



# DA VINCI TOWER BY PAGANI

📍 LOCATION: BUSINESS BAY 📅 COMPLETED: Q4 2023

The first ever residences by Pagani will be located on the edge of Business Bay in the J One Tower B. The tower is a true geometric symphony of perfection with 19 floors of residential masterpieces, 3 basement levels and a gorgeous ground floor lobby. There will be only 80 units of spacious two, three & four-bedroom ultra-luxurious marble residences. Each unit will have private outdoor spaces and open light-filled mature interiors, with incredible panoramic views of the water canal, skyline and Downtown Dubai.

## FACILITIES



## SIZES & PRICES

2 BR – 1,765 SQFT TO 2,537 SQFT	FROM AED 4,960,000
3 BR – 2,257 SQFT TO 2,777 SQFT	FROM AED 9,680,000
3 BR DUPLEX FROM 4,362 SQFT	BY REQUEST
4 BR – 2,850 SQFT TO 2,895 SQFT	FROM AED 13,890,000
4 BR DUPLEX FROM 4,576 SQFT	BY REQUEST
PENTHOUSE – 8,198 SQFT	AED 51,000,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Choithrams, MQ Mini Mart, Better 1 Mart, Allday Fresh

**PUBLIC TRANSPORT:** Business Bay Metro Station, Burj Khalifa Metro Station

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

**PETROL STATION:** Business Bay

**MEDICAL FACILITIES:** Midline Bay Medical Center, Hatoon Medical Center, Aster Clinic

**RETAIL/F&B:** The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

**LANDMARKS:** The Burj Khalifa, The Dubai Mall, DIFC, Dubai Opera

## LOCATION FACTORS

- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- ADJACENT TO DUBAI CANAL
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD AND AL KHAIL ROAD
- EXCELLENT SURROUNDING INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI





Every detail has been thought of and every material is of the finest quality. The expansive 2 - 4 bedroom marble homes are designed with private outdoor spaces and open flowing light-filled interiors, with panoramic views of the canal and Downtown Dubai. All units come with a maid's room and bathroom.

## PITCH POINTS / WHY BUY?

- THE FIRST EVER PAGANI DESIGNED RESIDENCES IN THE WORLD
- BRANDED PROPERTIES ACHIEVE HIGHER CAPITAL APPRECIATION
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY
- ALL AMENITIES WITHIN WALKING DISTANCE FROM THE BUILDING
- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES
- ULTRA-EXCLUSIVE RESIDENCES WITH LIMITED UNITS AVAILABLE IN THE WHOLE TOWER
- GREAT ROI POTENTIAL
- PERFECT LOCATION FOR BUSINESS PROFESSIONALS

**PAYMENT PLAN:** 60/40 2yrs post handover

**ROI:** 5.3-5.6% Business Bay

## DEVELOPER OVERVIEW

DAR AL ARKAN WAS FOUNDED IN SAUDI ARABIA IN 1994. THE OPERATES IN 7 COUNTRIES AND HAS DELIVERED OVER 15,000 RESIDENTIAL UNITS AND CURRENTLY HAS OVER 31BN (SAR) IN ASSETS. THE SAUDI ARABIAN PROPERTY DEVELOPER IS LISTED ON THE SAUDI STOCK EXCHANGE AND IS THE LARGEST DEVELOPER IN KSA, BY VALUE.

## THINGS TO KNOW

SERVICE CHARGE:	AED 16 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- 650m SUPERMARKET
- 1.3km THE DUBAI MALL
- 1.8km MEDICAL CLINIC
- 2.1km NURSERY
- 2.7km SHEIKH ZAYED ROAD
- 2.8km PETROL STATION
- 3km BUSINESS BAY METRO STATION
- 5km SCHOOL



## KEY FEATURES

- ALL UNITS HAVE OUTDOOR SPACES/BALCONIES
- EACH UNIT COMES WITH A MAID'S ROOM AND BATHROOM
- ROOFTOP POOL AT THE TOP OF THE BUILDING
- BEAUTIFUL EXTERIOR, ONE-OF-A-KIND BUILDING
- RESIDENCES ARE DESIGNED WITH MARBLE FLOORING, SILESTONE QUARTZ COUNTER TOPS AND WILL HAVE MIELE AND BOSCHE PREMIUM APPLIANCES