

community buzz

MARCH 2025

DOWNTOWN
DUBAI

EMAAR

What's Inside



Rule Refresher

Tips for a Clean & Fresh Community



Community Buzz

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Rule Refresher

Tips for a Clean & Fresh Community

Living in an apartment offers unique conveniences, but with shared spaces, cleanliness becomes a collective effort. Here's how you can help keep our community spotless and hygienic:



Waste Disposal Made Simple

Always use the designated waste disposal chutes and ensure trash bags are properly sealed to prevent any spills.



Pet Owner's Duty

A daily walk with your pet is a must, but so is cleaning up after them! Use the pet waste bins available throughout the community to help maintain clean surroundings.



Recycling Counts

Take advantage of the recycling bins! Separate your plastic, paper, and glass waste to contribute to a cleaner and greener environment.



Balcony Care

Keep your balconies tidy by sweeping regularly and avoiding the accumulation of clutter or unused items that can attract pests.



Pest Prevention

Seal food items tightly and ensure your apartment is free from crumbs to prevent attracting insects. A clean apartment keeps the entire building healthier!



Common Area Courtesy

Whether it's the lobby, elevator, or gym, make it a habit to clean up after yourself and avoid littering to maintain a pleasant experience for everyone.

By following these simple steps, we can all enjoy a cleaner, fresher community.

Step into Luxury: Downtown Dubai Lobbies Transformed!

Experience elegance redefined! Lobbies in Downtown Dubai have undergone a stylish refurbishment, creating a luxurious and modern ambiance for residents and visitors alike.

Step in and be greeted by sophisticated new interiors that set the tone for upscale living.



Residences Phase 2



Claren Tower 1



29 Boulevard



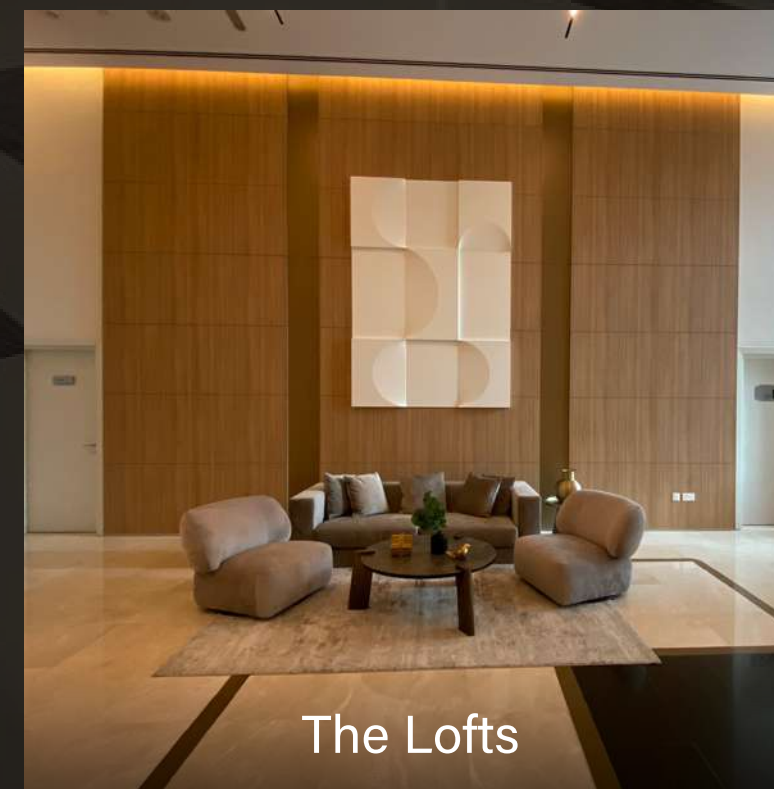
Claren Tower 2



Old Town Island



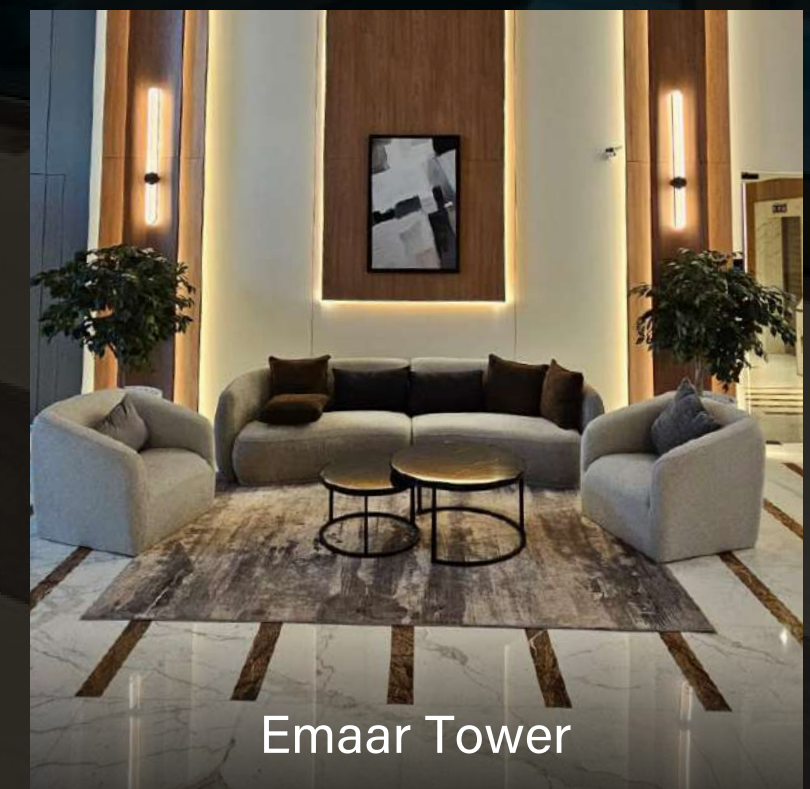
Standpoint



The Lofts



Boulevard Central



Emaar Tower

Stronger Protection with Rooftop Waterproofing!

The rooftop waterproofing project is now complete, providing enhanced protection against heavy rains. This essential upgrade safeguards apartments and common areas from water damage, ensuring a safer and more resilient living environment for all residents.

Sub-community – Standpoint Tower B



Mastering Balcony Etiquette

Let's delve into key pointers for understanding balcony etiquette within your apartment community.

Do's ✓

- Do keep your balcony in good condition and free from hazards.
- Do conduct regular inspections for signs of damage or deterioration.
- Do adhere to community guidelines for maintaining your balcony.
- Do seek prior approval for any significant alterations or structural modifications.
- Do regularly clean your balcony drainage and open it during rains.
- Do refrain from storing flammable liquids like petrol/diesel or household materials, and children's toys.

Don'ts ✗







- Don't throw cigarette butts and ashes from the balconies.
- Don't barbecue and use shisha on balconies, as they pose potential fire hazards.
- Don't throw waste and sharp objects from balconies.
- Don't store large items like sofas or cupboards.
- Don't hang clothes, towels, or decorative items in your balcony.
- Don't leave your children and pets unattended in the balcony.
- Don't cover your balcony with safety screens, awnings, pergolas, curtains or shades.

If you encounter any concerns or issues with balconies, don't hesitate to report them to the community management team for resolution.



Tips for Better AC Efficiency

Keep your AC units in optimal & efficient condition to stay cool and comfortable. Regular maintenance is crucial. Here are some key tips:

-  **Clean or Replace Air Filters**
Dirty filters restrict airflow, reduce performance, and consume more electricity.
-  **Check for Leaks**
Contact a professional if you notice any issues.
-  **Schedule Regular Maintenance**
Have a technician inspect and service your AC regularly.
-  **Maintain Inlet Air Filters**
Clean filters every three months to prevent blockages and damage.
-  **Prevent Clogged Drain Lines**
Ensure drain lines are clean to avoid water damage and humidity issues.
-  **Set Your Thermostat Wisely**
Optimal set point: 23–25°C
When away: set to 28°C to save energy.

Regular maintenance boosts efficiency and extends your AC unit's lifespan. Stay cool!

Water Heater Maintenance

Keep your water heater safe and efficient with these quick tips:



General Tips

Power Off First: Always disconnect before maintenance.

Monthly Valve Check: Test and clean the safety valve; replace if needed.



Key Inspections

Heating Element: Clean or replace every two years.

Thermostat: Replace if overheating or steaming.

Safety Valve: Inspect every two years.



Safe Practices

Check for leaks and secure wall hooks.

Never operate with wet hands.

Keep cold water flowing during heating.



Pro Advice

Use original spare parts.

Drain the heater if away for long periods.

A little maintenance goes a long way!

Flavours of Eid Cooking Competition

Oman Lobster

Ingredients:

- 1 lobster
- 2 tbsp butter
- 1 shallot, finely chopped
- 330ml fish stock

- 60ml double cream
- ½ tsp hot English mustard
- 1 tbsp fresh lemon juice
- 2 tbsp chopped fresh parsley

60g freshly grated Parmesan cheese
Salt & pepper (to taste)
Pasta (for serving)

Instructions

1. Cut the lobster in half lengthwise and remove the meat.
2. Melt the 2 tbsp butter in a large pan over medium heat.
3. Add 1 chopped shallot and stir until tender.
4. Mix in the 330ml fish stock, and 60ml double cream.
5. Bring to a boil and cook until the mixture is reduced by half.
6. Stir in the 60g grated Parmesan cheese.
7. Add ½ tsp mustard, 1 tsp lemon juice, parsley, salt, and pepper. Mix well.
8. Add the cooked lobster meat to warm up.
9. Serve the lobster sauce over pasta.



Uwe Wiersgalla

Forte Tower 2, Downtown Dubai



**DUBAI POLO &
EQUESTRIAN CLUB**



Rewind

HAG AL LAILA EVENT



In & Around

ATMs

Emirates NBD, Boulevard Plaza
Mashreq Bank, Emaar Sales Center
Mashreq Bank, Vida Downtown Hotel
Mashreq Bank, Address Downtown
Mashreq Bank, Dubai Opera
HSBC, Burj Views

Health

Boots Pharmacy (The Residences)
+971 4 419 0120

Al Manara Pharmacy (Souk Al Manzil)
+971 4 362 1161

Marina Pharmacy (Souk Al Bahar)
800 7427 6229

BinSina Pharmacy (Emaar Square)
+971 4 458 4338

New Planet Pharmacy (South Ridge Tower 1)
+971 4 432 9158

Groceries

Géant Express
+971 4 358 0981

Choithrams
+971 4 577 6298

Spinneys
+971 4 422 0399

Carrefour Market
80073232

Al Maya Supermarket
+971 4 432 9623

Petrol Stations

ADNOC service station
EPPCO

Mosque

Al Ghafoor Mosque

Cafes

Starbucks
+971 4 419 0002

Caribou Coffee
+971 4 277 8294

Education

Blossom Nursery
800 6877 379 (8 Boulevard Walk)
800 6877 379 (Al Manzil District)
Jumeirah International Nursery
+971 4 456 4955

Useful Numbers

Fire	997
Ambulance	998
Police	999
Dubai Municipality	800 900
Taxi	800 9090
DEWA	991

Visit us at our community office

 Shop 14, Ground Floor Souk Al Manzil,
near Old Town Residences, Downtown Dubai

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
+971 4 362 7189

800 EMAAR (36227)

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Old Town Island	+971 56 680 4127
Boulevard Point	+971 56 525 1959
Downtown Views	+971 50 442 7553
Boulevard Crescent	+971 56 389 4077
The Lofts	+971 56 389 4078
Burj Vista	+971 56 404 5796
Boulevard Heights	+971 50 8057053
Boulevard Central	+971 56 389 4128
Old Town Residences	+971 56 680 4124 +971 56 341 3268
The Residences	+971 56 389 4119 +971 56 341 3772

Burj Views	+971 56 680 4121
Claren	+971 56 389 4077
South Ridge	+971 56 389 4079
29 Boulevard	+971 56 389 4128
8 Boulevard Walk	+971 56 389 4131
Standpoint	+971 56 389 4129
Forte	+971 50 537 4979
Burj Crown	+971 50 643 1267
Downtown Views II	+971 50 210 3525
Opera Grand	+971 56 533 2478
Act I Act II	+971 50 899 3015
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