

Living  
Affordable  
*Luxury*





*Welcome to*

**Safeer Tower 1**  
at Business Bay, Dubai

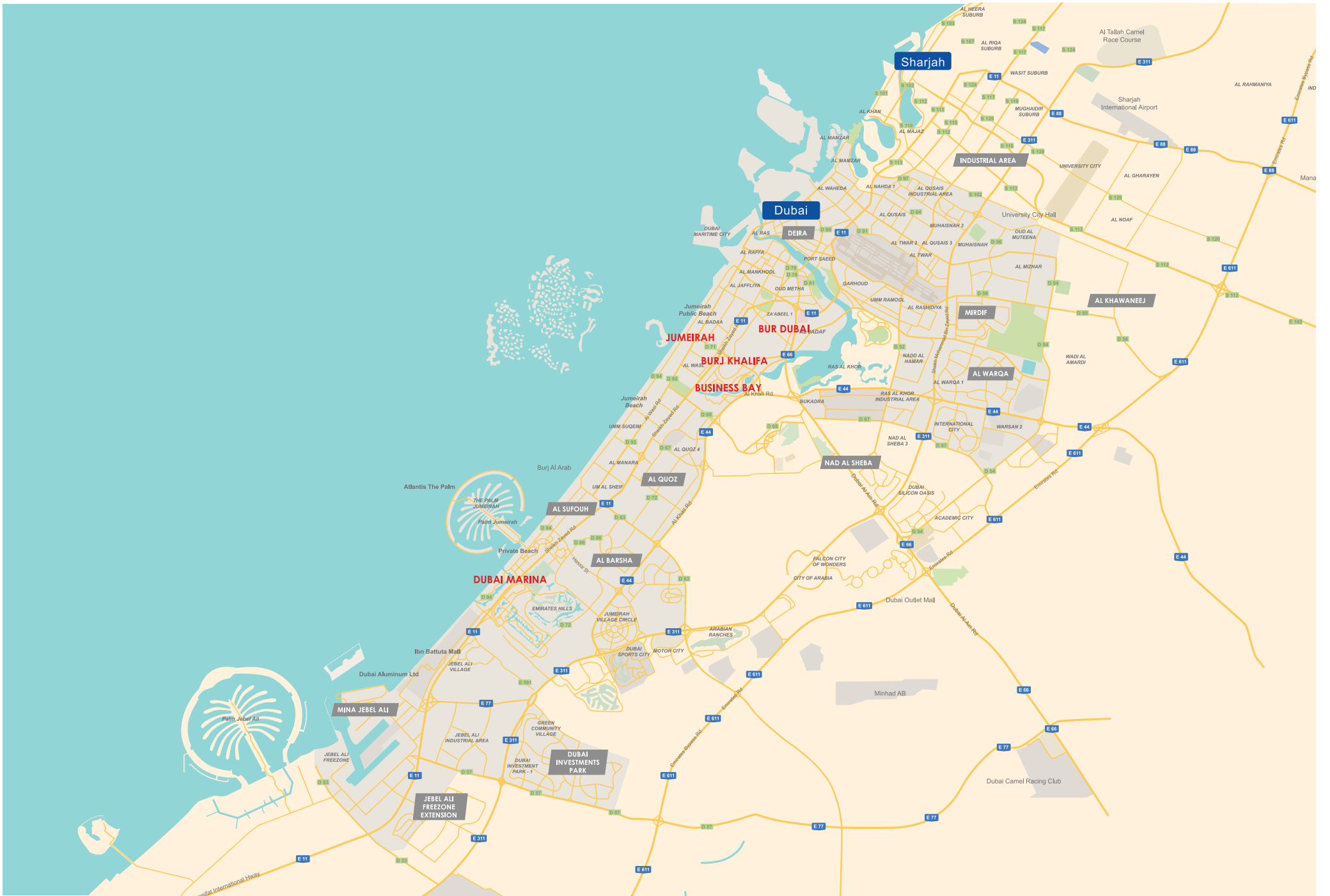


# Dubai

The Emirate in United Arab Emirates is located in south east coast of Persian Gulf and in one of the seven Emirates that make up the country. It has the largest population and second largest land territory after capital i.e. Abu Dhabi. Dubai has fantastic climate where sun shines and temperature is comfortable from September to April.

Dubai is the mixture of world culture, being 90% expatriates population. There is abundance of everything for everyone, be it food, fashion, culture and society. It is lifestyle city with a host of shopping, travels, cars, yachts, high end hotels and restaurants. A very safe and tolerant city and having one of the best infrastructure which is always getting better day by day.









# *Business Bay*

## OVERVIEW

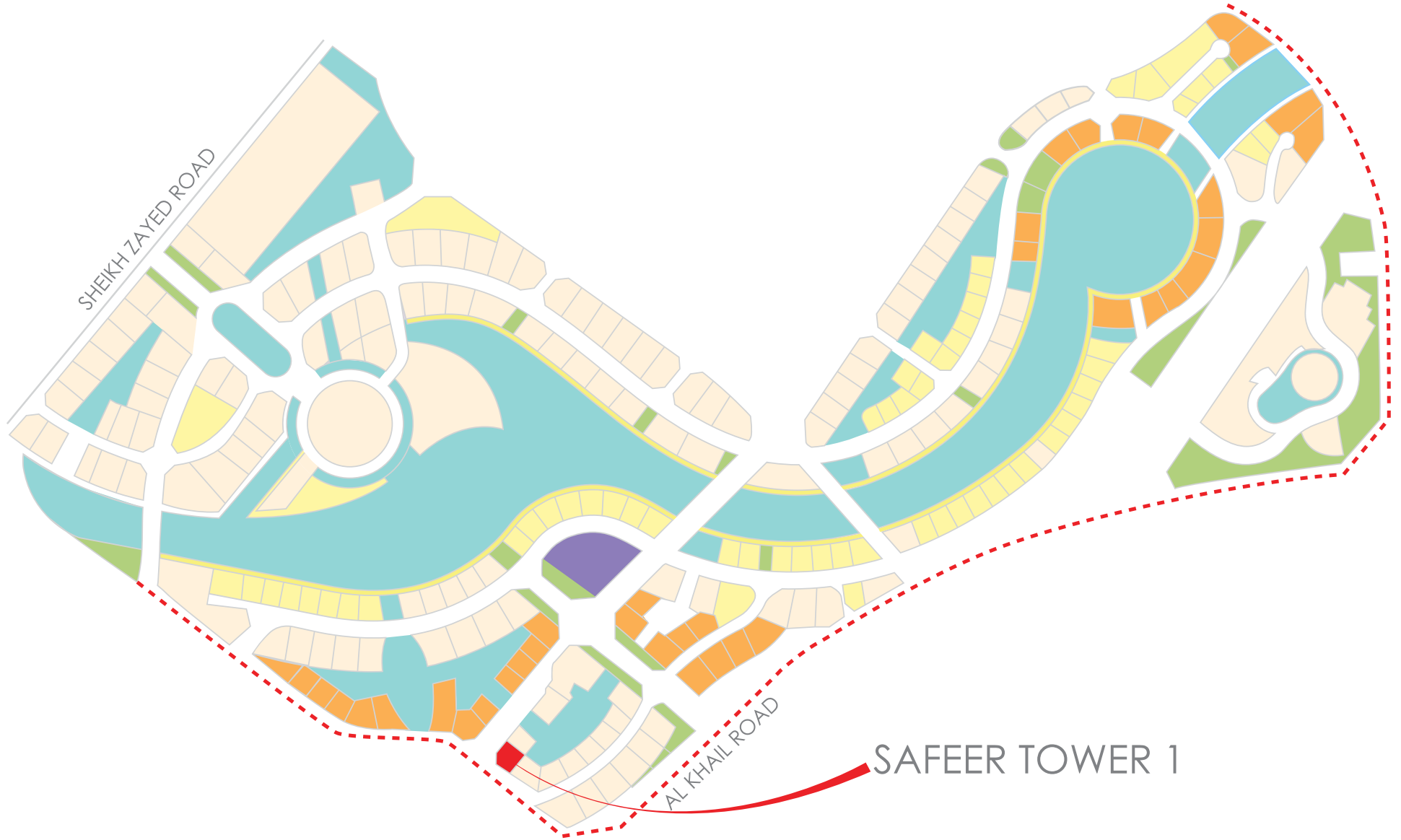
Business Bay, the central business district of Dubai covers an area of 64 million square feet (5.9 million m<sup>2</sup>). The projected population of the destination is more than 191,000 and the estimated population of employers and others is 110,000 making the total population more than 300,000.

## INVESTMENT RATIONALE

- Located between Sheikh Zayed and Al Khail Road.
- Centrally located near flagship projects Downtown Dubai & MBR City.
- Well connected to the city with Dubai Metro, buses and taxis.
- Provides an ideal accommodation for employees working in the central business district of Dubai.
- Key infrastructure works in the master community have been completed.



**SAFEER TOWER 1**



SHEIKH ZAYED ROAD

AL KHAIL ROAD

SAFEER TOWER 1



*Amenities*



## FACILITIES & FINISHES

Lobby with marble flooring  
Landscaped swimming pool  
Gymnasium with separate men/women changing rooms.

## APARTMENT FEATURES

Balconies (as per plan)  
District cooling  
4 Elevators to all floors

## LIVING AND DINING

Marble floors throughout

## BATHROOM FEATURES

Wall of mosaic tiles  
Premium sanitary ware, fitting and accessories

## KITCHEN

Kitchen with cabinets of premium quality  
Washable emulsion paints for walls



## APARTMENT CONFIGURATION

APARTMENT	AREA RANGE (SQ. M)	TYPE
Studio	39.65 to 54.38 Approx	ST-1_A, ST-1_1, ST-1_2, ST-2A ST-2_1, ST-2_2, ST-2_3, ST-3
1 Bedroom	79.85 to 92.15 Approx	1 BHK-T1, 1 BHK-T2, 1 BHK-T3
2 Bedroom	137.17 to 145.1 Approx	2 BHK-T1, 2 BHK-T2

**Disclaimer** 1. All room dimensions are measured to structural elements and exclude wall finished and construction tolerance | 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. Drawing not to scale. The developer reserves the right to make revisions | 5. Calculation of suite area is measured as the area bounded by the center 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 center 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.





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# *Floorplans*

# STUDIO - TYPE 1

## UNITS

**ST-1A** 103, 108, 203, 215, 303, 315, 403,  
415, 503, 515, 603, 615, 703, 715

**ST-1\_1** 102, 109, 202, 216, 302, 316, 402,  
416, 502, 516, 602, 616, 702, 716

**ST-1\_2** 104, 107, 204, 214, 304, 314, 404,  
414, 504, 514, 604, 614, 704, 714

## LEVELS 1-7

	ST-1A	ST-1_1	ST-1_2
Inside Area	36.34 SQ. M.	36.34 SQ. M.	36.52 SQ. M.
Balcony Area	5.00 SQ. M.	3.31 SQ. M.	3.31 SQ. M.
Common Area	45.67 SQ. M.	44.26 SQ. M.	44.41 SQ. M.
<b>Gross Area</b>	<b>87.01 SQ. M.</b>	<b>83.91 SQ. M.</b>	<b>84.24 SQ. M.</b>



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# STUDIO - TYPE 2

## UNITS

<b>ST-2A</b>	209, 309, 409, 509, 609, 709
<b>ST-2_1</b>	208, 212, 308, 312, 408, 412 508, 512, 608, 612, 708, 712
<b>ST-2_2</b>	206, 306, 406, 506, 606, 706
<b>ST-2_3</b>	207, 210, 211, 307, 310, 311 407, 410, 411, 507, 510, 511 607, 610, 611, 707, 710, 711

## LEVELS 2-7

	ST-2A	ST-2_1	ST-2_2	ST-2_3
Inside Area	39.05 SQ. M.	38.92 SQ. M.	38.95 SQ. M.	39.03 SQ. M.
Balcony Area	5.20 SQ. M.	3.38 SQ. M.	3.38 SQ. M.	3.38 SQ. M.
Common Area	48.08 SQ. M.	46.46 SQ. M.	46.49 SQ. M.	46.55 SQ. M.
<b>Gross Area</b>	<b>92.33 SQ. M.</b>	<b>88.76 SQ. M.</b>	<b>88.82 SQ. M.</b>	<b>88.96 SQ. M.</b>



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# STUDIO - TYPE 3

## UNITS

105, 106

## LEVEL 1

Inside Area	54.38 SQ. M.
Balcony Area	0.00 SQ. M.
Common Area	56.48 SQ. M.
<b>Gross Area</b>	<b>110.86 SQ. M.</b>



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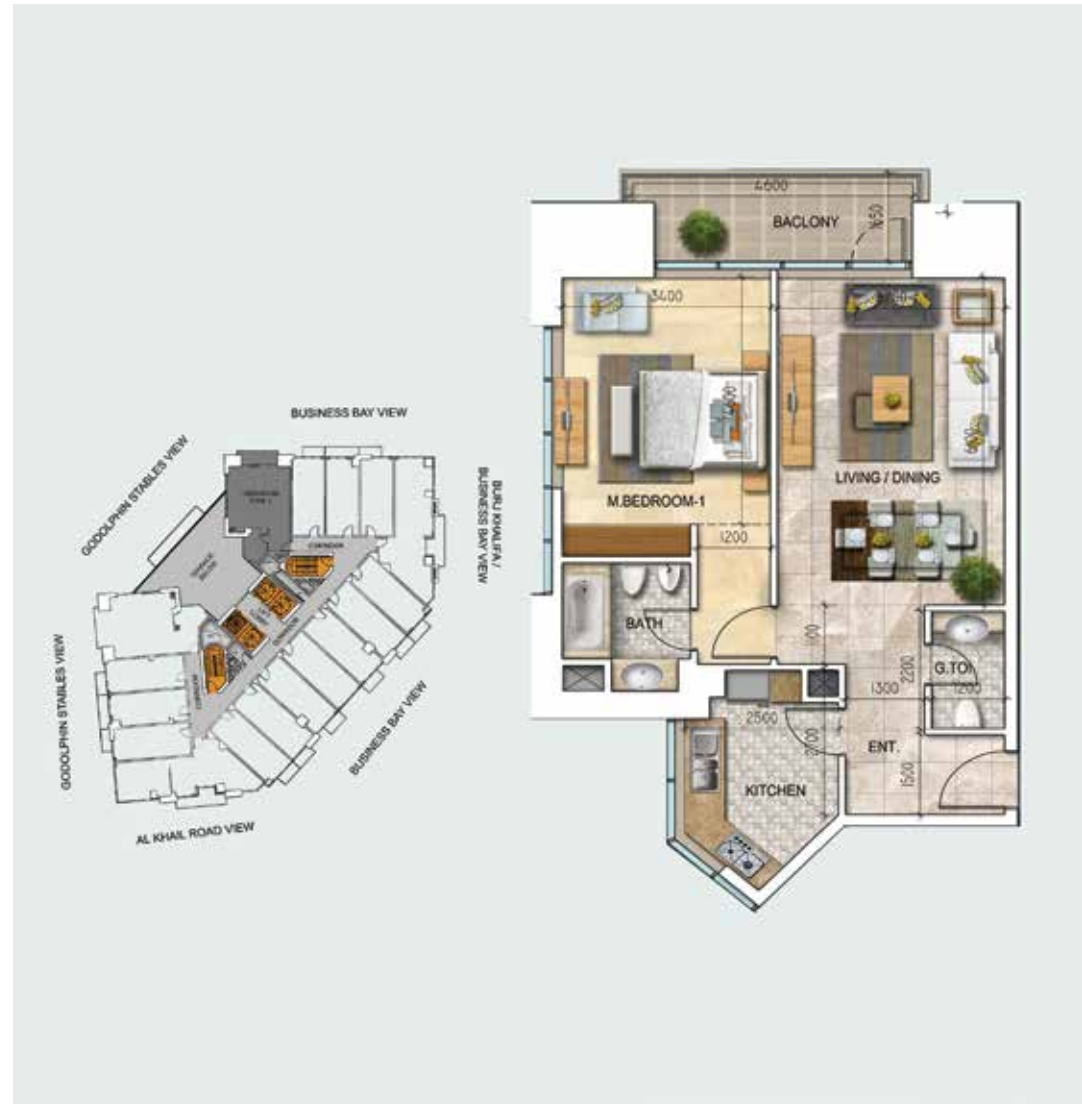
# 1 BEDROOM - TYPE 1

## UNITS

101, 110, 201, 217, 301, 317, 401, 417  
501, 517, 601, 617, 701, 717, 801, 808  
901, 908, 1001, 1008, 1101, 1108, 1201  
1208, 1301, 1308, 1401, 1408

## LEVELS 1 -14

Inside Area	79.81 SQ. M.
Balcony Area	6.94 SQ. M.
Common Area	83.31 SQ. M.
<b>Gross Area</b>	<b>170.06 SQ. M.</b>



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# 1 BEDROOM - TYPE 2

## UNITS

205, 213, 305, 313, 405, 413  
505, 513, 605, 613, 705, 713

## LEVELS 2 - 7

Inside Area	82.44 SQ. M.
Balcony Area	9.71 SQ. M.
Common Area	87.78 SQ. M.
<b>Gross Area</b>	<b>179.93 SQ. M.</b>



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# 1 BEDROOM - TYPE 3

## UNITS

802, 807, 902, 907, 1002, 1007, 1102, 1107  
1202, 1207, 1302, 1307, 1402, 1407

## LEVELS 8 - 14

Inside Area	69.53 SQ. M.
Balcony Area	10.32 SQ. M.
Common Area	77.59 SQ. M.
<b>Gross Area</b>	<b>157.44 SQ. M.</b>



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# 2 BEDROOM - TYPE 1

## UNITS

803, 806, 903, 906, 1003, 1006, 1103, 1106  
1203, 1206, 1303, 1306, 1403, 1406

## LEVELS 8 - 14

Inside Area	124.69 SQ. M.
Balcony Area	13.02 SQ. M.
Common Area	131.25 SQ. M.
<b>Gross Area</b>	<b>268.96 SQ. M.</b>



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## 2 BEDROOM - TYPE 2

### UNITS

804, 805, 904, 905, 1004, 1005, 1104, 1105  
1204, 1205, 1304, 1305, 1404, 1405

### LEVELS 8 - 14

Inside Area 131.52 SQ. M.  
Balcony Area 13.58 SQ. M.  
Common Area 137.37 SQ. M.

**Gross Area 282.47 SQ. M.**



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# Construction Update



MAY 2014



AUGUST 2014



NOVEMBER 2014





## ESCROW ACCOUNT DETAILS :

Account Title - SAFEER TOWER 1

Bank Name - NOOR BANK 

Swift Code - NISLAEAD

Account Number - 001-10553180012

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# *Future Projects*



SAFEER TOWER-2  
Business Bay



SAFEER RESIDENCE-2  
Dubai Land Residence Complex



SAFEER RESIDENCE-3  
Dubai Land Residence Complex



## AL SEEB PROPERTIES

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