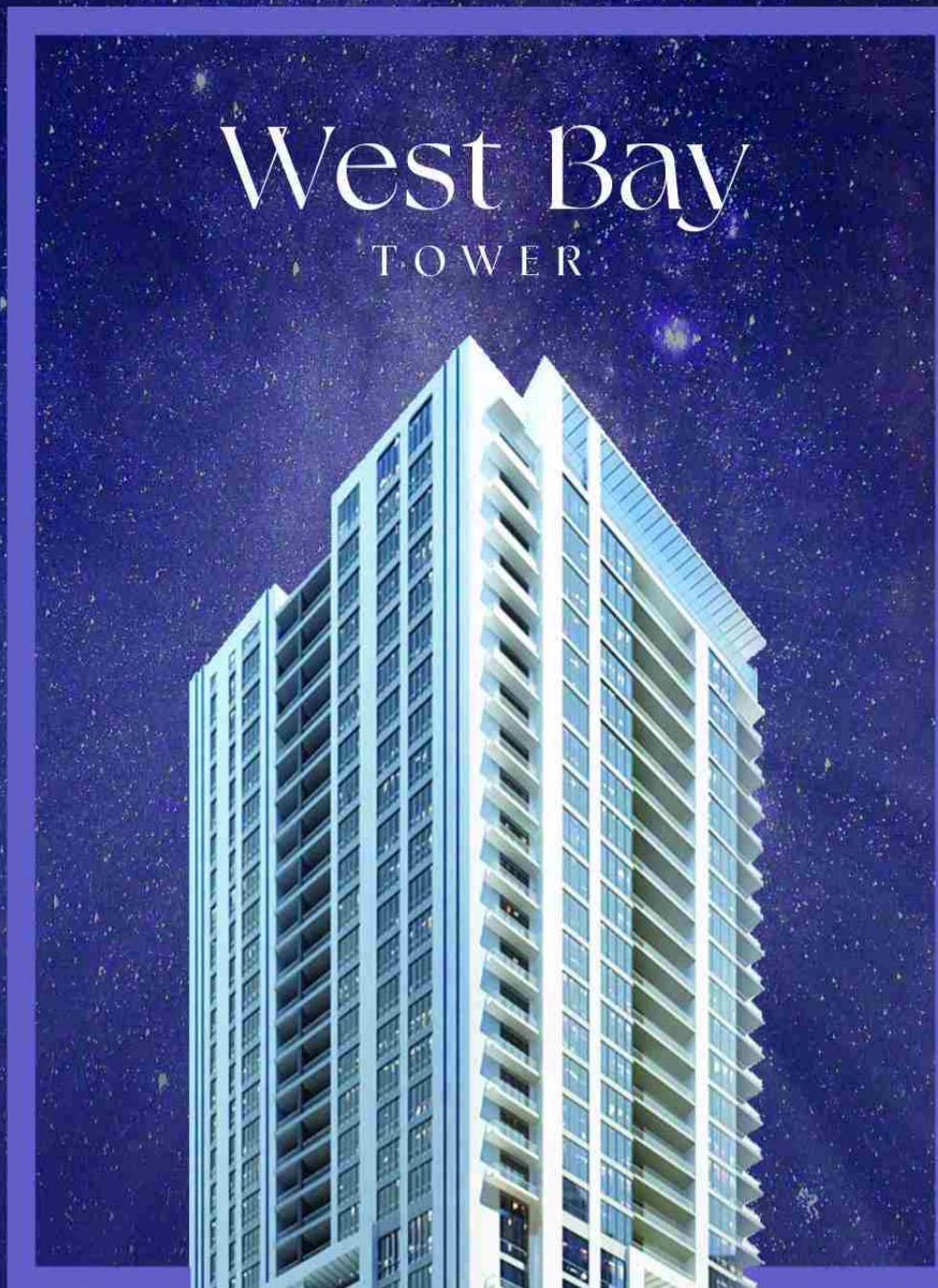


Exclusive For **fäm** Properties and **0%** agency fees



Dive into the future of urban luxury with **West Bay Tower**. Nestled in the dynamic heart of Business Bay, this architectural marvel redefines contemporary living in Dubai. Every facet of West Bay Tower is crafted for the modern individual – from its sleek design lines to state-of-the-art amenities. Positioned amidst the city's iconic landmarks like the Burj Khalifa and Dubai Canal, it's not just a residence – it's a lifestyle statement. With seamless connectivity to the vibrant pulse of Dubai, **West Bay Tower isn't just about living; it's about living ahead**. Welcome to the next generation of Dubai living.

## 📍 LOCATION

Nestled in the heart of Business Bay, Dubai, West Bay Tower offers unparalleled access to the city's prime destinations.



## ATTRACTIVE FACTS ABOUT BUSINESS BAY

**Dynamic Hub:** Business Bay stands as a central business district boasting a mix of modern residential and commercial properties.

**Lifestyle:** It's not just a place to work but also offers a cosmopolitan lifestyle, blending modernity with Dubai's rich cultural heritage.

**Connectivity:** Its strategic location ensures seamless connectivity to other iconic parts of the city, making commuting hassle-free.

“  
**Tomorrow,  
We Start Again**”



## DEVELOPER

The project is a brainchild of Orion Real Estate Development LLC, a renowned Dubai-based developer known for its commitment to excellence and innovation in the real estate sector.

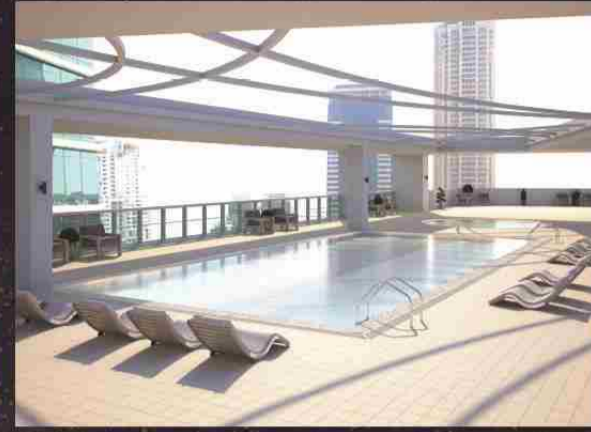
# BUILDING AMENITIES

## Infrastructure:

With spacious corridors and well-planned layouts, we ensure easy maintenance and a seamless living experience.

## Amenities:

Enjoy our full-floor spa with a sauna, steam room, rooftop pool and energy-efficient glass for added comfort and efficiency.



## UNIQUE SELLING POINTS



**Value Proposition:** The cost per square foot is competitive, ensuring residents get the best value for their investment.



**Spacious Living:** Unlike many other projects in the vicinity, West Bay Tower offers apartments that are notably larger, ensuring a spacious and comfortable living experience.



**Timely Handover:** The project's anticipated completion date is a testament to the developer's commitment to timely delivery.



**12 Mins.**  
Walk to Nearest Metro Station

**17 Mins.**  
To Jumeirah Public Beach

**9 Mins.**  
To Dubai Mall

**17 Mins.**  
To Dubai Int. Airport

**17 Mins.**  
To Mall Of Emirates

## ABOUT RESIDENCES

Indulgent Living Spaces: A Range of Sizes to Suit Your Lifestyle

1 BEDROOM	Type 1	65.98 m <sup>2</sup> 710.21ft <sup>2</sup>
2 BEDROOMS	Type 2	111.75M <sup>2</sup> 1,202.88 FT <sup>2</sup>
2 BEDROOMS	Type 3	104.96 M <sup>2</sup> 1,128.39 FT <sup>2</sup>
2 BEDROOMS	Type 3	104.96 M <sup>2</sup> 1,129.79 FT <sup>2</sup>
STUDIO	Type 4	40.03 M <sup>2</sup> 430.88 FT <sup>2</sup>
STUDIO	Type 5	41.97 M <sup>2</sup> 451.77 FT <sup>2</sup>
1 BEDROOM	Type 4	81.71M <sup>2</sup> 879.53 FT <sup>2</sup>
2 BEDROOMS	Type 6	125.93 M <sup>2</sup> 1,355.51 FT <sup>2</sup>
2 BEDROOMS	Type 5	125.93 M <sup>2</sup> 1,355.51 FT <sup>2</sup>
2 BEDROOMS	Type 7	95.57M <sup>2</sup> 1,028.72 FT <sup>2</sup>
2 BEDROOMS	Type 6	95.54 M <sup>2</sup> 1,028.39 FT <sup>2</sup>
3 BEDROOMS	Type 8	169.20 M <sup>2</sup> 1,821.26 FT <sup>2</sup>
3 BEDROOMS	Type 7	169.76 M <sup>2</sup> 1,827.30 FT <sup>2</sup>
1 BEDROOM	Type 9	62.53 M <sup>2</sup> 673.07 FT <sup>2</sup>
1 BEDROOM	Type 8	62.53 M <sup>2</sup> 673.07 FT <sup>2</sup>

## PAYMENT PLAN

Understanding the diverse needs of investors and residents, West Bay Tower offers a flexible payment plan:

**25%**  
Down-Payment

**2%**  
Oct 2023- Nov 2024

**55%**  
On Handover



136 M