

M E T R O P O L I S
T H E

THE
METROPOLIS

Dubai

The commercial capital of the region



Dubai's geographical location at the junction of the trade routes between east and west has made it a much sought after business destination in the region.

Today, Dubai is on par with the leading business centers of the world offering state-of-the-art facilities and investment opportunities that are unparalleled.

- An entry point to markets covering the Gulf States, Middle East, CIS, East Africa and Asian sub-continent.
- A dynamic and growing domestic market.
- A fast developing manufacturing sector producing everything from aluminium ingots to electronics.
- Port and airport facilities unrivalled in the region in terms of size, flexibility and efficiency.
- Strong shipping and transportation and a dynamic financial sector.

Business Bay

Dubai's new business district

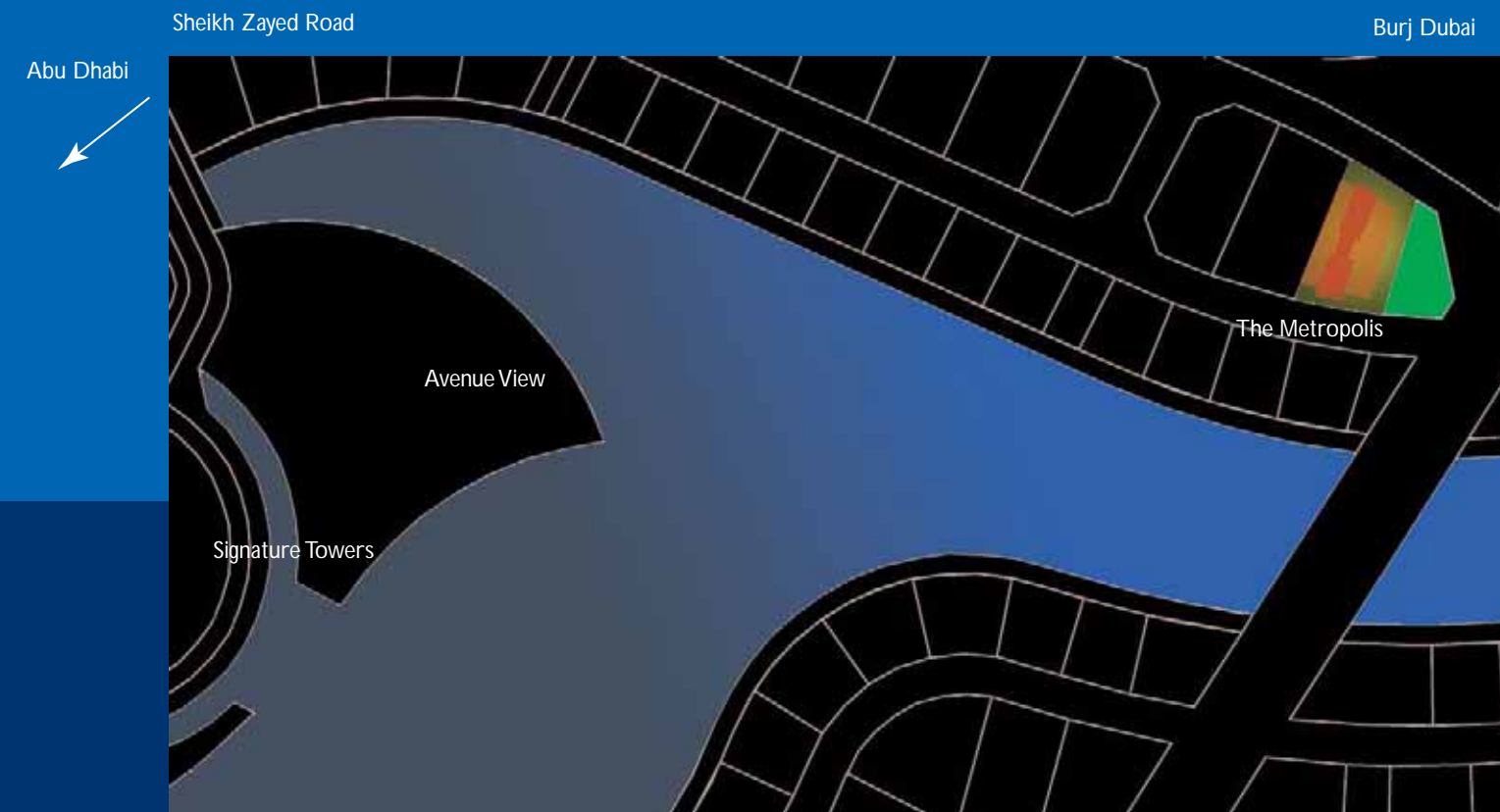


Business Bay is a modern, planned city within a city developed exclusively for business.

- Business Bay will feature integrated facilities with office and residential towers, a landscaped layout, attractive canals and a network of roads for easy access and exit.
- A commercial and residential district, Business Bay will cover an area of 64 million square feet.
- Located next to Downtown Dubai (Burj Dubai), Business Bay will extend along a new creek from the edge of Dubai Creek (Ras Al Khor) all the way to Dubai's coast.

The seat of power to steer your business

With its commanding position in the most prestigious area of Business Bay, The Metropolis will host the most powerful names in the business world.



- 5 minutes from Sheikh Zayed Road
- Adjacent to Business Bay's Iconic Tower
- Facing a landscaped area
- Close to the world's tallest tower, Burj Dubai
- 22 floors
- 318 office spaces (includes 1st floor but excludes the Duplex Floors)
- 2 duplex type offices
- Prime location

The Metropolis is on par with leading international names in the commercial world, offering position and power of a perfect location in the world's most powerful business community - the Business Bay of Dubai.



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Elegant Ambience



Lobby

The Metropolis lobby is approximately 3,030 sq.ft. and is 54 ft. high with an expansive lounge of around 680 sq.ft. The luxurious lobby will leave a long-lasting impression on business associates.

Shopping Arcade

Spread across approximately 8,500 sq.ft., the high-profile shopper's heaven will help relieve stress and provide a bit of shopping therapy.



Coffee shops

Conveniently located on the first floor facing the landscaped plaza, the coffee shops also serve as an extension of the internal cafe with outdoor sitting spaces for quick meetings.

The coffee shops would also help rejuvenate and provide the boost needed to strike that crucial deal over a steaming cup of cappuccino at the coffee parlour.



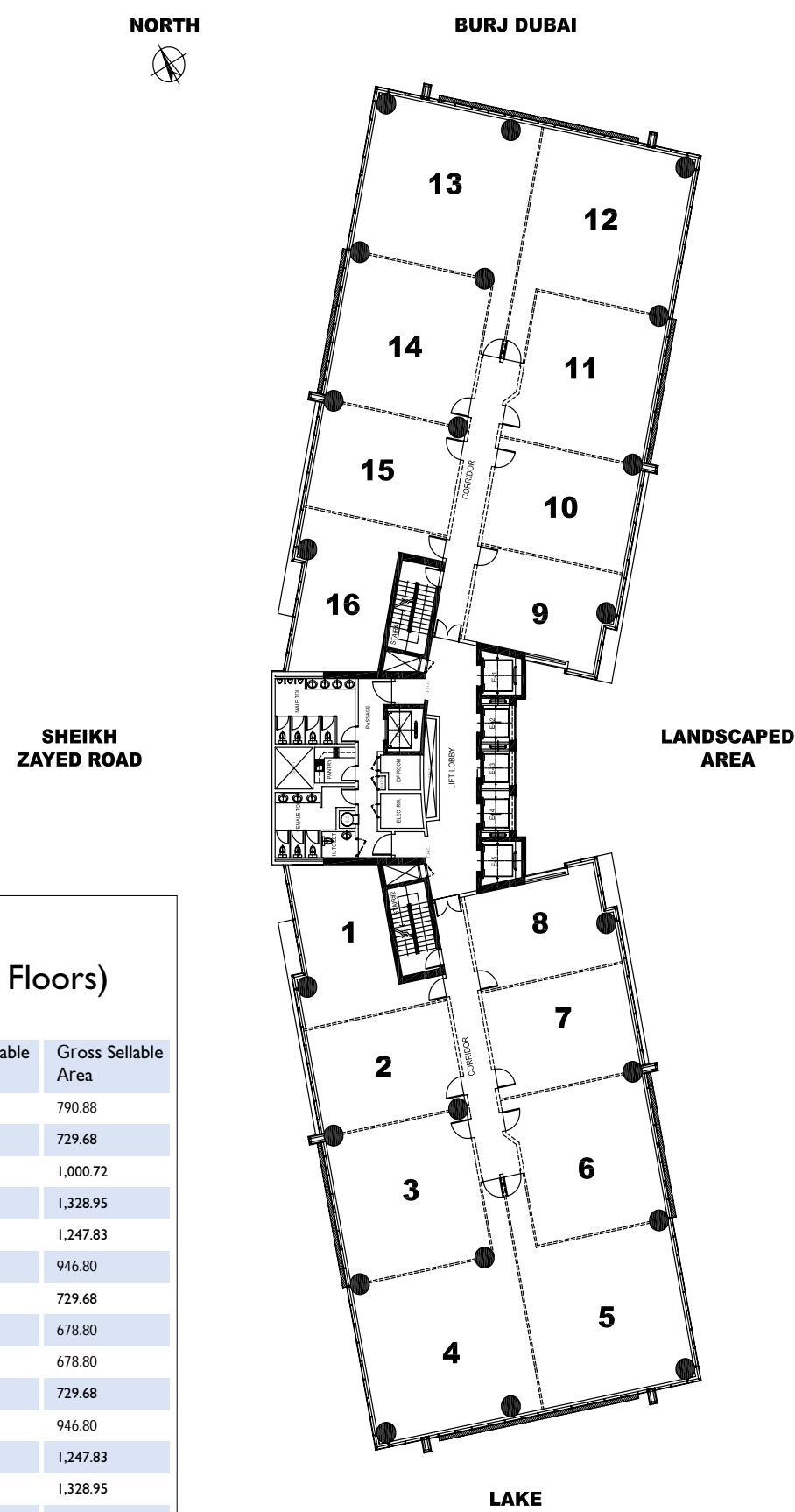
Up to date Facilities



Intelligent design concepts and cutting edge facilities offer a unique business advantage.

- 24-hour manned security
- Emergency lighting system
- High speed internet connectivity
- Closed circuit TV system
- Public address system
- Backup power system
- District cooling
- 3 levels of basement and podium parking

THE METROPOLIS



Typical Floor Plan			
2 nd Floor to 21 st Floor (19 Floors)			
There is no 13 th Floor			
Office No.	View	Net Sellable Area	Gross Sellable Area
OFFICE - 1	NEIGHBOUR	701.07	790.88
OFFICE - 2	NEIGHBOUR	646.82	729.68
OFFICE - 3	NEIGHBOUR	887.08	1,000.72
OFFICE - 4	NEIGHBOUR+REAR ROAD	1,178.03	1,328.95
OFFICE - 5	LANDSCAPE+REAR ROAD	1,106.13	1,247.83
OFFICE - 6	LANDSCAPE	839.28	946.80
OFFICE - 7	LANDSCAPE	646.82	729.68
OFFICE - 8	LANDSCAPE	601.72	678.80
OFFICE - 9	LANDSCAPE	601.72	678.80
OFFICE - 10	LANDSCAPE	646.82	729.68
OFFICE - 11	LANDSCAPE	839.28	946.80
OFFICE - 12	LANDSCAPE+MAIN ROAD	1,106.13	1,247.83
OFFICE - 13	NEIGHBOUR+REAR ROAD	1,178.03	1,328.95
OFFICE - 14	NEIGHBOUR	887.08	1,000.72
OFFICE - 15	NEIGHBOUR	646.82	729.68
OFFICE - 16	NEIGHBOUR	701.07	790.88

2nd Floor to 21st Floor (19 Floors)

Office Layout 1 & 16

Sample layout only

The sample layouts are only indicative.
All illustrations and furniture pictures are for reference only.
All office spaces as per floor plans, will be sold as empty space only and not as per sample layout.

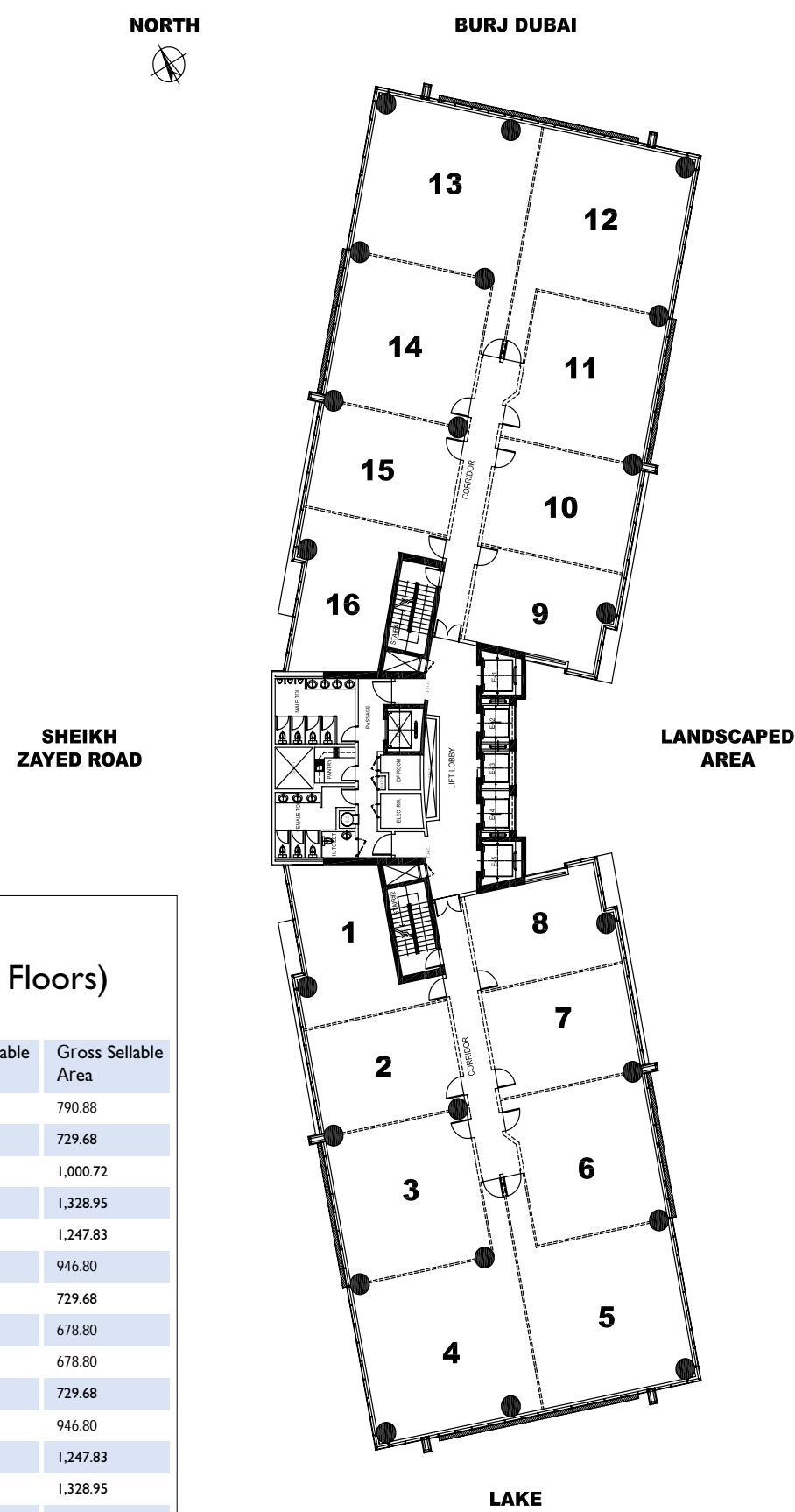


Office Layout 3,6,11 & 14

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THE METROPOLIS



Typical Floor Plan

2nd Floor to 21st Floor (19 Floors)

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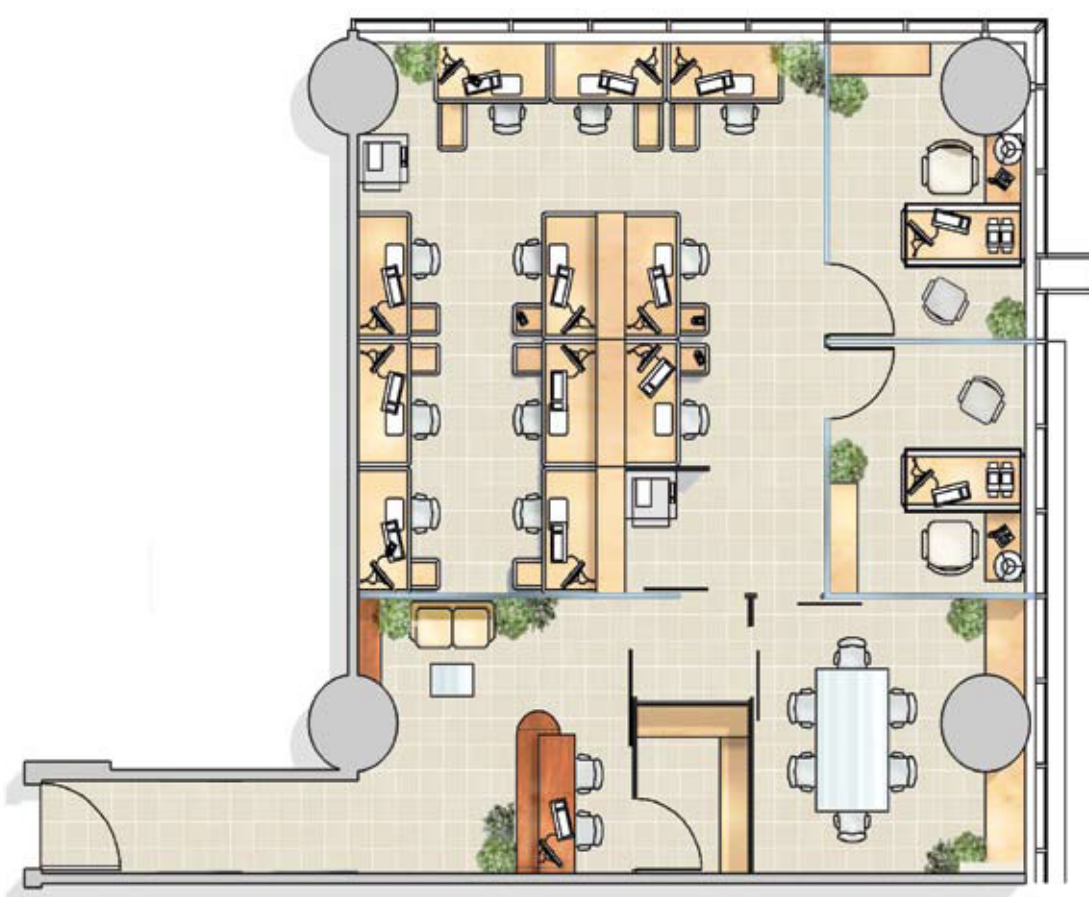
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Office Layout 3,6,11 & 14

Sample layout only



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Office Layout 4,5,12 & 13

Sample layout only

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Deyaar

Communities that enrich lives

At Deyaar, we pride on our achievements of having efficiently built and successfully delivered a portfolio of development projects. We bring a fresh approach to planning and development to create unique communities that enrich lives. We will build communities that preserve the natural environment around us, while harnessing the newest technologies and encouraging sustainable development.



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