



# THE BURLINGTON

POSITION ♦ PRESTIGE ♦ POWER



# Dubai-

## Business Center of the Region



Strategically located at the crossroads of three continents, Dubai is a city that is a glittering symbol of what a 'business focused' vision can achieve.

Dubai ranks as one of the world's leading trading centres. It offers:

- A gateway to markets covering the Gulf states, Middle East, CIS, East Africa and Asian sub-continent.
- A buoyant and prosperous domestic market.
- A rapidly developing manufacturing sector producing everything from aluminium ingots to electronics.
- Port and airport facilities unrivalled in the region in terms of size, flexibility and efficiency.
- Strong shipping and transportation sector.





# Business Bay.

The corporate address in  
**Dubai.**



Business Bay is a city within a city.

- Business Bay will feature facilities such as towers for offices and accommodation, landscaped layout, fascinating canals and a network of roads for easy access and exit.
- A freezone business, commercial and residential district, Business Bay will cover an area of 64 million square feet (5.95 million square meters).
- Located next to Downtown Dubai (Burj Dubai), between interchange 2 and 3 of Sheikh Zayed Road, Business Bay will extend along a new creek from the edge of Dubai Creek (Ras Al Khor), all the way to Dubai's coast.

# POSITION ♦ PRESTIGE ♦ POWER

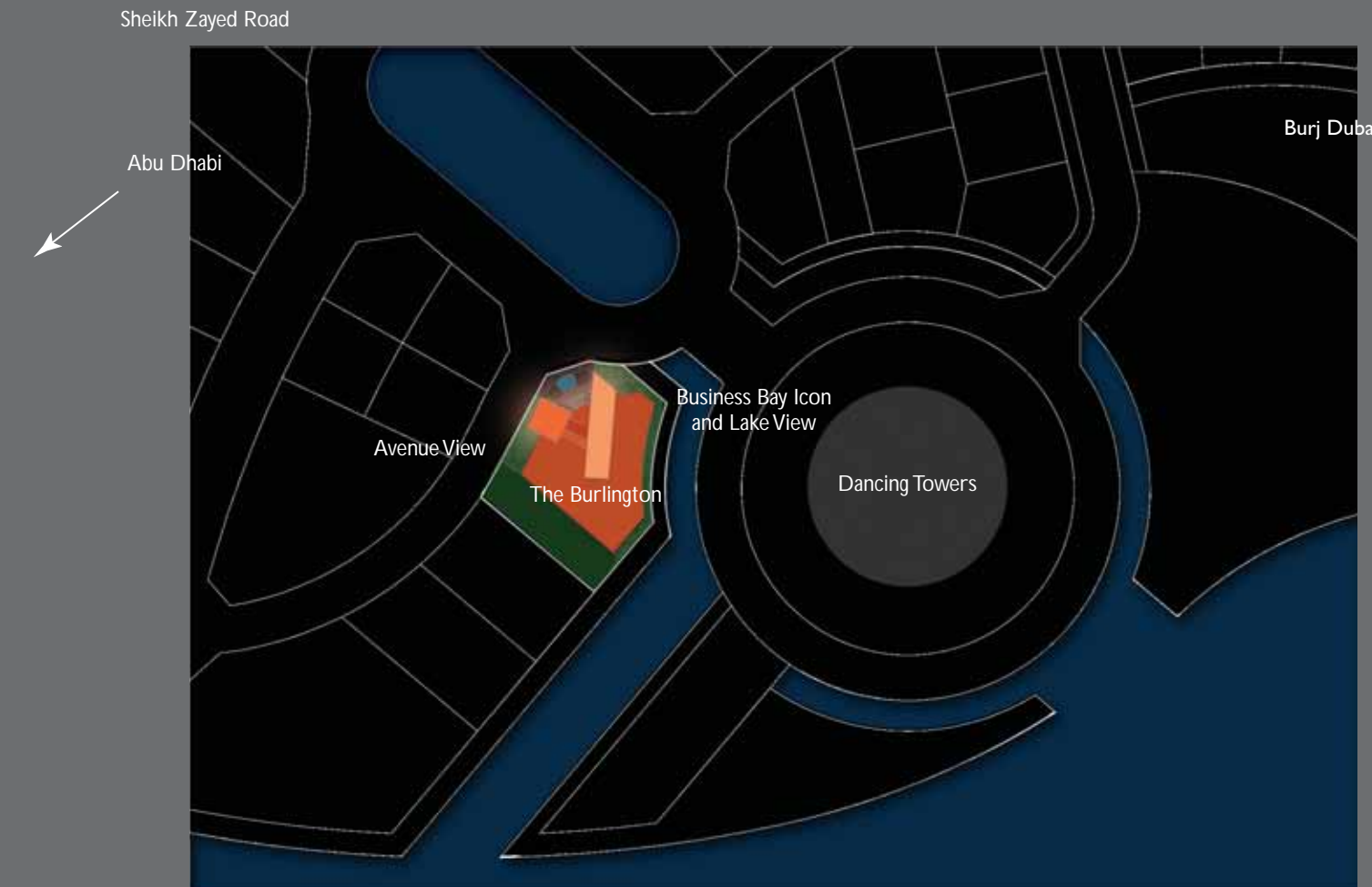


## THE BURLINGTON

THE CORPORATE TOWER AT BUSINESS BAY

## Your seat of Business Supremacy

Located in the most prestigious area of Business Bay, The Burlington will showcase some of the most esteemed names in the business world.



- Few minutes from Sheikh Zayed Road
- Opposite the Icon Tower of Business Bay
- Facing the scenic Lake view
- Close to the world's tallest tower Burj Dubai
- 35 floors
- Over 476 office spaces
- 2 types of wings
- Prime location

The Burlington offers the status and convenience of a perfect location in the world's most coveted business community – the Business Bay of Dubai

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THE CORPORATE TOWER AT BUSINESS BAY





# Classy Ambience



## Lobby

The Burlington lobby is approximately around 4,300 sq. ft. and is 16 mts high. The luxurious lobby will make a lasting impression on your business associates.

## Shopping Arcade

The shopping arcade stretches over 19,750 sq.ft. The high-profile shopper's paradise will help relieve stress with a bit of shopping therapy.

## Gym and Sporting Facilities

The gymnasium covers an area of 3,230 sq.ft. and is located on the 20th floor. Start the day with a good workout session in the spacious gymnasium overlooking the beautiful lake and Business Bay skyline, followed by steam or sauna.

## Dining Plaza

The Dining Plaza is located at a height of 183 feet above ground level. The spectacular view of the lake and Business Bay sky line are further enhanced by the beautiful landscape specially created for the Dining Plaza.

## Coffee shops

The coffee parlour is conveniently located in the ground level. Have your quick meetings and strike that crucial deal over a steaming cup of cappuccino at the coffee parlour.



# All Solution - Business Centre



A state-of-the-art Business Centre facility that can be fully leveraged for every business opportunity.

- Spacious Conference Rooms (840 – 1,880 sq.ft)
- Plush business lounge
- Broadband Internet facility
- Use of our state-of-the-art conference and training room
- Catering facilities
- Networking and meeting area



# Contemporary Facilities

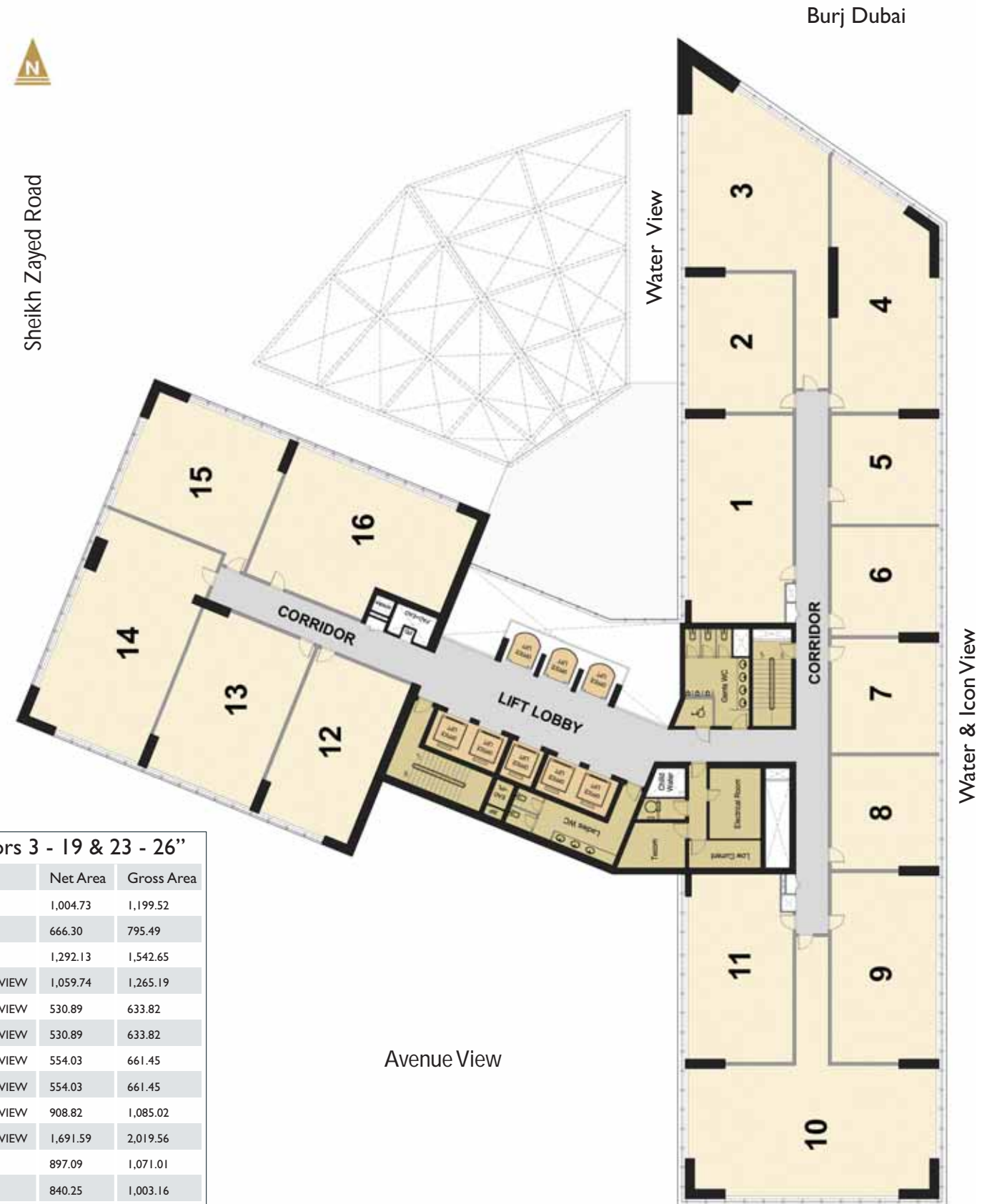


Intelligent design concepts govern the cutting edge facilities for the business advantage.

- 24-hour manned security
- Emergency lighting system
- High speed internet connectivity
- Closed circuit TV system
- Public address system
- Backup power system
- District cooling
- 3 levels of basement and podium parking



# THE BURLINGTON



**Floor Type I - "Floors 3 - 19 & 23 - 26"**

Classification	View	Net Area	Gross Area
OFFICE-1	LAKE	1,004.73	1,199.52
OFFICE-2	LAKE	666.30	795.49
OFFICE-3	LAKE	1,292.13	1,542.65
OFFICE-4	LAKE & ICON VIEW	1,059.74	1,265.19
OFFICE-5	LAKE & ICON VIEW	530.89	633.82
OFFICE-6	LAKE & ICON VIEW	530.89	633.82
OFFICE-7	LAKE & ICON VIEW	554.03	661.45
OFFICE-8	LAKE & ICON VIEW	554.03	661.45
OFFICE-9	LAKE & ICON VIEW	908.82	1,085.02
OFFICE-10	LAKE & ICON VIEW	1,691.59	2,019.56
OFFICE-11	AVENUE	897.09	1,071.01
OFFICE-12	AVENUE	840.25	1,003.16
OFFICE-13	AVENUE	916.25	1,093.89
OFFICE-14	AVENUE	1,248.22	1,490.22
OFFICE-15	LAKE	877.07	1,047.11
OFFICE-16	LAKE	1,167.70	1,394.09

Floors 3 - 19 & 23 - 26

## Office Layout 6

Sample Layout only



The sample layouts, are only indicative.  
All illustrations and furniture pictures are for reference only.  
All office spaces as per floor plans, will be sold as empty space only and not as per sample layout

## Office Layout 14

Sample Layout only



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# THE BURLINGTON



**Floor Type 2 - "Floors 27 - 36"**

Classification	View	Net Area	Gross Area
OFFICE-1	LAKE	1,004.73	1,199.52
OFFICE-2	LAKE	666.30	795.49
OFFICE-3	LAKE	1,292.13	1,542.65
OFFICE-4	LAKE & ICON VIEW	1,059.74	1,265.19
OFFICE-5	LAKE & ICON VIEW	530.89	633.82
OFFICE-6	LAKE & ICON VIEW	530.89	633.82
OFFICE-7	LAKE & ICON VIEW	554.03	661.45
OFFICE-8	LAKE & ICON VIEW	554.03	661.45
OFFICE-9	LAKE & ICON VIEW	908.82	1,085.02
OFFICE-10	LAKE & ICON VIEW	1,691.59	2,019.56
OFFICE-11	AVENUE	897.09	1,071.01

Floors 27 - 36

## Office Layout 9

Sample Layout only

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## Office Layout 14

Sample Layout only

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# Deyaar

Communities that enrich lives

At Deyaar, we pride on our achievements of having efficiently built and successfully delivered a portfolio of development projects. We bring a fresh approach to planning and development to create unique communities that enrich lives. We will build communities that preserve the natural environment around us, while harnessing the newest technologies and encouraging sustainable development.



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