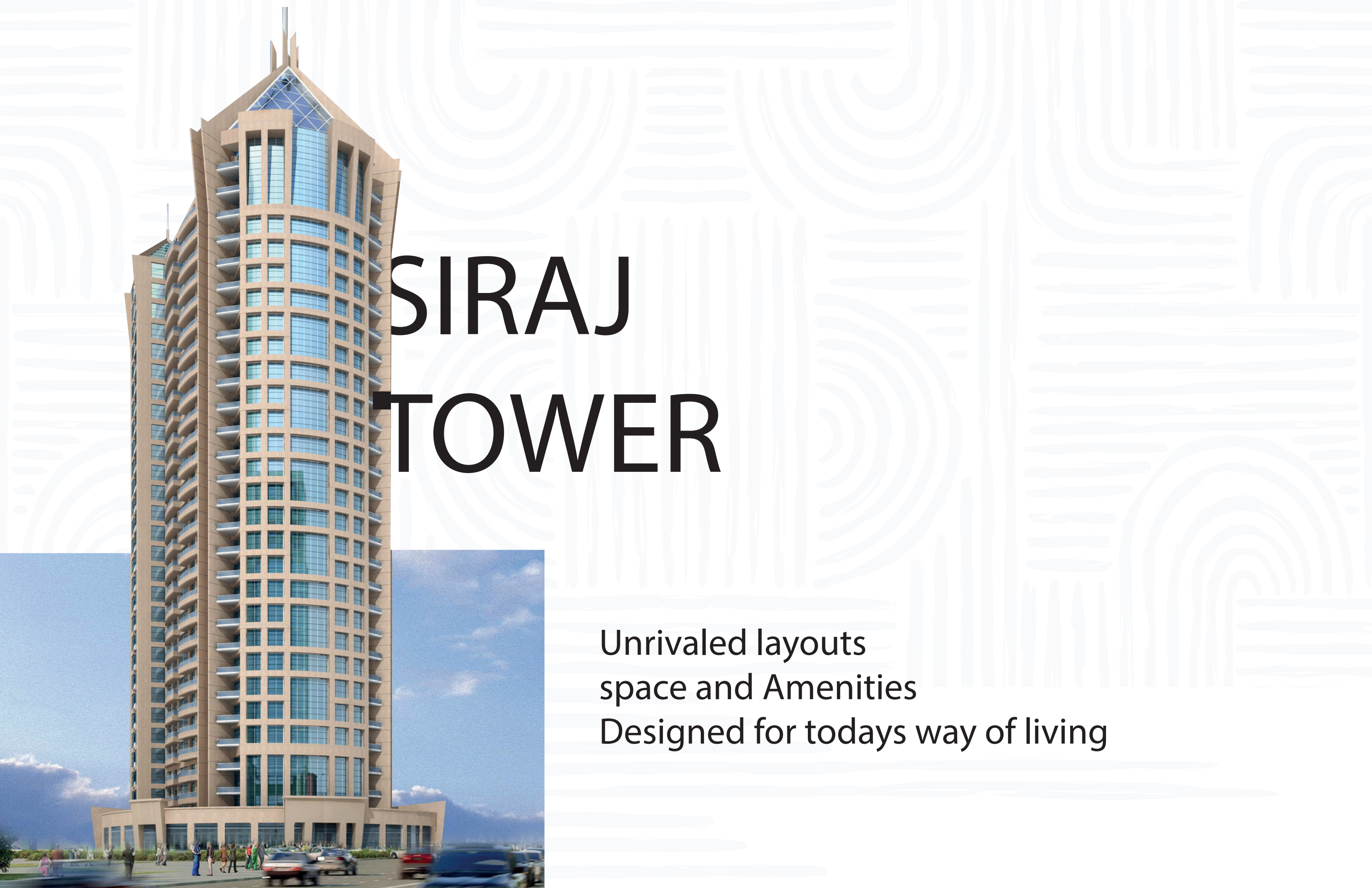




SIRAJ TOWER

Unrivalled layouts
space and Amenities
Designed for today's way of living

Provident.

A Tradition of Trust

Provident Estate, founded in 2008, is a pioneer in the region's real estate sector. With a stronghold of 200+ workers and counting, we are at the forefront of the industry as the most trusted real estate agency and rank among the top-10 agencies for the world's most reputable developer.

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Office #1802, 18th Floor, Marina Plaza, Dubai Marina,
Dubai, UAE



ABOUT US

Al Madar Holding W.L.L is a Qatari based Property Development Company with 30 years of experience and a formidable reputation for quality and service. We incorporate cutting edge architectural design and continue building landmarks such as Commercial Office Towers, Residential Apartment Towers, Hotels, Residential Compounds and Master Plan Land Developments including joint ventures and we have successfully completed a number of major projects in the Middle East.

Provident.



Al Madar Holding W.L Rawdat Al-khail Road, P.O. Box 2329 Doha Qatar

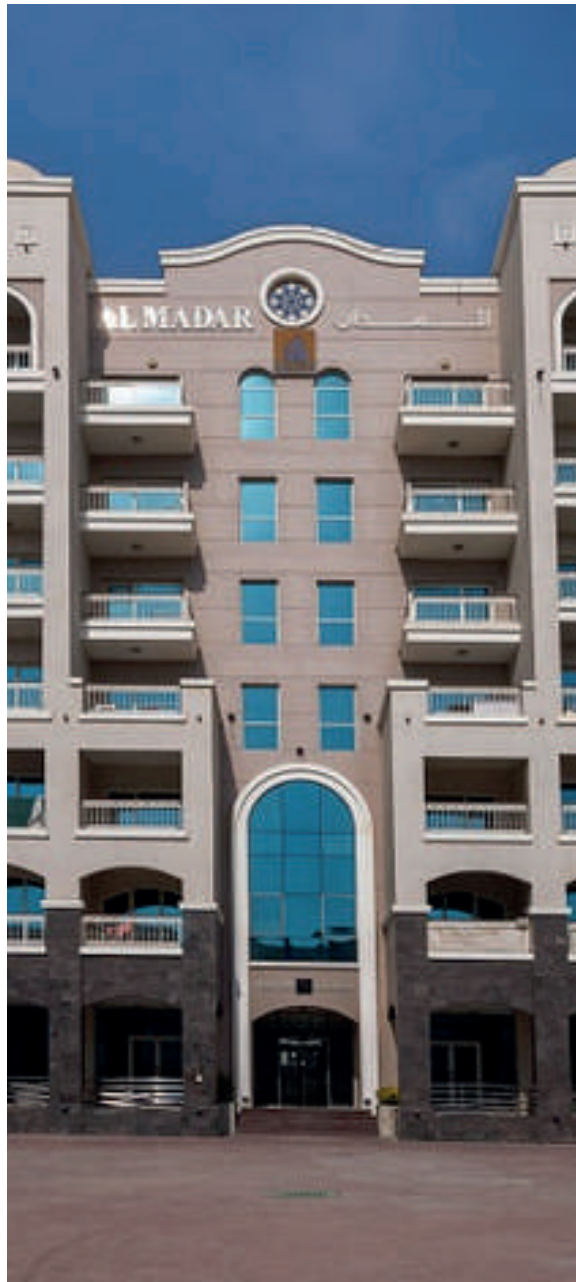


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WE DELIVER QUALITY



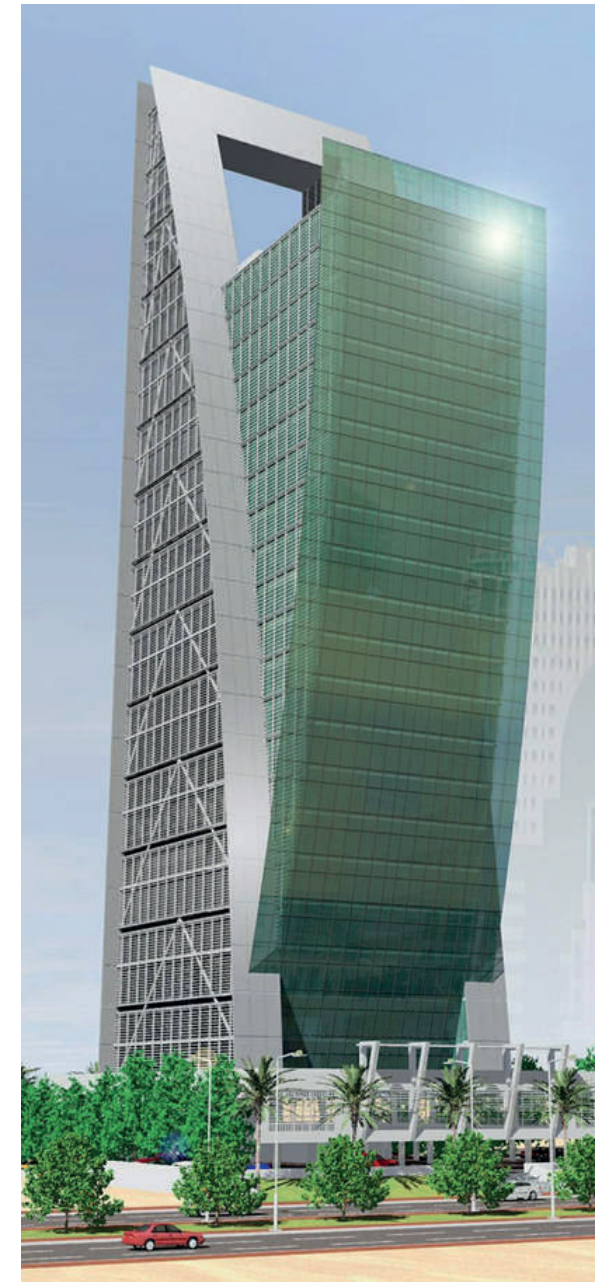
Burj View Residences Arjan,
Dubai UAE



Scala Tower Business Bay,
Dubai UAE



Hotel Development, Salata
Doha Qatar



AL Noor Tower Corniche,
Doha Qatar

WHERE IS YOUR NEW INVESTMENT OPPORTUNITY LOCATED?

Arjan is a family-friendly district within Dubailand.
The community is bordered by Al Barsha South towards the north and Sheikh Mohammed Bin Zayed Road towards the south.
The road network is fully developed and the central location allows a quick and easy access to the main areas of Dubai.
Further down south, there is Dubai Motor City – home to Dubai Autodrome.
Arjan features residential complexes, commercial buildings, several international schools, hospitals and retail developments.
The neighbourhood is popular for having two of the most visited parks in Dubai:
Dubai Miracle Garden and Dubai Butterfly Garden.



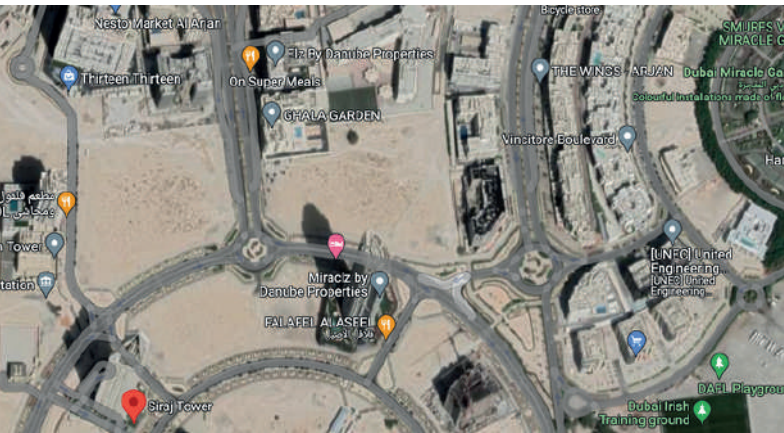
Australian School
One of many located in Arjan



Several Hospitals & clinics
located in Arjan



Dubai Hills Mall Dubais newest luxury mall



Australian School
One of many located in Arjan

Distance from Siraj Tower by car:

Barsha Mall	7 Minutes	Dubai Airports	22 Minutes
Dubai Hills Mall	8 Minutes	Dubai Mall	23 Minutes
Mall of the Emirates	12 Minutes	Al Maktoum Airport	25 Minutes
JBR	15 Minutes		



MIRACLE GARDEN

The park is full of one-of-a-kind floral displays and attractions including a floral clock, peacocks, an aromatic garden, and the Dubai Butterfly Garden, the world’s largest butterfly garden and sanctuary..



A MIRACLE A DOORSTEP AWAY

The Miracle Garden the world's largest natural flower garden, a few minutes away from our iconic Siraj Tower, is like no other garden. it’s home to more than 100 million blooming flowers. Last year it broke several world records when it unveiled a full-size replica of an Emirates A380 plane.



The Dubai butterfly garden is the largest butterfly garden in the world and contains approximately 15,000 butterflies, from ove 45 species Located a few minutes away from the iconic building Siraj tower.



A tall, modern skyscraper with a curved facade, many windows, and balconies, set against a blue sky with light clouds. The building is the central focus of the image.

ABOUT SIRAJ TOWER

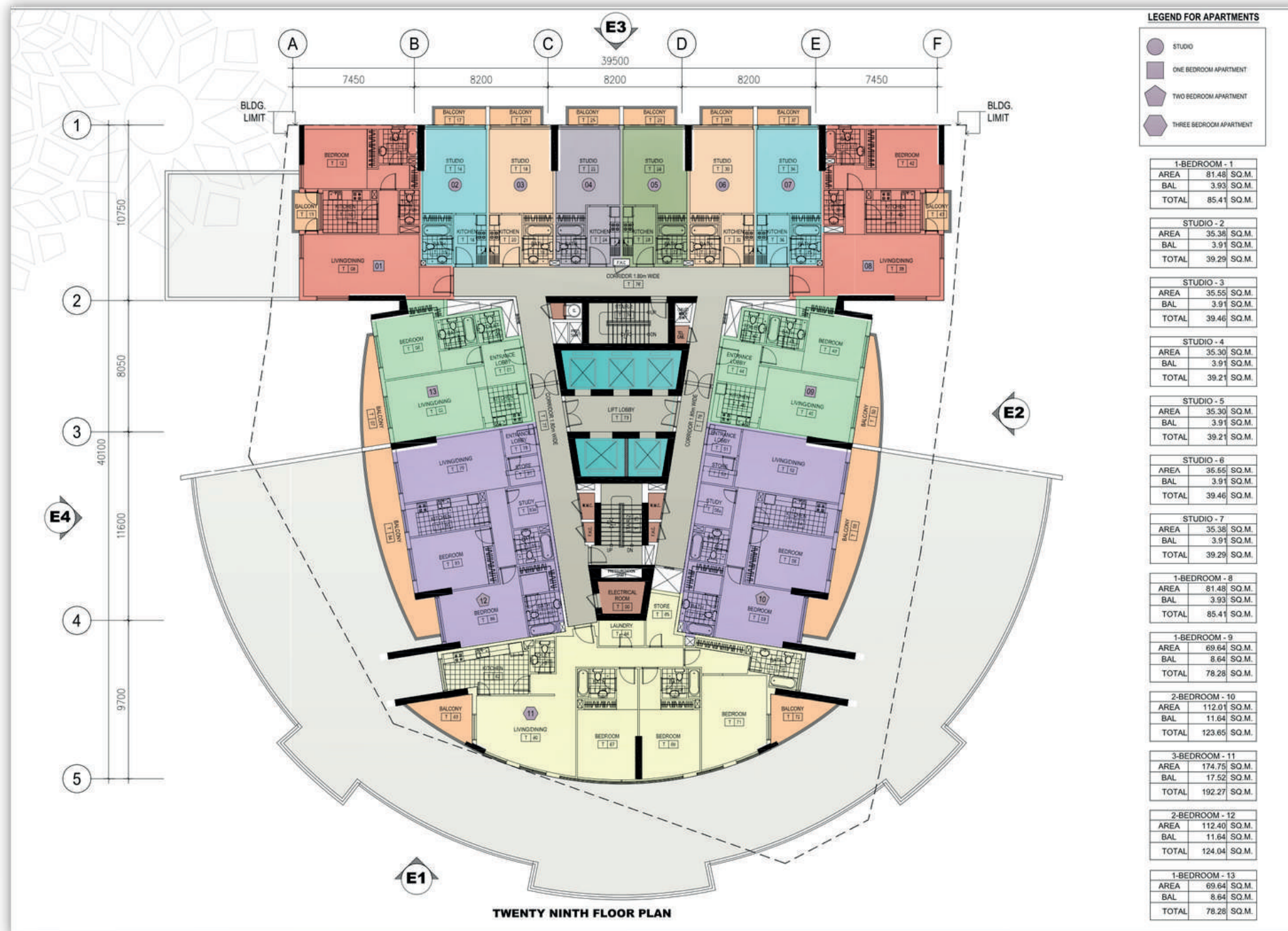
- The design of Siraj Tower draws inspiration from Spanish and Roman architecture, with the architectural concepts of balance and symmetry ruling the overall design of the structure.
- Siraj Tower is one of the most sought-after residential buildings in Arjan, with its eye-catching design. The 30-story residential tower, with studio, one, two, and three-bedroom apartments, boasts world-class amenities and incorporates the finest building materials and fittings to present a luxurious residential offering to investors.
- Like every other project in our portfolio, this tower is stamped with the proven quality hallmark of Al Madar Holding W.L.L.

OUR FACILITIES



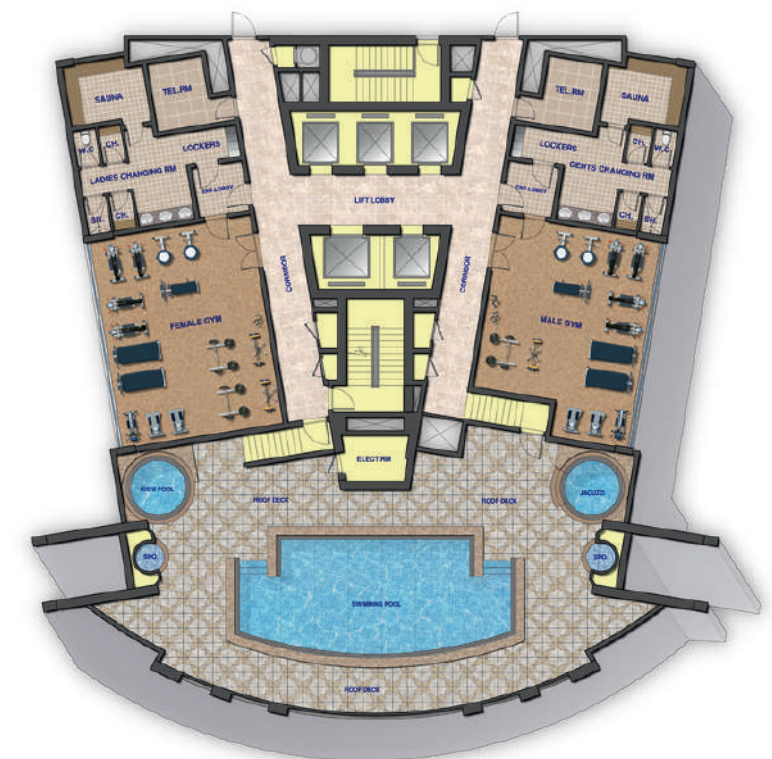
- Impressive reception lobby
- Four high-speed elevators plus a separate service lift
- A huge Swimming pool on the rooftop Jacuzzi & kids pool
- Separate Ladies' and Gents' sauna and steam room (Spa area)
- Separate Gents and one Ladies' Gym with high-end equipment
- 7/24 security and maintenance service

FLOORPLAN



TYPICAL FLOOR PLAN

- Property Address Arjan, Dubailand City Dubai, UAE
- Zoning/Land Use Residential Completion 2016
- Number of Units in total 374
- Total Built-Up Floor Area 533,170.63FT2 Residential
- Sellable Floor Area 319,827.72FT2
- Number of Floors 2B+G+30F(1Mech)+3R
- Type Construction Concrete
- Parking Type Basement & Ground Floor



LEISURE DECK

OUR UNIQUE LAYOUTS



All apartments are fully furnished with high quality furniture.



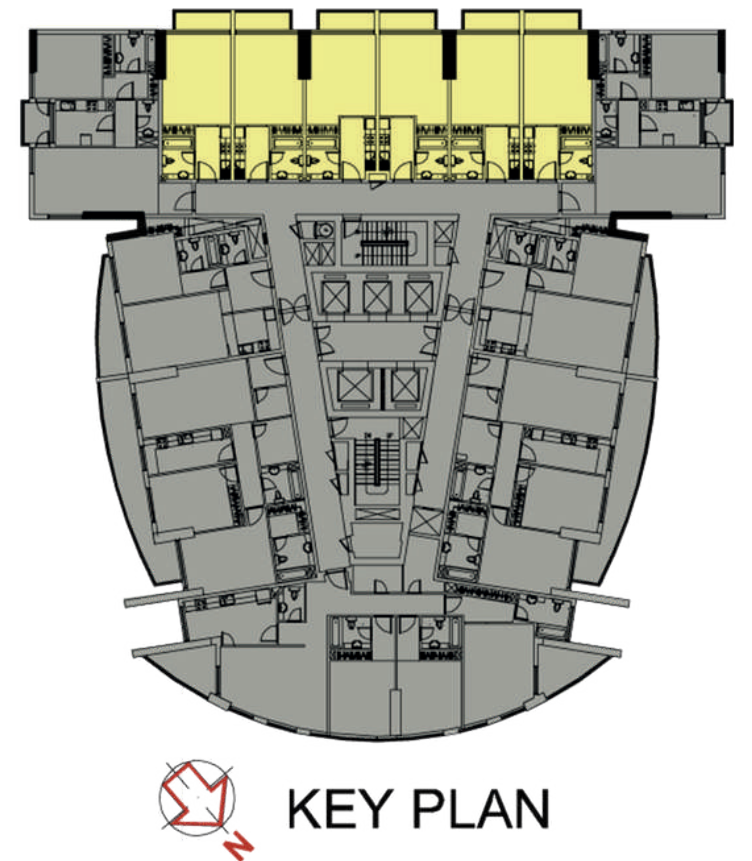
We have used a mix of the finest Wood and marble work to create a perfect living environment. Each unit has a Television, Fridge and washing machine branded by Samsung.

The two and three bedroom units are having Study/Maid rooms plus huge storage area. Our one Bedroom apartment also includes a storage room.

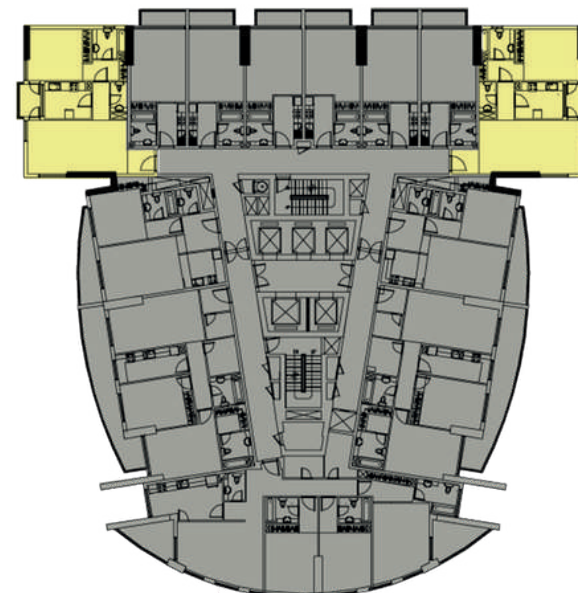


STUDIO APARTEMENT

Size: 415-412 sqft.



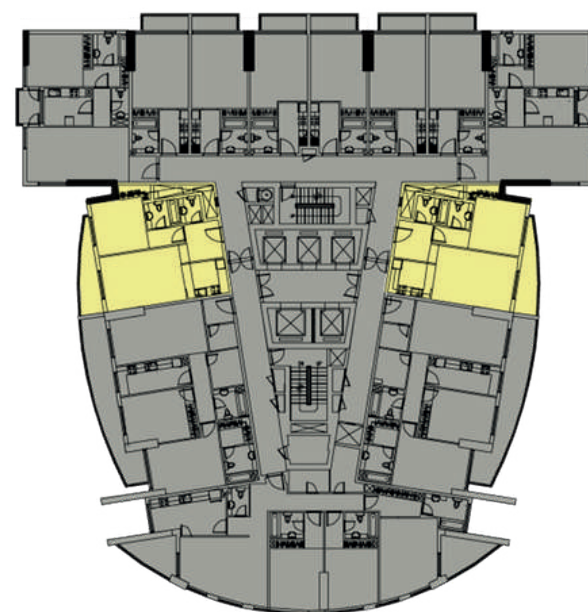
1 BEDROOM APARTEMENT TYPE A Size: 857 sqft.



 KEY PLAN



1 BEDROOM APARTEMENT TYPE B Size: 814 sqft.

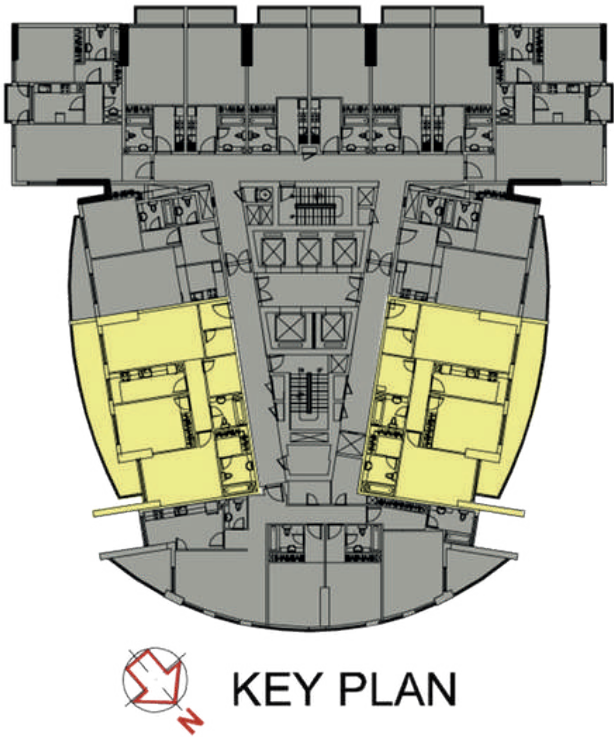


 KEY PLAN

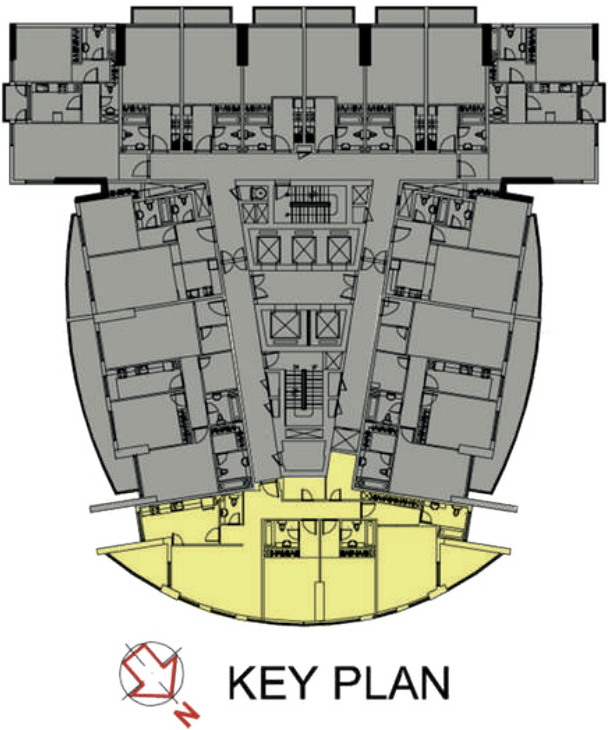


TWO BEDROOM APARTEMENT

Size: 1414 sqft.



THREE BEDROOM APARTEMENT
Size: 2014 sqft.



SPECIFICATIONS

External Frame

Concrete frame with Powder Coated Aluminium framed windows fitted with double-glazed sealed units. Balconies with unglazed tiled floors and glazed balustrades.

Entrance Lobby

Finished with a blend of marble and stone finish to the wall, sand floors with raised areas of soft landscaping provide a living, welcoming environment. Concierge counter with 7/24 security and waiting/seating area.

Car Parking

Car Parking is provided on 2 basement levels and on the Ground floor. Security barrier and infrared access.

Leisure Deck

Swimming Pool. Approximately 11x5m shaped pool benefiting from the high Pyramid glazed roof covering. Anti-slip pool deck tiling with matching skirting. Additional Kids Pool and Communal Jacuzzi.

Gymnasium

Both Gyms are fitted with a range of Cardiovascular and other high-quality equipment from Technogym. Gents and Ladies changing rooms are having lockers, changing cubicles, showers, etc. Each changing area has its own Sauna

Lifts

4 high-speed lifts plus a separate service lift

Communal Hallways

1.8 wide with tiled floors and painted plaster finish walls. Suspended ceilings with recessed lighting internal Apartment Specification
INTERNAL APARTMENT SPECIFICATION

Kitchen

Fitted to an individual design with wall and floor units below a granite worktop. High-quality kitchen appliances such as a fridge, cooker, and washing machine are included. Space for the dishwasher is provided. Stainless steel sink with chromed mixer tap. Glazed tile splashes back over the worktop.

Bathrooms

Fitted with a white suite comprising a bath, wash basin, and WC. Glazed ceramic wall tiles from floor to ceiling. Unglazed ceramic tiles to floor. Chromed sanitary furniture with mixer to shower fittings over bath, twin taps to a basin, and dual flush system to WC.

Woodwork

Natural timber finish to all internal woodwork with "paneled" doors and chromed door furniture.

Living Room

Nonslip porcelain tiles to the floor with matching skirting. Plastered walls and ceiling with paint finish. Molded coving/ cornice to all walls.

Bedrooms

Nonslip porcelain to the floor. Plastered walls and ceiling with Emulsion paint finishing.

Electrical

White finish socket and switch outlets to all rooms. Provision for telephone and internet connection. Intercom phone system, TV outlet points in Living Room and all bedrooms connected to communal satellite/cable system

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