

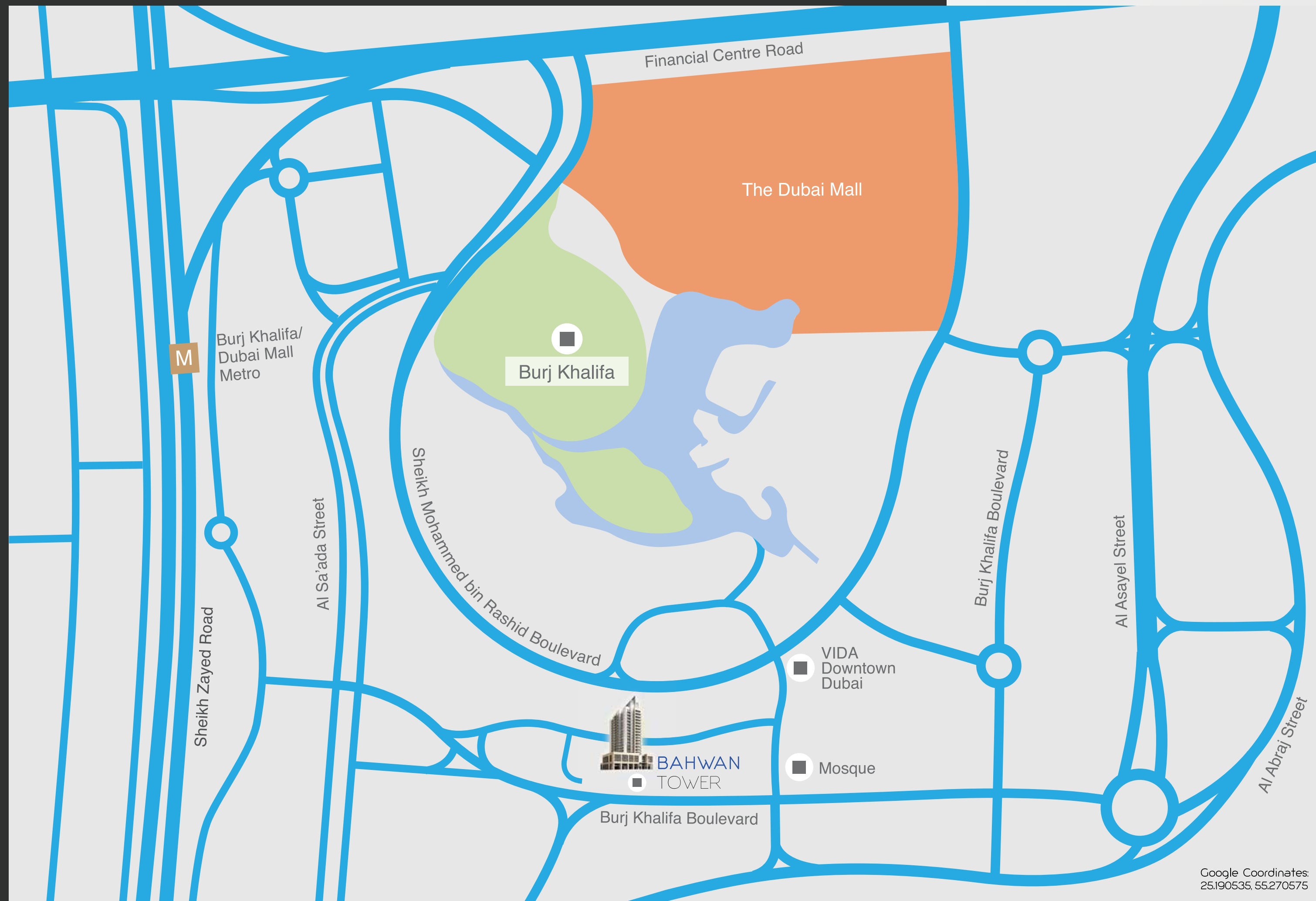
BAHWAN TOWER



IN THE BURJ KHALIFA COMMUNITY



Your journey begins at home. Let it begin from the comfort and luxury of the prestigious Bahwan Tower. Located in the heart of Dubai, in the Burj Khalifa Community, Bahwan Tower offers magnificent views and is in close proximity to The Dubai Mall and the Boulevard.



Situated within the Burj Khalifa Community, Bahwan Tower is at the centre of a range of shopping, leisure and recreational outlets. It also provides effortless mobility, with the Burj Khalifa and Business Bay Metro stations within close reach and easy access to the major transport routes of Sheikh Zayed Road, Financial Centre Road and Al Khail Road. In Bahwan Tower, you are only minutes away from everything Dubai has to offer.



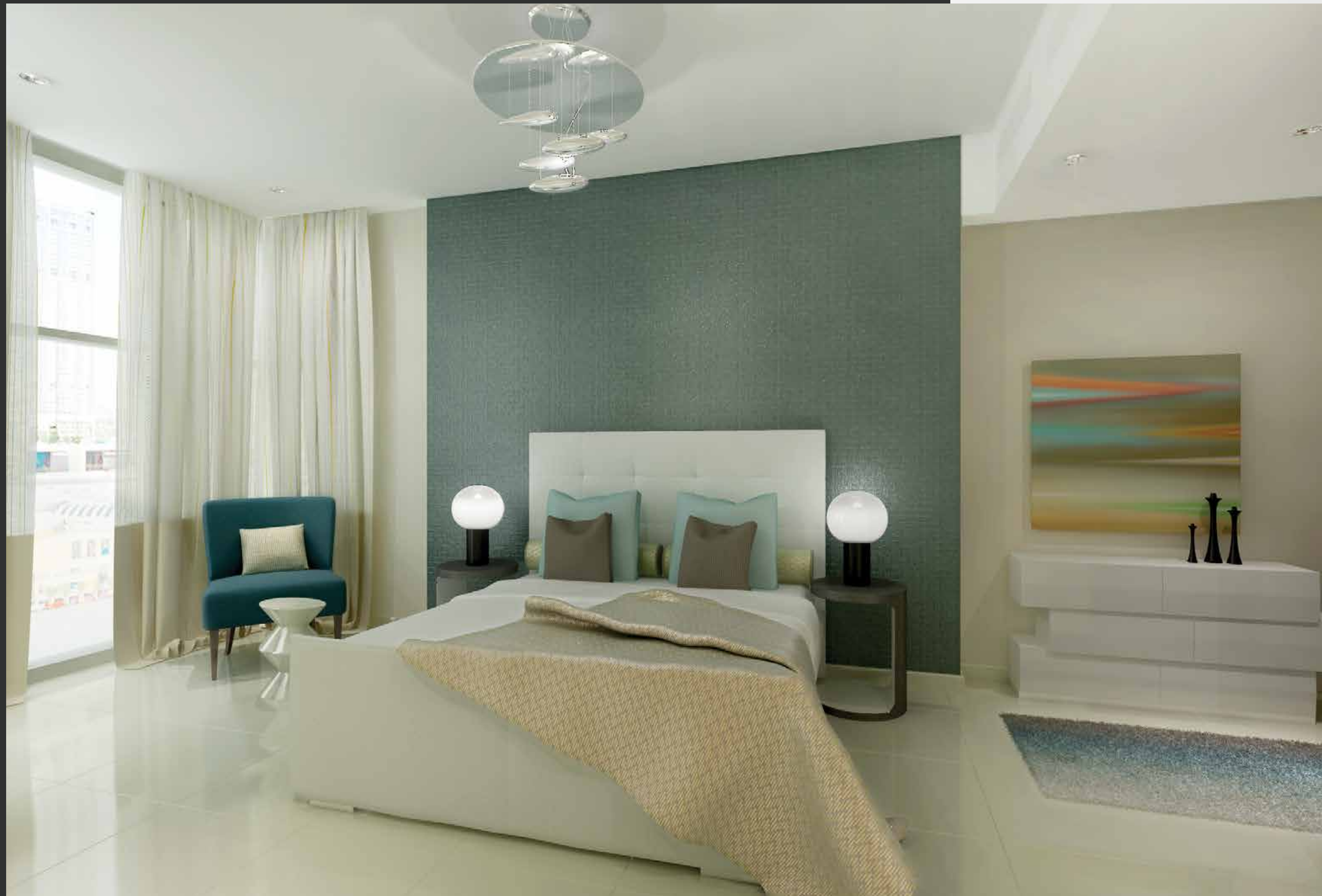
From its contemporary façade to its stylish interiors, Bahwan Tower offers its residents a modern, sleek design and well-appointed features that make for unmatched hospitality and luxurious living.



Each apartment in Bahwan Tower has been meticulously designed to create expansive yet efficient living spaces.



The interiors in Bahwan Tower are more than just stylish, they are intelligent yet utilitarian. You'll find quality finishes throughout your home, from contemporary Italian tiled flooring, to modern kitchen layouts, purpose-built laundry areas and generous storage space – ample room for you and your family to fully enjoy your residence.



The spacious layout of each residence gives you ample space to make it your own, with elegant built-in wardrobes and a choice of 1, 2 or 3 bedroom apartments. The expansive interiors exude an aura of warmth and elegance, while the large glazed windows let in freshness and light from the outside.



Facilities and Amenities:

- Large swimming pool
- Gym & gym terrace
- Children's play area
- Open deck
- Home automation
- Access control
- CCTV in common areas
- Large lobby with meeting areas
- Practical floor plans with no wasted space
- Secure covered parking (1 parking for each 1 & 2 BR apartment, 2 parkings for each 3 BR apartment)
- All bedrooms en-suite
- Stylish bathroom suites
- Purpose-built laundry areas (In 2 & 3 BR apartments)
- Maid room with bathroom (in 3 BR apartments)
- Spacious balconies
- Guest washrooms
- Contemporary kitchen layout
- Built-in wardrobes
- Generous storage space
- Quality finishes
- Contemporary Italian porcelain-tiled flooring

THREE BEDROOM (Unit Type 01)



Laundry Room

Entrance

Laundry Room
Entrance

TWO BEDROOM (Unit Type 09)



Laundry Room

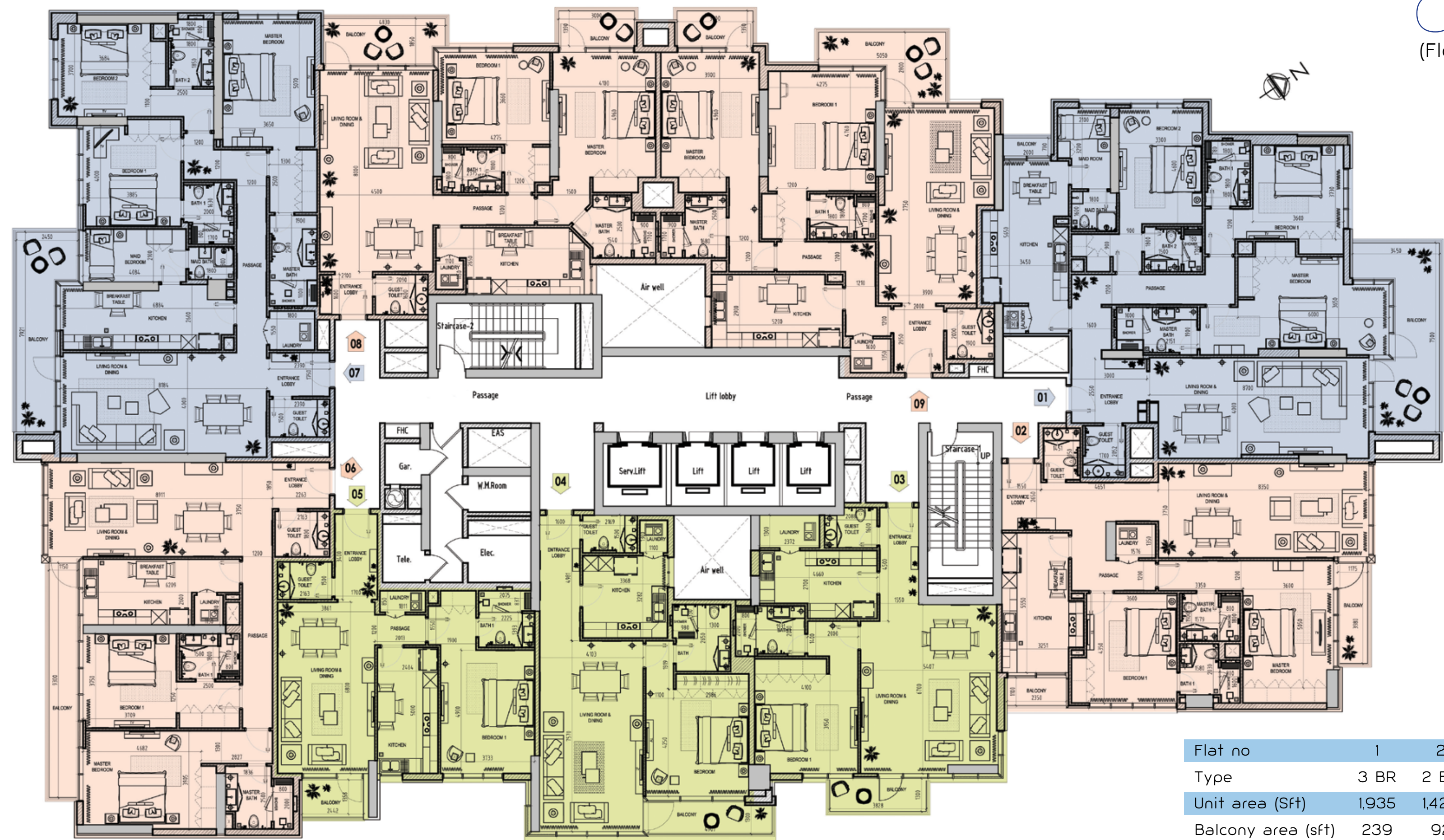
ONE BEDROOM (Unit Type 04)

Entrance



OVERALL LAYOUT

(Floor 2 - 16)



Flat no	1	2	3	4	5	6	7	8	9
Type	3 BR	2 BR	1 BR	1 BR	1 BR	2 BR	3 BR	2 BR	2 BR
Unit area (Sft)	1,935	1,426	1,020	976	928	1,399	1,883	1,395	1,526
Balcony area (sft)	239	92	61	76	54	130	168	158	173
Total area (Sft)	2,174	1,518	1,081	1,052	982	1,529	2,051	1,553	1,699



A Bahwan Tower – Al Nahda First



C Bahwan Villas – Umm Suqeim



B Bahwan Tower – Al Barsha



D Bahwan Villas – Palm Jumeirah

Our Legacy

At Utmost Properties we have redefined the concept of space, blending form and function to create unique villas and apartments across Dubai and Sharjah. With 700 housing units in our portfolio, we have established ourselves in the competitive U.A.E. property market with many distinguished projects including:



- A. Bahwan Tower – Al Nahda First, Dubai
Sixteen floor residential tower
- B. Bahwan Tower – Al Barsha First, Dubai
Eight floor residential tower
- C. Bahwan Villas, Umm Suqeim, Dubai
Twenty six villas in three compounds
- D. Bahwan Villas, Palm Jumeirah, Dubai
Five luxury villas

...and eight other villa and apartment projects across Dubai and Sharjah



Details: G + M + 3P + 15 Floors

Ground Floor: Common Services + Commercial/Retail
Mezzanine + 3 Podiums Parking

Residential:

Floor 1: 6 Apartments (1 BR-2, 2 BR-3, 3 BR-1)
Swimming Pool, Gym and Play Area

Floors 2 to 12: 9 Apartments Per Floor (1 BR-3, 2 BR-4, 3 BR-2)

Floors 14 to 16: 9 Apartments Per Floor (1 BR-3, 2 BR-4, 3 BR-2)

Size/Qty: 1 BR 44 Apartments (982 – 1,081 SQFT)
2 BR 59 Apartments (1,529 – 1,699 SQFT)
3 BR 29 Apartments (2,051 – 2,174 SQFT)

Total: 132 Apartments

DISCLAIMER

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FOR MORE INFORMATION, PLEASE CONTACT US.



+971 50 674 2020



+971 4 242 2020



info@dubricks.com



www.dubricks.com

