



LOCATION: DOWNTOWN DUBAI    COMPLETED: Q4 2020

Residents of SLS Dubai Hotel & Residences have incredible views across the rest of Dubai. The building houses 946 units with 254 hotel rooms, 321 hotel apartments and 371 branded residences. Residential units range from studios to one and two bedroom lofts and duplex apartments. Owners of residences can use the top-class amenities at the podium level of the tower and the building's hotel services.

### FACILITIES

- LAP POOL
- RESTAURANTS
- JACUZZI
- MULTIPURPOSE ROOM
- LEISURE POOL
- KID'S POOL
- GYM
- HOTEL SERVICES/ AMENITIES
- PARKING
- SPA

### TYPE

### PRICE / FRACTION

STUDIO	AED 460,000
1 BR SIMPLEX	AED 530,000
1 BR LOFT	AED 710,000
1 BR DUPLEX	AED 660,000
2 BR LOFT	AED 1,150,000
2 BR DUPLEX	AED 1,150,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Choithrams Bay Square, Al Maya Supermarket, Spinneys, Carrefour

**PUBLIC TRANSPORT:** METRO – Business Bay, BUS- Avanti Tower, Capital Gold Tower

**PETROL STATION:** ADNOC Business Bay

**LANDMARKS:** The Burj Khalifa, The Dubai Mall, The Dubai Fountains, Meydan Mall

**SCHOOLS/NURSERIES:** Maple Bear Pre School, Jumeirah International Nursery, JSS Private School, Global Indian International School

**MEDICAL FACILITIES:** Excellency Center, Monroe Medical Center, Haton Medical Center, Aster Clinic Business Bay

**RETAIL/F&B:** The Dubai Mall, The Boulevade, On-site

### LOCATION FACTORS

- ADJACENT TO THE HEART OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- 5 MINUTE DRIVE TO THE DUBAI MALL
- GREAT VIEWS OF THE WHOLE CITY
- EASY ACCESS TO THE AL KHAIL ROAD
- EXCELLENT ROAD CONNECTIVITY
- PLENTY OF FINE DINING OPTIONS IN THE SLS AND IN THE ADJACENT PARAMOUNT HOTEL
- LESS THAN 20 MINUTES TO DXB AIRPORT
- LESS THAN 5 MINUTES TO BUSINESS BAY
- EXCELLENT LOCATION FOR BUSINESS PROFESSIONALS



+7 969 179 97 79



All units in SLS Dubai Hotel & Residences are fully equipped with premium European furniture, German kitchen appliances and Italian chic bathroom fixtures. The SLS Dubai Residences exudes a cosmopolitan sophisticated and refined aesthetic design, with playful hints and accessories used throughout. These magnificent residences feature glass corners in the living room so you can have 180-degree views of the city, with complete and guaranteed privacy.

## PITCH POINTS / WHY BUY?

- 10 YEAR 5% OR 7% GUARANTEED ROI (2 OPTIONS)
- 7 DAYS STAY PER YEAR PER FRACTION (10 YEARS)
- BUY BACK OPTION AFTER 10 YEARS AVAILABLE
- TOP 10 MIXED USE SKY SCRAPER IN THE WORLD
- ONE OF THE TALLEST HOTEL BUILDINGS IN THE UAE WITH UNINTERRUPTED VIEWS OF THE CITY
- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES TO PURCHASE
- EXCELLENT LOCATION AND ROAD CONNECTIVITY
- CHILD FRIENDLY WITH KID'S SWIMMING POOL
- SLS IS EXTREMELY POPULAR WITH VISITORS AND DINING GUESTS

## IN CLOSE PROXIMITY

- 500M AL KHAIL ROAD
- 1.6KM ADNOC PETROL STATION
- 2KM CARREFOUR SUPERMARKET
- 2.2KM METRO- BUSINESS BAY
- 2.5KM JUMEIRAH INTERNATIONAL NURSERY
- 2.8KM HATON MEDICAL CENTER
- 4.5KM THE DUBAI MALL



**ROI:** 5% or 7% for 10 years guaranteed net return (refer to options / details)

## DEVELOPER OVERVIEW

WOW Real Estate Development (WOW RED) is a subsidiary of MAPA Group, a leading multinational COMPANY with four decades of success and over 200 projects across the globe. Mapa Group was founded in 1976 in Turkey and has projects in Algeria, Uzbekistan, Ghana and many GCC countries. Annual revenues of Mapa Group currently exceed \$1.3bn.

## THINGS TO KNOW

SERVICE CHARGE:	NO SERVICE CHARGES FOR HOTEL APARTMENTS
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## KEY FEATURES

- 75 FLOORS MIXED USE SKY SCRAPER
- INFINITY POOL
- DAY LOUNGE & NIGHTLIFE VENUE
- EXCELLENT RESIDENTIAL AND HOTEL AMENITIES ALL ON-SITE
- FLOOR TO CEILING WINDOWS IN EACH UNIT
- ALL UNITS INCLUDE AN OUTDOOR TERRACE
- INCREDIBLE RESTAURANTS AND SKY LOUNGE/LOBBY WITHIN THE BUILDING