

IL PRIMO  
THE OPERA DISTRICT





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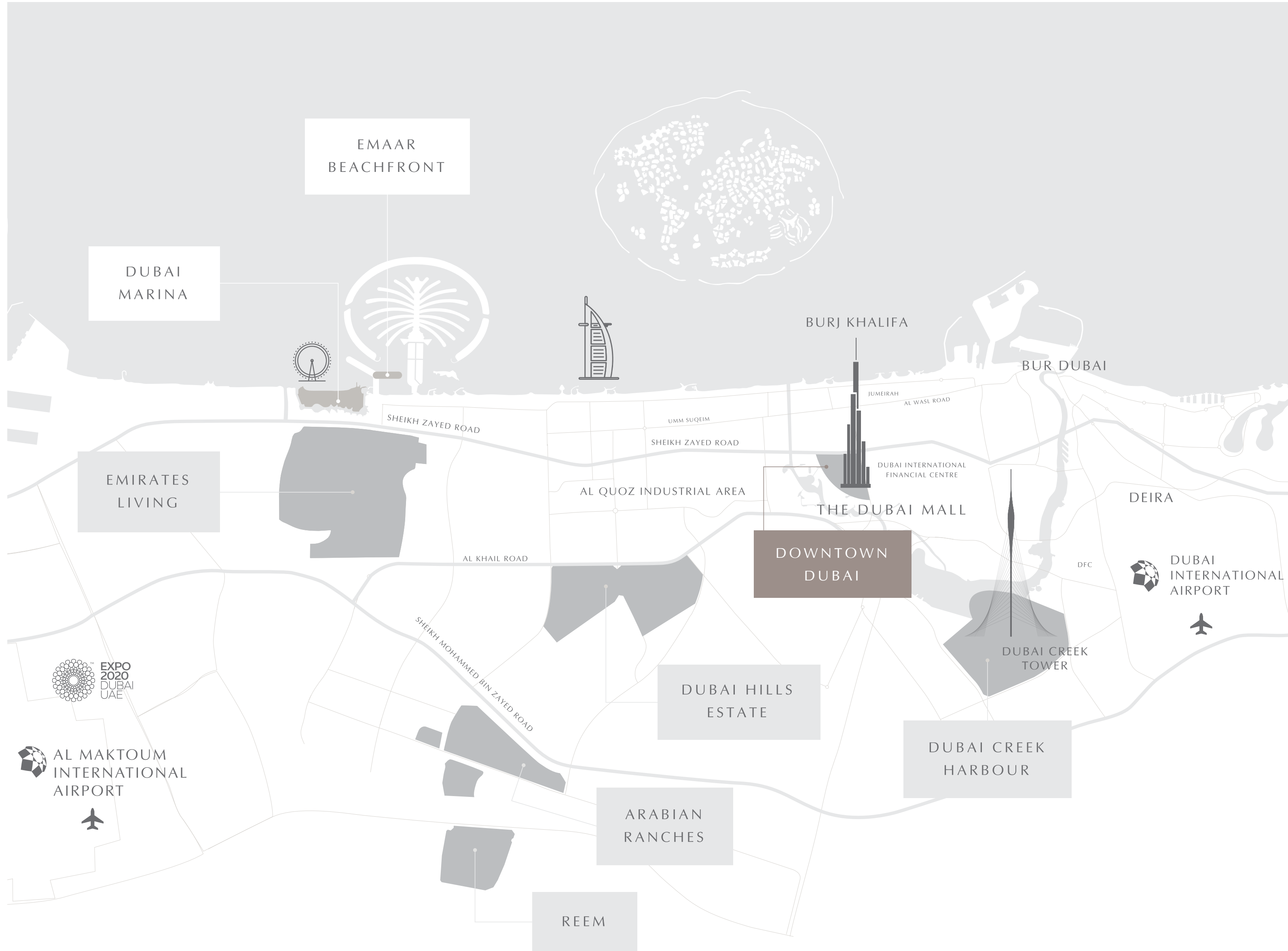
## LOCAL DEVELOPER, GLOBAL REPUTATION

Emaar Properties is one of the world's most valuable and admired real estate development companies. With proven competencies in real estate, retail, hospitality and leisure, Emaar shapes new lifestyles with a focus on design excellence, build quality and timely delivery.



THE MOST  
PRESTIGIOUS  
2 SQ KM IN DUBAI

Emaar's flagship project, Downtown Dubai spills over a bustling 2 square kilometres; home to the world's tallest tower, the world's largest retail & entertainment destination and the world's tallest performing fountain. The vibrant area's latest addition is The Opera District, the only cultural and entertainment hub of its magnitude in the region. Providing the ultimate metropolitan lifestyle abounding with world-class landmarks, entertainment and glamour, Downtown Dubai is a true heart of the emirate.



**BURJ KHALIFA**  
The world's tallest building

**THE DUBAI MALL**  
The world's largest retail & entertainment destination

**THE DUBAI FOUNTAIN**  
The world's largest choreographed fountain system

**BURJ KHALIFA LAKE**  
30-acre man-made lake

**THE DUBAI OPERA**  
2000 seat multi-format venue

**SOUK AL BAHAR**  
Luxury Arabian market

**10 MINUTES**  
to Dubai Int'l Airport

**5 MINUTES**  
to Dubai International Financial Centre (DIFC)

‘IL PRIMO’ ITALIAN

FOR ‘THE FIRST’

FIRST-RATE

FIRST-CLASS



## FIRST-RATE RESIDENCE, FIRST- CLASS LIFESTYLE

The 77-storey Il Primo rises in the heart of The Opera District, only steps away from the iconic Dubai Opera. Residents can experience life in spacious, masterfully crafted apartments with an unparalleled breadth of amenities surrounded by spellbinding views and year-round entertainment.

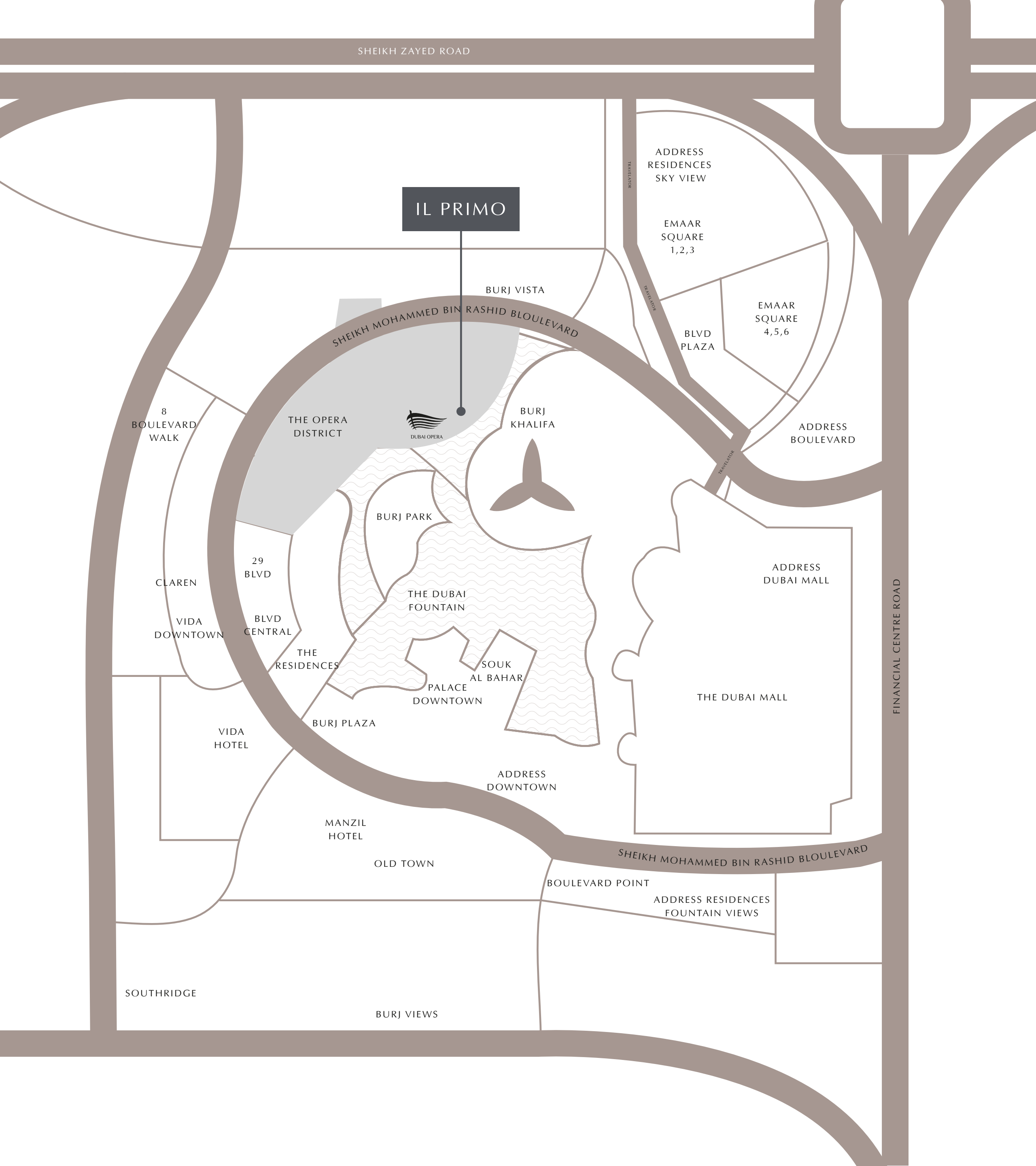
There are 4, 5 and 6 bedroom, and duplex units available, ranging from 5,253 sq ft to 11,550 sq ft occupying half or full floor. All residents of Il Primo will have access to a dedicated concierge desk in the lobby. A separate entrance for the staff will assure the smoothest traffic flow.

## WHERE LIFE ALWAYS HITS A HIGH NOTE

Il Primo is located in the middle of Downtown Dubai's Opera District, the flourishing cultural centre nestling the magnificent Dubai Opera. The 2000-seat performance arts centre showcases electrifying performances year-round, including musicals, concerts, opera, ballet and much more. Its architecture is styled on the classic wooden dhows.







## THE ULTIMATE CENTRAL CITY LIFESTYLE

Il Primo's spectacular location assures residents are only steps away from Burj Khalifa, The Dubai Mall, Souk Al Bahar, the vibrant Sheikh Mohammed bin Rashid Boulevard and numerous iconic venues gathered in one place. With proximity to major roads and the Dubai Metro, the whole city is within easy reach.



PURE BEAUTY  
& LEGENDARY  
ENTERTAINMENT

With everything from the sophisticated Dubai Opera, to the many charms of the vibrant Sheikh Mohammad bin Rashid Boulevard, Downtown Dubai is designed for those who refuse to settle for anything less than living life to the full and in legendary surroundings.



## AN UNPRECEDENTED LEVEL OF GLAMOUR

The generous living room at Il Primo is a gorgeous place for entertaining, dining or simply soaking in the views over Dubai's ever astounding Burj Khalifa. Full-height window walls cast views across Downtown Dubai and the city beyond.



STRIKING FORM,  
EXCEPTIONAL  
FUNCTION

The epitome of style and contemporary class, the interiors of Il Primo are tastefully designed and crafted. With marble features, sleek wooden elements and superior finishes, every corner of your home will exude refined elegance.



## ROOMS COVERED IN MARBLE

The white marble floors with delicate grey veins complete the stunning and timeless interiors. The design draws inspiration from the luxuriously appointed building exterior, larger-than-life and theatrical, to rival its surroundings.



INTRODUCING THE  
FIRST IN LINE OF  
LUXURY DUPLEXES







## A THEATRICAL SPACE FOR ENTERTAINING GUESTS

The grand living room of the generously appointed Il Primo duplex boasts full-height window walls with more lush Downtown Dubai vistas. The dining room area flows from the living room with enough space for a 12-seater dining table. Marble floors, ambient lighting and modern art make the whole space come together; from one Opera House into another.



## A HOME SPA WITH BREATHTAKING VIEWS

Experience the true meaning of opulence in the glamorous yet timeless setting of the Il Primo luxury duplex. Enjoy a true piece of art as your bathroom's centrepiece as you take in the spectacular views.



## A MASTER BEDROOM AS A WORK OF ART

The master bedroom of the duplex is an elegant enveloping space perfectly complementing the inspired touches of The Opera District. The room abounds in neutral tones that accentuate the architectural detailing and ambient lighting. The classic layout enables a natural flow of traffic throughout the room.



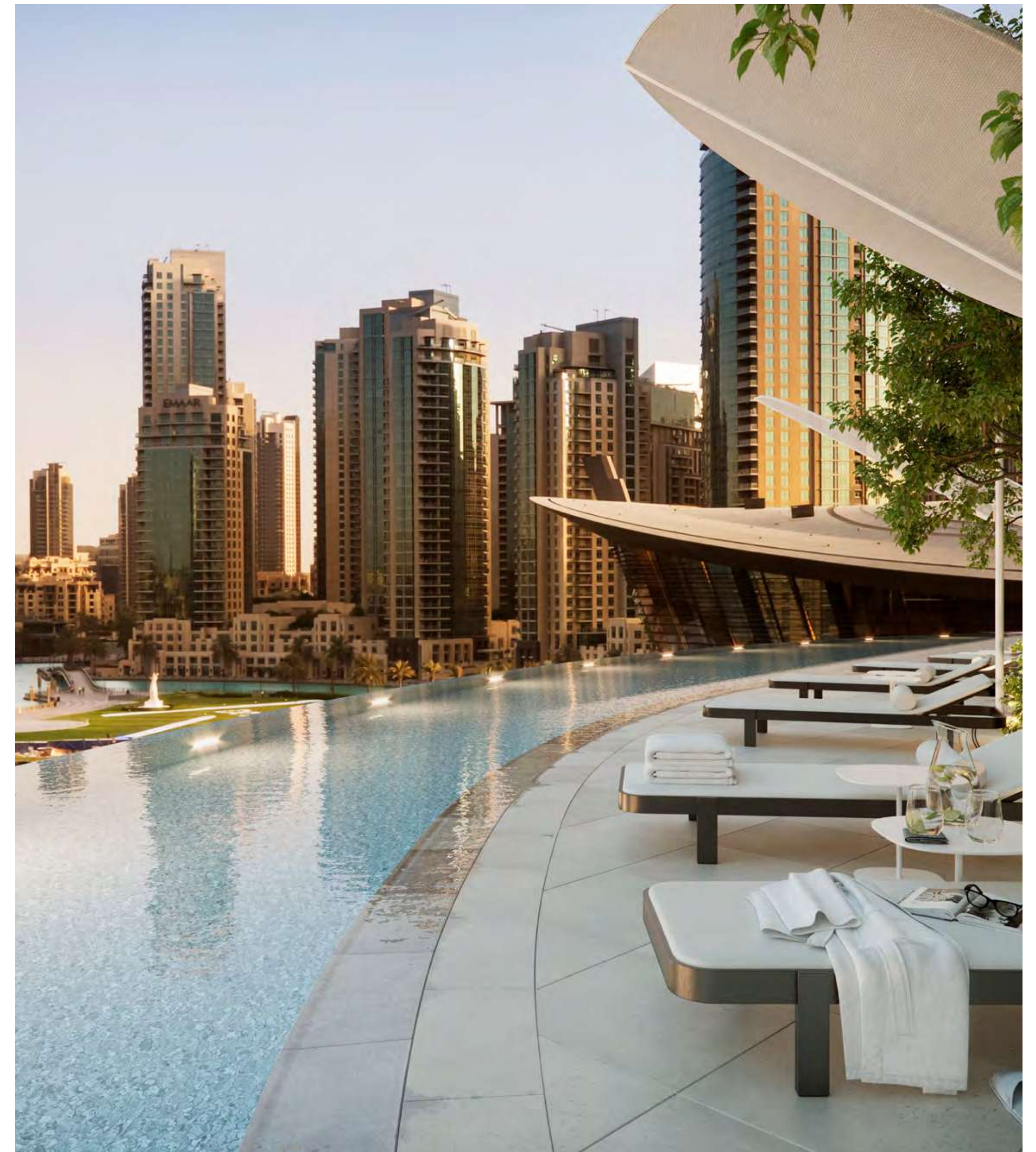
## AN INCOMPARABLE LIST OF AMENITIES

Residents of Il Primo live in prime luxury, with ready access to numerous amenities. These include a gym, cigar lounge, games room, library, movie theatre, a golf simulator, a game room and much more. Direct access to Sheikh Mohammed bin Rashid Boulevard leads to a microcosm of exceptional dining experiences



## THE MOST PRESTIGIOUS PRIVATE POOLS

A podium of amenities, on-site dining and retail destinations guarantees your absolute comfort and ease. Enjoy relaxing in an infinity pool right at the foot of the iconic Burj Khalifa and take in the spellbinding views.





# FLOOR PLANS



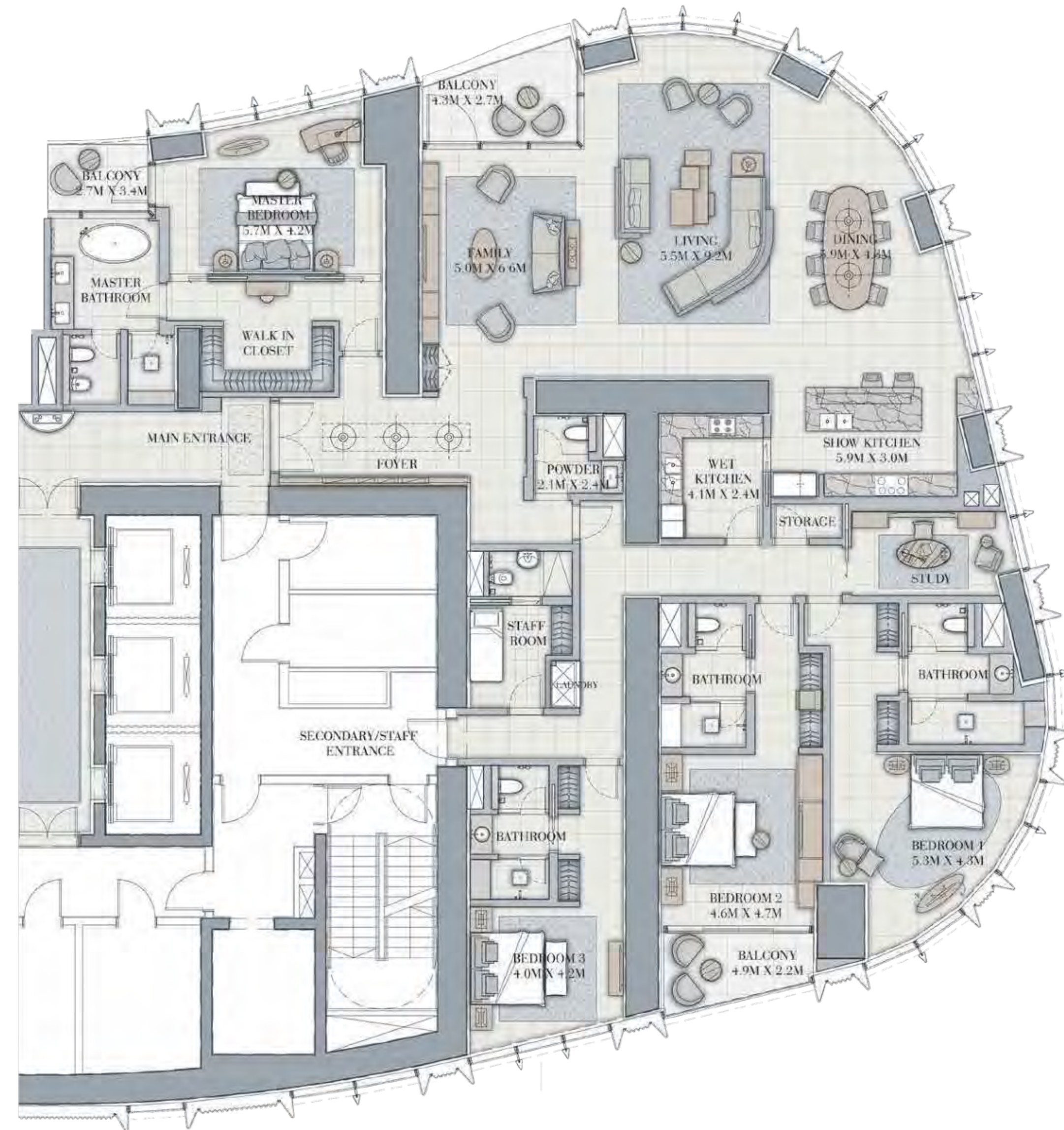
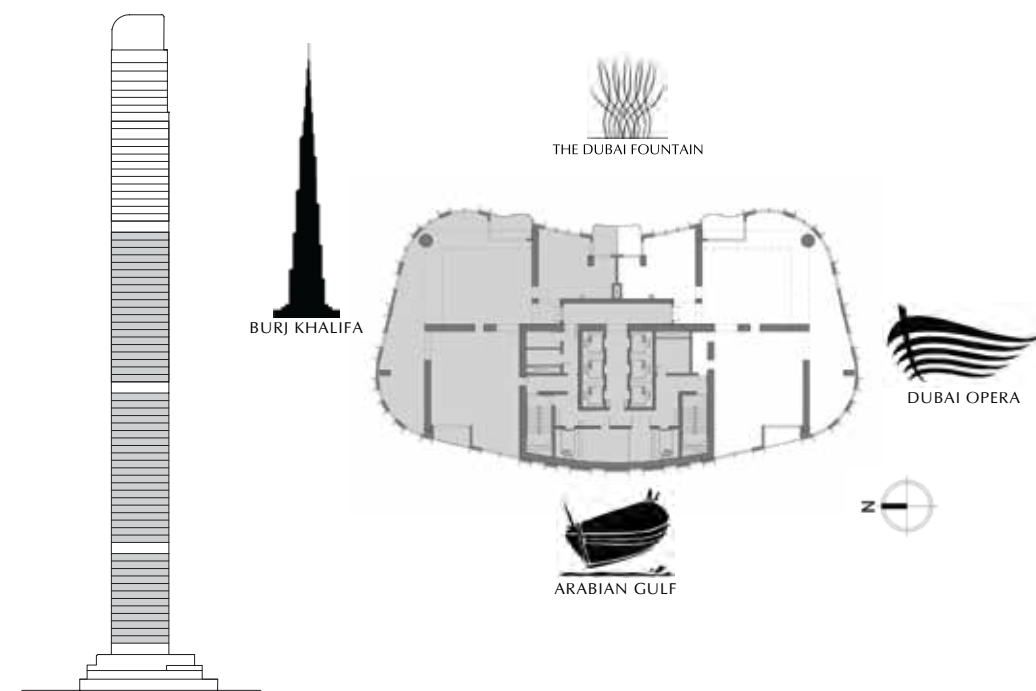


LEVELS  
15-4  
36-17  
57-38

## 4 BEDROOM

UNIT 1

SUITE AREA	4,587.14 SQ.FT.	462.16 SQ.M.
BALCONY AREA	237.23 SQ.FT.	22.04 SQ.M.
TOTAL AREA	5,211.88 SQ.FT.	484.20 SQ.M.



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

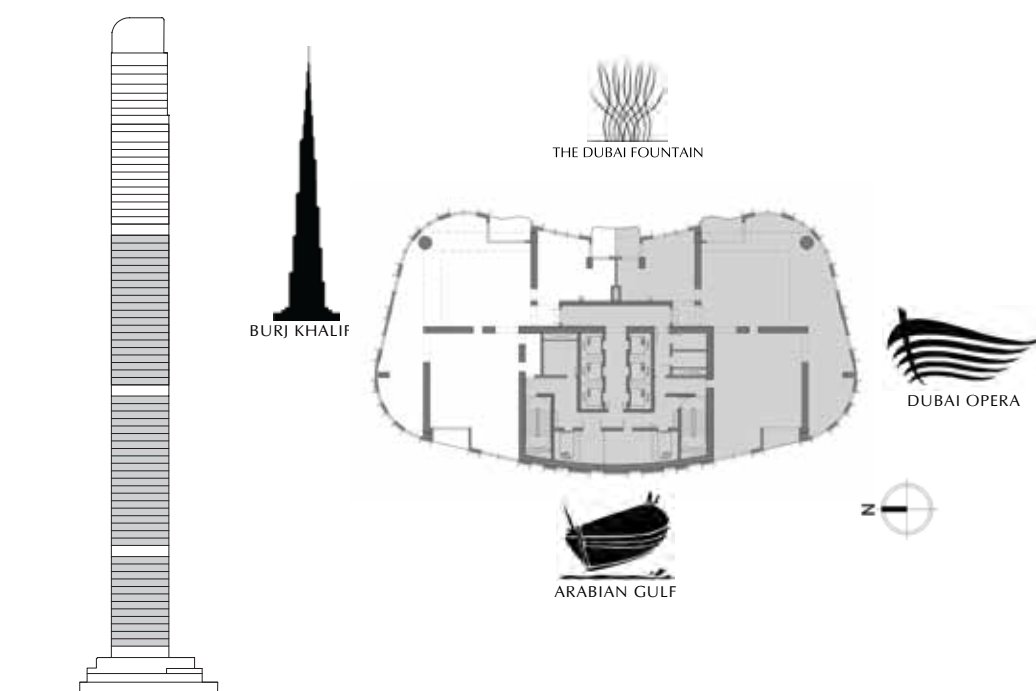
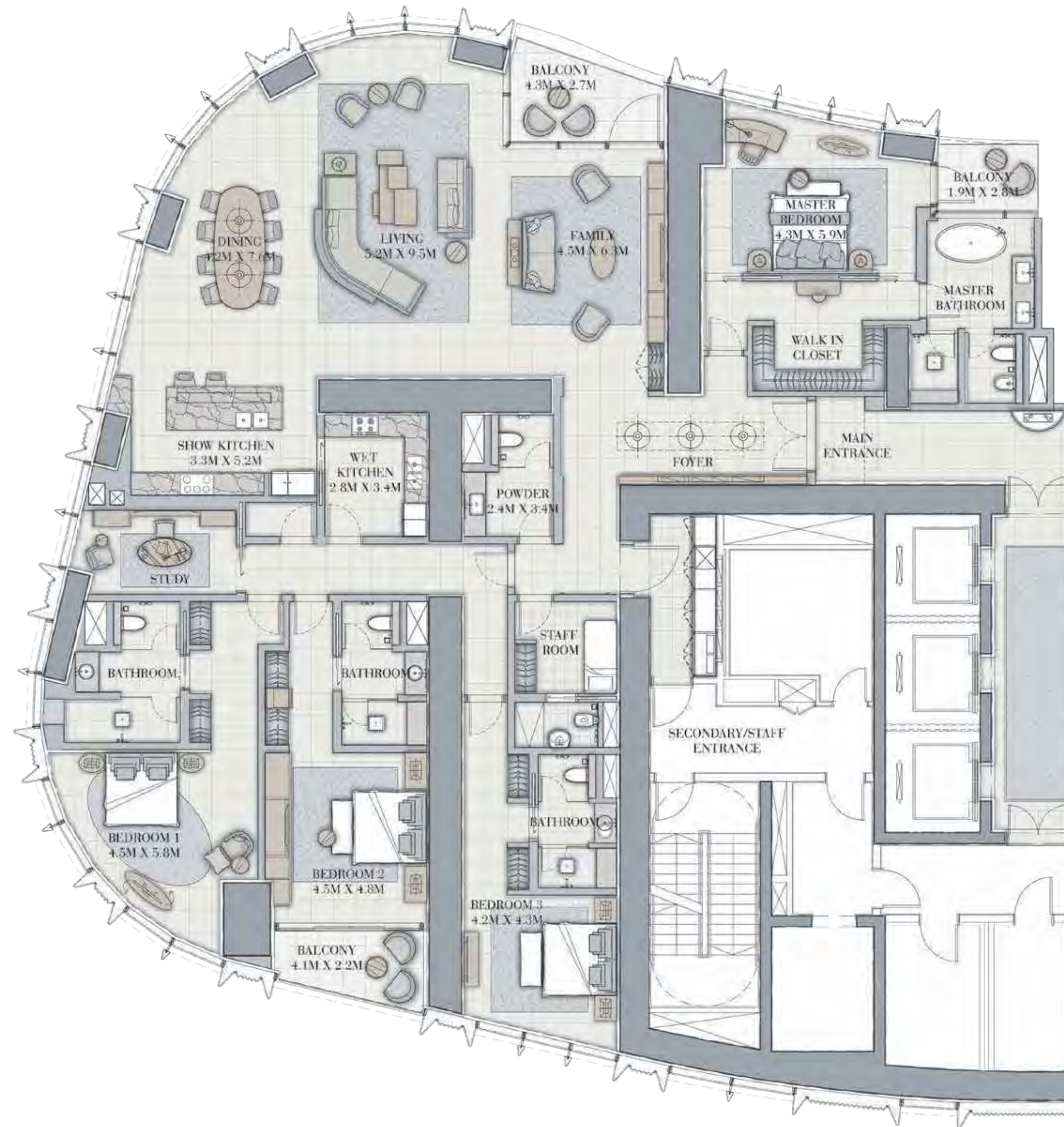


LEVELS  
15-4  
36-17  
57-38

## 4 BEDROOM

UNIT 2

SUITE AREA	4,707.91 SQ.FT.	437.38 SQ.M.
BALCONY AREA	237.23 SQ.FT.	22.04 SQ.M.
TOTAL AREA	5,332.65 SQ.FT.	495.42 SQ.M.



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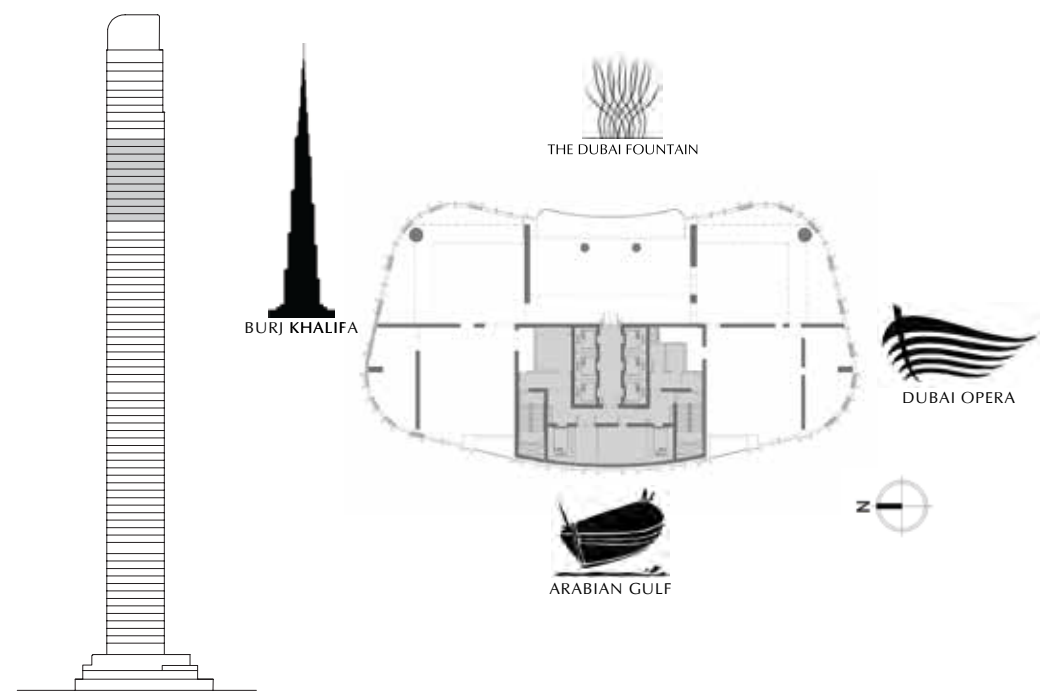
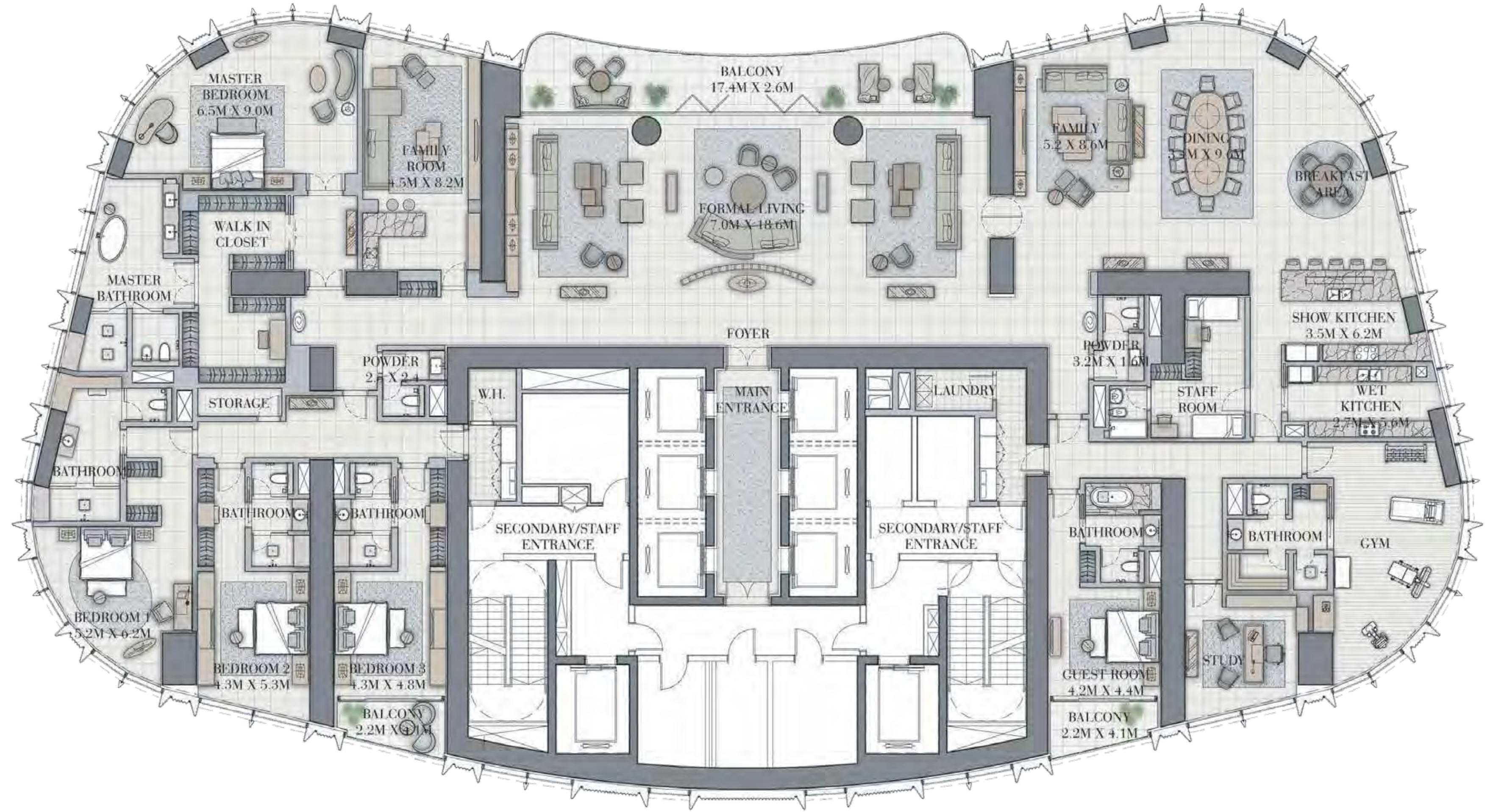


LEVELS  
70-59

# 5 BEDROOM

UNIT 1

SUITE AREA	10,778.44 SQ.FT.	1,001.35 SQ.M.
BALCONY AREA	628.39 SQ.FT.	58.38 SQ.M.
TOTAL AREA	11,406.83 SQ.FT.	1,059.73 SQ.M.



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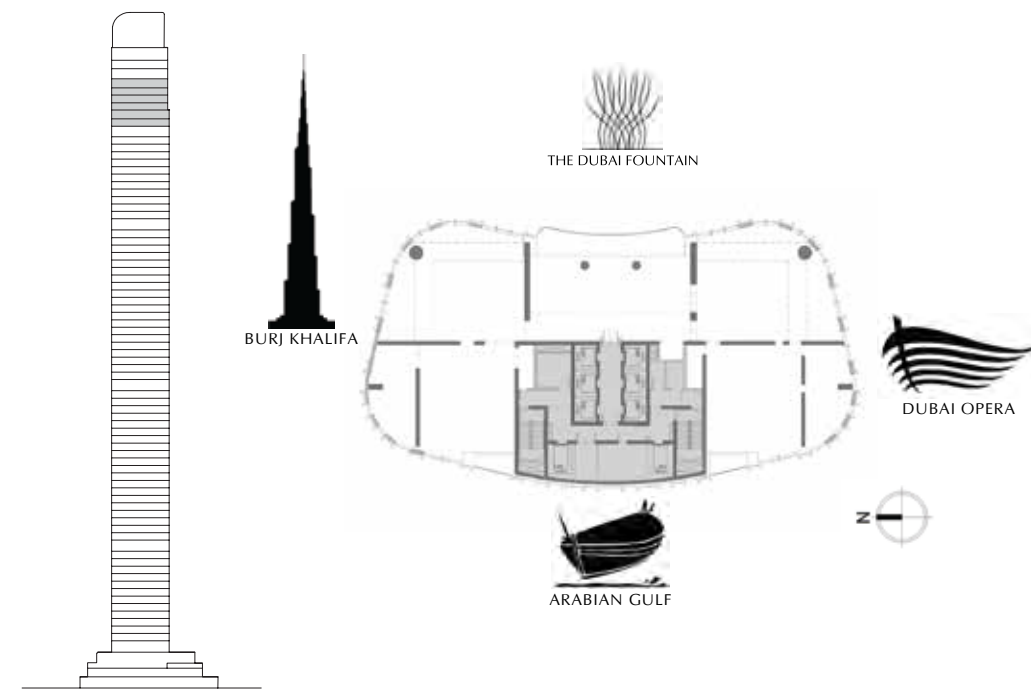
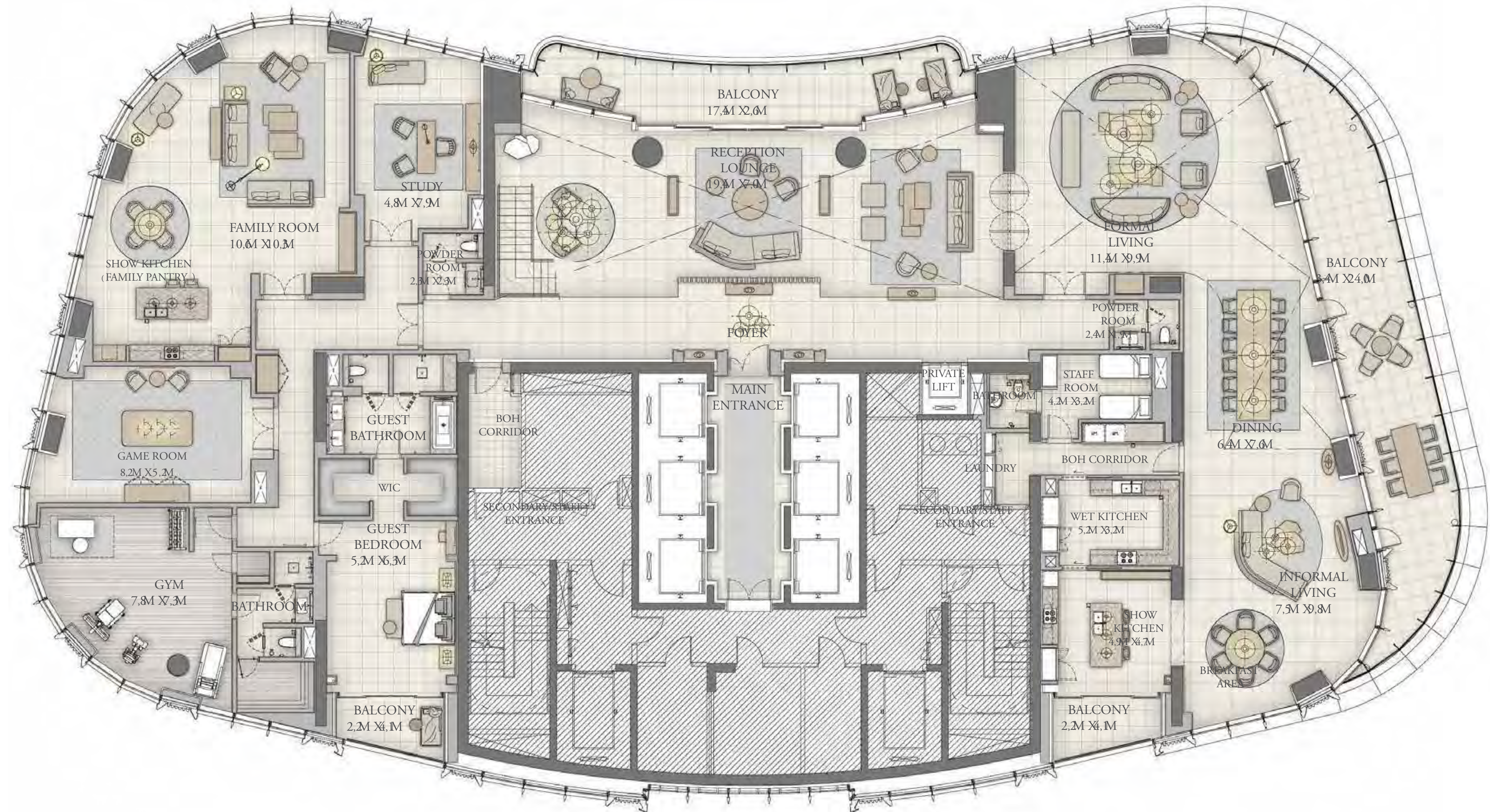
IL PRIMO  
THE OPERA DISTRICT

LEVEL  
71

# 6 BEDROOM

UNIT 1

SUITE AREA	9,807.00 SQ.FT.	911.10 SQ.M.
BALCONY AREA	1,422.00 SQ.FT.	132.11 SQ.M.
TOTAL AREA	11,229.00 SQ.FT.	1,043.21 SQ.M.



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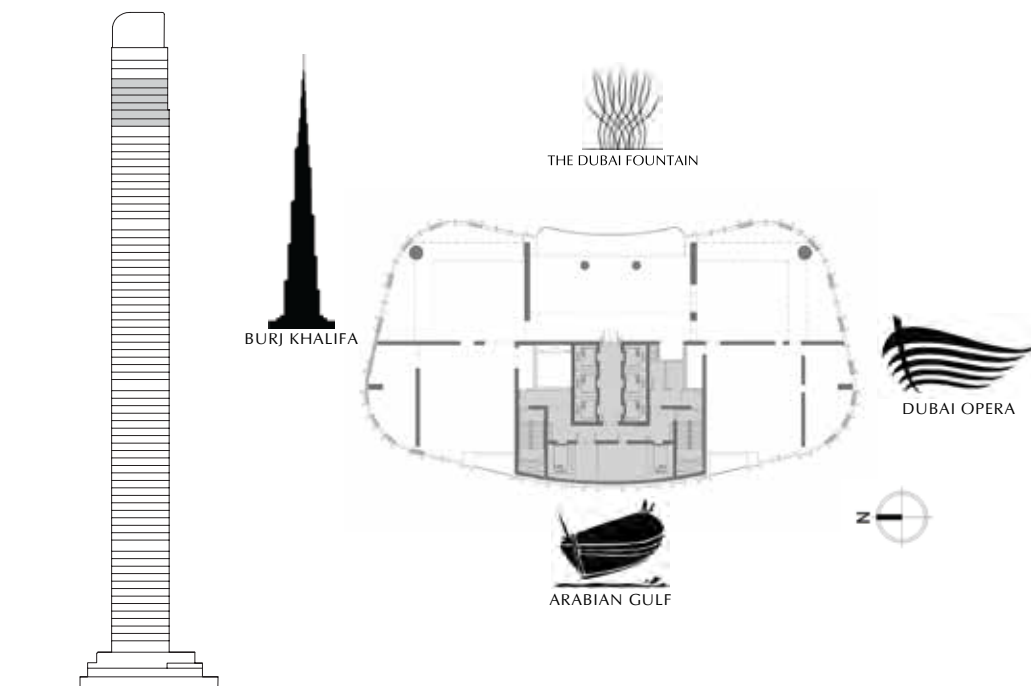
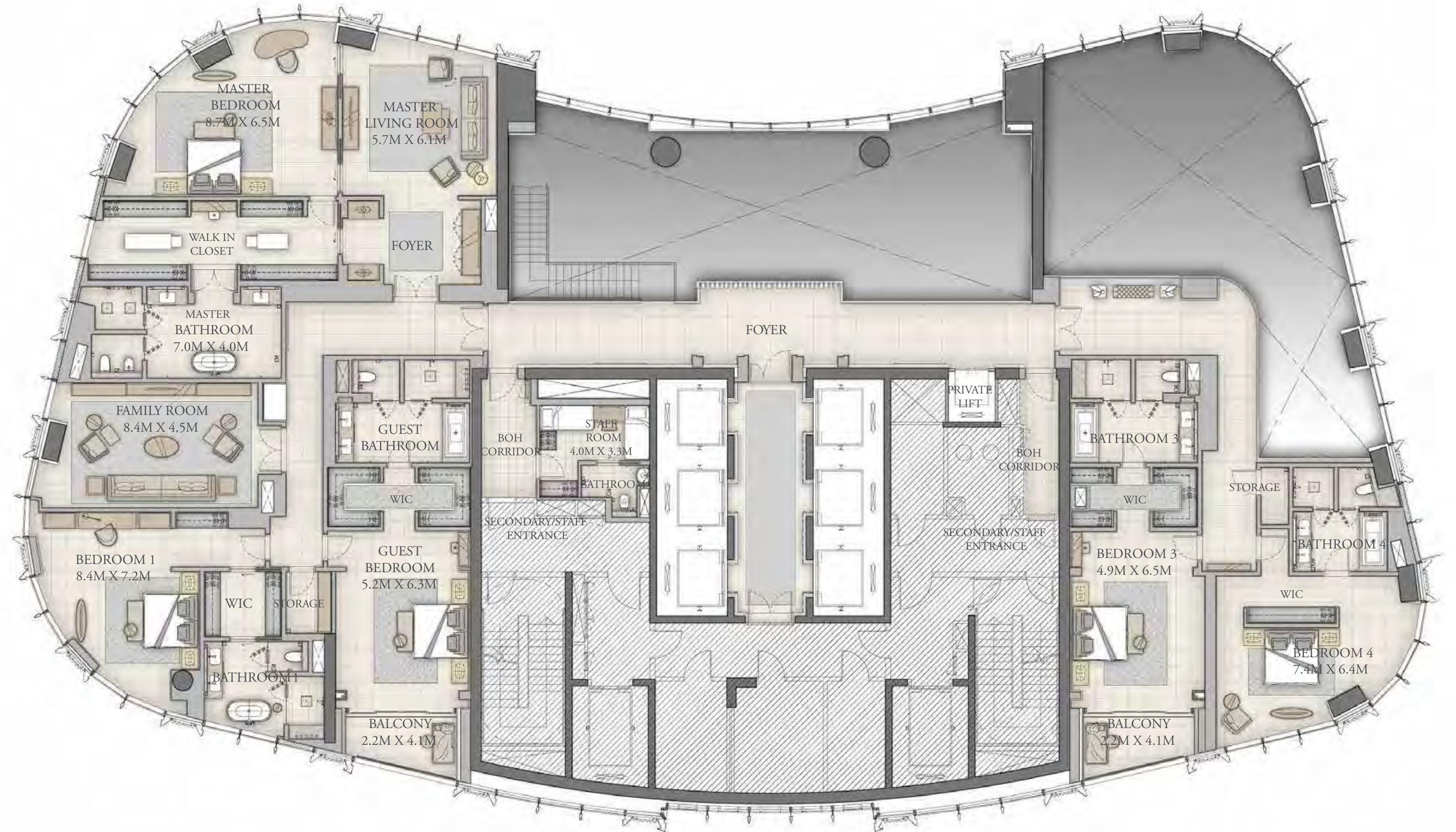


LEVEL  
72

# 6 BEDROOM

UNIT 1

SUITE AREA	7,591.57 SQ.FT.	705.28 SQ.M.
BALCONY AREA	183.41 SQ.FT.	17.04 SQ.M.
TOTAL AREA	7,774.98 SQ.FT.	722.32 SQ.M.



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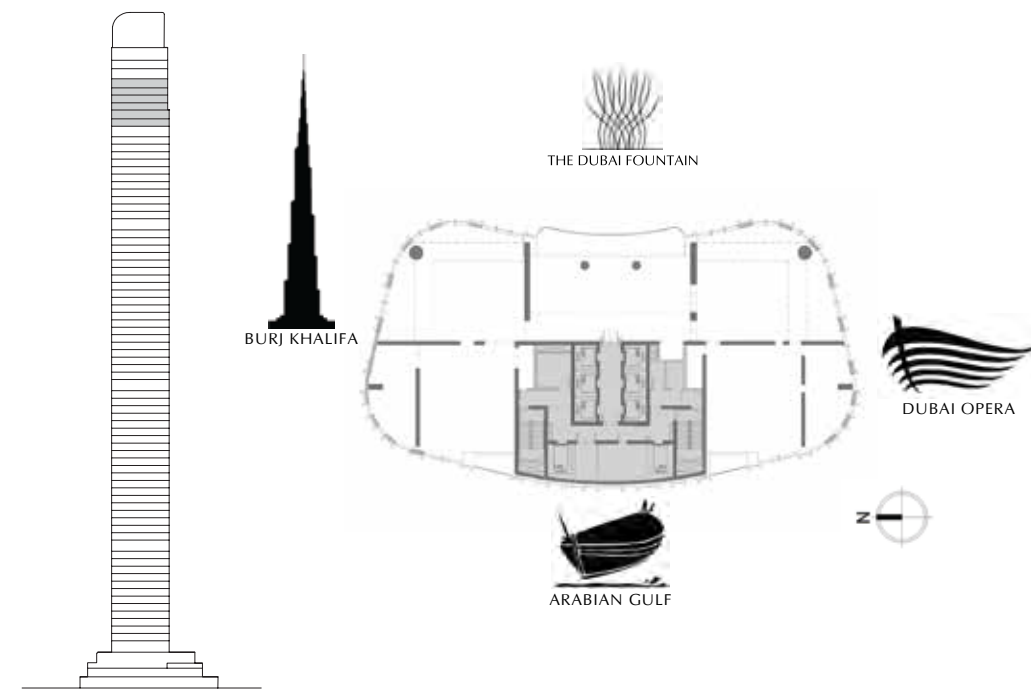
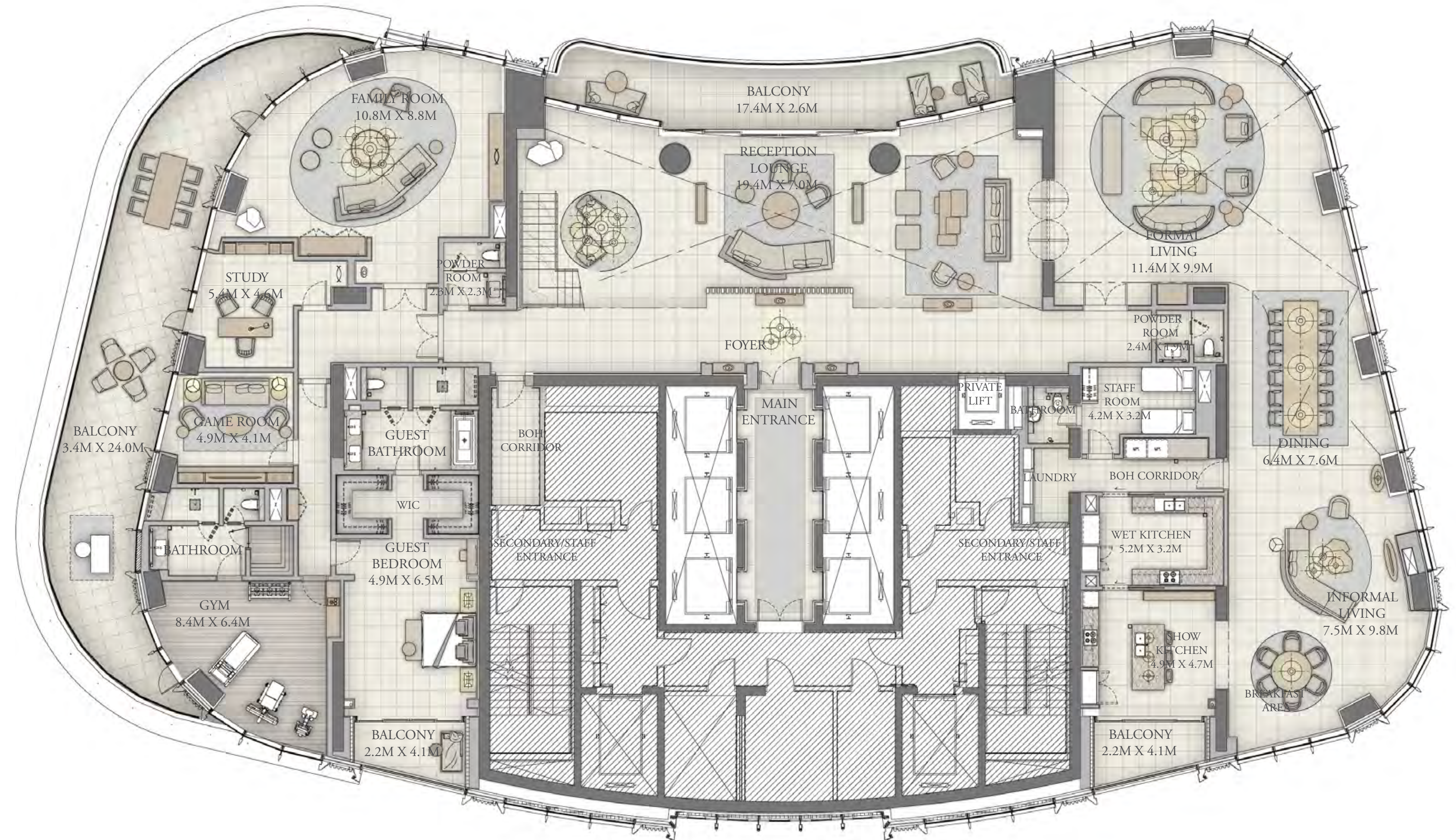
IL PRIMO  
THE OPERA DISTRICT

LEVEL  
73

## 6 BEDROOM

UNIT 2

SUITE AREA	8,688.52 SQ.FT.	807.19 SQ.M.
BALCONY AREA	1,560.44 SQ.FT.	144.97 SQ.M.
TOTAL AREA	10,248.96 SQ.FT.	952.16 SQ.M.



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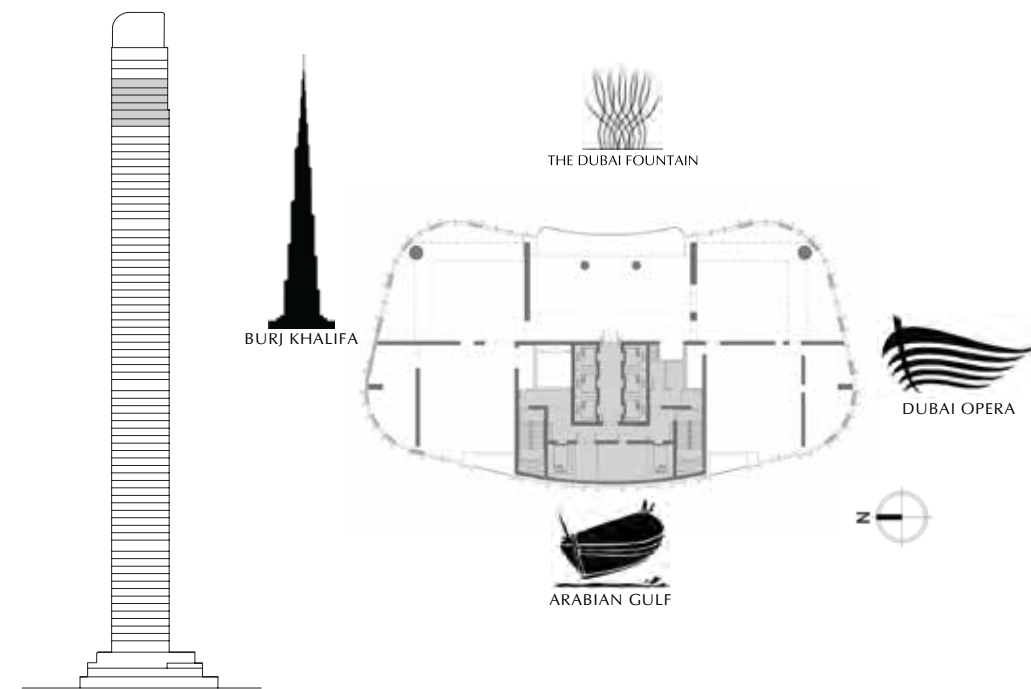
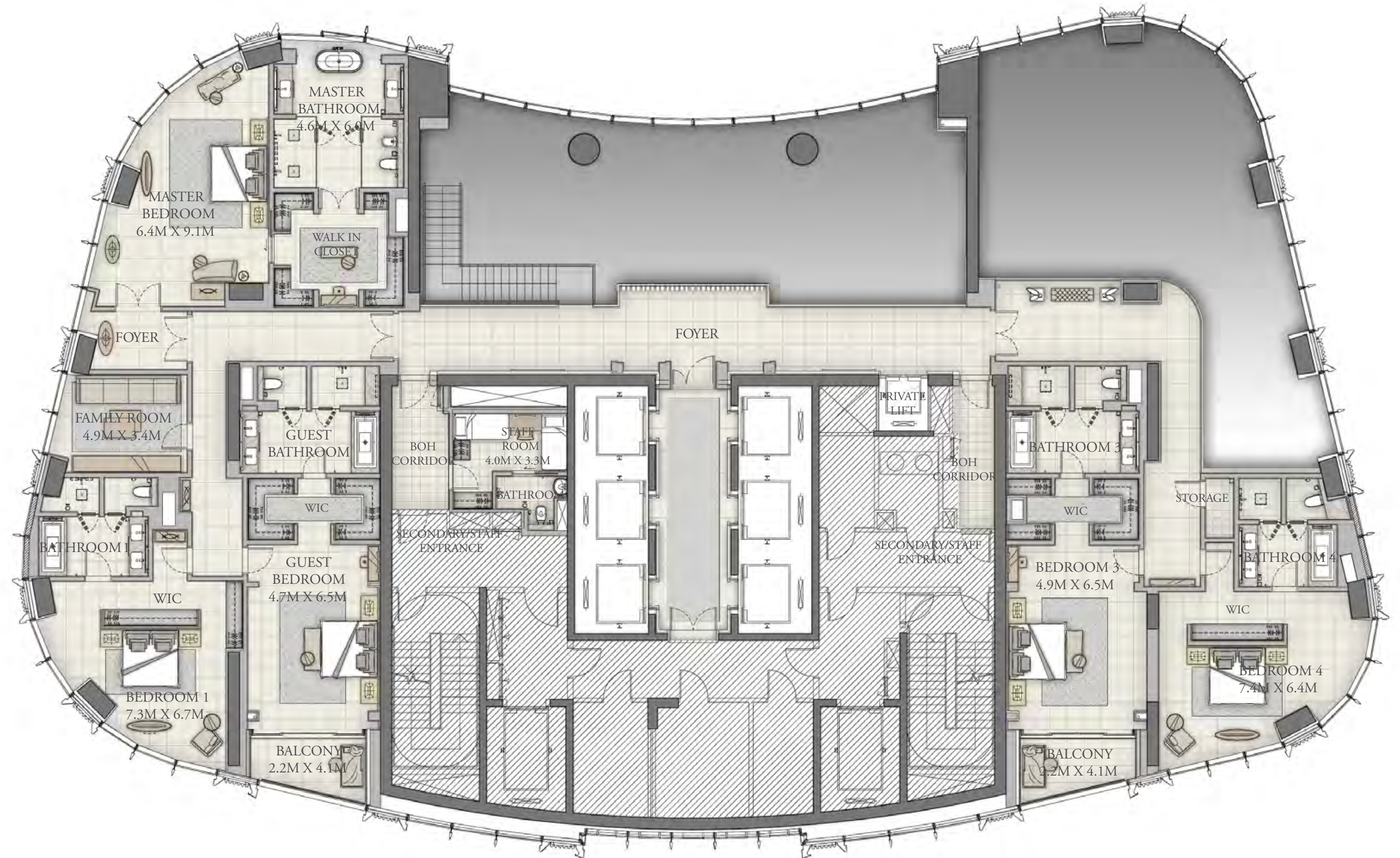


LEVEL  
74

# 6 BEDROOM

UNIT 2

SUITE AREA	6,444.67 SQ.FT.	598.73 SQ.M.
BALCONY AREA	191.38 SQ.FT.	17.78 SQ.M.
TOTAL AREA	6,636.05 SQ.FT.	616.51 SQ.M.



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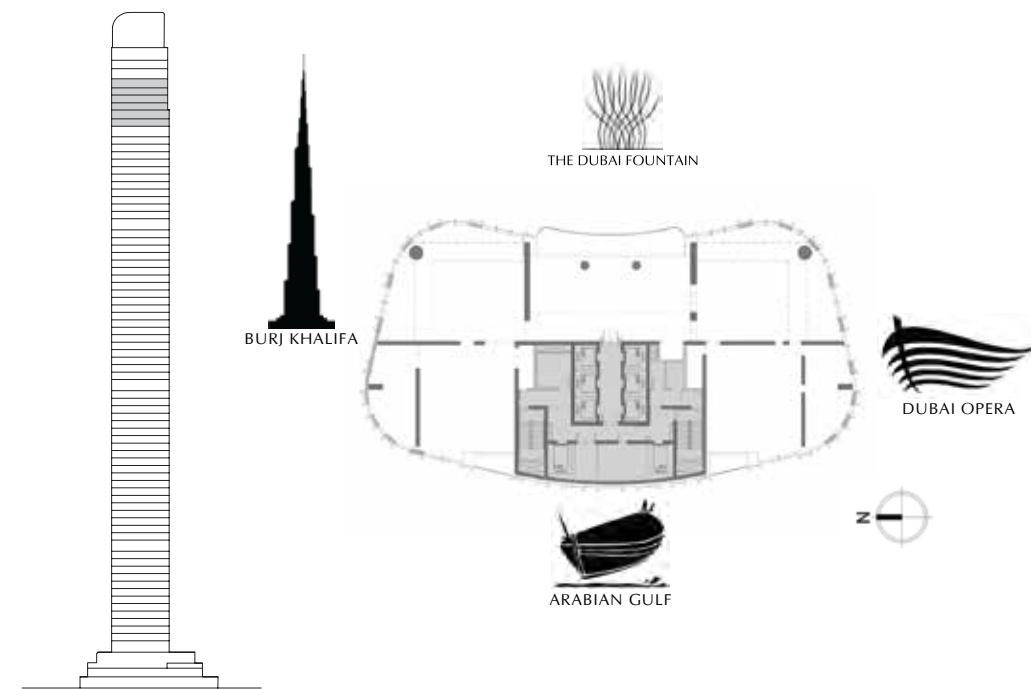
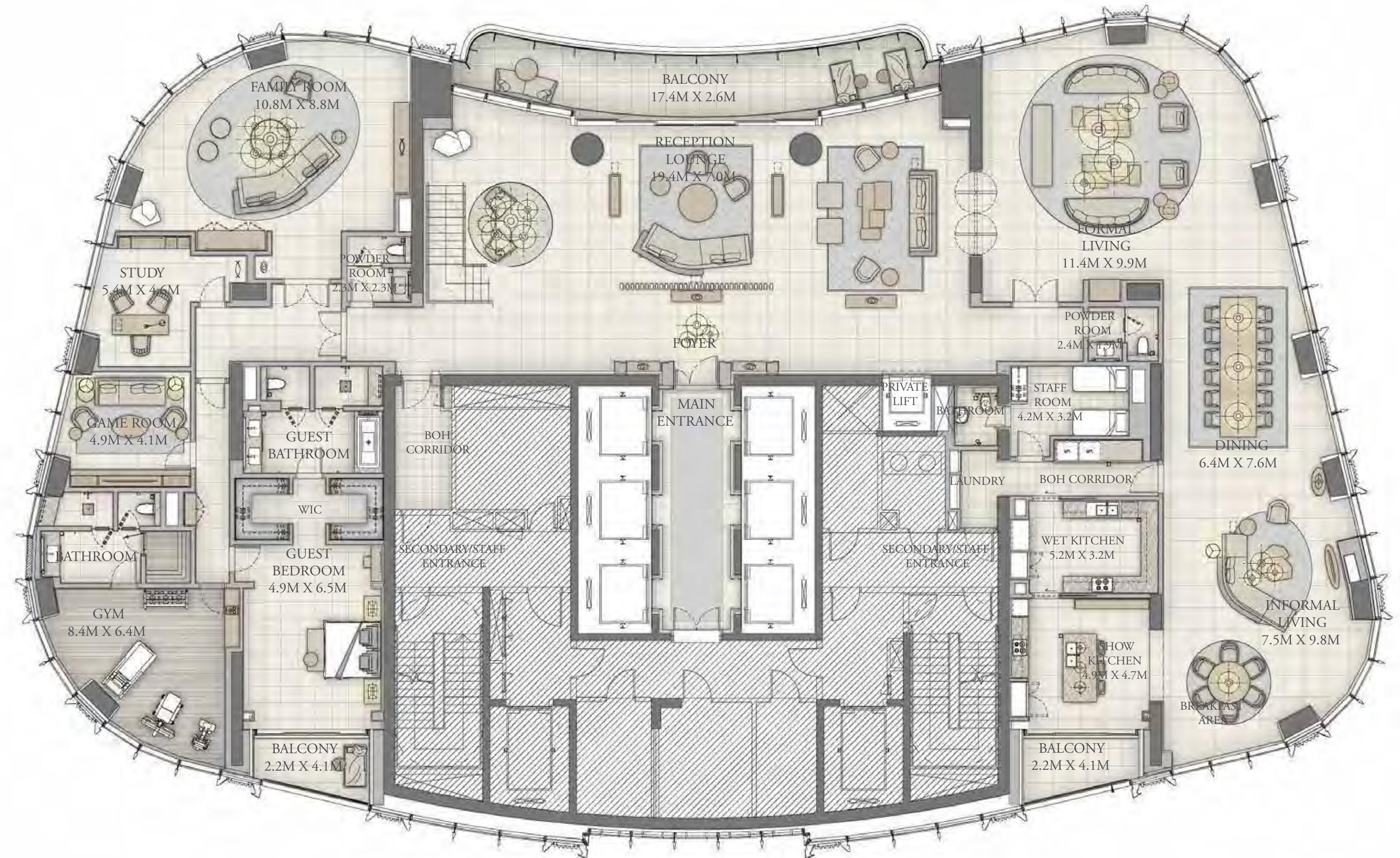
IL PRIMO  
THE OPERA DISTRICT

LEVEL  
75

# 6 BEDROOM

UNIT 3

SUITE AREA	8,699.60 SQ.FT.	808.22 SQ.M.
BALCONY AREA	615.80 SQ.FT.	57.21 SQ.M.
TOTAL AREA	9,315.40 SQ.FT.	865.43 SQ.M.



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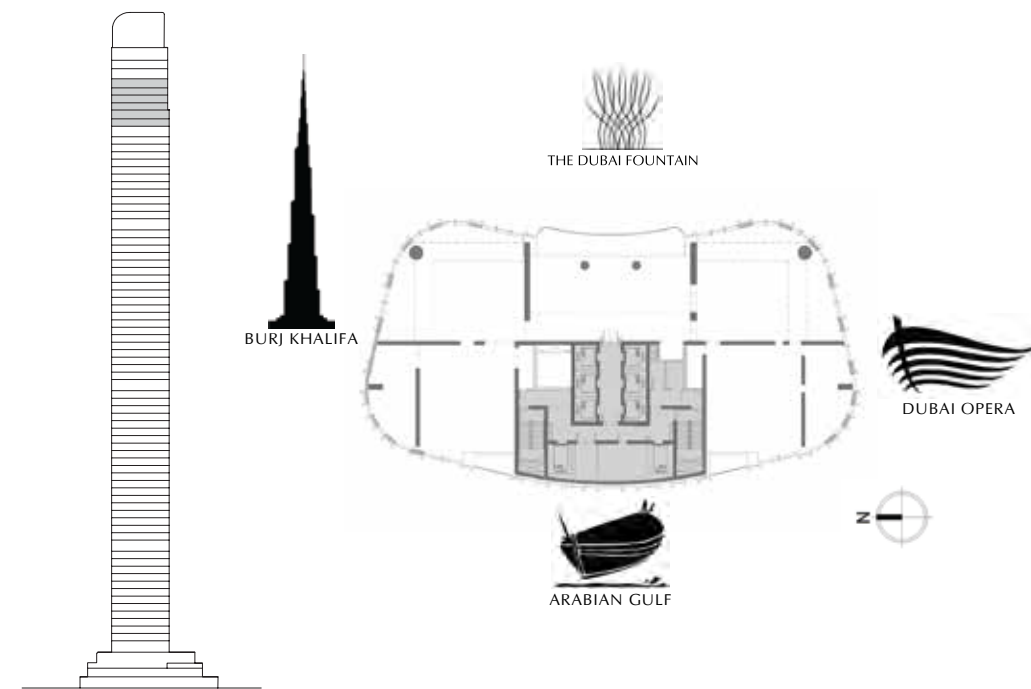
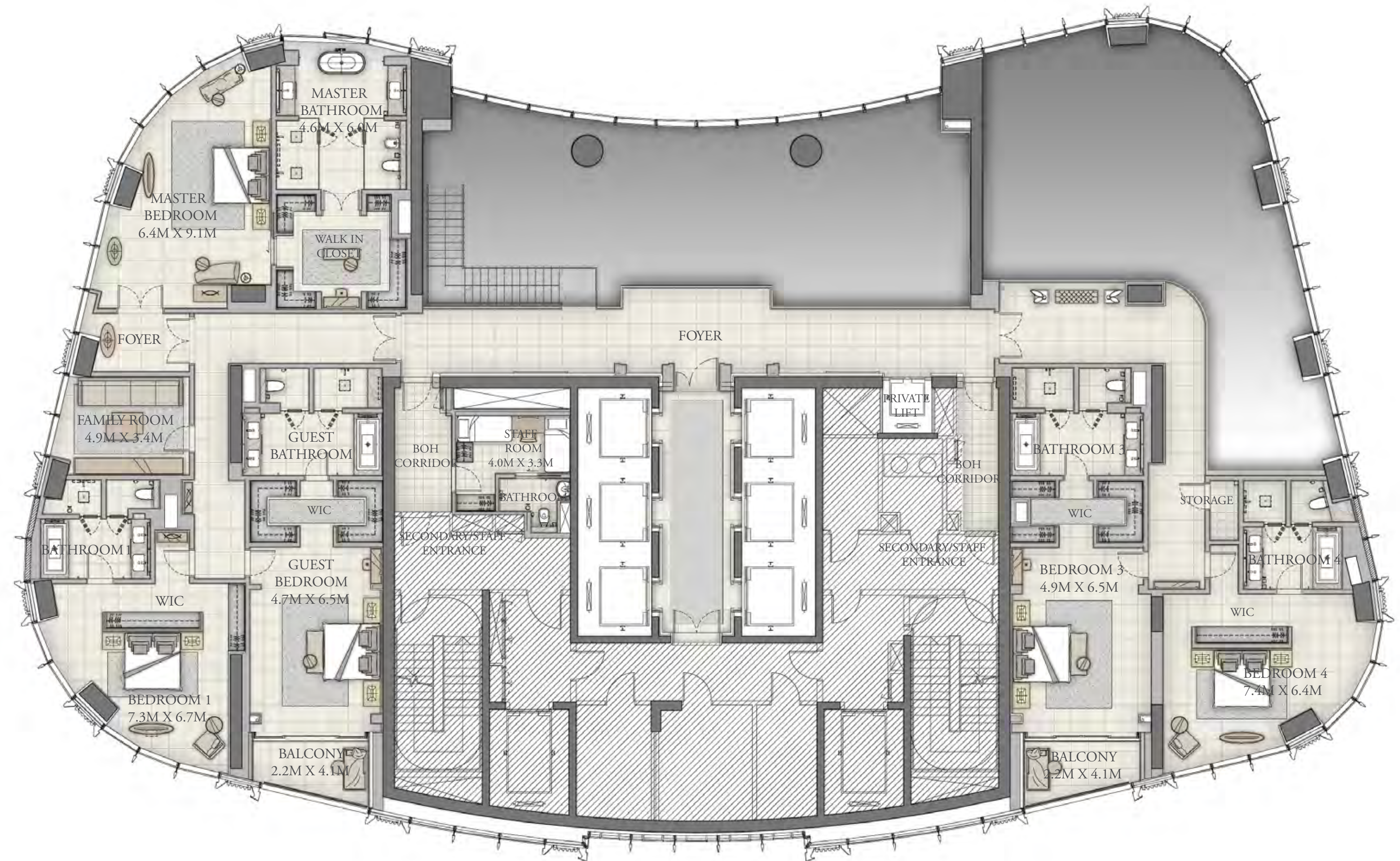


LEVEL  
76

## 6 BEDROOM

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