



heimat by twenty five hours  
welcome home

# FOR THE FIRST TIME EVER 25HOURS RESIDENCES



# THE HEART OF DUBAI

Tucked right into the buzzing heart of the city, 25h Heimat is like your own personal portal to culture, shopping, and endless entertainment. We're talking close enough to high-five the famous Burj Khalifa, strut your stuff at the Dubai Mall, and be hypnotized by the enchanting Dubai Fountain. Your wish for luxury and convenience? Consider it granted, just a doorstep away!

## PROXIMITY TO

**4 Mins** to Burj Khalifa

**5 Mins** to Dubai Mall

**10 Mins** to DIFC

**15 Mins** to DXB International Airport

**24 Mins** to Palm Jumeirah





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Sheikh Zayed Road

Al Mustaqbal Street

Sheikh Mohammed  
Bin Rashed Blvd

Al Tahani Street

Burj Khalifa Blvd.

Sheikh Mohammed  
Bin Rashed Blvd

Plot No. 3450385



# THE BRAND

25hours Hotels are not showrooms. They are for loving, living and lounging around. A crucial part is played by the public areas, which cater to the needs of our guests according to the time of day. These form the heart of the hotel, a workplace for urban nomads, a marketplace for commodities and a starting point for expeditions into the city. Elegant simplicity is not what we stand for. We believe that more is more.





1. Paris: 25hours Hotel Terminus Nord
2. Dubai: 25hours Hotel One Central
3. Cologne: 25hours Hotel The Circle
4. Frankfurt: 25hours Hotel The Goldman
5. Frankfurt: 25hours Hotel The Trip
6. Berlin: 25hours Hotel Bikini Berlin
7. Hamburg: 25hours Hotel Altes Hadenamt
8. Hamburg: 25hours Hotel HafenCity
9. Zurich: 25hours Hotel Langstrasse
10. Zurich: 25hours Hotel Zurich West
11. Munich: 25hours Hotel The Royal Bavarian
12. Duesseldorf: 25hours Hotel Das Tour
13. Kopenhagen: 25hours Hotel Indre By
14. San Paolino: 25hours Hotel Piazza San Paolino
15. Vienna: 25hours Hotel beim MuseumsQuartier

**16. Dubai: 25h Heimat**

**A PLACE YOU NEVER WANT TO LEAVE**



**UNITED ARAB EMIRATES**



**GERMANY**



**DENMARK**



**FRANCE**



**AUSTRIA**



**FLORENCE**

## **UNFORGETTABLE DESTINATIONS**

Step into the 25h Heimat, an urban oasis that's basically a snazzy upgrade to your notion of luxury living in Downtown Dubai. This place is the real deal – imagine a fusion of ultra-modern design, that makes you feel like you lived here all your life, and views that'll have you saying "wow" like a starstruck emoji.

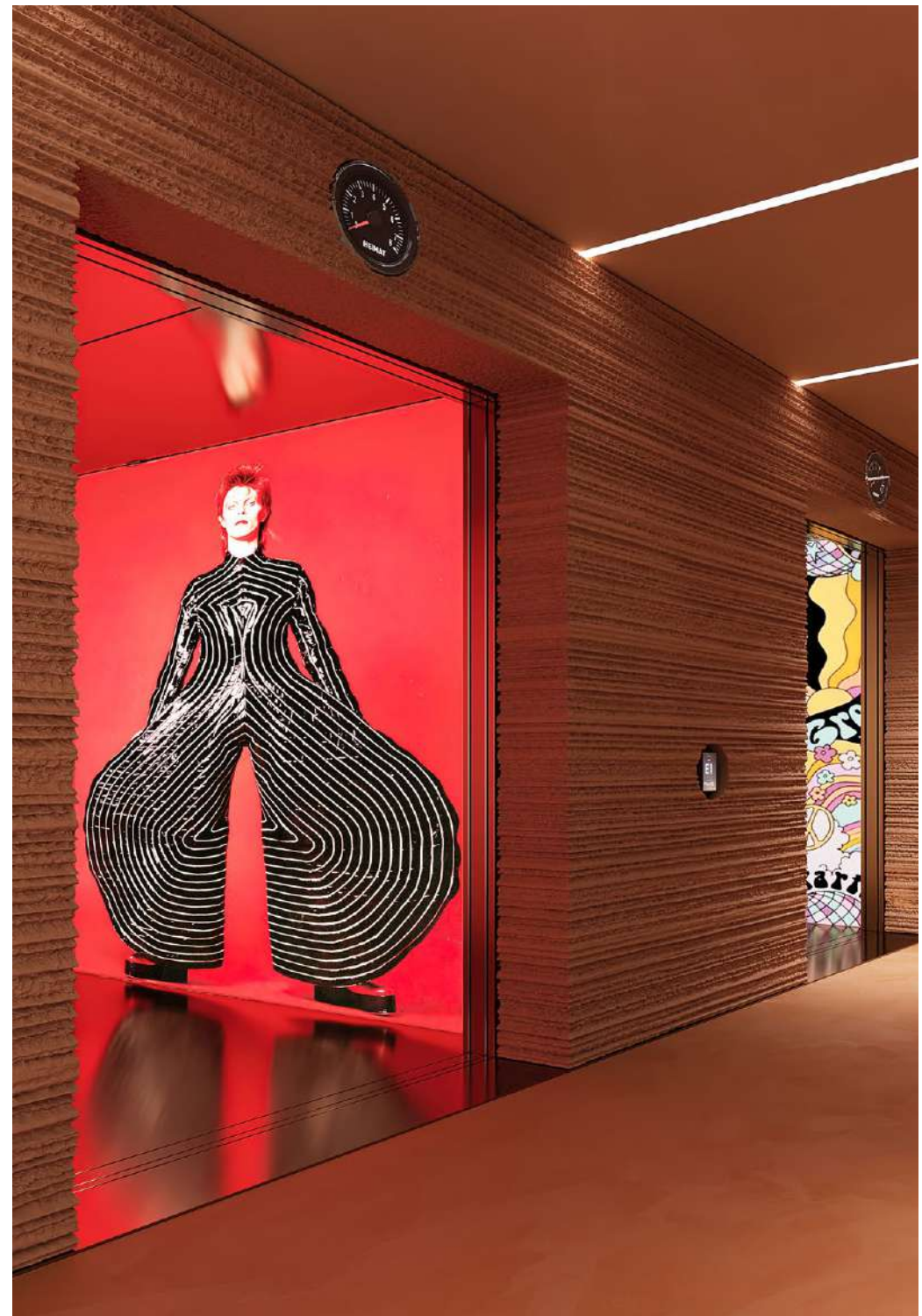
# ACCOR MEMBERSHIP SERVICES WITH 25H HEIMAT

Residence owners are eligible to participate in Accor One Residence Club, the Accor Ownership Benefits Program\*, affording them VVIP status on a global basis.

- Exclusive invitation to join PLATINUM status in Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings.
- Automatic upgrades on arrival across more than 5,500 hotels and resorts worldwide (subject to availability)\*\*
- %20 off best available rate worldwide at participating Accor hotels and resorts
- On-site benefits and privileges (specifics to be agreed with Owner/Developer)

\*Eligibility continues for as long as Purchaser owns 25h branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

\*\*At participating Accor brands and properties.



# EAST & WEST PROPERTIES | THE DEVELOPER

Founded in 1993, East & West Properties (EWP) is a prominent integrated Real Estate Group in the UAE. Initially specializing in villa construction, the company swiftly expanded its portfolio to meet increasing demand. EWP is recognized for challenging industry norms and employing innovative and comprehensive methods to navigate dynamic market conditions. With a strong presence in all of the UAE, particularly in Dubai and Abu Dhabi, EWP has collaborated with renowned entities such as Select Group, resulting in luxurious projects like Six Senses Palm, Peninsula Business Bay, The Edge, Jumeirah Living Business Bay, and Marina Gate.

Engaging in master-planning, master-development, and property-related fields, EWP has pivotal developments underway in Abu Dhabi, Al Ain, Dubai, Sharjah, and beyond, closely collaborating with the Abu Dhabi Government and aligning with the Plan Abu Dhabi 2030. The company's success hinges on a team of professionals adept at addressing environmental, economic, physical, and political challenges in complex development projects. The brand name "East & West Properties" implies a focus on properties and projects spanning both eastern and western regions or influences, suggesting a company that is diverse in its offerings, catering to a global clientele with a sense of variety and sophistication in the real estate and hospitality sectors.





# 25H HEIMAT

Get ready to dive headfirst into the dazzling heart of Downtown Dubai with the 25h Heimat. Inspired by the renowned German hospitality brand, 25hours, this residential masterpiece promises a unique blend of quirkiness and liveliness, introducing an unparalleled dimension of convenience, playfulness, and retro vibes.



# THE RESIDENCES

## PROJECT BRIEF

**Building Category:**  
Branded Residence

**Location:**  
Downtown Dubai, UAE

Expected Handover Q1 2027

**Structure:**  
G + 73 Floors

Exclusive Amenities  
across **64,000** sqft



## UNIT MIX

Studio Unit  
**Up to 568 Sqft**

1 Bedroom Apartment  
**Up to 968 Sqft**

1 Bedroom Apartment+Study  
**Up to 1,195 Sqft**

2 Bedroom Apartment + Multi Purpose room  
**Study: Upto 1,630 Sqft**

3 Bedroom Apartment + + Multi Purpose room  
**Up to 1,958 Sqft**

Duplex Penthouse  
**Up to 3,073 Sqft**





## AT YOUR DOOR STEP AMENITIES NEVER SEEN BEFORE IN DUBAI

- Outdoor Adult & Children Swimming Pool
- Indoor & Outdoor Gym Facilities
- Kids Pool & Play Area
- Jacuzzi
- Music Room & Podcast Studio
- Kitchen & Barbeque Area
- Recreational Area
- Hybrid Co-working Space
- Mini Golf
- Big Chess
- Ping Pong
- Rooftop Yoga Area
- Indoor Cinema
- Pet Zone
- Alimentary
- Ice Recovery Bath

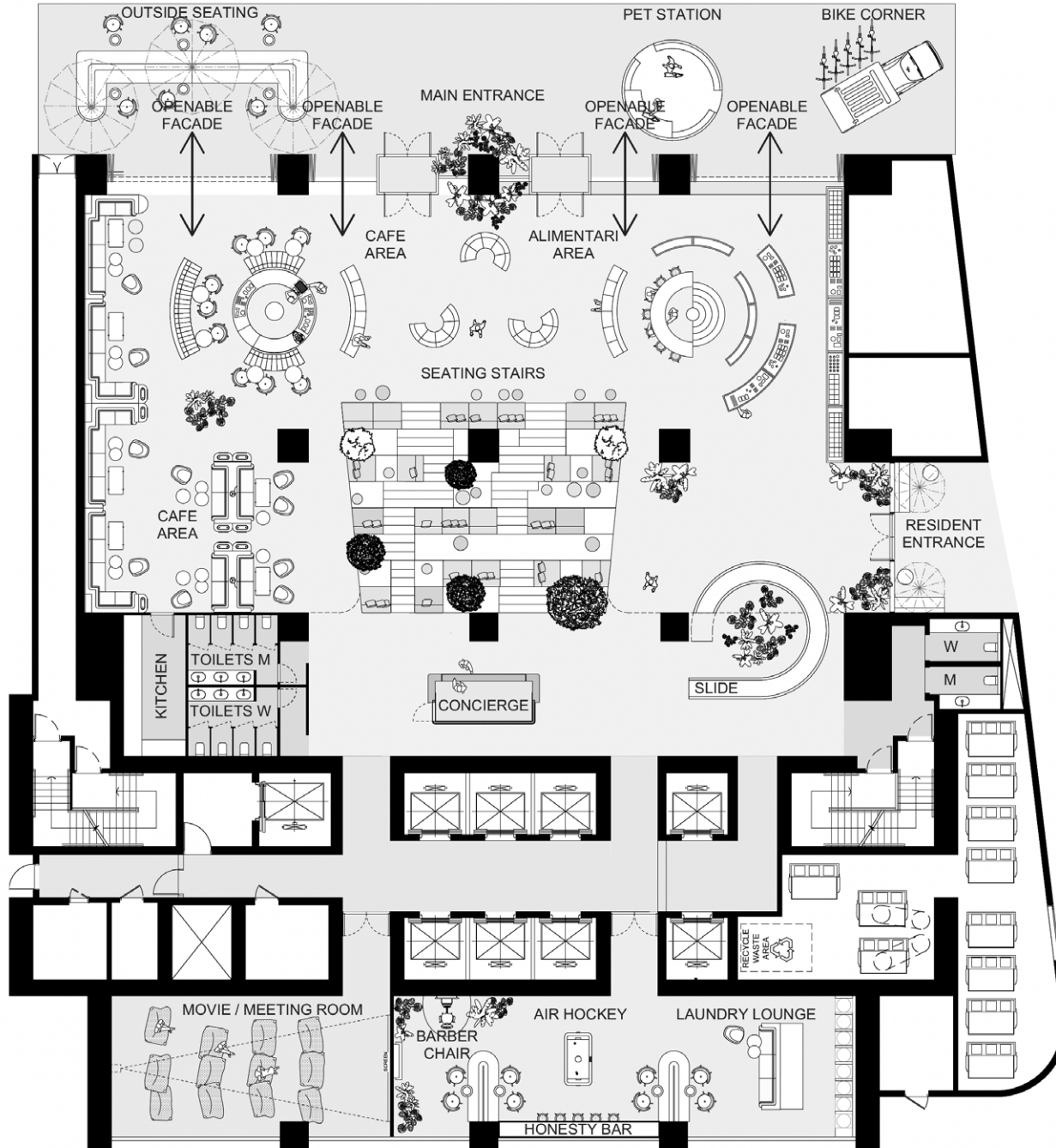
A rooftop lounge area with a checkered tile floor, a long pool, and several fire pits. The lounge is illuminated by warm lights, and a modern building with a large '25th' sign is visible on the left. The background features a city skyline with the Burj Khalifa prominently on the right.

A PLACE YOU NEVER WANT TO LEAVE



**25H HEIMAT**  
FIRST OF ITS KIND

# LOBBY



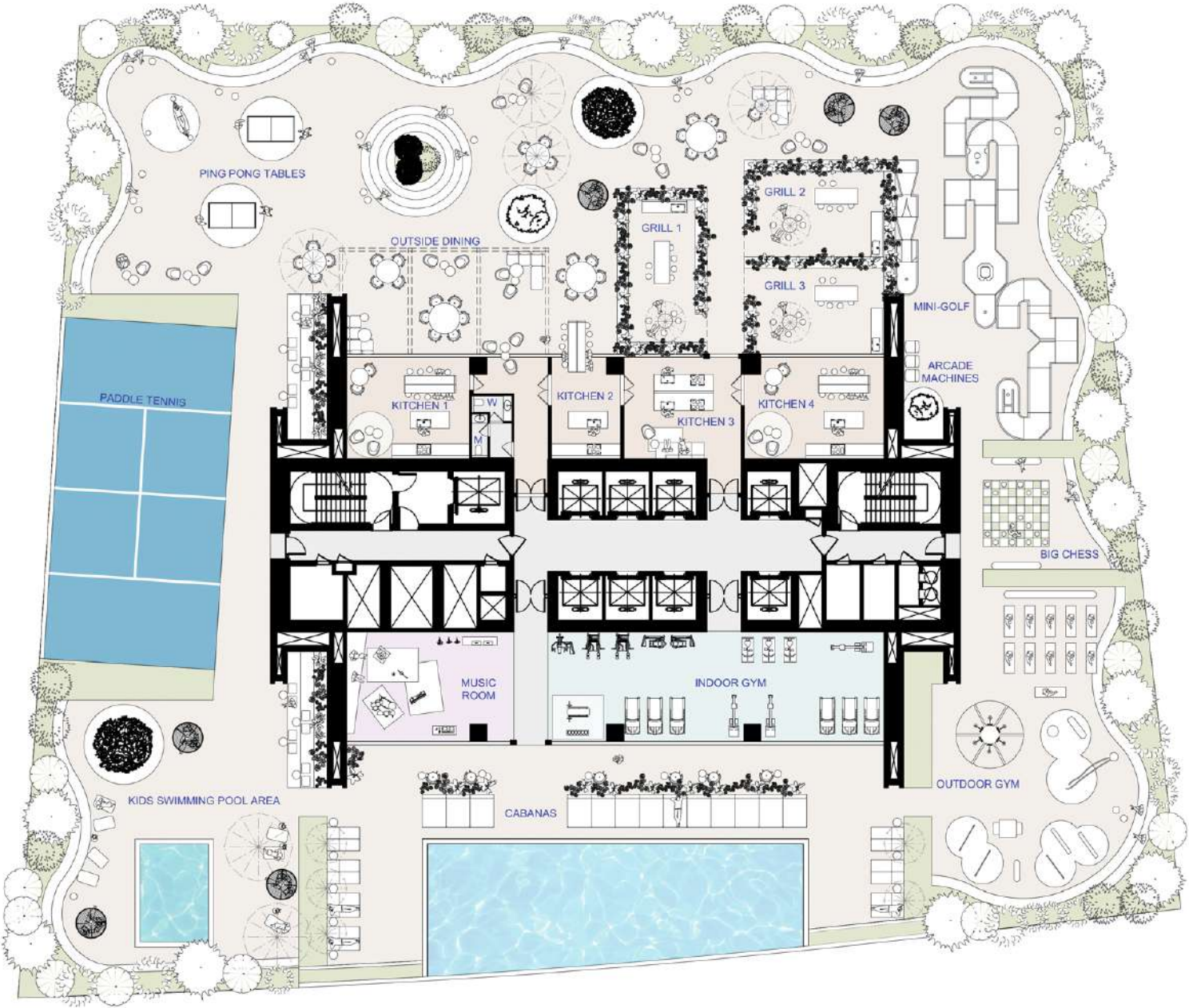


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LET THE GAMES BEGIN AT THE 25H HEIMAT PADEL COURT



# PODIUM





**63<sup>RD</sup>**  
**FLOOR SUPPER CLUB**  
FOR GO GETTERS • LIFE CONNOISSEURS & BIG DREAMERS



# FLOOR 63 RD

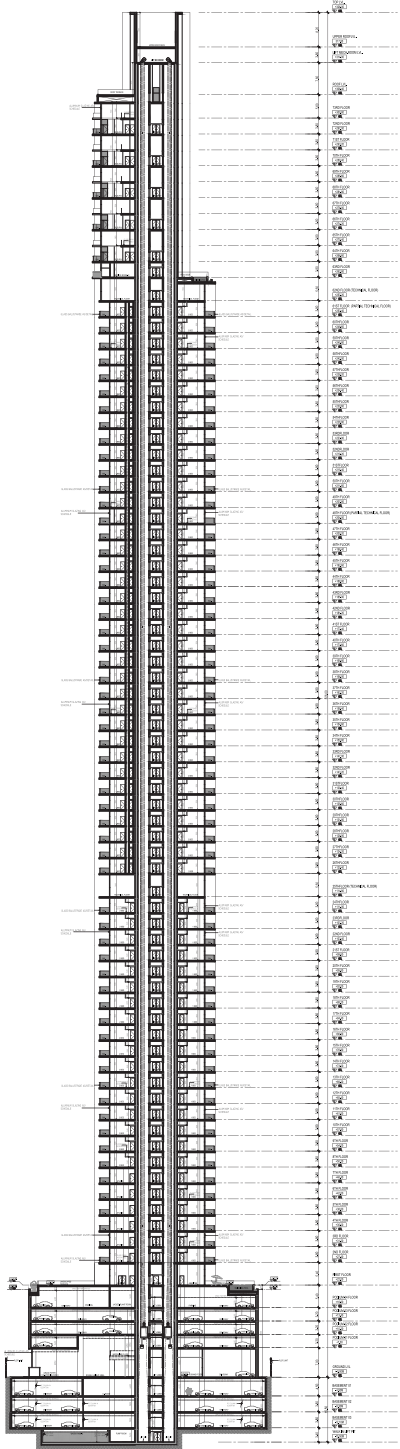




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# FLOOR PLANS

# FLOOR PLANS TIERS



**TIER 4** 64<sup>th</sup> to 73<sup>rd</sup> Floor

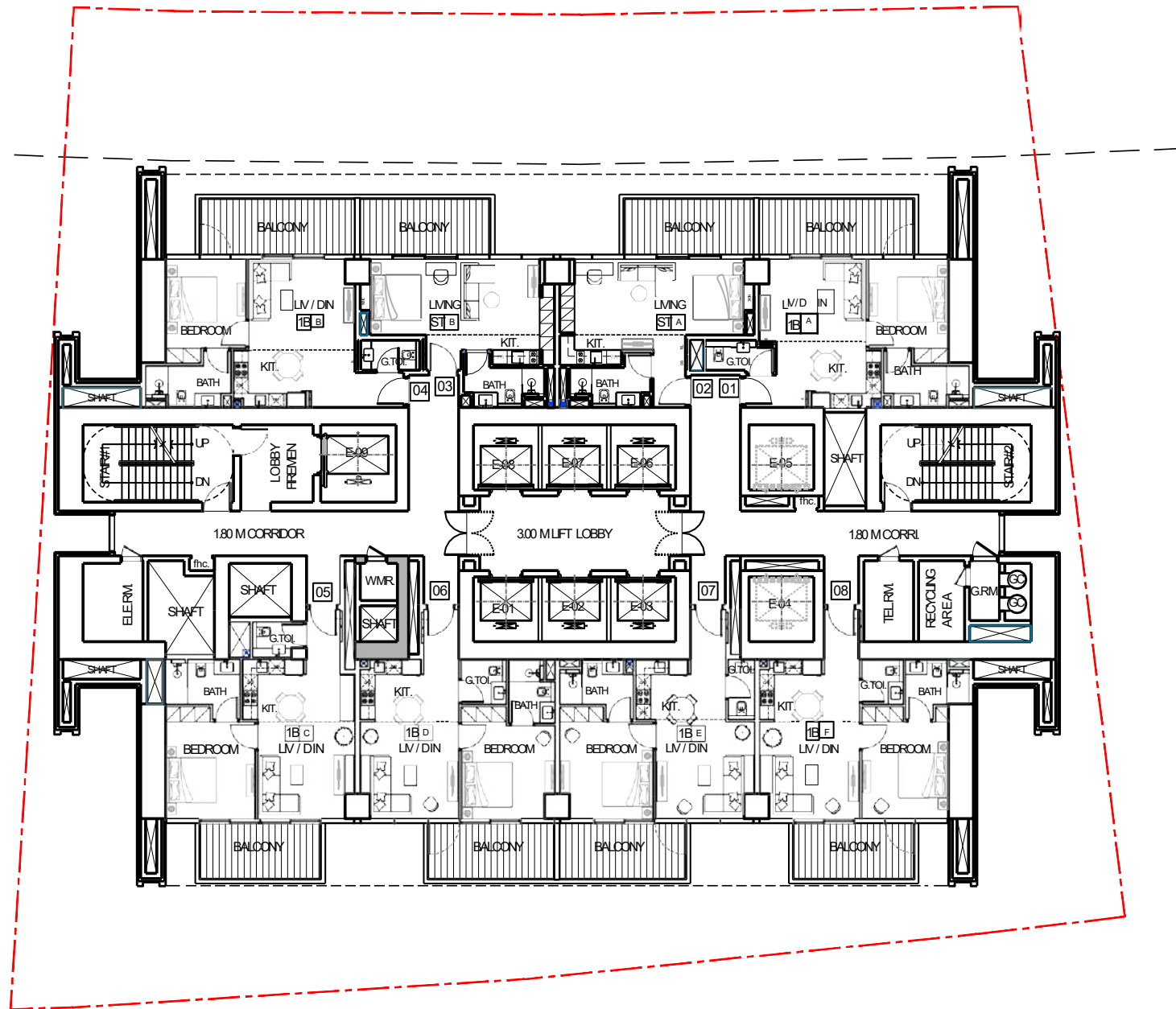
**TIER 3** 26<sup>th</sup> to 60<sup>th</sup> Floor

**TIER 2** 9<sup>th</sup> to 24<sup>th</sup> Floor

**TIER 1** 2<sup>nd</sup> to 8<sup>th</sup> Floor

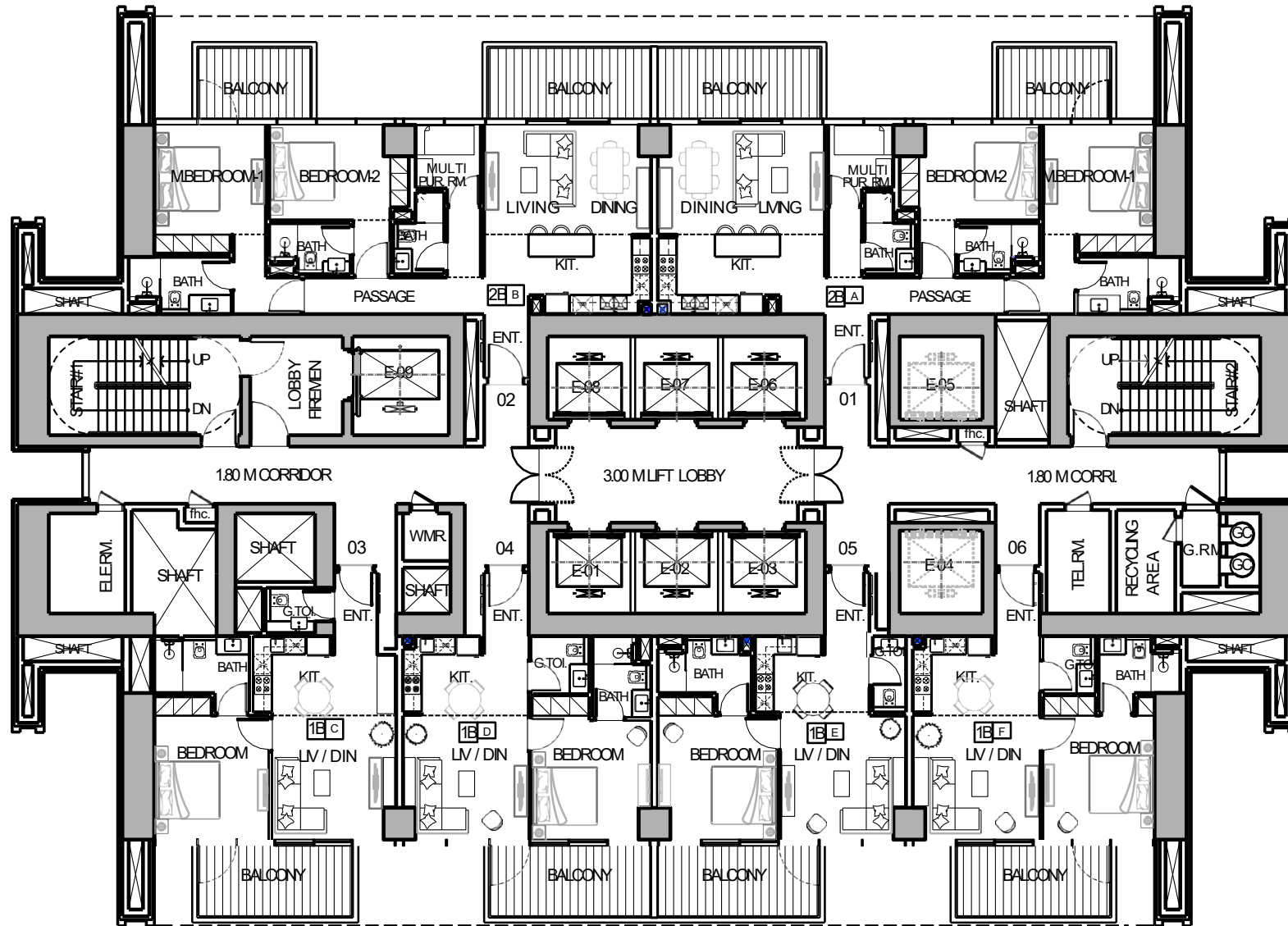
# TYPICAL FLOOR PLAN 1

2nd To 8th Floor (7 Floors)



# TYPICAL FLOOR PLAN 2

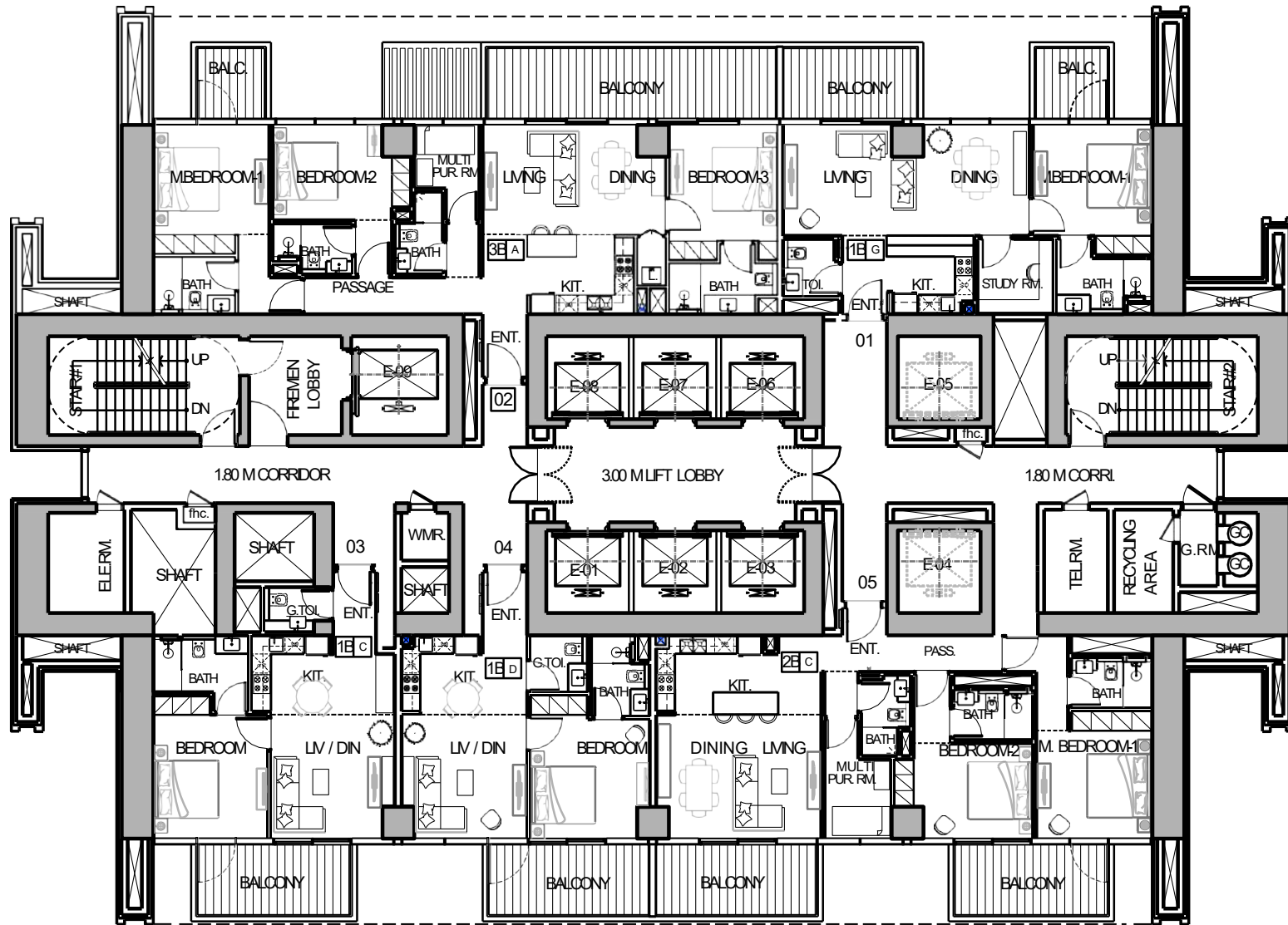
9th To 24th Floor (16 Floors)





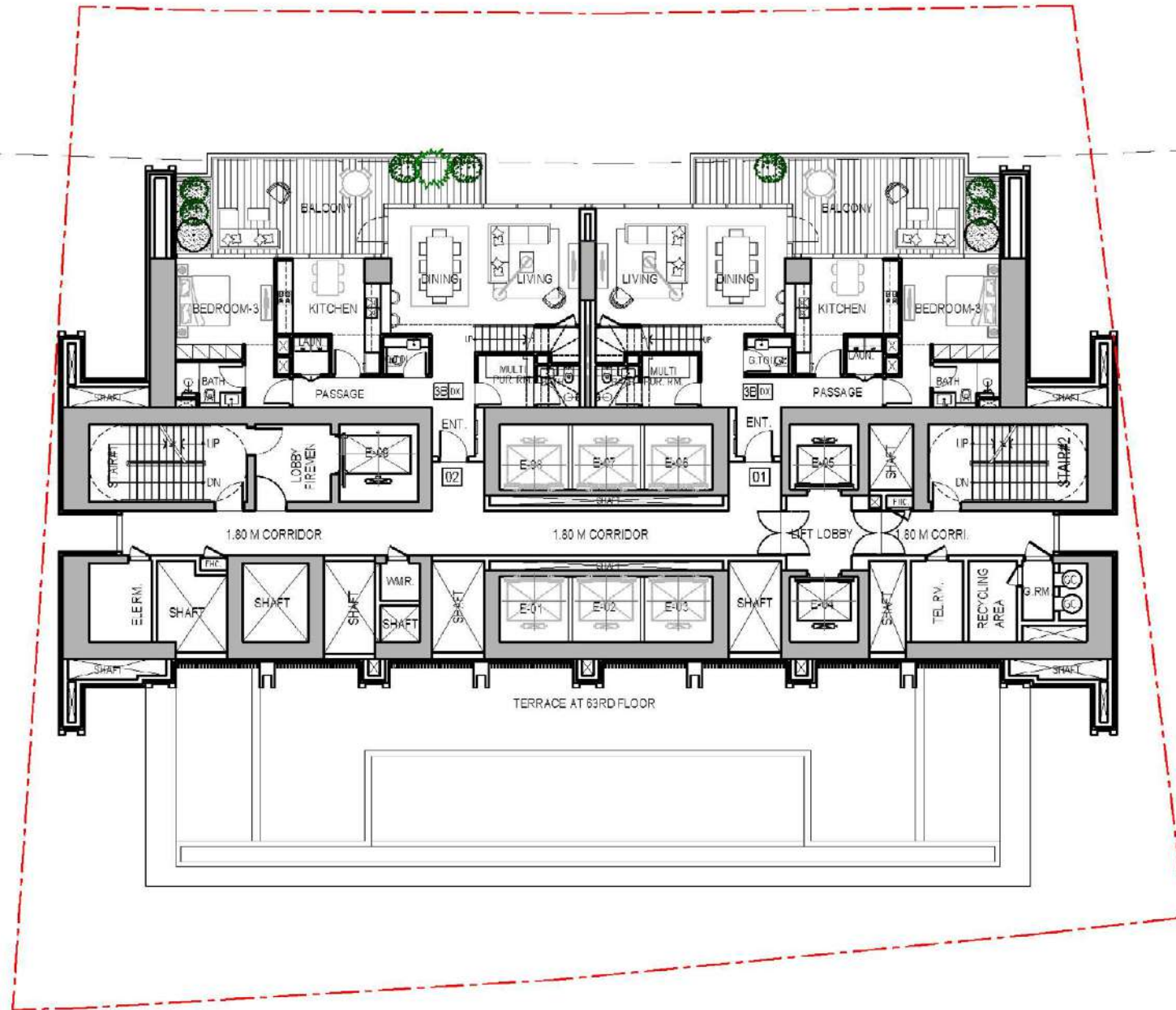
# TYPICAL FLOOR PLAN 3

26th To 47th & 49th To 60th Floor (34 Floors)



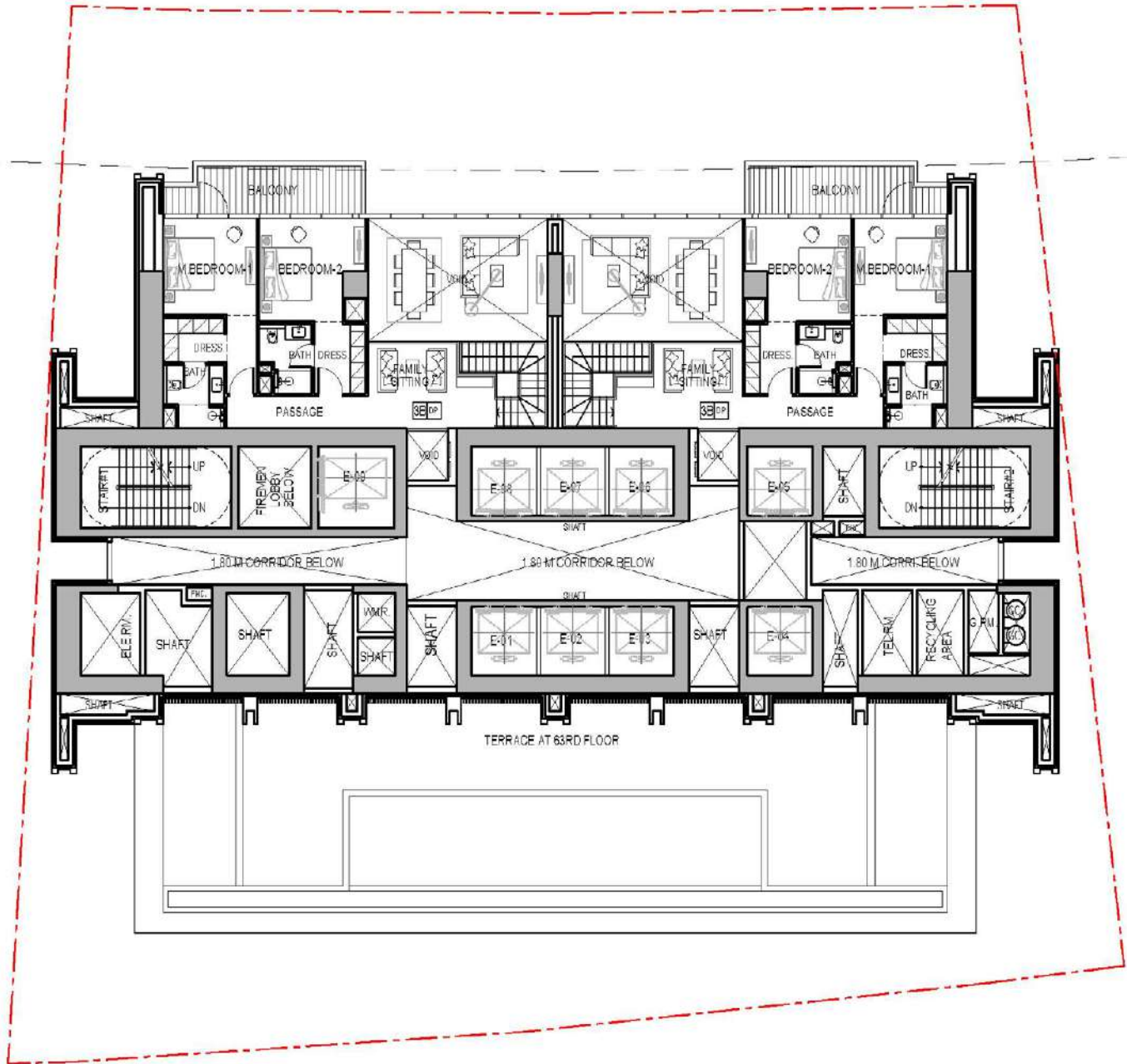
# TYPICAL FLOOR PLAN 4

Lower Duplex 64th, 66th, 68th, 70th & 72nd



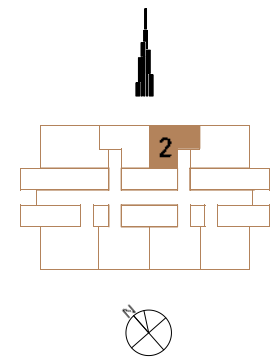
# TYPICAL FLOOR PLAN 4

Upper Duplex 65th, 67th, 69th, 71st & 73rd

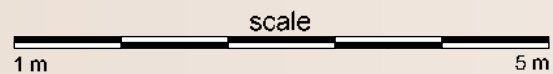


# STUDIO TYPE A

Unit Size	Balcony Size	Total Unit Size
41 m <sup>2</sup>	14,96 m <sup>2</sup>	55,96 m <sup>2</sup>
441 ft <sup>2</sup>	161 ft <sup>2</sup>	602 ft <sup>2</sup>

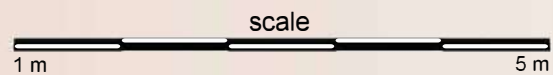
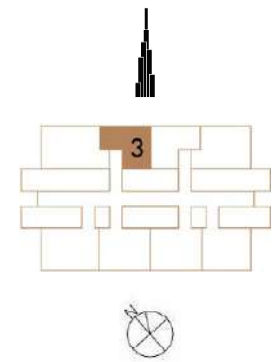


- |                      |             |
|----------------------|-------------|
| 1. Foyer             | 4. Bedroom  |
| 2. Kitchen           | 5. Bathroom |
| 3. Living and Dining | 6. Terrace  |



# STUDIO TYPE B

Unit Size    Balcony Size    Total Unit Size  
38,78 m<sup>2</sup>    14,96 m<sup>2</sup>    53,74 m<sup>2</sup>  
417 ft<sup>2</sup>    161 ft<sup>2</sup>    578 ft<sup>2</sup>



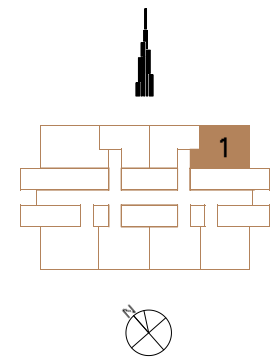
- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Bedroom
- 5. Bathroom
- 6. Terrace



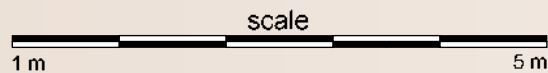


# 1 BEDROOM TYPE A

Unit Size    Balcony Size    Total Unit Size  
 55,46 m<sup>2</sup>    28,32 m<sup>2</sup>    83,78 m<sup>2</sup>  
 597 ft<sup>2</sup>    305 ft<sup>2</sup>    902 ft<sup>2</sup>



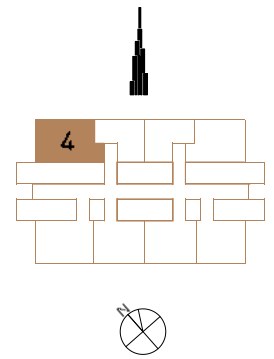
- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Powder Room
- 5. Bedroom
- 6. Ensuite
- 7. Terrace



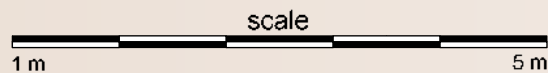


# 1 BEDROOM TYPE B

Unit Size    Balcony Size    Total Unit Size  
59,23 m<sup>2</sup>    28,32 m<sup>2</sup>    87,55 m<sup>2</sup>  
638 ft<sup>2</sup>    304 ft<sup>2</sup>    942 ft<sup>2</sup>

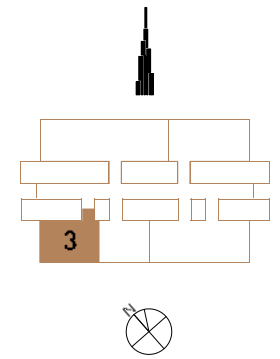


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Powder Room
- 5. Bedroom
- 6. Ensuite
- 7. Terrace



# 1 BEDROOM TYPE C

Unit Size    Balcony Size    Total Unit Size  
60,61 m<sup>2</sup>    29,54 m<sup>2</sup>    90,15 m<sup>2</sup>  
652 ft<sup>2</sup>    318 ft<sup>2</sup>    970 ft<sup>2</sup>

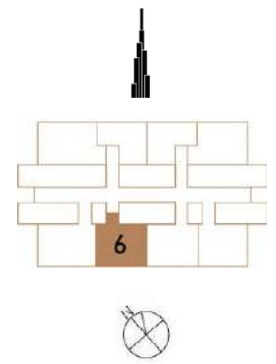


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Powder Room
- 5. Bedroom
- 6. Ensuite
- 7. Terrace

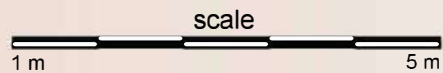


# 1 BEDROOM TYPE D

Unit Size	Balcony Size	Total Unit Size
57,37 m <sup>2</sup>	14,96 m <sup>2</sup>	72,33 m <sup>2</sup>
618 ft <sup>2</sup>	161 ft <sup>2</sup>	779 ft <sup>2</sup>

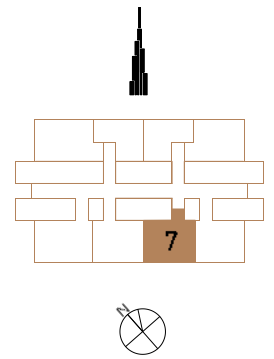


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Bedroom
- 5. Ensuite
- 6. Terrace

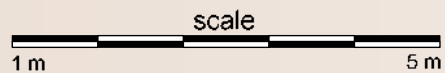


# 1 BEDROOM TYPE E

Unit Size    Balcony Size    Total Unit Size  
57,18 m<sup>2</sup>    14,96 m<sup>2</sup>    72,14 m<sup>2</sup>  
615 ft<sup>2</sup>    162 ft<sup>2</sup>    777 ft<sup>2</sup>

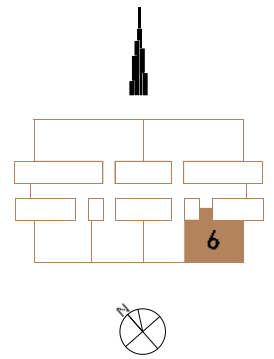


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Powder Room
- 5. Bedroom
- 6. Ensuite
- 7. Terrace

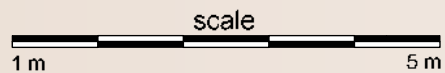


# 1 BEDROOM TYPE F

Unit Size    Balcony Size    Total Unit Size  
59,59 m<sup>2</sup>    29,13 m<sup>2</sup>    88,72 m<sup>2</sup>  
641 ft<sup>2</sup>    314 ft<sup>2</sup>    955 ft<sup>2</sup>

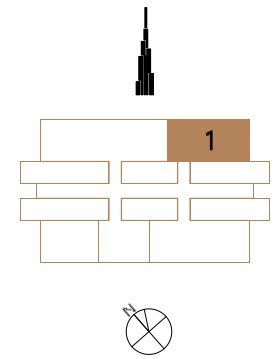


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Powder Room
- 5. Bedroom
- 6. Ensuite
- 7. Terrace



# 1 BEDROOM TYPE G

Unit Size    Balcony Size    Total Unit Size  
 74,87 m<sup>2</sup>    36,27 m<sup>2</sup>    111,4 m<sup>2</sup>  
 806 ft<sup>2</sup>    390 ft<sup>2</sup>    1196 ft<sup>2</sup>



- |                      |                       |            |
|----------------------|-----------------------|------------|
| 1. Foyer             | 4. Powder Room        | 7. Ensuite |
| 2. Kitchen           | 5. Multi-purpose Room | 8. Terrace |
| 3. Living and Dining | 6. Bedroom            | 9. Terrace |

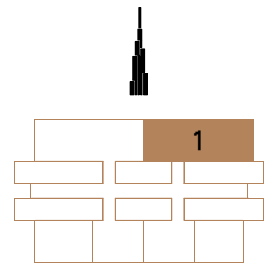




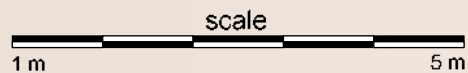


# 2 BEDROOM TYPE A

Unit Size 105,60 m<sup>2</sup> 1137 ft<sup>2</sup>  
 Balcony Size 43,49 m<sup>2</sup> 468 ft<sup>2</sup>  
 Total Unit Size 149,09 m<sup>2</sup> 1605 ft<sup>2</sup>

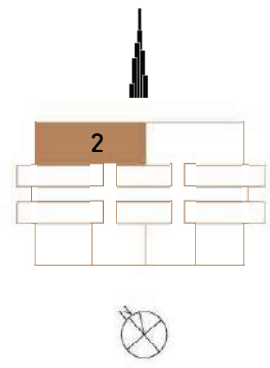


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Multi-purpose Room
- 5. Powder Room
- 6. Bedroom
- 7. Ensuite
- 8. Master Bedroom
- 9. Ensuite
- 10. Terrace

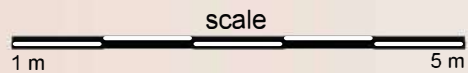


# 2 BEDROOM TYPE B

Unit Size 105,95 m<sup>2</sup> 1140 ft<sup>2</sup>  
 Balcony Size 43,48 m<sup>2</sup> 468 ft<sup>2</sup>  
 Total Unit Size 149,43 m<sup>2</sup> 1608 ft<sup>2</sup>

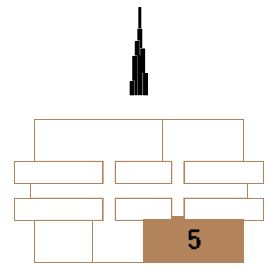


- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Multi-purpose Room
- 5. Powder Room
- 6. Bedroom
- 7. Ensuite
- 8. Master Bedroom
- 9. Ensuite
- 10. Terrace

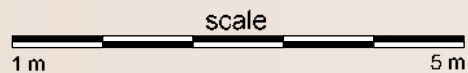


# 2 BEDROOM TYPE C

Unit Size 109,3 m<sup>2</sup> 1176 ft<sup>2</sup>  
 Balcony Size 44,73 m<sup>2</sup> 482 ft<sup>2</sup>  
 Total Unit Size 154,03 m<sup>2</sup> 1658 ft<sup>2</sup>



- 1. Foyer
- 2. Kitchen
- 3. Living and Dining
- 4. Multi-purpose Room
- 5. Powder Room
- 6. Bedroom
- 7. Ensuite
- 8. Master Bedroom
- 9. Ensuite
- 10. Terrace





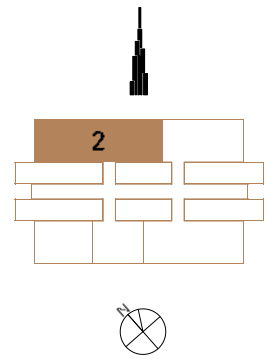
25h

FROM SUNRISE TO SUNSET  
YOU HAVE THE WHOLE CITY  
AT YOUR FEET

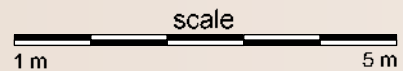


# 3 BEDROOM TYPE A

Unit Size 130,2 m<sup>2</sup> 1401 ft<sup>2</sup>  
 Balcony Size 51,49 m<sup>2</sup> 555 ft<sup>2</sup>  
 Total Unit Size 181,69 m<sup>2</sup> 1956 ft<sup>2</sup>



- |                      |                       |                |                    |
|----------------------|-----------------------|----------------|--------------------|
| 1. Foyer             | 4. Bedroom            | 7. Powder Room | 10. Master Bedroom |
| 2. Kitchen           | 5. Ensuite            | 8. Bedroom     | 11. Ensuite        |
| 3. Living and Dining | 6. Multi-purpose Room | 9. Ensuite     | 12. Terrace        |





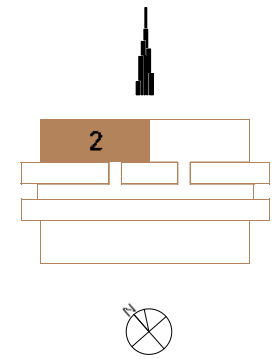


**UNOBSTRUCTED VIEWS OF  
BURJ KHALIFA  
& DOWNTOWN BOULEVARD**

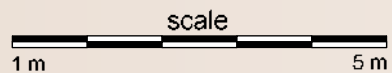


# 3 BEDROOM DUPLEX

<b>Unit Size</b>	<b>Balcony Size</b>	<b>Total Unit Size</b>
222,23 m <sup>2</sup>	56,63 m <sup>2</sup>	278,86 m <sup>2</sup>
2392 ft <sup>2</sup>	610 ft <sup>2</sup>	3002 ft <sup>2</sup>

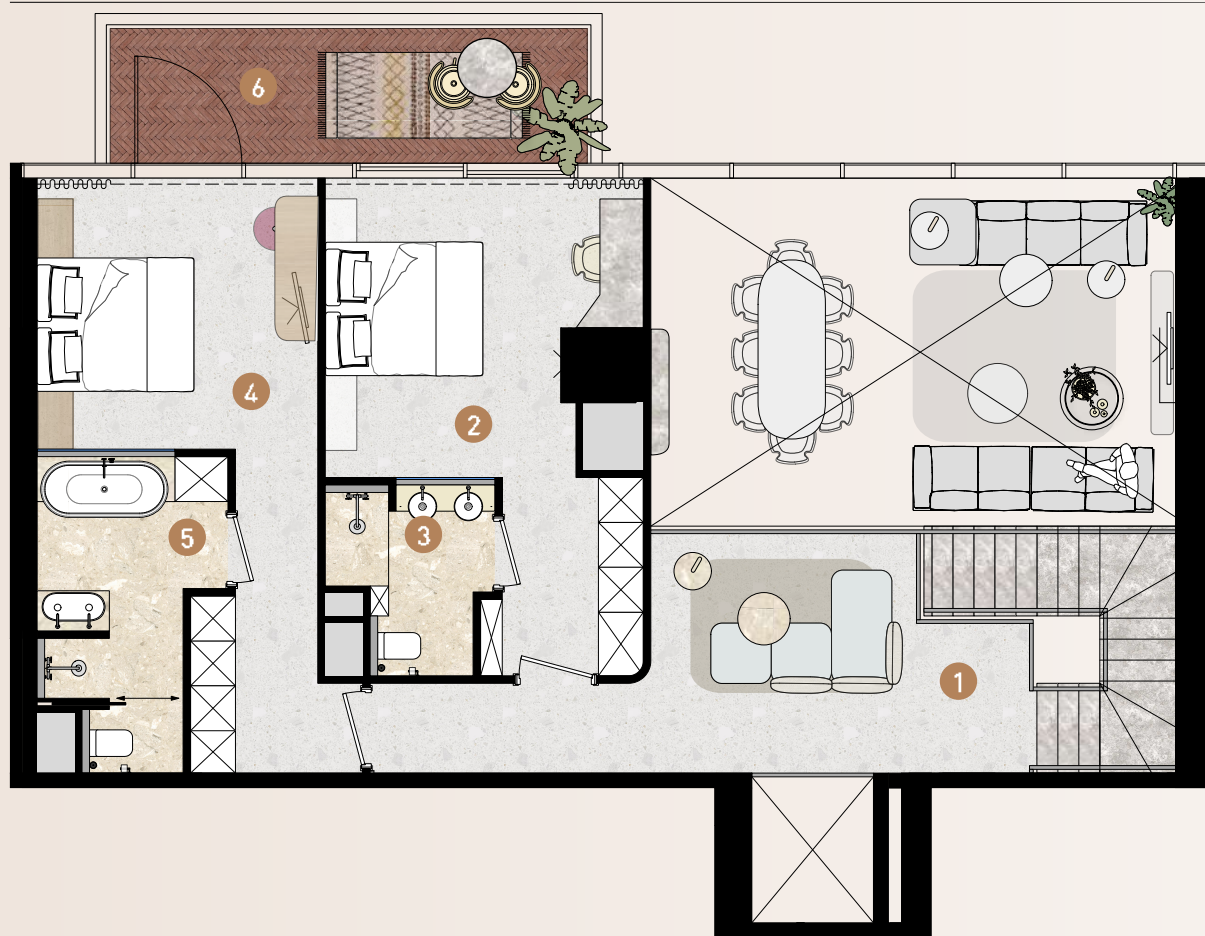
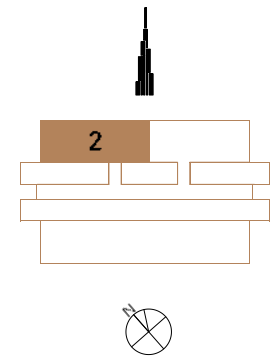


- |                      |                       |                 |             |
|----------------------|-----------------------|-----------------|-------------|
| 1. Foyer             | 4. Multi-purpose Room | 7. Wine fridges | 10. Ensuite |
| 2. Kitchen           | 5. Bathroom           | 8. Laundry      | 11. Terrace |
| 3. Living and Dining | 6. Powder Room        | 9. Bedroom      |             |

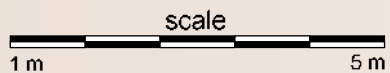


# 3 BEDROOM DUPLEX

Unit Size    Balcony Size    Total Unit Size  
222,23 m<sup>2</sup>    56,63 m<sup>2</sup>    278,86 m<sup>2</sup>  
2392 ft<sup>2</sup>    610 ft<sup>2</sup>    3002 ft<sup>2</sup>



- 1. Upper Foyer
- 2. Bedroom
- 3. Ensuite
- 4. Master Bedroom
- 5. Ensuite
- 6. Terrace







I AM GOING ON HOLIDAY



BREATH TAKING VIEWS OF  
THE ICONIC FOUNTAINS AND  
THE WORLD'S TALLEST BUILDING



**HELLO  
STRANGER,  
WELCOME  
HOME.**

