



THE S TOWER

LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: Q1 2022

Sobha LLC presents yet another striking project called Signature Tower. Located at the entrance of Palm Jumeirah, the new development is set to bring a limited collection of ultra-luxury 4-bedroom half-floor and 5-bedroom full-floor penthouses with stunning finishes and world-class amenities. In total, there are 84 apartments, spread across 44 residential levels. The development will combine both sustainability and a premium lifestyle.

FACILITIES

- SWIMMING POOL / INFINITY POOL
- LIBRARY
- OUTDOOR THEATER
- CHILDREN'S PLAY AREA
- F&B
- FITNESS CENTER
- PARKING
- BUSINESS CENTRE
- OUTDOOR JACUZZI

SIZES & PRICES

4 BR TYPE A – FROM 4,850 SQ FT	FROM AED 15,036,984
4 BR TYPE B – FROM 5,100 SQ FT	FROM AED 15,812,170

TYPE A – SEA VIEW / TYPE B – SZR VIEW

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: ZOOM Market, Jewel Tower, aswaaq Supermarket, Pearl Mart Supermarket

PUBLIC TRANSPORT: BUS- Dubai Internet City MS Seaside, METRO- Al Khail

RETAIL/F&B: Dubai Marina, The Palm Jumeirah

PETROL STATION: ENOC – 1060, EPPCO - 85

LANDMARKS: Dubai Marina, The Palm Jumeirah, The Burj Al Arab

MEDICAL FACILITIES: Media City Clinic, Prime Medical Center Barsha Heights, Mediclinic, American Hospital Dubai

SCHOOLS/NURSERIES: iCademy Middle East, The International School of Choueifat, Regent International School, Blessings Early Learning Center

LOCATION FACTORS

- CENTRAL LOCATION, WITH CLOSE PROXIMITY TO THE PALM, DUBAI MARINA, BURJ AL ARAB, & THE BURJ KHALIFA/DOWNTOWN DUBAI
- EASY ACCESS TO THE BUILDING WITH THREE MAJOR ROADS AND WALKING DISTANCE FROM DUBAI INTERNET CITY METRO STATION.
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 35 MINS TO DXB AIRPORT
- 20 MINS TO DOWNTOWN DUBAI



+7 969 179 97 79



The interiors of The S Tower include large marble porcelain tiles and thick solid core oak doors. Each residence is decorated in warm earthy tones with modern accents throughout. Units will also include a smart home automation system to operate AC/lightings/kitchen appliances/curtains.

PITCH POINTS / WHY BUY?

- WELL KNOWN DEVELOPER WITH EXCELLENT REPUTATION / WELL RESPECTED BRAND
- PERFECT LOCATION AND SPACE FOR FAMILIES WHO WANT TO LIVE NEAR THE SEA
- DEVELOPER HAS THOUGHT OF THE FINER DETAILS FOR THE INTERIORS OF THE UNITS
- GREAT LOCATION
- HIGH QUALITY FINISH

DEVELOPER OVERVIEW

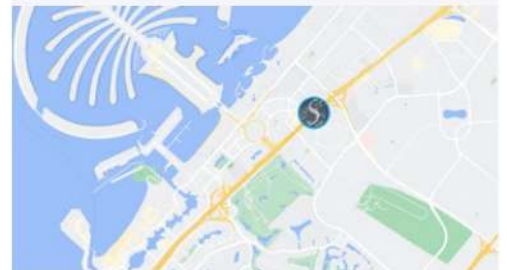
SOBHA REALTY IS AN INTERNATIONAL LUXURY DEVELOPER WHICH WAS ESTABLISHED BACK IN 1976 IN OMAN AND DELIVERED OVER 10000 UNITS. THE COMPANY HAS GROWN ITS PRESENCE IN THE UAE, OMAN, BAHRAIN, BRUNEI AND INDIA AND RECORDED A RECORD \$544M IN REVENUES IN H1 2021. WELL KNOWN PROJECTS OF SOBHA REALTY INCLUDE, SOBHA HARTLAND, THE CREST AND ONE PARK AVENUE.

THINGS TO KNOW

SERVICE CHARGE:	AED 17 PER SQFT
ALLOCATED PARKING:	YES (x3 for 4BR & x5 for 5BR)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 190m MEDIA CITY CLINIC
- 450m ZOOM MARKET JEWEL TOWER1
- 1km SHEIKH ZAYED RD
- 450m BUS – DUBAI INTERNET CITY MS SEASIDE
- 1km iCADEMY MIDDLE EAST
- 1km SHEIKH ZAYED RD
- 1.8km PETROL STATION
- 5.4km NAKHEEL MALL



KEY FEATURES

- STUNNING SEA VIEWS, PALM JUMEIRAH, BURJ AL ARAB, EMIRATES GOLF COURSE, & SZR/SKYLINE
- ONE OF THE BEST LOCATIONS AND INFRASTRUCTURES IN DUBAI
- ALL UNITS EITHER HAVE VIEWS OF SZR OR A SEA VIEW