

Living
Affordable
Luxury



SAFEER TOWER 2
AT BUSINESS BAY

RESIDENCES



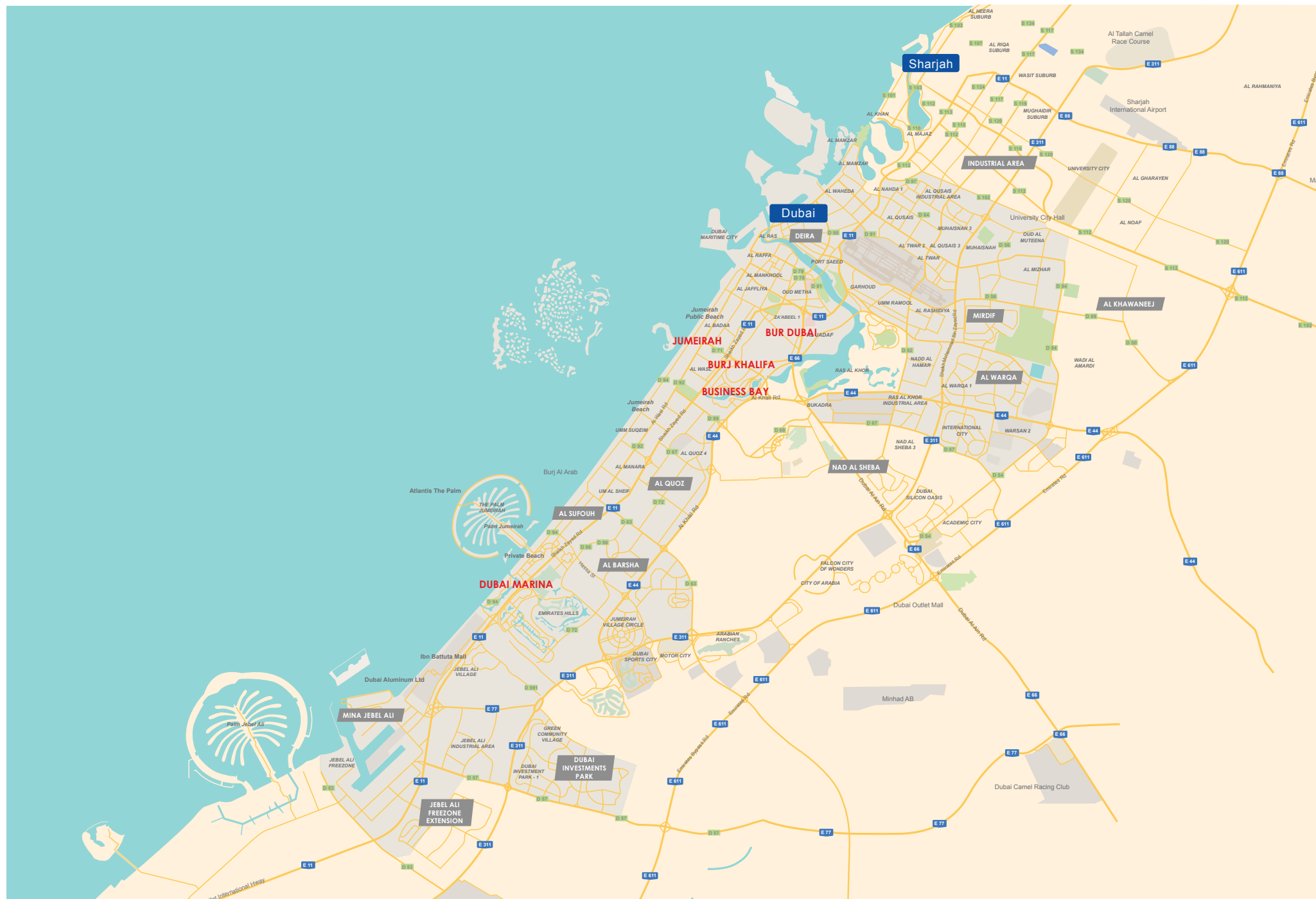
Welcome to
Safeer Tower 2
at Business Bay, Dubai

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 m²). 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.



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	43.26 to 45.17 Approx	ST-1, ST-2, ST-3, ST-4, ST-5
1 Bedroom	75.78 to 95.36 Approx	1 BHK-T1, 1 BHK-T1A, 1 BHK-T2 1 BHK-T2A, 1 BHK-T3, 1 BHK-T4
2 Bedroom	136.09 to 149.35 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 suit 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 centre 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

UNITS

ST-1	107, 207, 215, 307, 315, 407, 415, 507, 515 607, 615, 707, 715, 807, 815, 907, 915
ST-2	106, 206, 214, 306, 314, 406, 414, 506, 514 606, 614, 706, 714, 806, 814, 906, 914
ST-3	104, 105, 204, 205, 212, 213, 304, 305, 312, 313 404, 405, 412, 413, 504, 505, 512, 513, 604, 605 612, 613, 704, 705, 712, 713, 804, 805, 812, 813 904, 905, 912, 913

LEVELS 1-9

	ST-1	ST-2	ST-3
Inside Area	40.72 SQ. M.	38.60SQ. M.	40.79 SQ. M.
Balcony Area	4.45 SQ. M.	4.66 SQ. M.	3.80 SQ. M.
Gross Area	45.17 SQ. M.	43.26 SQ. M.	44.59 SQ. M.



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STUDIO

UNITS

ST-4 103, 203, 211, 303, 311, 403, 411, 503, 511
603, 611, 703, 711, 803, 811, 903, 911

ST-5 102, 202, 210, 302, 310, 402, 410, 502, 510
602, 610, 702, 710, 802, 810, 902, 910

LEVELS 1-9

	ST-4	ST-5
Inside Area	38.60 SQ. M.	40.28SQ. M.
Balcony Area	6.15 SQ. M.	4.54 SQ. M.
Gross Area	44.75 SQ. M.	44.82 SQ. M.



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1 BEDROOM - TYPE 1

UNITS

108

LEVEL 1

Inside Area 76.80 SQ. M.

Balcony Area 8.68 SQ. M.

Gross Area 85.48 SQ. M.



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1 BEDROOM - TYPE 1A

UNITS

208, 216, 308, 316, 408, 416
508, 516, 608, 616, 708, 716
808, 816, 908, 916

LEVELS 2-9

Inside Area	76.80SQ. M.
Balcony Area	18.56 SQ. M.
Gross Area	95.36 SQ. M.



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1 BEDROOM - TYPE 2

UNITS

101

LEVEL 1

Inside Area 75.78 SQ. M.

Balcony Area 0.0 SQ. M.

Gross Area 75.78 SQ. M.



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1 BEDROOM - TYPE 2A

UNITS

201, 209, 301, 309, 401, 409, 501, 509, 601, 609
701, 709, 801, 809, 901, 909

LEVELS 2 - 9

Inside Area 75.78 SQ. M.

Balcony Area 5.32 SQ. M.

Gross Area 81.10 SQ. M.



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1 BEDROOM - TYPE 3

UNITS

1003, 1007, 1103, 1107, 1203, 1207, 1303, 1307 1403, 1407

LEVELS 10 - 14

Inside Area 76.60 SQ. M.

Balcony Area 8.43 SQ. M.

Gross Area 85.03 SQ. M.



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1 BEDROOM - TYPE 4

UNITS

1002, 1006, 1102, 1106, 1202, 1206, 1302, 1306, 1402, 1406

LEVELS 10 - 14

Inside Area 76.60 SQ. M.

Balcony Area 9.94 SQ. M.

Gross Area 86.54 SQ. M.



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2 BEDROOM - TYPE 1

UNITS

1001, 1005, 1101, 1105, 1201, 1205, 1301, 1305, 1401
1405

LEVELS 10 - 14

Inside Area 126.23 SQ. M.

Balcony Area 9.86 SQ. M.

Gross Area 136.09 SQ. M.



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2 BEDROOM - TYPE 2

UNITS

1004, 1008, 1104, 1108, 1204, 1208, 1304, 1308, 1404
1408

LEVELS 10 - 14

Inside Area 126.33 SQ. M.

Balcony Area 23.02 SQ. M.

Gross Area 149.35 SQ. M.



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ESCROW ACCOUNT DETAILS :

Account Title - SAFEER TOWER 2

Bank Name - NOOR BANK



Swift Code - NISLAEAD

Account Number - 001-10553200018

Construction Update



JANUARY 2015



Future Projects



SAFEER RESIDENCE-2
Dubai Land Residence Complex



SAFEER RESIDENCE-3
Dubai Land Residence Complex



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