



ORB
TOWER



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**
DISTRICT ONE

A full-page background image of a swimmer in a pool. The swimmer is wearing a black swim cap and goggles, and is captured in a streamlined position, moving from right to left. The water is a deep blue, and there is a bright reflection on the surface. A semi-transparent dark blue rectangular box is positioned on the left side, containing the text 'A WORLD OF WATER' in white serif font. A thin red circle is drawn around the left edge of this box.

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 on the left, bordered by a sandy beach. A modern, low-rise building with a flat roof is situated on the shore, surrounded by lush green trees and landscaping. In the background, a dense residential area with white buildings and terraces is visible. The overall scene depicts a luxurious and scenic waterfront lifestyle.

WATER-FRONT
LIFESTYLE
AT DUBAI'S MOST
PRESTIGIOUS
COMMUNITY



An aerial photograph of a modern residential development in Dubai. In the foreground, several tall, modern apartment buildings with glass facades and balconies are situated around a large, vibrant blue artificial lake. The middle ground is filled with lush greenery, including palm trees and other tropical plants, interspersed with smaller residential buildings and winding paths. In the background, the Dubai city skyline is visible, featuring numerous skyscrapers, including the Burj Khalifa, under a clear sky. A large, modern architectural structure with a curved, metallic facade is also visible on the right 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 sideboard. A large abstract painting of a blue and white wave is on the wall. A red circular overlay in the foreground contains 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





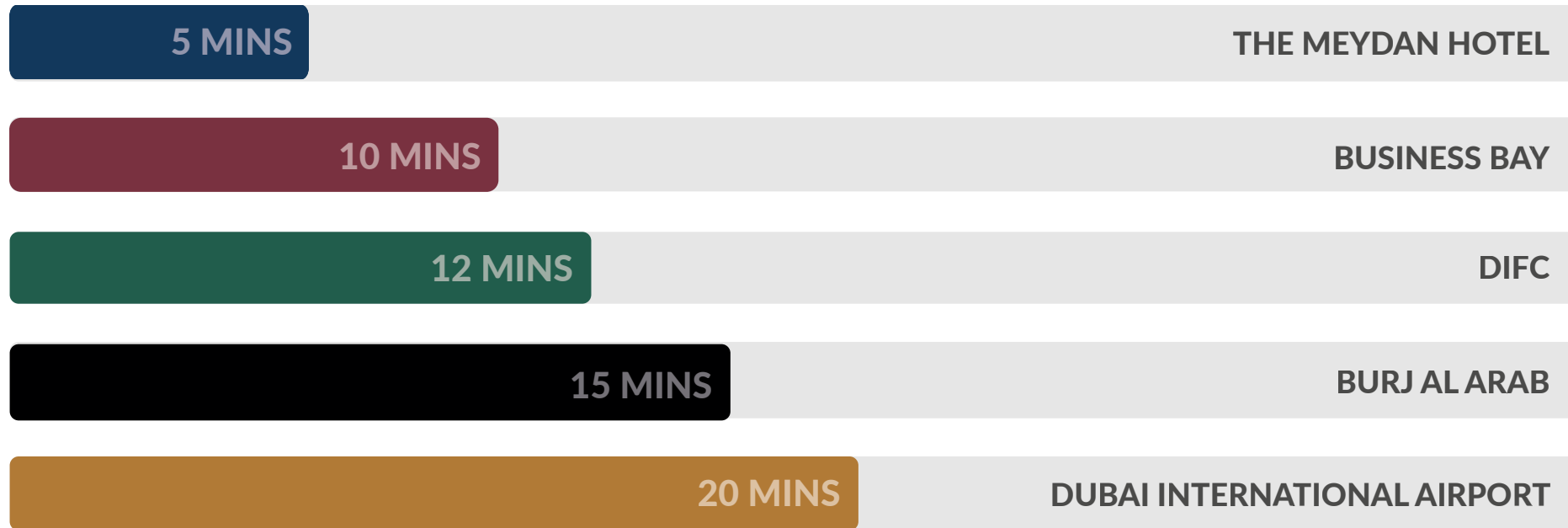
STROLL IN
LUSH SURROUNDINGS
WITH OVER
60% GREENERY

TOWER LOCATION

An aerial architectural rendering of a large-scale urban development. The central focus is a winding, light-blue waterway that meanders through a dense residential area characterized by curved streets and numerous small, uniform housing units. To the right of the waterway, there are several taller, more modern buildings. A prominent red teardrop-shaped callout is positioned in the lower-middle section of the image, pointing towards a specific cluster of buildings. The background shows a vast cityscape with various skyscrapers and infrastructure, including a major highway interchange on the left and a large body of water in the upper right corner.

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



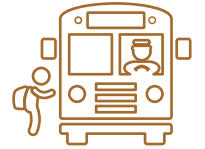
Jogging Track



Supermarket



Pharmacy



School



Crystal Lagoon
& Beachfront



Kids Play
Area



Parks



Mosque

BOOK NOW AND AVAIL

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*	1ST INSTALMENT*	2ND INSTALMENT*	3RD INSTALMENT*	4TH INSTALMENT*
10%	10%	5%	5%	5%
UPON BOOKING	30-JUL-2020	10% CONSTRUCTION 30-DEC-2020	20% CONSTRUCTION 30-MAR-2021	30% CONSTRUCTION 30-JUN-2021
5TH INSTALMENT*	6TH INSTALMENT*	7TH INSTALMENT*	FINAL INSTALMENT*	
5%	10%	10%	40%	
40% CONSTRUCTION 30-SEP-2021	50% CONSTRUCTION 30-DEC-2021	60% CONSTRUCTION 30-MAR-2022	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.



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