

S O F I T E L

RESIDENCES DOWNTOWN, DUBAI





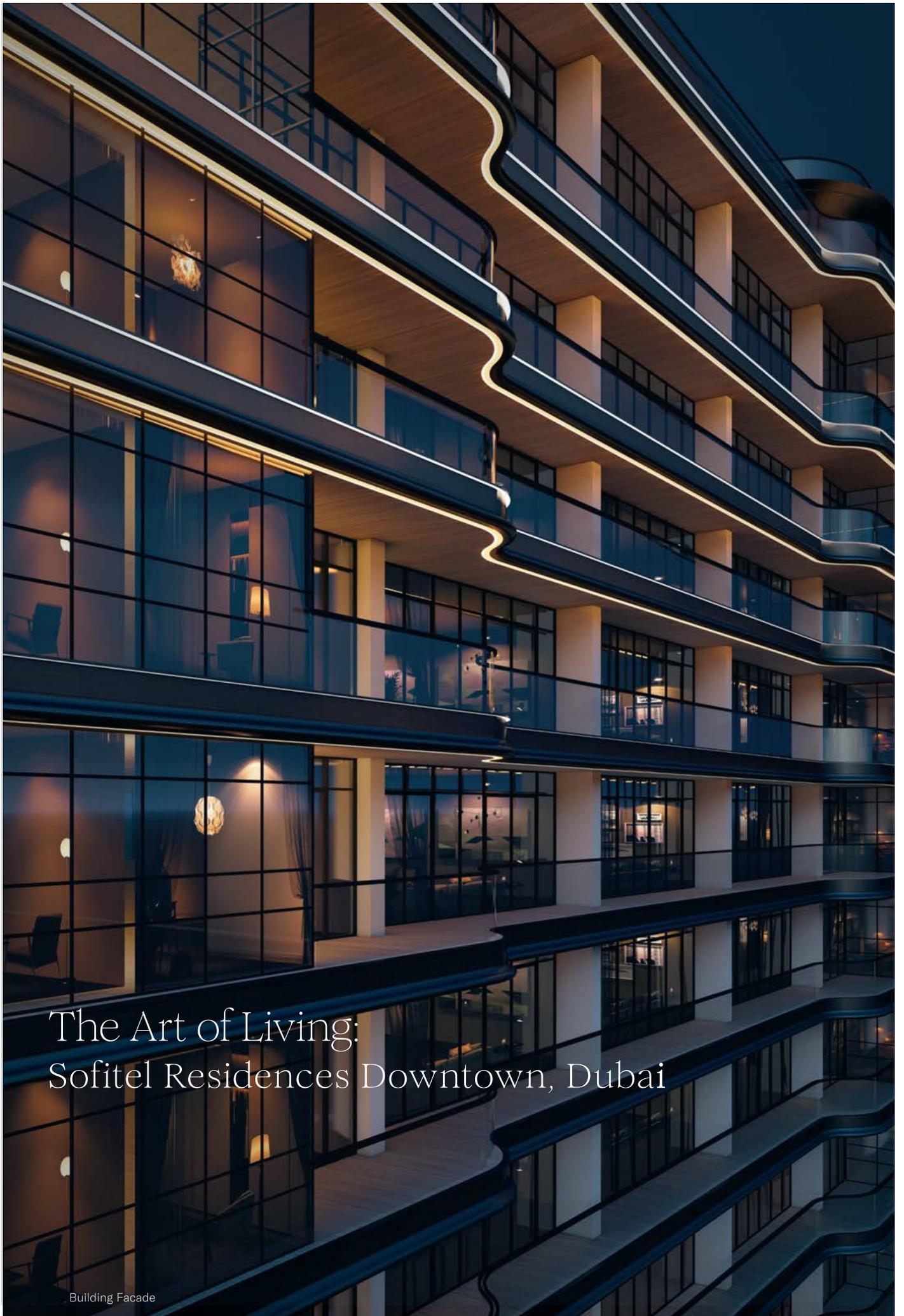
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A photograph of a modern, curved building at dusk. The building features multiple levels with large glass windows and balconies. Warm interior lights are visible through the windows, creating a cozy atmosphere. The sky is a deep blue, and the building's facade is illuminated with warm, orange-toned lights. A thin white line curves across the image, framing the text.

*The Art of Living:  
An Urban Retreat*





The Art of Living:  
Sofitel Residences Downtown, Dubai

Building Facade

*Where your story lives*



Building Reception

Welcome to Sofitel Residences Downtown, Dubai, an indulgent living experience in the heart of the city. Located between the bustling streets and towering skyscrapers of Downtown, it is an address of modernity and sophistication, thriving in the boundaries of a dazzling urban playground.

As you step inside, the city's buzz gives way to serene calm; the senses are effortlessly indulged and the mundane transforms to the remarkable.



*Pioneers of  
Heartfelt Hospitality*

SOFI

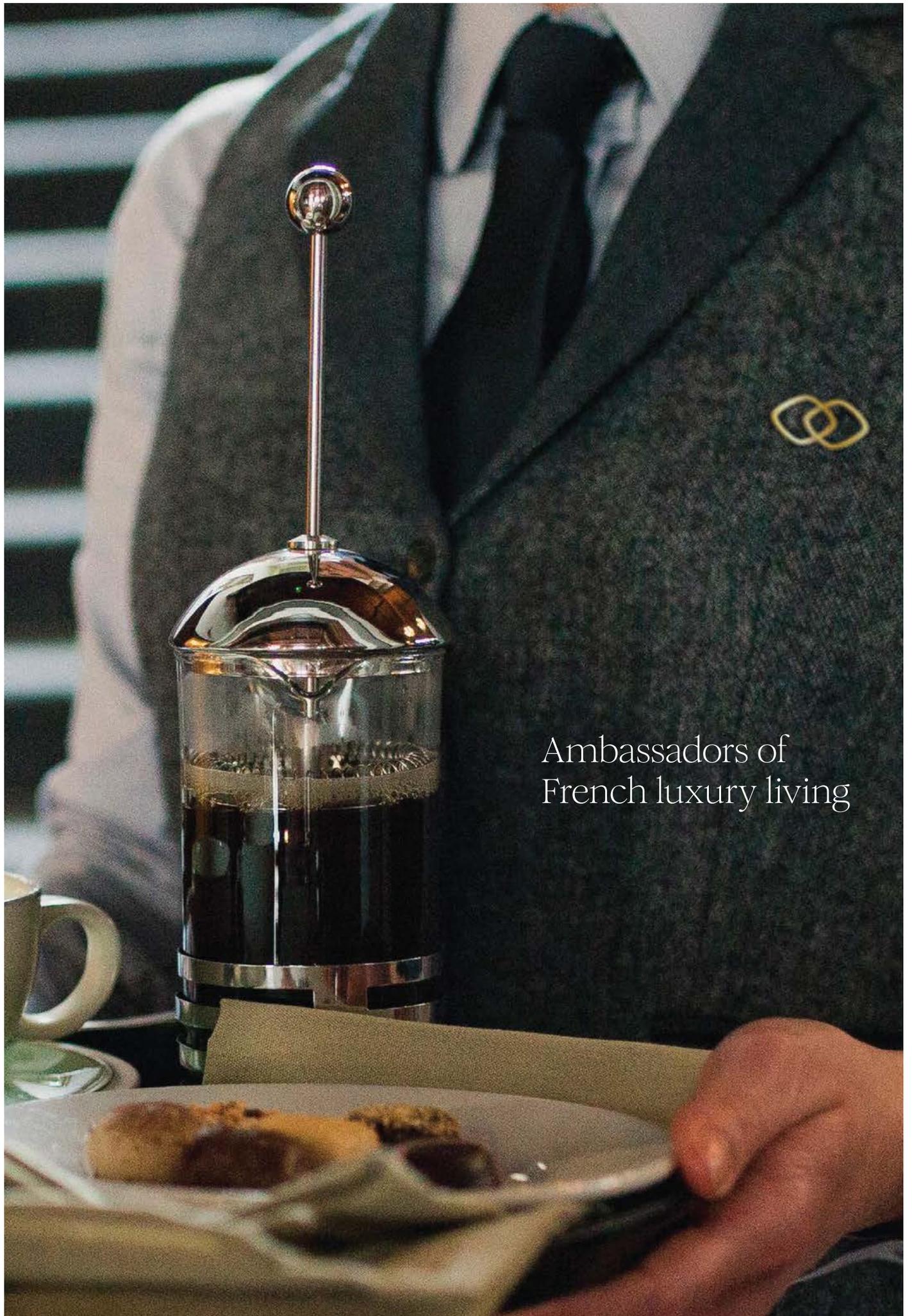


## *Where life is a celebration*



Pioneers of heartfelt hospitality, 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.



Ambassadors of  
French luxury living

An aerial night view of a city skyline, likely Dubai, featuring numerous skyscrapers and a prominent fountain. The scene is illuminated by city lights against a dark blue twilight sky. A large, thin white arc is superimposed over the image, framing the text.

*Downtown in  
the Centre of Now*





Dubai Opera , Dubai Downtown

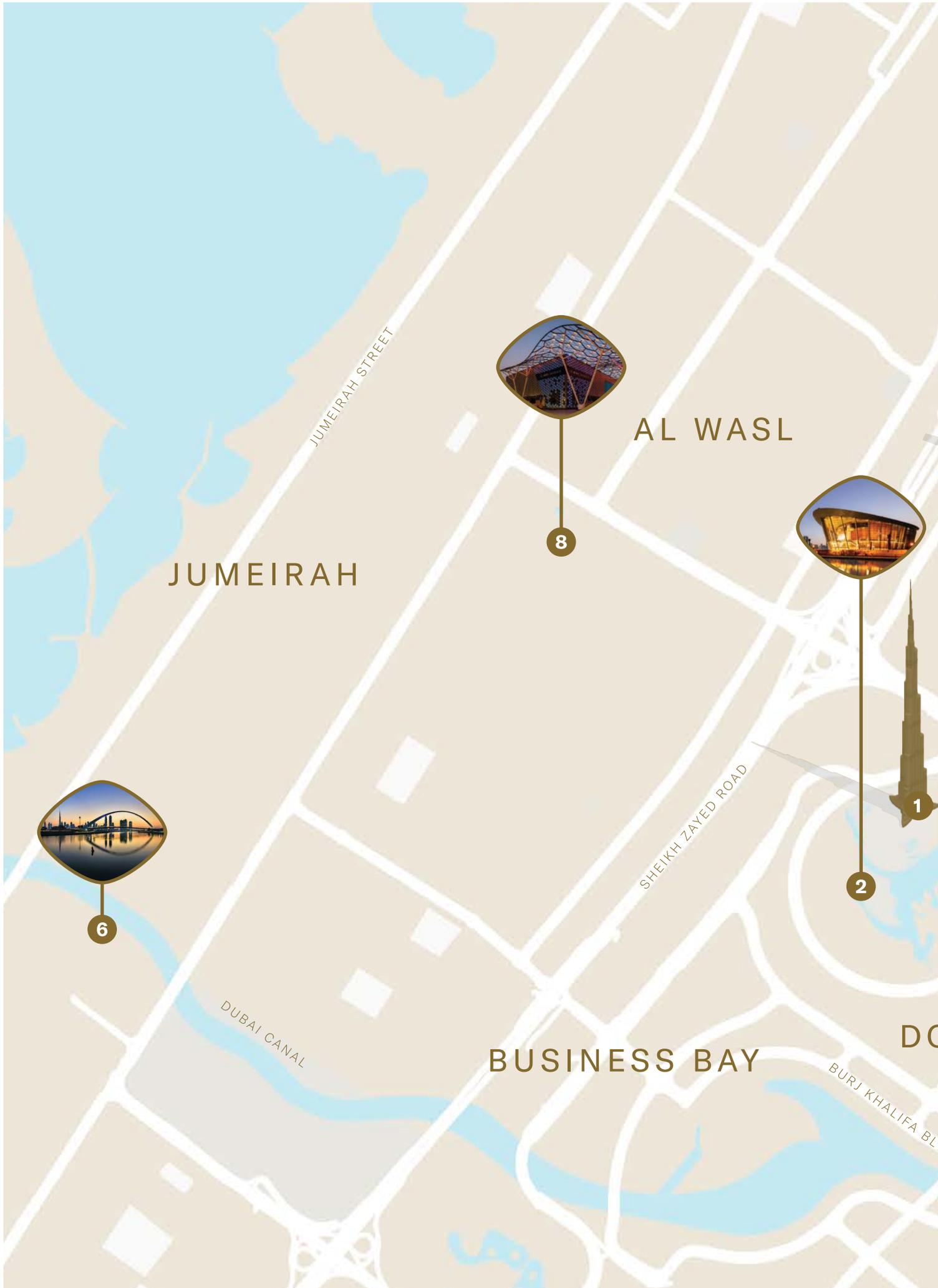
## *Where Dreams Take Flight*



A picture-perfect address, Downtown Dubai is a glittering, cosmopolitan hub that embodies frenetic prosperity. Soaring skyscrapers, genre-defining postmodern architecture, and globally-renowned dining and retail experiences characterise this glamorous locale, which is home to a discerning residential community.

By day, the city is abuzz with motion: the criss-crossing myriad of people, the propulsive drive of forward movement. When night falls, glittering buildings stretch up to the sky as trees bend to light, and world-class restaurants come to life with the promise of *jouissance* – the primal enjoyment.

As you delight, you become one with the city.



# Key Locations

## Cultural/Landmarks

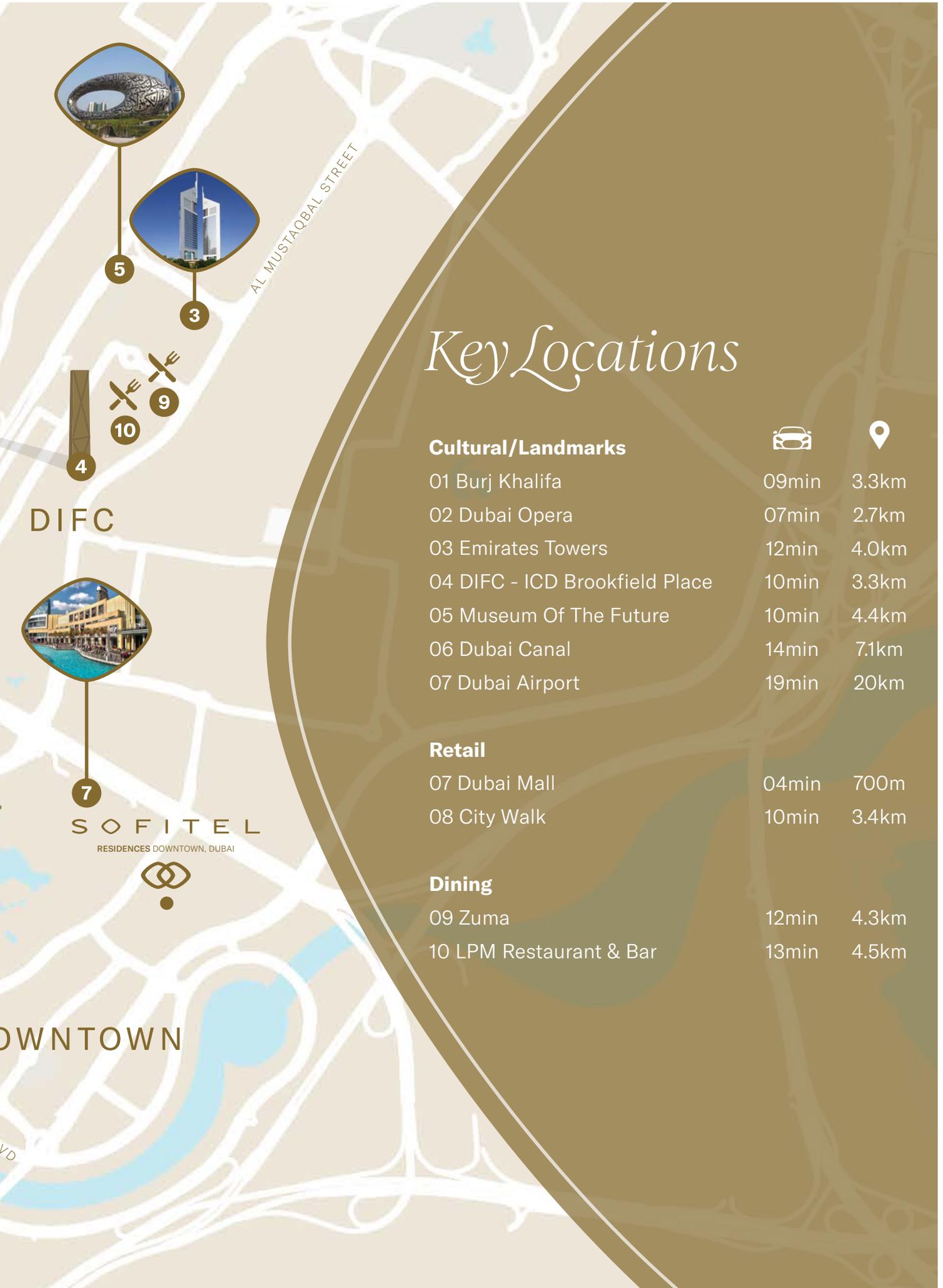
		
01 Burj Khalifa	09min	3.3km
02 Dubai Opera	07min	2.7km
03 Emirates Towers	12min	4.0km
04 DIFC - ICD Brookfield Place	10min	3.3km
05 Museum Of The Future	10min	4.4km
06 Dubai Canal	14min	7.1km
07 Dubai Airport	19min	20km

## Retail

07 Dubai Mall	04min	700m
08 City Walk	10min	3.4km

## Dining

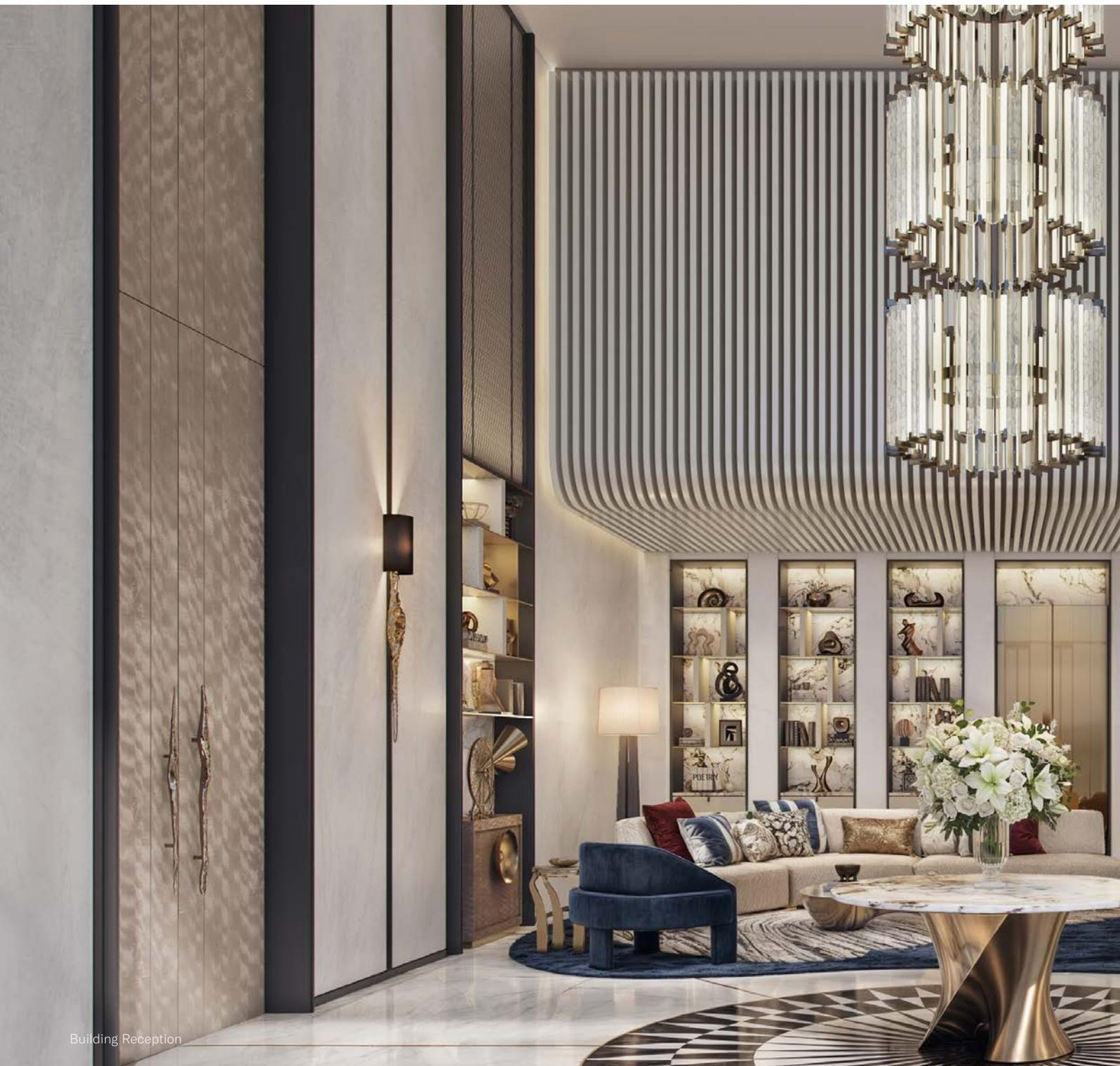
09 Zuma	12min	4.3km
10 LPM Restaurant & Bar	13min	4.5km



A photograph of a modern building at night, featuring curved balconies and glowing lights. The building's facade is illuminated with warm, golden light, creating a dramatic contrast against the dark blue night sky. The balconies are curved and layered, with glowing light strips along their edges. The ground floor has large glass windows, revealing the interior of the building, which is also lit up. The overall aesthetic is sleek and contemporary.

*A Sculpture of  
Light and Form*

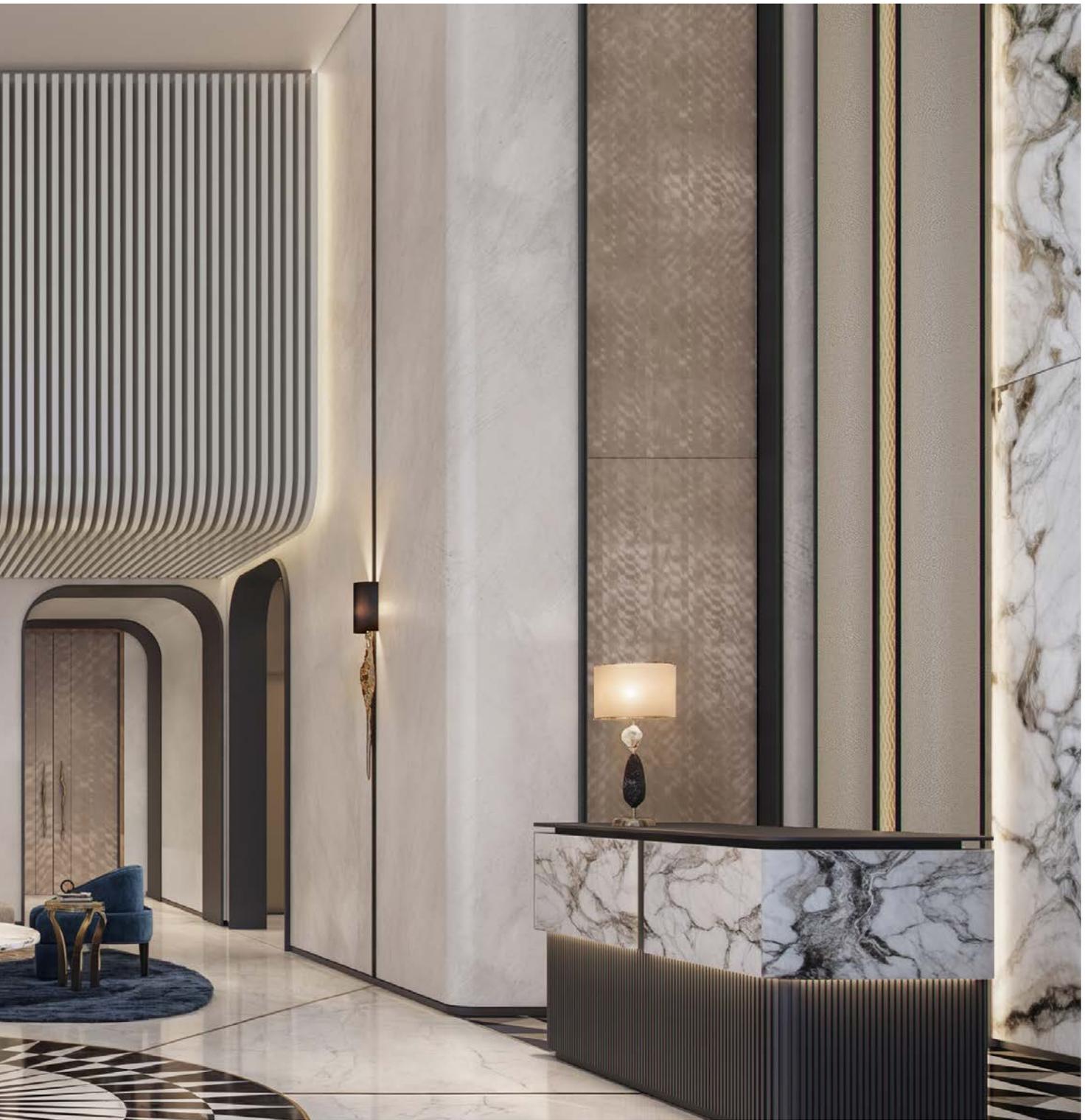




Building Reception

Bespoke finishes with soft hues instill calm in the Sofitel Residences Downtown, Dubai. Floor-to-ceiling windows bathe each home in ambient natural light, complemented by elegant porcelain flooring.

Fitted with sophisticated, tasteful features, these unfurnished apartments give residents a canvas on which to showcase their individuality, where culture effortlessly intertwines with everyday life.



*A Canvas for Personal  
Expression*



Living Room

*A globally-renowned French luxury brand bringing Parisian zest to the heart of Dubai*



Seamlessly melding local culture with French zest through remarkable savoir-faire and generous service, Sofitel is for free-minded travellers and arts and culture aficionados who have an appreciation for a refined and understated sense of modern luxury.

*Crafted for Life's  
Best Moments*







*The Freedom To Be*



Sofitel Residences Downtown, Dubai is a place for residents to unwind, indulge, and create memories that last a lifetime. From a state-of-the-art fitness centre to a glamorous rooftop pool with a bar, every detail is thoughtfully curated for a life of boundless indulgence.

Comfort and convenience are central to life at Sofitel, empowering you to shape an exceptional life that is uniquely yours.



Resident's Club

Art meets design in the welcoming Resident's Club. Curated with a keen eye for detail, the lounge is an extension of the home – a place where you can meet and mingle with like-minded neighbours, family, and friends.

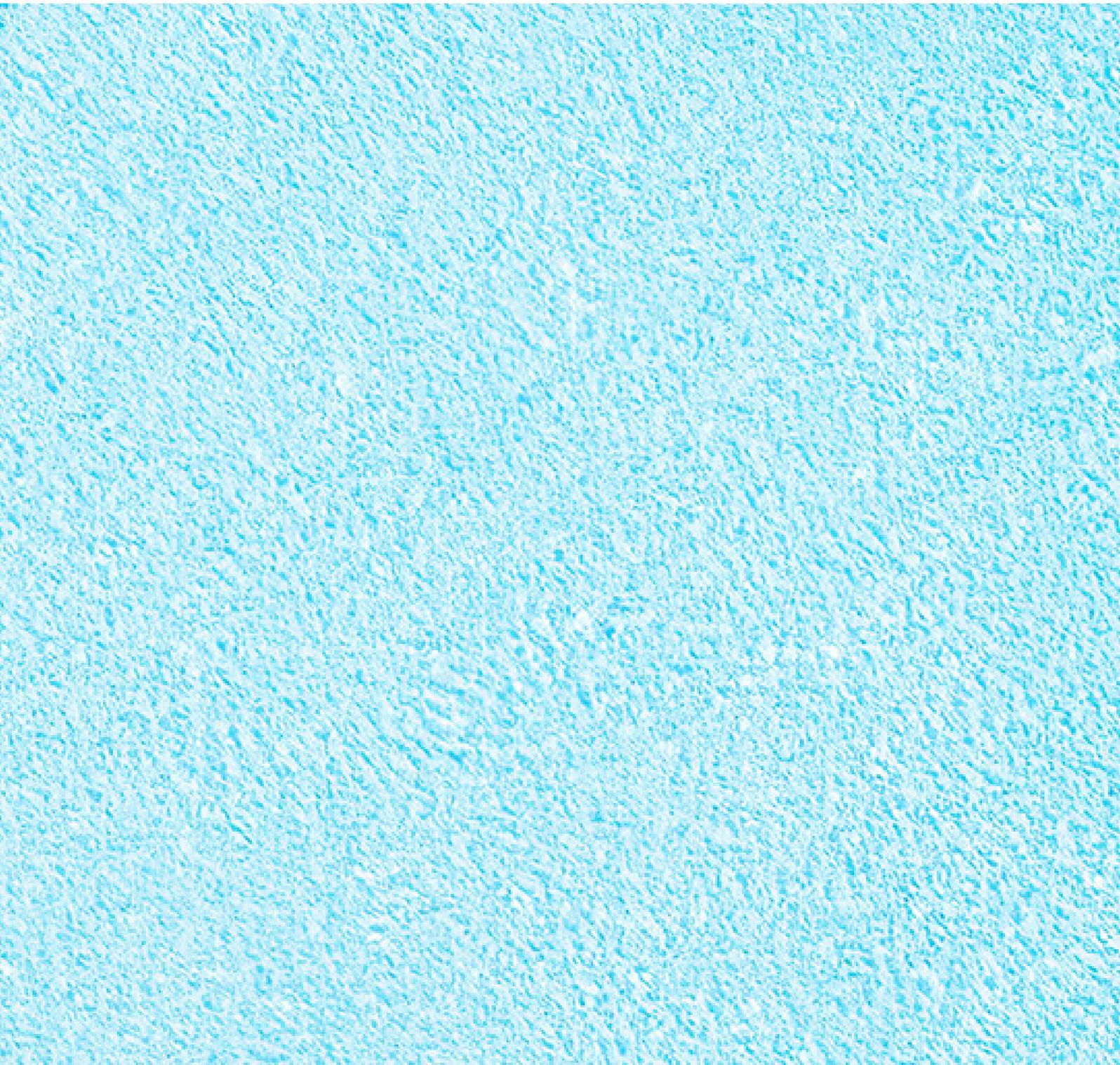


*Resident's Club*



Rooftop Pool

*A Sanctuary  
in the City*



A sublime oasis in Downtown Dubai, residents can enjoy access to the prestigious Sofitel health club. Here, you can simmer in the steam room, decompress in the sauna, or pamper yourself with a specialised treatment in one of the multi-purpose treatment rooms.

A home curated for resort-style living, residents can plunge into the chic rooftop pool with a cold drink from the bar while soaking up the year-round Dubai sunshine.



Fitness Centre

Inspired by the leisure rooms of French Mansions, the fitness centre at Sofitel Residences Downtown, Dubai is a carefully curated and well-designed space.

Here, inspiration meets wellness, with thoughtfully chosen and inspiring artwork decorating the walls. It features state-of-the-art fitness equipment, creating a wonderful, stress-free, environment to pursue your fitness goals.



*Your Personal Wellness  
Retreat*



Immersive Cinema

## *An Immersive Cinema*



The beautiful immersive cinema promises residents a truly transportative experience with its cutting-edge projection system, discreetly integrated surround sound, and carefully tuned acoustics.

Immersive yet relaxing, this private cinema offers a unique escape in the city, perfect for both cinephiles and those who simply want a place to relax and decompress.



Le Petit Résidents Area

Le Petit Résidents Area is a whimsical retreat for its petit residents. Children are welcomed into a cosy reception area, leading to a snug library for quiet reading. An interactive activity wall and TV area provide oodles of entertainment, while an arts and crafts corner encourages hands-on creativity for the little ones.

Crafted with practicality in mind, the area is generously supplied with Le Petit Prince amenities including toiletries in the WCs.



*Le Petit Résidents  
Area*



Where life  
*Lives*





# 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.



## Exclusive *Global Privileges*

As owners of 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)\*\*
- 20% off of best available rate at more than 5500 hotels and resorts worldwide\*\*
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings

\* Eligibility continues for as long as Purchaser owns Mövenpick branded real estate, subject to inclusion of the annual US\$250 per Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

\*\* At participating Accor brands and properties





*Each home is a masterpiece of design, comfort, and service*



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**RESIDENCES DOWNTOWN, DUBAI**



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.

*The freedom of mind, nurtured  
by the freedom of home.*



This is even further exemplified by the parent brand Accor. The 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.

# About Accor

Accor is a world leading hospitality group consisting of 5,500 properties and 10,000 food and beverage venues throughout 110 countries. The group has one of the industry's most diverse and fully-integrated hospitality ecosystems encompassing more than 40 luxury, premium, midscale and economy hotel brands, entertainment and nightlife venues, restaurants and bars, branded private residences, shared accommodation properties, concierge services, co-working spaces and more.

## For more information, visit

<https://projects.sothebysrealty.ae/sofitel-downtown-residences-dubai>

## Sales Centre

Sofitel Dubai Downtown,  
Sheikh Zayed Rd - Downtown Dubai  
Dubai, United Arab Emirates

## For Enquiries

+971 44394668

## Timings

10am – 6pm

# About Azha Development

Azha Downtown Residences LLC is a city maker, place maker, and developer focused on creating Places for Life in the form of refined urban destinations and mixed-use real estate developments. It is currently involved in projects in the United Arab Emirates, the Kingdom of Saudi Arabia, and Lebanon, and is exploring new opportunities in promising markets.

## Developer

Azha Downtown Residences LLC

## Brand

Sofitel

## Operated by

Accor Group

## Architect

Saffarini

## Interior Designer

KCA

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