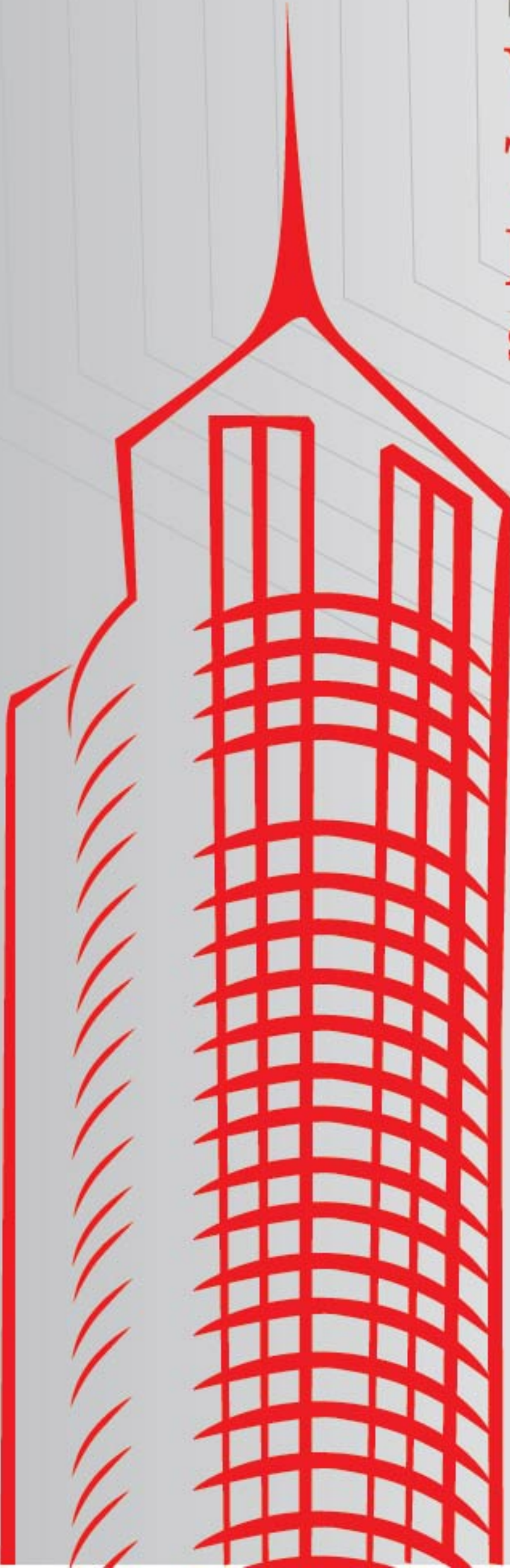




**WELCOME
TO A NEW
LIFESTYLE**

SIRAJ TOWER



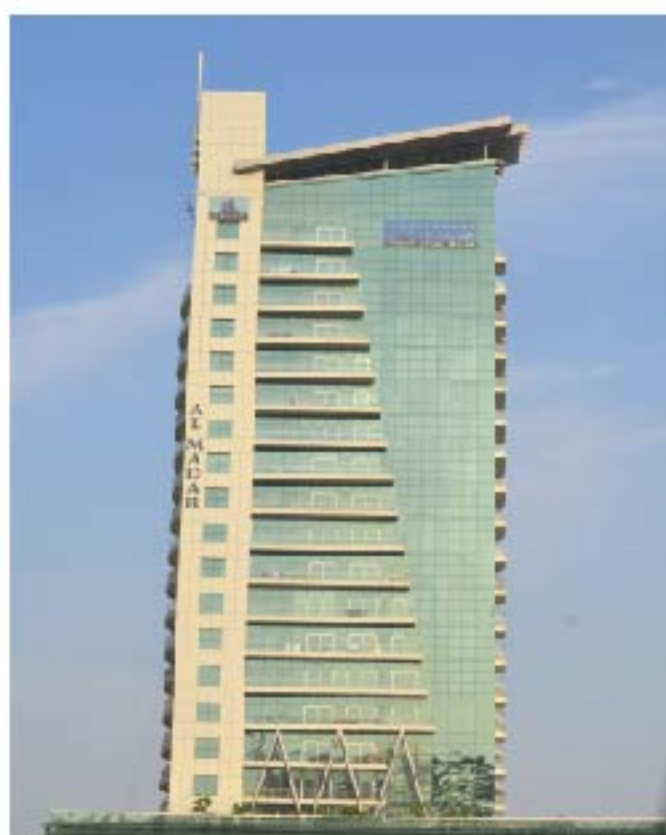


We Deliver Quality

*We always maintain a stylish design in performing our works
which help us be at leisure, fervent and maven
in the fast growing industry*

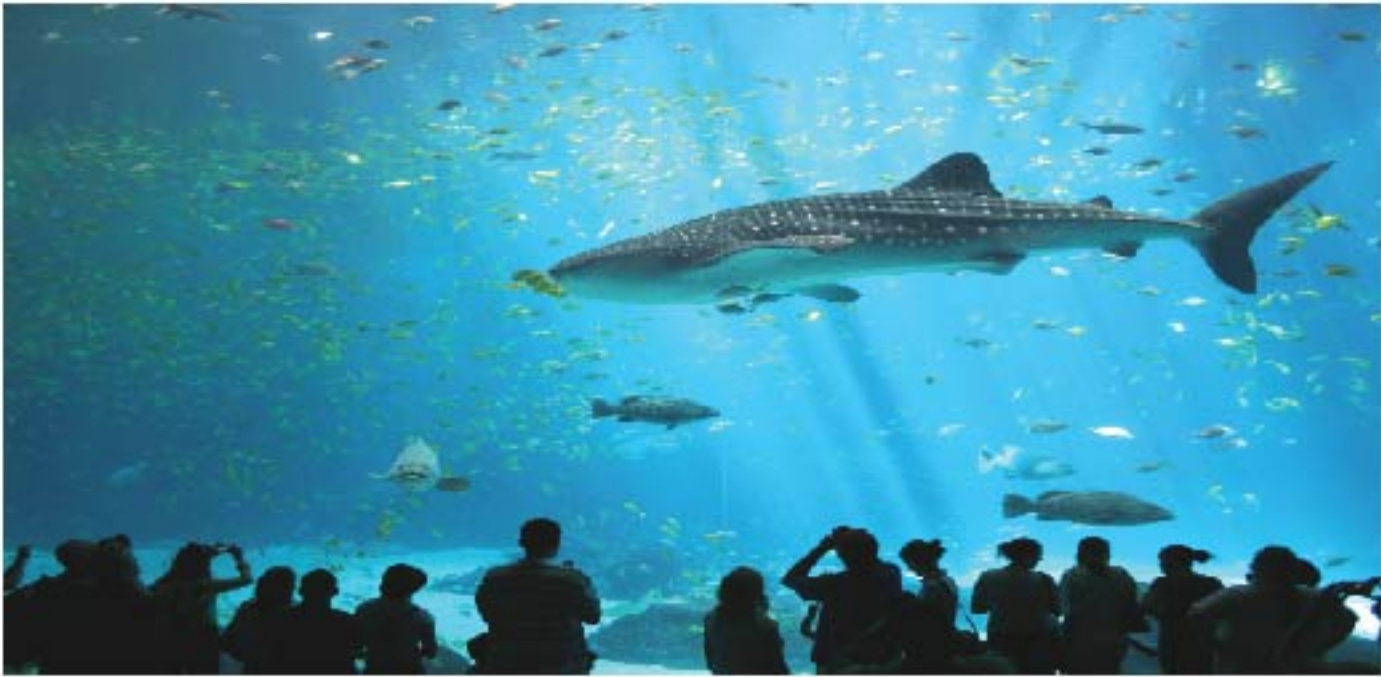


SHAPING LIFESTYLES ACROSS THE MIDDLE EAST.



The Siraj Tower is an iconic project from the well-established Property Development Company - No stranger to the real estate industry, Al Madar has over 22 years' experience in the business and a formidable reputation for delivering quality and service. The Company has stamped its class on the Middle East skyline by unifying cutting edge architectural designs with visionary ideas. A signature style that has resulted in the development of landmarks whether they are Commercial Office Towers, Residential Apartment Towers, Hotels or Land Developments including joint-venture.

Driving the Company forward is its team of over 1,500 professionals and highly skilled employees who work as one to share a common belief of always delivering the highest levels of service, quality and excellence. Moreover, all the Company employees are encouraged to be innovative and think outside the box. Which is why, from the building architecture, design and the materials used to the facilities offered, over 145 of Al Madar projects have pushed convention to incorporate new technologies and offer something that is better.



TOMORROW'S LEISURE DESTINATION. DUBAILAND



As Dubai asserts its place in the world's state-of-the-art business and leisure destination, it is at this juncture that an even bigger attraction is fast taking shape. Dubailand, the world's most wide-ranging leisure industry, tourism and entertaining area, designed to position Dubai as the international hub of family tourism and vacation industry.

Everybody has watched Dubai almost meteoric rise hotels as a Global terminus and Dubai land is a city within a city of mammoth scales. It is expected to embrace 45 mega projects and 55 luxurious hotels covering over 3 billion square feet with an investment of over AED 250 billion.

Dubailand as a destination is planned around seven leitmotifs. They are theme-parks, culture & art, science & planetariums, sports & sports academies, wellbeing & health, shopping & retail and finally resorts & hotels. Once it is fully operational, Dubailand is anticipated to support a population of 2.5 million while attracting 200,000 visitors a day and over 15 million visitors a year.



A NEW CLASS OF COMMUNITY LIVING. ARJAN



Arjan is a visionary 11 million sq. ft mixed use-development that offers you the best of three worlds. Simply put; location, architecture and investment have never melded so well before in Dubai.

Conceptualized as a premium suburban address, Arjan will primarily comprise residential units with a mix of retail and office-spaces. To ensure a community atmosphere, open spaces, public parks and hotels are also very much a part of the Arjan master plan.

A big advantage, Arjan extends is, its magnificent location within Dubailand, which ensures nothing is too far afield. Arjan is also well interconnected by principal arterial roads to the rest of Dubai including Jebel Ali Airport, numerous free zones, Emirates Golf Club, The Montgomerie, Dubai Creek Golf & Yacht Club, Arabian Ranches Golf Club, together with other leisure facilities and Dubai's top shopping malls.

MIRACLE GARDEN



The Miracle Garden, a few minutes away from our iconic Siraj Tower, is like no other garden or outdoor space in Dubai or even the rest of the world. It showcases specially designed vertical and horizontal landscaping features . It is estimated that the garden contains over 45 million flowers. Some flowers planted here have never been planted in the Gulf region before. Some of the popular flower types include calendulas, petunias and marigolds





INSIDE
VIEW OF
MIRACLE
GARDEN



THE START OF A NEW LIFESTYLE. SIRAJ TOWER



It's all in the details. Luxury right through

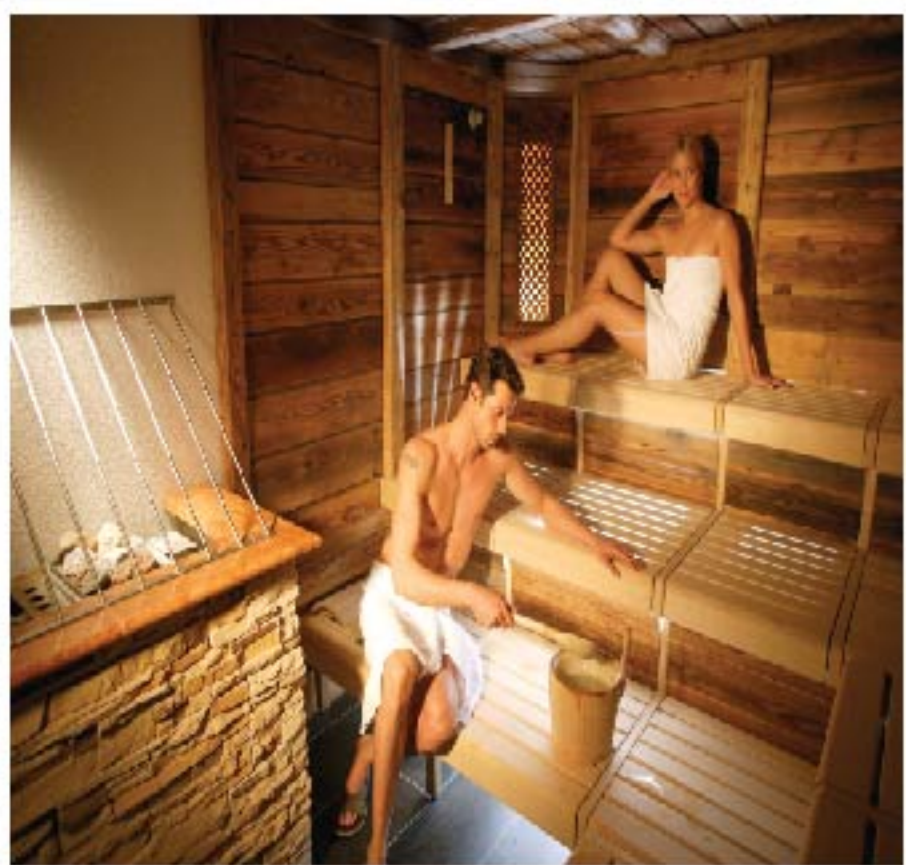
Siraj Tower has been designed to offer the most exacting standards in construction. Nothing but the elite is worthy enough for Siraj Tower. Top quality materials with superior fittings add an aura of luxury to the kitchens and bathrooms. All apartments come with spacious balconies giving the option of additional outer space exclusive to the apartment.

Standing tall and taking vanity of state within Arjan is Siraj – a source of light, born from the sky, within the shade it engender life. Like no other tower, branching out from the midst of the town, Siraj Tower will spread its gleam of light outspreading to the corners of suburban life within Dubailand.

In terms of design; balance and symmetry are the reigning characteristics throughout the development and Roman architecture. All these elements work together at Siraj Tower to tender residents and investors a property catering to both business and leisure in a deluxe yet relaxing atmosphere.



LEISURE DECK



The leisure deck has been designed to cater for all needs. The Main Pool area has a separate Pool for Kids and a Jacuzzi for adults. There is a Gymnasium and a distinct Playroom alongside the Communal Hall to celebrate birthdays or parties. One can disentangle, at each discrete changing areas with its own Sauna.



STUDIO APARTMENT

(Approx: 422.06 sqft - 424.75 sqft)



APARTMENT LAYOUTS



1 BEDROOM APARTMENT TYPE A

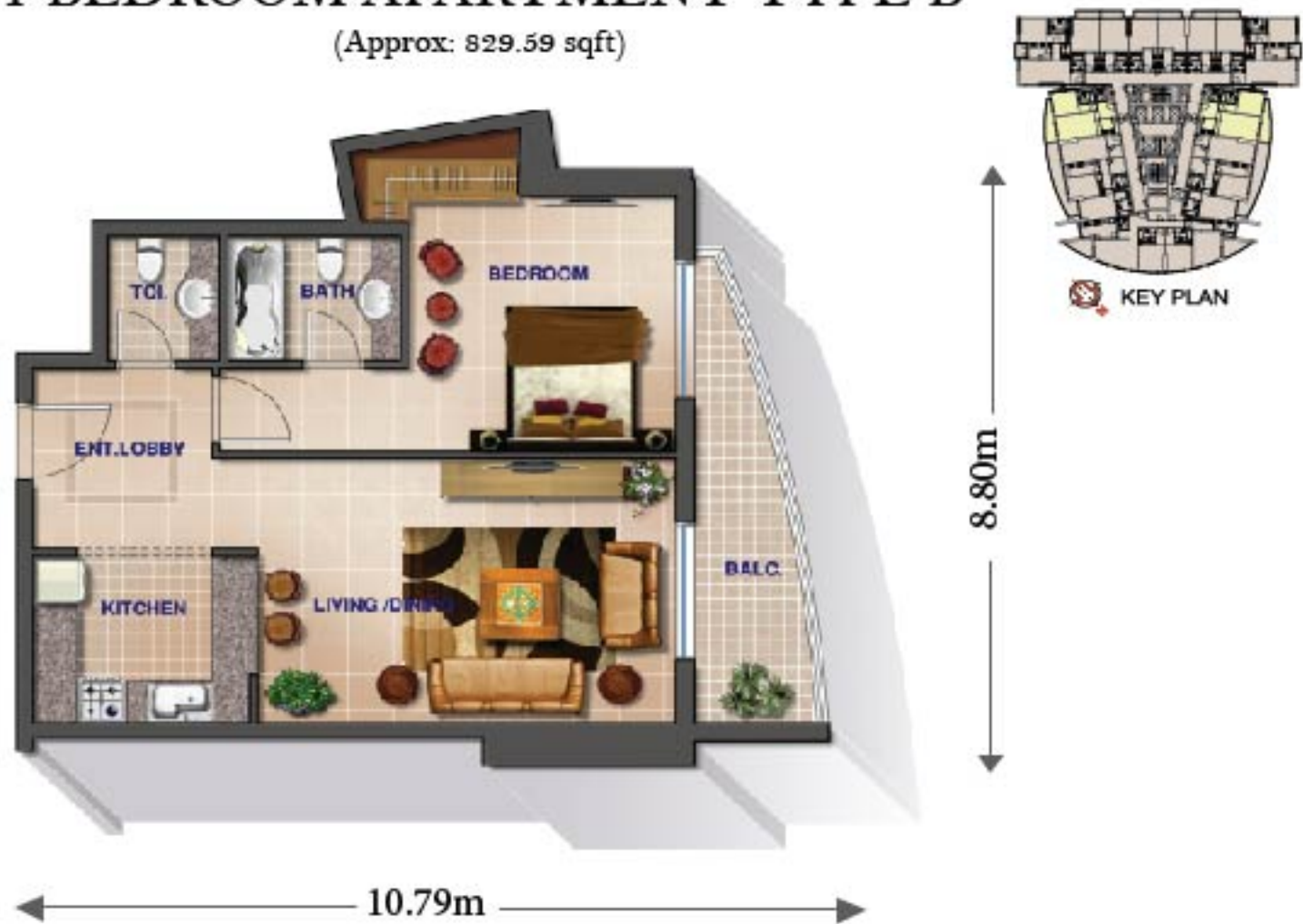
(Approx: 919.35 sqft)





1 BEDROOM APARTMENT TYPE B

(Approx: 829.59 sqft)



APARTMENT LAYOUTS



2 BEDROOM APARTMENT (Approx: 1449.59 - 1454.44 sqft)



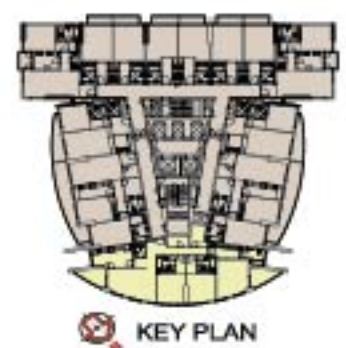
13.30 m

10.79m



3 BEDROOM APARTMENT

(Approx: 2087.25 sqft)



SPECIFICATIONS



General

External Frame

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

Entrance Lobby

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

Car Parking

Car Parking is provided on 2 basement levels with lift access to all levels. Security barrier and infrared access. Car park will have painted walls, speed ramps where appropriate and a one way traffic flow system.

Leisure Deck

Swimming Pool

Approximately 11 x 5m 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

Fitted with range of Cardio vascular and other equipment. Glazed walls to the external elevation and overlooking the Swimming Pool area.

Party Hall

Approximately 8.5m x 4.5m Communal Room for use by all residents in association with the Management Company. Non slip porcelain tiled floors and plastered wall with paint finish.

Gents and Ladies Changing Rooms

With lockers, changing cubicles, showers etc. Each changing area has its own Sauna.

Lifts

4 high speed lifts plus 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. White goods will include cooker and fridge. Space and plumbing for washing machine and dishwasher. Stainless steel sink with chromed mixer tap. Glazed tile splash back over worktop. Unglazed ceramic tiles to floor.

Bathrooms

Fitted with a white suite comprising 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 basin and dual flush systems to WC. Extract fan.

Woodwork

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

Living Room

Non slip porcelain tiles to floor with matching skirting. Plastered walls and ceiling with paint finish. Moulded coving / cornice to all walls.

Bedrooms

Non slip porcelain to floor. Plastered walls and ceiling with Emulsion paint finish.

Electrical

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

The Developer reserves the right to cancel or make modifications to the design, materials, specifications, layout and features of the building without prior notification and all layouts, interior and exterior design, color scheme, fittings and finishes are subject to final adjustment and are shown for reference purposes only. Potential purchasers are advised to visit the location of the site in person, to verify the surroundings and position of the building and should consult their own relevant professional advisors for clarification of any doubts or particulars of any item.



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