THE WOW

Business Tower

THE WOW BUSINESS SUITES
BY MR.EIGHT



THE EXECUTIVE BUSINESS SKY LOUNGE



DUBAI PROPERTY AWARDS
DEVELOPMENT
in association with
INTERNATIONAL PROPERTY & Travel
SUSTAINABLE RESIDENTIAL DEVELOPMENT
Mr. Eight Development
2026-2027

Created exclusively for business suite owners, tenants, and their guests, The Executive Sky Lounge is a landscaped outdoor terrace designed to bring a new level of comfort to the working day. Set high above the city, it offers a refined open-air environment with panoramic views, generous seating areas, and a calm, green atmosphere that feels far removed from the pace of the office. More than just an outdoor space, it is a place for informal meetings, private conversations, a quiet coffee, or a short pause between appointments. Thoughtfully designed and beautifully integrated into the commercial part of the tower, The Executive Sky Lounge adds a more elevated, modern, and enjoyable dimension to the business experience at The WOW Tower.

THE WOW
Business Tower



Luxury Lifestyle Awards
BEST OF THE BEST
TOP 100
OF THE WORLD
WINNER
★2025★

MR. EIGHT

THE WOW TOWER

ADRIEN BRODY
A MOMENT OF VISION

Adrien Brody joined Mr. Eight for the official opening at Atlantis The Royal, marking the occasion with a presence defined by depth, character and individuality. Fresh from his acclaimed role in The Brutalist, where he portrays architect László Tóth, his appearance carried a natural connection to the world of architecture, artistic vision and bold design language. More than a ceremonial moment, it reflected the values at the heart of Mr. Eight — a commitment to design-led living shaped by identity, ambition and lasting character.

MR. EIGHT


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RESIDENTIAL
DEVELOPMENT
Mr. Eight
2026-2027
INTERNATIONAL PROPERTY
LONDON AWARDS
MR. EIGHT
MR. EIGHT
A NEW ICON OF LIVING
DUBAI LAND RESIDENCE COMPLEX (DLRC)

DUBAI PROPERTY AWARDS
DEVELOPMENT
in association with
INTERNATIONAL PROPERTY & Travel
SUSTAINABLE RESIDENTIAL DEVELOPMENT
Mr. Eight Development
2026-2027

RECOGNISED BY LEADING

INTERNATIONAL AWARDS

RECOGNIZED BY LUXURY LIFESTYLE AWARDS, A UNITED STATES–BASED INTERNATIONAL AWARDING ORGANIZATION, THE WOW TOWER WAS HONORED IN 2026 FOR INTRODUCING ELEVATED STANDARDS OF DESIGN, QUALITY AND LIFESTYLE TO ONE OF DUBAI'S FAST-EVOLVING DISTRICTS. AS A MIXED-USE TOWER COMBINING RESIDENTIAL, BUSINESS AND LIFESTYLE COMPONENTS, THE PROJECT CONTRIBUTES NOT ONLY TO THE AREA'S GROWING IDENTITY AND APPEAL, BUT ALSO TO ITS EMERGENCE AS A NEW DESTINATION FOR MODERN BUSINESS AND INVESTMENT. THE PROJECT WAS ALSO NOMINATED BY THE INTERNATIONAL PROPERTY AWARDS IN THE CATEGORY SUSTAINABLE RESIDENTIAL DEVELOPMENT.

Luxury LIFESTYLE AWARDS

MR.EIGHT
THE WOW TOWER
WINNER 2026
BEST LUXURY HIGH-RISE LIVING
DUBAI, UAE


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MR.EIGHT
BRANDED RESIDENCES

A STRATEGIC BUSINESS DESTINATION

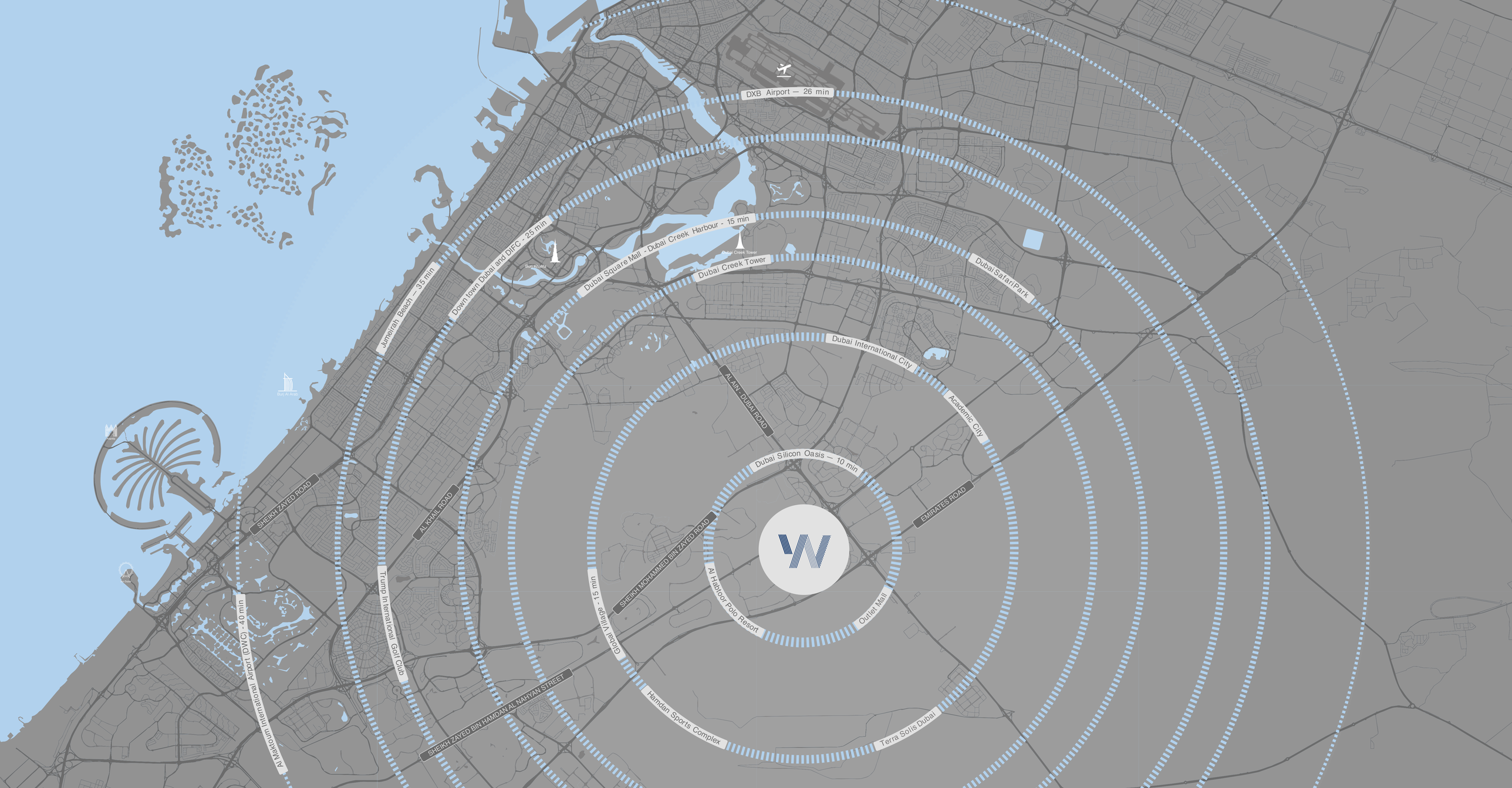
YOUR NEW BUSINESS ADDRESS

THE WOW BUSINESS TOWER IS CONCEIVED AS A FORWARD-LOOKING BUSINESS ADDRESS POSITIONED WITHIN ONE OF DUBAI'S MOST STRATEGIC GROWTH CORRIDORS. SHAPED BY THE WIDER EXPANSION OF DUBAI SILICON OASIS AND THE SURROUNDING KNOWLEDGE-DRIVEN DISTRICTS, IT REFLECTS A NEW DIRECTION FOR BUSINESS IN THIS PART OF THE CITY — MORE CONNECTED, MORE FUTURE-ORIENTED AND MORE CLOSELY ALIGNED WITH TECHNOLOGY, EDUCATION AND INNOVATION. LOCATED WITHIN MAINLAND DUBAI, IT OFFERS COMPANIES BROADER OPERATIONAL FLEXIBILITY AND A STRONG FOUNDATION FOR LONG-TERM GROWTH.

THIS POSITIONING IS FURTHER REINFORCED BY THE VISION OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM AND THE DUBAI 2040 URBAN MASTER PLAN, UNDER WHICH DUBAI SILICON OASIS HAS BEEN IDENTIFIED AS ONE OF THE CITY'S KEY URBAN CENTRES. TOGETHER, THESE FACTORS MAKE THE WOW BUSINESS TOWER A HIGHLY RELEVANT DESTINATION FOR BUSINESSES SEEKING TO SECURE THEIR PLACE IN DUBAI'S NEXT CHAPTER OF COMMERCIAL DEVELOPMENT.

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A NEW ICON OF LIVING
DUBAI LAND RESIDENCE COMPLEX (DLRC)


DXB Airport — 26 min
Dubai Square Mall - Dubai Creek Harbour - 15 min
Dubai Creek Tower
Downtown Dubai and DIFC - 25 min
Jumeirah Beach — 35 min
Dubai Safari Park
Dubai International City
Academic City
AL AIN - DUBAI ROAD
Dubai Silicon Oasis — 10 min
EMIRATES ROAD
SHEIKH ZAYED ROAD
AL KHAIL ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
Al Habtoor Polo Resort
Outlet Mall
Global Village - 15 min
Trump International Golf Club
Al Maktoum International Airport (DWC) - 40 min
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
Hamdan Sports Complex
Terra Solis Dubai



SURROUNDED BY DUBAI'S TECH AND INNOVATION HUBS

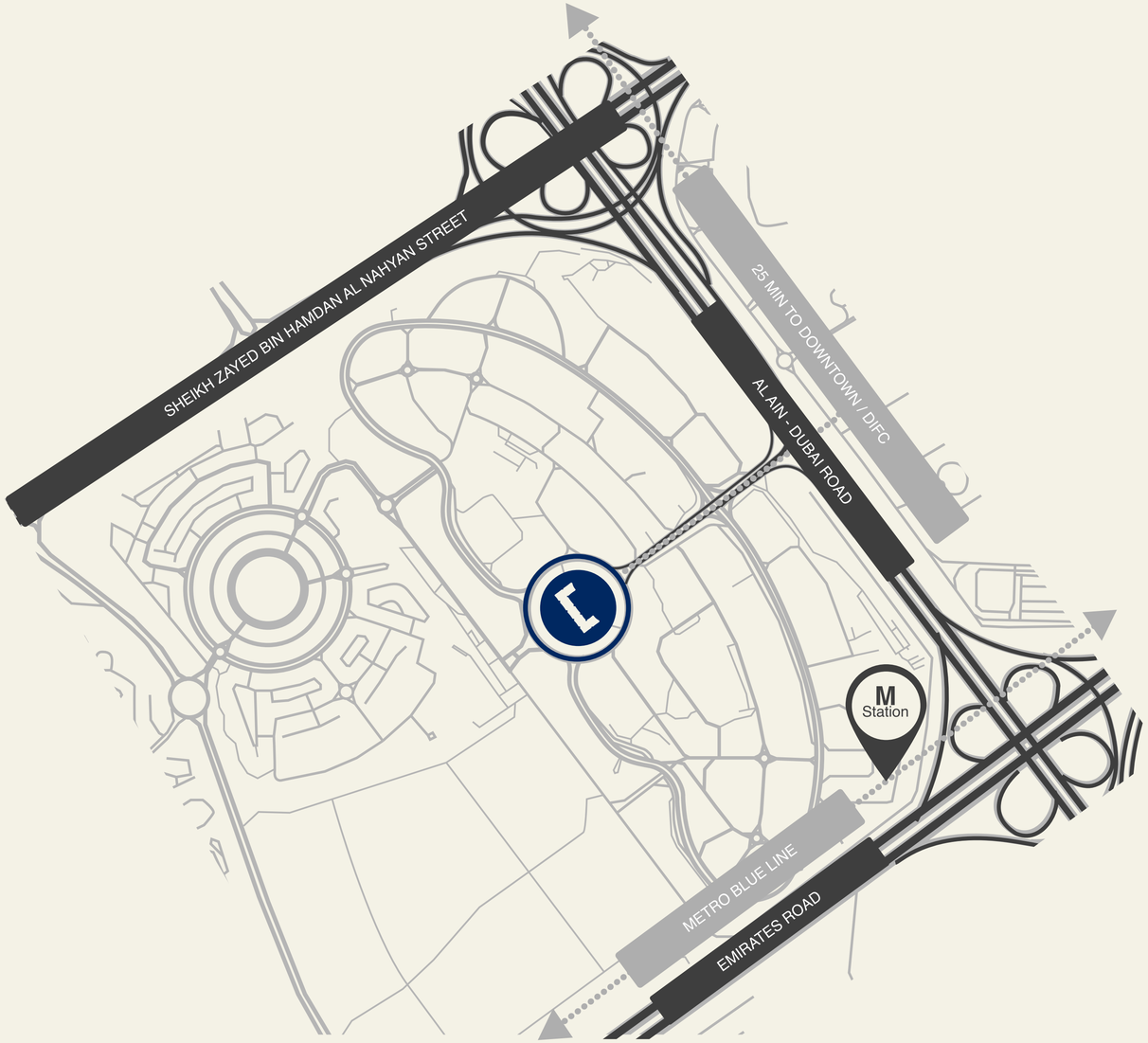
The WOW Tower is strategically positioned near Dubai Silicon Oasis and Dubai International Academic City, placing its Business Suites within one of Dubai's most future-focused growth corridors. For companies, this means immediate proximity to a district shaped by technology, innovation, education, and entrepreneurial activity.

With Dubai Silicon Oasis recognised as one of the five urban centres of the Dubai 2040 Urban Master Plan, the location is closely aligned with Dubai's long-term vision for science, technology, and knowledge-based growth. This gives The WOW Tower added relevance for businesses seeking a well-connected address in a district built around future industries.

The strength of the location is further supported by Dubai International Academic City, one of the region's leading higher education hubs, and by the continued growth of Dubai's private higher education sector, which reached 42,026 students in the 2024–25 academic year.

Looking ahead, the Dubai Metro Blue Line is planned to extend through Dubai Silicon Oasis and up to Academic City, further strengthening accessibility and the long-term business appeal of the area.

MR. EIGHT



STRATEGIC LOCATION

The WOW Tower is positioned in one of Dubai's most strategic emerging locations, set between three major road connections that provide fast and efficient access across the city. For those seeking close proximity to Downtown and DIFC without paying prime central district prices, this address offers a smart and forward-looking alternative. Direct access via Dubai–Al Ain Road further enhances connectivity, linking the tower seamlessly to Dubai's key business and lifestyle destinations. As a rare standalone plot within the wider Dubailand corridor, it holds a highly visible position with limited immediate competition, giving it the presence of a true signature address.

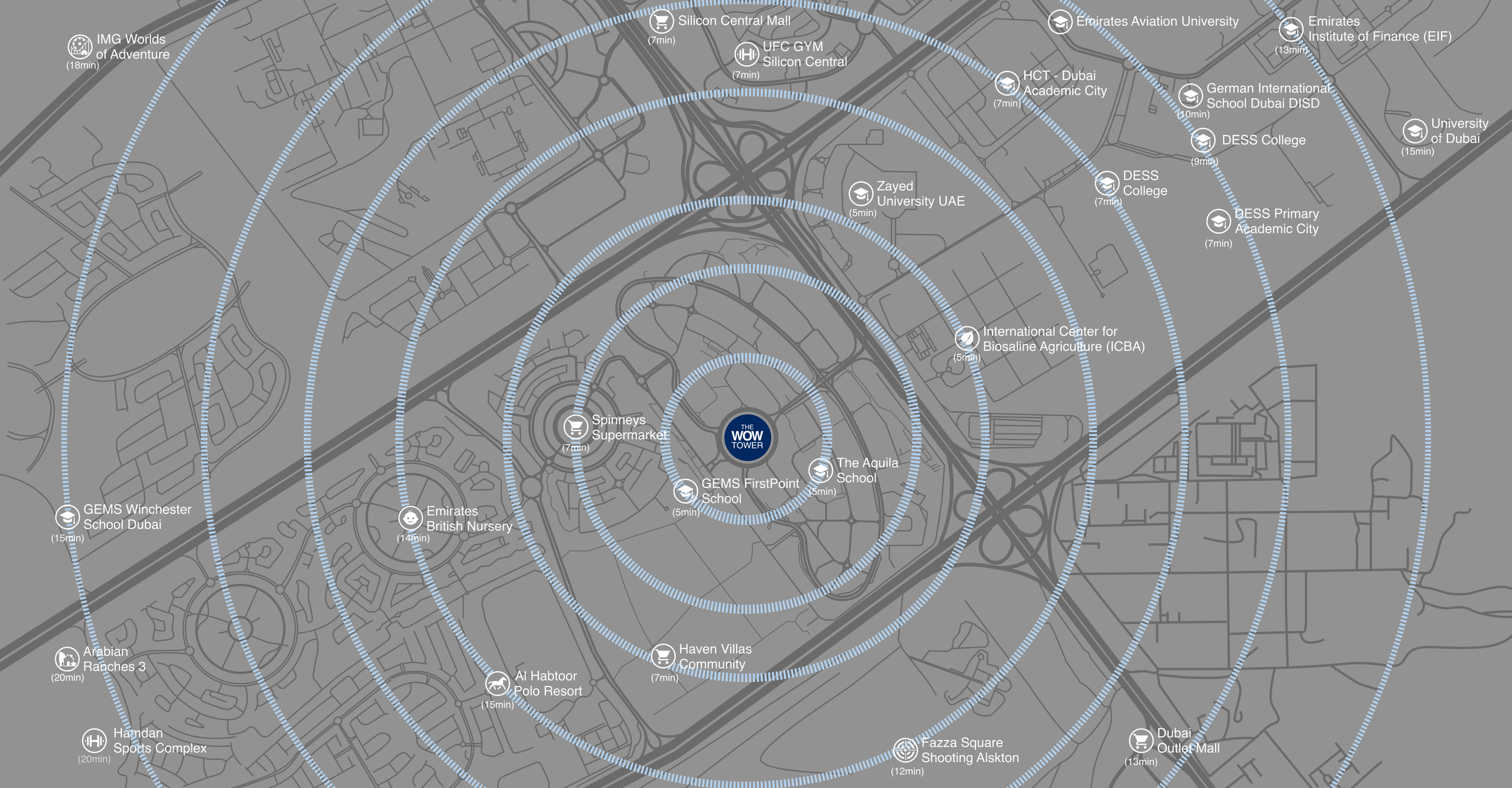
SUPPORTED BY DUBAI'S NEXT WAVE OF URBAN GROWTH

Its long-term appeal is further supported by Dubai's wider urban development strategy. The surrounding growth zone is being strengthened by major infrastructure, including the Dubai Metro Blue Line, which will improve connections through International City, Dubai Silicon Oasis and Academic City. This adds real value to an area already gaining momentum as one of Dubai's next important urban destinations.

SURROUNDED BY UNIVERSITIES

The location also benefits from a strong educational ecosystem. With a large concentration of universities, schools and established residential communities nearby, the area is well positioned to attract both end users and long-term tenants. The maturity of Dubai Silicon Oasis, where supply has become increasingly limited, further reinforces the strength of this address from both a lifestyle and investment perspective.

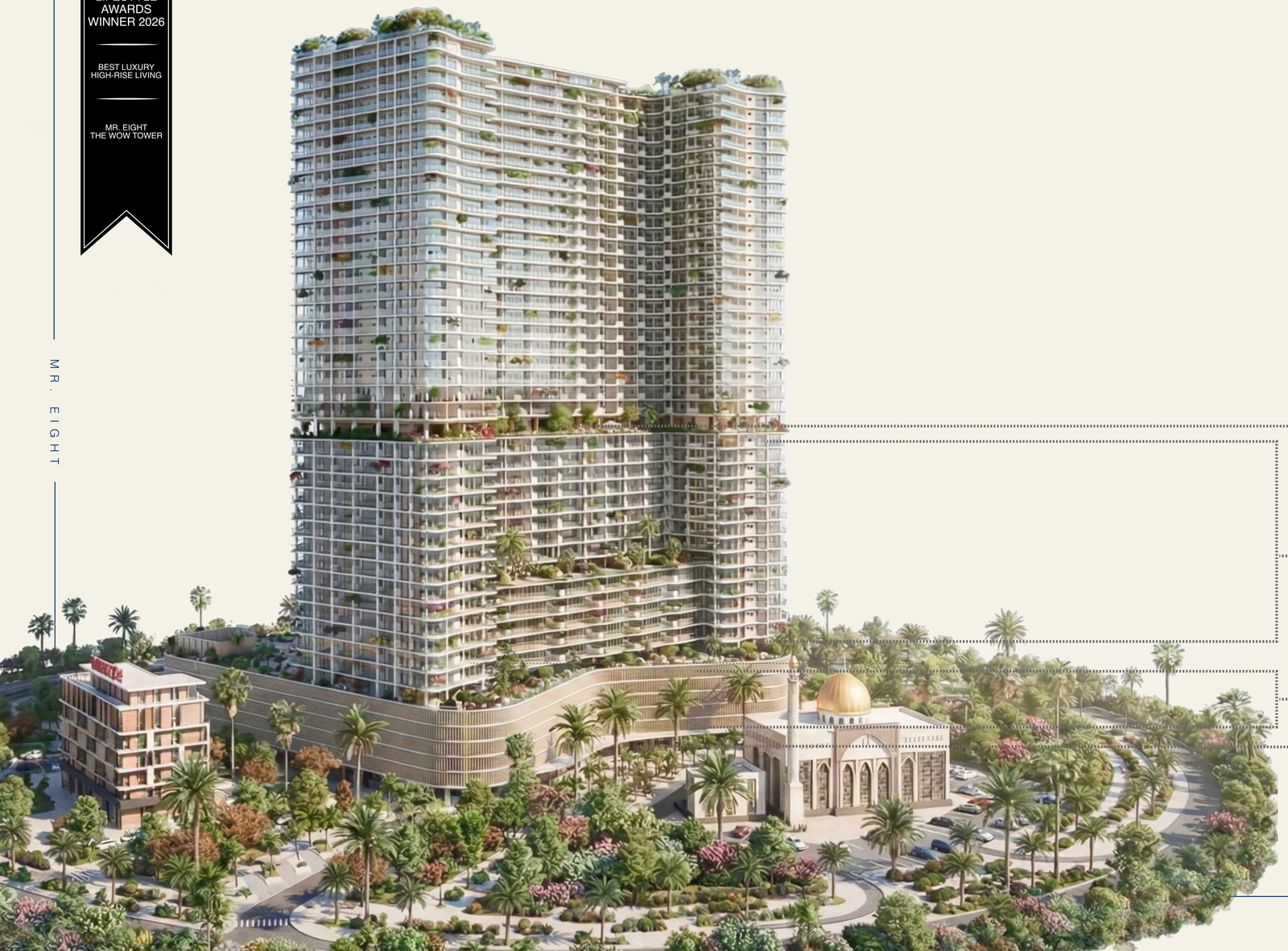
MR. EIGHT


IMG Worlds of Adventure
(18min)
Silicon Central Mall
(7min)
UFC GYM Silicon Central
(7min)
Emirates Aviation University
Emirates Institute of Finance (EIF)
(13min)
HCT - Dubai Academic City
(7min)
German International School Dubai DISD
(10min)
University of Dubai
(15min)
DESS College
(9min)
Zayed University UAE
(5min)
DESS College
(7min)
DESS Primary Academic City
(7min)
International Center for Biosaline Agriculture (ICBA)
(5min)
THE WOW TOWER
Spinneys Supermarket
(7min)
GEMS FirstPoint School
(5min)
The Aquila School
(5min)
GEMS Winchester School Dubai
(15min)
Emirates British Nursery
(14min)
Arabian Ranches 3
(20min)
Haven Villas Community
(7min)
Al Habtoor Polo Resort
(15min)
Hamdan Sports Complex
(20min)
Fazza Square Shooting Alskton
(12min)
Dubai Outlet Mall
(13min)

LUXURY LIFESTYLE AWARDS WINNER 2026

BEST LUXURY HIGH-RISE LIVING

MR. EIGHT THE WOW TOWER



EXECUTIVE OUTDOOR LOUNGE
16TH FLOOR

BUSINESS SUITES
FLOORS 1–15

CLUB LEVEL
PARKING 1–5

RETAIL & GRAND LOBBY
G FLOOR

THE WOW TOWER

BUSINESS ENVIRONMENT CONFIGURATION

The WOW Tower is a landmark business address in DLRC, created for companies that value presence, convenience, and a strong working environment. The commercial part of the tower is designed as a complete ecosystem, where business suites, dedicated amenities, and easy access come together within one building.

From Floors 1 to 15, The WOW Tower offers Business Suites designed for a wide range of professional and commercial uses. The layouts are flexible, practical, and ready to be shaped around the needs of each owner or tenant.

A key feature of the commercial part of the tower is the Executive Outdoor Lounge on Floor 16. Created exclusively for business owners, tenants, and their teams, this landscaped green terrace offers an elevated outdoor space for informal meetings, short breaks, or simply stepping away from the desk in a more inspiring setting.

MR. EIGHT



1. WOW TOWER
BUILDING COMPLEX
46 FLOORS

2. GREEN PARK
COMMUNITY HUB
CHILDREN'S PARK

3. PRIVATE ACCESS ROAD
A PRIVATE, DEDICATED
ENTRY AND EXIT ROAD

4. AL IKHAA MOSQUE

5. COMMERCIAL RETAIL
3 FLOORS

6. HOTEL BUILDINGS
G+6 FLOORS

PANORAMIC VIEWS 360°

A NEW LANDMARK FOR DLRC

The WOW Tower is a landmark high-rise in the heart of DLRC, designed as a premium address for both business and living. Rising above the surrounding low-rise district, the tower holds a prime position at the centre of the area's main circular hub, giving it a strong presence and lasting visibility on the skyline.

A dedicated access road leads through landscaped surroundings to a calm and well-defined arrival experience. With neighbouring buildings kept at a lower scale, both the Business Suites and Private Suites benefit from more open views, better natural light, and a greater sense of space.

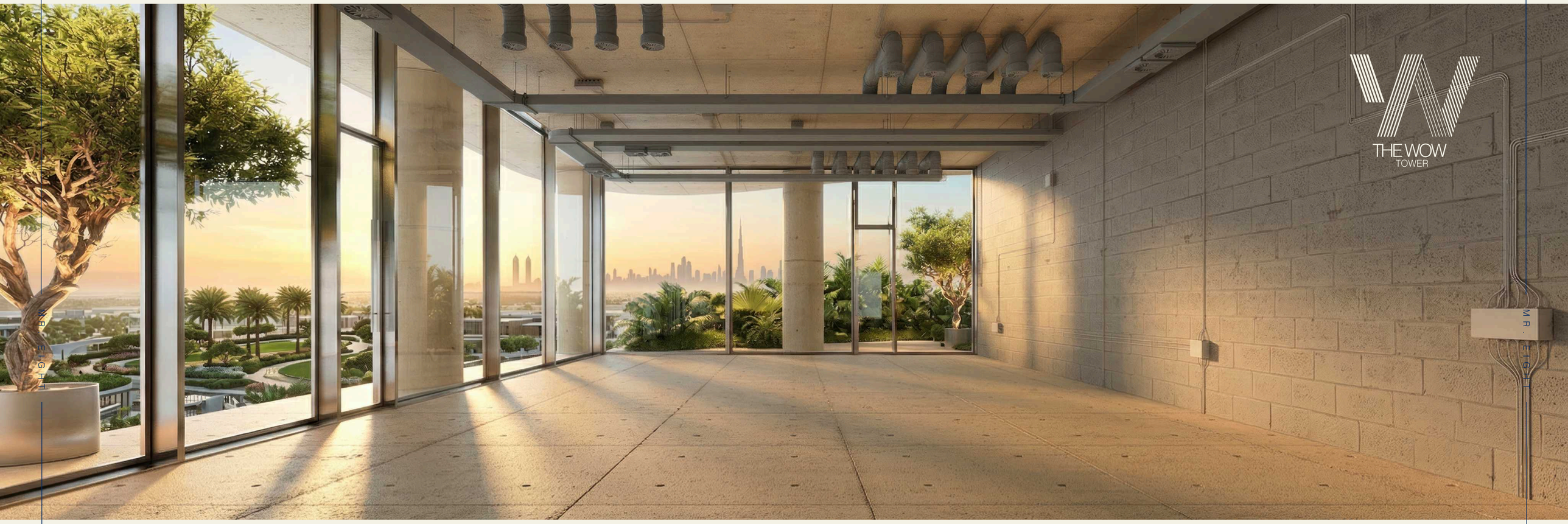
This exceptional positioning gives The WOW Tower a rare advantage in the district — a more open outlook, a stronger visual presence, and a more elevated experience for owners, residents, and businesses alike.

BUSINESS SUITES

The commercial component of The WOW Tower is designed as a carefully planned business environment within mainland Dubai Land Residence Complex. From the 1st to the 15th floor, the tower features business suites created for a wide range of professional uses, while the ground level is dedicated to retail units positioned for visibility, access and daily footfall. All commercial spaces are offered in shell and core condition, with dedicated provisions for water, electricity and drainage, allowing owners and tenants to configure each space according to their operational needs. Each retail unit is also planned with its own private bathroom.

Particular attention is given to circulation and functionality. Office users benefit from separate lift access dedicated exclusively to the business component of the tower, ensuring that office flows remain fully independent from the residential areas. In addition, office users have access to their own dedicated amenities located on the 16th floor, creating a more complete and professionally oriented environment within the building. Located within mainland DLRC rather than a free zone, The WOW Tower offers a wider spectrum of business opportunities and registration possibilities, making it a strong commercial address for companies seeking flexibility, accessibility and long-term potential


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A NEW ICON OF LIVING
DUBAI LAND RESIDENCE COMPLEX (DLRC)



SHELL & CORE
TAILORED FOR BESPOKE BUSINESS

All business suites at The WOW Tower are offered in shell and core, giving owners the freedom to shape each unit around their exact business needs. Each suite is delivered as a clean open-plan space with panoramic windows, exposed concrete structure, and essential service points prepared for future fit-out. This format allows complete flexibility in planning, design, and finishing, making it ideal for companies seeking a tailored workspace in a premium commercial setting.

IN-UNIT CONNECTIONS

- Drainage connection
- Water connection
- Electricity connection
- Provision for a private pantry
- Provision for a private bathroom
- Access to high-speed fibre optic internet

MAINLAND COMPANY SET-UP

Set in DLRC, Dubai land, The WOW Tower gives buyers access to a Dubai mainland business address registered through DET. This is the most flexible set-up for a wide range of business activities, offering broader operating freedom and fewer structural limitations than a free zone model.



THE WOW TOWER

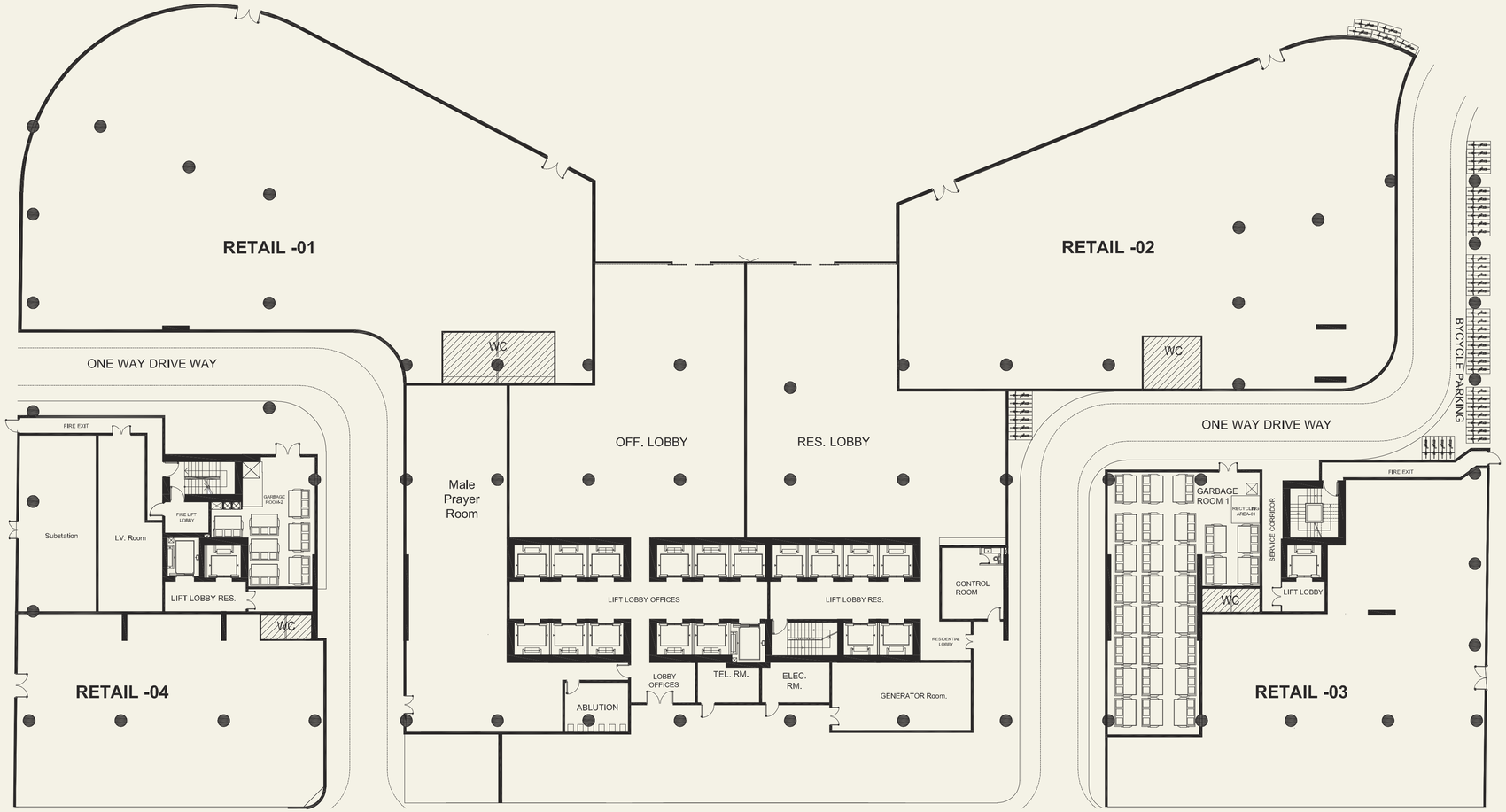
THE WOW RETAIL GROUND FLOOR

RETAIL UNITS: 4
TOTAL RETAIL AREA: 2,856 SQ. M / 30,744 SQ. FT
TOTAL RETAIL VALUE: AED 92,235,000
AVERAGE PRICE PER SQ. FT: AED 3,000

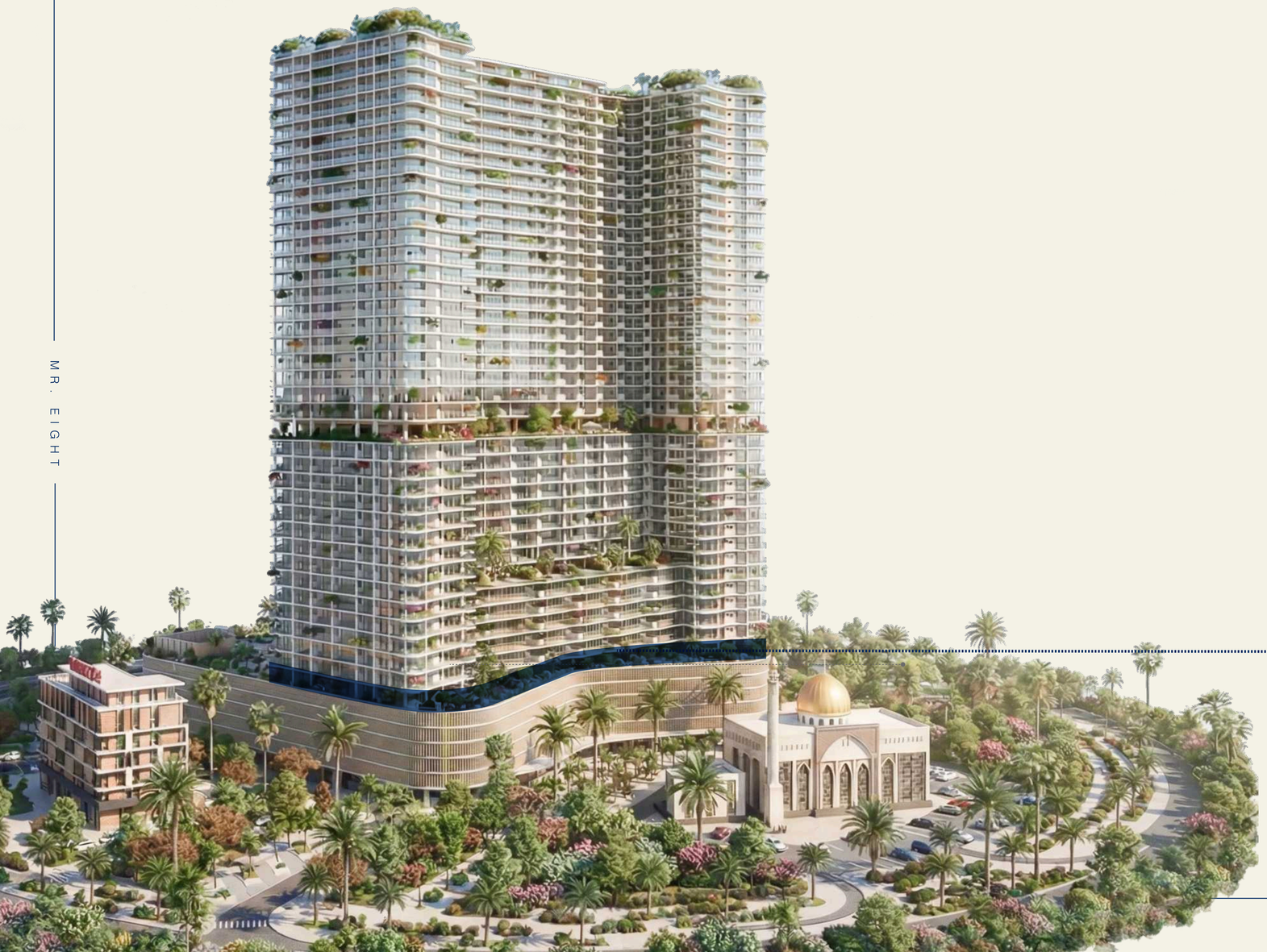
RETAIL & GRAND LOBBY
G FLOOR

As a bulk commercial investment opportunity, the ground-floor retail offering includes 4 retail units with a combined area of 2,856 sq. m / 30,744 sq. ft, a total acquisition value of AED 92,235,000, and an average price of AED 3,000 per sq. ft. **VAT DISCLAIMER** All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

GROUND FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
RETAIL -01	G	1 023,42	11 016,00	-	-	1 023,42	11 016,00	-	33 049 000,00
RETAIL -02	G	902,60	9 715,51	-	-	902,60	9 715,51	-	29 147 000,00
RETAIL -03	G	545,38	5 870,42	-	-	545,38	5 870,42	-	17 612 000,00
RETAIL -04	G	384,83	4 142,28	-	-	384,83	4 142,28	-	12 427 000,00



THE WOW TOWER

THE WOW 1ST BUSINESS FLOOR

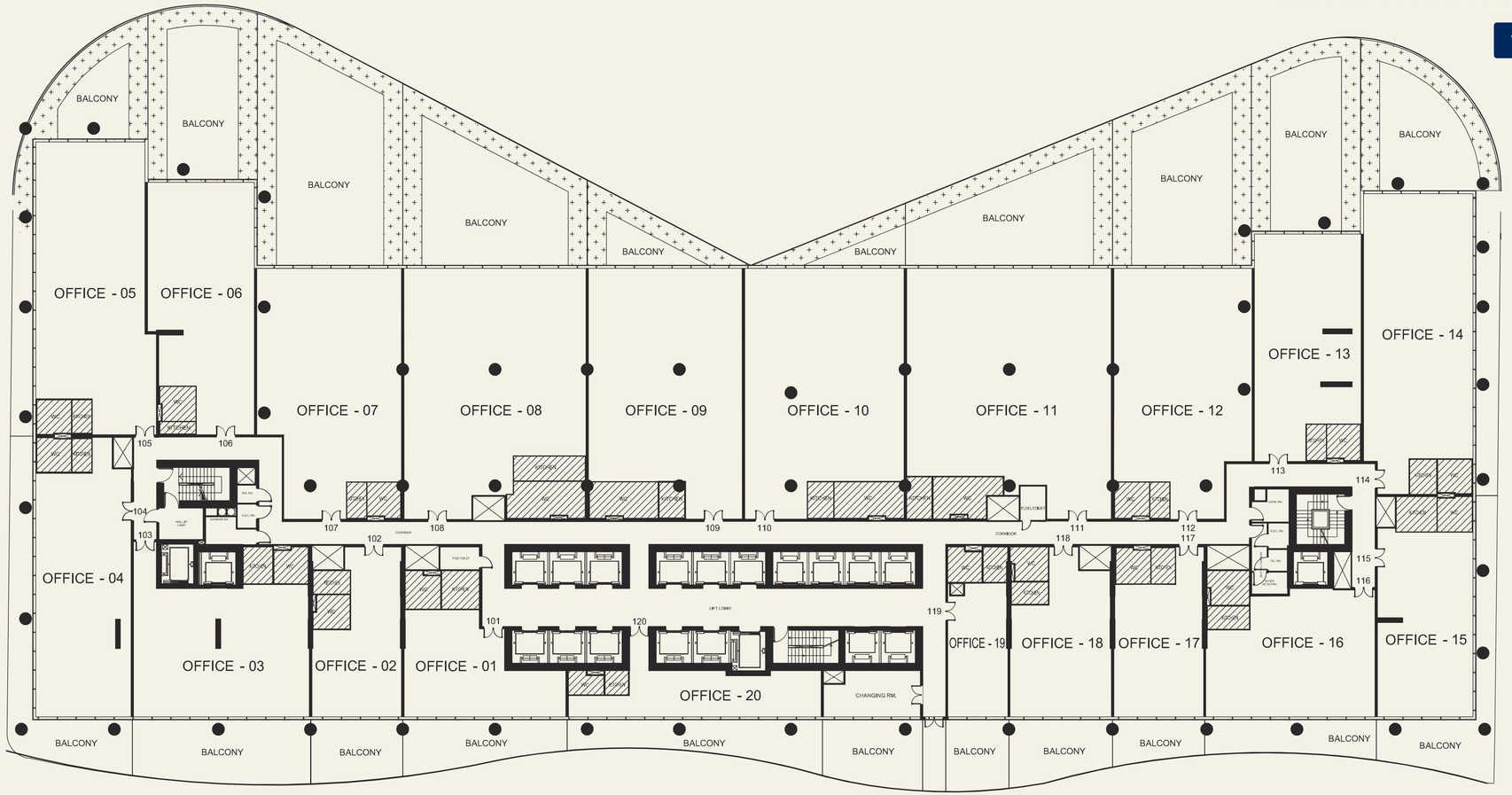
OFFICES: 20
TOTAL AREA: 5,193 SQ. M / 55,898 SQ. FT
TOTAL VALUE: AED 111,805,000
PRICE PER SQ. FT: AED 2,000

FIRST OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, this office floor includes 20 offices with a combined area of 5,193 sq. m / 55,898 sq. ft, a total acquisition value of AED 111,805,000, and an average price of AED 2,000 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

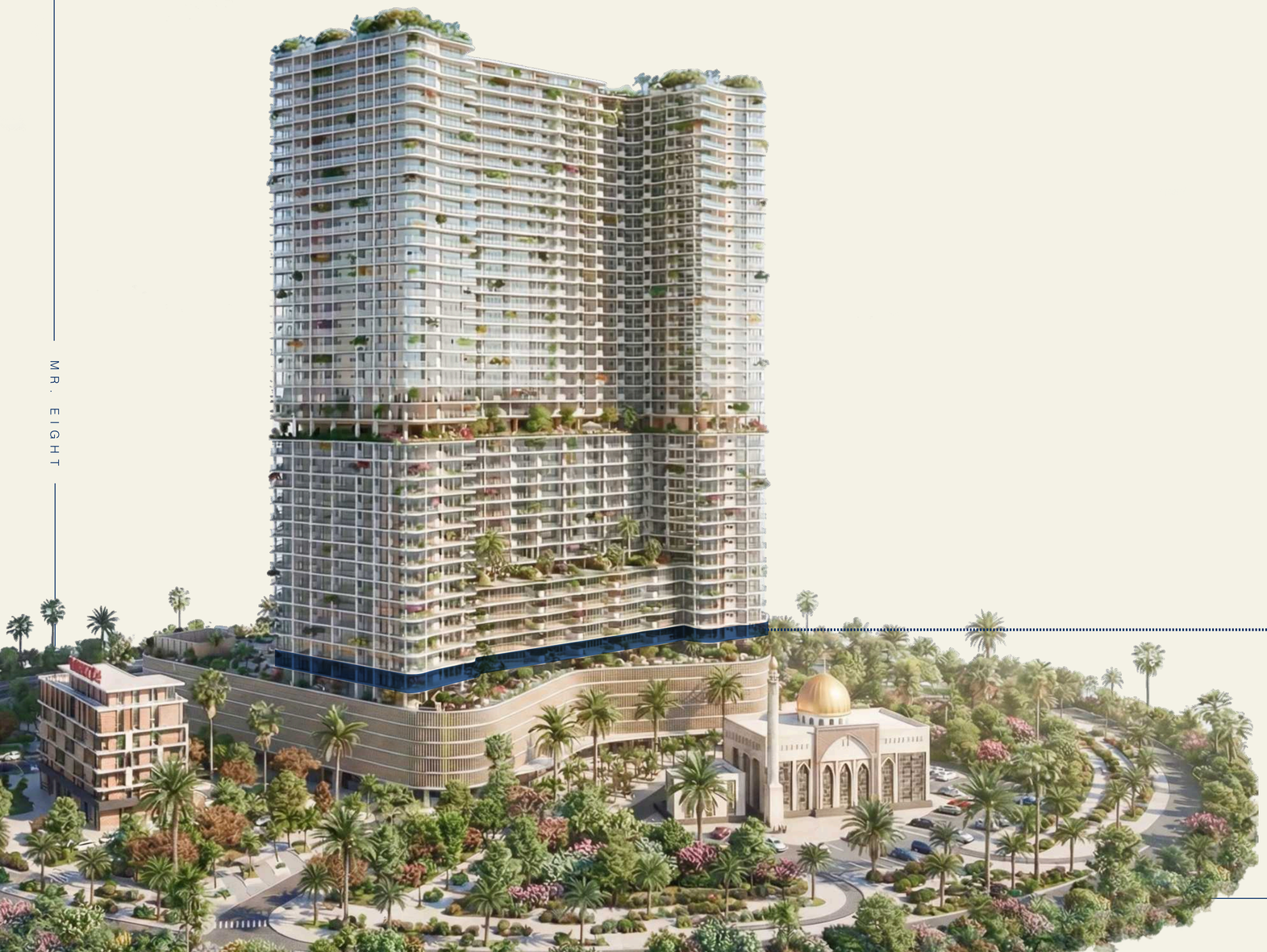
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1ST BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-101	1	107,88	1 161,21	44,71	481,25	152,59	1 642,47	-	3 285 000,00
OFFICE-102	1	94,86	1 021,06	35,38	380,83	130,24	1 401,89	-	2 804 000,00
OFFICE-103	1	174,13	1 874,32	70,07	754,23	244,20	2 628,55	-	5 258 000,00
OFFICE-104	1	171,64	1 847,52	78,97	850,03	250,61	2 697,54	-	5 396 000,00
OFFICE-105	1	217,31	2 339,11	105,30	1 133,44	322,61	3 472,55	-	6 946 000,00
OFFICE-106	1	168,80	1 816,95	118,48	1 275,31	287,28	3 092,26	-	6 185 000,00
OFFICE-107	1	220,41	2 372,47	200,35	2 156,55	420,76	4 529,02	-	9 059 000,00
OFFICE-108	1	289,37	3 114,75	154,61	1 664,21	443,98	4 778,96	-	9 558 000,00
OFFICE-109	1	249,28	2 683,23	43,67	470,06	292,95	3 153,29	-	6 307 000,00
OFFICE-110	1	258,21	2 779,35	30,04	323,35	288,25	3 102,70	-	6 206 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-111	1	319,64	3 440,58	134,78	1 450,76	454,42	4 891,34	-	9 783 000,00
OFFICE-112	1	214,23	2 305,95	150,95	1 624,81	365,18	3 930,76	-	7 862 000,00
OFFICE-113	1	158,27	1 703,60	127,39	1 371,21	285,66	3 074,82	-	6 150 000,00
OFFICE-114	1	213,63	2 299,49	148,83	1 601,99	362,46	3 901,49	-	7 803 000,00
OFFICE-115	1	135,63	1 459,91	66,66	717,52	202,29	2 177,43	-	4 355 000,00
OFFICE-116	1	144,41	1 554,42	37,34	401,92	181,75	1 956,34	-	3 913 000,00
OFFICE-117	1	100,13	1 077,79	23,31	250,91	123,44	1 328,70	-	2 658 000,00
OFFICE-118	1	107,34	1 155,40	38,17	410,86	145,51	1 566,26	-	3 133 000,00
OFFICE-119	1	65,89	709,23	28,13	302,79	94,02	1 012,02	-	2 025 000,00
OFFICE-120	1	88,30	950,45	56,58	609,02	144,88	1 559,48	-	3 119 000,00



THE WOW TOWER

THE WOW 2ND BUSINESS FLOOR

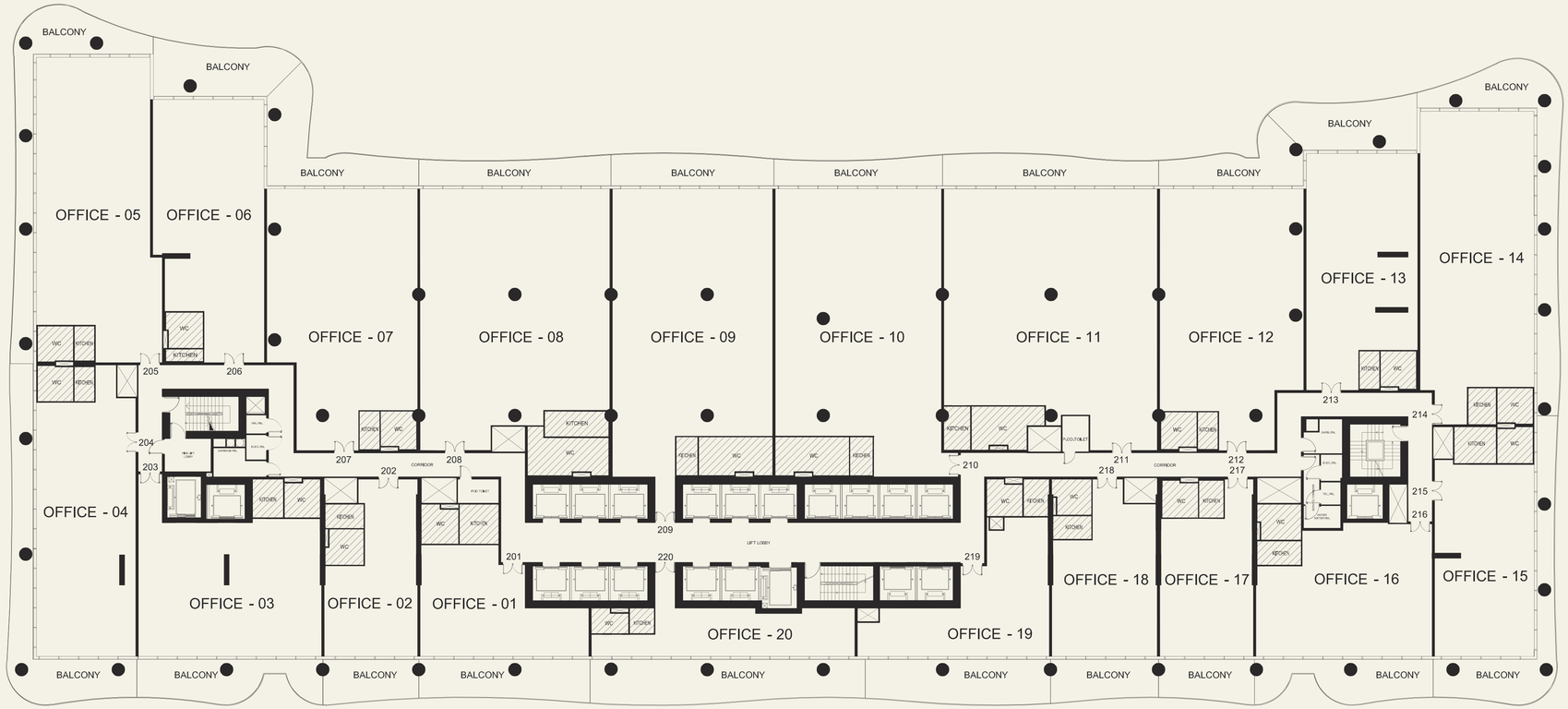
OFFICES: 20
TOTAL AREA: 4,452 SQ. M / 47,921 SQ. FT
TOTAL VALUE: AED 96,090,000
PRICE PER SQ. FT: AED 2,005

SECOND OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 2nd business floor includes 20 offices with a combined area of 4,452 sq. m / 47,921 sq. ft, a total acquisition value of AED 96,090,000, and an average price of AED 2,005 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

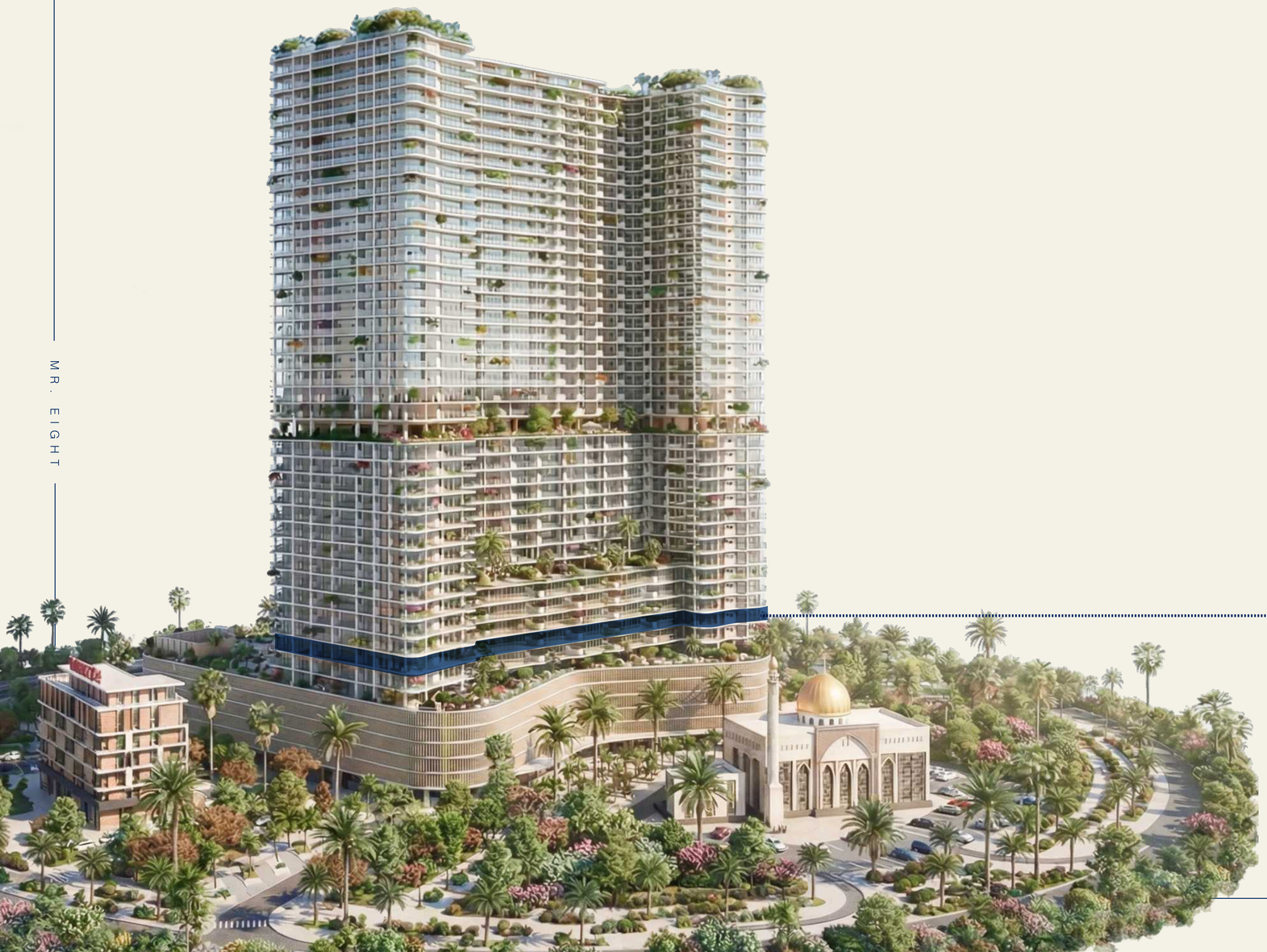
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2ND BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-201	2	107,88	1 161,21	38,91	418,82	146,79	1 580,03	-	3 168 000,00
OFFICE-202	2	94,86	1 021,06	23,12	248,86	117,98	1 269,93	-	2 547 000,00
OFFICE-203	2	174,14	1 874,43	39,04	420,22	213,18	2 294,65	-	4 601 000,00
OFFICE-204	2	171,71	1 848,27	69,10	743,79	240,81	2 592,06	-	5 198 000,00
OFFICE-205	2	217,30	2 339,00	63,44	682,86	280,74	3 021,86	-	6 059 000,00
OFFICE-206	2	168,80	1 816,95	39,55	425,71	208,35	2 242,66	-	4 497 000,00
OFFICE-207	2	219,78	2 365,69	45,48	489,54	265,26	2 855,23	-	5 725 000,00
OFFICE-208	2	303,27	3 264,37	29,37	316,14	332,64	3 580,51	-	7 179 000,00
OFFICE-209	2	282,51	3 040,91	29,16	313,88	311,67	3 354,79	-	6 727 000,00
OFFICE-210	2	288,88	3 109,48	25,74	277,06	314,62	3 386,54	-	6 791 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-211	2	319,62	3 440,36	36,58	393,74	356,20	3 834,10	-	7 688 000,00
OFFICE-212	2	214,22	2 305,84	31,09	334,65	245,31	2 640,49	-	5 295 000,00
OFFICE-213	2	158,27	1 703,60	38,70	416,56	196,97	2 120,17	-	4 251 000,00
OFFICE-214	2	213,64	2 299,60	68,43	736,57	282,07	3 036,18	-	6 088 000,00
OFFICE-215	2	135,63	1 459,91	53,75	578,56	189,38	2 038,47	-	4 088 000,00
OFFICE-216	2	144,42	1 554,52	37,38	402,35	181,80	1 956,88	-	3 924 000,00
OFFICE-217	2	100,13	1 077,79	22,70	244,34	122,83	1 322,13	-	2 651 000,00
OFFICE-218	2	107,33	1 155,29	24,95	268,56	132,28	1 423,85	-	2 855 000,00
OFFICE-219	2	111,23	1 197,27	46,65	502,14	157,88	1 699,41	-	3 408 000,00
OFFICE-220	2	88,30	950,45	66,92	720,32	155,22	1 670,77	-	3 350 000,00



THE WOW TOWER

THE WOW 3RD BUSINESS FLOOR

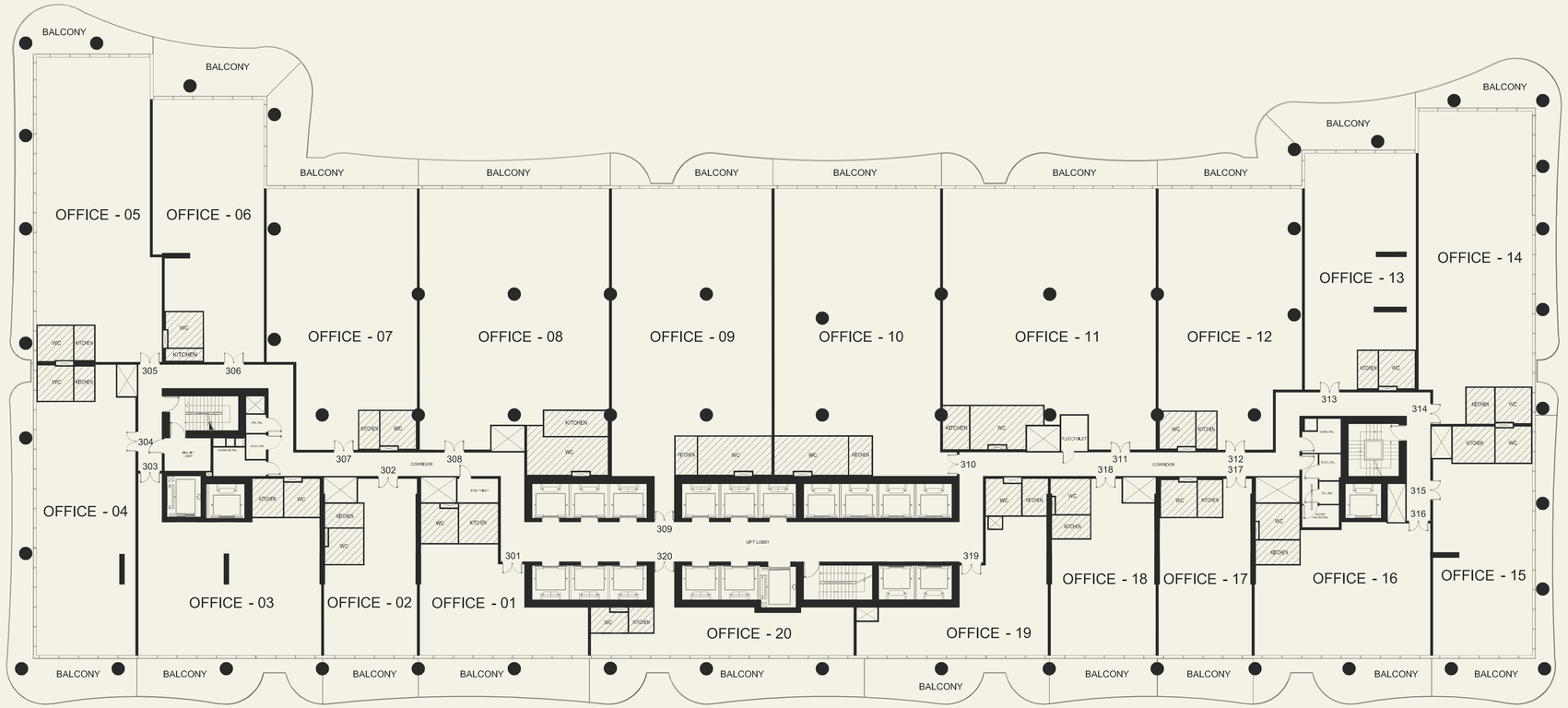
OFFICES: 20
TOTAL AREA: 4,418 SQ. M / 47,553 SQ. FT
TOTAL VALUE: AED 95,592,000
PRICE PER SQ. FT: AED 2,010

THIRD OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 3rd business floor includes 20 offices with a combined area of 4,418 sq. m / 47,553 sq. ft, a total acquisition value of AED 95,592,000, and an average price of AED 2,010 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

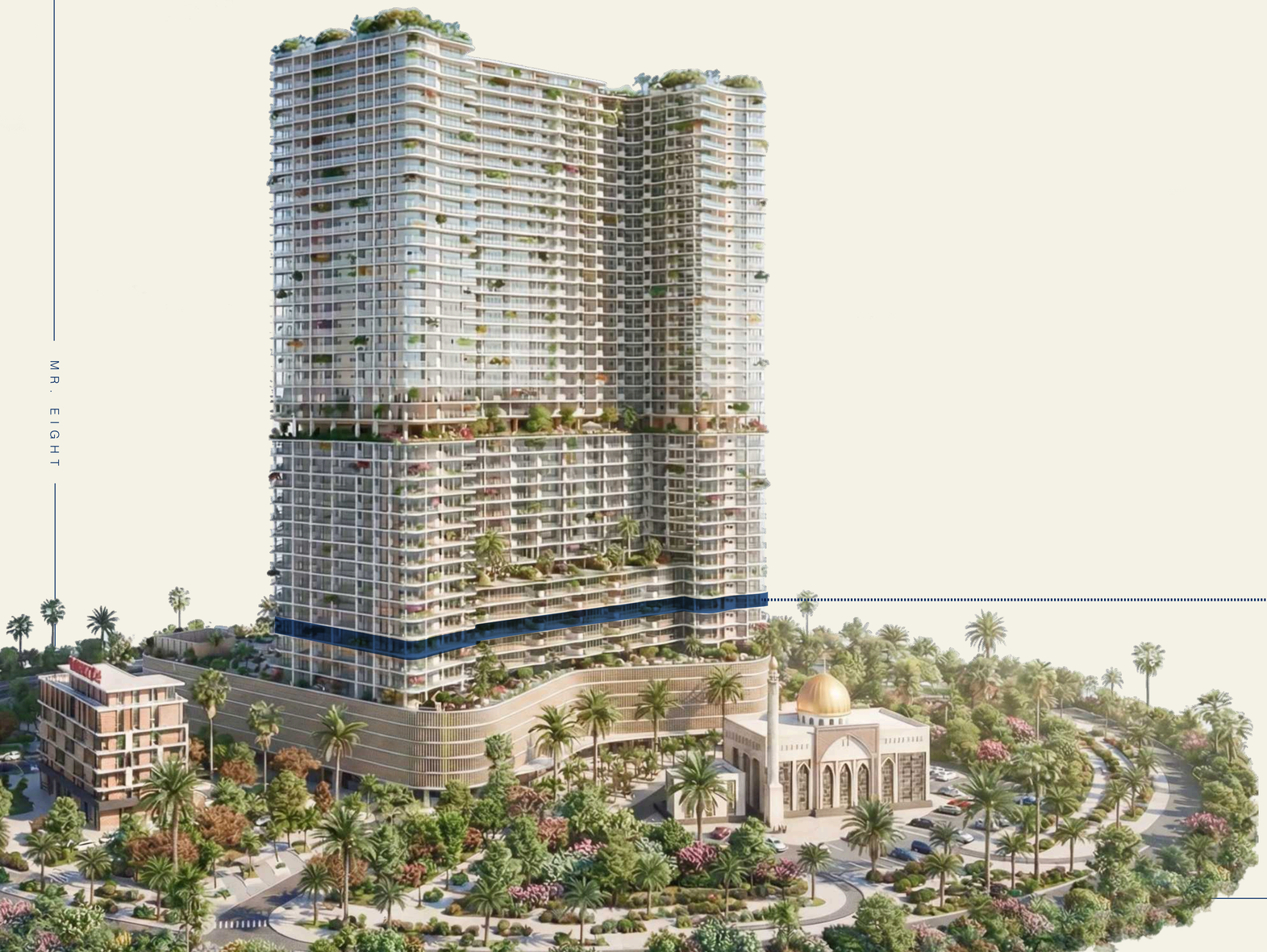
VAT DISCLAIMER
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3RD BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-301	3	107,88	1 161,21	38,82	417,86	146,70	1 579,07	-	3 174 000,00
OFFICE-302	3	94,86	1 021,06	23,07	248,32	117,93	1 269,39	-	2 552 000,00
OFFICE-303	3	174,14	1 874,43	38,94	419,15	213,08	2 293,57	-	4 611 000,00
OFFICE-304	3	171,71	1 848,27	66,33	713,97	238,04	2 562,24	-	5 151 000,00
OFFICE-305	3	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 074 000,00
OFFICE-306	3	168,80	1 816,95	39,58	426,04	208,38	2 242,98	-	4 509 000,00
OFFICE-307	3	219,78	2 365,69	45,43	489,00	265,21	2 854,70	-	5 738 000,00
OFFICE-308	3	303,27	3 264,37	29,59	318,50	332,86	3 582,88	-	7 202 000,00
OFFICE-309	3	282,51	3 040,91	22,19	238,85	304,70	3 279,76	-	6 593 000,00
OFFICE-310	3	288,88	3 109,48	25,93	279,11	314,81	3 388,59	-	6 812 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-311	3	319,62	3 440,36	29,69	319,58	349,31	3 759,94	-	7 558 000,00
OFFICE-312	3	214,22	2 305,84	31,13	335,08	245,35	2 640,93	-	5 309 000,00
OFFICE-313	3	158,27	1 703,60	38,66	416,13	196,93	2 119,74	-	4 261 000,00
OFFICE-314	3	213,64	2 299,60	65,13	701,05	278,77	3 000,66	-	6 032 000,00
OFFICE-315	3	135,63	1 459,91	53,95	580,71	189,58	2 040,62	-	4 102 000,00
OFFICE-316	3	144,42	1 554,52	37,29	401,39	181,71	1 955,91	-	3 932 000,00
OFFICE-317	3	100,13	1 077,79	22,65	243,80	122,78	1 321,59	-	2 657 000,00
OFFICE-318	3	107,33	1 155,29	24,98	268,88	132,31	1 424,17	-	2 863 000,00
OFFICE-319	3	111,23	1 197,27	39,43	424,42	150,66	1 621,69	-	3 260 000,00
OFFICE-320	3	88,30	950,45	59,68	642,39	147,98	1 592,84	-	3 202 000,00



THE WOW TOWER

THE WOW 4TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 47,920 SQ. FT
TOTAL VALUE: AED 96,596,000
PRICE PER SQ. FT: AED 2,015

FOURTH OFFICE FLOOR

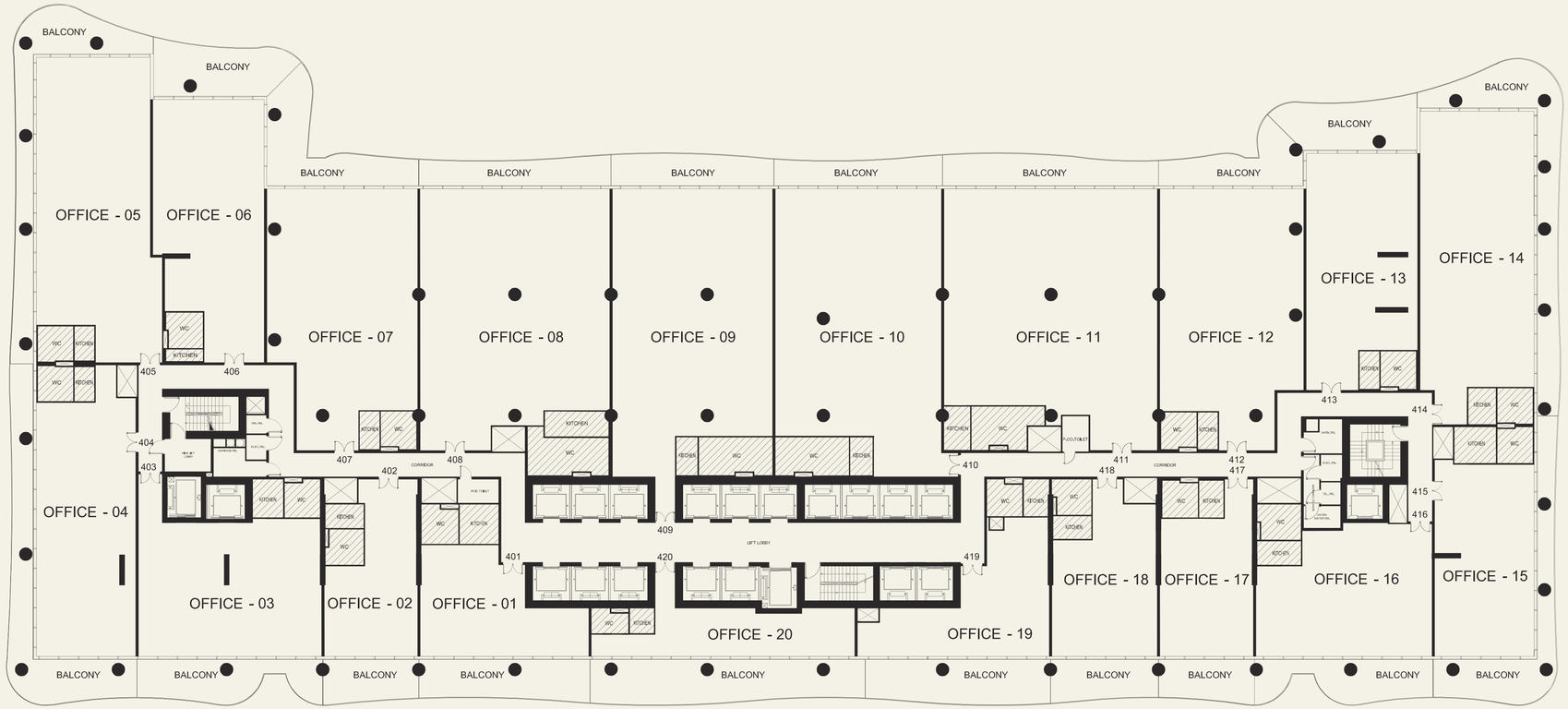
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 4th business floor includes 20 offices with a combined area of 4,384 sq. m / 47,190 sq. ft, a total acquisition value of AED 95,125,000, and an average price of AED 2,015 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

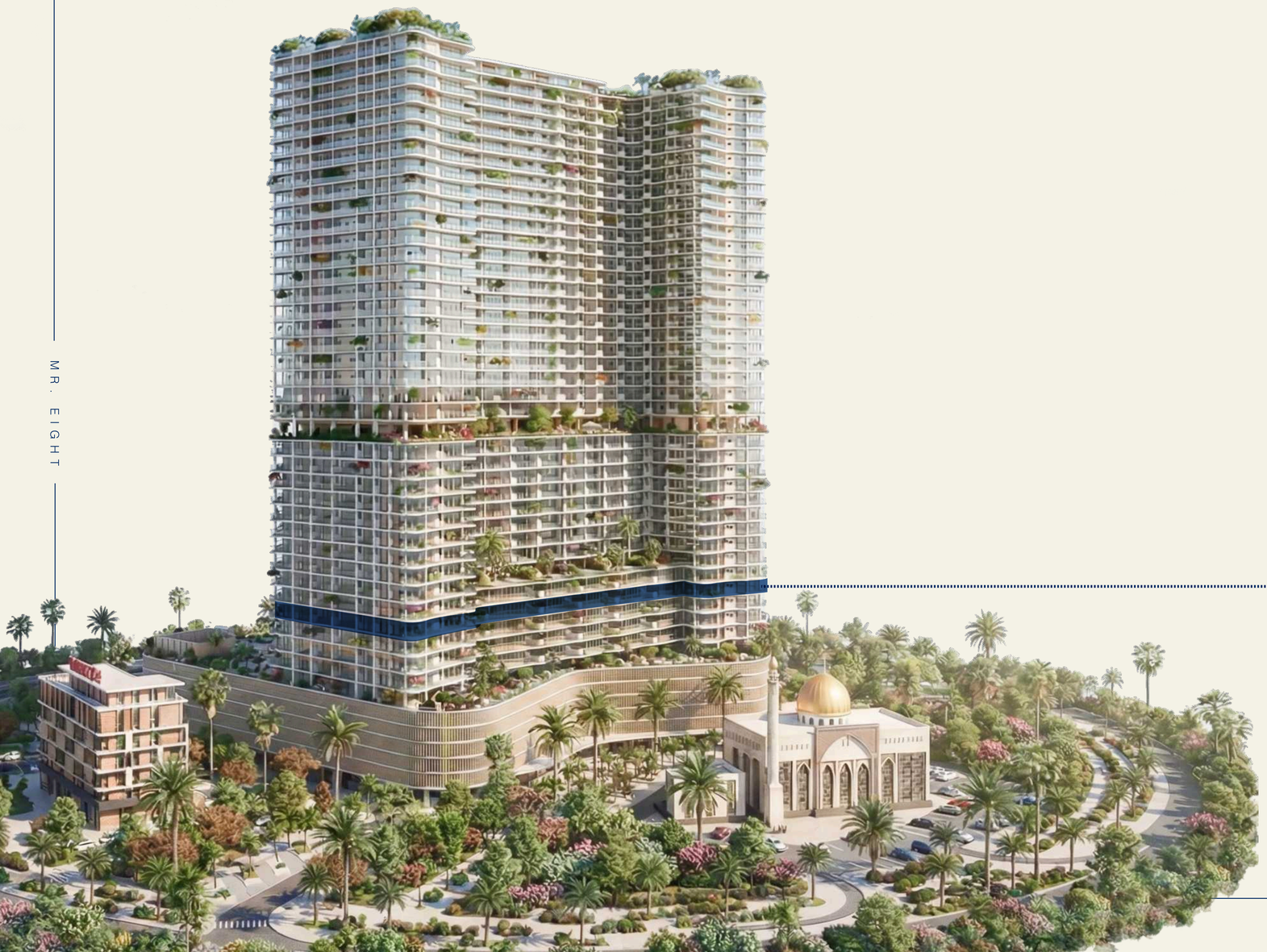
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4TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-401	4	107,88	1 161,21	38,91	418,82	146,79	1 580,03	-	3 184 000,00
OFFICE-402	4	94,86	1 021,06	23,12	248,86	117,98	1 269,93	-	2 559 000,00
OFFICE-403	4	174,14	1 874,43	39,04	420,22	213,18	2 294,65	-	4 624 000,00
OFFICE-404	4	171,71	1 848,27	69,10	743,79	240,81	2 592,06	-	5 223 000,00
OFFICE-405	4	217,30	2 339,00	63,44	682,86	280,74	3 021,86	-	6 090 000,00
OFFICE-406	4	168,80	1 816,95	39,55	425,71	208,35	2 242,66	-	4 519 000,00
OFFICE-407	4	219,78	2 365,69	45,48	489,54	265,26	2 855,23	-	5 754 000,00
OFFICE-408	4	303,27	3 264,37	29,37	316,14	332,64	3 580,51	-	7 215 000,00
OFFICE-409	4	282,51	3 040,91	29,16	313,88	311,67	3 354,79	-	6 760 000,00
OFFICE-410	4	288,88	3 109,48	25,74	277,06	314,62	3 386,54	-	6 824 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-411	4	319,62	3 440,36	36,58	393,74	356,20	3 834,10	-	7 726 000,00
OFFICE-412	4	214,22	2 305,84	31,09	334,65	245,31	2 640,49	-	5 321 000,00
OFFICE-413	4	158,27	1 703,60	38,70	416,56	196,97	2 120,17	-	4 273 000,00
OFFICE-414	4	213,64	2 299,60	68,43	736,57	282,07	3 036,18	-	6 118 000,00
OFFICE-415	4	135,63	1 459,91	53,75	578,56	189,38	2 038,47	-	4 108 000,00
OFFICE-416	4	144,42	1 554,52	37,38	402,35	181,80	1 956,88	-	3 944 000,00
OFFICE-417	4	100,13	1 077,79	22,70	244,34	122,83	1 322,13	-	2 665 000,00
OFFICE-418	4	107,33	1 155,29	24,95	268,56	132,28	1 423,85	-	2 870 000,00
OFFICE-419	4	111,23	1 197,27	46,65	502,14	157,88	1 699,41	-	3 425 000,00
OFFICE-420	4	88,30	950,45	66,92	720,32	155,22	1 670,77	-	3 367 000,00



THE WOW TOWER

THE WOW 5TH BUSINESS FLOOR

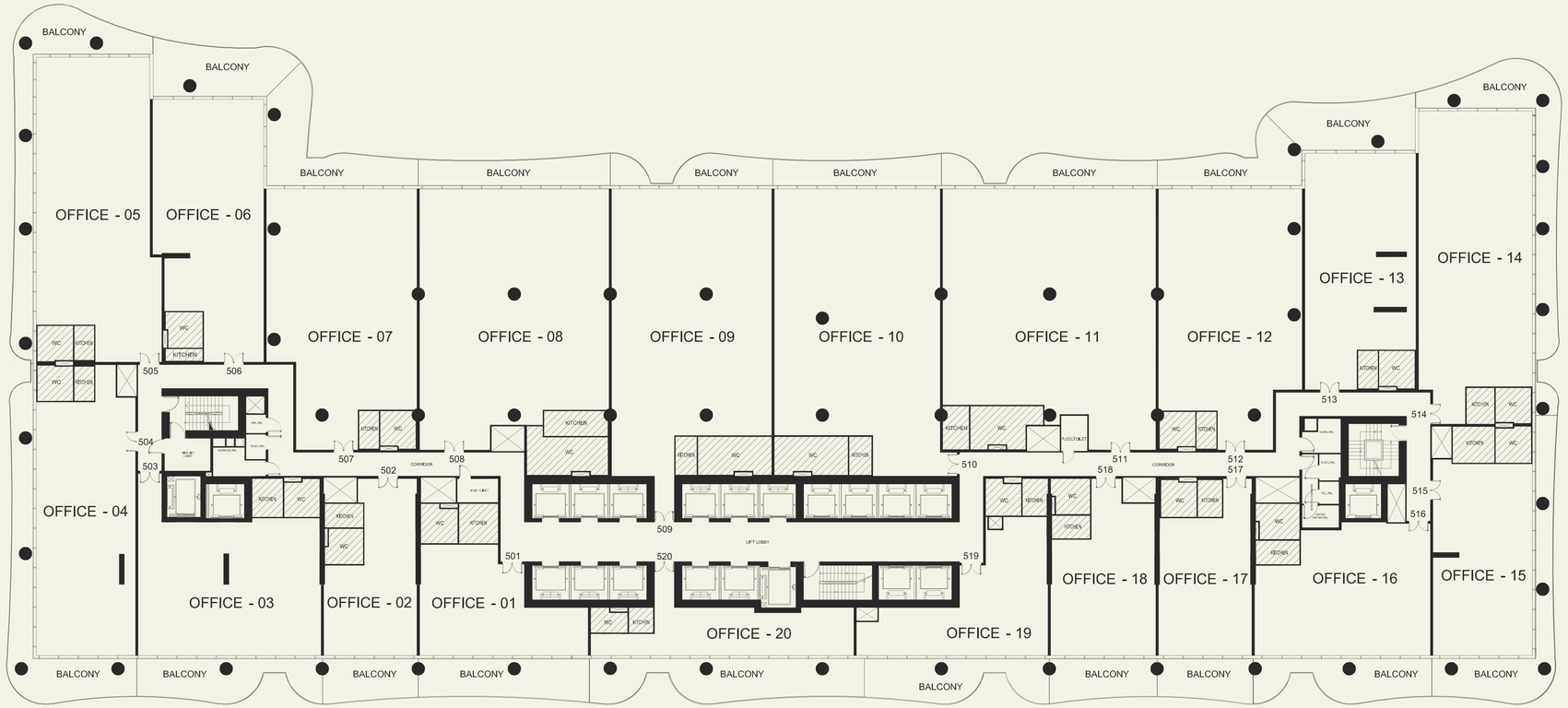
OFFICES: 20
TOTAL AREA: 4,417 SQ. M / 45,552 SQ. FT
TOTAL VALUE: AED 96,066,000
PRICE PER SQ. FT: AED 2,020

FIFTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 5th business floor includes 20 offices with a combined area of 4,344 sq. m / 46,758 sq. ft, a total acquisition value of AED 94,277,000, and an average price of AED 2,020 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

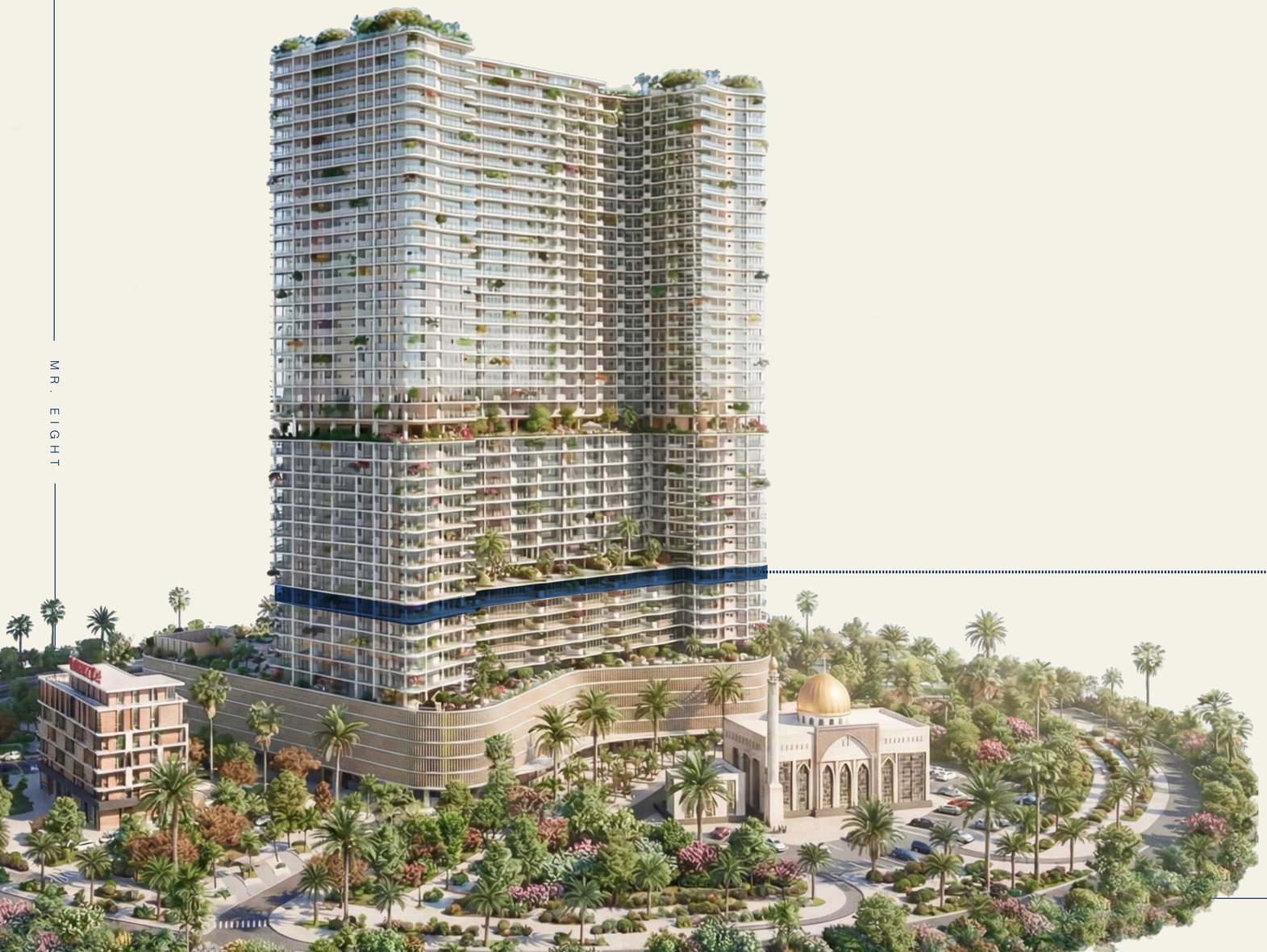
VAT DISCLAIMER
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5TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-501	5	107,88	1 161,21	38,82	417,86	146,70	1 579,07	-	3 190 000,00
OFFICE-502	5	94,86	1 021,06	23,07	248,32	117,93	1 269,39	-	2 565 000,00
OFFICE-503	5	174,14	1 874,43	38,94	419,15	213,08	2 293,57	-	4 634 000,00
OFFICE-504	5	171,71	1 848,27	66,33	713,97	238,04	2 562,24	-	5 176 000,00
OFFICE-505	5	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 104 000,00
OFFICE-506	5	168,80	1 816,95	39,58	426,04	208,38	2 242,98	-	4 531 000,00
OFFICE-507	5	219,78	2 365,69	45,43	489,00	265,21	2 854,70	-	5 767 000,00
OFFICE-508	5	303,27	3 264,37	29,59	318,50	332,86	3 582,88	-	7 238 000,00
OFFICE-509	5	282,51	3 040,91	22,19	238,85	304,70	3 279,76	-	6 626 000,00
OFFICE-510	5	288,88	3 109,48	25,93	279,11	314,81	3 388,59	-	6 845 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-511	5	319,62	3 440,36	29,69	319,58	349,31	3 759,94	-	7 596 000,00
OFFICE-512	5	214,22	2 305,84	31,13	335,08	245,35	2 640,93	-	5 335 000,00
OFFICE-513	5	158,27	1 703,60	38,66	416,13	196,93	2 119,74	-	4 282 000,00
OFFICE-514	5	213,64	2 299,60	65,13	701,05	278,77	3 000,66	-	6 062 000,00
OFFICE-515	5	135,63	1 459,91	53,95	580,71	189,58	2 040,62	-	4 123 000,00
OFFICE-516	5	144,42	1 554,52	37,29	401,39	181,71	1 955,91	-	3 951 000,00
OFFICE-517	5	100,13	1 077,79	22,65	243,80	122,78	1 321,59	-	2 670 000,00
OFFICE-518	5	107,33	1 155,29	24,98	268,88	132,31	1 424,17	-	2 877 000,00
OFFICE-519	5	111,23	1 197,27	39,43	424,42	150,66	1 621,69	-	3 276 000,00
OFFICE-520	5	88,30	950,45	59,68	642,39	147,98	1 592,84	-	3 218 000,00



THE WOW TOWER

THE WOW 6TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,417 SQ. M / 47,552 SQ. FT
TOTAL VALUE: AED 96,303,000
PRICE PER SQ. FT: AED 2,025

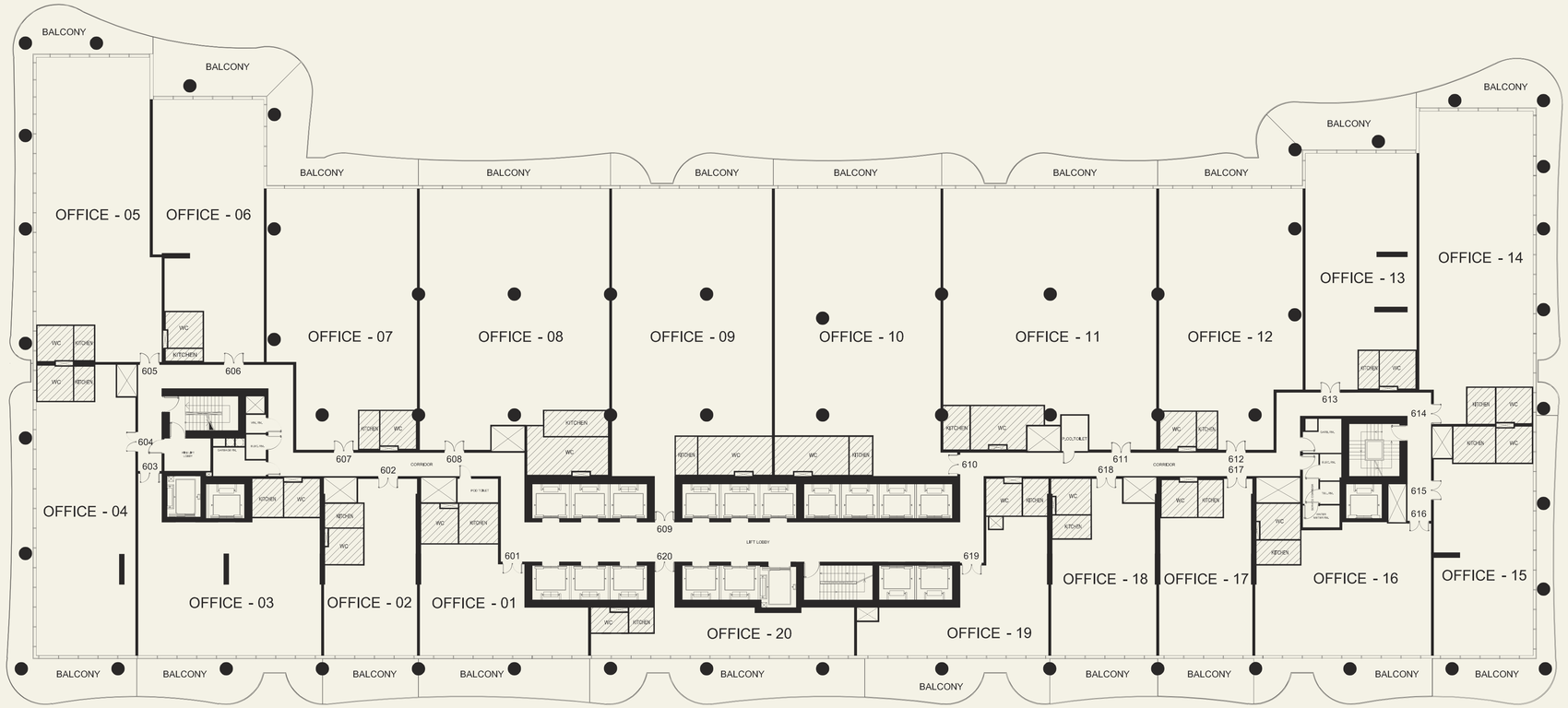
SIXTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 6th business floor includes 20 offices with a combined area of 4,164 sq. m / 44,815 sq. ft, a total acquisition value of AED 90,754,000, and an average price of AED 2,025 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER
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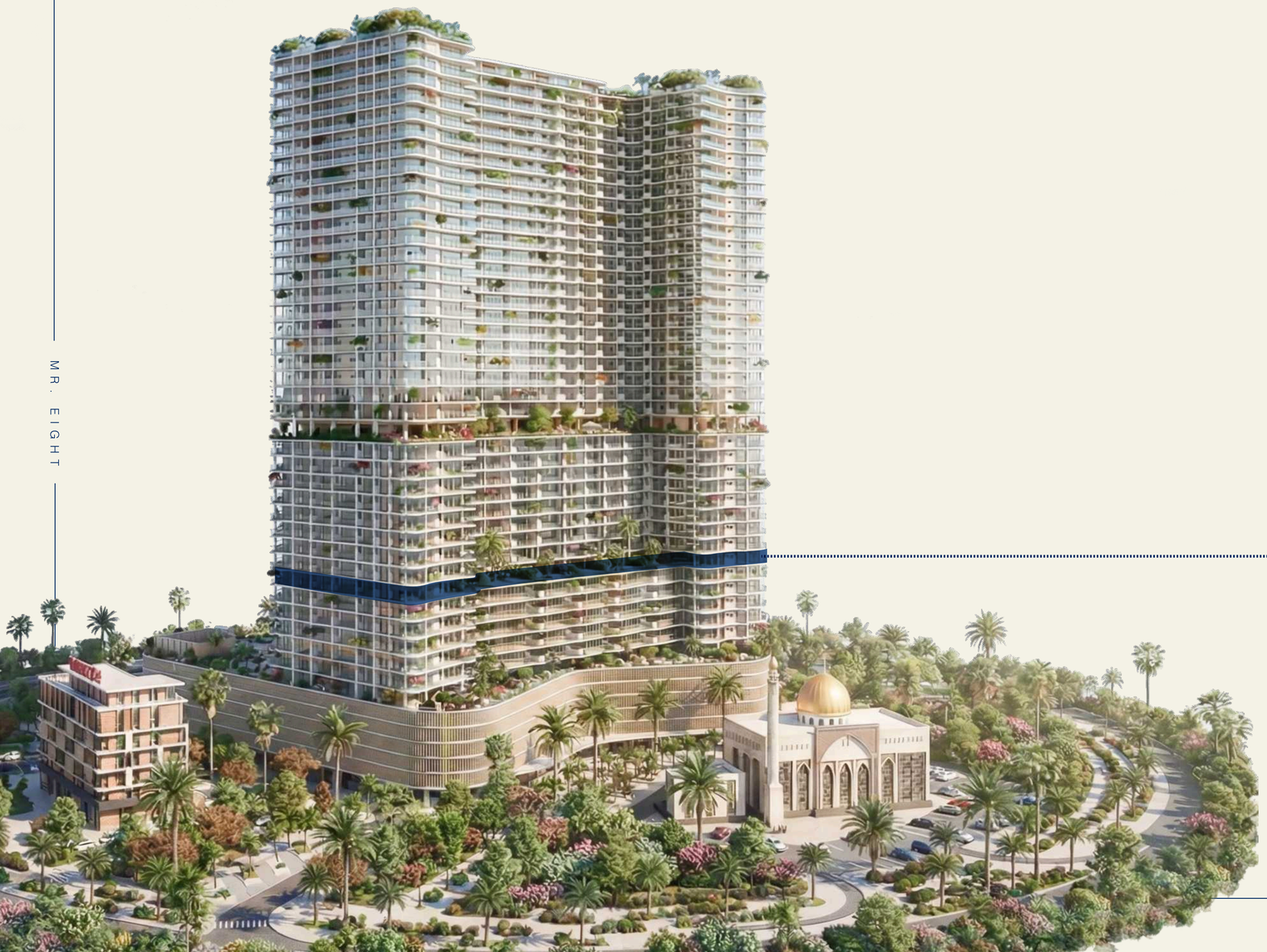
MR. EIGHT

6TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-601	6	107,88	1 161,21	38,82	417,86	146,70	1 579,07	-	3 198 000,00
OFFICE-602	6	94,86	1 021,06	23,07	248,32	117,93	1 269,39	-	2 571 000,00
OFFICE-603	6	174,14	1 874,43	38,94	419,15	213,08	2 293,57	-	4 645 000,00
OFFICE-604	6	171,71	1 848,27	66,33	713,97	238,04	2 562,24	-	5 189 000,00
OFFICE-605	6	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 119 000,00
OFFICE-606	6	168,80	1 816,95	39,58	426,04	208,38	2 242,98	-	4 543 000,00
OFFICE-607	6	219,78	2 365,69	45,43	489,00	265,21	2 854,70	-	5 781 000,00
OFFICE-608	6	303,27	3 264,37	29,59	318,50	332,86	3 582,88	-	7 256 000,00
OFFICE-609	6	282,51	3 040,91	22,19	238,85	304,70	3 279,76	-	6 642 000,00
OFFICE-610	6	288,88	3 109,48	25,93	279,11	314,81	3 388,59	-	6 862 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-611	6	319,62	3 440,36	29,69	319,58	349,31	3 759,94	-	7 614 000,00
OFFICE-612	6	214,22	2 305,84	31,13	335,08	245,35	2 640,93	-	5 348 000,00
OFFICE-613	6	158,27	1 703,60	38,66	416,13	196,93	2 119,74	-	4 293 000,00
OFFICE-614	6	213,64	2 299,60	65,13	701,05	278,77	3 000,66	-	6 077 000,00
OFFICE-615	6	135,63	1 459,91	53,95	580,71	189,58	2 040,62	-	4 133 000,00
OFFICE-616	6	144,42	1 554,52	37,29	401,39	181,71	1 955,91	-	3 961 000,00
OFFICE-617	6	100,13	1 077,79	22,65	243,80	122,78	1 321,59	-	2 677 000,00
OFFICE-618	6	107,33	1 155,29	24,98	268,88	132,31	1 424,17	-	2 884 000,00
OFFICE-619	6	111,23	1 197,27	39,43	424,42	150,66	1 621,69	-	3 284 000,00
OFFICE-620	6	88,30	950,45	59,68	642,39	147,98	1 592,84	-	3 226 000,00



THE WOW TOWER

THE WOW 7TH BUSINESS FLOOR

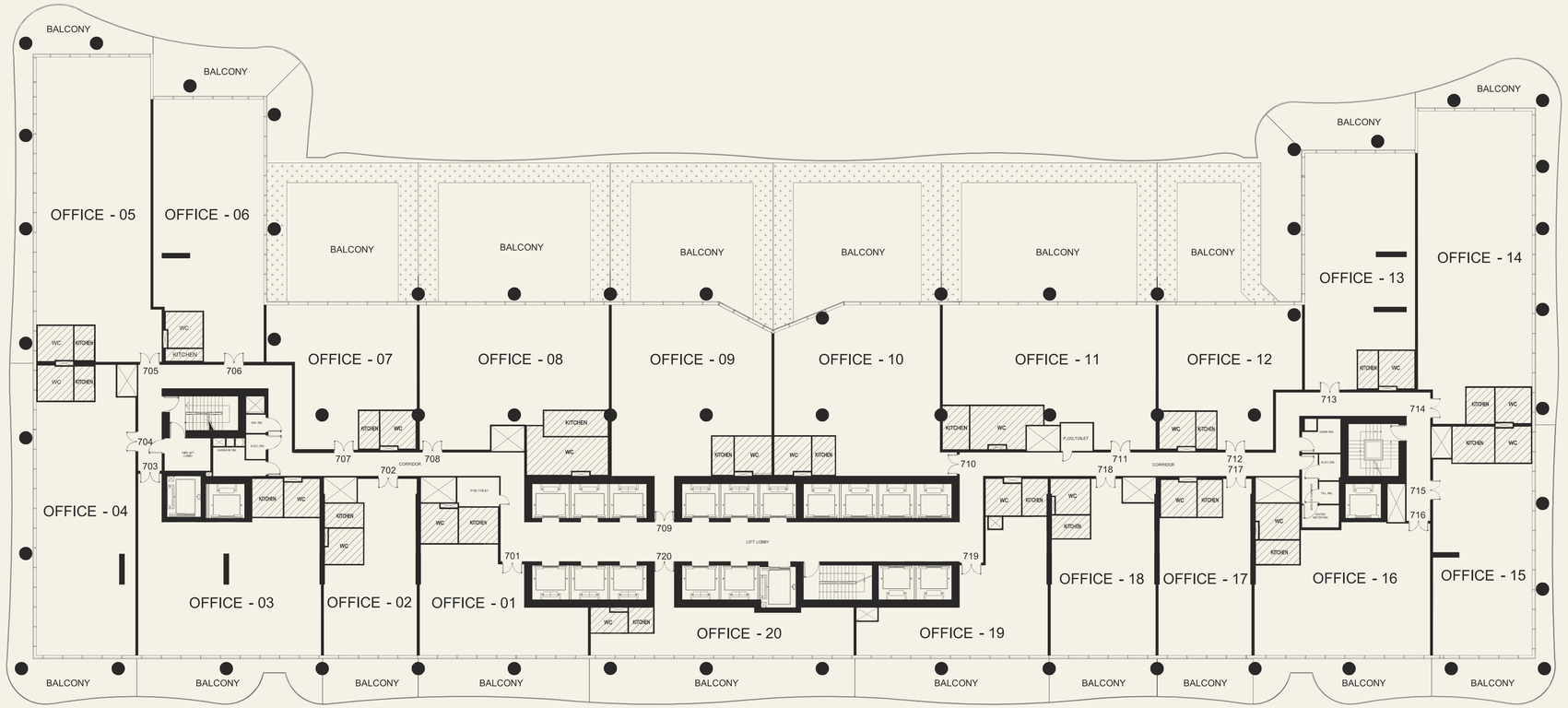
OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 474,920 SQ. FT
TOTAL VALUE: AED 97,288,000
PRICE PER SQ. FT: AED 2,030

SEVENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 7th business floor includes 20 offices with a combined area of 4,130 sq. m / 44,455 sq. ft, a total acquisition value of AED 90,249,000, and an average price of AED 2,030 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

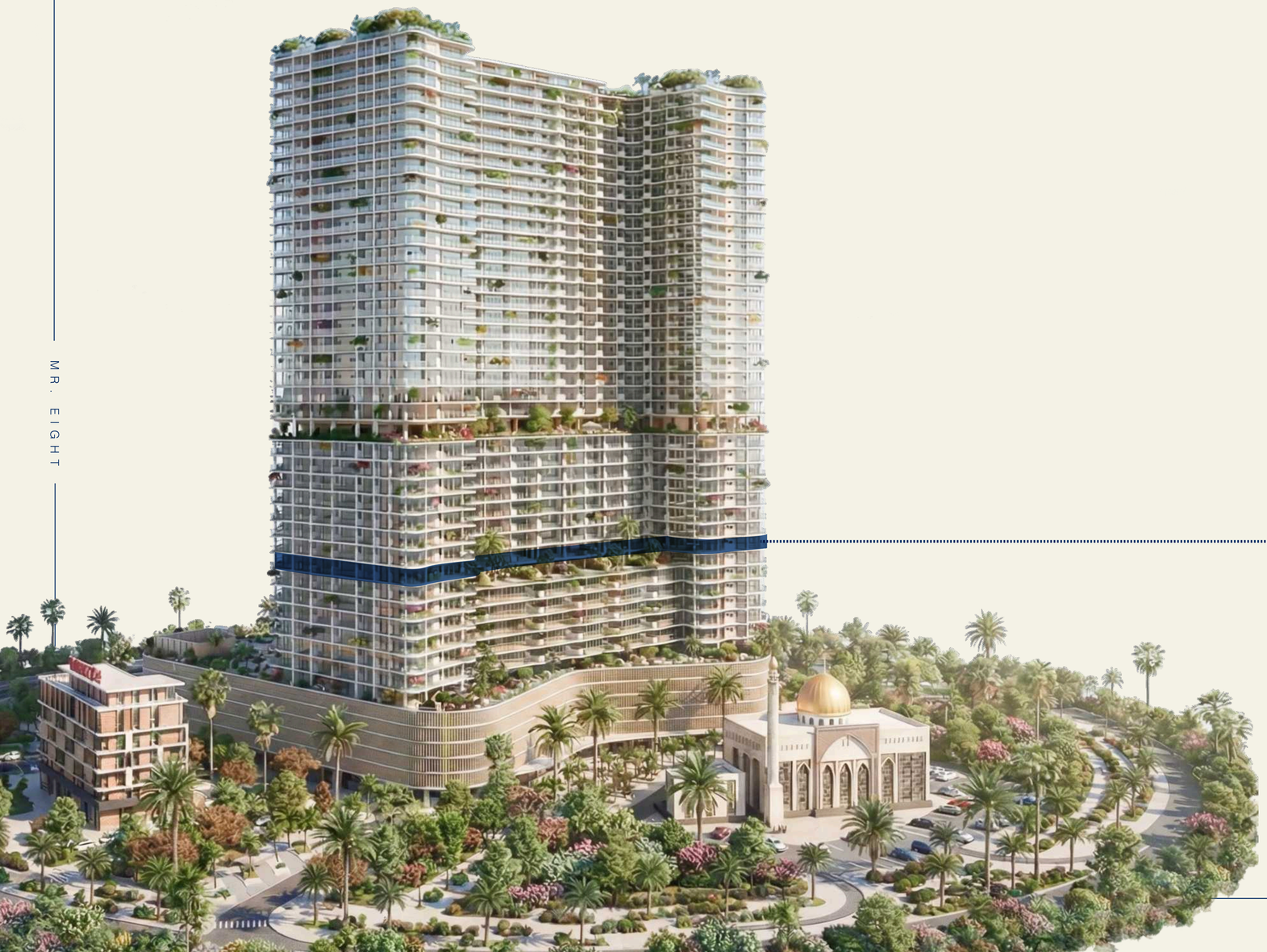
VAT DISCLAIMER
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7TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-701	7	106,89	1 150,55	38,91	418,82	145,80	1 569,38	-	3 186 000,00
OFFICE-702	7	94,86	1 021,06	23,12	248,86	117,98	1 269,93	-	2 578 000,00
OFFICE-703	7	174,13	1 874,32	39,04	420,22	213,17	2 294,54	-	4 658 000,00
OFFICE-704	7	171,77	1 848,92	69,11	743,89	240,88	2 592,81	-	5 264 000,00
OFFICE-705	7	214,66	2 310,58	63,44	682,86	278,10	2 993,44	-	6 077 000,00
OFFICE-706	7	172,71	1 859,03	39,45	424,64	212,16	2 283,67	-	4 636 000,00
OFFICE-707	7	117,39	1 263,58	147,46	1 587,25	264,85	2 850,82	-	5 788 000,00
OFFICE-708	7	173,99	1 872,81	158,60	1 707,16	332,59	3 579,97	-	7 268 000,00
OFFICE-709	7	168,64	1 815,23	143,28	1 542,25	311,92	3 357,48	-	6 816 000,00
OFFICE-710	7	169,65	1 826,10	144,71	1 557,65	314,36	3 383,74	-	6 869 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-711	7	175,01	1 883,79	181,72	1 956,02	356,73	3 839,81	-	7 795 000,00
OFFICE-712	7	115,74	1 245,81	88,17	949,05	203,91	2 194,87	-	4 456 000,00
OFFICE-713	7	158,27	1 703,60	78,94	849,70	237,21	2 553,31	-	5 184 000,00
OFFICE-714	7	213,75	2 300,79	70,33	757,03	284,08	3 057,81	-	6 208 000,00
OFFICE-715	7	134,80	1 450,98	53,40	574,79	188,20	2 025,77	-	4 113 000,00
OFFICE-716	7	144,41	1 554,42	37,38	402,35	181,79	1 956,77	-	3 973 000,00
OFFICE-717	7	100,13	1 077,79	22,71	244,45	122,84	1 322,24	-	2 685 000,00
OFFICE-718	7	107,33	1 155,29	24,95	268,56	132,28	1 423,85	-	2 891 000,00
OFFICE-719	7	111,23	1 197,27	48,72	524,42	159,95	1 721,69	-	3 496 000,00
OFFICE-720	7	88,29	950,35	64,86	698,15	153,15	1 648,49	-	3 347 000,00



THE WOW TOWER

THE WOW 8TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,295,000
PRICE PER SQ. FT: AED 2,020

EIGHTH OFFICE FLOOR

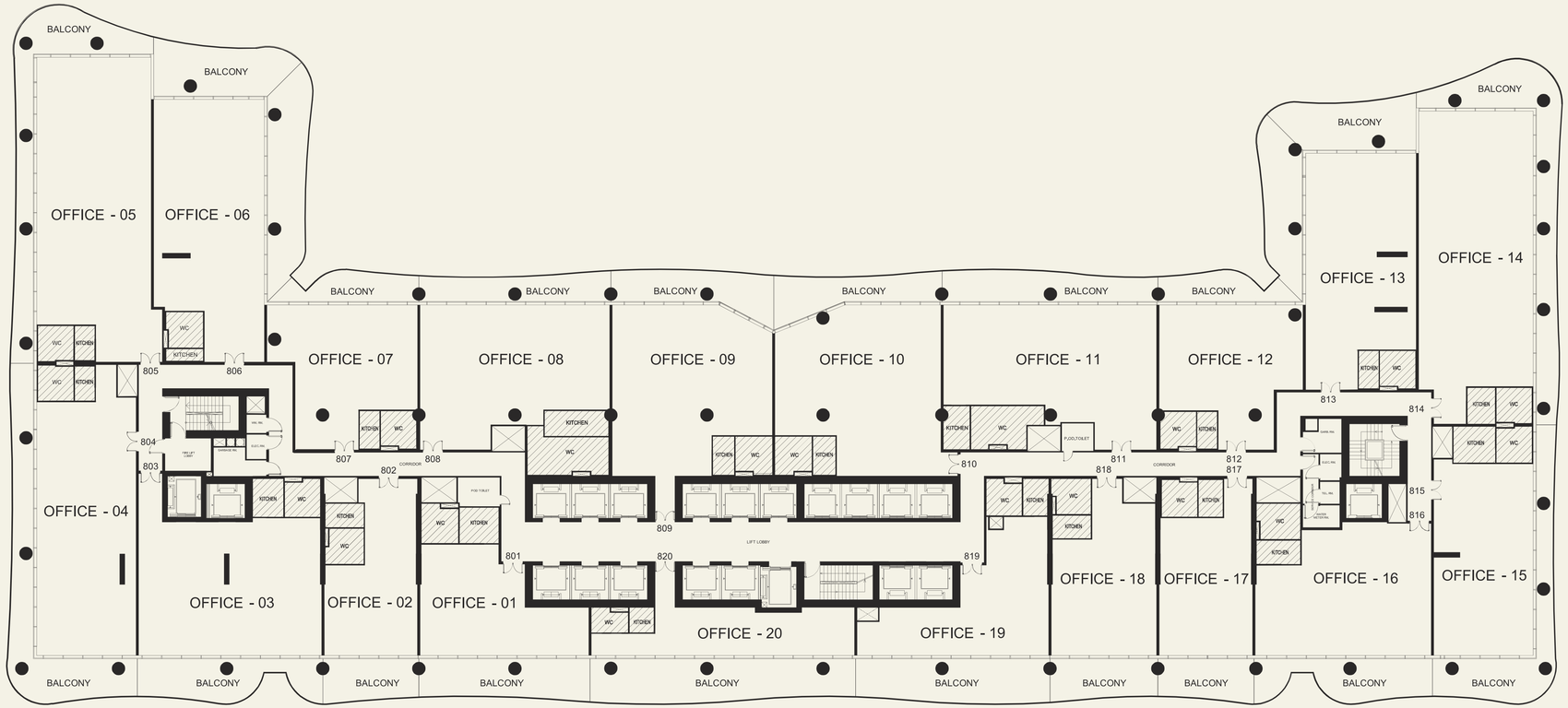
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 8th business floor includes 20 offices with a combined area of 4,095 sq. m / 44,076 sq. ft, a total acquisition value of AED 89,662,000, and an average price of AED 2,035 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

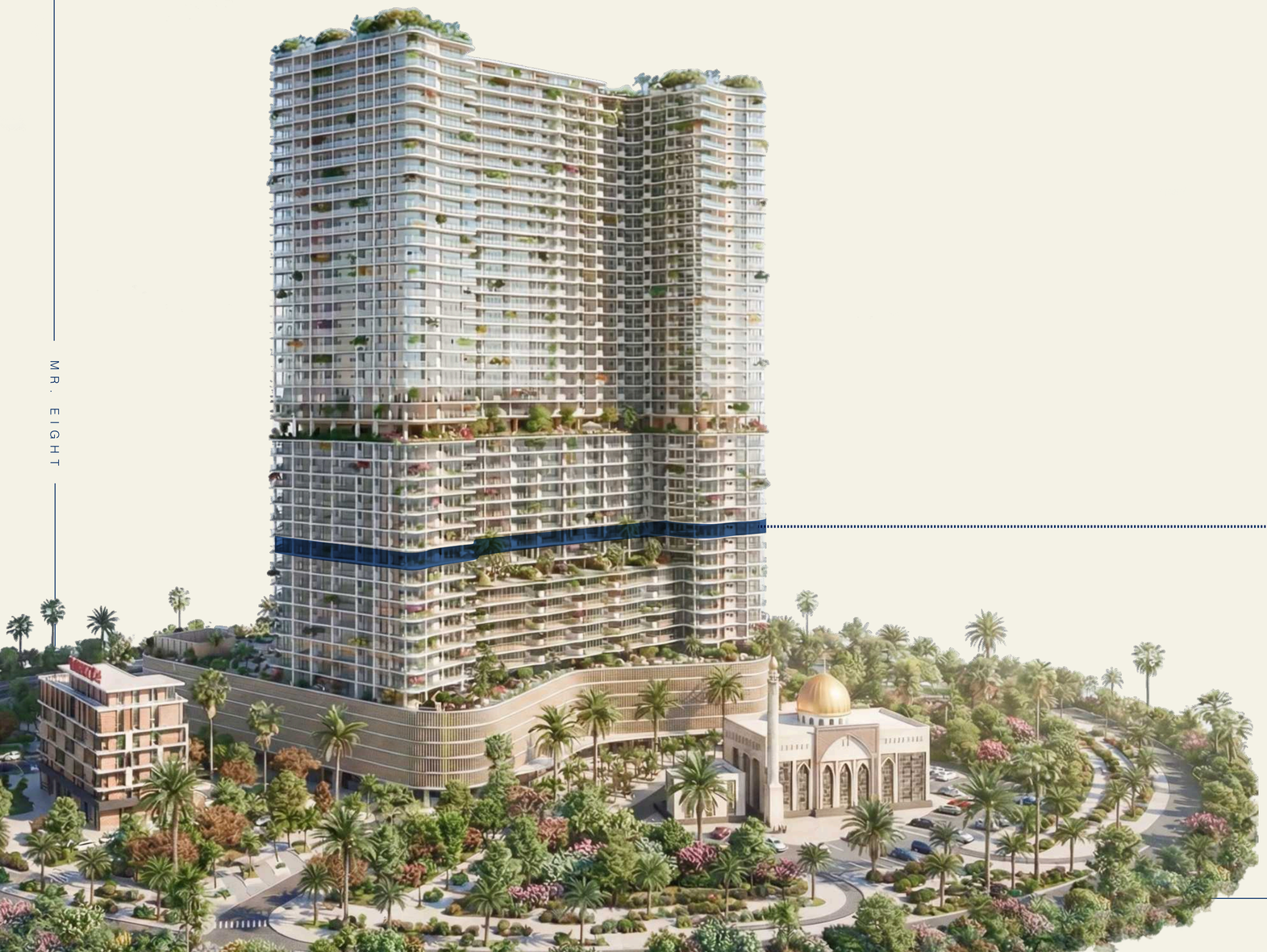
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8TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-801	8	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 193 000,00
OFFICE-802	8	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 584 000,00
OFFICE-803	8	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 668 000,00
OFFICE-804	8	171,84	1 849,67	68,98	742,49	240,82	2 592,16	-	5 276 000,00
OFFICE-805	8	214,69	2 310,90	63,44	682,86	278,13	2 993,77	-	6 093 000,00
OFFICE-806	8	172,66	1 858,50	86,74	933,66	259,40	2 792,16	-	5 683 000,00
OFFICE-807	8	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 041 000,00
OFFICE-808	8	173,99	1 872,81	29,45	317,00	203,44	2 189,81	-	4 457 000,00
OFFICE-809	8	168,64	1 815,23	33,56	361,24	202,20	2 176,46	-	4 430 000,00
OFFICE-810	8	169,65	1 826,10	31,56	339,71	201,21	2 165,81	-	4 408 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-811	8	175,01	1 883,79	36,48	392,67	211,49	2 276,46	-	4 633 000,00
OFFICE-812	8	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	2 973 000,00
OFFICE-813	8	158,30	1 703,93	73,93	795,78	232,23	2 499,70	-	5 087 000,00
OFFICE-814	8	213,68	2 300,03	70,43	758,10	284,11	3 058,13	-	6 224 000,00
OFFICE-815	8	134,76	1 450,54	53,40	574,79	188,16	2 025,34	-	4 122 000,00
OFFICE-816	8	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	3 981 000,00
OFFICE-817	8	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 690 000,00
OFFICE-818	8	107,34	1 155,40	24,91	268,13	132,25	1 423,53	-	2 897 000,00
OFFICE-819	8	111,21	1 197,05	48,64	523,56	159,85	1 720,61	-	3 502 000,00
OFFICE-820	8	88,29	950,35	64,75	696,96	153,04	1 647,31	-	3 353 000,00



THE WOW TOWER

THE WOW 9TH BUSINESS FLOOR

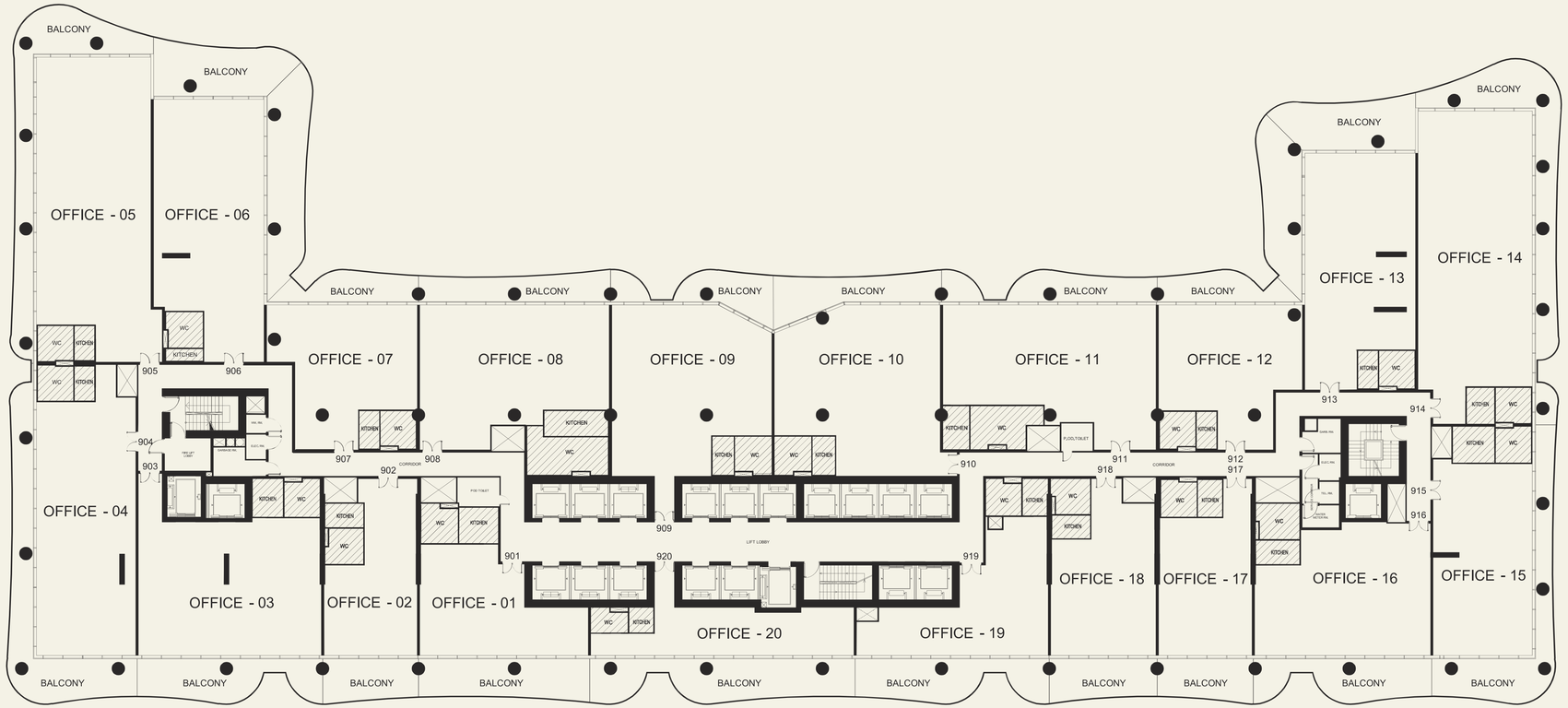
OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 82,757,000
PRICE PER SQ. FT: AED 2,040

NINTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 9th business floor includes 20 offices with a combined area of 4,059 sq. m / 43,685 sq. ft, a total acquisition value of AED 89,007,000, and an average price of AED 2,040 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

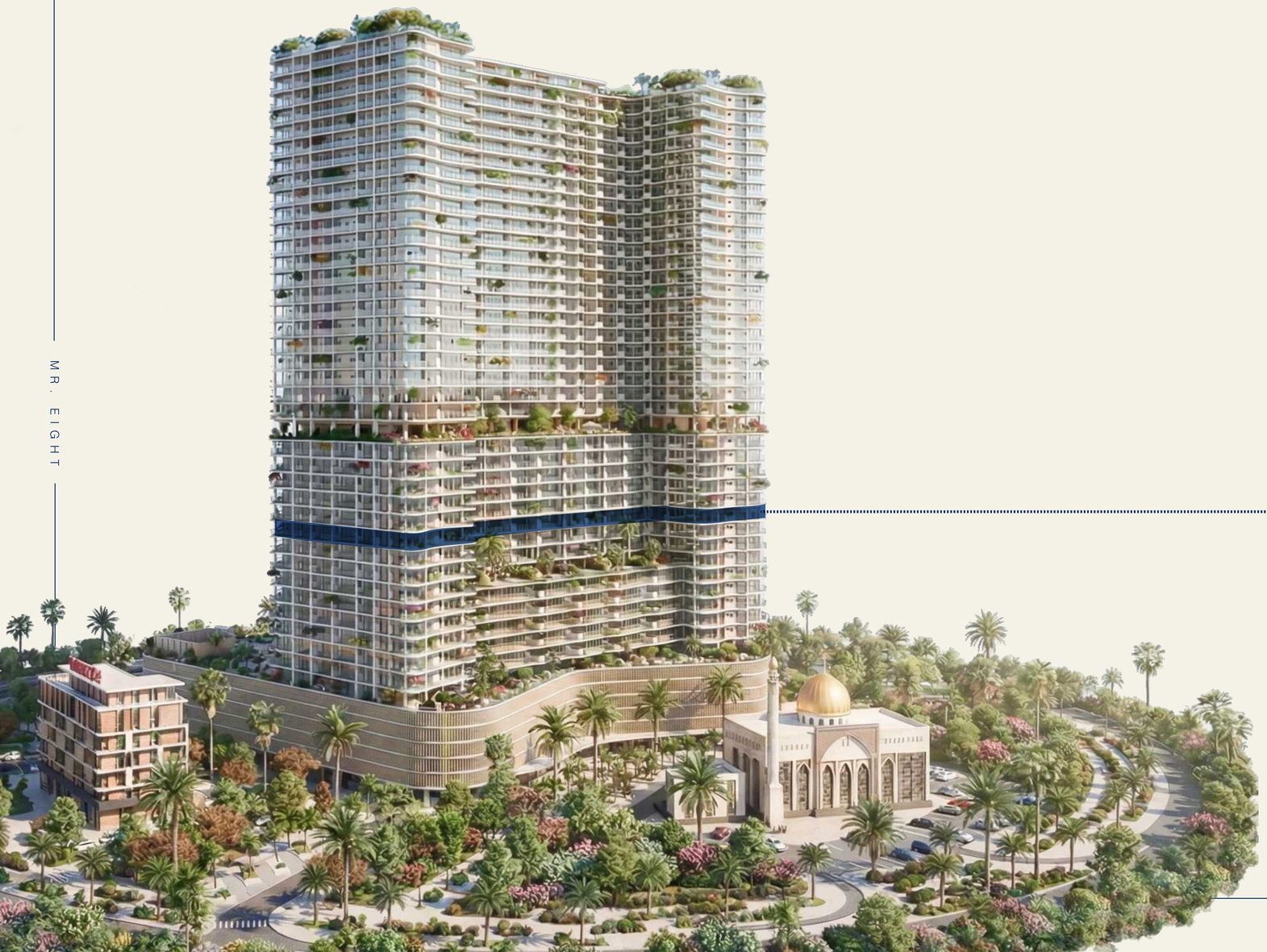
VAT DISCLAIMER
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9TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-901	9	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 200 000,00
OFFICE-902	9	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 590 000,00
OFFICE-903	9	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 680 000,00
OFFICE-904	9	171,84	1 849,67	66,37	714,40	238,21	2 564,07	-	5 231 000,00
OFFICE-905	9	214,72	2 311,23	63,44	682,86	278,16	2 994,09	-	6 108 000,00
OFFICE-906	9	172,66	1 858,50	86,72	933,45	259,38	2 791,94	-	5 696 000,00
OFFICE-907	9	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 048 000,00
OFFICE-908	9	173,99	1 872,81	29,53	317,86	203,52	2 190,67	-	4 469 000,00
OFFICE-909	9	168,64	1 815,23	26,61	286,43	195,25	2 101,65	-	4 288 000,00
OFFICE-910	9	169,65	1 826,10	31,62	340,35	201,27	2 166,45	-	4 420 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-911	9	175,01	1 883,79	29,61	318,72	204,62	2 202,51	-	4 494 000,00
OFFICE-912	9	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	2 980 000,00
OFFICE-913	9	158,30	1 703,93	73,95	795,99	232,25	2 499,92	-	5 100 000,00
OFFICE-914	9	213,68	2 300,03	67,07	721,94	280,75	3 021,97	-	6 165 000,00
OFFICE-915	9	134,76	1 450,54	53,54	576,30	188,30	2 026,84	-	4 135 000,00
OFFICE-916	9	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	3 991 000,00
OFFICE-917	9	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 697 000,00
OFFICE-918	9	107,34	1 155,40	24,99	268,99	132,33	1 424,39	-	2 906 000,00
OFFICE-919	9	111,21	1 197,05	41,52	446,92	152,73	1 643,97	-	3 354 000,00
OFFICE-920	9	88,29	950,35	57,65	620,54	145,94	1 570,89	-	3 205 000,00



THE WOW TOWER

THE WOW 10TH BUSINESS FLOOR

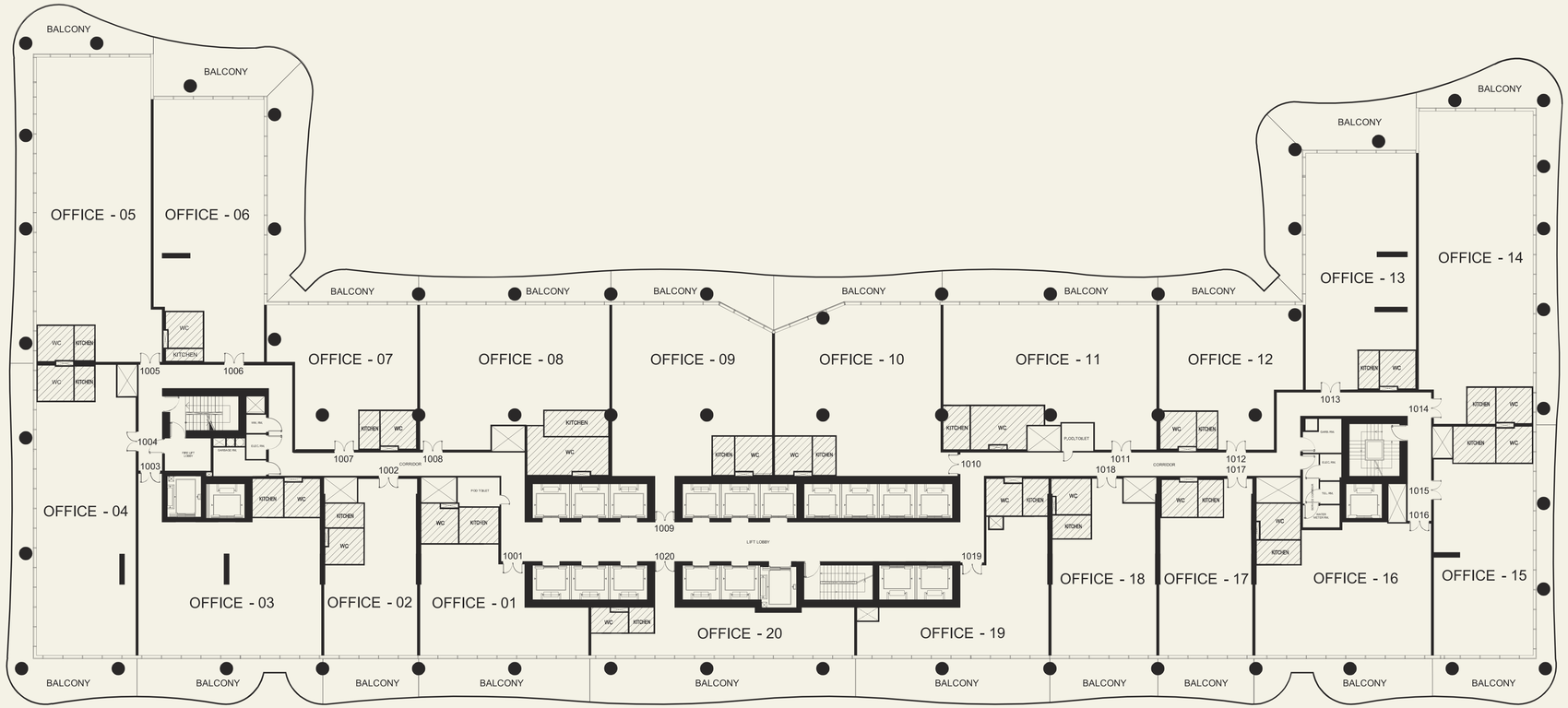
OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,701,000
PRICE PER SQ. FT: AED 2,045

TENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 10th business floor includes 20 offices with a combined area of 4,024 sq. m / 43,310 sq. ft, a total acquisition value of AED 88,454,000, and an average price of AED 2,045 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

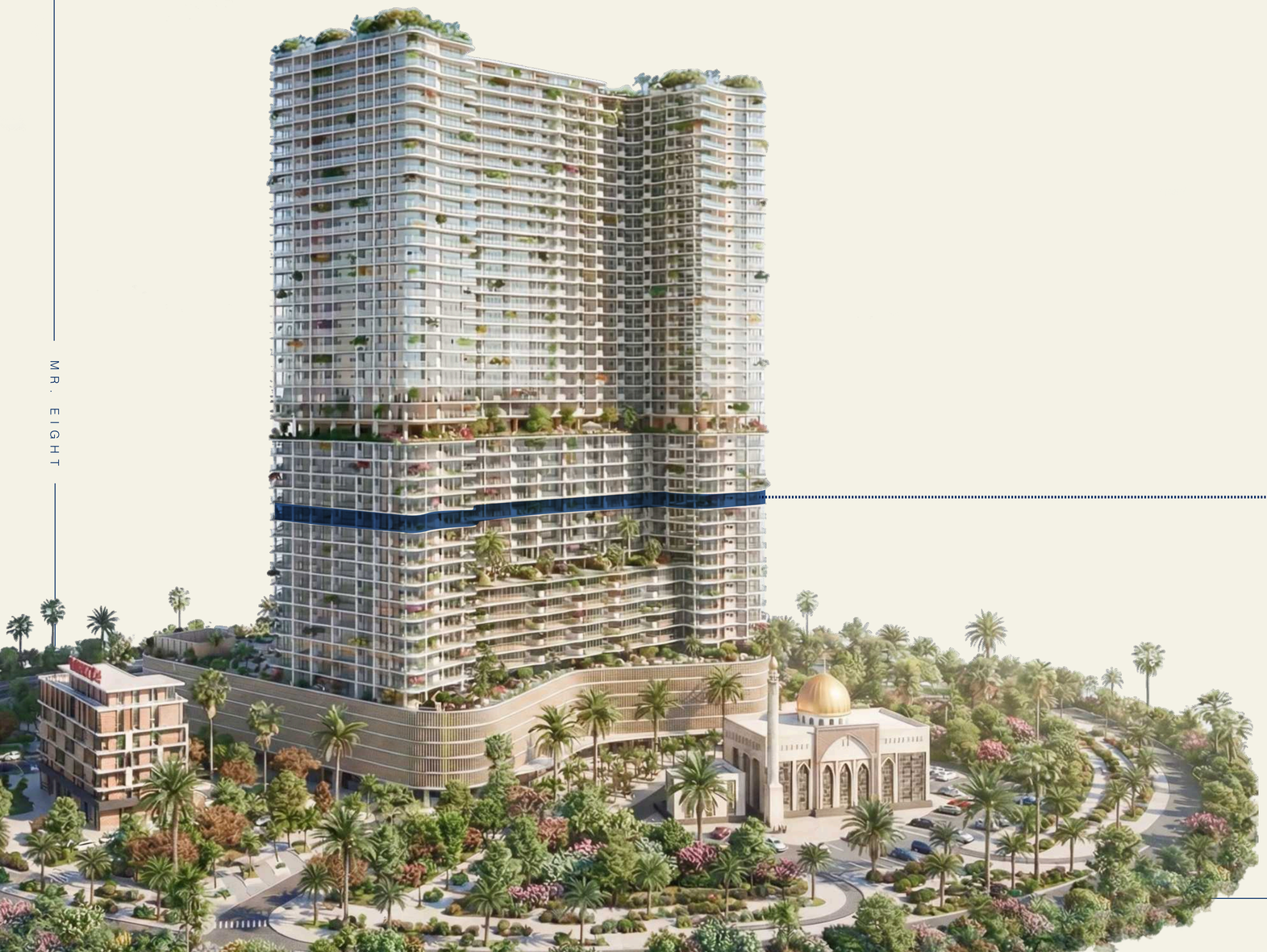
VAT DISCLAIMER
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10TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1001	10	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 208 000,00
OFFICE-1002	10	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 597 000,00
OFFICE-1003	10	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 691 000,00
OFFICE-1004	10	171,84	1 849,67	68,98	742,49	240,82	2 592,16	-	5 301 000,00
OFFICE-1005	10	214,69	2 310,90	63,44	682,86	278,13	2 993,77	-	6 123 000,00
OFFICE-1006	10	172,66	1 858,50	86,74	933,66	259,40	2 792,16	-	5 710 000,00
OFFICE-1007	10	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 056 000,00
OFFICE-1008	10	173,99	1 872,81	29,45	317,00	203,44	2 189,81	-	4 479 000,00
OFFICE-1009	10	168,64	1 815,23	33,56	361,24	202,20	2 176,46	-	4 451 000,00
OFFICE-1010	10	169,65	1 826,10	31,56	339,71	201,21	2 165,81	-	4 430 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1011	10	175,01	1 883,79	36,48	392,67	211,49	2 276,46	-	4 656 000,00
OFFICE-1012	10	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	2 987 000,00
OFFICE-1013	10	158,30	1 703,93	73,93	795,78	232,23	2 499,70	-	5 112 000,00
OFFICE-1014	10	213,68	2 300,03	70,43	758,10	284,11	3 058,13	-	6 254 000,00
OFFICE-1015	10	134,76	1 450,54	53,40	574,79	188,16	2 025,34	-	4 142 000,00
OFFICE-1016	10	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 000 000,00
OFFICE-1017	10	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 704 000,00
OFFICE-1018	10	107,34	1 155,40	24,91	268,13	132,25	1 423,53	-	2 912 000,00
OFFICE-1019	10	111,21	1 197,05	48,64	523,56	159,85	1 720,61	-	3 519 000,00
OFFICE-1020	10	88,29	950,35	64,75	696,96	153,04	1 647,31	-	3 369 000,00



THE WOW TOWER

THE WOW 11TH BUSINESS FLOOR

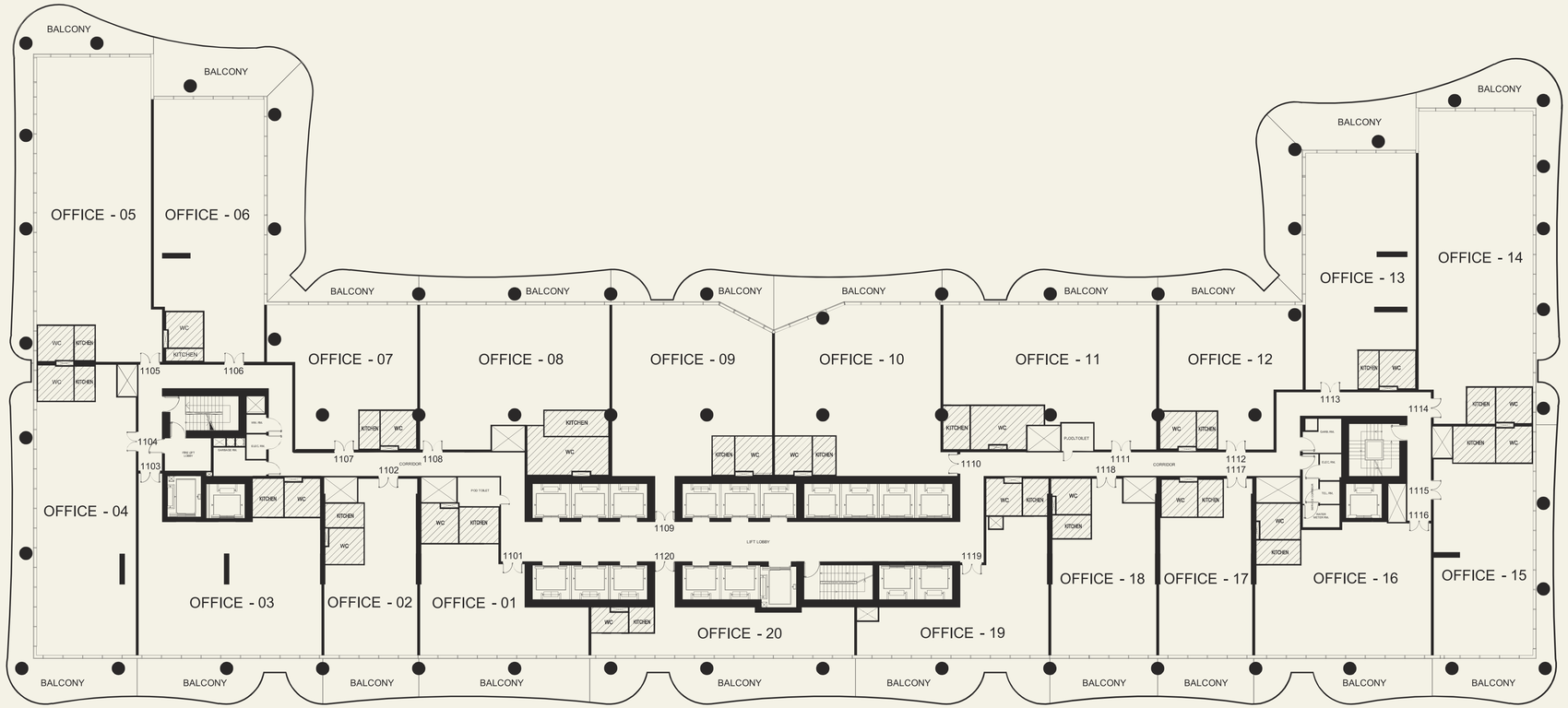
OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,165,000
PRICE PER SQ. FT: AED 2,050

TENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 11th business floor includes 20 offices with a combined area of 3,988 sq. m / 42,918 sq. ft, a total acquisition value of AED 87,814,000, and an average price of AED 2,050 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

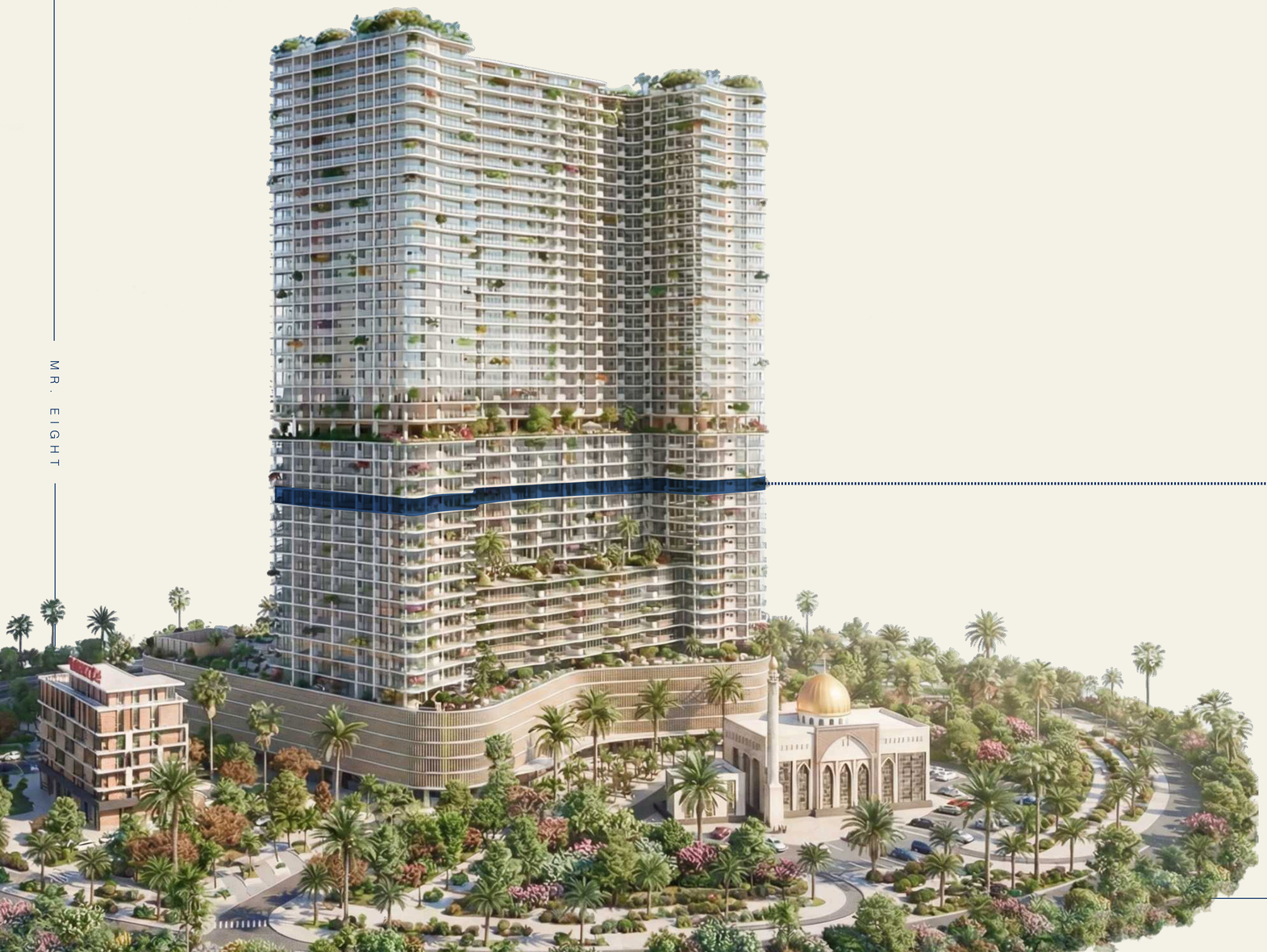
VAT DISCLAIMER
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11TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1101	11	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 216 000,00
OFFICE-1102	11	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 603 000,00
OFFICE-1103	11	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 703 000,00
OFFICE-1104	11	171,84	1 849,67	66,37	714,40	238,21	2 564,07	-	5 257 000,00
OFFICE-1105	11	214,72	2 311,23	63,44	682,86	278,16	2 994,09	-	6 138 000,00
OFFICE-1106	11	172,66	1 858,50	86,72	933,45	259,38	2 791,94	-	5 724 000,00
OFFICE-1107	11	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 063 000,00
OFFICE-1108	11	173,99	1 872,81	29,53	317,86	203,52	2 190,67	-	4 491 000,00
OFFICE-1109	11	168,64	1 815,23	26,61	286,43	195,25	2 101,65	-	4 309 000,00
OFFICE-1110	11	169,65	1 826,10	31,62	340,35	201,27	2 166,45	-	4 442 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1111	11	175,01	1 883,79	29,61	318,72	204,62	2 202,51	-	4 516 000,00
OFFICE-1112	11	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	2 994 000,00
OFFICE-1113	11	158,30	1 703,93	73,95	795,99	232,25	2 499,92	-	5 125 000,00
OFFICE-1114	11	213,68	2 300,03	67,07	721,94	280,75	3 021,97	-	6 196 000,00
OFFICE-1115	11	134,76	1 450,54	53,54	576,30	188,30	2 026,84	-	4 156 000,00
OFFICE-1116	11	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 010 000,00
OFFICE-1117	11	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 710 000,00
OFFICE-1118	11	107,34	1 155,40	24,99	268,99	132,33	1 424,39	-	2 920 000,00
OFFICE-1119	11	111,21	1 197,05	41,52	446,92	152,73	1 643,97	-	3 371 000,00
OFFICE-1120	11	88,29	950,35	57,65	620,54	145,94	1 570,89	-	3 221 000,00



THE WOW TOWER

THE WOW 12TH BUSINESS FLOOR

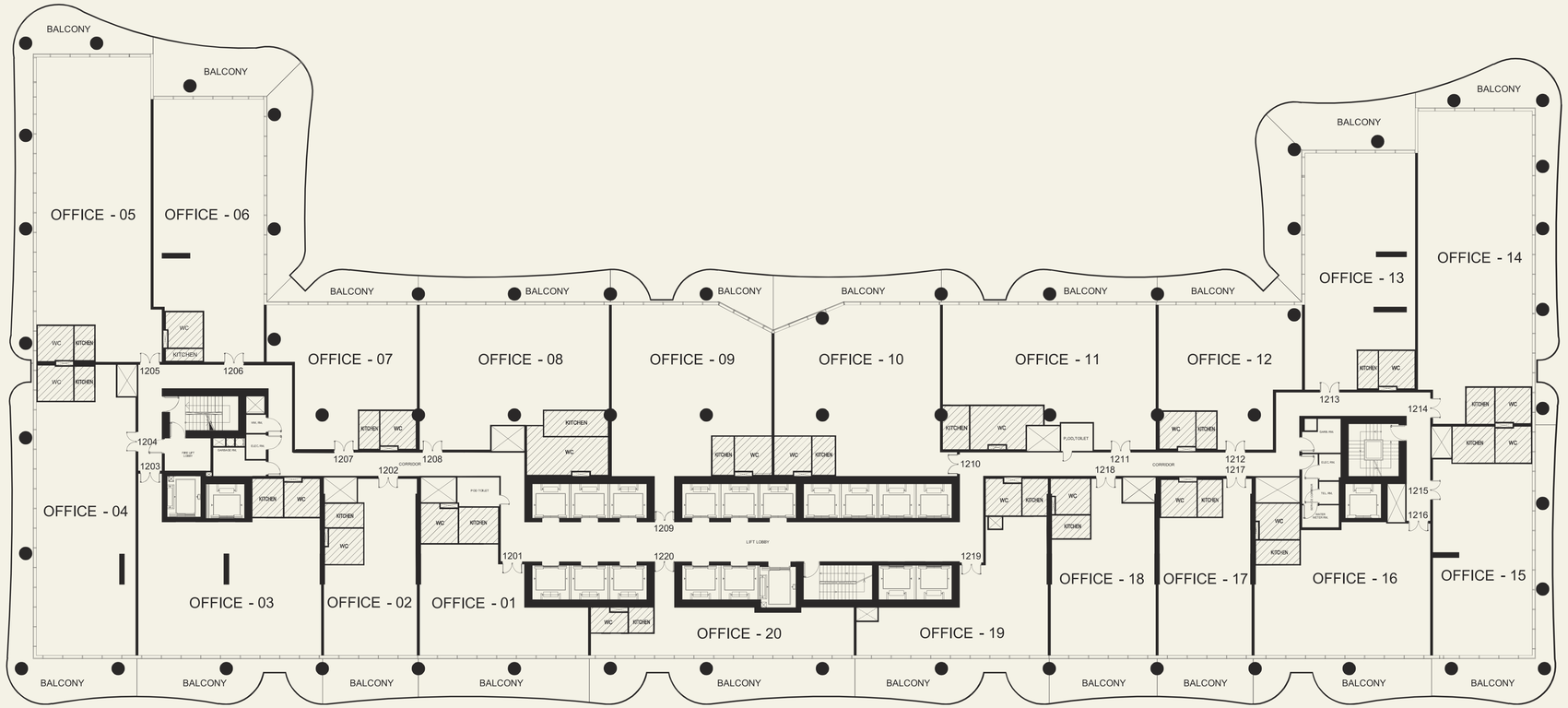
OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,370,000
PRICE PER SQ. FT: AED 2,055

TWELFTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 12th business floor includes 20 offices with a combined area of 3,951 sq. m / 42,534 sq. ft, a total acquisition value of AED 87,198,000, and an average price of AED 2,055 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

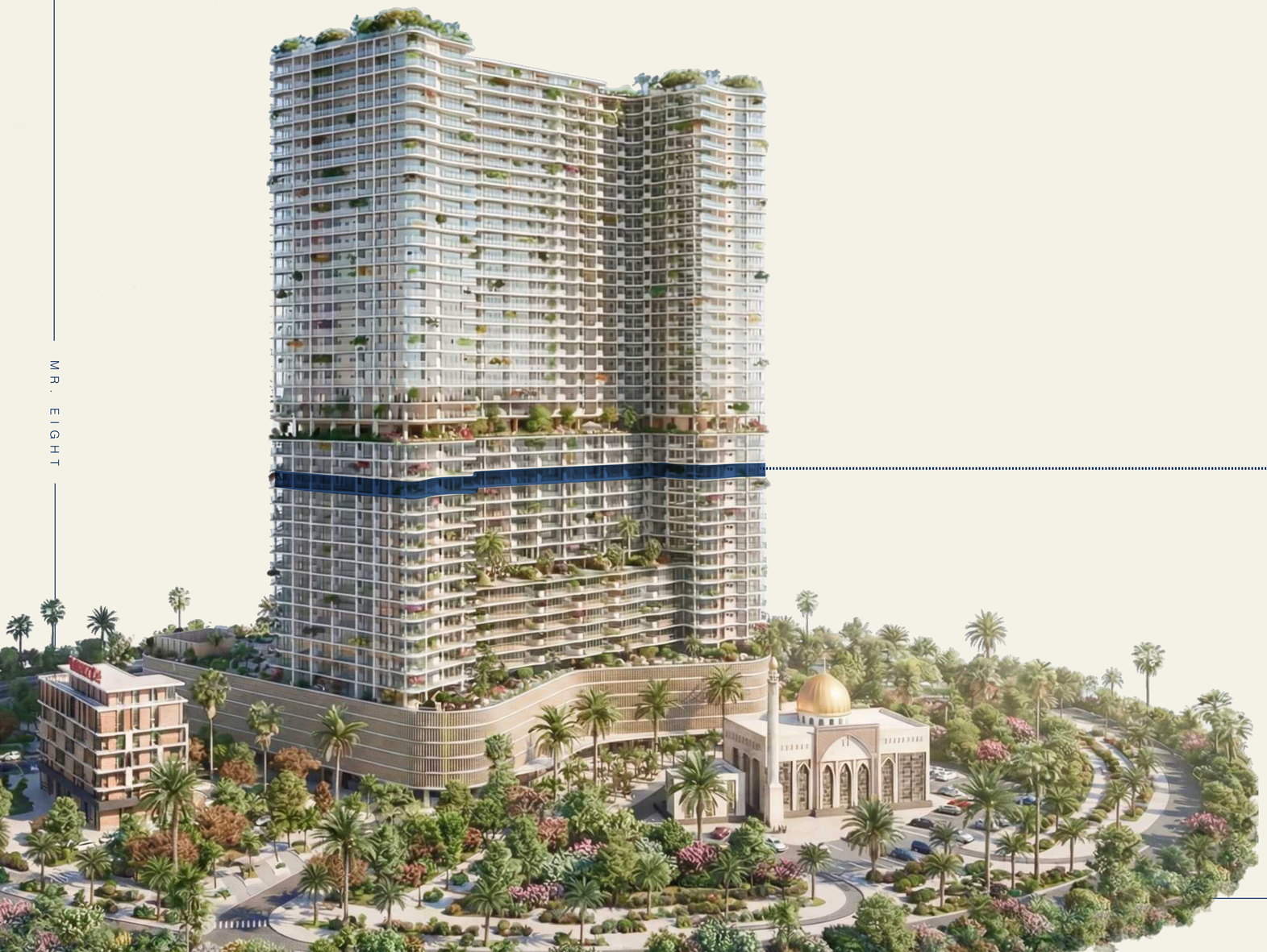
VAT DISCLAIMER
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12TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1201	12	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 224 000,00
OFFICE-1202	12	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 609 000,00
OFFICE-1203	12	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 714 000,00
OFFICE-1204	12	171,84	1 849,67	66,37	714,40	238,21	2 564,07	-	5 270 000,00
OFFICE-1205	12	214,72	2 311,23	63,44	682,86	278,16	2 994,09	-	6 153 000,00
OFFICE-1206	12	172,66	1 858,50	86,72	933,45	259,38	2 791,94	-	5 738 000,00
OFFICE-1207	12	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 071 000,00
OFFICE-1208	12	173,99	1 872,81	29,53	317,86	203,52	2 190,67	-	4 502 000,00
OFFICE-1209	12	168,64	1 815,23	26,61	286,43	195,25	2 101,65	-	4 319 000,00
OFFICE-1210	12	169,65	1 826,10	31,62	340,35	201,27	2 166,45	-	4 453 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1211	12	175,01	1 883,79	29,61	318,72	204,62	2 202,51	-	4 527 000,00
OFFICE-1212	12	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	3 002 000,00
OFFICE-1213	12	158,30	1 703,93	73,95	795,99	232,25	2 499,92	-	5 138 000,00
OFFICE-1214	12	213,68	2 300,03	67,07	721,94	280,75	3 021,97	-	6 211 000,00
OFFICE-1215	12	134,76	1 450,54	53,54	576,30	188,30	2 026,84	-	4 166 000,00
OFFICE-1216	12	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 020 000,00
OFFICE-1217	12	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 717 000,00
OFFICE-1218	12	107,34	1 155,40	24,99	268,99	132,33	1 424,39	-	2 928 000,00
OFFICE-1219	12	111,21	1 197,05	41,52	446,92	152,73	1 643,97	-	3 379 000,00
OFFICE-1220	12	88,29	950,35	57,65	620,54	145,94	1 570,89	-	3 229 000,00



THE WOW TOWER

THE WOW 13TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,295 SQ. FT
TOTAL VALUE: AED 84,316,000
PRICE PER SQ. FT: AED 2,060

THIRTEENTH OFFICE FLOOR

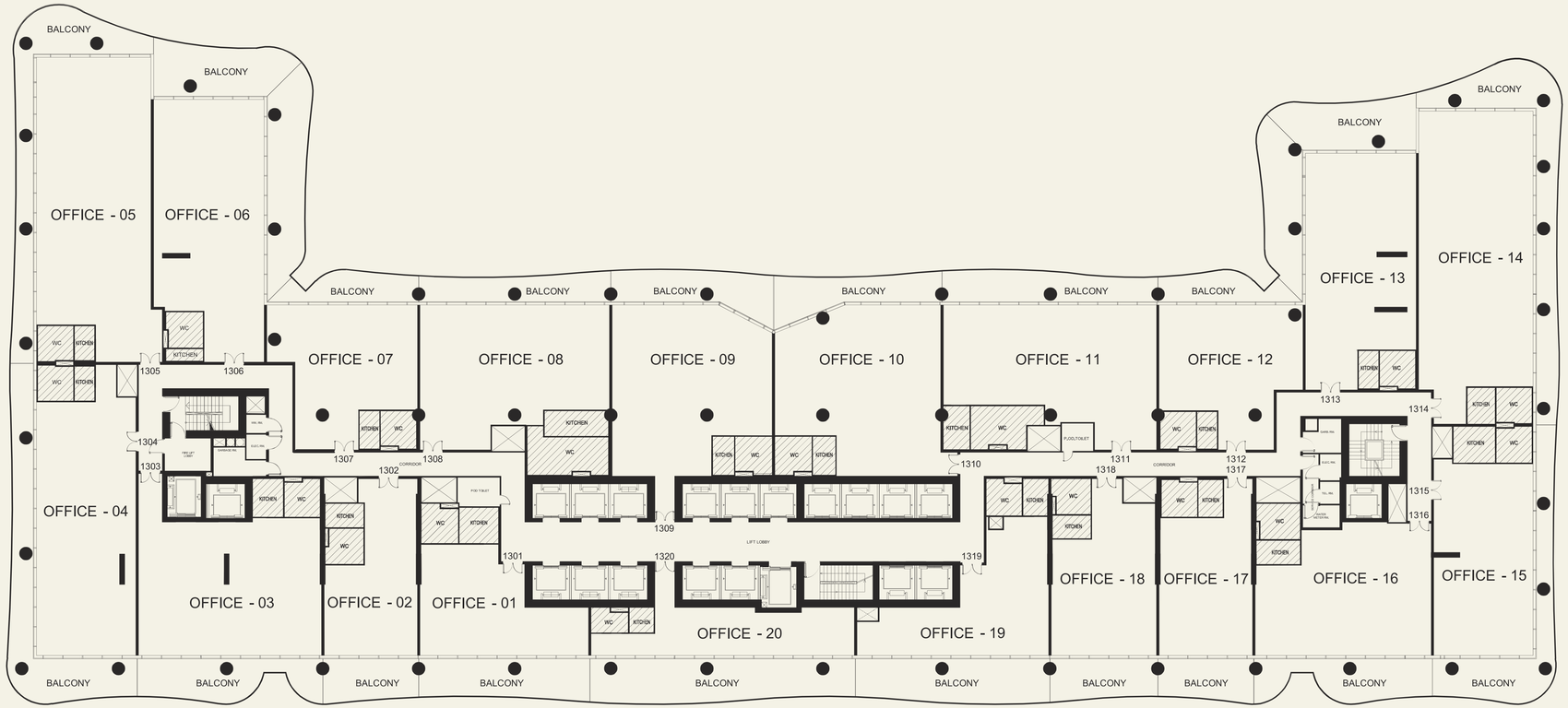
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 13th business floor includes 20 offices with a combined area of 3,915 sq. m / 42,140 sq. ft, a total acquisition value of AED 86,514,000, and an average price of AED 2,060 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

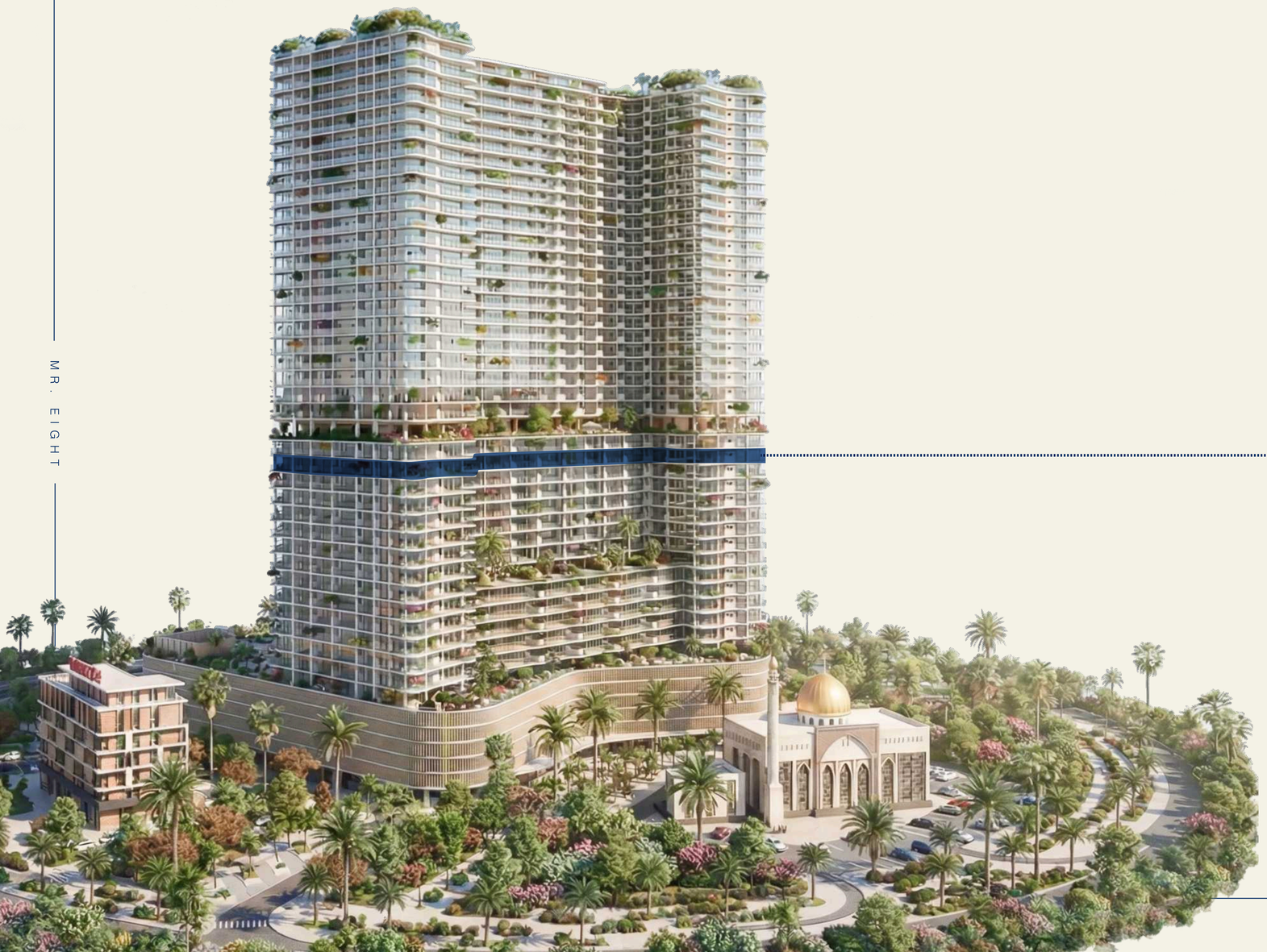
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13TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1301	13	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 232 000,00
OFFICE-1302	13	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 616 000,00
OFFICE-1303	13	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 725 000,00
OFFICE-1304	13	171,84	1 849,67	68,98	742,49	240,82	2 592,16	-	5 340 000,00
OFFICE-1305	13	214,69	2 310,90	63,44	682,86	278,13	2 993,77	-	6 168 000,00
OFFICE-1306	13	172,66	1 858,50	86,74	933,66	259,40	2 792,16	-	5 752 000,00
OFFICE-1307	13	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 078 000,00
OFFICE-1308	13	173,99	1 872,81	29,45	317,00	203,44	2 189,81	-	4 512 000,00
OFFICE-1309	13	168,64	1 815,23	33,56	361,24	202,20	2 176,46	-	4 484 000,00
OFFICE-1310	13	169,65	1 826,10	31,56	339,71	201,21	2 165,81	-	4 462 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1311	13	175,01	1 883,79	36,48	392,67	211,49	2 276,46	-	4 690 000,00
OFFICE-1312	13	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	3 009 000,00
OFFICE-1313	13	158,30	1 703,93	73,93	795,78	232,23	2 499,70	-	5 150 000,00
OFFICE-1314	13	213,68	2 300,03	70,43	758,10	284,11	3 058,13	-	6 300 000,00
OFFICE-1315	13	134,76	1 450,54	53,40	574,79	188,16	2 025,34	-	4 173 000,00
OFFICE-1316	13	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 030 000,00
OFFICE-1317	13	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 723 000,00
OFFICE-1318	13	107,34	1 155,40	24,91	268,13	132,25	1 423,53	-	2 933 000,00
OFFICE-1319	13	111,21	1 197,05	48,64	523,56	159,85	1 720,61	-	3 545 000,00
OFFICE-1320	13	88,29	950,35	64,75	696,96	153,04	1 647,31	-	3 394 000,00



THE WOW TOWER

THE WOW 14TH BUSINESS FLOOR

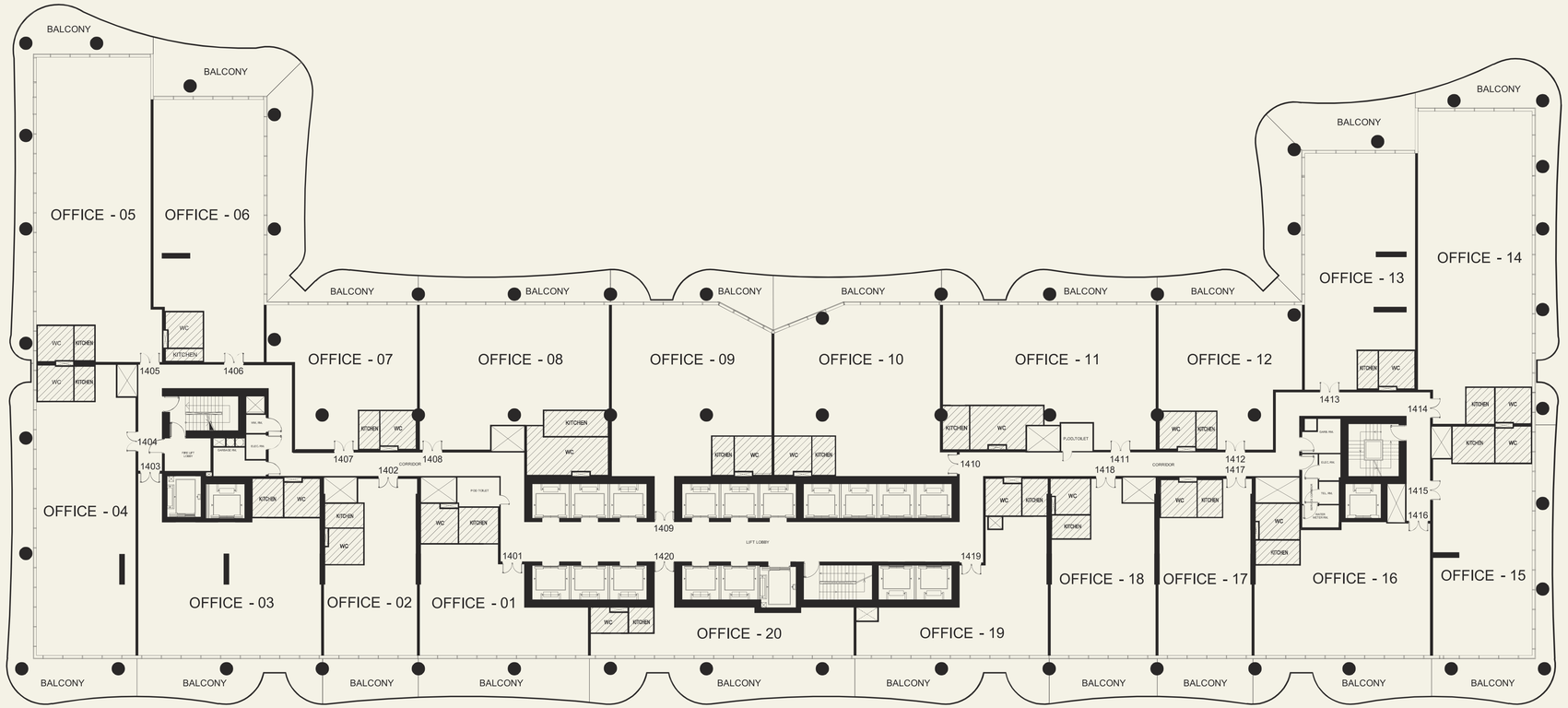
OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,772,000
PRICE PER SQ. FT: AED 2,065

FOURTEENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 14th business floor includes 20 offices with a combined area of 3,876 sq. m / 41,716 sq. ft, a total acquisition value of AED 85,786,000, and an average price of AED 2,065 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

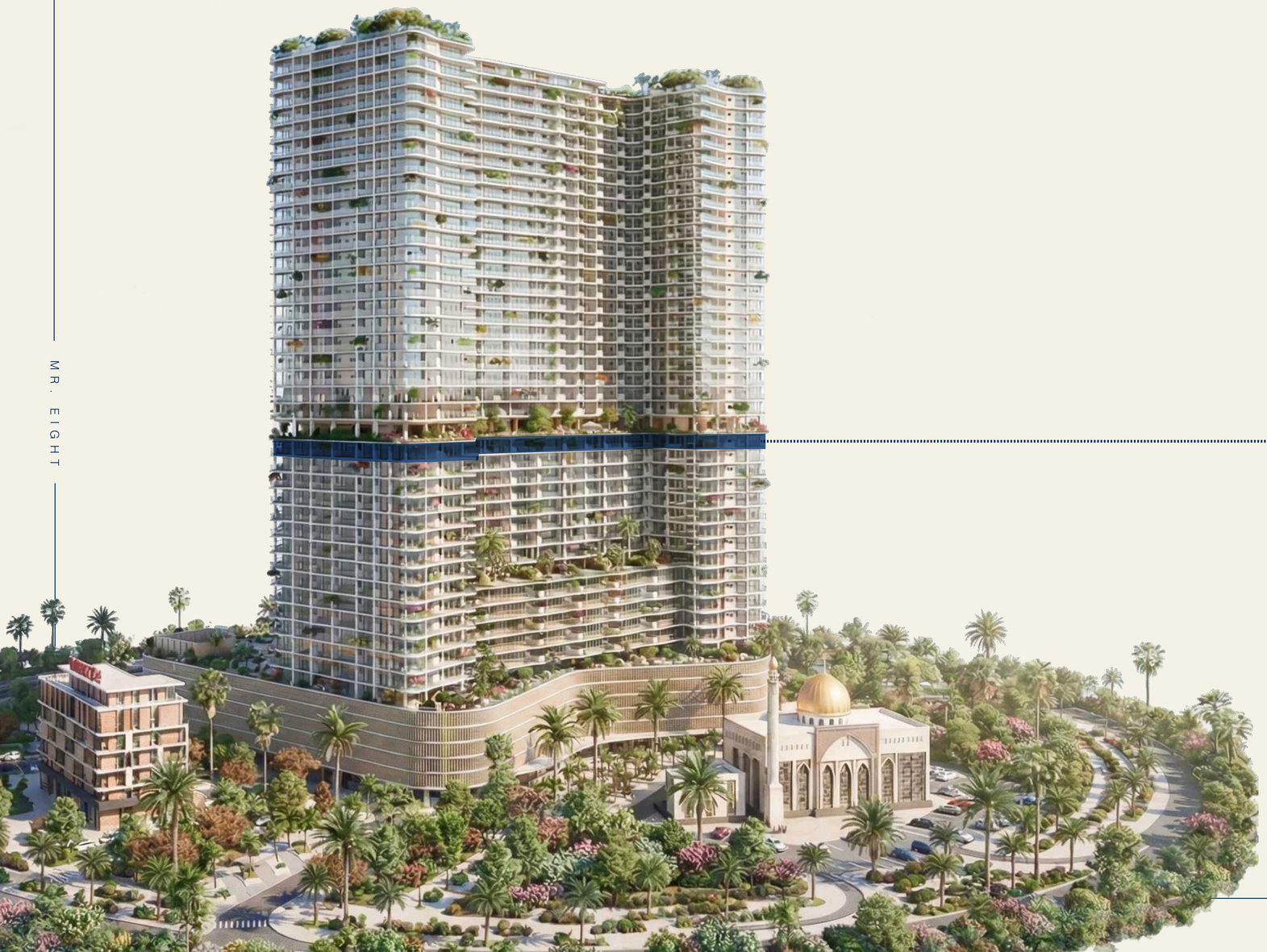
VAT DISCLAIMER
All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

14TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1401	14	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 240 000,00
OFFICE-1402	14	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 622 000,00
OFFICE-1403	14	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 737 000,00
OFFICE-1404	14	171,84	1 849,67	66,37	714,40	238,21	2 564,07	-	5 295 000,00
OFFICE-1405	14	214,72	2 311,23	63,44	682,86	278,16	2 994,09	-	6 183 000,00
OFFICE-1406	14	172,66	1 858,50	86,72	933,45	259,38	2 791,94	-	5 766 000,00
OFFICE-1407	14	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 086 000,00
OFFICE-1408	14	173,99	1 872,81	29,53	317,86	203,52	2 190,67	-	4 524 000,00
OFFICE-1409	14	168,64	1 815,23	26,61	286,43	195,25	2 101,65	-	4 340 000,00
OFFICE-1410	14	169,65	1 826,10	31,62	340,35	201,27	2 166,45	-	4 474 000,00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1411	14	175,01	1 883,79	29,61	318,72	204,62	2 202,51	-	4 549 000,00
OFFICE-1412	14	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	3 016 000,00
OFFICE-1413	14	158,30	1 703,93	73,95	795,99	232,25	2 499,92	-	5 163 000,00
OFFICE-1414	14	213,68	2 300,03	67,07	721,94	280,75	3 021,97	-	6 241 000,00
OFFICE-1415	14	134,76	1 450,54	53,54	576,30	188,30	2 026,84	-	4 186 000,00
OFFICE-1416	14	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 039 000,00
OFFICE-1417	14	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 730 000,00
OFFICE-1418	14	107,34	1 155,40	24,99	268,99	132,33	1 424,39	-	2 942 000,00
OFFICE-1419	14	111,21	1 197,05	41,52	446,92	152,73	1 643,97	-	3 395 000,00
OFFICE-1420	14	88,29	950,35	57,65	620,54	145,94	1 570,89	-	3 244 000,00



THE WOW TOWER

THE WOW 15TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,976,000
PRICE PER SQ. FT: AED 2,070

FIFTEENTH OFFICE FLOOR

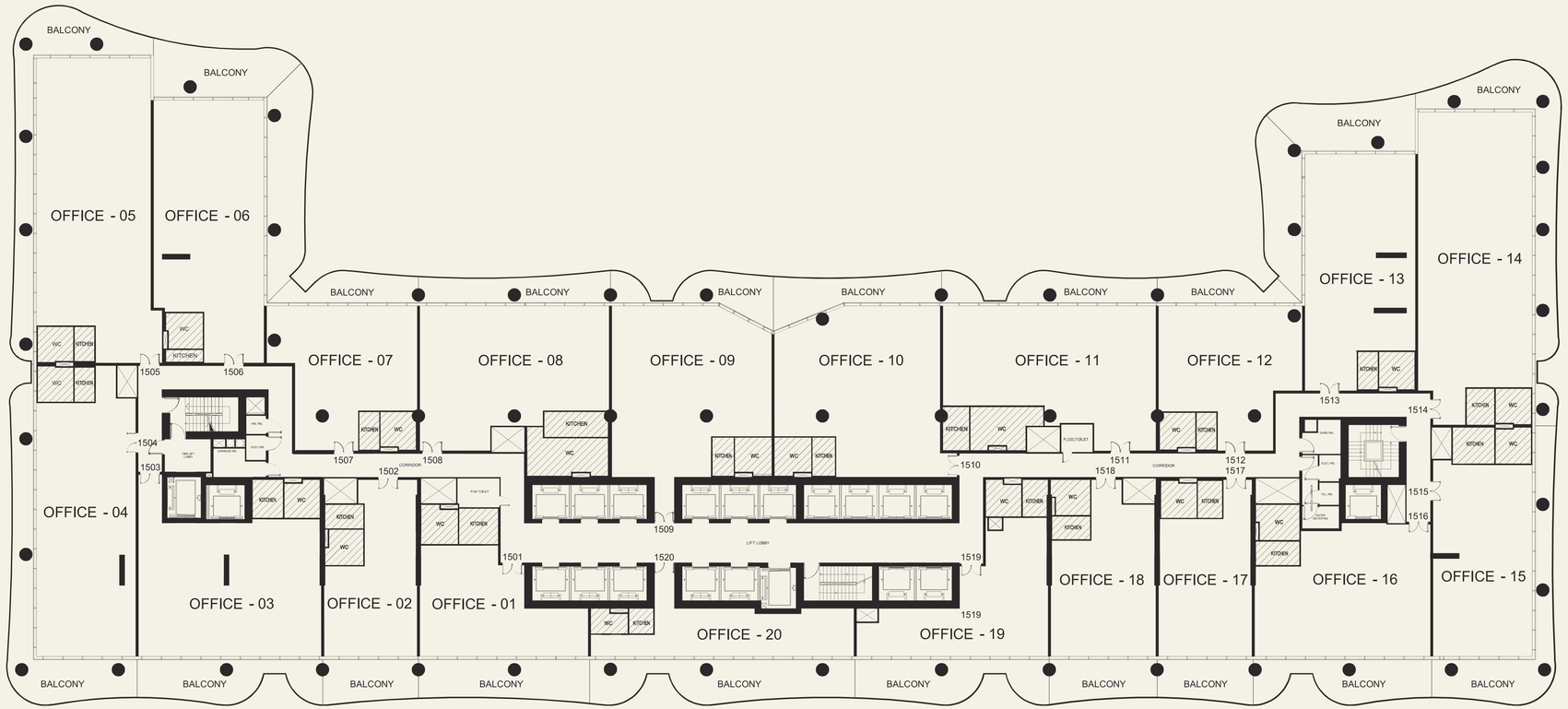
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 15th business floor includes 20 offices with a combined area of 3,768 sq. m / 40,563 sq. ft, a total acquisition value of AED 83,976,000, and an average price of AED 2,070 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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15TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1501	15	106,89	1 150,55	38,84	418,07	145,73	1 568,62	-	3 248 000,00
OFFICE-1502	15	94,86	1 021,06	23,08	248,43	117,94	1 269,50	-	2 628 000,00
OFFICE-1503	15	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 748 000,00
OFFICE-1504	15	171,84	1 849,67	66,37	714,40	238,21	2 564,07	-	5 308 000,00
OFFICE-1505	15	214,72	2 311,23	63,44	682,86	278,16	2 994,09	-	6 198 000,00
OFFICE-1506	15	172,66	1 858,50	86,72	933,45	259,38	2 791,94	-	5 780 000,00
OFFICE-1507	15	117,39	1 263,58	21,41	230,46	138,80	1 494,03	-	3 093 000,00
OFFICE-1508	15	173,99	1 872,81	29,53	317,86	203,52	2 190,67	-	4 535 000,00
OFFICE-1509	15	168,64	1 815,23	26,61	286,43	195,25	2 101,65	-	4 351 000,00
OFFICE-1510	15	169,65	1 826,10	31,62	340,35	201,27	2 166,45	-	4 485 000,00

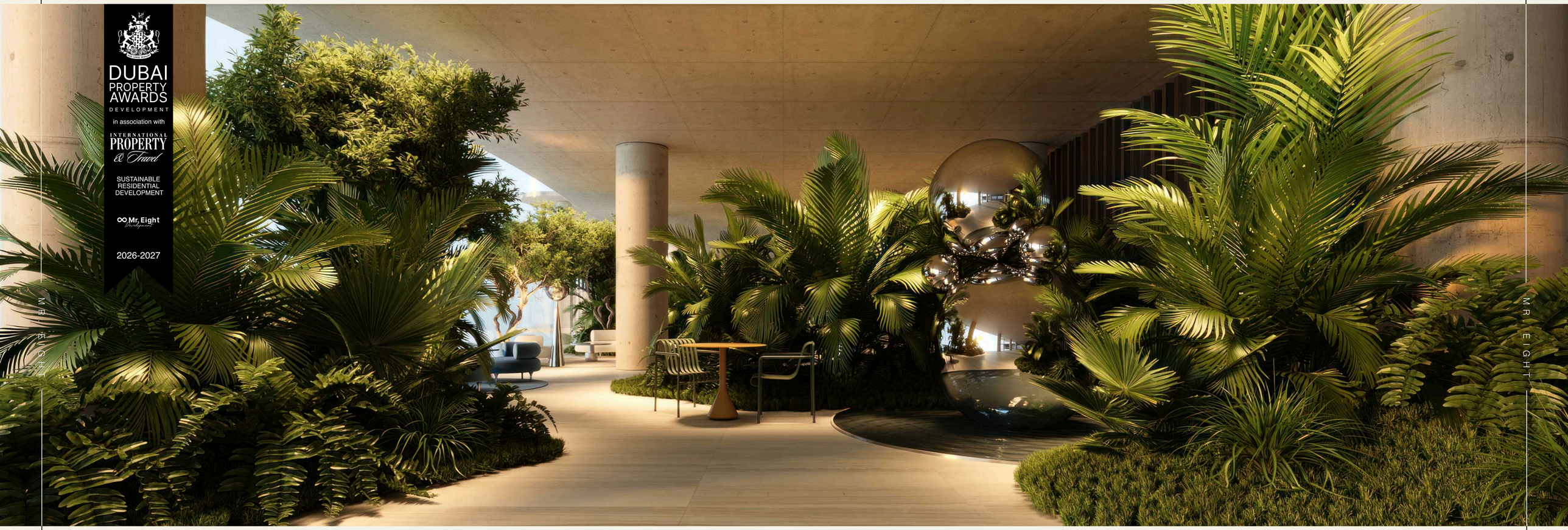
UNIT NUMBER	FLOOR NUMBER	SUITE AREA M2	SUITE AREA SQF	BALCONY AREA M2	BALCONY AREA SQF	TOTAL AREA M2	TOTAL AREA SQF	NO. OF PARKING	PRICE AED
OFFICE-1511	15	175,01	1 883,79	29,61	318,72	204,62	2 202,51	-	4 560 000,00
OFFICE-1512	15	115,74	1 245,81	19,94	214,63	135,68	1 460,45	-	3 024 000,00
OFFICE-1513	15	158,30	1 703,93	73,95	795,99	232,25	2 499,92	-	5 175 000,00
OFFICE-1514	15	213,68	2 300,03	67,07	721,94	280,75	3 021,97	-	6 256 000,00
OFFICE-1515	15	134,76	1 450,54	53,54	576,30	188,30	2 026,84	-	4 196 000,00
OFFICE-1516	15	144,41	1 554,42	37,30	401,49	181,71	1 955,91	-	4 049 000,00
OFFICE-1517	15	100,13	1 077,79	22,67	244,02	122,80	1 321,81	-	2 737 000,00
OFFICE-1518	15	107,34	1 155,40	24,99	268,99	132,33	1 424,39	-	2 949 000,00
OFFICE-1519	15	111,21	1 197,05	41,52	446,92	152,73	1 643,97	-	3 404 000,00
OFFICE-1520	15	88,29	950,35	57,65	620,54	145,94	1 570,89	-	3 252 000,00

EXECUTIVE LOUNGE TERRACE

LOCATED ON THE 16TH FLOOR, THE EXECUTIVE LOUNGE TERRACE IS A DEDICATED OUTDOOR AMENITY CREATED EXCLUSIVELY FOR OFFICE USERS. DESIGNED AS AN EXTENSION OF THE BUSINESS ENVIRONMENT, IT OFFERS A COMFORTABLE OPEN-AIR SETTING WHERE OCCUPANTS CAN STEP OUT, TAKE A BREAK, GET FRESH AIR OR ENJOY A QUIETER MOMENT AWAY FROM THE WORKSPACE. MORE THAN JUST A TERRACE, IT ADDS A VALUABLE LIFESTYLE LAYER TO THE OFFICE COMPONENT OF THE WOW TOWER, BRINGING OPENNESS, FLEXIBILITY AND EVERYDAY COMFORT INTO THE BUSINESS EXPERIENCE.

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THE WOW TOWER
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16TH FLOOR BUSINESS AMENITY

Positioned on the 16th floor, the Executive Lounge Terrace is designed as a private outdoor space for office users within The WOW Tower. It creates an additional layer of comfort within the business environment, giving occupants the opportunity to step outside, pause, enjoy fresh air and spend time in a more relaxed setting during the working day. As part of the tower's dedicated office amenities, it supports a more balanced and thoughtfully planned business experience.



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GREEN TERRACE

More than just an outdoor terrace, the Executive Lounge Terrace is designed as a carefully planned green zone for office users within The WOW Tower. Located on the 16th floor, it brings together lounge areas, tables, relaxation corners, meditation spaces and recovery zones, all furnished with a variety of outdoor seating and garden furniture. Conceived as an extension of the business environment, it offers a more thoughtful and restorative setting where occupants can meet, pause, reset or simply enjoy a quieter moment in greenery above the city.



ARRIVAL LOBBY
PRIVATE ROAD ACCESS

The arrival experience at The WOW Tower is designed as a seamless and well-orchestrated transition from city to residence. All vehicles access the tower via a dedicated private driveway, ensuring smooth and controlled entry and exit without disrupting the main façade. Upon arrival, residents and guests are welcomed through a carefully managed entrance sequence that emphasizes comfort, privacy and efficiency. This approach creates a refined and discreet arrival experience, where every detail is designed to support a strong sense of order, ease and exclusivity.

SEPARATE ACCESS
FOR APARTMENTS AND BUSINESS SUITES

The WOW Tower is designed with two fully separate entrance experiences: one dedicated to office visitors and users, and the other reserved for residents. These access points are intentionally divided to ensure that residential and commercial traffic remain independent, creating a more comfortable, private and efficient flow throughout the building. Office floors are served by their own dedicated lift system, while residential levels are accessed through separate resident elevators, ensuring clear vertical circulation for each use. Residents who also use the office component of the tower will benefit from access cards for faster and more seamless entry into working areas, adding further convenience to the overall building experience.


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BUSINESS ARRIVAL LOBBY

The Office Grand Lobby at The WOW Tower is designed as a true arrival experience and the commercial signature of the building. Created exclusively for the office component, it sets the tone for a more elevated business environment from the very first step. Its defining feature is the dramatic entrance sequence, where owners, tenants, and guests arrive through a striking composition of fire and water, creating a bold first impression that reflects the identity of The WOW Tower.

Framing the entrance on both sides, illuminated waterfalls with integrated fire elements form a memorable visual statement, turning the lobby into more than a point of access — it becomes part of the experience of doing business in the building.

Inside, the office lobby is thoughtfully divided into a series of elegant and functional zones. These include a library area for quiet moments, a café space for informal meetings and daily convenience, and several lounge areas where business owners, clients, and guests can meet, wait, work, or relax in a refined setting.

At the heart of the lounge sits a gas fireplace, serving as a central design feature and natural focal point of the space. More than a decorative element, it brings warmth, atmosphere, and a sense of comfort to the overall business environment.

More than just an entrance, the Office Grand Lobby is designed as a social and professional space — one that combines identity, functionality, and presence, while giving the commercial part of The WOW Tower its own distinct character.

Fully furnished with a curated selection of premium design brands, the Office Grand Lobby features furniture by Edra, USM Modular Furniture, and B&B Italia, complemented by lighting from Tom Dixon and Flos.

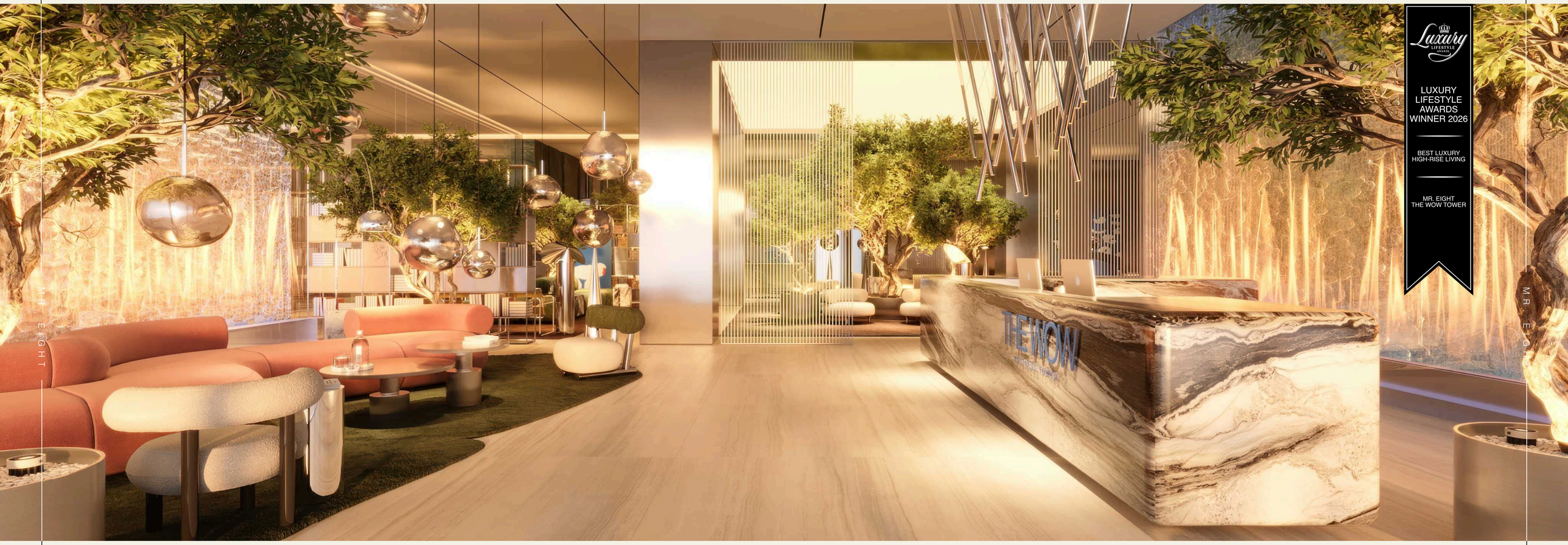
Tom Dixon. edra Cassina USM Artemide FLOS

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LIGHT, GREENERY AND ATMOSPHERE

Special attention is given to lighting quality and visual comfort. The lobby is designed around a softer, warm-toned light rather than harsh white illumination, creating a healthier and more pleasant environment for the eye. With a balanced light output of around 400 lumens, the lighting feels gentle, calm, and non-irritating, while sitting naturally on the stone, greenery, and furniture finishes. The result is a refined interaction between light, form, and material — one that enhances the interior, supports wellbeing, and gives the lobby its warm, elegant character.



THE WOW EFFECT

The reception at The WOW Tower is designed as the true wow point of the lobby — a striking arrival moment that defines the identity of the building from the very first step. Framed by dramatic illuminated features on both sides, it creates a bold and memorable first impression, making guests instantly feel that they are entering a place with presence, character, and distinction. More than a functional reception area, it is the visual signature of the tower and the calling card of its entire business environment.



BUSINESS LOBBY

The lobby of The WOW Tower's commercial section is designed as more than a point of arrival — it is a refined business lounge created for comfort, presence, and everyday convenience. Thoughtfully planned as a welcoming shared environment, it brings together a series of elegant zones where owners, tenants, clients, and guests can meet, wait, work, or simply take a pause in a premium setting.
Inside, the space is divided into several distinct areas, including lounge seating for informal meetings, a dedicated coffee point for daily convenience, and quieter corners suited for short conversations or focused time between appointments. Every zone is designed to support the rhythm of the working day while creating a stronger sense of quality and atmosphere from the very first step into the building.
More than a lobby, it is a business environment in itself — a place that reflects the identity of The WOW Tower through comfort, functionality, and a carefully curated sense of style.



BARISTA CORNER

Located within the Grand Lobby, the dedicated Coffee Point adds comfort, energy, and everyday convenience to the commercial experience at The WOW Tower. Designed as more than just a place for coffee, it creates a welcoming setting for informal meetings, short breaks, and time spent with business partners, guests, or friends.

HIGH-SPEED LIFT SYSTEM

The WOW Tower is equipped with a high-performance lift system designed to ensure speed, efficiency and complete privacy for all users. The building features a total of 12 high-speed elevators, with fully separated vertical circulation for residential and office components. Dedicated lift cores allow residents and business users to move independently, minimizing crossover and ensuring a smooth, controlled flow throughout the tower.

Advanced access control systems further enhance privacy and security, allowing seamless yet restricted movement across different zones of the building. Every aspect of the lift experience is carefully planned to provide fast, discreet and comfortable access, supporting a premium standard of everyday living within the tower.

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THE ART OF ARRIVAL

At The WOW Tower, special attention is given to the design of the lift cabins — a detail often overlooked in residential developments. At Mr. Eight, we see the elevator not just as a means of movement, but as a natural extension of the lobby experience. Carefully considered materials, lighting and finishes create a refined atmosphere that continues the architectural language of the building. It is important for us that residents enjoy a distinctive experience that makes every return home feel more special. Every journey within the tower is designed to feel seamless, comfortable and elevated, enhancing the overall living experience from the moment you arrive to the moment you reach your home.

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ARCHITECTURE
AS A LANGUAGE OF COMMUNICATION

THE ARCHITECTURE OF THE WOW TOWER BRINGS TOGETHER THE STRENGTH OF BRUTALIST VOLUME WITH THE ELEGANCE OF WAVE-LIKE FAÇADES, CREATING A DISTINCTIVE EXTERIOR THAT FEELS BOTH BOLD AND REFINED. WHILE THE BUILDING IS GROUNDED IN A ROBUST ARCHITECTURAL LANGUAGE, ITS FLOWING FAÇADE LINES SOFTEN THE MASSING AND INTRODUCE MOVEMENT, LIGHTNESS AND VISUAL RHYTHM TO THE COMPOSITION. THIS BALANCE BETWEEN SCULPTURAL SOLIDITY AND REFINED FAÇADE AESTHETICS ALLOWS THE TOWER TO STAND OUT AS A GRACEFUL AND CONTEMPORARY ADDITION TO THE SURROUNDING URBAN LANDSCAPE.

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WAVE-LIKE FACADES
DEFINING A MODERN SILHOUETTE

DUBAI PROPERTY AWARDS
DEVELOPMENT
in association with
INTERNATIONAL PROPERTY & Travel
SUSTAINABLE RESIDENTIAL DEVELOPMENT
Mr. Eight
2026-2027

RETAIL
FOOD & BEVERAGE
AS PART OF DAILY LIFE

The ground floor of The WOW Tower is designed to include four spacious retail units, each complemented by generous terraces and open views towards the mosque, creating a distinctive setting for dining, cafés and lifestyle concepts. As part of the building's own internal infrastructure, these spaces are envisioned to bring curated food and beverage experiences directly into the everyday life of the project, including Italian and Greek restaurant concepts. More than a retail component, this level is designed to add convenience, atmosphere and a stronger sense of destination to the tower as a whole.

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SUSTAINABLE RESIDENTIAL DEVELOPMENT
Mr. Eight Development
2026-2027

INFINITY SIGNATURE

A polished steel infinity sign placed beside the entrance has become a distinctive signature of Mr. Eight Residences. Present across the brand's projects, it serves as a recognisable design marker at the point of arrival — reflecting continuity, identity and a lasting architectural presence.

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SUSTAINABLE RESIDENTIAL DEVELOPMENT
Mr. Eight Development
2026-2027

SURROUNDED BY GREEN PARKS

The setting of The WOW Tower is defined by a quieter and more composed relationship with its surroundings. Facing a green park landscape and the grounds of the nearby mosque, the building enjoys a more open and peaceful frontage, free from the intensity of a busy traffic street. A private internal driveway manages arrivals and departures within the project itself, allowing vehicles to enter and exit the building without disrupting the main façade experience. This creates a more comfortable, residential atmosphere where greenery, openness and a sense of calm become an integral part of daily life.

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EXECUTIVE LOUNGE TERRACE

A dedicated green terrace designed exclusively for users of the building's "business suites" offices, the Executive Lounge Terrace offers a private outdoor setting for breaks, informal meetings and moments of reset throughout the day. Accessible through a separate office flow that remains independent from the residential areas of the tower, it creates a more discreet, comfortable and professionally oriented environment for tenants and office users.

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60/40
INVESTMENT PLAN

WITH 18-MONTH POST-HANDOVER PAYMENT

BOOKING AED 70,000
20% + 4% DLD + ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% AFTER 12 MONTHS
10% UPON 30% CONSTRUCTION COMPLETION
10% UPON 75% CONSTRUCTION COMPLETION
10% ON HANDOVER UPON 100% CONSTRUCTION COMPLETION
ESTIMATED COMPLETION Q3 2029
40% POST-HANDOVER WITHIN 18 MONTHS

RESALE OPTION AVAILABLE ONCE 24% IS PAID
ALL PAYMENTS ARE LINKED TO CONSTRUCTION MILESTONES

SERVICE CHARGE
THE ANNUAL SERVICE CHARGE IS CALCULATED
BASED ON THE TOTAL AREA OF THE APARTMENT.
AED 12/FT² PER YEAR FOR THE INTERIOR APARTMENT AREA
AED 4.5/FT² PER YEAR FOR BALCONIES

THE WOW TOWER

SECURE YOUR BUSINESS ADDRESS TODAY

WITH AN 18-MONTH POST-HANDOVER INVESTMENT PLAN

The WOW Tower introduces a new business destination in DLRC, shaped by the future growth of Dubai Silicon Oasis and the city's continued expansion toward innovation, education and technology-driven industries. With strong road connectivity, growing surrounding demand and a strategic position within one of Dubai's emerging business corridors, it offers companies the opportunity to secure a forward-looking commercial address today.

TYPE	AREA RANGE	PRICE RANGE	AVR. PRICE SQ. FT
OFFICE UNITS	1.012-4.891 SQ. FT	Đ 2.025.000-9.783.000	Đ 2.033 SQ. FT
FULL OFFICE FLOOR	40.563-55.898 SQ. FT	Đ 82.757.000-111.805.000	Đ 2.033 SQ. FT

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WHO IS MR. EIGHT?

Mr. EIGHT Development stands among the
TOP 100 Real Estate Developers of the World, as recognized by Luxury LifestyleAwards.

LAND ACQUISITION, PLANNING & DEVELOPMENT

We begin with the most important decision — location. Every plot is carefully selected by our team to ensure long-term value, architectural potential, and strong market demand. We choose only those sites that meet our highest criteria.

IN-HOUSE DESIGN DEVELOPMENT

All concept creation, architectural planning, technical documentation, interior design, branding, marketing, and sales are carried out in-house. This gives us complete control, allowing each project to be cohesive, iconic, and thoughtfully crafted for end-users and investors.

CONSTRUCTION AND DELIVERY

Our final stage is execution — building and realising the project. From construction oversight to final finishing, we maintain the same attention to detail that defines the Mr. Eight philosophy. The result is a product built to the highest standards of luxury living.



EMILS DAUJATS
Director



ALEXANDRA MOGILEVSKAYA
Managing Director

WE DESIGN, DEVELOP, AND DELIVER EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Attention to detail is at the core of our DNA, shaping every decision from concept to completion. Our vision goes beyond construction; it is about creating meaningful living spaces that inspire comfort, beauty, and lasting value.

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GQ

Class over glamour: the subtle revolution in Dubai's luxury real estate

The new Dubai luxury is silent, it's about air, light, wellness, not chandeliers

FT FINANCIAL TIMES

Dubai Broker Releases Market Outlook Highlighting Expo City and Dubai Islands as Emerging Residential Growth Areas

The Guardian

Why Boutique Developers Are Beating Dubai's Giants — The Case of Mr Eight

Dubai's real estate market is the most competitive property arena in the world right now. In a city where two to three new developers enter the market every week, survival is not guaranteed — and success is not inherited by brand name

Esquire

Mindful luxury: The rise of conscious wealth in Dubai's flashy real estate market

How a new generation of investors is redefining opulence with purpose and sustainability

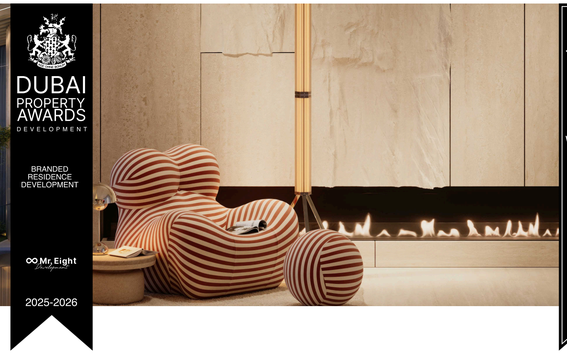
MR. EIGHT
AWARDS & RECOGNITION

Mr. Eight is recognized on Dubai Islands for signature projects including Villa del DIVOS, Villa del BRUNELLO, Villa del GAVI, and Villa del GARDA. The developer, Mr. Eight Development, has received international recognition from the London-based International Property Awards and the New York–based Luxury Lifestyle Awards, including two 2025 awards for INTERSTELLAR Tower: Best Luxury Sustainable Residential Development and Best Luxury Sustainable High-Rise Living.

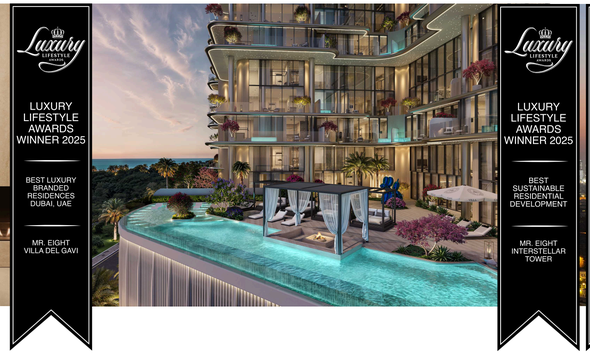
VILLA DEL DIVOS



VILLA DEL BRUNELLO



VILLA DEL GAVI



INTERSTELLAR TOWER

THE WOW TOWER

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