



DRAGON
TOWERS

ABOUT DUBAI

Dubai, one of seven emirates that make up the United Arab Emirates, is a cosmopolitan city that combines innovation and a modern lifestyle with traditional Arabian values.

The multicultural city of Dubai is strategically located at the gateway between the East and West and has rapidly become one of the world's most sought-after destinations for business, living and tourism.

Dubai is home to some of the world's most breathtaking and ambitious developments, including the iconic Palm Jumeirah, which has helped position the city as an attractive location for investment.

With a variety of residential options, world-class shopping and entertainment, as well as excellent facilities and infrastructure, Dubai offers residents an unrivalled quality of life.



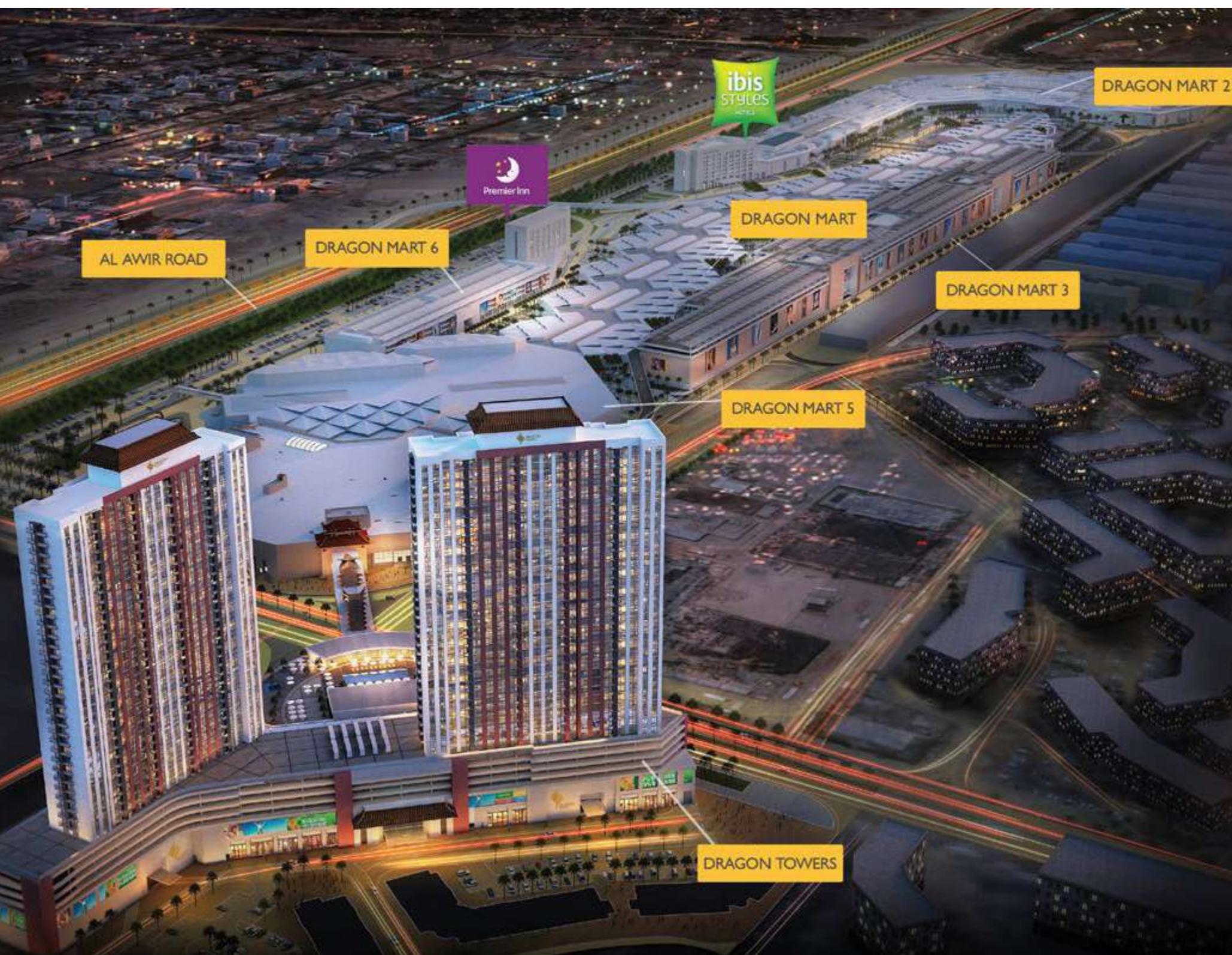
DRAGON CITY

Dragon City is set to become one of the region's most attractive destinations for shopping, living, business and leisure. Spread across a total area of over 11 million square feet, Dragon City comprises shopping malls, showrooms, multi-storey car parks, hotels and the upcoming Dragon Towers.

Building on the success of Dragon Mart and Dragon Mart 2, already the biggest Chinese trading hub outside mainland China, with 2.2 million square feet of leasable

space, additional extensions will add a further 1.3 million square feet of leasable space. This includes the addition of a host of new retail outlets, including a showroom-style complex, as well as restaurants and cafés, convenience stores and essential services.

Directly connected to Dragon Mart 2 is Ibis Styles Dragon Mart Dubai, a 251-room hotel with modern facilities. A second hotel, Premier Inn Dragon City, is currently under construction.





A RESIDENCE THAT LINKS STYLE AND CONVENIENCE

Strategically located at the entrance to Dragon City, Dragon Towers is directly connected to the world-famous Dragon Mart retail complex.

Two floors of Dragon Towers feature a variety of retail outlets, providing the ultimate in convenience for residents' everyday shopping needs. A clubhouse, located at the podium level, offers superior amenities. Work out at the expansive, fully-equipped rooftop gymnasium or enjoy a game of tennis on the tennis court. Children can play in the kids' pool while you unwind in the 25-metre swimming pool or indulge in relaxed indoor or alfresco dining at the poolside restaurant.

With exclusive entry for access card holders, dedicated security at the lobby entrances, as well as a parking space for every apartment, Dragon Towers offers residents urban and convenient living.



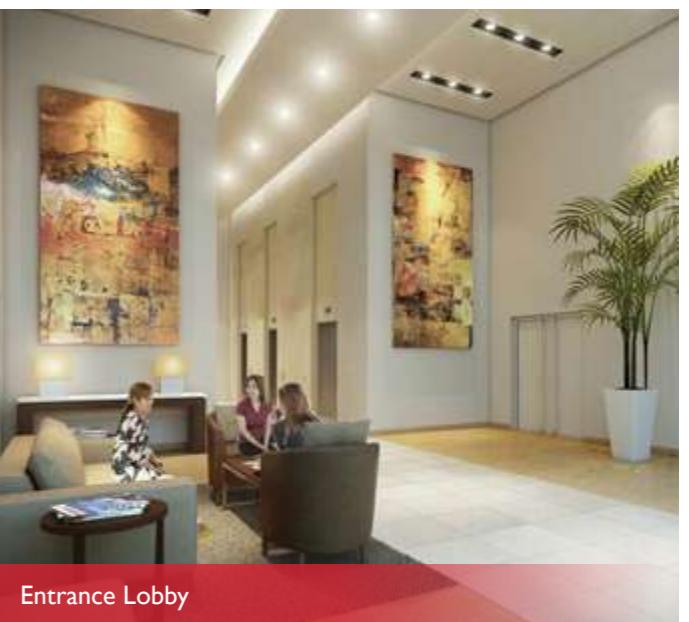
Dragon Link Exterior Night View



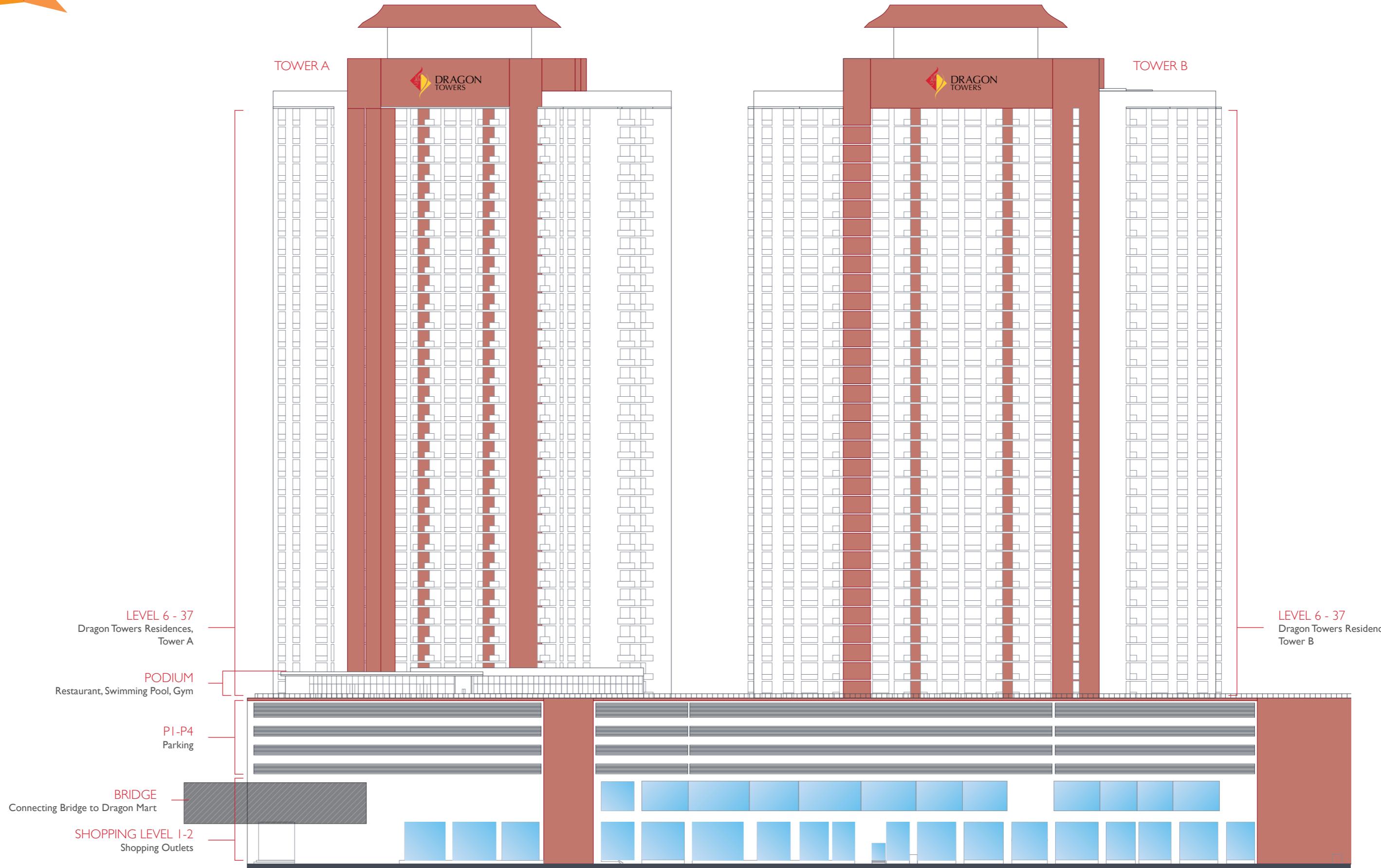
Dragon Towers Exterior View



Rooftop Pool, Clubhouse and Gymnasium



Entrance Lobby



STYLISH HOMES DESIGNED FOR MODERN LIVING

Dragon Towers offers vibrant, connected living in two towers, each featuring 571 well designed, stylish one and two bedroom apartments. Every apartment is fitted with premium home appliances and has been designed to make optimal use of space.

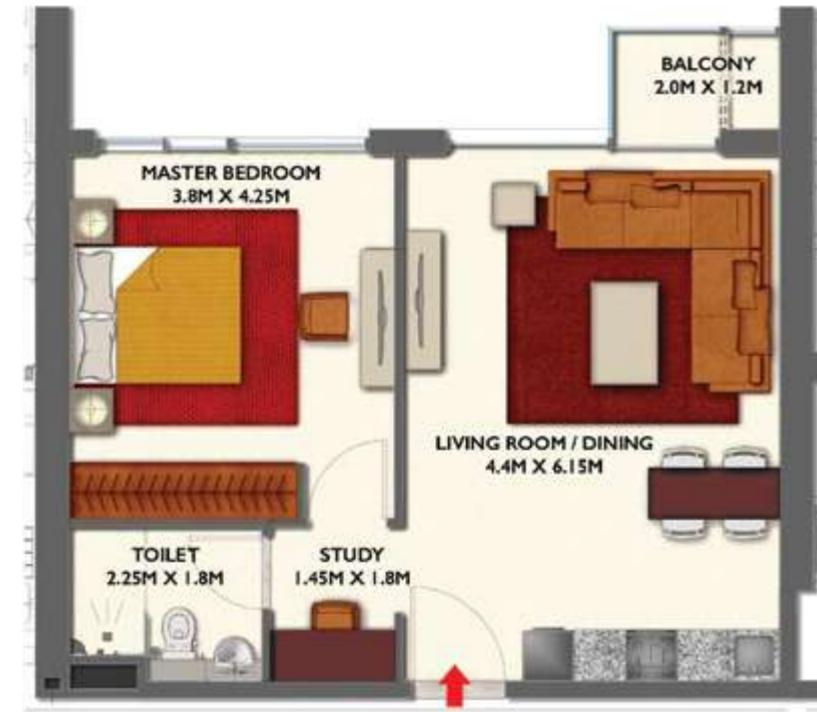
The only skyscraper in the area, Dragon Towers features modern residences with private balconies that offer a choice of outstanding views of the Dubai skyline across Al Awir Road, towards Mushrif Park; the sprawling Dragon City development overlooking the pool and mezzanine level; or International City and the landscape beyond.

APARTMENT TYPE	NO. OF UNITS
1 Bedroom Apartment	
Type B – 1 bedroom	508
Type C – 1 bedroom	126
Type D – 1 bedroom	62
Type E – 1 bedroom	192
Type G – 1 bedroom	2
2 Bedroom Apartment	
Type A – 2 bedroom	250
Type F – 2 bedroom	2
TOTAL	1,142



I BEDROOM

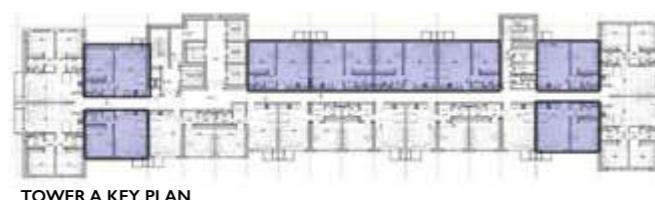
TYPE B APARTMENT - TYPICAL FLOOR PLAN



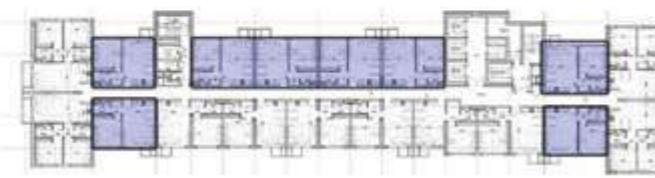
Apartment area: 55.11 sq.m 593.20 sq.ft

Balcony area: 2.94 sq.m 31.65 sq.ft

Total area: 58.05 sq.m 624.84 sq.ft



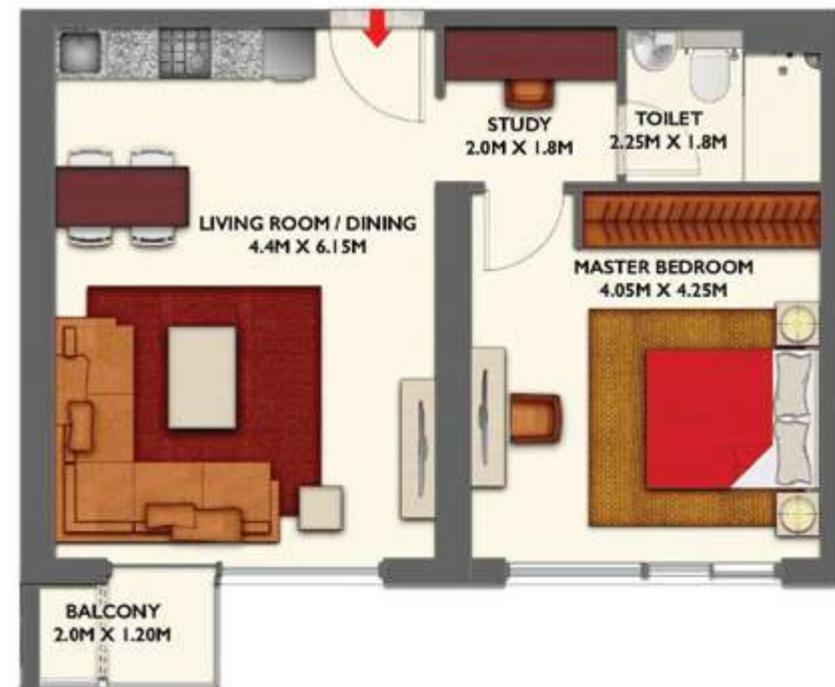
TOWER A KEY PLAN



TOWER B KEY PLAN

I BEDROOM

TYPE C APARTMENT - TYPICAL FLOOR PLAN



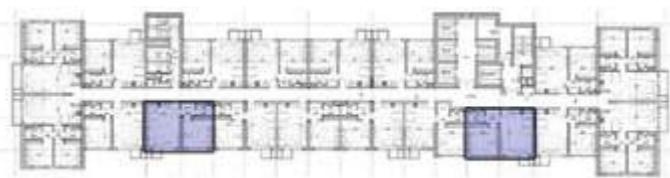
Apartment area: 58.04 sq.m 624.74 sq.ft

Balcony area: 2.81 sq.m 30.25 sq.ft

Total area: 60.85 sq.m 654.98 sq.ft



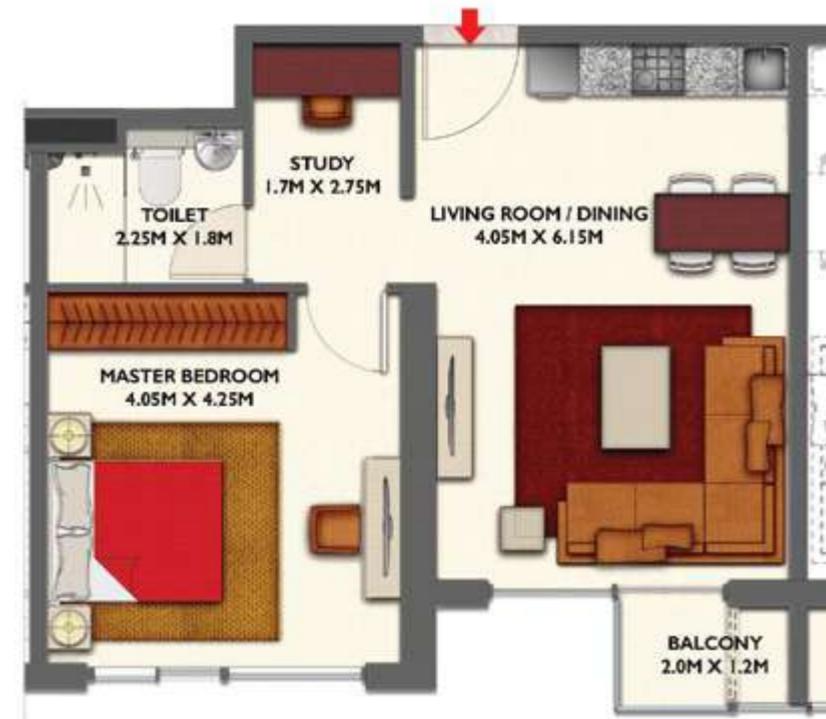
TOWER A KEY PLAN



TOWER B KEY PLAN

I BEDROOM

TYPE D APARTMENT - TYPICAL FLOOR PLAN



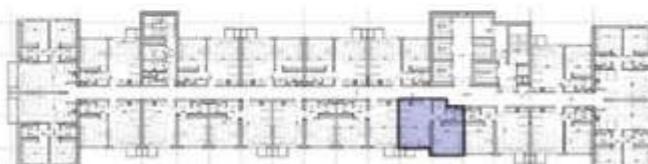
Apartment area: 57.07 sq.m 614.30 sq.ft

Balcony area: 2.82 sq.m 30.35 sq.ft

Total area: 59.89 sq.m 644.65 sq.ft



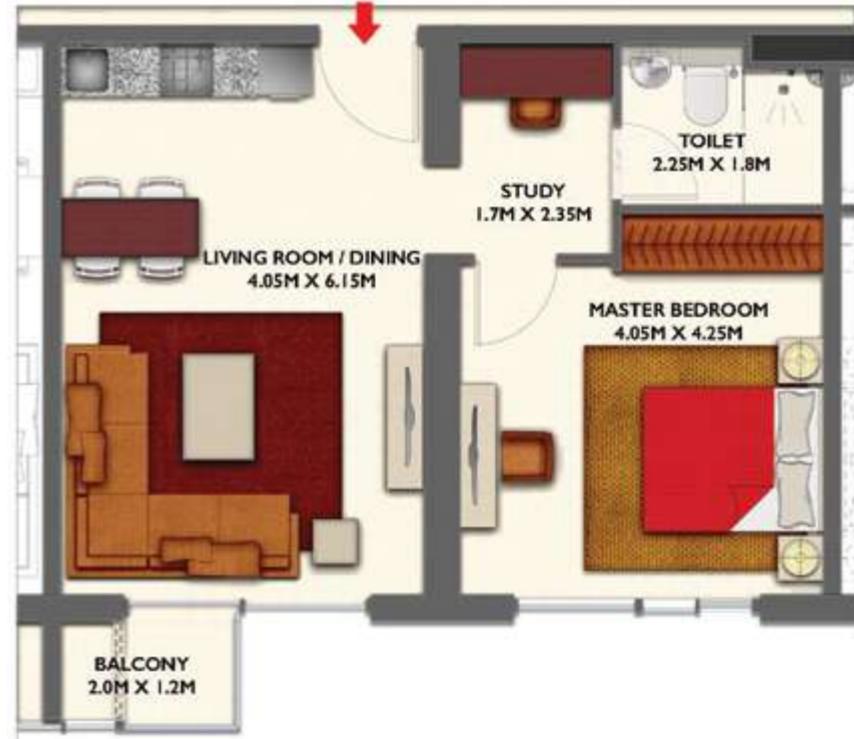
TOWER A KEY PLAN



TOWER B KEY PLAN

I BEDROOM

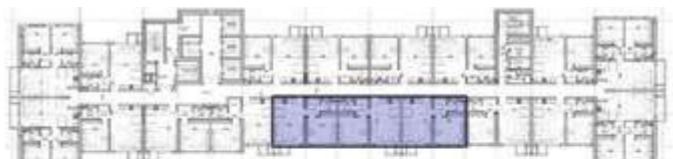
TYPE E APARTMENT - TYPICAL FLOOR PLAN



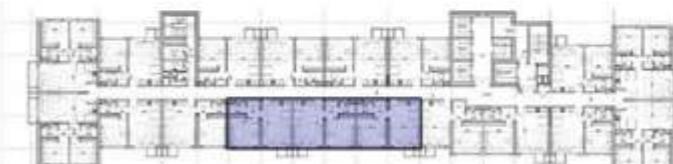
Apartment area: 55.18 sq.m 593.95 sq.ft

Balcony area: 2.82 sq.m 30.35 sq.ft

Total area: 58 sq.m 624.31 sq.ft



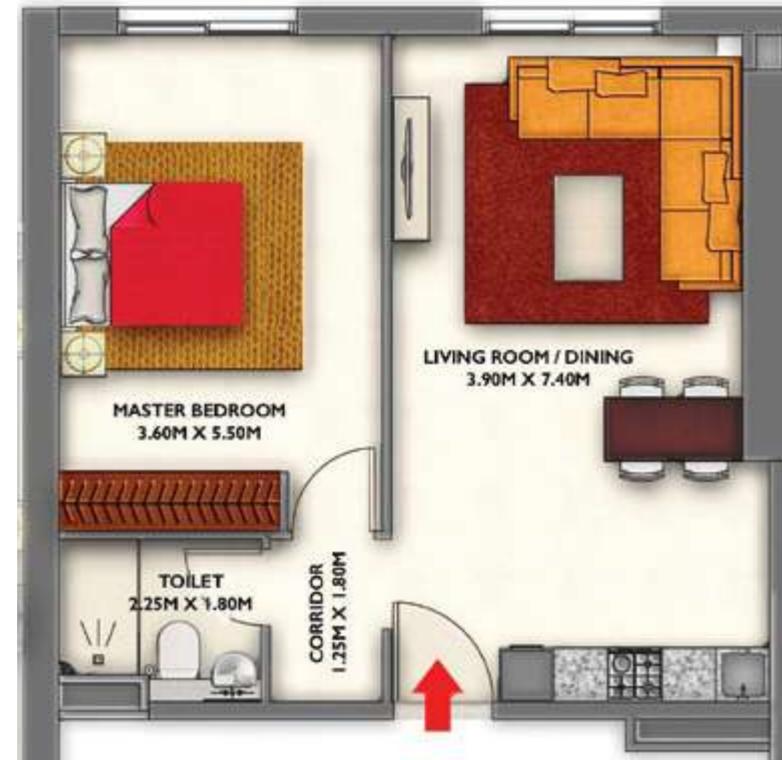
TOWER A KEY PLAN



TOWER B KEY PLAN

1 BEDROOM

TYPE G APARTMENT - TYPICAL FLOOR PLAN



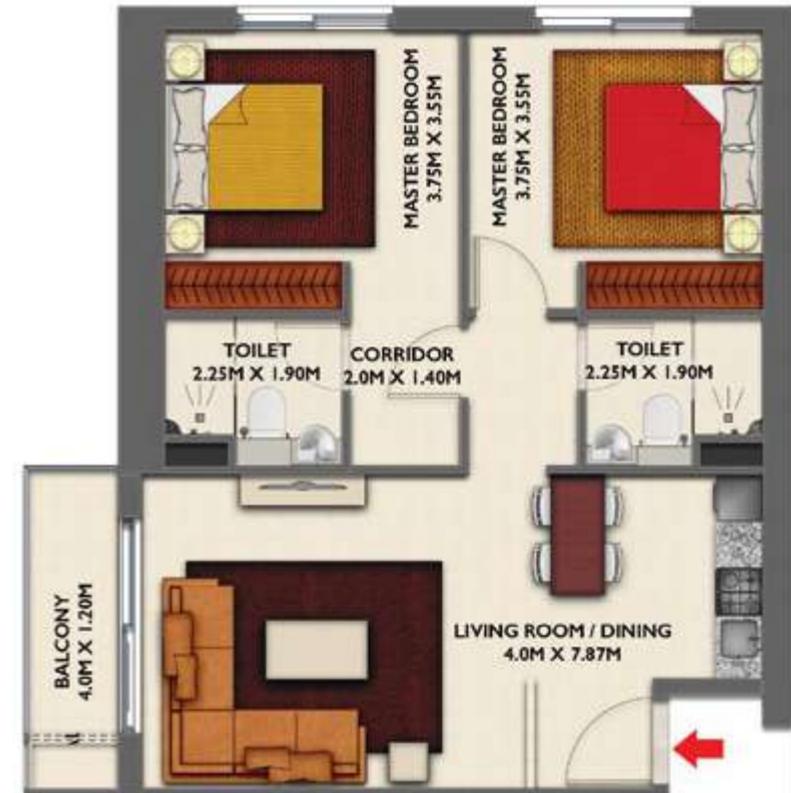
Apartment area: 77.81 sq.m 837.54 sq.ft

Balcony area: - -

Total area: 77.81 sq.m 837.54 sq.ft

2 BEDROOM

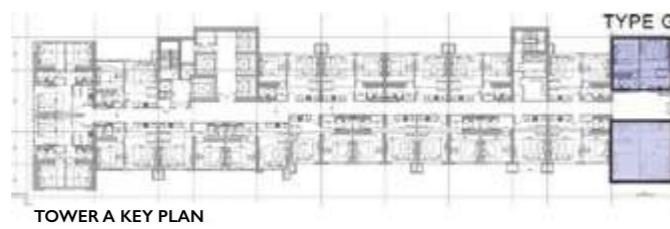
TYPE A APARTMENT - TYPICAL FLOOR PLAN



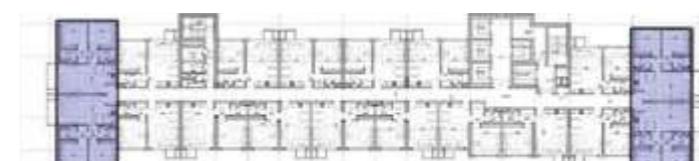
Apartment area: 77.82 sq.m 837.65 sq.ft

Balcony area: 5.31 sq.m 59.16 sq.ft

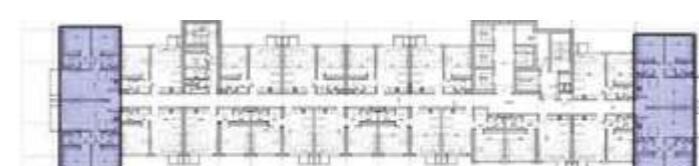
Total area: 83.23 sq.m 895.88 sq.ft



TOWER A KEY PLAN

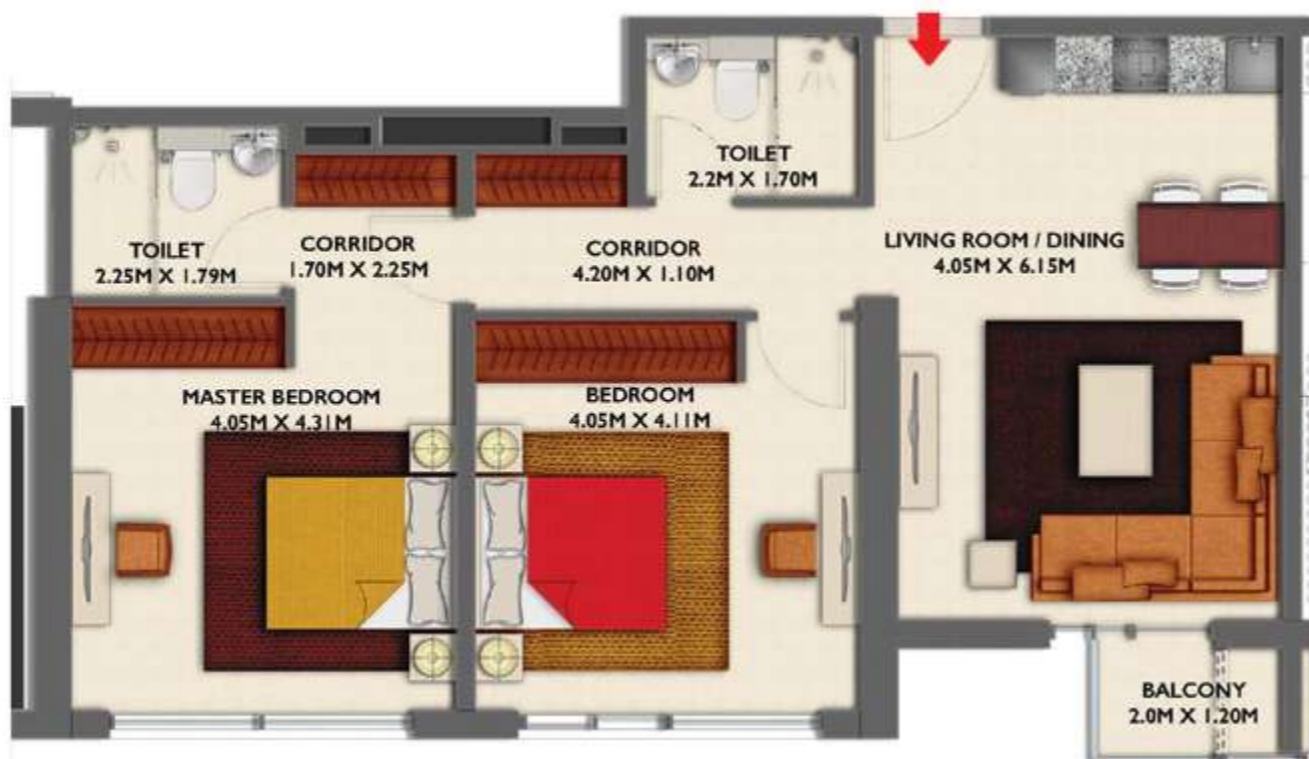


TOWER A KEY PLAN

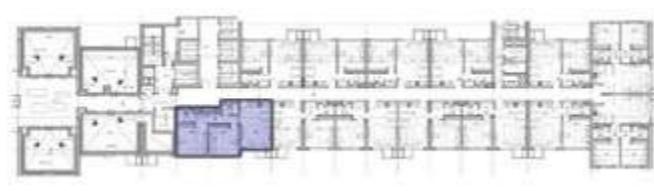


TOWER B KEY PLAN

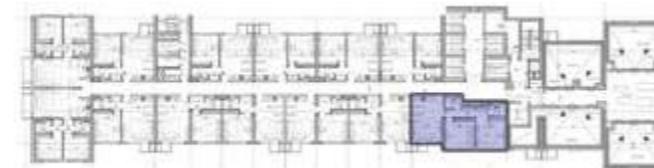
2 BEDROOM TYPE F APARTMENT - TYPICAL FLOOR PLAN



Apartment area:	84.25 sq.m	906.86 sq.ft
Balcony area:	2.81 sq.m	30.25 sq.ft
Total area:	87.06 sq.m	937.11 sq.ft

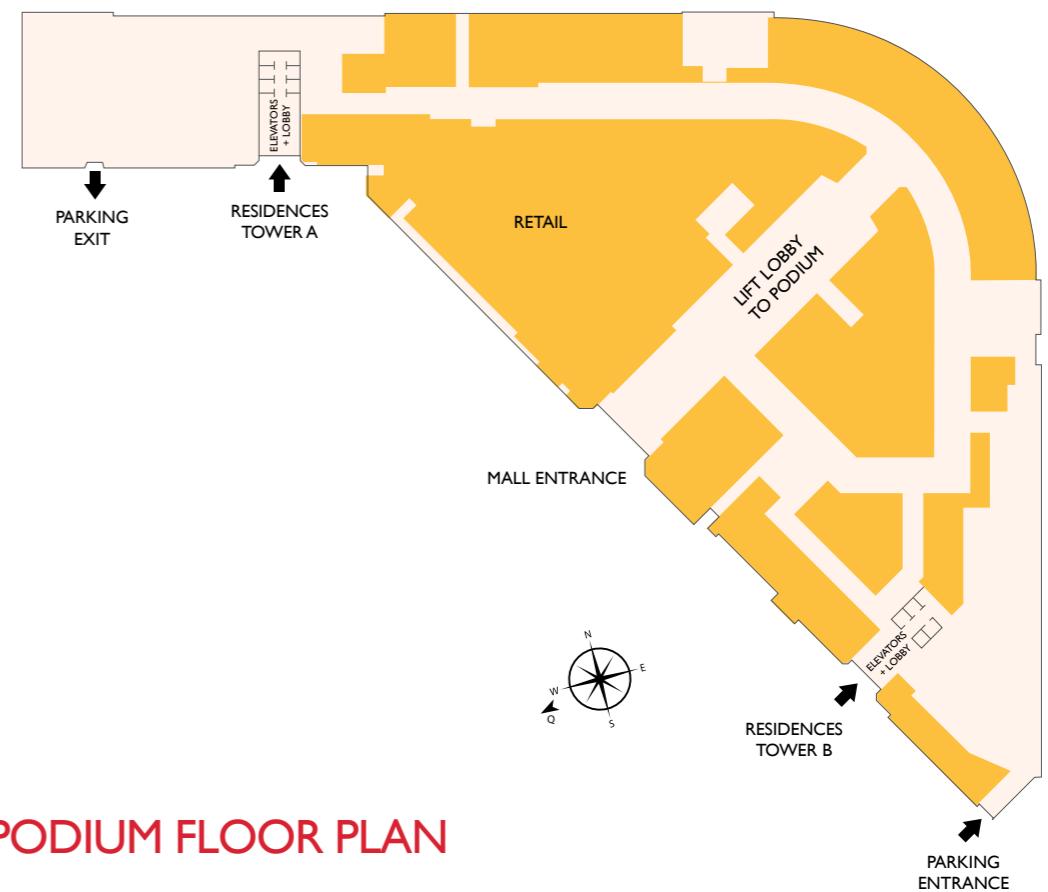


TOWER A KEY PLAN

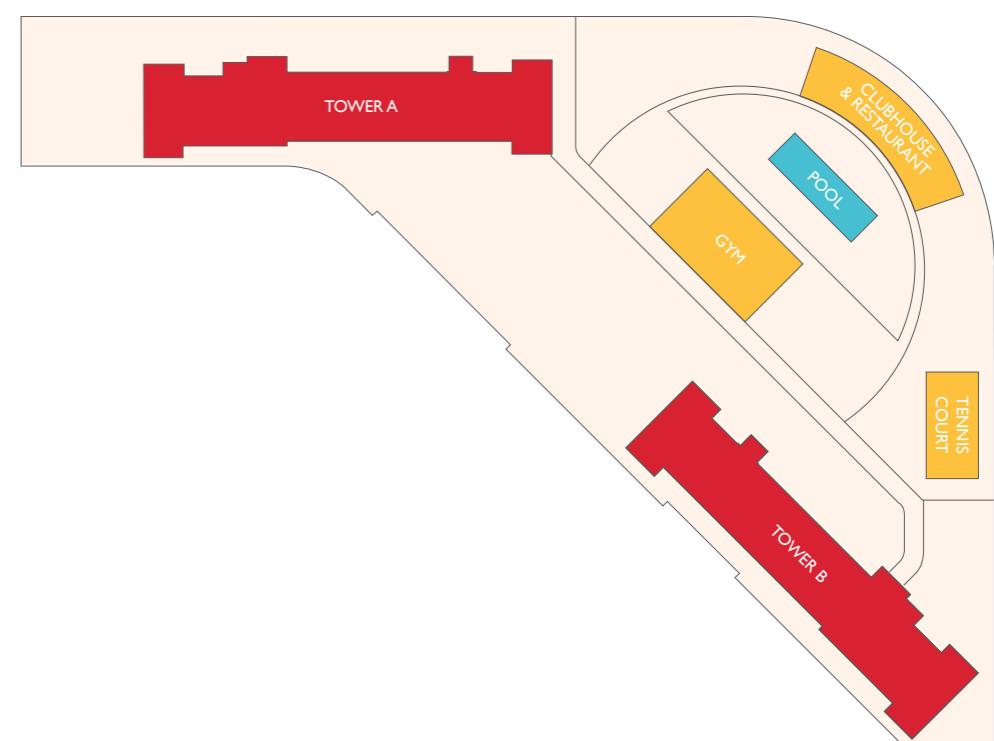


TOWER B KEY PLAN

GROUND FLOOR PLAN

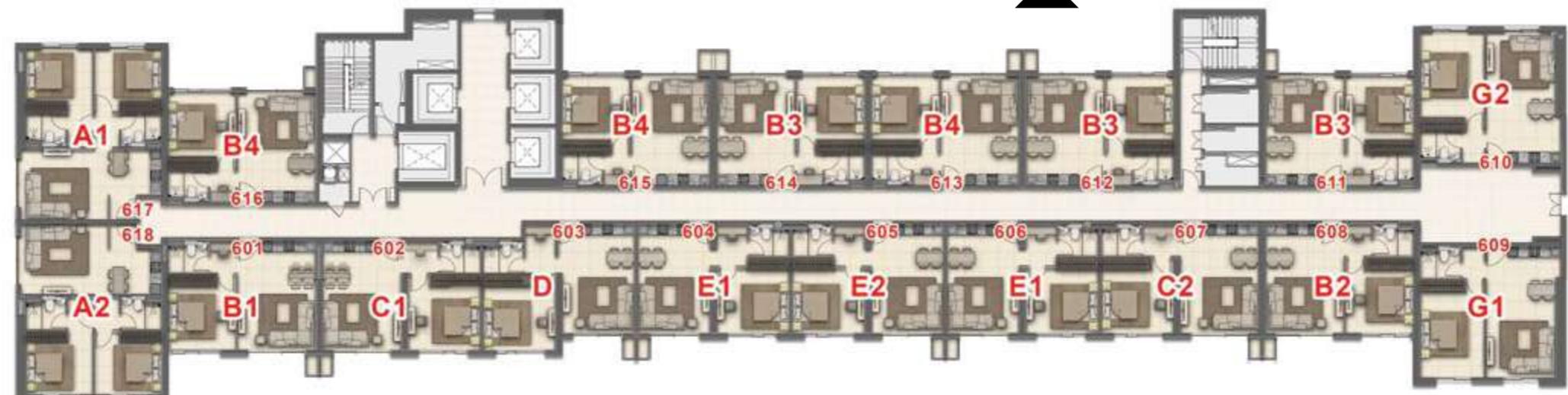


PODIUM FLOOR PLAN



Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. Apartments on the 6th floor Podium Level do not feature balconies.

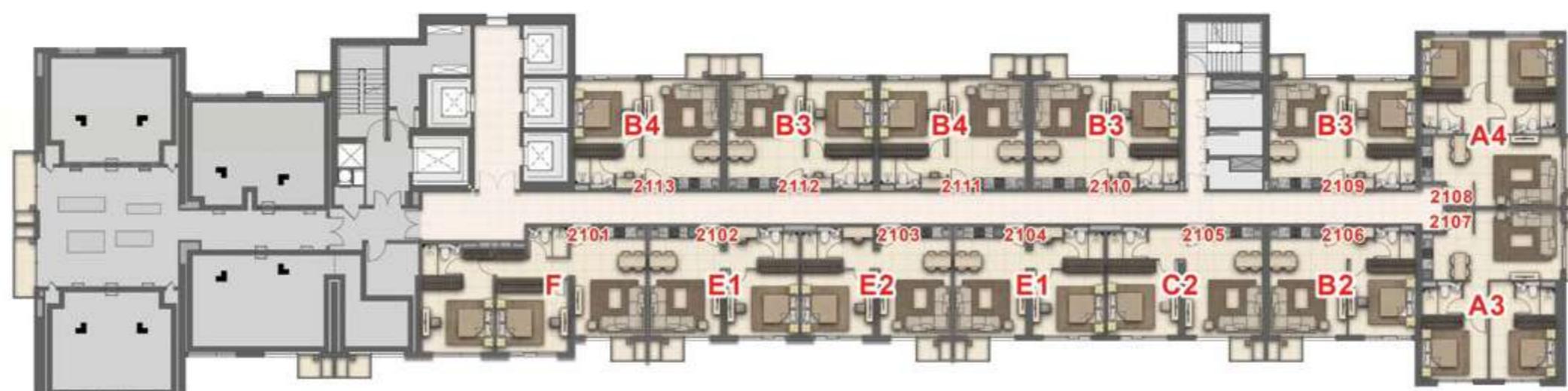
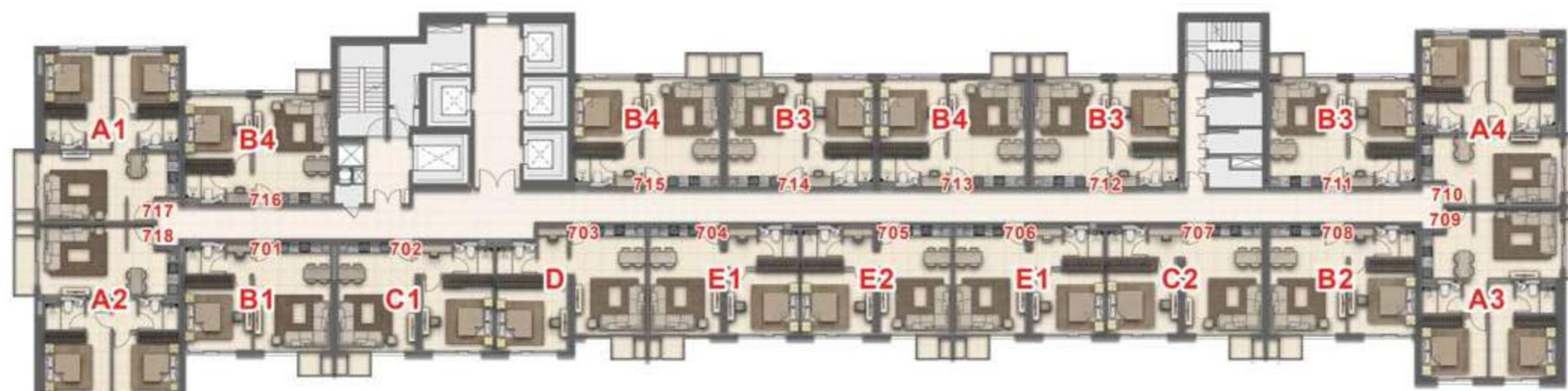
TOWER A



DUBAI SKYLINE VIEW

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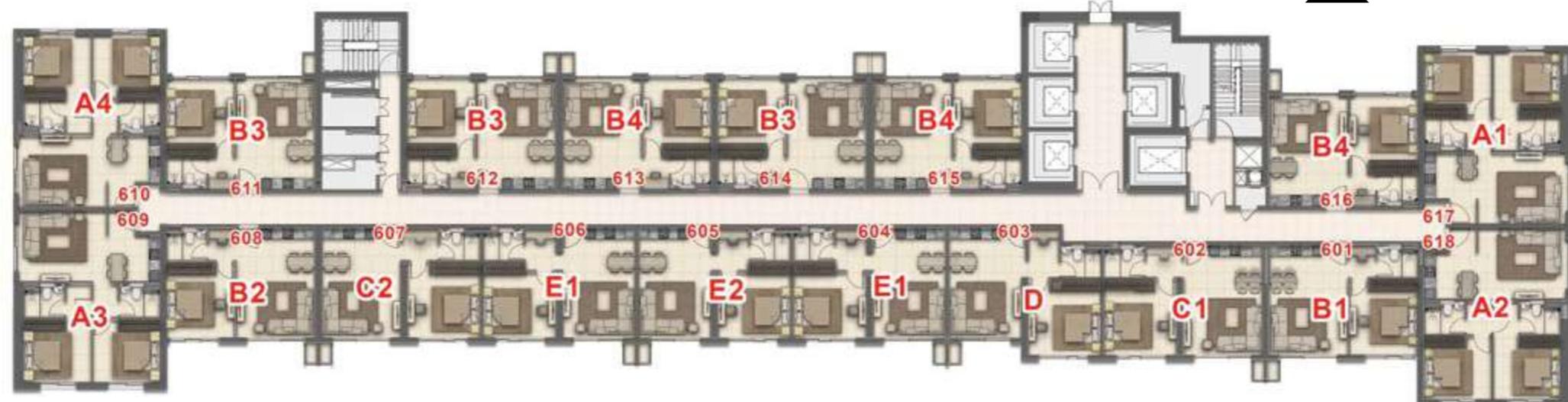
POOL & DRAGON CITY VIEW



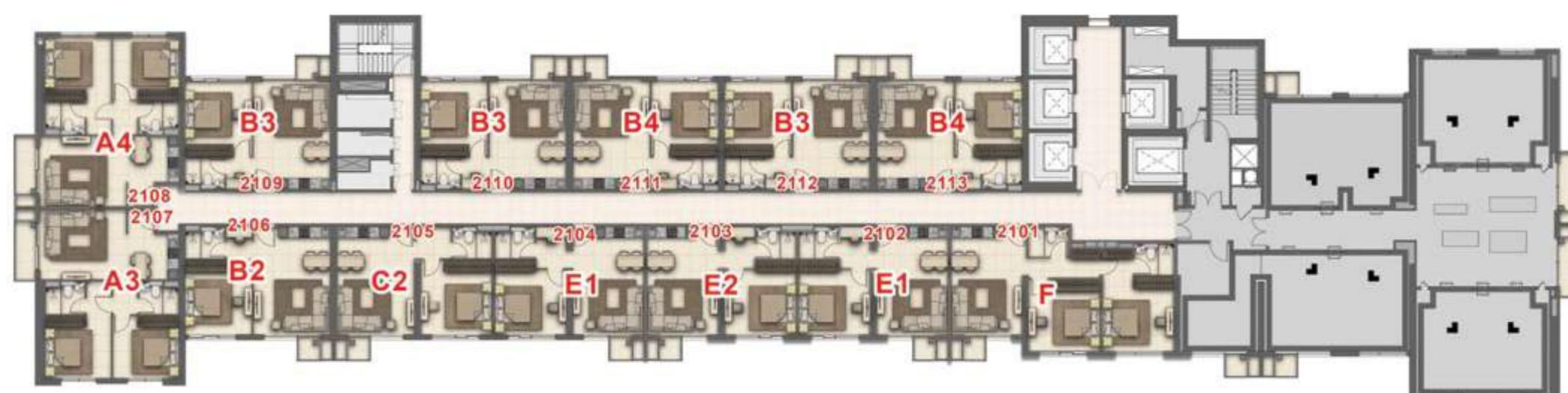
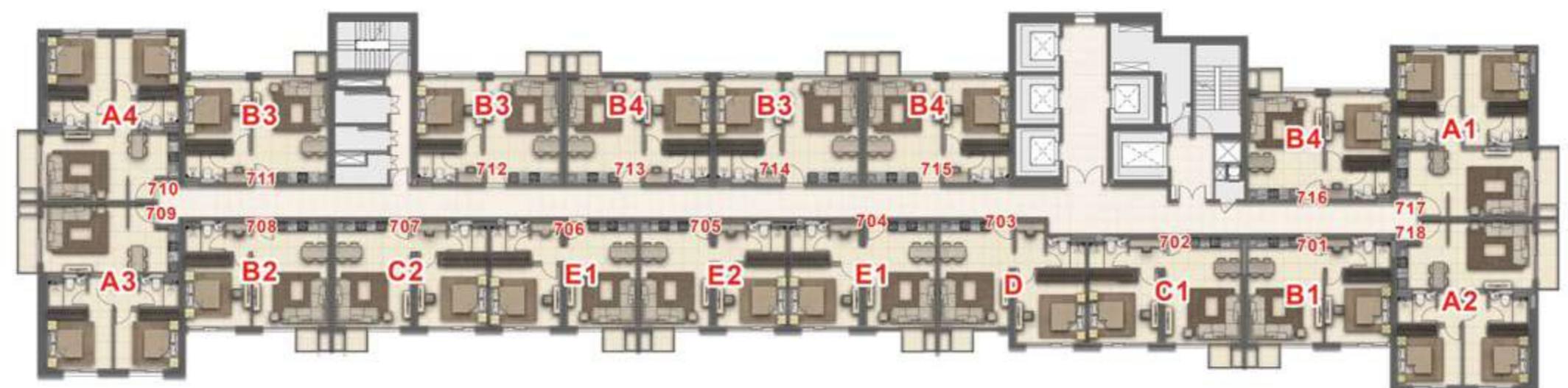
INTERNATIONAL CITY VIEW

The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. September 2018.

TOWER B



COMMUNITY VIEW



A UNIQUE DESTINATION WITH CONNECTIVITY AT ITS HEART

Conveniently located on the Hatta/Oman Road, residents can enjoy easy accessibility to Dubai International Airport, as well as Dubai's key business districts and top leisure and tourist attractions via Sheikh Mohammed Bin Zayed Road and the newly launched access and interchange at Al Awir Road. The upcoming extension of the Dubai Metro Green Line and the addition of new Dubai Metro stations nearby will provide excellent connectivity to the rest of the city.





Two Floors of Retail in Dragon Towers



Unique Collection of Shopping Outlets in Dragon Mart and Dragon Mart 2



Dining and Entertainment

PREMIUM AMENITIES ON YOUR DOORSTEP

The ground level and first level of Dragon Towers will feature a variety of shopping outlets, including a supermarket, providing residents with the ultimate in convenience and choice.

As a primary residence or an investment property, Dragon Towers offers the finest amenities in a unique location.

Dragon Towers has direct access to Dragon Mart, which offers residents a Carrefour supermarket and thousands of outlets with an incredible variety of products. Dragon Mart and Dragon Mart 2 also have numerous restaurants and cafes, as well as a range of entertainment offerings, including a 12-screen Novo Cinema.

THE MASTER DEVELOPER

Nakheel is a world-leading developer and a major contributor to realising the vision of Dubai for the 21st century: to create a world-class destination for living, business and tourism. Nakheel continues to deliver and enhance an iconic portfolio of innovative landmark projects in Dubai across the residential, retail, hospitality and leisure sectors.

Our master developments include Palm Jumeirah, The World, Deira Islands, Jumeirah Islands, Jumeirah Village, Jumeirah Park, Jumeirah Heights, The Gardens, Discovery Gardens, Al Furjan, Warsan Village, Dragon City, International City, Jebel Ali Gardens and Nad Al Sheba. Together, these span more than 15,000 hectares and currently provide homes for over 270,000 people. Nakheel has around 25,000 residential units under construction or in the pipeline.

Nakheel's retail arm, Nakheel Malls, is the Middle East's largest retail developer, with 17.5 million sq ft of leasable space across 19 projects, including large-scale destination malls and souks, F&B destinations and community shopping centres. Assets include the world-famous Ibn Battuta Mall and Dragon Mart, both of which continue to undergo major expansions. Upcoming projects include Nakheel Mall on Palm Jumeirah; Deira Mall at Deira Islands; Al Khail Avenue at Jumeirah Village and more.

Our growing hospitality project portfolio comprises 18 hotels and serviced apartment developments with over 6,600 rooms and hotel apartments between them at various locations in Dubai, including Palm Jumeirah, Deira Islands, Ibn Battuta Mall, Jumeirah Village and Dragon City. Two are currently open and operational, with the rest at various stages of construction and development.



Palm Jumeirah