# THE WOW

## *Business Tower*

THE WOW BUSINESS SUITES
BY MR.EIGHT

MR.EIGHT
BRANDED RESIDENCES

# A STRATEGIC BUSINESS DESTINATION

YOUR NEW BUSINESS ADDRESS

THE WOW BUSINESS TOWER IS CONCEIVED AS A FORWARD-LOOKING BUSINESS ADDRESS POSITIONED WITHIN ONE OF DUBAI'S MOST STRATEGIC GROWTH CORRIDORS. SHAPED BY THE WIDER EXPANSION OF DUBAI SILICON OASIS AND THE SURROUNDING KNOWLEDGE-DRIVEN DISTRICTS, IT REFLECTS A NEW DIRECTION FOR BUSINESS IN THIS PART OF THE CITY – MORE CONNECTED, MORE FUTURE-ORIENTED AND MORE CLOSELY ALIGNED WITH TECHNOLOGY, EDUCATION AND INNOVATION. LOCATED WITHIN MAINLAND DUBAI, IT OFFERS COMPANIES BROADER OPERATIONAL FLEXIBILITY AND A STRONG FOUNDATION FOR LONG-TERM GROWTH.

THIS POSITIONING IS FURTHER REINFORCED BY THE VISION OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM AND THE DUBAI 2040 URBAN MASTER PLAN, UNDER WHICH DUBAI SILICON OASIS HAS BEEN IDENTIFIED AS ONE OF THE CITY'S KEY URBAN CENTRES. TOGETHER, THESE FACTORS MAKE THE WOW BUSINESS TOWER A HIGHLY RELEVANT DESTINATION FOR BUSINESSES SEEKING TO SECURE THEIR PLACE IN DUBAI'S NEXT CHAPTER OF COMMERCIAL DEVELOPMENT.



THE WOW TOWER
MR EIGHT

ADRIEN BRODY
MR. EIGHT EVENT AT ATLANTIS THE ROYAL





# ADRIEN BRODY
# A MOMENT OF VISION

Adrien Brody joined Mr. Eight for the official opening at Atlantis The Royal, marking the occasion with a presence defined by depth, character and individuality. Fresh from his acclaimed role in The Brutalist, where he portrays architect László Tóth, his appearance carried a natural connection to the world of architecture, artistic vision and bold design language. More than a ceremonial moment, it reflected the values at the heart of Mr. Eight — a commitment to design-led living shaped by identity, ambition and lasting character.

DUBAI PROPERTY AWARDS
DEVELOPMENT
IN ASSOCIATION WITH
INTERNATIONAL PROPERTY Awards
SUSTAINABLE RESIDENTIAL DEVELOPMENT
MR EIGHT
2026-2027

## RECOGNISED BY LEADING
# INTERNATIONAL AWARDS

RECOGNIZED BY LUXURY LIFESTYLE AWARDS, A UNITED STATES–BASED INTERNATIONAL AWARDING ORGANIZATION, THE WOW TOWER WAS HONORED IN 2026 FOR INTRODUCING ELEVATED STANDARDS OF DESIGN, QUALITY AND LIFESTYLE TO ONE OF DUBAI'S FAST-EVOLVING DISTRICTS. AS A MIXED-USE TOWER COMBINING RESIDENTIAL, BUSINESS AND LIFESTYLE COMPONENTS, THE PROJECT CONTRIBUTES NOT ONLY TO THE AREA'S GROWING IDENTITY AND APPEAL, BUT ALSO TO ITS EMERGENCE AS A NEW DESTINATION FOR MODERN BUSINESS AND INVESTMENT. THE PROJECT WAS ALSO NOMINATED BY THE INTERNATIONAL PROPERTY AWARDS IN THE CATEGORY SUSTAINABLE RESIDENTIAL DEVELOPMENT.

Luxury LIFESTYLE AWARDS
MR EIGHT
THE WOW TOWER
WINNER 2026
BEST LUXURY HIGH-RISE LIVING
DUBAI, UAE

THE WOW TOWER

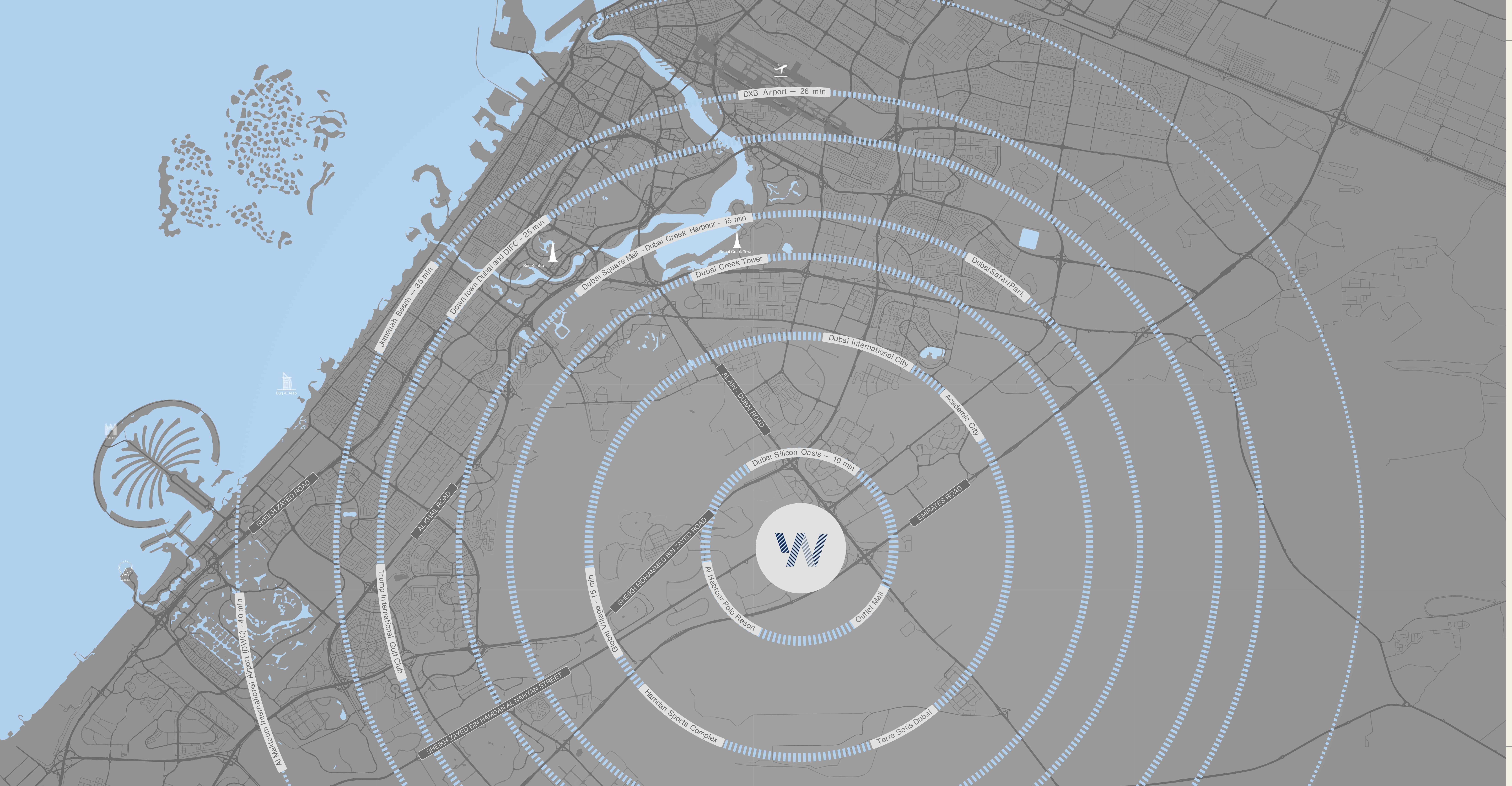
# YOUR NEW BUSINESS ADDRESS

THE WOW BUSINESS SUITES



MR EIGHT

MR EIGHT



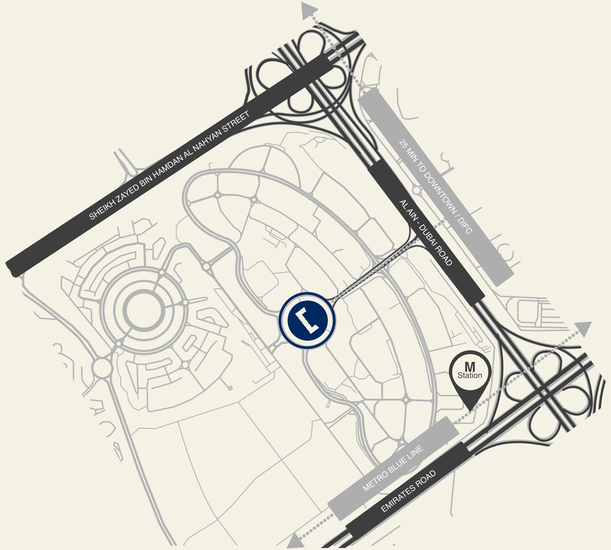

# SURROUNDED BY DUBAI’S TECH AND INNOVATION HUBS

The WOW Tower is strategically positioned near Dubai Silicon Oasis and Dubai International Academic City, placing its Business Suites within one of Dubai’s most future-focused growth corridors. For companies, this means immediate proximity to a district shaped by technology, innovation, education, and entrepreneurial activity.

With Dubai Silicon Oasis recognised as one of the five urban centres of the Dubai 2040 Urban Master Plan, the location is closely aligned with Dubai’s long-term vision for science, technology, and knowledge-based growth. This gives The WOW Tower added relevance for businesses seeking a well-connected address in a district built around future industries.

The strength of the location is further supported by Dubai International Academic City, one of the region’s leading higher education hubs, and by the continued growth of Dubai’s private higher education sector, which reached 42,026 students in the 2024–25 academic year.

Looking ahead, the Dubai Metro Blue Line is planned to extend through Dubai Silicon Oasis and up to Academic City, further strengthening accessibility and the long-term business appeal of the area.




# STRATEGIC LOCATION

The WOW Tower is positioned in one of Dubai's most strategic emerging locations, set between three major road connections that provide fast and efficient access across the city. For those seeking close proximity to Downtown and DIFC without paying prime central district prices, this address offers a smart and forward-looking alternative. Direct access via Dubai–Al Ain Road further enhances connectivity, linking the tower seamlessly to Dubai's key business and lifestyle destinations. As a rare standalone plot within the wider Dubailand corridor, it holds a highly visible position with limited immediate competition, giving it the presence of a true signature address.

## SUPPORTED BY DUBAI'S NEXT WAVE OF URBAN GROWTH

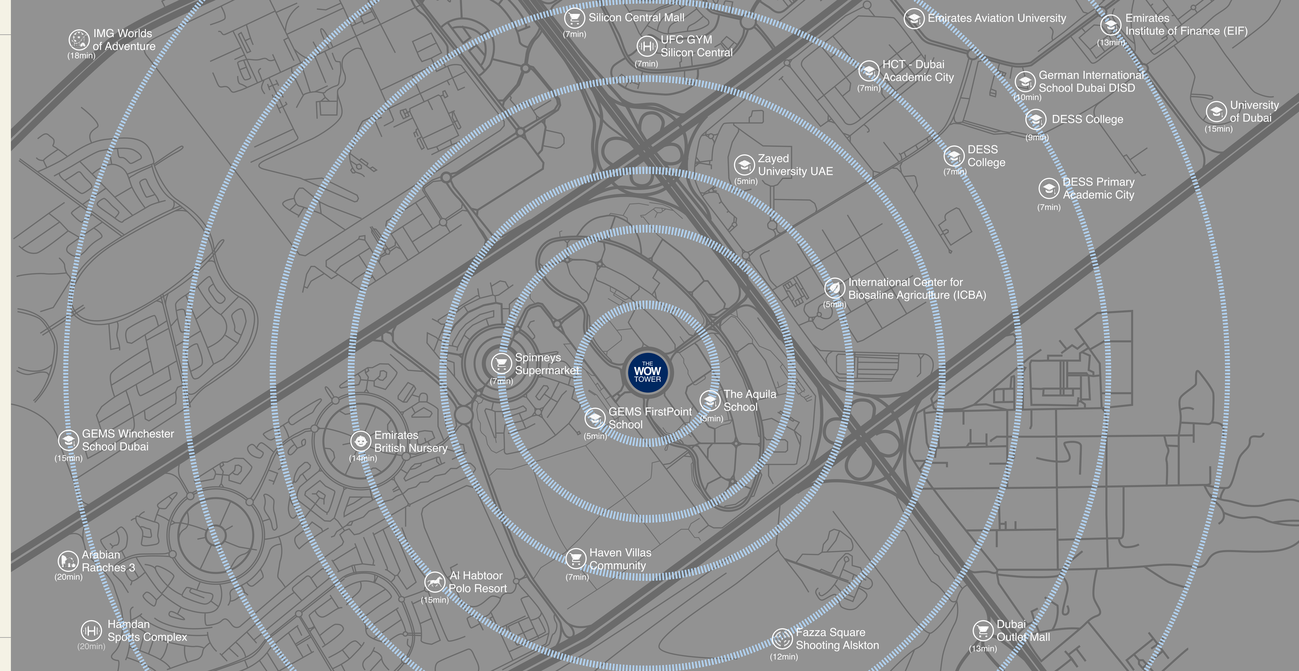
Its long-term appeal is further supported by Dubai's wider urban development strategy. The surrounding growth zone is being strengthened by major infrastructure, including the Dubai Metro Blue Line, which will improve connections through International City, Dubai Silicon Oasis and Academic City. This adds real value to an area already gaining momentum as one of Dubai's next important urban destinations.

## SURROUNDED BY UNIVERSITIES

The location also benefits from a strong educational ecosystem. With a large concentration of universities, schools and established residential communities nearby, the area is well positioned to attract both end users and long-term tenants. The maturity of Dubai Silicon Oasis, where supply has become increasingly limited, further reinforces the strength of this address from both a lifestyle and investment perspective.

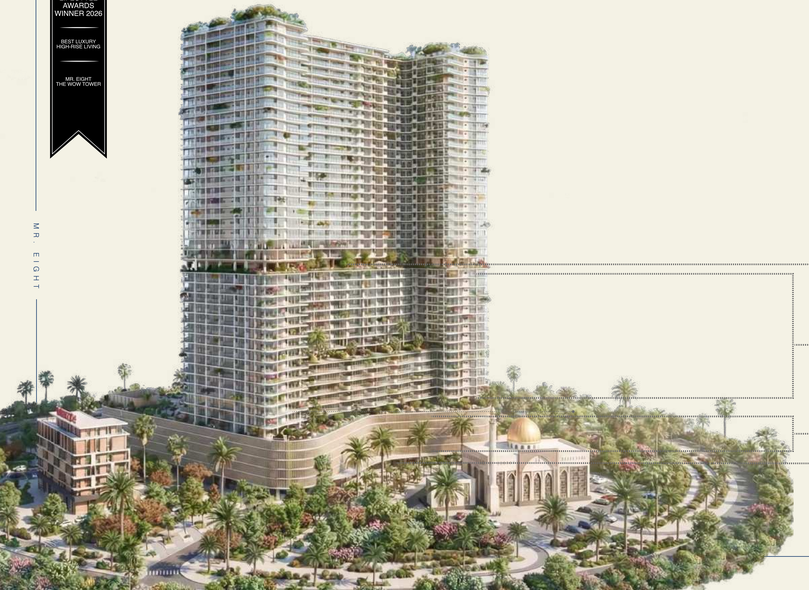






Luxury Lifestyle Awards
LUXURY LIFESTYLE AWARDS WINNER 2026
BEST LUXURY HIGH-RISE LIVING
MR. EIGHT THE WOW TOWER










THE WOW TOWER

# BUSINESS ENVIRONMENT CONFIGURATION

The WOW Tower is a landmark business address in DLRC, created for companies that value presence, convenience, and a strong working environment. The commercial part of the tower is designed as a complete ecosystem, where business suites, dedicated amenities, and easy access come together within one building.

From Floors 1 to 15, The WOW Tower offers Business Suites designed for a wide range of professional and commercial uses. The layouts are flexible, practical, and ready to be shaped around the needs of each owner or tenant.

A key feature of the commercial part of the tower is the Executive Outdoor Lounge on Floor 16. Created exclusively for business owners, tenants, and their teams, this landscaped green terrace offers an elevated outdoor space for informal meetings, short breaks, or simply stepping away from the desk in a more inspiring setting.

1. WOW TOWER BUILDING COMPLEX 46 FLOORS
2. GREEN PARK COMMUNITY HUB CHILDREN'S PARK
3. PRIVATE ACCESS ROAD A PRIVATE, DEDICATED ENTRY AND EXIT ROAD
4. AL IKHAA MOSQUE
5. COMMERCIAL RETAIL 3 FLOORS
6. HOTEL BUILDINGS G+6 FLOORS

# PANORAMIC VIEWS 360°

## A NEW LANDMARK FOR DLRC

The WOW Tower is a landmark high-rise in the heart of DLRC, designed as a premium address for both business and living. Rising above the surrounding low-rise district, the tower holds a prime position at the centre of the area's main circular hub, giving it a strong presence and lasting visibility on the skyline.

A dedicated access road leads through landscaped surroundings to a calm and well-defined arrival experience. With neighbouring buildings kept at a lower scale, both the Business Suites and Private Suites benefit from more open views, better natural light, and a greater sense of space.

This exceptional positioning gives The WOW Tower a rare advantage in the district — a more open outlook, a stronger visual presence, and a more elevated experience for owners, residents, and businesses alike.

# BUSINESS SUITES

The commercial component of The WOW Tower is designed as a carefully planned business environment within mainland Dubai Land Residence Complex. From the 1st to the 15th floor, the tower features business suites created for a wide range of professional uses, while the ground level is dedicated to retail units positioned for visibility, access and daily footfall. All commercial spaces are offered in shell and core condition, with dedicated provisions for water, electricity and drainage, allowing owners and tenants to configure each space according to their operational needs. Each retail unit is also planned with its own private bathroom.

Particular attention is given to circulation and functionality. Office users benefit from separate lift access dedicated exclusively to the business component of the tower, ensuring that office flows remain fully independent from the residential areas. In addition, office users have access to their own dedicated amenities located on the 16th floor, creating a more complete and professionally oriented environment within the building. Located within mainland DLRC rather than a free zone, The WOW Tower offers a wider spectrum of business opportunities and registration possibilities, making it a strong commercial address for companies seeking flexibility, accessibility and long-term potential

THE WOW TOWER

# SHELL & CORE
## TAILORED FOR BESPOKE BUSINESS

All business suites at The WOW Tower are offered in shell and core, giving owners the freedom to shape each unit around their exact business needs. Each suite is delivered as a clean open-plan space with panoramic windows, exposed concrete structure, and essential service points prepared for future fit-out. This format allows complete flexibility in planning, design, and finishing, making it ideal for companies seeking a tailored workspace in a premium commercial setting.

IN-UNIT CONNECTIONS

- Drainage connection
- Water connection
- Electricity connection
- Provision for a private pantry
- Provision for a private bathroom
- Access to high-speed fibre optic internet

## MAINLAND COMPANY SET-UP

Set in DLRC, Dubai land, The WOW Tower gives buyers access to a Dubai mainland business address registered through DET. This is the most flexible set-up for a wide range of business activities, offering broader operating freedom and fewer structural limitations than a free zone model.

THE WOW TOWER

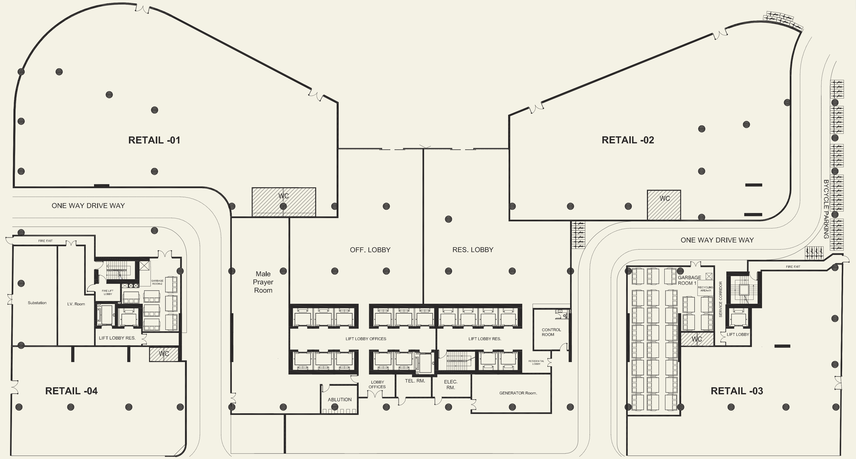
# THE WOW RETAIL GROUND FLOOR

RETAIL UNITS: 4
TOTAL RETAIL AREA: 2,856 SQ. M / 30,744 SQ. FT
TOTAL RETAIL VALUE: AED 92,235,000
AVERAGE PRICE PER SQ. FT: AED 3,000

## RETAIL & GRAND LOBBY
G FLOOR

As a bulk commercial investment opportunity, the ground-floor retail offering includes 4 retail units with a combined area of 2,856 sq. m / 30,744 sq. ft, a total acquisition value of AED 92,235,000, and an average price of AED 3,000 per sq. ft. **VAT DISCLAIMER** All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

GROUND FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA NO. | SUITE AREA SQF | BALCONY AREA NO. | BALCONY AREA SQF | TOTAL AREA NO. | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| RETAIL -01 | G | 1 023,42 | 11 016,00 | - | - | 1 023,42 | 11 016,00 | - | 33 049 000,00 |
| RETAIL -02 | G | 902,60 | 9 715,51 | - | - | 902,60 | 9 715,51 | - | 29 147 000,00 |
| RETAIL -03 | G | 545,38 | 5 870,42 | - | - | 545,38 | 5 870,42 | - | 17 612 000,00 |
| RETAIL -04 | G | 384,83 | 4 142,28 | - | - | 384,83 | 4 142,28 | - | 12 427 000,00 |

THE WOW TOWER

# THE WOW 1ST BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 5,193 SQ. M / 55,898 SQ. FT
TOTAL VALUE: AED 111,805,000
PRICE PER SQ. FT: AED 2,000

## FIRST OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, this office floor includes 20 offices with a combined area of 5,193 sq. m / 55,898 sq. ft, a total acquisition value of AED 111,805,000, and an average price of AED 2,000 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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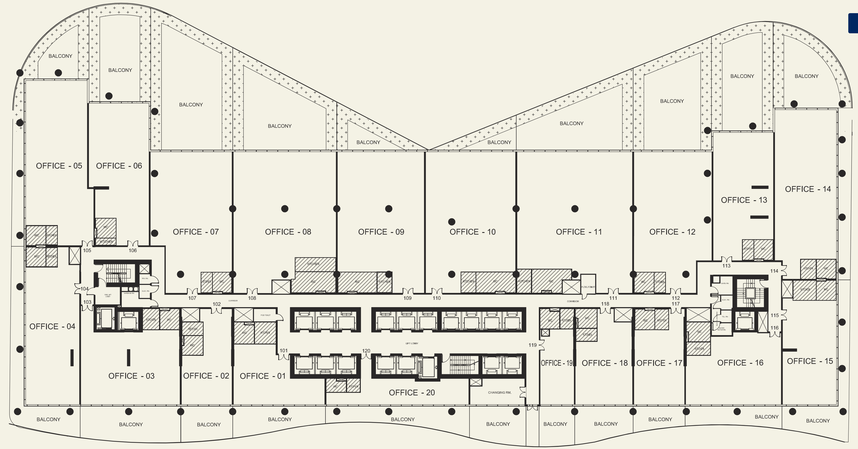
1ST BUSINESS FLOOR

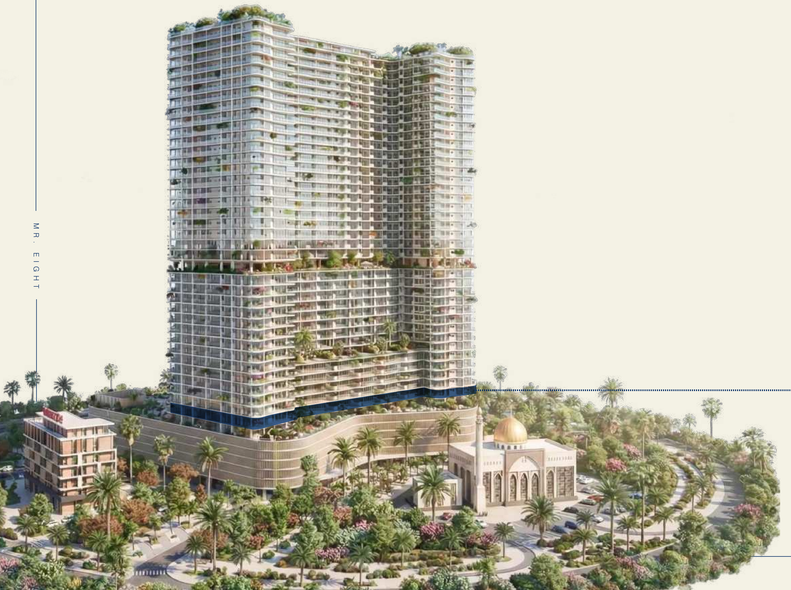



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-101 | 1 | 107.88 | 1 161.21 | 44.71 | 481.25 | 152.59 | 1 642.47 | - | 3 285 000.00 |
| OFFICE-102 | 1 | 94.86 | 1 021.06 | 35.38 | 380.83 | 130.24 | 1 401.89 | - | 2 804 000.00 |
| OFFICE-103 | 1 | 174.13 | 1 874.32 | 70.07 | 754.23 | 244.20 | 2 628.55 | - | 5 258 000.00 |
| OFFICE-104 | 1 | 171.64 | 1 847.52 | 78.97 | 850.03 | 250.61 | 2 697.54 | - | 5 396 000.00 |
| OFFICE-105 | 1 | 217.31 | 2 339.11 | 105.30 | 1 133.44 | 322.61 | 3 472.55 | - | 6 946 000.00 |
| OFFICE-106 | 1 | 168.80 | 1 816.95 | 118.48 | 1 275.31 | 287.28 | 3 092.26 | - | 6 185 000.00 |
| OFFICE-107 | 1 | 220.41 | 2 372.47 | 300.35 | 2 156.55 | 420.76 | 4 529.02 | - | 9 059 000.00 |
| OFFICE-108 | 1 | 289.37 | 3 114.75 | 154.61 | 1 664.21 | 443.98 | 4 778.96 | - | 9 558 000.00 |
| OFFICE-109 | 1 | 249.28 | 2 683.23 | 43.67 | 470.06 | 292.95 | 3 153.29 | - | 6 307 000.00 |
| OFFICE-110 | 1 | 258.21 | 2 779.35 | 30.04 | 323.35 | 288.25 | 3 102.70 | - | 6 206 000.00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-111 | 1 | 319.64 | 3 440.58 | 134.78 | 1 450.76 | 454.42 | 4 891.34 | - | 9 783 000.00 |
| OFFICE-112 | 1 | 214.23 | 2 305.95 | 150.95 | 1 624.81 | 365.18 | 3 930.76 | - | 7 862 000.00 |
| OFFICE-113 | 1 | 158.27 | 1 703.60 | 127.39 | 1 371.21 | 285.66 | 3 074.82 | - | 6 150 000.00 |
| OFFICE-114 | 1 | 213.63 | 2 299.49 | 148.83 | 1 601.99 | 362.46 | 3 901.49 | - | 7 803 000.00 |
| OFFICE-115 | 1 | 135.63 | 1 459.91 | 66.66 | 717.52 | 202.29 | 2 177.43 | - | 4 355 000.00 |
| OFFICE-116 | 1 | 144.41 | 1 554.42 | 37.34 | 401.92 | 181.75 | 1 956.34 | - | 3 913 000.00 |
| OFFICE-117 | 1 | 100.13 | 1 077.79 | 23.31 | 250.91 | 123.44 | 1 328.70 | - | 2 658 000.00 |
| OFFICE-118 | 1 | 107.34 | 1 155.40 | 38.17 | 410.86 | 145.51 | 1 566.26 | - | 3 133 000.00 |
| OFFICE-119 | 1 | 65.89 | 709.23 | 28.13 | 302.79 | 94.02 | 1 012.02 | - | 2 025 000.00 |
| OFFICE-120 | 1 | 88.30 | 950.45 | 56.58 | 609.02 | 144.88 | 1 559.48 | - | 3 119 000.00 |



MR EIGHT



THE WOW TOWER

# THE WOW 2ND BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,452 SQ. M / 47,921 SQ. FT
TOTAL VALUE: AED 96,090,000
PRICE PER SQ. FT: AED 2,005

## SECOND OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 2nd business floor includes 20 offices with a combined area of 4,452 sq. m / 47,921 sq. ft, a total acquisition value of AED 96,090,000, and an average price of AED 2,005 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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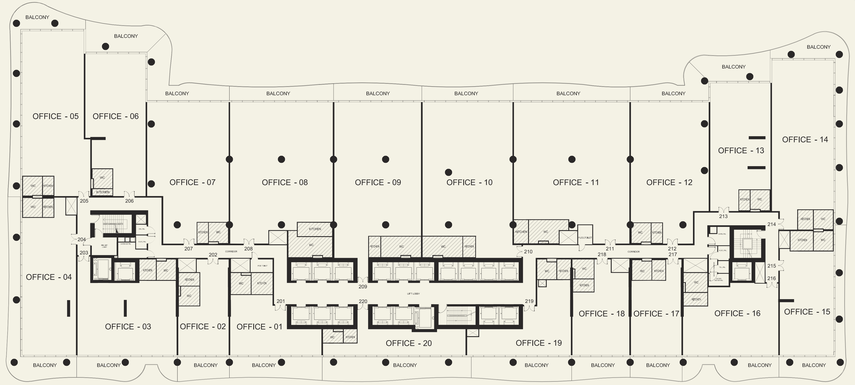
2ND BUSINESS FLOOR

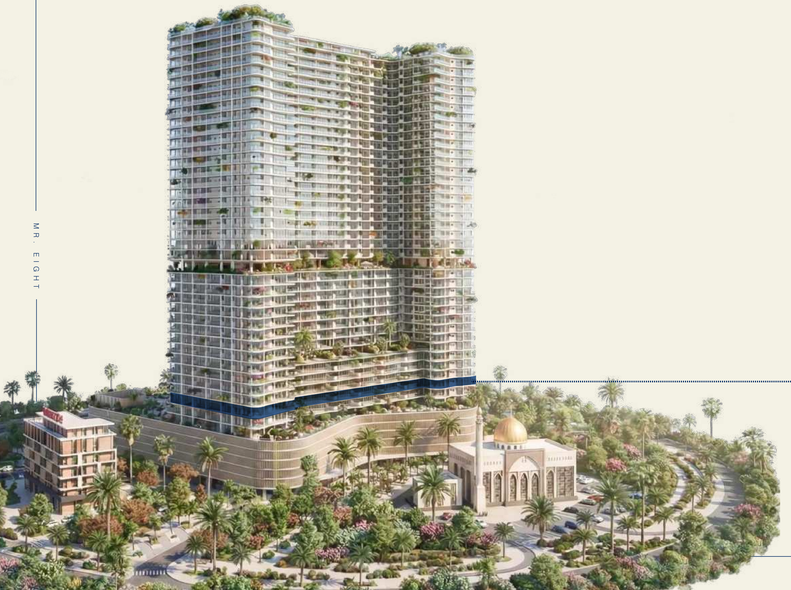



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-201 | 2 | 107,88 | 1 161,21 | 38,91 | 418,82 | 146,79 | 1 580,03 | - | 3 168 000,00 |
| OFFICE-202 | 2 | 94,86 | 1 021,06 | 23,12 | 248,86 | 117,98 | 1 269,93 | - | 2 547 000,00 |
| OFFICE-203 | 2 | 174,14 | 1 874,43 | 39,04 | 420,22 | 213,18 | 2 294,65 | - | 4 601 000,00 |
| OFFICE-204 | 2 | 171,71 | 1 848,27 | 69,10 | 743,79 | 240,81 | 2 592,06 | - | 5 198 000,00 |
| OFFICE-205 | 2 | 217,30 | 2 339,00 | 63,44 | 682,86 | 280,74 | 3 021,86 | - | 6 059 000,00 |
| OFFICE-206 | 2 | 168,80 | 1 816,95 | 39,55 | 425,71 | 208,35 | 2 242,66 | - | 4 497 000,00 |
| OFFICE-207 | 2 | 219,78 | 2 365,69 | 45,48 | 489,54 | 265,26 | 2 855,23 | - | 5 725 000,00 |
| OFFICE-208 | 2 | 303,27 | 3 264,37 | 29,37 | 316,14 | 332,64 | 3 580,51 | - | 7 179 000,00 |
| OFFICE-209 | 2 | 282,51 | 3 040,91 | 29,16 | 313,86 | 311,67 | 3 354,78 | - | 6 727 000,00 |
| OFFICE-210 | 2 | 288,88 | 3 109,48 | 25,74 | 277,06 | 314,62 | 3 386,54 | - | 6 791 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-211 | 2 | 319,62 | 3 440,36 | 36,58 | 393,74 | 356,20 | 3 834,10 | - | 7 688 000,00 |
| OFFICE-212 | 2 | 214,22 | 2 305,84 | 31,09 | 334,65 | 245,31 | 2 640,49 | - | 5 295 000,00 |
| OFFICE-213 | 2 | 158,27 | 1 703,60 | 38,70 | 416,56 | 196,97 | 2 120,17 | - | 4 251 000,00 |
| OFFICE-214 | 2 | 213,64 | 2 299,60 | 68,43 | 736,57 | 282,07 | 3 036,18 | - | 6 088 000,00 |
| OFFICE-215 | 2 | 135,63 | 1 459,91 | 53,75 | 578,56 | 189,38 | 2 038,47 | - | 4 088 000,00 |
| OFFICE-216 | 2 | 144,42 | 1 554,52 | 37,38 | 402,35 | 181,80 | 1 956,88 | - | 3 924 000,00 |
| OFFICE-217 | 2 | 100,13 | 1 077,79 | 22,70 | 244,34 | 122,83 | 1 322,13 | - | 2 651 000,00 |
| OFFICE-218 | 2 | 107,33 | 1 155,29 | 24,95 | 268,56 | 132,28 | 1 423,85 | - | 2 855 000,00 |
| OFFICE-219 | 2 | 111,23 | 1 197,27 | 46,65 | 502,14 | 157,88 | 1 699,41 | - | 3 408 000,00 |
| OFFICE-220 | 2 | 88,30 | 950,45 | 66,92 | 720,32 | 155,22 | 1 670,77 | - | 3 350 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 3RD BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,418 SQ. M / 47,553 SQ. FT
TOTAL VALUE: AED 95,592,000
PRICE PER SQ. FT: AED 2,010

## THIRD OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 3rd business floor includes 20 offices with a combined area of 4,418 sq. m / 47,553 sq. ft, a total acquisition value of AED 95,592,000, and an average price of AED 2,010 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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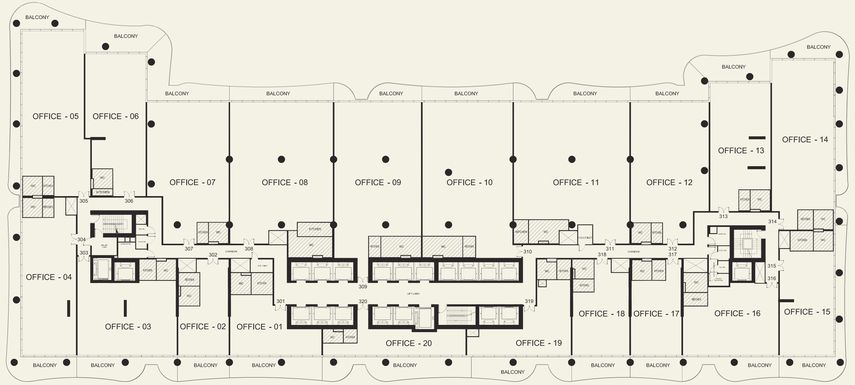
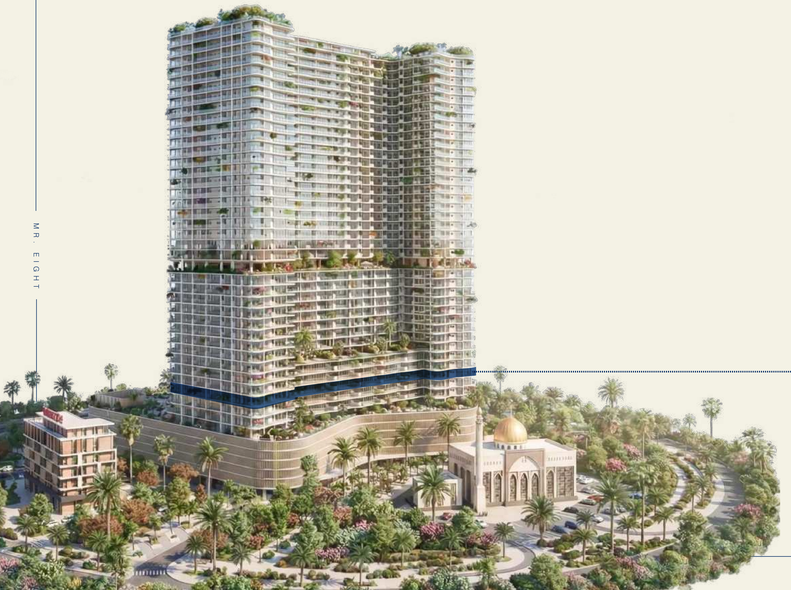
3RD BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-301 | 3 | 107,88 | 1 161,21 | 38,82 | 417,86 | 146,70 | 1 579,07 | - | 3 174 000,00 |
| OFFICE-302 | 3 | 94,86 | 1 021,06 | 23,07 | 248,32 | 117,93 | 1 269,39 | - | 2 552 000,00 |
| OFFICE-303 | 3 | 174,14 | 1 874,43 | 38,94 | 419,15 | 213,08 | 2 293,57 | - | 4 611 000,00 |
| OFFICE-304 | 3 | 171,71 | 1 848,27 | 66,33 | 713,97 | 238,04 | 2 562,24 | - | 5 151 000,00 |
| OFFICE-305 | 3 | 217,30 | 2 339,00 | 63,41 | 682,54 | 280,71 | 3 021,54 | - | 6 074 000,00 |
| OFFICE-306 | 3 | 168,80 | 1 816,95 | 39,58 | 426,04 | 208,38 | 2 242,98 | - | 4 509 000,00 |
| OFFICE-307 | 3 | 219,78 | 2 365,69 | 45,43 | 489,00 | 265,21 | 2 854,70 | - | 5 738 000,00 |
| OFFICE-308 | 3 | 303,27 | 3 264,37 | 29,59 | 318,50 | 332,86 | 3 582,88 | - | 7 202 000,00 |
| OFFICE-309 | 3 | 282,51 | 3 040,91 | 22,19 | 238,86 | 304,70 | 3 279,76 | - | 6 593 000,00 |
| OFFICE-310 | 3 | 288,88 | 3 109,48 | 25,93 | 279,11 | 314,81 | 3 388,59 | - | 6 812 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-311 | 3 | 319,62 | 3 440,36 | 29,69 | 319,58 | 349,31 | 3 759,94 | - | 7 558 000,00 |
| OFFICE-312 | 3 | 214,22 | 2 305,84 | 31,13 | 335,08 | 245,35 | 2 640,93 | - | 5 309 000,00 |
| OFFICE-313 | 3 | 158,27 | 1 703,60 | 38,66 | 416,13 | 196,93 | 2 119,74 | - | 4 261 000,00 |
| OFFICE-314 | 3 | 213,64 | 2 299,60 | 65,13 | 701,05 | 278,77 | 3 000,66 | - | 6 032 000,00 |
| OFFICE-315 | 3 | 135,63 | 1 459,91 | 53,95 | 580,71 | 189,58 | 2 040,62 | - | 4 102 000,00 |
| OFFICE-316 | 3 | 144,42 | 1 554,52 | 37,29 | 401,39 | 181,71 | 1 955,91 | - | 3 932 000,00 |
| OFFICE-317 | 3 | 100,13 | 1 077,79 | 22,65 | 243,80 | 122,78 | 1 321,59 | - | 2 657 000,00 |
| OFFICE-318 | 3 | 107,33 | 1 155,29 | 24,96 | 268,68 | 132,31 | 1 424,17 | - | 2 863 000,00 |
| OFFICE-319 | 3 | 111,23 | 1 197,27 | 39,43 | 424,42 | 150,66 | 1 621,69 | - | 3 260 000,00 |
| OFFICE-320 | 3 | 88,30 | 950,45 | 59,68 | 642,39 | 147,98 | 1 592,84 | - | 3 202 000,00 |



THE WOW TOWER

# THE WOW 4TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 47,920 SQ. FT
TOTAL VALUE: AED 96,596,000
PRICE PER SQ. FT: AED 2,015

## FOURTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 4th business floor includes 20 offices with a combined area of 4,384 sq. m / 47,190 sq. ft, a total acquisition value of AED 95,125,000, and an average price of AED 2,015 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

**VAT DISCLAIMER**
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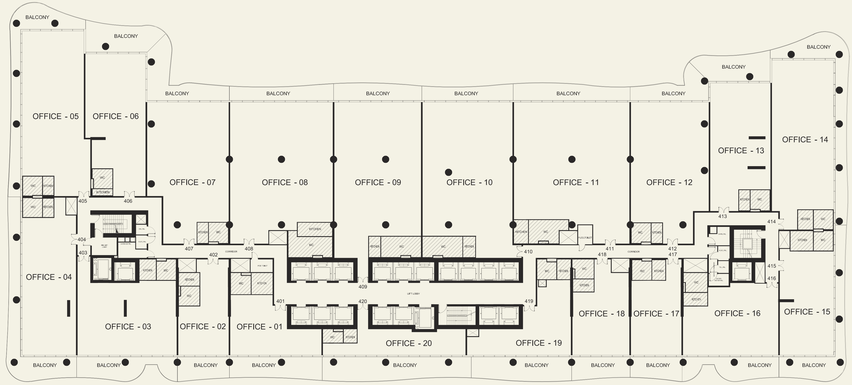
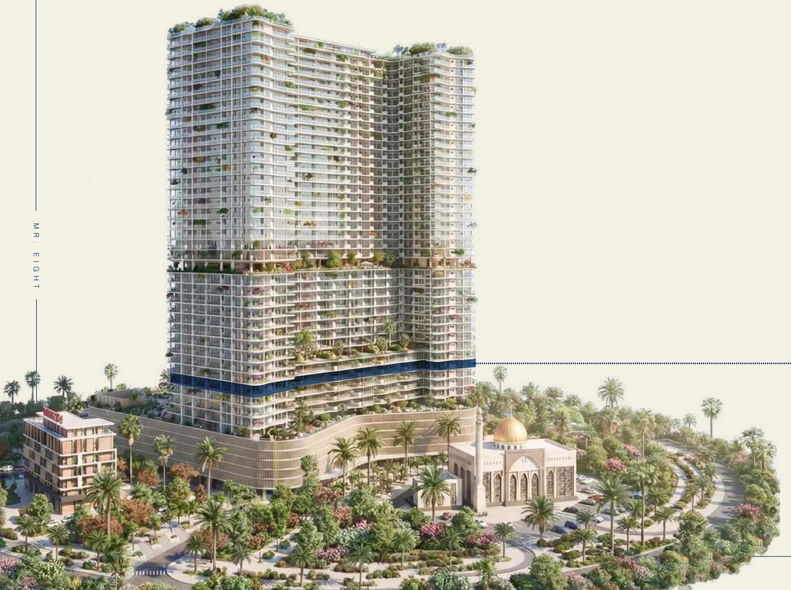
## 4TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-401 | 4 | 107,88 | 1 161,21 | 38,91 | 418,82 | 146,79 | 1 580,03 | - | 3 184 000,00 |
| OFFICE-402 | 4 | 94,86 | 1 021,06 | 23,12 | 248,86 | 117,98 | 1 269,93 | - | 2 559 000,00 |
| OFFICE-403 | 4 | 174,14 | 1 874,43 | 39,04 | 420,22 | 213,18 | 2 294,65 | - | 4 624 000,00 |
| OFFICE-404 | 4 | 171,71 | 1 848,27 | 69,10 | 743,79 | 240,81 | 2 592,06 | - | 5 223 000,00 |
| OFFICE-405 | 4 | 217,30 | 2 339,00 | 63,44 | 682,86 | 280,74 | 3 021,86 | - | 6 090 000,00 |
| OFFICE-406 | 4 | 168,80 | 1 816,95 | 39,55 | 425,71 | 208,35 | 2 242,66 | - | 4 519 000,00 |
| OFFICE-407 | 4 | 219,78 | 2 365,69 | 45,48 | 489,54 | 265,26 | 2 855,23 | - | 5 754 000,00 |
| OFFICE-408 | 4 | 303,27 | 3 264,37 | 29,37 | 316,14 | 332,64 | 3 580,51 | - | 7 215 000,00 |
| OFFICE-409 | 4 | 282,51 | 3 040,91 | 29,16 | 313,86 | 311,67 | 3 354,78 | - | 6 760 000,00 |
| OFFICE-410 | 4 | 288,88 | 3 109,48 | 25,74 | 277,06 | 314,62 | 3 386,54 | - | 6 824 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-411 | 4 | 319,62 | 3 440,36 | 36,58 | 393,74 | 356,20 | 3 834,10 | - | 7 726 000,00 |
| OFFICE-412 | 4 | 214,22 | 2 305,84 | 31,09 | 334,65 | 245,31 | 2 640,49 | - | 5 321 000,00 |
| OFFICE-413 | 4 | 158,27 | 1 703,60 | 38,70 | 416,56 | 196,97 | 2 120,17 | - | 4 273 000,00 |
| OFFICE-414 | 4 | 213,64 | 2 299,60 | 68,43 | 736,57 | 282,07 | 3 036,18 | - | 6 118 000,00 |
| OFFICE-415 | 4 | 135,63 | 1 459,91 | 53,75 | 578,56 | 189,38 | 2 038,47 | - | 4 108 000,00 |
| OFFICE-416 | 4 | 144,42 | 1 554,52 | 37,38 | 402,35 | 181,80 | 1 956,88 | - | 3 944 000,00 |
| OFFICE-417 | 4 | 100,13 | 1 077,79 | 22,70 | 244,34 | 122,83 | 1 322,13 | - | 2 665 000,00 |
| OFFICE-418 | 4 | 107,33 | 1 155,29 | 24,95 | 268,56 | 132,28 | 1 423,85 | - | 2 870 000,00 |
| OFFICE-419 | 4 | 111,23 | 1 197,27 | 46,65 | 502,14 | 157,88 | 1 699,41 | - | 3 425 000,00 |
| OFFICE-420 | 4 | 88,30 | 950,45 | 66,92 | 720,32 | 155,22 | 1 670,77 | - | 3 367 000,00 |



THE WOW TOWER

# THE WOW 5TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,417 SQ. M / 45,552 SQ. FT
TOTAL VALUE: AED 96,066,000
PRICE PER SQ. FT: AED 2,020

## FIFTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 5th business floor includes 20 offices with a combined area of 4,344 sq. m / 46,758 sq. ft, a total acquisition value of AED 94,277,000, and an average price of AED 2,020 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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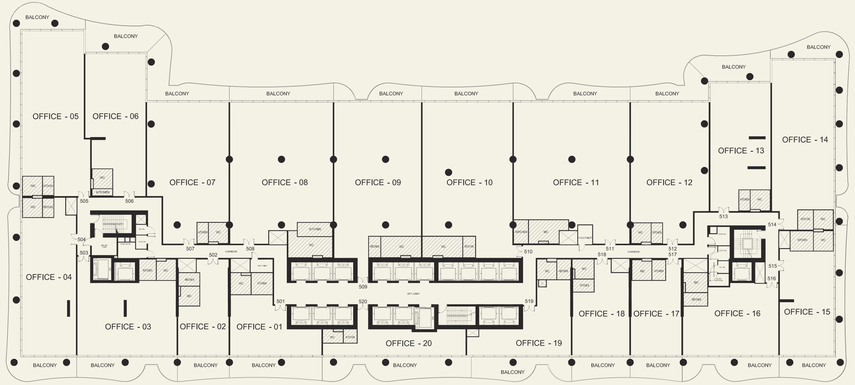
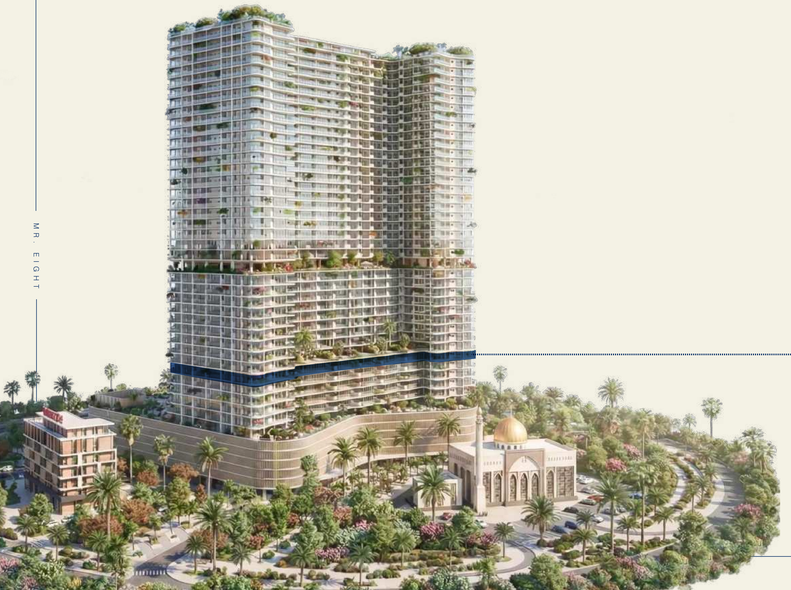
## 5TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-501 | 5 | 107,88 | 1 161,21 | 38,82 | 417,86 | 146,70 | 1 579,07 | - | 3 190 000,00 |
| OFFICE-502 | 5 | 94,86 | 1 021,06 | 23,07 | 248,32 | 117,93 | 1 269,39 | - | 2 565 000,00 |
| OFFICE-503 | 5 | 174,14 | 1 874,43 | 38,94 | 419,15 | 213,08 | 2 293,57 | - | 4 634 000,00 |
| OFFICE-504 | 5 | 171,71 | 1 848,27 | 66,33 | 713,97 | 238,04 | 2 562,24 | - | 5 176 000,00 |
| OFFICE-505 | 5 | 217,30 | 2 339,00 | 63,41 | 682,54 | 280,71 | 3 021,54 | - | 6 104 000,00 |
| OFFICE-506 | 5 | 168,80 | 1 816,95 | 39,58 | 426,04 | 208,38 | 2 242,98 | - | 4 531 000,00 |
| OFFICE-507 | 5 | 219,78 | 2 365,69 | 45,43 | 489,00 | 265,21 | 2 854,70 | - | 5 767 000,00 |
| OFFICE-508 | 5 | 303,27 | 3 264,37 | 29,59 | 318,50 | 332,86 | 3 582,88 | - | 7 238 000,00 |
| OFFICE-509 | 5 | 282,51 | 3 040,91 | 22,19 | 238,86 | 304,70 | 3 279,76 | - | 6 626 000,00 |
| OFFICE-510 | 5 | 288,88 | 3 109,48 | 25,93 | 279,11 | 314,81 | 3 388,59 | - | 6 845 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-511 | 5 | 319,62 | 3 440,36 | 29,69 | 319,58 | 349,31 | 3 759,94 | - | 7 596 000,00 |
| OFFICE-512 | 5 | 214,22 | 2 305,84 | 31,13 | 335,08 | 245,35 | 2 640,93 | - | 5 335 000,00 |
| OFFICE-513 | 5 | 158,27 | 1 703,60 | 38,66 | 416,13 | 196,93 | 2 119,74 | - | 4 282 000,00 |
| OFFICE-514 | 5 | 213,64 | 2 299,60 | 65,13 | 701,05 | 278,77 | 3 000,66 | - | 6 062 000,00 |
| OFFICE-515 | 5 | 135,63 | 1 459,91 | 53,95 | 580,71 | 189,58 | 2 040,62 | - | 4 123 000,00 |
| OFFICE-516 | 5 | 144,42 | 1 554,52 | 37,29 | 401,39 | 181,71 | 1 955,91 | - | 3 951 000,00 |
| OFFICE-517 | 5 | 100,13 | 1 077,79 | 22,65 | 243,80 | 122,78 | 1 321,59 | - | 2 670 000,00 |
| OFFICE-518 | 5 | 107,33 | 1 155,29 | 24,98 | 268,88 | 132,31 | 1 424,17 | - | 2 877 000,00 |
| OFFICE-519 | 5 | 111,23 | 1 197,27 | 39,43 | 424,42 | 150,66 | 1 621,69 | - | 3 276 000,00 |
| OFFICE-520 | 5 | 88,30 | 950,45 | 59,68 | 642,39 | 147,98 | 1 592,84 | - | 3 218 000,00 |



THE WOW TOWER

# THE WOW 6TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,417 SQ. M / 47,552 SQ. FT
TOTAL VALUE: AED 96,303,000
PRICE PER SQ. FT: AED 2,025

## SIXTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 6th business floor includes 20 offices with a combined area of 4,164 sq. m / 44,815 sq. ft, a total acquisition value of AED 90,754,000, and an average price of AED 2,025 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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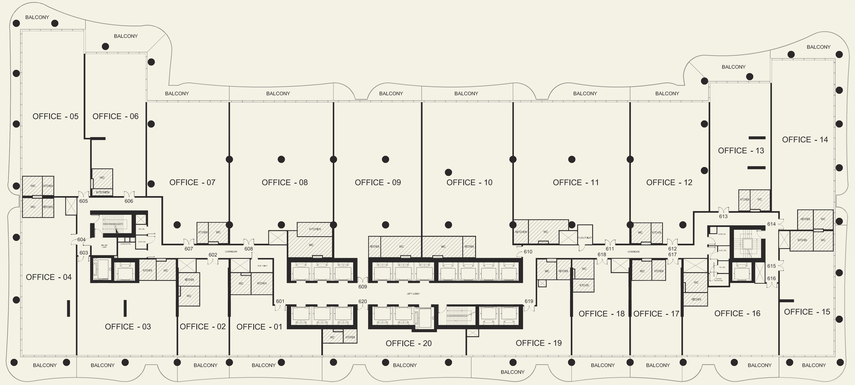
6TH BUSINESS FLOOR

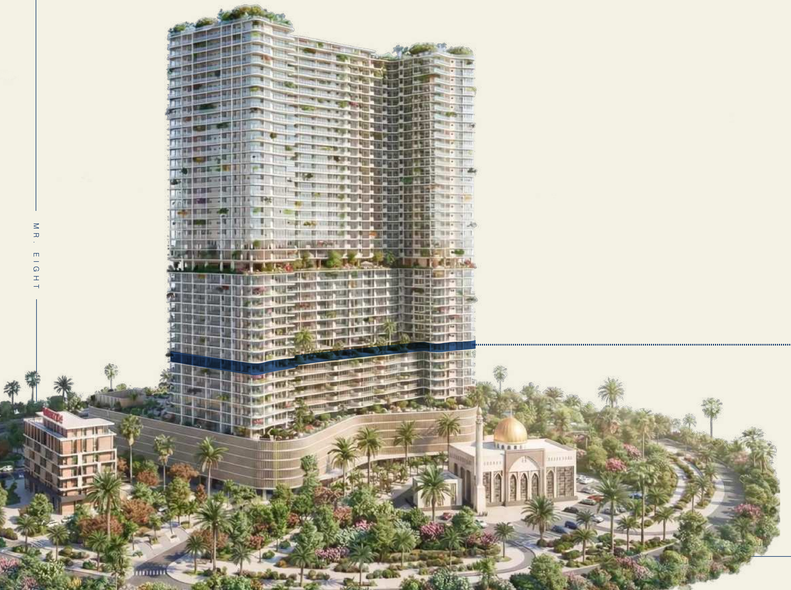



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-601 | 6 | 107,88 | 1 161,21 | 38,82 | 417,86 | 146,70 | 1 579,07 | - | 3 198 000,00 |
| OFFICE-602 | 6 | 94,86 | 1 021,06 | 23,07 | 248,32 | 117,93 | 1 269,39 | - | 2 571 000,00 |
| OFFICE-603 | 6 | 174,14 | 1 874,43 | 38,94 | 419,15 | 213,08 | 2 293,57 | - | 4 645 000,00 |
| OFFICE-604 | 6 | 171,71 | 1 848,27 | 66,33 | 713,97 | 238,04 | 2 562,24 | - | 5 189 000,00 |
| OFFICE-605 | 6 | 217,30 | 2 339,00 | 63,41 | 682,54 | 280,71 | 3 021,54 | - | 6 119 000,00 |
| OFFICE-606 | 6 | 168,80 | 1 816,95 | 39,58 | 426,04 | 208,38 | 2 242,98 | - | 4 543 000,00 |
| OFFICE-607 | 6 | 219,78 | 2 365,69 | 45,43 | 489,00 | 265,21 | 2 854,70 | - | 5 781 000,00 |
| OFFICE-608 | 6 | 303,27 | 3 264,37 | 29,59 | 318,50 | 332,86 | 3 582,88 | - | 7 256 000,00 |
| OFFICE-609 | 6 | 282,51 | 3 040,91 | 22,19 | 238,85 | 304,70 | 3 279,76 | - | 6 642 000,00 |
| OFFICE-610 | 6 | 288,88 | 3 109,48 | 25,93 | 279,11 | 314,81 | 3 388,59 | - | 6 862 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-611 | 6 | 319,62 | 3 440,36 | 29,69 | 319,58 | 349,31 | 3 759,94 | - | 7 614 000,00 |
| OFFICE-612 | 6 | 214,22 | 2 305,84 | 31,13 | 335,08 | 245,35 | 2 640,93 | - | 5 348 000,00 |
| OFFICE-613 | 6 | 158,27 | 1 703,60 | 38,66 | 416,13 | 196,93 | 2 119,74 | - | 4 293 000,00 |
| OFFICE-614 | 6 | 213,64 | 2 299,60 | 65,13 | 701,05 | 278,77 | 3 000,66 | - | 6 077 000,00 |
| OFFICE-615 | 6 | 135,63 | 1 459,91 | 53,95 | 580,71 | 189,58 | 2 040,62 | - | 4 133 000,00 |
| OFFICE-616 | 6 | 144,42 | 1 554,52 | 37,29 | 401,39 | 181,71 | 1 955,91 | - | 3 961 000,00 |
| OFFICE-617 | 6 | 100,13 | 1 077,79 | 22,65 | 243,80 | 122,78 | 1 321,59 | - | 2 677 000,00 |
| OFFICE-618 | 6 | 107,33 | 1 155,29 | 24,98 | 268,88 | 132,31 | 1 424,17 | - | 2 884 000,00 |
| OFFICE-619 | 6 | 111,23 | 1 197,27 | 39,43 | 424,42 | 150,66 | 1 621,69 | - | 3 284 000,00 |
| OFFICE-620 | 6 | 88,30 | 950,45 | 59,68 | 642,39 | 147,98 | 1 592,84 | - | 3 226 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 7TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 474,920 SQ. FT
TOTAL VALUE: AED 97,288,000
PRICE PER SQ. FT: AED 2,030

## SEVENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 7th business floor includes 20 offices with a combined area of 4,130 sq. m / 44,455 sq. ft, a total acquisition value of AED 90,249,000, and an average price of AED 2,030 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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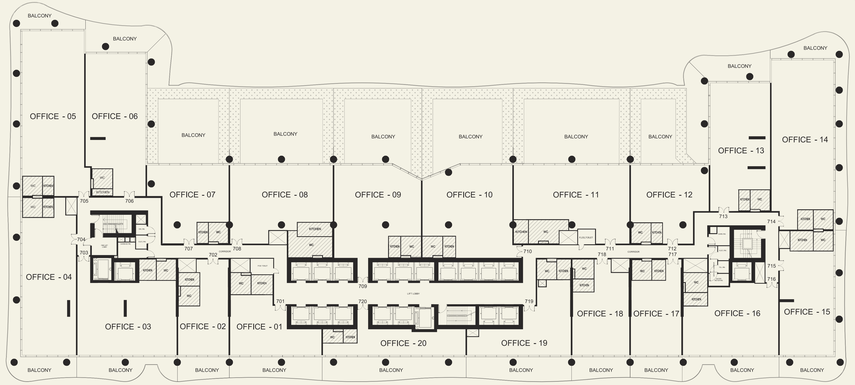
7TH BUSINESS FLOOR

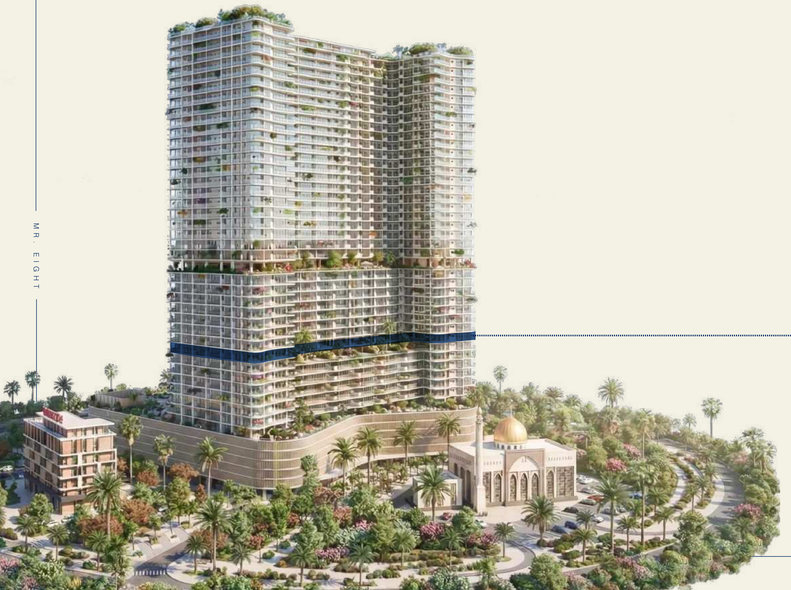



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-701 | 7 | 106,89 | 1 150,55 | 38,91 | 418,82 | 145,80 | 1 569,38 | - | 3 186 000,00 |
| OFFICE-702 | 7 | 94,86 | 1 021,06 | 23,12 | 248,86 | 117,98 | 1 269,93 | - | 2 578 000,00 |
| OFFICE-703 | 7 | 174,13 | 1 874,32 | 39,04 | 420,22 | 213,17 | 2 294,54 | - | 4 658 000,00 |
| OFFICE-704 | 7 | 171,77 | 1 848,92 | 69,11 | 743,89 | 240,88 | 2 592,81 | - | 5 264 000,00 |
| OFFICE-705 | 7 | 214,66 | 2 310,58 | 63,44 | 682,86 | 278,10 | 2 993,44 | - | 6 077 000,00 |
| OFFICE-706 | 7 | 172,71 | 1 859,03 | 39,45 | 424,64 | 212,16 | 2 283,67 | - | 4 636 000,00 |
| OFFICE-707 | 7 | 117,39 | 1 263,58 | 147,46 | 1 587,25 | 264,85 | 2 850,82 | - | 5 788 000,00 |
| OFFICE-708 | 7 | 173,99 | 1 872,81 | 158,60 | 1 707,16 | 332,59 | 3 579,97 | - | 7 268 000,00 |
| OFFICE-709 | 7 | 166,64 | 1 815,23 | 143,26 | 1 542,25 | 311,90 | 3 357,48 | - | 6 816 000,00 |
| OFFICE-710 | 7 | 169,65 | 1 826,10 | 144,71 | 1 557,65 | 314,36 | 3 383,74 | - | 6 869 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-711 | 7 | 175,01 | 1 883,79 | 181,72 | 1 956,02 | 356,73 | 3 839,81 | - | 7 796 000,00 |
| OFFICE-712 | 7 | 115,74 | 1 245,81 | 88,17 | 949,05 | 203,91 | 2 194,87 | - | 4 456 000,00 |
| OFFICE-713 | 7 | 158,27 | 1 703,60 | 78,94 | 849,70 | 237,21 | 2 553,31 | - | 5 184 000,00 |
| OFFICE-714 | 7 | 213,75 | 2 300,79 | 70,33 | 757,03 | 284,08 | 3 057,81 | - | 6 208 000,00 |
| OFFICE-715 | 7 | 134,80 | 1 450,98 | 53,40 | 574,79 | 188,20 | 2 025,77 | - | 4 113 000,00 |
| OFFICE-716 | 7 | 144,41 | 1 554,42 | 37,38 | 402,35 | 181,79 | 1 956,77 | - | 3 973 000,00 |
| OFFICE-717 | 7 | 100,13 | 1 077,79 | 22,71 | 244,45 | 122,84 | 1 322,24 | - | 2 685 000,00 |
| OFFICE-718 | 7 | 107,33 | 1 155,29 | 24,95 | 268,56 | 132,28 | 1 423,85 | - | 2 891 000,00 |
| OFFICE-719 | 7 | 111,23 | 1 197,27 | 46,72 | 524,42 | 159,95 | 1 721,69 | - | 3 496 000,00 |
| OFFICE-720 | 7 | 88,29 | 950,35 | 64,86 | 698,15 | 153,15 | 1 648,49 | - | 3 347 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 8TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,295,000
PRICE PER SQ. FT: AED 2,020

## EIGHTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 8th business floor includes 20 offices with a combined area of 4,095 sq. m / 44,076 sq. ft, a total acquisition value of AED 69,662,000, and an average price of AED 2,035 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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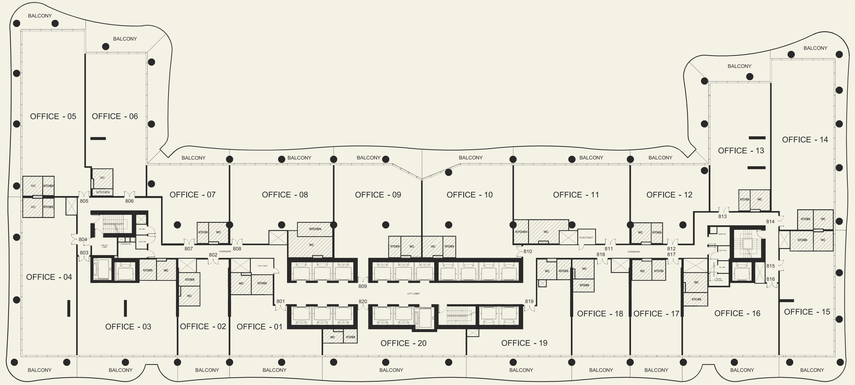
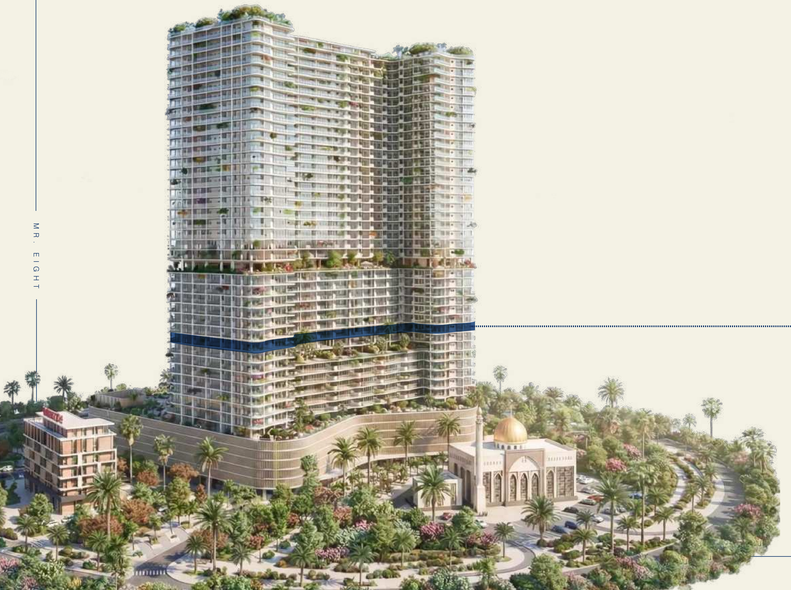
## 8TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-801 | 8 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 193 000,00 |
| OFFICE-802 | 8 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 584 000,00 |
| OFFICE-803 | 8 | 174,13 | 1 874,32 | 36,96 | 419,36 | 213,09 | 2 293,68 | - | 4 668 000,00 |
| OFFICE-804 | 8 | 171,84 | 1 849,67 | 68,98 | 742,49 | 240,82 | 2 592,16 | - | 5 276 000,00 |
| OFFICE-805 | 8 | 214,69 | 2 310,90 | 63,44 | 682,86 | 278,13 | 2 993,77 | - | 6 093 000,00 |
| OFFICE-806 | 8 | 172,66 | 1 858,50 | 86,74 | 933,66 | 259,40 | 2 792,16 | - | 5 683 000,00 |
| OFFICE-807 | 8 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 041 000,00 |
| OFFICE-808 | 8 | 173,99 | 1 872,81 | 29,45 | 317,00 | 203,44 | 2 189,81 | - | 4 457 000,00 |
| OFFICE-809 | 8 | 166,64 | 1 815,23 | 33,56 | 361,24 | 202,20 | 2 176,46 | - | 4 430 000,00 |
| OFFICE-810 | 8 | 169,65 | 1 826,10 | 31,56 | 339,71 | 201,21 | 2 165,81 | - | 4 408 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-811 | 8 | 175,01 | 1 883,79 | 36,48 | 392,67 | 211,49 | 2 276,46 | - | 4 633 000,00 |
| OFFICE-812 | 8 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 2 973 000,00 |
| OFFICE-813 | 8 | 158,30 | 1 703,93 | 73,93 | 795,78 | 232,23 | 2 499,70 | - | 5 087 000,00 |
| OFFICE-814 | 8 | 213,68 | 2 300,03 | 70,43 | 758,10 | 284,11 | 3 058,13 | - | 6 224 000,00 |
| OFFICE-815 | 8 | 134,76 | 1 450,54 | 53,40 | 574,79 | 188,16 | 2 025,34 | - | 4 122 000,00 |
| OFFICE-816 | 8 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 3 981 000,00 |
| OFFICE-817 | 8 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 690 000,00 |
| OFFICE-818 | 8 | 107,34 | 1 155,40 | 24,91 | 268,13 | 132,25 | 1 423,53 | - | 2 897 000,00 |
| OFFICE-819 | 8 | 111,21 | 1 197,05 | 48,64 | 523,56 | 159,85 | 1 720,61 | - | 3 502 000,00 |
| OFFICE-820 | 8 | 88,29 | 950,35 | 64,75 | 696,96 | 153,04 | 1 647,31 | - | 3 353 000,00 |



THE WOW TOWER

# THE WOW 9TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 82,757,000
PRICE PER SQ. FT: AED 2,040

## NINTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 9th business floor includes 20 offices with a combined area of 4,059 sq. m / 43,685 sq. ft, a total acquisition value of AED 89,007,000, and an average price of AED 2,040 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

**VAT DISCLAIMER**
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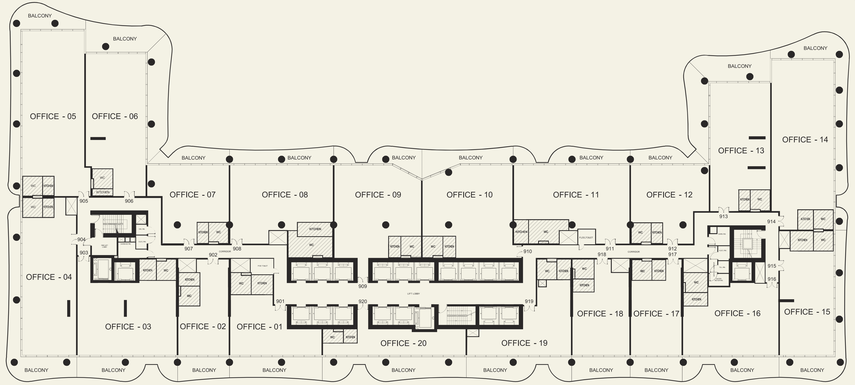
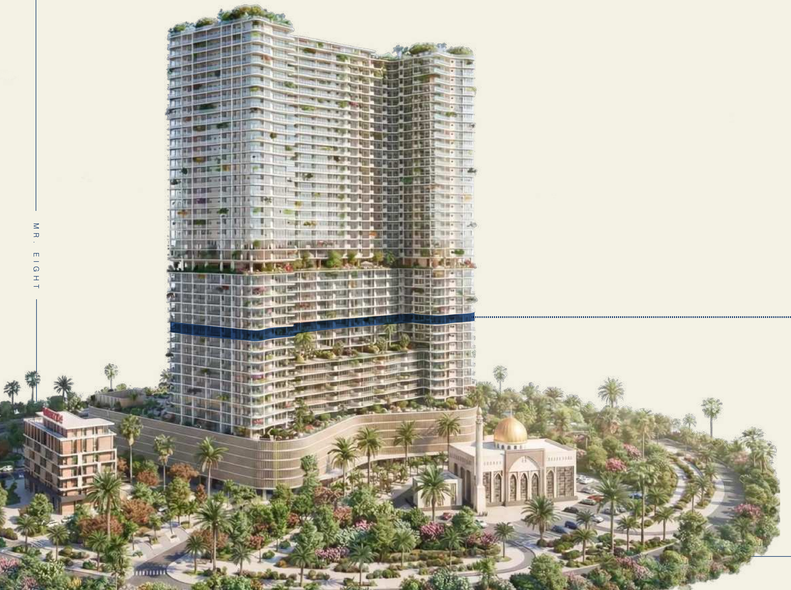
MR EIGHT

## 9TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-901 | 9 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 200 000,00 |
| OFFICE-902 | 9 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 590 000,00 |
| OFFICE-903 | 9 | 174,13 | 1 874,32 | 38,96 | 419,36 | 213,09 | 2 293,68 | - | 4 680 000,00 |
| OFFICE-904 | 9 | 171,84 | 1 849,67 | 66,37 | 714,40 | 238,21 | 2 564,07 | - | 5 231 000,00 |
| OFFICE-905 | 9 | 214,72 | 2 311,23 | 63,44 | 682,86 | 278,16 | 2 994,09 | - | 6 108 000,00 |
| OFFICE-906 | 9 | 172,66 | 1 858,50 | 86,72 | 933,45 | 259,38 | 2 791,94 | - | 5 696 000,00 |
| OFFICE-907 | 9 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 048 000,00 |
| OFFICE-908 | 9 | 173,99 | 1 872,81 | 29,53 | 317,86 | 203,52 | 2 190,67 | - | 4 469 000,00 |
| OFFICE-909 | 9 | 166,64 | 1 815,23 | 26,61 | 286,43 | 195,25 | 2 101,65 | - | 4 288 000,00 |
| OFFICE-910 | 9 | 169,65 | 1 826,10 | 31,62 | 340,35 | 201,27 | 2 166,45 | - | 4 420 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-911 | 9 | 175,01 | 1 883,79 | 29,61 | 318,72 | 204,62 | 2 202,51 | - | 4 494 000,00 |
| OFFICE-912 | 9 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 2 980 000,00 |
| OFFICE-913 | 9 | 158,30 | 1 703,93 | 73,95 | 795,99 | 232,25 | 2 499,92 | - | 5 100 000,00 |
| OFFICE-914 | 9 | 213,68 | 2 300,03 | 67,07 | 721,94 | 280,75 | 3 021,97 | - | 6 165 000,00 |
| OFFICE-915 | 9 | 134,76 | 1 450,54 | 53,54 | 576,30 | 188,30 | 2 026,84 | - | 4 135 000,00 |
| OFFICE-916 | 9 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 3 991 000,00 |
| OFFICE-917 | 9 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 697 000,00 |
| OFFICE-918 | 9 | 107,34 | 1 155,40 | 24,99 | 268,99 | 132,33 | 1 424,39 | - | 2 906 000,00 |
| OFFICE-919 | 9 | 111,21 | 1 197,05 | 41,52 | 446,92 | 152,73 | 1 643,97 | - | 3 354 000,00 |
| OFFICE-920 | 9 | 88,29 | 950,35 | 57,65 | 620,54 | 145,94 | 1 570,89 | - | 3 205 000,00 |



THE WOW TOWER

# THE WOW 10TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,701,000
PRICE PER SQ. FT: AED 2,045

## TENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 10th business floor includes 20 offices with a combined area of 4,024 sq. m / 43,310 sq. ft, a total acquisition value of AED 88,454,000, and an average price of AED 2,045 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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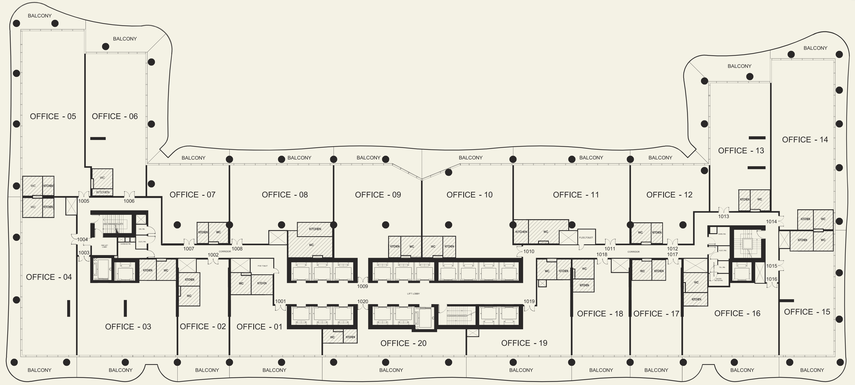
10TH BUSINESS FLOOR

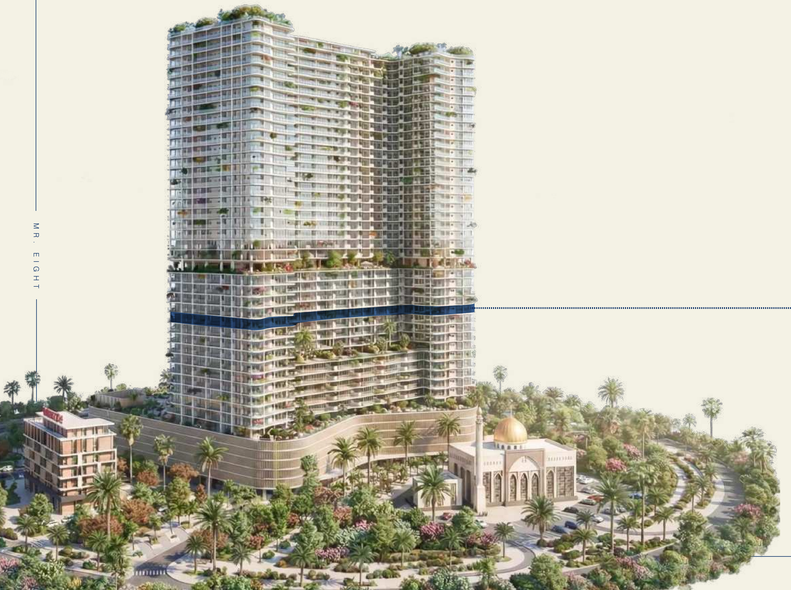



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1001 | 10 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 208 000,00 |
| OFFICE-1002 | 10 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 597 000,00 |
| OFFICE-1003 | 10 | 174,13 | 1 874,32 | 36,96 | 419,36 | 213,09 | 2 293,68 | - | 4 691 000,00 |
| OFFICE-1004 | 10 | 171,84 | 1 849,67 | 68,98 | 742,49 | 240,82 | 2 592,16 | - | 5 301 000,00 |
| OFFICE-1005 | 10 | 214,69 | 2 310,90 | 63,44 | 682,86 | 278,13 | 2 993,77 | - | 6 123 000,00 |
| OFFICE-1006 | 10 | 172,66 | 1 858,50 | 86,74 | 933,66 | 259,40 | 2 792,16 | - | 5 710 000,00 |
| OFFICE-1007 | 10 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 056 000,00 |
| OFFICE-1008 | 10 | 173,99 | 1 872,81 | 29,45 | 317,00 | 203,44 | 2 189,81 | - | 4 479 000,00 |
| OFFICE-1009 | 10 | 166,64 | 1 815,23 | 33,56 | 361,24 | 202,20 | 2 176,46 | - | 4 451 000,00 |
| OFFICE-1010 | 10 | 169,65 | 1 826,10 | 31,56 | 339,71 | 201,21 | 2 165,81 | - | 4 430 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1011 | 10 | 175,01 | 1 883,79 | 36,48 | 392,67 | 211,49 | 2 276,46 | - | 4 656 000,00 |
| OFFICE-1012 | 10 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 2 987 000,00 |
| OFFICE-1013 | 10 | 158,30 | 1 703,93 | 73,93 | 795,78 | 232,23 | 2 499,70 | - | 5 112 000,00 |
| OFFICE-1014 | 10 | 213,68 | 2 300,03 | 70,43 | 758,10 | 284,11 | 3 058,13 | - | 6 254 000,00 |
| OFFICE-1015 | 10 | 134,76 | 1 450,54 | 53,40 | 574,79 | 188,16 | 2 025,34 | - | 4 142 000,00 |
| OFFICE-1016 | 10 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 000 000,00 |
| OFFICE-1017 | 10 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 704 000,00 |
| OFFICE-1018 | 10 | 107,34 | 1 155,40 | 24,91 | 268,13 | 132,25 | 1 423,53 | - | 2 912 000,00 |
| OFFICE-1019 | 10 | 111,21 | 1 197,05 | 46,64 | 523,56 | 159,85 | 1 720,61 | - | 3 519 000,00 |
| OFFICE-1020 | 10 | 88,29 | 950,35 | 64,75 | 696,96 | 153,04 | 1 647,31 | - | 3 369 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 11TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,165,000
PRICE PER SQ. FT: AED 2,050

## TENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 11th business floor includes 20 offices with a combined area of 3,988 sq. m / 42,918 sq. ft, a total acquisition value of AED 87,814,000, and an average price of AED 2,050 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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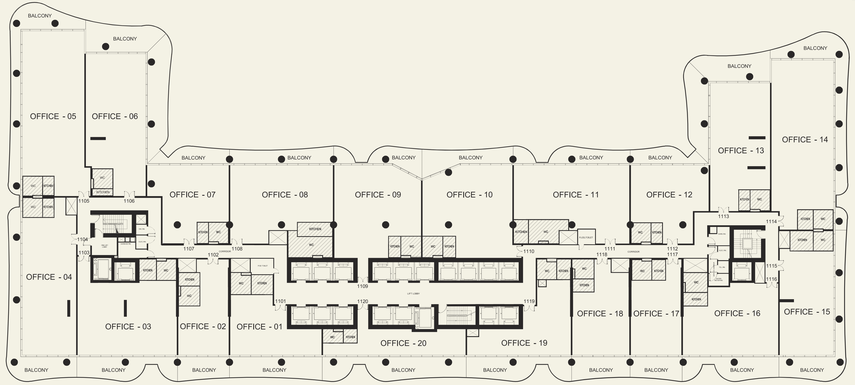
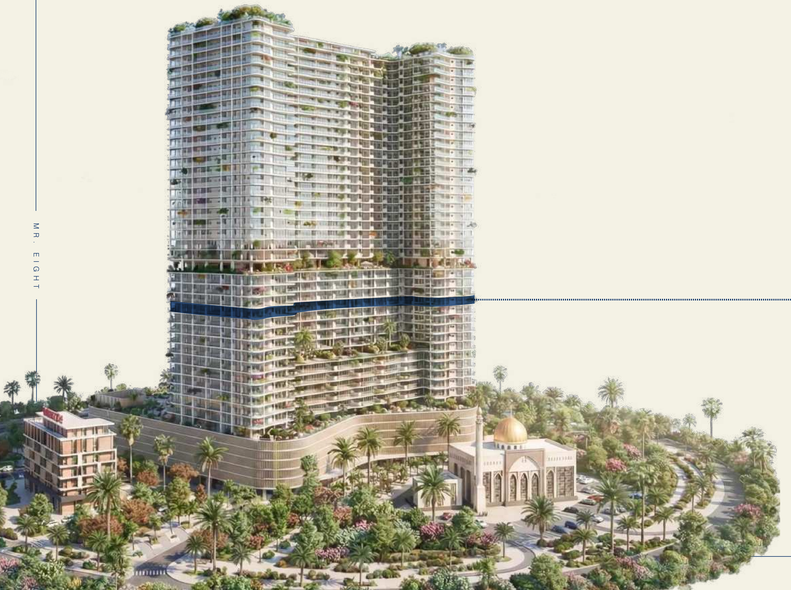
## 11TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1101 | 11 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 216 000,00 |
| OFFICE-1102 | 11 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 603 000,00 |
| OFFICE-1103 | 11 | 174,13 | 1 874,32 | 38,96 | 419,36 | 213,09 | 2 293,68 | - | 4 703 000,00 |
| OFFICE-1104 | 11 | 171,84 | 1 849,67 | 66,37 | 714,40 | 238,21 | 2 564,07 | - | 5 257 000,00 |
| OFFICE-1105 | 11 | 214,72 | 2 311,23 | 63,44 | 682,86 | 278,16 | 2 994,09 | - | 6 138 000,00 |
| OFFICE-1106 | 11 | 172,66 | 1 858,50 | 86,72 | 933,45 | 259,38 | 2 791,94 | - | 5 724 000,00 |
| OFFICE-1107 | 11 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 063 000,00 |
| OFFICE-1108 | 11 | 173,99 | 1 872,81 | 29,53 | 317,86 | 203,52 | 2 190,67 | - | 4 491 000,00 |
| OFFICE-1109 | 11 | 166,64 | 1 815,23 | 26,61 | 286,43 | 195,25 | 2 101,65 | - | 4 309 000,00 |
| OFFICE-1110 | 11 | 169,65 | 1 826,10 | 31,62 | 340,35 | 201,27 | 2 166,45 | - | 4 442 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1111 | 11 | 175,01 | 1 883,79 | 29,61 | 318,72 | 204,62 | 2 202,51 | - | 4 516 000,00 |
| OFFICE-1112 | 11 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 2 994 000,00 |
| OFFICE-1113 | 11 | 158,30 | 1 703,93 | 73,95 | 795,99 | 232,25 | 2 499,92 | - | 5 125 000,00 |
| OFFICE-1114 | 11 | 213,68 | 2 300,03 | 67,07 | 721,94 | 280,75 | 3 021,97 | - | 6 196 000,00 |
| OFFICE-1115 | 11 | 134,76 | 1 450,54 | 53,54 | 576,30 | 188,30 | 2 026,84 | - | 4 156 000,00 |
| OFFICE-1116 | 11 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 010 000,00 |
| OFFICE-1117 | 11 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 710 000,00 |
| OFFICE-1118 | 11 | 107,34 | 1 155,40 | 24,99 | 268,99 | 132,33 | 1 424,39 | - | 2 920 000,00 |
| OFFICE-1119 | 11 | 111,21 | 1 197,05 | 41,52 | 446,92 | 152,73 | 1 643,97 | - | 3 371 000,00 |
| OFFICE-1120 | 11 | 88,29 | 950,35 | 57,65 | 620,54 | 145,94 | 1 570,89 | - | 3 221 000,00 |



THE WOW TOWER

# THE WOW 12TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,370,000
PRICE PER SQ. FT: AED 2,055

## TWELFTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 12th business floor includes 20 offices with a combined area of 3,951 sq. m / 42,534 sq. ft, a total acquisition value of AED 87,198,000, and an average price of AED 2,055 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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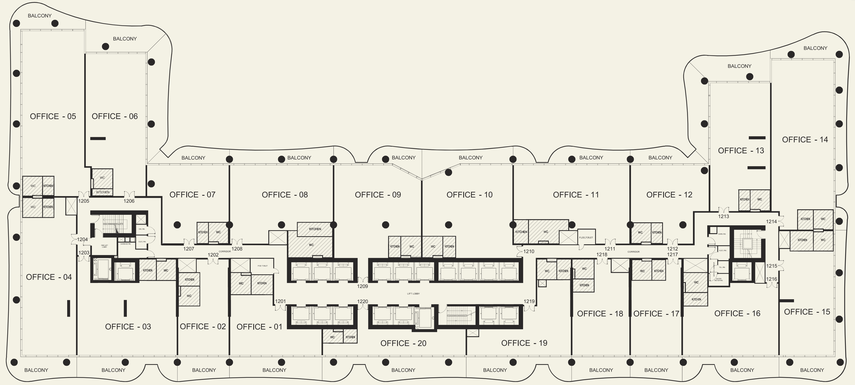
12TH BUSINESS FLOOR

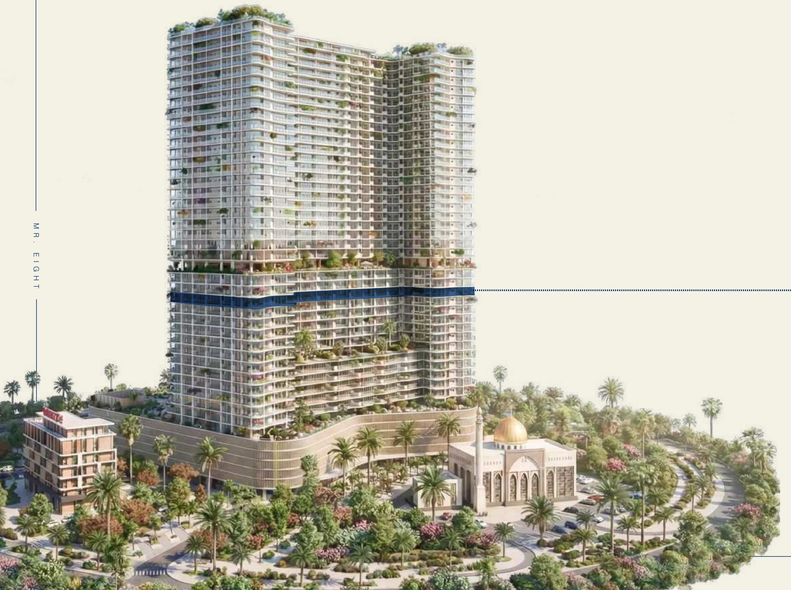



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1201 | 12 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 224 000,00 |
| OFFICE-1202 | 12 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 609 000,00 |
| OFFICE-1203 | 12 | 174,13 | 1 874,32 | 38,96 | 419,36 | 213,09 | 2 293,68 | - | 4 714 000,00 |
| OFFICE-1204 | 12 | 171,84 | 1 849,67 | 66,37 | 714,40 | 238,21 | 2 564,07 | - | 5 270 000,00 |
| OFFICE-1205 | 12 | 214,72 | 2 311,23 | 63,44 | 682,86 | 278,16 | 2 994,09 | - | 6 153 000,00 |
| OFFICE-1206 | 12 | 172,66 | 1 858,50 | 86,72 | 933,45 | 259,38 | 2 791,94 | - | 5 738 000,00 |
| OFFICE-1207 | 12 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 071 000,00 |
| OFFICE-1208 | 12 | 173,99 | 1 872,81 | 29,53 | 317,86 | 203,52 | 2 190,67 | - | 4 502 000,00 |
| OFFICE-1209 | 12 | 166,64 | 1 815,23 | 26,61 | 286,43 | 195,25 | 2 101,65 | - | 4 319 000,00 |
| OFFICE-1210 | 12 | 169,65 | 1 826,10 | 31,62 | 340,35 | 201,27 | 2 166,45 | - | 4 453 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1211 | 12 | 175,01 | 1 883,79 | 29,61 | 318,72 | 204,62 | 2 202,51 | - | 4 527 000,00 |
| OFFICE-1212 | 12 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 3 002 000,00 |
| OFFICE-1213 | 12 | 158,30 | 1 703,93 | 73,95 | 795,99 | 232,25 | 2 499,92 | - | 5 138 000,00 |
| OFFICE-1214 | 12 | 213,68 | 2 300,03 | 67,07 | 721,94 | 280,75 | 3 021,97 | - | 6 211 000,00 |
| OFFICE-1215 | 12 | 134,76 | 1 450,54 | 53,54 | 576,30 | 188,30 | 2 026,84 | - | 4 166 000,00 |
| OFFICE-1216 | 12 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 020 000,00 |
| OFFICE-1217 | 12 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 717 000,00 |
| OFFICE-1218 | 12 | 107,34 | 1 155,40 | 24,99 | 268,99 | 132,33 | 1 424,39 | - | 2 928 000,00 |
| OFFICE-1219 | 12 | 111,21 | 1 197,05 | 41,52 | 446,92 | 152,73 | 1 643,97 | - | 3 379 000,00 |
| OFFICE-1220 | 12 | 88,29 | 950,35 | 57,65 | 620,54 | 145,94 | 1 570,89 | - | 3 229 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 13TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,295 SQ. FT
TOTAL VALUE: AED 84,316,000
PRICE PER SQ. FT: AED 2,060

## THIRTEENTH OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 13th business floor includes 20 offices with a combined area of 3,915 sq. m / 42,140 sq. ft, a total acquisition value of AED 86,514,000, and an average price of AED 2,060 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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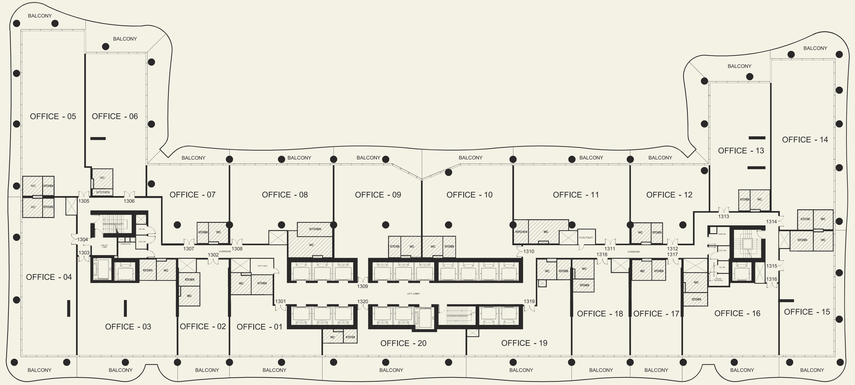
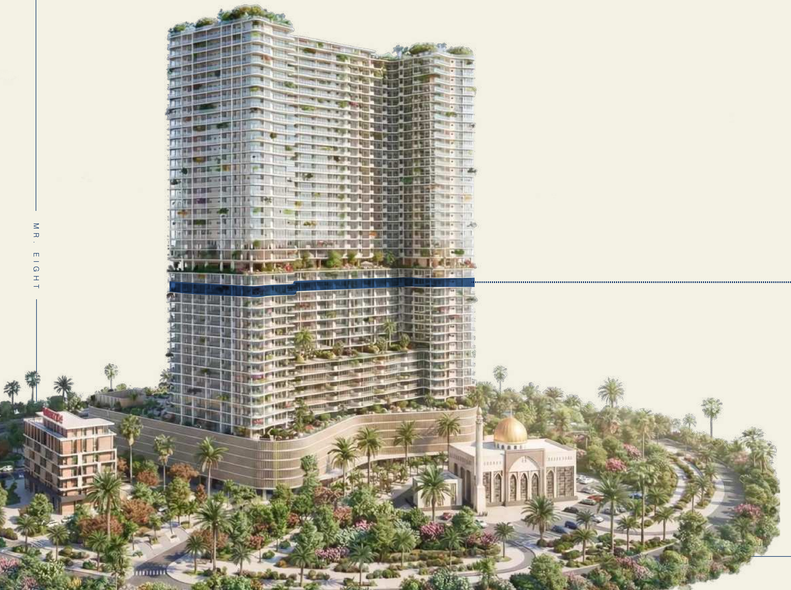
13TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1301 | 13 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 232 000,00 |
| OFFICE-1302 | 13 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 616 000,00 |
| OFFICE-1303 | 13 | 174,13 | 1 874,32 | 36,96 | 419,36 | 213,09 | 2 293,68 | - | 4 725 000,00 |
| OFFICE-1304 | 13 | 171,84 | 1 849,67 | 68,98 | 742,49 | 240,82 | 2 592,16 | - | 5 340 000,00 |
| OFFICE-1305 | 13 | 214,69 | 2 310,90 | 63,44 | 682,86 | 278,13 | 2 993,77 | - | 6 168 000,00 |
| OFFICE-1306 | 13 | 172,66 | 1 858,50 | 86,74 | 933,66 | 259,40 | 2 792,16 | - | 5 752 000,00 |
| OFFICE-1307 | 13 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 078 000,00 |
| OFFICE-1308 | 13 | 173,99 | 1 872,81 | 29,45 | 317,00 | 203,44 | 2 189,81 | - | 4 512 000,00 |
| OFFICE-1309 | 13 | 168,64 | 1 815,23 | 33,56 | 361,24 | 202,20 | 2 176,46 | - | 4 484 000,00 |
| OFFICE-1310 | 13 | 169,65 | 1 826,10 | 31,56 | 339,71 | 201,21 | 2 165,81 | - | 4 462 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1311 | 13 | 175,01 | 1 883,79 | 36,48 | 392,67 | 211,49 | 2 276,46 | - | 4 690 000,00 |
| OFFICE-1312 | 13 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 3 009 000,00 |
| OFFICE-1313 | 13 | 158,30 | 1 703,93 | 73,93 | 795,78 | 232,23 | 2 499,70 | - | 5 150 000,00 |
| OFFICE-1314 | 13 | 213,68 | 2 300,03 | 70,43 | 758,10 | 284,11 | 3 058,13 | - | 6 300 000,00 |
| OFFICE-1315 | 13 | 134,76 | 1 450,54 | 53,40 | 574,79 | 188,16 | 2 025,34 | - | 4 173 000,00 |
| OFFICE-1316 | 13 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 030 000,00 |
| OFFICE-1317 | 13 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 723 000,00 |
| OFFICE-1318 | 13 | 107,34 | 1 155,40 | 24,91 | 268,13 | 132,25 | 1 423,53 | - | 2 933 000,00 |
| OFFICE-1319 | 13 | 111,21 | 1 197,05 | 46,64 | 523,56 | 159,85 | 1 720,61 | - | 3 545 000,00 |
| OFFICE-1320 | 13 | 88,29 | 950,35 | 64,75 | 696,96 | 153,04 | 1 647,31 | - | 3 394 000,00 |



THE WOW TOWER

# THE WOW 14TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,772,000
PRICE PER SQ. FT: AED 2,065

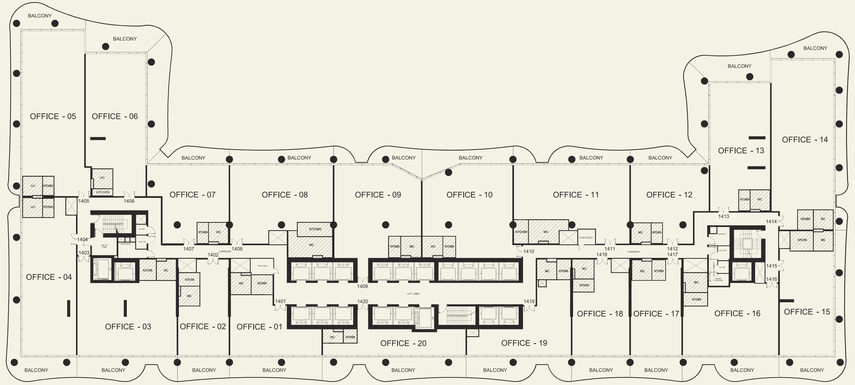
## FOURTEENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 14th business floor includes 20 offices with a combined area of 3,876 sq. m / 41,716 sq. ft, a total acquisition value of AED 85,786,000, and an average price of AED 2,065 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

**VAT DISCLAIMER**
All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

14TH BUSINESS FLOOR

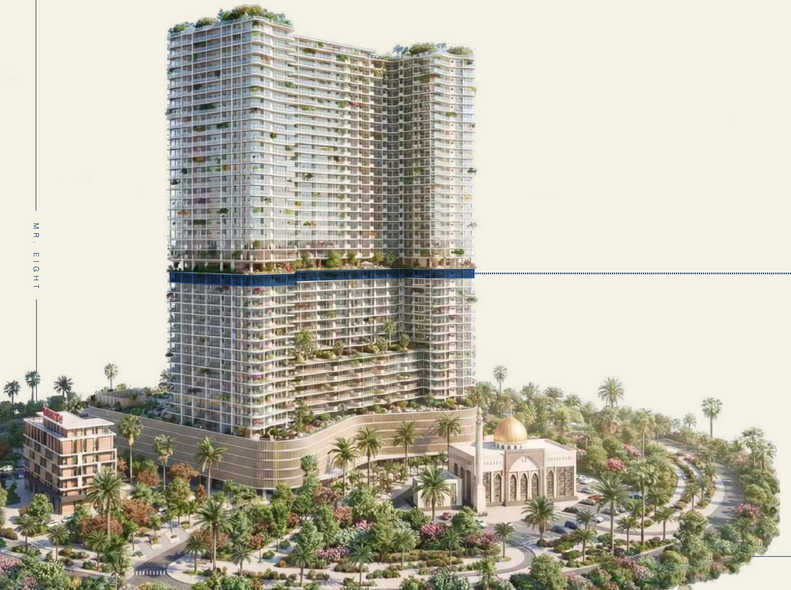



| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1401 | 14 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 240 000,00 |
| OFFICE-1402 | 14 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 622 000,00 |
| OFFICE-1403 | 14 | 174,13 | 1 874,32 | 38,96 | 419,36 | 213,09 | 2 293,68 | - | 4 737 000,00 |
| OFFICE-1404 | 14 | 171,84 | 1 849,67 | 66,37 | 714,40 | 238,21 | 2 564,07 | - | 5 295 000,00 |
| OFFICE-1405 | 14 | 214,72 | 2 311,23 | 63,44 | 682,86 | 278,16 | 2 994,09 | - | 6 183 000,00 |
| OFFICE-1406 | 14 | 172,66 | 1 858,50 | 86,72 | 933,45 | 259,38 | 2 791,94 | - | 5 766 000,00 |
| OFFICE-1407 | 14 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 086 000,00 |
| OFFICE-1408 | 14 | 173,99 | 1 872,81 | 29,53 | 317,86 | 203,52 | 2 190,67 | - | 4 524 000,00 |
| OFFICE-1409 | 14 | 166,64 | 1 815,23 | 26,61 | 286,43 | 195,25 | 2 101,65 | - | 4 340 000,00 |
| OFFICE-1410 | 14 | 169,65 | 1 826,10 | 31,62 | 340,35 | 201,27 | 2 166,45 | - | 4 474 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1411 | 14 | 175,01 | 1 883,79 | 29,61 | 318,72 | 204,62 | 2 202,51 | - | 4 549 000,00 |
| OFFICE-1412 | 14 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 3 016 000,00 |
| OFFICE-1413 | 14 | 158,30 | 1 703,93 | 73,95 | 795,99 | 232,25 | 2 499,92 | - | 5 163 000,00 |
| OFFICE-1414 | 14 | 213,68 | 2 300,03 | 67,07 | 721,94 | 280,75 | 3 021,97 | - | 6 241 000,00 |
| OFFICE-1415 | 14 | 134,76 | 1 450,54 | 53,54 | 576,30 | 188,30 | 2 026,84 | - | 4 186 000,00 |
| OFFICE-1416 | 14 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 039 000,00 |
| OFFICE-1417 | 14 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 730 000,00 |
| OFFICE-1418 | 14 | 107,34 | 1 155,40 | 24,99 | 268,99 | 132,33 | 1 424,39 | - | 2 942 000,00 |
| OFFICE-1419 | 14 | 111,21 | 1 197,05 | 41,52 | 446,92 | 152,73 | 1 643,97 | - | 3 395 000,00 |
| OFFICE-1420 | 14 | 88,29 | 950,35 | 57,65 | 620,54 | 145,94 | 1 570,89 | - | 3 244 000,00 |



MR EIGHT



THE WOW TOWER

# THE WOW 15TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,976,000
PRICE PER SQ. FT: AED 2,070

## FIFTEENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 15th business floor includes 20 offices with a combined area of 3,768 sq. m / 40,563 sq. ft, a total acquisition value of AED 83,976,000, and an average price of AED 2,070 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

**VAT DISCLAIMER**

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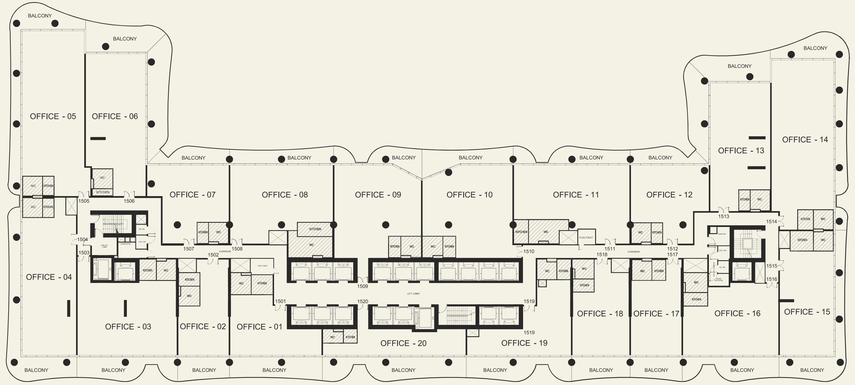
15TH BUSINESS FLOOR




| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1501 | 15 | 106,89 | 1 150,55 | 38,84 | 418,07 | 145,73 | 1 568,62 | - | 3 248 000,00 |
| OFFICE-1502 | 15 | 94,86 | 1 021,06 | 23,08 | 248,43 | 117,94 | 1 269,50 | - | 2 628 000,00 |
| OFFICE-1503 | 15 | 174,13 | 1 874,32 | 38,96 | 419,36 | 213,09 | 2 293,68 | - | 4 748 000,00 |
| OFFICE-1504 | 15 | 171,84 | 1 849,67 | 66,37 | 714,40 | 238,21 | 2 564,07 | - | 5 308 000,00 |
| OFFICE-1505 | 15 | 214,72 | 2 311,23 | 63,44 | 682,86 | 278,16 | 2 994,09 | - | 6 198 000,00 |
| OFFICE-1506 | 15 | 172,66 | 1 858,50 | 86,72 | 933,45 | 259,38 | 2 791,94 | - | 5 780 000,00 |
| OFFICE-1507 | 15 | 117,39 | 1 263,58 | 21,41 | 230,46 | 138,80 | 1 494,03 | - | 3 093 000,00 |
| OFFICE-1508 | 15 | 173,99 | 1 872,81 | 29,53 | 317,86 | 203,52 | 2 190,67 | - | 4 535 000,00 |
| OFFICE-1509 | 15 | 166,64 | 1 815,23 | 26,61 | 286,43 | 195,25 | 2 101,65 | - | 4 351 000,00 |
| OFFICE-1510 | 15 | 169,65 | 1 826,10 | 31,62 | 340,35 | 201,27 | 2 166,45 | - | 4 485 000,00 |

| UNIT NUMBER | FLOOR NUMBER | SUITE AREA M2 | SUITE AREA SQF | BALCONY AREA M2 | BALCONY AREA SQF | TOTAL AREA M2 | TOTAL AREA SQF | NO. OF PARKING | PRICE AED |
|---|---|---|---|---|---|---|---|---|---|
| OFFICE-1511 | 15 | 175,01 | 1 883,79 | 29,61 | 318,72 | 204,62 | 2 202,51 | - | 4 560 000,00 |
| OFFICE-1512 | 15 | 115,74 | 1 245,81 | 19,94 | 214,63 | 135,68 | 1 460,45 | - | 3 024 000,00 |
| OFFICE-1513 | 15 | 158,30 | 1 703,93 | 73,95 | 795,99 | 232,25 | 2 499,92 | - | 5 175 000,00 |
| OFFICE-1514 | 15 | 213,68 | 2 300,03 | 67,07 | 721,94 | 280,75 | 3 021,97 | - | 6 256 000,00 |
| OFFICE-1515 | 15 | 134,76 | 1 450,54 | 53,54 | 576,30 | 188,30 | 2 026,84 | - | 4 196 000,00 |
| OFFICE-1516 | 15 | 144,41 | 1 554,42 | 37,30 | 401,49 | 181,71 | 1 955,91 | - | 4 049 000,00 |
| OFFICE-1517 | 15 | 100,13 | 1 077,79 | 22,67 | 244,02 | 122,80 | 1 321,81 | - | 2 737 000,00 |
| OFFICE-1518 | 15 | 107,34 | 1 155,40 | 24,99 | 268,99 | 132,33 | 1 424,39 | - | 2 949 000,00 |
| OFFICE-1519 | 15 | 111,21 | 1 197,05 | 41,52 | 446,92 | 152,73 | 1 643,97 | - | 3 404 000,00 |
| OFFICE-1520 | 15 | 88,29 | 950,35 | 57,65 | 620,54 | 145,94 | 1 570,89 | - | 3 252 000,00 |

# EXECUTIVE LOUNGE TERRACE

LOCATED ON THE 16TH FLOOR, THE EXECUTIVE LOUNGE TERRACE IS A DEDICATED OUTDOOR AMENITY CREATED EXCLUSIVELY FOR OFFICE USERS. DESIGNED AS AN EXTENSION OF THE BUSINESS ENVIRONMENT, IT OFFERS A COMFORTABLE OPEN-AIR SETTING WHERE OCCUPANTS CAN STEP OUT, TAKE A BREAK, GET FRESH AIR OR ENJOY A QUIETER MOMENT AWAY FROM THE WORKSPACE. MORE THAN JUST A TERRACE, IT ADDS A VALUABLE LIFESTYLE LAYER TO THE OFFICE COMPONENT OF THE WOW TOWER, BRINGING OPENNESS, FLEXIBILITY AND EVERYDAY COMFORT INTO THE BUSINESS EXPERIENCE.

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2026-2027

# EXECUTIVE LOUNGE TERRACE

More than just an outdoor terrace, the Executive Lounge Terrace is designed as a carefully planned green zone for office users within The WOW Tower. Located on the 16th floor, it brings together lounge areas, tables, relaxation corners, meditation spaces and recovery zones, all furnished with a variety of outdoor seating and garden furniture. Conceived as an extension of the business environment, it offers a more thoughtful and restorative setting where occupants can meet, pause, reset or simply enjoy a quieter moment in greenery above the city.

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# 16TH FLOOR BUSINESS AMENITY

Positioned on the 16th floor, the Executive Lounge Terrace is designed as a private outdoor space for office users within The WOW Tower. It creates an additional layer of comfort within the business environment, giving occupants the opportunity to step outside, pause, enjoy fresh air and spend time in a more relaxed setting during the working day. As part of the tower's dedicated office amenities, it supports a more balanced and thoughtfully planned business experience.

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2026-2027

# EXECUTIVE LOUNGE TERRACE

More than just an outdoor terrace, the Executive Lounge Terrace is designed as a carefully planned green zone for office users within The WOW Tower. Located on the 16th floor, it brings together lounge areas, tables, relaxation corners, meditation spaces and recovery zones, all furnished with a variety of outdoor seating and garden furniture. Conceived as an extension of the business environment, it offers a more thoughtful and restorative setting where occupants can meet, pause, reset or simply enjoy a quieter moment in greenery above the city.

LUXURY LIFESTYLE AWARDS WINNER 2025

BEST LUXURY HIGH-RISE LIVING

MRL EIGHT THE WOW TOWER

# ARRIVAL LOBBY

## PRIVATE ROAD ACCESS

The arrival experience at The WOW Tower is designed as a seamless and well-orchestrated transition from city to residence. All vehicles access the tower via a dedicated private driveway, ensuring smooth and controlled entry and exit without disrupting the main façade. Upon arrival, residents and guests are welcomed through a carefully managed entrance sequence that emphasizes comfort, privacy and efficiency. This approach creates a refined and discreet arrival experience, where every detail is designed to support a strong sense of order, ease and exclusivity.

# SEPARATE ACCESS

## FOR APARTMENTS AND BUSINESS SUITES

The WOW Tower is designed with two fully separate entrance experiences: one dedicated to office visitors and users, and the other reserved for residents. These access points are intentionally divided to ensure that residential and commercial traffic remain independent, creating a more comfortable, private and efficient flow throughout the building. Office floors are served by their own dedicated lift system, while residential levels are accessed through separate resident elevators, ensuring clear vertical circulation for each use. Residents who also use the office component of the tower will benefit from access cards for faster and more seamless entry into working areas, adding further convenience to the overall building experience.

# BUSINESS ARRIVAL LOBBY

The Office Grand Lobby at The WOW Tower is designed as a true arrival experience and the commercial signature of the building. Created exclusively for the office component, it sets the tone for a more elevated business environment from the very first step. Its defining feature is the dramatic entrance sequence, where owners, tenants, and guests arrive through a striking composition of fire and water, creating a bold first impression that reflects the identity of The WOW Tower.

Framing the entrance on both sides, illuminated waterfalls with integrated fire elements form a memorable visual statement, turning the lobby into more than a point of access — it becomes part of the experience of doing business in the building.

Inside, the office lobby is thoughtfully divided into a series of elegant and functional zones. These include a library area for quiet moments, a café space for informal meetings and daily convenience, and several lounge areas where business owners, clients, and guests can meet, wait, work, or relax in a refined setting.

At the heart of the lounge sits a gas fireplace, serving as a central design feature and natural focal point of the space. More than a decorative element, it brings warmth, atmosphere, and a sense of comfort to the overall business environment.

More than just an entrance, the Office Grand Lobby is designed as a social and professional space — one that combines identity, functionality, and presence, while giving the commercial part of The WOW Tower its own distinct character.

Fully furnished with a curated selection of premium design brands, the Office Grand Lobby features furniture by Edra, USM Modular Furniture, and B&B Italia, complemented by lighting from Tom Dixon and Flos.

Tom Dixon. edra Cassina USM Artemide FLOS

# LIGHT, GREENERY AND ATMOSPHERE

Special attention is given to lighting quality and visual comfort. The lobby is designed around a softer, warm-toned light rather than harsh white illumination, creating a healthier and more pleasant environment for the eye. With a balanced light output of around 400 lumens, the lighting feels gentle, calm, and non-irritating, while sitting naturally on the stone, greenery, and furniture finishes. The result is a refined interaction between light, form, and material — one that enhances the интерьер, supports wellbeing, and gives the lobby its warm, elegant character.

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# THE WOW EFFECT

The reception at The WOW Tower is designed as the true wow point of the lobby — a striking arrival moment that defines the identity of the building from the very first step. Framed by dramatic illuminated features on both sides, it creates a bold and memorable first impression, making guests instantly feel that they are entering a place with presence, character, and distinction. More than a functional reception area, it is the visual signature of the tower and the calling card of its entire business environment.

# BUSINESS LOBBY

The lobby of The WOW Tower's commercial section is designed as more than a point of arrival — it is a refined business lounge created for comfort, presence, and everyday convenience. Thoughtfully planned as a welcoming shared environment, it brings together a series of elegant zones where owners, tenants, clients, and guests can meet, wait, work, or simply take a pause in a premium setting.

Inside, the space is divided into several distinct areas, including lounge seating for informal meetings, a dedicated coffee point for daily convenience, and quieter corners suited for short conversations or focused time between appointments. Every zone is designed to support the rhythm of the working day while creating a stronger sense of quality and atmosphere from the very first step into the building.

More than a lobby, it is a business environment in itself — a place that reflects the identity of The WOW Tower through comfort, functionality, and a carefully curated sense of style.









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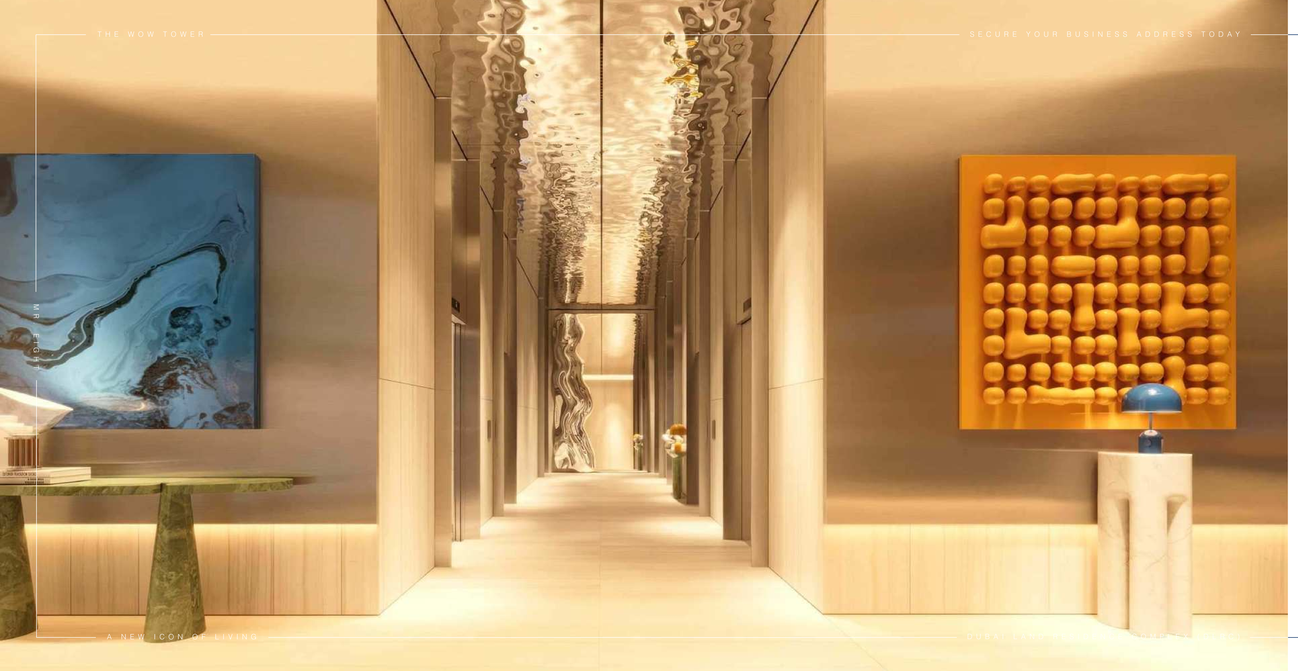
# BARISTA CORNER

Located within the Grand Lobby, the dedicated Coffee Point adds comfort, energy, and everyday convenience to the commercial experience at The WOW Tower. Designed as more than just a place for coffee, it creates a welcoming setting for informal meetings, short breaks, and time spent with business partners, guests, or friends.

# HIGH-SPEED LIFT SYSTEM

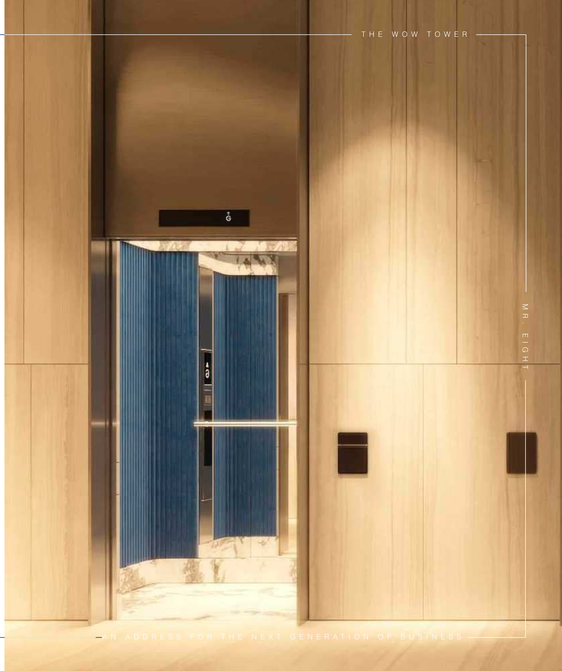
The WOW Tower is equipped with a high-performance lift system designed to ensure speed, efficiency and complete privacy for all users. The building features a total of 12 high-speed elevators, with fully separated vertical circulation for residential and office components. Dedicated lift cores allow residents and business users to move independently, minimizing crossover and ensuring a smooth, controlled flow throughout the tower.

Advanced access control systems further enhance privacy and security, allowing seamless yet restricted movement across different zones of the building. Every aspect of the lift experience is carefully planned to provide fast, discreet and comfortable access, supporting a premium standard of everyday living and working within the tower.



# THE ART OF ARRIVAL

At The WOW Tower, special attention is given to the design of the lift cabins — a detail often overlooked in residential developments. At Mr. Eight, we see the elevator not just as a means of movement, but as a natural extension of the lobby experience. Carefully considered materials, lighting and finishes create a refined atmosphere that continues the architectural language of the building. It is important for us that residents enjoy a distinctive experience that makes every return home feel more special. Every journey within the tower is designed to feel seamless, comfortable and elevated, enhancing the overall living experience from the moment you arrive to the moment you reach your home.



# ARCHITECTURE
## AS A LANGUAGE OF COMMUNICATION

THE ARCHITECTURE OF THE WOW TOWER BRINGS TOGETHER THE STRENGTH OF BRUTALIST VOLUME WITH THE ELEGANCE OF WAVE-LIKE FAÇADES, CREATING A DISTINCTIVE EXTERIOR THAT FEELS BOTH BOLD AND REFINED. WHILE THE BUILDING IS GROUNDED IN A ROBUST ARCHITECTURAL LANGUAGE, ITS FLOWING FAÇADE LINES SOFTEN THE MASSING AND INTRODUCE MOVEMENT, LIGHTNESS AND VISUAL RHYTHM TO THE COMPOSITION. THIS BALANCE BETWEEN SCULPTURAL SOLIDITY AND REFINED FAÇADE AESTHETICS ALLOWS THE TOWER TO STAND OUT AS A GRACEFUL AND CONTEMPORARY ADDITION TO THE SURROUNDING URBAN LANDSCAPE.

*p.s. mr. eight*



THE WOW TOWER
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# WAVE-LIKE FACADES
## DEFINING A MODERN SILHOUETTE

Wave-like façades have become a defining feature of contemporary architecture, bringing movement, softness and a more sculptural identity to the urban skyline. In The WOW Tower, this undulating architectural language gives the building a distinctive modern presence, allowing it to stand out with elegance rather than excess. More than a visual gesture, it introduces rhythm, depth and a refined sense of fluidity to the exterior, making the tower a strong and memorable addition to its architectural setting.



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# GROUND-FLOOR RETAIL FOOD & BEVERAGE
## AS PART OF DAILY LIFE

The ground floor of The WOW Tower is designed to include four spacious retail units, each complemented by generous terraces and open views towards the mosque, creating a distinctive setting for dining, cafés and lifestyle concepts. As part of the building's own internal infrastructure, these spaces are envisioned to bring curated food and beverage experiences directly into the everyday life of the project, including Italian and Greek restaurant concepts. More than a retail component, this level is designed to add convenience, atmosphere and a stronger sense of destination to the tower as a whole.

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# INFINITY SIGNATURE

A polished steel infinity sign placed beside the entrance has become a distinctive signature of Mr. Eight Residences. Present across the brand's projects, it serves as a recognisable design marker at the point of arrival — reflecting continuity, identity and a lasting architectural presence.

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# SURROUNDED BY GREEN PARKS

The setting of The WOW Tower is defined by a quieter and more composed relationship with its surroundings. Facing a green park landscape and the grounds of the nearby mosque, the building enjoys a more open and peaceful frontage, free from the intensity of a busy traffic street. A private internal driveway manages arrivals and departures within the project itself, allowing vehicles to enter and exit the building without disrupting the main façade experience. This creates a more comfortable, residential atmosphere where greenery, openness and a sense of calm become an integral part of daily life.

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# EXECUTIVE LOUNGE TERRACE

A dedicated green terrace designed exclusively for users of the building's "business suites" offices, the Executive Lounge Terrace offers a private outdoor setting for breaks, informal meetings and moments of reset throughout the day. Accessible through a separate office flow that remains independent from the residential areas of the tower, it creates a more discreet, comfortable and professionally oriented environment for tenants and office users.

# 60/40
# INVESTMENT PLAN

**WITH 18-MONTH POST-HANDOVER PAYMENT**

BOOKING AED 70,000
20% + 4% DLD + ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% AFTER 12 MONTHS
10% UPON 30% CONSTRUCTION COMPLETION
10% UPON 75% CONSTRUCTION COMPLETION
10% ON HANDOVER UPON 100% CONSTRUCTION COMPLETION
ESTIMATED COMPLETION Q3 2029
40% POST-HANDOVER WITHIN 18 MONTHS

**RESALE OPTION AVAILABLE ONCE 24% IS PAID**
**ALL PAYMENTS ARE LINKED TO CONSTRUCTION MILESTONES**

**SERVICE CHARGE**
THE ANNUAL SERVICE CHARGE IS CALCULATED
BASED ON THE TOTAL AREA OF THE APARTMENT.
AED 18/FT² PER YEAR FOR THE INTERIOR APARTMENT AREA
AED 4.5/FT² PER YEAR FOR BALCONIES





THE WOW TOWER

# SECURE YOUR BUSINESS ADDRESS TODAY

## WITH AN 18-MONTH POST-HANDOVER INVESTMENT PLAN

The WOW Tower introduces a new business destination in DLRC, shaped by the future growth of Dubai Silicon Oasis and the city's continued expansion toward innovation, education and technology-driven industries. With strong road connectivity, growing surrounding demand and a strategic position within one of Dubai's emerging business corridors, it offers companies the opportunity to secure a forward-looking commercial address today.



MR EIGHT

THE WOW TOWER
SECURE YOUR BUSINESS ADDRESS TODAY
MR EIGHT
A NEW ICON OF LIVING
DUBAI LAND RESIDENCE COMPLEX (DLRC)

# WHO IS MR. EIGHT?

Mr. EIGHT Development stands among the
TOP 100 Real Estate Developers of the World, as recognized by Luxury LifestyleAwards.

## LAND ACQUISITION, PLANNING & DEVELOPMENT

We begin with the most important decision — location. Every plot is carefully selected by our team to ensure long-term value, architectural potential, and strong market demand. We choose only those sites that meet our highest criteria.

## IN-HOUSE DESIGN DEVELOPMENT

All concept creation, architectural planning, technical documentation, interior design, branding, marketing, and sales are carried out in-house. This gives us complete control, allowing each project to be cohesive, iconic, and thoughtfully crafted for end-users and investors.

## CONSTRUCTION AND DELIVERY

Our final stage is execution — building and realising the project. From construction oversight to final finishing, we maintain the same attention to detail that defines the Mr. Eight philosophy. The result is a product built to the highest standards of luxury living.

**EMILS DAUJATS**
Director

**ALEXANDRA MOGILEVSKAYA**
Managing Director

## WE DESIGN, DEVELOP, AND DELIVER EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Attention to detail is at the core of our DNA, shaping every decision from concept to completion. Our vision goes beyond construction; it is about creating meaningful living spaces that inspire comfort, beauty, and lasting value.

*p.s. mr. eight*

GQ

**Class over glamour: the subtle revolution in Dubai's luxury real estate**

The new Dubai luxury is silent, it's about air, light, wellness, not chandeliers

FT FINANCIAL TIMES

**Dubai Broker Releases Market Outlook Highlighting Expo City and Dubai Islands as Emerging Residential Growth Areas**

The Guardian

**Why Boutique Developers Are Beating Dubai's Giants — The Case of Mr Eight**

Dubai's real estate market is the most competitive property arena in the world right now. In a city where two to three new developers enter the market every week, survival is not guaranteed — and success is not inherited by brand name

Esquire

**Mindful luxury: The rise of conscious wealth in Dubai's flashy real estate market**

How a new generation of investors is redefining opulence with purpose and sustainability

# MR. EIGHT
# AWARDS & RECOGNITION

Mr. Eight is recognized on Dubai Islands for signature projects including Villa del DIVOS, Villa del BRUNELLO, Villa del GAVI, and Villa del GARDA. The developer, Mr. Eight Development, has received international recognition from the London-based International Property Awards and the New York–based Luxury Lifestyle Awards, including two 2025 awards for INTERSTELLAR Tower: Best Luxury Sustainable Residential Development and Best Luxury Sustainable High-Rise Living.

## VILLA DEL DIVOS

## VILLA DEL BRUNELLO

## VILLA DEL GAVI

## INTERSTELLAR TOWER

THE WOW TOWER

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MR EIGHT

# THE WOW

## A NEW COMMERCIAL LANDMARK MADE BY MR.EIGHT

# THE WOW

## *Business Tower*

A NEW COMMERCIAL LANDMARK
BY MR. EIGHT