

# BURJ CAPITAL

BUSINESS BAY

## ABOUT DEVELOPER



**CENTURION**  
PROPERTIES

Centurion Developers is transforming urban spaces with innovative, sustainable real estate designed for modern business. We specialize in high-performance office environments that support productivity, flexibility, and long-term growth. With a focus on smart design, quality execution, and future-ready solutions, our developments help companies thrive and cities evolve. We create places where people can live, work, and thrive, blending modern design with long-term value.

With every project, we're not just building for today, we're helping shape smarter, more connected cities.



# BUSINESS BAY

## WHERE VISION FINDS ITS ADDRESS

In the commanding heart of Dubai, Business Bay rises as a statement of intent—where the shimmer of the canal mirrors the drive of those who shape the future.

Here, ambition is built into every square foot. Steps from icons like Burj Khalifa, Dubai Mall, and DIFC, this district draws visionaries, pioneers, and powerhouses to its shores.

Crafted for those who lead, its world-class amenities, sweeping views, and precision-designed spaces speak the language of modern prestige. This is not just a place to work—it's where success lives.



LARGEST URBAN PARK  
IN BUSINESS BAY



BURJ CAPITAL

BUSINESS BAY

THE CAPITAL OF BUSINESS  
THE ADDRESS THAT MATTERS

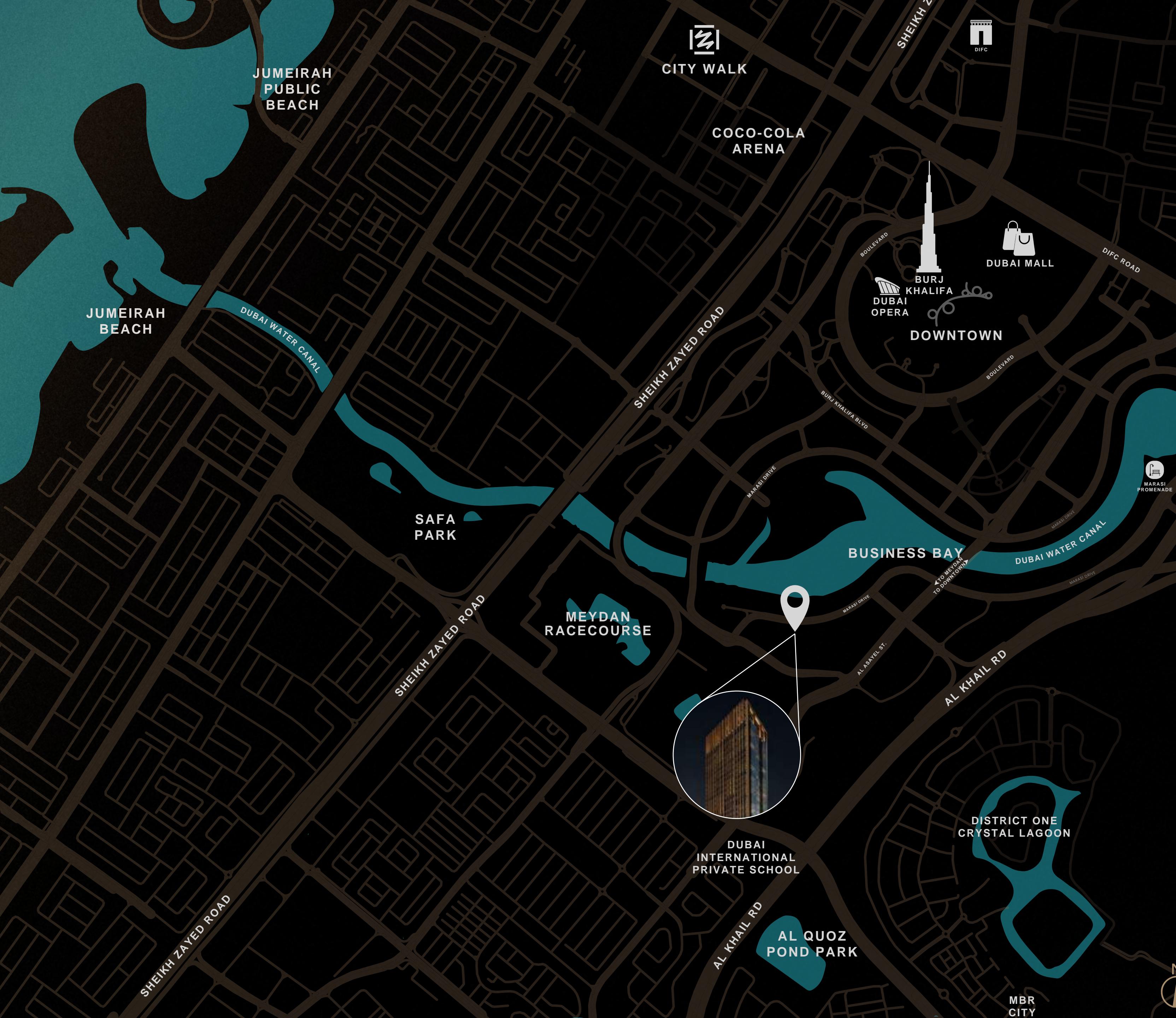


## A FAÇADE THAT SPEAKS POWER

Burj Capital presents a limited edition of premium, exclusive office spaces in the heart of Dubai's prestigious Business Bay. Designed for discerning professionals and industry leaders, each office combines architectural elegance with top-tier finishes, offering a refined environment that mirrors the ambition of its occupants. With panoramic views and a coveted address, Burj Capital sets a new benchmark for corporate excellence.

Featuring world-class amenities Burj Capital delivers an unparalleled working experience defined by luxury, ease, and distinction.





## 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**  
Coco-Cola Arena

**20 MIN**  
Dubai International Airport

# PLOT LOCATION MAP

BURJ CAPITAL

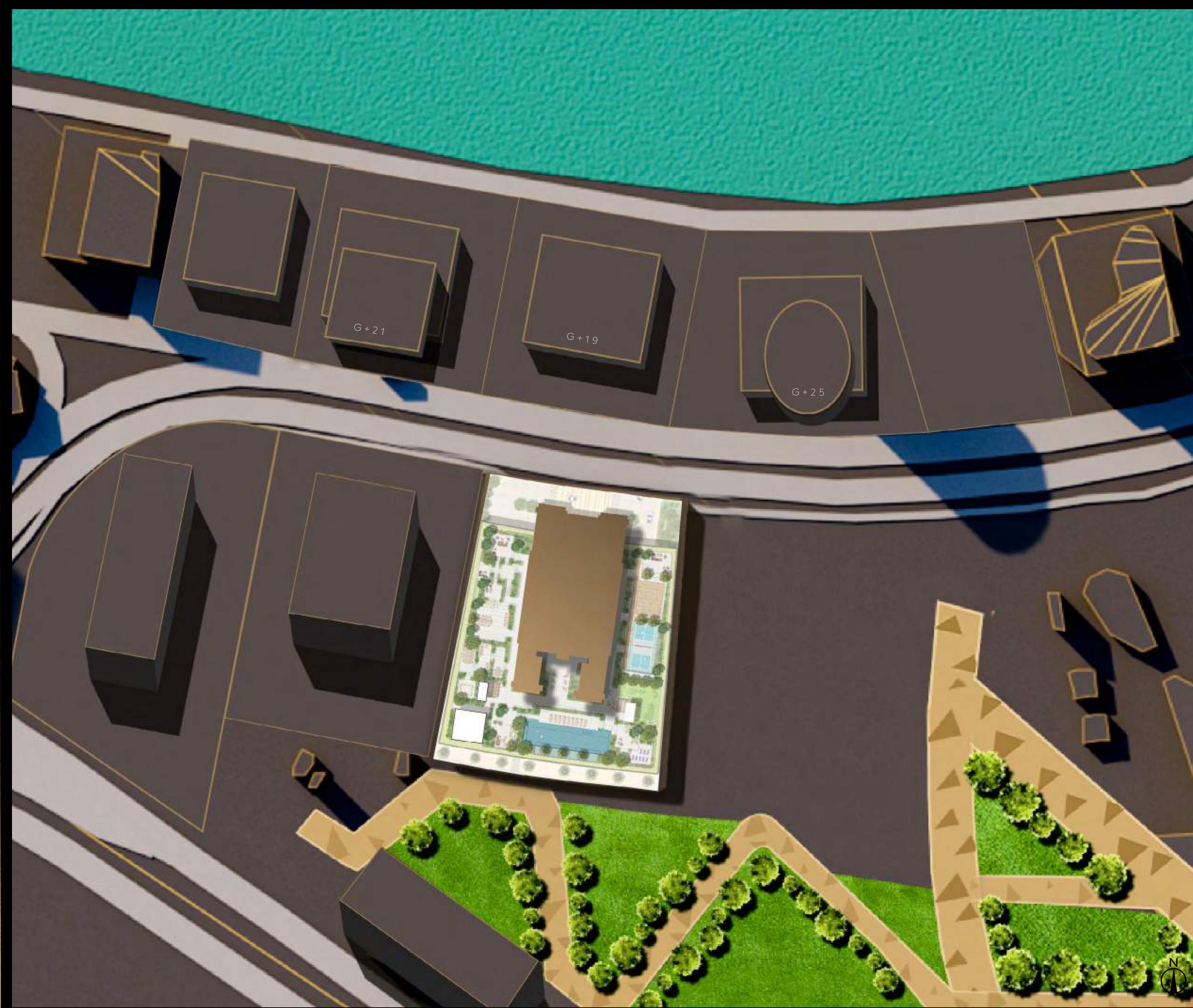
BUSINESS BAY



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The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



# PLOT LOCATION MAP



# BUILDING STRUCTURE

- 1. 3 Basements**
- 2. Arrival Experience** (Ground Floor)
- 3. 3 Podiums**
- 4. Amenities On The First** (1<sup>ST</sup> Floor)
- 5. Executive Collection** (2<sup>ND</sup> -13<sup>TH</sup> Floor)
- 6. Canal Sky Garden** (14<sup>TH</sup> Floor - Outdoor)
- 7. Sky Collection** (15<sup>TH</sup> - 26<sup>TH</sup> Floor)
- 8. Skyline Lounge** (Rooftop)



# FACADE



# PROJECT AMENITIES

# ARRIVAL EXPERIENCE (GROUND FLOOR)

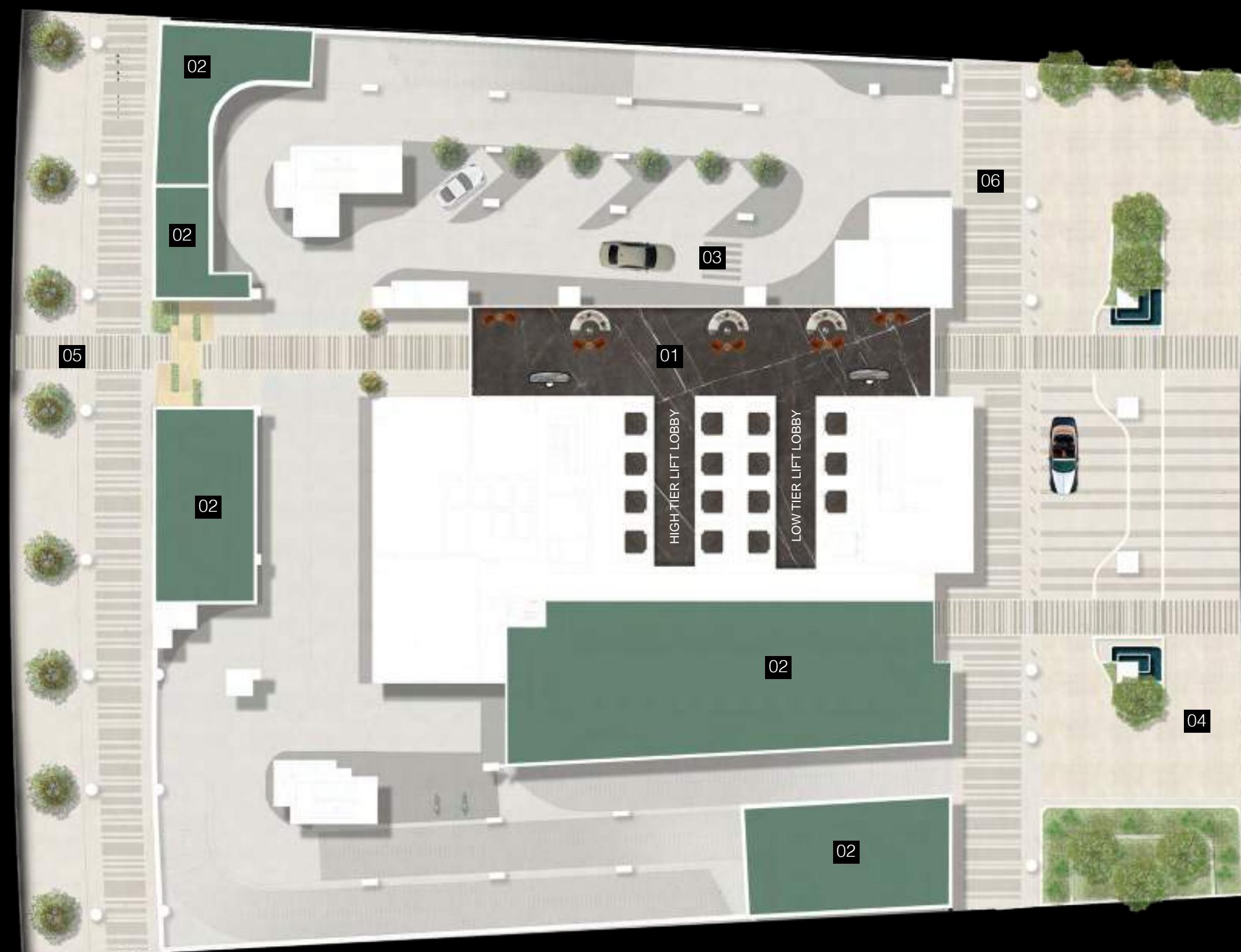
1. Lobby
2. Retail
3. VIP Dropoff
4. Main Entrance
5. Pedestrian Park Entrance
6. Pedestrian Business Bay Entrance



# URBAN PARK VIEW



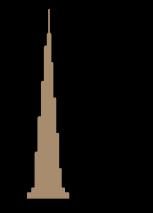
# BUSINESS BAY VIEW



# BUSINESS BAY VIEW



## CANAL VIEW



# BURJ KHALIFA VIEW

# SIGNATURE DROP-OFF



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# SIGNATURE DROP-OFF



# GRAND LOBBY



# 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.



URBAN  
PARK VIEW



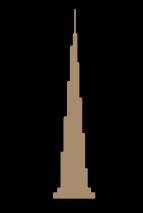
BUSINESS BAY  
VIEW



BUSINESS BAY  
VIEW



CANAL VIEW



BURJ KHALIFA  
VIEW

# SWIMMING POOL



# FITNESS ZONE



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# PROJECT AMENITIES

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

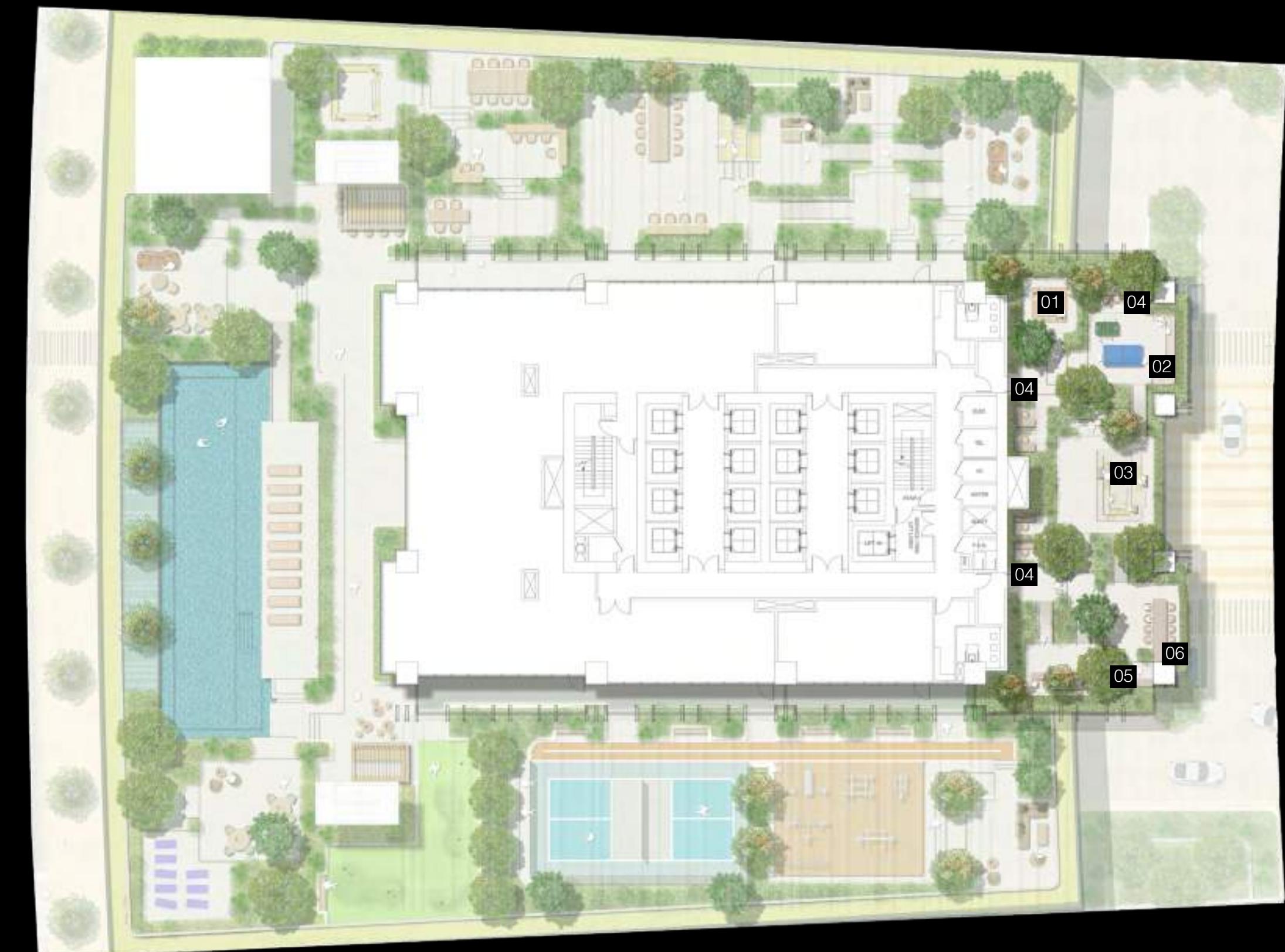
<b>1. Sunken Seating</b>	172 Sqft.
<b>2. Recreation Zone</b>	345 Sqft.
<b>3. Feature Seating Zone</b>	527 Sqft.
<b>4. Work Pods</b>	96.8 Sqft.
<b>5. Meeting Zone</b>	283 Sqft.
<b>6. Co-Working Area</b>	320 Sqft.



URBAN  
PARK VIEW



BUSINESS BAY  
VIEW



BUSINESS BAY  
VIEW



CANAL VIEW



BURJ KHALIFA  
VIEW

# CANAL SKY GARDEN



# PROJECT AMENITIES

## SKYLINE LOUNGE (Rooftop)

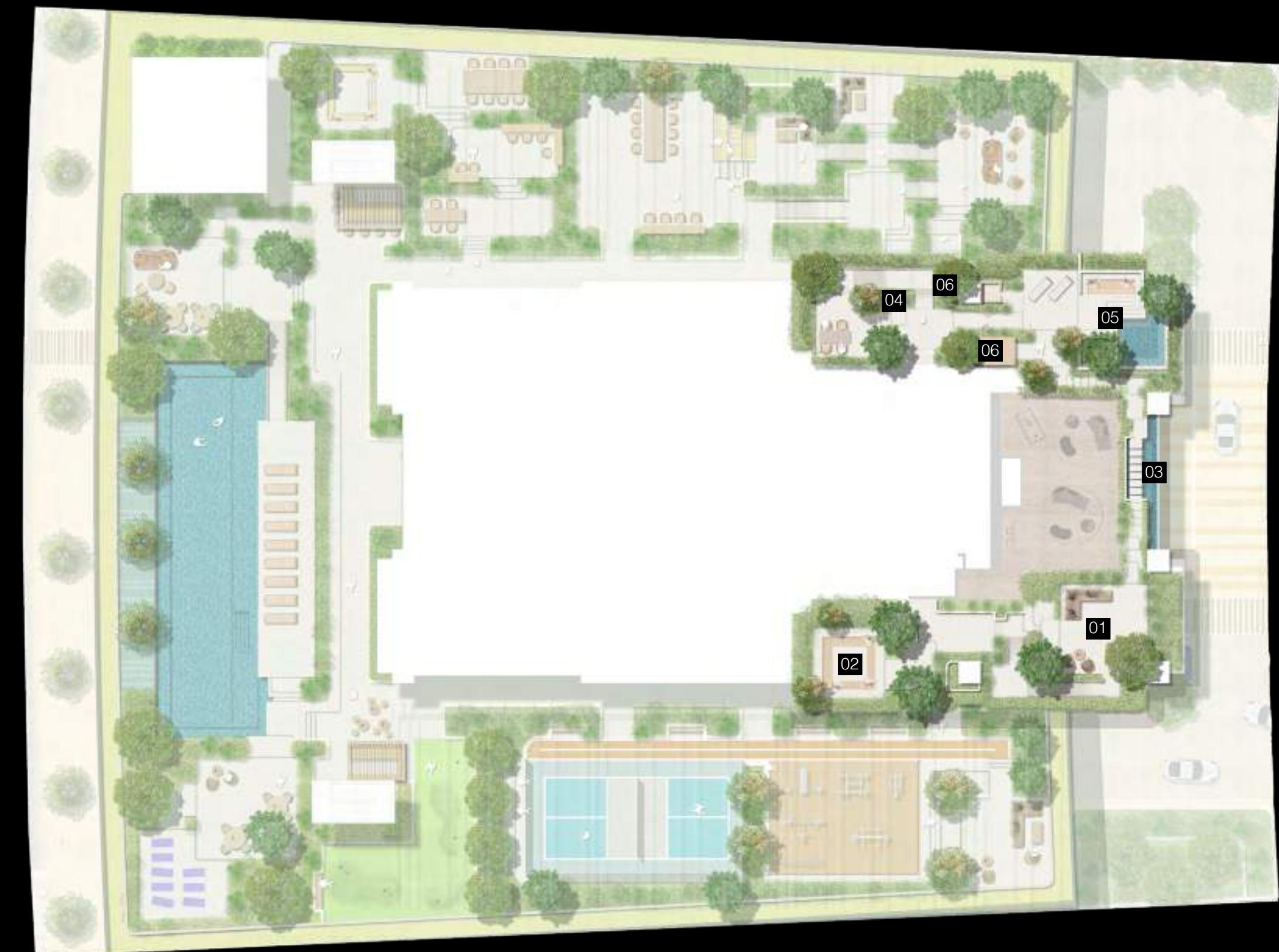
<b>1. Viewing Deck</b>	745 Sqft.
<b>2. Sunken Seating</b>	270 Sqft.
<b>3. Water Feature</b>	98.5 Sqft.
<b>4. Sun Lounger Zone</b>	215 Sqft.
<b>5. Jacuzzi and Seating Zone</b>	387.5 Sqft.
<b>6. Outdoor Shower</b>	24.2 Sqft.



URBAN  
PARK VIEW



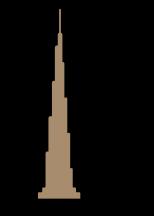
BUSINESS BAY  
VIEW



BUSINESS BAY  
VIEW



CANAL VIEW



BURJ KHALIFA  
VIEW

# SKYLINE LOUNGE

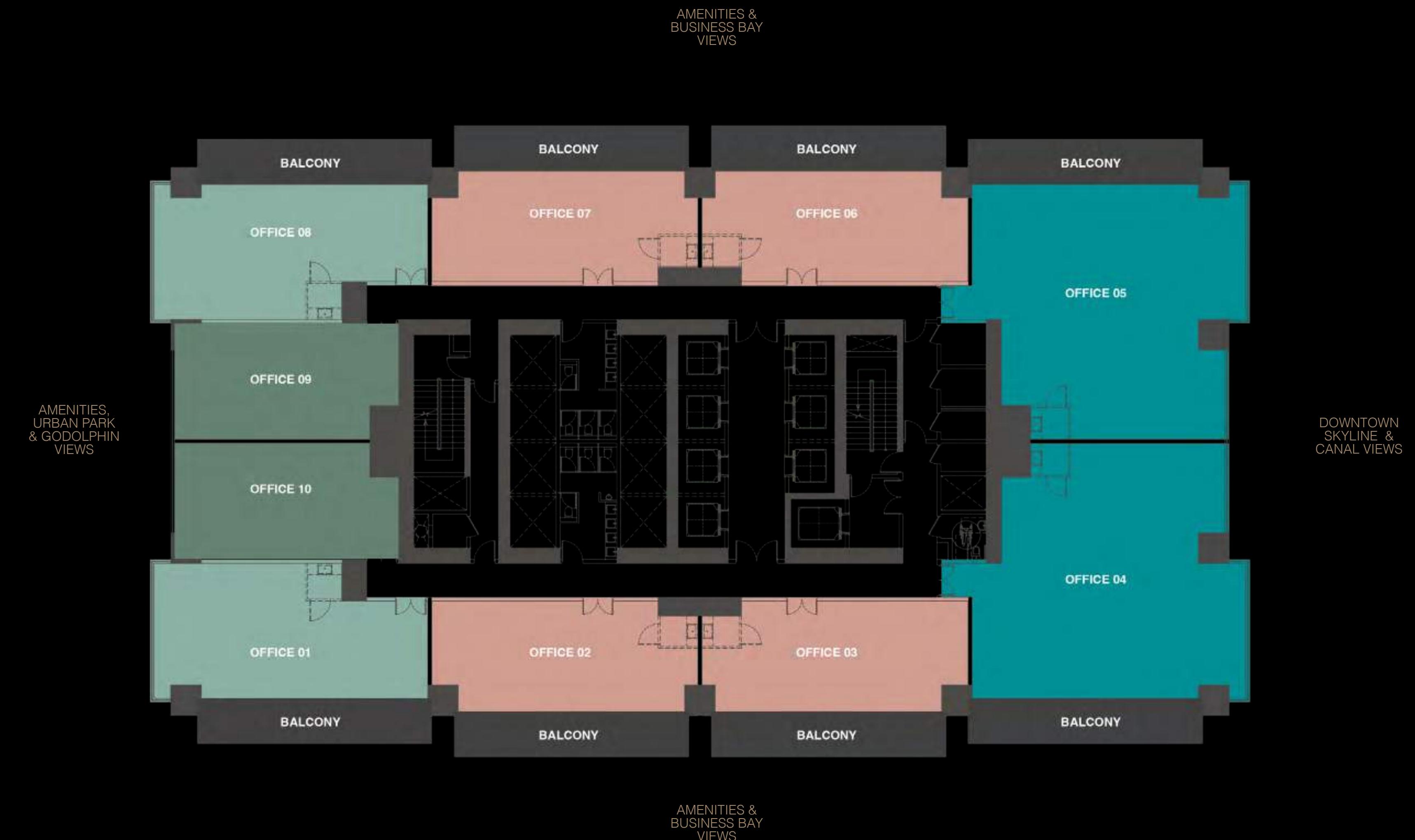


## TYPICAL FLOOR PLANS

# EXECUTIVE COLLECTION

(2<sup>ND</sup> TO 13<sup>TH</sup> TYPICAL FLOOR)

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
<b>TYPE A</b>	908 sqft	289 sqft	1,197 sqft
<b>TYPE B</b>	2,007 sqft	288 sqft	2,295 sqft
<b>TYPE C</b>	1,065 sqft	287 sqft	1,352 sqft
<b>TYPE D</b>	808 sqft	-	808 sqft



# CEO'S OFFICE



# SKY COLLECTION

(15<sup>TH</sup> TO 26<sup>TH</sup> TYPICAL FLOOR)

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
<b>TYPE A</b>	908 sqft	289 sqft	1,197 sqft
<b>TYPE B</b>	2,007 sqft	288 sqft	2,295 sqft
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# MEETING ROOM



## PROJECT DETAILS

Project Name	Burj Capital
Developer	Centurion Capital One Properties L.L.C
Lead Architect	HKS
Architect (Consultant)	Datum Engineering Consultants
Location	Business Bay
Plot Number	3460569
Plot Area	62,735 Sqft.
Anticipated Completion Date	December 2028
Estimated Service Charges	AED 20 per Sqft
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Height	3B + G + 3P + 26 + R
Ceiling Height	3.8 m - 2 <sup>nd</sup> to 13 <sup>th</sup> , 16 <sup>th</sup> to 24 <sup>th</sup> Floor 5.1 m - 15 <sup>th</sup> Floor 4.2 m - 25 <sup>th</sup> to 26 <sup>th</sup> Floor
Lobby Ceiling Height	7.6 m
Lobby Dimensions	33.65 m x 6.45 m
Elevators	Passenger - 15   Service - 1
Parking Per Unit	Office - 1 parking per 50 Sqm Retail - 1 parking per 70 Sqm
Total Parking	546

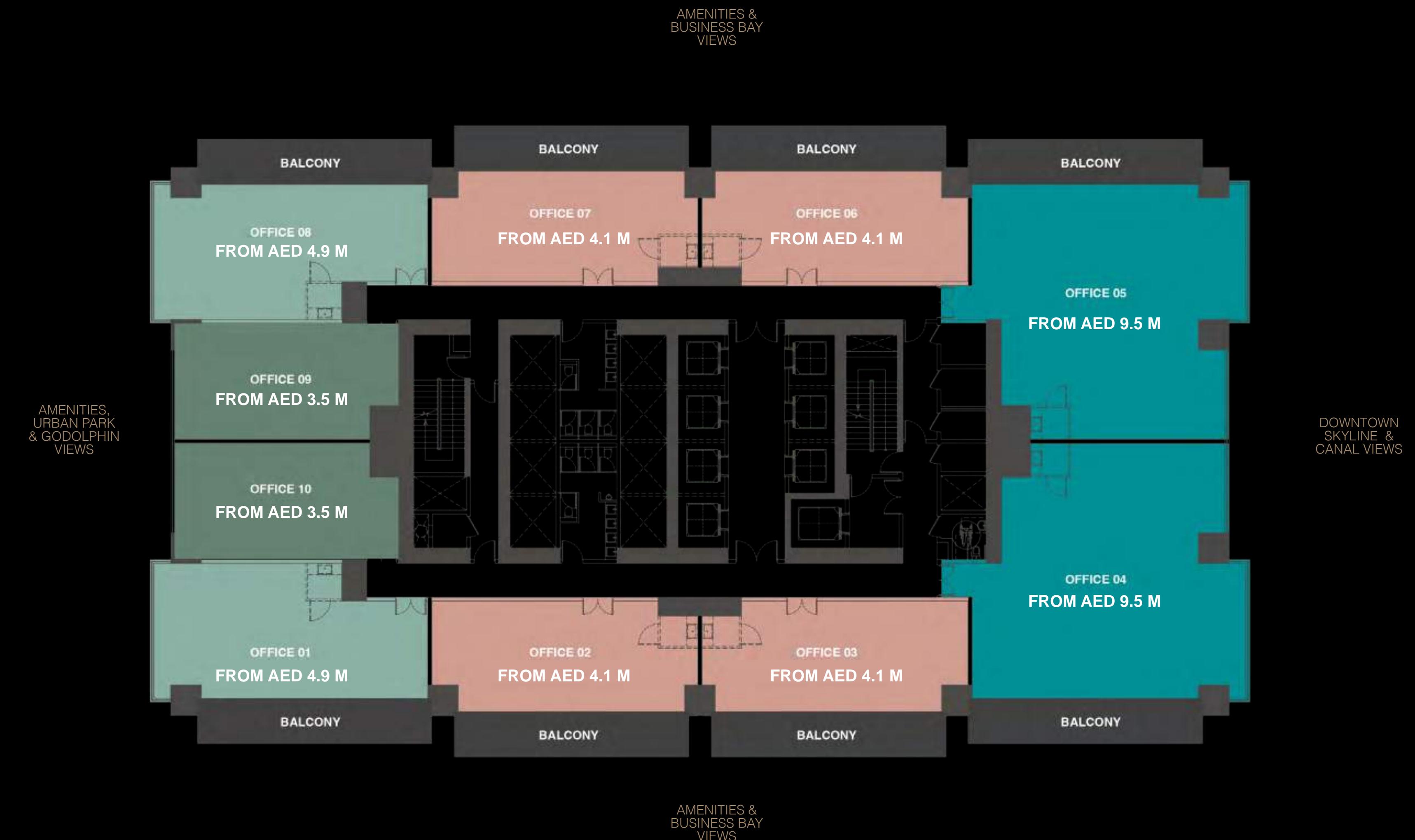
À la carte Services Available

Concierge | Valet | Office Housekeeping



# STARTING PRICES

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
<b>TYPE A</b>	908 sqft	289 sqft	1,197 sqft
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# REASONS TO INVEST



## PRIME LOCATION

Proximity to Downtown will elevate both professional experience and connectivity; just steps away from Dubai Mall, Dubai Opera, and with an upcoming metro station set to rise near the plot, ensuring seamless access across the city.



## ICONIC DESIGN

An iconic façade that defines architectural prestige. Inside, premium finishes reflect a commitment to excellence and elevated business standards.



## URBAN PARK PROXIMITY

An iconic façade that defines architectural prestige. Inside, premium finishes reflect a commitment to excellence and elevated business standards.



## 25+ AMENITIES

Overlooking the iconic Downtown Dubai skyline, BURJ CAPITAL is the first commercial tower to offer a five-star hotel lifestyle with over 25 world-class amenities, reimagined for modern elegance. Every detail of the amenities speaks to sophistication and style.



## EXCLUSIVITY

Limited in number, unmatched in quality; these premium office spaces offer exclusivity at its finest. A rare setting reserved for the elite, designed for visionary leaders.



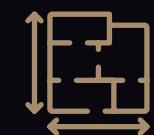
## ACCESS TO BUSINESS BAY CANAL

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



## GRADE A+ COMMERCIAL CENTERS

The highest quality commercial office spaces in the real estate market. These offices are designed to offer premium features, prime locations, and a high standard of construction.



## SPACIOUS OFFICES

Thoughtfully designed, each unit offers expansive layouts that maximize space and flexibility; delivering premium office environments at an unmatched price point.

**PAYMENT PLAN 50 / 50 ON HANDOVER**

ESTIMATED COMPLETION DECEMBER 2028  
AGENTS COMMISSION 5%

# EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. Client's Document Required: Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. Signed EOI form (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. Payment: Cheque and Wire Transfer should be in favour of "**CENTURION CAPITAL ONE PROPERTIES LLC**".
4. Cash payment will be accepted for the EOI campaign up to **AED 50,000** for all units.

## Bank Details for Wire Transfer

Description	Details
Account Name	CENTURION CAPITAL ONE PROPERTIES LLC
Account No.	80209100002908
IBAN No.	AE420150080209100002908
Swift Code	BMISAEAXXX
Bank Name	BANQUE MISR
Branch	ABU DHABI
Bank Address	DEENA BULIDING, GARDEN TOWER - AL DANAH - ZONE 1 - ABU DHABI
Currency	AED

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by "**Centurion**".

EOI request to be sent at email address **salesops@octaproperties.com** with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 21 (twenty one) days from the date the client shares the correct account details.

Please feel free to contact our sales team at **+971 50 206 6888** or **info@octaproperties.com** if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the "**Burj Capital**" Project a landmark.

# BURJ CAPITAL

BUSINESS BAY

