

BURJ CAPITAL

BUSINESS BAY

BUSINESS BAY

WHERE VISION FINDS ITS ADDRESS

In the commanding heart of Dubai, Business Bay rises as a statement of intent—where the shimmer of the canal mirrors the drive of those who shape the future.

Here, ambition is built into every square foot. Steps from icons like Burj Khalifa, Dubai Mall, and DIFC, this district draws visionaries, pioneers, and powerhouses to its shores.

Crafted for those who lead, its world-class amenities, sweeping views, and precision-designed spaces speak the language of modern prestige. This is not just a place to work—it's where success lives.



BURJ CAPITAL

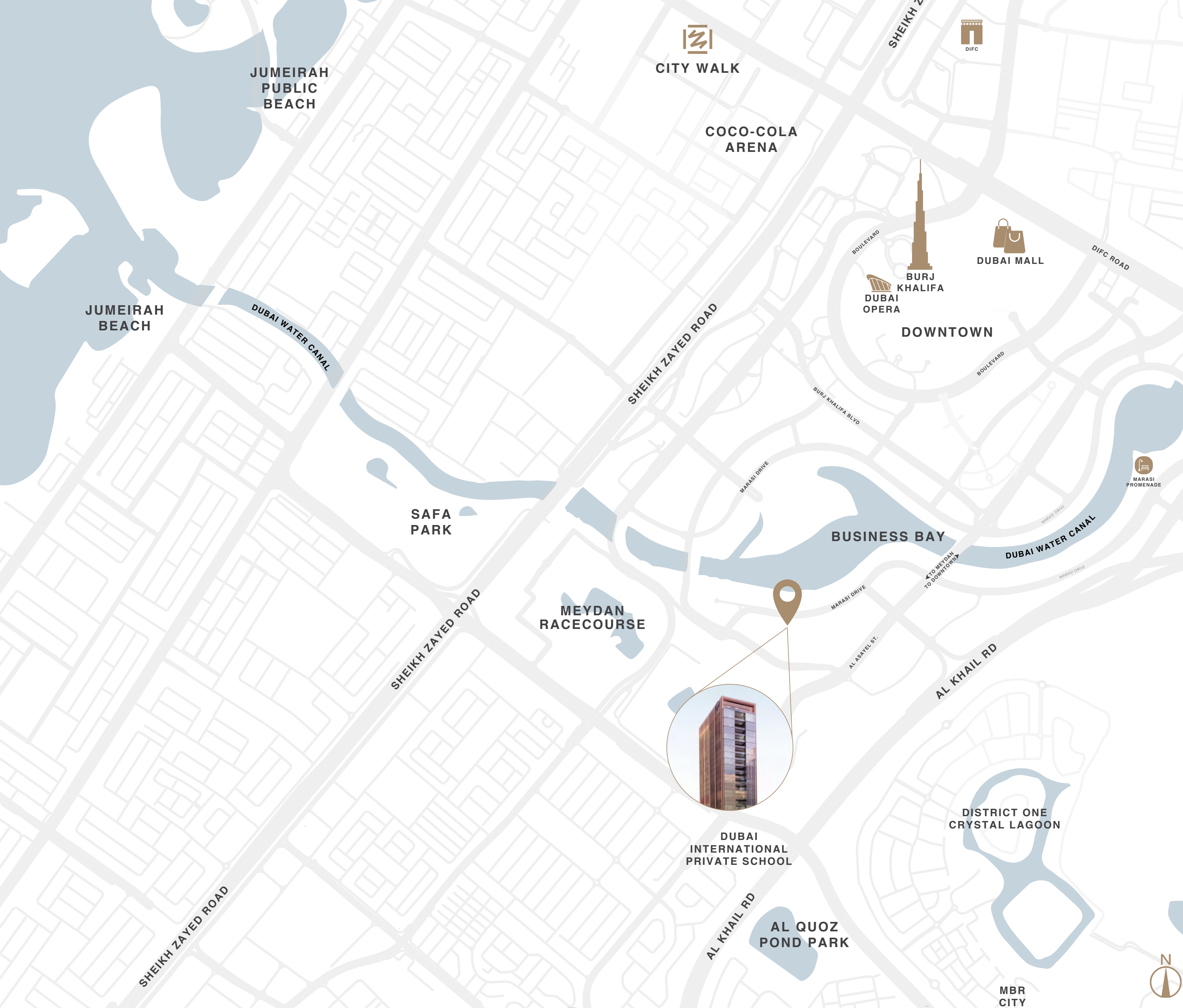
BUSINESS BAY



A FACADE THAT SPEAKS POWER

Burj Capital presents a limited edition of premium, exclusive office spaces in the heart of Dubai's prestigious Business Bay. Designed for discerning professionals and industry leaders, each office combines architectural elegance with top-tier finishes, offering a refined environment that mirrors the ambition of its occupants. With panoramic views and a coveted address, Burj Capital sets a new benchmark for corporate excellence.

Featuring world-class amenities Burj Capital delivers an unparalleled working experience defined by luxury, ease, and distinction.



LOCATION MAP

Effortless Connectivity. Direct access to Al Khail Road, Al Assayel Street, and Sheikh Zayed Road.

6 MIN
Dubai Design District

12 MIN
City Walk

10 MIN
Burj Khalifa

12 MIN
Safa Park

10 MIN
Dubai Mall

18 MIN
Jumeirah Beach

10 MIN
Dubai Opera

18 MIN
Kite Beach

12 MIN
Coco-Cola Arena

20 MIN
Dubai International Airport

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PRESTIGIOUS LOBBY

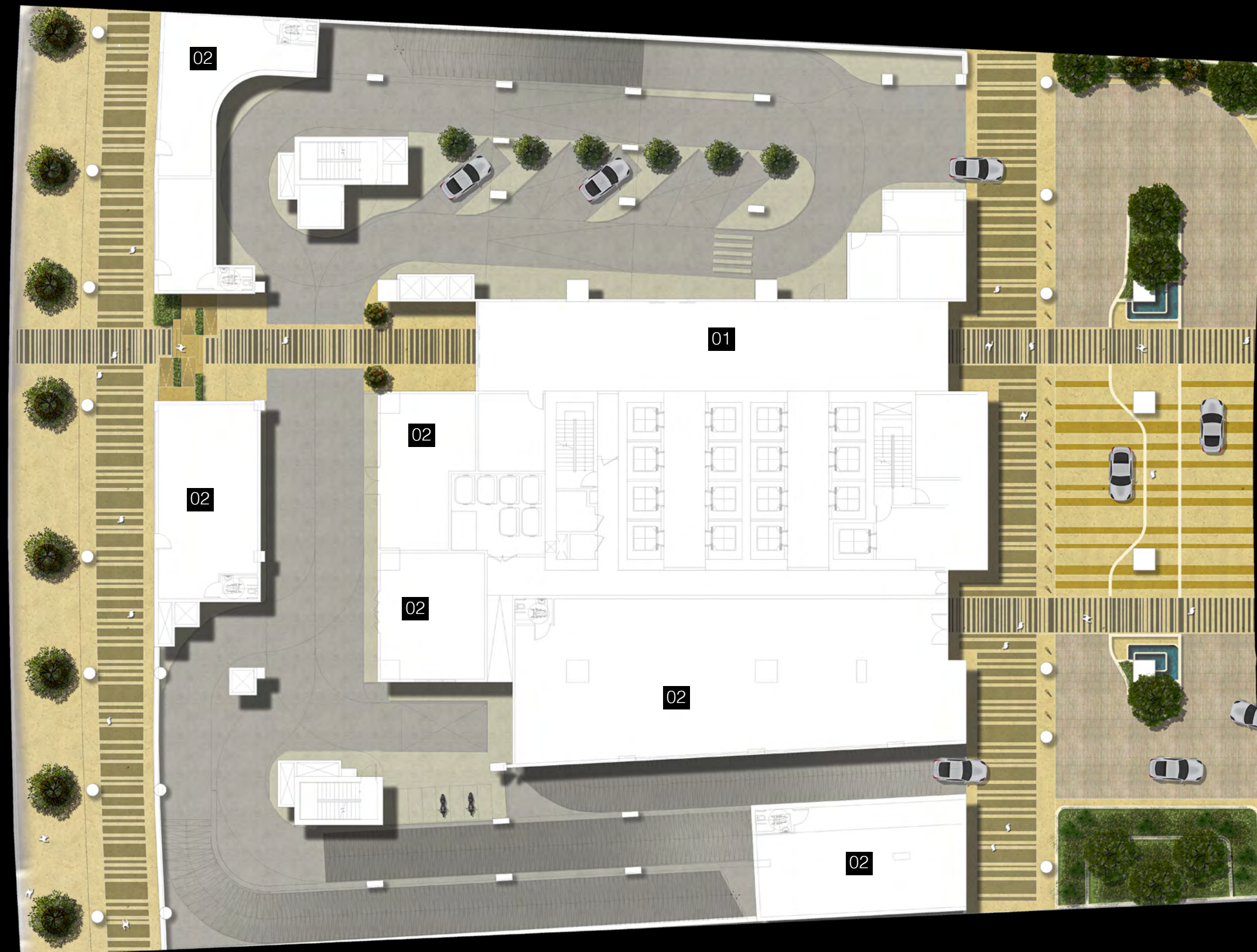


PROJECT AMENITIES

GROUND FLOOR

1. Lobby

2. Retail



PROJECT AMENITIES

1ST FLOOR

| | |
|-------------------------|-------------|
| 1. Swimming Pool | 1,291 Sqft. |
| 2. Yoga Deck | 395 Sqft. |
| 3. Outdoor Meeting Area | 1,365 Sqft. |
| 4. Co-working Area | 295 Sqft. |
| 5. Sunken Seating | 383 Sqft. |
| 6. Amphitheatre Seating | 129 Sqft. |
| 7. Fitness Zone | 964 Sqft. |
| 8. Running Track | 532 Sqft. |
| 9. Pickleball | 872 Sqft. |
| 10. Putting Greens | 1,065 Sqft. |
| 11. F&B Seating | 828.8 Sqft. |
| 12. Seating Lounges | 1,014 Sqft. |
| 13. Pool Deck | 861 Sqft. |
| 14. Viewing Areas | 1,464 Sqft. |
| 15. Planted Space | 1,528 Sqft. |



URBAN
PARK VIEW



MARASI VIEW



BUSINESS BAY
VIEW



CANAL VIEW



BURJ KHALIFA
VIEW

EXECUTIVE
CLUB



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PROJECT AMENITIES

SKY CLUB (Rooftop)

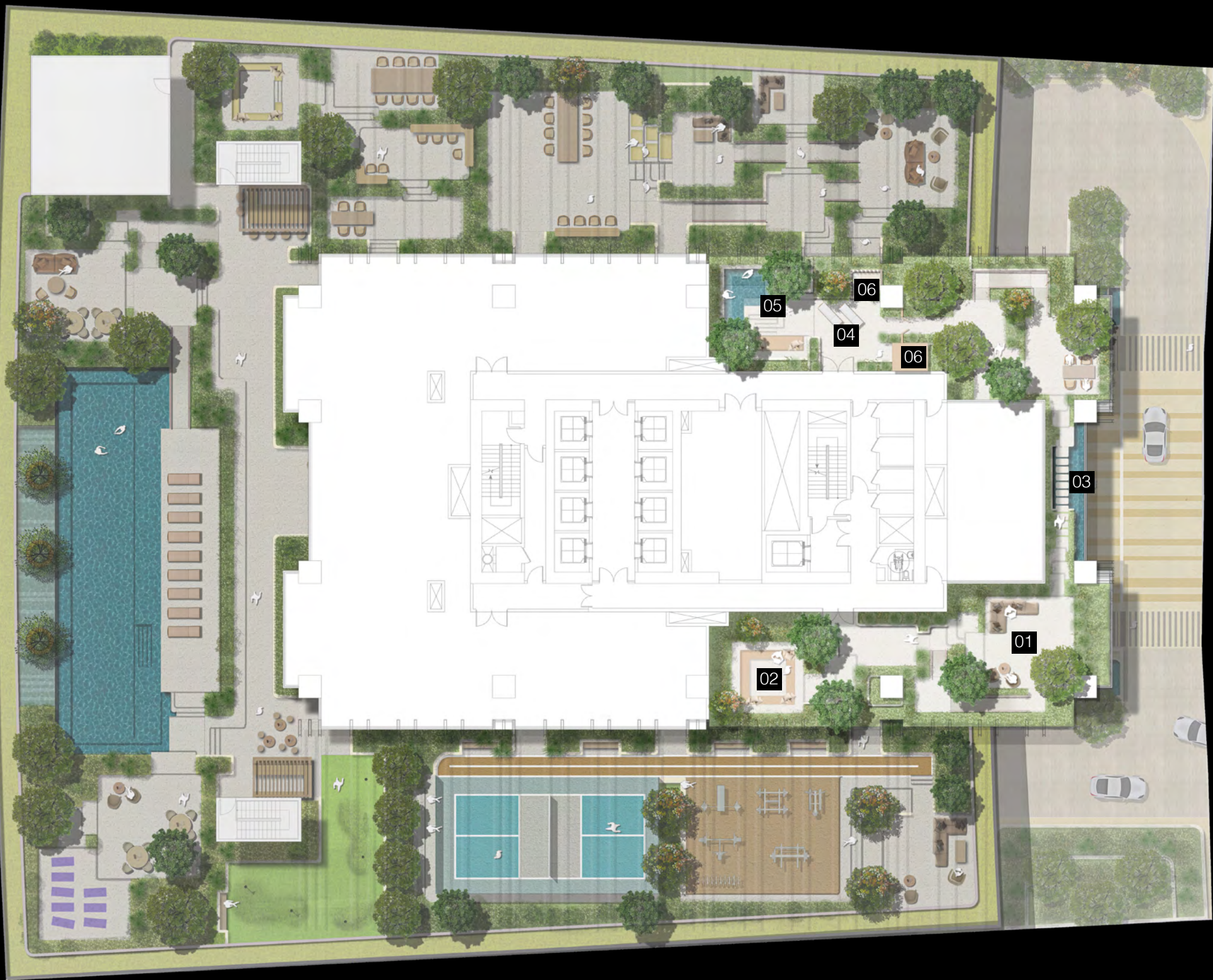
- | | |
|-----------------------------|-------------|
| 1. Viewing Deck | 745 Sqft. |
| 2. Sunken Seating | 270 Sqft. |
| 3. Water Feature | 98.5 Sqft. |
| 4. Sun Lounger Zone | 215 Sqft. |
| 5. Jacuzzi and Seating Zone | 387.5 Sqft. |
| 6. Outdoor Shower | 24.2 Sqft. |



URBAN
PARK VIEW



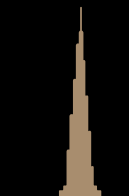
MARASI VIEW



BUSINESS BAY
VIEW



CANAL VIEW

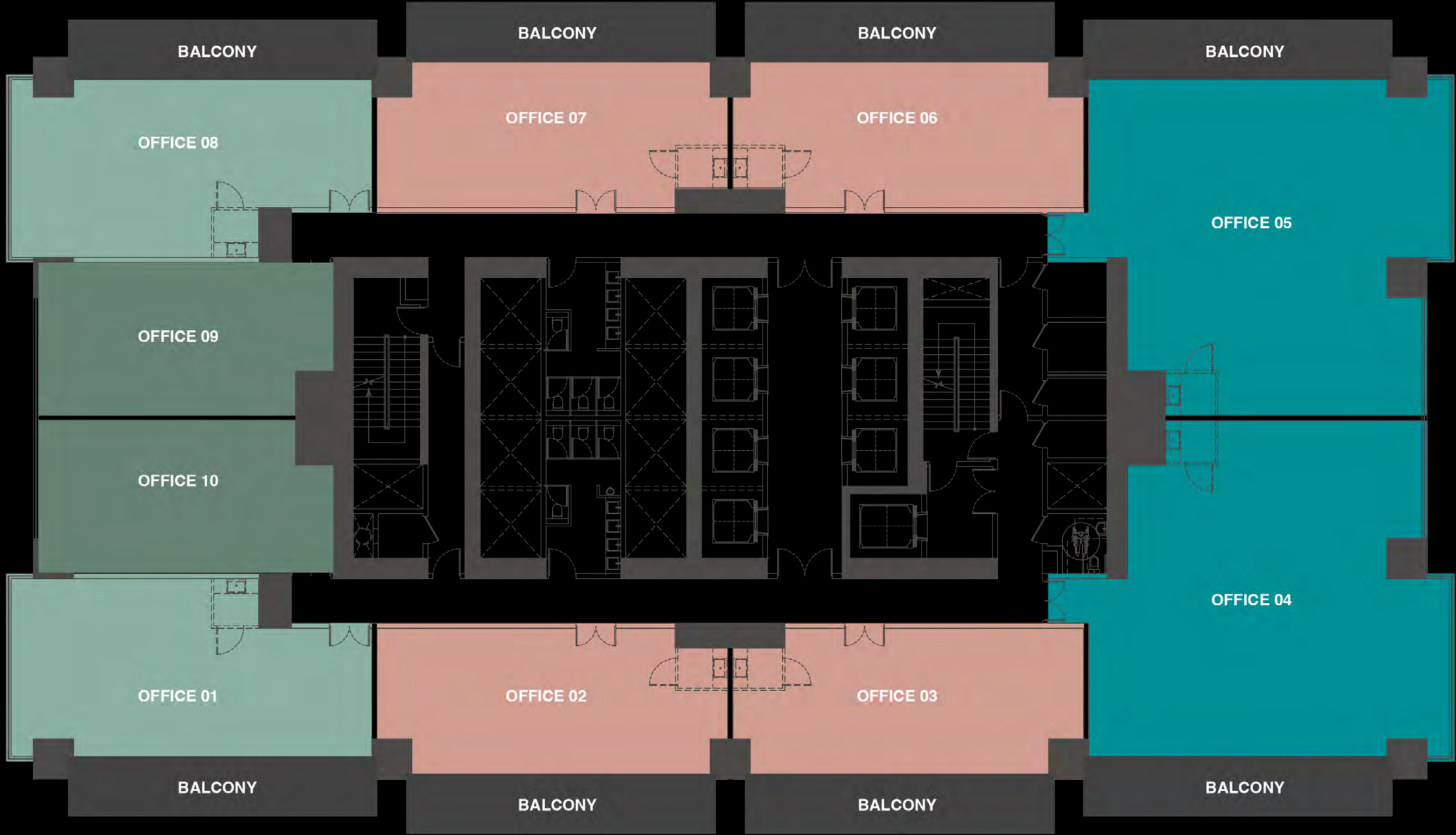


BURJ KHALIFA
VIEW

TYPICAL FLOOR PLANS

2ND TO 13TH TYPICAL FLOOR

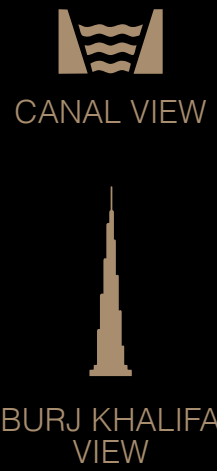
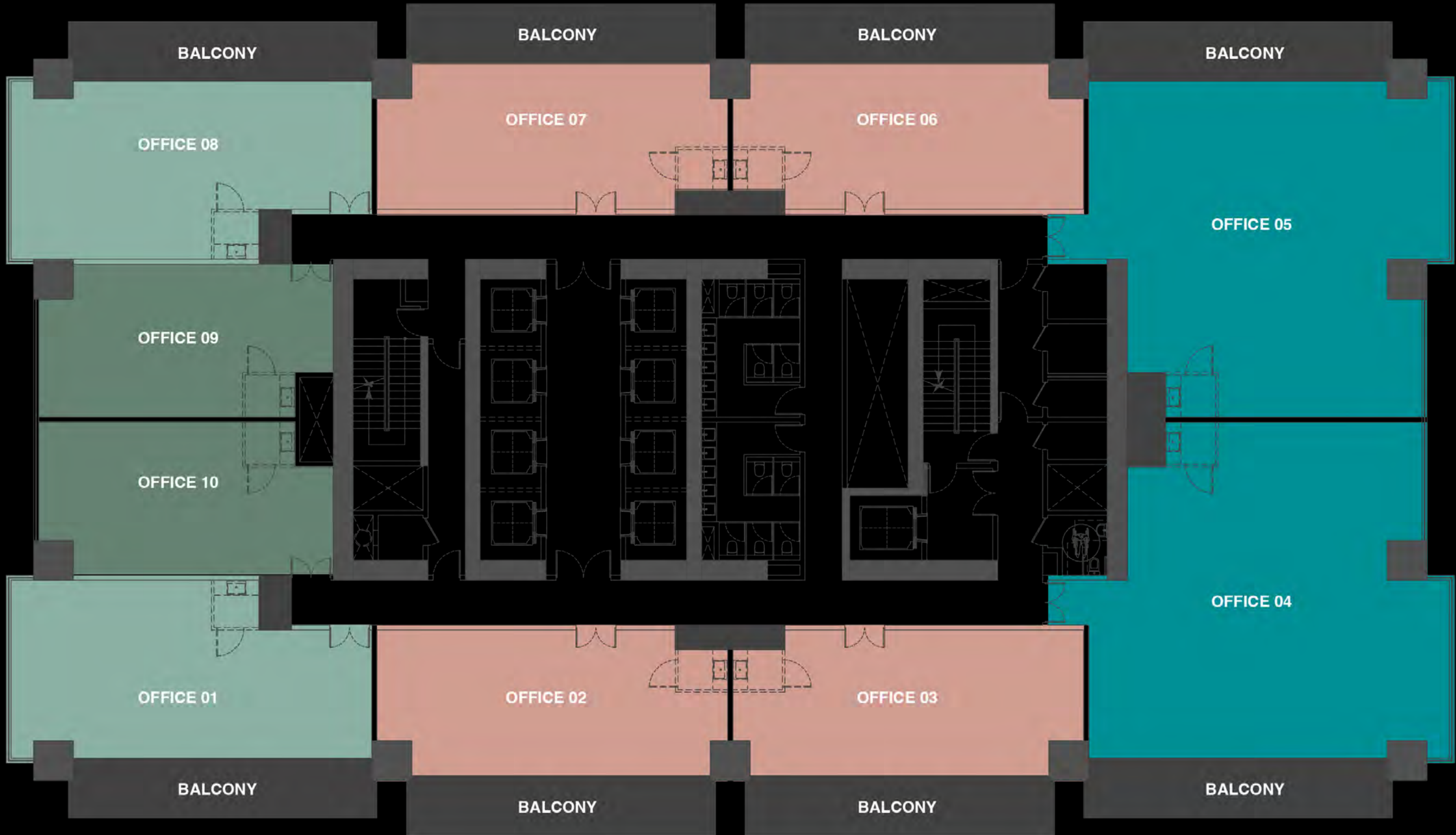
- TYPE A 1,197 sqft
- TYPE B 2,295 sqft
- TYPE C 1,352 sqft
- TYPE D 808 sqft



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16TH TO 26TH TYPICAL FLOOR

- TYPE A 1,197 sqft
- TYPE B 2,295 sqft
- TYPE C 1,352 sqft
- TYPE D 808 sqft



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REASONS TO INVEST



PRIME LOCATION

Proximity to Downtown will elevate both professional experience and connectivity; just steps away from Dubai Mall, Dubai Opera, and with an upcoming metro station set to rise near the plot, ensuring seamless access across the city.



DELUXE AMENITIES

Five-star hotel experience with world-class amenities, reimagined for modern elegance. Overlooking the iconic Downtown Dubai skyline, every detail speaks to sophistication & style.



GRADE A COMMERCIAL CENTERS

The highest quality commercial office spaces in the real estate market. These offices are designed to offer premium features, prime locations, and a high standard of construction.



ICONIC DESIGN

an iconic façade that defines architectural prestige. Inside, premium finishes reflect a commitment to excellence and elevated business standards.



EXCLUSIVITY

Limited in number, unmatched in quality; these premium office spaces offer exclusivity at its finest. A rare setting reserved for the elite, designed for visionary leaders.



SPACIOUS OFFICES

Thoughtfully designed, each unit offers expansive layouts that maximize space and flexibility; delivering premium office environments at an unmatched price point.

PAYMENT PLAN 50 / 50 ON HANDOVER

ESTIMATED COMPLETION DECEMBER 2028

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