



PROJECT PRESENTATION

NSHAMA[®]

Address Grand Downtown by Nshama

Address Grand Downtown is a 55-storey branded residential tower by Nshama with only 80 three- to five-bedroom apartments and duplexes. Large layouts, terraces and Downtown views place the project within minutes of Burj Khalifa and Dubai Mall.



PROJECT OVERVIEW

The 55-storey tower is limited to 80 residences, with layouts ranging from approximately 4,106 to 11,093 sq ft. Address hospitality, large terraces, double-height spaces and views towards Burj Khalifa distinguish it from a conventional Downtown apartment tower.



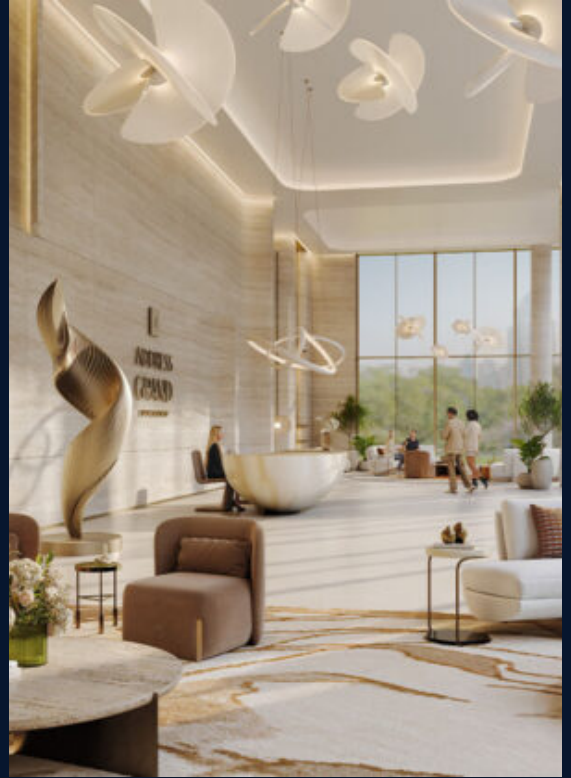
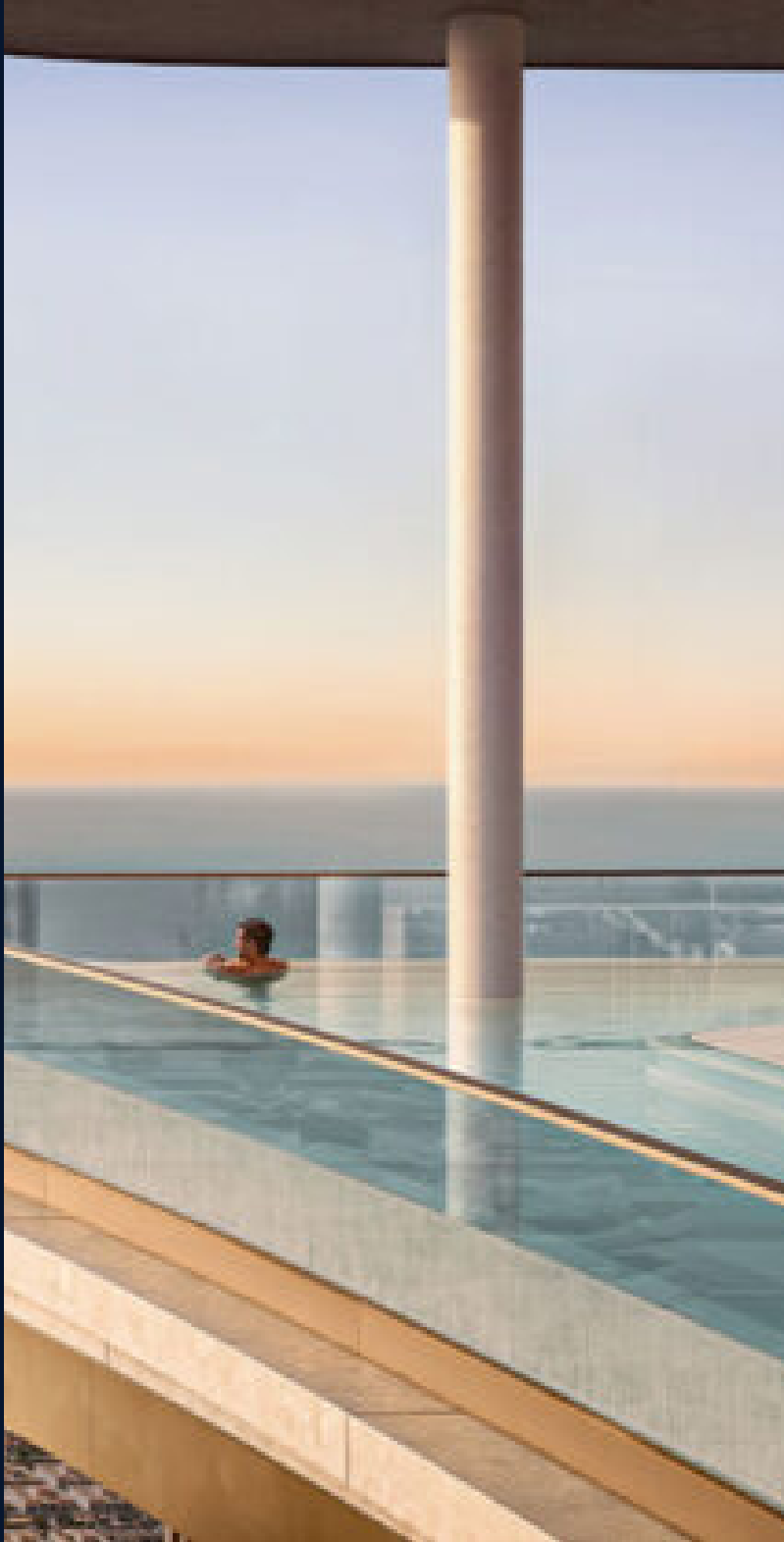
View the live project page
remington.ae

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COMMUNITY Downtown Dubai	LOCATION Downtown Dubai	STARTING PRICE To be confirmed
UNIT MIX 3, 4 and 5 bedroom apartments; 3 and 5 bedroom duplexes	EXPECTED HANDOVER Q4 2028	OWNERSHIP To be confirmed

PROJECT GALLERY

Address Grand Downtown by Nshama



PROJECT DETAILS

Project details

Community	Downtown Dubai
Location	Downtown Dubai
Starting price	To be confirmed
Unit mix	3, 4 and 5 bedroom apartments; 3 and 5 bedroom duplexes
Expected handover	Q4 2028
Ownership	To be confirmed
Project status	Pre-launch

Payment plan

- 01 10% · Instalment 1 · April 2025
- 02 10% · Instalment 2 · June 2025
- 03 10% · Instalment 3 · January 2026
- 04 10% · Instalment 4 · July 2026
- 05 10% · Instalment 5 · January 2027
- 06 50% · On handover · Q4 2028

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

3 Bedroom Apartment · Approximately 4,106-4,398 sq ft · Confirm current price

4 Bedroom Apartment · Approximately 4,803-4,806 sq ft · Confirm current price

5 Bedroom Apartment · Approximately 9,608 sq ft · Confirm current price

3 Bedroom Duplex · Approximately 5,625-5,626 sq ft · Confirm current price

5 Bedroom Duplex · Approximately 11,093 sq ft · Confirm current price

AMENITIES

Amenities

Rooftop infinity pool

Private resident lounges

Gym

Yoga studio

Spa rooms

Designer kitchens

Private terraces

Double-height ceilings

Floor-to-ceiling windows

LOCATION AND CONNECTIVITY

Downtown Dubai

Address Grand Downtown is in Downtown Dubai. The live page lists Burj Khalifa and Dubai Mall at approximately two minutes, Dubai International Airport at approximately 15 minutes, and direct access to Sheikh Zayed Road and the city's main commercial districts.

WHY CONSIDER THIS PROJECT

Why consider this project

- The project combines a central Downtown address, a limited collection of 80 large homes and service associated with the Address brand. It may suit buyers who prioritise space, privacy and proximity to Burj Khalifa and Dubai Mall.
- The matching live page calls the plan 70/30 in one section, but its dated instalments total 50% before handover and 50% on handover. The table above reproduces those dated instalments; confirm the current SPA schedule before reserving.

NSHAMA [®]

ABOUT THE DEVELOPER

Nshama

Founded in 2014, Nshama is a Dubai developer focused on sustainable, functional master-planned communities designed around everyday amenities and public green space.

Established in 2014

Town Square Dubai Zahra UNA

YOUR PROJECT ADVISER



Anahita
Zamanian

Senior Property Consultant

+971 50 6565 493

BRN 1805



Trakheesi Permit
1488824850



GLOBAL INTRODUCTIONS

Introduce an investor

Monetize Your Connections

Know someone that is considering purchasing a property in the UAE? With their permission, make the introduction and let Remington Properties manage the property process professionally. We handle the advice, viewings, negotiations, documentation and the entire transaction.

1. Ask the person for permission.
2. Submit the introduction through the official route.
3. Follow progress through the portal.



Explore Global Introductions