

AZHA  
S O F I T E L

RESIDENCES DOWNTOWN DUBAI

















A Symphony  
of Space, Light  
and Luxury











# Dubai Where Life Sparkles

Dubai is a visionary city where ambition, innovation, and luxury converge. With its iconic skyline, world-class developments, and thriving economy, it attracts global investors, entrepreneurs, and dreamers alike. Driven by growth and opportunity, Dubai stands as a dynamic hub for those seeking success, inspiration, and a future without limits.

# In the Heart of the City That Dazzles

Downtown Dubai is a bold expression of modern urban luxury, a place where architectural icons, upscale residences, and global dining experiences converge. By day, it buzzes with ambition, movement, and innovation; by night, it transforms into a luminous landscape of elegance and energy. This cosmopolitan hub attracts a forward-thinking community, drawn to its vibrant rhythm and refined lifestyle. In Downtown Dubai, you're not just living in the city, you're immersed in its ever-evolving story.









# Emirates Properties Group

Emirates Properties Group Real Estate & Development is revolutionizing the UAE real estate market with a fresh perspective focused on value and personalized client experiences. Since our establishment in 2007, we have swiftly grown into one of the region's leading real estate and property development firms, grounded in integrity and reliability.

We take pride in delivering exceptional service quality, being one of the few companies in the region to obtain the ISO 9001 certification. Our dedicated team possesses a profound understanding of the UAE property landscape, enabling us to identify lucrative opportunities tailored to the unique aspirations of our diverse international clientele.

At Emirates Properties Group, we believe that property ownership should be more than just a transaction; it should be a rewarding journey that aligns with individual dreams. Our commitment to building lasting relationships with clients ensures that their investment experiences are both enriching and successful.

As we look to the future, we remain dedicated to innovating and enhancing the real estate experience in the UAE, making it accessible and fulfilling for everyone. Together, we are shaping a vibrant future for property ownership in the region.







S O F I T E L



Sofitel has mastered the French art de recevoir (art of living) since 1964. A world where all whims are fulfilled, Sofitel elevates life to an art form, infusing joy into every art de vivre across 130 sought-after locations worldwide. Quiet comfort, generous service, and attention to detail define life at Sofitel, effortlessly blending Parisian charm with local culture. A hotel and residence curated to inspire heartfelt encounters with people, culture, and ideas, Sofitel embodies indulgence, inviting free-minded, passionate individuals to a living experience marked by refinement and comfort. Meticulously crafted homes with exceptional services combine to deliver a lifestyle found nowhere else.

With a portfolio comprising more than 110 hotels and an additional 30 in the pipeline, Sofitel possesses the world's third-largest network of hotels. Its dedication to excellence has been repeatedly affirmed, earning them over 115 hospitality awards in 2023 alone.



Accor brand boasts 150 branded residences worldwide, ranking as the world's second-largest operator and developer with a portfolio boasting 25 private residence brands. This clearly demonstrates Accor and Sofitel's deep understanding of what makes a residence truly exceptional. Their collective experience and legacy in both hospitality and private residences ensures that each Sofitel Residence property is not just a home but a masterpiece of design, comfort, and service. Returning to Sofitel means discovering a place where you truly feel you've come home, a place where luxury meets everyday comfort, where residents' happiness is not just a goal but a promise.



## Exclusive Global Privileges

As owners of Azha Sofitel Residences Downtown, Dubai, residents have the opportunity to enroll in the Accor Ownership Benefits Program\*.

This exclusive membership elevates buyers to VVIP status, not only within Sofitel's global network but also across the expansive Accor portfolio worldwide. Offering unparalleled access to luxury amenities, personalised services, and unique experiences, tailored to enhance your lifestyle and elevate your travel experiences across the world.



## Sofitel Global Ownership Benefits:

- Exclusive invitation to join the DIAMOND tier of Accor Live Limitless
- Automatic upgrades on arrival across more than 5500 hotels and resorts worldwide (subject to availability)\*\*
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings
- 20% off of best available rate at more than 5500 hotels and resorts worldwide\*\*



A photograph of a modern building at night. The building features multiple levels with curved balconies that have wooden flooring and glass railings. Warm, yellow light emanates from the balconies and the interior of the building, which is visible through large glass windows. The sky is dark blue. The overall aesthetic is sleek and modern.

# A Sculpture of Light and Form

The façade rises elegantly across 11 illuminated floors, casting a soft glow that defines the skyline. Wavy balconies flow rhythmically along the sleek exterior, creating a dynamic visual effect. This architectural masterpiece blends fluid design with ambient lighting, embodying modernity, movement, and timeless sophistication.











# Welcome to Azha Sofitel Residences Downtown, Dubai

An elevated expression of modern elegance and refined living, Azha Sofitel Residences Downtown, Dubai, is perfectly placed in the heart of the city's iconic skyline. Surrounded by vibrant boulevards and architectural landmarks, this address defines urban sophistication. Sculpted facades and sleek contemporary lines flow seamlessly with the city's energy.

As you step inside, calm takes over with natural textures, soft lighting, and thoughtful designs that awaken the senses. Here, everyday life is reimagined, offering a stylish, serene, and effortlessly luxurious living experience.

## Floors

Ground + Mezzanine + 2 Podiums + 11 Floors + Roof

24

1BR

32

2BR

8

3BR

6

4-5BR Penthouse

Developer

Azha Downtown Residences LLC

Brand

Sofitel

Operated by

Accor Group

Architect

Saffarini

Interior Designer

KCA









# The Art of Timeless Living

Experience the pinnacle of luxury and elegance in Downtown Dubai, where refined living embodies true prestige. Discover stunning skyline vistas and impeccably designed residences that blend style with comfort. Immerse yourself in a lifestyle defined by world-class hospitality and the spirit of luxury living, with Sofitel's signature experiences enhancing every moment. Set within a dynamic urban setting, this is a place where sophistication and energy come together to create an extraordinary way of living.







# French Luxury in the Heart of Dubai

Flawlessly blending local culture with French zest. At Azha Sofitel Residences Downtown, Dubai, Parisian-inspired design, refined interiors, and impeccable service create a lifestyle of effortless glamour. Surrounded by the city's iconic skyline and vibrant culture, this is where haute living takes center stage—graceful, indulgent, and unmistakably chic. Experience Dubai through the lens of French finesse.

The bottom right corner of the page features several thin, dark red, wavy lines that sweep upwards and to the right, creating a sense of movement and elegance.



# Why Azha Sofitel Residences Downtown, Dubai



**Located in  
Downtown Dubai**



**Branded by  
Sofitel**



**Global Accor  
Benefits**



**World-class  
Interiors & Architecture**



**Ultra Luxury  
Branded Apartments**



**Hotel Style Living  
& Exclusive Amenities**



**High ROI &  
Growing Demand**

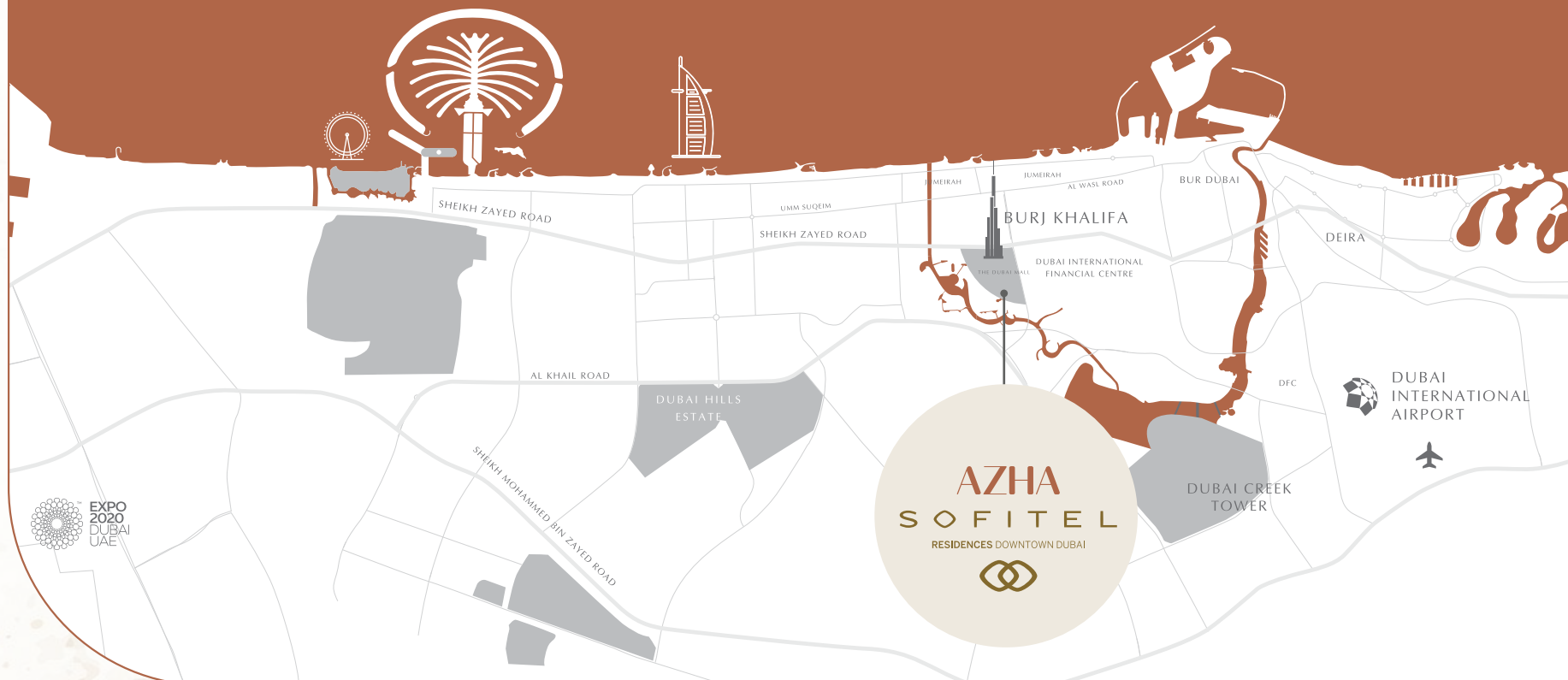


**High Resale  
Value**



# Accessibility & Connectivity

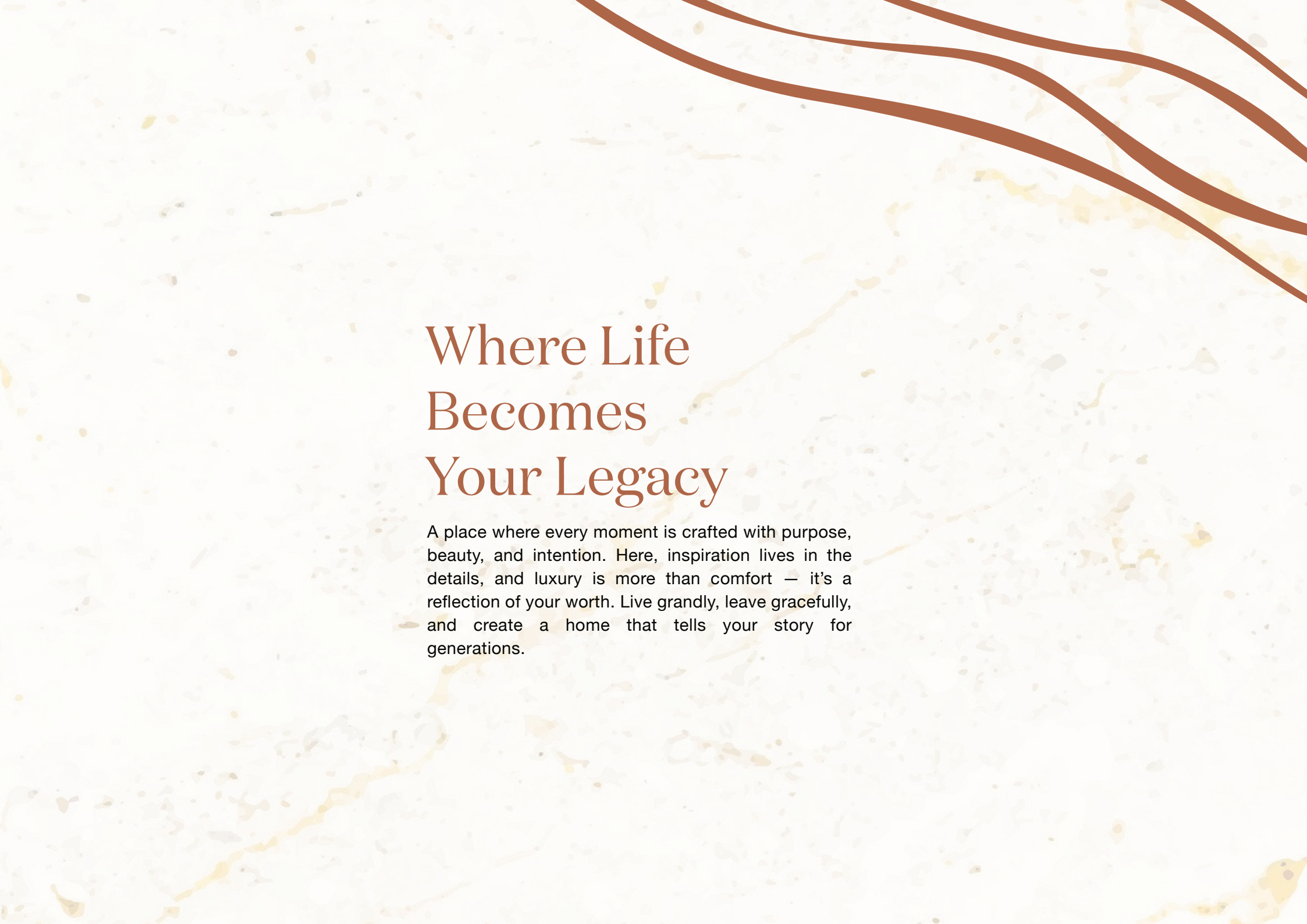
|                            |                            |                                           |                           |                    |                               |                                    |                           |
|----------------------------|----------------------------|-------------------------------------------|---------------------------|--------------------|-------------------------------|------------------------------------|---------------------------|
| 3                          | 18                         | 19                                        | 5                         | 7                  | 12                            | 10                                 | 14                        |
| Minutes to<br>Burj Khalifa | Minutes to<br>Burj al Arab | Minutes to Dubai<br>International Airport | Minutes to<br>Dubai Opera | Minutes to<br>DIFC | Minutes to<br>Emirates Towers | Minutes to Museum<br>of The Future | Minutes to<br>Dubai Canal |









The background features a light cream-colored surface with a subtle, organic marbled pattern in shades of beige and light brown. Overlaid on this are several thick, flowing, dark brown wavy lines that originate from the top right corner and sweep across the upper portion of the frame, creating a sense of movement and elegance.

# Where Life Becomes Your Legacy

A place where every moment is crafted with purpose, beauty, and intention. Here, inspiration lives in the details, and luxury is more than comfort — it's a reflection of your worth. Live grandly, leave gracefully, and create a home that tells your story for generations.





# A Horizon of Endless Possibilities

Imagine looking through a sleek glass façade, where every sunrise paints the horizon and the city's skyline unfolds before you. Where glamour thrives and the view dazzles, each moment feels cinematic. Wrapped in elegance, your home becomes a luminous sanctuary, reflecting the energy of Downtown Dubai with effortless style and sophistication.









# Hospitality with Heart Crafted with Care

Experience life where every detail is thoughtfully designed to create moments of genuine warmth and connection. Rooted in timeless French elegance, Sofitel blends refined service with personal touches, making each day unforgettable. Here, luxury feels intimate, and every resident is welcomed with exclusive VVIP status.



# Exclusive Services

Residents can expect a selection of luxury services tailored to enhance their living experience, ensuring convenience, comfort, and luxury at every turn.

## Core Services\*

- RESIDENCE CONCIERGE
- DOORMEN & VALET
- SECURITY
- OWNER SERVICES STAFF
- CLUBHOUSE / RESIDENCE LOUNGE STAFF
- ACCOR OWNERSHIP BENEFITS PROGRAM ANNUAL FEE
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- COMMON AREA UTILITIES
- COMMON AREA "RESERVE FOR REPLACEMENT"
- WIFI INTERNET IN RESIDENCE LOUNGE
- GENERAL & ADMINISTRATIVE
- PROPERTY INSURANCE (BASE BUILDING/COMMON AREAS)

\*These services are included in the service charge.

## A la Carte Services\*\*

- IN-RESIDENCE CATERING, PERSONAL CHEF
- SHOPPING SERVICES, PERSONAL ASSISTANT
- CHILDCARE
- DOG WALKING SERVICE
- DRY CLEANING & LAUNDRY
- PRIVATE TRANSPORTATION / LIMOUSINE SERVICES
- IN-RESIDENCE HOUSEKEEPING (DAILY, WEEKLY ETC.)
- IN-RESIDENCE MAINTENANCE
- "WHILE YOU ARE AWAY" MAINTENANCE PACKAGE
- TURNKEY IN-RESIDENCE MAINTENANCE SOLUTION FOR RESIDENT'S WHO FREQUENTLY RESIDE ELSEWHERE

\*\*A la carte services are available upon request and will be charged separately.









## A Tranquil Sanctuary in the City

Residents can enjoy access to the prestigious Sofitel health club, a sublime oasis in Downtown Dubai. Here, you can relax in the steam room, decompress in the sauna, or pamper yourself with a specialised treatment in one of the multi-purpose treatment rooms. Designed for hotel-style living, the residences offer a chic rooftop pool where residents can plunge in with a cold drink from the bar while soaking up the year-round Dubai sunshine.



# Luxury Screening Room

Indulge in exclusive private screenings and exquisitely curated entertainment spaces, where every evening transforms into an unforgettable cinematic journey. Meticulously designed for comfort and elegance, these refined settings elevate your leisure moments, blending immersive technology with sophisticated ambiance for a truly unparalleled luxury experience.



STAY

100%









# Your Personal Wellness Retreat

Step into a state-of-the-art gym designed for strength, balance, and vitality. Featuring cutting-edge equipment and serene spaces, it empowers you to elevate your fitness journey with focus and luxury, making every workout an inspiring step towards your best self.















# Grand Foyer Elevating Every Moment

Step into a majestic lobby adorned with polished marble and bespoke finishes, where every detail exudes sophistication. Stroll through expansive corridors enriched with curated textures and subtle artistry, leading you to your exquisite residence. Here, contemporary design seamlessly blends with refined elegance, creating a sanctuary of luxury where comfort and style coexist in perfect harmony.



# Spacious Bedroom

A chic and elegantly curated bedroom with subtle French flair, featuring bespoke finishes, soft mood lighting, and full-height windows framing sweeping views. Each home is a true masterpiece of design, comfort, and service—where timeless style meets effortless luxury.















# Elegant Living Room

A grand living room where modern luxury meets artistic soul. Live among captivating finishes, draped in rich textiles and bespoke fabrics that speak of craftsmanship and creativity. Experience light as it dances across expansive walls, revealing a curated harmony of space, texture, and contemporary elegance. Every detail is designed to inspire, elevate, and enchant.



# A Harmony of Craft, Texture and Form

Experience effortless harmony where design meets elegance and functionality. From the chef-inspired sleek kitchen to the serene spa-inspired bathrooms that invite calm and relaxation. Enter through an artfully designed lobby and unwind in an exclusive lounge, where every moment is curated to perfection. This is luxury redefined — not merely experienced, but profoundly embraced.









# Resident's Club Where Community Comes Together

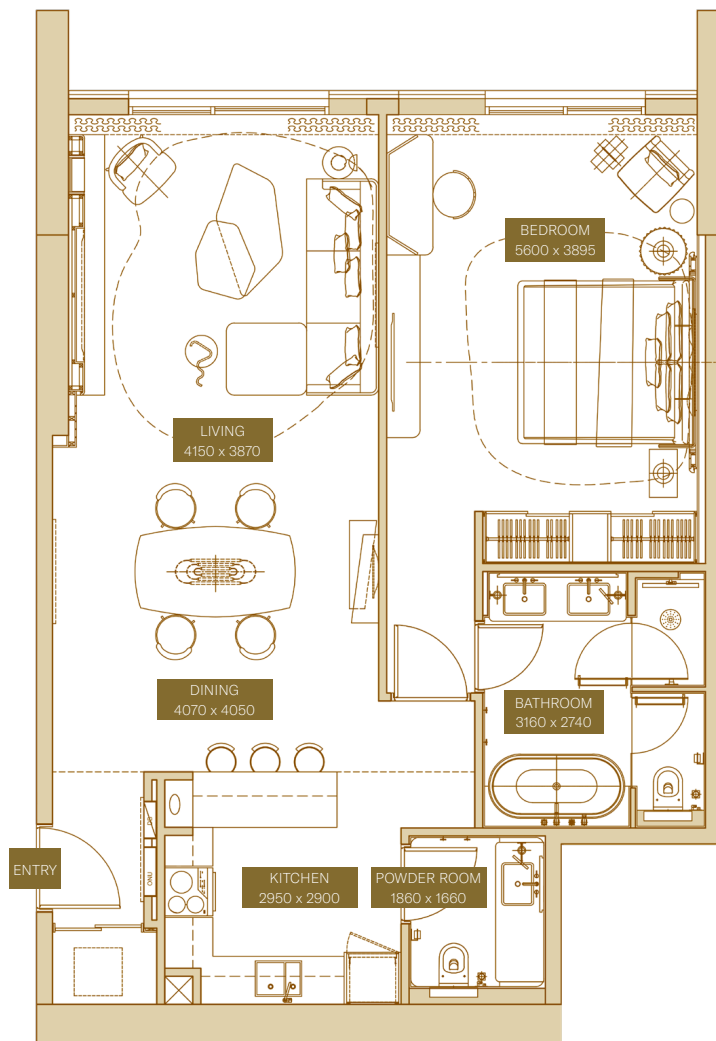
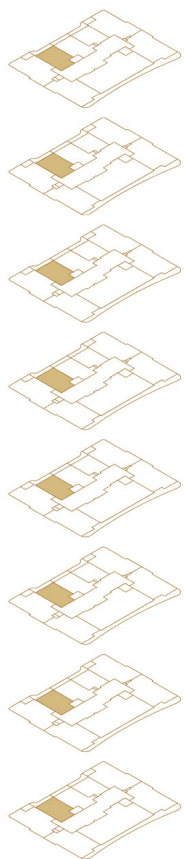
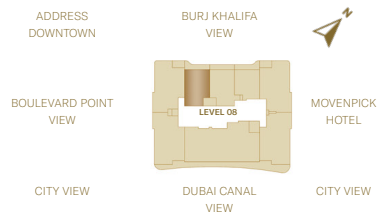
A refined sanctuary designed for connection, comfort, and opulence. A place where luxury blends with the warmth of community, curated experiences, and welcoming spaces, inviting you to relax, socialize, and truly belong in an exclusive and elegant setting.











## 1 BR - TYPE A

# 1 BED APARTMENT

TOTAL AREA

85.11 SQ.M.    916.11 SQ.FT.

UNIT 802    TOTAL AREA-    85.11 SQ.M.    /    916.11 SQ.FT.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy however changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Dimensions may vary.



# 1 BR - TYPE B

## 1 BED APARTMENT

TOTAL AREA

89.47 SQ.M.

963.04 SQ.FT.

ADDRESS  
DOWNTOWN

BURJ KHALIFA  
VIEW



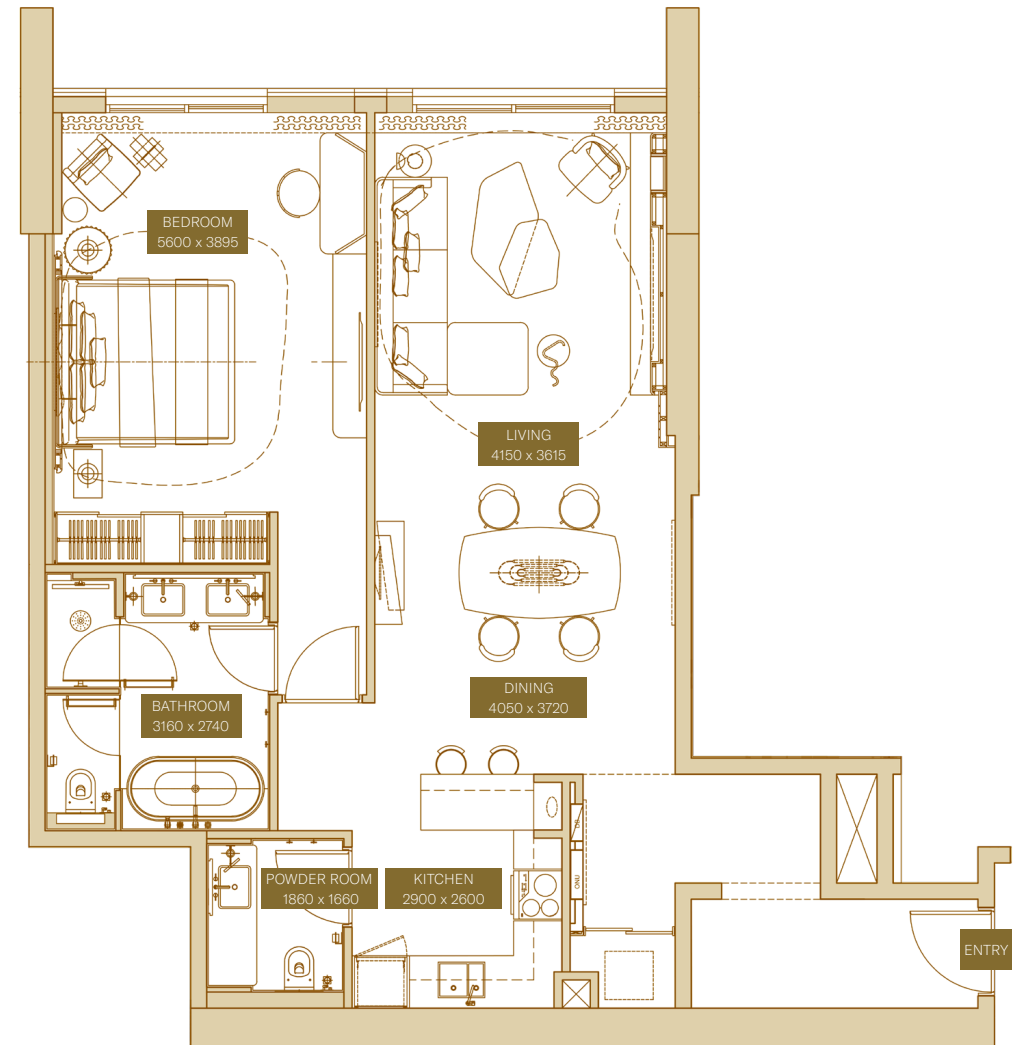
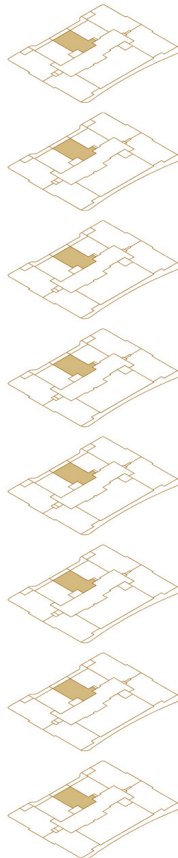
BOULEVARD POINT  
VIEW

MOVENPICK  
HOTEL

CITY VIEW

DUBAI CANAL  
VIEW

CITY VIEW



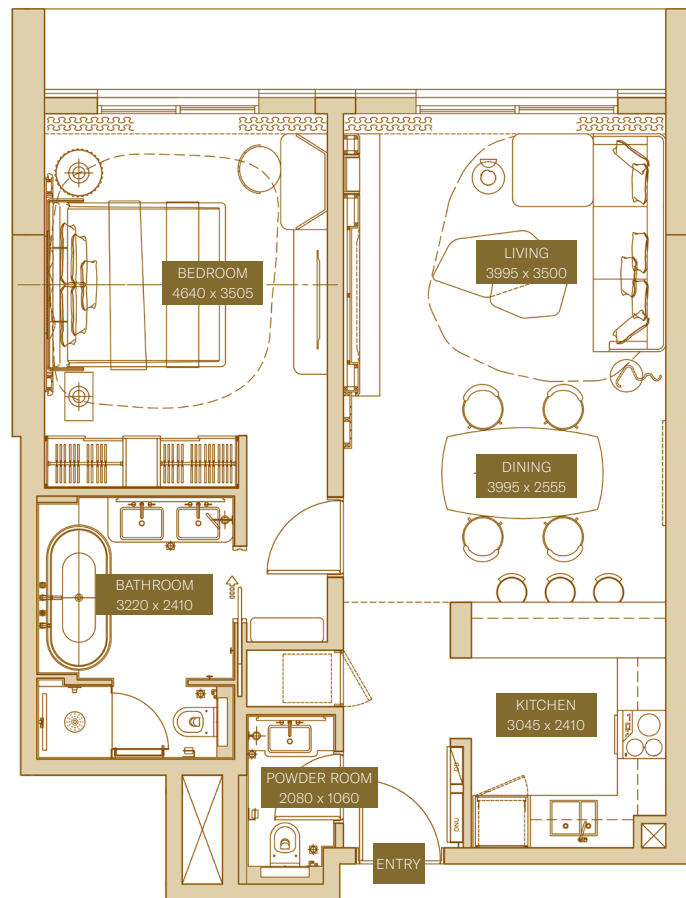
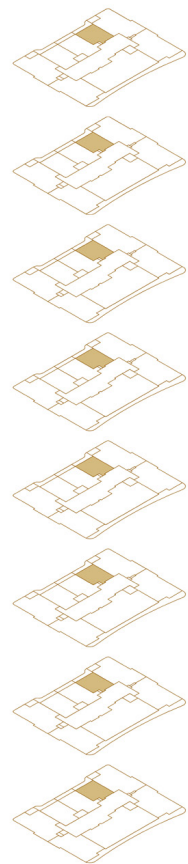
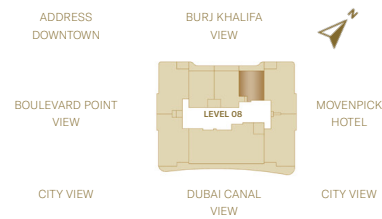
UNIT 803

TOTAL AREA-

89.47 SQ.M. / 963.04 SQ.FT.

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1 BR - TYPE C

## 1 BED APARTMENT

| TOTAL AREA  |               |
|-------------|---------------|
| 68.05 SQ.M. | 732.48 SQ.FT. |

|          |             |                             |
|----------|-------------|-----------------------------|
| UNIT 804 | TOTAL AREA- | 68.05 SQ.M. / 732.48 SQ.FT. |
|----------|-------------|-----------------------------|

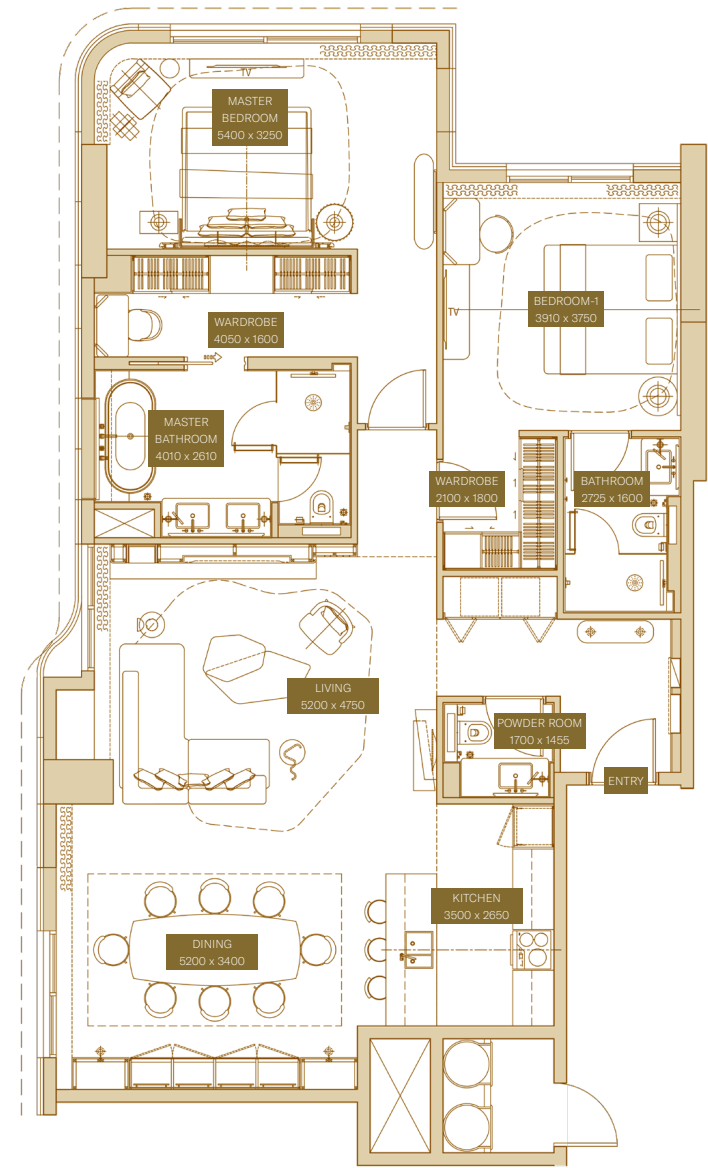
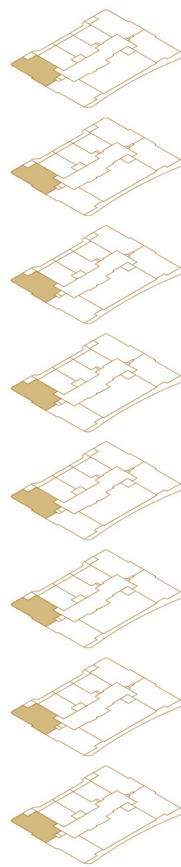
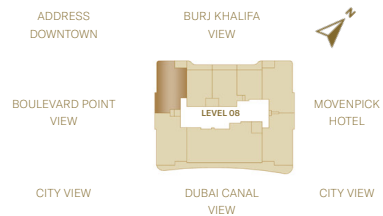
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2 BR - TYPE A  
*2 BED APARTMENT*

TOTAL AREA

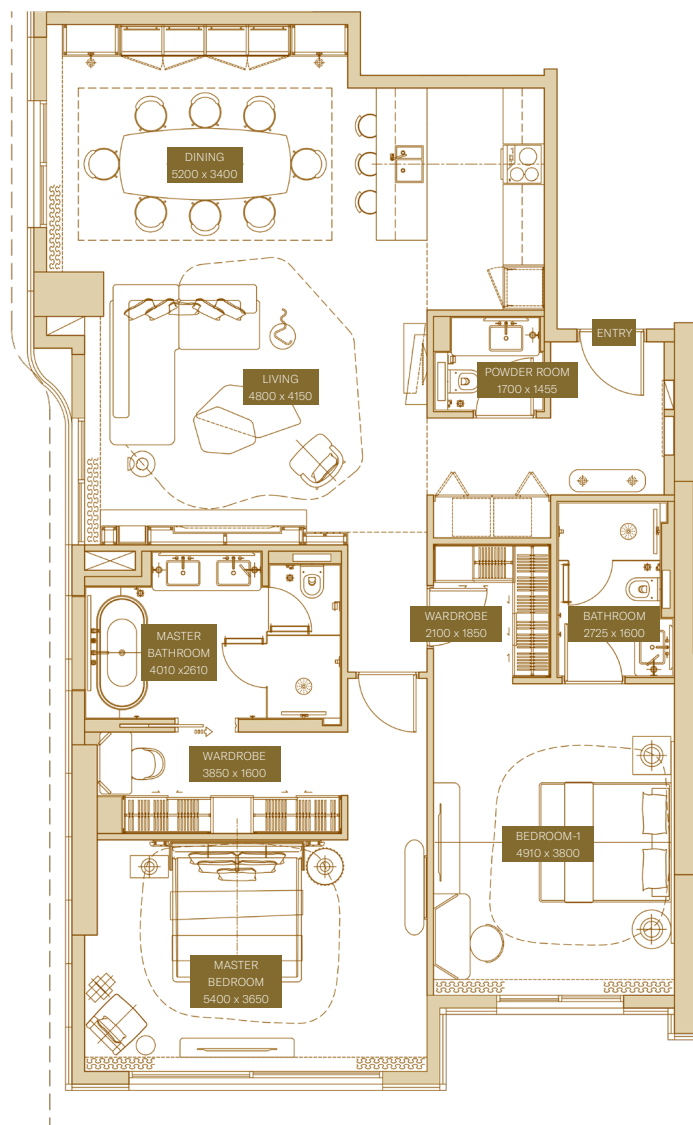
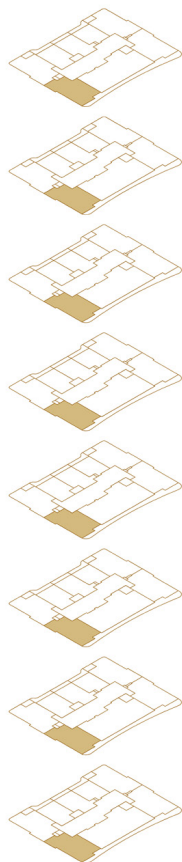
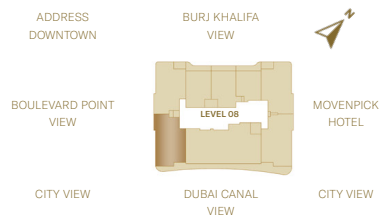
133.05 SQ.M.    1,432.13 SQ.FT.



UNIT 801    TOTAL AREA-    133.05 SQ.M. / 1,432.13 SQ.FT.

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2 BR - TYPE B

## 2 BED APARTMENT

TOTAL AREA

136.95 SQ.M.    1,474.11 SQ.FT.

UNIT 808    TOTAL AREA-    136.95 SQ.M. / 1,474.11 SQ.FT.

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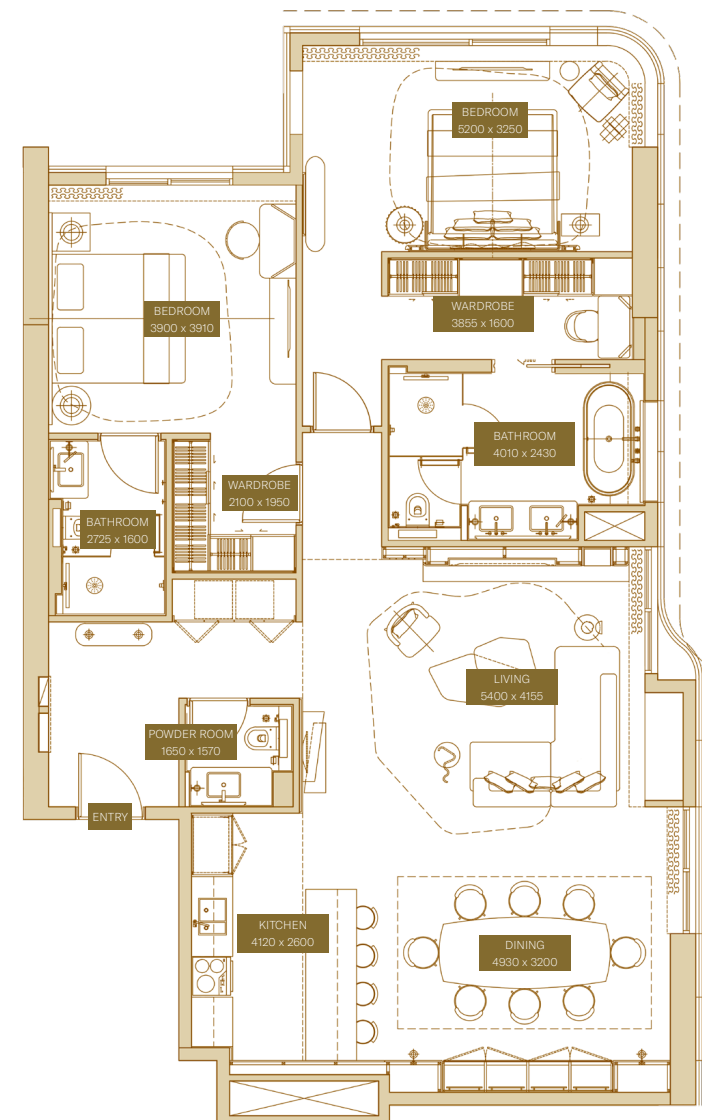
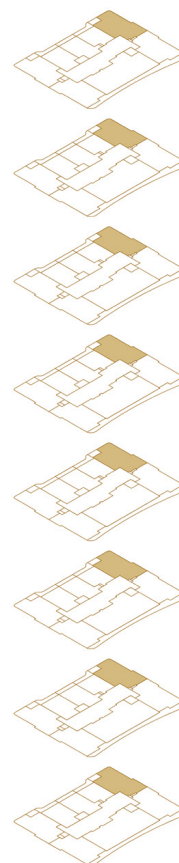
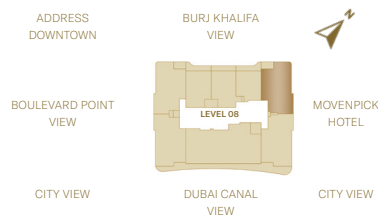


## 2 BR - TYPE C

# 2 BED APARTMENT

TOTAL AREA

137.57 SQ.M.    1,480.78 SQ.FT.



UNIT 805    TOTAL AREA-    137.57 SQ.M. / 1,480.78 SQ.FT.

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2 BR - TYPE D

## 2 BED APARTMENT

TOTAL AREA

139.40 SQ.M. 1,500.48 SQ.FT.

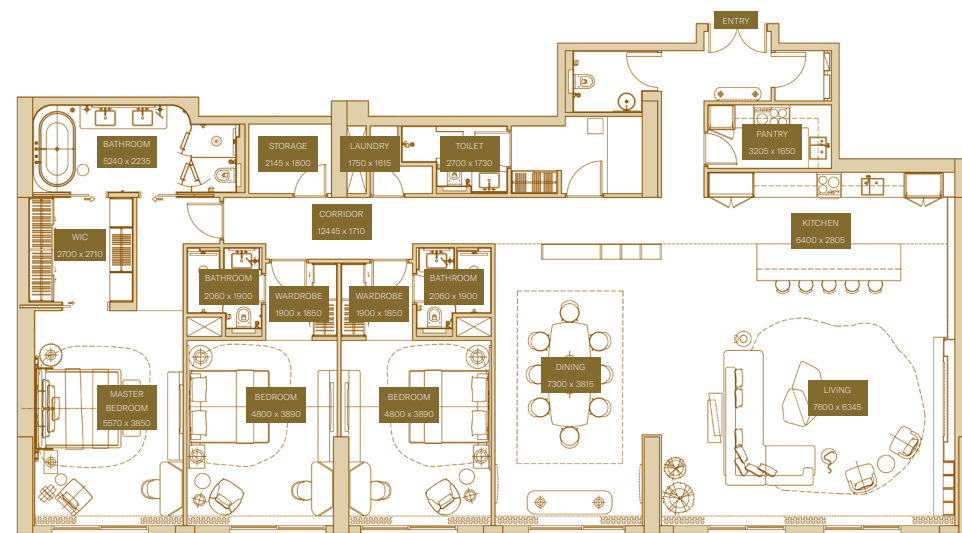
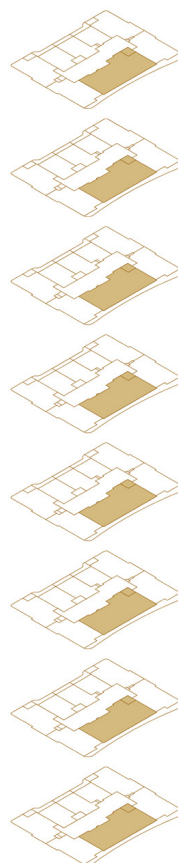
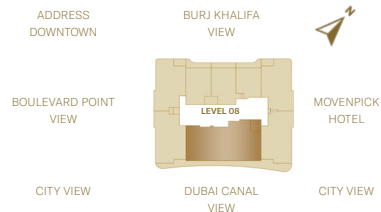
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# 3 BR 3 BED APARTMENT

TOTAL AREA

256.54 SQ.M.    2,761.37 SQ.FT.



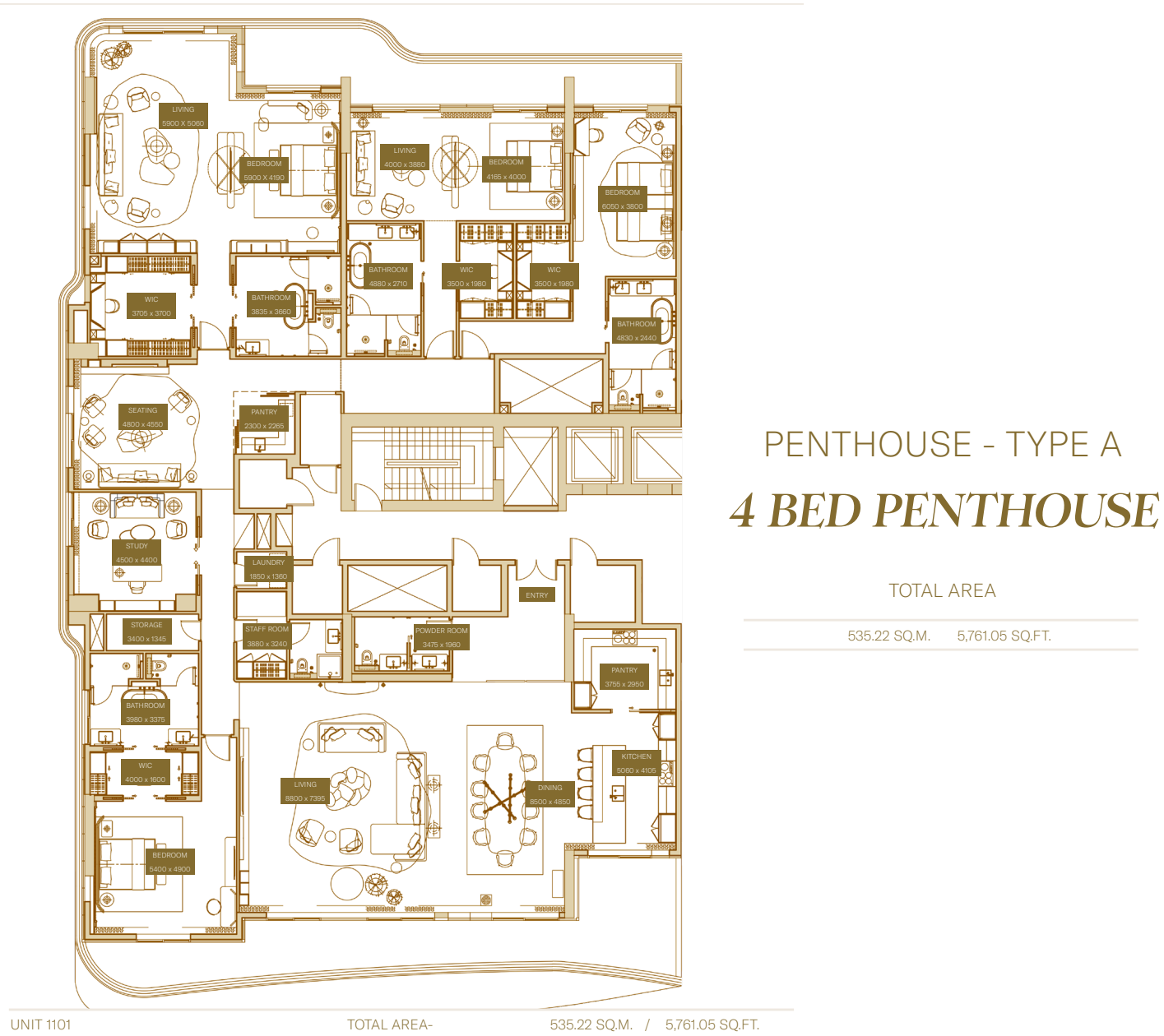
UNIT 807

TOTAL AREA-

256.54 SQ.M. / 2,761.37 SQ.FT.

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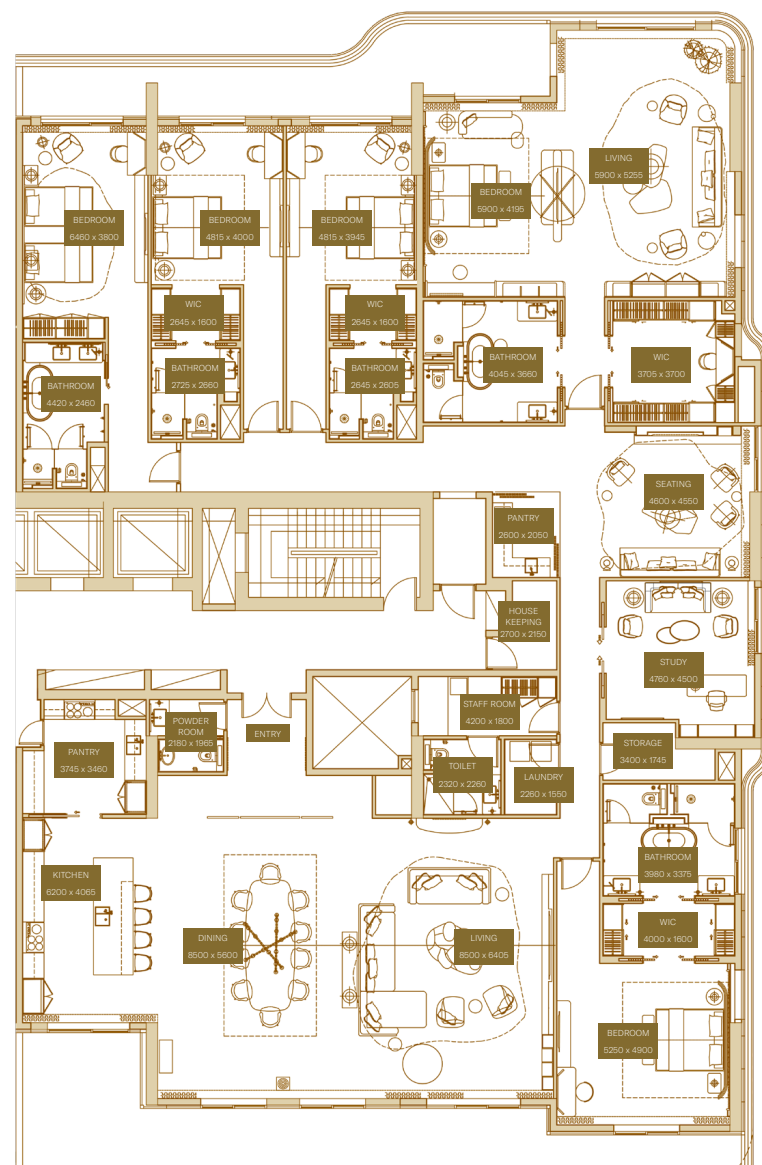
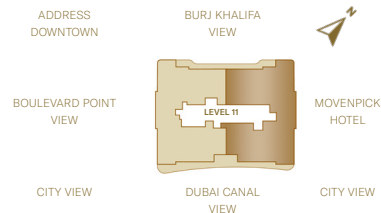


## PENTHOUSE - TYPE B

# 5 BED PENTHOUSE

TOTAL AREA

553.74 SQ.M.    5,960.40 SQ.FT.



UNIT 1102

TOTAL AREA-

553.74 SQ.M. / 5,960.40 SQ.FT.

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