

**iSAP**  
HOMES



## ACQUISITION SUMMARY

- Freehold Mixed-Use tower located in Business Bay
- Overall Built-Up Area of 1,035,303 Square Feet (96,183 Square Meters)
- Total Gross Floor Area of 467,962 Square Feet (43,475 Square Meters)
- Configured to provide 403 furnished residential units
- Includes 26,800 Square Feet (2,490 Square Meters) of fully fitted out and equipped commercial spaces, including a restaurant, cafe, and industrial kitchen
- Potential to acquire an additional 40,000 Square Feet (3,716 Square Meters) from the Master Developer for a double-height podium floor suitable for offices or a large coworking space
- The property is nearing completion and will be handed over in Q2 of 2022
- An agreement has been signed with a Publicly Listed (US NASDAQ) Grade A Tenant to lease the residential component of the property for 9 years
- An agreement has been signed with an F&B operator to lease all the F&B commercial spaces in the property for 3 years
- An agreement has been signed with a reputable operator to lease the salon and spa for 3 years
- Offers are sought for the benefit of the freehold interest



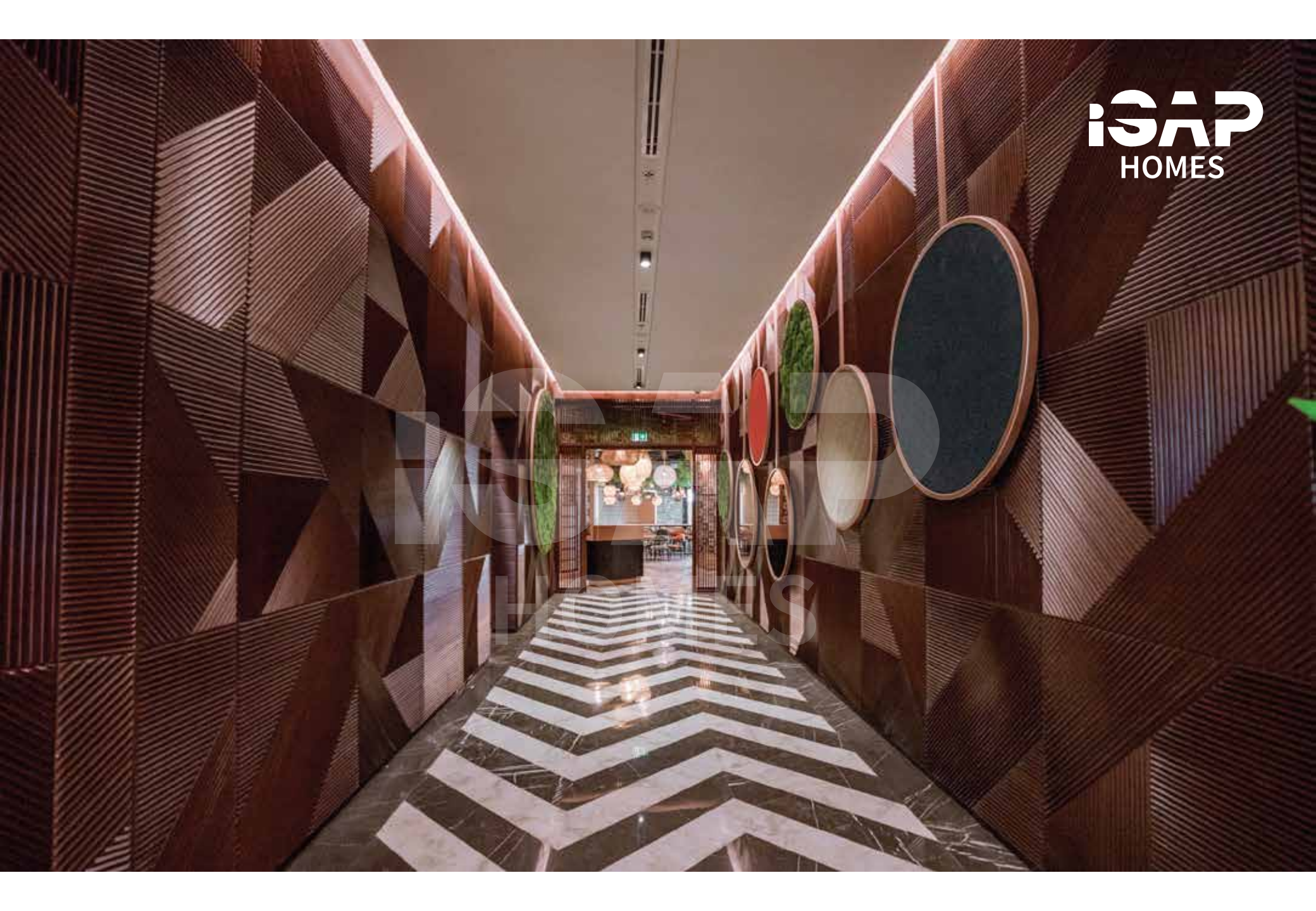


## LOCATION & NEAR BY LANDMARK



Landmark	Distance	Time
Downtown Dubai	500m	3 Minutes
The Dubai Mall	2 Km	4 Minutes
Dubai International Financial Centre (DIFC)	3 Km	5 Minutes
Dubai World Trade Centre (DWTC)	5 Km	8 Minutes
Dubai International Airport (DXB)	16 Km	15 Minutes
The Palm Jumeirah	19 Km	15 Minutes
La Mer Beach	8 Km	15 Minutes
Kite Beach	10 Km	15 Minutes
Mall of the Emirates (MOE)	14 Km	15 Minutes
Dubai Marina	20 Km	20 Minutes









## PROJECT SUMMARY

The tower consists of 6 Basements, a Ground Floor, 3 Podium Floors, a Health Club Floor, and 35 Residential Floors. The building consists of 403 fully furnished residential apartments which include Studio, One Bedroom, Two Bedroom, Three Bedroom, and Four Bedroom Duplex Penthouse apartments.



## GENERAL INFORMATION

Plot Area (Sq. Ft.)	63,927
Max GFA (Sq. Ft.)	467,962
Total NLA (Sq. Ft.)	410,875
Floor Area Efficiency	88%
Total BUA (Sq. Ft.)	1,035,303
No. of Parking Spaces	680

## CONSOLIDATED SUMMARY

Unit Type	No. of Units	(%) of Total Units	Total Area (Sq. Ft.)	(%) of Total Area
Studio	178	44.2%	98,747	25.7%
1 Bedroom	165	40.9%	168,699	43.9%
2 Bedroom	53	13.2%	91,117	23.7%
3 Bedroom	5	1.2%	10,317	2.7%
4 Bedroom	2	0.5%	15,195	4.0%
<b>Total</b>	<b>403</b>	<b>100.0%</b>	<b>384,074</b>	<b>100.0%</b>

## UNIT BREAKDOWN

Unit Type	No. of Units	(%) of Total Units	Suite Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Area (Sq. Ft.)	(%) of Total Area
Studio (S)	48	11.9%	18,137	1,674	19,811	5.2%
Studio (M)	103	25.6%	50,799	8,923	59,722	15.5%
Studio (L)	27	6.7%	18,069	1,145	19,213	5.0%
1 Bedroom (S)	13	3.2%	8,133	-	8,133	2.1%
1 Bedroom (M)	65	16.1%	53,795	6,497	60,292	15.7%
1 Bedroom (L)	87	21.6%	88,573	11,701	100,275	26.1%
2 Bedroom (S)	2	0.5%	2,716	-	2,716	0.7%
2 Bedroom (M)	28	6.9%	41,950	4,251	46,200	12.0%
2 Bedroom (L)	23	5.7%	36,271	5,930	42,201	11.0%
3 Bedroom	5	1.2%	9,102	1,215	10,317	2.7%
4 Bedroom	2	0.5%	8,955	6,240	15,195	4.0%
<b>Grand Total</b>	<b>403</b>	<b>100.0%</b>	<b>336,499</b>	<b>47,575</b>	<b>384,074</b>	<b>100.0%</b>

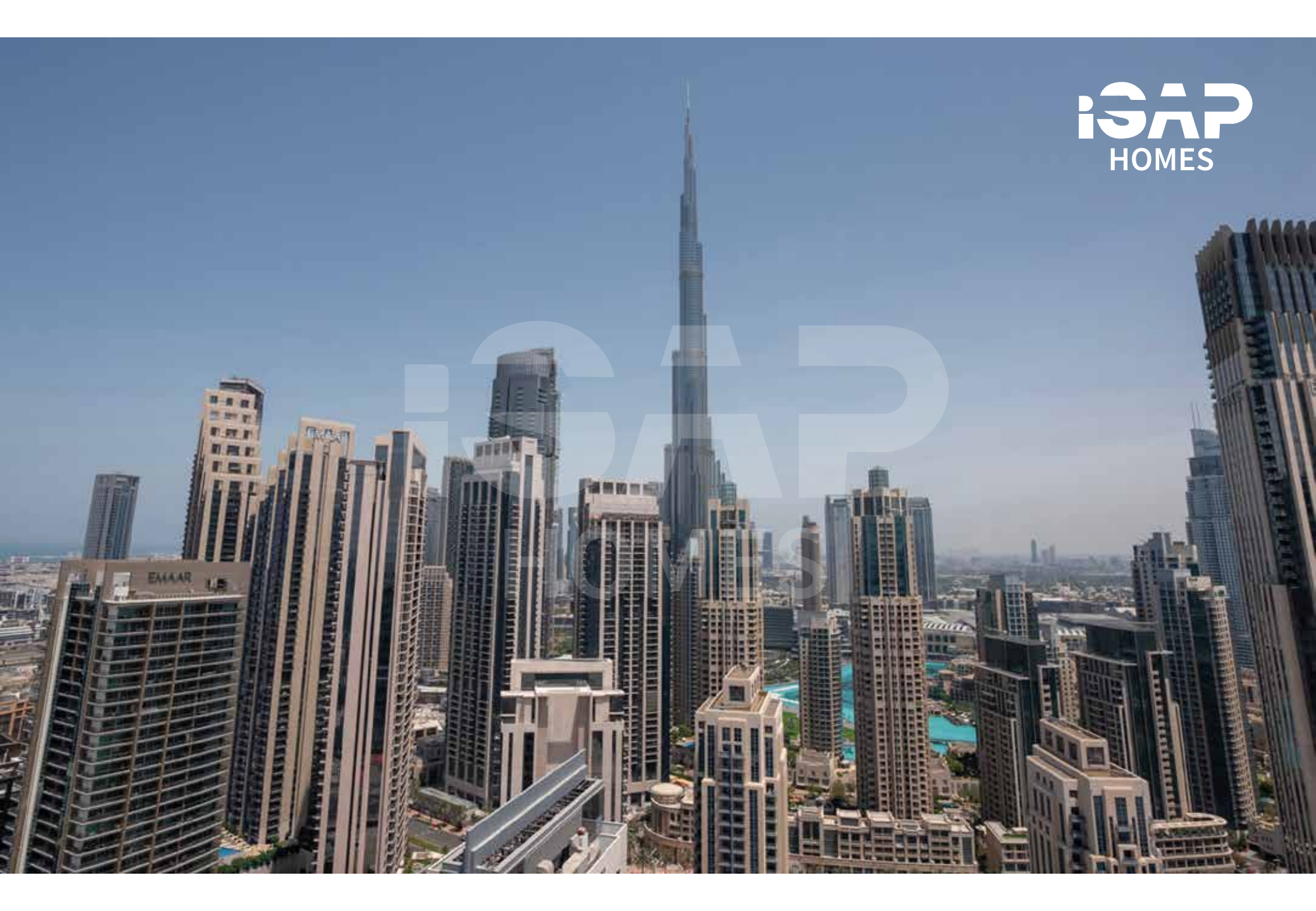
# COMMERCIAL AREA DETAILS



Unit Details	Location	Area (Sq. M)	Area (Sq. Ft.)	(%) of Total Area
ATM	Ground	8	82	0%
Offices/Business Center	Ground	481	5,179	19%
Coffee Shop	Ground	319	3,431	13%
Restaurant	Ground	407	4,386	16%
Restaurant Kitchen	Ground	360	3,870	14%
Retail 1 (Shell & Core)	Ground	352	3,788	14%
Retail 2	Ground	14	155	1%
Male Spa	Health Club	157	1,692	6%
Female Spa	Health Club	214	2,302	9%
Retail 3 (Salon)	Health Club	109	1,175	4%
Retail 4 (Nursery)	Health Club	52	559	2%
Pool Juice Bar	Health Club	17	184	1%
<b>Total</b>		<b>2,490</b>	<b>26,801</b>	<b>100%</b>



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## LIFESTYLE FEATURES & AMENITIES

A grand entrance lobby spanning more than 10,000 square feet welcome guests to the tower following their valet arrival.

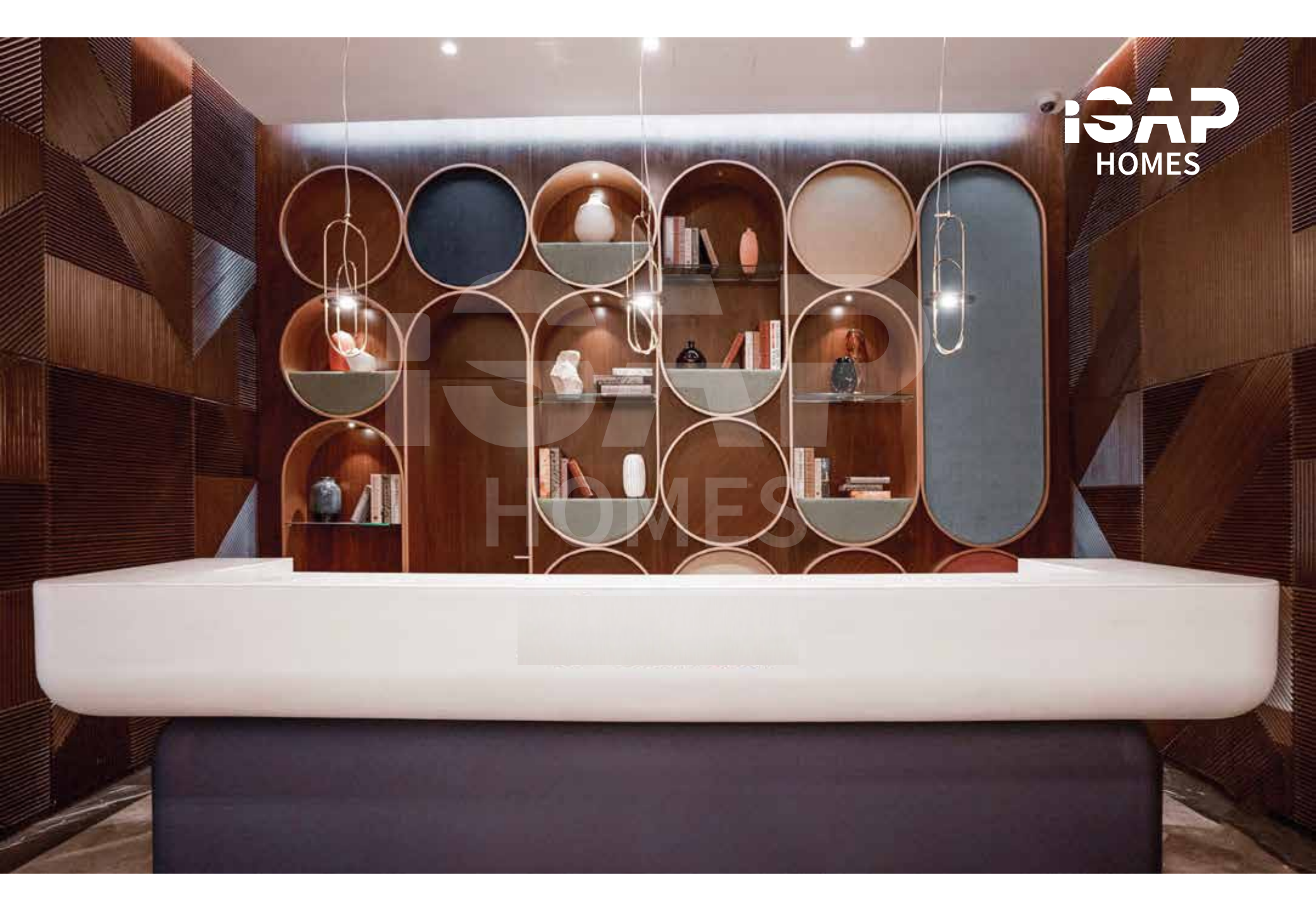
The building has been designed as a vibrant self-sufficient community to ensure a transcendent level of comfort and convenience for its' residents. As a family-friendly development, the tower's lifestyle features and amenities ensure every member of the family has a multitude of activities to enjoy.

As a reflection of the community, the building's diverse features and amenities will create a microcosm of Dubai's thriving ambience in the heart of the city.

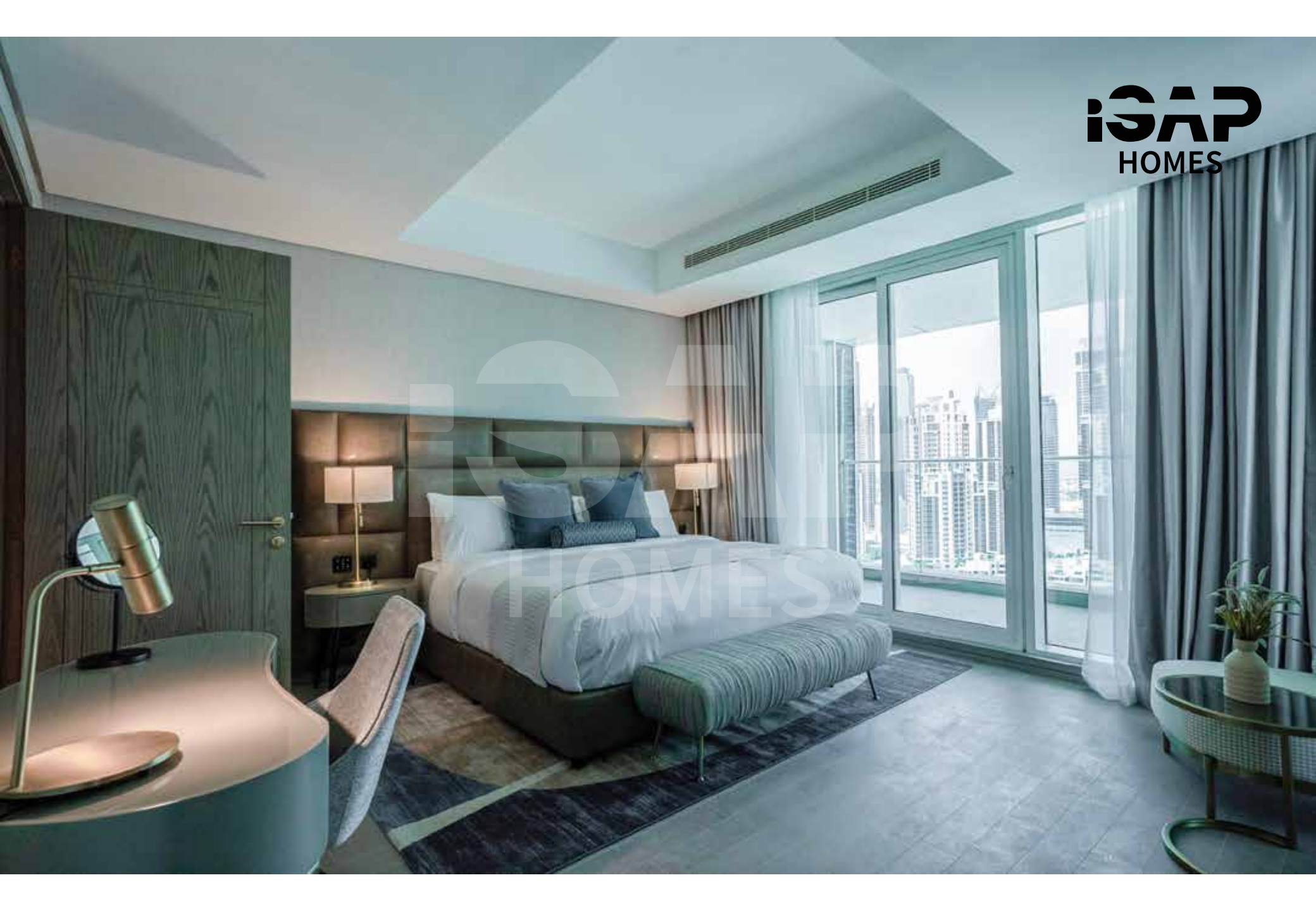
- Valet Drop Off Area
- Grand Entrance Lobby
- 15 High Speed Lifts
- Café
- Restaurant
- Retail Shops
- Offices
- Co-Working Space
- Meeting Rooms
- Business Center
- Spa
- Beauty Clinic
- Salon
- Juice Bar
- Health Club
- Pool
- Jacuzzi
- Sauna
- Steam Room
- Children's Pool
- Indoor Children's Play Area or Nursery
- Outdoor Children's Play Area
- Landscaped Gardens
- 6 Basement Parking Floors
- Storage Spaces
- ATM
- 24/7 Security
- Industrial Kitchen



# MATERIAL SPECIFICATIONS







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- **Kitchen**

- Exclusive designer's choice kitchen
  - Base cabinets with grey oak veneer with fitted accessories & branded ironmongeries
  - Full quartz stone breakfast counter
  - Wall cabinets with high end glossy lacquer cabinets
  - Fully quartz stone kitchen countertop
  - Fully fitted kitchen appliances
  - Elegant LED strip lightening at bottom of base cabinets & wall cabinets

- **Hob**

- Gas on glass Hob
- Black tempered glass finish

- **Dishwasher**

- Fully Integrated
- Electronic control panel with display

- **Refrigerator**

- Automatic defrost
- Electronic control panel

- **Kitchen Sink**

- Stainless steel Single/Double Sink
- High spout

- **Kitchen Extractor Fan**

- Multispeed extractor with under lights
- Well managed air pressure

- **Washing Machine**

- Built In washer and dryer





- **Bathroom**

- Accessories and Fittings
  - Chrome finish bathroom accessories and fittings
  - Branded designer's choice sanitary ware and fittings
  - Vanity counter with quartz stone and built in cabinets
  - Wall mounted basin tap set



- **Bath Fixtures**

- Shower area with tempered glass and matt quartz stone finish
- Under counter large bath tub with partial glass panel
- Wall mounted bath mixer with shower set built-in bath-shower mixer with automatic diverters
- Ceiling Mounted shower head with High Pressure Fittings

- **Superior Specifications**

- Special Features
  - Building envelope
  - Fire rated aluminium cladding and acoustic measures
  - Triple glazed glass and Thermal/acoustic walls
  - All apartments have amazing different views including Burj Khalifa view, the Business Bay Water Canal, and Sheikh Zayed Road
  - 5 separate tower cores united into a contemporary living complex setting lifestyle standards
  - Single loaded U shaped corridors reserving privacy for the residents
  - High speed contemporary designed 13 lifts, each with dedicated floors
  - Top Roof Canopies with pleasing to the eye lightening effects
  - Indoor/outdoor landscaping
  - Kid's Play Areas

- **Floors/Flooring**

- Natural marble flooring in entrance lobby
- PSYLO axminster carpet in all living rooms, bedrooms & corridors
- Quartz stone tile flooring in bathrooms and shower rooms

- **Rooftop**

- High-performance membrane roofing overlaid with pre-cast and bio-roofs where applicable

- **Windows**
  - Triple glazed aluminum windows
  - Triple glazed aluminum doors to balconies and terraces where appropriate
- **Stairs**
  - Solid cast concrete stairs
  - Steel balustrades in common areas
- **Walls**
  - Acoustic and Thermal Properties
- **Balconies**
  - Clear glass for balconies
  - Stainless steel handrails
- **Ceillings**
  - Suspended plasterboard
  - Energy efficient lighting
- **Bedroom**
  - Spacious, well furnished and luxurious bedrooms
- **Decoration**
  - Elegant accessories at different areas
  - Contemporary combination of different finishes and lights
  - High end interior finishes including wall paneling
  - High quality wall paper on internal walls
  - Eye catching artwork
  - Quartz stone combination with interior design color scheme
- **Wardrobes**
  - High glossy lacquer finish wardrobes

- **Doors**
  - Grey Oak veneer finish shutter
  - Solid oak wood frame architrave
  - Branded ironmongery
  - Soundproof fittings
  - Electronic lock system





Available Space	Status	Tenant Category	Value (AED)	Duration
Residential	Rented	Multinational Grade A	36,500,000	9 Years
Mixed F&B	Rented	Reputable Group	4,000,000	3 Years
Salon & Spa	Rented	Luxury Operator	1,200,000	3 Years
Co-working	Rented	Award winning (#1 ME)	7,000,000	5 Years
2 Penthouses	Vacant	Long Term Lease	4,000,000	
Podium Parking	Vacant	Co-working Guests	800,000	
Desks & Kiosks	Vacant	Pop-up Concepts	600,000	
Offices & Business Center	Vacant	Starups & SMEs	1,000,000	
Facility Management	Signed	All Inclusive 24/7	(3,000,000)	
Insurance	Signed	Full Coverage	(1,000,000)	
Net Income			51,100,000	

Asking Price	730,000,000
Net Income	51,100,000
Net ROI	7.00%



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