OFFICES BREAKDOWN

TOTAL OFFICES

590,420 sq. ft. NSA

723,545 sq. ft. GSA

5,481 sq. ft. Average GSA/unit

LIFT BANK 3

Levels 41-49

Average NSA Per Unit: 4,963 sq. ft.

Average GSA Per Unit: 5,986 sq. ft.

LIFT BANK 2

Levels 27-40

Average NSA Per Unit: 4,623 sq. ft.

Average GSA Per Unit: 5,641 sq. ft.

LIFT BANK 1

Levels 03-26

Average NSA Per Unit: 4,196 sq. ft.

Average GSA Per Unit: 5,193 sq. ft.

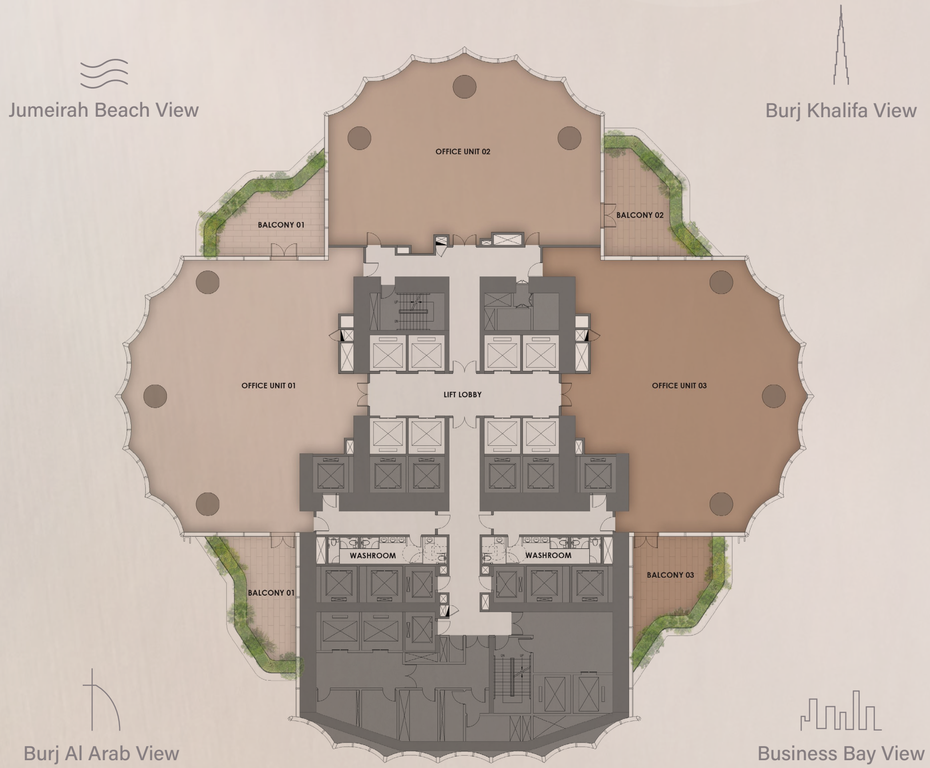
** available as full floor only*

Levels				
72	HOTEL- SIGNATURE RESTAURANT			
71	AMENITY - HOTEL SKY POOL AND BAR			
70				
69				
68				
67				
66				
65				
64				
63				
62				
61				
60				
59				
58				
57				
56	HOTEL LOBBY			
55	SERVICE FLOOR			
54	AMENITY - CONFERENCE AND BUSINESS CENTER			
53	AMENITY - GYM			
52	AMENITY - POOL			
51	SERVICE FLOOR			
50	SERVICE FLOOR			
49	4901	4902		
48	4801	4802	4803	
47	4701	4702	4703	
46	4601	4602	4603	
45	4501	4502	4503	
44	4401			*
43	4301	4302	4303	
42	4201	4202	4203	
41	4101	4102	4103	
40	4001			*
39	3901	3902	3903	
38	3801			*
37	3701	3702	3703	
36	3601			*
35	3501			*
34	3401			*
33	3301			*
32	SERVICE FLOOR			
31	3101			*
30	3001	3002	3003	
29	2901	2902	2903	
28	2801	2802	2803	
27	2701	2702	2703	
26	2601			*
25	2501	2502	2503	
24	2401			*
23	2301	2302	2303	
22	2201			*
21	2101	2102	2103	
20	2001			*
19	1901	1902	1903	
18	1801			*
17	1701	1702	1703	
16	1601			*
15	1501	1502	1503	
14	1401			*
13	1301	1302	1303	
12	SERVICE FLOOR			
11	1101	1102	1103	
10	1001	1002	1003	
9		901	902	
8	801	802	803	
7	701	702	703	
6	601	602	603	
5	501	502	503	
4	401	402	403	
3	301	302		
2	HOTEL LOBBY			
1	OFFICE MEZZANINE			
Ground	OFFICE LOBBY			

LIFT BANK 1

Avg. Internal Area: 4,196 sq. ft. | Avg. External Area: 998 sq. ft. (24%) | Avg. GSA Per Unit: 5,193 sq. ft.

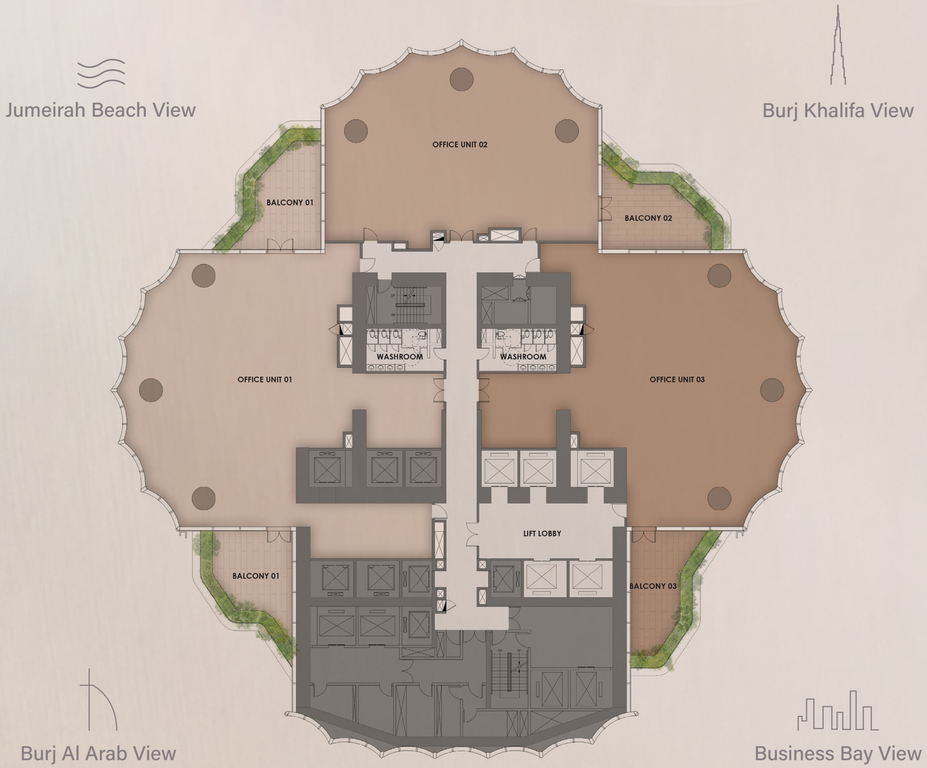
UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 3 - 26 (24 Floors)		
Approx Unit Areas	Internal: 4,233 sq. ft. External: 1,462 sq. ft. Total: 5,695 sq. ft.	Internal: 3,772 sq. ft. External: 1,462 sq. ft. Total: 4,502 sq. ft.	Internal: 4,600 sq. ft. External: 814 sq. ft. Total: 5,414 sq. ft.
Number of Balconies	2	1	1
Internal Dimensions	Northwest Unit: 24m x 21m	North Unit: 17m x 24m	Northeast Unit: 24m x 21m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	39 pax	35 pax	43 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	6	5	6



LIFT BANK 2

Avg. Internal Area: 4,623 sq. ft. | Avg. External Area: 1,019 sq. ft. (22%) | Avg. GSA Per Unit: 5,641 sq. ft.

UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 27 - 40 (14 Floors)		
Approx Unit Areas	Internal: 5,102 sq. ft. External: 1,247 sq. ft. Total: 6,349 sq. ft.	Internal: 3,818 sq. ft. External: 727 sq. ft. Total: 4,545 sq. ft.	Internal: 4,948 sq. ft. External: 1,080 sq. ft. Total: 6,028 sq. ft.
Number of Balconies	1/2	1	1/2
Internal Dimensions	Northwest Unit: 28m x 21m	North Unit: 17m x 24m	Northeast Unit: 28m x 21m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	47 pax	35 pax	46 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	7	5	7



LIFT BANK 3

Avg. Internal Area: 4,963 sq. ft. | Avg. External Area: 1,023 sq. ft. (21%) | Avg. GSA Per Unit: 5,986 sq. ft.

UNIT TYPE FACT SHEET	UNIT 01	UNIT 02	UNIT 03
Levels	Levels 41 - 49 (9 Floors)		
Approx Unit Areas	Internal: 4,955 sq. ft. External: 876 sq. ft. Total: 5,831 sq. ft.	Internal: 3,839 sq. ft. External: 725 sq. ft. Total: 4,564 sq. ft.	Internal: 6,236 sq. ft. External: 1,522 sq. ft. Total: 7,758 sq. ft.
Number of Balconies	1	1	2
Internal Dimensions	Northwest Unit: 27m x 24m	North Unit: 24m x 16m	Northeast Unit: 27m x 28m
Floor to Ceiling Height	3.0m	3.0m	3.0m
Density @ 1in10	46 pax	35 pax	57 pax
Views	Burj Al Arab and Jumeirah Beach	Burj Khalifa, Burj Al Arab and Jumeirah Beach	Burj Khalifa and Dubai Canal
Developer Washrooms	Included on all floors		
Finishes	Internal Office Shell and Core Office Terrace: Stone or high-grade porcelain, with soft landscaping		
Parking Spaces	8	5	7

