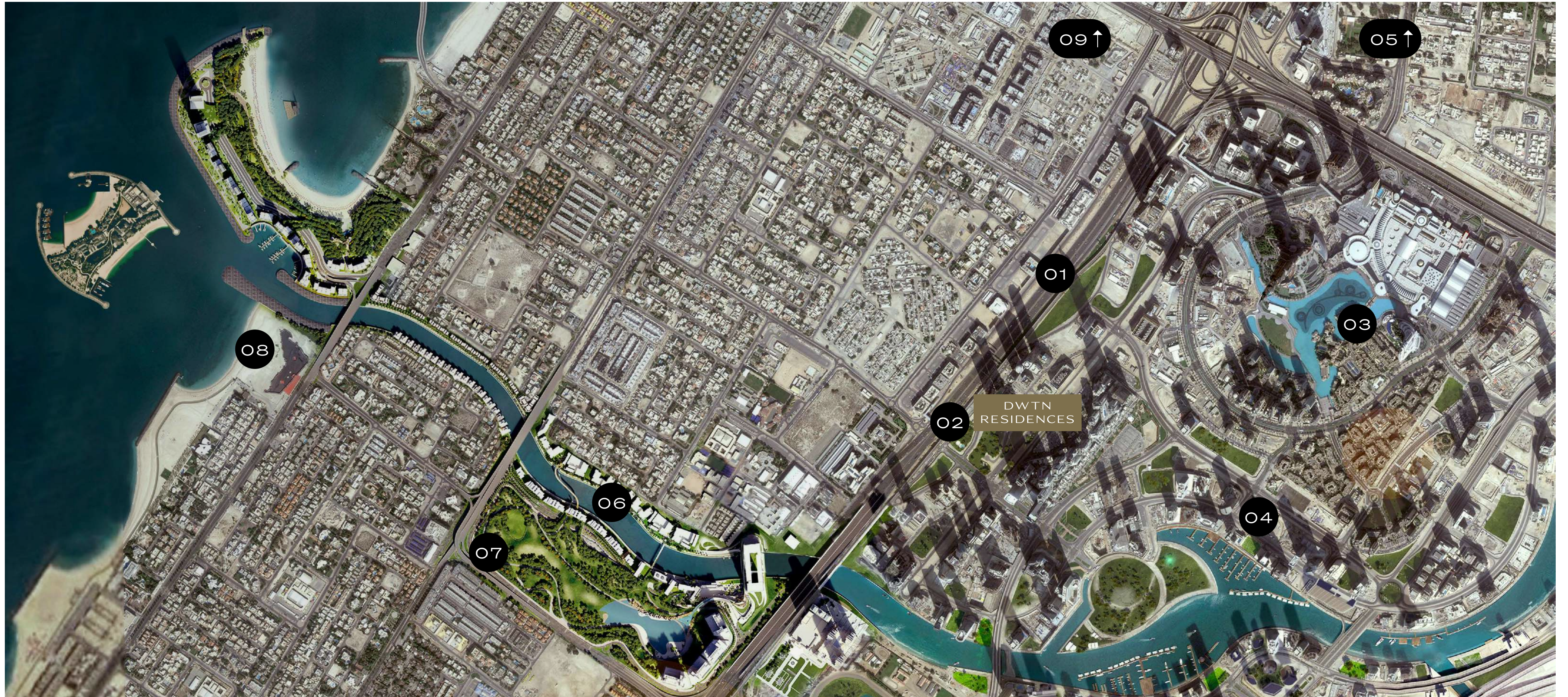




MINUTES FROM EVERYTHING. MILES FROM ORDINARY.

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

03.

ONE PALACE.
ONE OWNER. ONE
LEGACY.

THE ROYAL PALACE





WHERE EXCLUSIVITY MEETS INFINITY.

The Royal Palace stands as the crown jewel of DWTN Residences.

A singular masterpiece that redefines luxury living. This extraordinary residence offers unparalleled privacy and exclusivity, creating an elevated sanctuary among the clouds.

The residence seamlessly integrates lifestyle amenities, including a private home gym and cinema, while luxury finishes throughout create an atmosphere of refined sophistication.



THE PINNACLE OF VERTICAL LIVING.

3

Floors (Levels 95-97)

1

Dedicated Internal Lift

1

Exclusive Direct
Elevator Access

180°

Skyline Views

1

Private Sky Pool

13,114 SO. FT

Interior Area



The Royal Palace | Living / Dining



The Royal Palace | Living / Kitchen

A CANVAS OF
INFINITE HORIZONS.

From this elevated sanctuary, the Royal Palace transforms every glance into a masterpiece, commanding 180-degree panoramic views where the city's pulse unfolds from a sublime perspective.



The Royal Palace | Family Living Room



LIVING ROOMS

**Sculptured Grandeur
Across Three Floors.**

Double-height ceilings amplify 13,114 square feet of meticulously designed interiors with 180-degree panoramas framed by floor-to-ceiling windows.



BEDROOMS

**Private Sanctuaries
In The Sky.**

Spacious bedrooms across three exclusive floors offer intimate retreats with superior acoustic isolation, 95 floors above the city.





The Royal Palace | Master Bathroom



The Royal Palace | Master Bedroom



AMENITIES —

CHAPTER 04.
AMENITIES - SIX VERTICAL ECOSYSTEMS

04.

LIFE UNLIMITED
IN ONE ADDRESS.

SIX

VERTICAL

ECOSYSTEMS

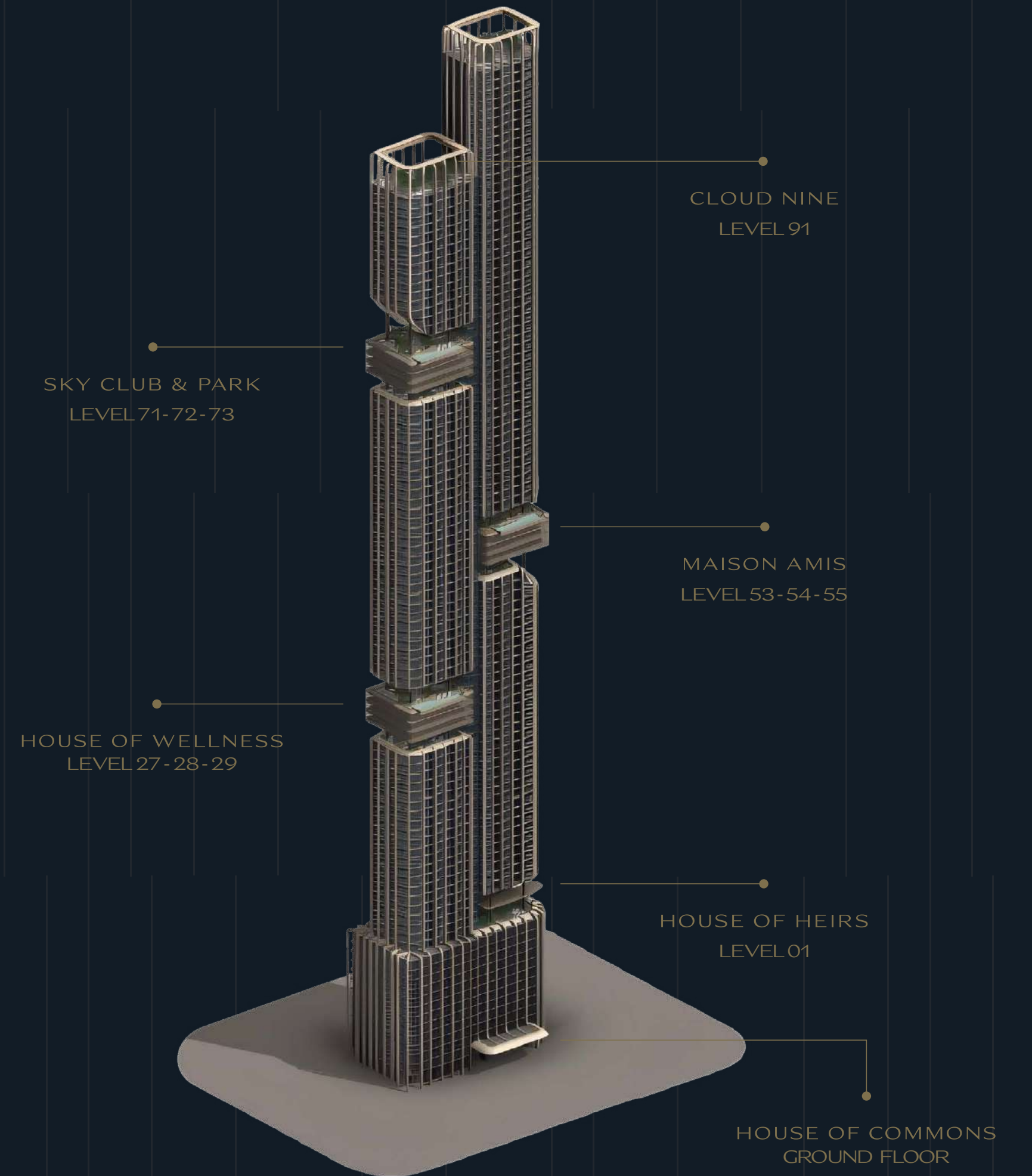
SIX VERTICAL WORLDS, ONE EXTRAORDINARY LIFE.

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

The foundation of extraordinary living where vibrant Downtown Dubai energy transitions into your exclusive sanctuary through spaces of unmistakable grandeur and attentive service.

HOUSE OF HEIRS

Family sanctuaries elevated where children's development and multi-generational connections flourish amidst refined surroundings designed for togetherness and legacy building.

HOUSE OF WELLNESS

Dedicated to the preservation and enhancement of well-being, representing a comprehensive approach to physical vitality and mental serenity through therapeutic luxury environments.

MAISON AMIS

Social elevation defined through sophisticated connection spaces where meaningful interactions and entertainment transcend hospitality to become an art form.

SKY CLUB & PARK

Business meets brilliance in professional environments that harmoniously integrate with creative spaces, accommodating the dynamic nature of contemporary achievement.

CLOUD NINE

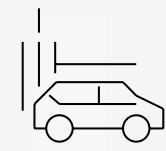
Stratospheric sophistication at the tower's crown delivering the ultimate expression of celebration against unobstructed 360-degree views from the Arabian Gulf to Downtown skyline.

HOUSE OF COMMONS

The Foundation of Extraordinary Living



PORTE COCHERE
GRAND ENTRANCE



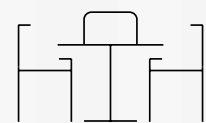
VALET PARKING
SERVICE



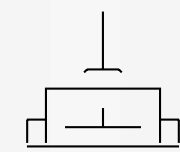
CONCIERGE
SERVICE



DOUBLE-HEIGHT
LOBBY



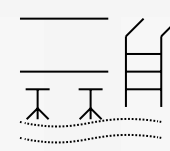
BRASSERIE
& CAFE



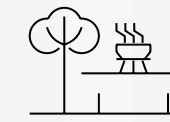
LOBBY
LOUNGE

HOUSE OF HEIRS

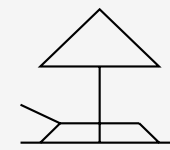
Nurturing the Next Generation



FAMILY & KIDS
POOL



WINTER KITCHEN
& BBQ AREA



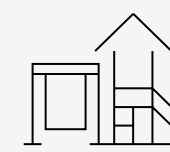
FAMILY
LOUNGE



INDOOR KIDS
PLAY AREA



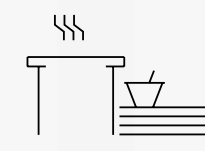
EVENT
LAWN



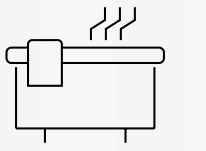
OUTDOOR KIDS
PLAY AREA

HOUSE OF WELLNESS

Preservation in Perpetual Balance



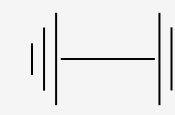
STEAM & SAUNA
WITH JACUZZI



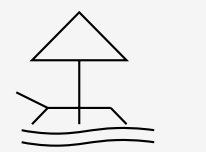
TREATMENT
ROOMS



YOGA & MEDITATION
STUDIO



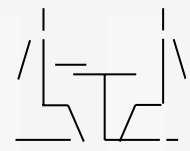
FUNCTIONAL
GYM



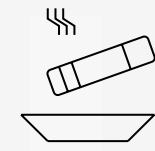
ZEN POOL &
GARDEN

MAISON AMIS

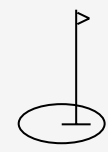
The Art of Sophisticated Connection



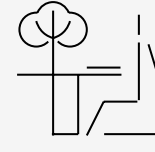
EXCLUSIVE LOUNGE



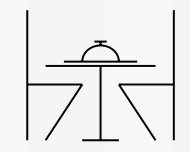
CIGAR LOUNGE



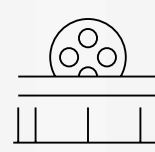
GOLF SIMULATOR



TEA PATIO & GARDEN



PRIVATE DINING



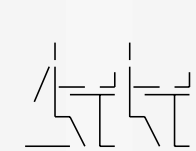
CINEMA ROOM

SKY CLUB & PARK

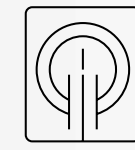
Business Meets Brilliance



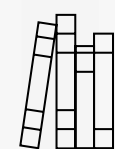
EXECUTIVE OFFICES



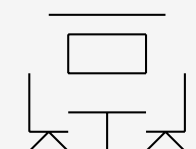
BUSINESS CENTRE



PODCAST STUDIO



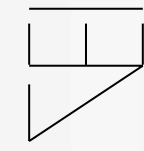
THE LIBRARY



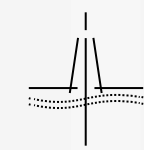
CONFERENCE ROOM

CLOUD NINE

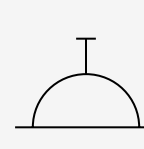
Stratospheric Sophistication



OBSERVATORY DECK



INFINITY POOL



FINE DINING AREA







Cloud Nine | Swimming Pool & Observatory Deck

06.
A LEGACY OF
VALUE, A FUTURE
OF VISION.

DEYYAAR

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.



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ديار
DEYAAR