



دبي فستيفال سيتي
Dubai Festival City



Festival Tower



Now Leasing Prime Grade A Office Suites

Festival Tower is a premium address befitting an executive lifestyle for local, regional and global businesses. Al Futtaim Group Real Estate is now leasing prime office suites in this signature 30 storey Grade A Tower.

Location

Festival Tower is located at the heart of the world class waterfront resort, Dubai Festival City. Connected to internationally renowned 5 star Hotels, InterContinental and Crown Plaza, state-of-the-art Convention Centre and Festival Centre, making it one of the best connected business addresses in Dubai, providing easy access to amenities.

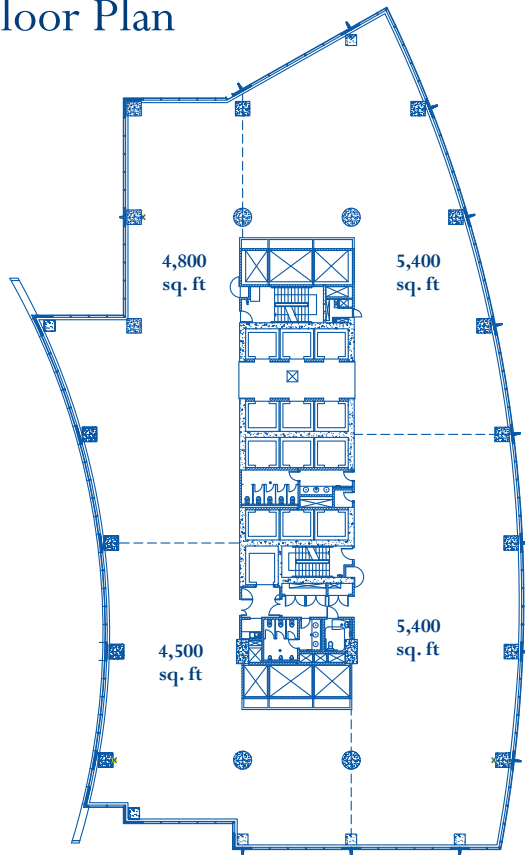
Strategically located between old and new Dubai, it is easily accessible from Garhoud Bridge, Business Bay Crossing, Al Rebat Street and Emirates Road. This contemporary facility is 5 minutes to the Airport, 10 minutes to Downtown Dubai and 25 minutes to Dubai Marina.

Dubai Metro stations are close by with direct bus links every 10 minutes and provides numerous stops around Dubai Festival City.





Floor Plan



Dotted lines indicate proposed office divisions
Each plan approx 20,100 sq. ft.

Building Description

Quality facilities and a first class management service, amenities and services include:

- Grand triple height entrance lobby with high quality finishes and fully fitted public areas
- 30 storeys, extending to 552,000 sqft of fully air conditioned prime Grade A Office accommodation all offering stunning views over the Dubai skyline or Dubai Creek
- Suites available from 2,900 sq ft to multiple floors, full floors extending to 20,100 sqft
- Highly flexible and adaptable accommodation with high gross to net efficiency
- 12 high speed passenger lifts
- Each floor containing fully fitted male and female WC accommodation and kitchenette
- Shell and core delivery and category A fitted space is available

Car Parking & Security

With over 11,000 car spaces on site there is ample parking as well as additional secure basement car parking with key card access control. Easy accessibility to the well-appointed entrance lobby, which benefits from CCTV coverage and 24 hour manned security control.

Delivery & Availability

Secure the future of your business and call our Commercial Leasing Team now to discuss current leasing opportunities.

About Dubai Festival City

Dubai Festival City is a premier waterfront urban community that has been designed to capture the ground breaking 21st Century spirit of Dubai. It offers a rich and vibrant living experience that encompasses the finest, easily accessible shopping at Festival Centre, dining, entertainment, residential homes, 2 schools, five star hotels, commercial offices and entertainment & leisure in one place.

Spanning 1,300 acres and stretching three kilometres along the Creek, Dubai Festival City is formed by three distinctive districts; Marsa Al Khor, Festival Centre and Al Badia which are connected by an impressive 30 kilometre internal road network and a wide creekside promenade. All amenities and facilities are serviced by the onsite 24/7 City Management.



LIVE



WORK



SHOP



FUN

Secure the future of your business and call our Commercial Leasing Team now to discuss current leasing opportunities:

Al-Futtaim Group Real Estate

Dubai Festival City, PO Box 49776, Dubai, United Arab Emirates, T +971 4 213 6213, F +971 4 232 5550
Email commercial@dubaifestivalcity.com, Toll free 800 332 (within UAE only)



Tel: 04 437 7200

www.dubaifestivalcity.com

