

AMENITIES BROCHURE

# BURJ CAPITAL

BUSINESS BAY

PHASE TWO

THE CAPITAL OF BUSINESS  
THE ADDRESS THAT MATTERS

## ABOUT THE DEVELOPER



Centurion Properties is a leader in reshaping urban environments through innovative, sustainable real estate development.

Focused on creating vibrant communities where people can live, work, and relax, we blend cutting-edge design with environmental stewardship to ensure our projects are both functional and future-ready. With a strong commitment to customer centricity, we combine masterful craftsmanship, premium quality, and visionary planning to deliver timeless spaces defined by luxury and distinction.

- Committed to integrity, sustainability, and customer satisfaction
- Strive to exceed expectations
- Deliver lasting value for communities and stakeholders
- Guided by visionary planning and future-ready designs
- Enhance quality of life and foster resilient, thriving cities with every development



## DOWNTOWN HUB

As the city's premier business hub, the Downtown District is synonymous with ambition and progress.

It embodies the city's vibrant spirit and relentless pursuit of excellence.

Neighbors iconic landmarks like the Burj Khalifa and Dubai Mall, DIFC.

A dynamic ecosystem of multinational corporations, startups, and innovators.

Offers high-end commercial spaces, luxury amenities, and waterfront views.

A district designed for work-life integration, fostering success and growth.



# BURJ CAPITAL

BUSINESS BAY

LEAD WITH  
**MAGESTIC PRESENCE**

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## A FAÇADE THAT SPEAKS POWER

### DESIGN

BURJ CAPITAL'S architecture reflects its purpose: bold, impactful, and unmistakably exclusive.

### THE SILHOUETTE

Distinct and iconic, the building's silhouette is not only a mark of design excellence, but also the inspiration behind BURJ CAPITAL'S logo; powerful, intentional, and memorable.

### CREATE IMPACT

A space for disruptors and visionaries, where bold ideas ignite bold actions.



# R E S E R V E D F O R T H E E L I T E

## **This is for those who seek the exceptional.**

It is for the change-makers, the visionaries, the leaders who shape the world, and the agents of transformation who rewrite its future.

### **Urban Park View**

Overlooking the city's largest urban park, offering a rare blend of prestige business and endless green.

### **Access to Business Bay Canal**

A premier commercial address with direct access to the Business Bay Canal, seamlessly connecting business with waterfront prestige.



## LOCATION MAP

Effortless Connectivity. Direct access to Al Khail Road, Al Assayel Street, and Sheikh Zayed Road.

**6 MIN**  
Dubai Design District

**12 MIN**  
City Walk

**10 MIN**  
Burj Khalifa

**12 MIN**  
Safa Park

**10 MIN**  
Dubai Mall

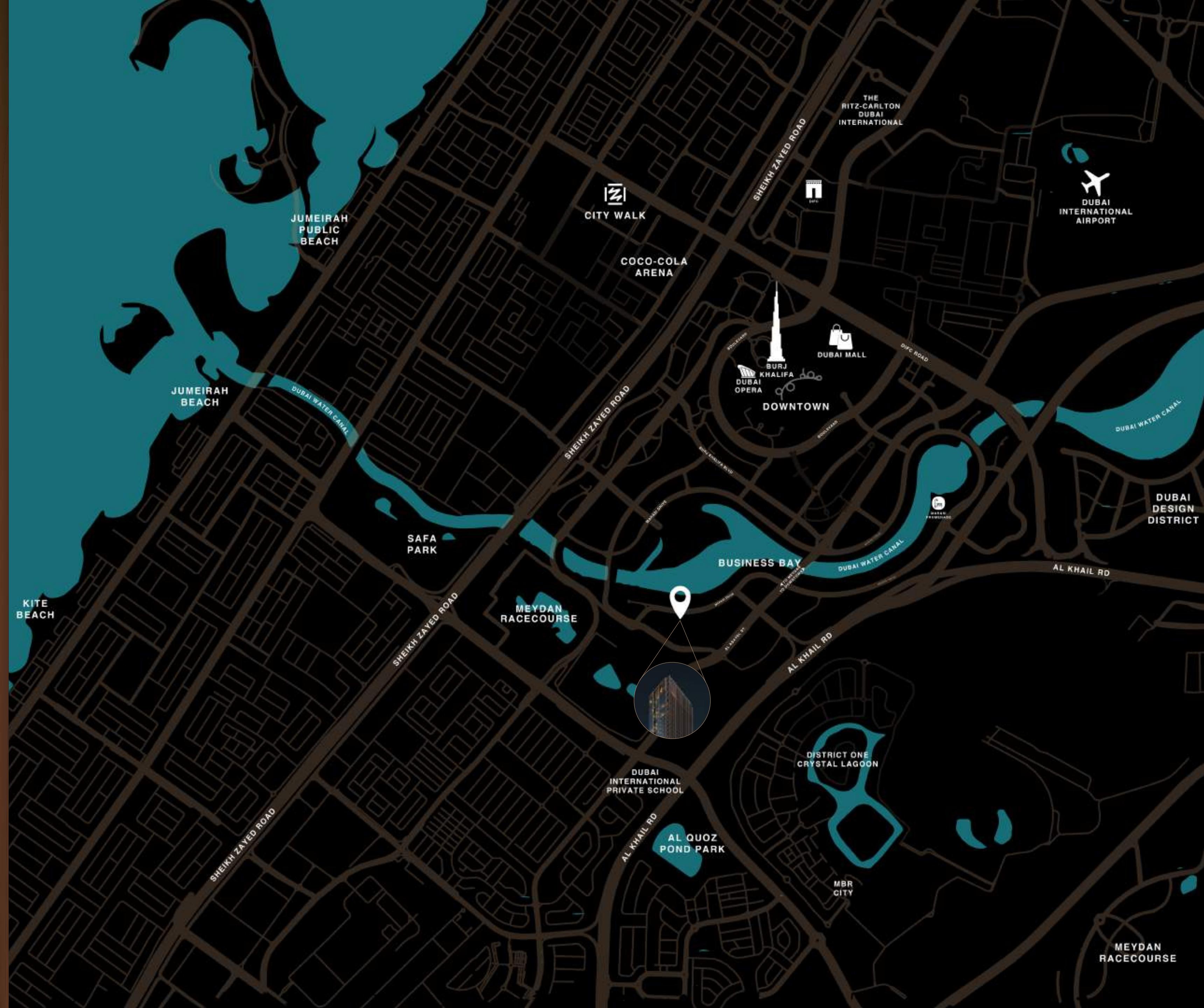
**18 MIN**  
Jumeirah Beach

**10 MIN**  
Dubai Opera

**18 MIN**  
Kite Beach

**12 MIN**  
Coca-Cola Arena

**20 MIN**  
Dubai  
International  
Airport



LARGEST URBAN PARK  
IN BUSINESS BAY



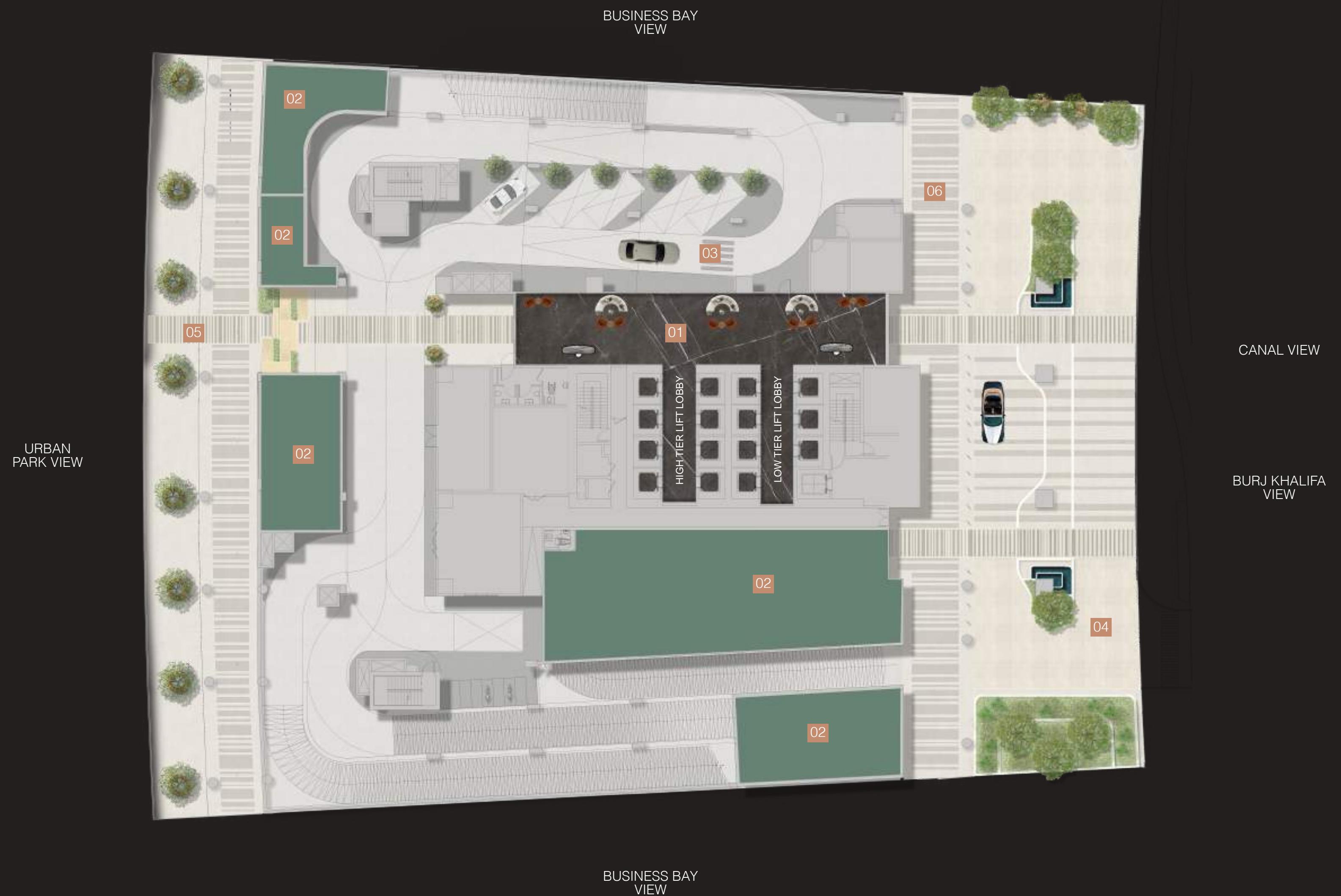


**Urban park size** 623,000 Sqft

# THE ARRIVAL EXPERIENCE

(GROUND FLOOR)

1. Lobby
2. Retail
3. VIP Dropoff
4. Main Entrance
5. Pedestrian Park Entrance
6. Pedestrian Business Bay Entrance



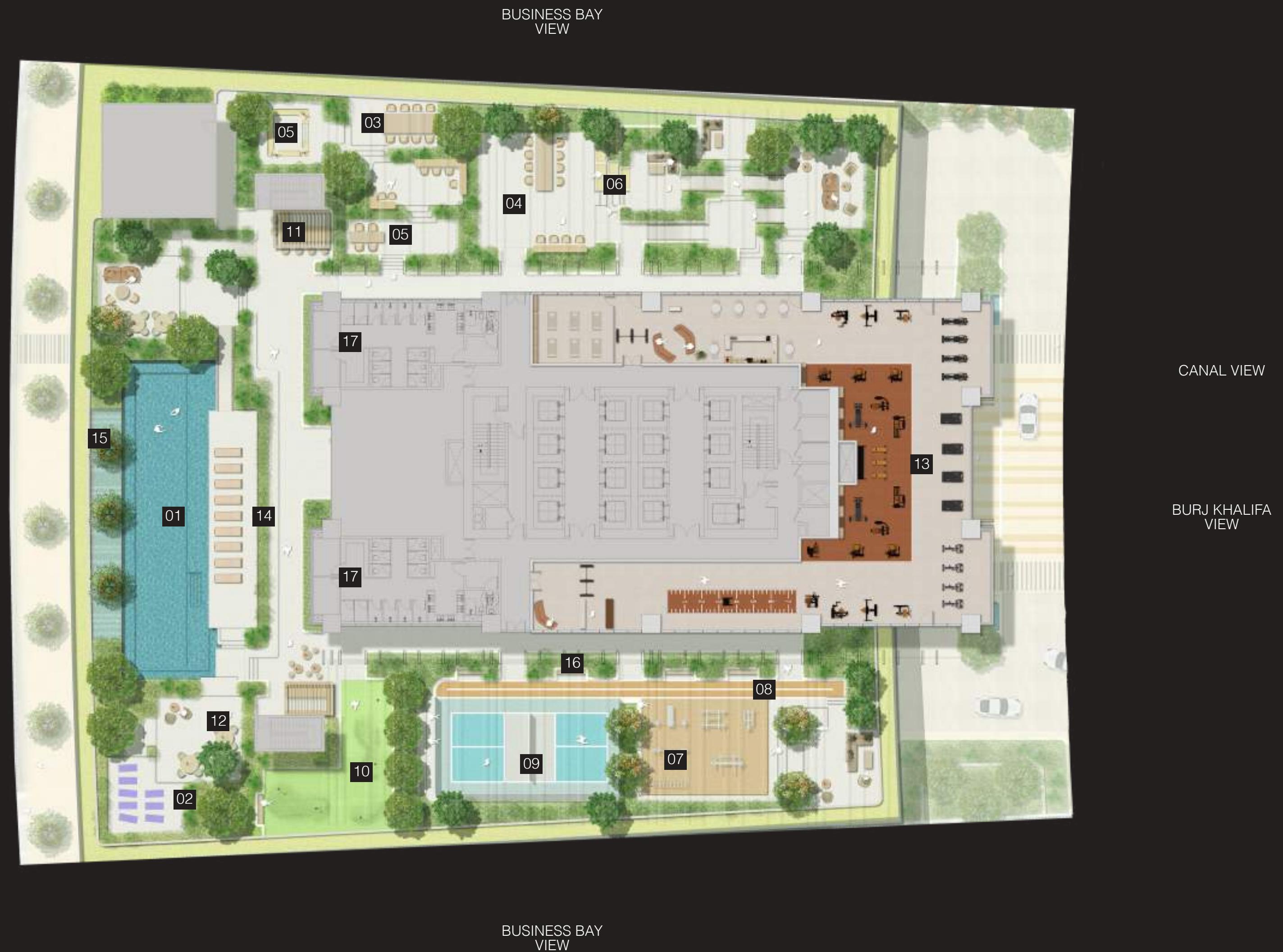
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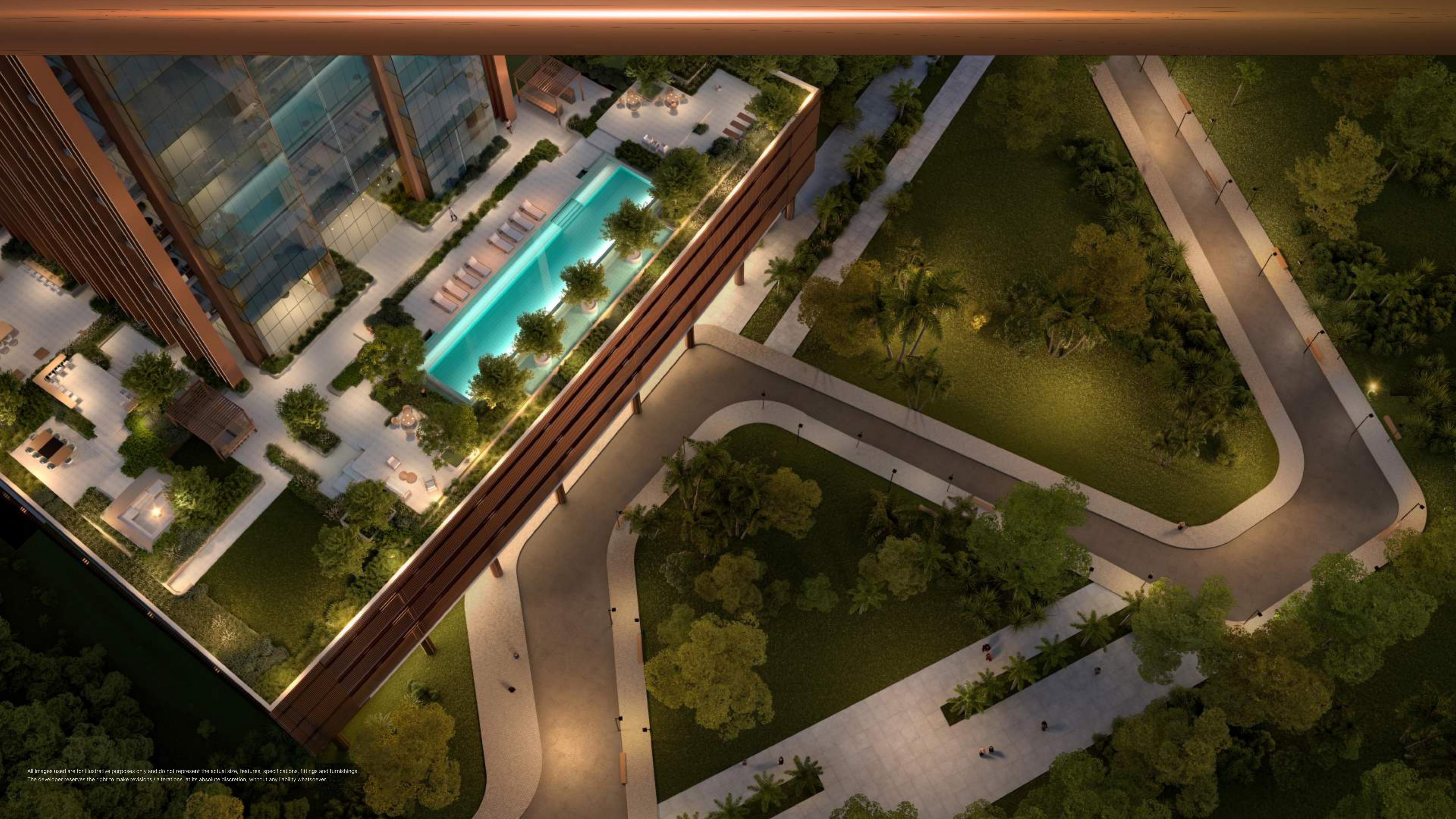


# PROJECT AMENITIES

## AMENITIES ON THE FIRST (1<sup>ST</sup> FLOOR)

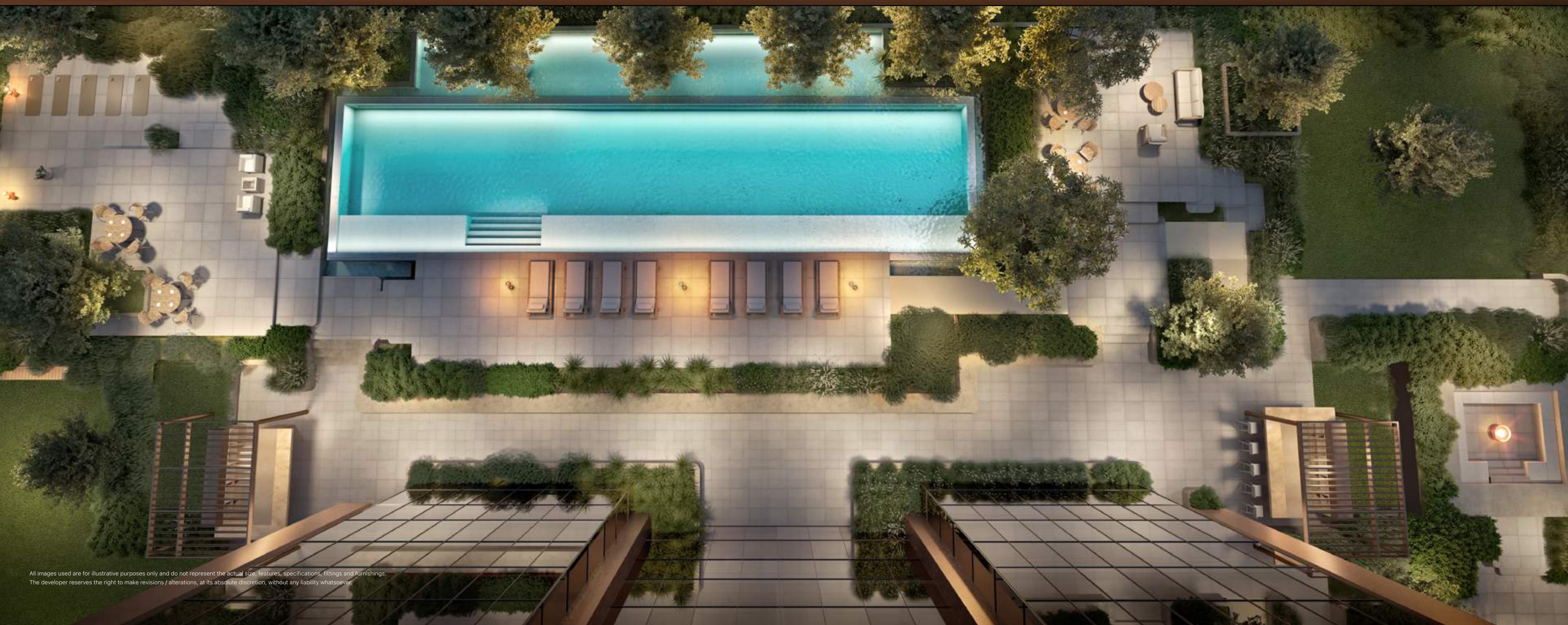
<b>1. Swimming Pool</b>	1,291 Sqft.
<b>2. Yoga Deck</b>	395 Sqft.
<b>3. Outdoor Meeting Area</b>	1,365 Sqft.
<b>4. Co-working Area</b>	295 Sqft.
<b>5. Sunken Seating</b>	383 Sqft.
<b>6. Amphitheatre Seating</b>	129 Sqft.
<b>7. Outdoor Fitness Zone</b>	964 Sqft.
<b>8. Running Track</b>	532 Sqft.
<b>9. Pickleball</b>	872 Sqft.
<b>10. Putting Greens</b>	1,065 Sqft.
<b>11. F&amp;B Seating</b>	828.8 Sqft.
<b>12. Seating Lounges</b>	1,014 Sqft.
<b>13. Indoor Gym</b>	8,630 Sqft.
14. Pool Deck	861 Sqft.
15. Viewing Areas	1,464 Sqft.
16. Planted Space	1,528 Sqft.
<b>17. Changing Rooms</b>	1,079 Sqft.





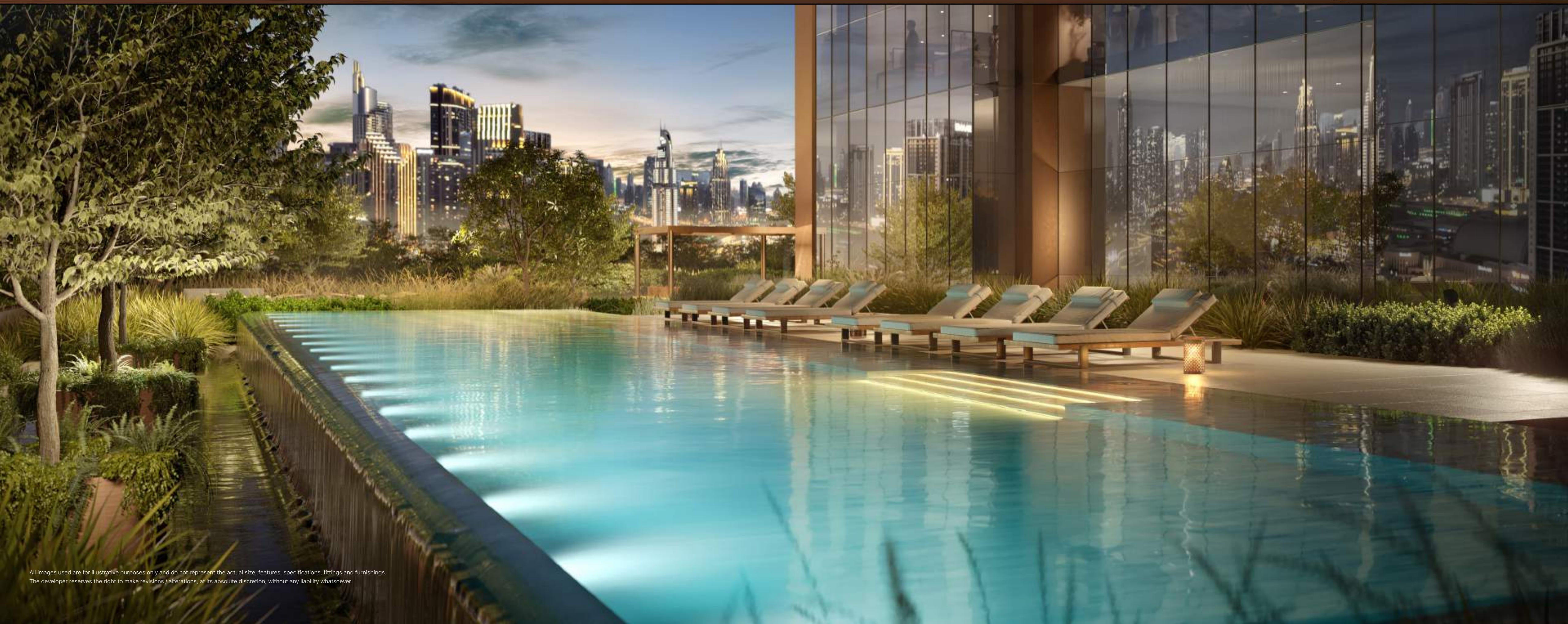
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# SWIMMING POOL



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# SWIMMING POOL



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## YOGA DECK

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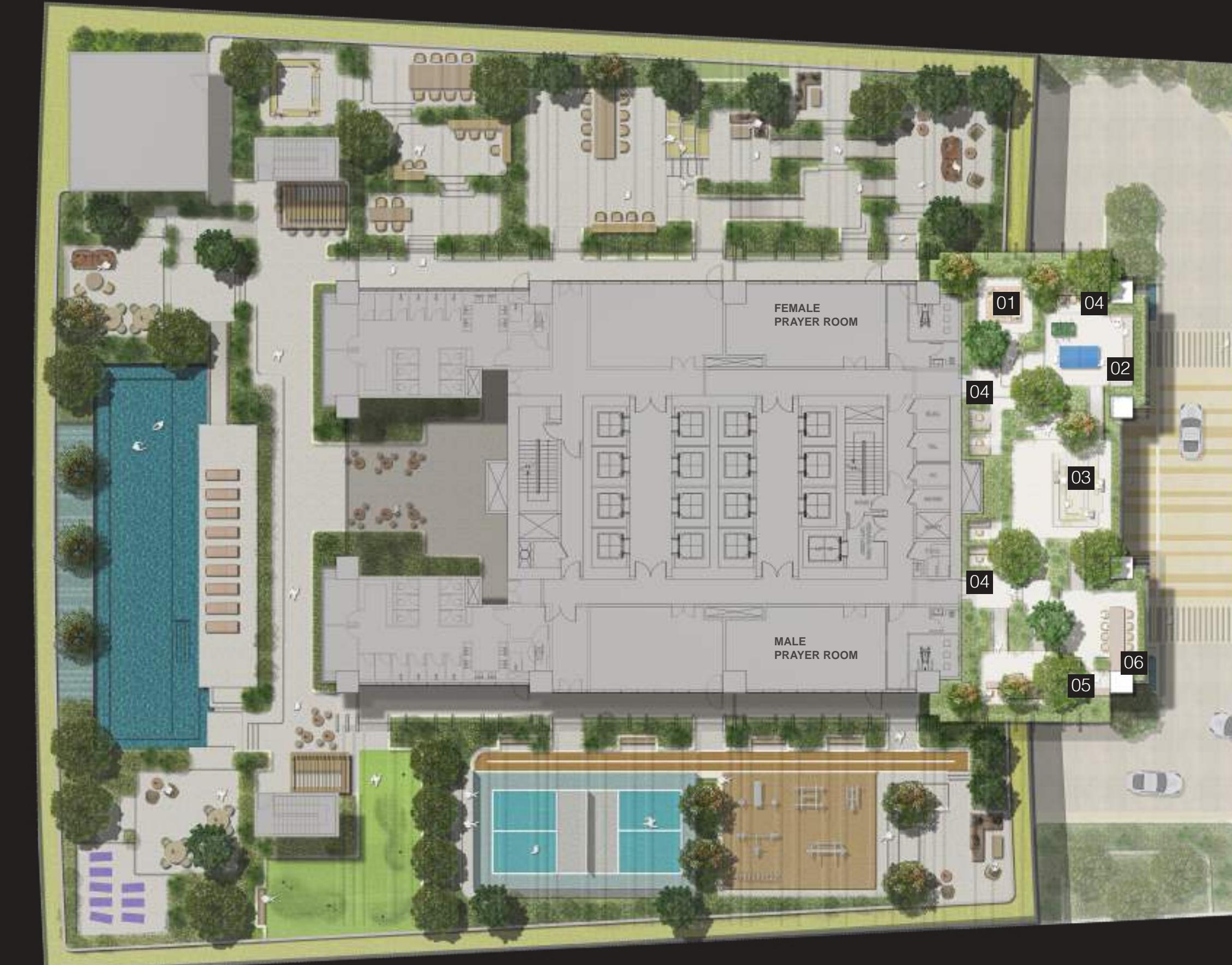
# PROJECT AMENITIES

## CANAL SKY GARDEN (14<sup>TH</sup> FLOOR - OUTDOOR)

- |                                |            |
|--------------------------------|------------|
| <b>1. Sunken Seating</b>       | 172 Sqft.  |
| <b>2. Recreation Zone</b>      | 345 Sqft.  |
| <b>3. Feature Seating Zone</b> | 527 Sqft.  |
| <b>4. Work Pods</b>            | 96.8 Sqft. |
| <b>5. Meeting Zone</b>         | 283 Sqft.  |
| <b>6. Co-working Area</b>      | 320 Sqft.  |

URBAN  
PARK VIEW

BUSINESS BAY  
VIEW



BUSINESS BAY  
VIEW

# CANAL SKY GARDEN



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# FITNESS ZONE



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FITNESS  
ZONE  
CAFE

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FITNESS  
ZONE  
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# PROJECT AMENITIES

## SKYLINE LOUNGE (Rooftop)

<b>1. Viewing Deck</b>	745 Sqft.
<b>2. Sunken Seating</b>	270 Sqft.
<b>3. Water Feature</b>	98.5 Sqft.
<b>4. Sun Lounger Zone</b>	215 Sqft.
<b>5. Jacuzzi and Seating Zone</b>	387.5 Sqft.
<b>6. Outdoor Shower</b>	24.2 Sqft.

URBAN  
PARK VIEW

BUSINESS BAY  
VIEW



BUSINESS BAY  
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# SKYLINE LOUNGE



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# PROJECT AMENITIES



CANAL SKY GARDEN  
CO-WORKING AREA  
320 Sqft.



MEETING ZONE  
283 Sqft.



WORK PODS  
96.8 Sqft.



FEATURE SEATING ZONE  
527 Sqft.



RECREATION ZONE  
345 Sqft.



CANAL SKY GARDEN  
SUNKEN SEATING  
172 Sqft.



JACUZZI & SEATING ZONE  
387.5 Sqft.



VIEWING DECK  
745 Sqft.



OUTDOOR SHOWER  
24.2 Sqft.



SKYLINE LOUNGE  
SUNKEN SEATING  
270 Sqft.



WATER FEATURE  
98.5 Sqft.



SUN LOUNGER ZONE  
215 Sqft.



PUTTING GREENS  
1,065 Sqft.



F&B SEATING  
828.8 Sqft.



SEATING LOUNGES  
1,014 Sqft.



SWIMMING POOL  
1,291 Sqft.



YOGA DECK  
395 Sqft.



INDOOR PLANTED LOUNGE  
1,528 Sqft.



POOL DECK  
861 Sqft.



FITNESS ZONE  
964 Sqft.



OUTDOOR MEETING AREA  
1,365 Sqft.



AMPHITHEATRE SEATING  
129 Sqft.



RUNNING TRACK  
532 Sqft.



PICKLEBALL  
872 Sqft.

# BURJ CAPITAL

BUSINESS BAY

PHASE TWO



PRESENTED BY  
**OCTA**  
PROPERTIES