



ORB
TOWER



MOHAMMED BIN RASHID
AL MAKTOUM CITY
DISTRICT ONE

A full-page background image showing a swimmer in a pool. The swimmer is wearing a black swim cap and goggles, and is captured in a streamlined position underwater, moving from right to left. Bubbles and water movement are visible around the swimmer's head and arms. The water is a deep blue color.

A WORLD OF WATER



A WORLD OF LEISURE

A woman with long brown hair tied back is running on a metal bridge. She is wearing a grey and black patterned long-sleeved top and blue athletic pants. Her hair is blowing in the wind. In the background, there are tall city buildings under a clear sky. A red circle is drawn around the text.

A WORLD OF GOOD HEALTH

PRESENTING ORB TOWER

A WORLD OF YOUR OWN.

DISCOVER THE MANY SIDES OF YOU.



PRIVATE TERRACE CAFÉ
ENJOY RELAXING EVENINGS
WITH STUNNING VIEWS




ROOF-TOP HEALTH CLUB
BE ON TOP OF
YOUR WORK-OUT






ROOF-TOP POOL
SEEK OUT THE NEXT LEVEL
OF SWIMMING

An aerial photograph of a waterfront community in Dubai. The image shows a large, curved body of turquoise water with a sandy beach. A modern, low-rise building with a flat roof is situated on the beach. To the right of the building is a lush green area with many palm trees and other tropical vegetation. In the background, a dense residential area with white buildings and terraces is visible. The overall scene is bright and sunny, suggesting a warm climate.

WATER-FRONT
LIFESTYLE
AT DUBAI'S MOST
PRESTIGIOUS
COMMUNITY



An aerial photograph of a modern residential development in Dubai. In the foreground, several tall, light-colored apartment buildings with balconies are situated around a large, bright blue swimming pool. The middle ground is filled with lush green trees and smaller residential units. In the background, the Dubai skyline is visible, including the Burj Khalifa and other skyscrapers, under a clear sky. A large white circular text overlay is positioned on the left side of the image.

LOCATED ON
AL KHAIL ROAD,
DUBAI
ADJACENT TO
MEYDAN
RACECOURSE



60%
GREEN COVER



WORLD'S LARGEST MAN-MADE
7KM CRYSTAL LAGOON



8.4 KM CYCLING AND
RUNNING TRACK

ELEGANT G+20 - STOREY TOWER WITH EXCEPTIONAL AMENITIES

A modern living room with a light beige sectional sofa, a dark blue armchair, and a white coffee table. A large abstract painting of a stormy sea hangs on the wall. To the right, a white sideboard holds three gold-colored vases. Two round gold-framed mirrors are mounted on the wall. A large red circular graphic is overlaid on the bottom left, containing the text.

SPACIOUS AND
STYLISH 2-4 BEDROOM
APARTMENTS

DESIGNED
FOR URBAN
FAMILIES



VIBRANT
COMMUNITY LIFESTYLE
WITH 400+ FAMILIES
LIVING IN





SPLASH IN
THE WORLD'S LARGEST
MAN-MADE 7 KM
CRYSTAL LAGOON





GET ACTIVE
ON THE WORLD-CLASS
8.4 KM JOGGING &
CYCLING TRACK





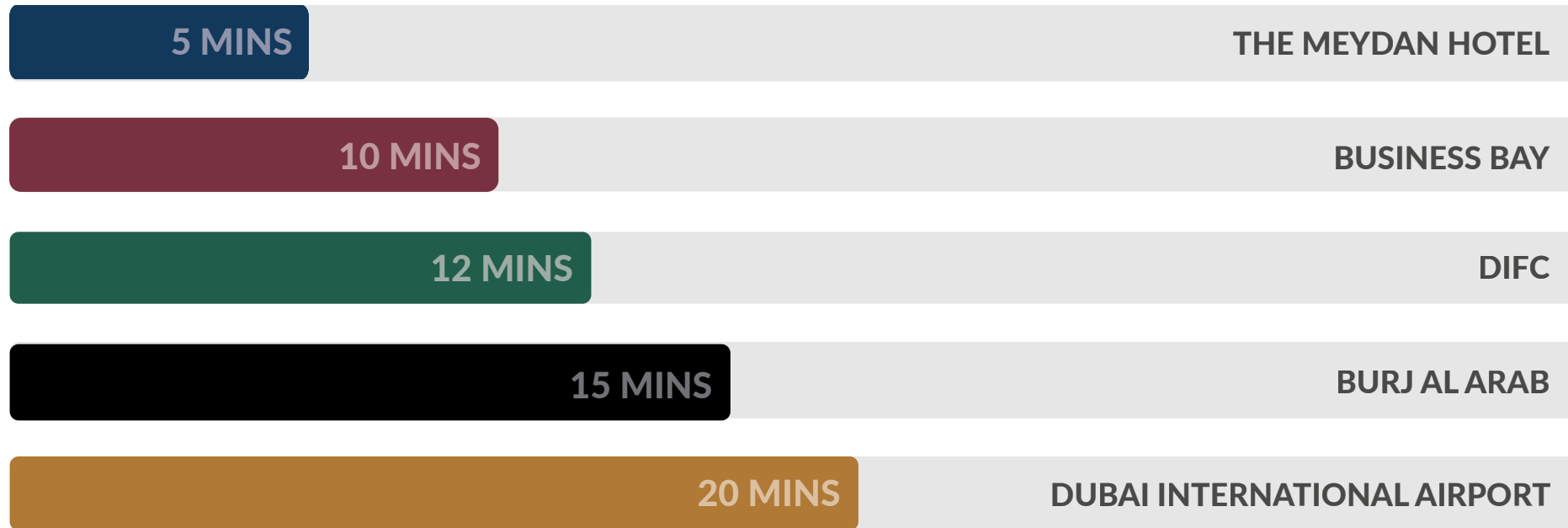
STROLL IN
LUSH SURROUNDINGS
WITH OVER
60% GREENERY

TOWER LOCATION

An aerial architectural rendering of a city. In the center, a blue, winding waterway or canal flows through a dense residential area with many small houses. To the right of the waterway, there are several modern high-rise buildings. A large red location pin is placed over the waterway, pointing towards the center of the city. In the background, a tall, slender skyscraper stands out among other city buildings. The overall scene depicts a modern, planned urban environment.

RIGHT IN
THE CENTRE OF
THE CITY

CENTRALLY LOCATED ON AL KHAIL ROAD



5 YEAR UAE RESIDENCE VISA

WHEN YOU INVEST IN A PROPERTY WORTH AT LEAST AED 5 MILLION

The UAE Government grants the visa subject to the following conditions:

The investor must invest in a property of a gross value of not less than AED 5 million.

The amount invested in real estate must not be on loan basis.

The property must be retained for at least three years.

AMENITIES



Bicycle Track



Jogging Track



Supermarket



Pharmacy



School



Crystal Lagoon
& Beachfront



Kids Play
Area



Parks



Mosque

BOOK NOW AND AVOID

A solid red circle with a slight gradient, containing white text.

2 YEARS
SERVICE
CHARGE
WAIVER

A solid red circle with a slight gradient, containing white text.

100%
DUBAI LAND
DEPARTMENT
FEE
WAIVER

PAYMENT PLAN

BOOKING AMOUNT*

10%

UPON
BOOKING

1ST INSTALMENT*

10%

30-JAN-2021

2ND INSTALMENT*

5%

10%
CONSTRUCTION
30-JUN-2021

3RD INSTALMENT*

5%

20%
CONSTRUCTION
30-SEP-2021

4TH INSTALMENT*

5%

30%
CONSTRUCTION
30-NOV-2021

5TH INSTALMENT*

5%

40%
CONSTRUCTION
30-JAN-2022

6TH INSTALMENT*

10%

50%
CONSTRUCTION
30-MAR-2022

7TH INSTALMENT*

10%

60%
CONSTRUCTION
30-MAY-2022

FINAL INSTALMENT*

40%

ON
COMPLETION
30-DEC-2022

*Terms & Conditions Apply.

* Above construction milestone dates are anticipated.

* In case actual milestones are prior to anticipated dates the payment will be collected as per the actual dates.



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE

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