

A nighttime aerial photograph of the Dubai skyline, featuring the Burj Khalifa as the central focal point. The city is illuminated with warm yellow and orange lights, with some buildings showing blue and green accents. The sky is dark. A red diagonal banner is in the top right corner, and a blue banner is in the bottom right corner.

THE RIGHT DECISION

CANADA BUSINESS CENTRE

PRIME INVESTMENT IN A PRIME SPOT

CANADA BUSINESS  
CENTRE



## Dubai - a city with a singular vision

Dubai is an international phenomenon — a city of unrivalled achievement, optimism and pride in the Middle East. The city's growth, vision and vitality have positioned Dubai as the most desirable regional centre for international businesses, and the city is fast developing into a business hub for the subcontinent, central Asia and Africa.

Key to Dubai's success is the lack of foreign exchange controls, quotas or trade barriers. Import duties are extremely low, with many products exempt. The city's infrastructure is unrivalled in the region, with massive upgrades currently underway in transport, airlines, ports and telecommunications to match the world's best. Dubai's cosmopolitan population combines local and regional expertise to correspond agreeably with international business practice.



## Canada Business Centre

-an asset to your organisation

The architectural philosophy of Canada Business Centre is people centric and presents a tangible enhancement in business effectiveness for resident organisations.

The office layouts are configured to allow several businesses to reside comfortably on a single floor, or for an open plan arrangement that accommodates a large department or company. The floor to ceiling windows make the most of the incredible views, with the canals and towers that surround the building instilling a sense of drama and prestige.

Canada Business Centre is earmarked for completion by 2015, well ahead of the majority of the buildings in Business Bay. By choosing Canada Business Centre, you position your organisation in the most advanced business centre in the region, amid the world's leading organisations. Attractively located and competitively priced, investors will undoubtedly reap the returns of early entry into this benchmark development.

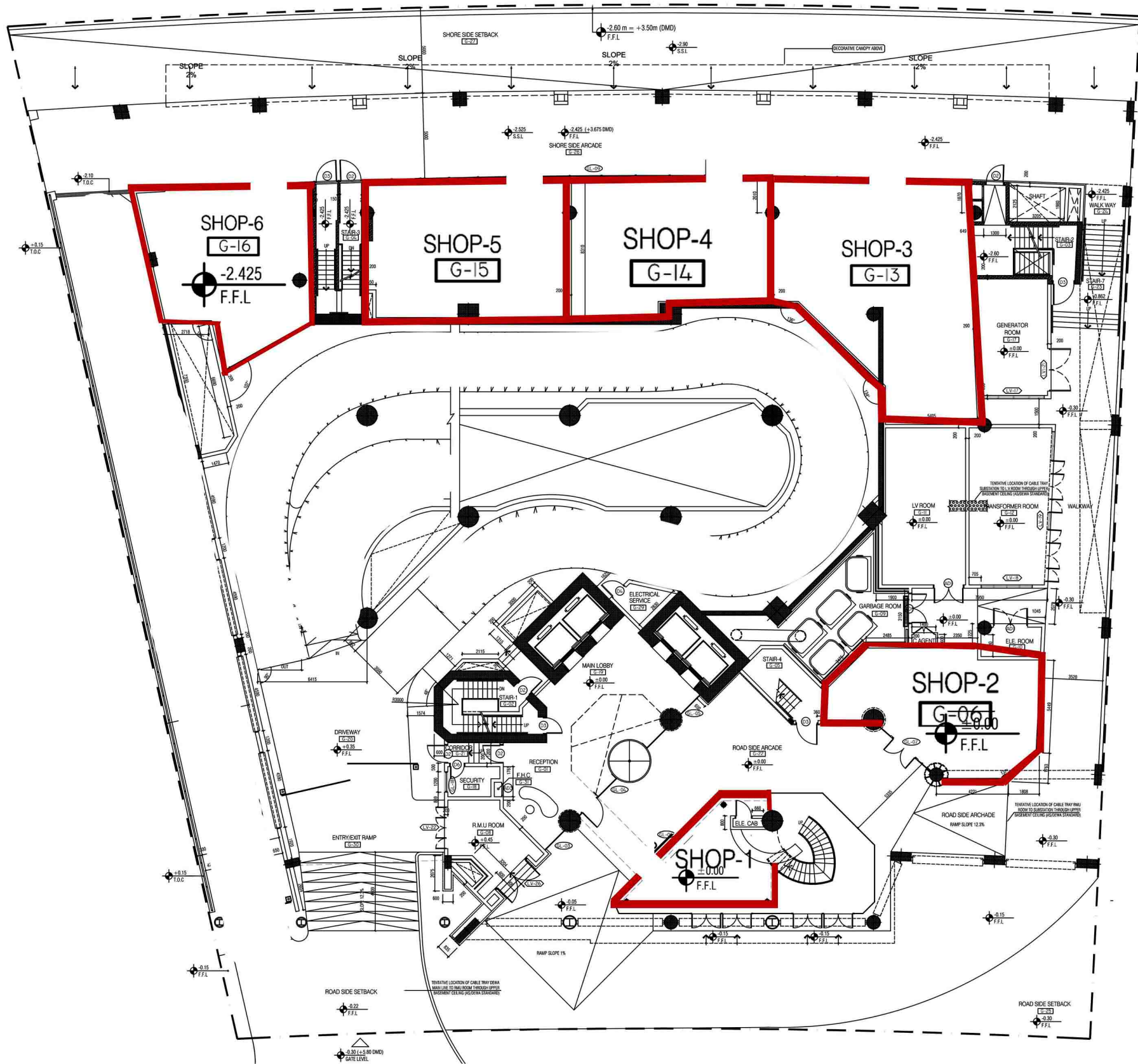


## Business Class

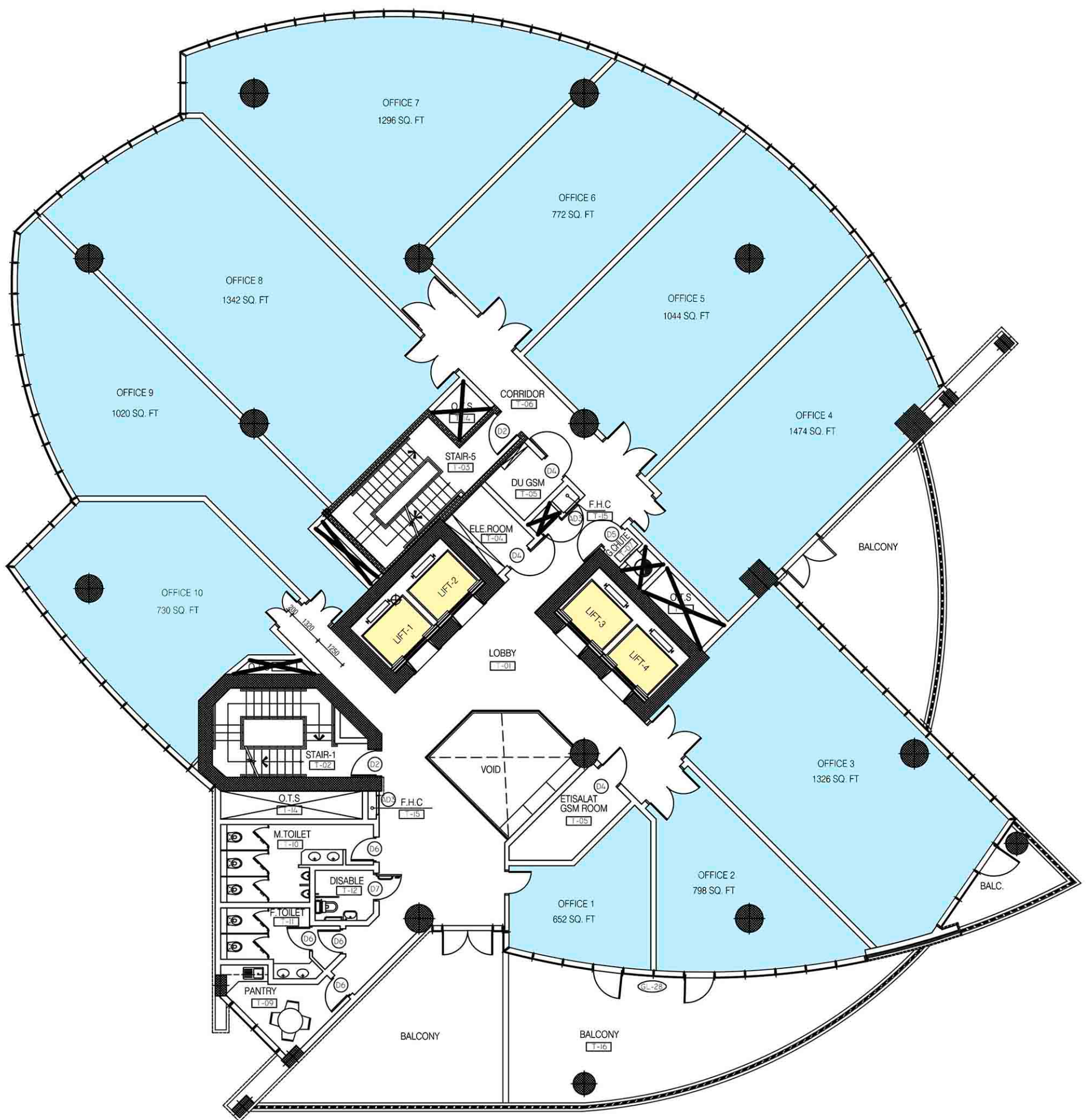
In line with Canada Business Centre's vision to add value, the building is fitted with the highest quality facilities and amenities.

### Key features include:

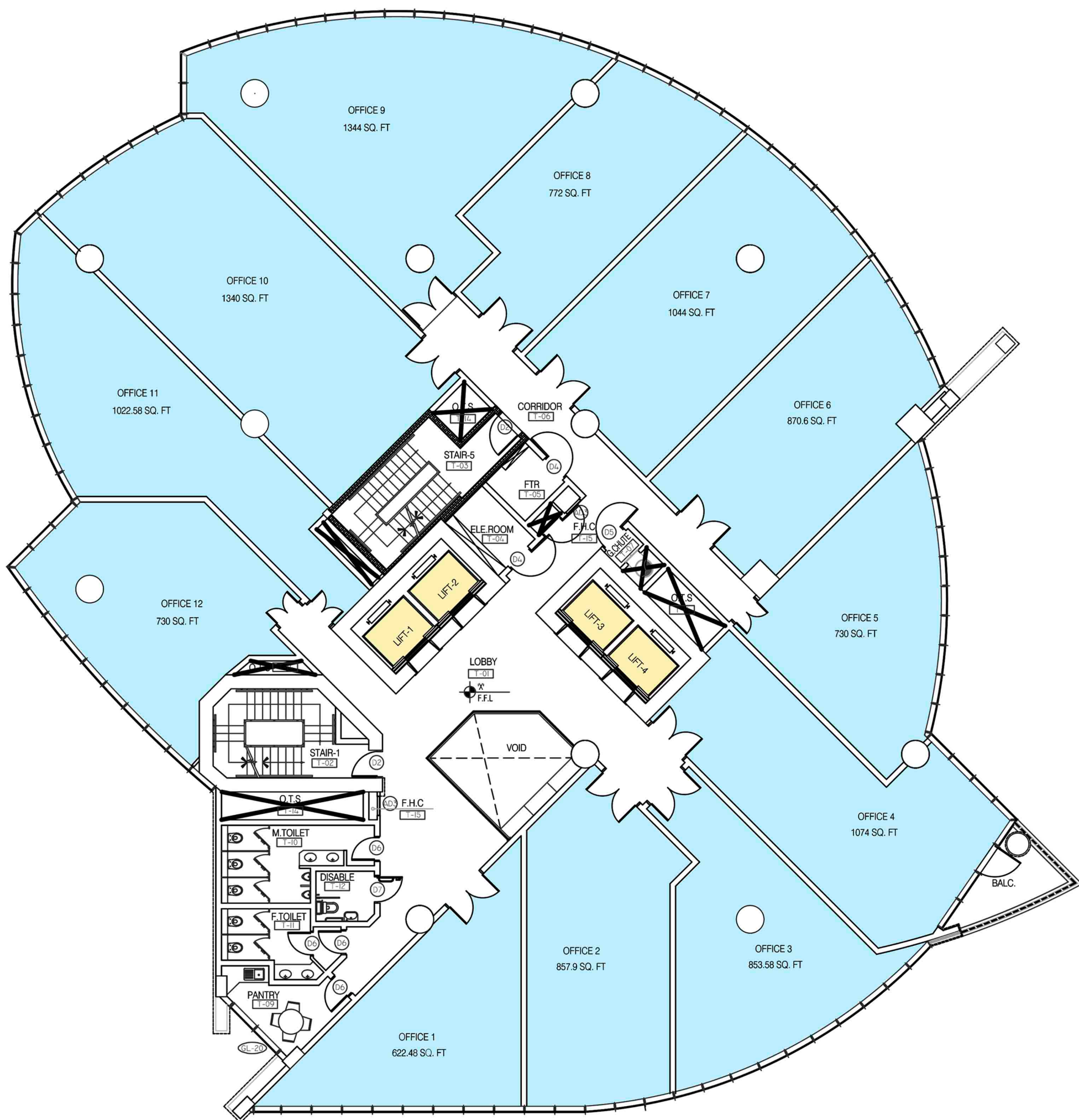
- Unique that provides 95 percent of its occupants with panoramic lake views
- Improved versions of UV glasses which will reduce 30% electricity consumption.
- Three basement floors and three podium floors that offer an ample 378 parking bays
- A magnificent atrium that instils a sense of life and space
- Complete freehold ownership
- State of the art health club with a gym, sauna, steam room and Jacuzzi
- Ground floor retail area with commercial store, salons, coffee shops and boutiques
- A full size roof top swimming pool



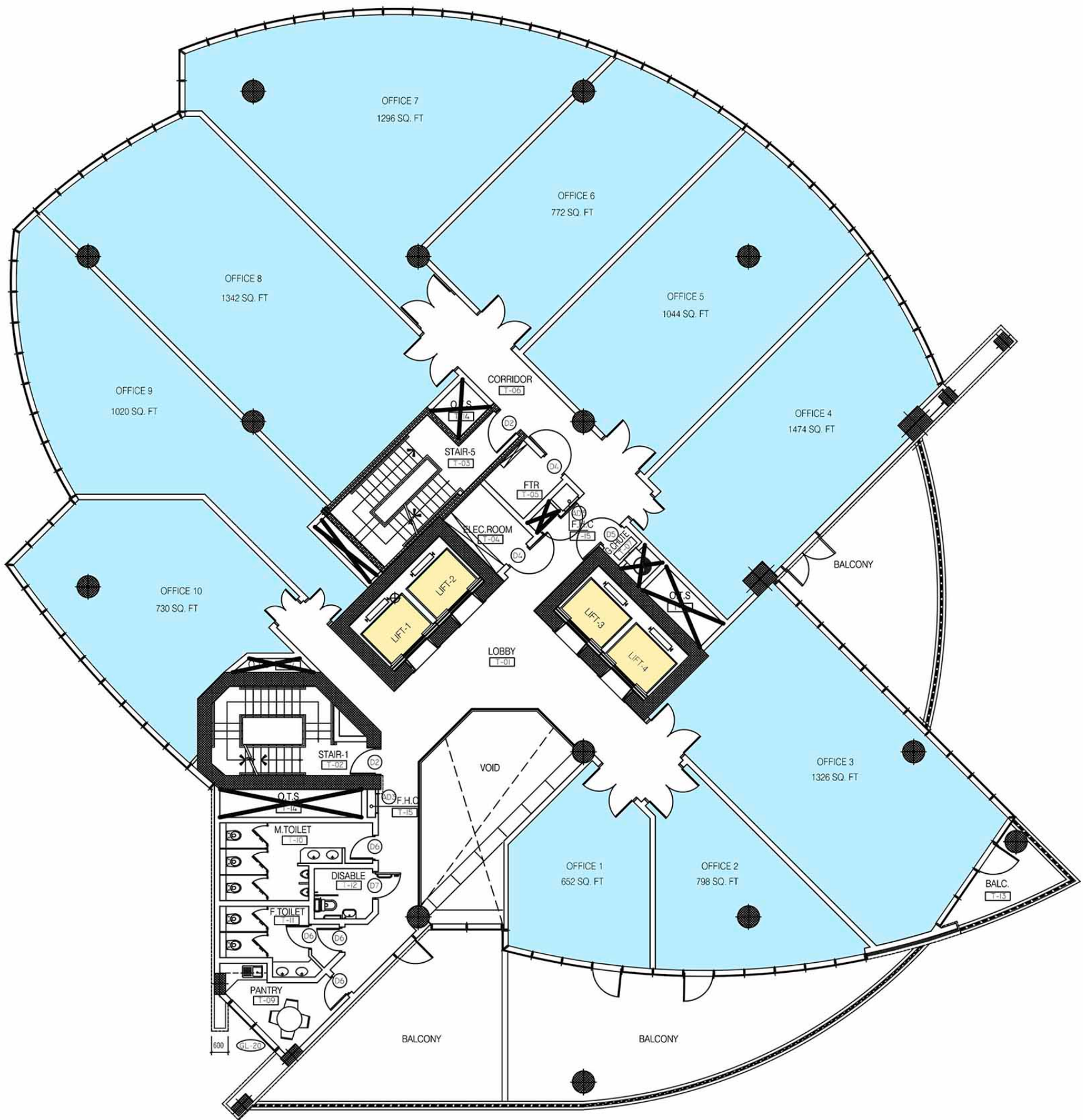
# Podium Roof Level 1



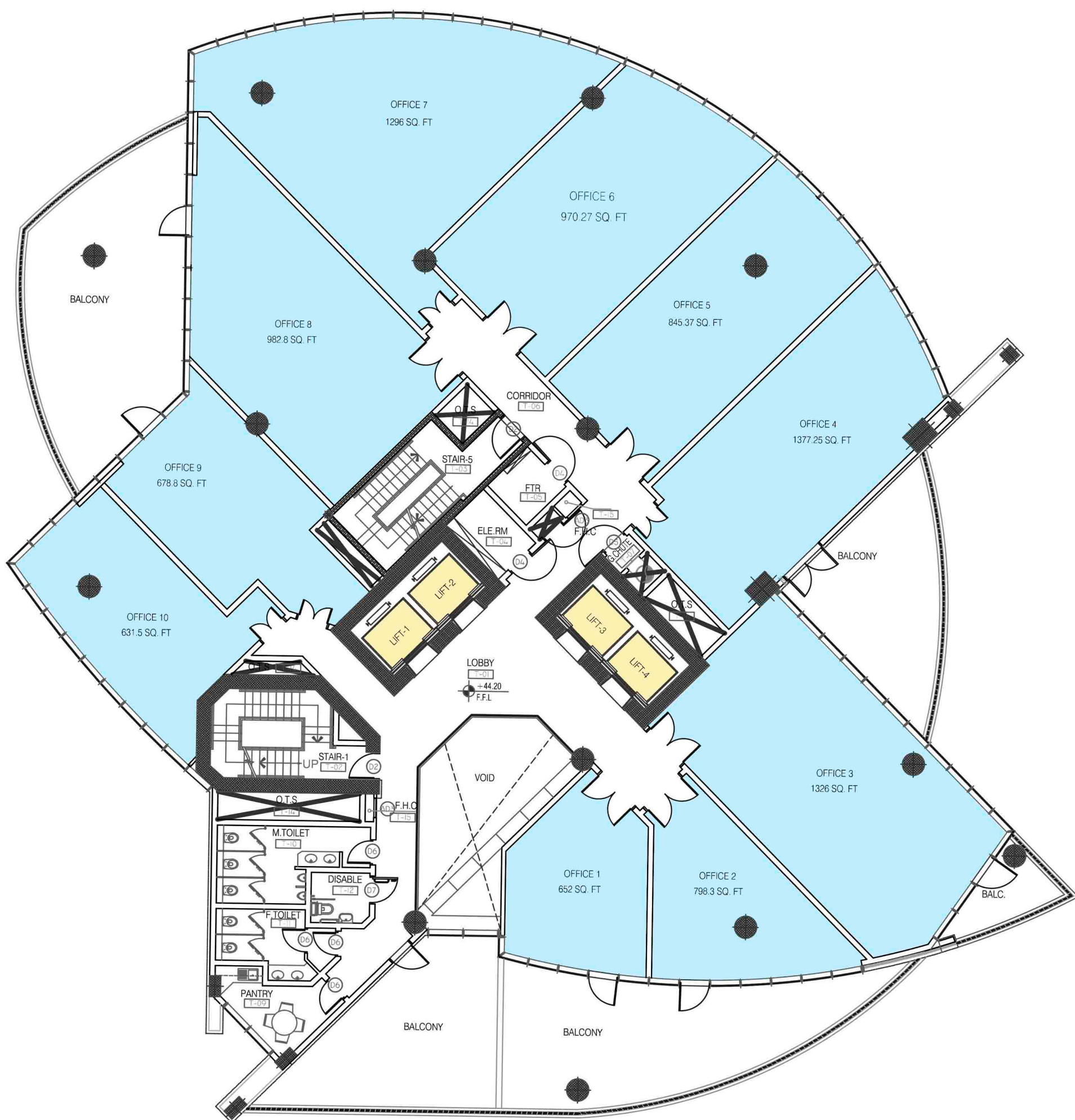
Level 05



Level 2, 3, 4

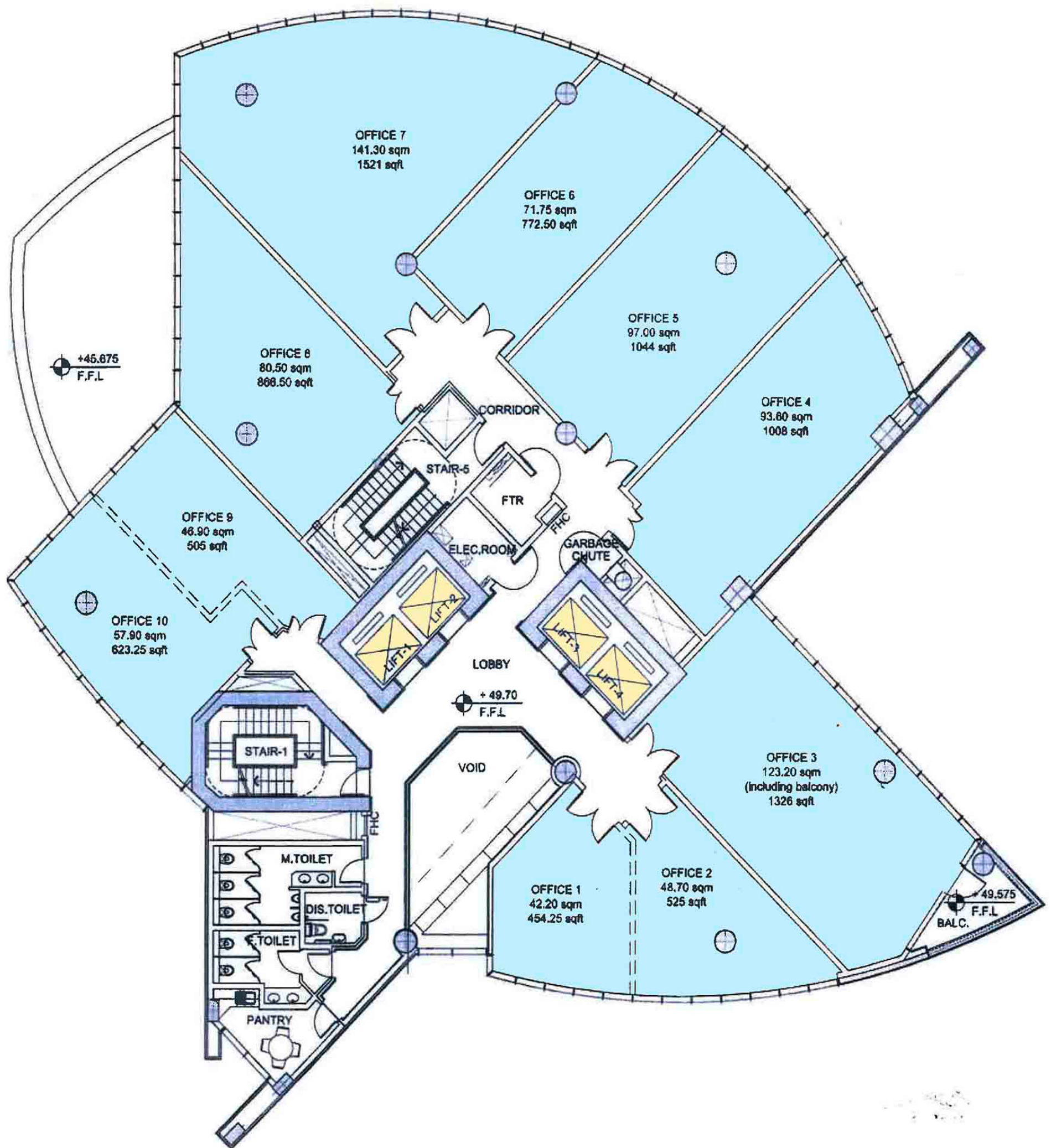


Level 6, 7, 8

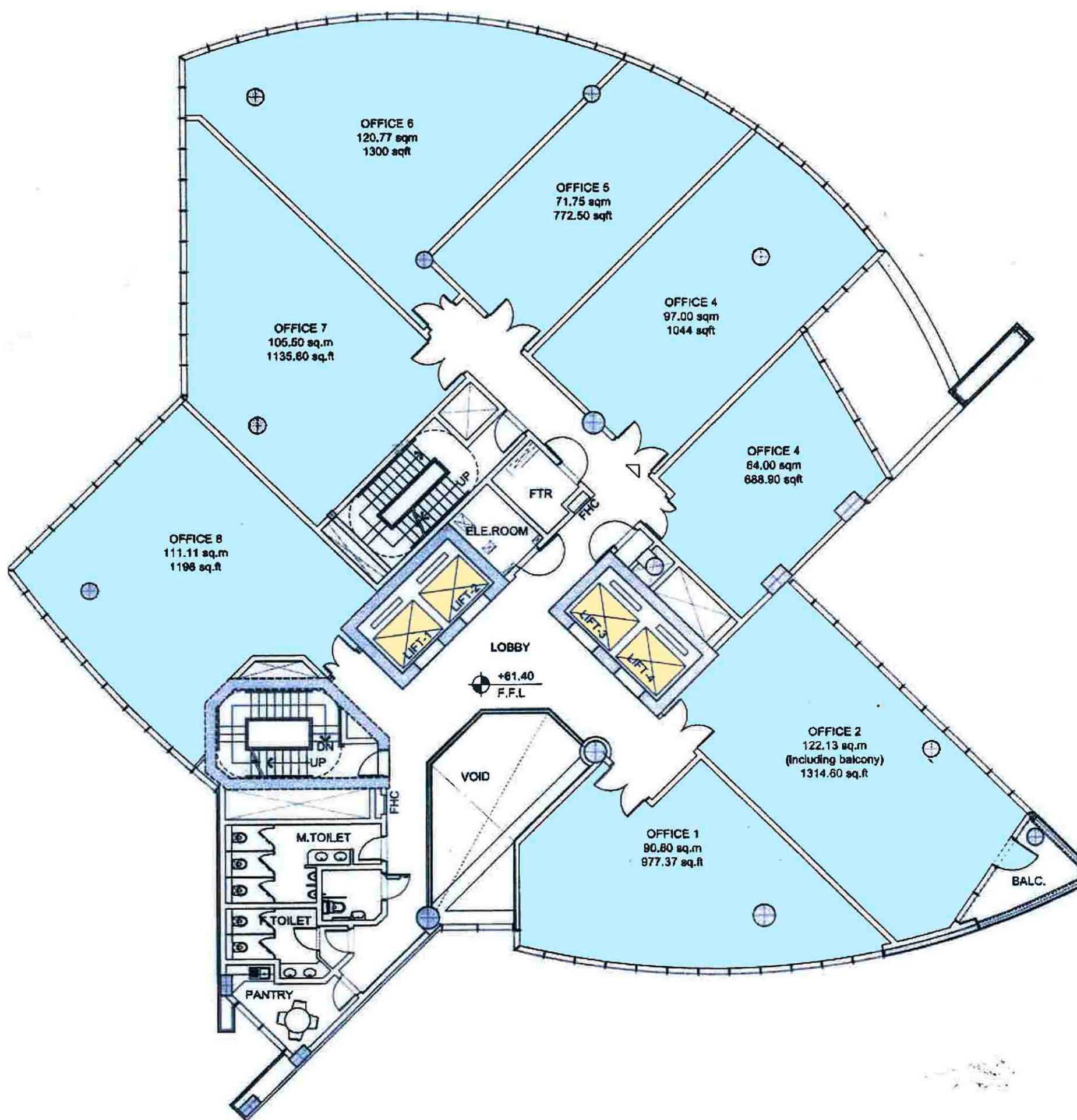


Level 09

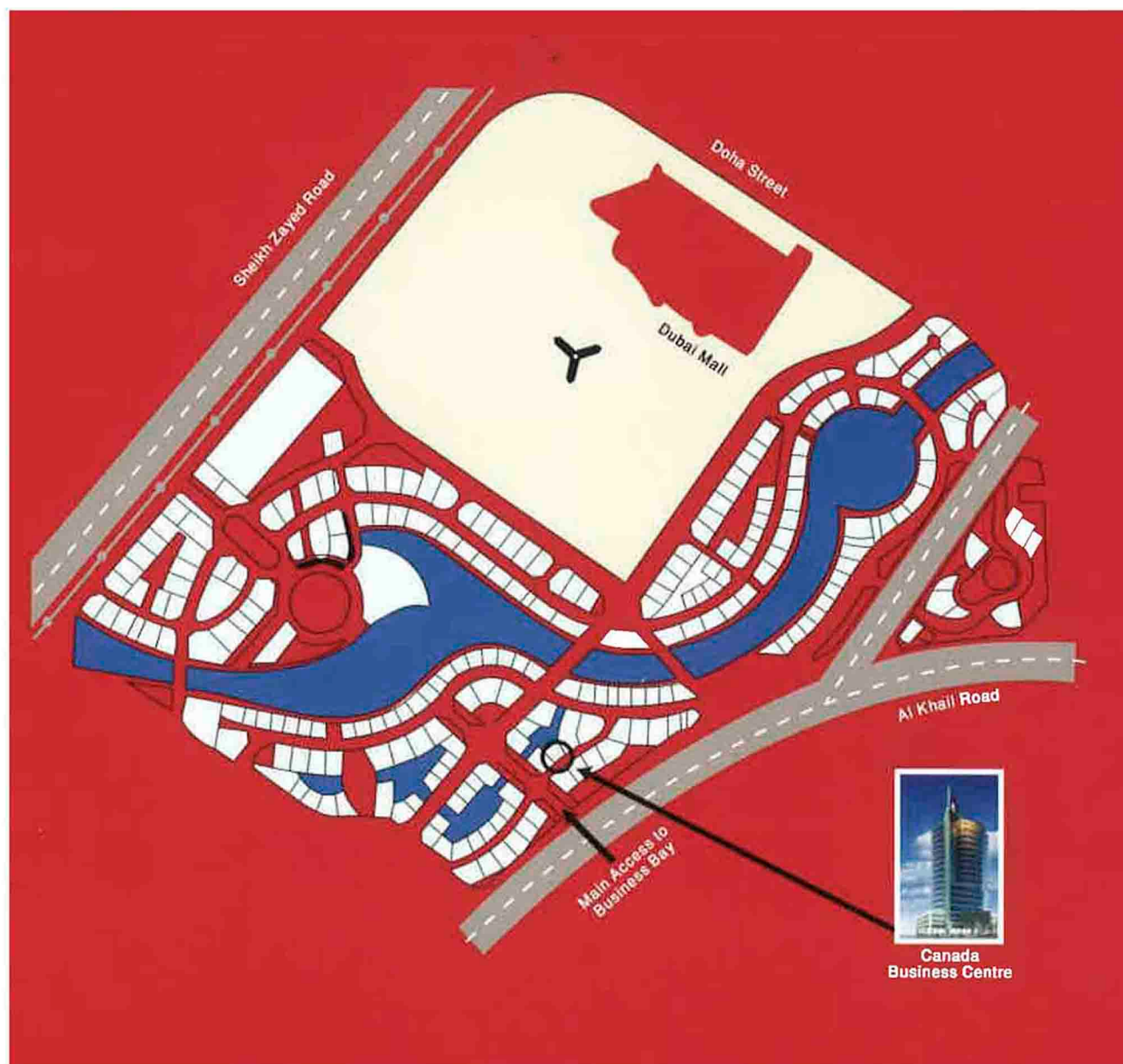




Level 12



Level 13, 14



Architect



Developer



Contractor



Agent



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