



77 SHADES OF GREEN

REAL ESTATE DEVELOPMENT

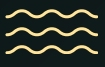
77S

REDEFINING SKYLIVING

A New Benchmark of Ultra-Luxury Living
in the Heart of Dubai, Business Bay



Strategic connectivity

	Marine Transport	1 Minute
	Business Bay Metro station	3 Minute
	Dubai Mall and Burj Khalifa	5 Minute
	City Walk	10 Minute
	DXB Airport	15 Minute
	Emirates mall	15 Minute
	JBR & Marina	20 Minute
	Adjacent to a public park on two sides	
	Prime frontage and views	



77S FACTS

- The **FIRST** tower offering 69 amenities, services, features and facilities within a single residential tower in Dubai.
- The **FIRST** true sky villas in Dubai.
- The **HIGHEST** open-air, temperature-controlled sky park in Dubai.
- The **LARGEST** combination of outdoor and indoor gym within a single residential tower in Dubai with First AI Personal Trainer
- The **HIGHEST** open-air cinema in Dubai within a single residential tower in Dubai
- The **HIGHEST** aquarium within a single residential tower in Dubai
- The **HIGHEST** climbing wall within a residential tower in Dubai
- The **FIRST** Half Olympic Infinity Swimming Pool within a residential tower in Dubai (300 sq.m)



Structural overview

Number of Floors	38 floors
Height	138 meters
Building Composition	4B + G + 3P + Gym + 4 Office Floors + 19 Typical Residential Floors + Mechanical Floor + Double-Height Sky Park Floor + 2 Penthouse Floors + 2 Sky Villas Floors + Roof
Primary Use	Mixed-use (commercial offices, residential apartments, and retail spaces)
Total Residential Area	350,000 sq ft
Total Covered Parking	650 spaces (more than 250 spaces above authority requirement)
Exterior Design	Full-height glass curtain wall across all floors
Smart Home System	Control4 or Crestron Home Automation System

Sky Villas
Penthouse
Al-Ghaf Sky Park
Mechanical Floor

Typical Floors

Office Floors
Health Club
Podium
Ground Floor



| 4 FLOORS OF BASEMENTS

- 4 underground basement floors dedicated for parking slots
- 4 m height ceiling
- Around 400 parking slots in the basement
- Guest parking
- Residential storage units
- The parking are spacious in size the best for all car sizes
- Electrical Cars charging stations
- Smart Gate Parking



| GROUND FLOOR

- **Consists of:**

- 3 reception lobbies
- Offices entrance and reception
- Resident entrance and reception
- Sky Villas private entrance and reception
- 23 service parking slots
- 8 retail shops

- **Features, Facilities & Services:**

- 8-meter-height majestic lobby
- 24/7 security and reception services
- Atrium seatings
- 8 high-speed elevators utilizing facial recognition technology
- Pets' dedicated elevator
- High-speed internet in lobby & common areas
- Welcoming refreshments
- Concierge services
- Valet parking

PODIUM FLOORS

- Consists of:
 - 3 podium floors
 - More than 250 parking slots in the podiums
 - spacious parking size
- Amenities & Services:
 - Squash courts
 - Bowling courts
 - Electrical Cars charging stations
 - Bike Storage.

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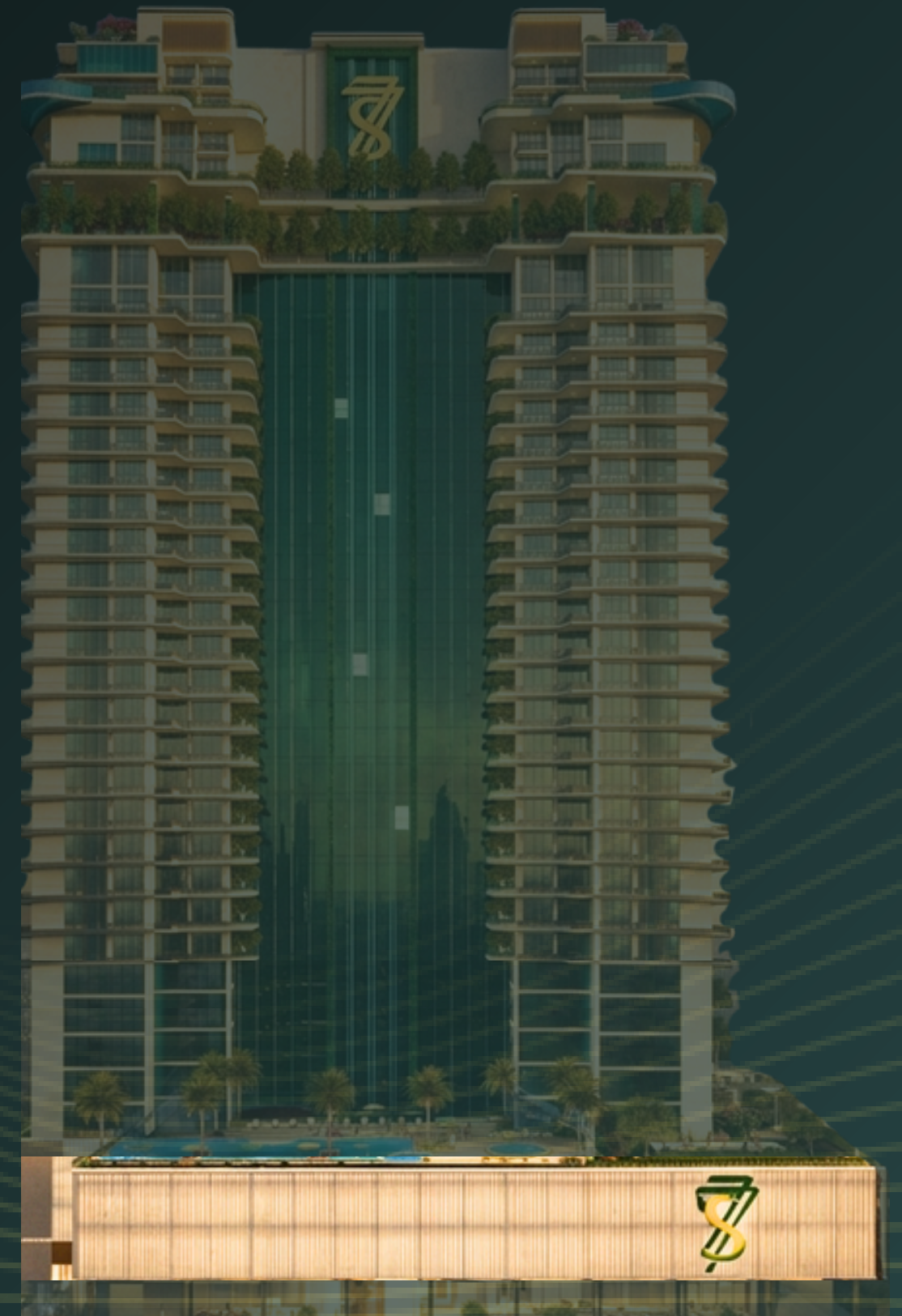
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HEALTH CLUB FLOOR

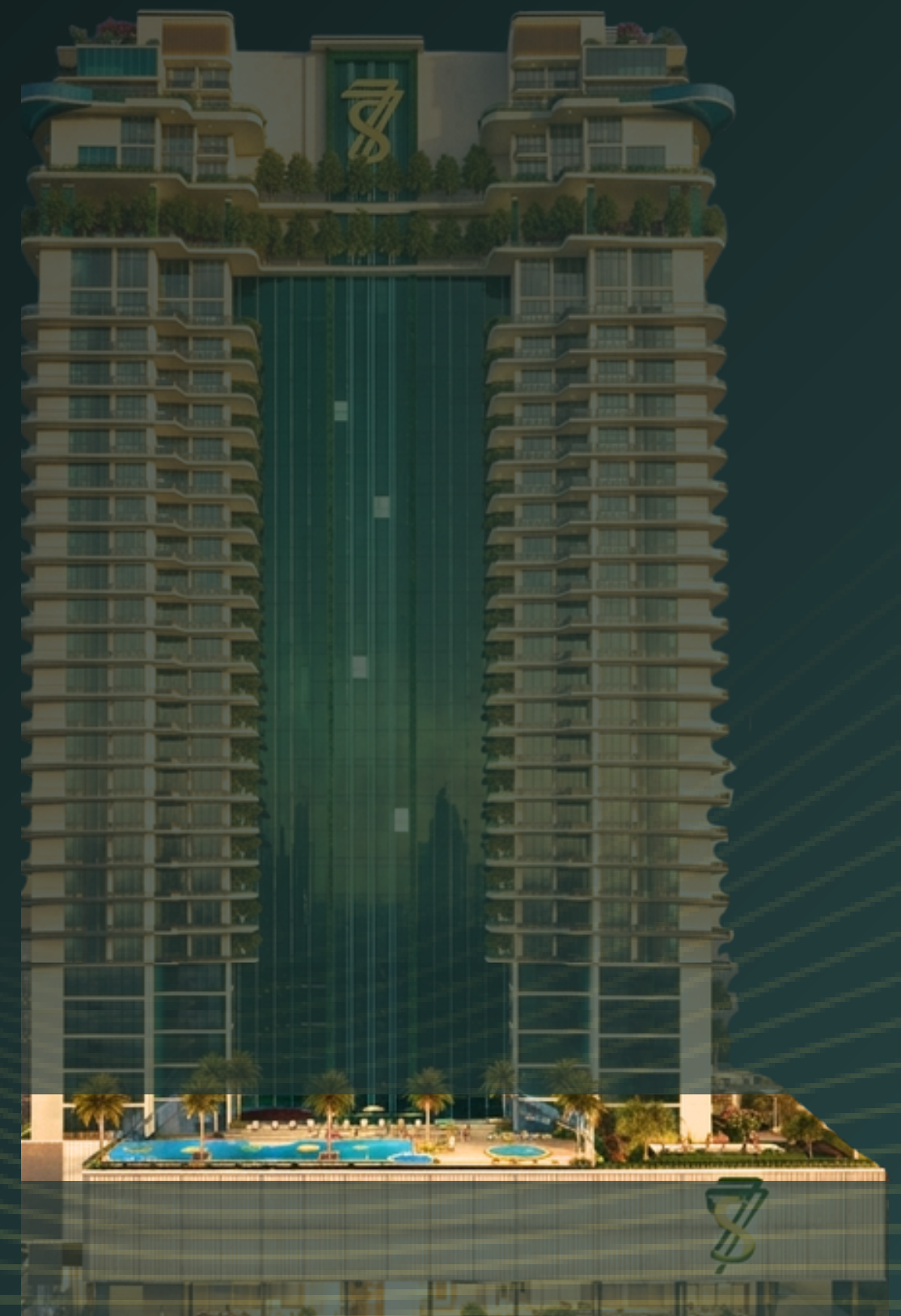
- A 43,000 Sq.Ft Sports And Leisure Floor,
Featuring 30 Of The 69 Amenities Within The
Tower



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AMENITIES IN HEALTH CLUB FLOOR

- 1.Hanging Gardens.
- 2.45,000 sq.ft Full Floor GYM.
- 3.Tennis Court.
- 4.Squash Court.
- 5.Climbing Wall.
- 6.Billiards.
- 7.Kids Play Area.
- 8.Kids Swimming Pool.
- 9.Kids GYM.
- 10.Kids Splash Pad.
- 11.Infinity Swimming Pool (300 sq.m)

- 12.with Waterfall
- 13.Outdoor Jacuzzis.
- 14.Art Gallery.
- 15.1st Running Track.
- 16.Saunas.
- 17.Paddle Tennis Court.
- 18.Steam Rooms.
- 19.Bowling Court.
- 20.Trampoline Park.
- 21.1st Waterfalls.
- 22.Library Lounge.

- 23.Cabana Areas.
- 24.Co-Working Spaces
- 25.1st Outdoor Cinema.
- 26.1st Barbeque Area.
- 27.1st Outdoor GYM.
- 28.1st Fountains.
- 29.Swimming Pool Bar.
- 30.Indoor Golf Simulator.
- 31.Basketball Court.
- 32.Sun Beds.
- 33.Electronic Games Room.



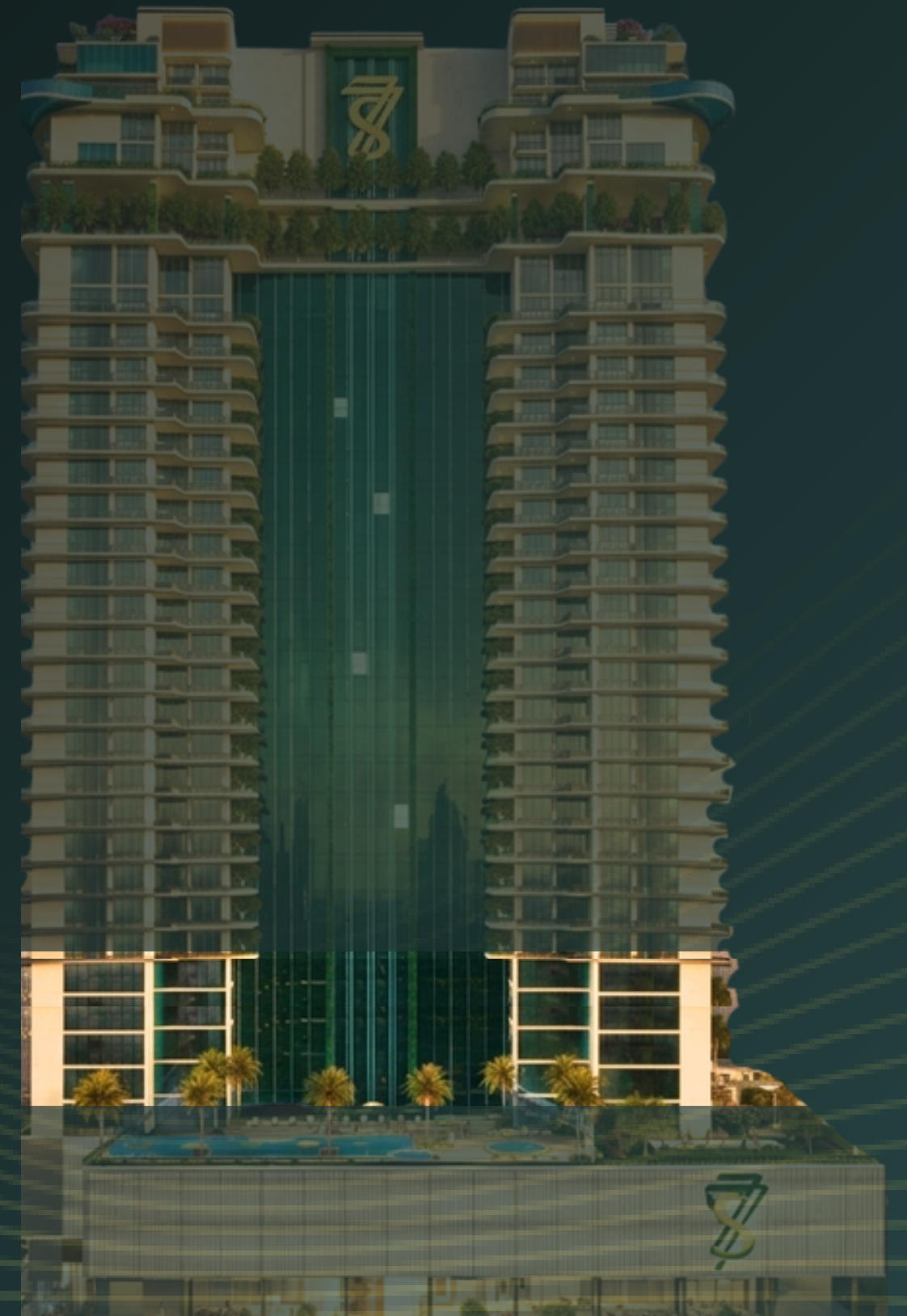
OFFICE FLOORS

- 4 Floors of commercial offices
- Total of 32,000 Sq.Ft
- Business center spaces

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TYPICAL RESIDENTIAL FLOORS

Consists Of 266 Units:

•1-Bedroom Apartments:

•152 Units Of 1-Bedroom Apartments.
(OLIVE) (876 – 915 sq.ft)

•38 Units Of 1-Bedroom Royal (LUTOS)
(1,241 sq.ft) Apartments That Comes with
An Outdoor Jacuzzi.

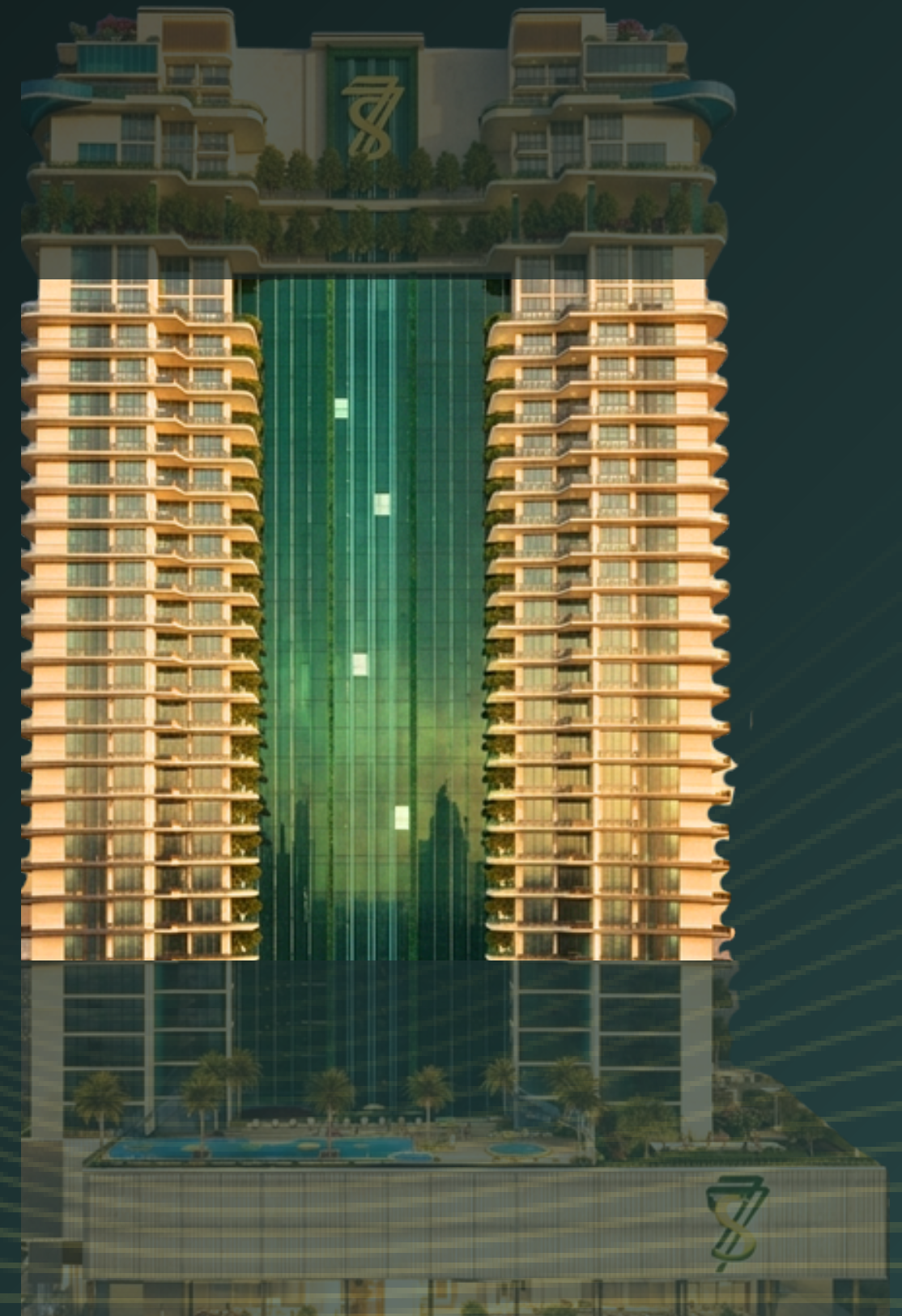
•2-Bedrooms Apartments:

•76 Units Of 2-Bedrooms Apartments.
(DAHLIA) (1,441 sq.ft)

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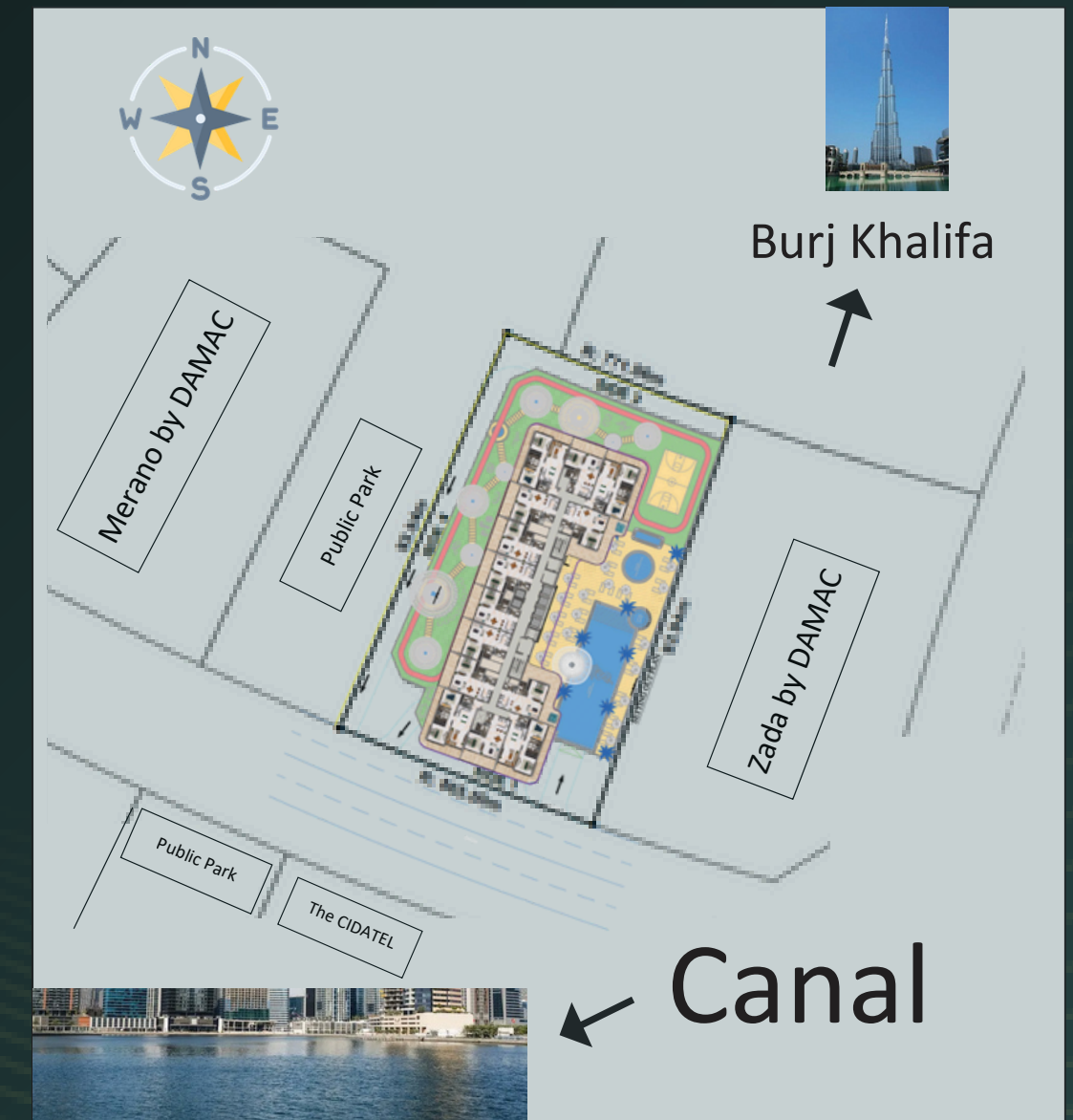
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Plot Shape and View Concept

Unit No.	Apartment Type	Facing	View
01-02-03	1 Bedroom Apartments	NW	Canal – Public Park
04	2 Bedroom Apartment	SW	Canal – Public Park
05	1 Bedroom Apartment	S	Canal View
06	2 Bedroom Apartment	SE	Canal – Swimming Pool
07	1 Bedroom Royal Apartment	NE	Canal – Swimming Pool
08	1 Bedroom Royal Apartment	SE	Swimming Pool View
09	2 Bedroom Apartment	SE	Public Park – Swimming Pool
10	1 Bedroom Apartment	N	Public Park View
11	2 Bedroom Apartment	NW	Canal – Public Park
12-13-14	1 Bedroom Apartments	NW	Canal – Public Park



TYPICAL RESIDENTIAL UNITS

- **3.9 Meters Height Ceiling:**
- High ceilings can significantly elevate the appeal and market value of an apartment by enhancing its spaciousness, light, design flexibility, and perceived luxury.
- **Temperature control balconies:**
- Enjoy your balcony in the Heat of Dubai.
- **Semi-Furnished Apartments:**
- Tower 77S presents a semi-furnished apartment
- **Convertible kitchen**
- that can be open or closed, equipped with premium Siemens appliances.
- This built-in Siemens kitchen equipment, known for its durability, innovative technology, and sleek modern design.
- **Smart AI Home System:**
- These homes come with integrated systems that allow you to control lighting, temperature, security, and appliances remotely via smartphones or voice assistants.
- Our smart home features provide added convenience, energy efficiency, and enhanced security.



MECHANICAL FLOOR

- The mechanical floor is designed with advanced soundproofing technology to ensure complete acoustic isolation. All machinery, including HVAC systems and pumps, is enclosed within insulated chambers to minimize noise and vibration. This allows residents and visitors to enjoy a quiet, comfortable environment while maintaining the building's high operationalefficiency.

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AL-GHAF SKY PARK



- The first of its kind in Dubai, a 20,000 sq.ft temperature-controlled Sky Park
- A 45,000 Sq.Ft of green area
- Panoramic views:
 - Burj Khalifa
 - Dubai skyline
 - Water Canal
- Featuring 14 Of The 69 Amenities Within The Tower

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AMENITIES AT AL-GHAF SKY PARK



1. Kids Camping Zone.
2. Yoga And Meditation Areas.
3. Family Sitting Area.
4. Mini Golf.
5. 2nd Waterfalls.
6. 2nd Barbeque Area.
7. 2 Aquariums.
8. Table Tennis
9. Basketball Court.
10. Exclusive Cigar Lounge And Smoking Areas.
11. 2nd Outdoor Cinema.
12. 2nd Fountains.
13. Dedicated Pets' Playground.
14. 2nd Outdoor GYM
15. 2nd Running Tracks

PENTHOUSE FLOOR

- Consists Of 9 Units:
- 2-Bedroom Penthouses.
- (2 Units)
- 3-Bedrooms Penthouses.
- (3 Units)
- 4-Bedrooms Penthouses.
- (4 Units)
- 8 meters height living area
- All Penthouses are Semi-Furnished
- All Penthouses comes with an outdoor Jacuzzi

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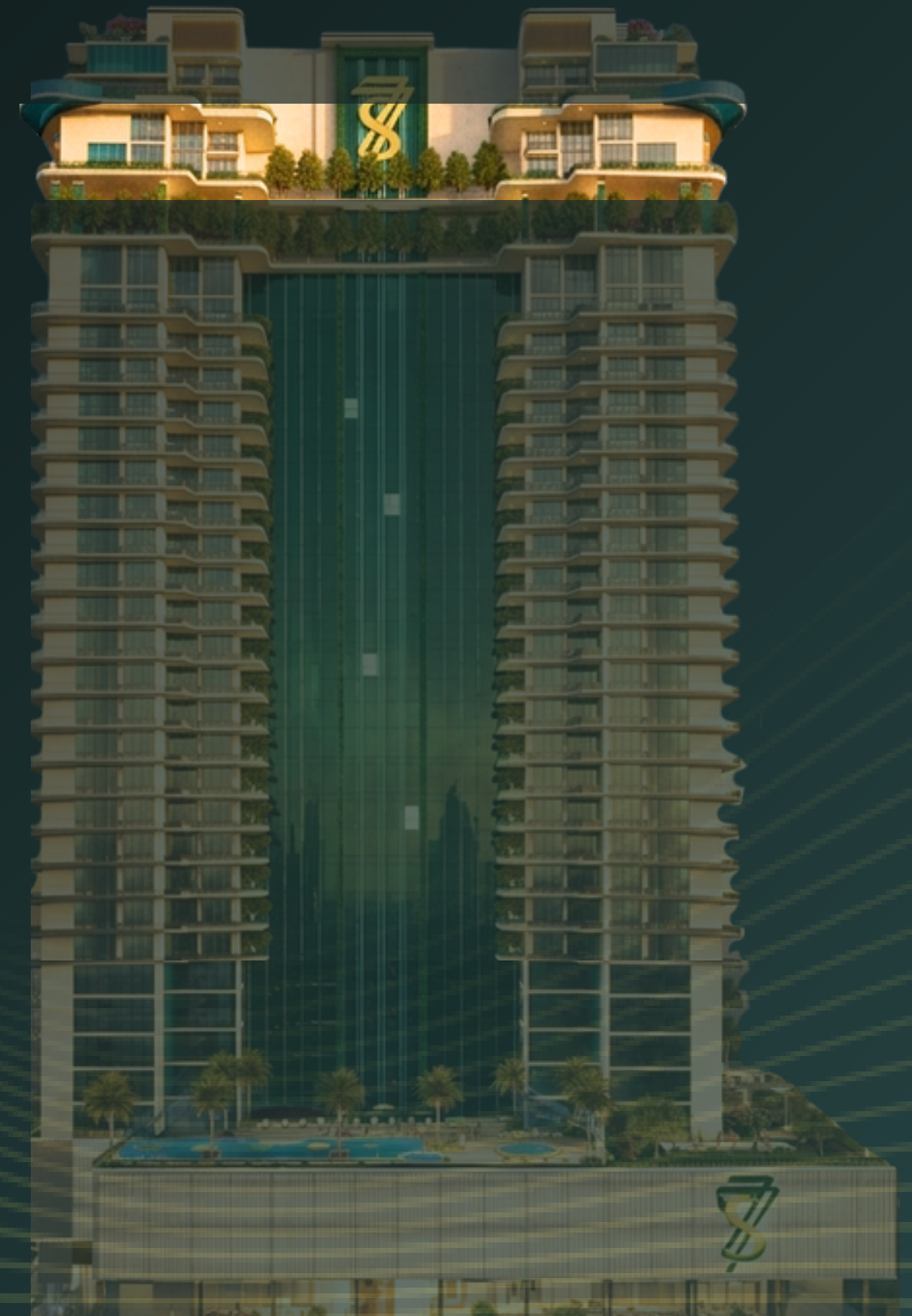
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Office Floors

Health Club

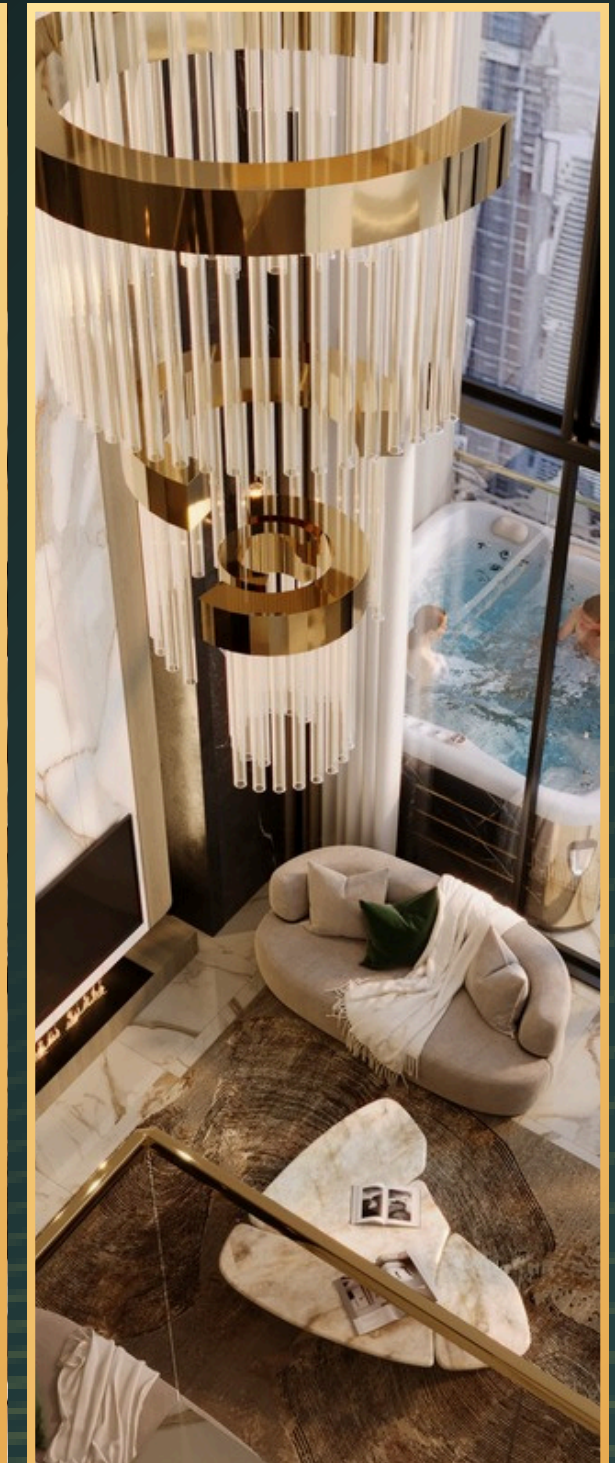
Podium

Ground Floor



PENTHOUSES FLOOR

- **2-Bedroom Penthouses:**
 - (2 Units) (CAMELLIA) (1,963 sq.ft)
 - Comes with a storage room and upper floor hall.
- **3-Bedrooms Penthouses:**
 - (1 Unit) (ZINNIA) (3,248 sq.ft)
 - Comes with a maid, study and storage rooms.
 - (2 Units) (JASMINE) (3,301 sq.ft)
 - Comes with a maid and study rooms.
 - All the 3-Bedroom Penthouses comes with a walk-in closet
- **4-Bedrooms Penthouses:**
 - (4 Units) (LAILAC) (3,260 sq.ft)
 - Comes with a maid room and upper floor hall



SKY VILLA FLOORS

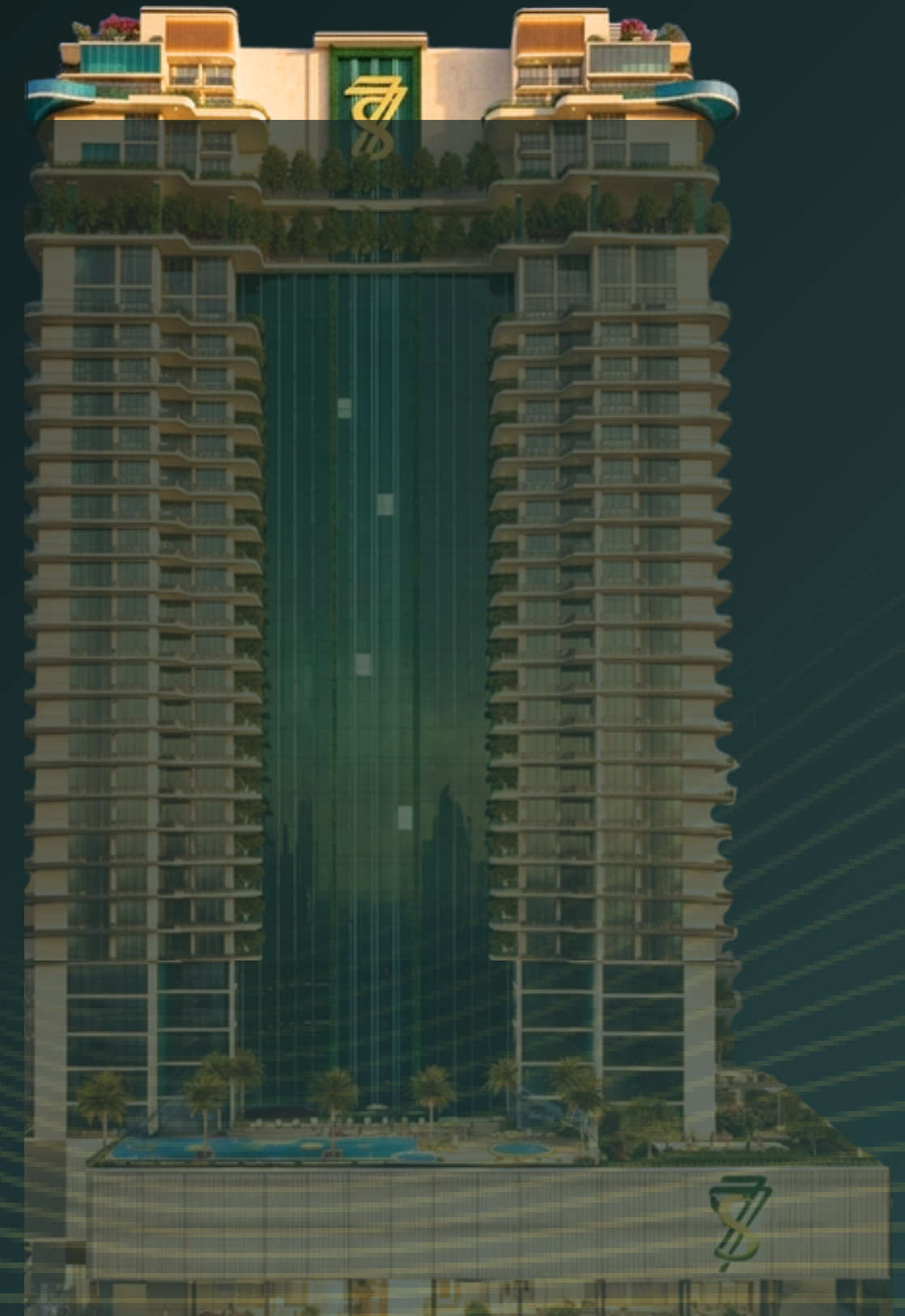


- The first REAL Sky Villas concept in the UAE.
- 6 Independent Sky Villas.
- All the villas consists of:
 - G + 1 + R
 - 5-Bedrooms
 - Maid Room
 - Driver Room (External entrance)
- 3 Types.

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SKY VILLA FLOORS

- 77S Tower introduces a new concept to the UAE and Middle East with its exclusive Independent Sky Villas, setting a new standard of luxury living.
- Each Independent Sky Villa features:
 - dedicated maid and driver rooms
 - Dubai skyline, Burj Khalifa and Water Canal Views
 - private sky backyards
 - private cantilevered glass pool
 - private entrances with private elevators.
 - A dedicated reception and concierge service.
 - Fully Furnished (BY BENTLEY).
 - Additionally, each villa includes a complimentary 2027 Bentley Bentayga V8, further enhancing the exclusive lifestyle synonymous with 77S Tower.
- Each 5 bedrooms sky villa allocated 5 & 6 car parking slots.



AMENITIES, SERVICES, FACILITIES & FEATURES

1.Green Building	19.Temperature controlled balconies	37.Steam Rooms.	55.Kids Camping Zone.
2.8 Meters Height Majestic Lobby.	20.Convertible kitchen	38.Bowling Court.	56.Yoga And Meditation Areas.
3.Atrium seatings	21.Smart AI Home System	39.Trampoline Park.	57.Family Siting Area.
4.High-Speed Internet In Lobby.	22.Hanging Gardens.	40.1st Waterfalls.	58.Mini Golf.
5.Welcoming Refreshments and 24/7 Security	23.45,000 sq.ft Full Floor GYM.	41.Library Lounge.	59.2nd Waterfalls.
6.Reception Services.	24.Tennis Court.	42.Cabana Areas.	60.2nd Barbeque Area.
7.Electrical Cars' Charging Stations.	25.Squash Court.	43.Co-Working Spaces	61.2 Aquariums.
8.Smart gate parking.	26.Climbing Wall.	44.1st Outdoor Cinema.	62.Table Tennis.
9.Guests Parking.	27.Billiards.	45.1st Barbeque Area.	63.Basketball Court.
10.Valet Parking.	28.Kids Play Area.	46.1st Outdoor GYM.	64.Exclusive Cigar Lounge And Smoking
11.Residential storage units.	29.Kids Swimming Pool.	47.1st Fountains.	65.2nd Outdoor Cinema.
12.Bike Storage.	30.Kids GYM.	48.Swimming Pool Bar.	66.2nd Fountains.
13.In House Cleaning Service.	31.Kids Splash Pad.	49.Indoor Golf Simulator.	67.Dedicated Pets' Playground.
14.Concierge Services.	32.Outdoor Jacuzzis.	50.Basketball Court.	68.2nd Outdoor GYM.
15.8 Elevators Utilizing Facial Recognition	33.Art Gallery.	51.Sun Beds.	69.2nd Running Tracks
16.Pets' Dedicated Elevator.	34.1st Running Track.	52.Electronic Games Room.	
17.3.9 Meters Height Ceiling apartments.	35.Saunas.	53.Infinity Swimming Pool (300 sq.m) with	
18.Semi-Furnished Apartments	36.Paddle Tennis Court.	54.Business center spaces.	



77S

— TOWER —

REDEFINING SKY LIVING

BE PART OF AN ICON
OWN THE EXTRAORDINARY

📍 DUBAI, BUSINESS BAY