



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

OPERA GRAND



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OPERA • GRAND



## UNPARALLELED GRANDEUR

Welcome to the world's fastest rising city, welcome to Dubai.

Once a shy desert land, Dubai has blossomed into a modern cityscape, an unstoppable city offering the most luxurious hotels, the world's largest malls, the most advanced business facilities, the best in entertainment and the most fascinating skyscrapers.

This tourist magnet now has the perfect place for you; don't spare yourself the ultimate luxury: call Dubai your home.

## فخامة لا مثيل لها

أهلاً بك في رحاب إمارة دبي، المدينة الأسرع ازدهاراً وتموّأ في العالم. هذه الأرض التي كانت في ما مضى صحراويةً وخجولة الحضور، سرعان ما تفتّحت براعمها فتحوّلت إلى مدينةٍ عصريّة تخفق القلوب لجمالها الساحر.

دبي مدينة مذهلة تنبض بالحياة ولا تعرف للمستحيل معنى. فهي تقدّم لسكانها وزوّارها أروع المناظر الحضريّة، وأفخم الفنادق، وأضخم وجهات التسوّق، فضلاً عن مرافق الأعمال التجاريّة الأكثر تطوراً، وأروع ما توصل إليه عالم الترفيه والاستجمام، من دون أن ننسى طبعاً ناطحات السحاب التي تخطف الأنفاس بتصميمها وهندستها المتقنة.

فهذه المدينة التي تستقطب السياح من شتى أنحاء العالم تقدّم لك اليوم المكان الأمثل لاختبار الحياة الراقية. لا تفوت فرصة الاستمتاع برفاهية منقطعة النظير: فقد أن الألوان لتجعل دبي ديارك.



## ELEGANT LIVING

Ever since its establishment in 1997, Emaar Properties has been one of a few privileged artists, crafting the cosmopolitan urban scene of Dubai. Better yet, it has redefined the concept of comfortable and luxurious living, exceeding all expectations and breaking all records with its renowned accomplishments, such as Burj Khalifa, the world's tallest skyscraper, The Dubai Fountain, the world's largest performing fountain, and The Dubai Mall, the world's largest shopping and entertainment centre.

Emaar revolutionized the living experience by introducing the world to very elegant projects, that are the model of sophistication; a fusion between luxury and today's modern life.

## تميز باختيارك مع إعمار

تأسست شركة إعمار في العام 1997، وما زالت حتى اليوم من أهم شركات التطوير وأرقاها في العالم. إذ تصقل بشغف وحرفية المشهد الحضري العالمي في دبي. ولم تتوقف إعمار عند هذا الحد، فقد أعادت ابتكار مفهوم الحياة المترفة، متخطية كل التوقعات ومحظمة كافة الأرقام القياسية بإنجازاتها الشهيرة، مثل برج خليفة الذي يُعد أطول برج في العالم، ودبي فاوتنن أطول النوافير الاستعراضية في العالم، ودبي مول أكبر وجهة تسوق وترفيه في العالم.

هذا وأضفت إعمار لمسة الحدائق التي تشتهر بها إلى مفهوم الحياة الراقية من خلال مشروع روعة الإمارات وتلال الإمارات، وغيرها من الإنجازات الأخرى التي باتت تُشكّل خير مثال للرفق الاستثنائي، كونها تجمع بتناغم تام وحرفية لامتناحية بين الرفاهية والفخامة، ومتطلبات الحياة العصرية.



## THE HOME OF LUXURY, THE CENTRE OF NOW

Downtown Dubai offers the perfect combination of business and leisure, with its beautiful lakes, green spaces, world class hotels, shopping malls, and at its heart stands the majestic Burj Khalifa.

Enjoy the captivating entertainment the city has to offer, notably, The Dubai Fountain, and its musical interpretations, in addition to easy access to the financial and business nerve centres of the city, while shopaholics can explore the city's traditional souks and the record-holding Dubai Mall.

## الآن للرفاهية عنوان: قلب العالم الحاضر

يجسد وسط مدينة دبي ملتقى الرفاهية والاستجمام والأعمال، ضمن إطار ساحر يزخر بالبحيرات، والمساحات الخضراء الشاسعة، والفنادق من الطراز العالمي ومراكز التسوق؛ أما في قلبه النابض فيشمخ برج خليفة بكل رقيه وتفزده.

اكتشف أحد أبرز المشاريع التي طورتها شركة إعمار، ألا وهو وسط مدينة دبي المصنّف أرقى كيلومتر مربع في العالم. واستمتع أيضاً باكتشاف دبي مول، أكبر وجهة تسوق وترفيه في العالم، والأسواق التقليدية، والشوارع التي تتيح لك الوصول بسهولة إلى مراكز الأعمال التجارية والمراكز المالية الرئيسية في المدينة، والمشاركة في الفعاليات الترفيهية الأسرية التي تستضيفها المدينة، لا سيما العروض الموسيقية البديعة التي تقدمها دبي فاوتنن، والأنشطة التي ستنظمها منطقة "دار الأوبرا" والتي تعكس من خلالها الوجه الثقافي والفني لإمارة دبي.





## تحفة معمارية مذهلة

بعدما حصل برج خليفة على لقب "أول مدينة عمودية متكاملة في العالم"، واعتباره من عجائب الدنيا الخالية، قام مجلس المباني الشاهقة والسكان الحضري بتتويجه "المعلم الدولي"، وهو لقب شرف يمنحه هذا المجلس مرة واحدة كل 10 أو 15 سنة.

ويمثل برج خليفة الذي يحلو شامخاً معداة فخر لكل الإمارة لأنه يجمع تحت جناحيه أرقى أنواع الفنون، والهندسة المعمارية المتقنة، والحرفية الاستثنائية.

يبلغ ارتفاع برج خليفة 828 متراً أو ما يعادل 2716,5 قدم، ويتألف من أكثر من 200 طابق، منها 110 طابقاً سكنياً، محققاً بذلك رقماً قياسياً عالمياً.

دليل شغفك في فندق أرماني ومطعم أتموسفير، أعلى مطعم في العالم، ثم انتقل إلى قمة البرج على منصة المراقبة في الطابق 124، ومتجّع نظريك بمشهد بانورامي على محيط 360 درجة بلا انقطاع، لتسحر عينيك بمشاهد خلابة للمدينة عن ارتفاع 452 متراً.

## AN ARCHITECTURAL MASTERPIECE

Described as both a 'Vertical City' and 'A Living Wonder,' Burj Khalifa is the world's tallest building and described as a 'Global Icon' by the Council on Tall Buildings and Urban Habitat, an honour bestowed on tall structures only once in 10 or 15 years.

Rising gracefully from the desert, Burj Khalifa honours the city with its extraordinary union of art, engineering and meticulous craftsmanship.

At 828 metres (2,716.5 ft), the 200 plus storey Burj Khalifa has 160 habitable levels, the most of any building in the world.

Visit the Armani Hotel, dine at At.mosphere, the world's highest restaurant and the observation deck on level 124, At the Top, Burj Khalifa, is a must-see attraction, offering a 360 degree view of the entire city at 452 metres high.



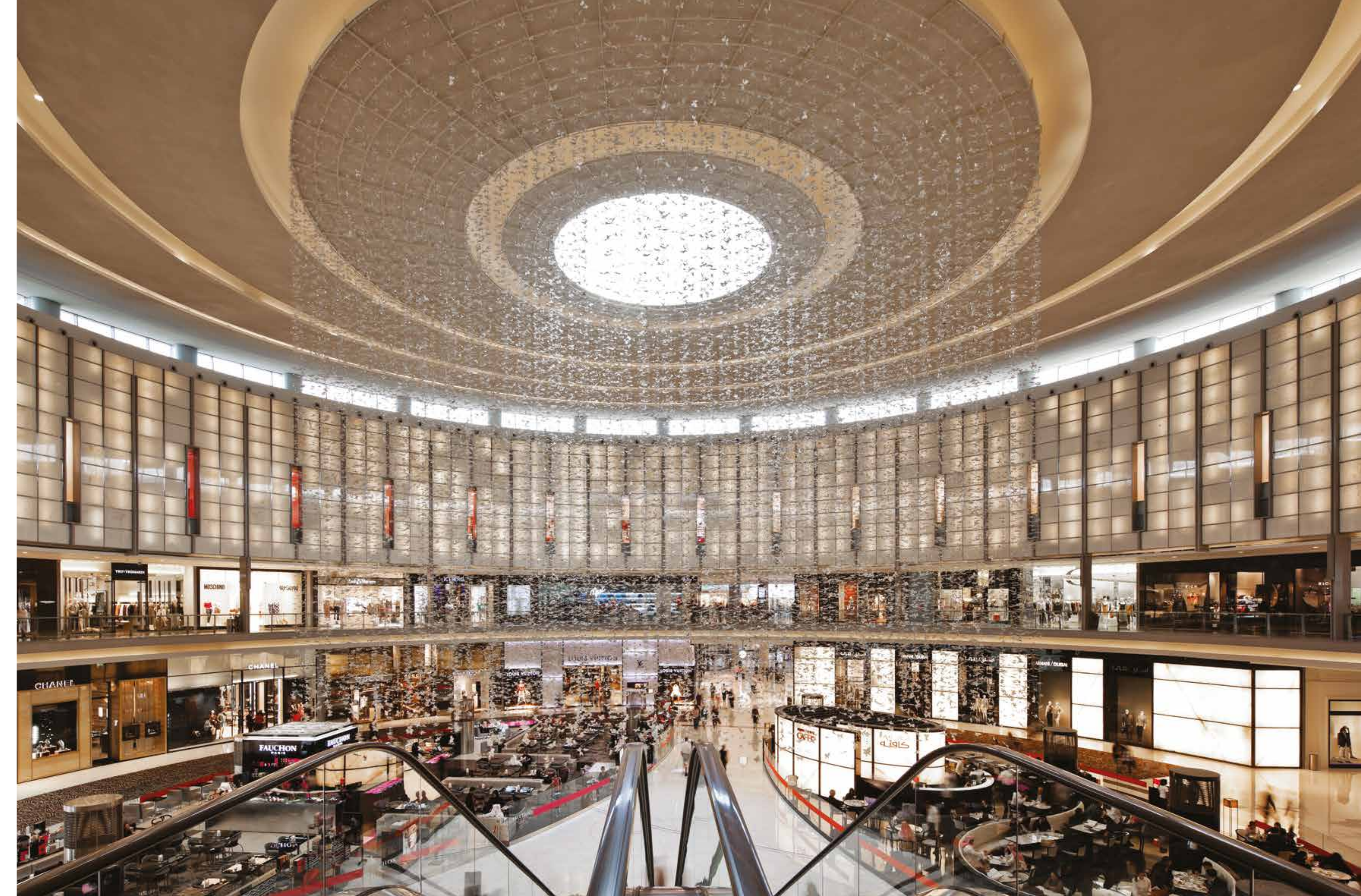


## RETAIL ROYALTY

Dubai really warrants its title as the shopping centre of the world with yet another world record holder: The Dubai Mall, the world's largest and most visited shopping and entertainment centre. Explore over 1,200 shops, be amazed at the Dubai Aquarium and Underwater Zoo, and enjoy the Dubai Mall Ice Rink and the SEGA Republic theme park.

## عنوان التسوق الأرقى

حلت دبي عن جدارة على الأحة أفضل مدن العالم للتسوق، فيما انتزع دبي لقب وجهة التسوق والترفيه الأكثر جذباً للزوار في العالم. وذلك بفضل احتوائه على أكثر من 1,200 متجر، ومعالمه الترفيهية لا سيما دبي أكواريوم وحديقة الحيوانات المائية الشهيرة التي تشكل زيارتها تجربة لا مثيل لها، وحلبة دبي للتزلج ذات الحجم الأولمبي، ومجمع الألعاب الترفيهي الداخلي سيفا ريبليك الذي يضم أبرز ألعاب الإثارة والتشويق.







## OUTDOORS FOR THE ELITE

The city offers a unique form of entertainment in the form of the dazzling spectacle that is The Dubai Fountain. Located in the Burj Lake, the fountain shoots thousands of litres of water, as high as 150 meters into the air in perfectly orchestrated jets, accompanied by a range of international and contemporary Arabic music.

The Dubai Fountain performs daily in a surreal spectacle that is visible from all the points of the lake and from many neighbouring structures.

## مُلْتَقَى النخبة في الهواء الطلق

تقع دبي فاونتن ضمن بحيرة برج خليفة وتمثل أعجوبة رائعة تبهّر عقول المتفرجين من خلال أجمل العروض الموسيقية الترفيهية. هذه النافورة تقذف الماء على ارتفاع شاهق يصل إلى 10٠ متراً في الهواء، في إطار تصميم متراقص على أنغام أجمل المقطوعات الموسيقية والأغنيات التي تنوع بين كلاسيكية ومعاصرة، والموسيقى العربية والعالمية.

تقدّم دبي فاونتن عروضها الساحرة يومياً، أما الأضواء التي تضيء لمسة أخاذة على العروض المائية هذه، فيمكن رؤيتها من الفضاء، ما يجعلها على الأرجح، البقعة الأكثر سطوعاً في العالم.

أما إن كنت تبحث عن بعض السكينة والهدوء، فما عليك سوى التوجّه إلى بوليفارد محمد بن راشد حيث يحلو الاسترخاء في الهواء الطلق، إنها وجهتك المثالية إذا أردت التنزه في فترة بعد الظهر أو ممارسة رياضة الركض لتجديد الطاقة والحيوية، وسيطيب لك احتساء الشاي في ظل أجواء من الراحة والهدوء، أو حتى التلذذ بعشاء فاخر.



## THE REGION'S CULTURAL HUB

Located in the heart of Downtown Dubai, The Opera District is set to become the cultural hub of the region. It will be home to the first ever opera house in the UAE, in addition to a dedicated modern art museum, 'art hotels', design studios, galleries and rising residential buildings.

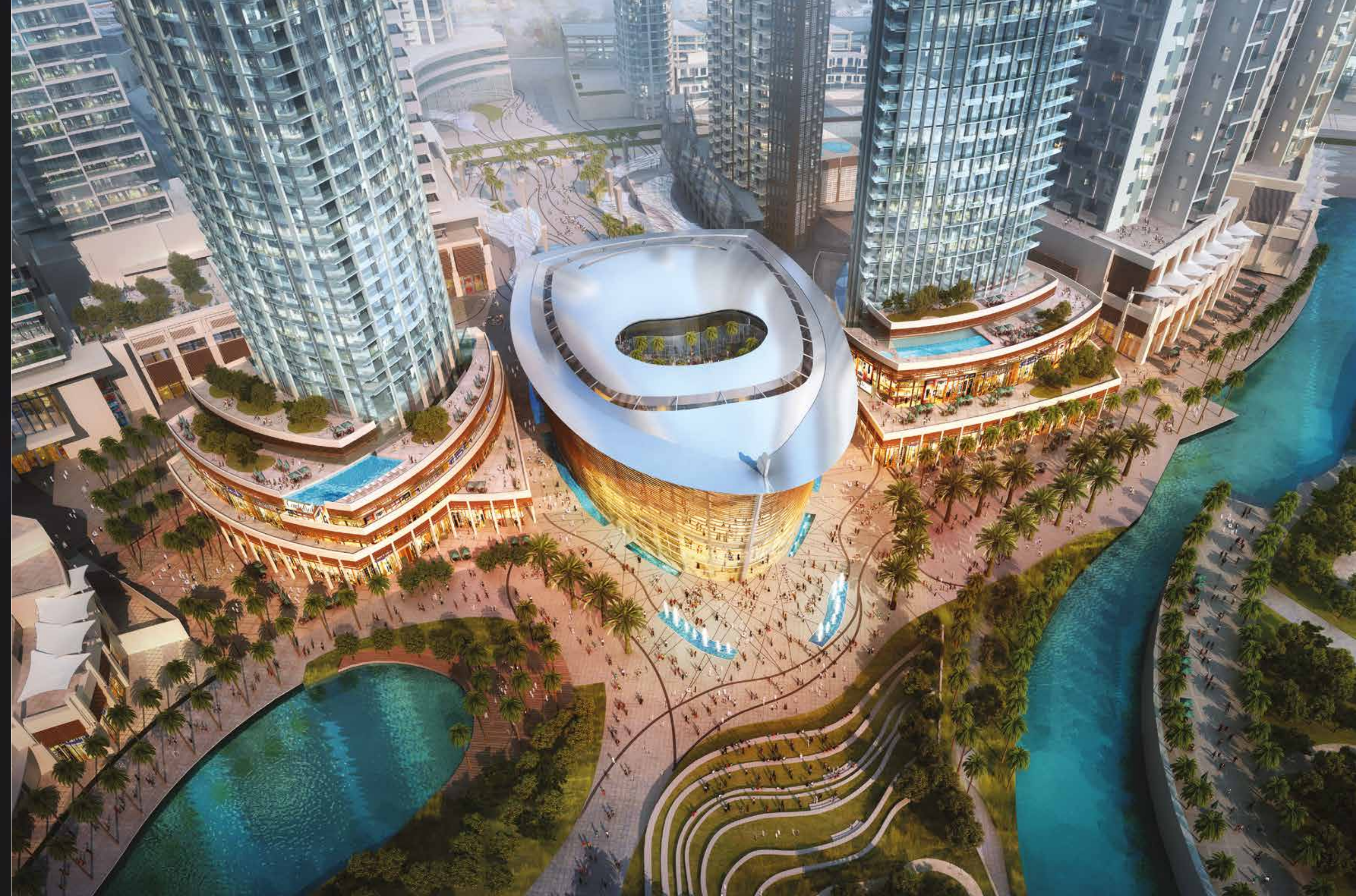
A design masterpiece that aims to make art accessible to everyone, merging art with modern life, the district will be a new and exciting destination with its exclusively pedestrianized and animated streets. The plaza will encourage people to spend more time outdoors with its shaded walkways, waterfront promenade, parks and recreational spaces.

## المحور الثقافي الأحدث

تقع منطقة "دار الأوبرا" في قلب وسط مدينة دبي، ومن المتوقع أن تشكل بعد الانتهاء من تطويرها المحور الثقافي لدولة الإمارات العربية المتحدة، كونها تحتضن "دار الأوبرا" الأولى من نوعها في البلاد، بالإضافة إلى متحف يعرض الفنون الحديثة، و"فنادق الفنون"، واستوديوهات التصميم، والمعارض، والمباني السكنية المزدهرة.

تعتبر هذه المنطقة تحفة فنية رائعة من حيث التصميم، فهي تهدف إلى جعل الفن في متناول كل الناس وتوسيعه إلى إضفاء لمسات فنية على تفاصيل حياتنا العصرية. كما أنها ستشكل وجهة جديدة ومثيرة للاهتمام بفضل شوارعها التي تنبض بالحياة والمخصصة للمشاة، وتشجع بالتالي السكان والزوار على تضييق الوقت في الهواء الطلق، والتنزه في أحياء أماكن المشي، وعلى الواجهة البحرية، والحديقة، والمرافق الترفيهية.







## A STYLISH CULTURAL VENUE

At the heart of this new lifestyle district is Dubai Opera, a 2,000 seat, multi-form performing arts centre, which will host a variety of events including opera, theatre, concerts, live performance art, comedy, art exhibitions and films.

The design of Dubai Opera is deeply rooted in Dubai's maritime history, with the Arabian dhow becoming the inspiration behind the architecture of the building.

## الآن للفن عنوان

تقع أوبرا دبي في قلب منطقة "دار الأوبرا" التي تقدم نمط حياة جديداً ومختلفاً؛ وهي عبارة عن مركز يستقبل حتى 2,000 شخص ويعرض الفنون على أنواعها، بحيث يستضيف مجموعة من الفعاليات تتضمن حفلات الأوبرا، والمسرح، والحفلات الغنائية، وفنون الأداء الحي، ومسارح الكوميديا، والمعارض الفنية، والأفلام.

وتجدر الإشارة إلى تصميم هذه الدار المستوحى من التاريخ البحري العريق الذي تزر به إمارة دبي، فيما تُدرك الهندسة المعمارية للمبنى بالخيل والفروسية العربية.





## A LIFE-SIZE WORK OF ART

The Opera District will feature the establishment of elegant residential and serviced apartments, luxury hotels, a retail plaza, restaurants, recreational spaces and parks. It will be distinguished by its unique mix of components that focus on the cultural and creative side of Dubai, including multiple venues for theatre, concerts, art exhibitions, orchestra, comedy and films.

You can now come closer than ever to the exceptional Opera District: Imagine living in the country's cultural hub and having a view over the nation's most prized art destination. Imagine being able to live, eat and enjoy life inside a life-size work of art.

## تحفة فنية قل نظيرها

سوف تشهد منطقة "دار الأوبرا" إنشاء مبانٍ سكنية أنيقة وفخمة، وشققاً مجهزة بكافة الخدمات، وفنادق من الطراز الرفيع، ومرافق لمحلات التجزئة، ومساحات مخصصة للترفيه والاستجمام، والحدائق. وستتميز منطقة "دار الأوبرا" بمشهد استثنائي من المكونات التي تعكس وجه دبي الثقافي والإبداعي.

استمتع اليوم بتجربة تفرد أكثر من منطقة "دار الأوبرا" الاستثنائية: تخيل أنك تسكن في المحور الثقافي في البلاد، في موقع يطل على أبرز وجهة فنية في دولة الإمارات العربية المتحدة. تخيل أنك تعيش في تحفة فنية قل نظيرها في العالم، حيث تتلذذ بأشهى الأطباق، وتستمتع بكل جوانب الحياة.





## ذروة الترف والرفاهية

يُعتبر أوبرا غراند المشروع الأول من نوعه الذي يجمع بين الترف والرفاهية في دبي؛ وهو يتألف من أكثر من 10 طابقاً، ويمتد على مساحة 00٠,٠٠٠ قدم مربعة، ويقدم مجموعة من الشقق التي تتراوح بين غرفتين وثلاث غرف نوم. سارع إلى الانتقال إلى أوبرا غراند، المشروع السكني الأول الذي اتخذ موقعاً له في منطقة "دار الأوبرا" الراقية، في قلب وسط مدينة دبي.

## THE PINNACLE OF SOPHISTICATED

Witness the amalgamation of ultimate luxury and culture in this first residence in The Opera District. With 66 storeys and a selection of two, three and four bedroom apartments, Opera Grand is the centrepiece of the sophisticated Opera District, in the heart of Downtown Dubai.





## A UNIQUE SETTING

Enjoy life in the unique and luxurious setting of The Opera District with Dubai Opera, Burj Khalifa and The Dubai Fountain as neighbours. With easy access to Mohammed Bin Rashid Boulevard and The Dubai Mall, art galleries and museums on your doorstep, Opera Grand is the ultimate lifestyle location.

## إطار فريد من نوعه

استمتع برغد الحياة ضمن الإطار الفخم والاستثنائي الذي تتمتع به منطقة "دار الأوبرا"، وأحط نفسك بأبرز معالمها مثل أوبرا دبي، وبرج خليفة، ودبي فاوتنن. ويفضل إمكانية الوصول بسهولة إلى بوليفارد محمد بن راشد، ودبي مول، ووقوع المعارض الفنية والمتاحف على مقربة منك، لا شك في أن أوبرا غراند هو الموقع المثالي لارقي مستويات المعيشة.



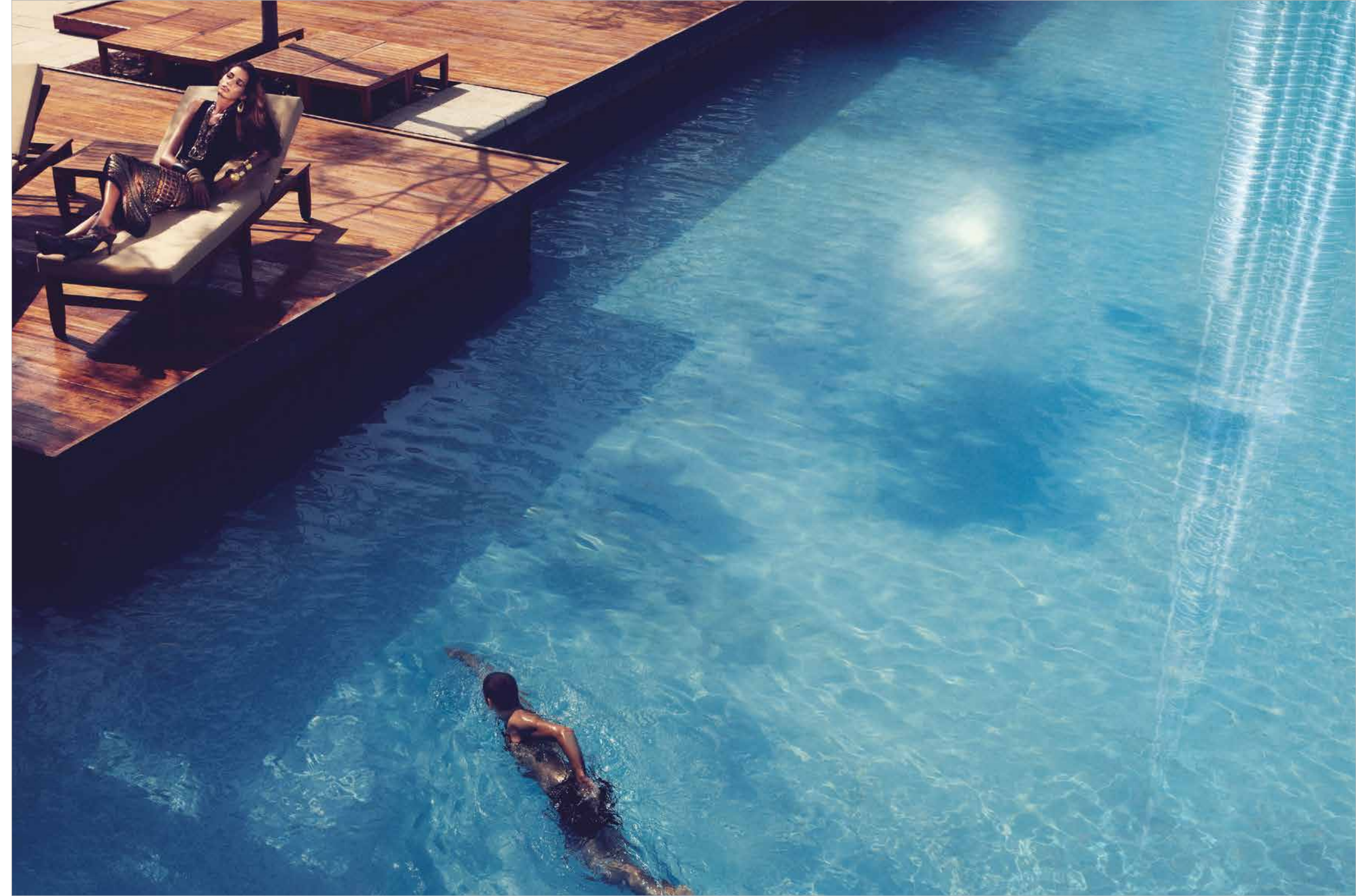


## TIMELESS ELEGANCE

Your residence comes with undisputed privileges, such as a unique rooftop swimming pool offering a breathtaking view over Downtown Dubai. There is also a luxurious health club, terrace and two storeys of restaurants, cafes and shopping outlets.

## أناقة خالدة

يقدم لك هذا المشروع امتيازات راقية واستثنائية. وستحтар بين الاستمتاع بالسباحة المنعشة في حوض السباحة على السطح الذي يطل على مشهد يخطف الأنفاس لوسط مدينة دبي، وممارسة التمارين في النادي الرياضي الفخم، والمشي على الشرفة، وبين التوجه إلى أحد الطابقين المخصصين للمقاهي والمطاعم ومحلات التجزئة.







## A LUXURIOUS CENTREPIECE

Opera Grand is one of a kind. This unique residence has a sleek and modern shape and is wrapped in a façade to preserve it from the harsh climate without losing its virtual transparency. It responds perfectly to the environmental context and with its continuously curving façade, it stands like an exquisite sculpture.

## جوهرة ثمينة

أوبرا غراند مشروع سكني قلّ مثيله، وهو الأول من نوعه في منطقة "دار الأوبرا"، يتميز هذا المبنى بتصميمه الفريد، وشكله العصري والأنيق، حيث تحيط به واجهة مُصمّمة بإتقان لحمايته من الظروف المناخية القاسية من دون أن تُفقد شفافيته الرائعة. واللافت أن هذا المشروع متنغم بشكل تام مع محيطه، وتذكر انحناءات واجهته الشمالية الغربية المتواصلة بمنحوتة استثنائية تعبر عن منتهى الروعة والجمال.





## لوحة أزيّة

استسلم للراحة والهدوء في أجواء لم يسبق لك أن عشتها: ستعجز عن مقاومة أجواء غرفة المعيشة وغرف النوم التي صممت خصيصاً لتمنحك الشعور بالراحة التامة. أما المناظر التي تشرف عليها الشقق فخلاّبة وتخطف الأنفاس، لذا متّع ناظريك بمشهد يمتدّ على محيط ٢٧٠ درجة ويطلّ على برج خليفة، وديبي فاونتن والمدينة بأسرها من الشرفات في الجهتين الشمالية الشرقية والجنوبية الشرقية.

## LAVISH DESIGN

Discover comfort as you've never seen it before, with layouts precisely designed to give the living and the bedroom areas a very pronounced and relaxed atmosphere. The views from the apartments are breathtaking, offering unrivalled view of Burj Khalifa, The Dubai Fountain and Downtown Dubai from the spacious balconies.



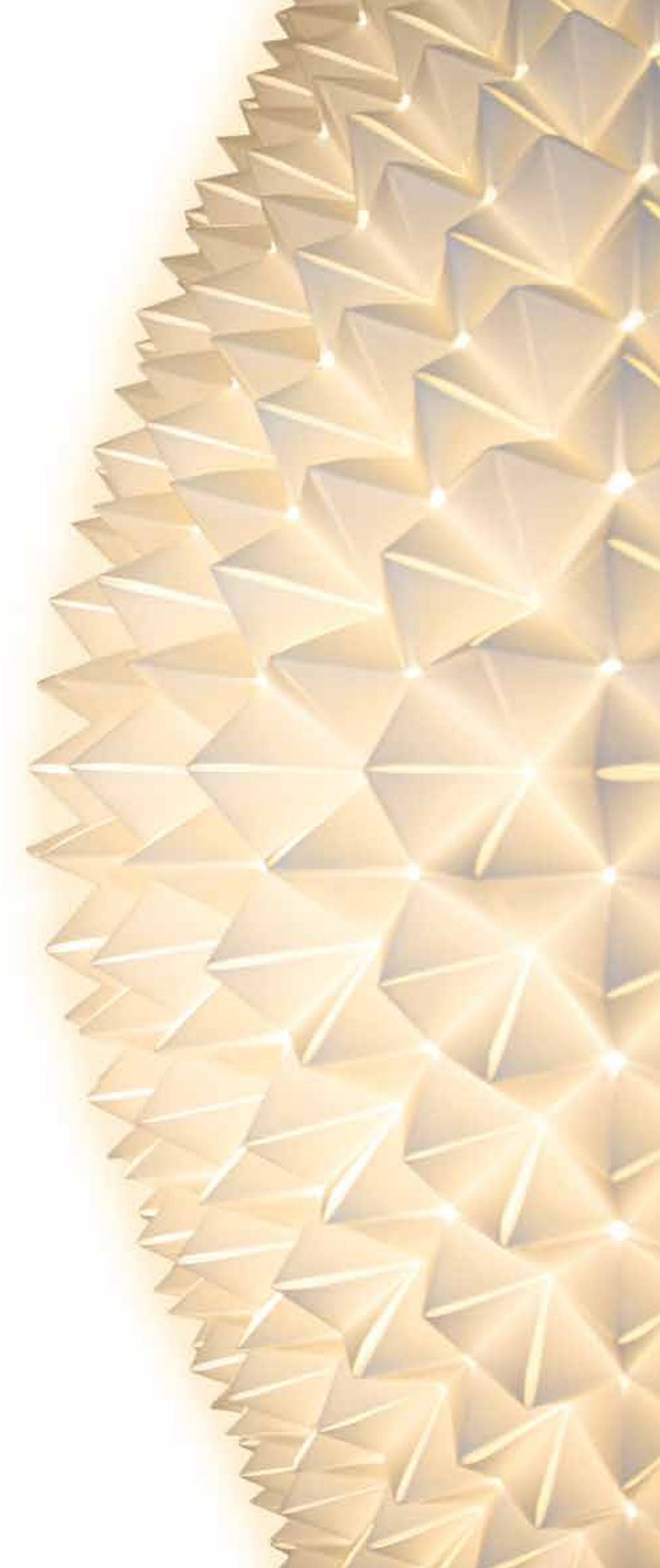


## لمسة نهائية مذهلة

إيفناء الأمسات الأخيرة على هذا الحلم الجميل، تم اعتماد الألوان المحايدة الهادئة والتصاميم التي تمنح ساكني الشقق وعائلاتهم فرصة تجربة أرقى مستويات المعيشة. أما المطابخ والحمامات فتتميز بطابعها العملي مع تزويدها بأحدث التجهيزات، مع أرضيات وجدران تزدان بالرخام، وبلاط كريمي اللون يمنح الحواس شعوراً بالراحة المطلقة. كما أضفت التركيبات والصنابير بشكلها الأخاذ لمسة من الرقي على الديكور.

## AN EXQUISITE TOUCH

To complete this aesthetic dream, each residency has been equipped with neutral colours and has been designed to allow the residents and their families to experience the most luxurious lifestyle. The kitchens and bathrooms offer top practicality, with stone and marble countertops, cream coloured tiling to relax the senses and attractive fittings and taps.





## THE ULTIMATE LIFESTYLE

Opera Grand welcomes you into a life of effortless luxury; enjoy a timeless lifestyle, in your dream home. If you seek the perfect balance between a cultural and modern lifestyle, if you dream of a home with a breathtaking view over the most dynamic city in the region, then wait no longer, and be one of the select few to call Opera Grand home.

## نمط حياة خالد

يرحب بك مشروع أوبرا غراند لتستمتع بحياة من الفخامة والرفق، ويمتلك الفرصة للحصول على نمط حياة خالد في منزل أحلامك. وإن كنت تسعى دائماً إلى تحقيق التوازن المثالي بين الثقافة ونمط الحياة العصري، وتحلم بشقة تطل على مشهد يخطف الأنفاس في أكثر المدن حيوية ونشاطاً في المنطقة، فسارع لتكون من النخبة التي ستجعل من أوبرا غراند مسكناً لها.



OPERA GRAND

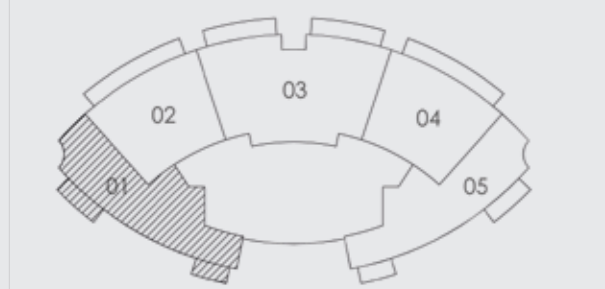
**FLOOR PLANS**

# OPERA GRAND

## 2 Bedroom A

Unit  
01

Levels  
04 - 17



SUITE AREA: 144.31 SQ.M (1553.34 SQ.FT)  
BALCONY AREA: 14.80 SQ.M (159.31 SQ.FT)  
TOTAL AREA: 159.11 SQ.M (1712.65 SQ.FT)

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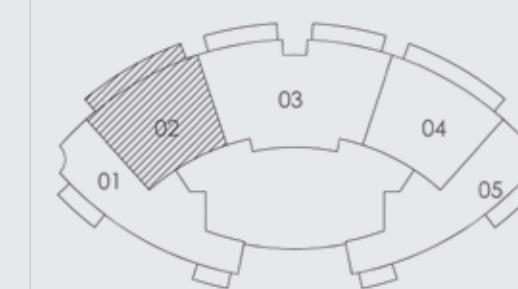


# OPERA GRAND

## 2 Bedroom B

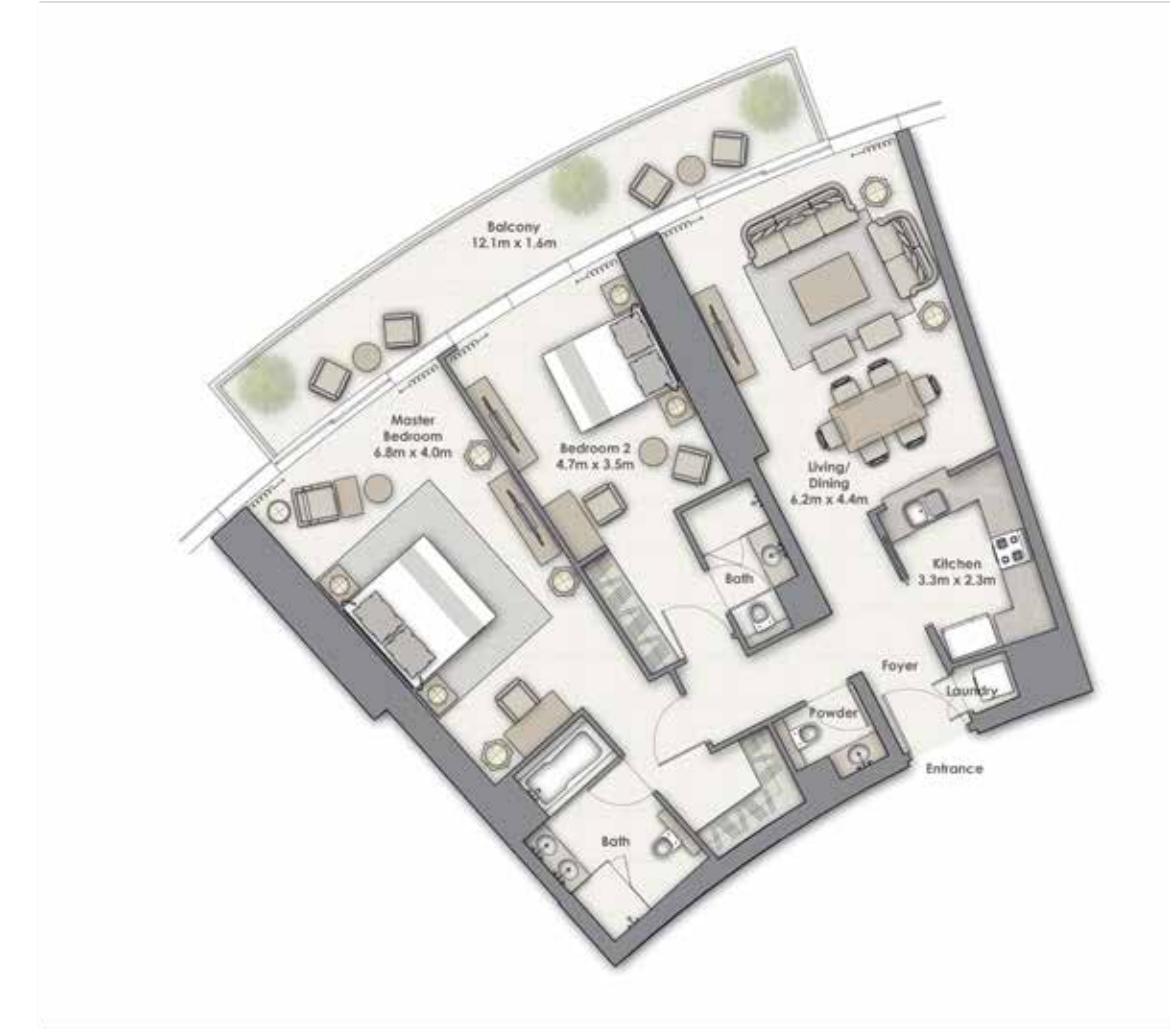
Unit  
02

Levels  
04 - 17



SUITE AREA: 132.13 SQ.M (1422.24 SQ.FT)  
BALCONY AREA: 20.11 SQ.M (216.46 SQ.FT)  
TOTAL AREA: 152.24 SQ.M (1638.70 SQ.FT)

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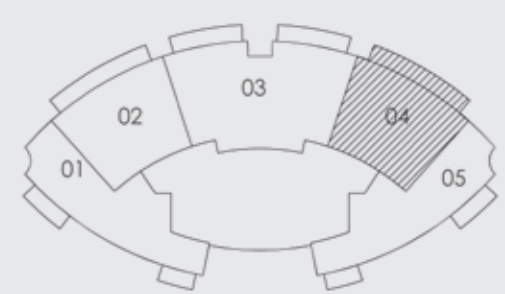


# OPERA GRAND

2 Bedroom C

Unit  
04

Levels  
04 - 17



SUITE AREA: 132.09 SQ.M (1421.80 SQ.FT)  
 BALCONY AREA: 20.11 SQ.M (216.46 SQ.FT)  
 TOTAL AREA: 152.20 SQ.M (1638.27 SQ.FT)



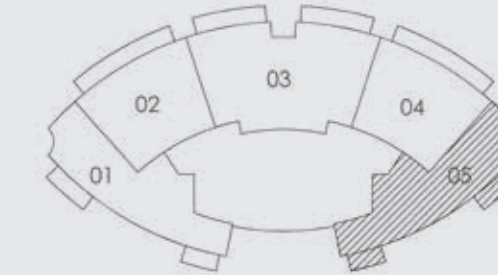
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# OPERA GRAND

2 Bedroom D

Unit  
05

Levels  
04 - 17



SUITE AREA: 141.11 SQ.M (1518.90 SQ.FT)  
 BALCONY AREA: 14.80 SQ.M (159.31 SQ.FT)  
 TOTAL AREA: 155.91 SQ.M (1678.20 SQ.FT)



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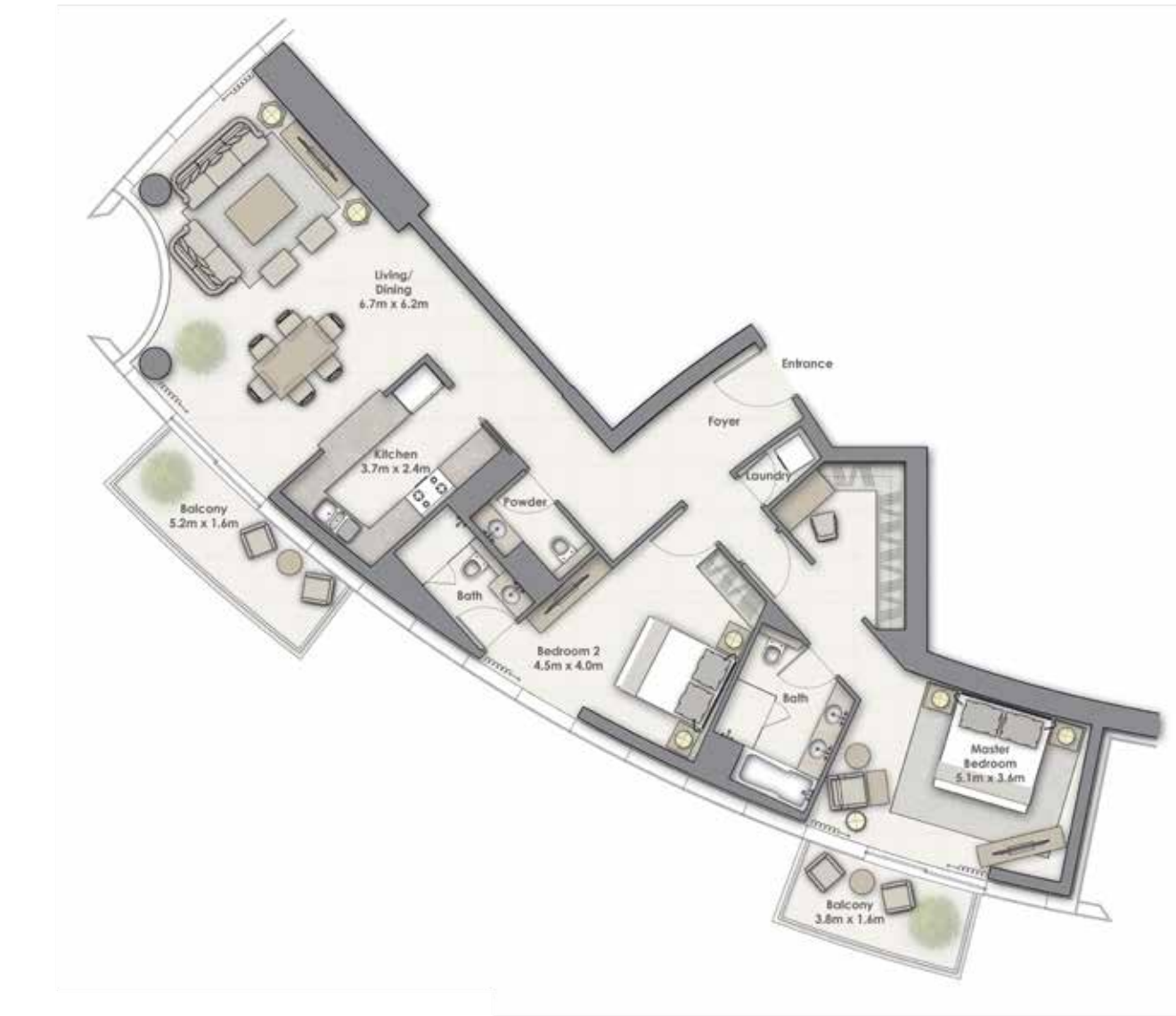
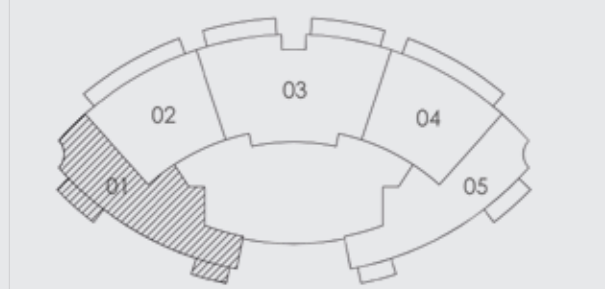


# OPERA GRAND

2 Bedroom E

Unit  
01

Levels  
20 - 54



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 144.33 SQ.M (1553.56 SQ.FT)        |
| BALCONY AREA:      | 14.98 SQ.M (161.24 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>159.31 SQ.M (1714.80 SQ.FT)</b> |

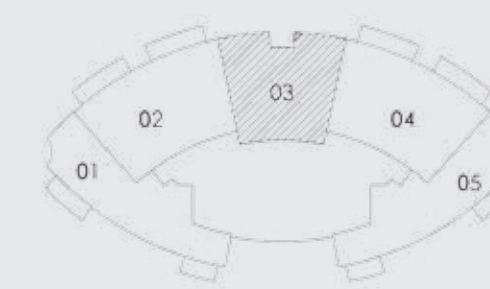
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# OPERA GRAND

2 Bedroom F

Unit  
03

Levels  
20 - 29



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 126.41 SQ.M (1360.67 SQ.FT)        |
| BALCONY AREA:      | 0.00 SQ.M (0.00 SQ.FT)             |
| <b>TOTAL AREA:</b> | <b>126.41 SQ.M (1360.67 SQ.FT)</b> |

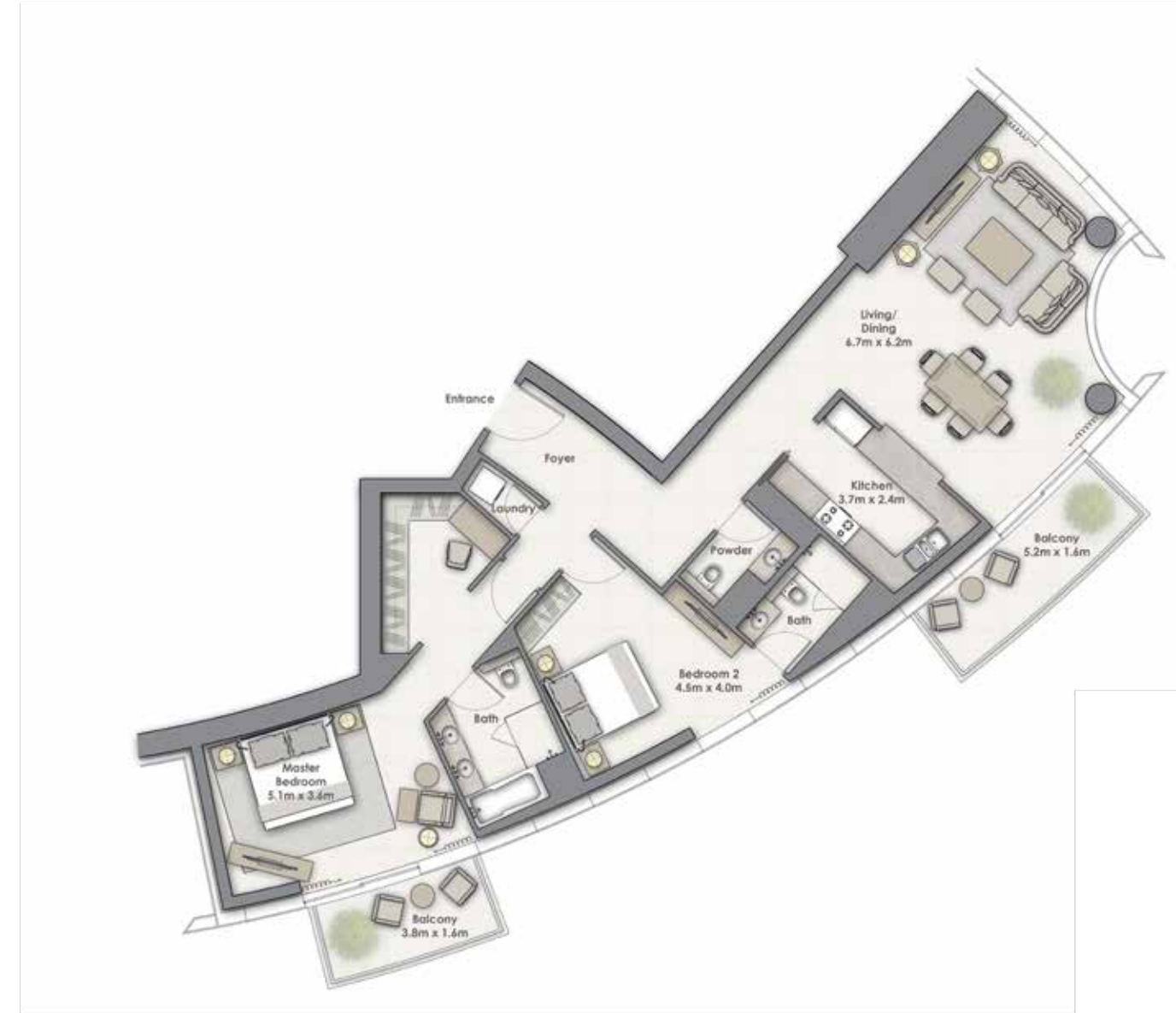
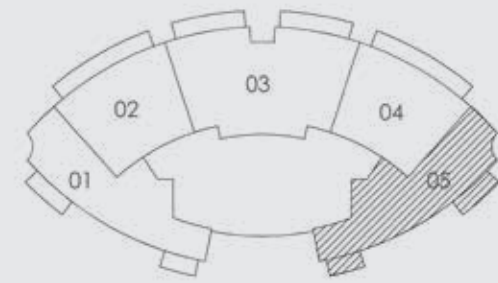
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# OPERA GRAND

2 Bedroom G

Unit  
05

Levels  
20 - 29



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 144.79 SQ.M (1558.51 SQ.FT)        |
| BALCONY AREA:      | 14.97 SQ.M (161.14 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>159.76 SQ.M (1719.64 SQ.FT)</b> |

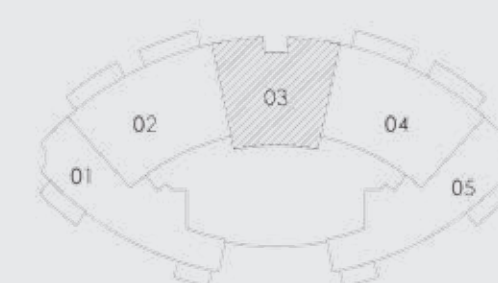
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# OPERA GRAND

2 Bedroom H

Unit  
03

Levels  
30



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 138.43 SQ.M (1490.05 SQ.FT)        |
| BALCONY AREA:      | 0.00 SQ.M (0.00 SQ.FT)             |
| <b>TOTAL AREA:</b> | <b>138.43 SQ.M (1490.05 SQ.FT)</b> |

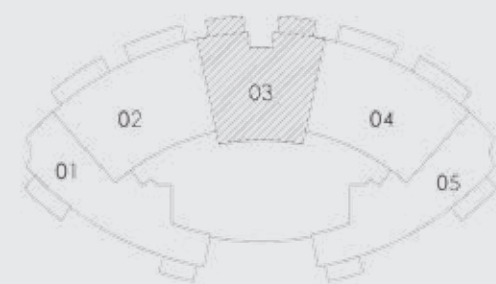
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# OPERA GRAND

2 Bedroom H

Unit  
03

Levels  
31 - 42



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 138.43 SQ.M (1490.05 SQ.FT)        |
| BALCONY AREA:      | 12.98 SQ.M (139.72 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>151.41 SQ.M (1629.76 SQ.FT)</b> |

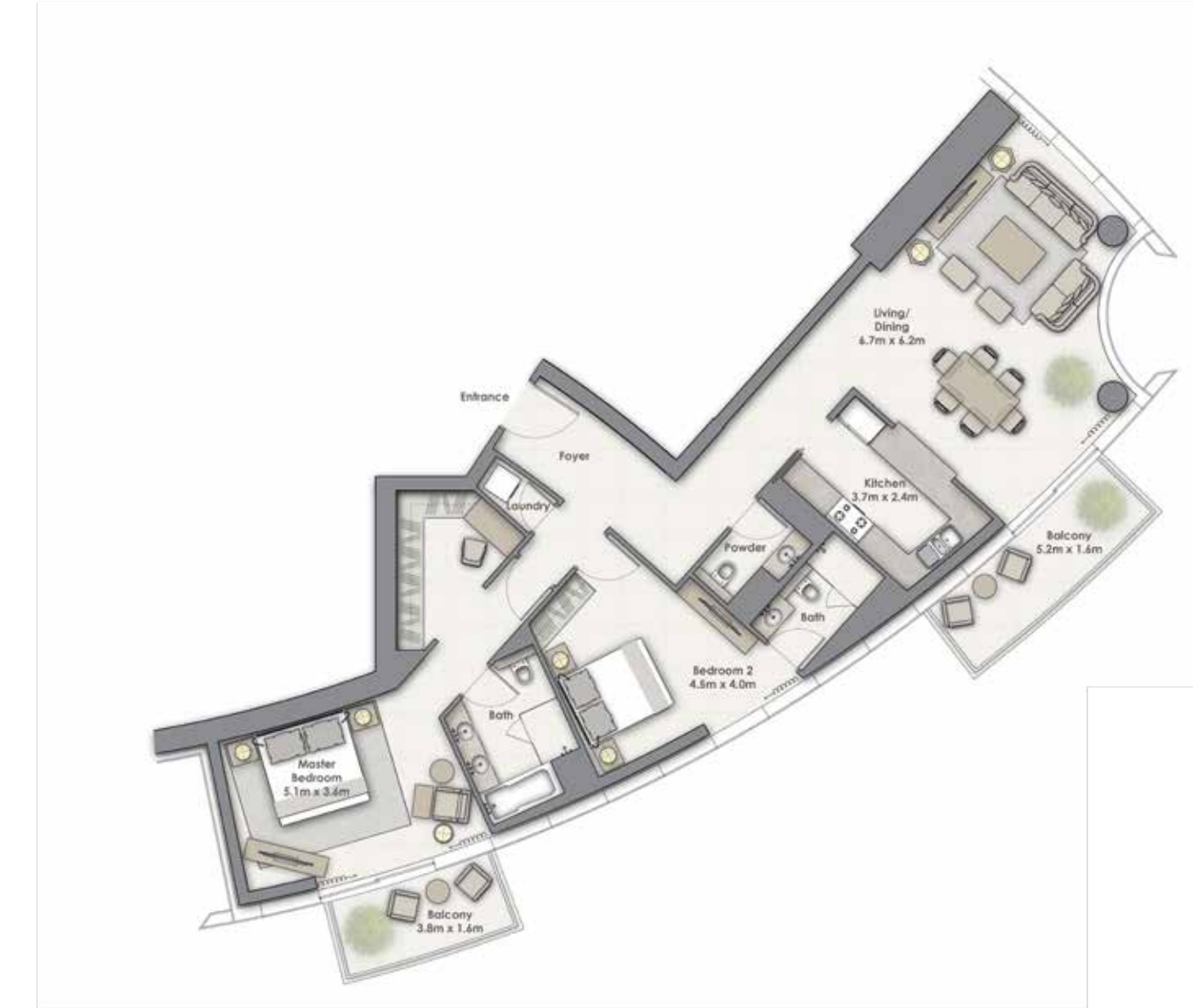
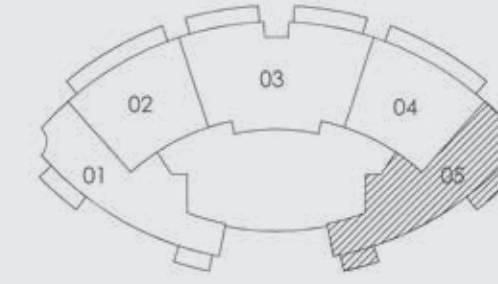
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# OPERA GRAND

2 Bedroom I

Unit  
05

Levels  
30 - 42



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 144.36 SQ.M (1553.88 SQ.FT)        |
| BALCONY AREA:      | 15.02 SQ.M (161.67 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>159.38 SQ.M (1715.55 SQ.FT)</b> |

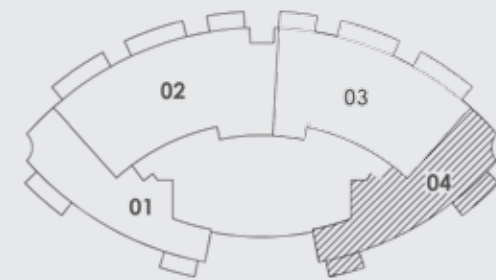
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# OPERA GRAND

2 Bedroom J

Unit  
04

Levels  
45 - 54



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 144.33 SQ.M (1553.56 SQ.FT)        |
| BALCONY AREA:      | 15.02 SQ.M (161.67 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>159.35 SQ.M (1715.23 SQ.FT)</b> |

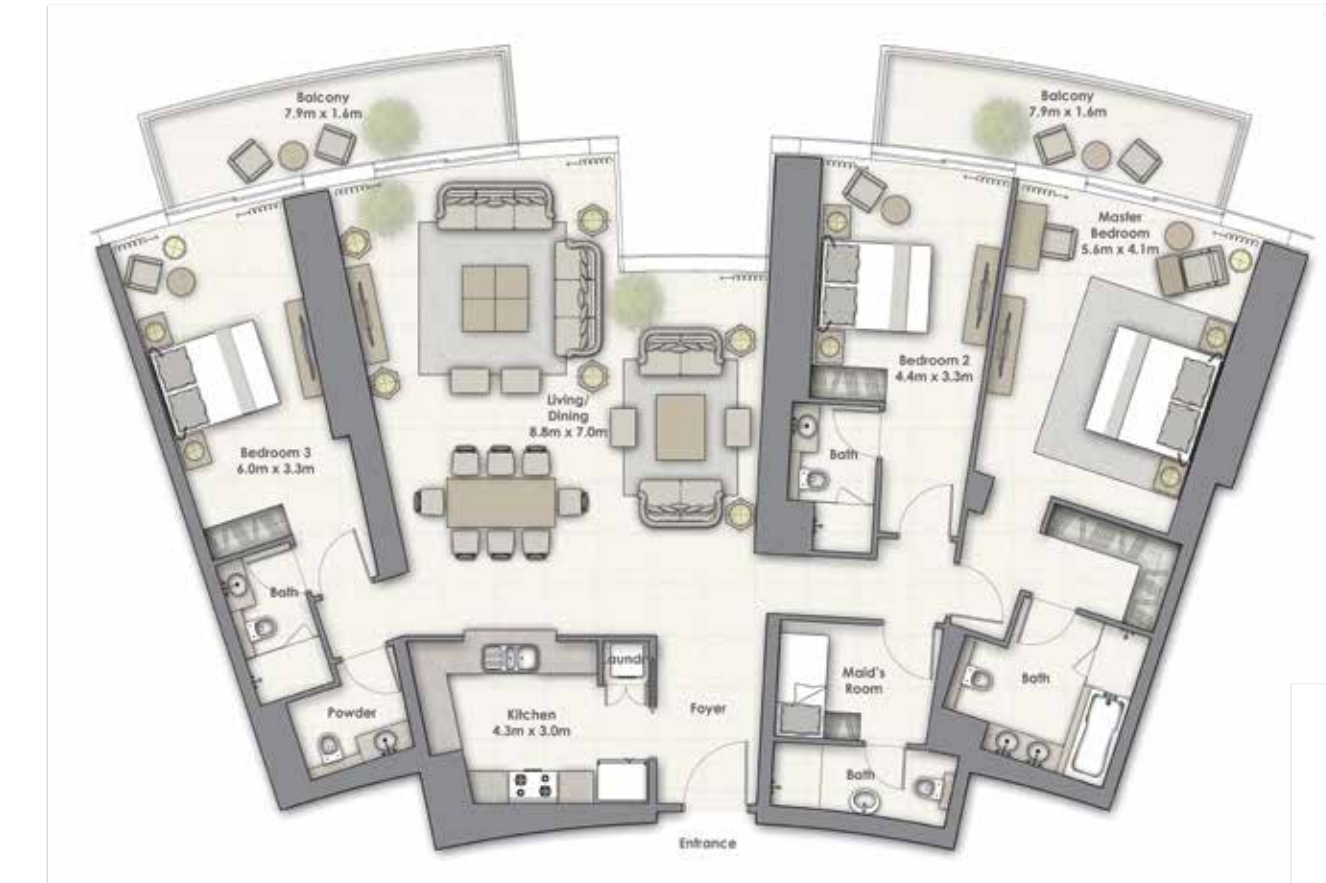
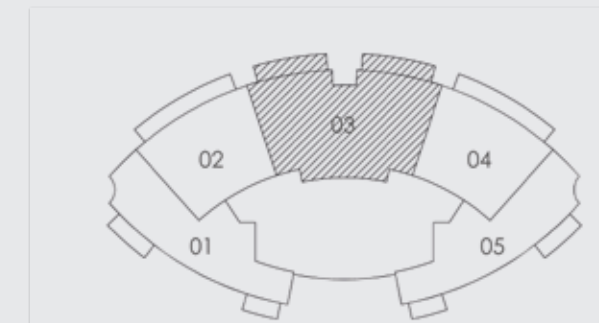
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# OPERA GRAND

3 Bedroom A

Unit  
03

Levels  
04 - 17



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 210.84 SQ.M (2269.46 SQ.FT)        |
| BALCONY AREA:      | 21.93 SQ.M (236.05 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>232.77 SQ.M (2505.52 SQ.FT)</b> |

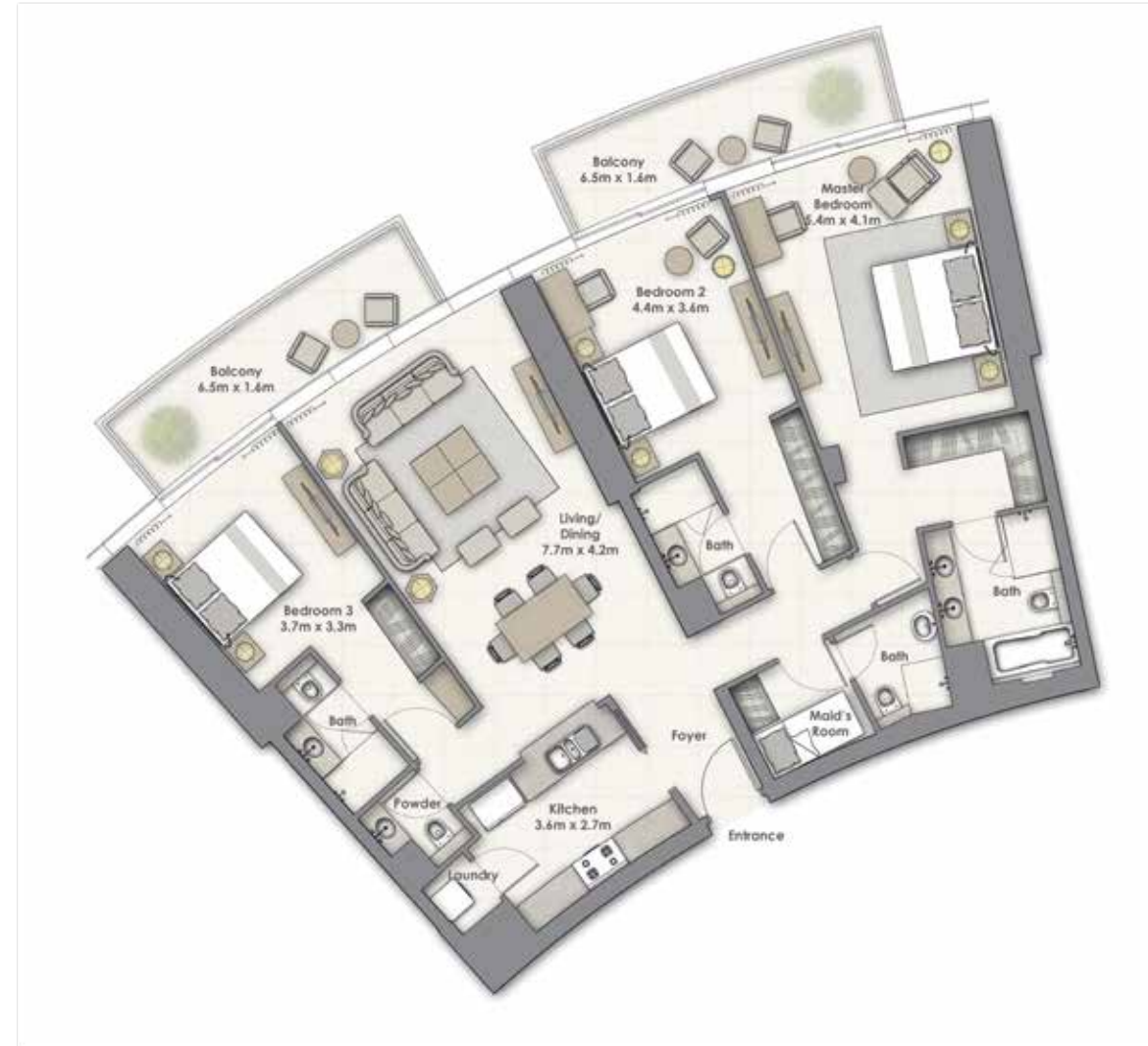
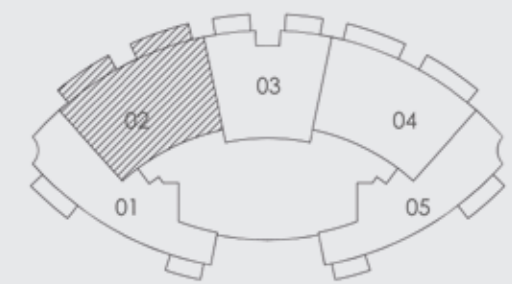
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# OPERA GRAND

## 3 Bedroom B

Unit  
02

Levels  
20 - 42



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 168.28 SQ.M (1811.35 SQ.FT)        |
| BALCONY AREA:      | 21.93 SQ.M (236.05 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>190.21 SQ.M (2047.40 SQ.FT)</b> |

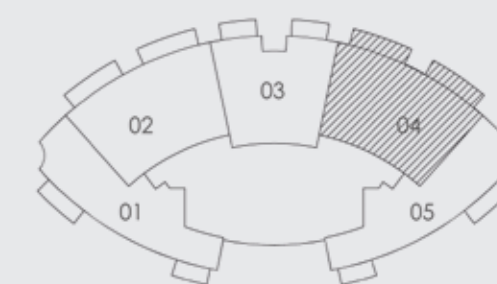
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# OPERA GRAND

## 3 Bedroom C

Unit  
04

Levels  
20 - 42



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 167.82 SQ.M (1806.40 SQ.FT)        |
| BALCONY AREA:      | 21.93 SQ.M (236.05 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>189.75 SQ.M (2042.45 SQ.FT)</b> |

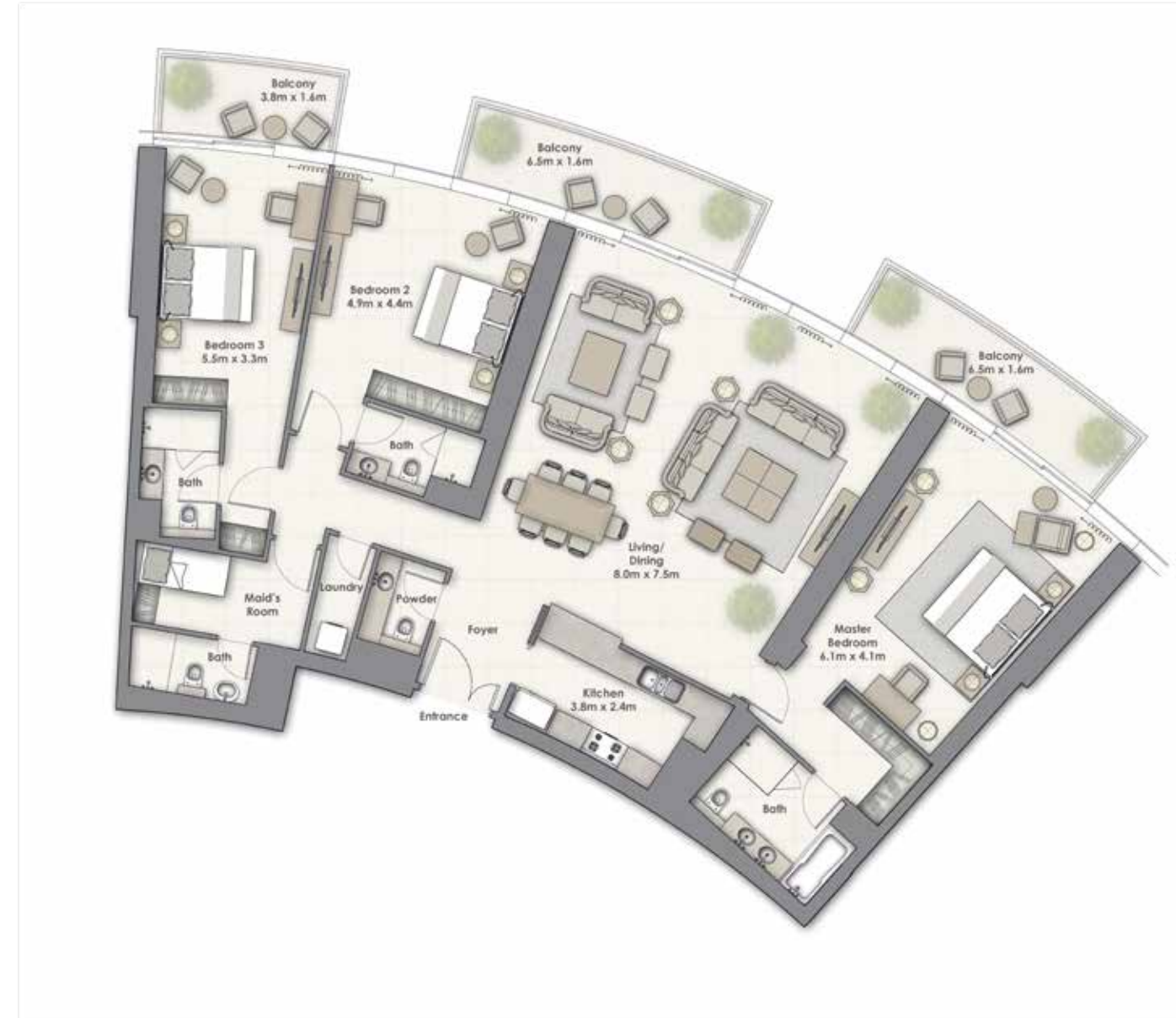
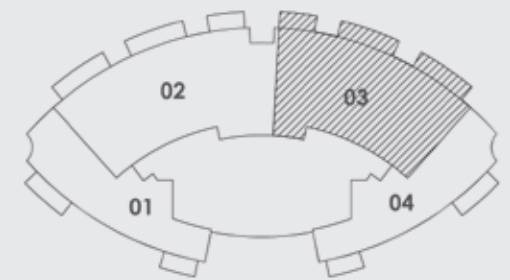
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# OPERA GRAND

3 Bedroom D

Unit  
03

Levels  
45 - 54



SUITE AREA: 221.60 SQ.M (2385.28 SQ.FT)  
BALCONY AREA: 28.42 SQ.M (305.91 SQ.FT)  
TOTAL AREA: 250.02 SQ.M (2691.19 SQ.FT)



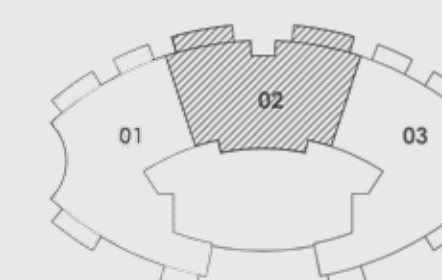
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# OPERA GRAND

3 Bedroom E

Unit  
02

Levels  
57 - 62



SUITE AREA: 211.89 SQ.M (2280.76 SQ.FT)  
BALCONY AREA: 21.93 SQ.M (236.05 SQ.FT)  
TOTAL AREA: 233.82 SQ.M (2516.82 SQ.FT)



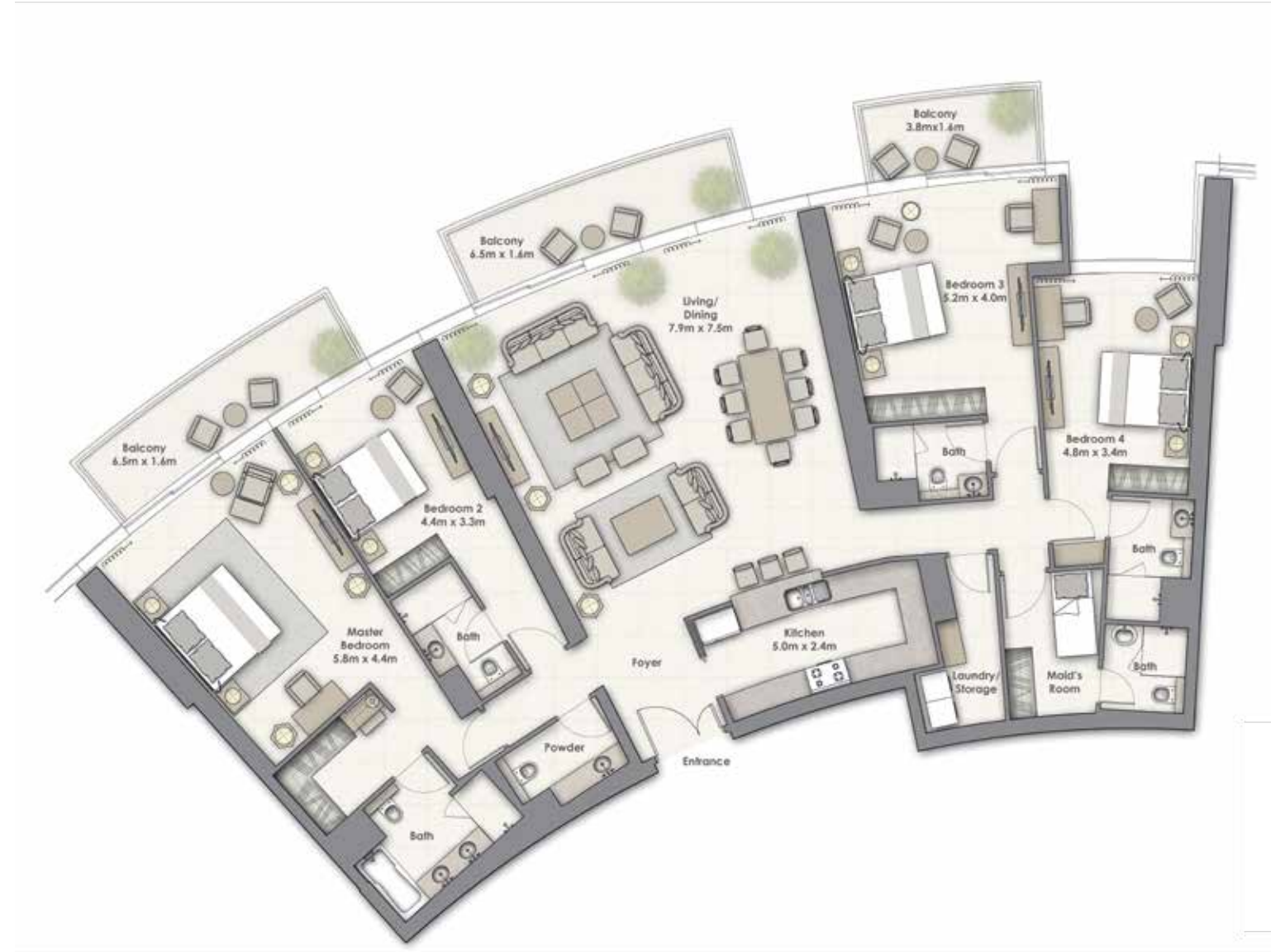
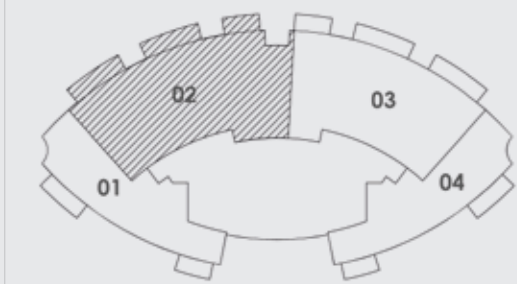
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# OPERA GRAND

4 Bedroom A

Unit  
02

Levels  
45 - 54



SUITE AREA: 254.86 SQ.M (2743.29 SQ.FT)  
 BALCONY AREA: 28.42 SQ.M (305.91 SQ.FT)  
 TOTAL AREA: 283.28 SQ.M (3049.20 SQ.FT)

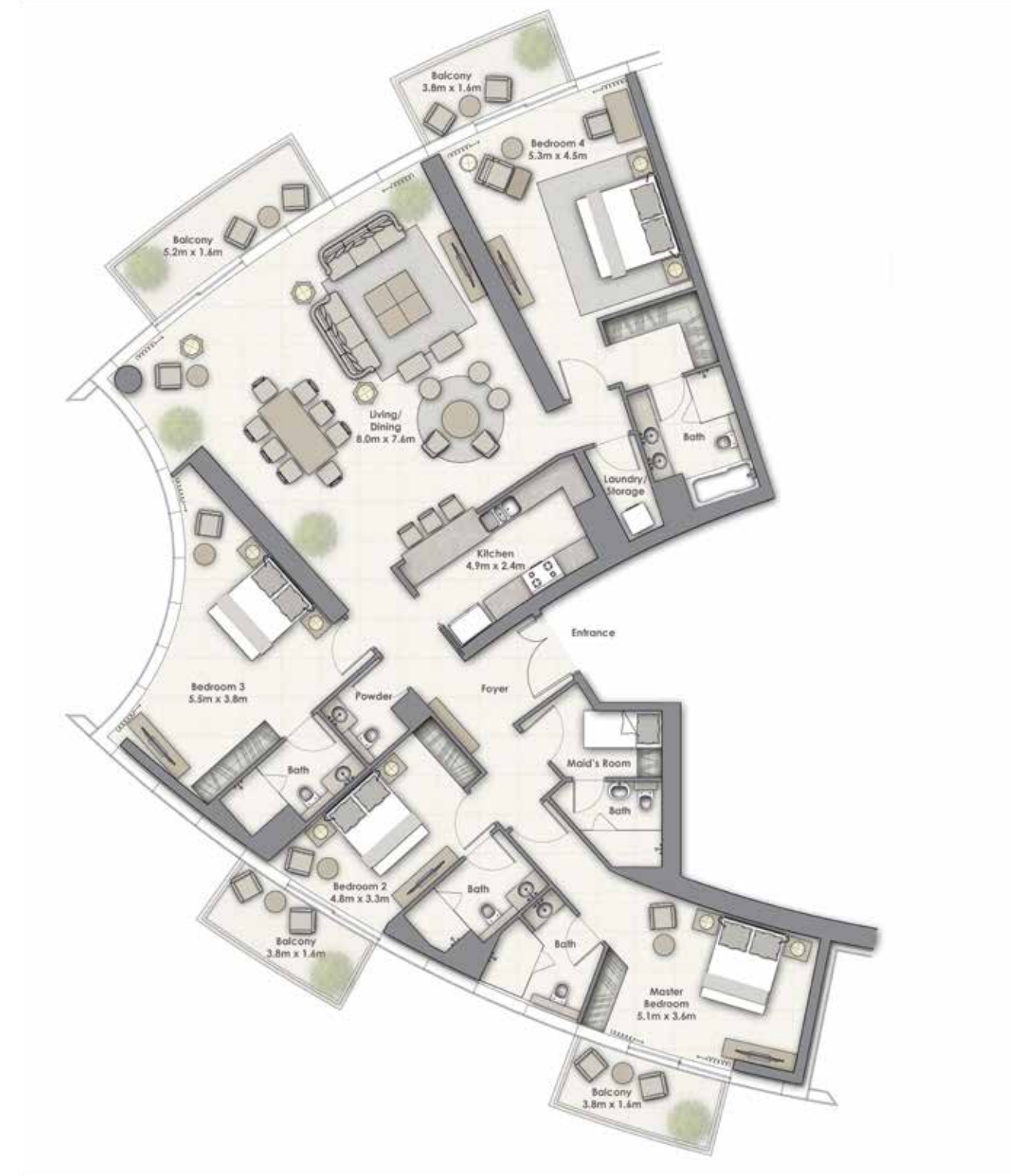
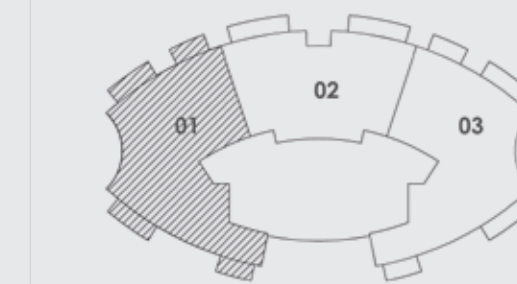
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# OPERA GRAND

4 Bedroom B

Unit  
01

Levels  
57 - 62



SUITE AREA: 253.43 SQ.M (2727.90 SQ.FT)  
 BALCONY AREA: 27.93 SQ.M (300.64 SQ.FT)  
 TOTAL AREA: 281.36 SQ.M (3028.53 SQ.FT)

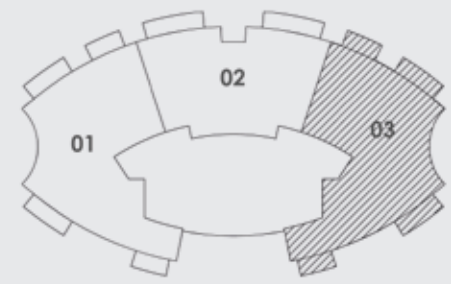
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

# OPERA GRAND

4 Bedroom C

Unit  
03

Levels  
57 - 62



|                    |                                    |
|--------------------|------------------------------------|
| SUITE AREA:        | 253.43 SQ.M (2727.90 SQ.FT)        |
| BALCONY AREA:      | 27.93 SQ.M (300.64 SQ.FT)          |
| <b>TOTAL AREA:</b> | <b>281.36 SQ.M (3028.53 SQ.FT)</b> |

For more information on Opera Grand, please visit Emaar Pavilion  
between Sunday and Thursday from 9am – 6pm  
Or call 800 36227 (UAE) +971 4 366 1688 (International)

لمزيد من المعلومات حول مشروع أوبرا غراند، يرجى زيارة إعمار بافيليون  
من الأحد إلى الخميس بين الساعة ٩ صباحاً والساعة ٦ مساءً  
أو الاتصال على الرقم ٨٠٠ ٣٦٢٢٧ (الإمارات) +٩٧١ ٤ ٣٦٦ ١٦٨٨ (دولي)





# THANKS FOR WATCHING

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