

wasl tower

*Shaping Iconic Luxury*



*“Innovation is a sustainable asset that drives the development journey towards a better future.”*

*His Highness Sheikh Mohammed bin Rashid Al Maktoum*

A photograph of the Dubai skyline at night, featuring several prominent skyscrapers illuminated against a dark blue sky. The buildings are lit up with warm yellow and white lights, creating a vibrant cityscape. The text "Your Gateway to Growth" is overlaid in white serif font on the left side of the image.

Your Gateway to Growth

## Dubai

Nestled on the southeastern coast of the Arabian Peninsula, Dubai has emerged as a global hub for business, commerce, and innovation, making it an ideal destination for companies and agencies seeking to expand their horizons.

The city's strategic location positions it as a central point for trade and investment, with world-class facilities, a thriving business community, and a strategic connectivity network that facilitates seamless global trade.

Hosting global events such as EXPO 2020, a testament to innovation and global collaboration, and COP28, an embodiment of commitment to sustainable practices, Dubai showcases its ability to host world-class events that transcend industries.

In recent years, Dubai has experienced unprecedented economic growth, diversifying its sectors and solidifying its position as a key player in the global economy.

A wide-angle photograph of the Dubai skyline as seen from the water. The sky is a clear, deep blue. In the foreground, the turquoise water of the sea is visible. The middle ground is filled with a dense cluster of skyscrapers, including the Burj Khalifa, which stands out prominently in the center. The buildings are mostly glass and steel, reflecting the sky. The text 'About Wasl' is overlaid in a white, serif font on the left side of the image.

## About Wasl

## A Major Contributor to Dubai's Growth

Wasl is one of the largest real estate asset management groups in Dubai, with a mandate from the government to commercialise its strategic land.

With an extensive portfolio of residential and commercial properties, industrial lands and world-class hospitality & leisure destinations, Wasl is a dominant force in driving Dubai's long-term prosperity and creating memorable experiences for residents and visitors alike.

Wasl assets include:

- 🏠 55,000+ residential and commercial units
- 🏢 1,000+ buildings
- 🏨 35 hotels and hotel apartments
- 🛏️ 8,200+ hotel rooms
- 🍴 150+ restaurants
- 🏌️ 6 golf clubs
- 📅 4 freehold master developments





## Crafting Iconic Shapes



## Life in Motion

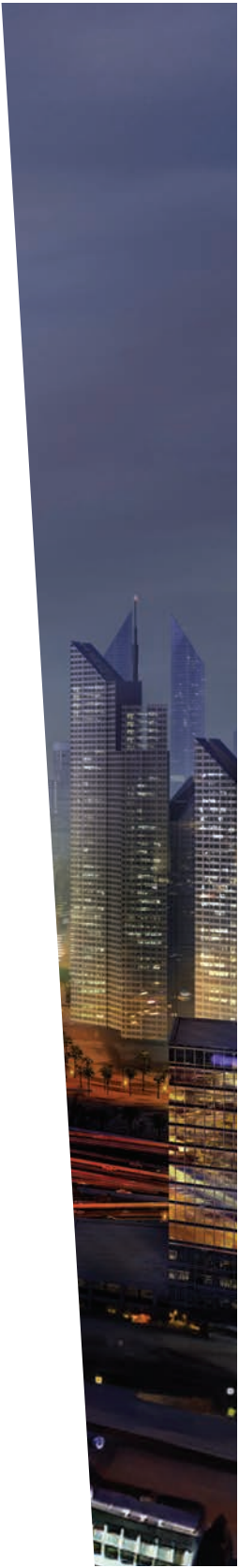
### WASL TOWER

Iconic skyscrapers, with their distinct designs and towering heights, have the power to sculpt and redefine city skylines, leaving an indelible mark on the urban landscape.

On its way to becoming a regional architectural icon, Wasl Tower is set to adorn Dubai's renowned skyline. Rising impressively to 303 metres, this premium tower boasts several firsts.

Its asymmetrical design, featuring a dynamic twist, hosts the region's tallest ceramic façade. A symbol of adaptability and sustainability, the tower can adjust to surrounding temperatures, thanks to its built-in shading and cooling technologies.

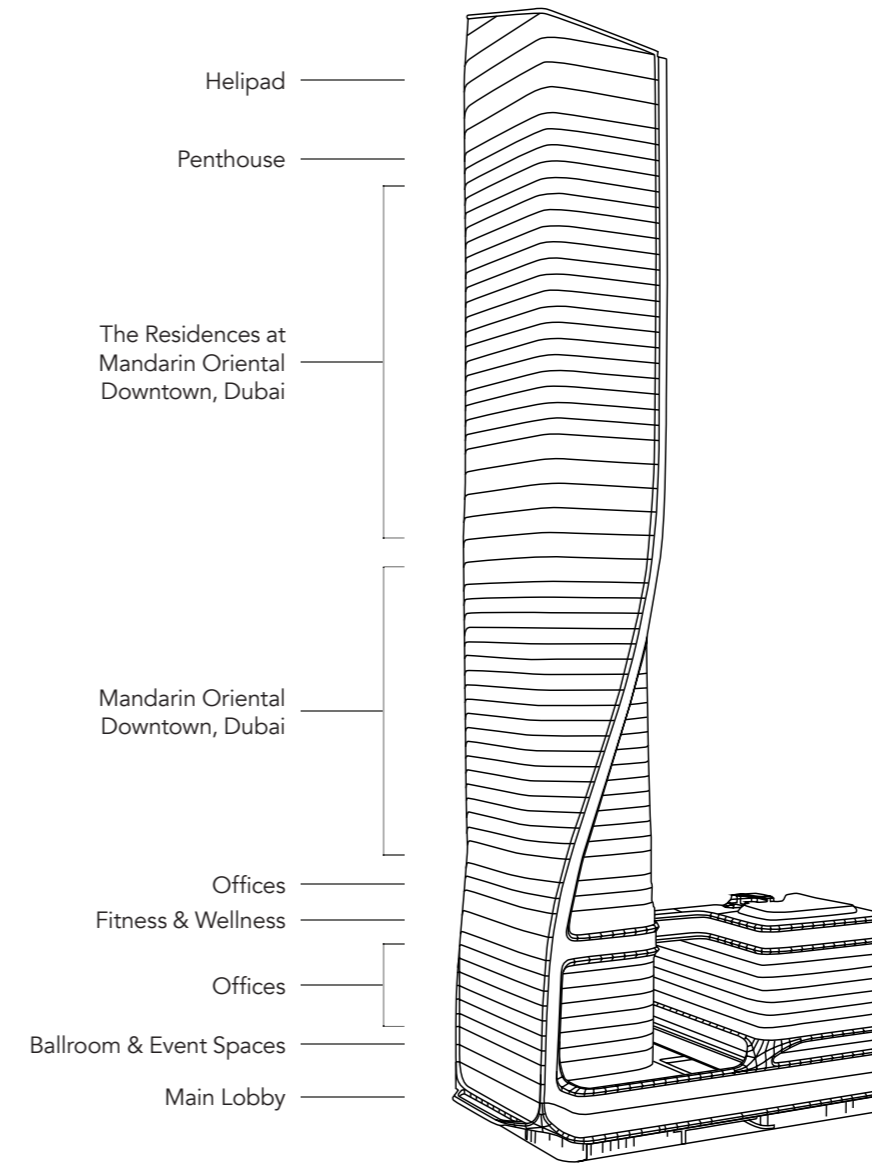
A prestigious addition to Sheikh Zayed Road, this high-rise, strategically located in the heart of Dubai, complements the city's vibrant landscape.



# More Than a Skyscraper

Soaring across 64 premium floors, Wasl Tower offers a vast 1.8 million sq. ft. of top tier built-up space within its cutting edge façade. This architectural marvel harmoniously blends luxury and functionality, offering 10 floors of office space, 224 luxurious residential units and 259 stylish hotel rooms for seamless urban living.

- 🏠 Panoramic views of Sheikh Zayed Road, Downtown Dubai and the Arabian Gulf
- 🏋️ State-of-the-art fitness centre
- 🛀 Luxurious spa & vitality pools
- 🎪 650-seat exquisite ballroom
- 🍴 5 exceptional dining destinations
- 🚗 Dedicated car park building with direct access to the tower
- 🚰 Rooftop helipad
- 🚶 Air-conditioned access bridge linked to Metro Station and Dubai Mall



# The Vertical Boulevard

## DISCOVER WASL TOWER

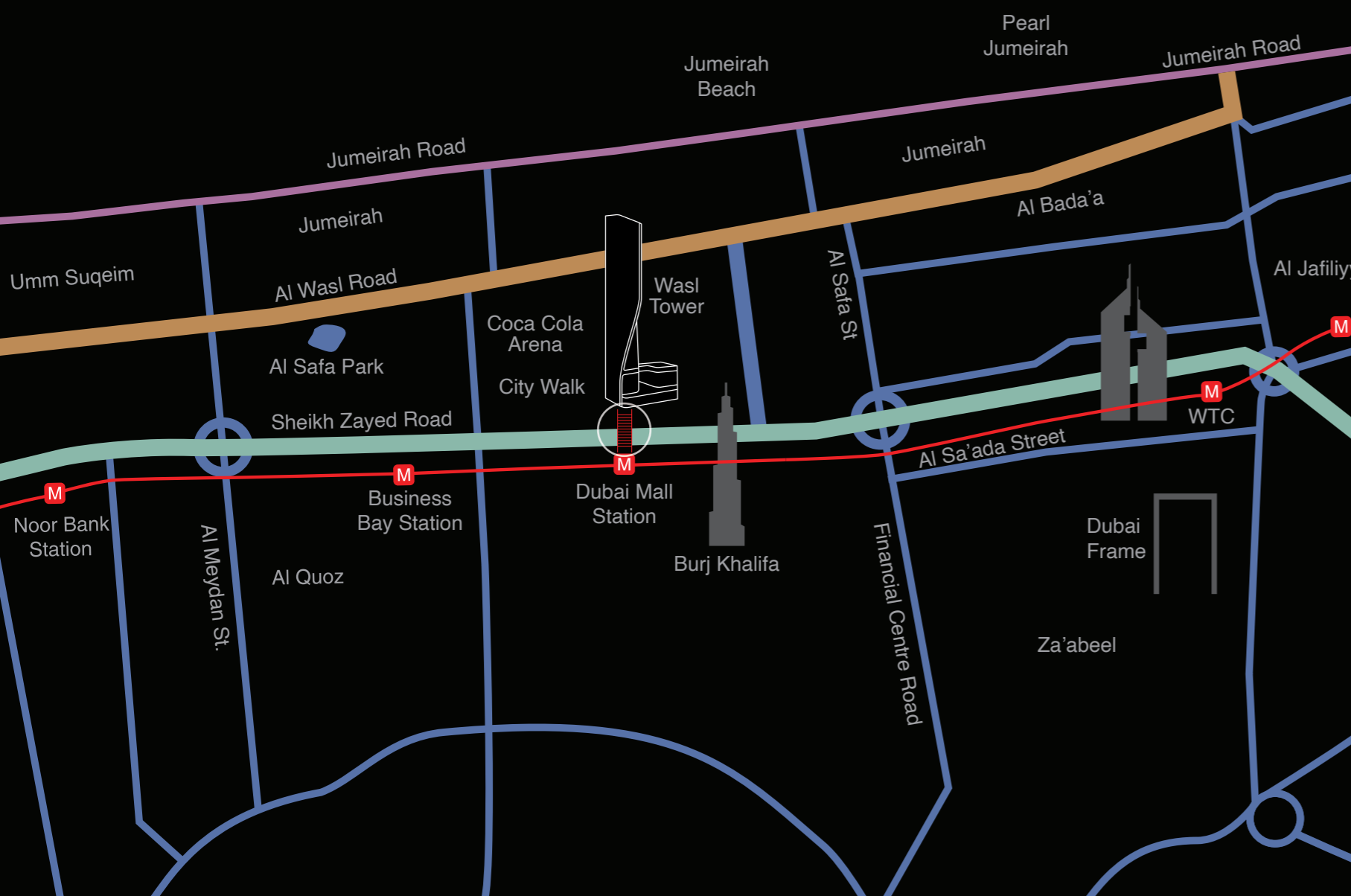
Wasl Tower rises all the way up to an impressive 303 meters across 64 floors. With its unique design, this architectural masterpiece reveals a 360° panorama of Dubai. Boasting avant-garde dining concepts and cutting-edge wellness experiences, Wasl Tower redefines luxury living.

- Offices: **Floors 3-10, 13-14**
- Hotel: **Floors 1-2, 11-12, 16-36**
- Residences: **Floor 37-60**
- Event Spaces: **Floors 1-2**
- Dining: **Floors G, 11, 35, 36, 61, 62**
- Parking: **Floors B2, G, 2-10**

# Location



Air-conditioned access bridge linked to Metro Station and Dubai Mall



# Sustainability

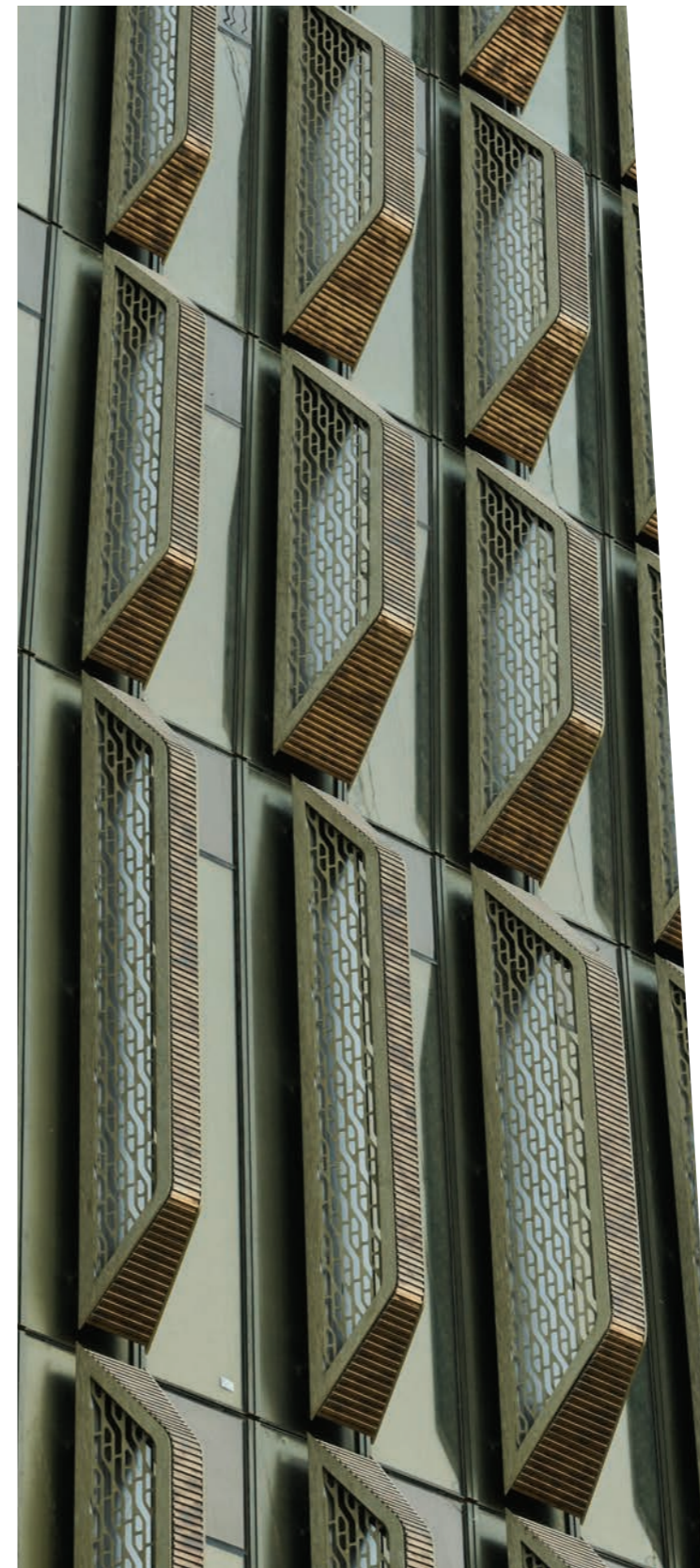
Designed by UNStudio and engineered by Werner Sobek, Wasl Tower sets a global standard in sustainable design.

The building incorporates solar panels, reflective glazing, and a smart heat pump system.

The tower boasts of the region's tallest ceramic façade, adorned with inclined ceramic fins made from renewable materials. These fins provide shade, enhance wind-induced cooling, and channel daylight into the building, reducing perimeter zone lighting energy by 40 percent. The tower's unique geometry and shape reduce wind loads by 20 percent, ensuring efficiency.

Solar thermal panels produce hot water, while bronze-coated reflective glazing ensures excellent thermal performance. The combination of ceramic fins and reflective glazing significantly lowers cooling loads, reducing overall energy consumption.

Wasl Tower represents a sustainable haven where architecture meets environmental responsibility, embodying a promise of a brighter, greener future.







Where Luxury Soars to New Heights



## Mandarin Oriental Downtown, Dubai

Nestled in the city's heart, Mandarin Oriental Downtown, Dubai, offers a stunning fusion of modern design with a touch of oriental flair, redefining hospitality standards.

Boasting unparalleled views of Dubai's skyline, including the iconic Burj Khalifa and the sparkling Arabian Sea, this urban retreat offers 224 luxury residences and 259 rooms & suites.

Going beyond traditional hospitality, Mandarin Oriental Downtown, Dubai, is not just a hotel but a lifestyle destination, offering relaxation, luxury and memorable experiences.







“The Mandarin Oriental hotels are pretty incredible. They are the lap of luxury and it is very hard to leave.”

Stanley Tucci





# The Pinnacle of Residential Living




## The Residences at Mandarin Oriental Downtown, Dubai

The Residences at Mandarin Oriental Downtown, Dubai, offer a unique collection of luxurious units paired with Mandarin Oriental's legendary service.

Each residence features carefully curated interiors, high-end amenities, and stunning views of the surrounding city. Residents enjoy a private entrance separate from the hotel, ensuring a distinct living experience.

Access to luxury hotel facilities, wellness and dining experiences make Wasl Tower the pinnacle of residential living.



A close-up photograph of a hand reaching into a body of water. The sun is low on the horizon, creating a warm, golden glow and long shadows. The water is dark blue with gentle ripples. The text 'Spa & Wellness' is overlaid in white serif font on the left side.

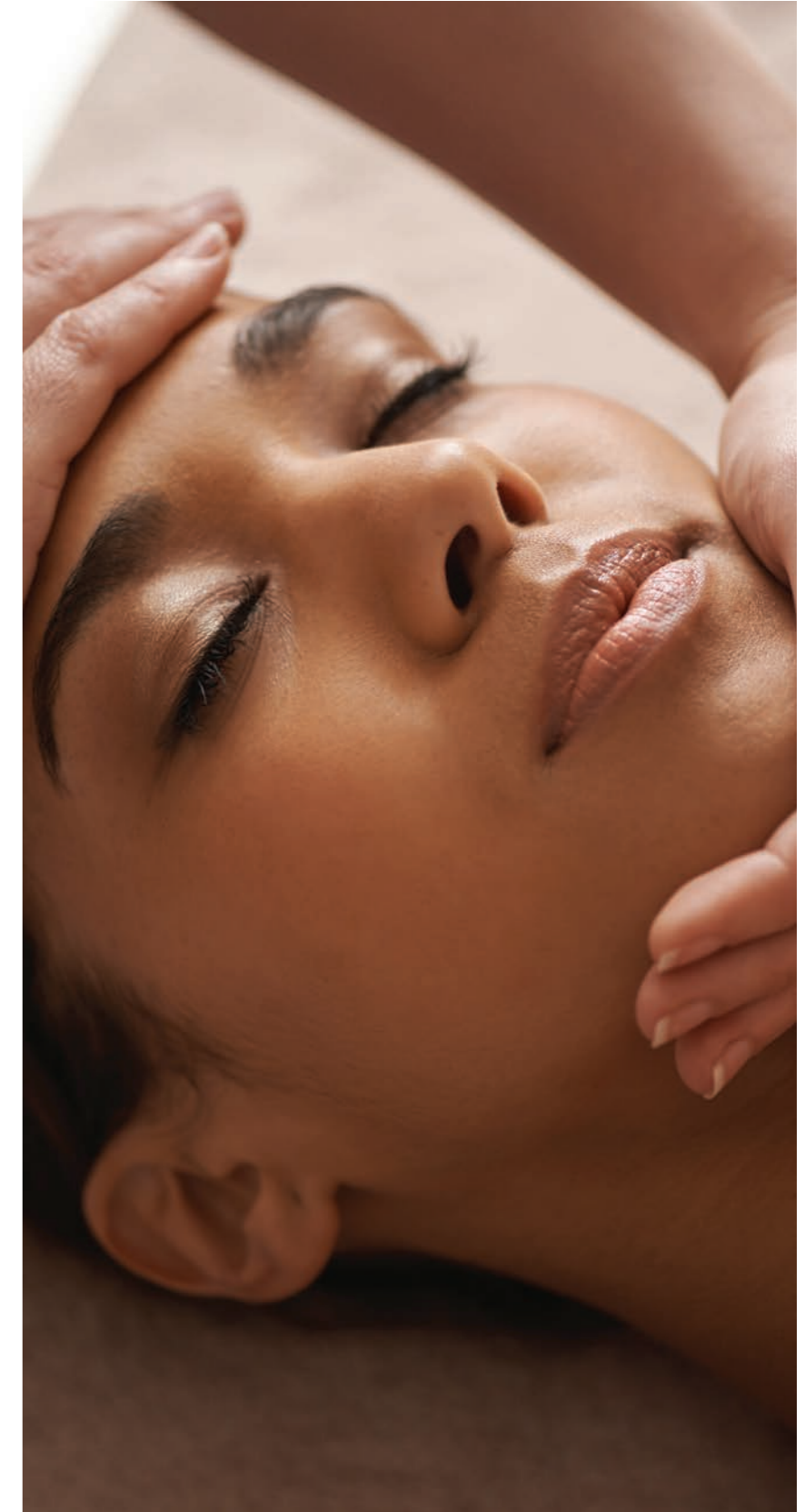
## Spa & Wellness

## The Spa

The Spa at Mandarin Oriental Downtown, Dubai, is an innovative concept redefining your wellness experience by merging advanced technology, longevity-focused treatments, cutting-edge philosophy, and fitness elements.

Our holistic approach caters to guests seeking relaxation and holistic health enhancement, promising a rejuvenating experience beyond the ordinary.

-  **High Technology Integration:** AI-assisted skincare and virtual reality meditation.
-  **Longevity-Focused Treatments:** age-reversing facials and cellular rejuvenation therapies.
-  **Advanced Nutritional Guidance:** personalised meal plans with innovative cooking techniques.
-  **Guest Experience:** personalised wellness journeys with expert guidance.









## Wellness & Leisure

## Fitness

The Mandarin Oriental Downtown, Dubai's Fitness Centre aligns seamlessly with our Spa philosophy. Our in-house expert coaches collaborate with world-class practitioners to offer a unique blend of experiences.

From longevity enhancement classes to cutting-edge activities such as genetic fitness profiling and biometric health monitoring, we ensure a comprehensive approach to your well-being journey.

-  **Longevity Programs:** personalised routines, stress management, and mindfulness practices tailored to individual profiles.
-  **Genetic Fitness Profiling:** customised fitness routines based on guests' genetics.
-  **Innovative Classes:** diverse fitness classes like metabolic testing, HIIT, and mind-body training.
-  **Mind-Body Integration:** guided mindfulness sessions, nature trails, and wellness workshops.





## Culinary Excellence

## Dining

Wasl Tower is set to host a range of world-class dining experiences, from avant-garde gastronomy to sophisticated concepts and relaxed bistros, promising to elevate your dining to new heights.

On the 61st and 62nd floors, guests will enjoy exquisite gastronomy and eclectic entertainment, paired with panoramic 360° views of Dubai. This elevated journey unfolds as one of the most extraordinary shows takes the stage.

A unique Michelin star chef will craft a modern French dining experience, striking a balance between sophistication and culinary genius. Each plate will be a testament to innovation and meticulous craftsmanship.

Complementing this culinary journey are dining concepts dedicated to Mediterranean and Chinese cuisines, enriching the guest experience with diverse and authentic flavours in a playful setting.

A community eatery on the ground floor will house the renowned Mandarin Oriental Cake Shop and a lifestyle cafe, the living room of Wasl Tower.





## Offices

Sustainability and efficiency are pivotal to creating the business environments of the future.

The office floors at Wasl Tower represent the pinnacle of innovation, crafting smarter, sustainable workspaces, designed to fulfill the evolving needs of businesses in the region.





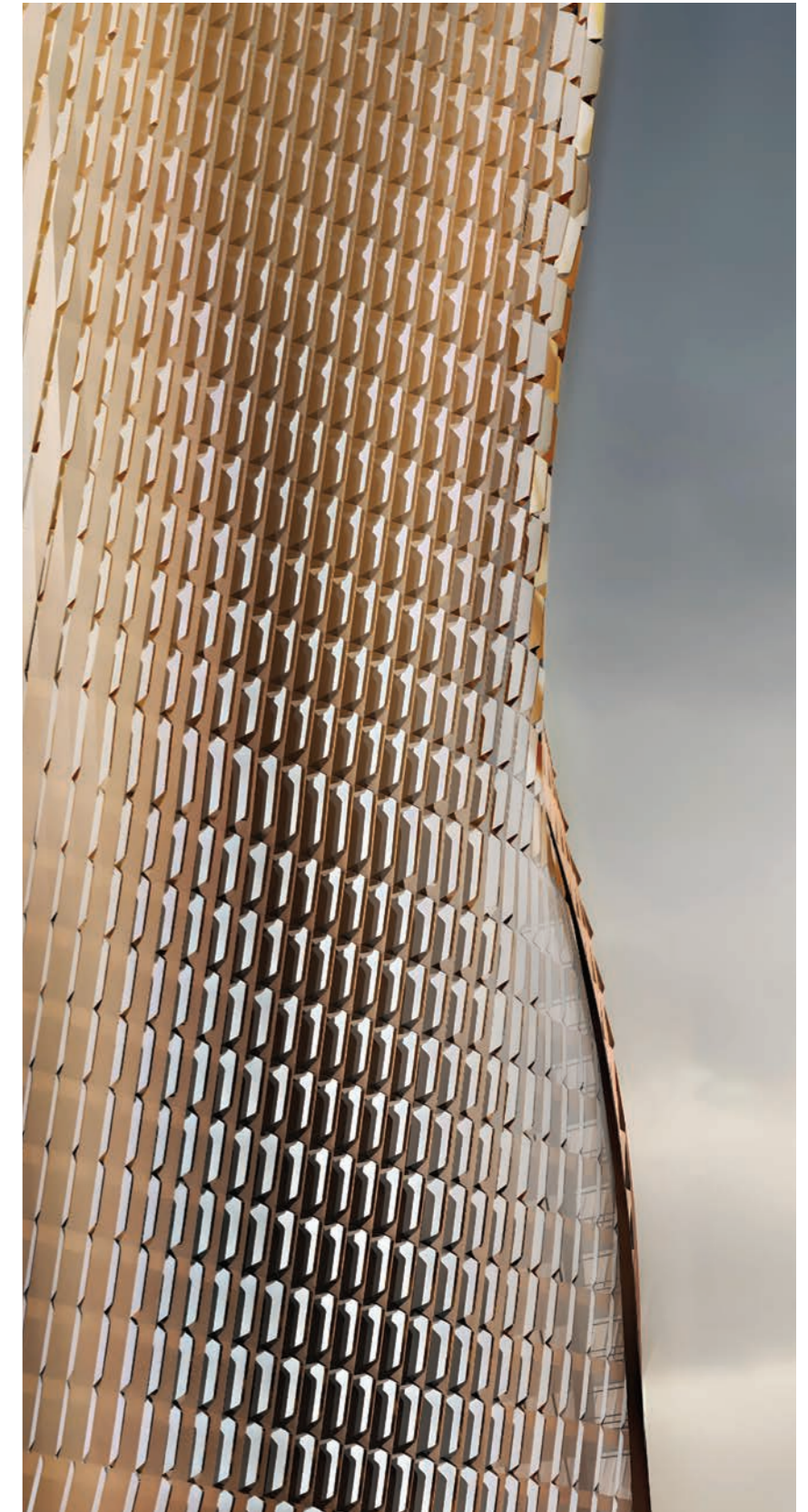


## Key Facts

### DISCOVER YOUR SPACE

Strategically located in the heart of Dubai, Wasl Tower will be home to over 140,000 sq. ft. of unparalleled office space and a dedicated helipad suspended 300 metres above the city, providing an exceptional opportunity for businesses to thrive amidst the dynamic energy of Dubai's commercial landscape.

- 🏢 Average floor plate ranges between 13,847 sq. ft. to 14,254 sq. ft.
- 🚗 Serviced by an exclusive ground floor lobby and four designated elevators
- 🅅 180+ dedicated parking spaces





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