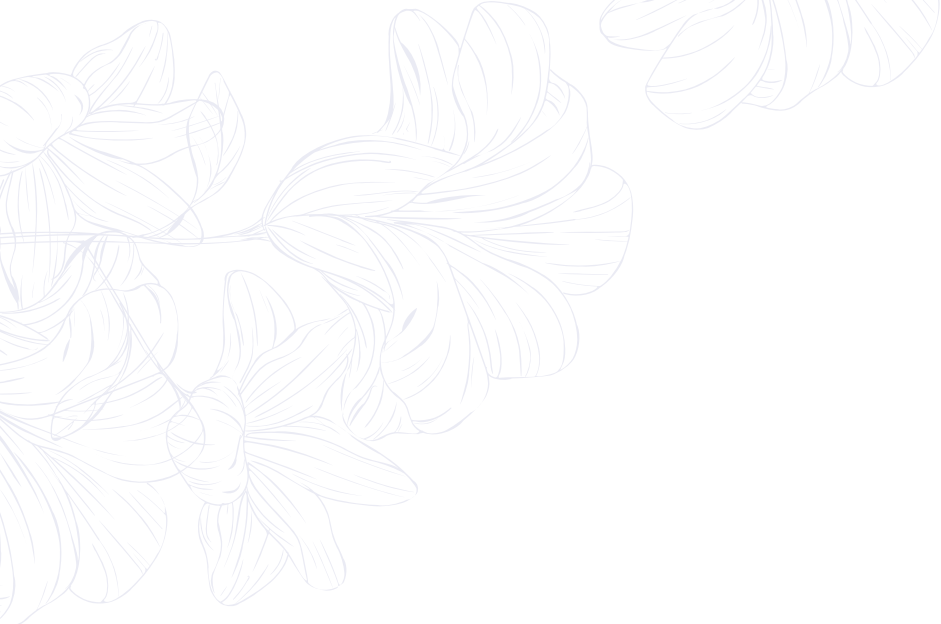






Where Enterprise Meets Ambition





MEDORE

Inspire your work with a view that sparks motivation





ME DO RE *Business*, located in the heart of Jumeirah Lakes Towers (JLT), is the ideal choice for businesses seeking modernity, flexibility, and opportunity. Offering excellent access to transport, cutting-edge infrastructure, and a thriving business ecosystem.

ME DO RE *Business* comes with superior design, architectural refinement, and the most modern smart features, all enveloped by a scenic and functional locale with all the amenities of the modern day. The offices at ME DO RE are a class apart when it comes to quality, functionality and luxury.

ME DO RE *Business* offers customizable office spaces to meet the diverse needs of businesses, from emerging startups to established companies. With superior infrastructure including high-speed elevators, EV charging stations for premium offices, and a smart entry system, convenience and efficiency are guaranteed. The grand five-floor atrium creates a striking impression, while the exclusive ME DO RE Club enhances the experience with premium amenities like a state-of-the-art gym, stylish billiards room, refreshing pool, and sophisticated golf simulator, all designed to support both well-being and productivity.





Global Business Hub | Live in Dubai

Doing business in Dubai offers numerous benefits, making it a highly attractive destination for professionals and entrepreneurs. One of the key advantages is zero personal income tax. The city is home to a diverse and multicultural workforce, offering global exposure and networking opportunities. In addition to financial benefits, working in Dubai provides access to a range of professional growth opportunities. The city hosts numerous industry events, conferences, and expos, allowing professionals to stay at the forefront of their fields.

Dubai is also a major financial and business hub in the Middle East, providing abundant opportunities across a wide range of sectors, including technology, finance, real estate, healthcare, and tourism. Dubai's high standard of living is complemented by world-class infrastructure, including state-of-the-art offices, residential areas, shopping malls, and recreational facilities. Additionally, the city's strategic location between Europe, Asia, and Africa makes it an ideal base for international businesses and travelers, with easy access to global markets. Public transport is modern and efficient, with the Dubai Metro and buses connecting key areas, while its proximity to two international airports ensures seamless travel connections worldwide. The Jebel Ali Port in Dubai also serves as a crucial global trade hub, offering efficient logistics and connectivity, which significantly boosts the region's economy and enhances its status as a key maritime gateway between the East and West.

- | | |
|---------------------------------|---|
| ■ 100% Foreign Ownership | ■ Secure Business Environment |
| ■ Lower Corporate Tax Rates | ■ Growth-Focused Environment |
| ■ Opportunity for Golden Visa | ■ Multinational Corporate Presence |
| ■ Full Profit Repatriation | ■ Multi-Cultural and Expat Friendly |
| ■ Business-Friendly Regulations | ■ Sole shareholders are permissible |
| ■ Global Connectivity | ■ Wide range of business activities permitted |
| ■ A magnet for skilled talent | ■ Excellent shipping and logistics network |
| ■ Strong Legal Protection | |





Locale worth investing

AIRPORTS.....

AL MAKTUUM INT'L AIRPORT	32.0 KM
DUBAI INT'L AIRPORT	35.2 KM

HOTELS.....

MOVENPICK HOTEL	2.1 KM
JW MARRIOTT HOTEL	4.8 KM
VOCO BONNINGTON	650 M
PULLMAN HOTEL	2.8 KM
TAJ HOTEL	3.1 KM

SCHOOLS & DAY CARE.....

DUBAI BRITISH SCHOOL	5.6 KM
AMERICAN UNIVERSITY	7.3 KM
DUBAI INTERNATIONAL ACADEMY	6.4 KM
AMERICAN SCHOOL OF DUBAI	11.9 KM
CHOUEIFAT SCHOOL	9.7 KM
DUBAI COLLEGE	10.0 KM
KIDS KINGDOM NURSERY	1.0 KM
CHUBBY CHEEKS NURSERY	1.0 KM

HOSPITALS.....

SAUDI GERMAN HOSPITAL	10.3 KM
AL ZAHRA HOSPITAL	11.3 KM

LEISURE.....

MONTGOMERIE GOLF COURSE	6.4 KM
EMIRATES GOLF CLUB	6.9 KM

SEA PORTS.....

JEBEL ALI PORT	14.5 KM
RASHID PORT	36.3 KM

SHOPPING MALLS.....

IBN BATTUTA MALL	4.7 KM
DUBAI MARINA MALL	8.0 KM
NAKHEEL MALL	10.8 KM
MALL OF THE EMIRATES	12.5 KM
DUBAI HILLS MALL	17.9 KM

ATTRACTIONS.....

JBR BEACH	4.8 KM
AIN DUBAI	5.2 KM
MARINA WALK	4.6 KM
DUBAI HARBOUR	7.8 KM
DUBAI CRUISE TERMINAL	9.5 KM
PALM JUMEIRAH	10.7 KM
PALM WEST BEACH	10.4 KM
THE POINTE	13.2 KM
ATLANTIS HOTEL	14.7 KM
EXPO CITY DUBAI	16.7 KM
BURJ KHALIFA	24.7 KM
GLOBAL VILLAGE	22.8 KM



Jumeirah Lakes Towers Community

Self-contained and located off the arterial Sheikh Zayed Road, Jumeirah Lakes Towers (JLT) is a Free Zone District managed by the Dubai Multi Commodities Centre (DMCC). This serene waterfront community comprises more than 87 commercial and residential towers, retail units, open leisure areas, and 255,000 square meters of waterfront property. Serviced by two metro stations, JLT is close to key business clusters and just 10 minutes from Jebel Ali Port, the region's largest container port, and Al Maktoum International Airport, the world's largest passenger and cargo hub. JLT is rapidly evolving into a destination that offers a balanced work-life experience.

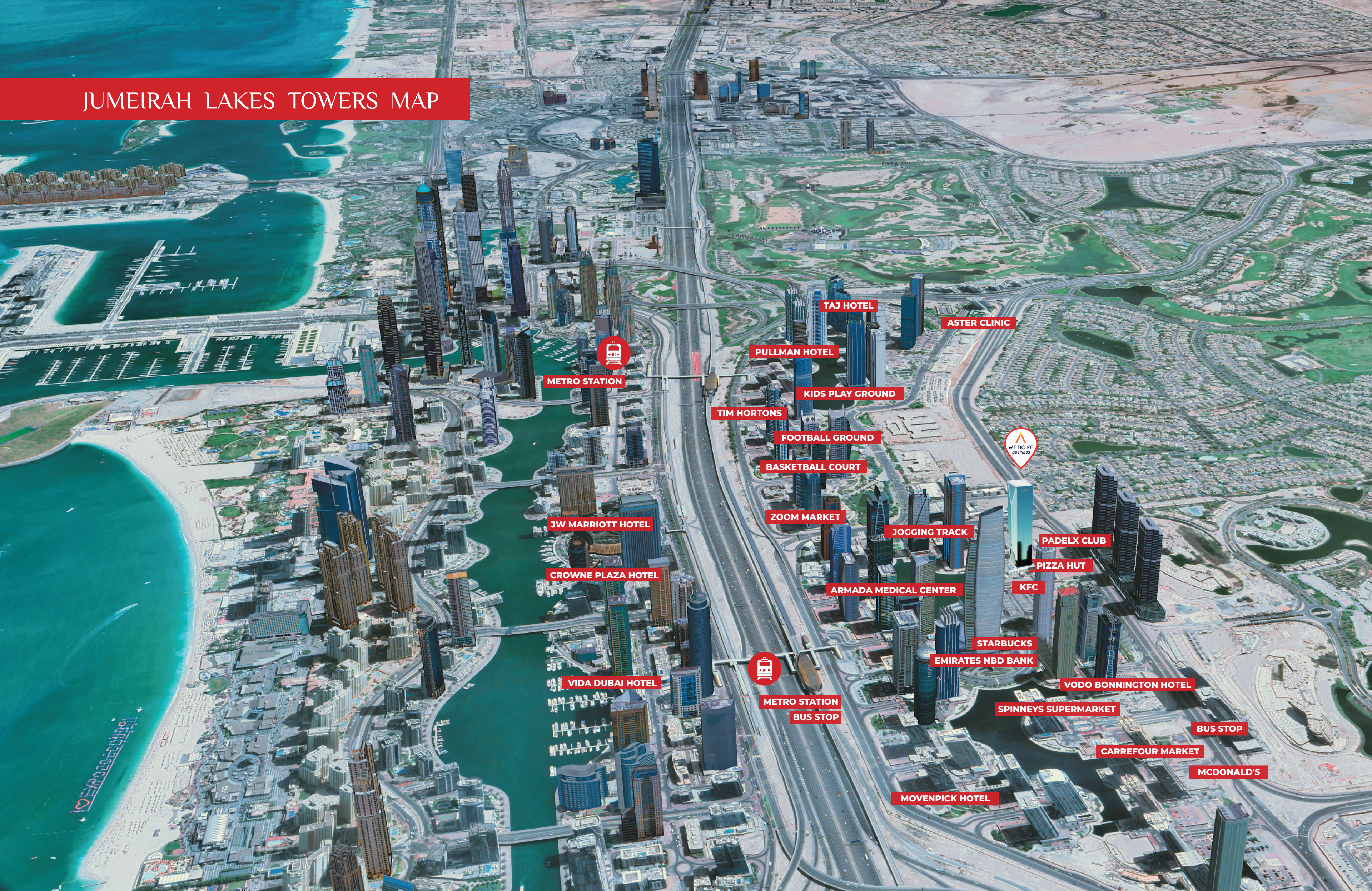
With proximity to major malls, dining venues, and leisure destinations, as well as easy access to key commute channels, JLT ensures convenience for both business professionals and visitors. A thriving business hub with over 25,000 registered companies, JLT provides ample opportunities for networking, collaboration, and growth.

As part of the DMCC Free Zone, JLT offers 100% foreign ownership, full profit repatriation, and a business-friendly tax environment. With its strategic location and dynamic ecosystem, JLT is an ideal destination for business expansion and global competitiveness.

CAFES AND RESTAURANTS	FITNESS AND LEISURE	RETAIL AND CONVENIENCE STORES	EDUCATION AND CHILDCARE	HOTELS	BANKS AND ATM
					
470+	300+	297	180+	7+	5+



JUMEIRAH LAKES TOWERS MAP



METRO STATION

TAJ HOTEL

ASTER CLINIC

PULLMAN HOTEL

KIDS PLAY GROUND

TIM HORTONS

FOOTBALL GROUND

BASKETBALL COURT

JW MARRIOTT HOTEL

ZOOM MARKET

JOGGING TRACK

CROWNE PLAZA HOTEL

ARMADA MEDICAL CENTER

PADELX CLUB

PIZZA HUT

KFC

STARBUCKS

EMIRATES NBD BANK

VODO BONNINGTON HOTEL

SPINNEYS SUPERMARKET

BUS STOP

CARREFOUR MARKET

MCDONALD'S

METRO STATION
BUS STOP

MOVENPICK HOTEL

VIDA DUBAI HOTEL



Main Entrance



Medore Business Club

The ME DO RE *Business* Club offers* a dynamic and exclusive space where business owners and their employees can unwind, connect, and recharge. Located at ME DO RE *Business*, the club features luxurious amenities such as an infinity pool, a cutting-edge gym, a billiards room, steam and sauna rooms, and a golf simulator room. Designed with both relaxation and productivity in mind, the club provides the perfect environment for networking, team-building, and maintaining a healthy work-life balance. Whether you're looking to de-stress after a busy day or engage in business discussions in a comfortable setting, the ME DO RE *Business* Club has something for everyone.

*Membership is exclusively for one person per unit to be nominated by the unit owners, any additional person shall be subject to the Building Management's written approval and payment of the membership fee.



GOLF SIMULATOR



SWIMMING POOL



GYM



BILLIARD ROOM



SAUNA



FREE WIFI



STEAM



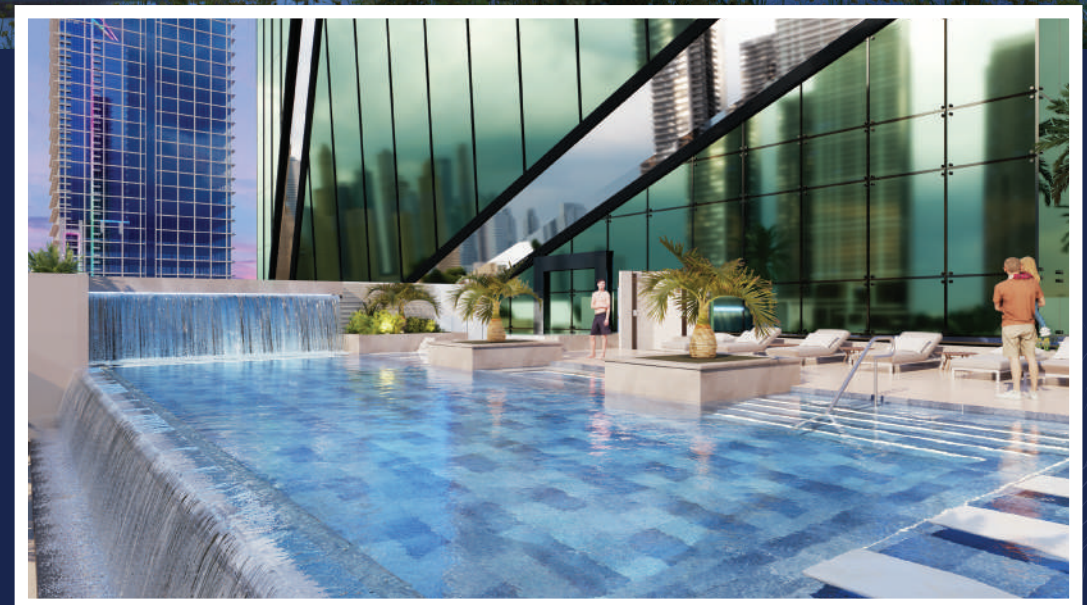
Golf Simulator

“State-of-the-art” award winning golf simulator facility delivering an experience that redefines what is possible to achieve in an indoor simulator environment to experience the true feeling of the game.





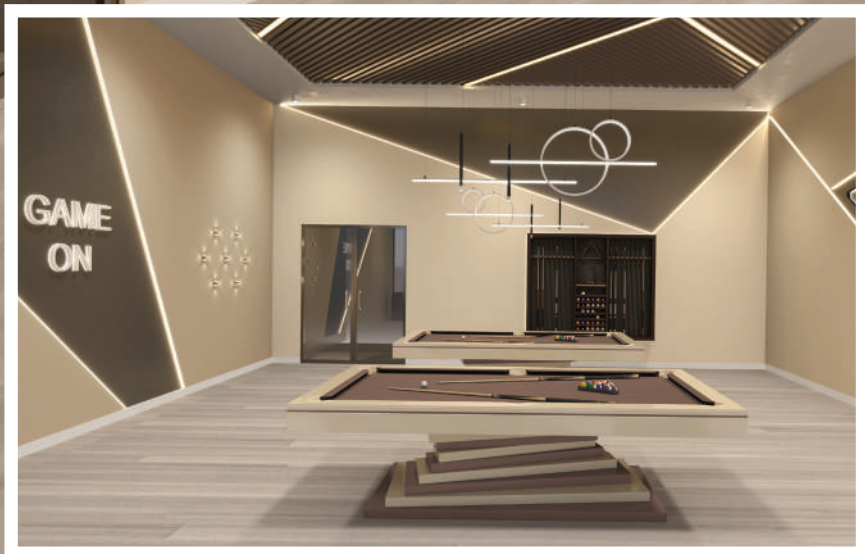
Serene Pool



Health Club

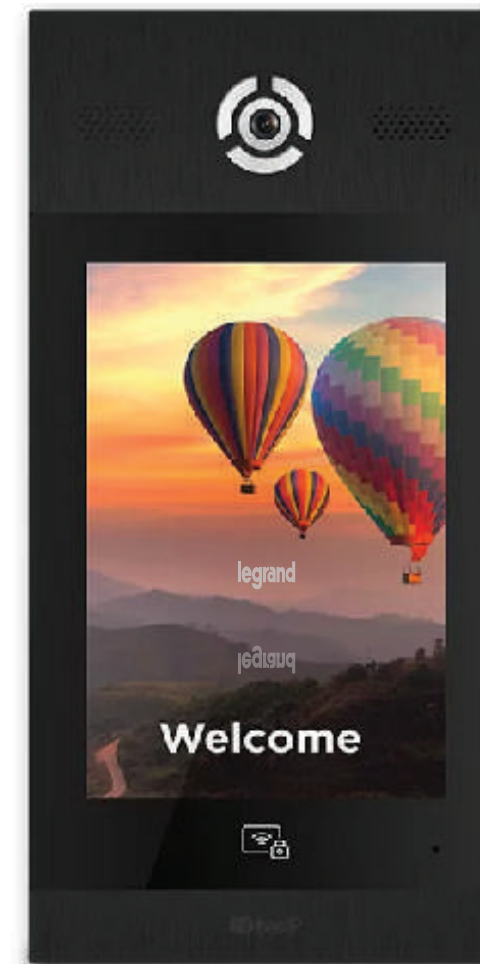


Billiard Room





Offices



Touchless systems

ME DO RE *Business* prioritizes safety and hygiene with touchless automated doors, elevators and access to amenities and use of common area restrooms.



Destination Control System

An adaptive high speed touchless destination control system is equipped with smart boarding feature that organizes and directs the passenger to specifically allocated elevator in order to achieve uncrowded elevators and fewer stops.





Most Modern Access Control Security System

The building security system for occupants is unique for hassle-free secure entry through a face recognition technology, or via a mobile phone. It has a smart code based system which allows the occupants to issue QR code access pass and send it to their guests through their mobile devices thus allowing the direct access of their guests by scanning the QR code at the building entrance access panel.



Electric Car Charging

Hassle free electric car charging provisions are provided for selected premium offices. This enables charging electric vehicles within the designated bay without the need of moving the vehicles to some remote charging area and bringing it back.



Smart Thermostat by Legrand

Legrand Smart Thermostat gives complete control of your air conditioning through your mobile devices that allows you to remotely control your office's air conditioning.



BGM System

BGM system serves the common areas with the choice of music to soothe the ears of occupants.

Wifi facility

Free Wi-Fi facilities are available in common areas.



Smart parking access

An automatic number plate recognition system allows seamless vehicle entry and exit.

