

## Emaar Act One Act Two

Downtown Dubai, Dubai

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**ACT 1 & ACT 2 Towers** are an iconic twin-tower residential development by Emaar Properties, strategically located in the heart of Downtown Dubai. These towers offer a luxurious living experience with stunning views of the Burj Khalifa, Dubai Fountain, and the vibrant surrounding landscape. The development includes a mix of 1, 2 & 3-bedroom apartments, 4-bedroom penthouses, and 3 & 4-bedroom townhouses, all meticulously designed to blend timeless elegance with contemporary style.

### Key Features:

- **Prime Location:** Situated adjacent to the Dubai Opera House, these towers are in the cultural hub of Downtown Dubai, providing easy access to world-class entertainment, shopping, and dining options.
- **Spectacular Views:** Residents can enjoy breathtaking views of the Burj Khalifa, the Dubai Fountain, and the bustling Downtown Dubai skyline from their homes.
- **Luxurious Interiors:** The units are designed with bespoke interiors, featuring high-quality finishes and a theatrical touch that reflects the grandeur of the surroundings.
- **Dynamic Living Experience:** The development offers a vibrant and dynamic lifestyle, with proximity to major landmarks such as The Dubai Mall, Souk Al Bahar, and various cultural and entertainment hubs.

### Amenities:

- **State-of-the-Art Gymnasium:** A fully equipped gymnasium is available for residents to maintain their fitness and well-being.
- **Health Club:** Access to a premium health club ensures that residents can relax and rejuvenate in a luxurious setting.
- **Swimming Pool:** A beautifully designed swimming pool offers a serene escape from the bustling city life.
- **Restaurants and Cafes:** The development includes a selection of luxury dining options, providing a wide range of culinary experiences.
- **24/7 Security:** The property is secured round-the-clock, offering peace of mind for residents.

## Connectivity:

ACT 1 & ACT 2 Towers offer excellent connectivity with easy access to major roads including Sheikh Zayed Road, Financial Road, Ras Al Khor Road, and Al Khail Road. Residents can conveniently reach key destinations such as:

- The Dubai Mall
- Burj Khalifa
- Dubai International Financial Centre (DIFC)
- Business Bay
- Dubai International Airport
- Jumeirah Beach
- Ras Al Khor Wildlife Sanctuary

## Living Experience:

Living at ACT 1 & ACT 2 Towers offers an unparalleled urban lifestyle with everything you need within walking distance. Whether it's enjoying a show at the Dubai Opera, shopping at The Dubai Mall, or simply taking in the stunning views from your balcony, this development provides a rich, fulfilling living experience. The thoughtfully designed interiors and premium amenities ensure that every moment spent here is filled with comfort and luxury.

## Investment Potential:

ACT 1 & ACT 2 Towers represent a highly attractive investment opportunity. Their prime location in Downtown Dubai, coupled with the luxurious living environment and high demand for properties in this area, ensures strong rental yields and long-term capital appreciation. The development's easy and feasible payment plan further adds to its investment appeal, making it a smart choice for investors and end-users alike.

**ACT 1 & ACT 2 Towers** offer a unique blend of luxury, culture, and convenience in one of Dubai's most sought-after locations. Whether you are looking for a primary residence, a vacation home, or a profitable investment, these towers provide an exceptional opportunity to experience the best of Downtown Dubai living

Category	Unit Type	Floor Details	Sizes	Type
1 Bedroom	-	Act Tower Two, 1 Bedroom Type 1B, Size 610.53 Sq.ft to Act Towers Two, 1 Bedroom Type 6, Size 638.41 Sq.ft	606.98 Sq Ft to 830.01 Sq Ft	Apartment
1 Bedroom	-	Act Towers One, 1 Bedroom Type 1B, Size 610.42 Sq.ft	610.42 Sq Ft to 610.42 Sq Ft	Apartment

Category	Unit Type	Floor Details	Sizes	Type
Penthouse	-	Act Towers One, Penthouse Type 1,Size 4470.25 Sq.ft toAct Towers Two, Penthouse Type 2,Size 4374.67 Sq.ft	4374.67Sq Ft to 4470.25 Sq Ft Sq Ft	Apartment
2 Bedrooms	-	Act Tower One, 2 Bedroom Type 2A,Size 1107.93 Sq.ft toAct Towers Two,2 Bedroom Type 8,Size 1161.22 Sq.ft	606.98Sq Ft to 1591.66 Sq Ft Sq Ft	Apartment
3 Bedrooms	-	Act Tower Two,3 Bedroom Duplex 3,Size 2414.77 Sq.ft toAct Towers Two,3 Bedroom Type 5,Size 1859.36 Sq.ft	830.01Sq Ft to 2776.33 Sq Ft Sq Ft	Apartment
4 Bedroom	-	Act Towers One, 4 Bedroom Duplex 1,Size 3139.41 Sq.ft toAct Towers Two,4 Bedroom Duplex 1,Size 3410.33 Sq.ft	3139.41Sq Ft to 3410.33 Sq Ft Sq Ft	Apartment

## Overview

Property Type: Apartment	Possession Date: Sep – 2022	County: United Arab Emirates
City: Dubai	Super Built-up Area: 607 – 4376sq.ft	Configuration (BHK): 1,2,3,4
Sale price: ₹3.2 Cr Onwards	UAE Sale Prices: AED1.5 M Onwards	

## Amenities

- ✓ Lift
- ✓ Pool
- ✓ Parking
- ✓ Gymnasium
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security
- ✓ Play Area

## Distances

Metro 1.0km      Healthcare 0.06km      Restaurant 0.8km      School 0.2km  
Mall 0.6km





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