
DAMAC
VALENCIA
APARTMENTS
PIAZZA ROMA
OFFICES

A POETIC MOVEMENT WHERE WAVES ARE FROZEN IN TIME, CARVED INTO WHITE !




LOCATION

28 MIN
Al Maktoum International Airport

20 MIN
Expo 2020 Venue

20 MIN
Global Village

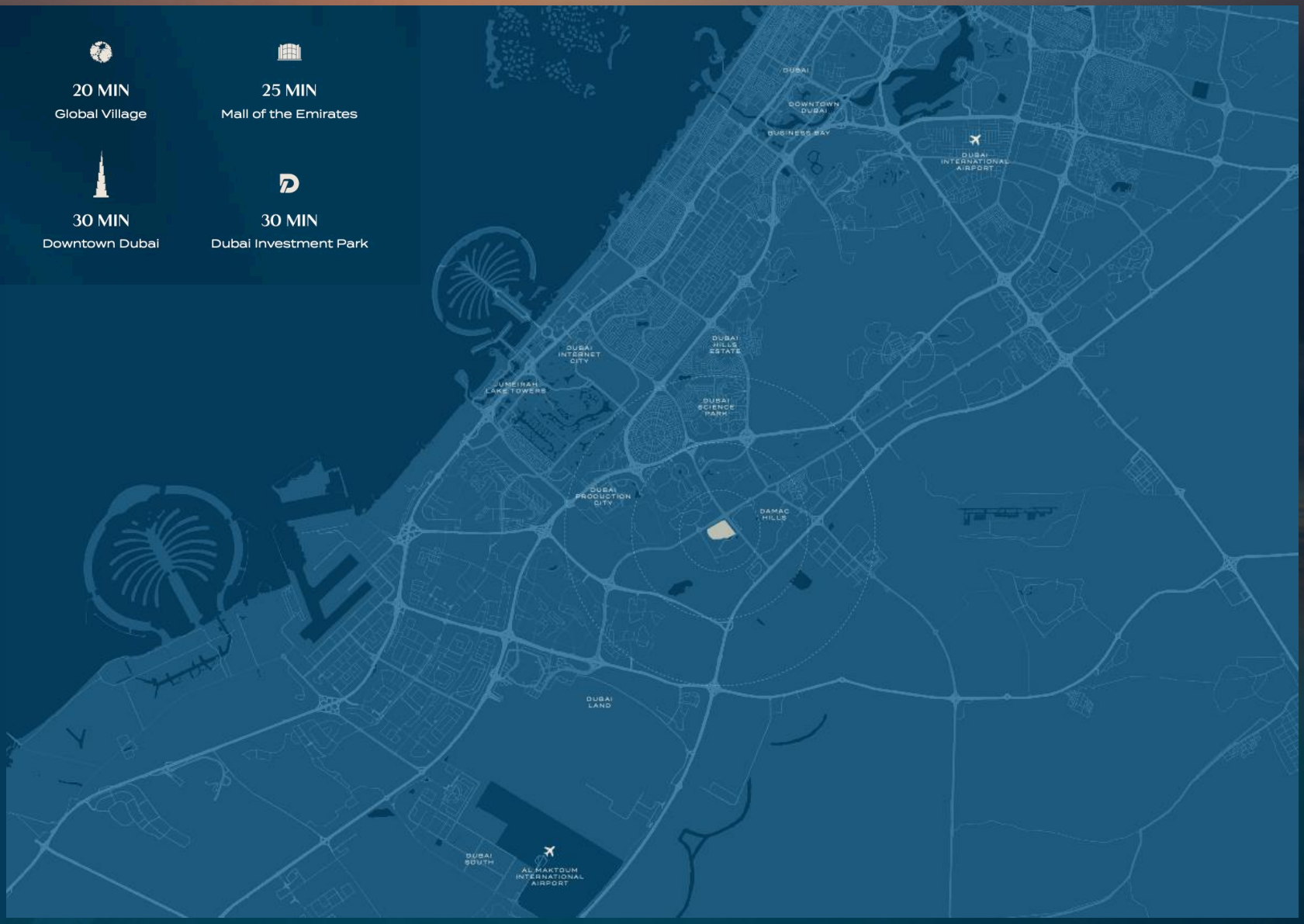
25 MIN
Mall of the Emirates

28 MIN
Palm Jumeirah

35 MIN
Dubai Airport

30 MIN
Downtown Dubai

30 MIN
Dubai Investment Park




PALM JEBEL ALI
MARINA & PALM JUMEIRAH
MARITIME CITY
JUMEIRAH
ABU DHABI
SHARJAH
E11 - Sheikh Zayed Rd
E311 - Sheikh Mohammed bin Zayed Rd
E611 - Emirates Rd
JEBEL ALI INDUSTRIAL AREA
BARSHA
AL QUOZ
DUBAI SOUTH
DUBAI HILLS
DUBAILAND
OLD DUBAI
SILICON OASIS & INTL. CITY
The Loop
Etihad Rail
Etihad Rail Dubai Station
Al Khail Rd
Expo Road
Healthcare City
Sobha Realty
Dubai Internet City
Energy
Ibn Battuta
National Paints
DMCC
Al Khail
Danube
The Gardens
Discovery Gardens
Al Furjan
Life Pharmacy
Jumeirah Golf Estates
Dubai Investment Park
Expo City
Insurance Market
Mall of the Emirates
Equiti
Business Bay
Onpassive
Burj Khalifa / Dubai Mall
Emirates Towers
Financial Centre
World Trade Centre
ADCB
Max
Al Ghubaiba
Al Ras
Sharaf DG
Gold Souq
Baniyas Square
Burjuman
Union
Salah Al Din
Abu Baker Al Siddique
Al Rigga
Abu Hail
Oudh Metha
City Centre Deira
Al Qiyadah
Stadium
Al Nahda
Dubai Airport Free Zone
Al Garhoud
Airport Terminal 1
Airport Terminal 3
Al Jadaf
Creek
Emirates
Al Qusais
EB
Dubai Festival City
Dubai Creek Harbour
Dubai Square
Centrepoint
Ras Al Khor Industrial
Dubai Car Market
City Centre Mirdif
Al Warqa'a
Dragon Mart
International City 1
International City 2 & 3
Dubai Silicon Oasis
Academic City
Dubai Hills Street
Umm Suqeim Street
Al Qudra Street
Al Ain - Dubai Rd
Sheikh Zayad Bin Hamdan Al Nahayan St
Dubai Hills Parkway

Source: RTA

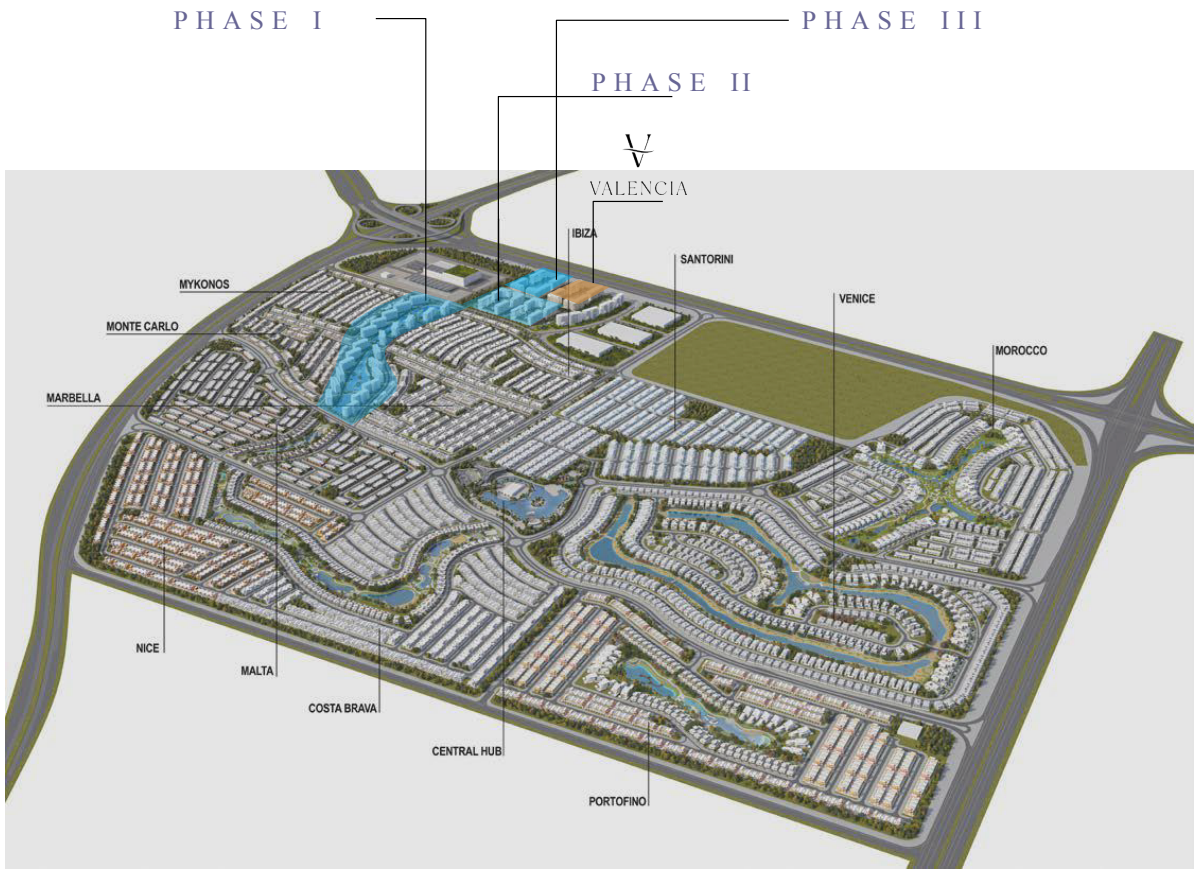

MASTERPLAN

DAMAC LAGOON- MASTERPLAN





DAMAC LAGOON- MASTERPLAN




MARKET ANALYSIS
OFFICES

Dubai Office market Overview

Key Statics

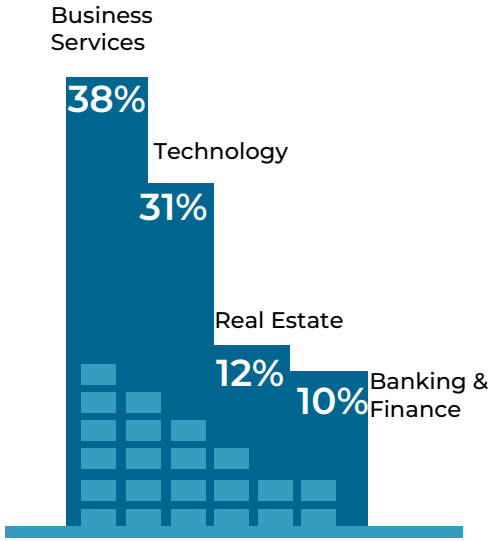
137.8 Mn Sqft
GLA Office Supply by 2030

7 Mn Sqft
GLA build-to-rent (BTR) Office Supply by 2030 in DIFC

Downtown
Dominates Office Market with highest recorded Selling Rate of AED 5,000+ PSF in 2025

Business Bay
Second Most Expensive with Selling Rate of AED 3,000+ PSF

DIFC
Most Expensive Fitted Office with Avg. Lease AED 400 PSF/Year



Top Businesses Demanding Office Spaces in 2025

4,552 **Total** Office Sale **Transactions** in 2025	**211,028** **Total** Office Lease **Transactions** in 2025
AED 13 Bn **Total Value** of Office Sale Transactions in 2025	**AED 9.4 Bn** **Total Value** of Office Lease Transactions in 2025
AED 2.8 Mn Average **Ticket Size** in 2025	**AED 44,636** Average **Annual** Lease **Price** in 2025
AED 1,914 PSF Average **Selling Rate** in 2025	**AED 113 PSF** Average Annual **Leasing Rate** in 2025

Source: DLD transactions from PropertyMonitor

Dubai Office market Overview

Vacancy VS. Rental Rate – Q3 2025

7.1%

Vacancy citywide, declined from 9.7% in Q3 2024

Premium Offices

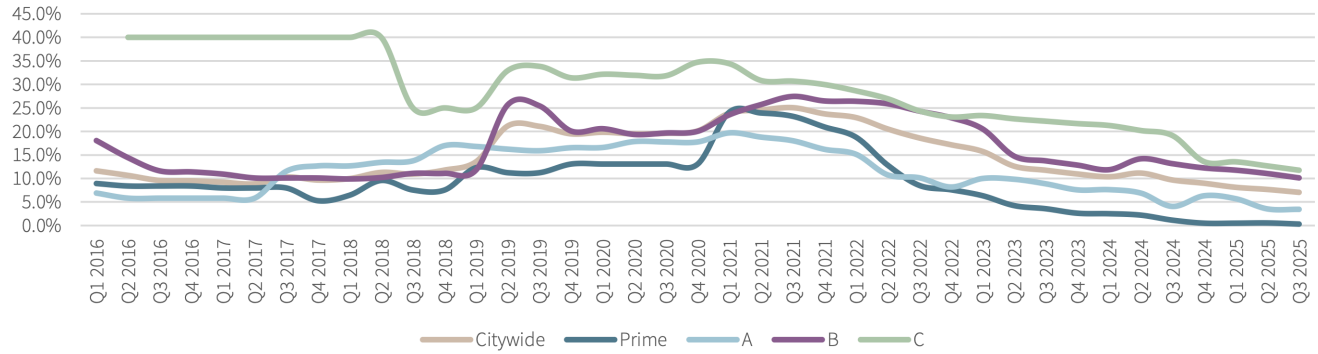
Strong demand and limited availability

+ 16.8%
Rental increment for Prime Offices

+ 18.6%
Rental increment for Grade B Offices

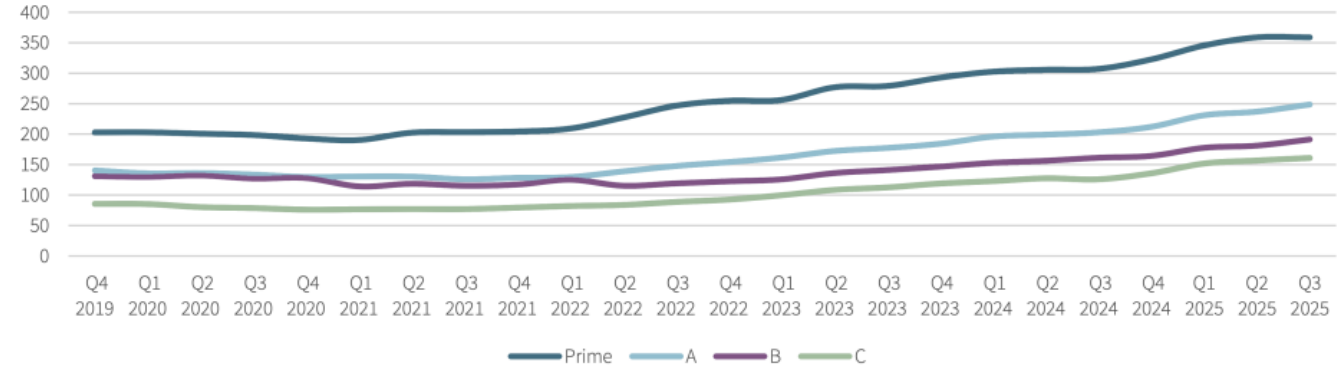
+ 22.5%
Rental increment for Grade A Offices

Dubai Office Vacancy Rates (%) - Q3 2025



Dubai, AED/Sq. Ft., By Grade

Dubai Office Rental Rates (AED PSF) – Q3 2025



Dubai Office market Overview

Globel Companies Setting up Offices in Dubai

PayPal

FinTech, USA

2025, announced head quarter relocation to Dubai

VEON

Telecom Services, Netherlands

2025, announced head quarter relocation to Dubai

CSB Bank

Banking Services, India

2025, announced expansion in Dubai

Canaccord WEALTH

Financial Services, UK

Q1 2025, setup ME office in DIFC

Spark Capital Private Wealth Management

Financial Services, India

Q2 2025, announced expansion in DIFC

Rothschild & Co

Financial Services, France

Q4 2024, setup ME head office in DIFC

Bajaj Technology Services

Accelerating Digital Transformation

Financial Services, India

Q4 2024, announced expansion in DIFC

Source: GulfNews, Times of India, Financial News London, Reuters

New Launches in Office Market

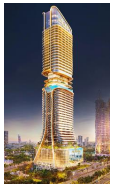
Key Statics



Map ref.	Project Name	Developer	Completion	Units/GLA (Sqft)	Avg. Selling Rate (AED PSF)	Avg. Sale Price (AED) 2025	Avg. Size Range (Sqft)	Total Transactions (launch to date)	Payment Plan
	Piazza Roma	DAMAC	Q2 2030	84 + 84 units 497,998 Sqft	2,510	7,400,000	1,564 – 3,167	NA	60/40 (1% monthly instalment)
	DAMAC District	DAMAC	Q3 2029	47 units	2,540	8,926,469	2,495 – 5,194	26	60/40 (1% monthly instalment)
1	LUMENA ALTA	OMNIYAT	Q3 2030	723,545 Sqft	6,300	NA	4,196 – 7,758 8,371 – 12,000 (half floor) 15,466 (floor plate)	NA	50/50
2	LUMENA	OMNIYAT	Q4 2029	91 units/ 580,000 Sqft	5,571	29,655,643	4056 – 8,451 12,924 – 16,937 (floor plate)	23	50/50
3	ENARA	OMNIYAT	Q4 2027	36 units/ 317,939 Sqft	5,515	58,866,268	5,894 – 11,829	21	70/30
4	Burj Capital	Centurion Properties	Q4 2028	243 units	3,887	5,136,424	750 – 2,378 14,000 (floor plate)	83	50/50
5	AHS Tower	AHS Properties	Q4 2026	80 units	4,472	26,994,917	2,964 – 3,625 6,278 – 7,210	1	60/40
6	31 Above	Beyond Developments	Q1 2029	116 units	3,702	11,095,210	2,200 – 4,500 12,250 (floor plate)	67	50/50
7	Shahrukhz	Danube	Q2 2029	635 units	4,216	2,714,643	450 – 11,000	78	70/30 or 10/60/30 with 1% monthly instalments
8	ME DO RE Business Tower	Me Do Re Properties	Q3 2029	NA	3,691	5,300,000	1,077 – 2,131	NA	60/40
9	Capital One JVC	Prestige One Luxury Real Estate	Q3 2028	128 units	1,835	2,247,279	870 – 4,210	89	50/50
10	Capital One Motor City	Royal Centurion Real Estate Development	2027	240 units	1,832	2,418,801	798 – 4,918	240	70/30
11	Monarch by Zane	Zane Developments	Q1 2027	NA	1,523	3,239,042	1,323 – 4,325	24	70/30
12	Aspirz Tower	Danube	Q4 2028	706 units	2,391	1,193,437	328 – 1,327	200	70/30
13	Tomorrow Commercial Tower	Tomorrow World Group	Q1 2027	NA	1,452	1,790,206	1,033 – 2,253	65	60/40

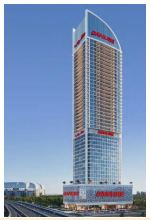
New Launches in Office Market

Key Statics

Project Name	LUMENA ALTA	LUMENA	ENARA	Burj Capital	AHS Tower	31 Above	Shahrukhz
Project Image							
Location	Downtown Dubai	Business Bay	Business Bay	Business Bay	Trade Centre Second (DIFC)	Dubai Maritime City	Sufouh 1
Developer	OMNIYAT	OMNIYAT	OMNIYAT	Centurion Properties	AHS Properties	Beyond Developments	Danube
Launch	Q4 2025	Q2 2025	2025	Q3 2025	2025	Q4 2025	Q4 2025
Completion	Q3 2030	Q4 2029	Q4 2027	Q4 2028	Q4 2026	Q1 2029	Q2 2029
Floors	72 (45 for offices)	7B+49	6B+22	5B+3P+26	B+G+69	31	55
Units/GLA (Sqft)	723,545 Sqft office space	91 units/580,000 Sqft	36 units/317,939 Sqft	243 units	80 units	116 units	NA
Typology	Offices, Retial, 5-star Hotel	Offices, Retail	Office Tower	Office Tower	Office Tower	Office Tower	Office Tower
Office Grade	Grade A Offices	Grade A Offices	Grade A Offices	Grade A+	Grade A Offices	Grade A Offices	Grade A Offices - Branded
Avg. Selling Rate (AED PSF)	6,300	5,571	5,515	3,887	4,472	3,702	4,216
Avg. Sale Price (AED) 2025	NA	29,655,643	58,866,268	5,136,424	26,994,917	11,095,210	2,714,643
Avg. Size Range (Sqft)	4,196 – 7,758 8,371 – 12,000 (half floor) 15,466 (floor plate)	4056 – 8,451 12,924 – 16,937 (floor plate)	5,894 – 11,829	750 – 2,378 14,000 (floor plate)	2,964 – 3,625 6,278 – 7,210	2,200 – 4,500 12,250 (floor plate)	450 – 11,000
Total Transactions (launch to date)	NA	23	21	83	1	67	78
Payment Plan	50/50	50/50	70/30	50/50	60/40	50/50	70/30 or 10/60/30 payment plan with 1% monthly installments
Amenities/Key Features	Car parking spaces, business centre, co-working space, concierge services, Conference facilities, fitness centre, hotels, landscaped gardens, meeting spaces, office spaces, restaurants, sky gardens, spa facilities, swimming pools and terraces.	LEED Certified, Business centre, business lounge, co-working space, coffee shop, conference facilities, gym, an ice bath, pilates studio, sauna, theatre, wellness centre and yoga and meditation areas.	Private club, concierge and lounge facilities, high ceilings, restaurants and cafes, spa areas and a steam room.	Jacuzzi, co-working space, fitness area, grand entrance lobby, meeting rooms, outdoor shower, park views, pickleball court, running track, seating areas, sky deck, sky gardens, sunken seating, swimming pool, water feature and yoga deck.	Refurbishment of external façade and internal layout. Amenities: Business centre, a cafe, clubhouse, co-working space, concierge services, health club, swimming pool, spa club and a wellness centre.	Business centre, cafes, dining options, green zone, gym, gardens, multi-purpose outdoor area, outdoor lounge, pilates studio, recreational facilities, retail areas, terraces, wellness area and yoga studio.	Named after Indian Filmmaker Shahrukh Khan. Amenities: Sky pool, wellness floor, club house, multi-purpose hall, podcast room, helipad, shuttle to metro station, parking, vehicle charging

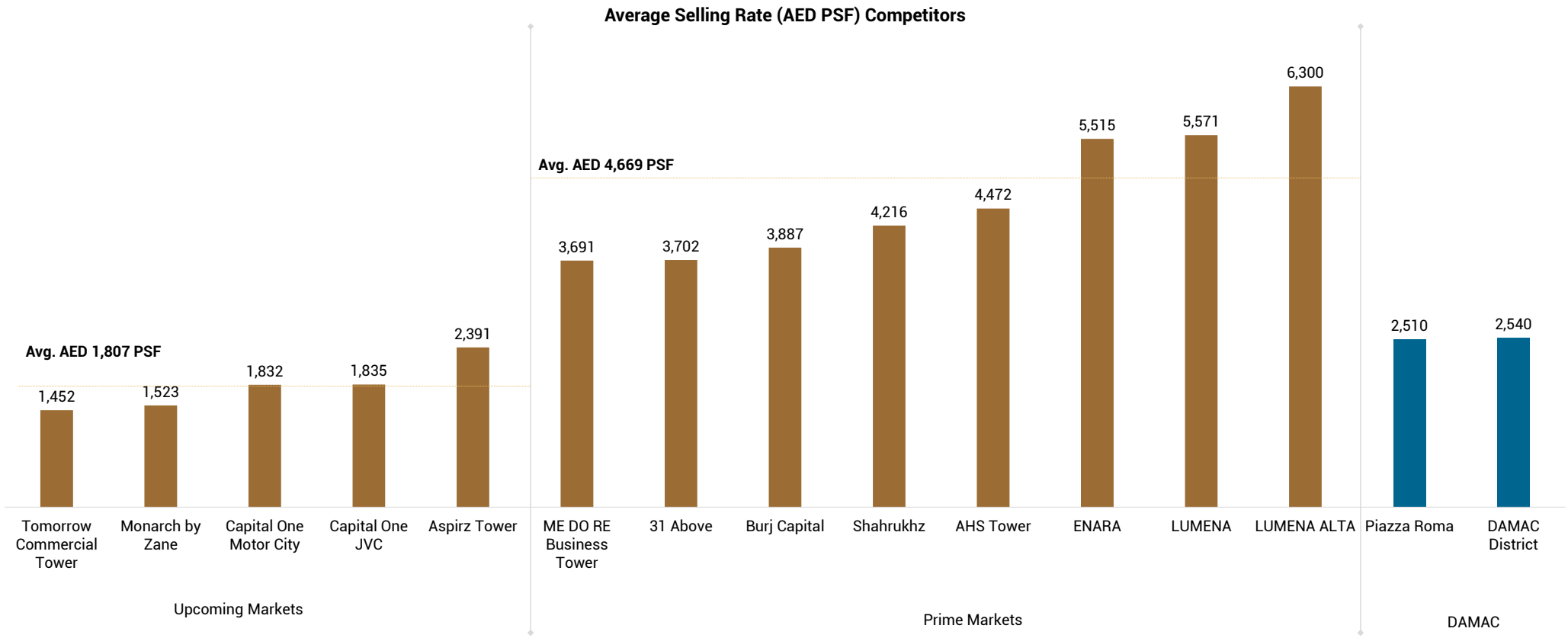
New Launches in Office Market

Key Statics

Project Name	ME DO RE Business Tower	Capital One JVC	Capital One Motor City	Monarch by Zane	Aspirz Tower	Tomorrow Commercial Tower
Project Image						
Location	Jumeirah Lake Towers	Jumeirah Village Circle	Motor City	Motor City	Sports City	Dubai International City
Developer	Me Do Re Properties	Prestige One Luxury Real Estate	Royal Centurion Real Estate Development	Zane Developments	Danube	Tomorrow World Group
Launch	Q4 2024	2025	2025	Q2 2025	Q2 2025	Q3 2025
Completion	Q3 2029	Q3 2028	2027	Q1 2027	Q4 2028	Q1 2027
Floors	4B+1P+G+41	30	22	6	2B+46	2B+11
Units/GLA (Sqft)	NA	128 units	240 units	NA	NA	NA
Typology	Office Tower	Office Tower	Office Tower	Office, Retail	Office, Residences	Office, Retail
Office Grade	Grade A Offices	Grade A Offices	Grade A Offices	Grade A Offices	Grade A Offices	Grade A Offices
Avg. Selling Rate (AED PSF)	3,691	1,835	1,832	1,523	2,391	1,452
Avg. Sale Price (AED) 2025	5,300,000	2,247,279	2,418,801	3,239,042	1,193,437	1,790,206
Avg. Size Range (Sqft)	1,077 – 2,131	870 – 4,210	798 – 4,918	1,323 – 4,325	328 – 1,327	1,033 – 2,253
Total Transactions (launch to date)	NA	89	240	24	200	65
Payment Plan	60/40	50/50	70/30	70/30	70/30	60/40
Amenities/Key Features	DMCC Free Zone, shell & core office spaces, Infinity Pool, Gym, Golf Simulator, Billiards Room, Sauna, and Steam Room, EV charging	The building is delivered in a shell and core format and will be unfurnished. Amenities: Garden, indoor and outdoor gyms, a lap pool, a meeting room, an outdoor lounge area, a retail area and terraces.	Garden, a gym, a lounge area, office spaces and a seating deck.	Parking, retail, cafes, gymnasium, supermarket, kids play area, swimming pool	Badminton court, basketball court, business centre, cafe, cinema, concierge services, cricket pitch, games room, gym, multi-purpose hall, padel tennis court, podcast room, prayer room and swimming pool.	Double-height lobby, four high-speed OTIS elevators, and smart building management systems.

New Launches in Office Market

Competitors Average Selling Rate (AED PSF)

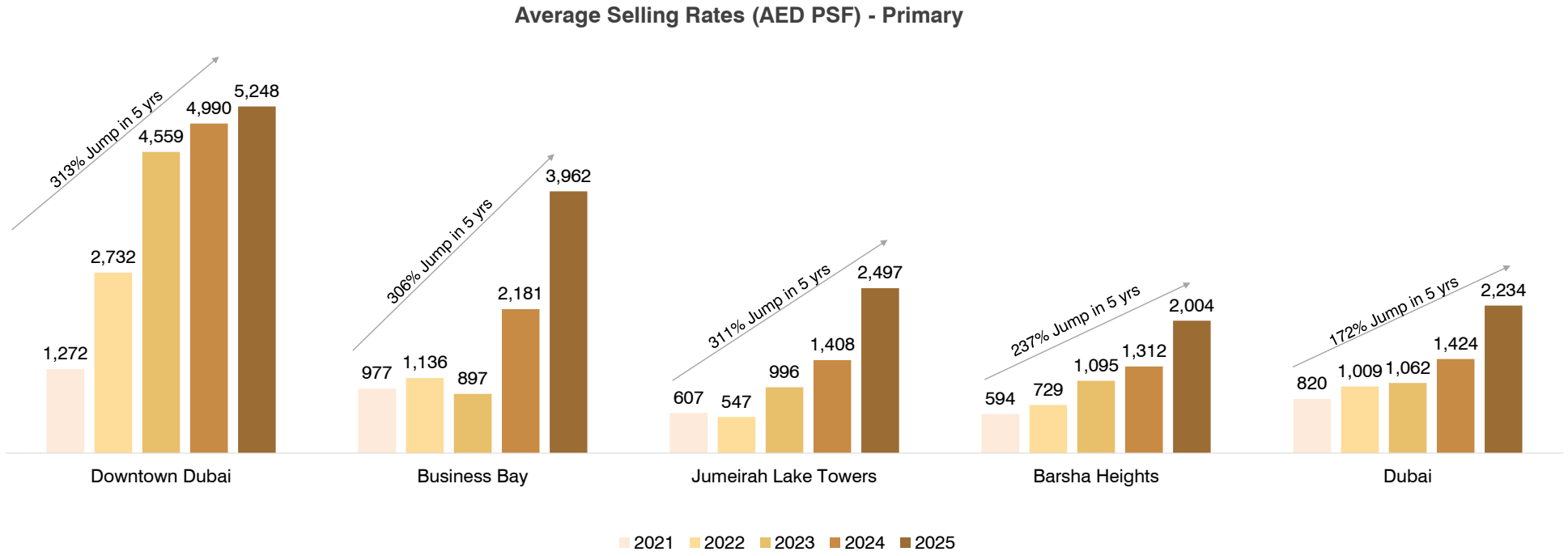


- All transaction prices are extracted from PropertyMonitor as registered in DLD.

Source: Dubai Land Department Transactions from PropertyMonitor

Key Commercial Districts of Dubai

Average Selling Rate (AED PSF) Trend – Primary Transactions

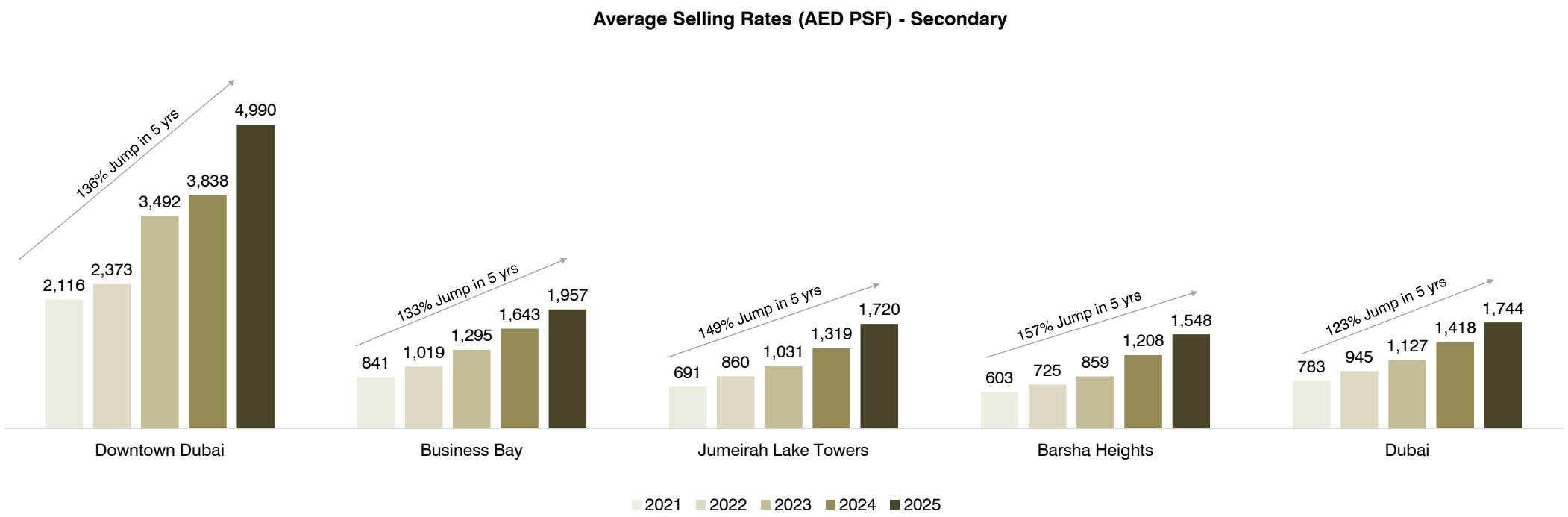


- **Downtown Dubai leads** the office market, with average primary selling prices reaching **AED 5,248 PSF** in 2025, reflecting a strong 49% y-o-y increase.
- **Business Bay** ranks as the **second most expensive** location and recorded the **highest y-o-y growth at 55%**.
- In 2025, DAMAC District offices were sold at **AED 2,553 PSF**, around **30% lower** than the average rate of **AED 3,428 PSF** across key commercial districts.

Source: Dubai Land Department Transactions from PropertyMonitor

Key Commercial Districts of Dubai

Average Selling Rate (AED PSF) Trend – Secondary Transactions

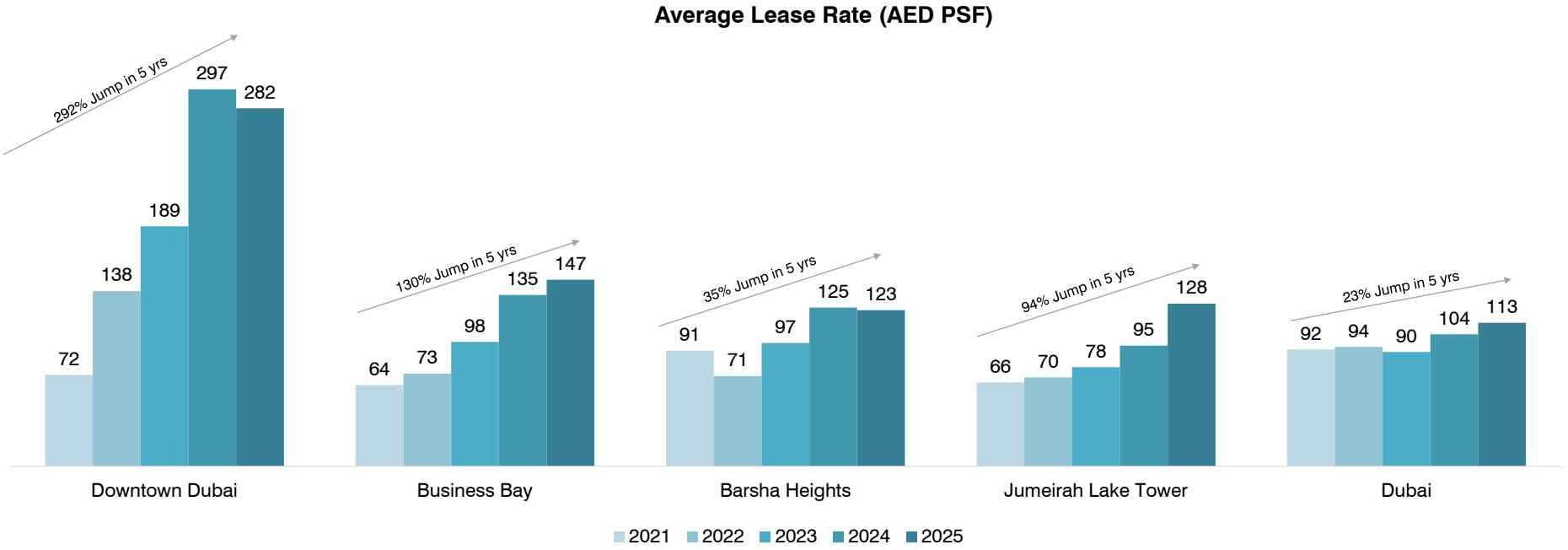


- **Downtown Dubai** leads the secondary market as well, with average selling prices reaching **AED 4,908 PSF** in 2025, reflecting a 25% year-on-year increase.
- **Business Bay** ranks as the second most expensive office location, while **Barsha Heights** recorded the **highest y-o-y growth at 27%** and a strong 157% y-o-y growth over the past five years.
- In 2025, the average selling rate across key commercial districts stood at **AED 2,554 PSF** while Dubai average is around **37% lower at AED 1,744 PSF**.

Source: Dubai Land Department Transactions from PropertyMonitor

Key Commercial Districts of Dubai

Average Leasing Rate (AED PSF) Trend

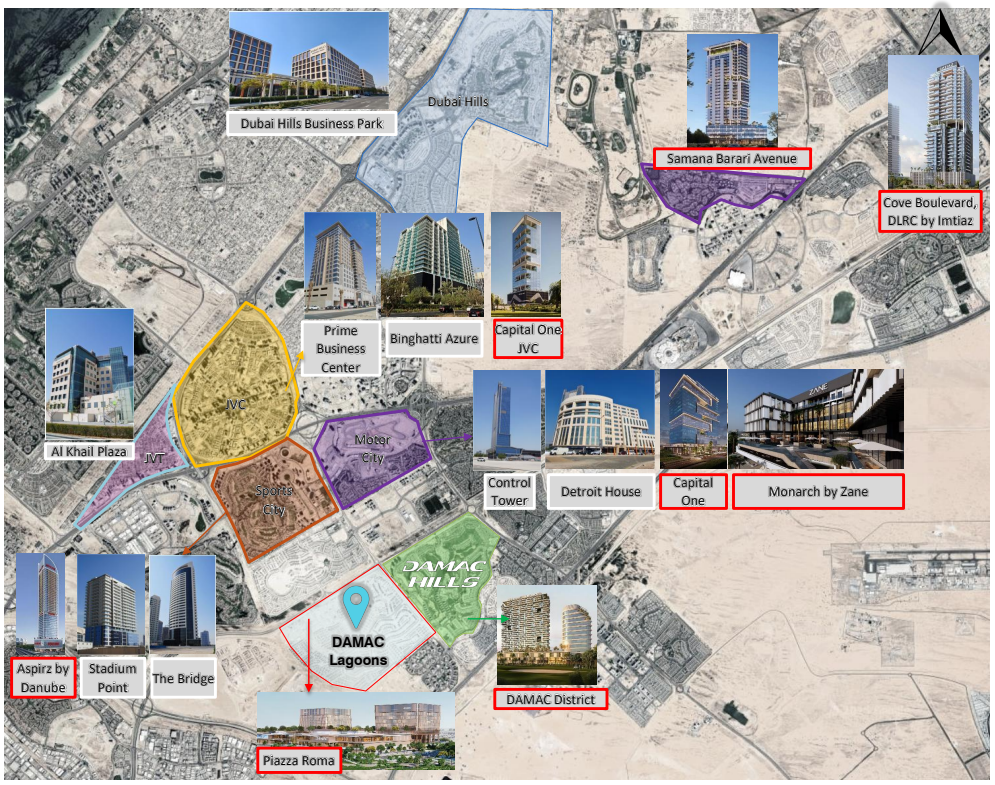


- Downtown Dubai has recorded the highest office lease rates over the past five years, with rents rising by 292% and an average year-on-year growth of 45%.
- In comparison, average annual growth stands at 24% in Business Bay, 19% in JLT, 10% in Barsha Heights, while the overall Dubai average is 6%.

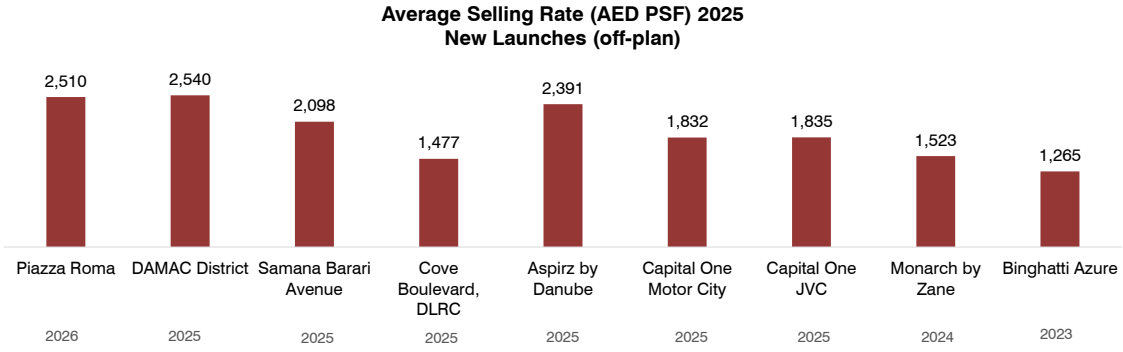
Source: Dubai Land Department Transactions from PropertyMonitor

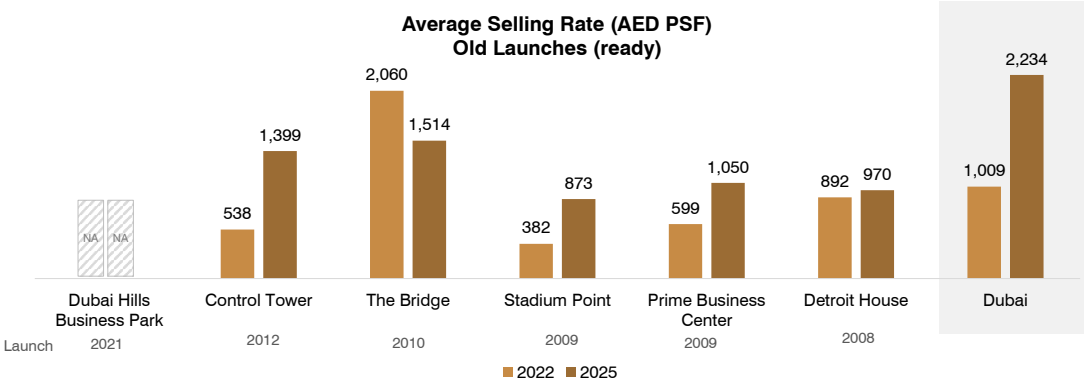
Offices Near DAMAC Lagoons

Average Selling Rate (AED PSF)



Al Khail Plaza 3 Offices 100% Occupied	**Prime Business Center** 169 office units 64% Occupied	**Stadium Point** 53 office units 64% Occupied	**The Bridge** 55 office units 31% Occupied	**Control Tower** 63 office units 92% Occupied	**Detroit House** 156 office units 60% Occupied





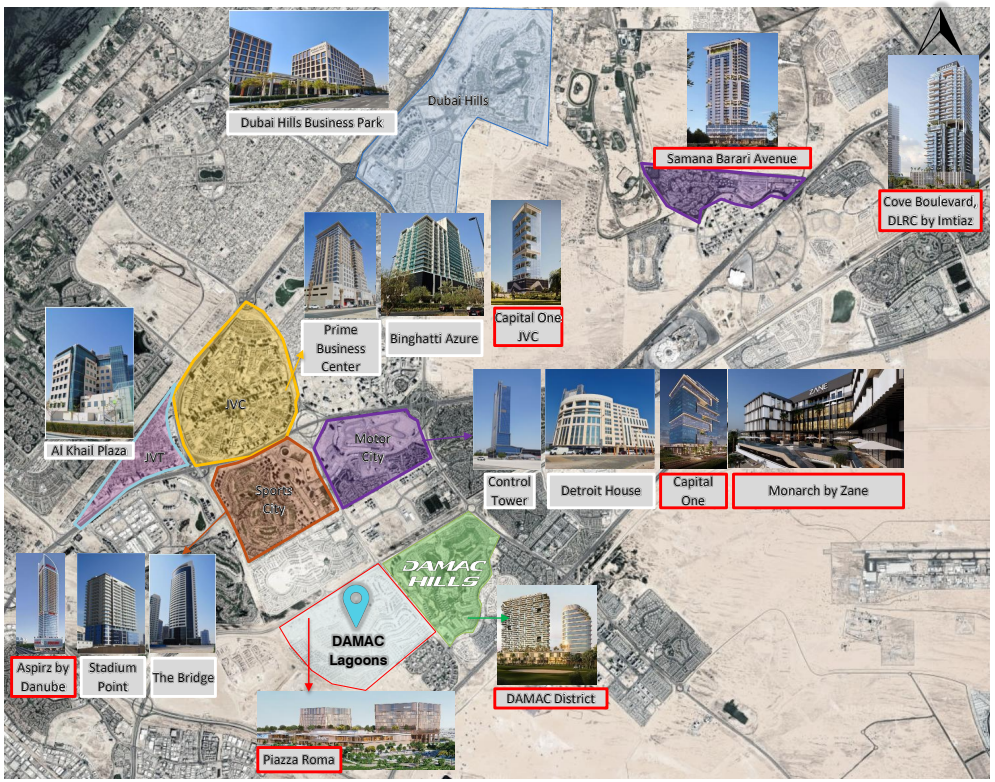
Note:

- Dubai Hills Busines Park is lease only hence sale prices are not available.
- Control tower did not have any sale transation in 2022 hence the prices are taken from 2021 instead.
- The occupancy and vacancy rates are unofficial estimates derived from site visits and are not formally recorded in DLD's official data.
- Data for Al Khail Plaza is not publicly available.

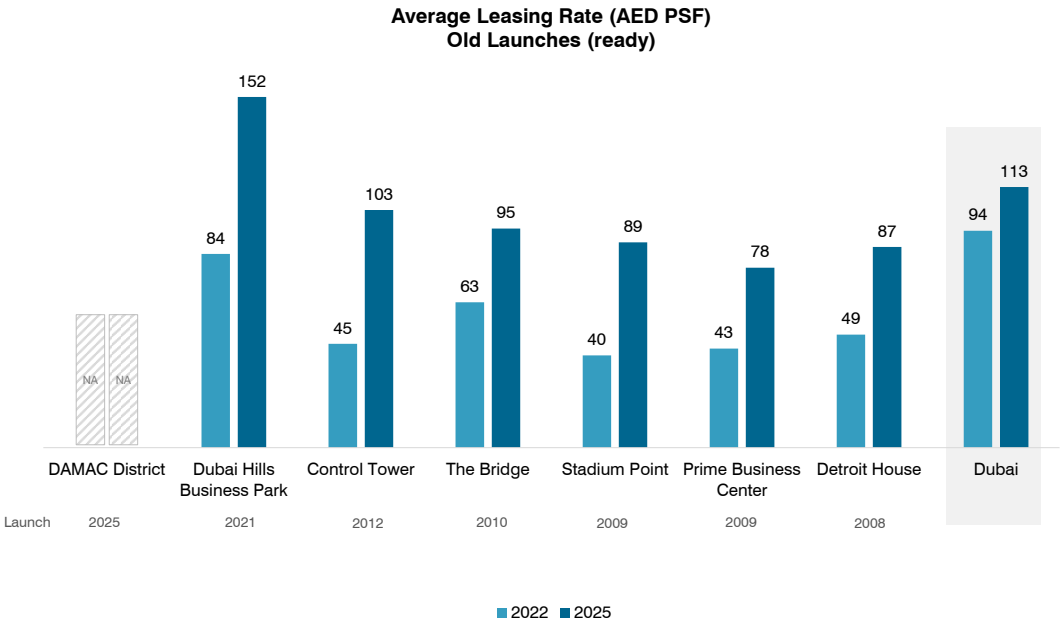
Source: DLD transactions from PropertyMonitor and Site Visit

Offices Near DAMAC Lagoons

Average Leasing Rate (AED PSF)



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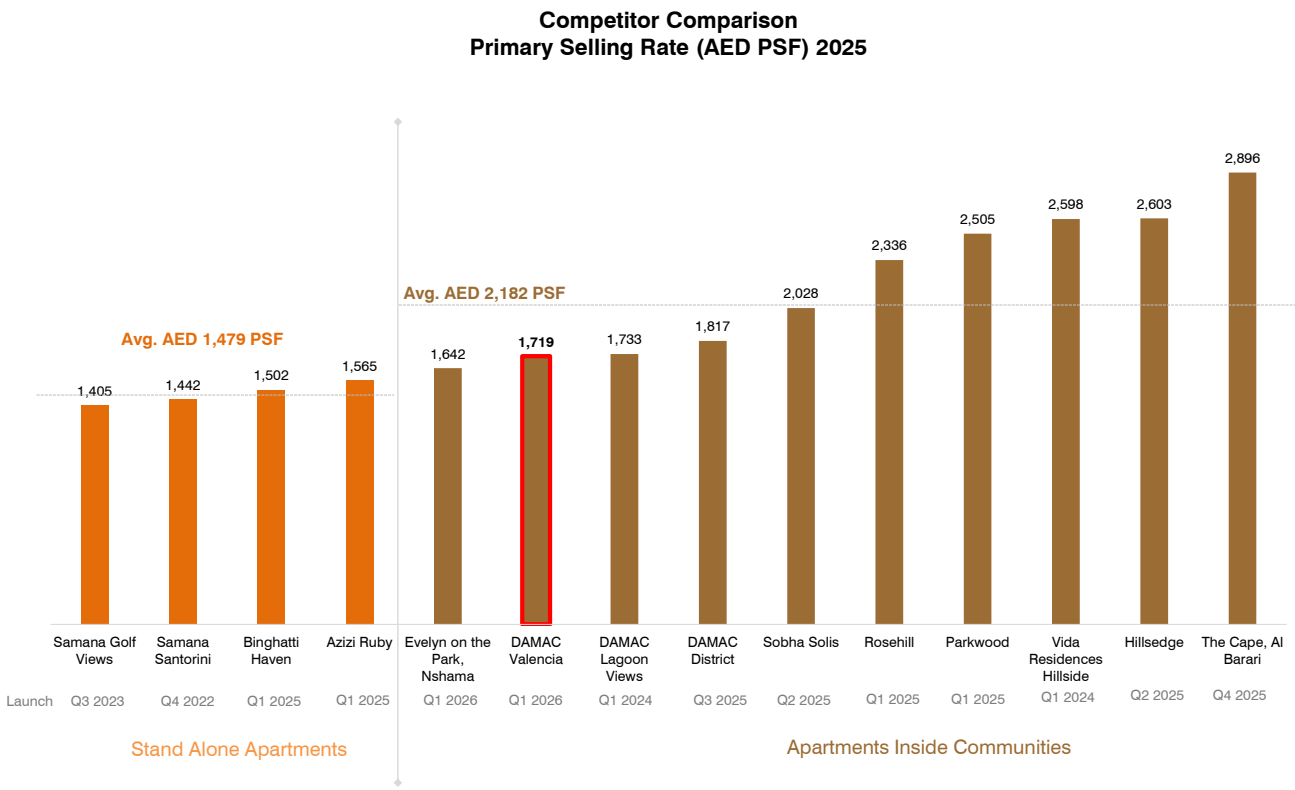
Source: DLD transactions from PropertyMonitor and Site Visit


MARKET INTELLIGENCE
APARTMENTS

Apartment Competitor Comparison

Apartments Launches Near DAMAC Lagoons





- The above selling rates include studio, 1-bed and 2-bed unit prices only.
- The selling rate for recently launched projects, such as **Evelyn on the Park (Q1 2026) and The Cape (Q4 2025)**, reflects **only** the **starting prices** and unit sizes, not the average price.

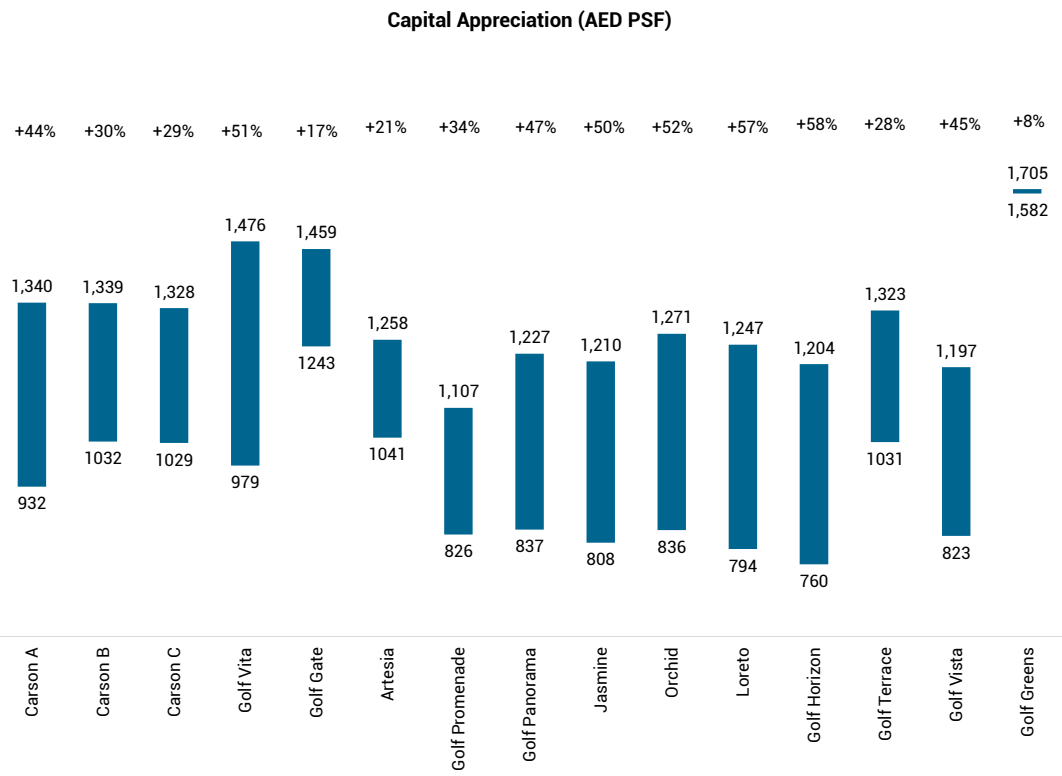
Source: Dubai Land Department Transactions from PropertyMonitor

DAMAC Hills Apartment ROI

DAMAC Hills Apartment Capital Growth



Legend: 2025 Resale Price | 2022 Resale Price | * 2022 Primary Sale Price | Retail/Commercial



- The adjacent map shows capital growth from 2022 till 2025 for all apartment projects of DAMAC Hills.
- DAMAC Hills was launched in 2013 with clusters and apartments being launched at different durations. Hence the year 2022 is considered as the base year for all apartments in the above graph.


VALENCIA
PIAZZA ROMA


DAMAC
ACADEMY
PIAZZA ROMA
VALENCIA
DAMAC
DAMAC
DAMAC


PIAZZA ROMA
VALENCIA
JAMAC


VALENCIA

TOWER CONFIGURATION

G+2P+13F



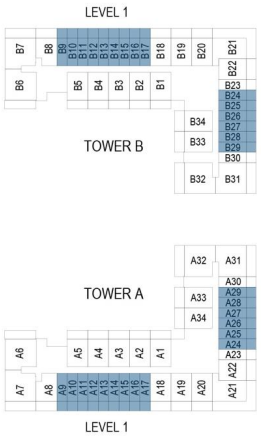

VALENCIA
FLOOR PLAN

Unit layout

Studio

AVERAGE SELLABLE AREA: **379.53 sqft** (**35.26 M²**)

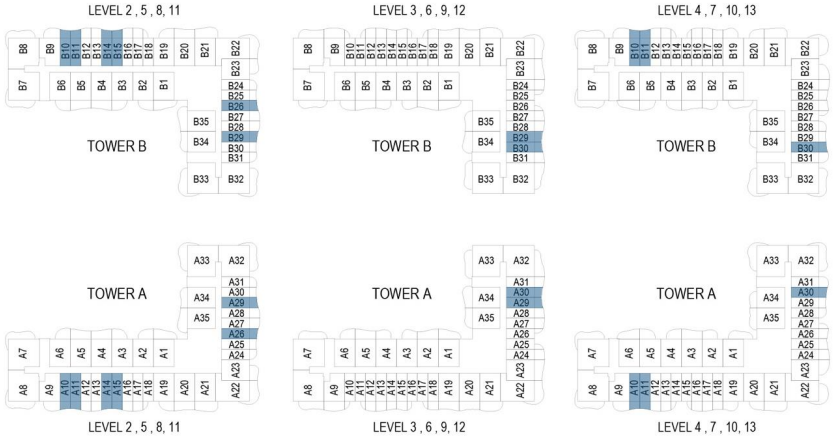




STUDIO - TYPE A1



STUDIO - TYPE A2

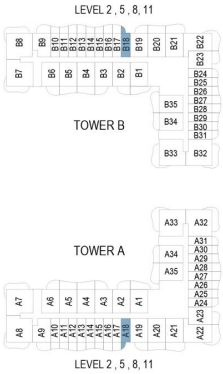


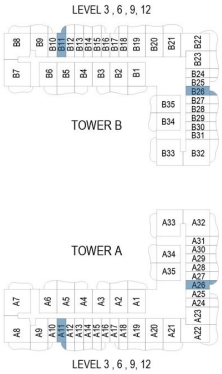
Unit layout

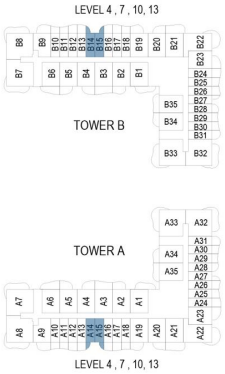
Studio



STUDIO - TYPE A4

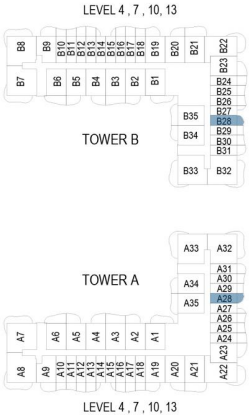






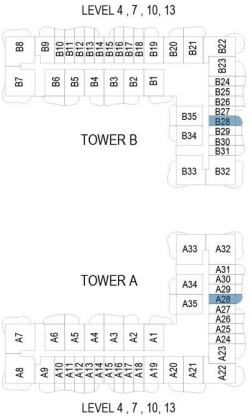


STUDIO - TYPE A13





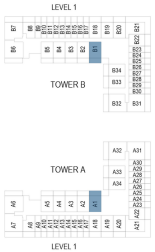
STUDIO - TYPE A13

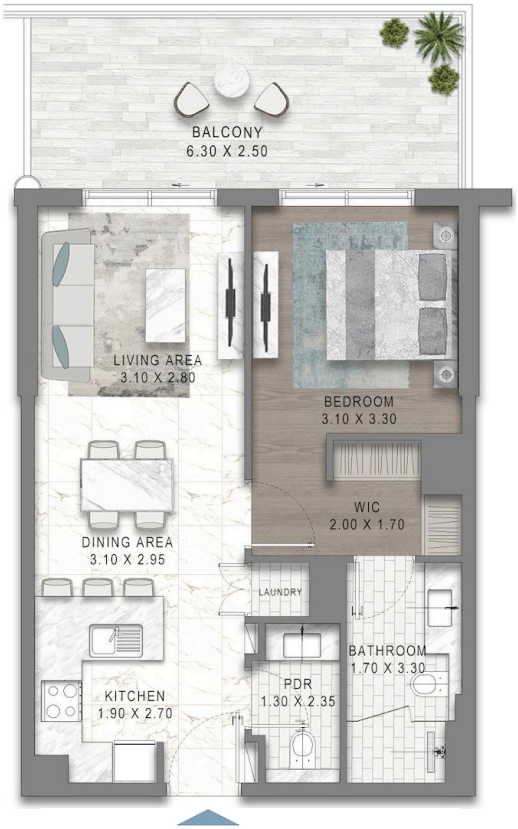


Unit layout

1 Bedroom

AVERAGE SELLABLE AREA: **776.07 sqft** (**72.10 M²**)

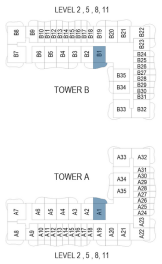




1 BR - TYPE A1



1 BR - TYPE A2



Unit layout

1 Bedroom



1 BR - TYPE A3



1 BR - TYPE A6

Unit layout

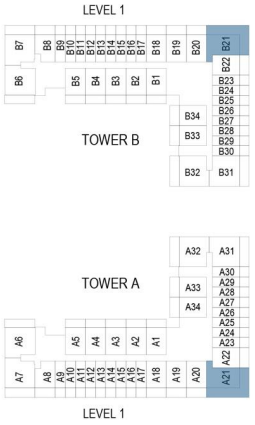
1 Bedroom



1 BR - TYPE D6



1 BR - TYPE G1



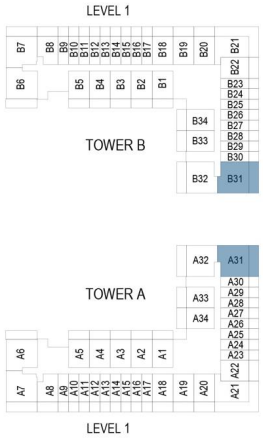
Unit layout

2 Bedroom

AVERAGE SELLABLE AREA: **1165.19 SQFT** (108.25 M²)

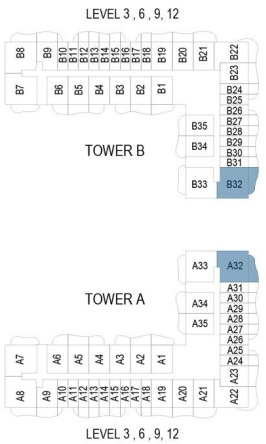


2 BR - TYPE A1





2 BR - TYPE A3

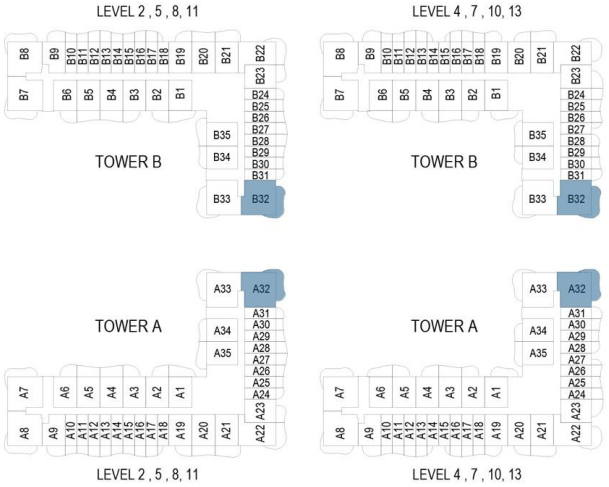


Unit layout

2 Bedroom



2 BR - TYPE A2




VALENCIA
INTERIOR

INTERIOR

Living & Dining

VALENCIA

DAMAC ACADEMY





Floor to ceiling height: 3 m

INTERIOR

Master Bedroom & Ensuite



VALENCIA

Floor to ceiling height: 3 m

INTERIOR

Kitchen& Ensuite

VALENCIA

DAMAC ACADEMY



Floor to ceiling height: 2.4 m



Floor to ceiling height: 2.4 m


PIAZZA ROMA

TOWER CONFIGURATION

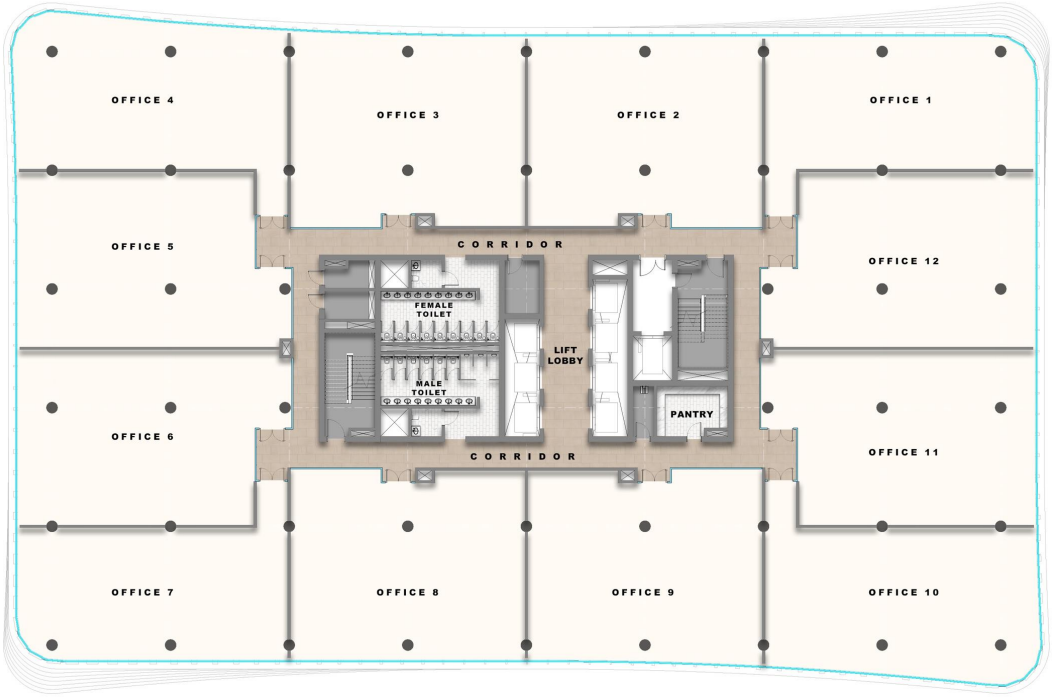
1B + LG+ G + 8F




PIAZZA ROMA
FLOOR PLAN

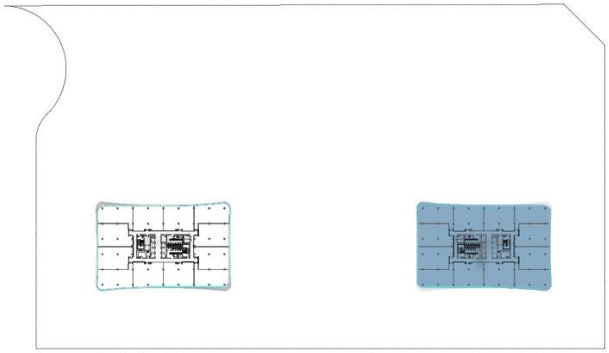
Office Layout

Tower A – Typical Floor Office Layout



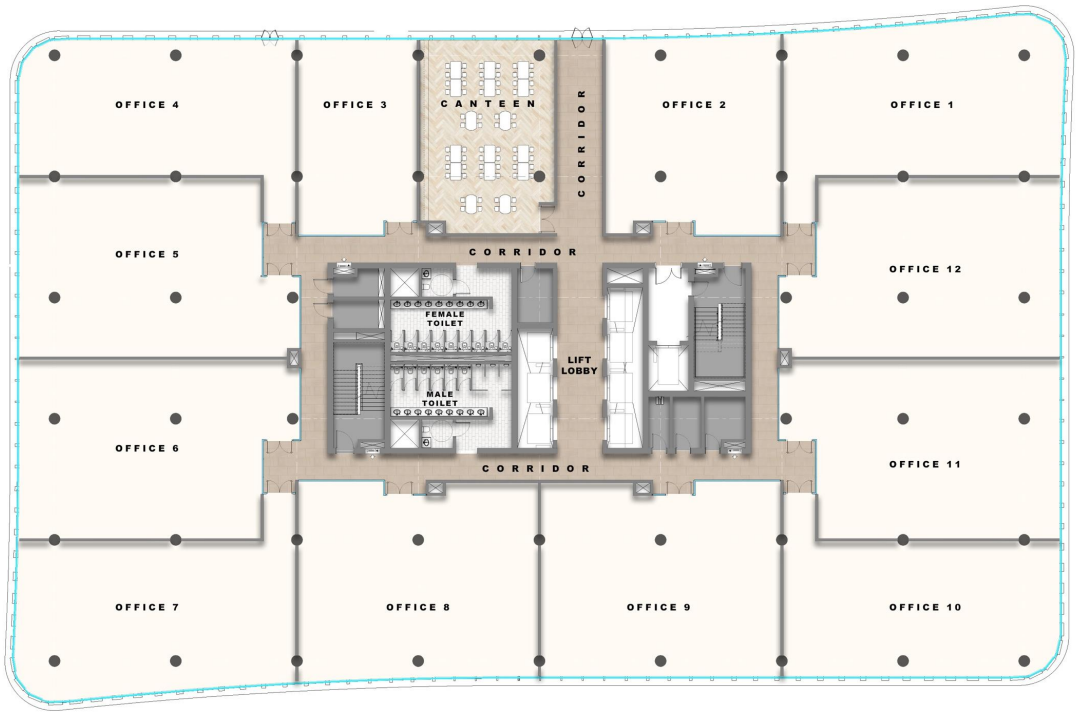
SELLABLE : 1564.17 – 3167.84 SQFT

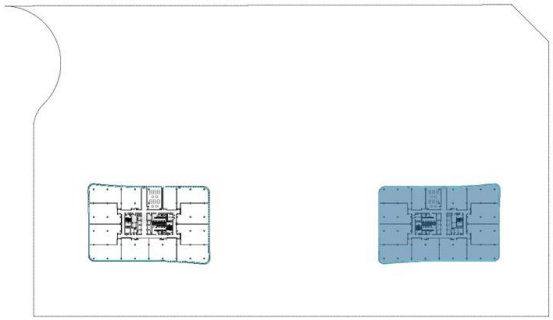
(145.31-294.30) SQM



Office Layout

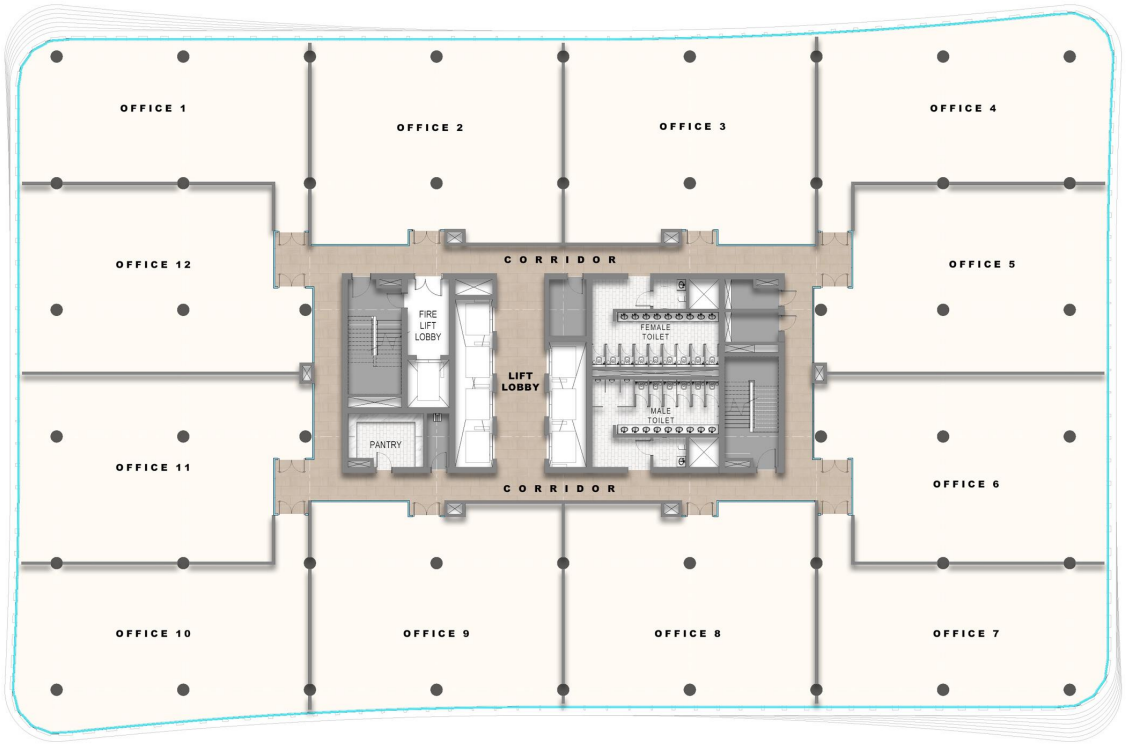
Tower A – 2nd Floor

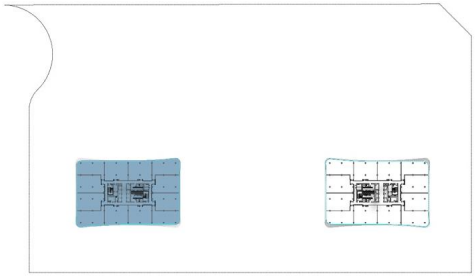




Office Layout

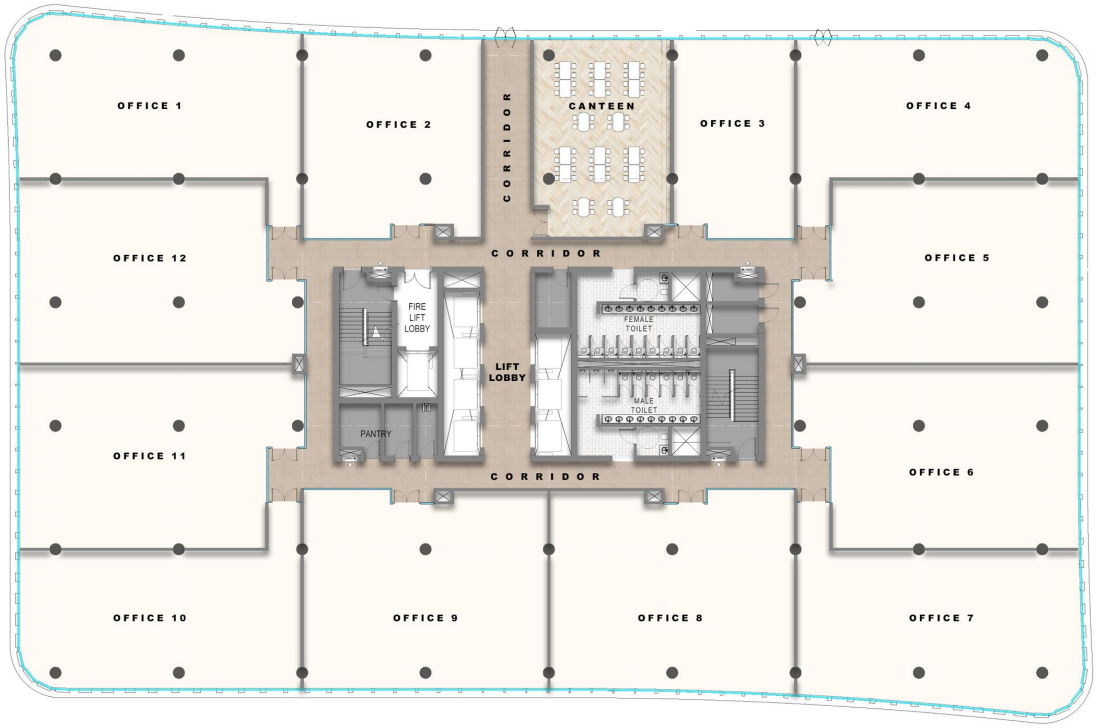
Tower B – Typical Floor Office Layout

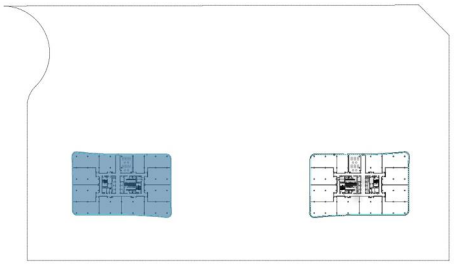




Office Layout

Tower B – 2nd Floor





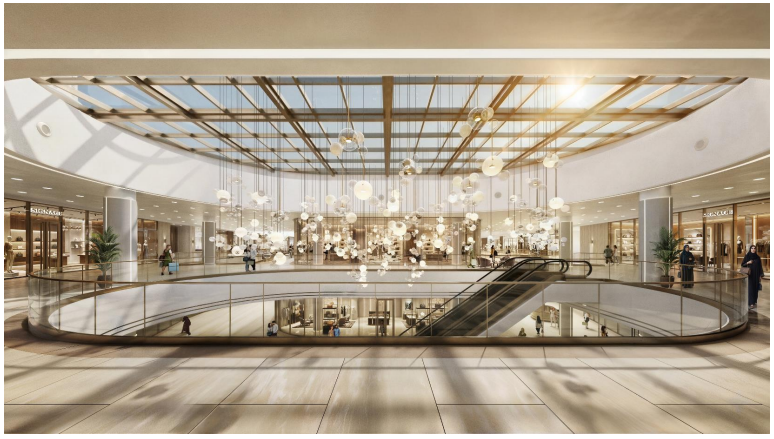

PIAZZA ROMA
INTERIOR

INTERIOR

OFFICE & MALL










AMENITIES


Smart Office Space
Culinary Zone
Entertainment Hub
Everyday Essentials
DAMAC
DAMAC
DAMAC
DAMAC



PIAZZA ROMA

- A mall functions as a dynamic community amenity offering shopping, dining, entertainment, and social spaces that enrich urban lifestyle experiences.

MALL

SUPERMARKET



Offering convenient shopping, fresh products, and exceptional value daily.

F&B



Dynamic F&B destination offering freshness and flavor.

KID'S ENTERTAINING



Destination where kids explore, learn, and have fun

MALL

RETAIL



Retail that blends convenience, quality, and contemporary style.

POP UP ART



Vibrant pop-up art activations enriching the mall journey.

LIFESTYLE STORE

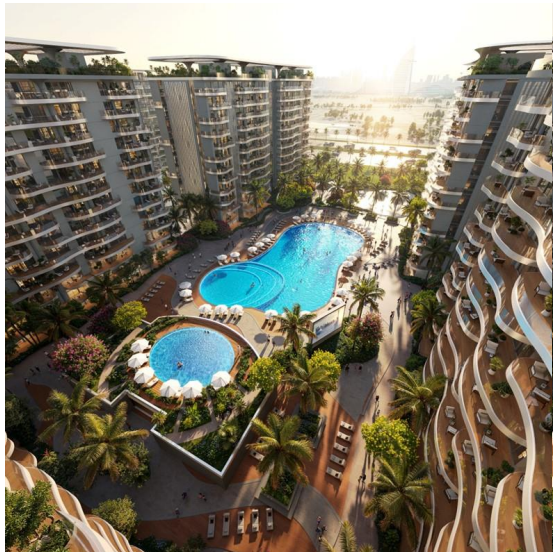


Curated lifestyle retail delivering quality, style, and convenience.


Wellness Facilities
Leisure Area
Community Amphitheatre
Social Hubs
DAMAC ACADEMY

AMENITIES - VALENCIA

SWIMMING POOL



GYM



FLOATING PODS



AMENITIES - VALENCIA

AQUA GYM + POOL



LAGOON NIGHT - AMPHITHEATRE



CLIMATE-COOLING WATER CANOPY



AMENITIES - VALENCIA

SMART POP-UP RETAIL CAPSULES



OUTDOOR YOGA & SPA



FLAMINGO STAGE



AMENITIES - VALENCIA

CINEMA



MEDITERRANIAN STYLE LOUNGE



Floor wise Unit Break up

Building/Floor	Bedrooms			
	STD	1 BR	2 BR	Grand Total
A	221	181	52	454
1	17	13	4	34
2	17	14	4	35
3	17	14	4	35
4	17	14	4	35
5	17	14	4	35
6	17	14	4	35
7	17	14	4	35
8	17	14	4	35
9	17	14	4	35
10	17	14	4	35
11	17	14	4	35
12	17	14	4	35
13	17	14	4	35
B	221	181	52	454
1	17	13	4	34
2	17	14	4	35
3	17	14	4	35
4	17	14	4	35
5	17	14	4	35
6	17	14	4	35
7	17	14	4	35
8	17	14	4	35
9	17	14	4	35
10	17	14	4	35
11	17	14	4	35
12	17	14	4	35
13	17	14	4	35
C	156	117	52	325
1	12	9	4	25
2	12	9	4	25
3	12	9	4	25
4	12	9	4	25
5	12	9	4	25
6	12	9	4	25
7	12	9	4	25
8	12	9	4	25
9	12	9	4	25
10	12	9	4	25
11	12	9	4	25
12	12	9	4	25
13	12	9	4	25
D	156	117	52	325
1	12	9	4	25
2	12	9	4	25
3	12	9	4	25
4	12	9	4	25
5	12	9	4	25
6	12	9	4	25
7	12	9	4	25
8	12	9	4	25
9	12	9	4	25
10	12	9	4	25
11	12	9	4	25
12	12	9	4	25
13	12	9	4	25

Tower/ Floor	OFFICE
A	84
2	12
3	12
4	12
5	12
6	12
7	12
8	12
B	84
2	12
3	12
4	12
5	12
6	12
7	12
8	12
Grand Total	168

VALENCIA

PIAZZA ROMA

F&A

VALENCIA

Apartment features:

- All rooms feature double glazed windows
- Balconies (as per plan)
- Centrally air conditioned
- TV and telephone connection points

Living and Dining:

- Porcelain tiled floor
- Painted walls and soffit

Bedroom:

- Porcelain tiled floor
- Painted walls and soffit
- Built in wardrobe

Kitchen:

- Kitchen fitted with cabinet, stone countertop, and backsplash
- Kitchen appliances - Refrigerator, cooker, hood and washing machine
- Porcelain tiled floor
- Sink with fittings
- Porcelain / Painted walls

Bathroom Features:

- Porcelain tile flooring and wall cladding – all bathrooms
- Vanity cabinets with stone countertops – all bathrooms
- Sanitary ware/s with fittings and accessories
- Mirror

** Unless stated above, all accessories and elements like wallpaper, chandeliers, specialized lighting, furniture, electronics, white goods, curtains, decorative wall elements, wall mirrors, walk-in closets, mirror television, landscape, waterbodies, swimming pool, etc. displayed in the brochure / show unit are not part of the Standard Unit and are exhibited for illustration purposes only.*

PIAZZA ROMA

F&A

Office Unit	**Shell and Core:** • Floors: Concrete Slab (Finishes and Raised Floor by buyer) • Walls: Blockwork or Off-form concrete or Interior face of glazed façade • Soffit: Off-form concrete.
Common Areas	• Flooring: Porcelain tiles • Ceiling: Gypsum ceiling • Wall: Painted \ Tiles as applicable • Skirting: To match flooring
Façade	• Aluminium glazed wall system
Communal Spaces	• Parking assignment as per regulation • Access to Lobby \ Lifts • Access to Public Area including Prayer Room, Canteen

** Unless stated above, all accessories and elements like wallpaper, chandeliers, specialized lighting, furniture, electronics, white goods, curtains, decorative wall elements, wall mirrors, walk-in closets, mirror television, landscape, waterbodies, swimming pool, etc. displayed in the brochure / show unit are not part of the Standard Unit and are exhibited for illustration purposes only.*