

CENTRAL
PARK
TOWERS AT DIFC

WELCOME TO CENTRAL PARK TOWERS IN DIFC



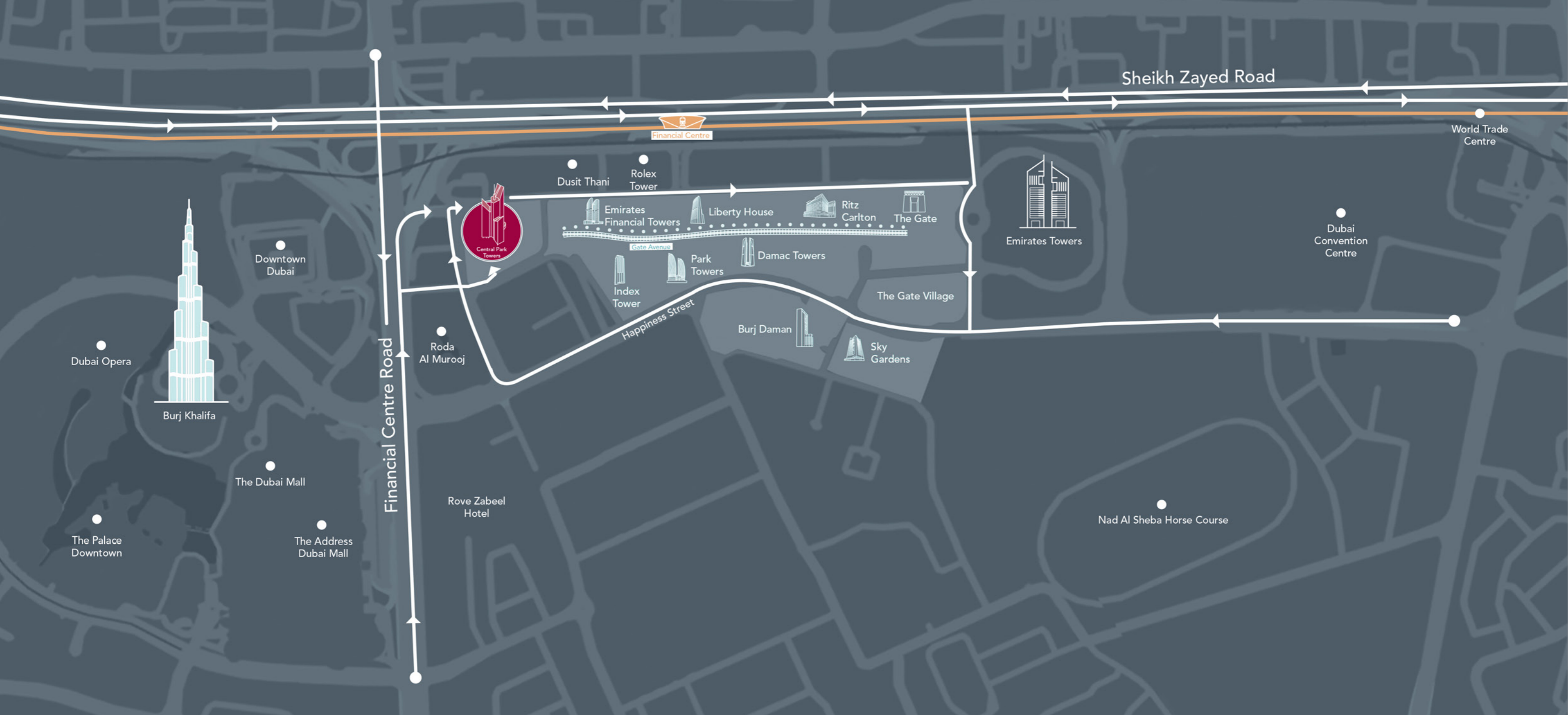
INTRODUCTION

Dubai is home to several of the world's most premium real estate developments showcasing world class architectural concepts and Central Park Towers is among the best. A combination of flawless aesthetics, superb engineering and insightful planning, Central Park Towers is an impressive addition to Dubai's awe-inspiring skyline in the financial heart of the city. This prestigious mixed-use development offers a wide range of flexible office and retail spaces within an upscale contemporary urban environment complimented by over 400 luxury residential units.

THE DEVELOPERS

Central Park Towers is a joint venture between Dubai Asset Management and Deyaar Development. Dubai Asset Management, part of Dubai Holding, develops and manages properties, communities and destinations. Deyaar Development is a leading real estate developer and real estate services company headquartered in Dubai.





CONTEMPORARY URBAN LIFESTYLE DESTINATION

Ideally located in the thriving international business community at Dubai International Financial Centre (DIFC), the property benefits from being conveniently situated between The Gate and Downtown Dubai, both of which are within walking distance. Central Park Towers sits on the southern boarder of DIFC making the accessibility to and from major roadways easy and efficient. Importantly, the Dubai Metro is within walking distance which is a key benefit to both residential and commercial tenants in addition to the employees, visitors and guests.

LOCATION

- 5 minutes drive to Sheikh Zayed Road
- 5 minutes drive to Dubai Mall
- 10 minutes drive to Dubai World Trade Centre
- 25 minutes drive to Dubai International Airport

DIFC

DUBAI INTERNATIONAL FINANCIAL CENTRE

DIFC is one of the world's major financial centres and serves a vast geographic region that extends from Western Europe to East Asia. DIFC plays a pivotal role in meeting the growing commercial and financial needs of global corporations, regional companies and governments.

As a Dubai free-zone and international business community, DIFC offers:

- Efficiency and stability in a secure business environment
- 100% foreign ownership with supportive infrastructure
- No exchange controls (free capital convertibility)
- Independent jurisdiction with civil and commercial laws distinct from those of the wider UAE
- High standards of laws, rules and regulations
- Transparent operating environment complying with global best practices and regulatory processes
- Network of businesses close at hand
- Dual licensing; ability for some companies to operate with both on-shore and off-shore trade licenses

The newly opened Gate Avenue includes an expansive outdoor promenade as well as an indoor concourse that extend to the full length of DIFC. A bridge link will soon seamlessly connect Central Park Towers to The Gate Avenue and all other buildings within the DIFC community.



OFFICES

OFFICE SPACE THAT WILL MAKE THE RIGHT IMPRESSION

Offices at Central Park Towers present a compelling combination of location, efficiency and prestige. It is the largest single-owned office tower in DIFC and is built to world-class standards of design and engineering. The development offers highly flexible and efficient floor plates including shell & core, fully furnished, and CAT A fitted offices - 860,000 sq. ft. of office space ranging from 1,030 sq. ft. to 28,000 sq. ft. It is an environment conducive for business and making the right impression.

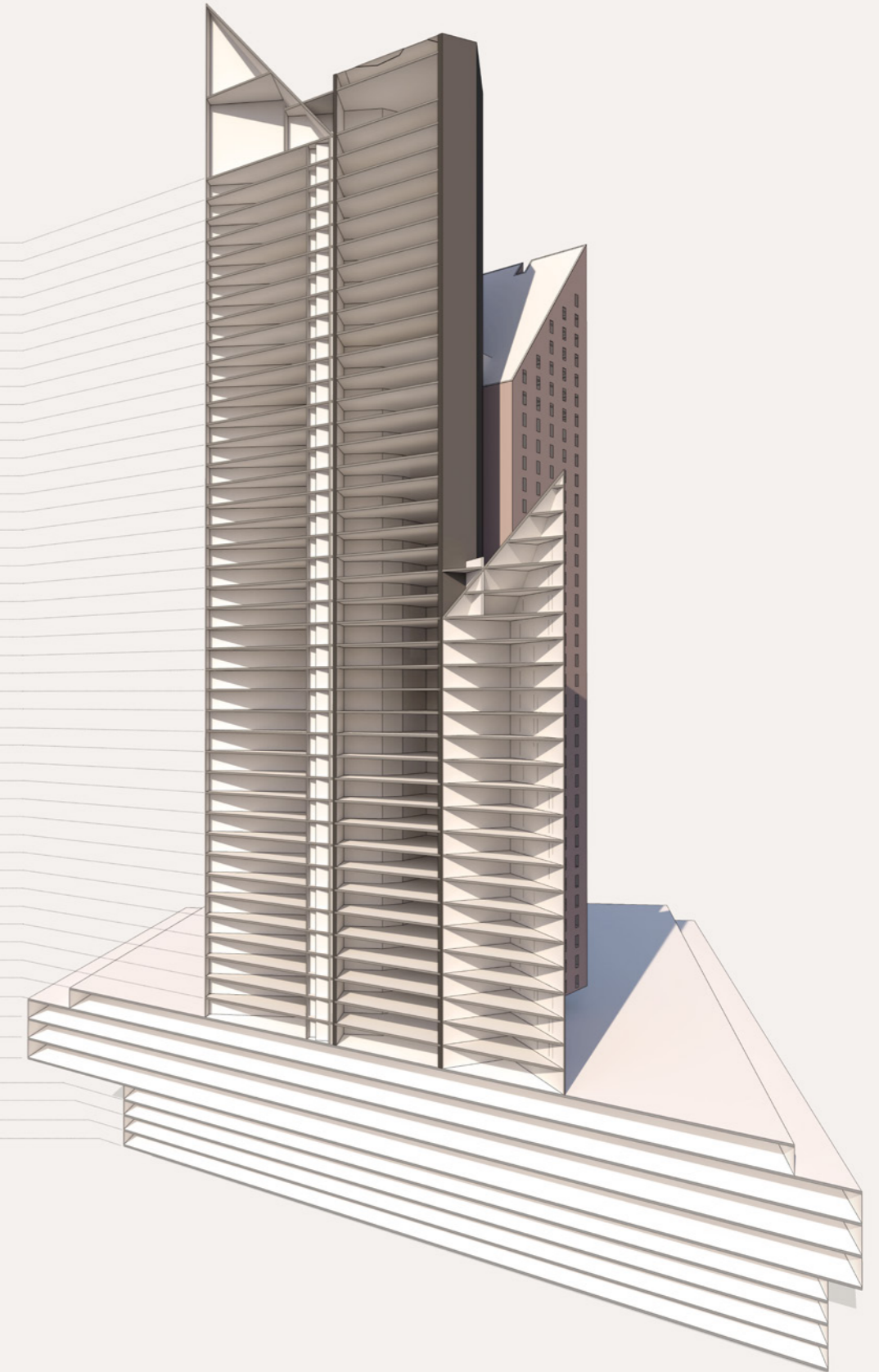
A sense of community is created with easy access to service retailers, fine dining options, cafes, coffee shops and premium lifestyle amenities. Central Park Towers is a blend of contemporary style and functionality and aims to strike the perfect work-life balance. Office space that not only provides convenience, flexibility and value but also help realize ambitious dreams.

STACKING DIAGRAM

The diagram provides the total areas by floor.



LEVEL	SQ/FT Area (NLA)	SQM Area (NLA)
Level 41	6,914	643
Level 40	6,914	643
Level 39	6,914	643
Level 38	6,914	643
Level 37	6,914	643
Level 36	9,250	859
Level 35	9,250	859
Level 34	9,250	859
Level 33	9,250	859
Level 32	9,250	859
Level 31	32,666	3,034
Level 30	Plant	
Level 29	18,758	1,742
Level 28	18,760	1,743
Level 27	18,510	1,720
Level 26	18,510	1,720
Level 25	18,510	1,720
Level 24	20,845	1,936
Level 23	20,845	1,936
Level 22	20,845	1,936
Level 21	20,844	1,936
Level 20	41,094	3,818
Level 19	20,265	1,883
Level 18	27,329	2,539
Level 17	27,329	2,539
Level 16	27,591	2,563
Level 15	28,277	2,627
Level 14	25,845	2,401
Level 13	28,277	2,627
Level 12	28,277	2,627
Level 11	28,277	2,627
Level 10	28,277	2,627
Level 9	28,277	2,627
Level 8	28,277	2,627
Level 7	28,277	2,627
Level 6	28,277	2,627
Level 5	28,277	2,627
Level 4	28,277	2,627
Level 3	28,277	2,627
Level 2	28,277	2,627
Level 1	28,277	2,627
P3	Retail Walk / The Plaza	
P2	Retail Walk / Residential Parking	
P1	Residential Parking	
GF	Retail Walk / Visitor Parking	
B1	Tenant Parking	
B2	Tenant Parking	
B3	Tenant Parking	
B4	Tenant Parking	



RETAIL

Over 100,000 sq. ft. of prime leasable retail space is available to accommodate services, leisure offers, and various categories of food and beverage outlets.

Central Park Towers focuses on attracting brands that will meet the expectations and needs of our dynamic community with convenience, quality and value as the foundation. Our centralized Dubai location provides a concentrated retail trade area that includes:

- Residential and commercial towers
- Entire DIFC community (enabled by The Gate Avenue)
- Growing and affluent adjacent residential neighborhoods



LOCATION EFFICIENCY PRESTIGE

The Plaza, a landscaped open-air concourse with water features, offers stunning views of DIFC and the Dubai skyline where tenants and visitors can enjoy al fresco dining in a relaxed urban environment.

LIVELY ATMOSPHERE



Some of our service retailers include:

- Al Manara Pharmacy, Health and beauty
- Amer Services, PRO, translation and typing services
- Anatomy Rehab, Physiotherapy services
- Aramex, Self-serve pickup kiosk
- Barry's Boot Camp, Trendy workout space
- Bombay Shirt Company, Bespoke shirt tailoring
- British Orchard Nursery, Childcare and early years education
- En Vogue Clinic, Slimming and beauty services
- En Vogue, Ladies salon
- En Vogue Nails, Nail spa and services
- Tax Payer Support Center
- Leader Business Hub, PRO and Government applications
- Mokhtar Safadi Beauty Lounge, Hair and beauty services
- Jeeves, Dry cleaners
- Printery, Design & printing services
- Resync Studio, Whole body Cryotherapy studio
- Right Fit, Personal training to semi-private classes
- Spinneys, Premium supermarket

Some of our food and beverage tenants include:

- Cafe Frei, International coffee house
- Fogo de Chão, Brazilian steakhouse and licensed lounge
- Krave, Modern healthy cuisine
- Mama's Bites, Traditional Levant cuisine
- Mama'esh, Palestinian street food
- Papa Murphy's Pizza, Popular pizza franchise
- Poke & Co, Trendy healthy eatery
- Starbucks, Coffee house with light menu
- Taqado Mexican Kitchen, Authentic Mexican street food
- This Is It, cozy café with fresh menu



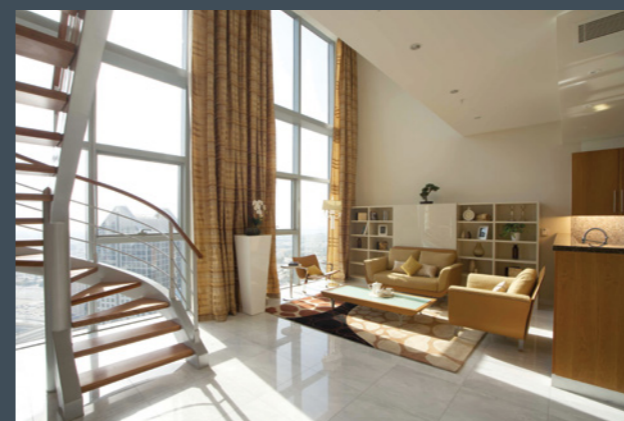
RESIDENTIAL

CONTEMPORARY URBAN LIVING

The Residential Towers offers tastefully designed luxury apartments with spectacular views of the Dubai skyline. Generous living spaces ranging from studios, 1 & 2 bedroom apartments, 2 & 3 bedroom duplexes and triplex penthouses. Conveniently located within easy access of DIFC and Downtown Dubai, this prestigious address will impress any tenant, homeowner or real estate investor.

Amenities

- Concierge service
- Allocated car parking
- 3 hour free visitor parking
- Security access system
- 5 minute walk to Financial Centre Metro Station
- 24-hour security
- Easy access to services retailers & dining outlets
- Link to Retail Walk
- Gymnasium
- 2 swimming pools
- Childrens' play area
- Spacious landscaped public space on The Plaza



BENEFITS

As a tenant in Central Park Towers you will have access to a broad range of lifestyle amenities, convenience retailers and a wide selection of dining options. The facilities focus on the needs of the contemporary connoisseur. Easy access to over 3,000 on-site covered parking spaces and 3 hours free visitor parking. With every office offering spectacular panoramic views, getting inspired is the norm.

Future sustainability and customer experience initiatives will ensure that the building always operates at a world-class standard.

Tenants have an opportunity to utilize our event spaces - The Plaza, an impressive outdoor concourse space, The Cube, a gallery and exhibition space, and The Point, unique event space on the top floor.





PROPERTY FACTS

- Over 860,000 sq. ft. of flexible office space
- Starting at 1,030 sq. ft. units to full floor plates of 28,321 sq. ft.
- Full floor plates can accommodate up to 300 employees on a single floor
- Over 105,000 sq. ft. of restaurants, cafes and amenities
- Located between The Gate and Downtown Dubai
- Office spaces have full floor to ceiling double-glazed windows
- Spacious landscaped communal areas



FEATURES

- Retail outlets on ground and podium levels
- Impressive panoramic views across DIFC, Zabeel Park, Jumeirah and Downtown Dubai
- Gymnasium and recreational facilities with swimming pool
- Prayer rooms on podium level
- Free public WIFI in common areas
- Easily accessible from multiple access points
- 24-hour security and tenant access
- Valet parking for office tenants and visitors
- Over 3,000 on-site parking bays
- 3 hours free parking
- One parking space per 500 sq. ft.
- EV charging stations
- 18 high-speed lifts



A joint venture between

