

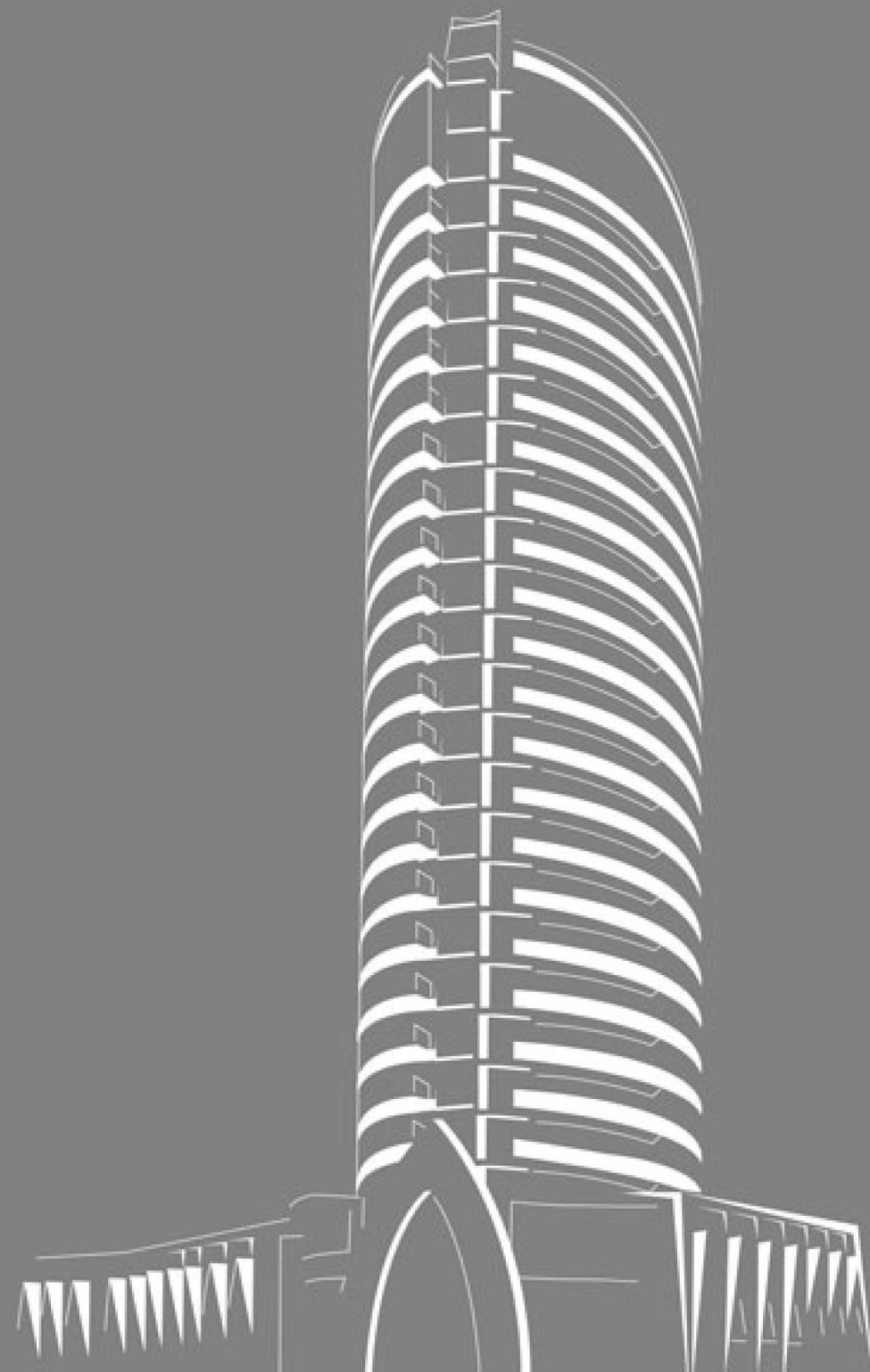


XL

T O W E R

BUSINESS SPACE IN THE BURJ AREA

DAMAC
LIVE THE LUXURY



make a **XL**ent investment



102 Buildings. 19,815 Units.
37 Million sq.ft. 6 Countries. 1 Name.

Versace-branded luxury residences in Lebanon and Jeddah. The tallest residential building in Jordan.
Opulent living in Saudi Arabia and Qatar.
Award-winning luxury in the UAE. Luxurious villas and a 5-star mall in Egypt.

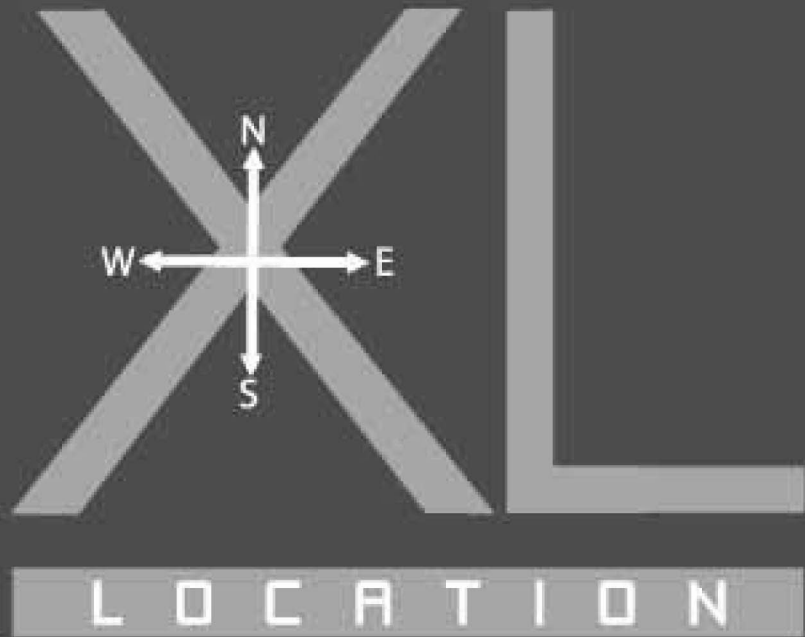
At the forefront of all these property developments is one company: DAMAC Properties. Trusted for uncompromising quality and trend-setting innovation, DAMAC Properties has earned an unmatched reputation for luxurious waterfront developments, distinctive architectural landmarks and a wide selection of the finest residential, retail and office addresses.

To date DAMAC Properties has completed 37 buildings, 7,817 units spanning 13,945,299 sq. feet in Dubai. In our portfolio there are a further 65 buildings at various stages of progress across the Middle East and North Africa region. These consist of 11,998 units, spanning 23,000,000 sq. feet.

Everything about it is...

XL





The location is more than just prime...



The Burj Area is an incredible destination right in the heart of Dubai, with iconic landmarks, international businesses and luxury living in close proximity. A truly desirable place to live and work.

- Well-networked roads for easy access and exit
- Landscape gardens
- Supermarkets
- Medical facilities
- Sports complexes
- Health clubs
- Fine dining restaurants and cafés
- Shopping outlets

...it's **XCLUSIVE**



All the space to eXcel...



Modern elegance designed for commercial use. Where professionals can enjoy their own space, in every sense of the word. Airy lobby. Spacious elevators. Expansively planned workstations. With a place for everything and everything in its place.

- ✦ Unique elliptical design
- ✦ 172,000 sq. ft. of office space
- ✦ Luxurious entrance lobby
- ✦ Luxury foyers in all 19 floors



...in your work



The infrastructure...

It starts right from ample parking to an array of presentation gadgets to win clients and conferencing equipment to stay in touch with them. Plus all the things you'd ever need to make those asap deadlines really possible!



- ✦ Parking on 5 levels-3 podium & 2 basement
- ✦ Reception Desk
- ✦ 24-hr security & security cameras
- ✦ Swipe Access
- ✦ Hi-speed internet
- ✦ Multi-purpose meeting room
- ✦ Business Lounge

...is just e**XL**lent

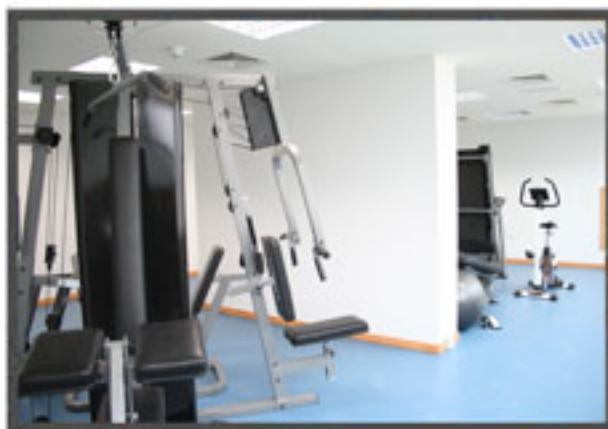


See productivity to employee ratio touch...



All work-no play does not pay. Precisely why the extensive business facilities are perfectly balanced with expansive leisure activities.

- ✦ Outdoor swimming pool
- ✦ Outdoor jogging track
- ✦ Gymnasium
- ✦ Aerobics room
- ✦ Health Club - Male / Female
- ✦ Cafeteria



...**XL** proportions



Large numbers of footfalls need...



High-profile corporate clients and high net-worth footfalls make this one of the most sought after addresses. The XL Tower offers you a choice of retail units to cash in on this ready business opportunity.

- ✦ Over 13,000 sq.ft of retail space at ground level
- ✦ Shopping arcade
- ✦ Covered walkway
- ✦ Parking for staff and customers



...**XL** space



Return on investment...



Everything about the XL Tower spells success, right from the word go. Its concept, location, architecture, interiors, facilities, features, retail and the small little details that make a huge difference. Not to mention the equity of brand Damac which is as big as your dream. Whoever said success has an address got it right! Right here at XL Tower. An investment to cherish. An office to own.

...nothing
less than **XL**



Burj Al Arab - World's most luxurious hotel
15 minutes

Palm Jumeirah - 20 minutes

Shk. Zayed road
5 minutes

Iconic landmarks in Burj Area
& Dubai Mall just a walk away

Dubai International Financial Centre
5 minutes

Dubai International Airport - 10 minutes

Meydan racecourse
10 minutes



TYPICAL FLOOR PLAN



LEISURE FLOOR PLAN ON 4TH LEVEL



RETAIL FLOOR PLAN ON GROUND LEVEL