DIFC
# Heights Tower

Live Where
It All Happens.

| 2nd | 366 | G+47 |
|---|---|---|
| Residential offering from DIFC | Total no. of opulent residences | Total no. of floors |

## The Centre Stage of Global Living

Set in the bustling heart of the financial centre, DIFC Heights Tower is the second premium residential development from Dubai International Financial Centre. It's a mixed-use landmark that seamlessly blends upscale residences with dynamic commercial spaces, catering to the growing demand for premium living and working within DIFC.

## The Pinnacle of Design

DIFC Heights Tower embodies a distinctive architecture composed of interlocking geometries. Enhancing the district's global reputation as a premier destination while making a meaningful contribution to the cityscape. The tower supports biophilic design principles.

| Number Of Floors | Residential Floors |
|---|---|
| **G+47** | **32 Floors** |
| Commercial Floors | Expected Date of Completion |
| **7 Floors** | **Q4 2029** |

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# A Lifestyle of Splendour



## Gate Avenue

A picturesque setting to unwind and enjoy a variety of experiences. From luxury shopping, stylish fashion boutiques, and inspiring art galleries to popular cafés, award-winning restaurants, and wellness and lifestyle concepts.



## Gate Village

A coveted lifestyle destination renowned for exceptional art and dining experiences, in a charming and unique outdoor environment



## Gate District

Cafes, restaurants, retail outlets, beauty salons, and other conveniences thoughtfully curated for people on the go.

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## Where every day feels like a retreat

An exceptional array of amenities and facilities set in high-end surroundings, ensuring enjoyable moments for all - whether you are inclined towards immersing in leisure, indulging in an active lifestyle, engaging in family time, or boosting productivity.

- Family Lounge
- Temperature-Controlled Swimming Pool
- Kids Pool
- State-of-the-Art Gymnasium
- Internal Kids' Play Area
- Multipurpose Hall
- Co-working Space

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# A Distinctive Address

Situated on Al Mostaqbal Street, DIFC Heights Tower offers unparalleled proximity to global landmarks and a symphony of panoramic vistas.

5 MINS (WALK)
DUBAI METRO

5 MINS*
MUSEUM OF THE FUTURE

5 MINS*
BURJ KHALIFA

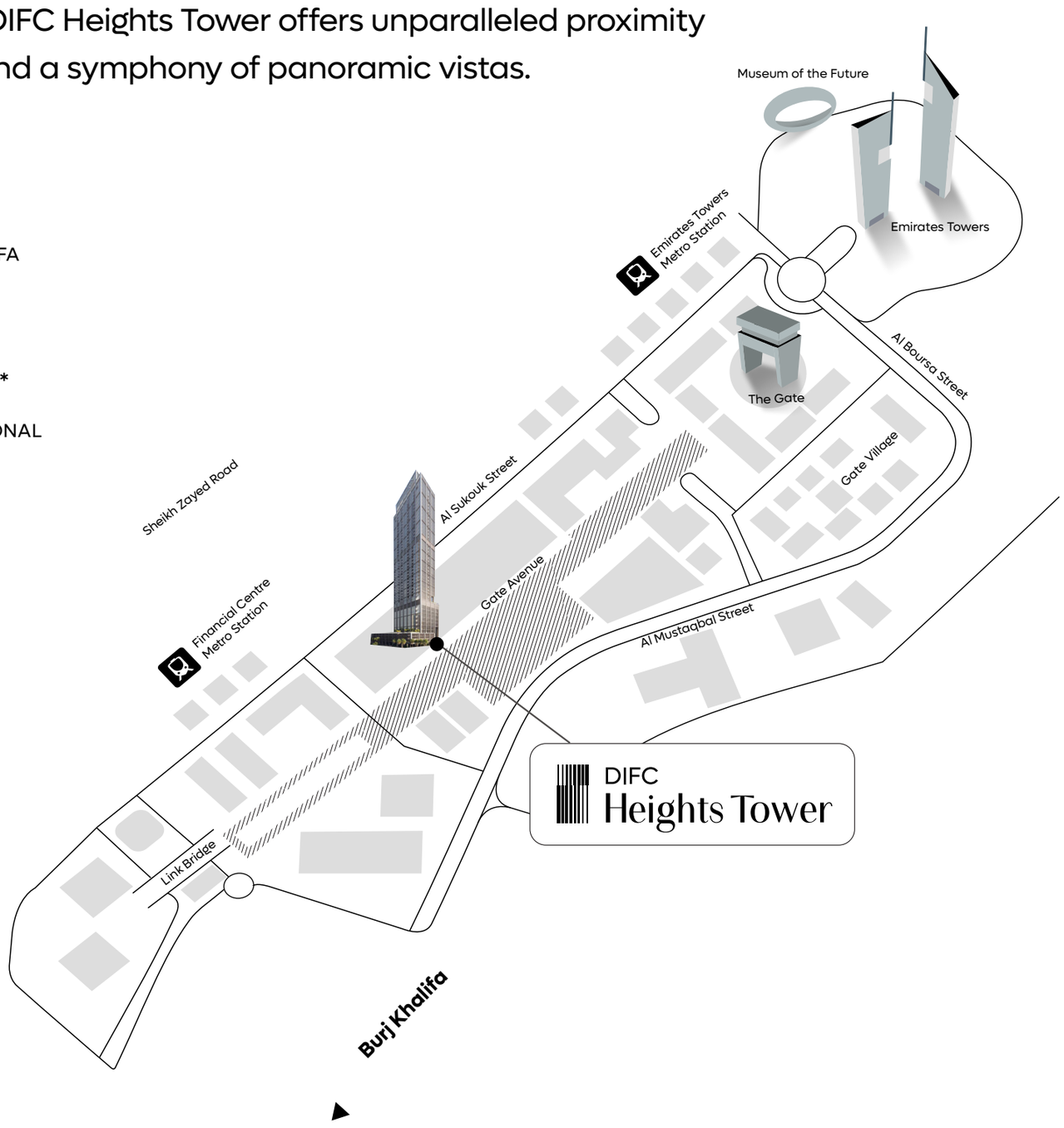
12 MINS*
DUBAI FRAME

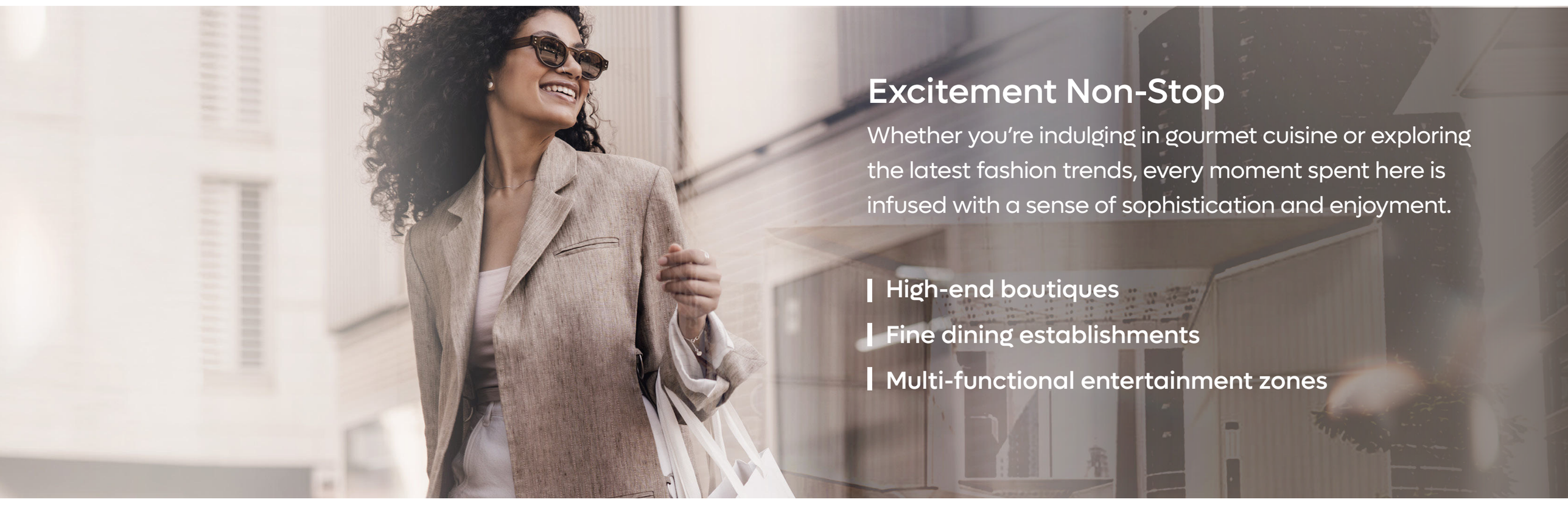
15 MINS*
JUMEIRAH BEACH

20 MINS*
DUBAI INTERNATIONAL AIRPORT

22 MINS*
BURJ AL ARAB

*DISTANCE BY CAR



## Excitement Non-Stop

Whether you're indulging in gourmet cuisine or exploring the latest fashion trends, every moment spent here is infused with a sense of sophistication and enjoyment.

- High-end boutiques
- Fine dining establishments
- Multi-functional entertainment zones

## Features, Finishes & Fittings

- Biophilic design enables natural lighting and ventilation
- Outdoor terraces
- Landscaped green spaces
- Pedestrian-friendly walkways
- High-quality materials and finishes
- Adheres to LEED Standards





## The Future of Work

DIFC Heights Tower offers a dynamic ecosystem where global innovators can thrive. The modern facilities here support the diverse needs of tech firms, digital labs, venture capitalists, regulators, and educational entities.

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# Facts About Residences

| RESIDENCES | AVERAGE AREA | UNITS |
|---|---|---|
| One Bedroom Type A | 843.37 | 184 |
| One Bedroom Type B | 871.10 | |
| One Bedroom Type C | 792.31 | |
| Two Bedroom Type A | 1,306.81 | 118 |
| Two Bedroom Type B | 1,436.99 | |
| Three Bedroom | 1,755.80 | 56 |
| Three Bedroom Duplex | 2,812.58 | 4 |
| Four Bedroom Duplex Type A | 3,520.34 | 4 |
| Four Bedroom Duplex Type B | 3,617.59 | |

# Payment Plan

**5%** — APRIL 2025 Reservation Contract

**5%** — MAY 2025 Upon SPA signature*

**5%** — OCTOBER 2025

**10%** — APRIL 2026

**5%** — OCTOBER 2026

**10%** — APRIL 2027

**5%** — OCTOBER 2027

**10%** — APRIL 2028

**5%** — OCTOBER 2028

**10%** — APRIL 2029

**30%** — SEPTEMBER 2029 Completion

*5% Registration transfer fee at SPA signing. | **Anticipated handover by Q4 2029.

Dubai International Financial Centre (DIFC) is the leading global financial centre in the Middle East, Africa and South Asia (MEASA) region, and the region's largest financial ecosystem. With DIFC Heights Tower, this illustrious centre continues its commitment and unwavering dedication to shaping the future of finance and fostering economic growth in the region.

DIFC Heights Tower

For more information,
please talk to our property advisor.

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DIFC Heights Tower Sales Gallery
Gate Village | DIFC | Dubai
9 am – 6 pm, Monday – Friday.

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