THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT



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.


DUBAI ISLANDS
83

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 BASKETBALL

MR. EIGHT BRANDED RESIDENCES

Dubai Basketball has rapidly evolved from a bold new franchise into a recognised force across the ABA League and EuroLeague. Competing alongside Europe's leading clubs, the team represents Dubai with a mindset defined by performance, discipline and international ambition. As Main Partner, Mr. Eight Branded Residences shares the same drive — creating distinctive, design-led residences shaped by European expertise and an uncompromising commitment to excellence.


THE WOW TOWER
SECURE YOUR BUSINESS ADDRESS TODAY
MR. EIGHT
MR.EIGHT
BRANDED RESIDENCES
MR.EIGHT
BRANDED RESIDENCES
HOME OF DUBAI BASKETBALL
YOUR NEW BUSINESS ADDRESS
DUBAI LAND RESIDENCE COMPLEX (DLRC)



MR. EIGHT

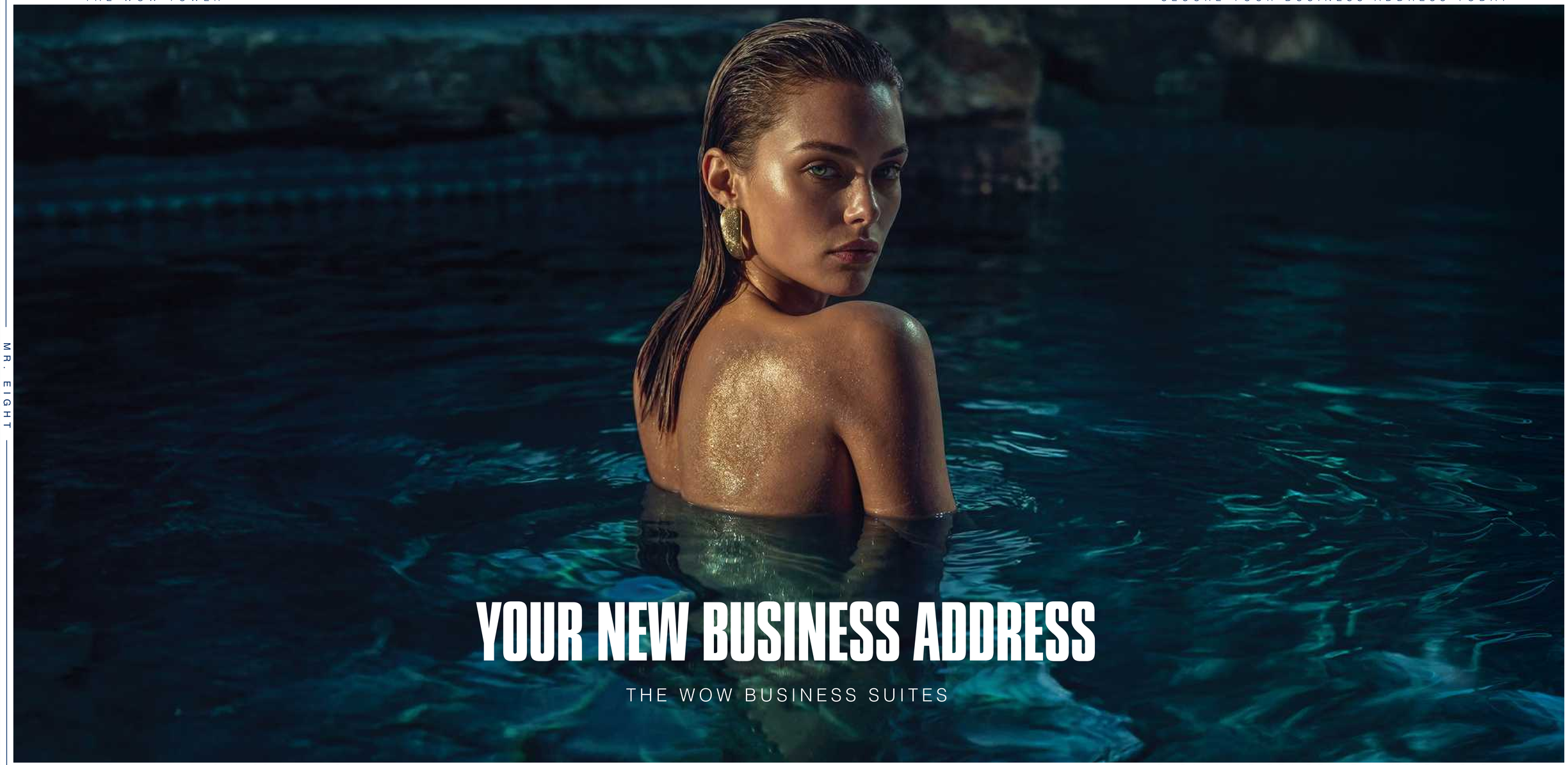
ARABIAN PROPERTY AWARDS
WINNER 2026-2027

INTERNATIONALLY RECOGNISED
THREE-TIME AWARD WINNER

ARABIAN PROPERTY AWARDS 2026–2027
Best Branded Residence, Dubai I Best Residential High-Rise Development, Dubai

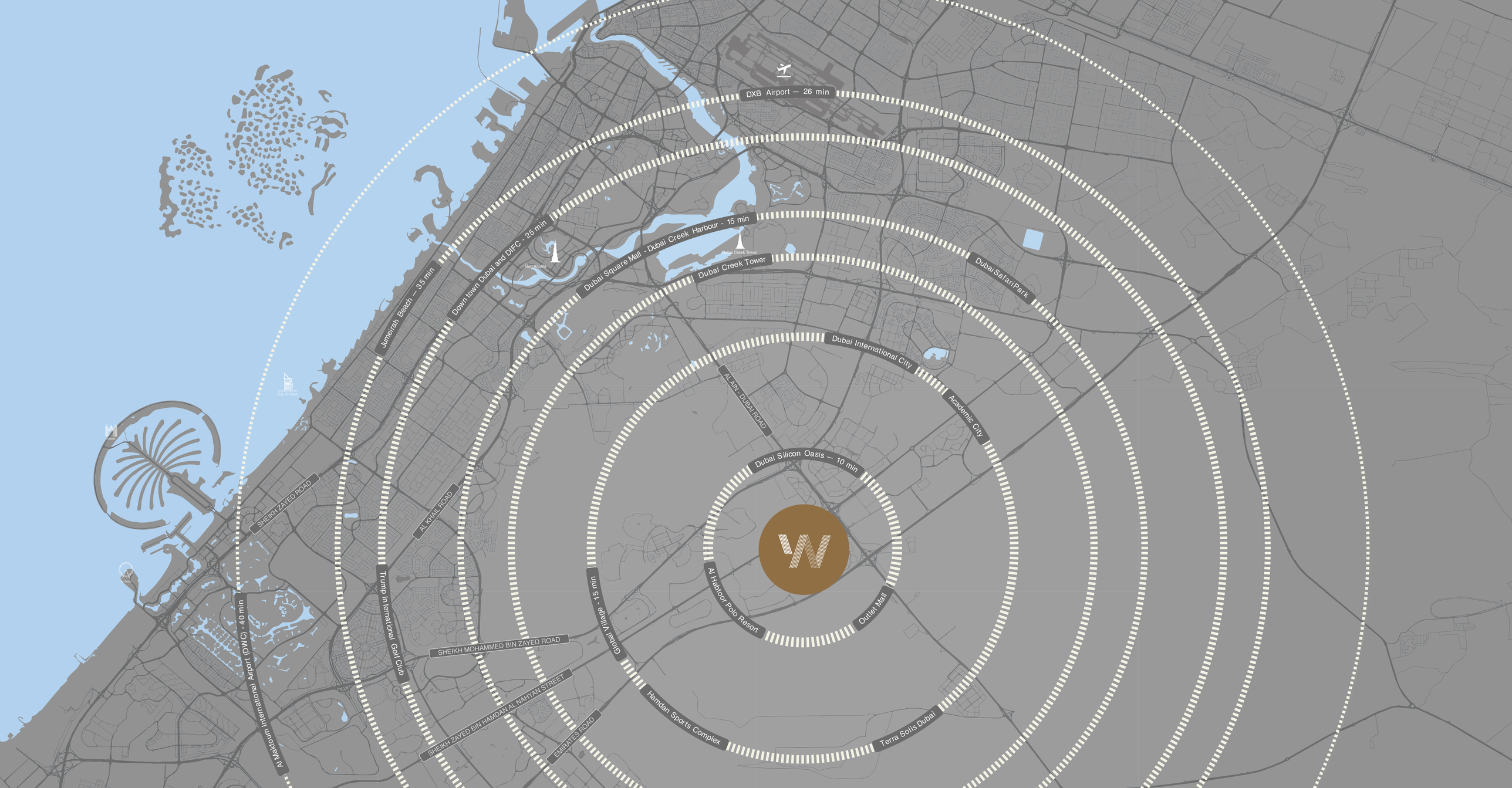
LUXURY LIFESTYLE AWARDS 2026
Best Luxury High-Rise Living, Dubai, UAE

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



YOUR NEW BUSINESS ADDRESS

THE WOW BUSINESS SUITES


DXB Airport — 26 min
Down town Dubai and DIFC - 25 min
Dubai Square Mall - Dubai Creek Harbour - 15 min
Dubai Creek Tower
Dubai Safari Park
Dubai International City
Academic City
Dubai Silicon Oasis — 10 min
Global Village - 15 min
Outlet Mall
Al Habtoor Polo Resort
Hamdan Sports Complex
Terra Solis Dubai
Jumeirah Beach — 35 min
Al Maktoum International Airport (DWC) - 40 min
SHEIKH ZAYED ROAD
AL KHAIL ROAD
AL AIN - DUBAI ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
EMIRATES ROAD
Trump International Golf Club
Burj Khalifa
Dubai Creek Tower
Burj Al Arab

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.

MR. EIGHT



STRATEGIC LOCATION

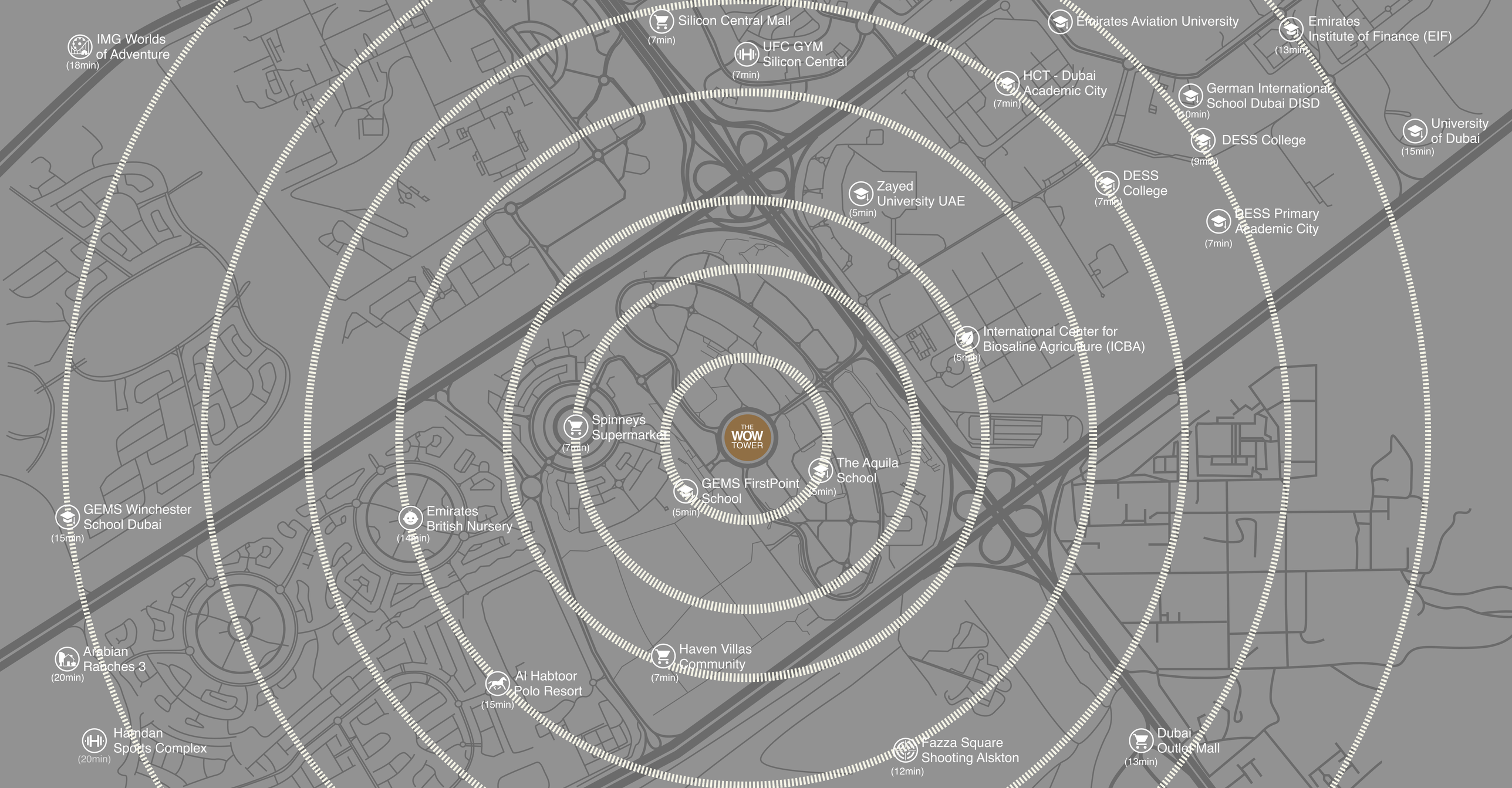
The WOW Tower is positioned in one of Dubai's most strategic emerging locations, set between three major road connections that provide fast and efficient access across the city. For those seeking close proximity to Downtown and DIFC without paying prime central district prices, this address offers a 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.

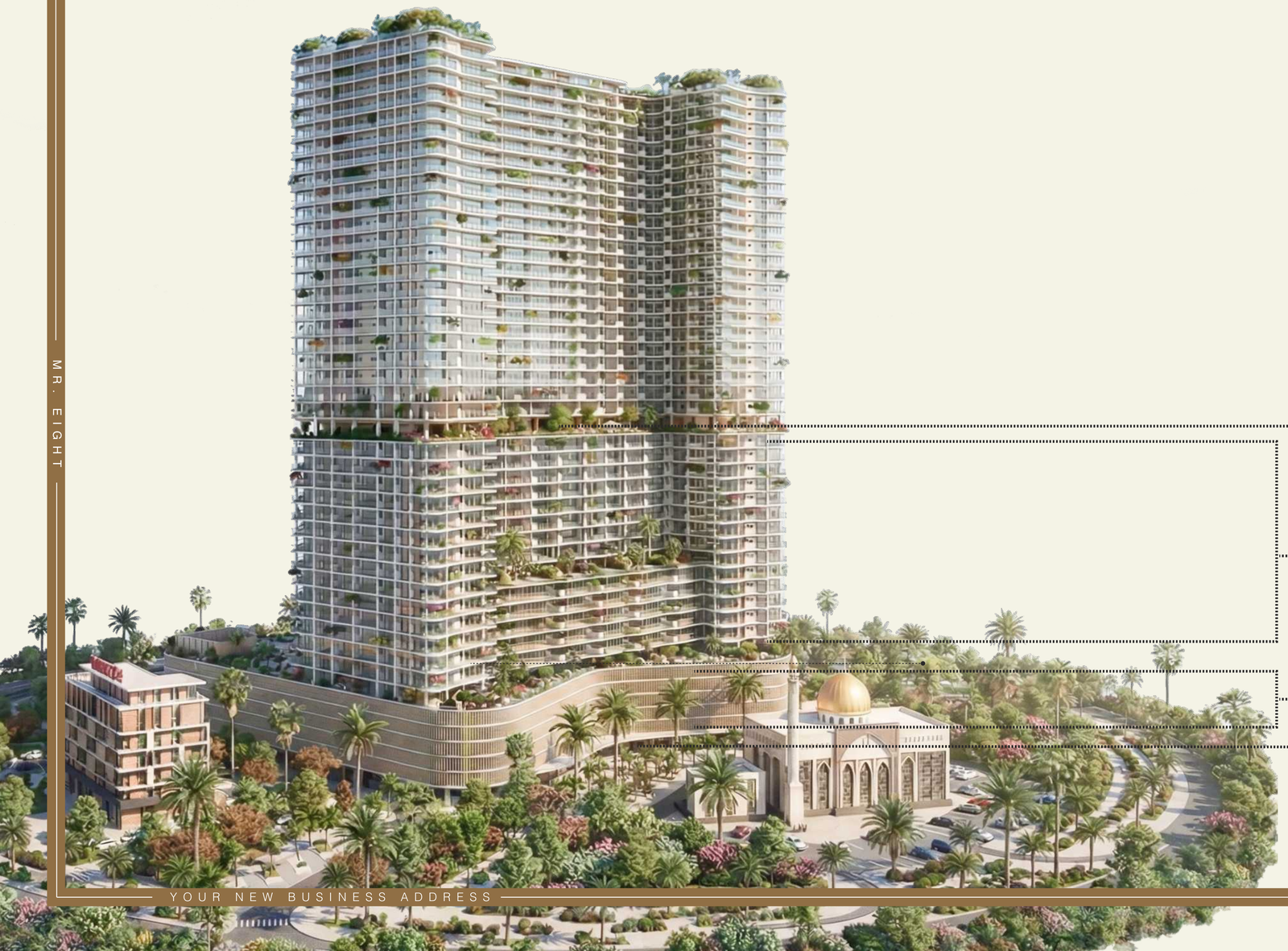
SUPPORTED BY DUBAI'S NEXT WAVE OF URBAN GROWTH

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.


IMG Worlds of Adventure
(18min)
Silicon Central Mall
(7min)
UFC GYM Silicon Central
(7min)
Emirates Aviation University
Emirates Institute of Finance (EIF)
(13min)
HCT - Dubai Academic City
(7min)
German International School Dubai DISD
(10min)
University of Dubai
(15min)
DESS College
(9min)
DESS College
(7min)
Zayed University UAE
(5min)
DESS Primary Academic City
(7min)
International Center for Biosaline Agriculture (ICBA)
(5min)
THE WOW TOWER
Spinneys Supermarket
(7min)
GEMS FirstPoint School
(5min)
The Aquila School
(5min)
GEMS Winchester School Dubai
(15min)
Emirates British Nursery
(14min)
Arabian Ranches 3
(20min)
Haven Villas Community
(7min)
Al Habtoor Polo Resort
(15min)
Hamdan Sports Complex
(20min)
Fazza Square Shooting Alskton
(12min)
Dubai Outlet Mall
(13min)



EXECUTIVE OUTDOOR LOUNGE
16TH FLOOR

BUSINESS SUITES
FLOORS 1–15

CLUB LEVEL
PARKING 1–5

RETAIL & GRAND LOBBY
G FLOOR

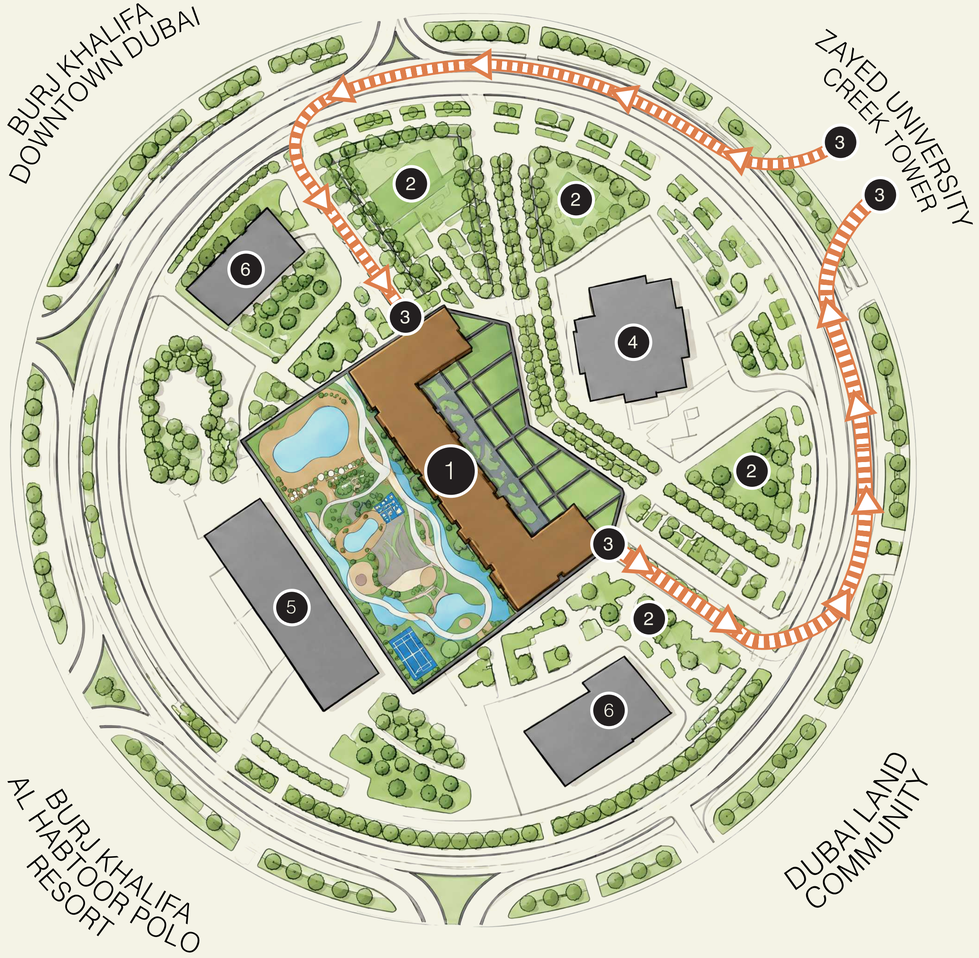
BUSINESS ENVIRONMENT

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 WOW 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 **THE 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**
مسجد الإخاء دبي للاند

5 **COMMERCIAL RETAIL**
3 FLOORS

6 **HOTEL BUILDINGS**
G+6 FLOORS

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ARABIAN PROPERTY AWARDS
WINNER 2026-2027

DLRC'S TALLEST LANDMARK AT THE HEART OF THE DISTRICT 360° PANORAMIC VIEWS

Positioned at the very centre of DLRC's main circular hub, The WOW Tower is planned to be the tallest building in the district. Rising above the surrounding low-rise context, it will create a distinctive landmark with a prominent presence on the skyline.

According to the current approved detailed master plan, no other buildings are designated within a radius of approximately 200 metres around the tower. This open setting, enhanced by landscaped areas and a dedicated access road, creates a clear sense of arrival while preserving valuable space around the development.

As a result, the Business Suites and Private Suites are expected to benefit from expansive panoramic views, abundant natural light, and a greater sense of openness and privacy — a rare combination in such a central location.
Planning information is based on the current approved detailed master plan and may be subject to amendment by the relevant authorities. Views may vary depending on the floor, unit and orientation.

MR. EIGHT

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 WOW 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


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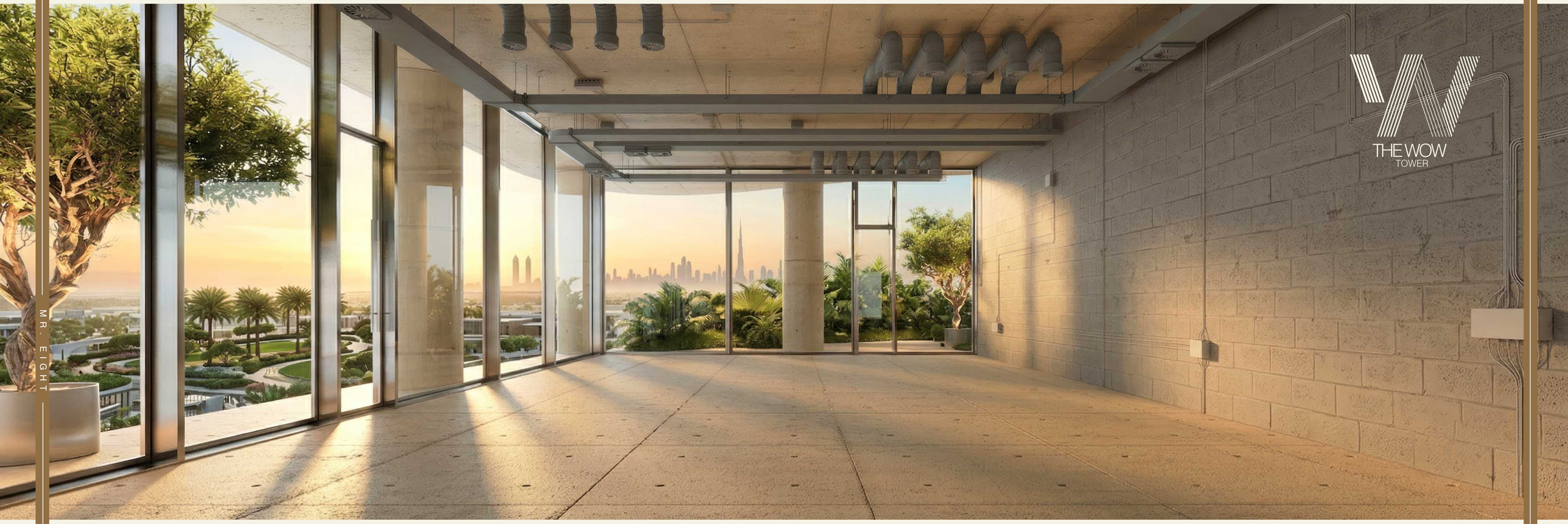
DUBAI LAND RESIDENCE COMPLEX (DLRC)



MR. EIGHT

SHELL & CORE

TAILORED FOR BESPOKE BUSINESS

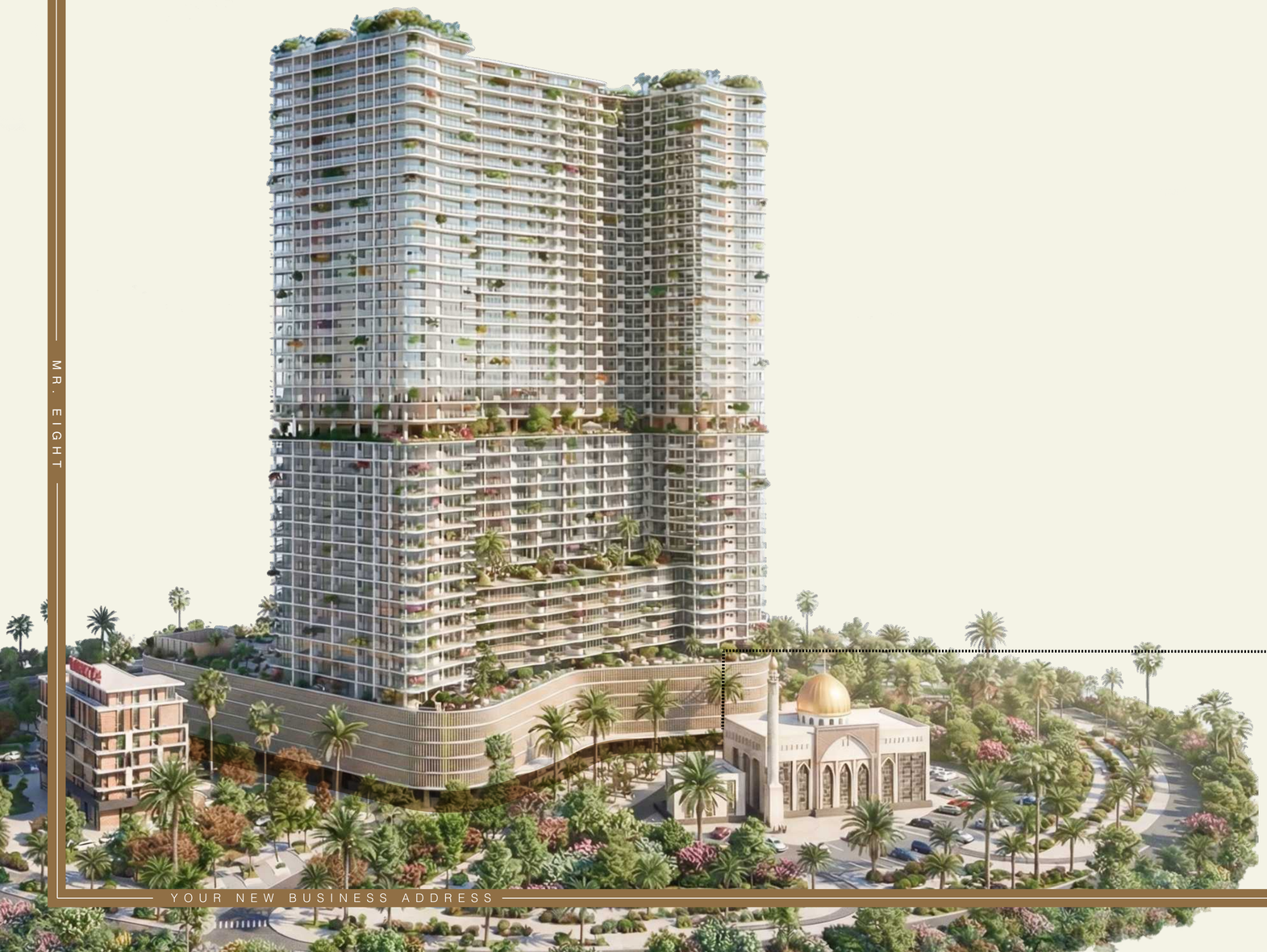
All business suites at The WOW Tower are offered in shell and core, giving owners the freedom to shape each unit around their exact business needs. Each suite is delivered as a clean open-plan space with panoramic windows, exposed concrete structure, and essential service points prepared for future fit-out. 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.



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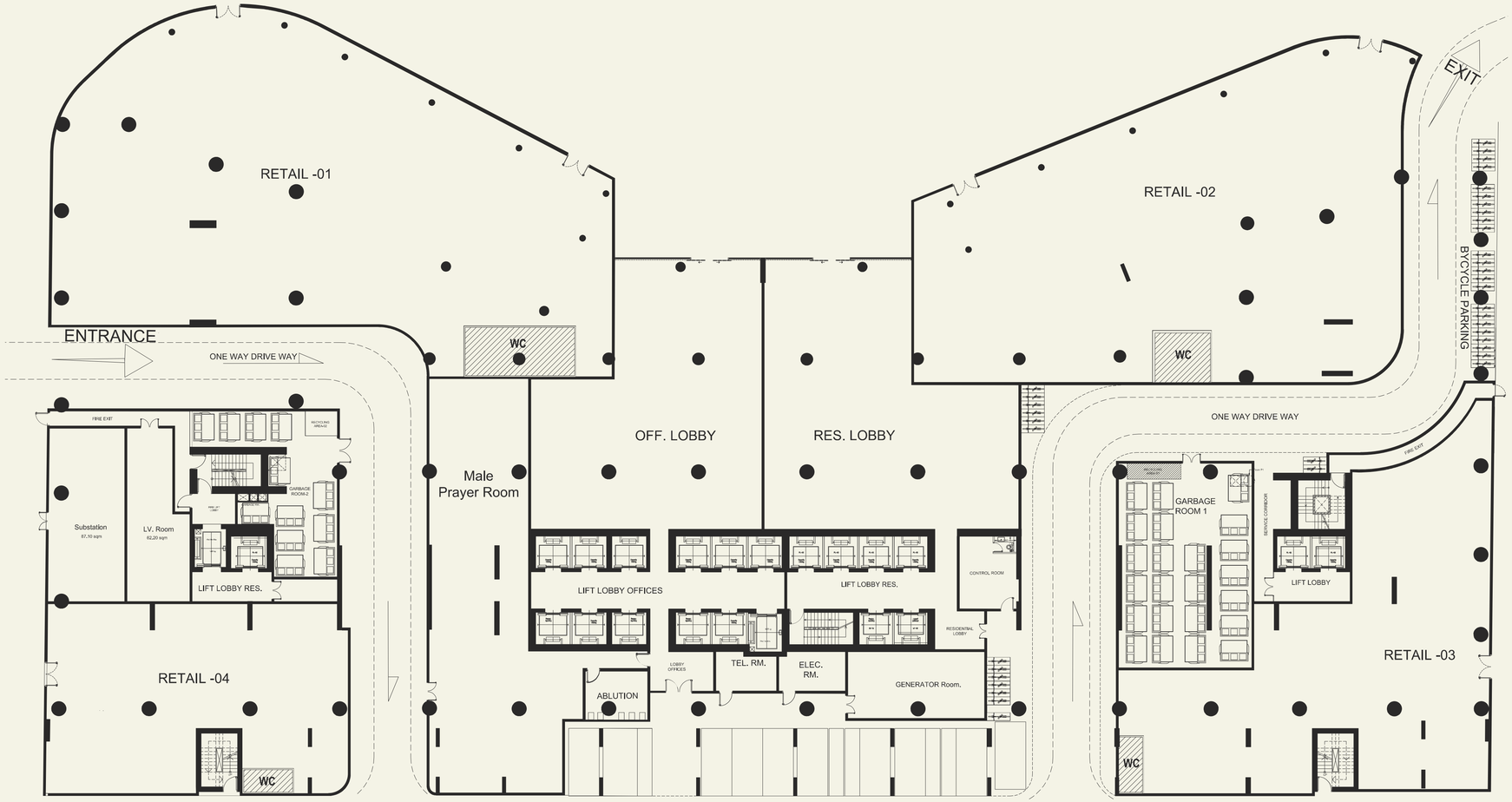
THE WOW TOWER
RETAIL GROUND FLOOR

RETAIL UNITS: 4
TOTAL RETAIL AREA: 2,839 SQ. M / 30,559 SQ. FT
TOTAL RETAIL VALUE: AED 91,658,000
AVERAGE PRICE PER SQ. FT: AED 3,000

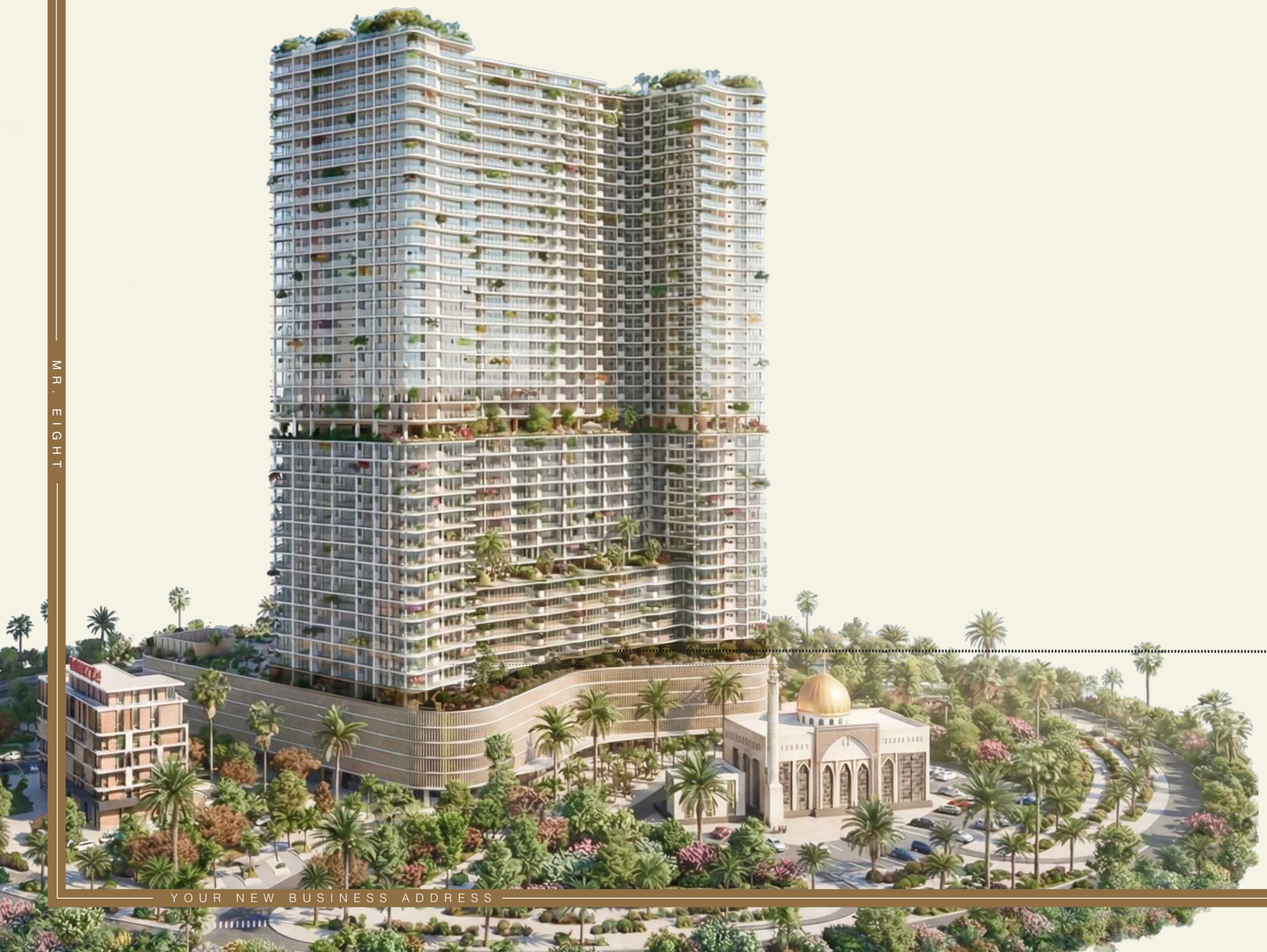
RETAIL & GRAND LOBBY
G FLOOR

As a bulk commercial investment opportunity, the ground-floor retail offering includes 4 retail units with a combined area of 2,839 SQ. M / 30,559 SQ. FT, a total acquisition value of AED 91,658,000, and an average price of AED 3,000 per sq. ft.

GROUND 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
RETAIL -01	G	1 026,68	11 051,09	-	-	1 026,68	11 051,09	-	34 701 450,00
RETAIL -02	G	902,60	9 715,51	-	-	902,60	9 715,51	-	30 604 350,00
RETAIL -03	G	542,88	5 843,51	-	-	542,88	5 843,51	-	18 492 600,00
RETAIL -04	G	366,85	3 948,74	-	-	366,85	3 948,74	-	12 442 500,00



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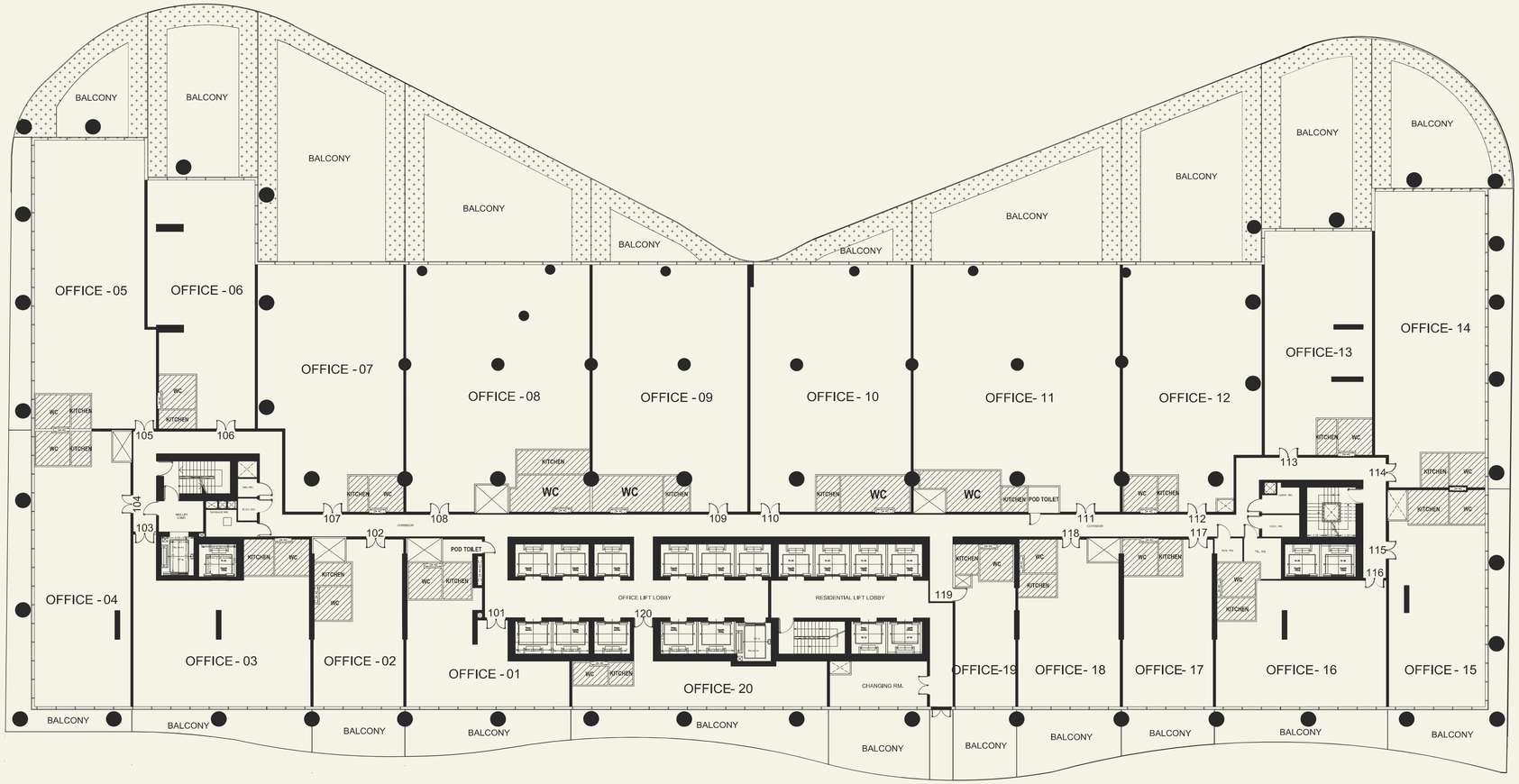
THE WOW TOWER
1ST BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 5,124 SQ. M / 55,125 SQ. FT
TOTAL VALUE: AED 110,470,000
PRICE PER SQ. FT: AED 2,000

FIRST OFFICE FLOOR
BUSINESS SUITES

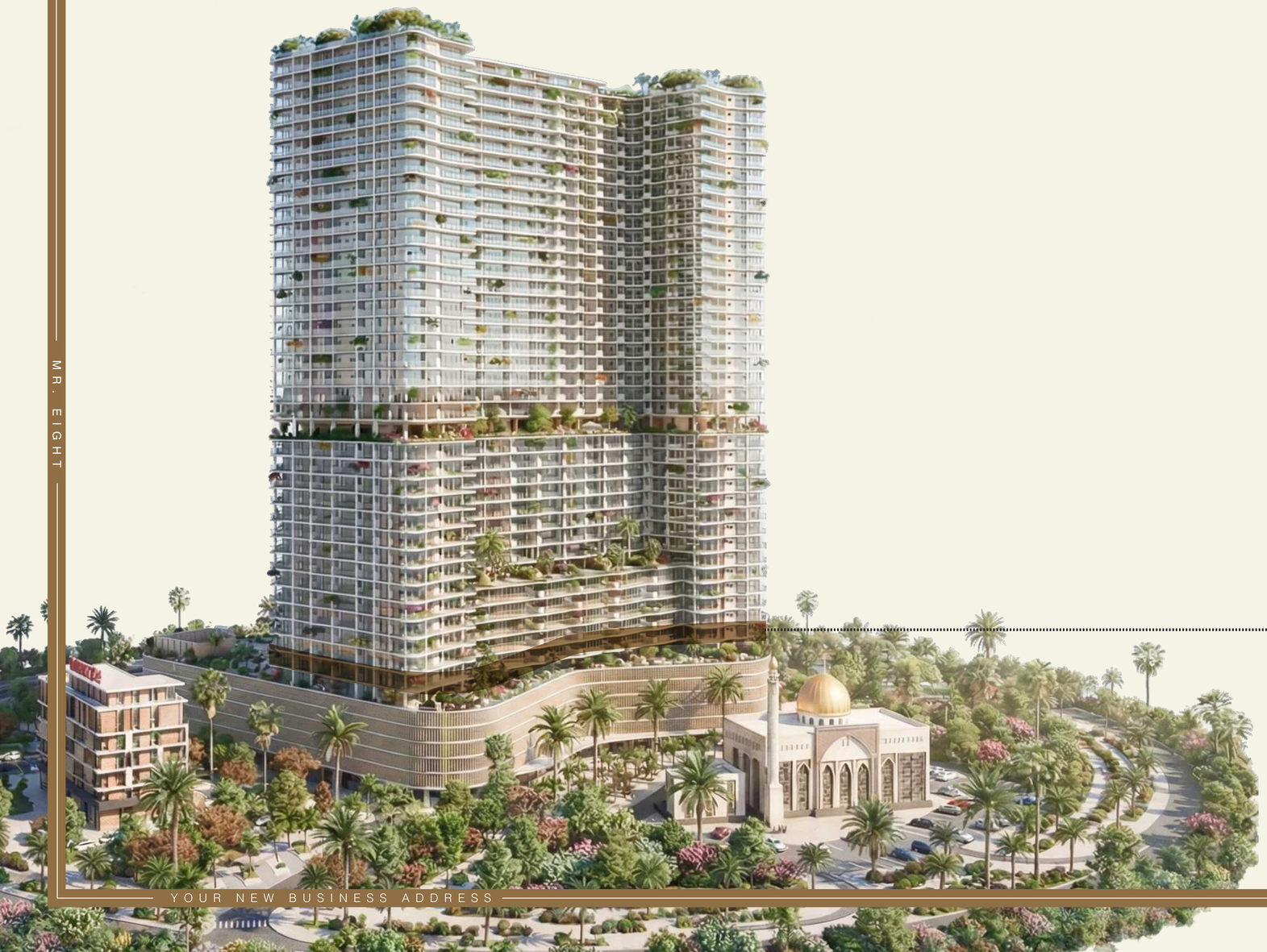
As a bulk commercial investment opportunity, this office floor includes 20 offices with a combined area of 5,124 SQ. M / 55,125 SQ. FT , a total acquisition value of AED 110,470,000 , and an average price of AED 2,000 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	106,01	1 141,08	42,24	454,67	148,25	1 595,75	-	3 449 250,00
OFFICE-102	1	94,51	1 017,30	26,96	290,20	121,47	1 307,49	-	2 746 800,00
OFFICE-103	1	174,07	1 873,67	34,41	370,39	208,48	2 244,06	-	4 713 450,00
OFFICE-104	1	171,71	1 848,27	61,33	660,15	233,04	2 508,42	-	5 268 900,00
OFFICE-105	1	217,29	2 338,89	109,05	1 173,80	326,34	3 512,69	-	7 293 300,00
OFFICE-106	1	168,80	1 816,95	118,59	1 276,49	287,39	3 093,44	-	6 494 250,00
OFFICE-107	1	220,40	2 372,37	200,50	2 158,16	420,90	4 530,53	-	9 511 950,00
OFFICE-108	1	288,46	3 104,96	154,17	1 659,47	442,63	4 764,43	-	10 035 900,00
OFFICE-109	1	249,64	2 687,10	41,28	444,33	290,92	3 131,44	-	6 622 350,00
OFFICE-110	1	257,85	2 775,47	29,37	316,14	287,22	3 091,61	-	6 516 300,00

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	319,23	3 436,16	134,85	1 451,51	454,08	4 887,68	-	10 272 150,00
OFFICE-112	1	212,53	2 287,65	150,79	1 623,09	363,32	3 910,74	-	8 255 100,00
OFFICE-113	1	158,27	1 703,60	127,29	1 370,14	285,56	3 073,74	-	6 457 500,00
OFFICE-114	1	213,64	2 299,60	148,83	1 601,99	362,47	3 901,59	-	8 193 150,00
OFFICE-115	1	135,63	1 459,91	66,84	719,46	202,47	2 179,37	-	4 572 750,00
OFFICE-116	1	146,48	1 576,70	37,05	398,80	183,53	1 975,50	-	4 108 650,00
OFFICE-117	1	100,01	1 076,50	23,32	251,01	123,33	1 327,51	-	2 790 900,00
OFFICE-118	1	107,01	1 151,85	38,17	410,86	145,18	1 562,70	-	3 289 650,00
OFFICE-119	1	64,62	695,56	28,13	302,79	92,75	998,35	-	2 126 250,00
OFFICE-120	1	87,84	945,50	56,59	609,13	144,43	1 554,63	-	3 274 950,00



THE WOW
BUSINESS TOWER

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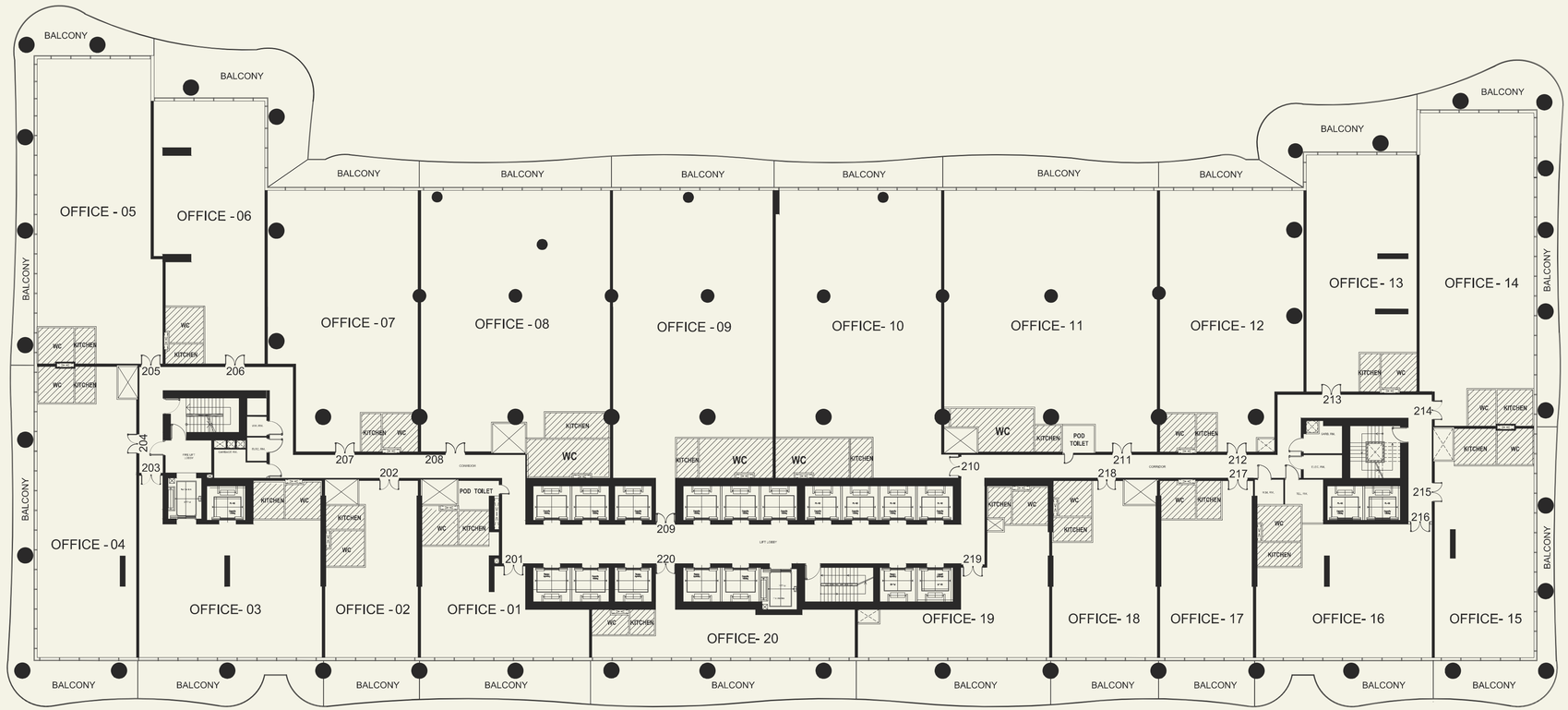
THE WOW TOWER
2ND BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,445 SQ. M / 47,848 SQ. FT
TOTAL VALUE: AED 96,054,000
PRICE PER SQ. FT: AED 2,005

SECOND OFFICE FLOOR
BUSINESS SUITES

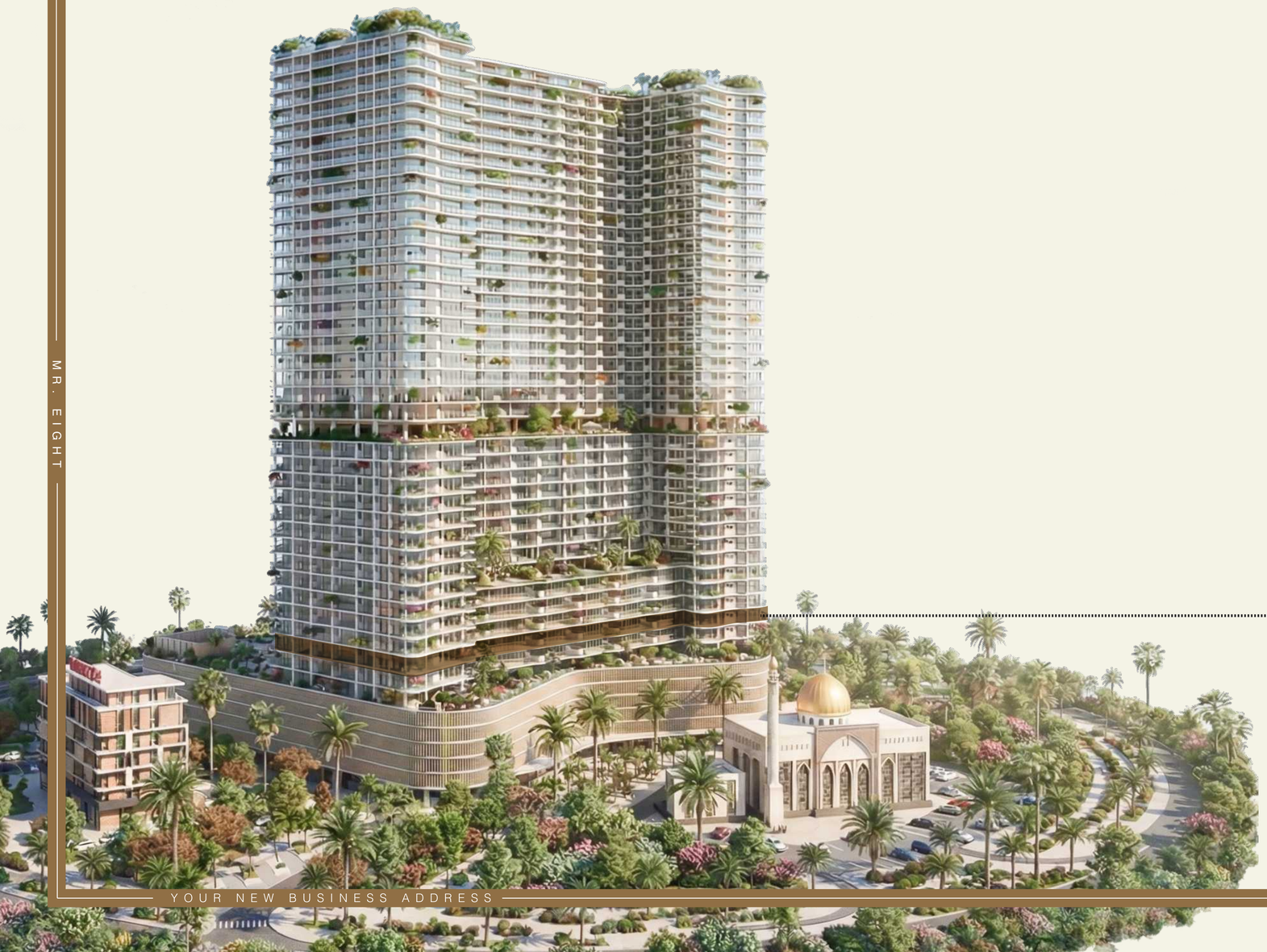
As a bulk commercial investment opportunity, the entire 2nd business floor includes 20 offices with a combined area of 4,445 SQ. M / 47,848 SQ. FT, a total acquisition value of AED 96,054,000, and an average price of AED 2,005 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,91	418,82	143,90	1 548,93	-	3 326 400,00
OFFICE-202	2	94,64	1 018,70	23,12	248,86	117,76	1 267,56	-	2 674 350,00
OFFICE-203	2	174,21	1 875,18	39,04	420,22	213,25	2 295,40	-	4 831 050,00
OFFICE-204	2	171,71	1 848,27	69,10	743,79	240,81	2 592,06	-	5 457 900,00
OFFICE-205	2	217,30	2 339,00	63,45	682,97	280,75	3 021,97	-	6 361 950,00
OFFICE-206	2	168,80	1 816,95	62,86	676,62	231,66	2 493,57	-	5 251 050,00
OFFICE-207	2	219,71	2 364,94	22,17	238,64	241,88	2 603,57	-	5 482 050,00
OFFICE-208	2	302,35	3 254,47	29,37	316,14	331,72	3 570,60	-	7 537 950,00
OFFICE-209	2	282,42	3 039,94	29,16	313,88	311,58	3 353,82	-	7 063 350,00
OFFICE-210	2	288,43	3 104,63	25,73	276,96	314,16	3 381,59	-	7 130 550,00

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	319,24	3 436,27	36,58	393,74	355,82	3 830,01	-	8 072 400,00
OFFICE-212	2	212,53	2 287,65	20,26	218,08	232,79	2 505,73	-	5 276 250,00
OFFICE-213	2	158,27	1 703,60	49,52	533,03	207,79	2 236,63	-	4 709 250,00
OFFICE-214	2	213,13	2 294,11	70,13	754,87	283,26	3 048,99	-	6 392 400,00
OFFICE-215	2	135,13	1 454,53	53,07	571,24	188,20	2 025,77	-	4 292 400,00
OFFICE-216	2	146,48	1 576,70	37,38	402,35	183,86	1 979,05	-	4 120 200,00
OFFICE-217	2	100,01	1 076,50	22,70	244,34	122,71	1 320,84	-	2 783 550,00
OFFICE-218	2	107,01	1 151,85	24,95	268,56	131,96	1 420,41	-	2 997 750,00
OFFICE-219	2	109,96	1 183,60	48,69	524,09	158,65	1 707,69	-	3 578 400,00
OFFICE-220	2	87,84	945,50	64,89	698,47	152,73	1 643,97	-	3 517 500,00



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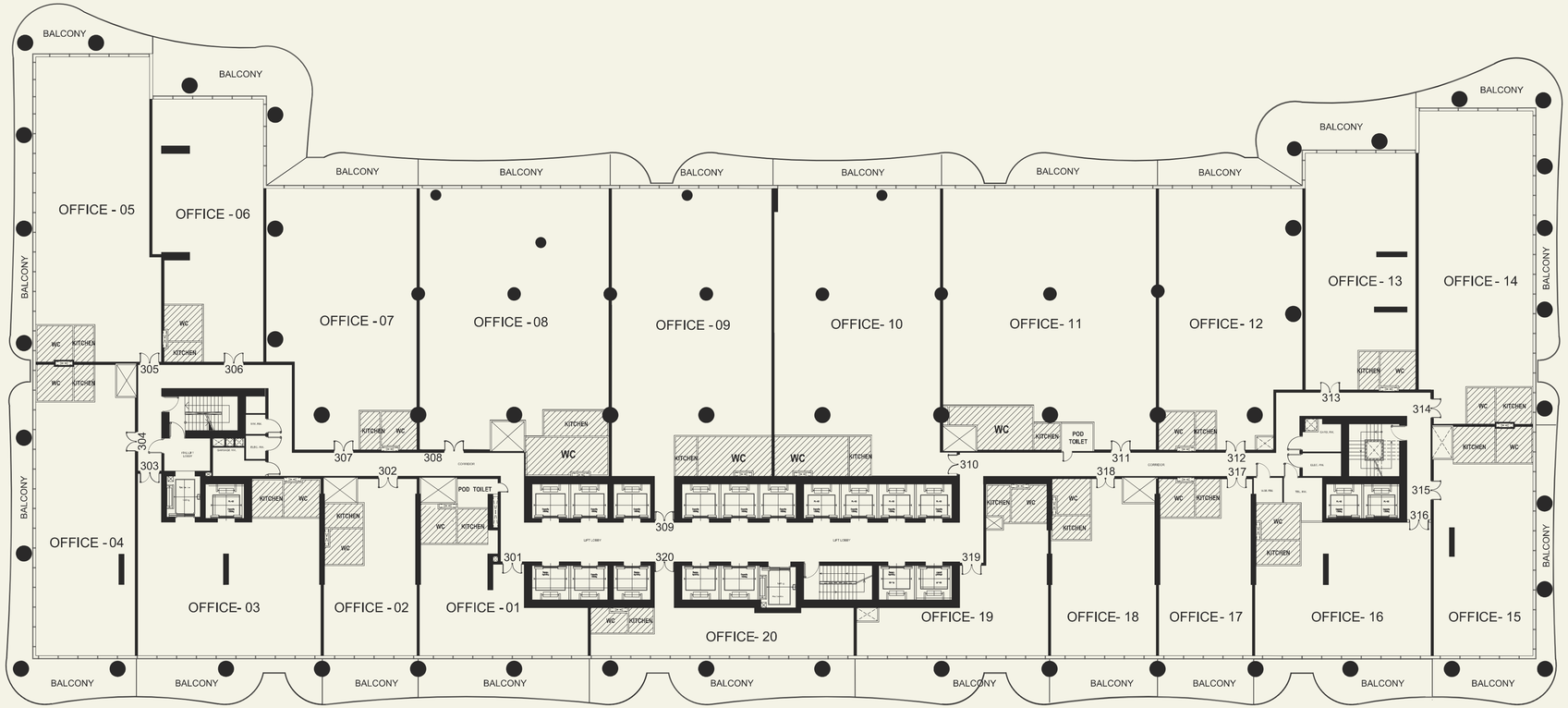
THE WOW TOWER
3RD BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,411 SQ. M / 47,480 SQ. FT
TOTAL VALUE: AED 95,556,000
PRICE PER SQ. FT: AED 2,010

THIRD OFFICE FLOOR
BUSINESS SUITES

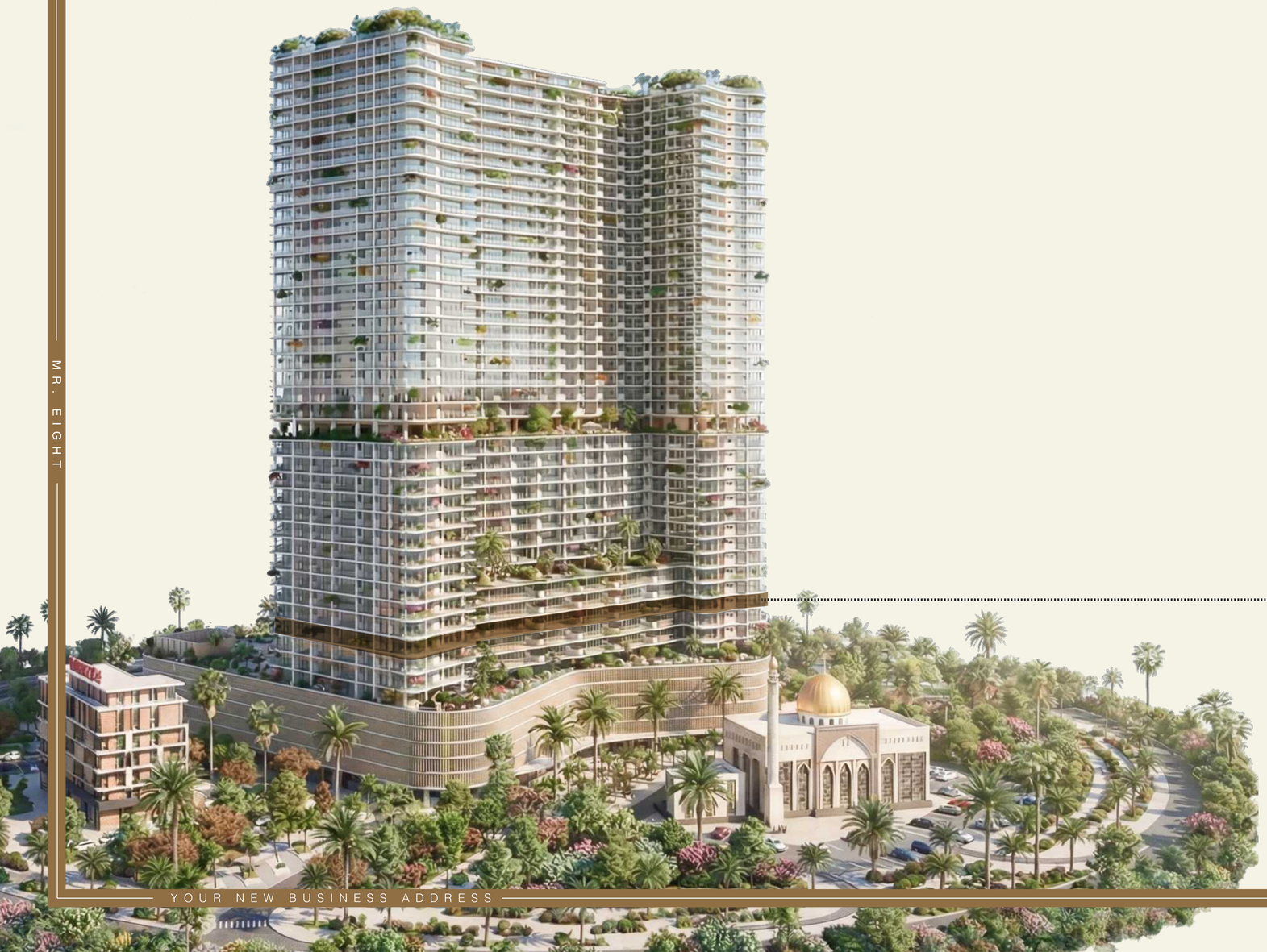
As a bulk commercial investment opportunity, the entire 3rd business floor includes 20 offices with a combined area of 4,411 SQ. M / 47,480 SQ. FT, a total acquisition value of AED 95,556,000, and an average price of AED 2,010 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,82	417,86	143,81	1 547,96	-	3 332 700,00
OFFICE-302	3	94,64	1 018,70	23,07	248,32	117,71	1 267,02	-	2 679 600,00
OFFICE-303	3	174,21	1 875,18	38,94	419,15	213,15	2 294,33	-	4 841 550,00
OFFICE-304	3	171,71	1 848,27	66,32	713,86	238,03	2 562,13	-	5 408 550,00
OFFICE-305	3	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 377 700,00
OFFICE-306	3	168,80	1 816,95	62,92	677,27	231,72	2 494,21	-	5 265 750,00
OFFICE-307	3	219,71	2 364,94	22,09	237,77	241,80	2 602,71	-	5 493 600,00
OFFICE-308	3	302,35	3 254,47	29,59	318,50	331,94	3 572,97	-	7 562 100,00
OFFICE-309	3	282,42	3 039,94	22,19	238,85	304,61	3 278,79	-	6 922 650,00
OFFICE-310	3	288,43	3 104,63	25,93	279,11	314,36	3 383,74	-	7 152 600,00

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	319,24	3 436,27	29,69	319,58	348,93	3 755,85	-	7 935 900,00
OFFICE-312	3	212,53	2 287,65	20,32	218,72	232,85	2 506,38	-	5 290 950,00
OFFICE-313	3	158,27	1 703,60	49,47	532,49	207,74	2 236,09	-	4 719 750,00
OFFICE-314	3	213,13	2 294,11	66,87	719,78	280,00	3 013,89	-	6 333 600,00
OFFICE-315	3	135,13	1 454,53	53,22	572,86	188,35	2 027,38	-	4 307 100,00
OFFICE-316	3	146,48	1 576,70	37,29	401,39	183,77	1 978,08	-	4 128 600,00
OFFICE-317	3	100,01	1 076,50	22,65	243,80	122,66	1 320,30	-	2 789 850,00
OFFICE-318	3	107,00	1 151,74	24,98	268,88	131,98	1 420,62	-	3 006 150,00
OFFICE-319	3	109,96	1 183,60	41,46	446,27	151,42	1 629,87	-	3 423 000,00
OFFICE-320	3	87,84	945,50	57,65	620,54	145,49	1 566,04	-	3 362 100,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

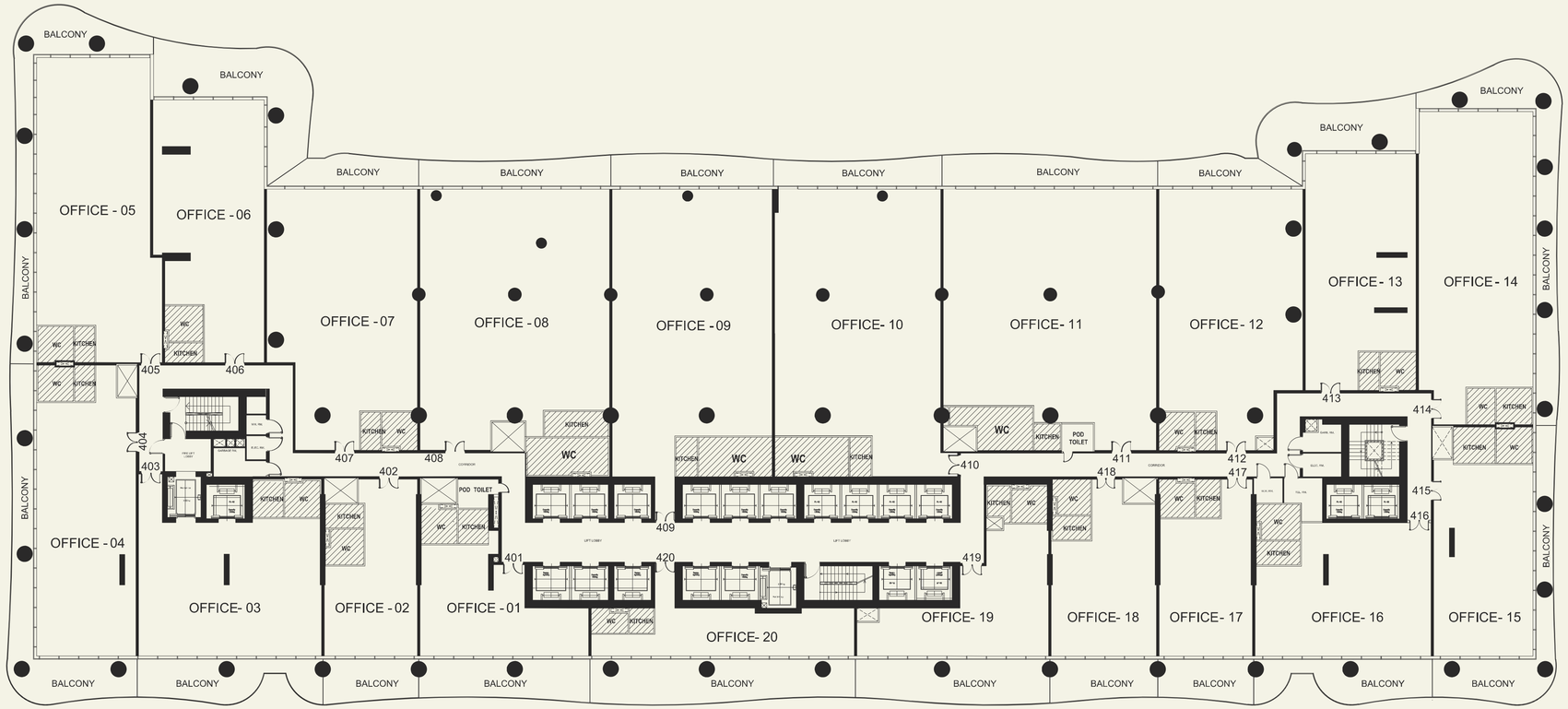
THE WOW TOWER
4TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,445 SQ. M / 47,848 SQ. FT
TOTAL VALUE: AED 96,533,000
PRICE PER SQ. FT: AED 2,015

FOURTH OFFICE FLOOR
BUSINESS SUITES

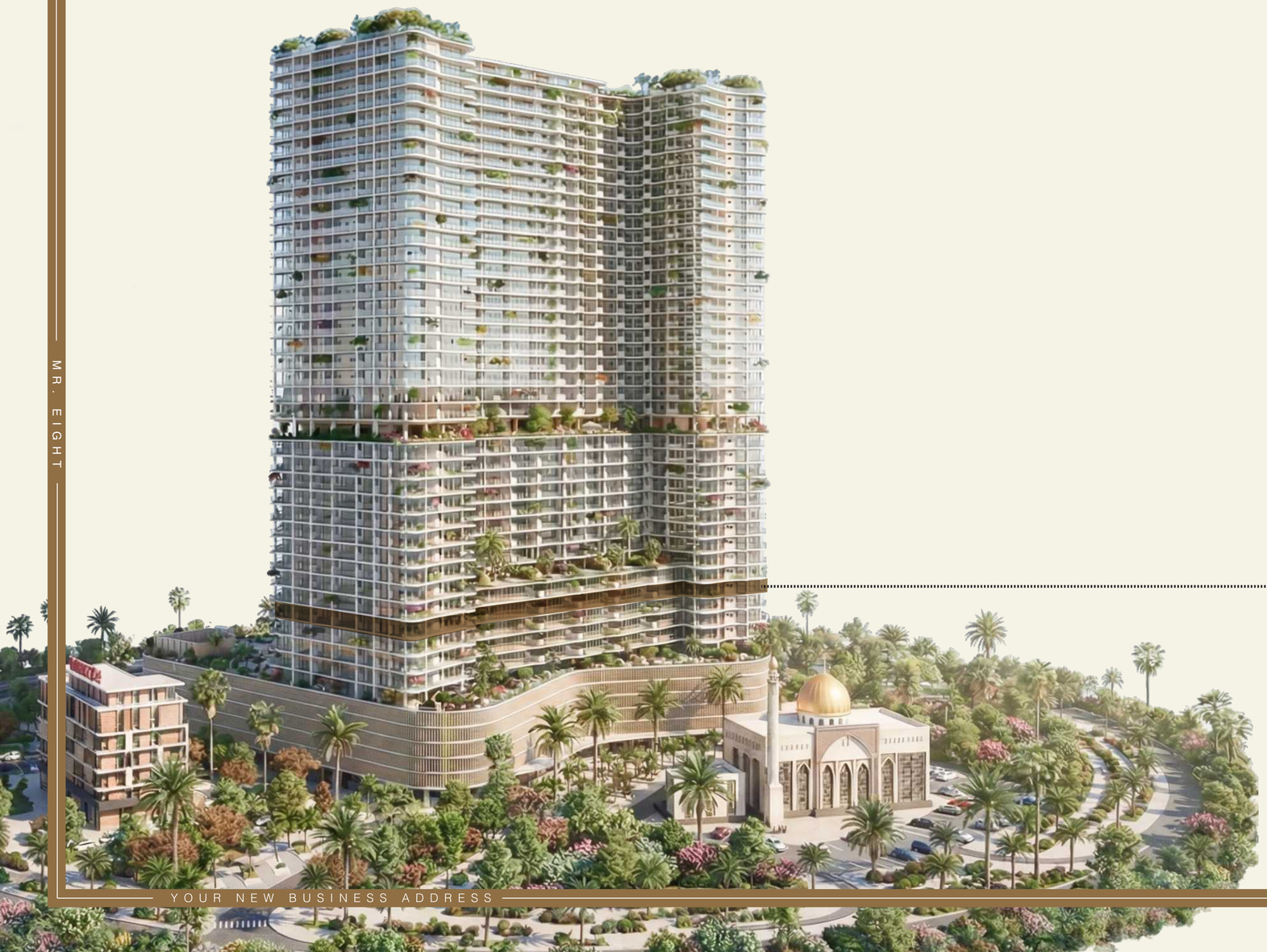
As a bulk commercial investment opportunity, the entire 4th business floor includes 20 offices with a combined area of 4,445 SQ. M / 47,848 SQ. FT, a total acquisition value of AED 96,533,000, and an average price of AED 2,015 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,91	418,82	143,90	1 548,93	-	3 343 200,00
OFFICE-402	4	94,64	1 018,70	23,12	248,86	117,76	1 267,56	-	2 686 950,00
OFFICE-403	4	174,21	1 875,18	39,04	420,22	213,25	2 295,40	-	4 855 200,00
OFFICE-404	4	171,71	1 848,27	69,10	743,79	240,81	2 592,06	-	5 484 150,00
OFFICE-405	4	217,30	2 339,00	63,45	682,97	280,75	3 021,97	-	6 394 500,00
OFFICE-406	4	168,80	1 816,95	62,86	676,62	231,66	2 493,57	-	5 276 250,00
OFFICE-407	4	219,71	2 364,94	22,17	238,64	241,88	2 603,57	-	5 510 400,00
OFFICE-408	4	302,35	3 254,47	29,37	316,14	331,72	3 570,60	-	7 575 750,00
OFFICE-409	4	282,42	3 039,94	29,16	313,88	311,58	3 353,82	-	7 098 000,00
OFFICE-410	4	288,43	3 104,63	25,73	276,96	314,16	3 381,59	-	7 165 200,00

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	319,24	3 436,27	36,58	393,74	355,82	3 830,01	-	8 112 300,00
OFFICE-412	4	212,53	2 287,65	20,26	218,08	232,79	2 505,73	-	5 302 500,00
OFFICE-413	4	158,27	1 703,60	49,52	533,03	207,79	2 236,63	-	4 733 400,00
OFFICE-414	4	213,13	2 294,11	70,13	754,87	283,26	3 048,99	-	6 423 900,00
OFFICE-415	4	135,13	1 454,53	53,07	571,24	188,20	2 025,77	-	4 313 400,00
OFFICE-416	4	146,48	1 576,70	37,38	402,35	183,86	1 979,05	-	4 141 200,00
OFFICE-417	4	100,01	1 076,50	22,70	244,34	122,71	1 320,84	-	2 798 250,00
OFFICE-418	4	107,01	1 151,85	24,95	268,56	131,96	1 420,41	-	3 013 500,00
OFFICE-419	4	109,96	1 183,60	48,69	524,09	158,65	1 707,69	-	3 596 250,00
OFFICE-420	4	87,84	945,50	64,89	698,47	152,73	1 643,97	-	3 535 350,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

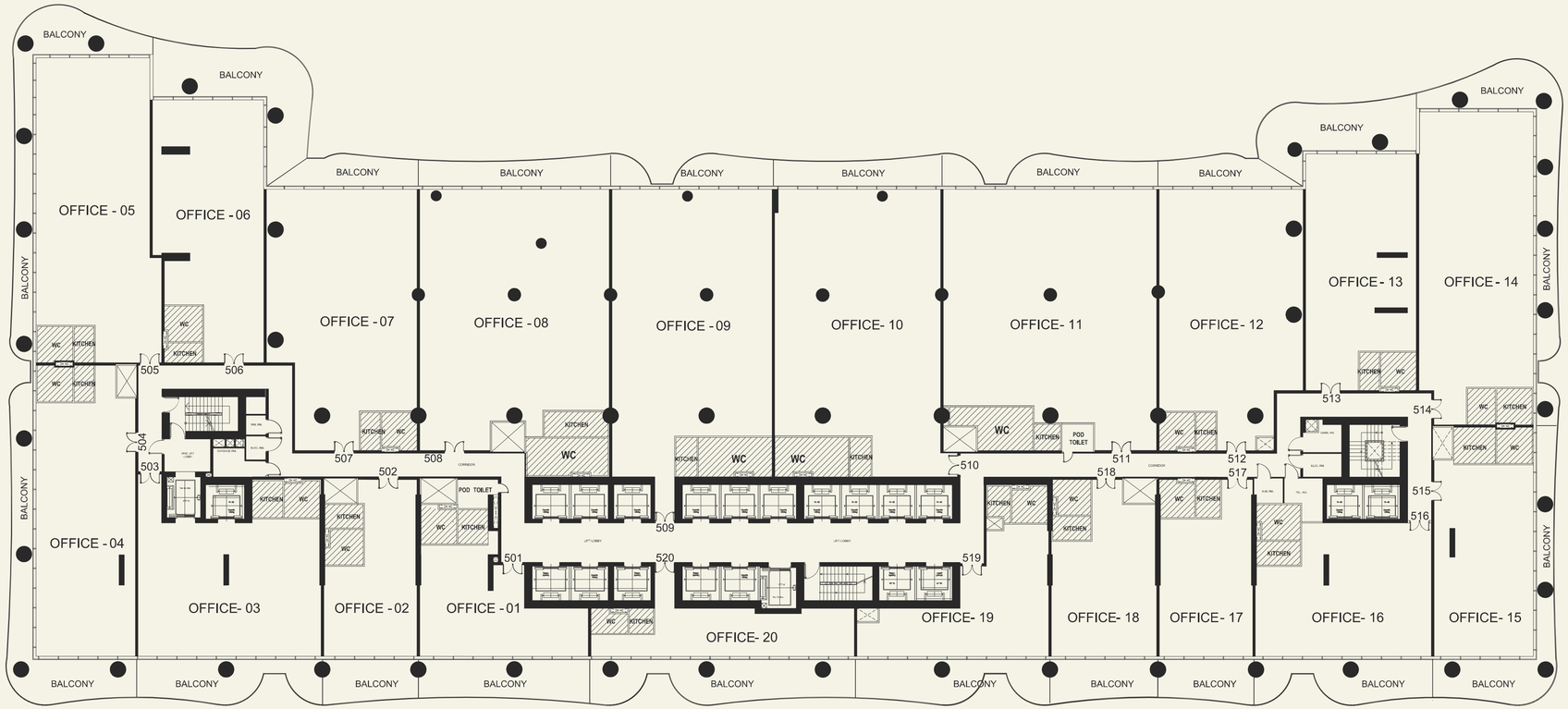
THE WOW TOWER
5TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,411 SQ. M / 47,480 SQ. FT
TOTAL VALUE: AED 96,031,000
PRICE PER SQ. FT: AED 2,020

FIFTH OFFICE FLOOR
BUSINESS SUITES

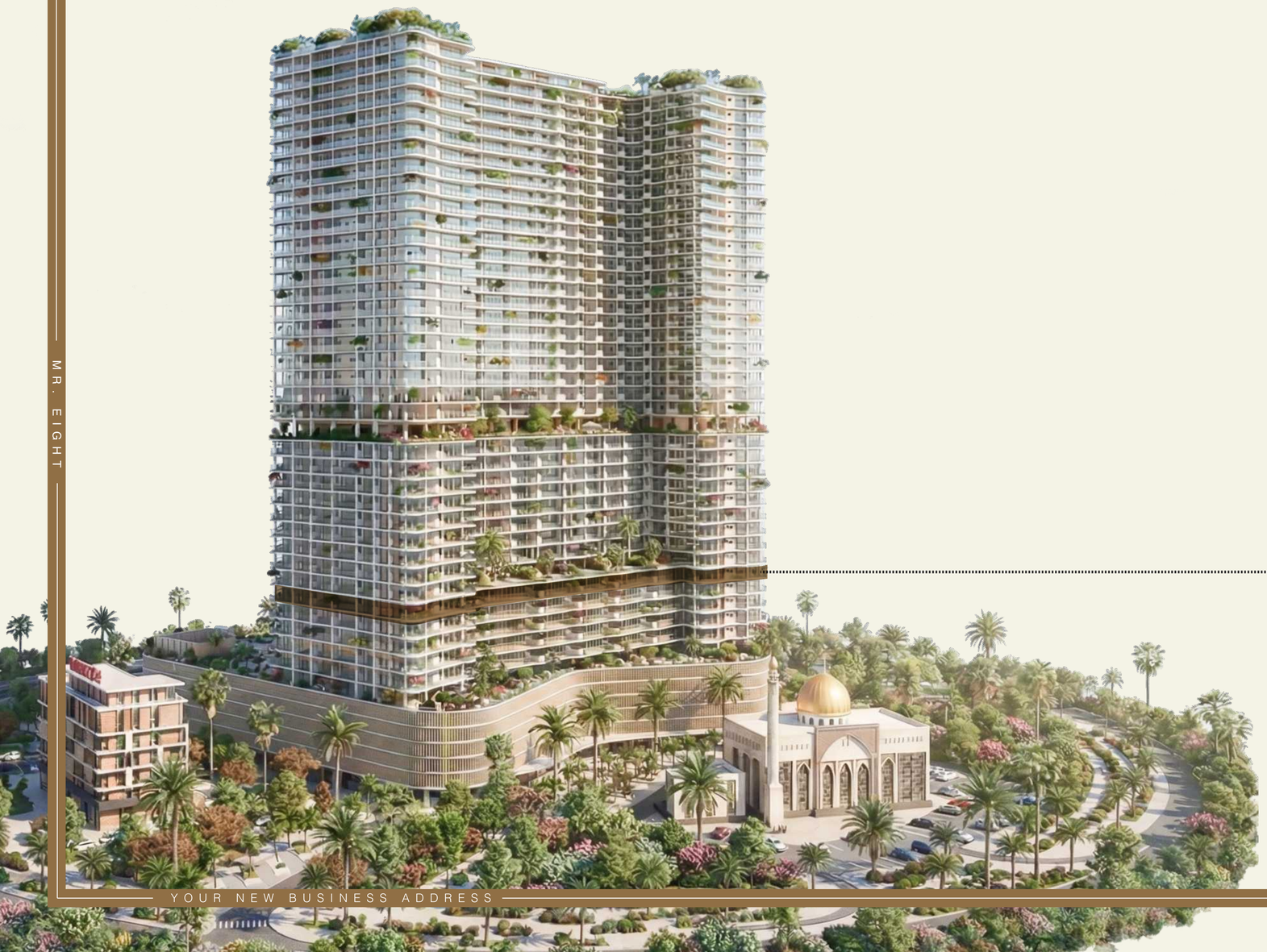
As a bulk commercial investment opportunity, the entire 5th business floor includes 20 offices with a combined area of 4,411 SQ. M / 47,480 SQ. FT, a total acquisition value of AED 96,031,000, and an average price of AED 2,020 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,82	417,86	143,81	1 547,96	-	3 349 500,00
OFFICE-502	5	94,64	1 018,70	23,07	248,32	117,71	1 267,02	-	2 693 250,00
OFFICE-503	5	174,21	1 875,18	38,94	419,15	213,15	2 294,33	-	4 865 700,00
OFFICE-504	5	171,71	1 848,27	66,32	713,86	238,03	2 562,13	-	5 434 800,00
OFFICE-505	5	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 409 200,00
OFFICE-506	5	168,80	1 816,95	62,92	677,27	231,72	2 494,21	-	5 290 950,00
OFFICE-507	5	219,71	2 364,94	22,09	237,77	241,80	2 602,71	-	5 521 950,00
OFFICE-508	5	302,35	3 254,47	29,59	318,50	331,94	3 572,97	-	7 599 900,00
OFFICE-509	5	282,42	3 039,94	22,19	238,85	304,61	3 278,79	-	6 957 300,00
OFFICE-510	5	288,43	3 104,63	25,93	279,11	314,36	3 383,74	-	7 187 250,00

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	319,24	3 436,27	29,69	319,58	348,93	3 755,85	-	7 975 800,00
OFFICE-512	5	212,53	2 287,65	20,32	218,72	232,85	2 506,38	-	5 317 200,00
OFFICE-513	5	158,27	1 703,60	49,47	532,49	207,74	2 236,09	-	4 743 900,00
OFFICE-514	5	213,13	2 294,11	66,87	719,78	280,00	3 013,89	-	6 365 100,00
OFFICE-515	5	135,13	1 454,53	53,22	572,86	188,35	2 027,38	-	4 329 150,00
OFFICE-516	5	146,48	1 576,70	37,29	401,39	183,77	1 978,08	-	4 148 550,00
OFFICE-517	5	100,01	1 076,50	22,65	243,80	122,66	1 320,30	-	2 803 500,00
OFFICE-518	5	107,00	1 151,74	24,98	268,88	131,98	1 420,62	-	3 020 850,00
OFFICE-519	5	109,96	1 183,60	41,46	446,27	151,42	1 629,87	-	3 439 800,00
OFFICE-520	5	87,84	945,50	57,65	620,54	145,49	1 566,04	-	3 378 900,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

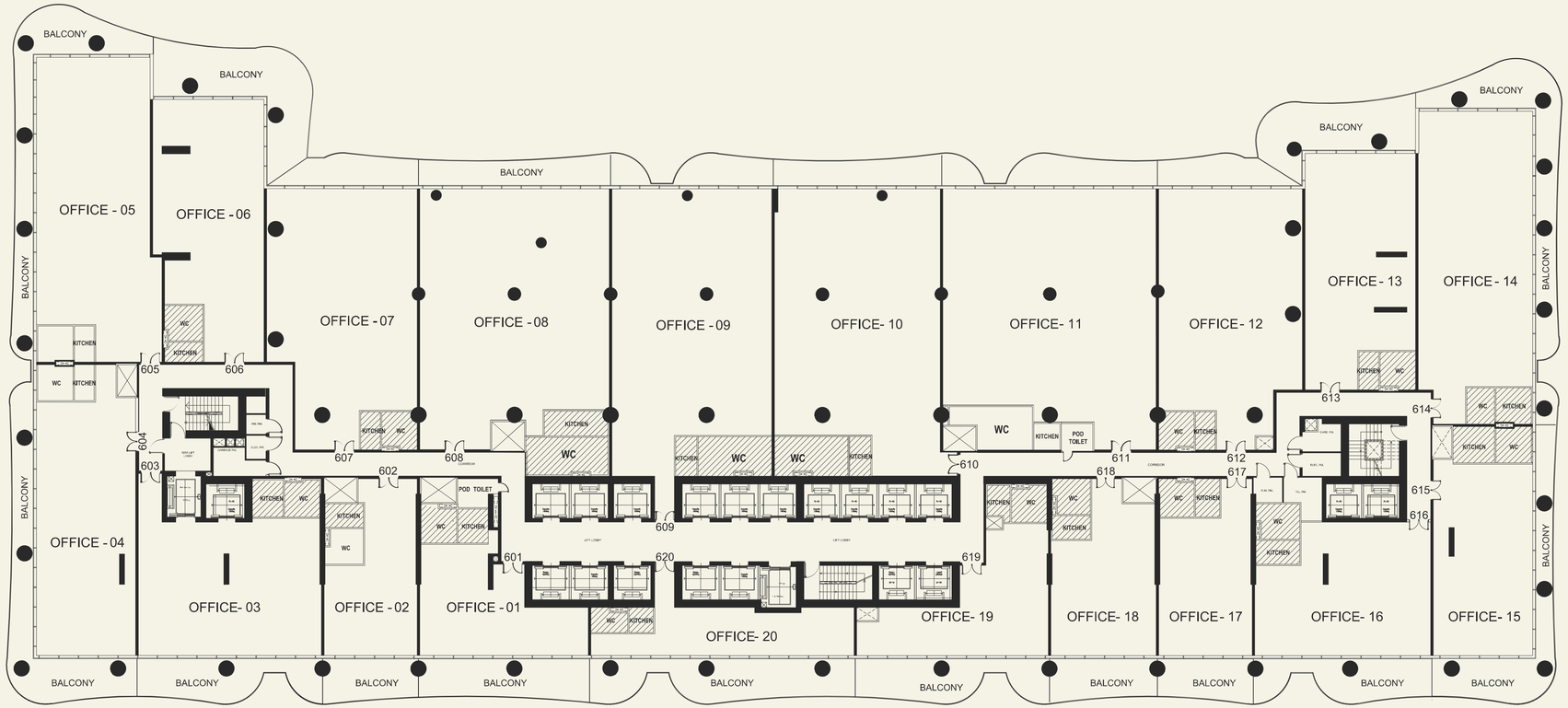
THE WOW TOWER
6TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,411 SQ. M / 47,480 SQ. FT
TOTAL VALUE: AED 96,266,000
PRICE PER SQ. FT: AED 2,025

SIXTH OFFICE FLOOR
BUSINESS SUITES

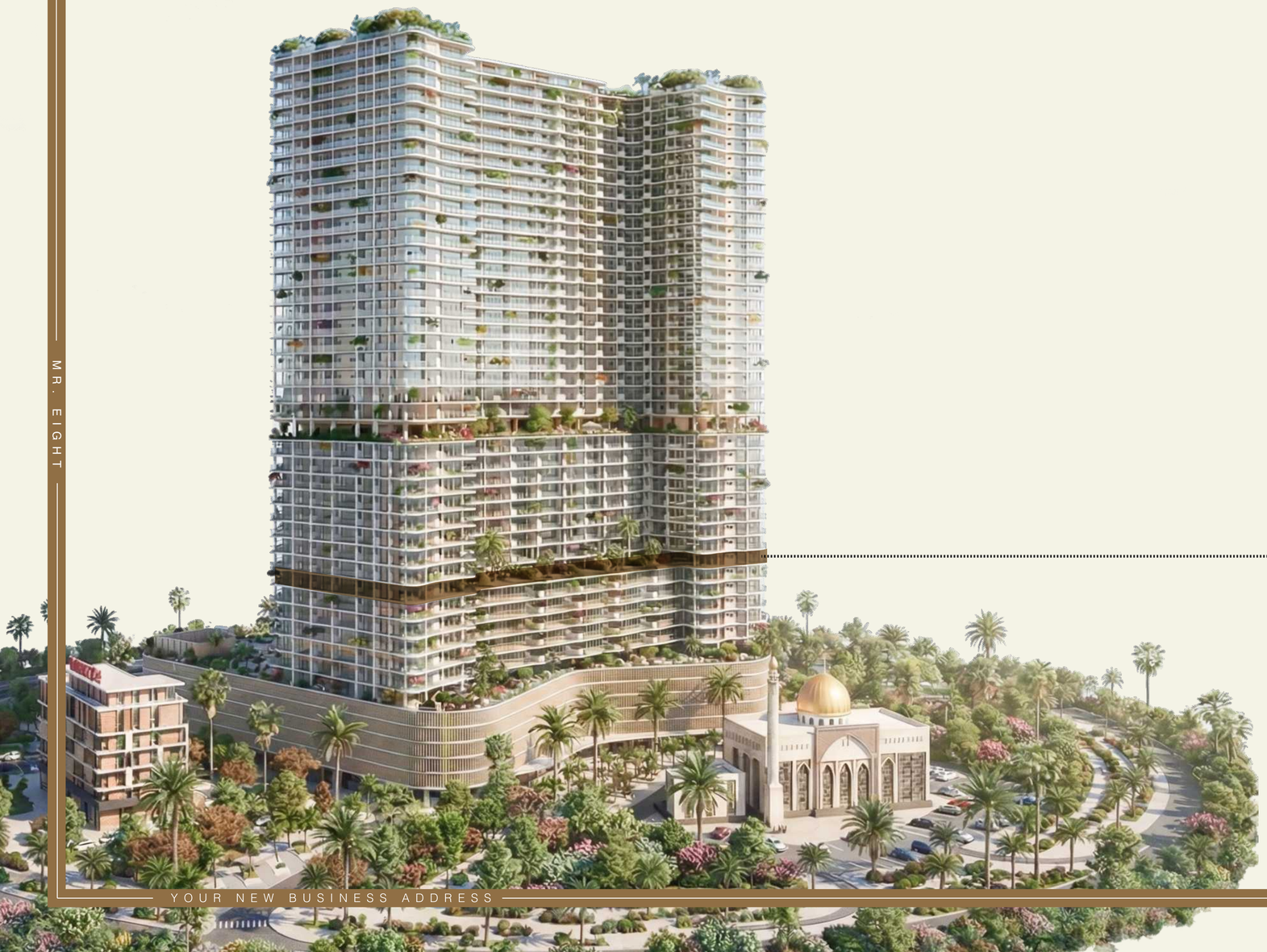
As a bulk commercial investment opportunity, the entire 6th business floor includes 20 offices with a combined area of 4,411 SQ. M / 47,480 SQ. FT, a total acquisition value of AED 96,266,000, and an average price of AED 2,025 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,82	417,86	143,81	1 547,96	-	3 357 900,00
OFFICE-602	6	94,64	1 018,70	23,07	248,32	117,71	1 267,02	-	2 699 550,00
OFFICE-603	6	174,21	1 875,18	38,94	419,15	213,15	2 294,33	-	4 877 250,00
OFFICE-604	6	171,71	1 848,27	66,32	713,86	238,03	2 562,13	-	5 448 450,00
OFFICE-605	6	217,30	2 339,00	63,41	682,54	280,71	3 021,54	-	6 424 950,00
OFFICE-606	6	168,80	1 816,95	62,92	677,27	231,72	2 494,21	-	5 304 600,00
OFFICE-607	6	219,71	2 364,94	22,09	237,77	241,80	2 602,71	-	5 534 550,00
OFFICE-608	6	302,35	3 254,47	29,59	318,50	331,94	3 572,97	-	7 618 800,00
OFFICE-609	6	282,42	3 039,94	22,19	238,85	304,61	3 278,79	-	6 974 100,00
OFFICE-610	6	288,43	3 104,63	25,93	279,11	314,36	3 383,74	-	7 205 100,00

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	319,24	3 436,27	29,69	319,58	348,93	3 755,85	-	7 994 700,00
OFFICE-612	6	212,53	2 287,65	20,32	218,72	232,85	2 506,38	-	5 329 800,00
OFFICE-613	6	158,27	1 703,60	49,47	532,49	207,74	2 236,09	-	4 755 450,00
OFFICE-614	6	213,13	2 294,11	66,87	719,78	280,00	3 013,89	-	6 380 850,00
OFFICE-615	6	135,13	1 454,53	53,22	572,86	188,35	2 027,38	-	4 339 650,00
OFFICE-616	6	146,48	1 576,70	37,29	401,39	183,77	1 978,08	-	4 159 050,00
OFFICE-617	6	100,01	1 076,50	22,65	243,80	122,66	1 320,30	-	2 810 850,00
OFFICE-618	6	107,00	1 151,74	24,98	268,88	131,98	1 420,62	-	3 028 200,00
OFFICE-619	6	109,96	1 183,60	41,46	446,27	151,42	1 629,87	-	3 448 200,00
OFFICE-620	6	87,84	945,50	57,65	620,54	145,49	1 566,04	-	3 387 300,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

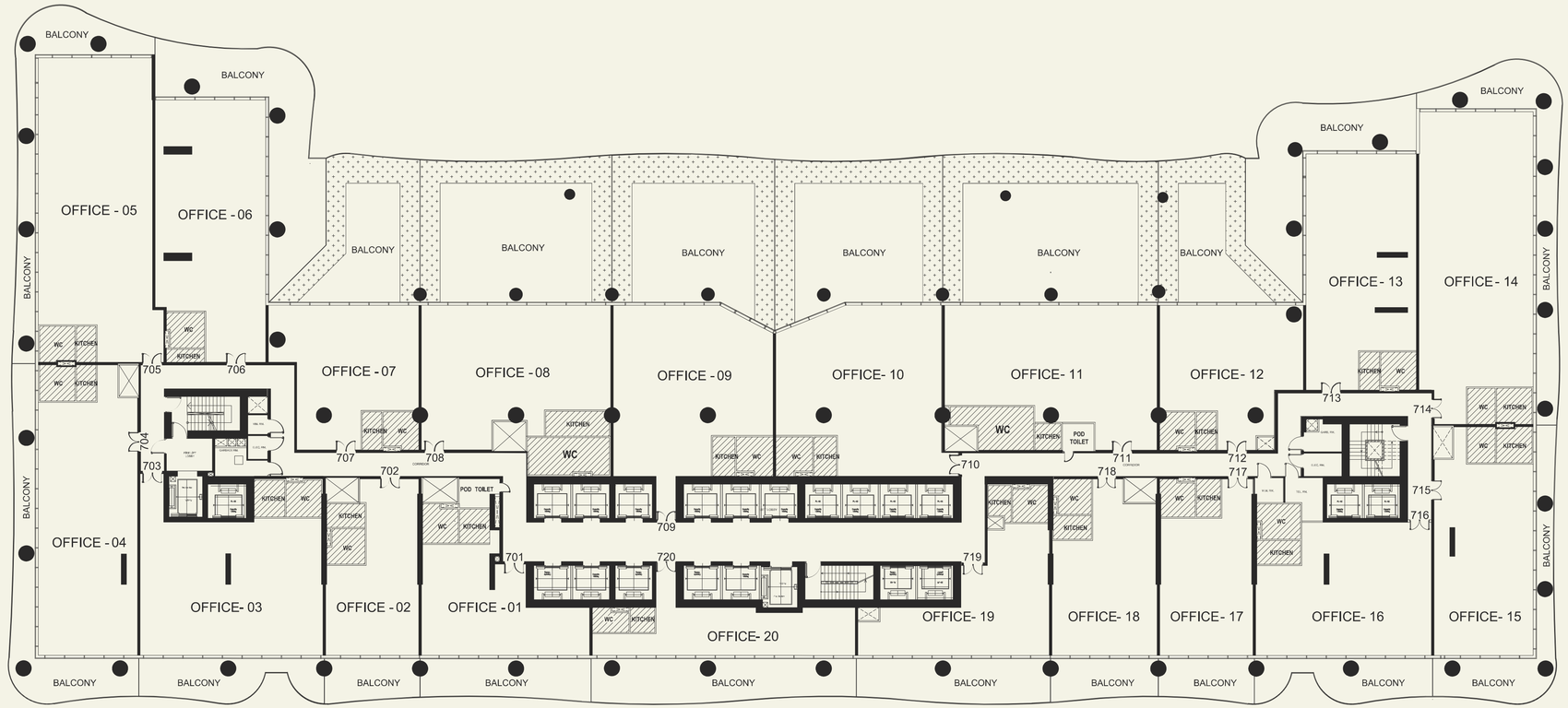
THE WOW TOWER
7TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,446 SQ. M / 47,854 SQ. FT
TOTAL VALUE: AED 97,289,000
PRICE PER SQ. FT: AED 2,030

SEVENTH OFFICE FLOOR
BUSINESS SUITES

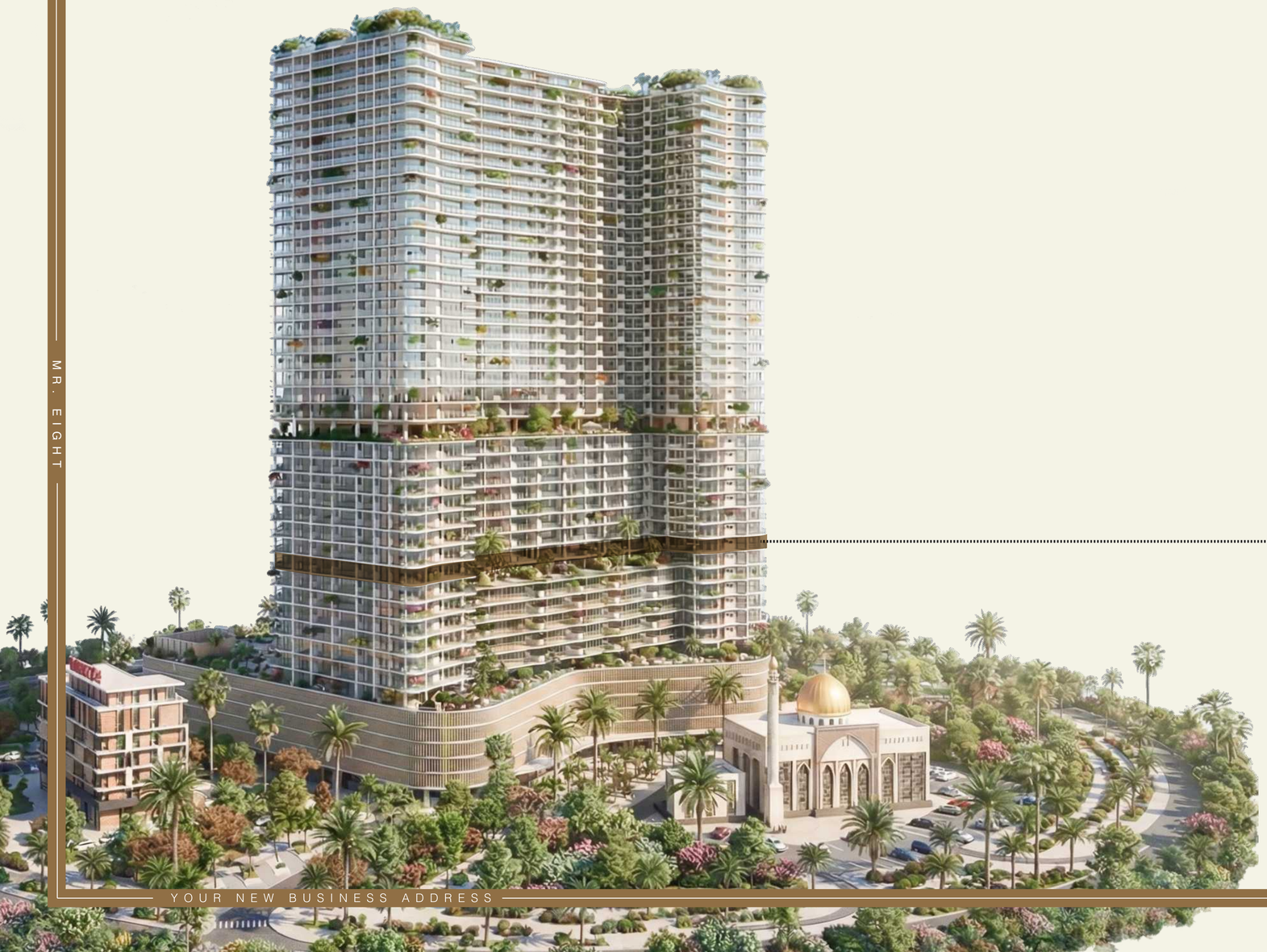
As a bulk commercial investment opportunity, the entire 7th business floor includes 20 offices with a combined area of 4,446 SQ. M / 47,854 SQ. FT, a total acquisition value of AED 97,289,000 and an average price of AED 2,030 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	105,00	1 130,21	38,91	418,82	143,91	1 549,03	-	3 345 300,00
OFFICE-702	7	94,57	1 017,94	23,12	248,86	117,69	1 266,80	-	2 706 900,00
OFFICE-703	7	174,14	1 874,43	39,04	420,22	213,18	2 294,65	-	4 890 900,00
OFFICE-704	7	171,77	1 848,92	69,11	743,89	240,88	2 592,81	-	5 527 200,00
OFFICE-705	7	214,57	2 309,61	63,45	682,97	278,02	2 992,58	-	6 380 850,00
OFFICE-706	7	172,71	1 859,03	98,05	1 055,40	270,76	2 914,44	-	6 212 850,00
OFFICE-707	7	117,33	1 262,93	88,94	957,34	206,27	2 220,27	-	4 733 400,00
OFFICE-708	7	173,07	1 862,91	158,60	1 707,16	331,67	3 570,07	-	7 631 400,00
OFFICE-709	7	168,18	1 810,27	143,28	1 542,25	311,46	3 352,53	-	7 156 800,00
OFFICE-710	7	169,59	1 825,45	144,71	1 557,65	314,30	3 383,10	-	7 212 450,00

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	174,13	1 874,32	181,72	1 956,02	355,85	3 830,34	-	8 184 750,00
OFFICE-712	7	114,06	1 227,73	82,75	890,71	196,81	2 118,45	-	4 678 800,00
OFFICE-713	7	158,50	1 706,08	84,44	908,90	242,94	2 614,98	-	5 443 200,00
OFFICE-714	7	213,66	2 299,82	70,33	757,03	283,99	3 056,84	-	6 518 400,00
OFFICE-715	7	134,81	1 451,08	53,40	574,79	188,21	2 025,88	-	4 318 650,00
OFFICE-716	7	146,47	1 576,59	37,38	402,35	183,85	1 978,94	-	4 171 650,00
OFFICE-717	7	100,00	1 076,39	22,71	244,45	122,71	1 320,84	-	2 819 250,00
OFFICE-718	7	107,00	1 151,74	24,95	268,56	131,95	1 420,30	-	3 035 550,00
OFFICE-719	7	109,96	1 183,60	48,72	524,42	158,68	1 708,02	-	3 670 800,00
OFFICE-720	7	87,83	945,39	64,86	698,15	152,69	1 643,54	-	3 514 350,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

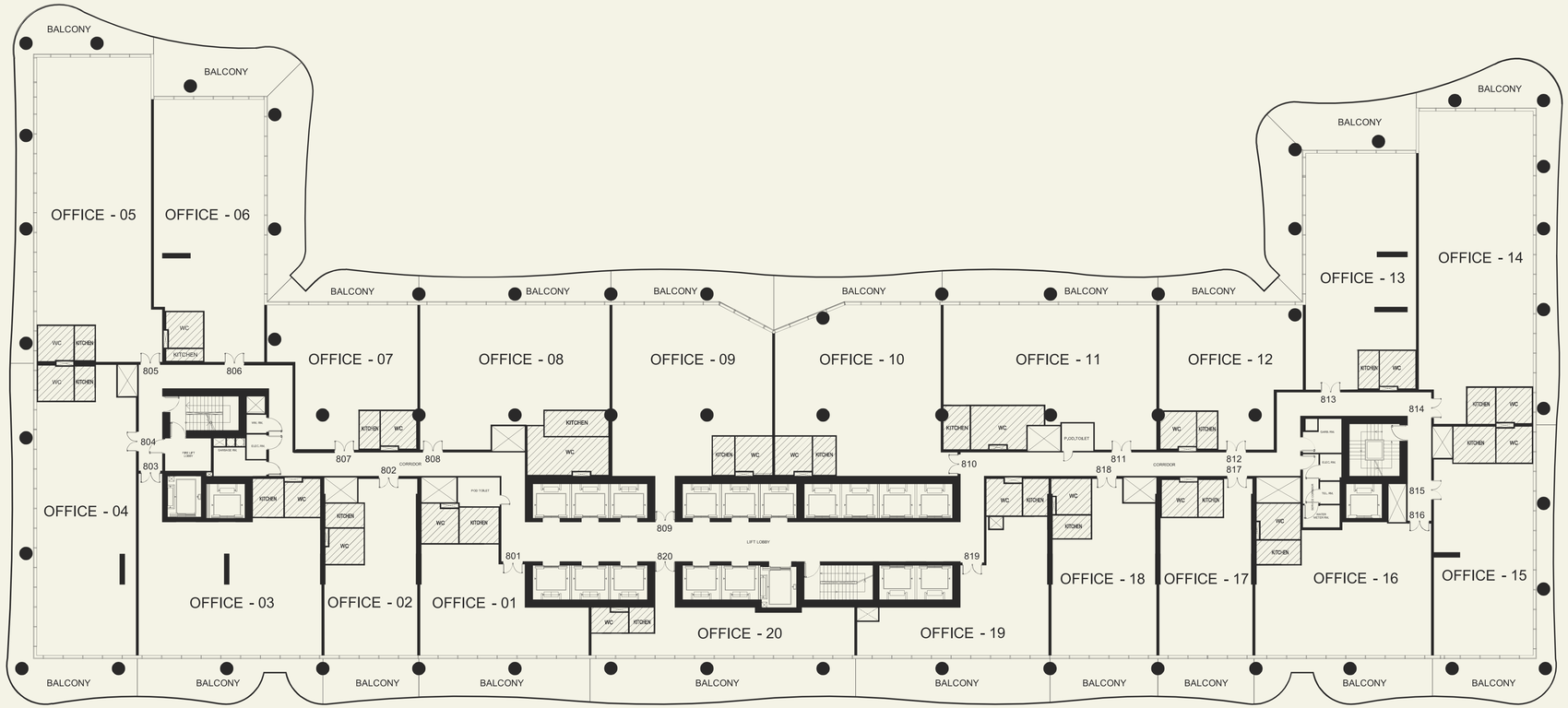
THE WOW TOWER
8TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,796 SQ. M / 40,859 SQ. FT
TOTAL VALUE: AED 83,295,000
PRICE PER SQ. FT: AED 2,020

EIGHTH OFFICE FLOOR
BUSINESS SUITES

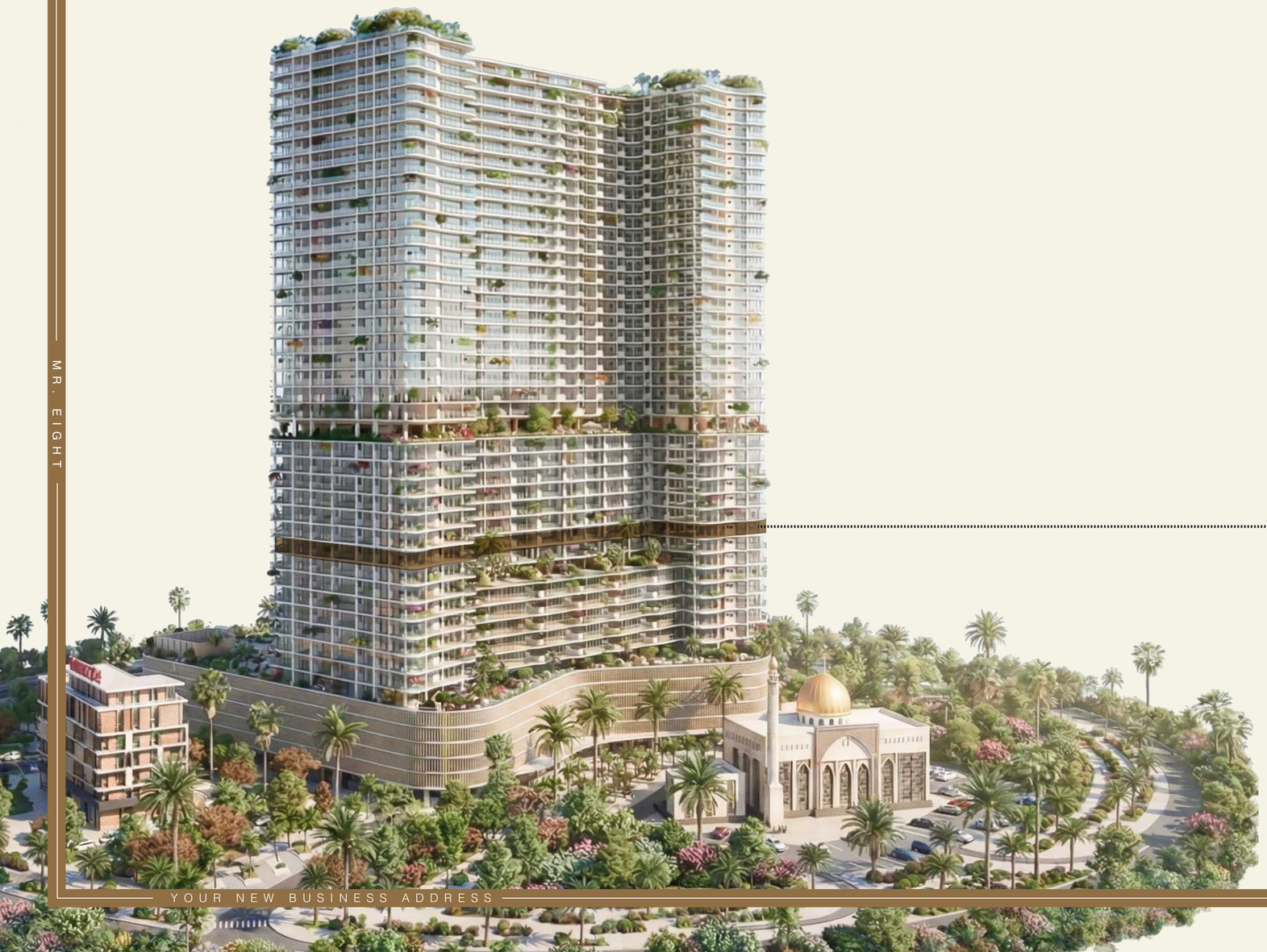
As a bulk commercial investment opportunity, the entire 8th business floor includes 20 offices with a combined area of 4,095 SQ. M / 44,076 SQ. FT, a total acquisition value of AED 83,295,000, and an average price of AED 2,035 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,84	418,07	143,83	1 548,17	-	3 352 650,00
OFFICE-802	8	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 713 200,00
OFFICE-803	8	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 901 400,00
OFFICE-804	8	171,77	1 848,92	68,99	742,60	240,76	2 591,52	-	5 539 800,00
OFFICE-805	8	214,57	2 309,61	63,41	682,54	277,98	2 992,15	-	6 397 650,00
OFFICE-806	8	172,71	1 859,03	86,82	934,52	259,53	2 793,56	-	5 967 150,00
OFFICE-807	8	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 193 050,00
OFFICE-808	8	173,08	1 863,02	29,44	316,89	202,52	2 179,91	-	4 679 850,00
OFFICE-809	8	168,18	1 810,27	33,56	361,24	201,74	2 171,51	-	4 651 500,00
OFFICE-810	8	169,60	1 825,56	31,55	339,60	201,15	2 165,16	-	4 628 400,00

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	174,13	1 874,32	36,48	392,67	210,61	2 266,99	-	4 864 650,00
OFFICE-812	8	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 121 650,00
OFFICE-813	8	158,50	1 706,08	74,00	796,53	232,50	2 502,61	-	5 341 350,00
OFFICE-814	8	213,66	2 299,82	70,42	757,99	284,08	3 057,81	-	6 535 200,00
OFFICE-815	8	134,81	1 451,08	53,40	574,79	188,21	2 025,88	-	4 328 100,00
OFFICE-816	8	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 180 050,00
OFFICE-817	8	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 824 500,00
OFFICE-818	8	107,00	1 151,74	24,91	268,13	131,91	1 419,87	-	3 041 850,00
OFFICE-819	8	109,95	1 183,49	48,64	523,56	158,59	1 707,05	-	3 677 100,00
OFFICE-820	8	87,83	945,39	64,75	696,96	152,58	1 642,36	-	3 520 650,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

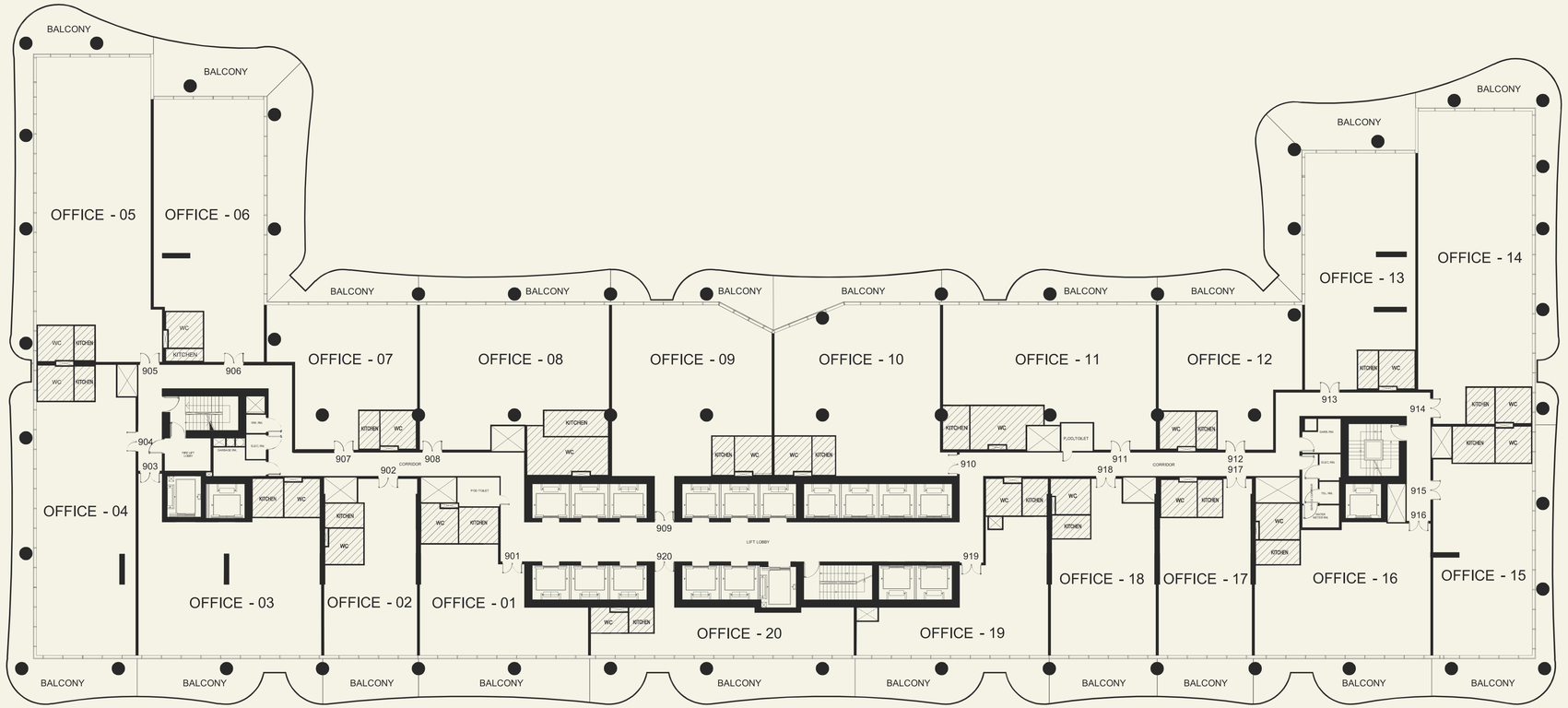
THE WOW TOWER
9TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,762 SQ. M / 40,497 SQ. FT
TOTAL VALUE: AED 82,757,000
PRICE PER SQ. FT: AED 2,040

NINTH OFFICE FLOOR
BUSINESS SUITES

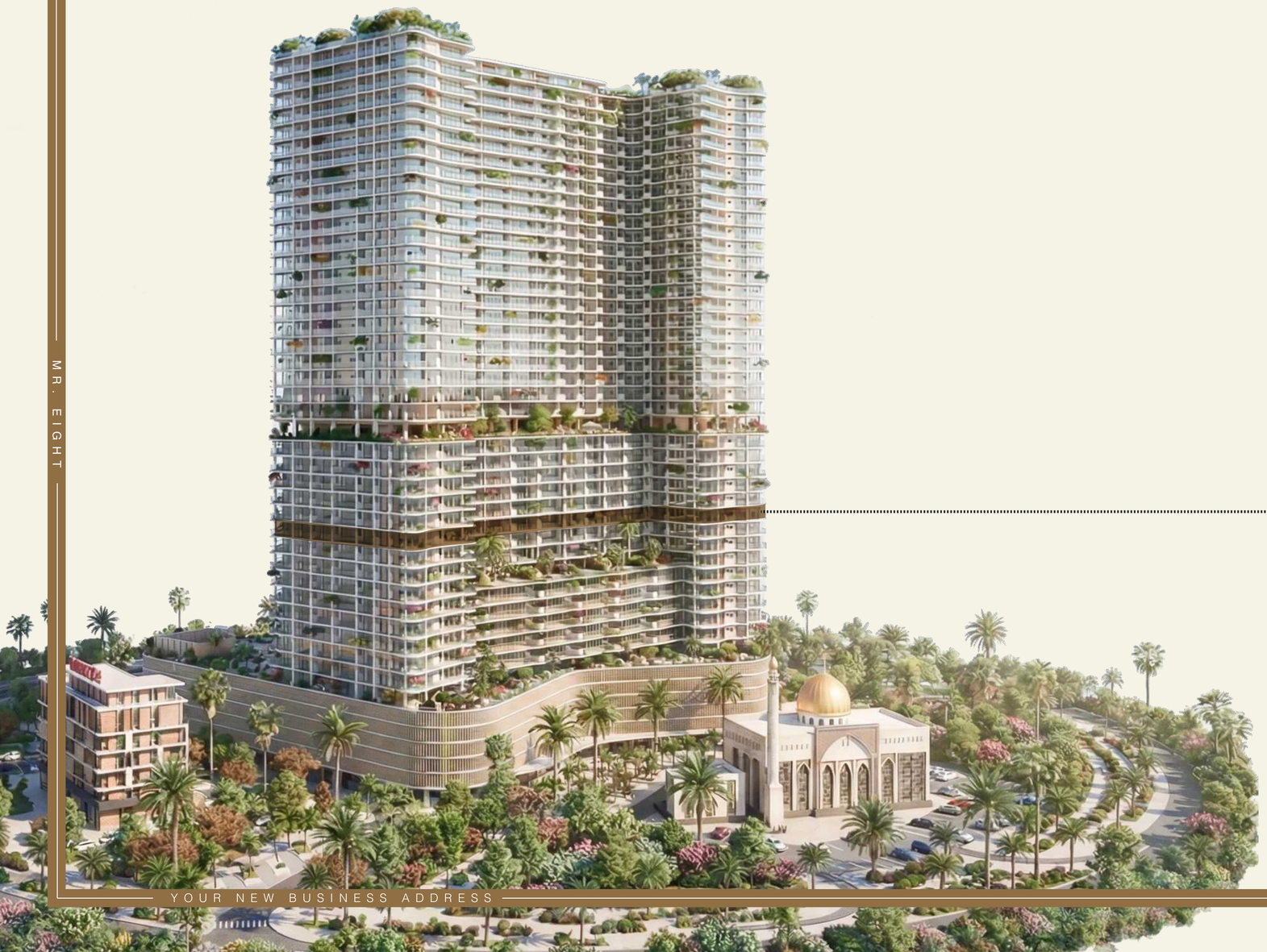
As a bulk commercial investment opportunity, the entire 9th business floor includes 20 offices with a combined area of 3,762 SQ. M / 40,497 SQ. FT, a total acquisition value of AED 82,757,000, and an average price of AED 2,040 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,85	418,18	143,84	1 548,28	-	3 360 000,00
OFFICE-902	9	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 719 500,00
OFFICE-903	9	174,14	1 874,43	38,96	419,36	213,10	2 293,79	-	4 914 000,00
OFFICE-904	9	171,77	1 848,92	66,38	714,51	238,15	2 563,43	-	5 492 550,00
OFFICE-905	9	214,57	2 309,61	63,43	682,75	278,00	2 992,37	-	6 413 400,00
OFFICE-906	9	172,71	1 859,03	86,80	934,31	259,51	2 793,34	-	5 980 800,00
OFFICE-907	9	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 200 400,00
OFFICE-908	9	173,08	1 863,02	29,52	317,75	202,60	2 180,77	-	4 692 450,00
OFFICE-909	9	168,18	1 810,27	26,61	286,43	194,79	2 096,70	-	4 502 400,00
OFFICE-910	9	169,60	1 825,56	31,62	340,35	201,22	2 165,91	-	4 641 000,00

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	174,13	1 874,32	29,60	318,61	203,73	2 192,93	-	4 718 700,00
OFFICE-912	9	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 129 000,00
OFFICE-913	9	158,50	1 706,08	74,02	796,74	232,52	2 502,82	-	5 355 000,00
OFFICE-914	9	213,66	2 299,82	67,06	721,83	280,72	3 021,64	-	6 473 250,00
OFFICE-915	9	134,81	1 451,08	53,54	576,30	188,35	2 027,38	-	4 341 750,00
OFFICE-916	9	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 190 550,00
OFFICE-917	9	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 831 850,00
OFFICE-918	9	107,00	1 151,74	25,00	269,10	132,00	1 420,84	-	3 051 300,00
OFFICE-919	9	109,95	1 183,49	41,52	446,92	151,47	1 630,41	-	3 521 700,00
OFFICE-920	9	87,83	945,39	57,65	620,54	145,48	1 565,93	-	3 365 250,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

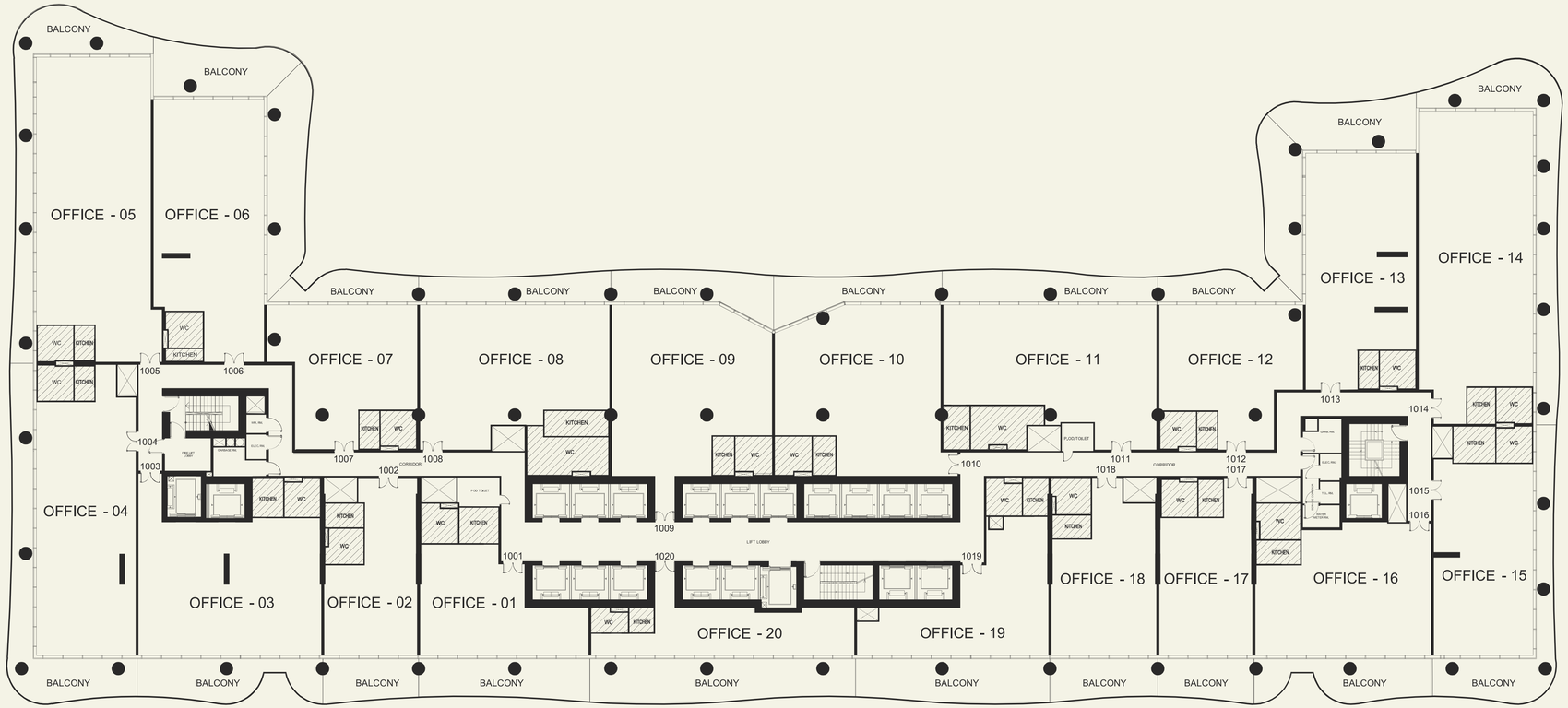
THE WOW TOWER
10TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,796 SQ. M / 40,859 SQ. FT
TOTAL VALUE: AED 83,701,000
PRICE PER SQ. FT: AED 2,045

TENTH OFFICE FLOOR
BUSINESS SUITES

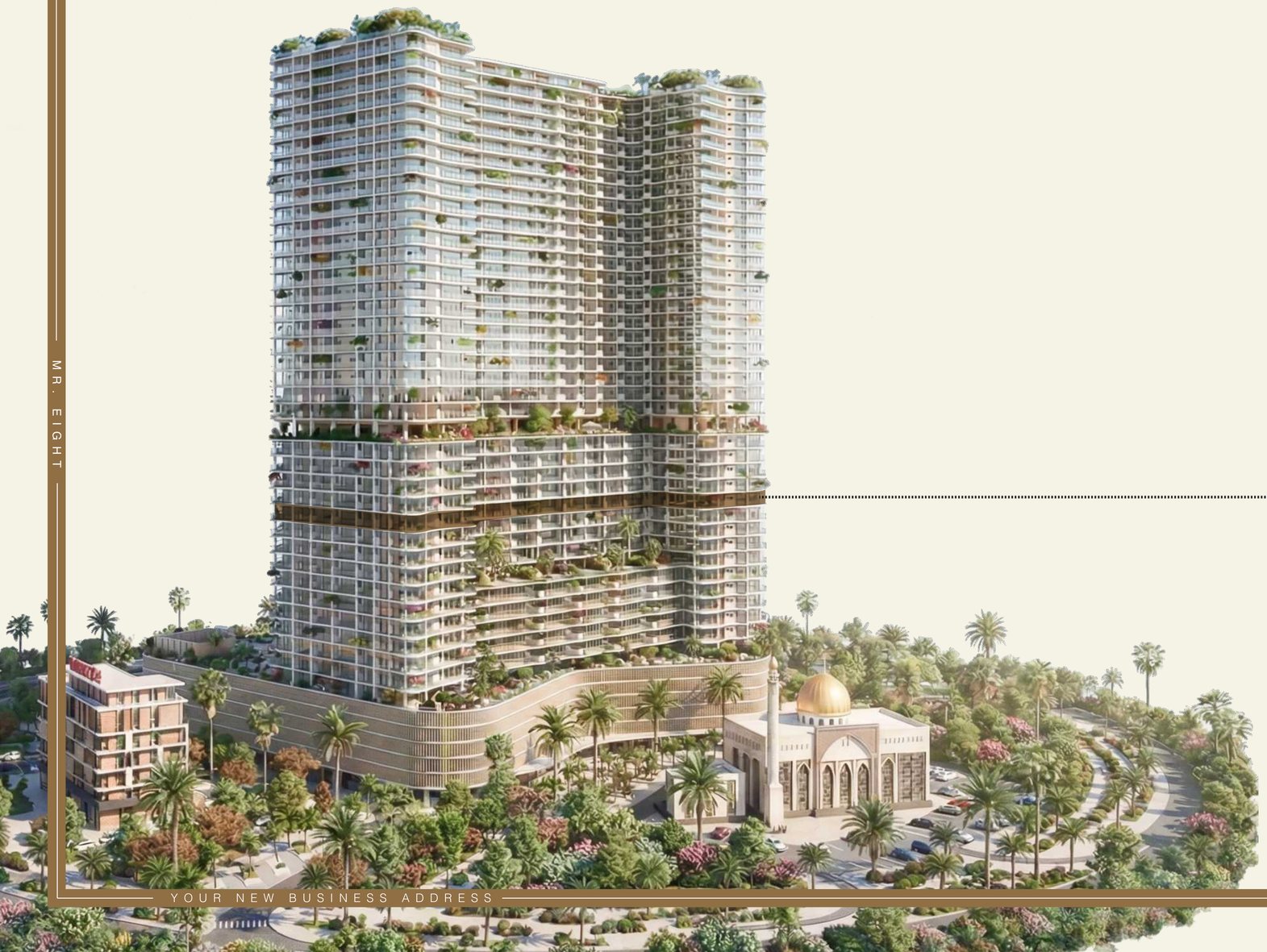
As a bulk commercial investment opportunity, the entire 10th business floor includes 20 offices with a combined area of 3,796 SQ. M / 40,859 SQ. FT, a total acquisition value of AED 83,701,000, and an average price of AED 2,045 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,84	418,07	143,83	1 548,17	-	3 368 400,00
OFFICE-1002	10	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 726 850,00
OFFICE-1003	10	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 925 550,00
OFFICE-1004	10	171,77	1 848,92	68,99	742,60	240,76	2 591,52	-	5 566 050,00
OFFICE-1005	10	214,57	2 309,61	63,41	682,54	277,98	2 992,15	-	6 429 150,00
OFFICE-1006	10	172,71	1 859,03	86,82	934,52	259,53	2 793,56	-	5 995 500,00
OFFICE-1007	10	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 208 800,00
OFFICE-1008	10	173,08	1 863,02	29,44	316,89	202,52	2 179,91	-	4 702 950,00
OFFICE-1009	10	168,18	1 810,27	33,56	361,24	201,74	2 171,51	-	4 673 550,00
OFFICE-1010	10	169,60	1 825,56	31,55	339,60	201,15	2 165,16	-	4 651 500,00

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	174,13	1 874,32	36,48	392,67	210,61	2 266,99	-	4 888 800,00
OFFICE-1012	10	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 136 350,00
OFFICE-1013	10	158,50	1 706,08	74,00	796,53	232,50	2 502,61	-	5 367 600,00
OFFICE-1014	10	213,66	2 299,82	70,42	757,99	284,08	3 057,81	-	6 566 700,00
OFFICE-1015	10	134,81	1 451,08	53,40	574,79	188,21	2 025,88	-	4 349 100,00
OFFICE-1016	10	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 200 000,00
OFFICE-1017	10	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 839 200,00
OFFICE-1018	10	107,00	1 151,74	24,91	268,13	131,91	1 419,87	-	3 057 600,00
OFFICE-1019	10	109,95	1 183,49	48,64	523,56	158,59	1 707,05	-	3 694 950,00
OFFICE-1020	10	87,83	945,39	64,75	696,96	152,58	1 642,36	-	3 537 450,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

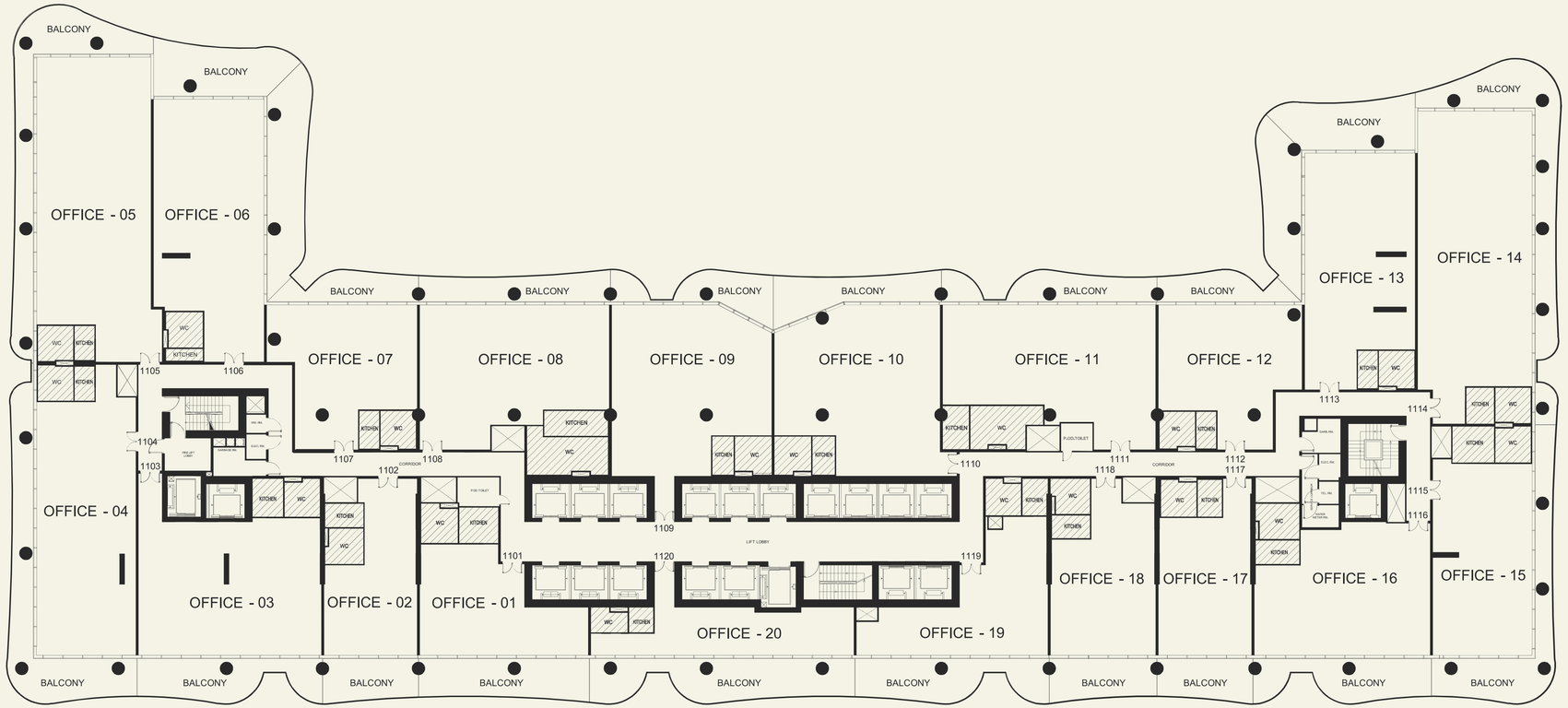
THE WOW TOWER
11TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,762 SQ. M / 40,497 SQ. FT
TOTAL VALUE: AED 83,165,000
PRICE PER SQ. FT: AED 2,050

ELEVENTH OFFICE FLOOR
BUSINESS SUITES

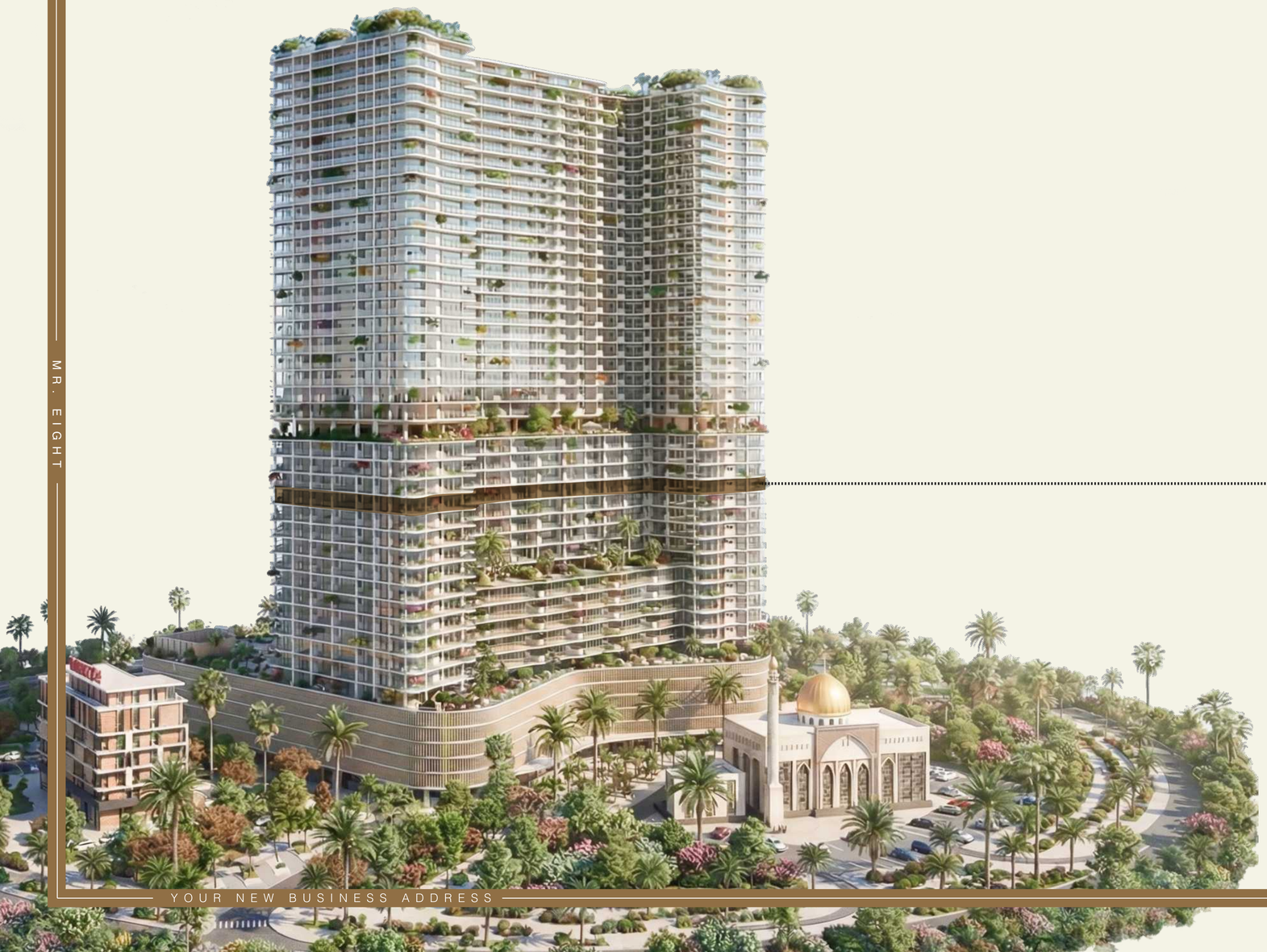
As a bulk commercial investment opportunity, the entire 11th business floor includes 20 offices with a combined area of 3,762 SQ. M / 40,497 SQ. FT, a total acquisition value of AED 83,165,000, and an average price of AED 2,050 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,85	418,18	143,84	1 548,28	-	3 376 800,00
OFFICE-1102	11	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 733 150,00
OFFICE-1103	11	174,14	1 874,43	38,96	419,36	213,10	2 293,79	-	4 938 150,00
OFFICE-1104	11	171,77	1 848,92	66,38	714,51	238,15	2 563,43	-	5 519 850,00
OFFICE-1105	11	214,57	2 309,61	63,43	682,75	278,00	2 992,37	-	6 444 900,00
OFFICE-1106	11	172,71	1 859,03	86,80	934,31	259,51	2 793,34	-	6 010 200,00
OFFICE-1107	11	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 216 150,00
OFFICE-1108	11	173,08	1 863,02	29,52	317,75	202,60	2 180,77	-	4 715 550,00
OFFICE-1109	11	168,18	1 810,27	26,61	286,43	194,79	2 096,70	-	4 524 450,00
OFFICE-1110	11	169,60	1 825,56	31,62	340,35	201,22	2 165,91	-	4 664 100,00

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	174,13	1 874,32	29,60	318,61	203,73	2 192,93	-	4 741 800,00
OFFICE-1112	11	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 143 700,00
OFFICE-1113	11	158,50	1 706,08	74,02	796,74	232,52	2 502,82	-	5 381 250,00
OFFICE-1114	11	213,66	2 299,82	67,06	721,83	280,72	3 021,64	-	6 505 800,00
OFFICE-1115	11	134,81	1 451,08	53,54	576,30	188,35	2 027,38	-	4 363 800,00
OFFICE-1116	11	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 210 500,00
OFFICE-1117	11	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 845 500,00
OFFICE-1118	11	107,00	1 151,74	25,00	269,10	132,00	1 420,84	-	3 066 000,00
OFFICE-1119	11	109,95	1 183,49	41,52	446,92	151,47	1 630,41	-	3 539 550,00
OFFICE-1120	11	87,83	945,39	57,65	620,54	145,48	1 565,93	-	3 382 050,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

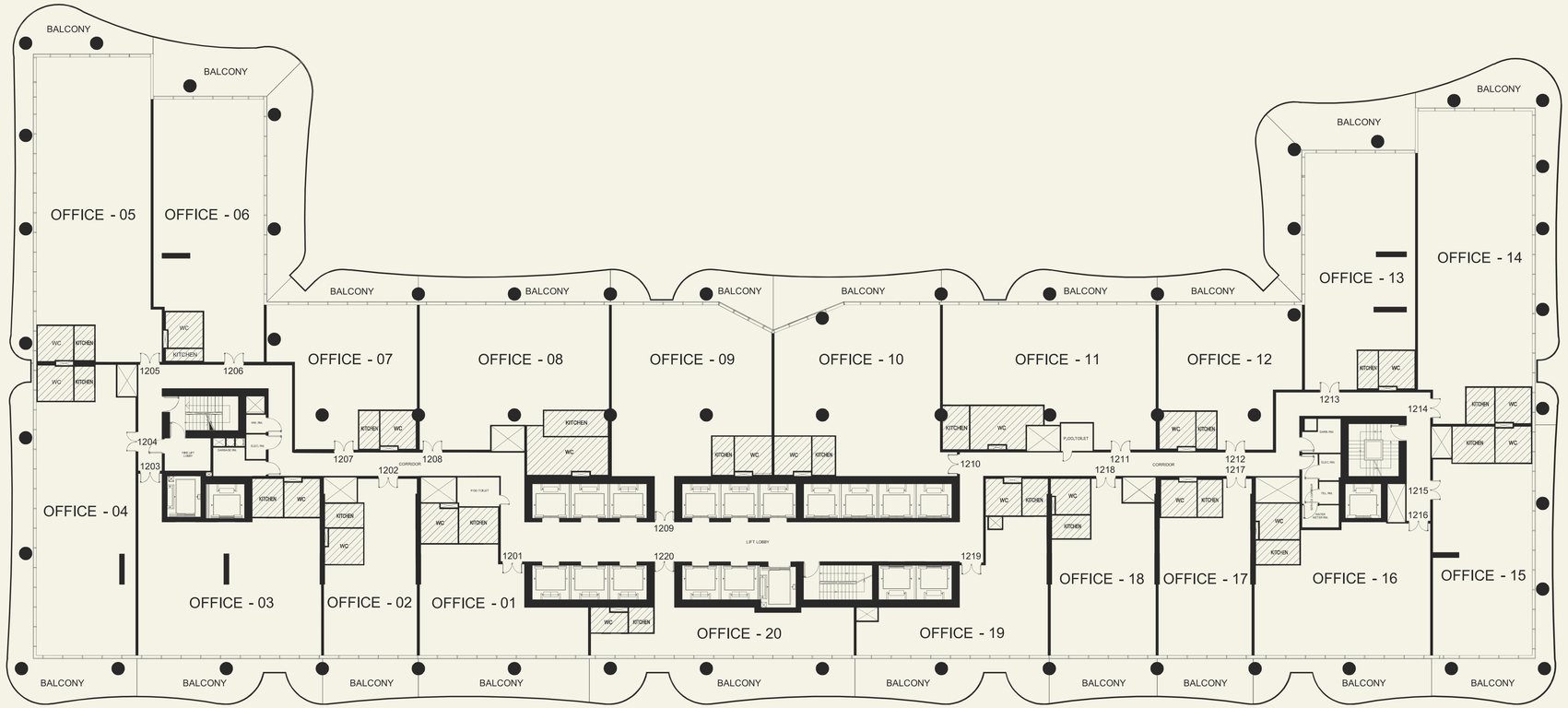
THE WOW TOWER
12TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,762 SQ. M / 40,497 SQ. FT
TOTAL VALUE: AED 83,370,000
PRICE PER SQ. FT: AED 2,055

TWELFTH OFFICE FLOOR
BUSINESS SUITES

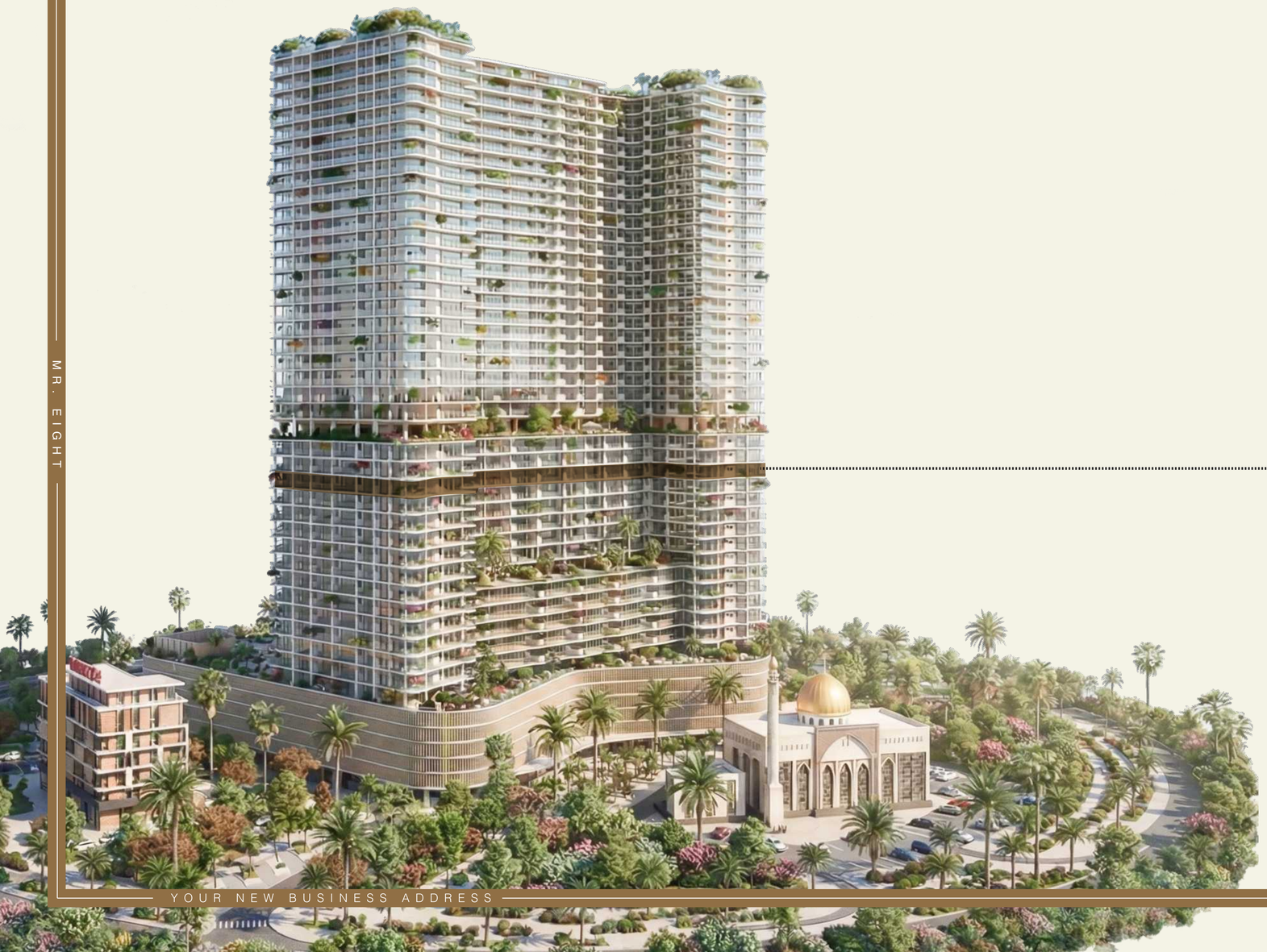
As a bulk commercial investment opportunity, the entire 12th business floor includes 20 offices with a combined area of 3,762 SQ. M / 40,497 SQ. FT, a total acquisition value of AED 83,370,000, and an average price of AED 2,055 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,85	418,18	143,84	1 548,28	-	3 385 200,00
OFFICE-1202	12	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 739 450,00
OFFICE-1203	12	174,14	1 874,43	38,96	419,36	213,10	2 293,79	-	4 949 700,00
OFFICE-1204	12	171,77	1 848,92	66,38	714,51	238,15	2 563,43	-	5 533 500,00
OFFICE-1205	12	214,57	2 309,61	63,43	682,75	278,00	2 992,37	-	6 460 650,00
OFFICE-1206	12	172,71	1 859,03	86,80	934,31	259,51	2 793,34	-	6 024 900,00
OFFICE-1207	12	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 224 550,00
OFFICE-1208	12	173,08	1 863,02	29,52	317,75	202,60	2 180,77	-	4 727 100,00
OFFICE-1209	12	168,18	1 810,27	26,61	286,43	194,79	2 096,70	-	4 534 950,00
OFFICE-1210	12	169,60	1 825,56	31,62	340,35	201,22	2 165,91	-	4 675 650,00

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	174,13	1 874,32	29,60	318,61	203,73	2 192,93	-	4 753 350,00
OFFICE-1212	12	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 152 100,00
OFFICE-1213	12	158,50	1 706,08	74,02	796,74	232,52	2 502,82	-	5 394 900,00
OFFICE-1214	12	213,66	2 299,82	67,06	721,83	280,72	3 021,64	-	6 521 550,00
OFFICE-1215	12	134,81	1 451,08	53,54	576,30	188,35	2 027,38	-	4 374 300,00
OFFICE-1216	12	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 221 000,00
OFFICE-1217	12	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 852 850,00
OFFICE-1218	12	107,00	1 151,74	25,00	269,10	132,00	1 420,84	-	3 074 400,00
OFFICE-1219	12	109,95	1 183,49	41,52	446,92	151,47	1 630,41	-	3 547 950,00
OFFICE-1220	12	87,83	945,39	57,65	620,54	145,48	1 565,93	-	3 390 450,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

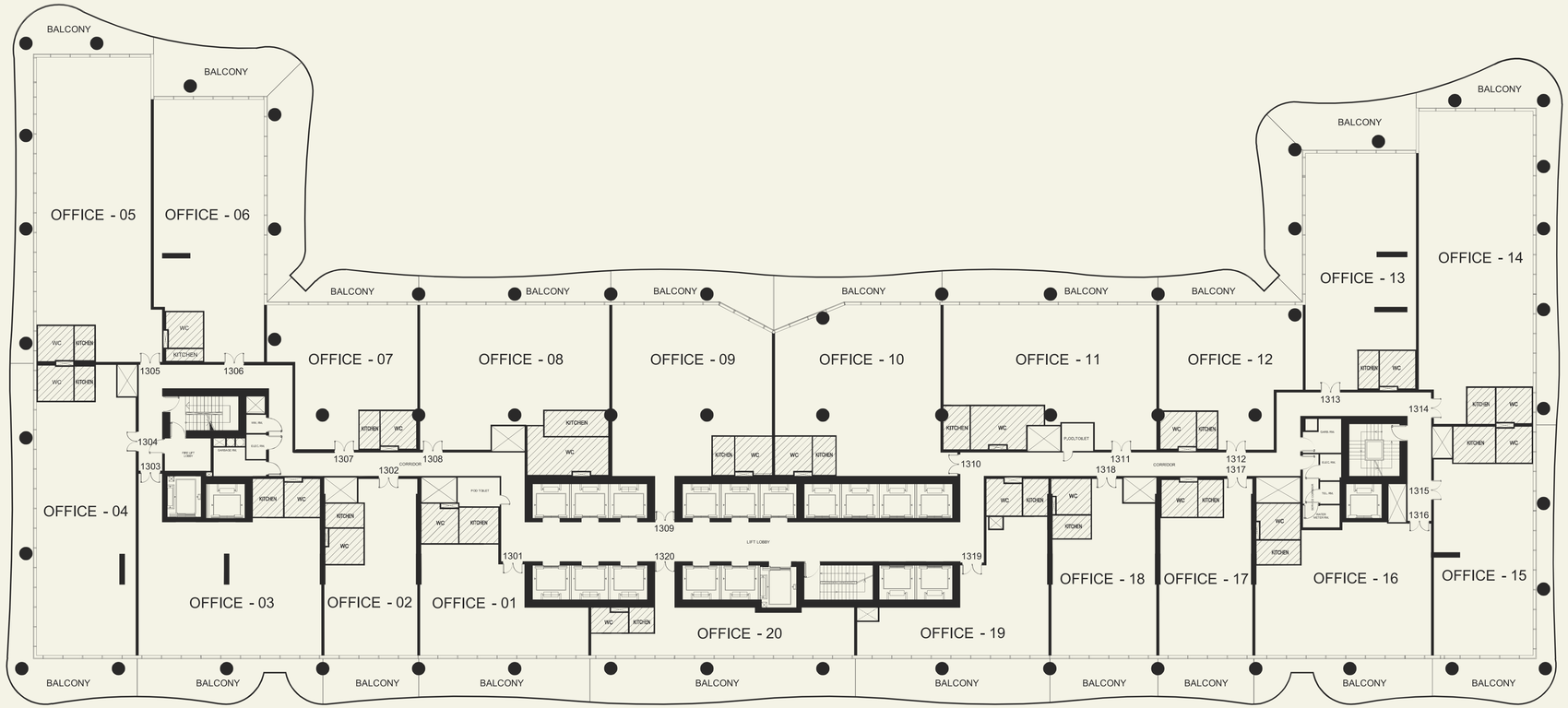
THE WOW TOWER
13TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,796 SQ. M / 40,859 SQ. FT
TOTAL VALUE: AED 84,316,000
PRICE PER SQ. FT: AED 2,060

THIRTEENTH OFFICE FLOOR
BUSINESS SUITES

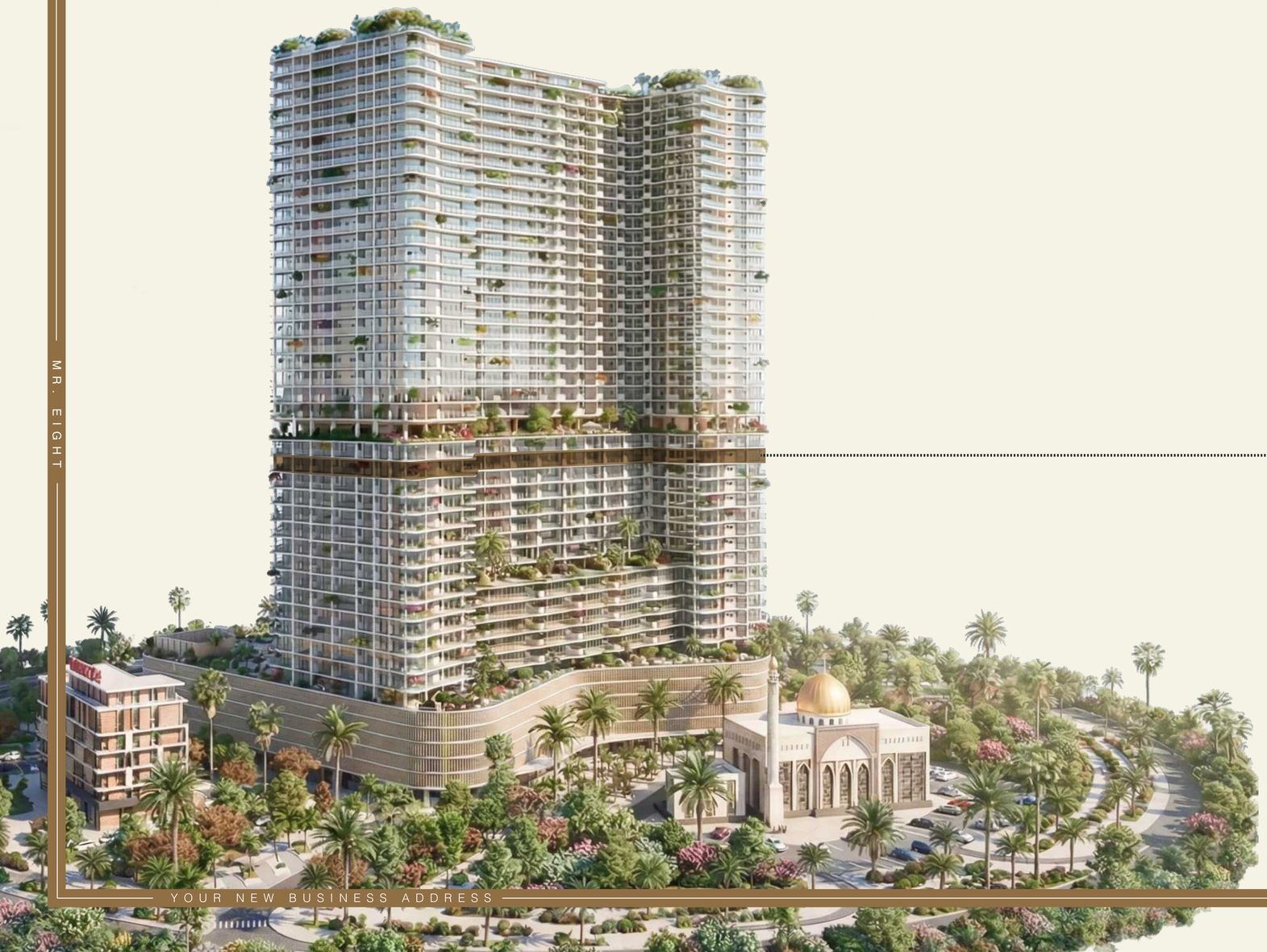
As a bulk commercial investment opportunity, the entire 13th business floor includes 20 offices with a combined area of 3,915 SQ. M / 42,140 SQ. FT, a total acquisition value of AED 84,316,000, and an average price of AED 2,060 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,84	418,07	143,83	1 548,17	-	3 393 600,00
OFFICE-1302	13	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 746 800,00
OFFICE-1303	13	174,13	1 874,32	38,96	419,36	213,09	2 293,68	-	4 961 250,00
OFFICE-1304	13	171,77	1 848,92	68,99	742,60	240,76	2 591,52	-	5 607 000,00
OFFICE-1305	13	214,57	2 309,61	63,41	682,54	277,98	2 992,15	-	6 476 400,00
OFFICE-1306	13	172,71	1 859,03	86,82	934,52	259,53	2 793,56	-	6 039 600,00
OFFICE-1307	13	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 231 900,00
OFFICE-1308	13	173,08	1 863,02	29,44	316,89	202,52	2 179,91	-	4 737 600,00
OFFICE-1309	13	168,18	1 810,27	33,56	361,24	201,74	2 171,51	-	4 708 200,00
OFFICE-1310	13	169,60	1 825,56	31,55	339,60	201,15	2 165,16	-	4 685 100,00

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	174,13	1 874,32	36,48	392,67	210,61	2 266,99	-	4 924 500,00
OFFICE-1312	13	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 159 450,00
OFFICE-1313	13	158,50	1 706,08	74,00	796,53	232,50	2 502,61	-	5 407 500,00
OFFICE-1314	13	213,66	2 299,82	70,42	757,99	284,08	3 057,81	-	6 615 000,00
OFFICE-1315	13	134,81	1 451,08	53,40	574,79	188,21	2 025,88	-	4 381 650,00
OFFICE-1316	13	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 231 500,00
OFFICE-1317	13	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 859 150,00
OFFICE-1318	13	107,00	1 151,74	24,91	268,13	131,91	1 419,87	-	3 079 650,00
OFFICE-1319	13	109,95	1 183,49	48,64	523,56	158,59	1 707,05	-	3 722 250,00
OFFICE-1320	13	87,83	945,39	64,75	696,96	152,58	1 642,36	-	3 563 700,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

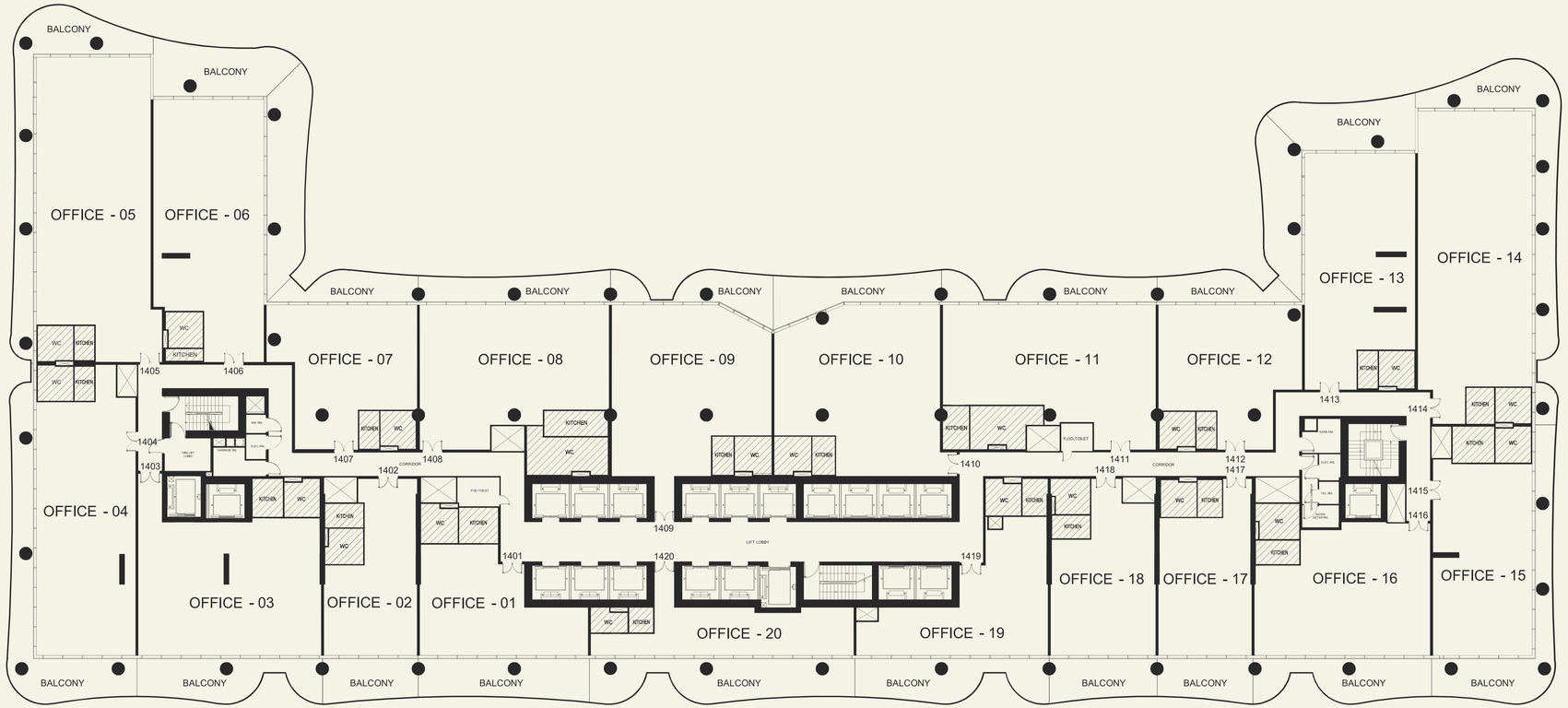
THE WOW TOWER
14TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,762 SQ. M / 40,497 SQ. FT
TOTAL VALUE: AED 83,772,000
PRICE PER SQ. FT: AED 2,065

FOURTEENTH OFFICE FLOOR
BUSINESS SUITES

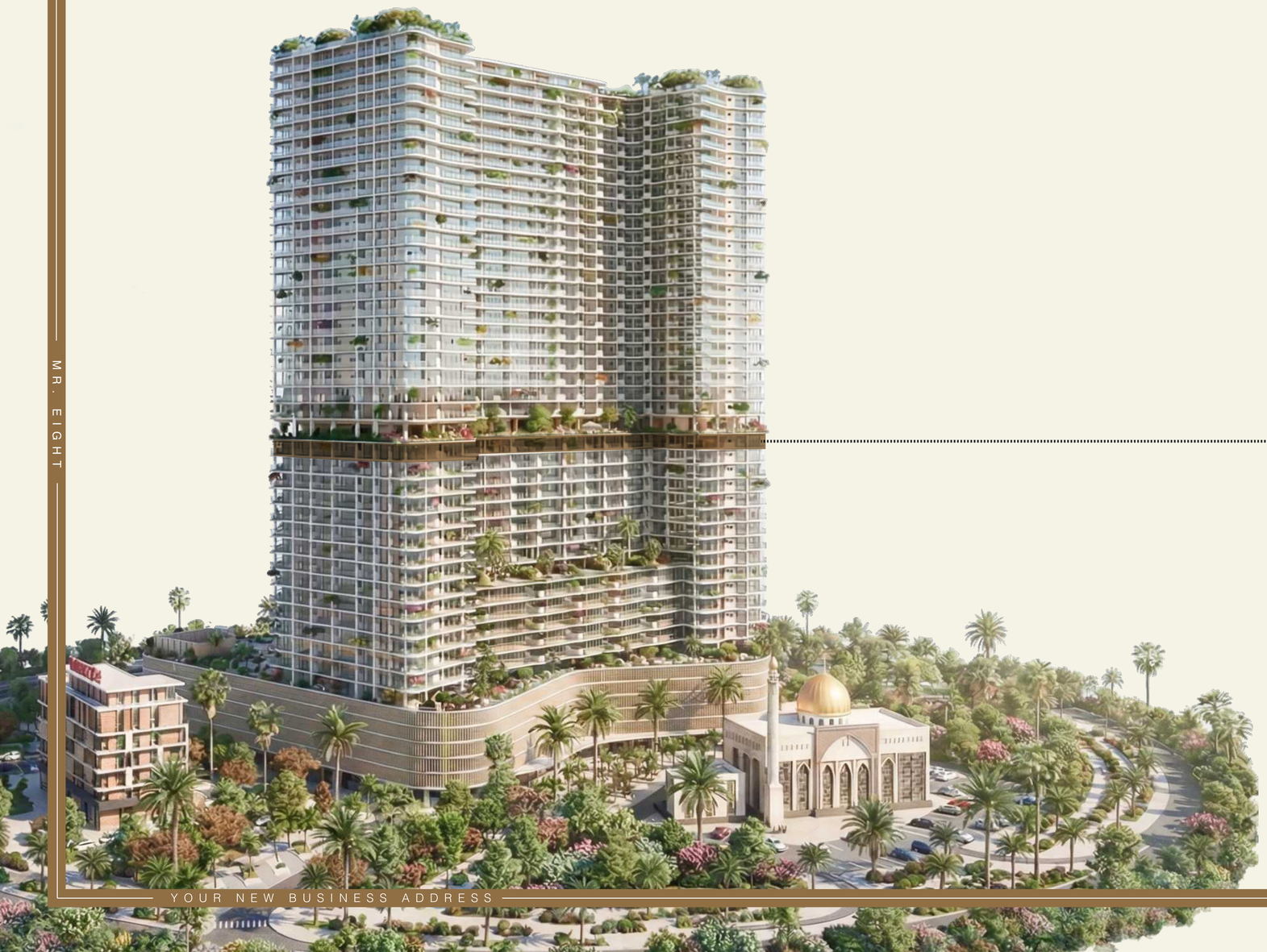
As a bulk commercial investment opportunity, the entire 14th business floor includes 20 offices with a combined area of 3,876 SQ. M / 41,716 SQ. FT, a total acquisition value of AED 83,772,000, and an average price of AED 2,065 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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	104,99	1 130,10	38,85	418,18	143,84	1 548,28	-	3 402 000,00
OFFICE-1402	14	94,57	1 017,94	23,08	248,43	117,65	1 266,37	-	2 753 100,00
OFFICE-1403	14	174,14	1 874,43	38,96	419,36	213,10	2 293,79	-	4 973 850,00
OFFICE-1404	14	171,77	1 848,92	66,38	714,51	238,15	2 563,43	-	5 559 750,00
OFFICE-1405	14	214,57	2 309,61	63,43	682,75	278,00	2 992,37	-	6 492 150,00
OFFICE-1406	14	172,71	1 859,03	86,80	934,31	259,51	2 793,34	-	6 054 300,00
OFFICE-1407	14	117,33	1 262,93	21,41	230,46	138,74	1 493,38	-	3 240 300,00
OFFICE-1408	14	173,08	1 863,02	29,52	317,75	202,60	2 180,77	-	4 750 200,00
OFFICE-1409	14	168,18	1 810,27	26,61	286,43	194,79	2 096,70	-	4 557 000,00
OFFICE-1410	14	169,60	1 825,56	31,62	340,35	201,22	2 165,91	-	4 697 700,00

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	174,13	1 874,32	29,60	318,61	203,73	2 192,93	-	4 776 450,00
OFFICE-1412	14	114,06	1 227,73	19,94	214,63	134,00	1 442,36	-	3 166 800,00
OFFICE-1413	14	158,50	1 706,08	74,02	796,74	232,52	2 502,82	-	5 421 150,00
OFFICE-1414	14	213,66	2 299,82	67,06	721,83	280,72	3 021,64	-	6 553 050,00
OFFICE-1415	14	134,81	1 451,08	53,54	576,30	188,35	2 027,38	-	4 395 300,00
OFFICE-1416	14	146,47	1 576,59	37,31	401,60	183,78	1 978,19	-	4 240 950,00
OFFICE-1417	14	100,00	1 076,39	22,67	244,02	122,67	1 320,41	-	2 866 500,00
OFFICE-1418	14	107,00	1 151,74	25,00	269,10	132,00	1 420,84	-	3 089 100,00
OFFICE-1419	14	109,95	1 183,49	41,52	446,92	151,47	1 630,41	-	3 564 750,00
OFFICE-1420	14	87,83	945,39	57,65	620,54	145,48	1 565,93	-	3 406 200,00



THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

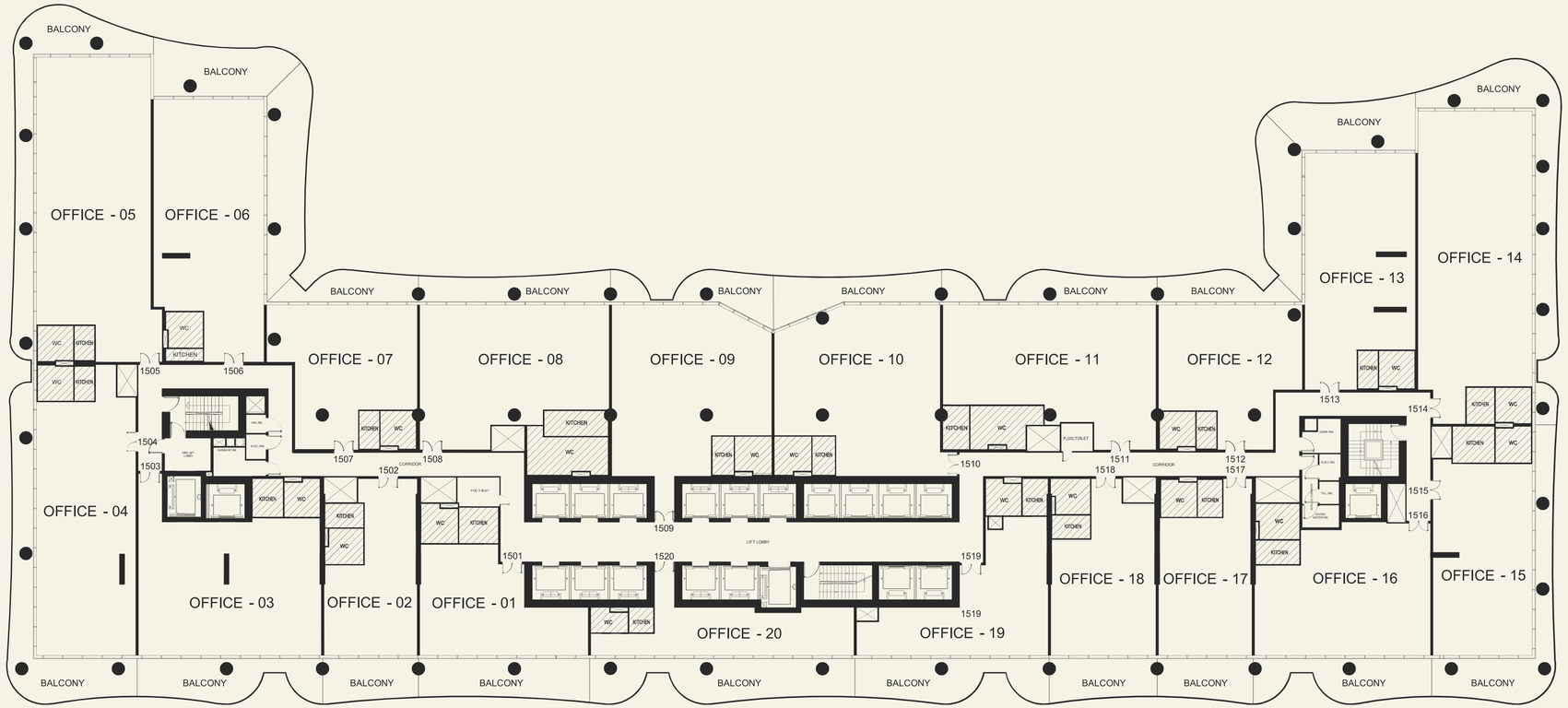
THE WOW TOWER
15TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,762 SQ. M / 40,497 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 3,762 SQ. M / 40,497 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.

15TH BUSINESS FLOOR



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OFFICE-1505	15	214,57	2 309,61	63,43	682,75	278,00	2 992,37	-	6 507 900,00
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OFFICE-1508	15	173,08	1 863,02	29,52	317,75	202,60	2 180,77	-	4 761 750,00
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OFFICE-1520	15	87,83	945,39	57,65	620,54	145,48	1 565,93	-	3 414 600,00

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.


THE WOW TOWER
SECURE YOUR BUSINESS ADDRESS TODAY
MR. EIGHT
YOUR NEW BUSINESS ADDRESS
DUBAI LAND RESIDENCE COMPLEX (DLRC)



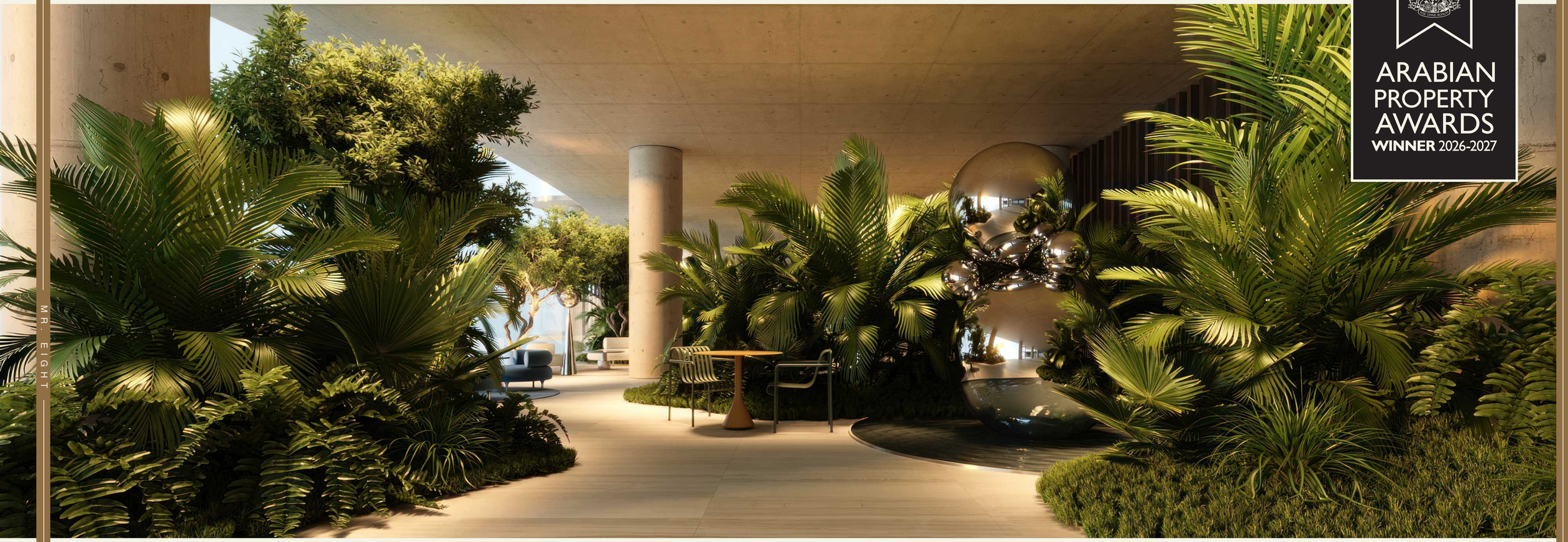
ARABIAN PROPERTY AWARDS
WINNER 2026-2027

MR. EIGHT

THE EXECUTIVE SKY LOUNGE

Created exclusively for business suite owners, tenants, and their guests, The Executive Sky Lounge is a landscaped outdoor terrace designed to bring a new level of comfort to the working day. Set high above the city, it offers a refined open-air environment with panoramic views, generous seating areas, and a calm, green atmosphere that feels far removed from the pace of the office.

More than just an outdoor space, it is a place for informal meetings, private conversations, a quiet coffee, or a short pause between appointments. Thoughtfully designed and beautifully integrated into the commercial part of the tower, The Executive Sky Lounge adds a more elevated, modern, and enjoyable dimension to the business experience at The WOW Tower.



ARABIAN PROPERTY AWARDS
WINNER 2026-2027

MR. EIGHT

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.



ARABIAN PROPERTY AWARDS
WINNER 2026-2027

MR. EIGHT

THE EXECUTIVE
SKY LOUNGE

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.



MR. EIGHT

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.


THE WOW TOWER
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THE WOW
BRANDED RESIDENCES BY MR.EIGHT
Tower
YOUR NEW BUSINESS ADDRESS
DUBAI LAND RESIDENCE COMPLEX (DLRC)

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.

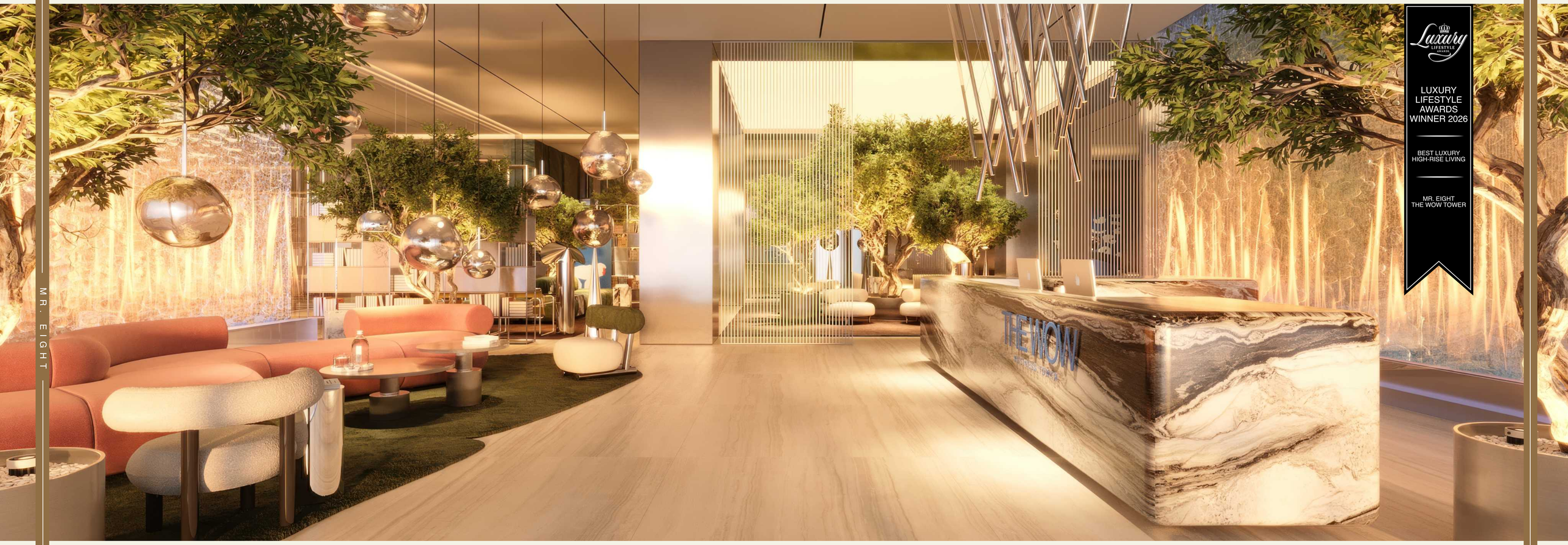
Fully furnished with a curated selection of premium design brands, the Office Grand Lobby features furniture by Edra, USM Modular Furniture, and B&B Italia, complemented by lighting from Tom Dixon and Flos.

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 interior, supports wellbeing, and gives the lobby its warm, elegant character.



Luxury Lifestyle Awards

LUXURY LIFESTYLE AWARDS WINNER 2026

BEST LUXURY HIGH-RISE LIVING

MR. EIGHT THE WOW TOWER

MR. EIGHT

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.



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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YOUR NEW BUSINESS ADDRESS
DUBAI LAND RESIDENCE COMPLEX (DLRC)

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.

ARABIAN PROPERTY AWARDS
WINNER 2026-2027

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.

ARABIAN PROPERTY AWARDS
WINNER 2026-2027

ARABIAN PROPERTY AWARDS
WINNER 2026-2027



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 recognizable design marker at the point of arrival — reflecting continuity, identity and a lasting architectural presence.



ARABIAN PROPERTY AWARDS
WINNER 2026-2027

MR. EIGHT

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.



ARABIAN PROPERTY AWARDS
WINNER 2026-2027

MR. EIGHT

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.

35/65 INVESTMENT PLAN

35% DURING CONSTRUCTION
65% ON COMPLETION

BOOKING Đ70,000
20% + 4% DLD + Đ5,000 ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% UPON 20% CONSTRUCTION COMPLETION
5% UPON 75% CONSTRUCTION COMPLETION
65% ON COMPLETION
ESTIMATED COMPLETION Q4 2029

KEY ADVANTAGE
ONLY 35% PAYABLE DURING CONSTRUCTION

7% NET ROI FOR 10YEARS
EXCLUSIVE TO THE 35/65 INVESTMENT PLAN

SERVICE CHARGE
The annual service charge is AED 12 per sq. ft. for the internal office area.
Balconies are charged at 25% of this rate, equivalent to AED 3 per sq. ft. per year.

MR. EIGHT

THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

SECURE YOUR BUSINESS ADDRESS TODAY

WITH A 35/65 INVESTMENT PLAN
7% NET ROI FOR 10 YEARS

THE LANDMARK OF DLRC
The WOW Tower is a category-of-one live–work address defined by height, unobstructed views and European branded standards. Set on a central circular plot surrounded by low-rise development, it rises above the district with sightlines that cannot be replicated. Offices occupy levels 1–15, residences sit above the city, and the Sky Club crowns level 39, creating DLRC's only true vertical centre. Developed by Mr. Eight, the European atelier behind Dubai Islands' branded residences, The WOW Tower brings the same design discipline to a plot — and an outlook — that cannot be copied.

TYPE	AREA RANGE	PRICE RANGE	AVR. PRICE SQ.FT
OFFICE UNITS	998 - 4,888 SQ FT	Đ 2,025,000 - 9,783,000	2.033 SQ. FT
FULL OFFICE FLOOR	40,497 - 55,152 SQ FT	Đ 82,757,000 - 110,470,000	2.033 SQ. FT

50/50 INVESTMENT PLAN

18-MONTH POST-HANDOVER

BOOKING Đ70,000
20% + 4% DLD + Đ5,000 ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% UPON 20% CONSTRUCTION COMPLETION
10% UPON 75% CONSTRUCTION COMPLETION
10% ON COMPLETION
18% WITHIN 6 MONTHS AFTER HANDOVER
16% WITHIN 12 MONTHS AFTER HANDOVER
16% WITHIN 18 MONTHS AFTER HANDOVER
ESTIMATED COMPLETION Q4 2029

KEY ADVANTAGE

50% POST-HANDOVER OVER 18 MONTHS

SERVICE CHARGE

The annual service charge is AED 12 per sq. ft. for the internal office area.
Balconies are charged at 25% of this rate, equivalent to AED 3 per sq. ft. per year.

MR. EIGHT

THE WOW

BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

SECURE YOUR BUSINESS ADDRESS TODAY

WITH AN 18-MONTH POST-HANDOVER INVESTMENT PLAN

THE LANDMARK OF DLRC

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50/50
INVESTMENT PLAN
36-MONTH POST-HANDOVER

BOOKING Đ70,000
20% + 4% DLD + Đ5,000 ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% UPON 20% CONSTRUCTION COMPLETION
10% UPON 75% CONSTRUCTION COMPLETION
10% ON COMPLETION
10% WITHIN 6 MONTHS AFTER HANDOVER
10% WITHIN 12 MONTHS AFTER HANDOVER
10% WITHIN 18 MONTHS AFTER HANDOVER
10% WITHIN 24 MONTHS AFTER HANDOVER
5% WITHIN 30 MONTHS AFTER HANDOVER
5% WITHIN 36 MONTHS AFTER HANDOVER
ESTIMATED COMPLETION Q4 2029

KEY ADVANTAGE
50% POST-HANDOVER OVER 36 MONTHS

1	2	3	4	5	6
HANDOVER ON COMPLETION	**6 MONTHS** AFTER HANDOVER	**12 MONTHS** AFTER HANDOVER	**18 MONTHS** AFTER HANDOVER	**24 MONTHS** AFTER HANDOVER	**30 MONTHS & 36 MONTHS** AFTER HANDOVER

MR. EIGHT

THE WOW
BUSINESS TOWER

OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

SECURE YOUR BUSINESS ADDRESS TODAY
WITH A 36-MONTH POST-HANDOVER INVESTMENT PLAN

THE LANDMARK OF DLRC
The WOW Tower is a category-of-one live–work address defined by height, unobstructed views and European branded standards. Set on a central circular plot surrounded by low-rise development, it rises above the district with sightlines that cannot be replicated. Offices occupy levels 1–15, residences sit above the city, and the Sky Club crowns level 39, creating DLRC's only true vertical centre. Developed by Mr. Eight, the European atelier behind Dubai Islands' branded residences, The WOW Tower brings the same design discipline to a plot — and an outlook — that cannot be copied.

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OFFICE UNITS	998 - 4,888 SQ FT	Đ 2,025,000 - 9,783,000	2.033 SQ. FT
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THE WOW TOWER
SECURE YOUR BUSINESS ADDRESS TODAY
MR. EIGHT
YOUR NEW BUSINESS ADDRESS
DUBAI LAND RESIDENCE COMPLEX (DLRC)



WHY MR.EIGHT

WORLD'S TOP 100 REAL ESTATE DEVELOPERS

Recognised among the World's Top 100 Developers by Luxury Lifestyle Awards in 2025,
Mr. Eight combines European design discipline with end-to-end control across the complete development lifecycle.

LAND & DEVELOPMENT

We acquire and develop our own sites, selecting each location for long-term value, architectural potential and lifestyle relevance. Every project begins with a clear and distinctive residential vision.

DESIGN & BRAND

Architecture, interiors, branding, commercial strategy and resident experience are directed by one integrated team, protecting the original concept throughout every stage of development.

BUILD, DELIVER & OPERATE

Construction is delivered through BJORG Construction within the Mr. Eight ecosystem, followed by hospitality-led services and property management. This gives us control from the first sketch to everyday 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.

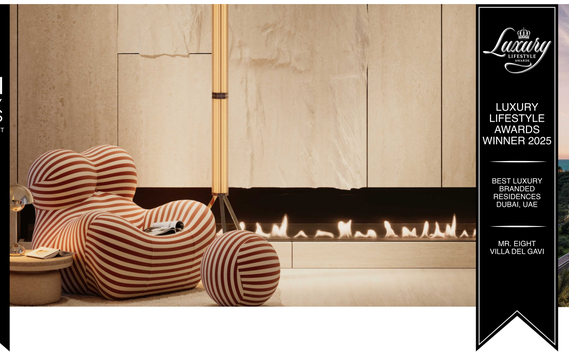
MR. EIGHT
AWARDS & RECOGNITION

Mr. Eight is recognsed 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.

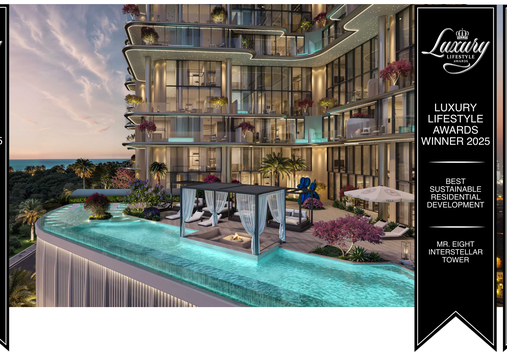
VILLA DEL DIVOS



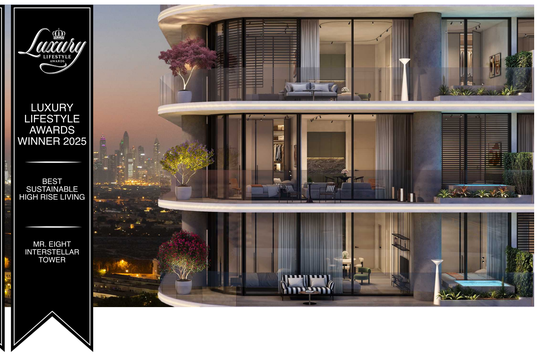
VILLA DEL BRUNELLO



VILLA DEL GAVI



INTERSTELLAR TOWER



THE WOW TOWER

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MR. EIGHT



YOUR NEW BUSINESS ADDRESS

DUBAI LAND RESIDENCE COMPLEX (DLRC)

THE WOW TOWER

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BRANDED RESIDENCES

Dubai Basketball and Mr. Eight Branded Residences are united by an international outlook and a shared determination to represent Dubai at the highest level. The three-year partnership brings together elite European basketball and more than 20 years of development expertise, creating an alliance defined by performance, progressive thinking and an uncompromising commitment to excellence.



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DUBAI LAND RESIDENCE COMPLEX (DLRC)



TWO BRANDS. ONE AMBITION.

DUBAI BASKETBALL × MR. EIGHT BRANDED RESIDENCES

In only a few seasons, Dubai Basketball has grown into one of the region's most compelling sporting success stories, competing at the highest level of European basketball. As its Main Exclusive Partner, Mr. Eight Branded Residences shares the same commitment to discipline, performance and international ambition. A three-year partnership between two Dubai-born names determined to set a new standard — on and beyond the court.

LEGAL DISCLAIMER

All drawings and visuals are conceptual renderings, and Mr. Eight Development expressly reserves the right to make modifications at any time. Actual views may vary and cannot be guaranteed. Views shown should not be relied upon as the actual view from any specific unit within the development. Prices, plans, design interpretations, and specifications are subject to change without prior notice. Photographs used in marketing materials may be stock imagery intended to illustrate potential lifestyles and do not reflect actual unit conditions. All dimensions are approximate, and floor plans are subject to updates. Mr. Eight Development makes no representation or warranty that the final square footage, column placements, or layouts will match those depicted in promotional materials. Improvements, landscaping, and amenities shown may be conceptual and are not guaranteed to be delivered as illustrated. Mr. Eight Development makes no representations or warranties, express or implied, regarding the accuracy, completeness, or suitability of the information contained in this material. Nothing contained herein constitutes an offer, representation, warranty, or contractual commitment. This material is not intended to form part of any contract or agreement. This is not an offer to sell or a solicitation to purchase in any jurisdiction where such activity is prohibited or restricted. Please consult the official prospectus or sales agreement for binding terms and specifications. All purchasers are solely responsible for conducting their own independent due diligence prior to making any purchase decision.


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OFFICES DESIGNED FOR THE NEXT GENERATION
OF BUSINESS BY MR. EIGHT

