



EMPIRE HEIGHTS



Dubai London Geneva

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LOCATION IS KEY...

...AND THIS IS A KEY LOCATION.

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Empire Heights has been designed with you, the discerning corporate user in mind!

The landmark twin 16 storey towers are supported by an imposing three-storey high podium offering: fantastic retail, restaurants and cafes and a beautifully landscaped alfresco promenade. The podium also provides that all important parking for you, your associates, staff and visitors. In all Empire Heights provides the perfect work-life balance.

This stunning building adds to the vista that already boasts the world famous Burj Khalifa and the skyline of DIFC. Common areas are superbly appointed with superior finishes and elegant design.

Empire Heights has been developed by GPD Investments - a European property investment and development group with offices in Dubai, London and Geneva. The project was fully financed by a syndicate of Barclays Bank plc and Al Ahli Bank of Kuwait, ensuring the project was taken through to completion.

Dubai Civil Engineering LLC were the main contractor with Currie and Brown Ltd. as our appointed project and cost managers. Turner and Townsend acted for the lenders.

Phase A of the project was sold in its entirety before completion. GPD Investments are now marketing Phase B of the project with a limited selection of commercial and retail stock available. This allows you to secure prime space in one of Dubai's best commercial projects thus far.







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Designed to ensure the highest levels of efficiency and economic use of space, the office units enable the client to make bespoke alterations without the need to make costly structural changes. With GFA* sizes from 1,381 sqft to 2,135 sqft per unit, each office is a well-dimensioned, self-contained entity for a smaller to mid-size corporate user.

A typical floor plate is elliptical in shape with gross area of approximately 10,524 sqft, divided into six units on each floor. Units can be easily combined not only on one floor but also across several floors, and because they are grouped around a centre core this arrangement virtually eliminates wastage of circulation space, the aisles of the core providing easy access to individual office units. All units are supplied with a pantry and a dedicated bathroom.

The accessibility of the complex is excellent with direct links from Doha Road, Emaar Boulevard and Al Khail Road. You won't need to send out location maps to your clients; Dubai Mall is just a few minutes walk away!

GPD have also developed an Empire Heights Rental Program which allows tenants to secure and manage their office space by dealing with one dedicated party only. Owners have the benefit of a specialized, dedicated asset manager, maximizing economic exploitation and return on investment.

PODIUM OFFICES

On the third floor of the podium are generously sized offices, ranging from approximately 2,487 sqft to 4,609 sqft, which cater to the needs of the substantial SME section of Dubai's corporate world. Again easy to combine, these offices offer the advantages of a Grade-A location and combine top class reputation with affordability

* GFA - Gross Floor Area.



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RETAIL

A fully shaded and beautifully specified retail arcade, running 325 meters around the podium provides an approximate 1,600 occupiers with convenient shopping opportunities. Glazed fronts ensure high visibility and elegant finishes add to the high-class character of the building.

Retail sizes range from 642.33 to 2,993.40 sqft gross. An expected total of between 1,600 and 2,000 users daily will be a 'captive audience' for any retail business in this busy downtown district.

THE RESTAURANTS

Empire Heights affords two restaurant units, located on top of podium level. These have an approximate seating capacity of up to 50 indoors and 100 outdoors. The alfresco section is fully shaded and is located under the floor plate of the building.

Both restaurants boast superb vistas of the landmarks of the neighbourhood, including Burj Khalifa, the Address hotels, DIFC and the new Meydan Grandstand on the other side.

The restaurants are part of the Podium Promenade where tenants can take a stroll out in the open, enjoying the view and the quiet surroundings of a beautifully landscaped environment in the middle of downtown Dubai.

The two restaurants have been designed to serve an expected 1,600 Empire Heights occupants plus guests and visitors to the building. Neighbouring residential buildings will provide further footfall and catering opportunities will most certainly open-up for competitive operators.





Standing within a short walk from the Dubai Mall, Empire Heights boasts as its neighbours; Burj Khalifa, The Address Hotel and DIFC, all of which are served by superb transport links in the form of the Burj Khalifa monorail station and Dubai International Airport, which is just a short drive away. Road links are provided by easy access to Al Khail Road, Doha Road and the Emaar boulevard. Empire Heights benefits from high visibility from all these surrounding roads.

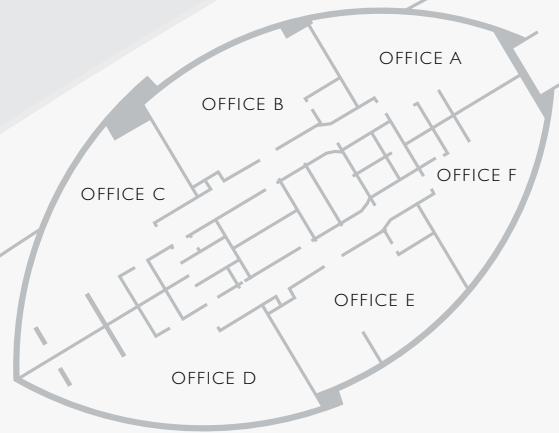




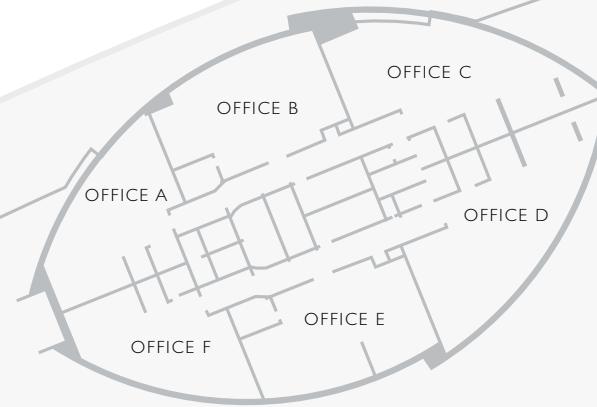


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TOWER A



TOWER B

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