



# BLVD HEIGHTS

DOWNTOWN DUBAI



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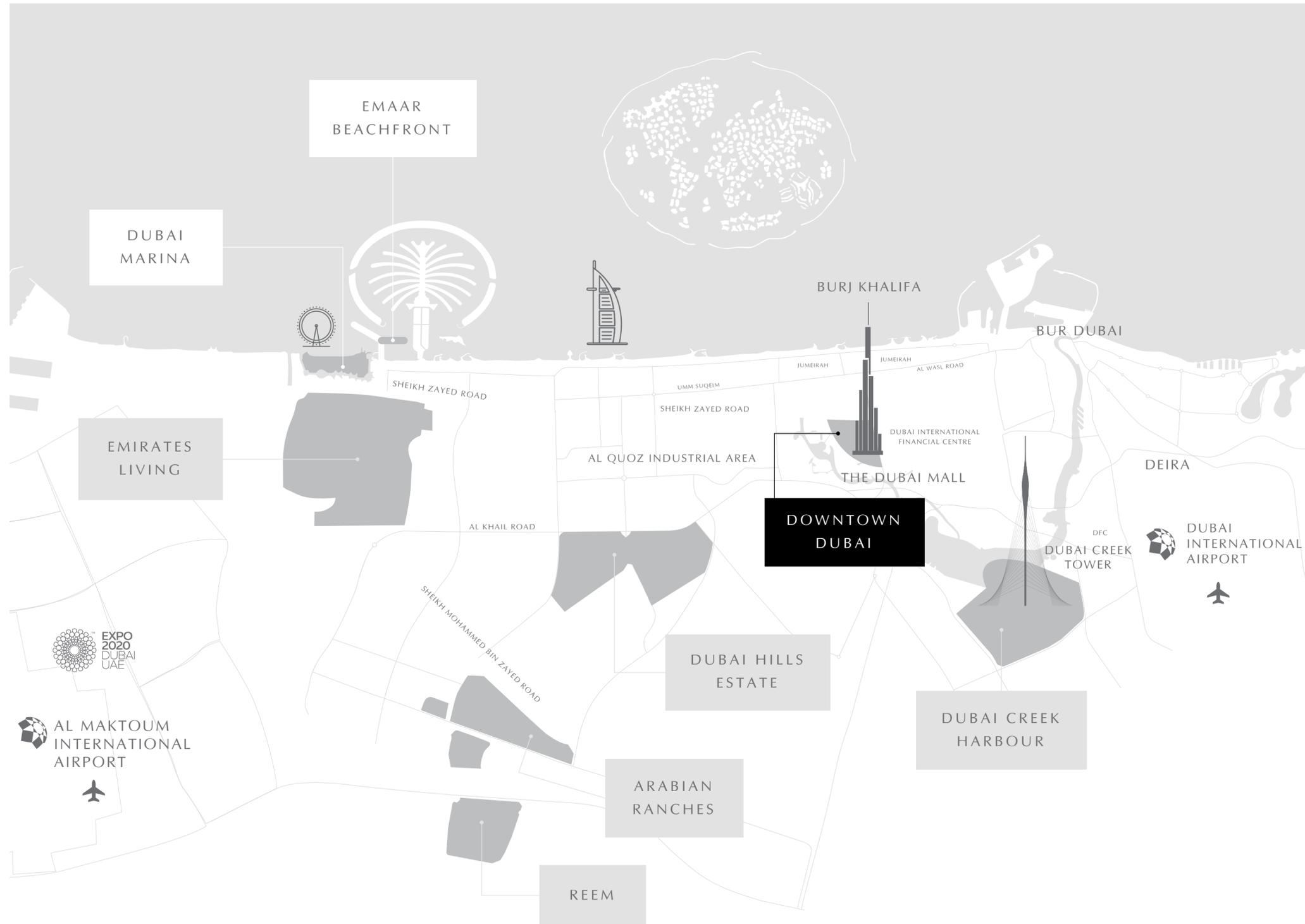
## BUILDING DREAMS

The globally-recognised Emaar Properties encapsulates the essence of what Dubai has come to symbolise to the world. More than just a developer, this lifestyle brand provider continues to anticipate its customer's discerning requirements by creating a life of luxury with its unwavering blueprint for 21st century community living.



## DISCOVER THE LUXURY WITHIN

All facets of BLVD Heights are designed to exude an aura of ultimate luxury, modern elegance and urban relaxation. Floor-to-ceiling windows accentuate the interior brightness and spaciousness. The combination of subtle colours and textured surfaces ensures a premium finish.



**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)





## FOR THOSE WHO ASPIRE HIGHER

BLVD Heights by Emaar epitomises what it means to live, work and thrive in the bustling centre of Dubai. Modelled on the typical New York and Chicago skyscrapers, this 53 and 46-storey twin-tower complex exudes luxury, elegance and contemporary chic.

The beautifully arranged 1, 2, 3 and 4 bedroom apartments, penthouses and duplexes are designed with you in mind, your utmost convenience, comfort and wellbeing.

# BLVD HEIGHTS



## CLOSE TO EVERYTHING YOU NEED

With panoramic views of Downtown Dubai, BLVD Heights rises alongside Sheikh Mohammed bin Rashid Boulevard. The physical connection to the street allows residents to seamlessly settle into the surrounding urban reality, maximising the shopping, dining and cultural offerings of the neighbourhood, including The Dubai Mall, Souk Al Bahar and the Dubai Opera.

RESERVED

FOR THE

ABSOLUTE

ELITE



## STEP INSIDE YOUR NEW HOME

The sophisticated and upmarket feel of the Grand Entrance to BLVD Heights sets the tone for the rest of the complex. The adjacent cafés and lobby are carefully planned as a continuation of the urban feel of the trendy Sheikh Mohammed bin Rashid Boulevard.



## DISCOVER THE LUXURY WITHIN

All facets of BLVD Heights are designed to exude an aura of ultimate luxury, modern elegance and urban relaxation. Floor-to-ceiling windows accentuate the interior brightness and spaciousness. The combination of subtle colours and textured surfaces ensures a premium finish.



## ENJOY YOUR KITCHEN MORE

Comfortable and intuitive is at the heart of BLVD Heights' design.

Open plan interiors are carefully arranged to include ample storage.

Top-of-the-range, custom kitchens lend exclusivity to the  
sumptuous decor.



## A ROOM WITH A VIEW

In the master bedroom, full-height window walls cast views across Downtown Dubai and the vibrant city beyond. It is here where Dubai's most spectacular urban sunsets take place in a refined, soul-soothing setting.



## HEALTHY BODY, HEALTHY MIND

Enjoy a beautifully landscaped pool deck with an infinity pool, kids' playground and barbecue areas. Rejuvenate your body in luxury sports and wellness amenities, including a state-of-the-art fitness centre and a health club. Reinvigorate your mind by exploring the great diversity of

Downtown's dining, entertainment and art options.

'CREATIVITY SHOULD  
BE INTEGRAL TO  
EVERYTHING  
THAT WE DO'

H. H. Sheikh Mohammed bin Rashid Al Maktoum





## GO PROMENADING IN STYLE

Sheikh Mohammed bin Rashid Boulevard is celebrated as the leisure and arts centre of the city. With critically acclaimed art installations, dining concepts, events and parades on your doorstep; live your best life every day of the year.

# FLOOR PLANS

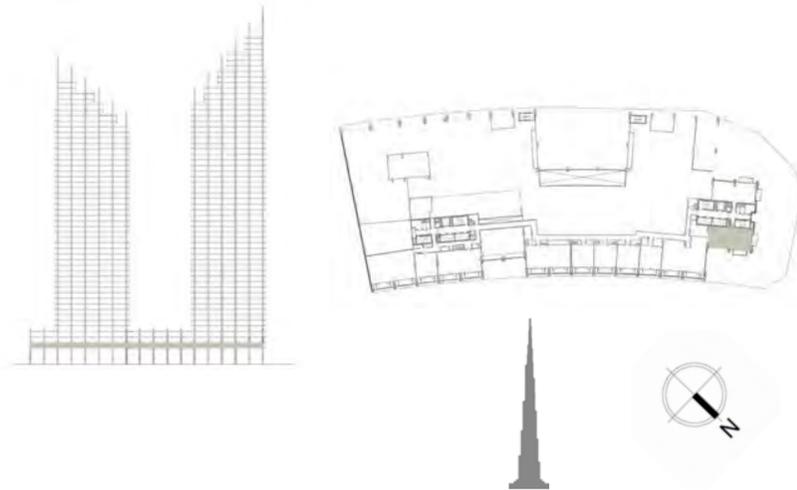
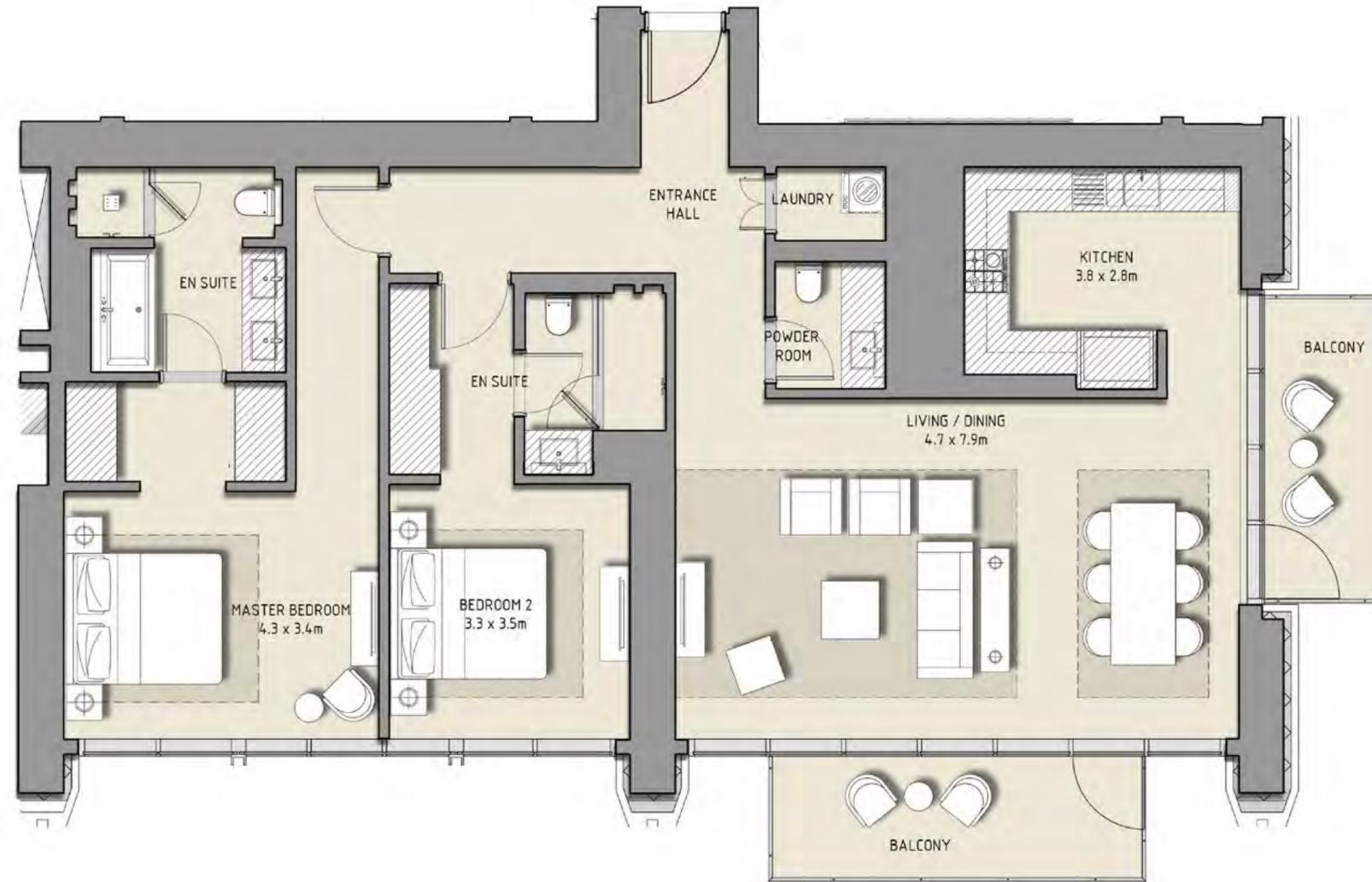


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 101 | LEVEL 1 | PODIUM

SUITE AREA	1502 SQ.FT.	139.52 SQ.M.
BALCONY AREA	195 SQ.FT.	18.14 SQ.M.
TOTAL AREA	1697 SQ.FT.	157.66 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

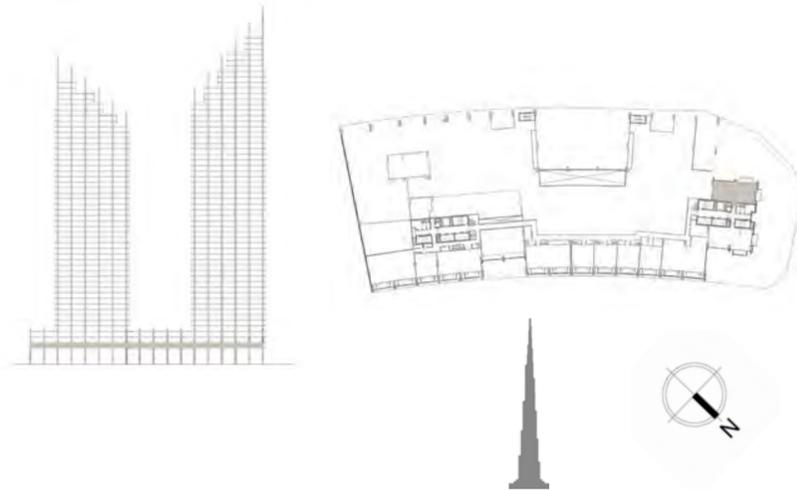


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 102 | LEVEL 1 | PODIUM

SUITE AREA	1431 SQ.FT.	132.91 SQ.M.
BALCONY AREA	205 SQ.FT.	19.09 SQ.M.
TOTAL AREA	1636 SQ.FT.	152 SQ.M.



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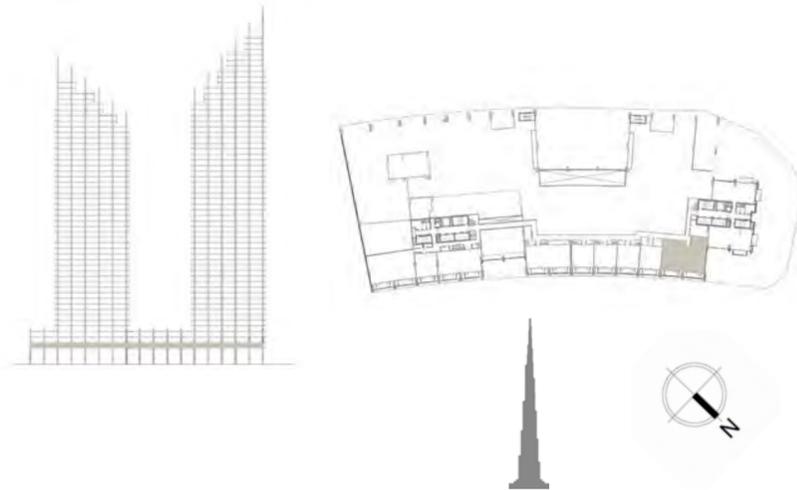


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 103 | LEVEL 1 | PODIUM

SUITE AREA	2217 SQ.FT.	205.97 SQ.M.
BALCONY AREA	241 SQ.FT.	22.35 SQ.M.
TOTAL AREA	2458 SQ.FT.	228.32 SQ.M.



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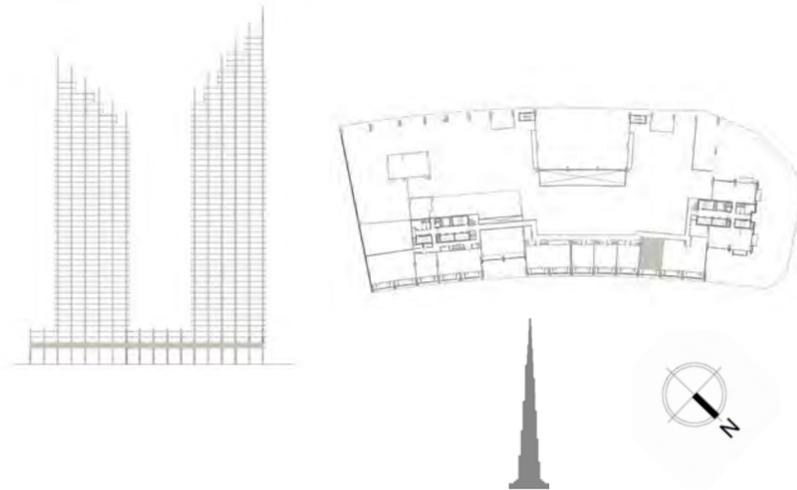


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 104 | LEVEL 1 | PODIUM

SUITE AREA	785 SQ.FT.	72.91 SQ.M.
BALCONY AREA	121 SQ.FT.	11.23 SQ.M.
TOTAL AREA	906 SQ.FT.	84.14 SQ.M.



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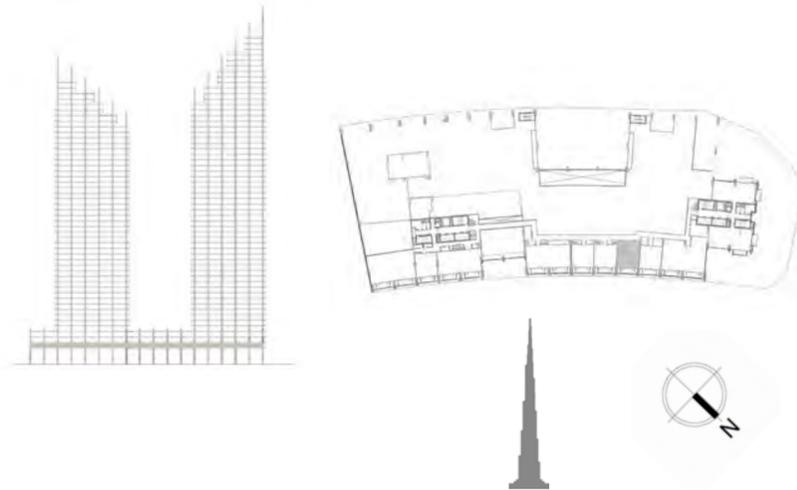


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 105 | LEVEL 1 | PODIUM

SUITE AREA	822 SQ.FT.	76.33 SQ.M.
BALCONY AREA	121 SQ.FT.	11.22 SQ.M.
TOTAL AREA	943 SQ.FT.	87.55 SQ.M.



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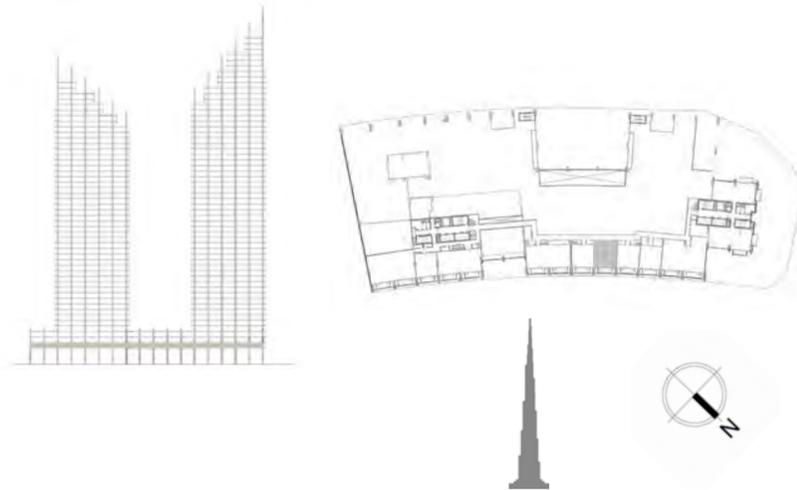


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 106 | LEVEL 1 | PODIUM

SUITE AREA	828 SQ.FT.	76.91 SQ.M.
BALCONY AREA	119 SQ.FT.	11.06 SQ.M.
TOTAL AREA	947 SQ.FT.	87.97 SQ.M.



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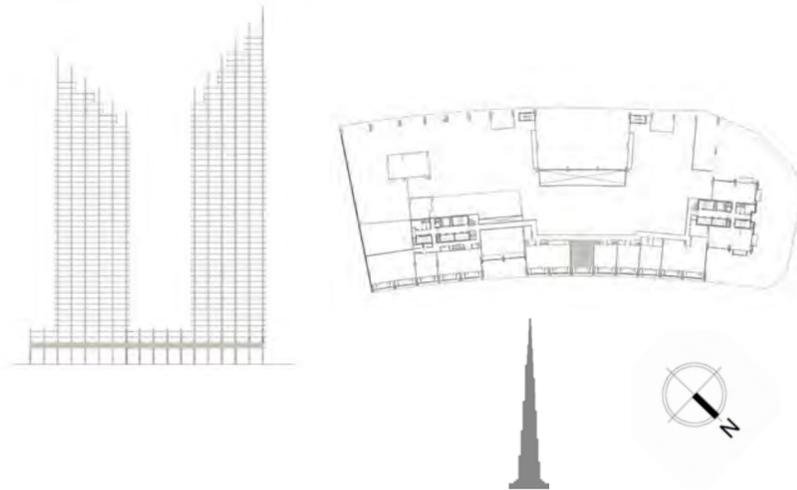


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 107 | LEVEL 1 | PODIUM

SUITE AREA	806 SQ.FT.	7.9 SQ.M.
BALCONY AREA	121 SQ.FT.	11.24 SQ.M.
TOTAL AREA	927 SQ.FT.	86.14 SQ.M.



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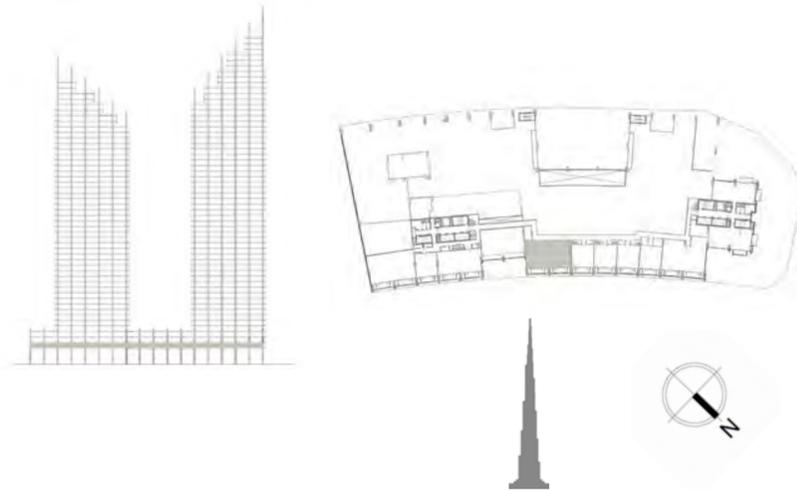


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 108 | LEVEL 1 | PODIUM

SUITE AREA	1582 SQ.FT.	146.95 SQ.M.
BALCONY AREA	240 SQ.FT.	22.31 SQ.M.
TOTAL AREA	1822 SQ.FT.	169.26 SQ.M.



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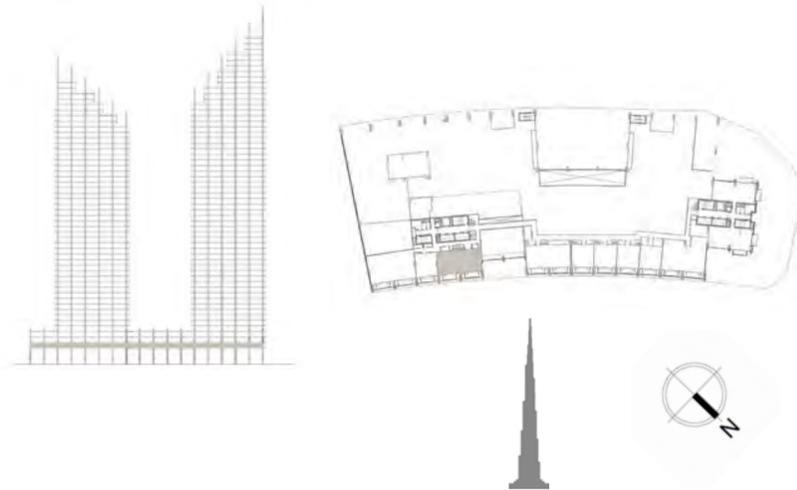


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 109 | LEVEL 1 | PODIUM

SUITE AREA	1588 SQ.FT.	147.55 SQ.M.
BALCONY AREA	228 SQ.FT.	21.14 SQ.M.
TOTAL AREA	1816 SQ.FT.	168.69 SQ.M.



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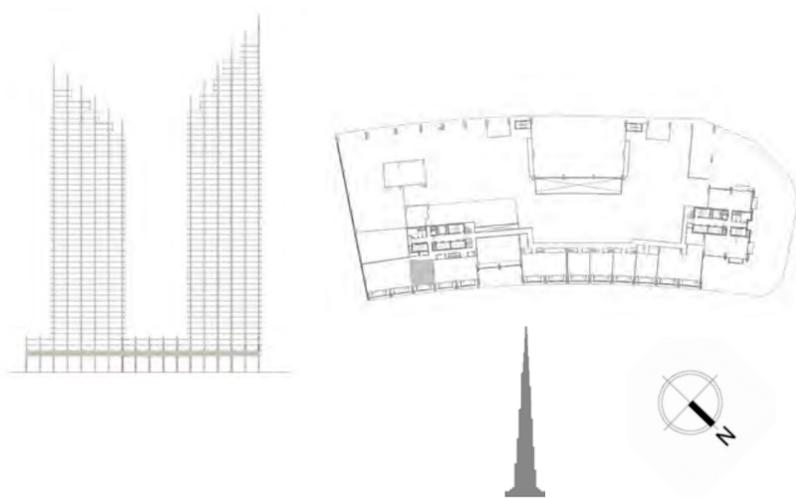


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 110 | LEVEL 1 | PODIUM

SUITE AREA	815 SQ.FT.	75.68 SQ.M.
BALCONY AREA	116 SQ.FT.	10.76 SQ.M.
TOTAL AREA	931 SQ.FT.	86.44 SQ.M.



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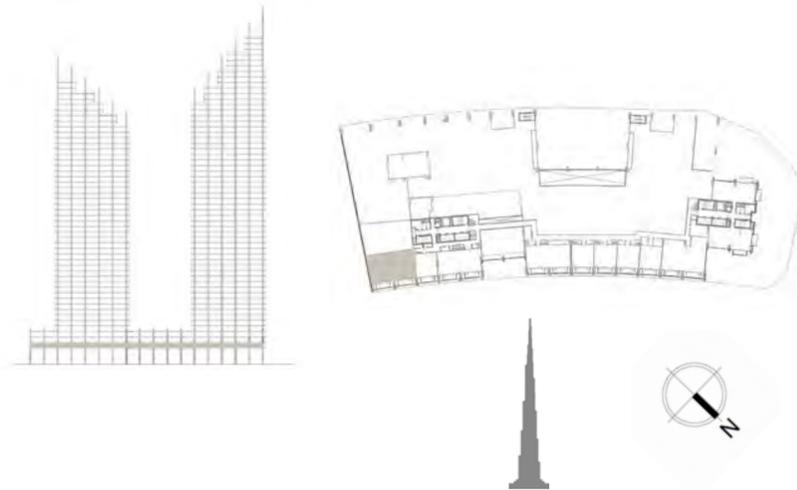


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 111 | LEVEL 1 | PODIUM

SUITE AREA	2072 SQ.FT.	192.46 SQ.M.
BALCONY AREA	242 SQ.FT.	22.24 SQ.M.
TOTAL AREA	2314 SQ.FT.	214.90 SQ.M.



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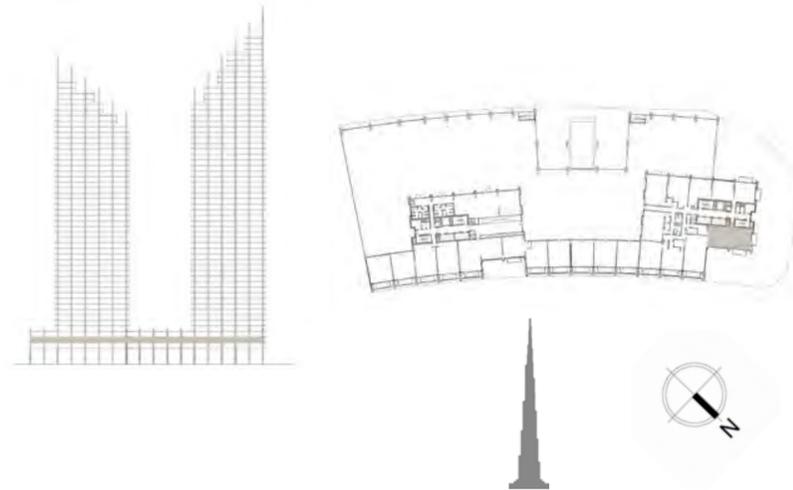
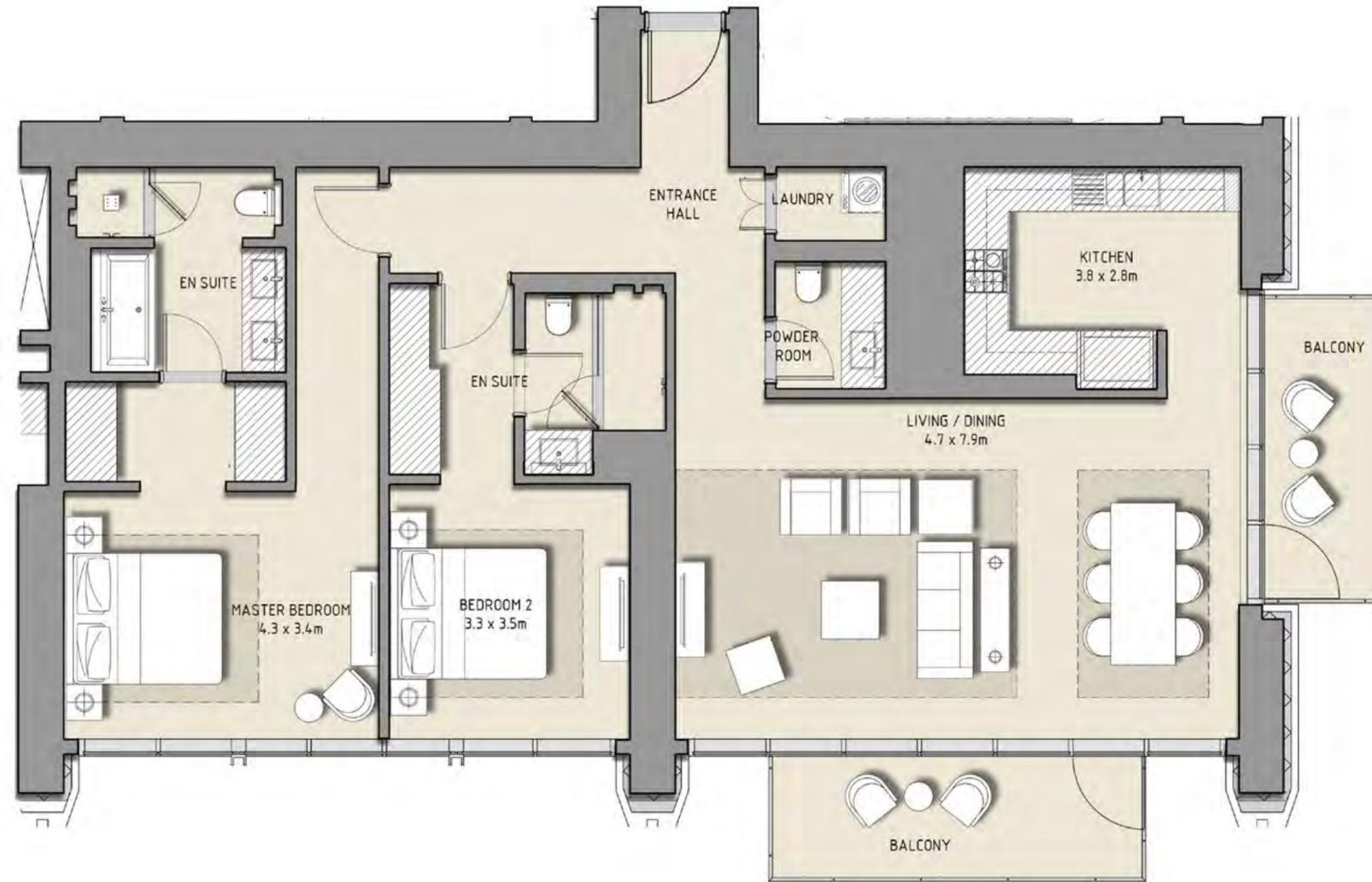


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 201 | LEVEL 2 | PODIUM

SUITE AREA	1502 SQ.FT.	139.53 SQ.M.
BALCONY AREA	205 SQ.FT.	19.07 SQ.M.
TOTAL AREA	1707 SQ.FT.	158.60 SQ.M.



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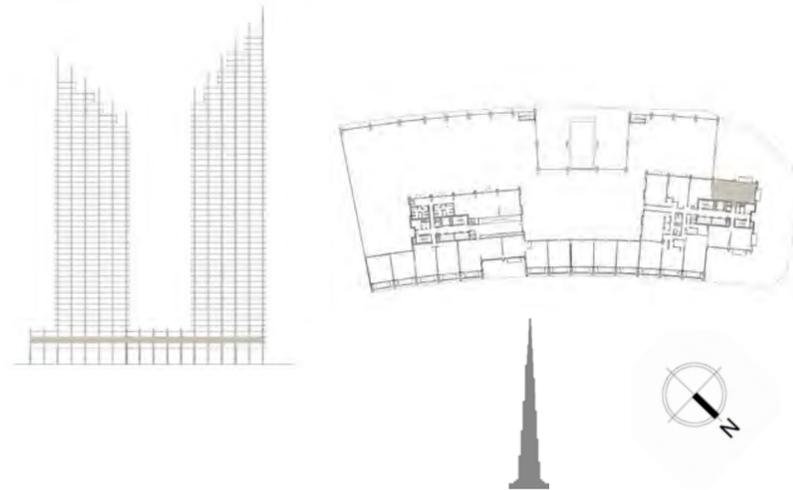
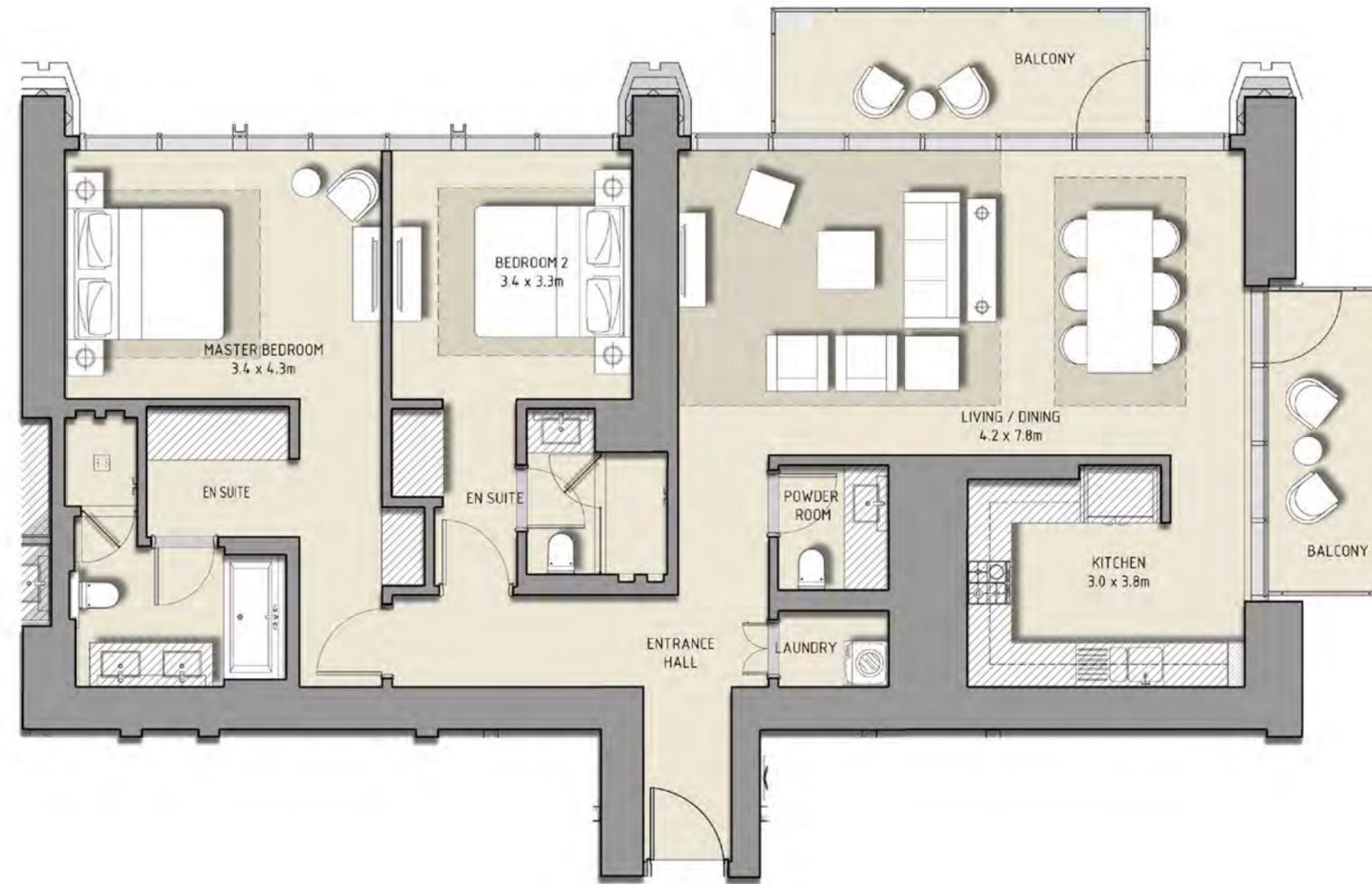


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 202 | LEVEL 2 | PODIUM

SUITE AREA	1432 SQ.FT.	133.06 SQ.M.
BALCONY AREA	205 SQ.FT.	19.08 SQ.M.
TOTAL AREA	1637 SQ.FT.	152.14 SQ.M.



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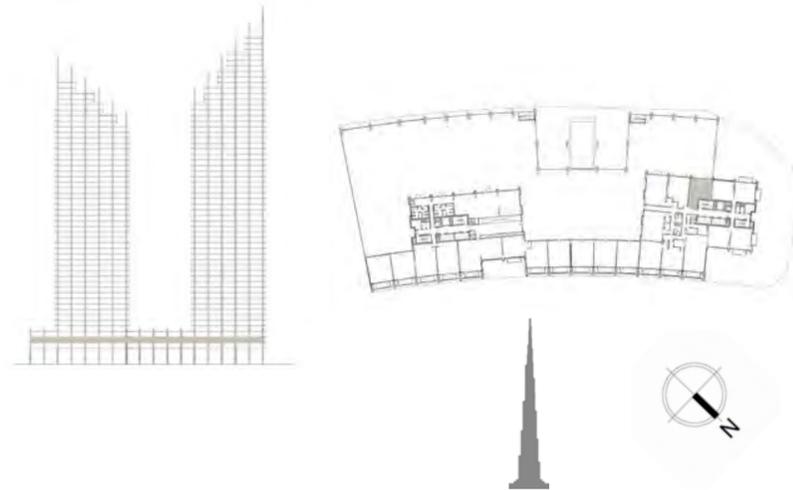


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 203 | LEVEL 2 | PODIUM

SUITE AREA	802 SQ.FT.	74.48 SQ.M.
BALCONY AREA	234 SQ.FT.	21.75 SQ.M.
TOTAL AREA	1036 SQ.FT.	96.23 SQ.M.



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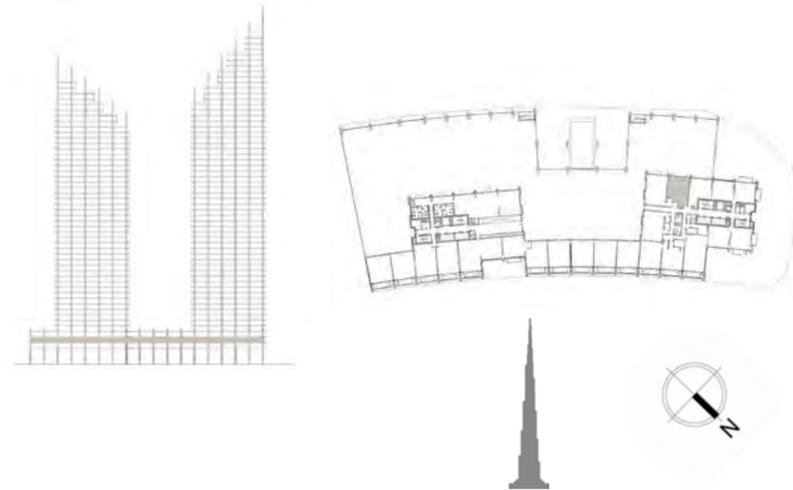


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 204 | LEVEL 2 | PODIUM

SUITE AREA	873 SQ.FT.	81.07 SQ.M.
BALCONY AREA	239 SQ.FT.	22.17 SQ.M.
TOTAL AREA	1112 SQ.FT.	103.24 SQ.M.



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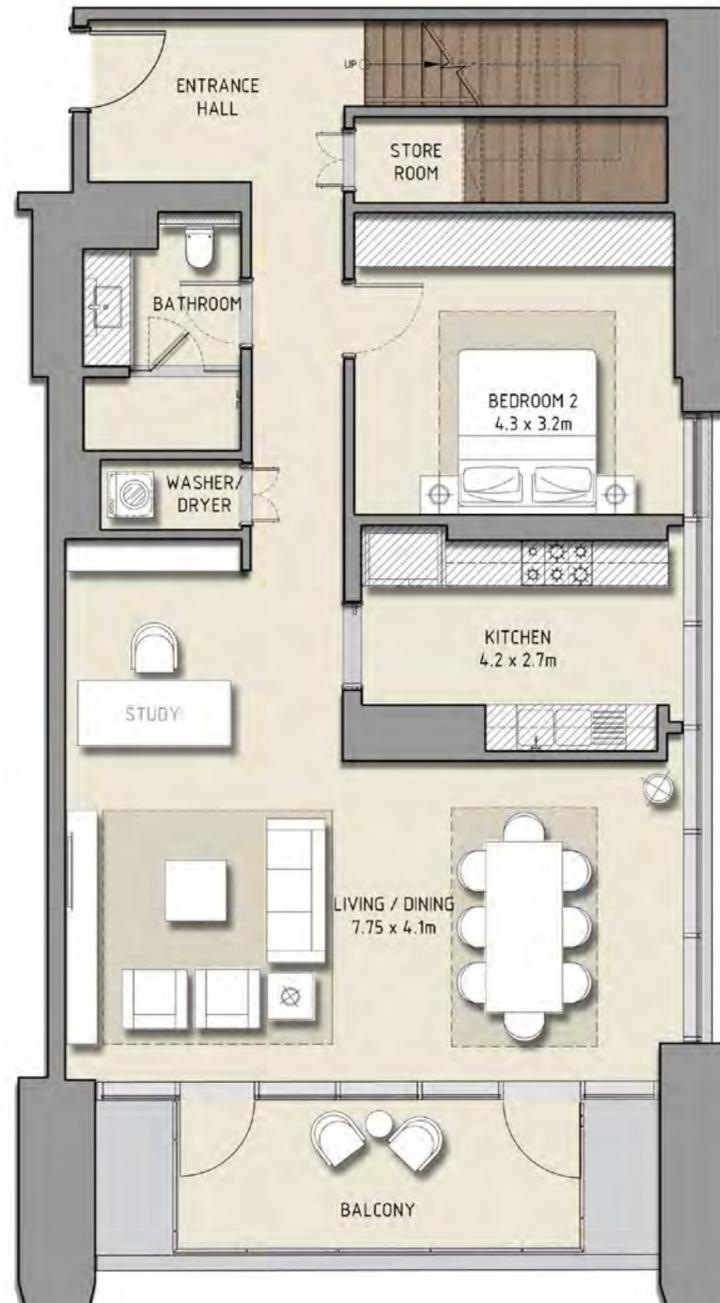
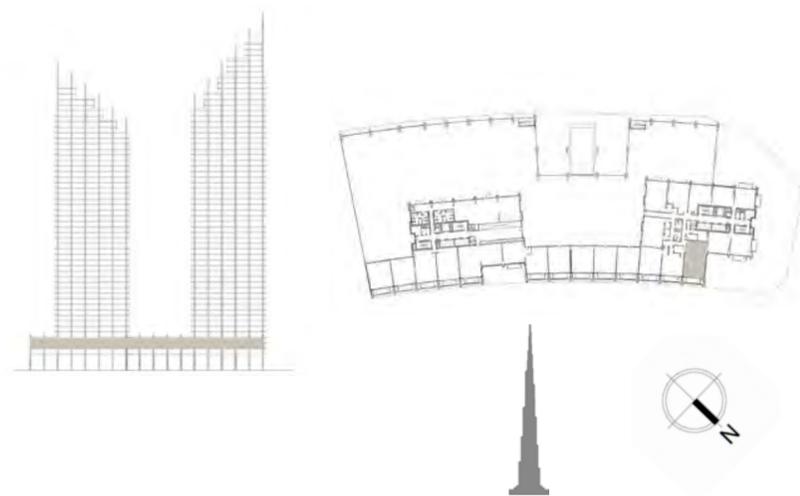


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 205 | LEVEL 2 | PODIUM

SUITE AREA	2408 SQ.FT.	223.70 SQ.M.
BALCONY AREA	240 SQ.FT.	22.34 SQ.M.
TOTAL AREA	2648 SQ.FT.	246.04 SQ.M.



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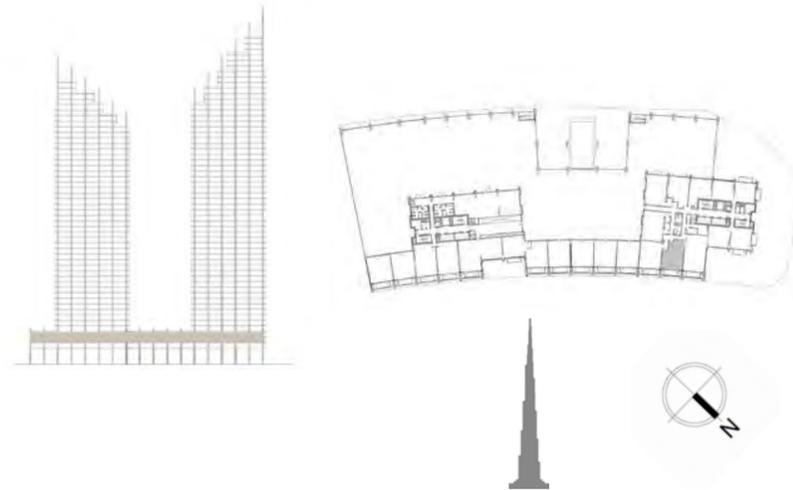


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 206 | LEVEL 2 | PODIUM

SUITE AREA	1778 SQ.FT.	165.20 SQ.M.
BALCONY AREA	242 SQ.FT.	22.49 SQ.M.
TOTAL AREA	2020 SQ.FT.	187.69 SQ.M.



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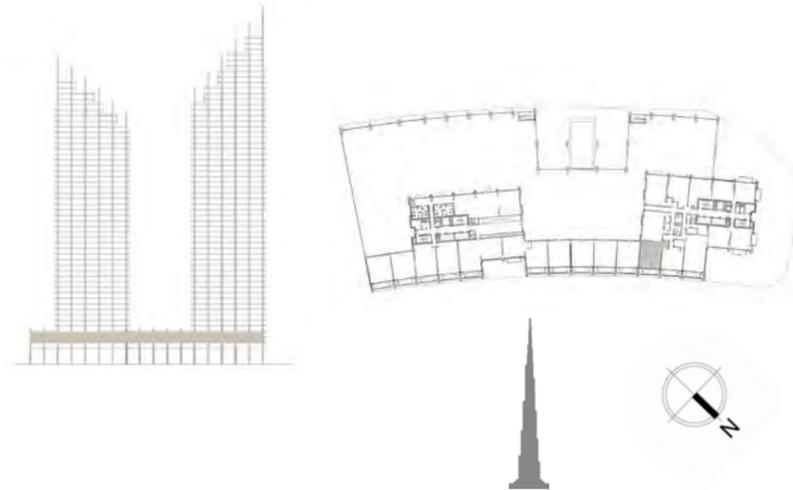


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 207 | LEVEL 2 | PODIUM

SUITE AREA	1869 SQ.FT.	173.67 SQ.M.
BALCONY AREA	241 SQ.FT.	22.37 SQ.M.
TOTAL AREA	2110 SQ.FT.	196.04 SQ.M.



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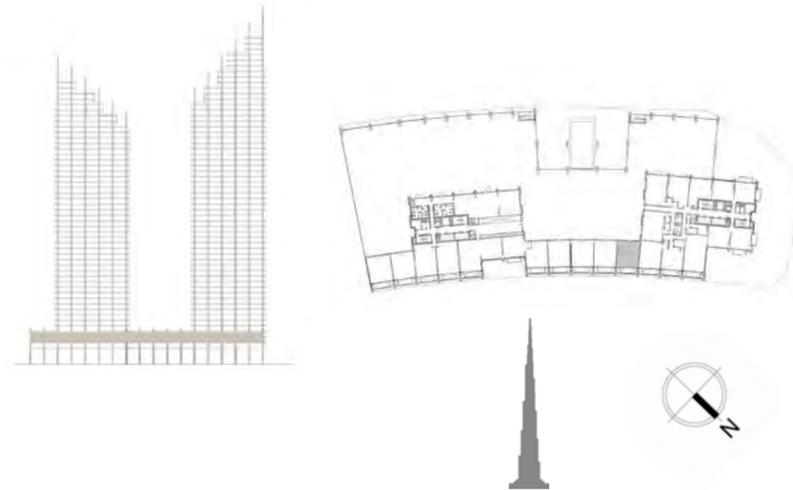


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 208 | LEVEL 2 | PODIUM

SUITE AREA	1821 SQ.FT.	169.16 SQ.M.
BALCONY AREA	768 SQ.FT.	71.36 SQ.M.
TOTAL AREA	2589 SQ.FT.	240.52 SQ.M.



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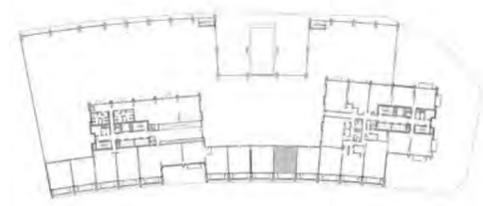
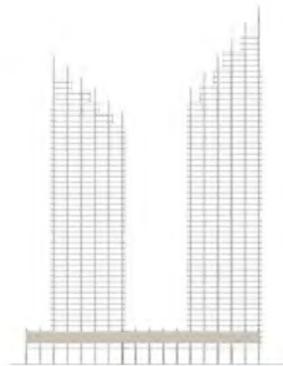


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 209 | LEVEL 2 | PODIUM

SUITE AREA	1823 SQ.FT.	169.39 SQ.M.
BALCONY AREA	887 SQ.FT.	82.41 SQ.M.
TOTAL AREA	2710 SQ.FT.	251.80 SQ.M.



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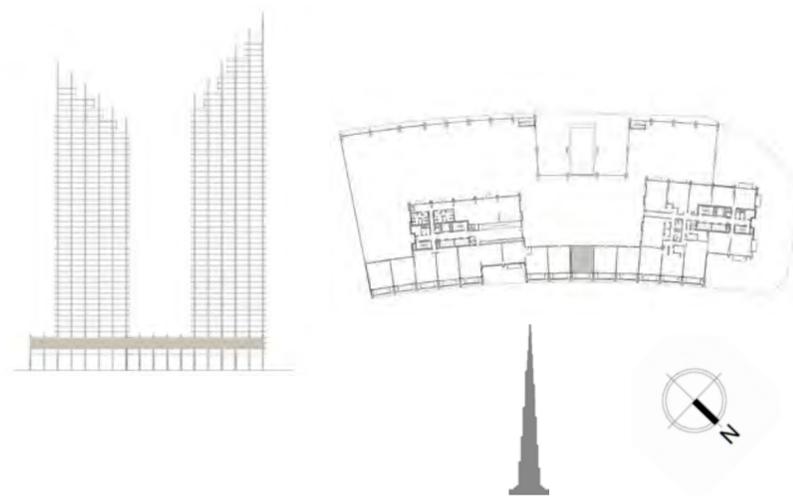


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 210 | LEVEL 2 | PODIUM

SUITE AREA	1789 SQ.FT.	166.24 SQ.M.
BALCONY AREA	1018 SQ.FT.	94.54 SQ.M.
TOTAL AREA	2807 SQ.FT.	260.78 SQ.M.



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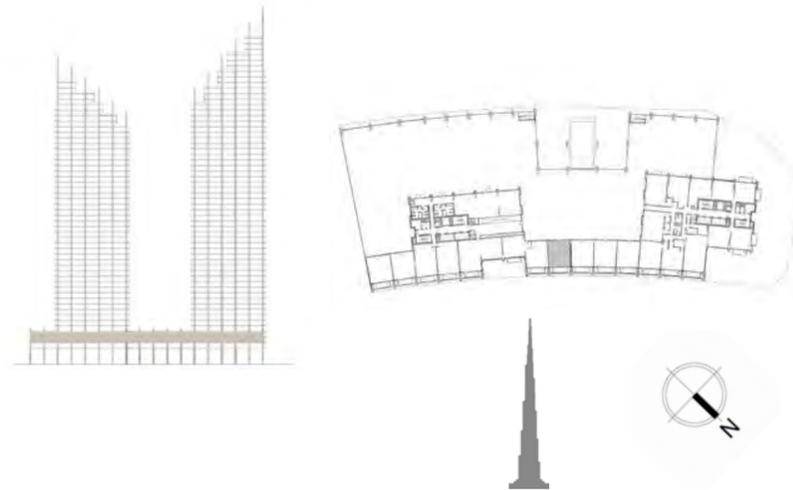


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 211 | LEVEL 2 | PODIUM

SUITE AREA	1787 SQ.FT.	166.01 SQ.M.
BALCONY AREA	980 SQ.FT.	91.08 SQ.M.
TOTAL AREA	2767 SQ.FT.	257.09 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

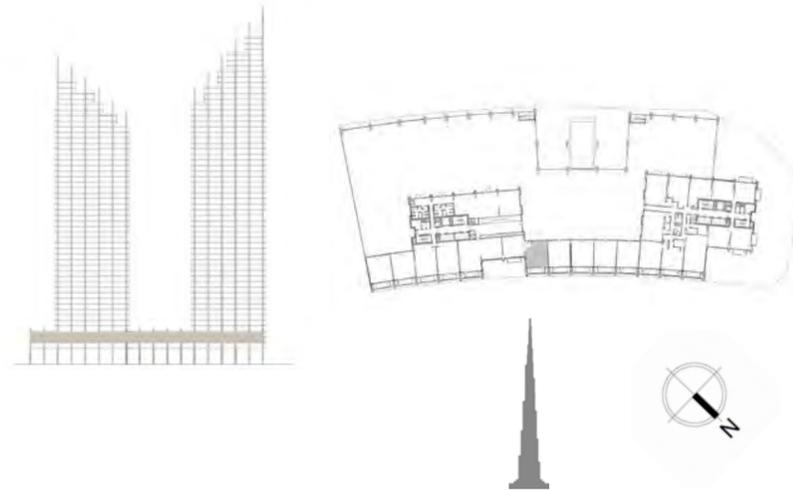


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 212 | LEVEL 2 | PODIUM

SUITE AREA	1625 SQ.FT.	150.93 SQ.M.
BALCONY AREA	615 SQ.FT.	57.13 SQ.M.
TOTAL AREA	2240 SQ.FT.	208.06 SQ.M.



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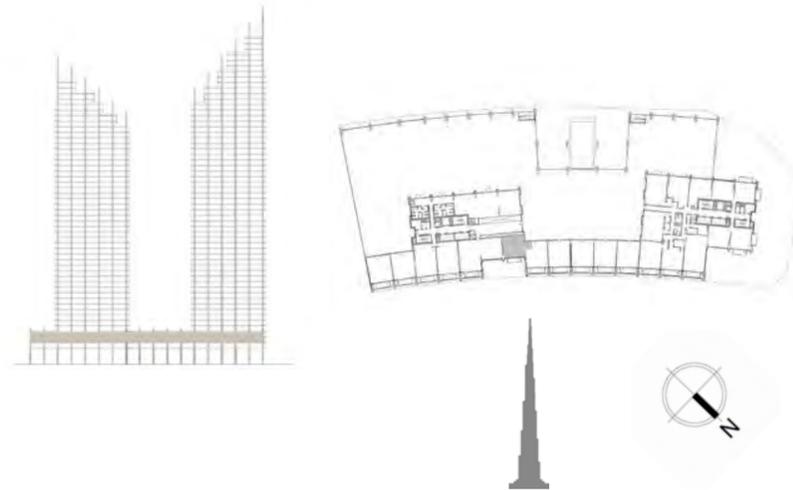


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 213 | LEVEL 2 | PODIUM

SUITE AREA	1495 SQ.FT.	138.85 SQ.M.
BALCONY AREA	209 SQ.FT.	19.44 SQ.M.
TOTAL AREA	1704 SQ.FT.	158.29 SQ.M.



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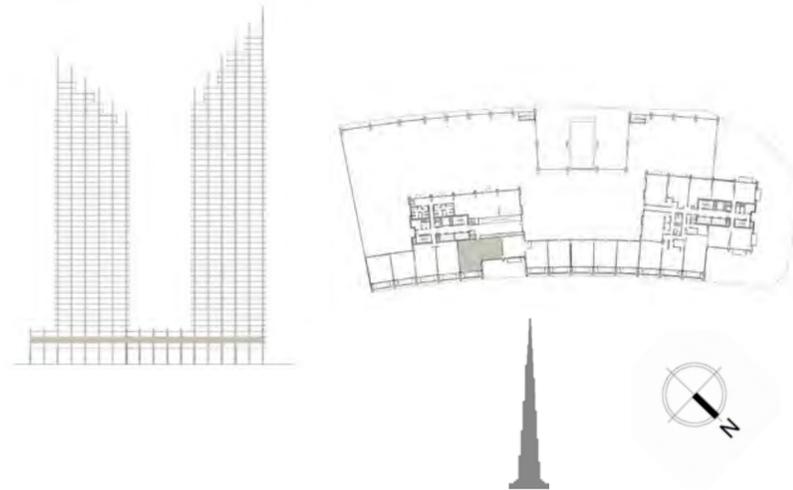


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 214 | LEVEL 2 | PODIUM

SUITE AREA	1820 SQ.FT.	169.10 SQ.M.
BALCONY AREA	112 SQ.FT.	10.38 SQ.M.
TOTAL AREA	1932 SQ.FT.	179.48 SQ.M.



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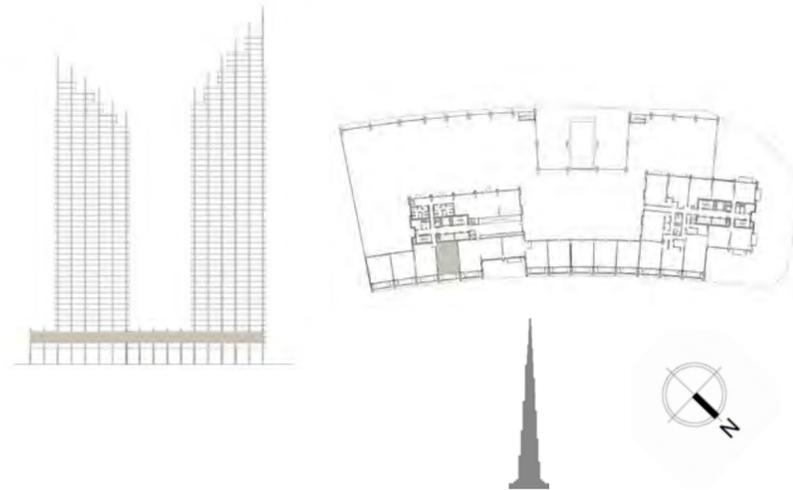


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 215 | LEVEL 2 | PODIUM

SUITE AREA	2104 SQ.FT.	195.43 SQ.M.
BALCONY AREA	235 SQ.FT.	21.81 SQ.M.
TOTAL AREA	2339 SQ.FT.	217.24 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

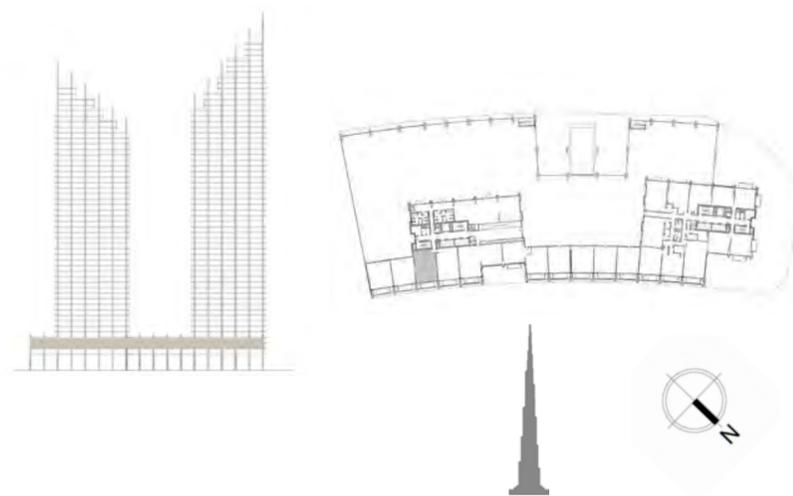


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 216 | LEVEL 2 | PODIUM

SUITE AREA	2102 SQ.FT.	195.24 SQ.M.
BALCONY AREA	235 SQ.FT.	21.81 SQ.M.
TOTAL AREA	2337 SQ.FT.	217.05 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

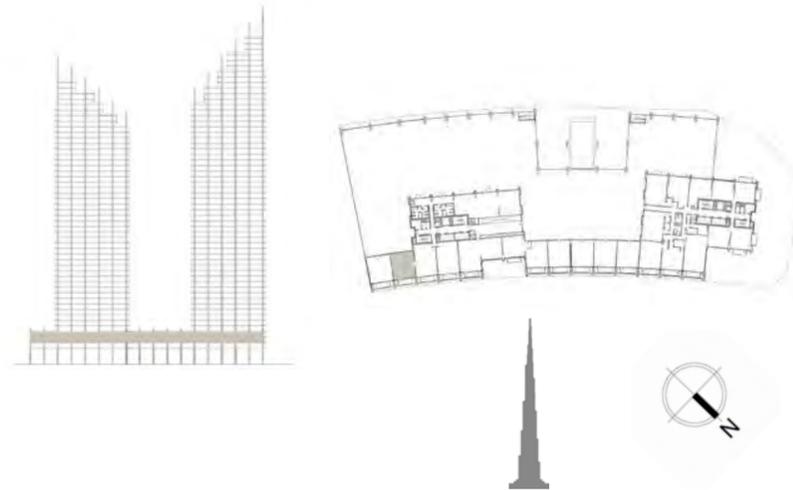


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 217 | LEVEL 2 | PODIUM

SUITE AREA	1884 SQ.FT.	175.01 SQ.M.
BALCONY AREA	666 SQ.FT.	61.9 SQ.M.
TOTAL AREA	2550 SQ.FT.	236.91 SQ.M.



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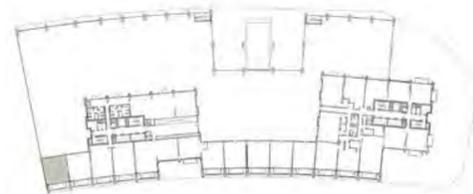
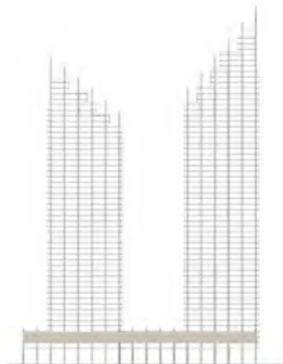


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 218 | LEVEL 2 | PODIUM

SUITE AREA	1956 SQ.FT.	181.71 SQ.M.
BALCONY AREA	859 SQ.FT.	79.77 SQ.M.
TOTAL AREA	2815 SQ.FT.	261.48 SQ.M.



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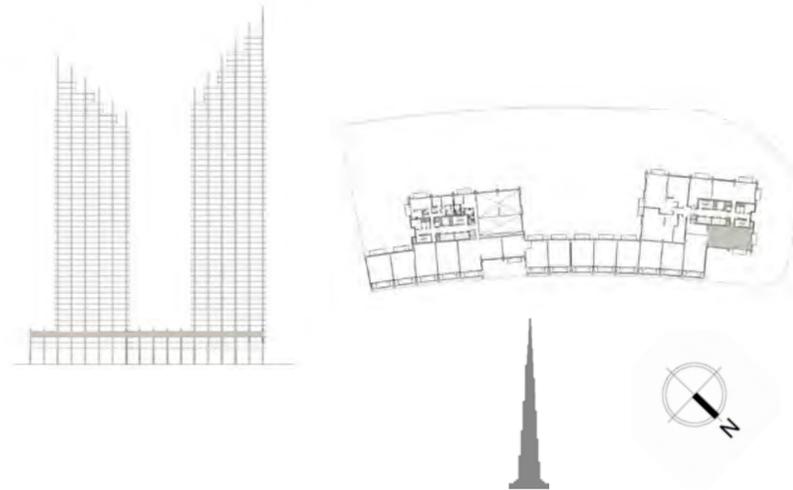
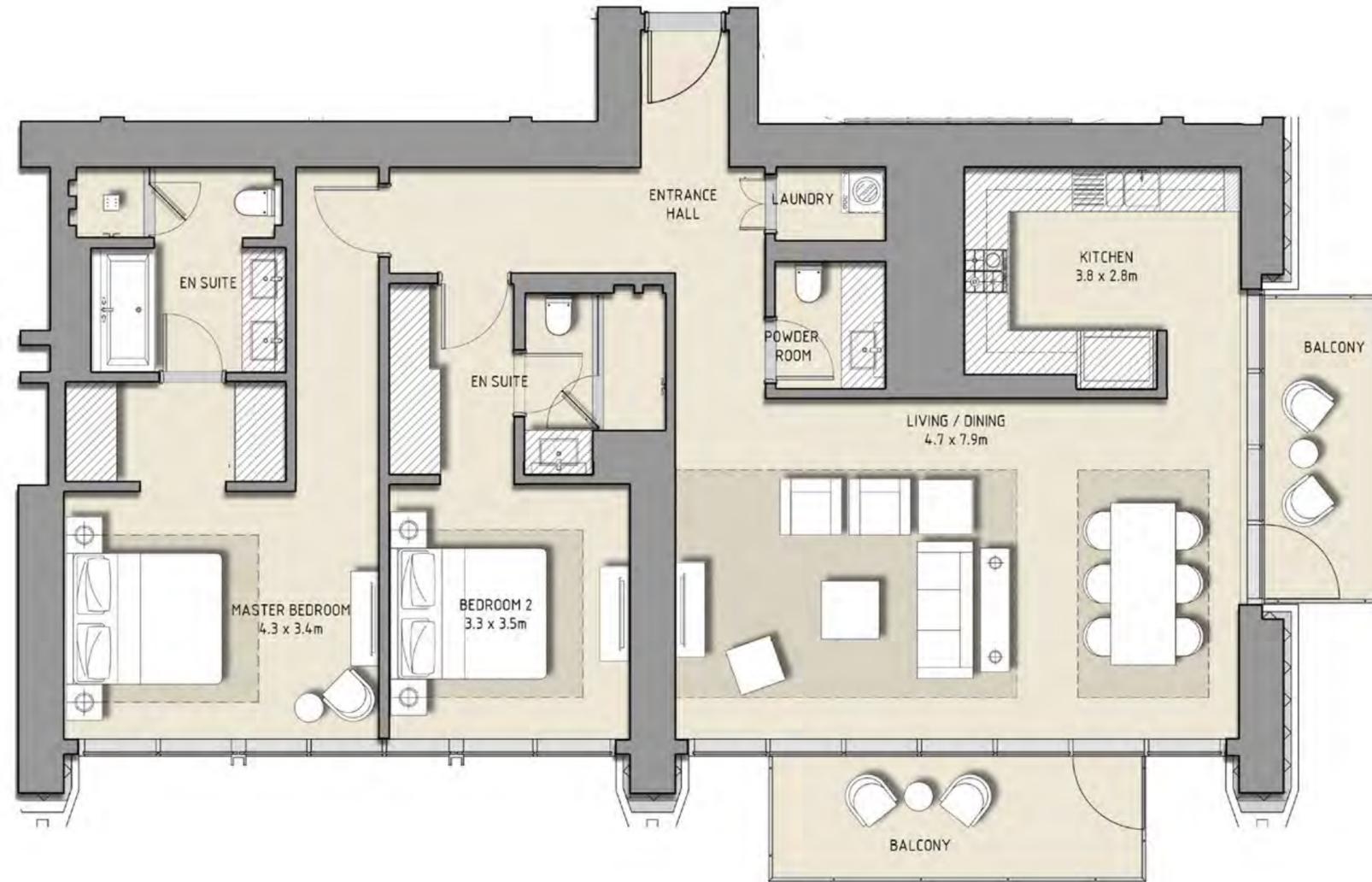


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 301 | LEVEL 3 | TOWER 1

SUITE AREA	1501 SQ.FT.	139.42 SQ.M.
BALCONY AREA	205 SQ.FT.	19.07 SQ.M.
TOTAL AREA	1706 SQ.FT.	158.49 SQ.M.



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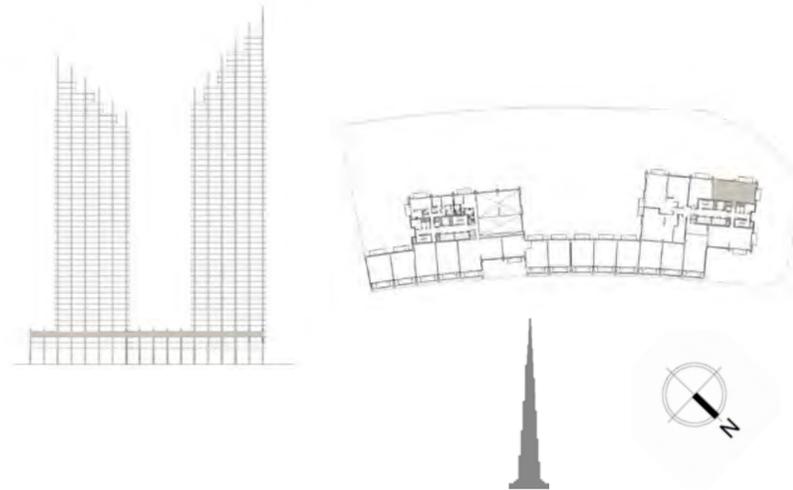
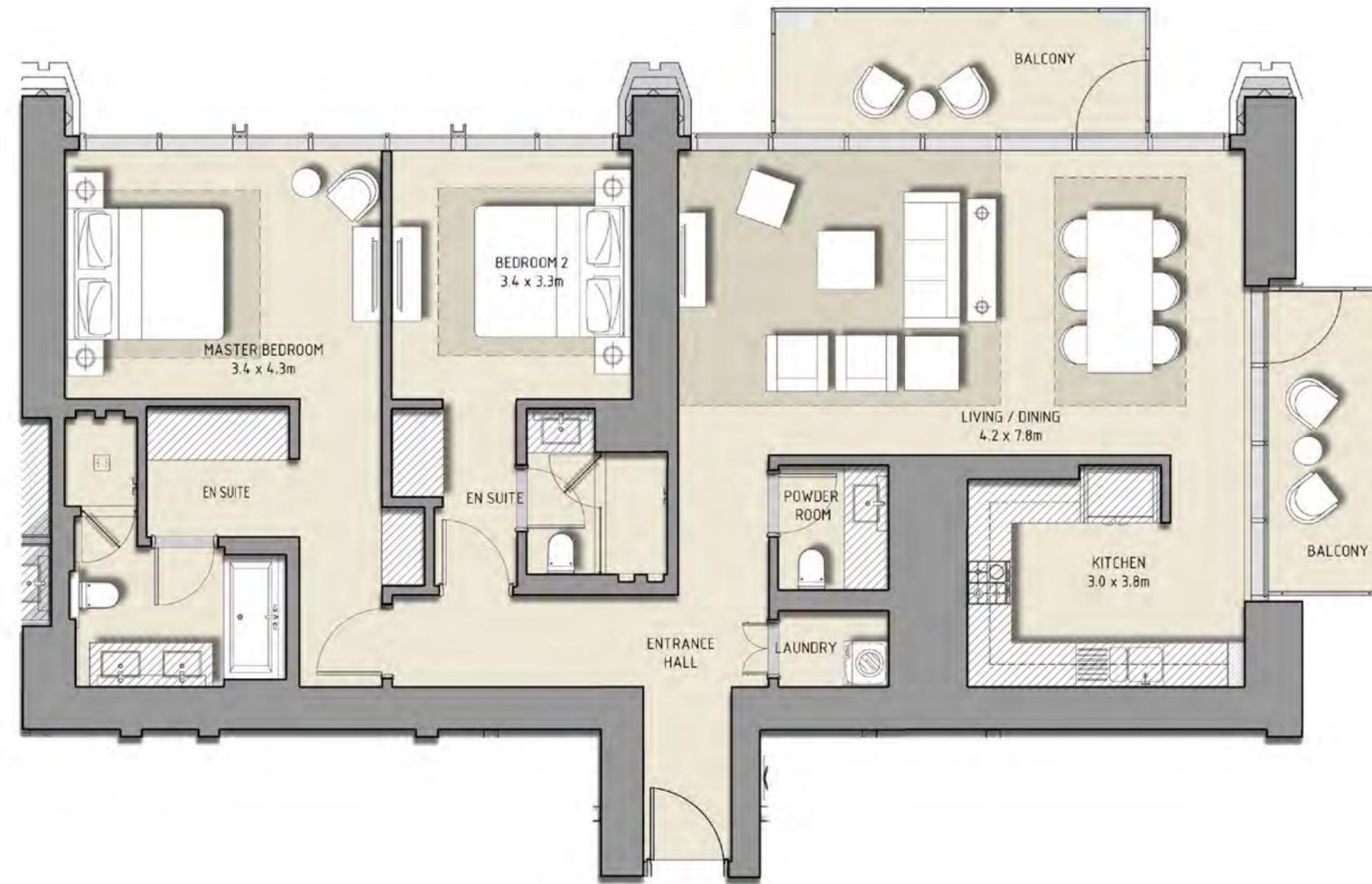


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 302 | LEVEL 3 | TOWER 1

SUITE AREA	1420 SQ.FT.	131.90 SQ.M.
BALCONY AREA	205 SQ.FT.	19.08 SQ.M.
TOTAL AREA	1625 SQ.FT.	150.98 SQ.M.



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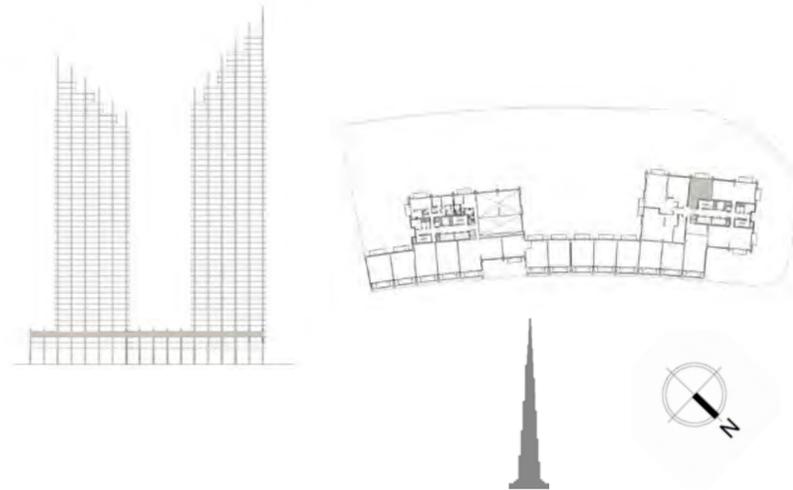


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 303 | LEVEL 3 | TOWER 1

SUITE AREA	813 SQ.FT.	75.56 SQ.M.
BALCONY AREA	110 SQ.FT.	10.25 SQ.M.
TOTAL AREA	923 SQ.FT.	85.81 SQ.M.



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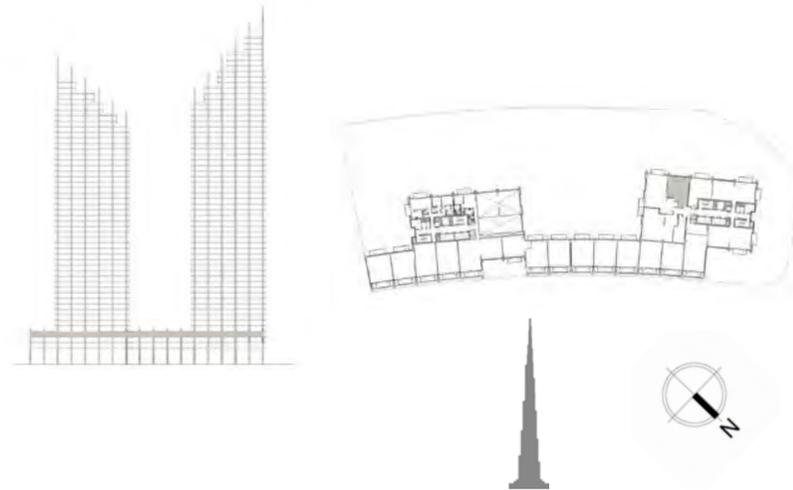


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 304 | LEVEL 3 | TOWER 1

SUITE AREA	872 SQ.FT.	81.04 SQ.M.
BALCONY AREA	0 SQ.FT.	0 SQ.M.
TOTAL AREA	872 SQ.FT.	81.04 SQ.M.



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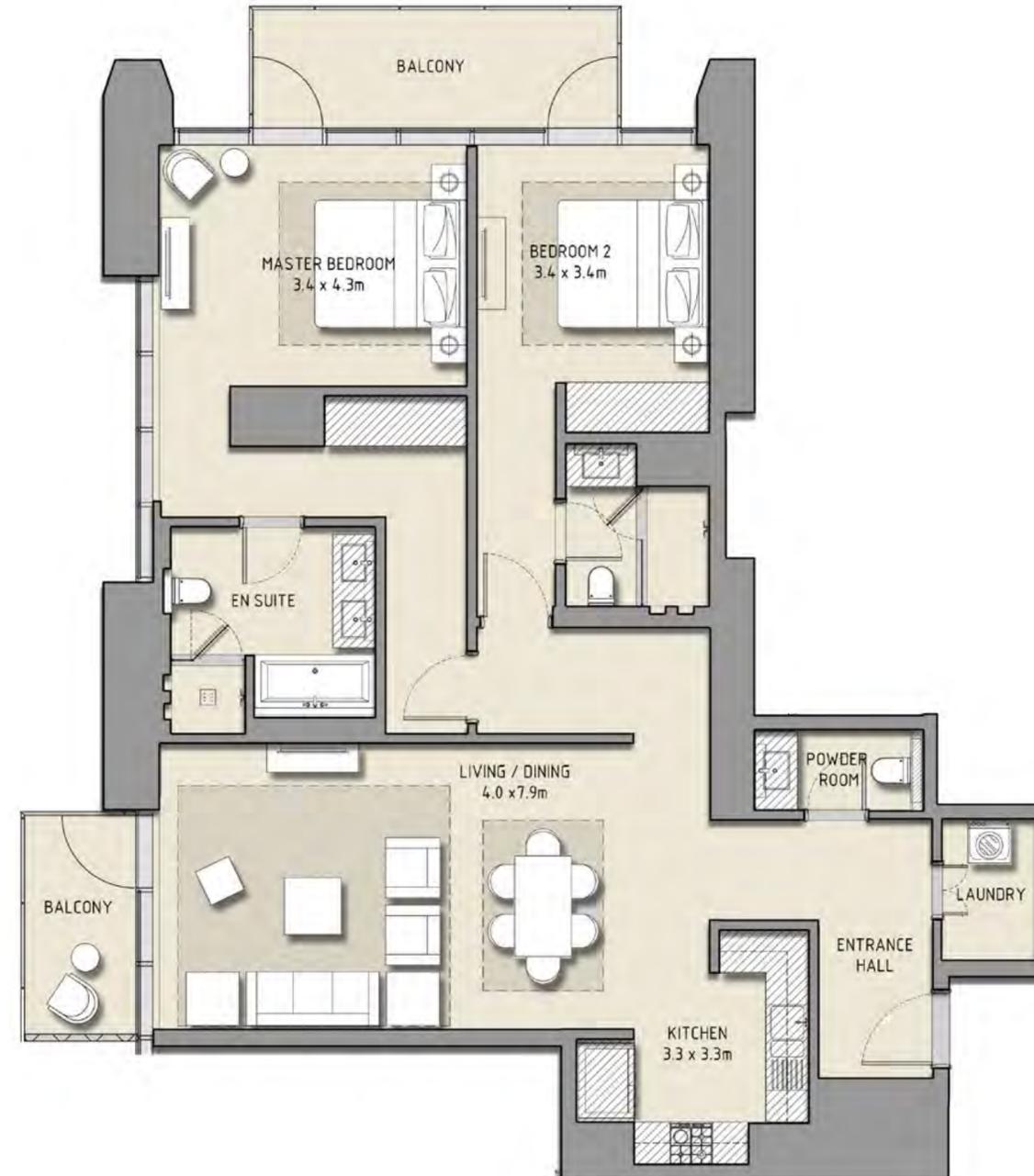
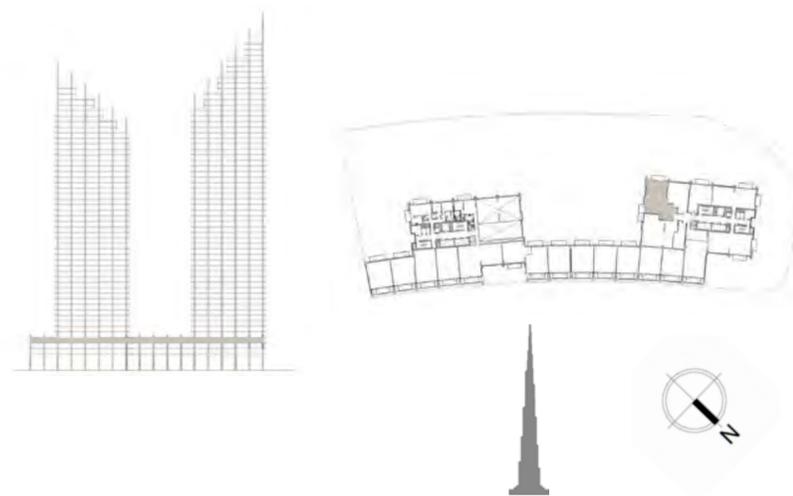


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 305 | LEVEL 3 | TOWER 1

SUITE AREA	1382 SQ.FT.	128.42 SQ.M.
BALCONY AREA	181SQ.FT.	16.81 SQ.M.
TOTAL AREA	1563 SQ.FT.	145.23 SQ.M.



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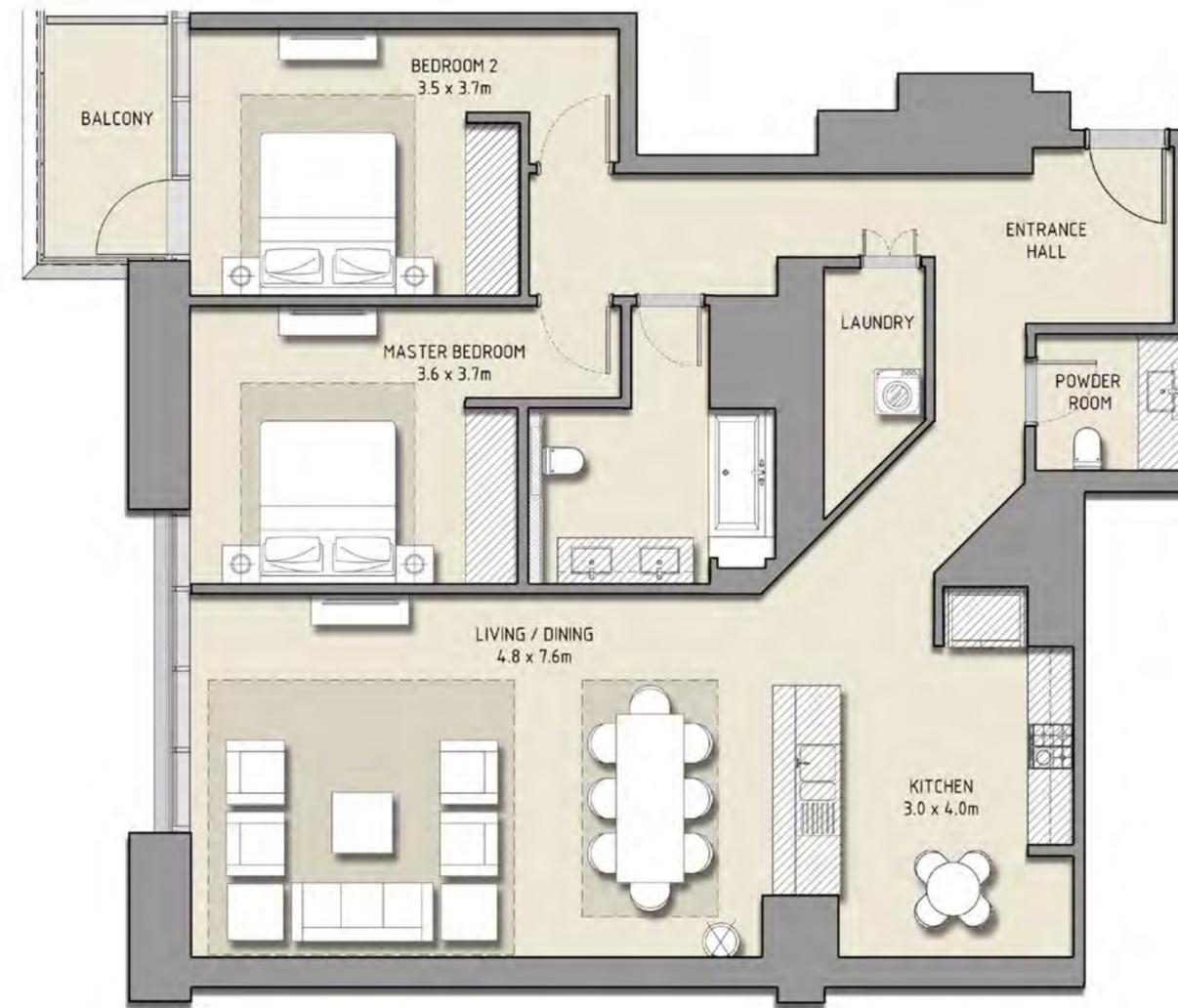
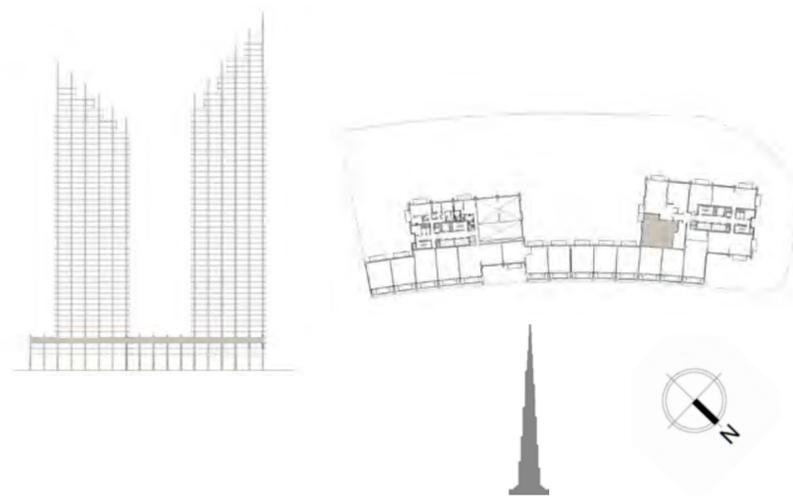


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 306 | LEVEL 3 | TOWER 1

SUITE AREA	1560 SQ.FT.	144.89 SQ.M.
BALCONY AREA	71SQ.FT.	6.56 SQ.M.
TOTAL AREA	1631 SQ.FT.	151.45 SQ.M.



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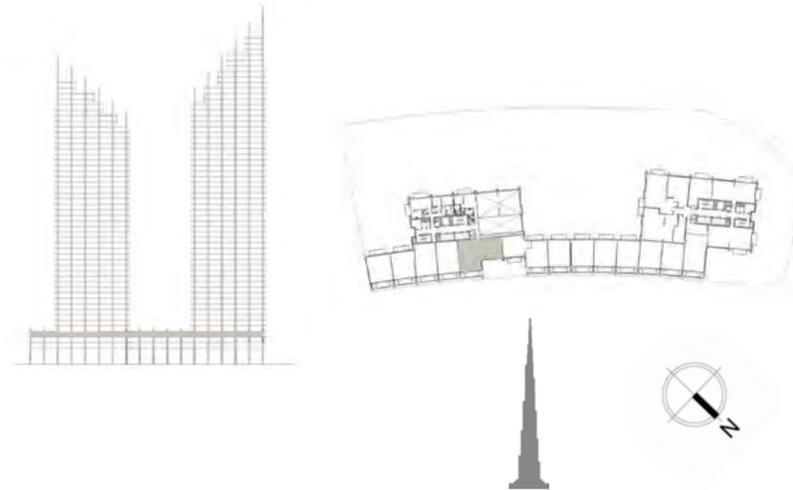


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 301 | LEVEL 3 | TOWER 2

SUITE AREA	1815 SQ.FT.	168.65 SQ.M.
BALCONY AREA	120SQ.FT.	11.17 SQ.M.
TOTAL AREA	1935 SQ.FT.	179.82 SQ.M.



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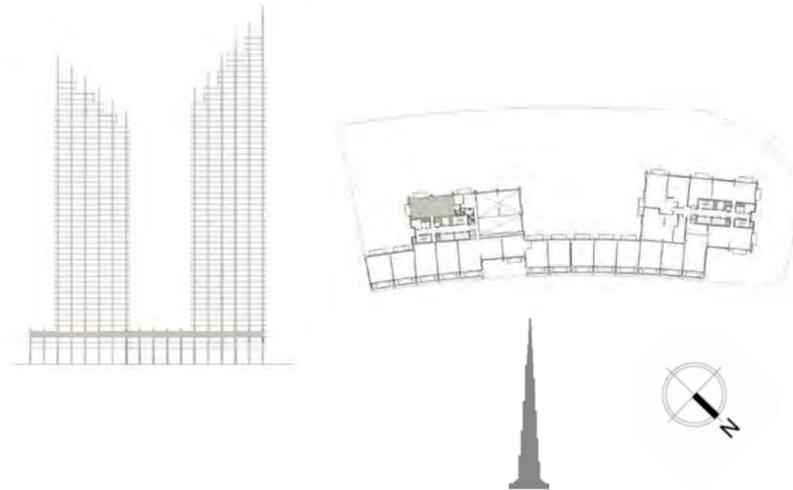


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 302 | LEVEL 3 | TOWER 2

SUITE AREA	1419 SQ.FT.	131.86 SQ.M.
BALCONY AREA	205 SQ.FT.	19.07 SQ.M.
TOTAL AREA	1624 SQ.FT.	150.93 SQ.M.



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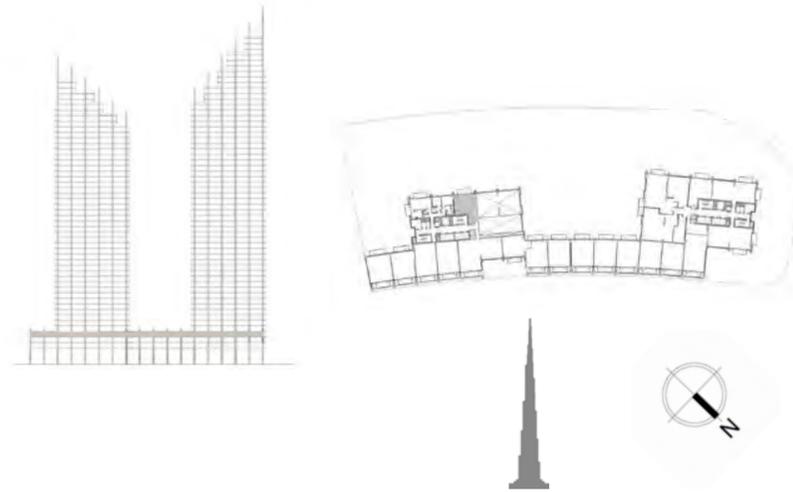


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 303 | LEVEL 3 | TOWER 2

SUITE AREA	814 SQ.FT.	75.65 SQ.M.
BALCONY AREA	110 SQ.FT.	10.25 SQ.M.
TOTAL AREA	924 SQ.FT.	85.90 SQ.M.



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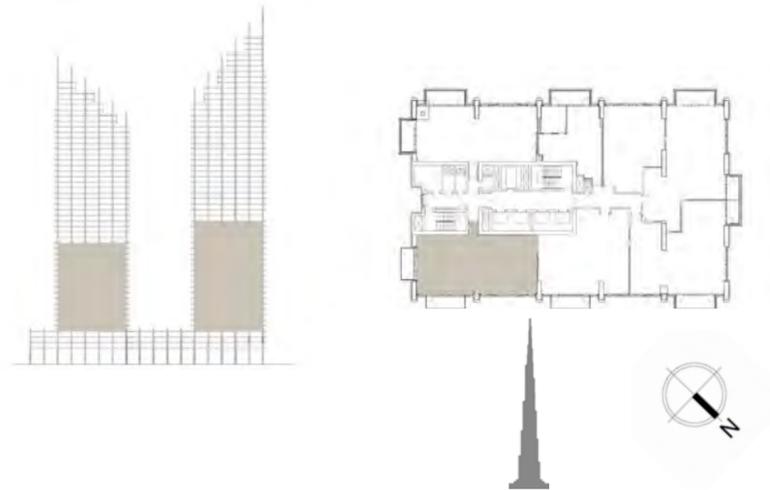
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 01 | LEVEL 04-23 | TOWER 1

UNIT 01 | LEVEL 04-19 | TOWER 2

SUITE AREA	1495 SQ.FT.	138.89 SQ.M.
BALCONY AREA	178 SQ.FT.	16.57 SQ.M.
TOTAL AREA	1673 SQ.FT.	155.46 SQ.M.



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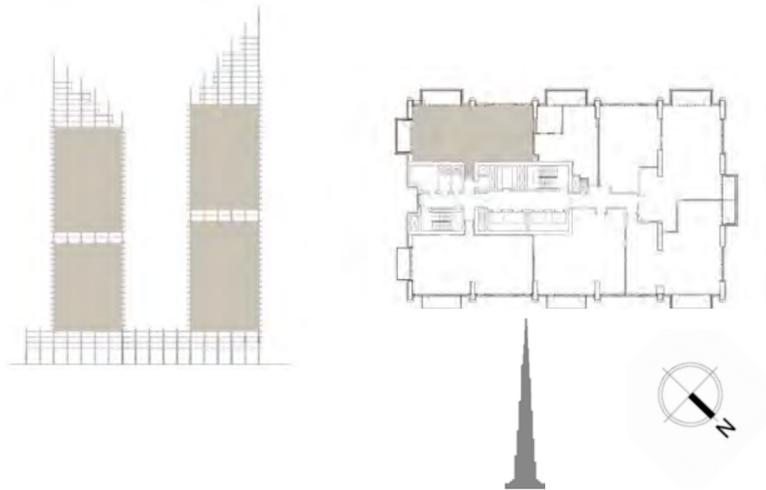
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 02 | LEVEL 04-23 & 25-43 | TOWER 1

UNIT 02 | LEVEL 04-19 & 21-39 | TOWER 2

SUITE AREA	1415 SQ.FT.	131.42 SQ.M.
BALCONY AREA	178 SQ.FT.	16.57 SQ.M.
TOTAL AREA	1593 SQ.FT.	147.99 SQ.M.



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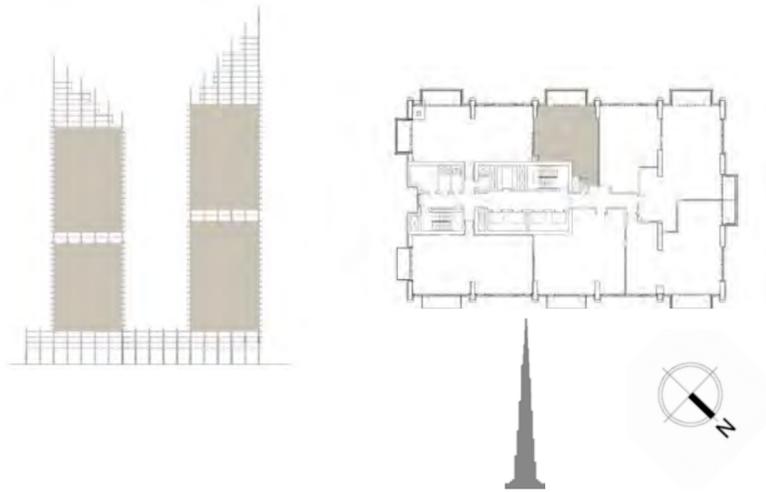
# BLVD HEIGHTS

## 1 BEDROOM

UNIT 03 | LEVEL 04-23 & 25-43 | TOWER 1

UNIT 03 | LEVEL 04-19 & 21-39 | TOWER 2

SUITE AREA	799 SQ.FT.	74.24 SQ.M.
BALCONY AREA	98 SQ.FT.	9.08 SQ.M.
TOTAL AREA	897 SQ.FT.	83.32 SQ.M.



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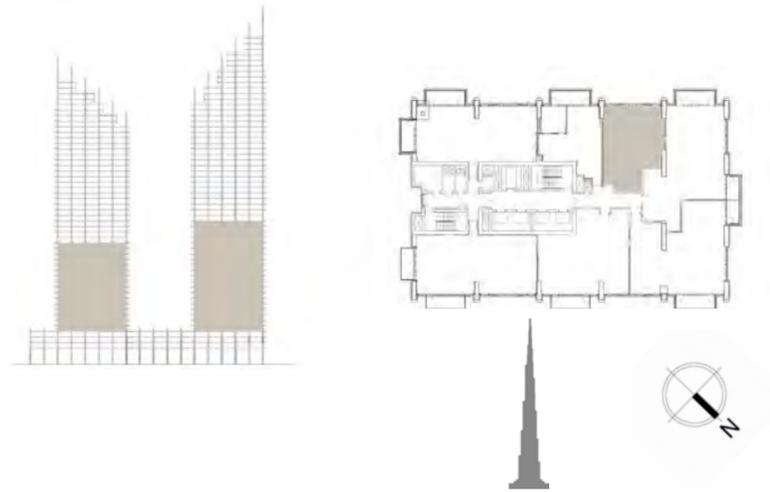
# BLVD HEIGHTS

## 1 BEDROOM

UNIT 04 | LEVEL 04-23 | TOWER 1

UNIT 04 | LEVEL 04-19 | TOWER 2

SUITE AREA	856 SQ.FT.	79.56 SQ.M.
BALCONY AREA	0 SQ.FT.	0 SQ.M.
TOTAL AREA	856 SQ.FT.	79.56 SQ.M.



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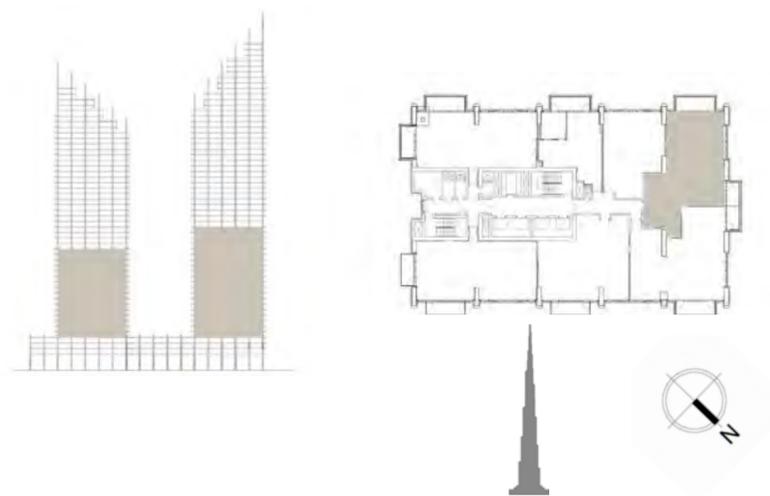
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 05 | LEVEL 04-23 | TOWER 1

UNIT 05 | LEVEL 04-19 | TOWER 2

SUITE AREA	1438 SQ.FT.	133.63 SQ.M.
BALCONY AREA	158 SQ.FT.	14.68 SQ.M.
TOTAL AREA	1596 SQ.FT.	148.31 SQ.M.



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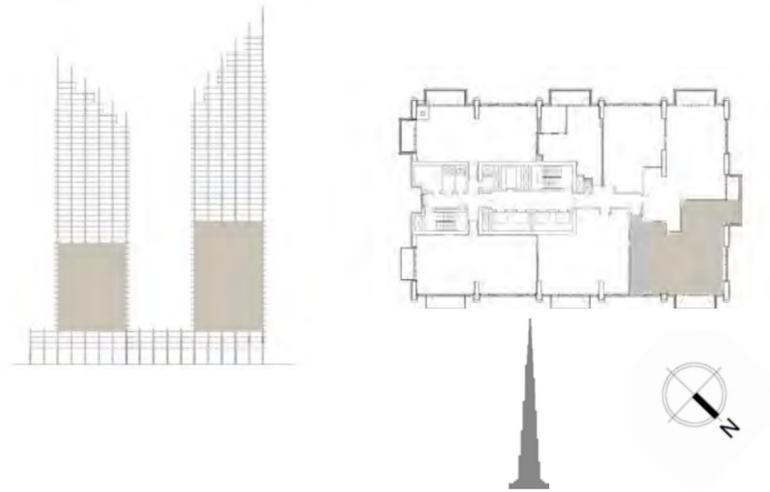
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 06 | LEVEL 04-23 | TOWER 1

UNIT 06 | LEVEL 04-19 | TOWER 2

SUITE AREA	1522 SQ.FT.	141.41 SQ.M.
BALCONY AREA	158 SQ.FT.	14.68 SQ.M.
TOTAL AREA	1680 SQ.FT.	156.09 SQ.M.



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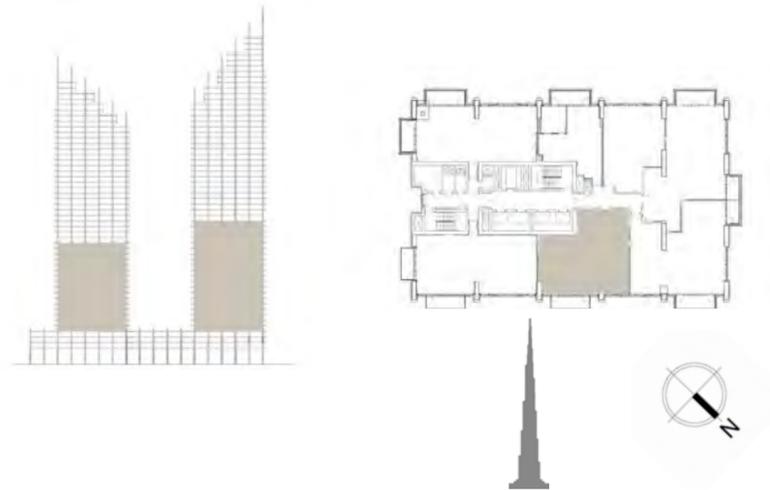
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 07 | LEVEL 04-23 | TOWER 1

UNIT 07 | LEVEL 04-19 | TOWER 2

SUITE AREA	1283 SQ.FT.	119.17 SQ.M.
BALCONY AREA	98 SQ.FT.	9.08 SQ.M.
TOTAL AREA	1380 SQ.FT.	128.25 SQ.M.



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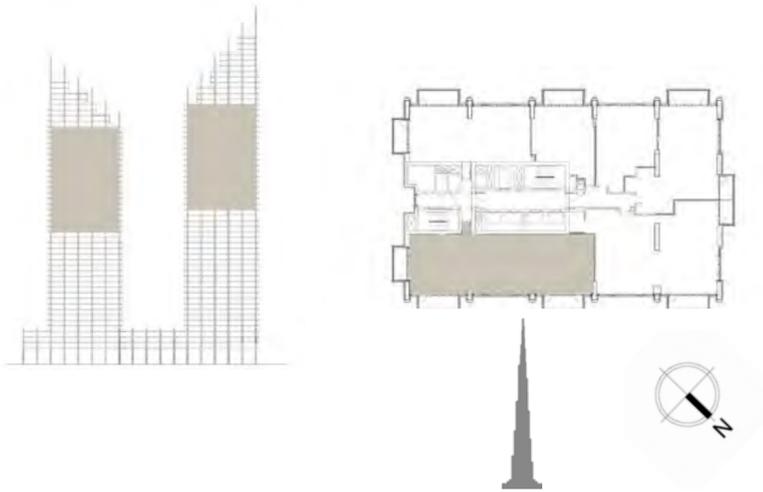
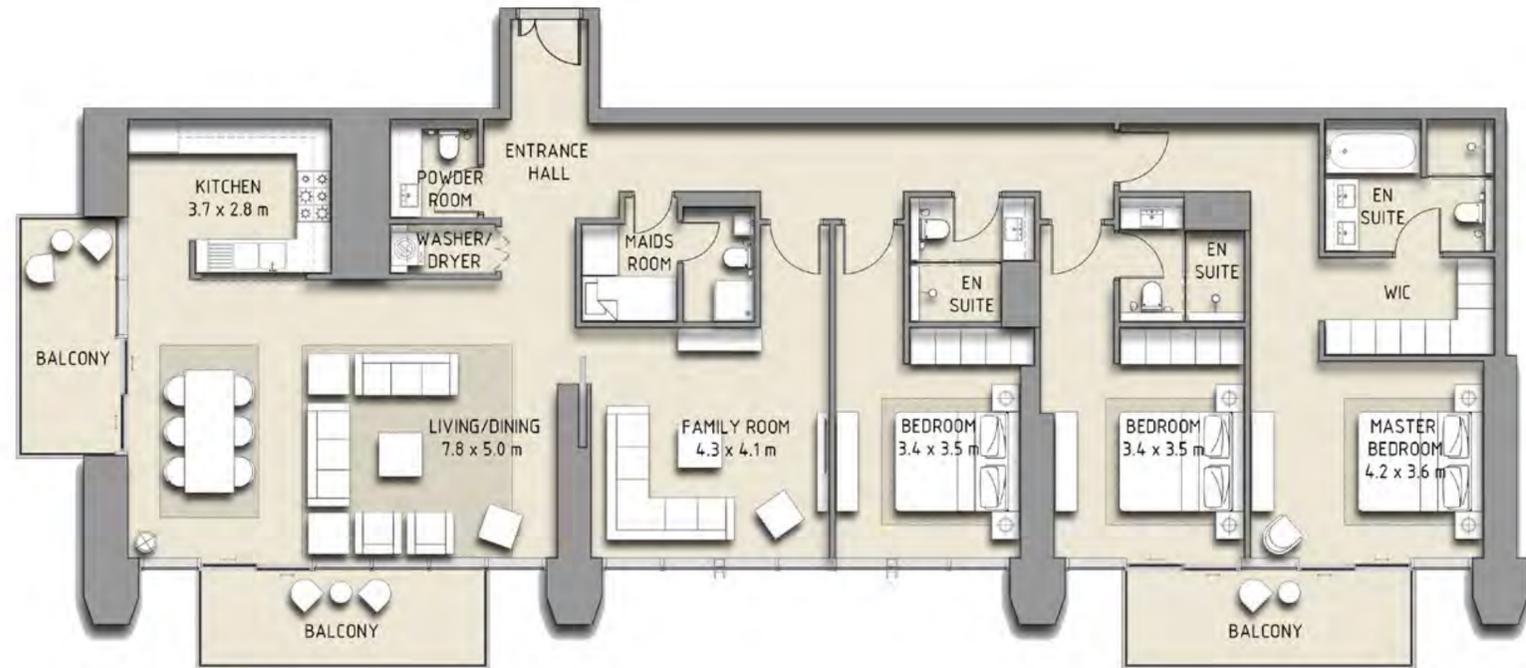
# BLVD HEIGHTS

## 3 BEDROOM

UNIT 01 | LEVEL 25-43 | TOWER 1

UNIT 01 | LEVEL 21-39 | TOWER 2

SUITE AREA	2253 SQ.FT.	209.31 SQ.M.
BALCONY AREA	276 SQ.FT.	25.66 SQ.M.
TOTAL AREA	2529 SQ.FT.	234.97 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.



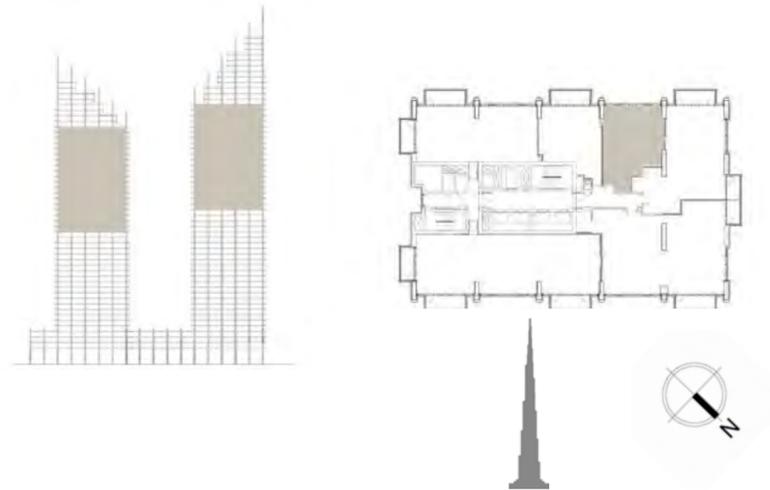
# BLVD HEIGHTS

## 1 BEDROOM

UNIT 04 | UNIT 25-43 | TOWER 1

UNIT 04 | UNITA 21-39 | TOWER 2

SUITE AREA	856 SQ.FT.	79.56 SQ.M.
BALCONY AREA	0 SQ.FT.	0 SQ.M.
TOTAL AREA	856 SQ.FT.	79.56 SQ.M.



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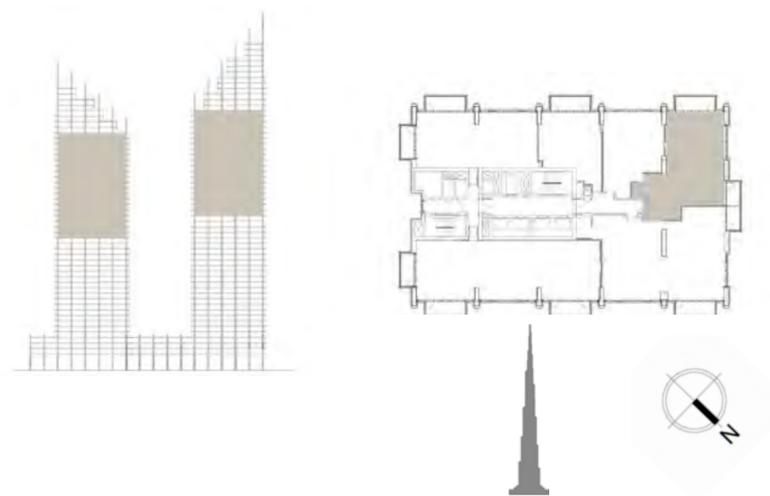
# BLVD HEIGHTS

## 2 BEDROOM

UNIT 05 | LEVEL 25 - 43 | TOWER 1

UNIT 05 | LEVEL 21 - 39 | TOWER 2

SUITE AREA	1395 SQ.FT.	129.56 SQ.M.
BALCONY AREA	175 SQ.FT.	16.25 SQ.M.
TOTAL AREA	1570 SQ.FT.	145.81 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.



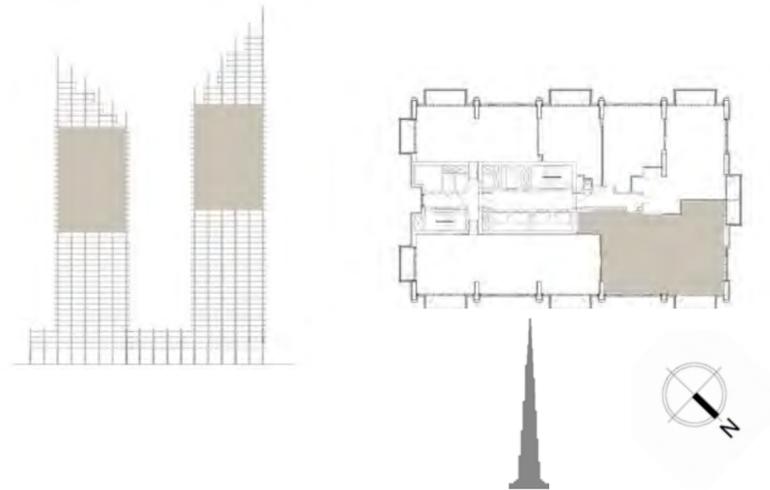
# BLVD HEIGHTS

## 3 BEDROOM

UNIT 06 | LEVEL 25-43 | TOWER 1

UNIT 06 | LEVEL 21-39 | TOWER 2

SUITE AREA	2161 SQ.FT.	200.77 SQ.M.
BALCONY AREA	158 SQ.FT.	14.69 SQ.M.
TOTAL AREA	2319 SQ.FT.	215.46 SQ.M.



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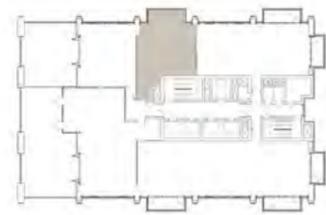
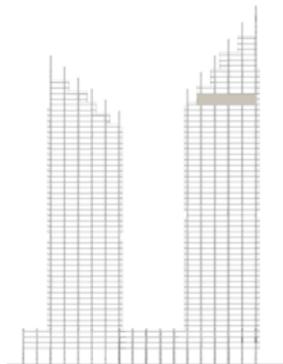


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 03 | LEVEL 44 | TOWER 1

SUITE AREA	1527 SQ.FT.	141.85 SQ.M.
BALCONY AREA	221 SQ.FT.	20.5 SQ.M.
TOTAL AREA	1748 SQ.FT.	162.35 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

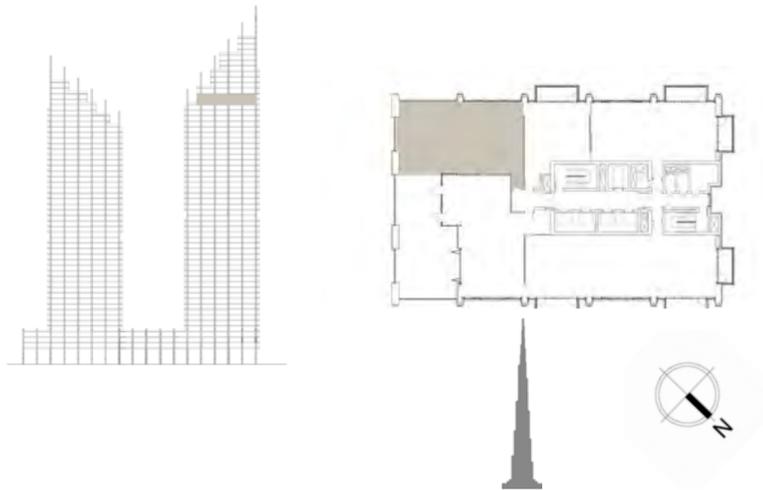


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 04 | LEVEL 44 | TOWER 1

SUITE AREA	1611 SQ.FT.	149.65 SQ.M.
BALCONY AREA	842 SQ.FT.	78.26 SQ.M.
TOTAL AREA	2453 SQ.FT.	227.91 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

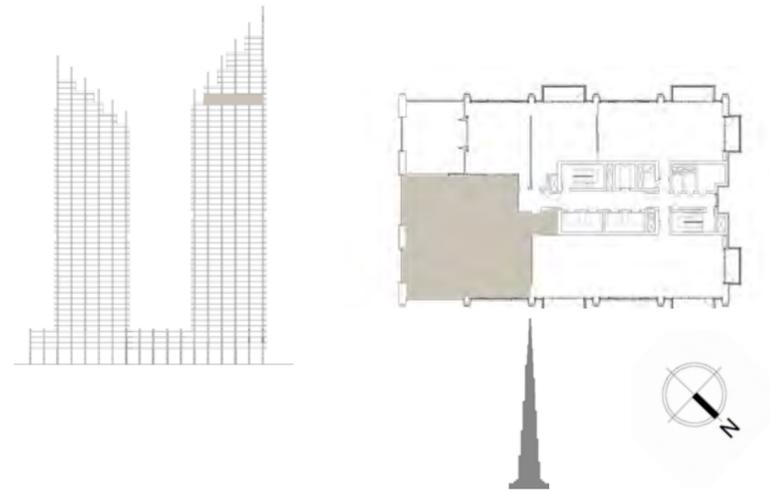


# BLVD HEIGHTS

## 4 BEDROOM

UNIT 05 | LEVEL 44 | TOWER 1

SUITE AREA	3264 SQ.FT.	303.23 SQ.M.
BALCONY AREA	1271 SQ.FT.	118.06 SQ.M.
TOTAL AREA	4535 SQ.FT.	421.29 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

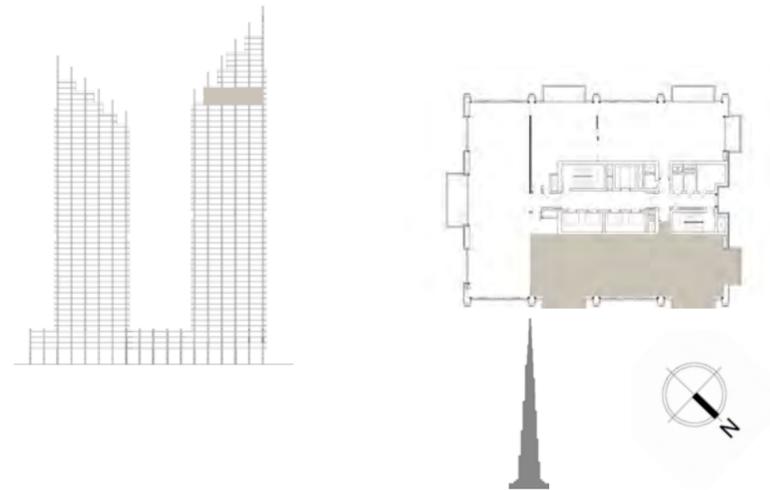


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 01 | LEVEL 44 - 45 - 46 | TOWER 1

SUITE AREA	2270 SQ.FT.	210.89 SQ.M.
BALCONY AREA	311 SQ.FT.	28.89 SQ.M.
TOTAL AREA	2581 SQ.FT.	239.78 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

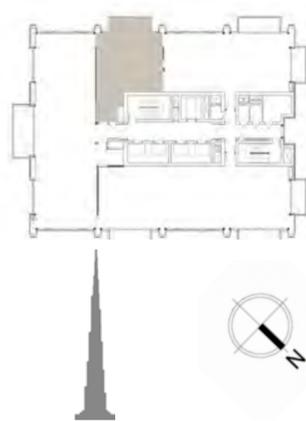
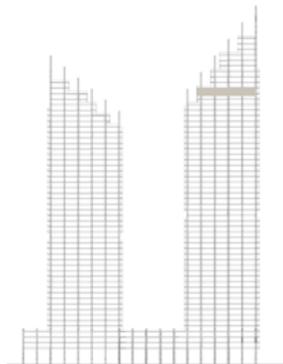


# BLVD HEIGHTS

## 1 BEDROOM

UNIT 03 | LEVEL 46 | TOWER 1

SUITE AREA	815 SQ.FT.	75.70 SQ.M.
BALCONY AREA	110 SQ.FT.	10.25 SQ.M.
TOTAL AREA	925 SQ.FT.	85.95 SQ.M.



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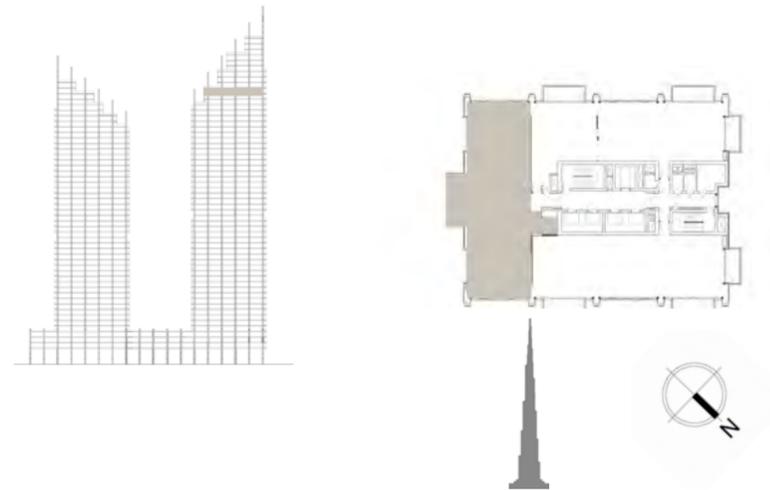


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 04 | LEVEL 46 | TOWER 1

SUITE AREA	2336 SQ.FT.	216.99 SQ.M.
BALCONY AREA	189 SQ.FT.	17.53 SQ.M.
TOTAL AREA	2525 SQ.FT.	234.52 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.



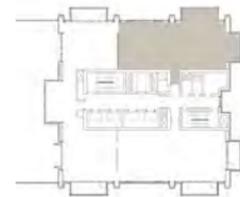
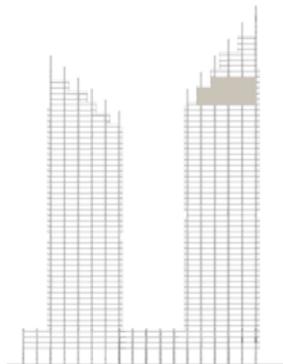


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 02 | LEVEL 44 - 45 - 46 - 47 - 48 | TOWER 1

SUITE AREA	1435 SQ.FT.	133.30 SQ.M.
BALCONY AREA	201 SQ.FT.	18.65 SQ.M.
TOTAL AREA	1636 SQ.FT.	151.95 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

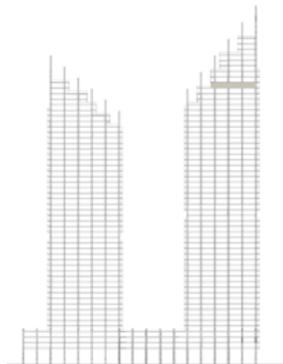


# BLVD HEIGHTS

## 4 BEDROOM

UNIT 03 | LEVEL 47 | TOWER 1

SUITE AREA	3646 SQ.FT.	338.71 SQ.M.
BALCONY AREA	2746 SQ.FT.	255.12 SQ.M.
TOTAL AREA	6392 SQ.FT.	593.83 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

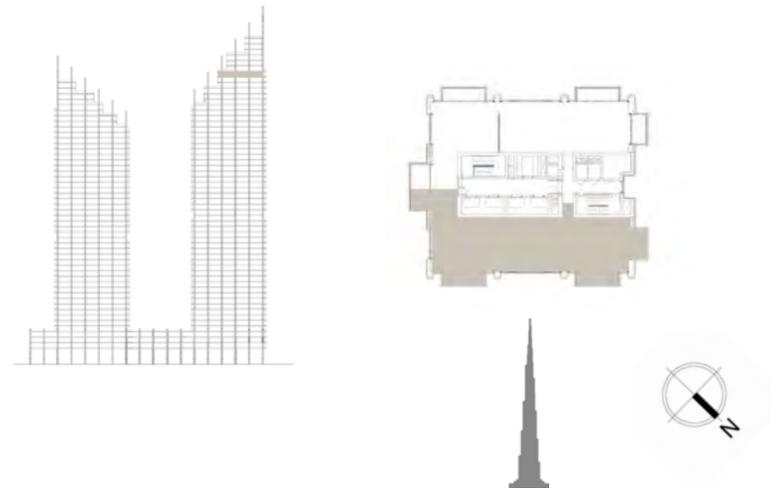


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 01 | LEVEL 49 | TOWER 1

SUITE AREA	2469 SQ.FT.	229.42 SQ.M.
BALCONY AREA	311 SQ.FT.	28.93 SQ.M.
TOTAL AREA	2780 SQ.FT.	258.35 SQ.M.



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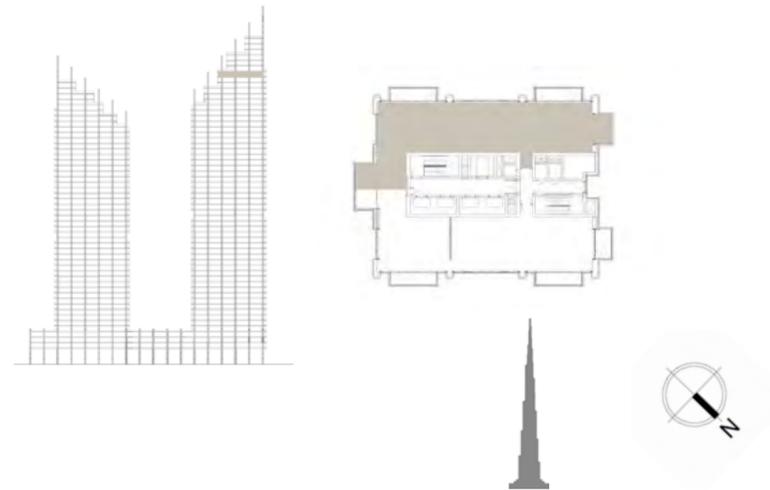


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 02 | LEVEL 49 | TOWER 1

SUITE AREA	2375 SQ.FT.	220.62 SQ.M.
BALCONY AREA	310 SQ.FT.	28.82 SQ.M.
TOTAL AREA	2685 SQ.FT.	294.44 SQ.M.



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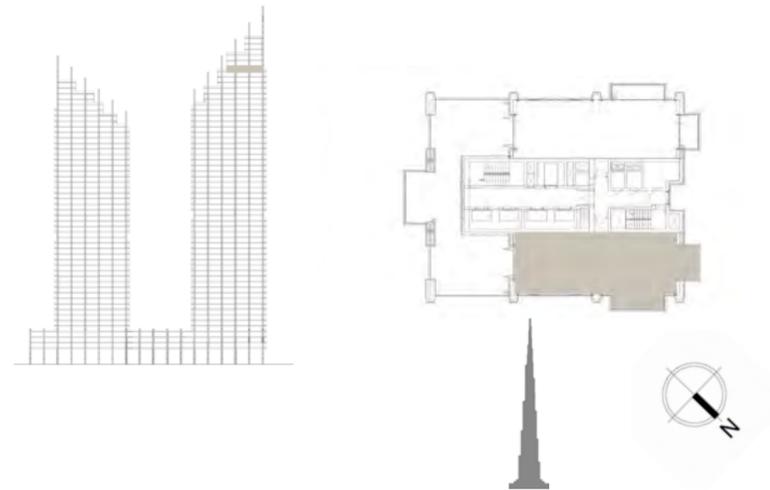


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 01 | LEVEL 50 | TOWER 1

SUITE AREA	1512 SQ.FT.	140.47 SQ.M.
BALCONY AREA	1434 SQ.FT.	1434 SQ.M.
TOTAL AREA	2674 SQ.FT.	273.66 SQ.M.



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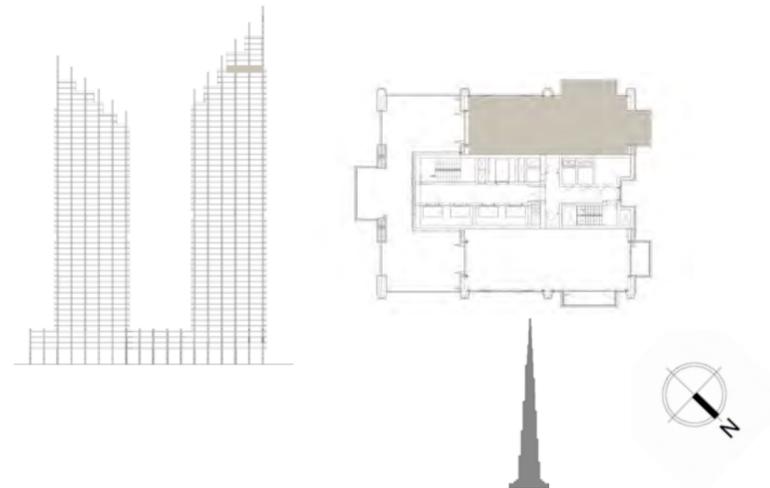


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 02 | LEVEL 50 | TOWER 1

SUITE AREA	1447 SQ.FT.	134.42 SQ.M.
BALCONY AREA	871 SQ.FT.	80.95 SQ.M.
TOTAL AREA	2590 SQ.FT.	215.37 SQ.M.



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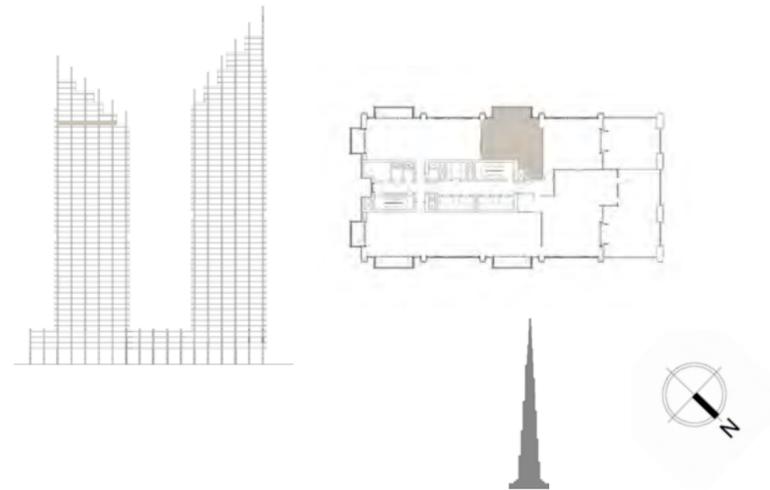


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 03 | LEVEL 40 | TOWER 2

SUITE AREA	1527 SQ.FT.	141.85 SQ.M.
BALCONY AREA	221 SQ.FT.	20.5 SQ.M.
TOTAL AREA	1748 SQ.FT.	162.35 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

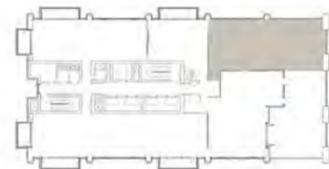
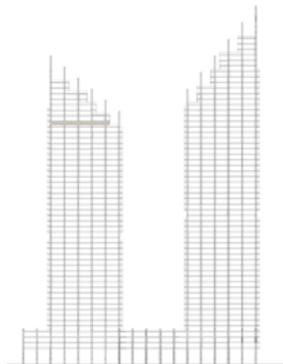


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 04 | LEVEL 40 | TOWER 2

SUITE AREA	1611 SQ.FT.	149.65 SQ.M.
BALCONY AREA	842 SQ.FT.	78.26 SQ.M.
TOTAL AREA	2453 SQ.FT.	227.91 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

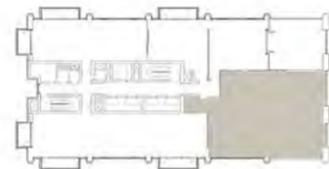
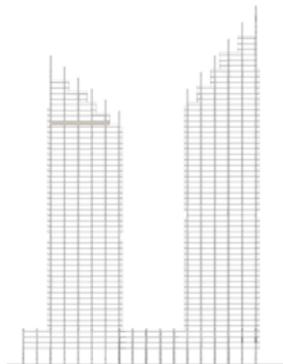


# BLVD HEIGHTS

## 4 BEDROOM

UNIT 05 | LEVEL 40 | TOWER 2

SUITE AREA	3264 SQ.FT.	303.23 SQ.M.
BALCONY AREA	1271 SQ.FT.	118.06 SQ.M.
TOTAL AREA	4535 SQ.FT.	421.29 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

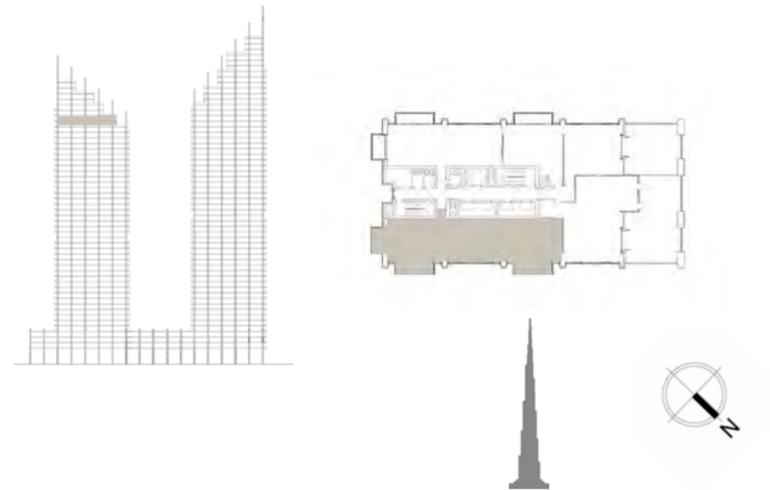


# BLVD HEIGHTS

## 3 BEDROOM

UNIT 01 | LEVEL 40 - 41 | TOWER 2

SUITE AREA	2268 SQ.FT.	210.68 SQ.M.
BALCONY AREA	311 SQ.FT.	28.90 SQ.M.
TOTAL AREA	2579 SQ.FT.	239.58 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

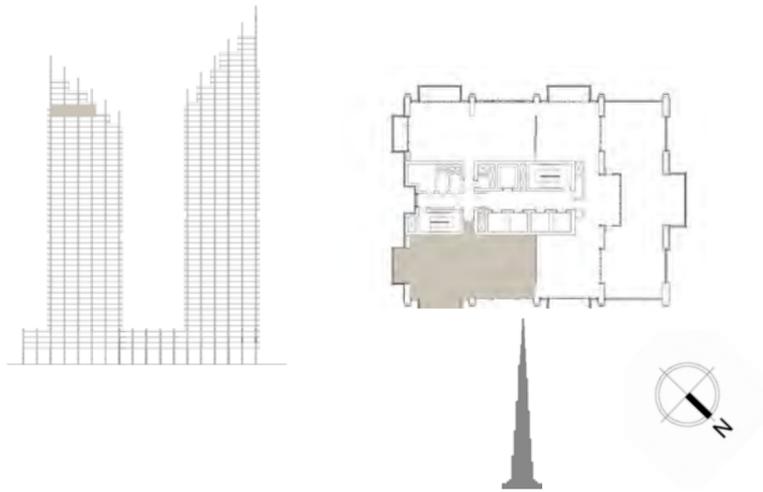


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 01 | LEVEL 42 - 43 | TOWER 2

SUITE AREA	1521 SQ.FT.	1141.30 SQ.M.
BALCONY AREA	201 SQ.FT.	18.65 SQ.M.
TOTAL AREA	1722 SQ.FT.	151.95 SQ.M.



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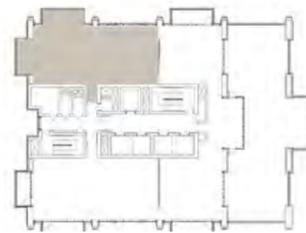
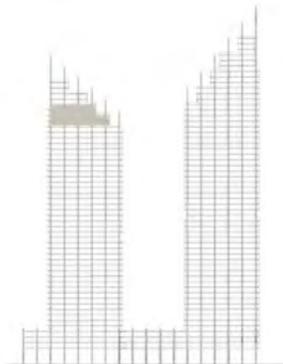


# BLVD HEIGHTS

## 2 BEDROOM

UNIT 02 | LEVEL 40 - 41 - 42 -43 | TOWER 2

SUITE AREA	1435 SQ.FT.	133.30 SQ.M.
BALCONY AREA	201 SQ.FT.	18.65 SQ.M.
TOTAL AREA	1636 SQ.FT.	151.95 SQ.M.



FLOOR PLAN 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 it's absolute discretion, without any liability whatsoever.

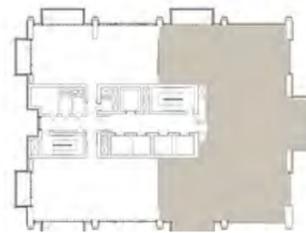
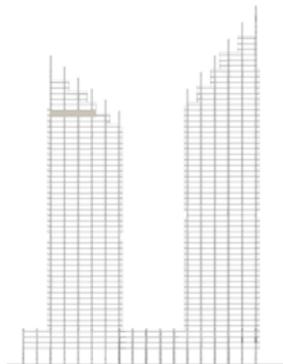


# BLVD HEIGHTS

## 4 BEDROOM

UNIT 03 | LEVEL 42 | TOWER 2

SUITE AREA	3646 SQ.FT.	338.71 SQ.M.
BALCONY AREA	2746 SQ.FT.	255.12 SQ.M.
TOTAL AREA	6392 SQ.FT.	593.83 SQ.M.



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For more information on BLVD HEIGHTS in DOWNTOWN DUBAI,  
please call 800 36227(UAE) or +971 4 366 1688 (International).  
Visit our online sales centre at [emaar.com](http://emaar.com) or any of our sales centres across the UAE.

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Dubai Hills Estate Sales Pavillion | Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion | Ras Al Khor  
Emaar South Sales Centre | DWC Peripheral Road

#### ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor,  
4th Street, Corniche, Al Muroor Road

Open from Saturday - Thursday, from 8.30am - 6pm

# EMAAR