



25h

dubai

opened by twenty five hours

so much more than a place

DEVELOPED BY

East & West
Properties

PRESENTED BY

D
D&B
PROPERTIES
COMMERCIAL REAL ESTATE

...it's a happening!



25th
Anniversary of the Year of the Tiger
HEIMAT

BACK HOME

hello stranger, welcome home to 25hours heimat.

It's not like you just moved in...
because you'll feel like you've lived here your
whole life.
Like you've known your neighbours from
childhood when you've just met.
Your first time here will feel like you never left.



a lobby unlike any residential living you've ever known.



BACK HOME

COFFEE

**explore a
different
kind of
living.**

01.

intro

02.

25hours
Heimat Dubai

03.

the
residences

04.

the amenities
and services

05.

**Accor
Ownership
Benefits
Programme**

06.

floor plans

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25hours

08.

**East & West
Properties**

09.

Ennismore



a grand entrance to grand living.

open the doors to 25hours heimat dubai.

"Heimat" is an untranslatable German word describing places and feelings alike. It's where everything's just right – the food, the music, the people around you. It's feeling safe, feeling like you belong. It's for people who carry memories like treasures. It's where the past meets the now, and where every corner tells you, 'Yeah, this is where you're supposed to be.'

Ennismore, in a joint venture with Accor, brought its two decades of experience in branded residential projects to life in Dubai with the world's first 25hours residence. This unique residence is inspired and managed by renowned German founded hospitality brand, 25hours.



one bedroom residences, unobstructed view of Burj Khalifa.

the result?

- a captivating residence that will make you feel like you've lived here your entire life, when you really just moved in today
- a dynamic space that will feel like home the second you step in
- convenience that will make you feel like you had never left



ENJOY OUR
PADEL TENNIS

let the games begin at the 25h Heimat padel court



a place you'll never want to leave.

Welcome to the building where every residence is a work of art waiting for you to love, live, and lounge in. Our residences are crafted to blend elegance and convenience to offer you sophistication and comfort, and that's just a fragment of its allure.

Get ready to be inspired and teleported into an immersive journey the moment you step in the 25hours Heimat Dubai. From creative studio corners that maximise their 568 square feet, to

expansive duplex penthouses spanning an impressive 3,000 square feet, the 25hours Heimat Dubai presents you with an array of residence options that cater to your lifestyle and make this home feel like your home.

No less thought and dedication has been put into the building's public areas that include a workplace for urban nomads, a marketplace for commodities, and a starting place for all your adventures in the city.

25hours Heimat Dubai



big city life.

Tucked in the buzzing heart of the city, 25hours Heimat Dubai is situated at the centre of city life, where you get your personal portal to culture, shopping and endless entertainment, allowing you to enjoy every day to your heart's content. We're talking about being close enough to be neighbours with the famous Burj Khalifa, take a sunny stroll to Dubai Mall, and dive into the magic of the Dubai Fountain.

Your wish for luxury and convenience?
Consider it granted.



a sky-high pool to soak in the sun and the city.

proximity to

Burj Khalifa	4 mins
Dubai Mall	5 mins
DIFC	10 mins
DXB International Airport	15 mins
Palm Jumeirah	24 mins







eclectically designed duplex that redefines urban living.

**so
much
more
than a
place.**



studio for modern luxury living.

the
residences



**cool comforts for
effortless living.**

25hours Heimat Dubai is equipped with accessible,
indoor and outdoor amenities and services.



**25h Heimat Dubai Supper Club for
go-getters, life connoisseurs and
big dreamers.**



padel court

the amenities and services



- Main Reception and Lobby
- Lobby Café*
- Movie/Meeting Room
- Residence Lounge with Laundry, Air Hockey, and Barber Chair
- Outdoor Grill Areas
- Outdoor Dining Area
- Indoor Gym
- Outdoor Gym
- Music Room
- Outdoor Pools
- Kids' Swimming Pool Area
- Padel Court
- Ping Pong Tables
- Outdoor Mini Golf
- 25h Heimat Dubai Supper Club

*the Lobby Café is accessible to outside guests.

the essentials*:

we've got the comforts covered

- Concierge services
- Security and residence owner services
- Accor Ownership Benefits Programme
- Public area maintenance, including housekeeping and utilities
- Common area reserve for replacements
- Access to Wi-Fi internet in the common areas of 25h Heimat
- General and administrative services
- Property insurance for the base building and common areas

You're always a VIP with:

- Dedicated residential facilities, such as an in-house wellness oasis and an adult swimming pool, as well as a resident's gym
- The 63rd Floor Supper Club
- Priority reservation for public spaces, BBQ areas, community kitchen, and cinema within 25h Heimat

*these services are included in the annual service charge.



the extras:**

little luxuries that go a long way

- Private transportation
- In-residence housekeeping, turnkey, and/or household maintenance
- Babysitters
- Caretakers, dog walkers, and stylists for your pets
- Fresh flower and special occasion residence styling
- A full refrigerator upon your return from travels
- Dry cleaning, laundry service, and tailoring
- Personal trainer, including yoga, meditation, and reiki
- Preferred rates at the Extra Hour Spa at the 25hours Hotel Dubai

the exciting:**

think big, think wild

- The wildest event planners in your apartment, the 25h Heimat public spaces, in town, or on a boat
- Private dining at the in-house supper club
- Photographer and videographer for hire

**these services are not included in the annual service charge and are available to residence owners at an additional cost.

All

ACCOR · LIVE LIMITLESS

one bedroom residence with unfiltered views.



Accor Ownership Benefits Programme

Residence owners are eligible to be part of the Accor Ownership Benefits Programme*, which grants them VIP status worldwide.

- Exclusive invitation to join PLATINUM Status in Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, and related hospitality offerings
- Automatic upgrades on arrival at 5,500+ hotels and resorts worldwide (subject to availability)**
- 20% off the best available rate worldwide at participating Accor hotels and resorts

*Eligibility continues for as long as the purchaser owns 25h-branded real estate, subject to the inclusion of the annual Residence Ownership Benefit Fee in the property service charge assessed to all residence owners.

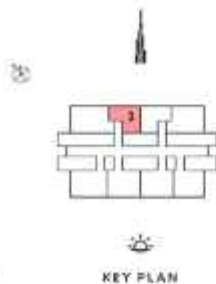
**Participating Accor brands and properties

floor plans

type B

floor : 2 to 8

UNIT SIZE	417 SQ. FT.	38.78 SQ. M.
BALCONY SIZE	161 SQ. FT.	14.96 SQ. M.
TOTAL UNIT SIZE	578 SQ. FT.	53.74 SQ. M.



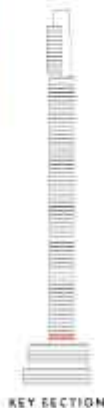
ALL UNITS ARE IN METERS ON THE DRAWING / SCALE: 1:75 A3

DISCLAIMER: 1. All dimensions are approximate and may vary from those indicated. 2. All dimensions are approximate and may vary from those indicated. 3. All dimensions are approximate and may vary from those indicated. 4. All dimensions are approximate and may vary from those indicated. 5. All dimensions are approximate and may vary from those indicated. 6. All dimensions are approximate and may vary from those indicated. 7. All dimensions are approximate and may vary from those indicated. 8. All dimensions are approximate and may vary from those indicated.

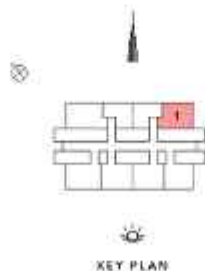
type A

floor : 2 to 8

UNIT SIZE	597 SQ. FT.	55.44 SQ.M
BALCONY SIZE	305 SQ. FT.	28.32 SQ.M
TOTAL UNIT SIZE	902 SQ. FT.	83.76 SQ.M



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:75 @ A3

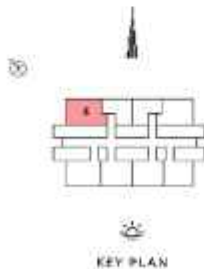
DISCLAIMER: 1. All dimensions are indicated and shall be used as a guide only, including construction tolerances. 2. All measurements and drawings are subject to change without notice. 3. Actual measures shall be the standard. 4. All measurements are in meters. 5. All measurements are in meters. 6. All measurements are in meters. 7. The drawings are for information only and shall not be used for construction purposes. 8. All dimensions are subject to change based on site.

1 bedroom from A to G

type B

floor : 2 to 8

UNIT SIZE	638 SQ.FT	59.25 SQ.M
BALCONY SIZE	216 SQ.FT	20.1 SQ.M
TOTAL UNIT SIZE	854 SQ.FT	79.35 SQ.M



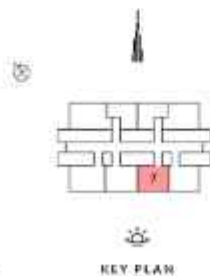
ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1/75 A3

DISCLAIMER: 1. All dimensions are based on finished and measured floor level of each unit, including penetration fixtures as applicable. 2. All window, door, and ceiling are shown in a typical position. 3. All dimensions are subject to change without notice. 4. The floor plan, section, and key plan may vary from the final one. 5. The floor plan is for reference only and is not intended for construction. 6. The floor plan, section, and key plan are for reference only and are not intended for construction. 7. The developer reserves the right to make technical amendments to the floor plan, section, and key plan without notice. 8. All dimensions are subject to change based on final design.

type E

floor : 2 to 24

UNIT SIZE	615 SQ FT	5718 SQ.M
BALCONY SIZE	162 SQ FT	1496 SQ.M
TOTAL UNIT SIZE	777 SQ FT	7214 SQ.M



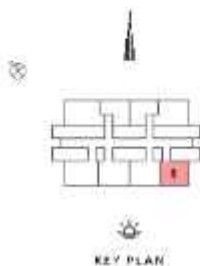
ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1/15 A3

DISCLAIMER: All dimensions are approximate and measured from floor to floor, excluding walls and trim packages. © All electrical, plumbing, and fire safety requirements only. 1. Information is subject to change without notice. 2. For Developer's Reference. 3. Subject to the city/landlord's approval. 4. Drawing not to scale. 5. All images used on this floor plan are for illustrative purposes only, and do not represent the actual size, finish, specifications, fittings, and furnishings. 6. The developer reserves the right to make any change in the design, at its discretion, without any liability whatsoever. 7. Drawing based on subject to change based on time.

type F

floor : 2 to 24

UNIT SIZE	642 SQ. FT.	59.61 SQ.M
BALCONY SIZE	216 SQ. FT.	20.1 SQ.M
TOTAL UNIT SIZE	858 SQ. FT.	79.71 SQ.M



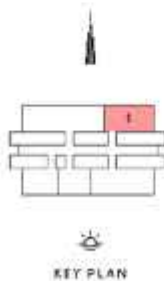
ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:75 A3

DISCLAIMER: 1. All dimensions are approximate and should not be used for construction purposes. 2. All fixtures, appliances, and furniture are shown for illustrative purposes only. 3. All dimensions are subject to change without notice, and the developer shall not be held liable for any errors or omissions. 4. The developer reserves the right to make changes to the drawings, including but not limited to, the location, size, and shape of the units, and the overall layout of the building, without any prior notice. 5. All dimensions are in meters unless otherwise specified.

type G

floor : 26 to 61

UNIT SIZE	894 SQ.FT	74.87 SQ.M
BALCONY SIZE	390 SQ.FT	36.27 SQ.M
TOTAL UNIT SIZE	1194 SQ.FT	111.14 SQ.M



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:75 A3

DISCLAIMER: 1. All dimensions are typical and must not be used for final, or final, construction. 2. All areas, dimensions, and drawings are approximate only. 3. Measurement is taken to the center of a wall, to the finished floor level, or to the finished ceiling level. 4. Actual dimensions may vary from the printed copy. 5. Detailed cut to make a 30-degree angle for the floor-to-wall joint will be indicated on the actual site, including, but not limited to, 30-degree and 45-degree. 6. The developer reserves the right to make certain alterations, additions or omissions, without any liability whatsoever. 7. All areas shown are subject to change based on site.

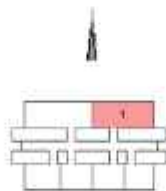
2 bedroom from A to C

type A floor : 9 to 24

UNIT SIZE	1143 SQ FT	104.1 SQ M
BALCONY SIZE	348 SQ FT	32.08 SQ M
TOTAL UNIT SIZE	1390 SQ FT	129.18 SQ M



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:100 A3

DISCLAIMER: 1. All dimensions and layout of unit are not intended to be used as a basis for construction or for any other purpose. 2. All dimensions are in meters unless otherwise stated. 3. It is recommended to refer to the architectural drawings for more details. 4. The developer reserves the right to make any changes to the unit layout and dimensions without any liability whatsoever. 5. The developer is not responsible for any errors or omissions in the drawings.

6. Balcony layout is subject to change based on floor.

type A

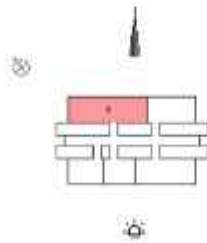
floor : 26 to 61

UNIT SIZE	1401 SQ.FT	130.2 SQ.M
BALCONY SIZE	335 SQ.FT	31.48 SQ.M
TOTAL UNIT SIZE	1754 SQ.FT	161.69 SQ.M

3 bedroom type A



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:125 A3

DISCLAIMER: 1. All dimensions are measured from face to face, including common circulation. 2. All rooms, dimensions, and drawings are approximate only. 3. All dimensions shall be subject to change without notice, at the developer's discretion. 4. Actual area may vary from the total area shown on this plan by up to 5% for legal and other reasons. 5. The developer reserves the right to make any necessary alterations, at its absolute discretion, without any liability whatsoever. 6. All rights reserved and provided to the developer.

duplex penthouse

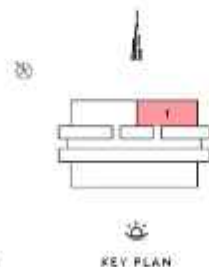
lower level + upper level 1

lower level

floor : 64 to 73

UNIT SIZE	2885 SQ FT	221.55 SQ M
BALCONY SIZE	827 SQ FT	76.87 SQ M
TOTAL UNIT SIZE	3712 SQ FT	398.42 SQ M

(UPPER LVL + LOWER LVL | TOTAL AREA |



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE- 1:75 A3

DISCLAIMER: 1. All drawings are conceptual and are not intended for construction. 2. All materials, dimensions, and fixtures are subject to change without notice of the developer's discretion. 3. Based on the information provided by the client and the developer. 4. All drawings are for informational purposes only and do not constitute an offer, contract, or any other legal document. 5. The developer reserves the right to make a revision or alteration to the drawings at any time without any liability or obligation. 6. Drawing is not to be used for any other purpose.

upper level

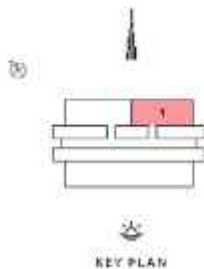
floor : 64 to 73

UNIT SIZE	2385 SQ.FT	221.55 SQ.M
BALCONY SIZE	877 SQ.FT	81.87 SQ.M
TOTAL UNIT SIZE	3262 SQ.FT	303.42 SQ.M

(UPPER LVL + LOWER LVL + TOTAL AREA)



KEY SECTION



KEY PLAN



ALL UNITS ARE IN METERS ON THE DRAWING | SCALE: 1:75 A3

DISCLAIMER: 1. All dimensions are based on a standard architectural frame work or finish, including construction tolerances. 2. All materials, dimensions and finishes are approximate only. 3. Measurements are subject to change without notice. 4. The Developer, Designer, Architect and/or any other party may vary from the final drawing. 5. The Developer reserves the right to make certain alterations, additions or deletions to the drawings without notice. 6. The Developer is not responsible for any errors or omissions in the drawings. 7. The drawings are not to be used for any other purpose without the written consent of the Developer.





twenty five hours hotels

25hours Hotels is part of Ennismore, a creative hospitality company rooted in culture and community, with a global collective of entrepreneurial and founder-built brands with purpose at their heart. Ennismore is a joint venture with Accor, formed in 2021.

Christoph Hoffmann, Kai Hollmann, Ardi Goldman and Stephan Gerhard were the founders and creative minds behind the 25hours brand, which today operates 15 hotels including Florence, Paris, Dubai and

Copenhagen. 25hours is a smart, culturally resonant hotel idea characterized by provocative urban locations, irreverent yet functional aesthetic, and the romantic nostalgia of grand hotels. The brand focuses on individuality, authenticity and personality and, under the motto "If you know one, you know none", designs each of its hotels with different designers and unique style. Sydney, Jakarta, Trieste and Porto are among the future destinations.

East & West Properties

Founded in 1993, East & West Properties (EWP) is a prominent integrated real estate group in the UAE. Initially specialising in villa construction, the company swiftly expanded its portfolio to meet increasing demand. EWP is recognized for challenging industry norms and employing innovative and comprehensive methods to navigate dynamic market conditions.

With a strong presence in all the UAE, particularly in Dubai and Abu Dhabi, EWP has collaborated with renowned entities such as Select Group, resulting in luxurious projects such as Six Senses Palm, Peninsula Business Bay, The Edge, Jumeirah Living Business Bay, and Marina Gate.

Engaging in master-planning, master-development, and property-related fields, EWP has pivotal developments underway in Abu Dhabi, Al Ain, Dubai, Sharjah, and beyond, closely collaborating with the Abu Dhabi Government and aligning with the Plan Abu Dhabi 2030. The company's success hinges on a team of professionals adept at addressing environmental, economic, physical, and political challenges in complex development projects.



Ennismore – a joint venture with Accor

Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021 to create a new autonomous entity, with Accor holding a majority shareholding. Accor is the second largest operator of branded residences globally, with over 150 operating and pipeline residences.

It brings together Ennismore's know-how in building brands with creative storytelling, design, and authentic experiences, with Accor's wealth of knowledge in delivering scale, network growth and distribution.

In 2022, Ennismore expanded across the lifestyle and leisure segments with the additions of Rixos, the luxury all-inclusive brand, and Paris Society, a leading operator of luxury restaurants & entertainment venues, joining its existing lifestyle collective – creating three new distinct business residences.

25hours Heimat Dubai ("Residential Project") is not owned, developed, or sold by AH New Lifestyle Middle East FZ-LLC or its affiliates. East & West Properties LLC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Residential Project.

Licensee uses the "25hours" brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable licence from AH New Lifestyle Middle East FZ-LLC. Under certain circumstances, the licence may be terminated or revoked according to its terms in which case neither the individual residential units ("Units") nor any part of the Residential Project will be identified as an "25hours" branded project or have any rights to use the "25hours" trademarks. AH New Lifestyle Middle East FZ-LLC does not make any representations or guarantees with respect to the Units or the Residential Project and is not responsible for Licensee's marketing practices, advertising, and sales representations.

welcome home.

Dubai, UAE

call 800 DANDB or visit www.25hoursheimat.com



25h
dubai

heimat by twenty five hours