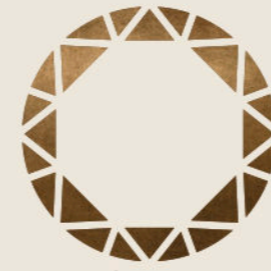
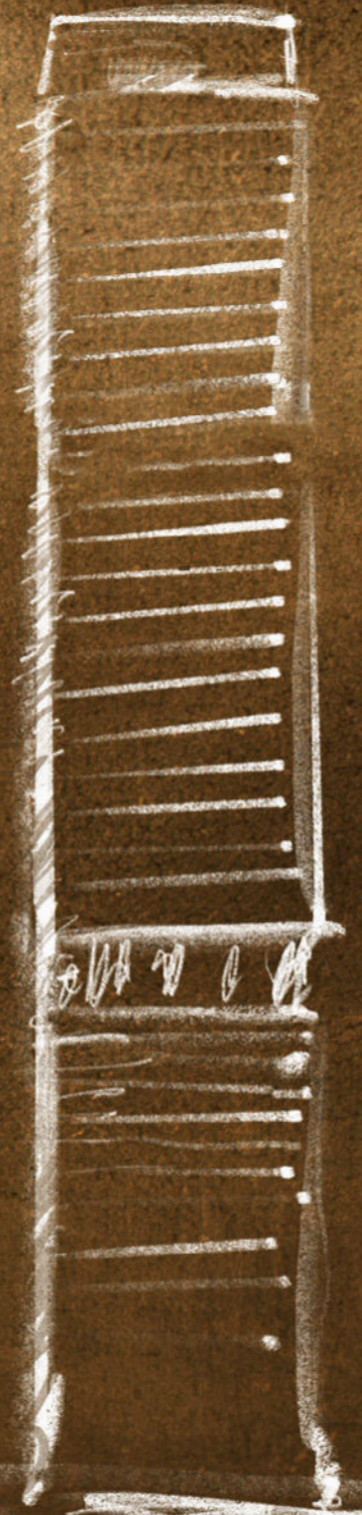


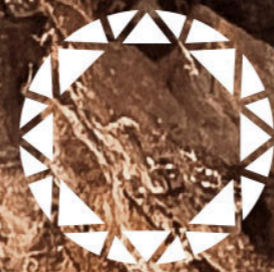


SOL LUXE

LIVE. WORK. THRIVE.



" Everything begins with stone.  
A primordial matter,  
sculpted by time,  
keeper of memories and silences.  
In its solidity lies strength;  
in its essence, the seed  
of transformation "



"Within the rock, hidden places emerge where the elements of nature form sanctuaries of beauty, silent refuges whose majestic vaults embrace and renew"

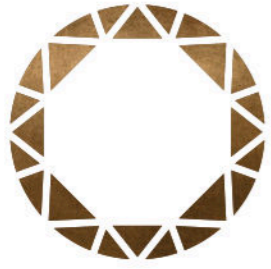


" Crossing its threshold  
is to step into a suspended world,  
where noise dissolves and time slows,  
a space to hear oneself, and be touched  
by the subtle light filtering through  
the architectural shapes "





*A sanctuary suspended  
between earth and sky,  
where living becomes  
the act of elevation.*



# A Tower Shaped in Stillness

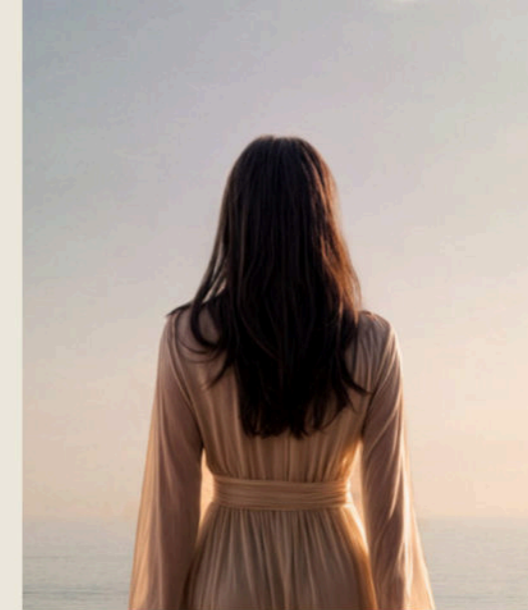
**Sol Luxe** emerges from contrast, a sanctuary of calm in the heart of urban vibrance.”

From the outside, the building commands attention with its bronze-wrapped horizontal bands and curved tinted glass, creating a rhythm that is both timeless and dynamic.



Inspired by zen philosophy and contemporary minimalism, the tower's design philosophy is rooted in the idea of stillness. Its presence is assertive yet serene.

Inside, travertine stone, smoked oak, dark wood, bronze metal, and Armani Grey marble come together to create a lobby that feels more like a gallery, composed, contemplative, and curated.



## The essence of luxury is permanent evolution

**Sol Luxe** speaks to those who look ahead with purpose and clarity; who live deeply in the present, and understand that true luxury lies in evolution.



Rising from the last greenfield plot on Sheikh Zayed Road, this 63-storey architectural marvel is SOL Properties' boldest vision yet: a freehold sanctuary for those who wish to live, work, and thrive at the center of Dubai's beating heart.

*In a city that dares to redefine skylines, Sol Luxe emerges not just as a development, but as a declaration.*

Nestled within the core of Dubai's dynamic lifeline, offering seamless connectivity to the city's most influential districts and just steps away from global icons like Burj Khalifa, the Museum of the Future, DIFC, and Dubai Mall, SOL LUXE is both an address and an aspiration. It is where legacy meets lifestyle. Positioned between the historic spine of old Dubai and the ascending momentum of its future, this location marks where Dubai's infrastructural story first began and where a new chapter is now being written.

Designed for discerning global residents and leading global businesses, it merges lifestyle, prestige, and connectivity, where elegant living and professional excellence coexist seamlessly.

# Sol Luxe rises, elegant and majestic, at the heart of the urban landscape.

Sol Luxe rises, elegant and majestic, at the heart of the urban landscape. Its fluid forms and reflective surfaces capture light and movement, and by night, a subtle yet iconic illumination redefines the city's most iconic skyline with quiet grandeur.



Here life unfolds into a daily experience of luxury, where every moment is crafted to delight the senses and elevate the spirit.

Every element is thoughtfully designed around the individual, offering a seamless blend of beauty, comfort, and exclusivity. Here, each day becomes an extraordinary journey, where spaces inspire, restore, and elevate the art of living.

A place where living rises into a daily experience of luxury.



Sheikh Zayed Road is more than a location, it's Dubai's lifeline. The road that carried the city into the future now becomes the foundation for its next great landmark.



Sol Luxe, in the heart of Sheikh Zayed Road: the line that connects tradition and a boundless future.

Sol Luxe marks a timeless chapter in Dubai's architectural story, a symbol of permanence in a city of constant motion.

## Metro station

DIFC Metro station - 1 min

## Airports

DUBAI

International Airport (DXB) - 14 min

AL MAKTOUM

International Airport (DWC) - 41 min

## Port & Marinas

Marinas Port Rashid - 16 min

Dubai Harbour Marina - 19 min

## Destinations

0. Burj Khalifa Boulevard - 5 min

22. JBR - 24 min

20. Palm Jumeirah - 20 min

14. Burj Al Arab - 17 min

21. Dubai Marina Walk - 18 min

23. Blue Waters Marine - 20 min

## Golf Club

19. Montgomerie Golf Course - 20 min

10. Dubai Creek Golf - 18 min

18. Emirates Golf Club - 21 min

13. Dubai Hills Golf Course - 19 min

## Business Districts

4. World Trade Center - 5 min

3. DIFC - 7 min

5. Business Bay - 10 min

9. Dubai Design District - 10 min

24. Expo City Dubai - 28 min

## Medical centers

11. Medcare Women and Children Hospital - 8 min

12. Burjeel Hospital - 18 min

2. Mediclinic Dubai Mall - 11 min

## Schools

17. GEMS Wellington International School - 13 min

15. Horizon International School - 14 min

8. Jumeirah English Speaking School (JESS) - 9 min

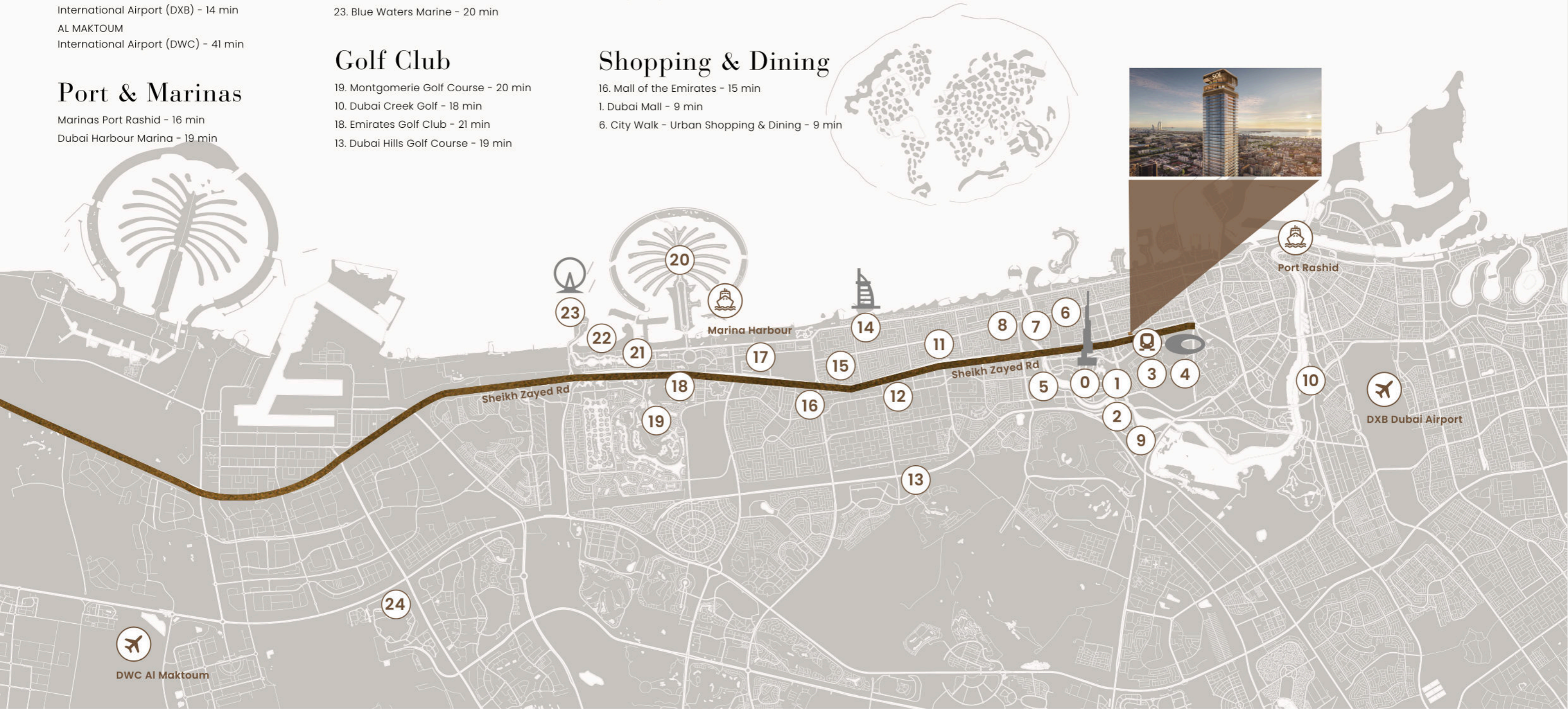
7. Horizon English School - 8 min

## Shopping & Dining

16. Mall of the Emirates - 15 min

1. Dubai Mall - 9 min

6. City Walk - Urban Shopping & Dining - 9 min



DWC Al Maktoum

# At the Heart of Dubai

**Sol Luxe represents a rare opportunity on a road where reinvention is no longer possible.**

Surrounded by Dubai's most powerful economic hubs: DIFC, Business Bay, Dubai Mall, and Dubai International Airport.

## Metro station

DIFC Metro station - 1 min

## Shopping & Dining

- 7. Dubai Mall - 5 min
- 1. City Walk - Urban Shopping & Dining - 5 min
- 2. DIFC Gate Avenue - 7 min

## Hotels

- 8. Address Downtown - 8 min
- 4. The Ritz-Carlton, (DIFC) - 8 min
- 3. Four Season DIFC - 8 min
- 0. Shangri-La - 2 mins
- 10. Dubai Edition - 11 min

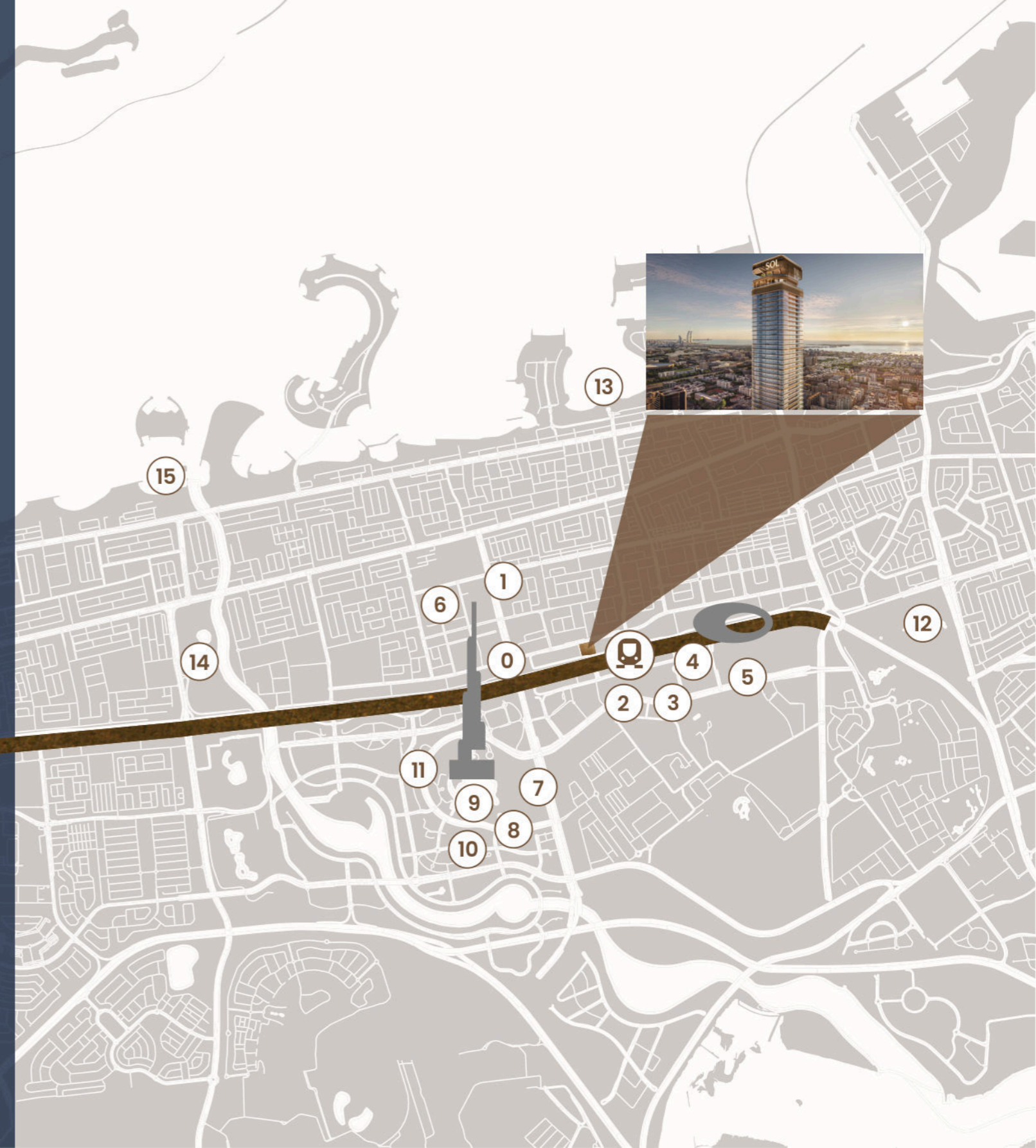
The project's appeal is bolstered by proximity to Dubai's leading educational and medical institutions, GEMS Wellington, Horizon International School, Burjeel Hospital, and Medcare Women & Children Hospital, attracting families, professionals, and long-term tenants alike.

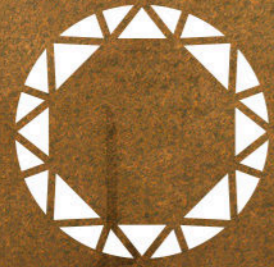
## Attractions

- 9. Burj Khalifa/ Dubai Fountains - 5 min
- 11. Dubai Opera - 7 min
- 5. Museum of the Future - 7 min
- 12. Dubai Frame - 12 min

## Leisure

- 14. Safa park - 7 min
- 15. Jumeirah Beach - 11 min
- 13. J1 Beach - 10 min
- 6. The Green Planet - 9 min





**SOL LUXE**  
LIVE. WORK. THRIVE.

**8-9%**

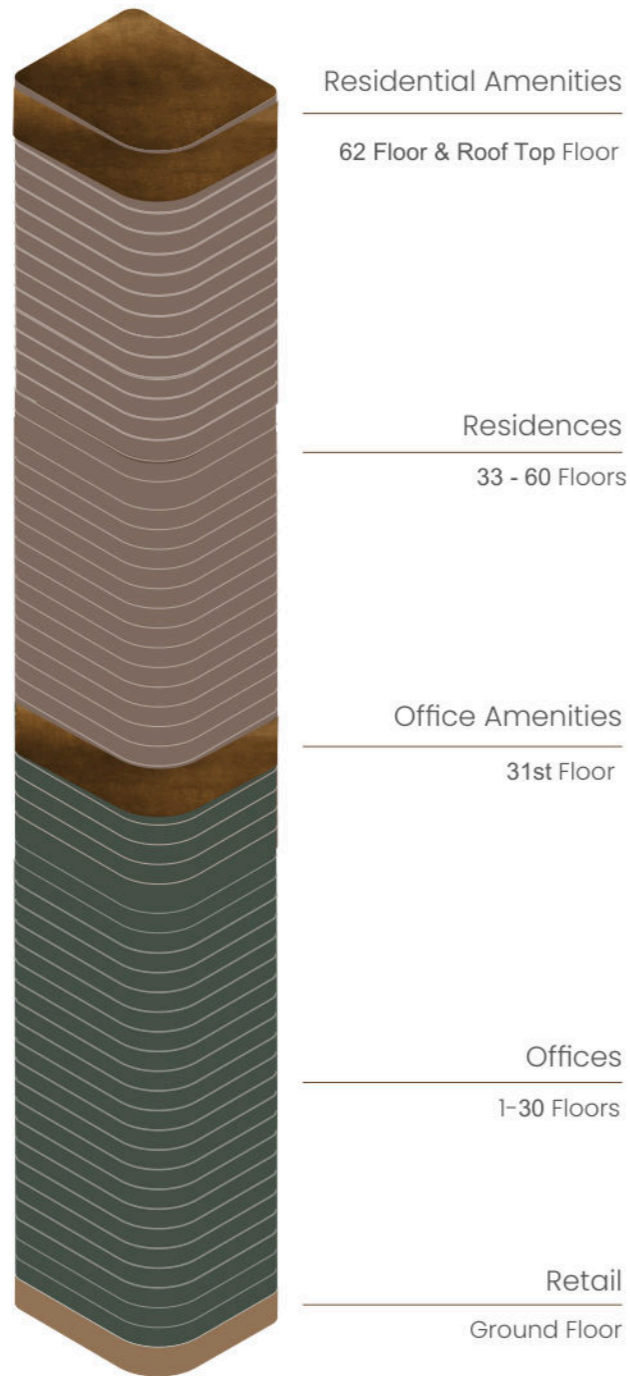
**ROI**  
Potential



## A smart investment on a prime location

For investors, **Sol Luxe** offers more than prestige, it offers performance. With **8-9% ROI** potential, and surrounded by Dubai's strongest economic drivers





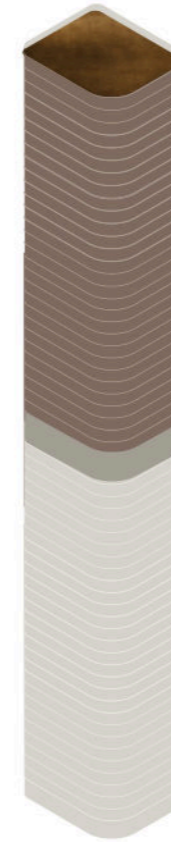
# A Landmark Tower with Three Souls: living, working, and thriving seamlessly intertwined

Where urban energy meets serene living, every section tells a story of comfort, beauty, and inspiration

Sol Luxe offers dynamic commercial spaces along Sheikh Zayed Road and office environments designed to inspire productivity and wellbeing, enhanced by dedicated amenities. Above, residential levels unfold as serene sanctuaries, with thoughtfully curated facilities and rooftop retreats that transform everyday living into a continuous experience of comfort, beauty, and inspiration.



# A Vertical Community for the Urban Elite



## Residential Areas

**Sol Luxe** speaks to the contemporary users who desires more than square meters, but an elevated way of living.

**1 minute walking distance from the DIFC metro station it is a prime strategic location for fast connections.**

Here, living meets refinement, comfort meets elegance, and wellness meets wonder. With 3.8-meter slab-to-slab height ceilings, homes are elevated in every sense, flooded with light, layered with texture, and framed by iconic vistas of Burj Khalifa, the Arabian Gulf, Burj Al Arab, and the Dubai skyline. Every sunrise and every skyline moment unfolds in serene silence.

Light is the essence.  
It guides the architecture, reveals  
the space, dissolves boundaries.

Interiors become fluid,  
open, and serene, a stage  
where comfort, beauty,  
and calm converge  
in perfect harmony.



The serene expanse of the sea and the iconic Burj Al Arab merge with the vibrant energy of Downtown, where Burj Khalifa rises at the heart of the city. Calm and vitality coexist, framing every moment in a seamless panorama of light and inspiration.

With expansive floor-to-ceiling windows, generous terraces, and open layouts, every residence invites the outside in, blending light, space, and nature into a seamless experience of elevated living.

Living at Sol Luxe means stepping into a suspended world, where the pace fades and time slows.





A seamless integration of light, space, and open views, redefining elevated living.



Each bedroom is a private wellness oasis, open, luminous, and meticulously finished, designed for a luxury contemporary living.



The walk-in closet is a refined expression of a luxurious lifestyle.



The fully equipped bathrooms, all framed by expansive views that merge comfort, style, and serenity.





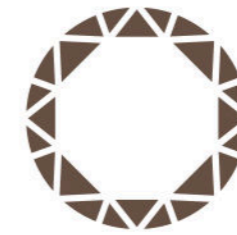
Spaces to listen to yourself and be bathed in the subtle light that filters through the architectural forms.



# Amenities

At Sol Luxe, wellness is seamlessly integrated into everyday living.

The residential amenities offer thoughtfully designed indoor and outdoor spaces for relaxation, well-being, and connection. Residents can enjoy a rooftop pool with stunning view of the city, fully equipped fitness center, Spa and Yoga areas, elegant lounges and exclusive spaces designed for entertainment.



Rooftop Pool



Kids Pool



Jacuzzi



Elegant Lobby



Lounge Saloon



Outdoor & Indoor Yoga



Gym & Fitness



Changing Room



Barbeque Area



Outdoor Terrace



Outdoor Mini Golf



Steam & Sauna



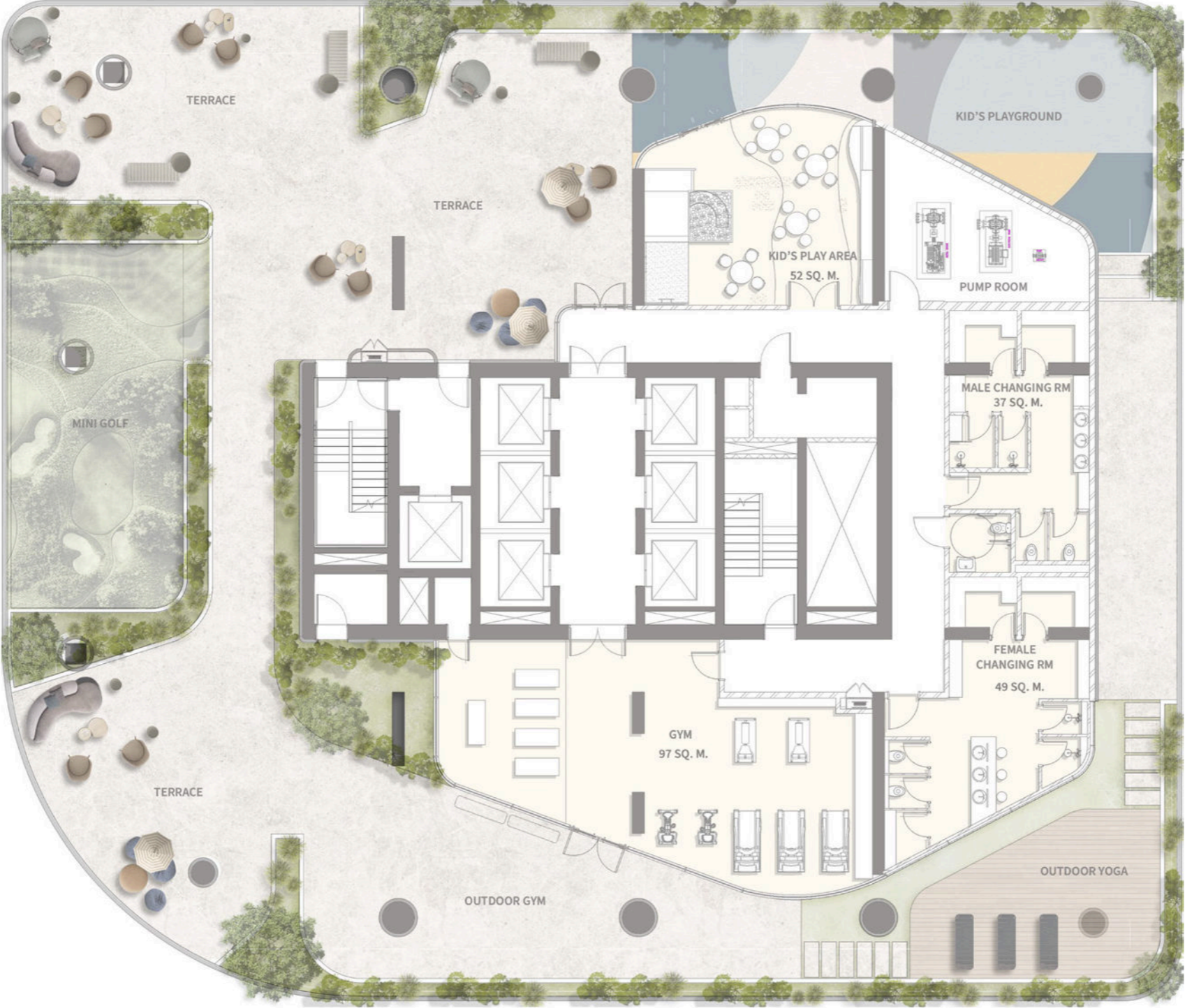
Kids Play Area



Multipurpose Room

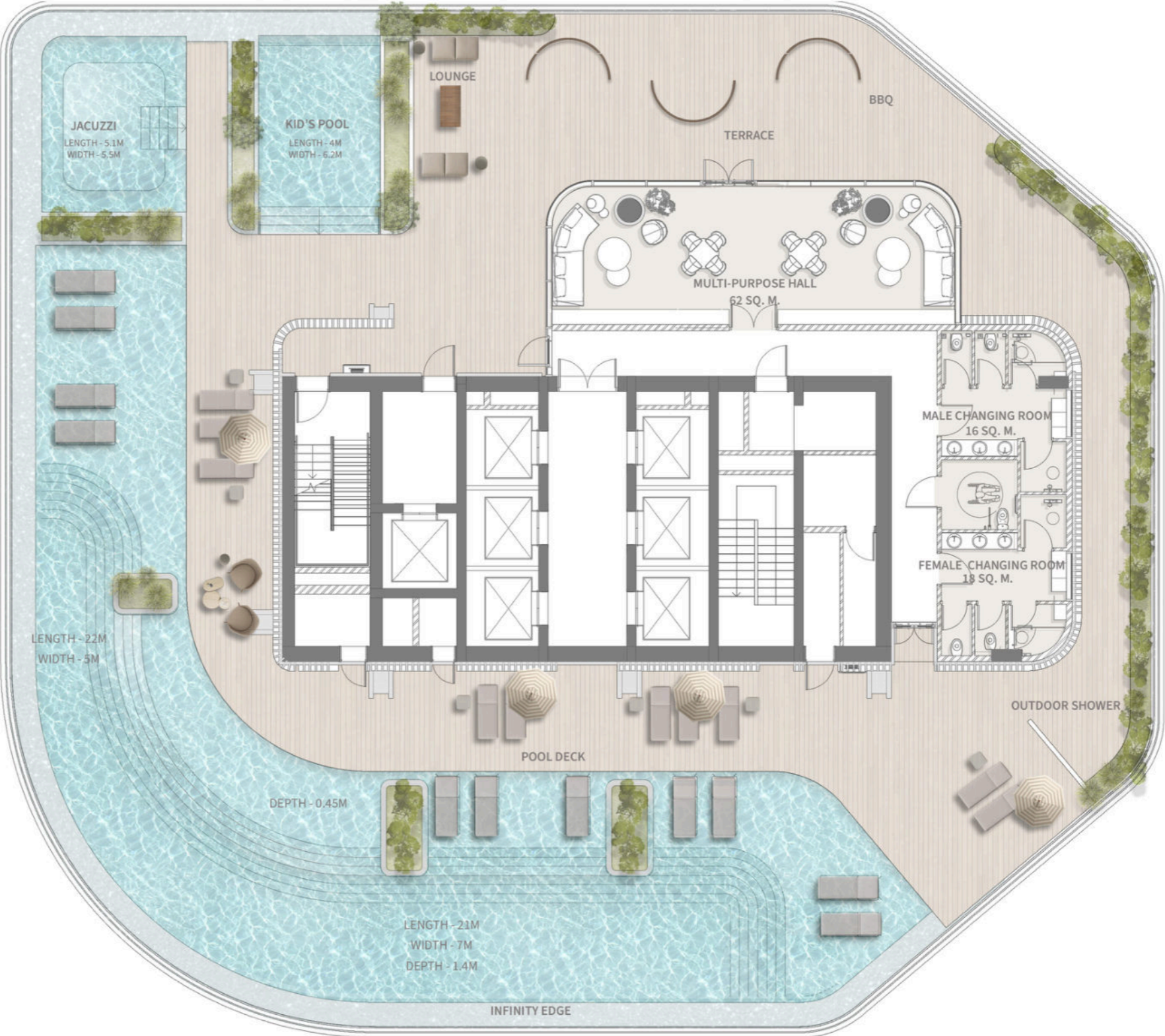
# Residential Amenities

(LEVEL 62)



# Residential Amenities

(ROOF LEVEL)



Luxury spaces, crafted to turn everyday living into a brilliant experience.

Every space is crafted to elevate daily life, combining comfort, beauty, and panoramic views, creating an environment where well-being becomes effortless and refined.



### Elegant residential lobby

stylish entrance to residential spaces

### Rooftop infinity pool

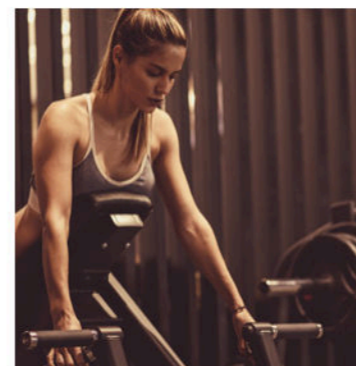
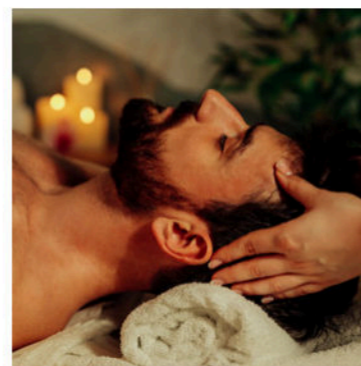
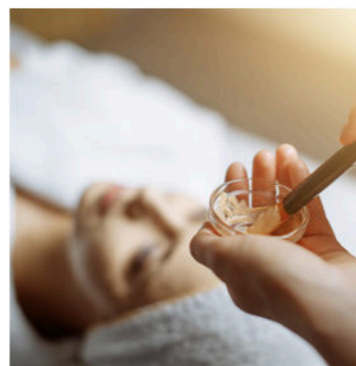
with sculpted jacuzzi that shimmer beneath the stars



Serenity-infused yoga sanctuaries  
and a private spa conceived for immersive rejuvenation



Indoor Gym  
with open view to the city





## Private entertainment enclave

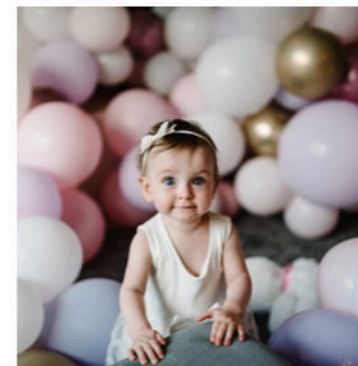
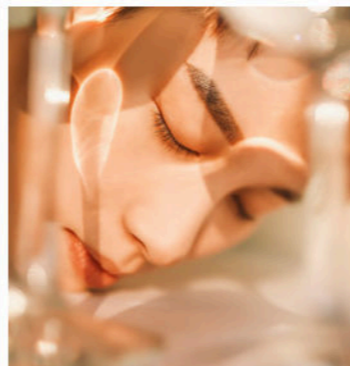
where the Burj Al Arab and Burj Khalifa form a backdrop for your exquisite celebrations and milestone moments.

# Luxury urban lifestyle



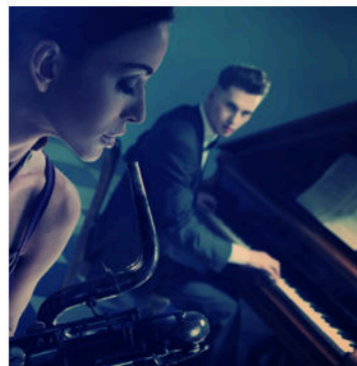
## Designer children's play ateliers

both indoor and al fresco, crafted for wonder and delight

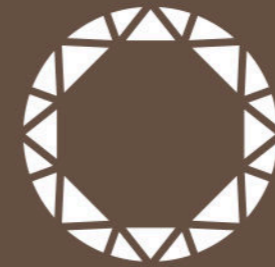




Architecturally  
framed viewing  
terraces  
offering cinematic vistas  
of the city



Bespoke rooftop  
mini golf lawns  
set against Dubai's most iconic  
skyline silhouettes



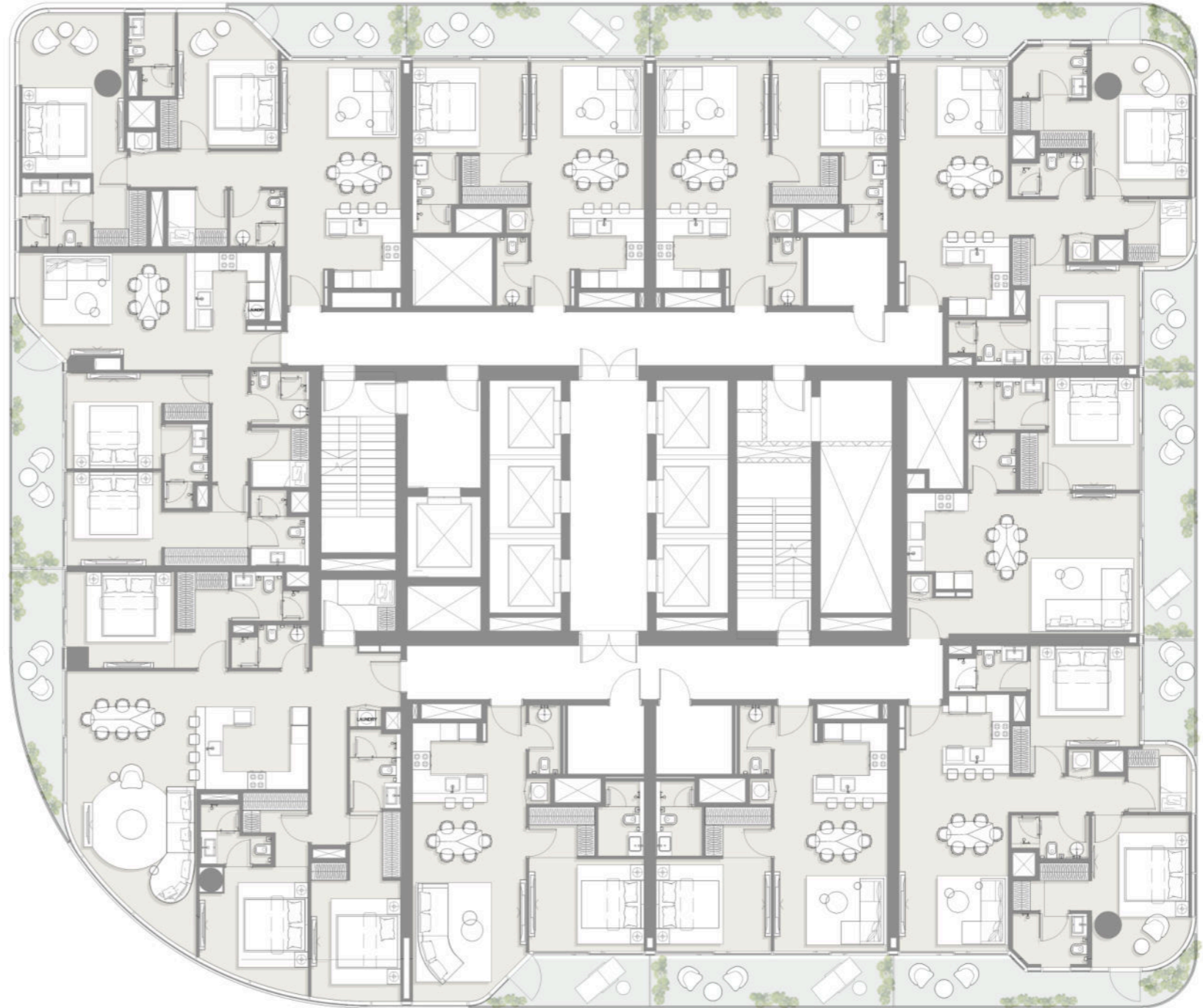
# RESIDENTIAL FLOORPLANS

1 Bed Type 1	1B-T1	28
1 Bed Type 1-A'	1B-T1-A'	28
1 Bed Type 2	1B-T2	27
1 Bed Type 3	1B-T3	28
2 Bed Type 1	2B-T1	28
2 Bed Type 2	2B-T2	28
2 Bed Type 3A	2B-T3A	28
2 Bed Type 3A'	2B-T3A'	28
3 Bed Type 1	3B-T1	28

# Residential Type 01

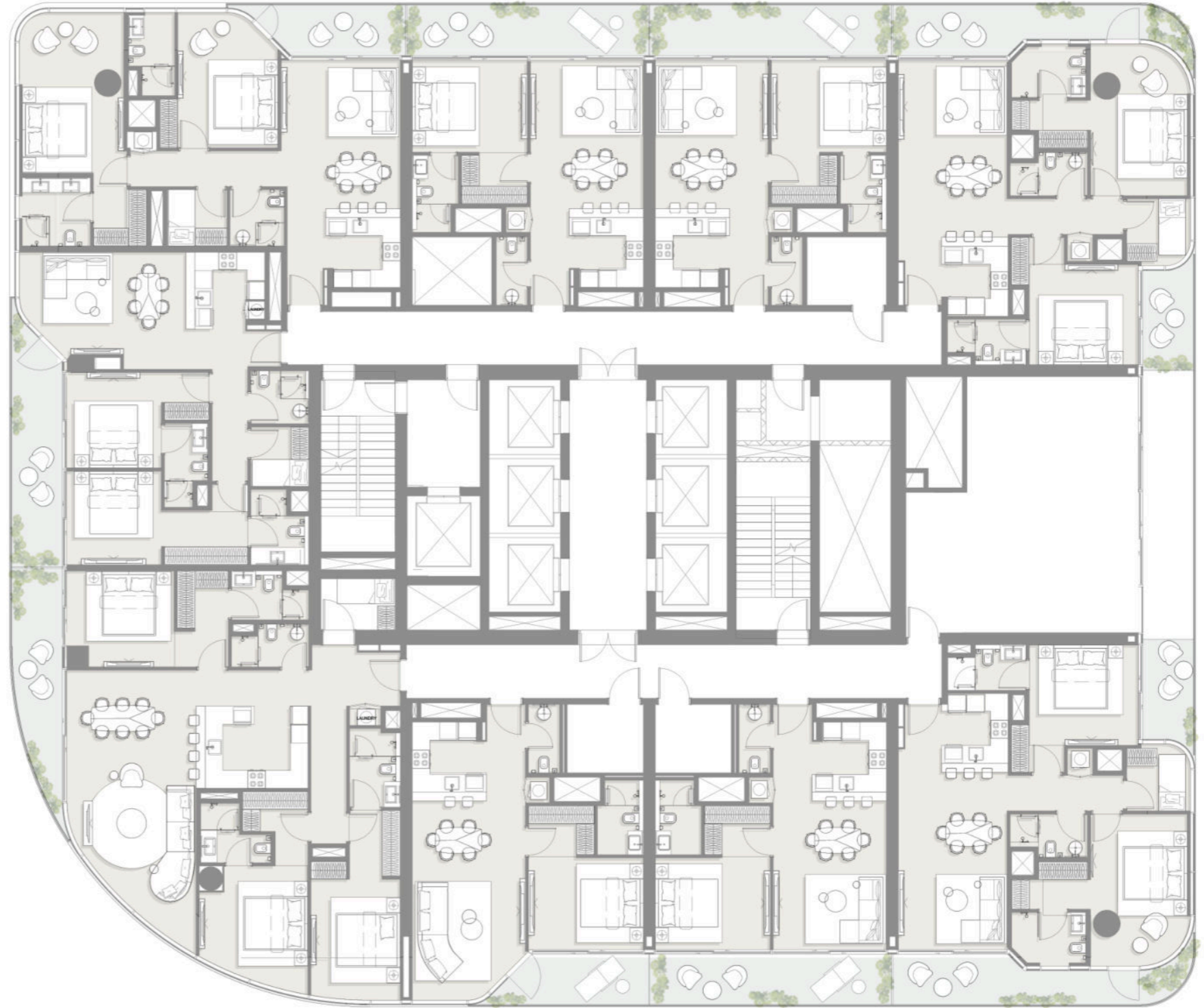
(LEVEL 33 - LEVEL 39

LEVEL 41- LEVEL 60)

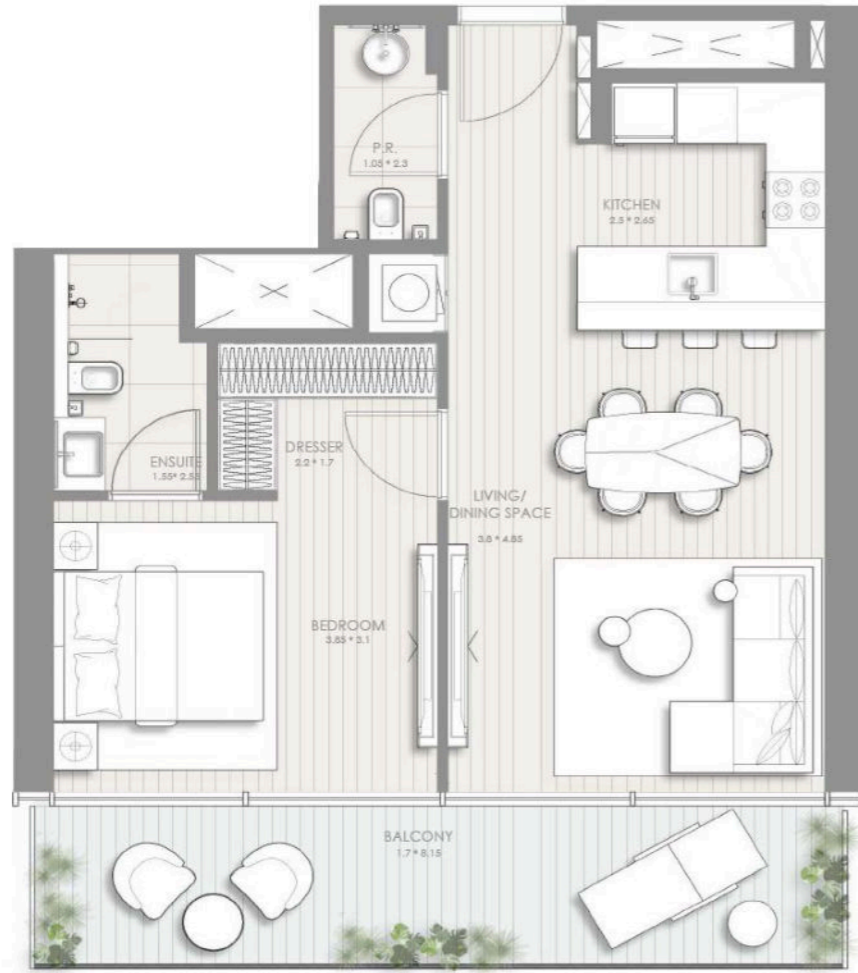


# Residential Type 02

(LEVEL 40)



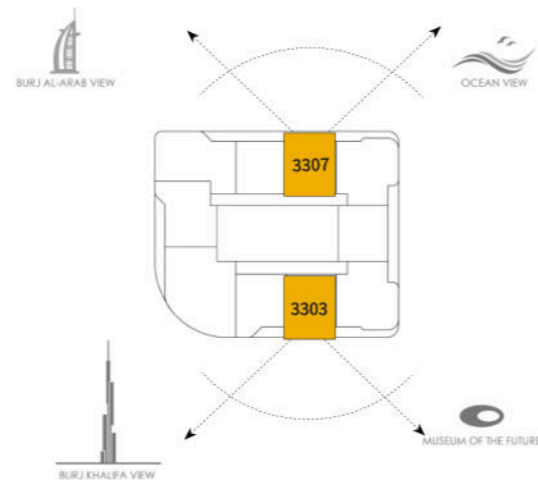
# 1 Bedroom Type 1-A



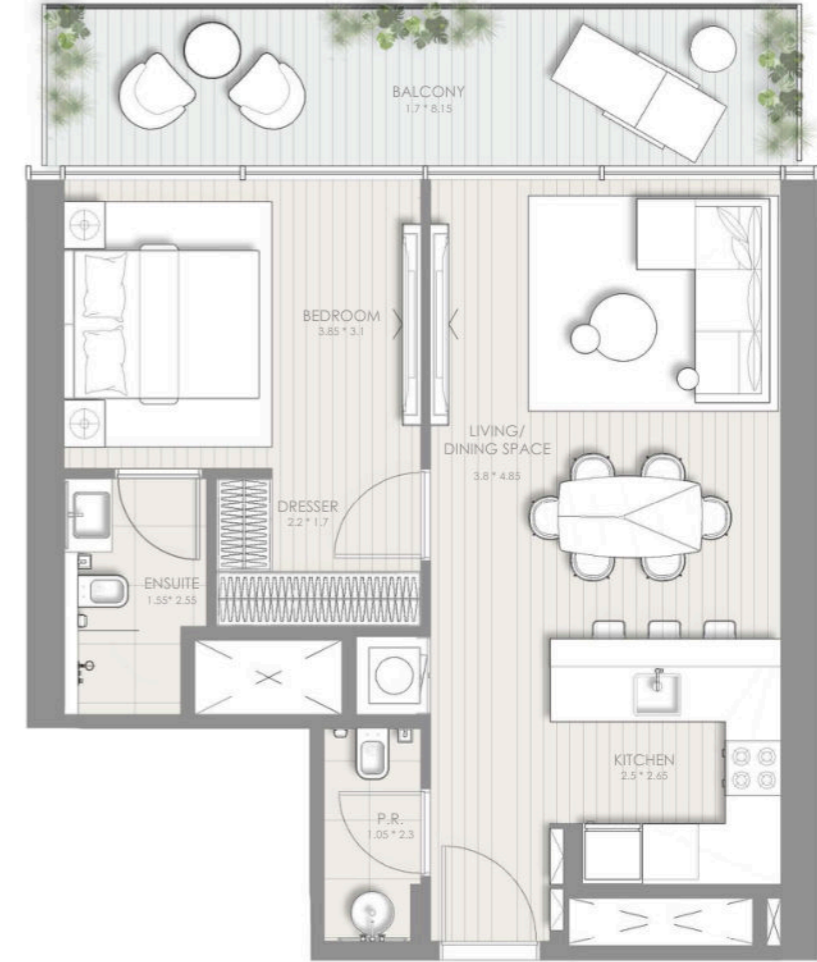
RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 1 BED\_TYPE 1-A

	SQ.M	SQ.FT
INTERNAL AREA	58.46	629.26
EXTERNAL AREA	14.72	158.44
TOTAL AREA	73.18	787.70



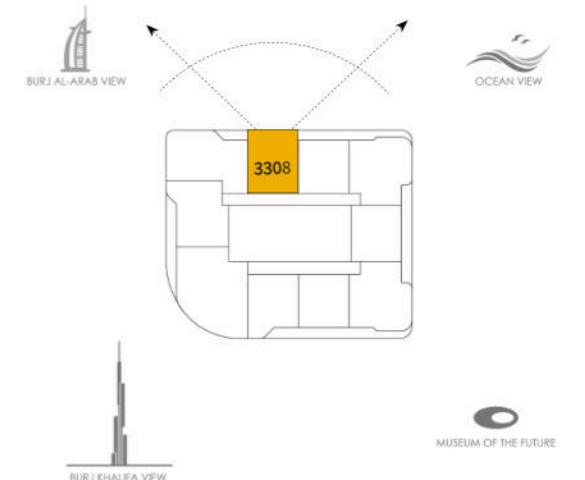
# 1 Bedroom Type 1-A'



RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 1 BED\_TYPE 1-A'

	SQ.M	SQ.FT
INTERNAL AREA	58.06	624.95
EXTERNAL AREA	14.72	158.44
TOTAL AREA	72.78	783.40



# 1 Bedroom Type 2

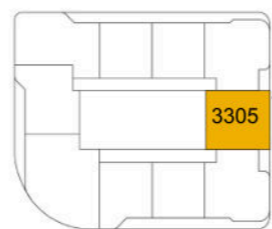


RESIDENTIAL LEVEL TYPE 02 (LEVEL 33-39,41-60)

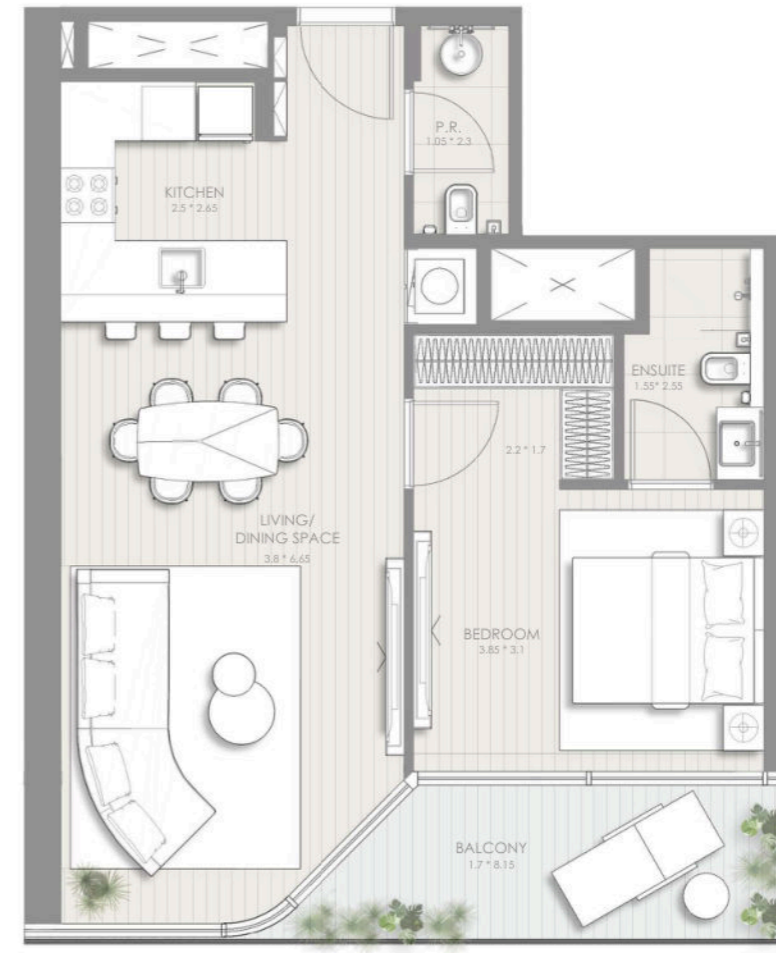


## 1 BED\_TYPE 2

	SQ.M	SQ.FT
INTERNAL AREA	64.36	692.77
EXTERNAL AREA	16.13	173.62
TOTAL AREA	80.49	866.39



# 1 Bedroom Type 3



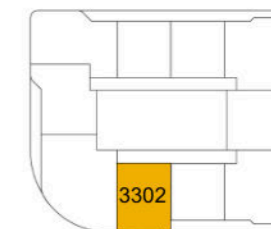
RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)



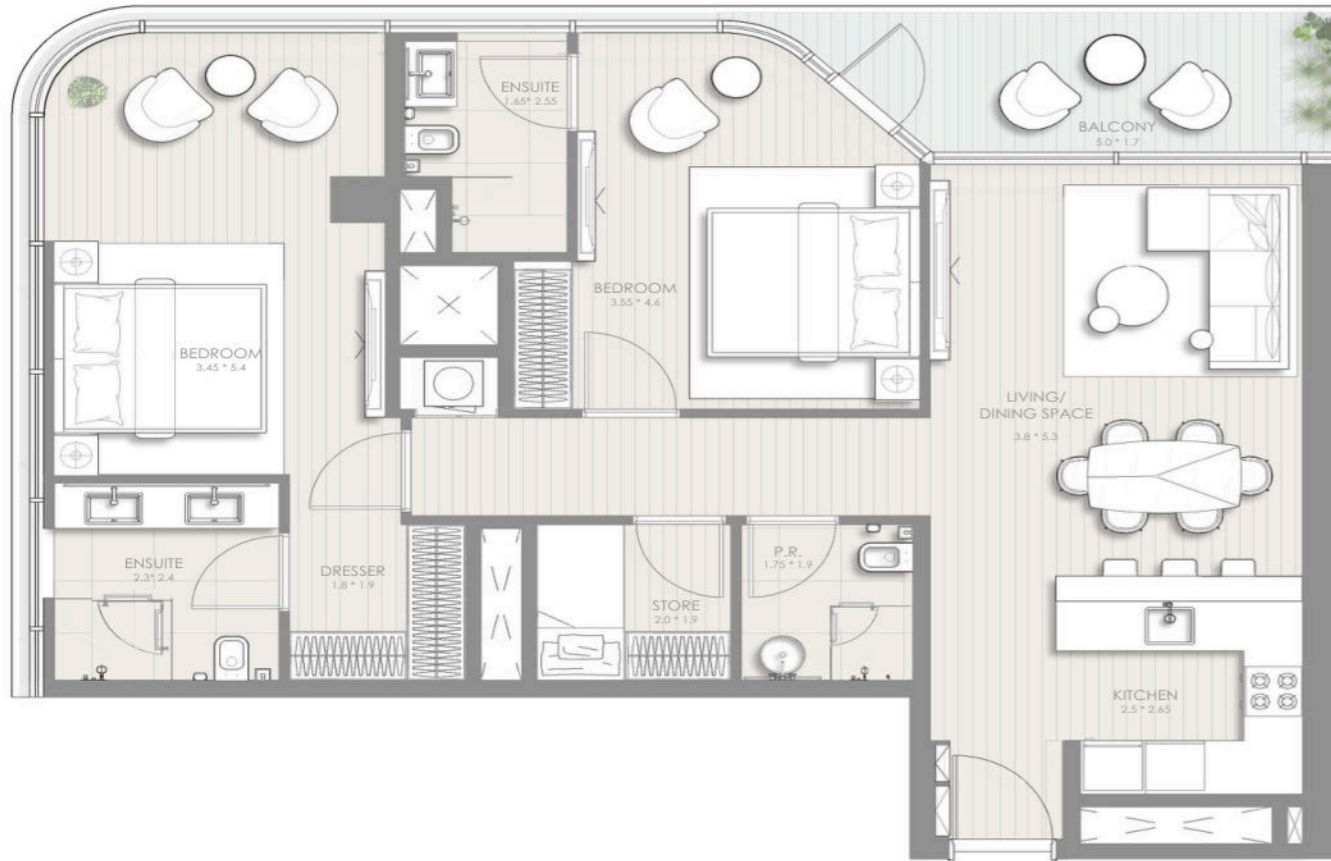
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 1 BED\_TYPE 3

	SQ.M	SQ.FT
INTERNAL AREA	64.19	690.94
EXTERNAL AREA	8.69	93.54
TOTAL AREA	72.88	784.47



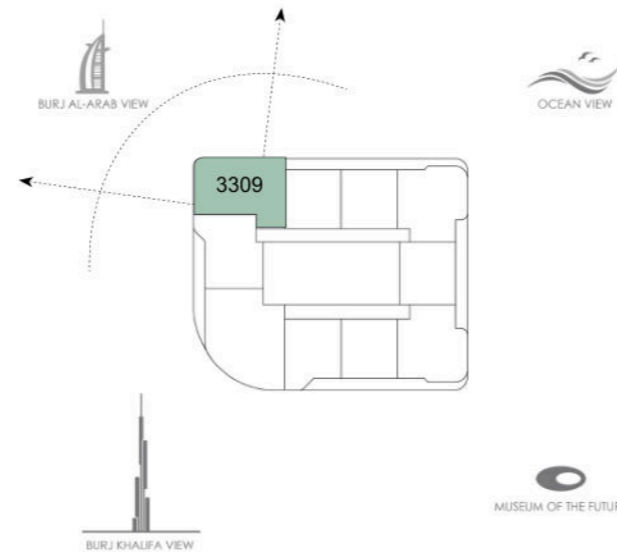
# 2 Bedroom Type 1



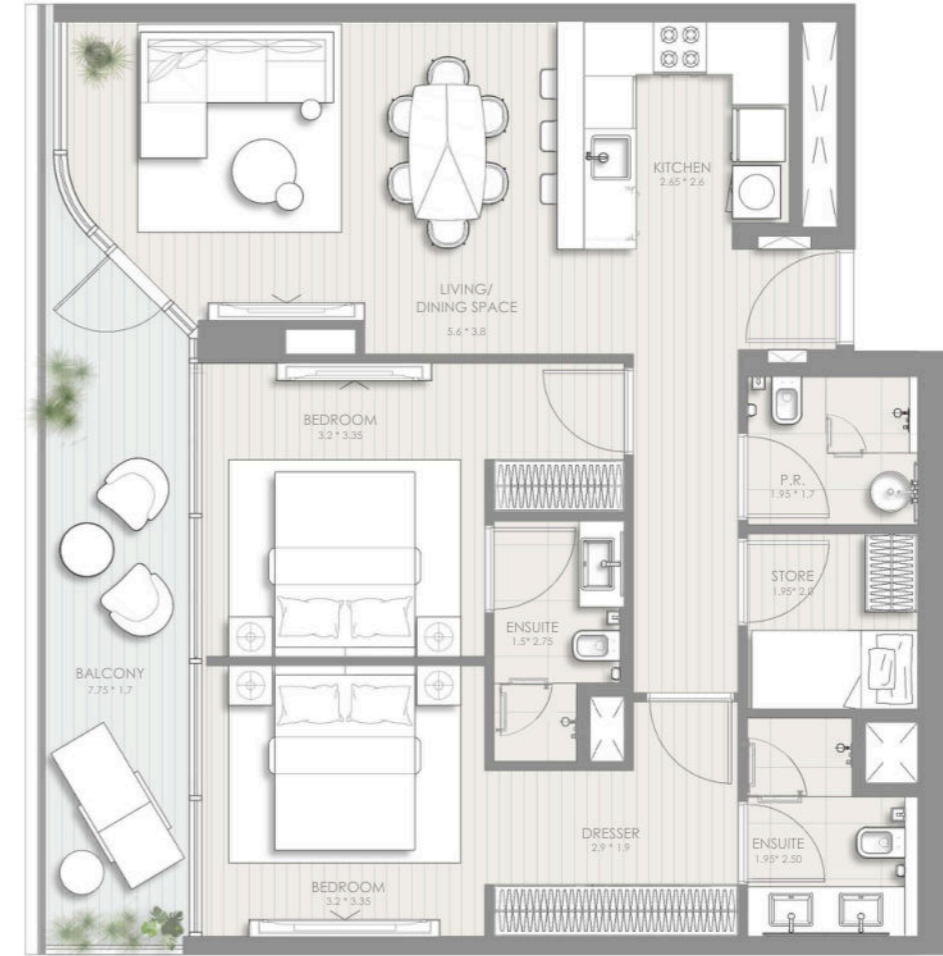
RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 2 BED\_TYPE 1

	SQ.M	SQ.FT
INTERNAL AREA	102.92	1107.82
EXTERNAL AREA	8.57	92.25
<b>TOTAL AREA</b>	<b>111.49</b>	<b>1200.07</b>



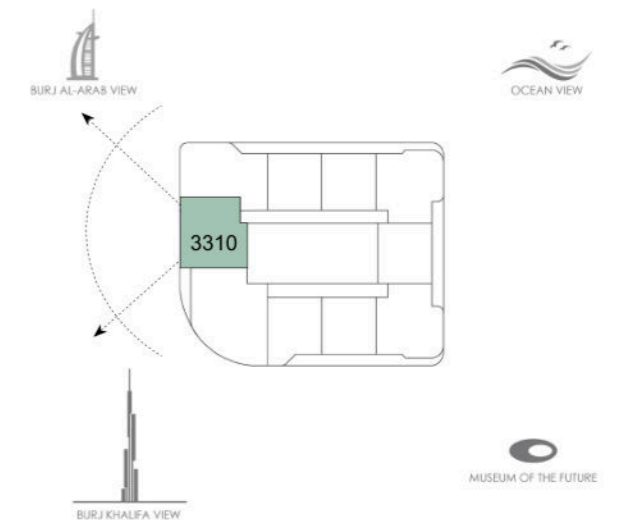
# 2 Bedroom Type 2



RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 2 BED\_TYPE 2

	SQ.M	SQ.FT
INTERNAL AREA	88.44	951.96
EXTERNAL AREA	14.03	151.02
<b>TOTAL AREA</b>	<b>102.47</b>	<b>1102.98</b>



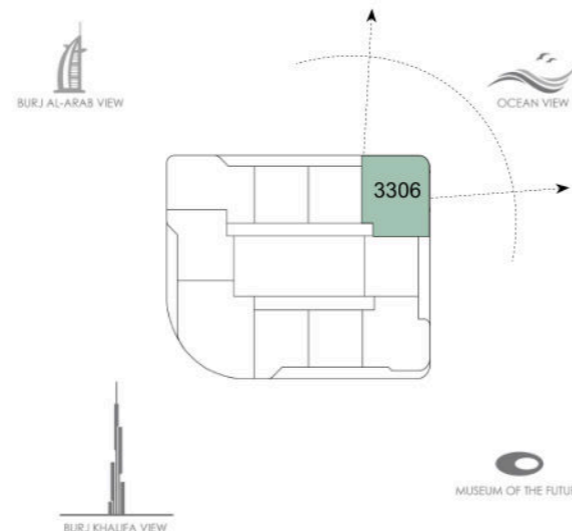
# 2 Bedroom Type 3-A



# 2 Bedroom Type 3-A'



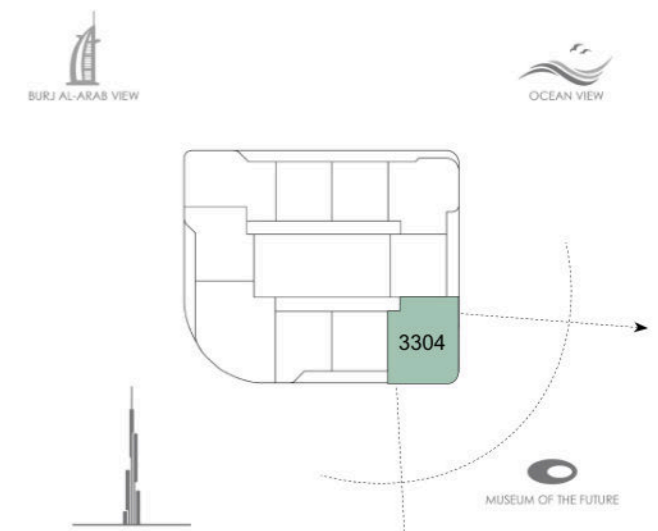
RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)



## 2 BED\_TYPE 3A

	SQ.M	SQ.FT
INTERNAL AREA	96.46	1038.29
EXTERNAL AREA	20.34	218.94
TOTAL AREA	116.80	1257.22

RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)



## 2 BED\_TYPE 3A'

	SQ.M	SQ.FT
INTERNAL AREA	96.38	1037.43
EXTERNAL AREA	20.34	218.94
TOTAL AREA	116.72	1256.36

# 3 Bedroom Type 1



RESIDENTIAL LEVEL TYPE 01 (LEVEL 33-39,41-60)  
RESIDENTIAL LEVEL TYPE 02 (LEVEL 40)

## 3 BED\_TYPE 1

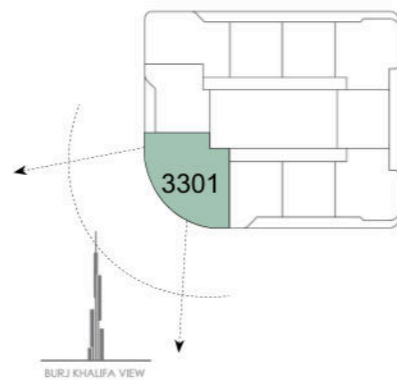
	SQ.M	SQ.FT
INTERNAL AREA	147.30	1585.52
EXTERNAL AREA	12.55	135.09
TOTAL AREA	159.85	1720.61



BURJ AL-ARAB VIEW



OCEAN VIEW



BURJ KHALIFA VIEW

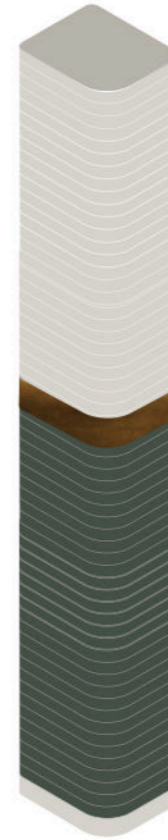


MUSEUM OF THE FUTURE





The ultimate  
address  
for modern  
companies



1 minute walking distance from  
the DIFC metro station it is a  
prime strategic location for fast  
connections.



## Office Areas

**Sol Luxe** is designed for  
the modern professional,  
attracting leading  
consultancies, global law  
firms, and multinationals  
seeking a central, prestigious,  
and high-performing  
headquarters address.

Office units feature Grade A++  
standards with 4-meter slab-to-slab  
ceiling heights, while commercial  
floors are seamlessly integrated within  
the tower, offering a private business  
lounge, dedicated amenities, and a  
striking, high-impact design.

Here, living meets refinement, comfort  
meets elegance, and wellness meets  
wonder. With 3.8-meter slab-to-slab  
height ceilings, homes are elevated in  
every sense, flooded with light, layered  
with texture, and framed by iconic vistas  
of Burj Khalifa, the Arabian Gulf, Burj Al  
Arab, and the Dubai skyline. Every sunrise  
and every skyline moment unfolds in  
serene silence.

# Designed for professionals who shape the future

Spaces that empower  
leadership, innovation and  
influence at the heart of the  
international metropolis.



Sol Luxe offices are conceived for connection and adaptability, with fluid layouts ready for contemporary technologies and easily shaped to fit every need.

Floor-to-ceiling windows frames Dubai's vibrant skyline and the Burj Khalifa, transforming each office into an inspiring vantage point.



# Offices Amenities

At Sol Luxe, professional life is elevated by spaces designed for performance and well-being.

The office amenities offer thoughtfully designed spaces for networking, focus, and well-being. Users can enjoy a private business lounge, flexible meeting rooms, state-of-the-art fitness center, terrace with a stunning view of the city and other areas created for contemporary professionals.



Indoor & Outdoor Gym



Elegant Lobby



Indoor & Outdoor Event Space



Outdoor Yoga Area



Changing Room



Outdoor Terrace



Outdoor Mini Golf



Board Room

# Office Amenities

(LEVEL 31)



# Offices Amenities

Luxury spaces, crafted

to transform  
everyday work into a  
brilliant experience.

excellence, blending  
comfort, prestige,  
and panoramic  
views of Dubai's  
most iconic skyline.



Elegant office lobby  
stylish entrance to office spaces

A sculptural terrace  
where melody and skyline converge in harmony for your events

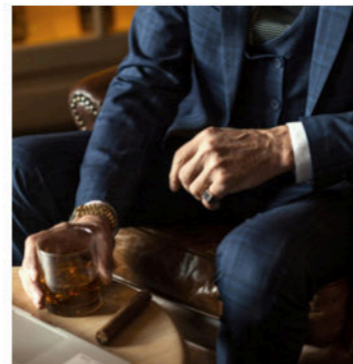
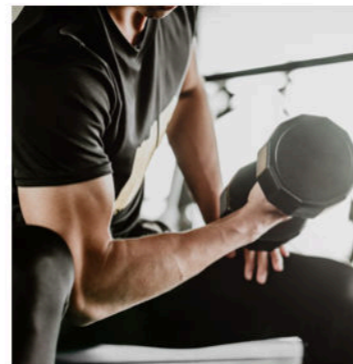


An exquisitely appointed  
fitness pavilion  
with uninterrupted views of the Burj Al Arab



Executive boardrooms  
with commanding vistas of the  
Burj Khalifa

Elevated rooftop mini golf  
and an al fresco amphitheater  
for distinguished gatherings



Refined event salons  
and networking lounges curated  
for visionary leadership

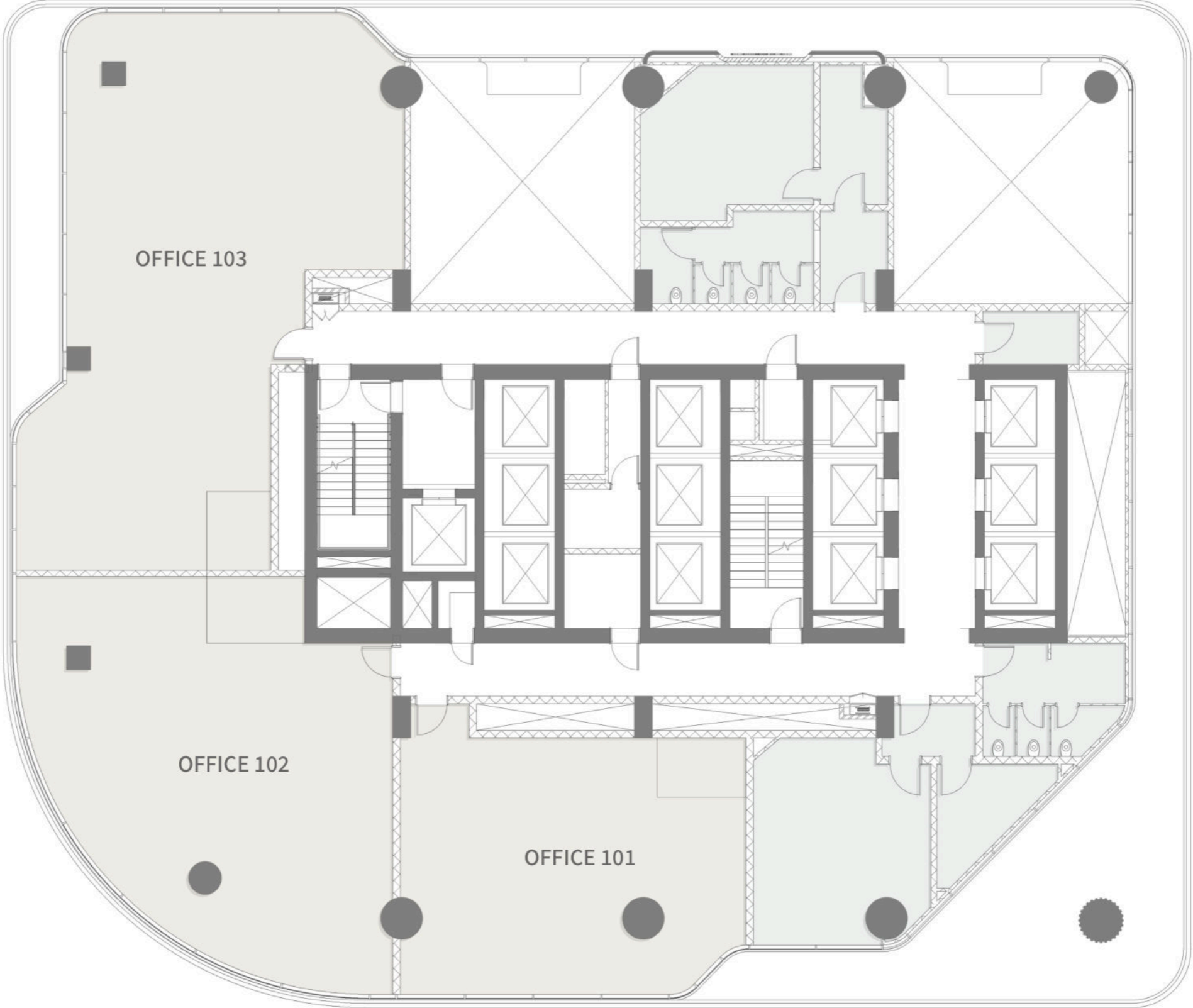




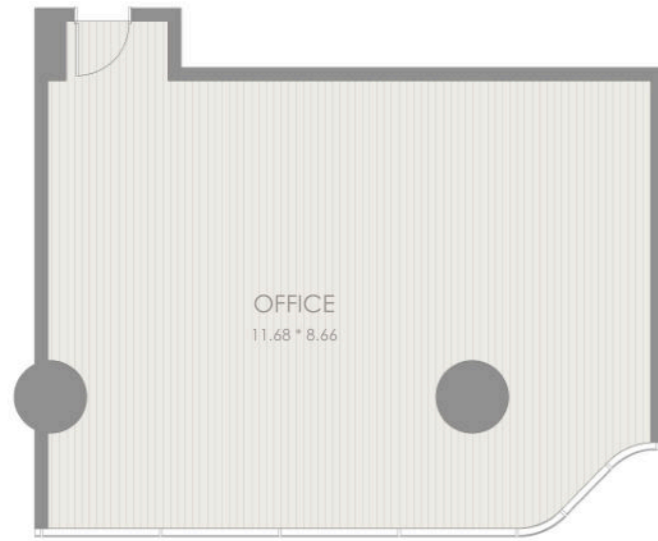
OFFICES  
FLOORPLANS

# Office

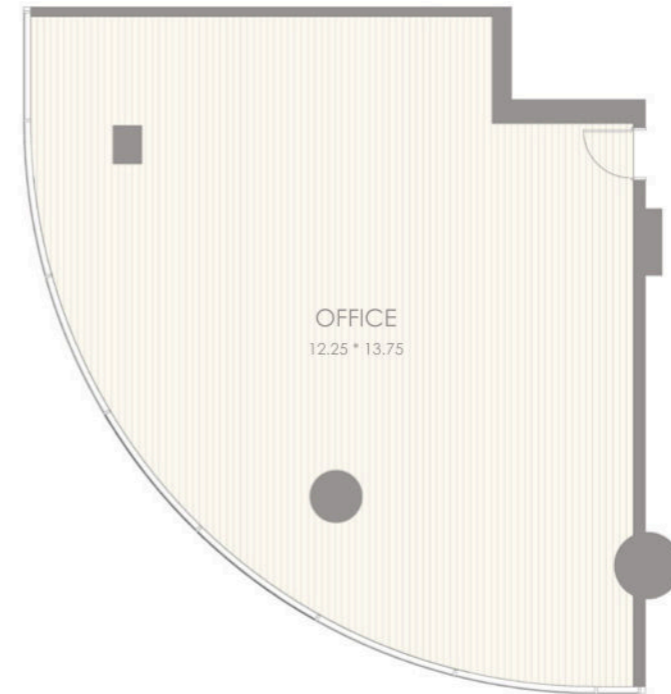
(LEVEL 01)



# Office 101



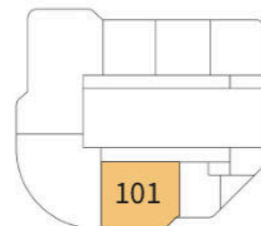
# Office 102



OFFICE (LEVEL 01)



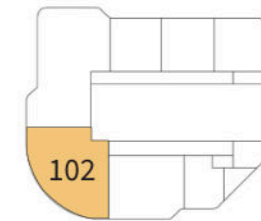
	SQ.M	SQ.FT
INTERNAL AREA	103.12	1109.97
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>103.12</b>	<b>1109.97</b>



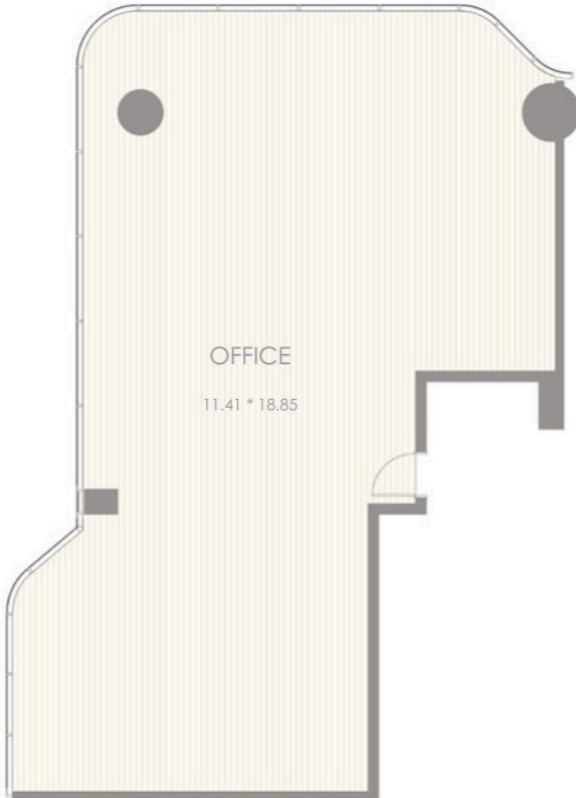
OFFICE (LEVEL 01)



	SQ.M	SQ.FT
INTERNAL AREA	152.64	1643.00
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>152.64</b>	<b>1643.00</b>

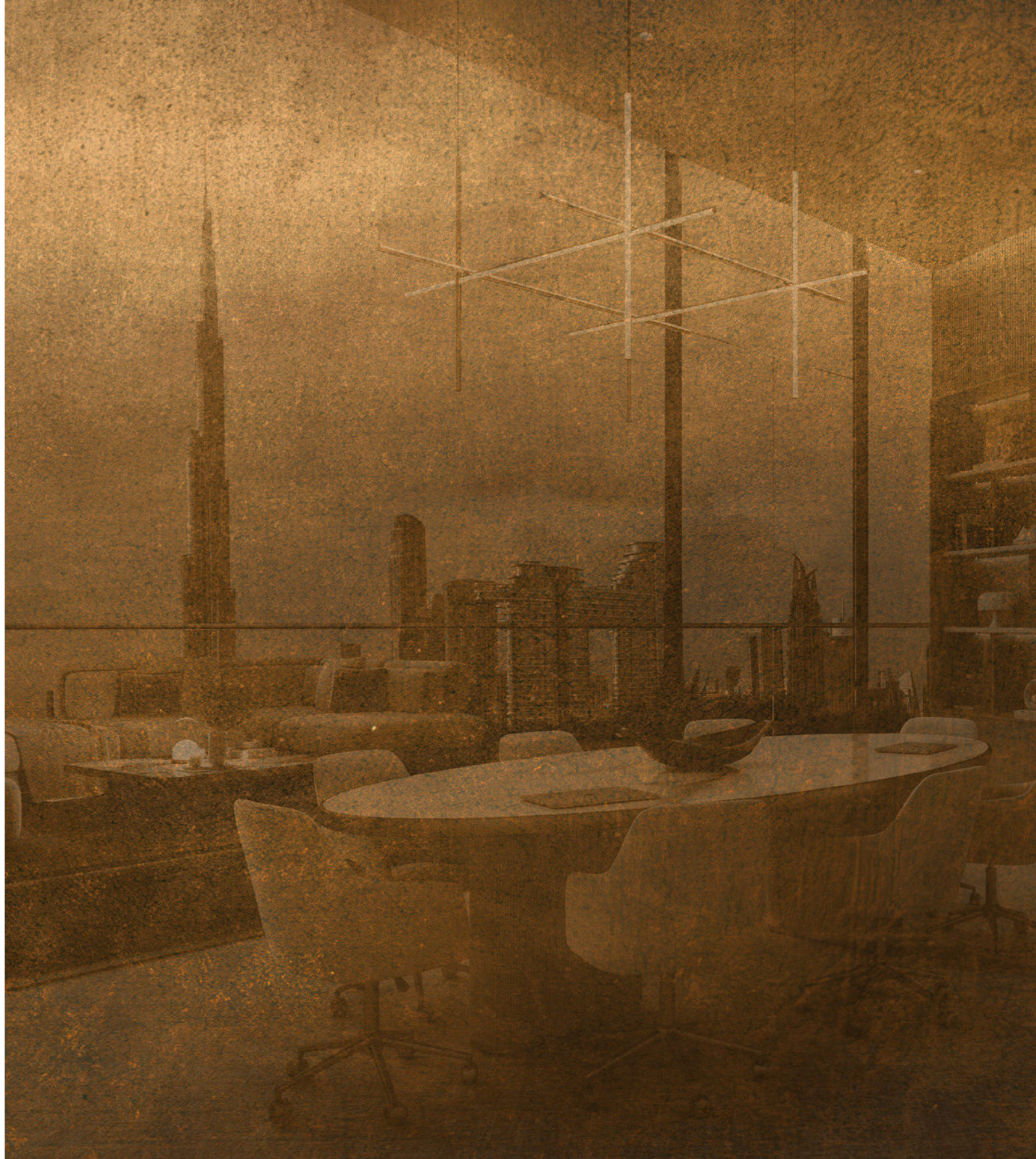
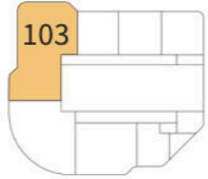


# Office 103



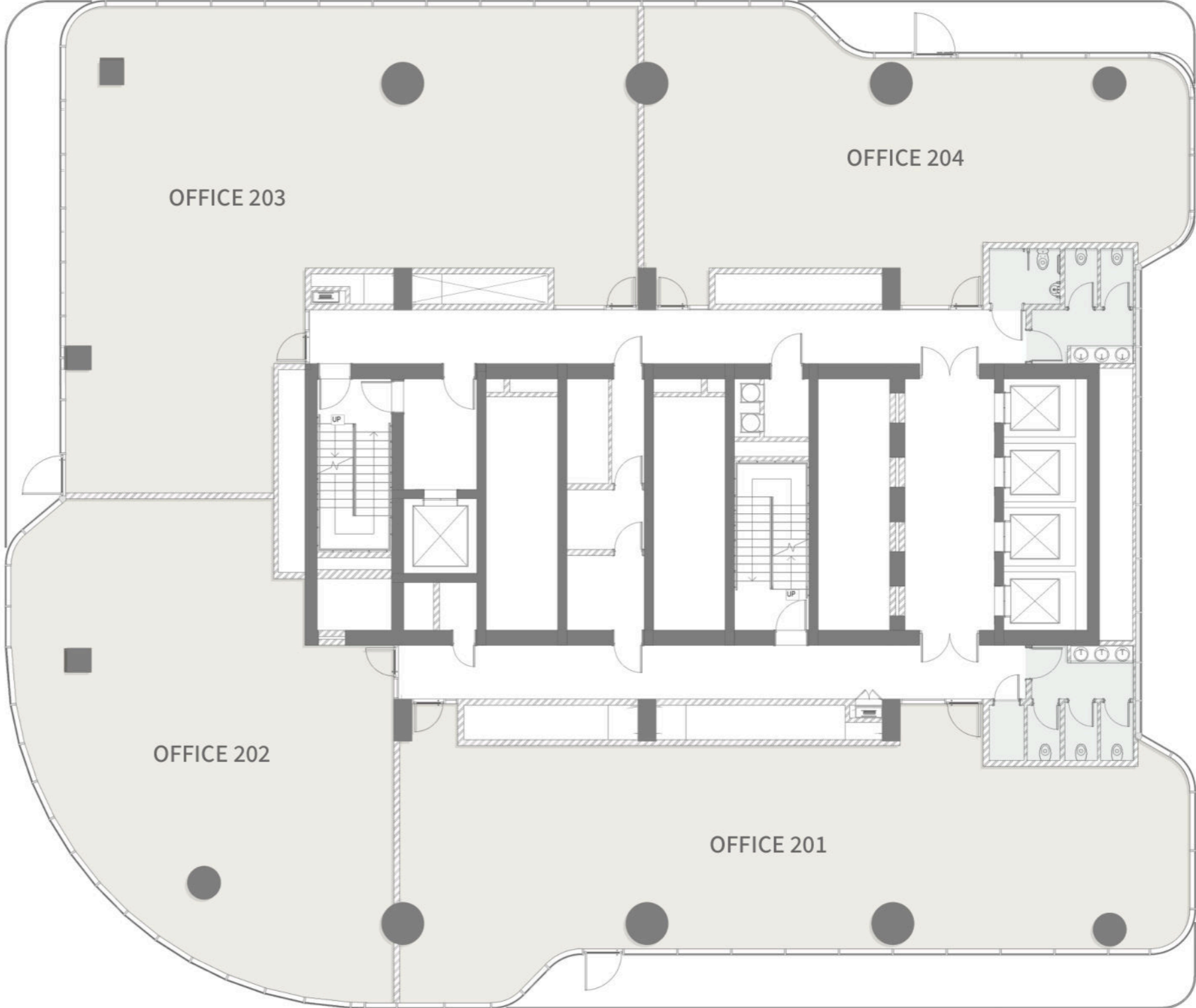
OFFICE (LEVEL 01)

	SQ.M	SQ.FT
INTERNAL AREA	189.46	2039.33
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>189.46</b>	<b>2039.33</b>

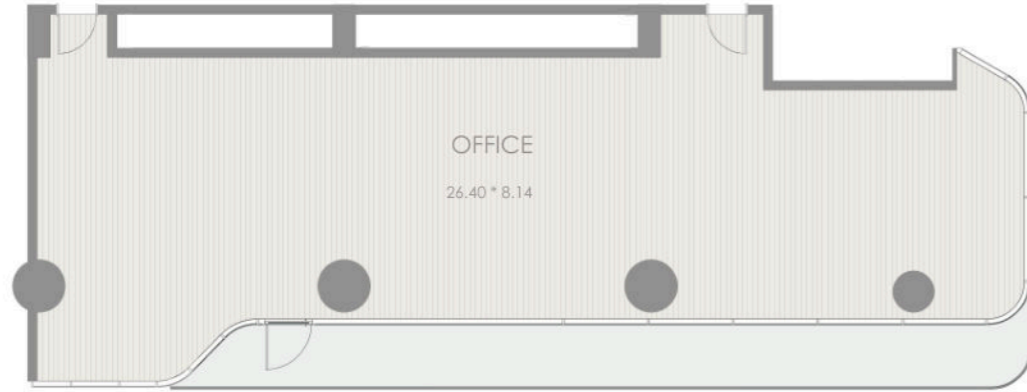


# Office

(LEVEL 2, 3 & LEVEL 6 - LEVEL 10)



# Office 201

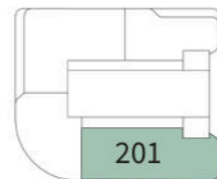


# Office 202



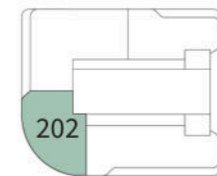
## OFFICE (LEVEL 02-03, 06-10)

	SQ.M	SQ.FT
INTERNAL AREA	199.31	2145.35
EXTERNAL AREA	39.74	427.76
<b>TOTAL AREA</b>	<b>239.05</b>	<b>2573.11</b>

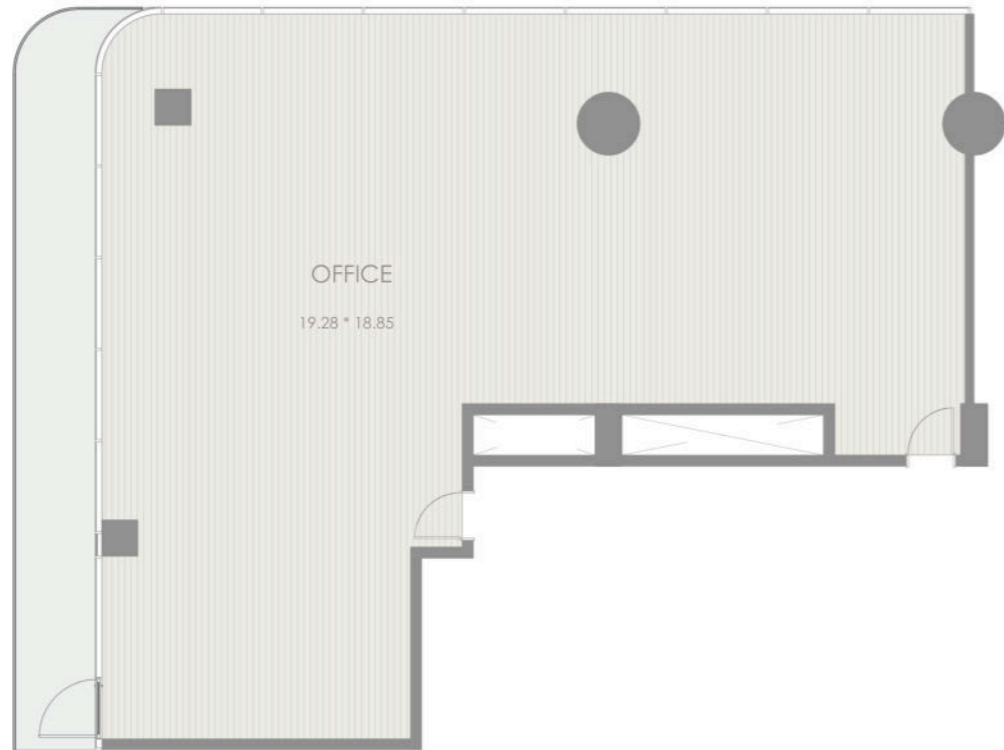


## OFFICES LEVEL 2-3, 6-10

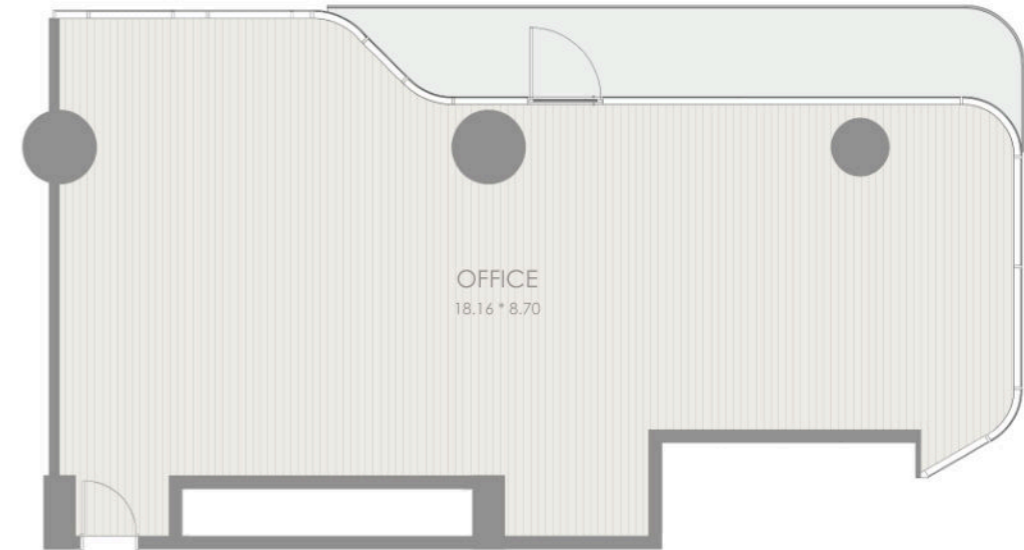
	SQ.M	SQ.FT
INTERNAL AREA	175.14	1885.19
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>175.14</b>	<b>1885.19</b>



# Office 203

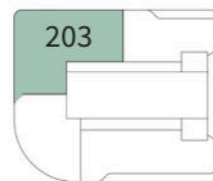


# Office 204



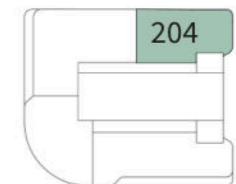
## OFFICES LEVEL 2-3, 6-10

	SQ.M	SQ.FT
INTERNAL AREA	235.58	2535.76
EXTERNAL AREA	32.23	346.92
<b>TOTAL AREA</b>	<b>267.81</b>	<b>2882.68</b>



## OFFICES LEVEL 2-3,7-10

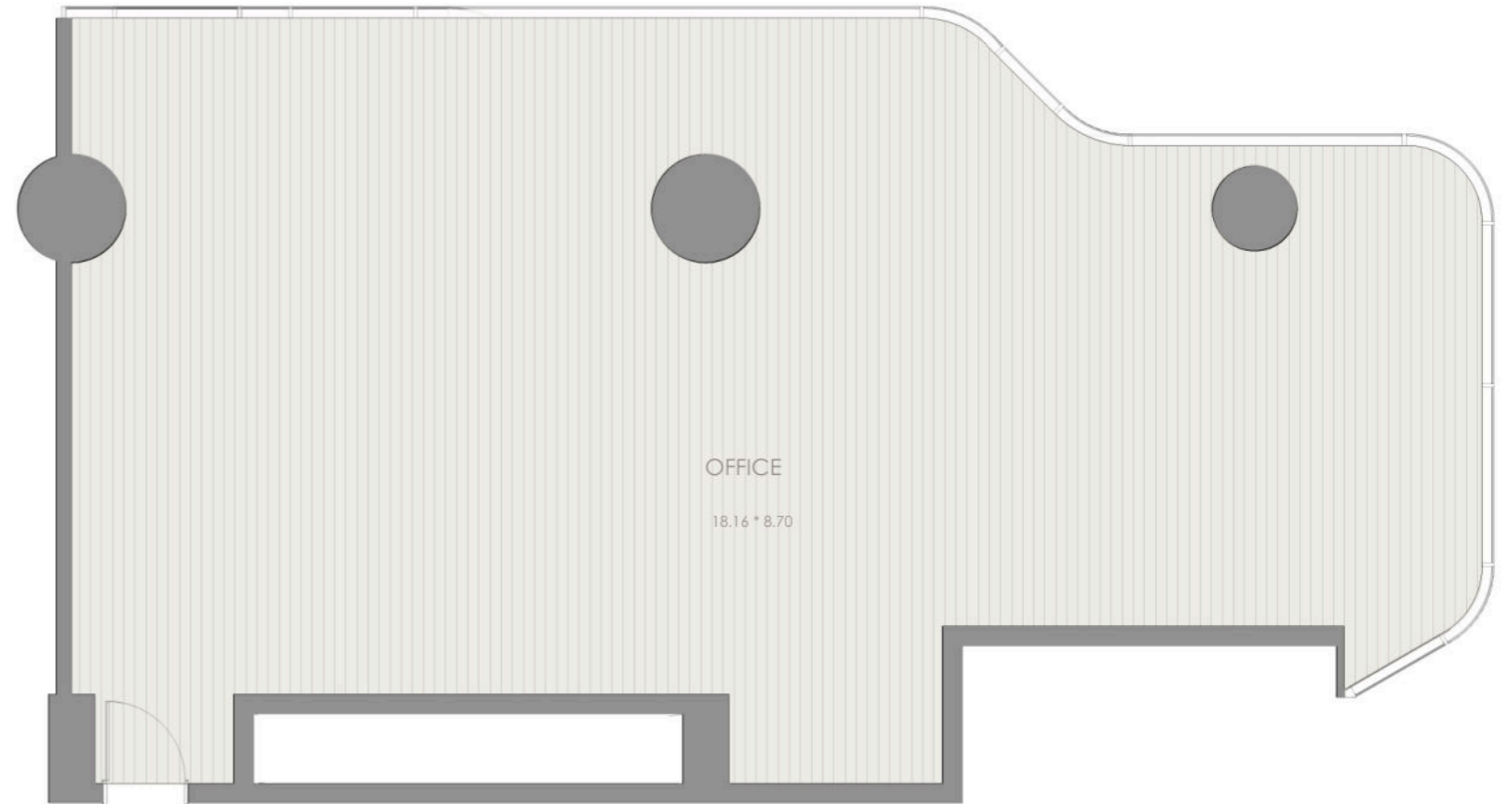
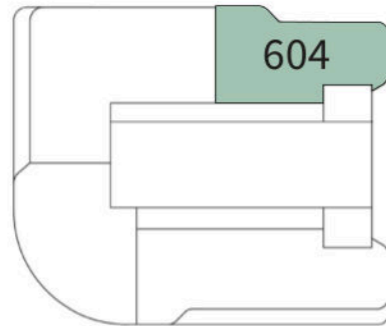
	SQ.M	SQ.FT
INTERNAL AREA	146.09	1572.50
EXTERNAL AREA	21.39	230.24
<b>TOTAL AREA</b>	<b>167.48</b>	<b>1802.74</b>



# Office 604

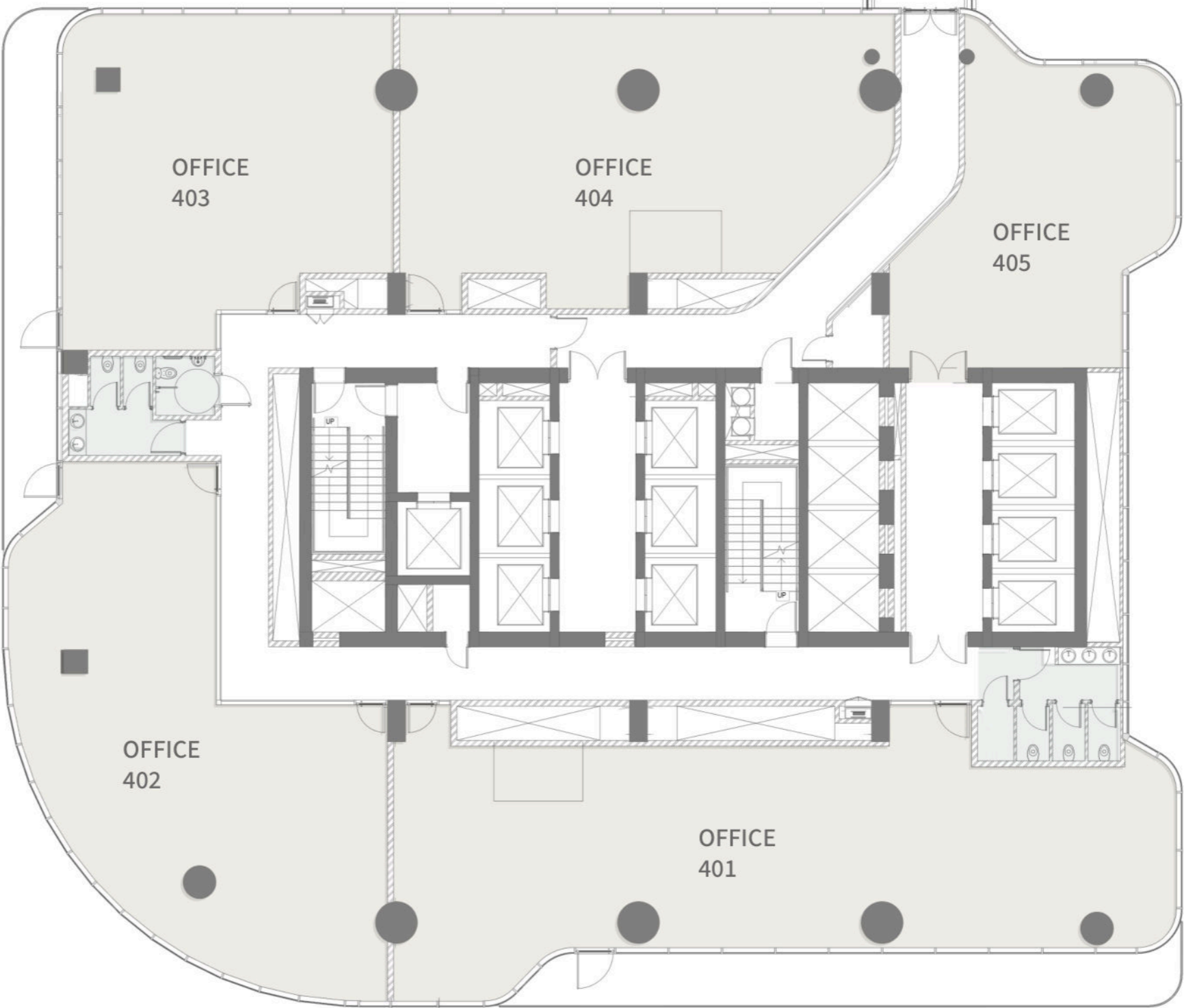
OFFICES LEVEL 6

	SQ.M	SQ.FT
INTERNAL AREA	146.18	1573.47
EXTERNAL AREA	10.8	116.25
<b>TOTAL AREA</b>	<b>156.98</b>	<b>1689.72</b>

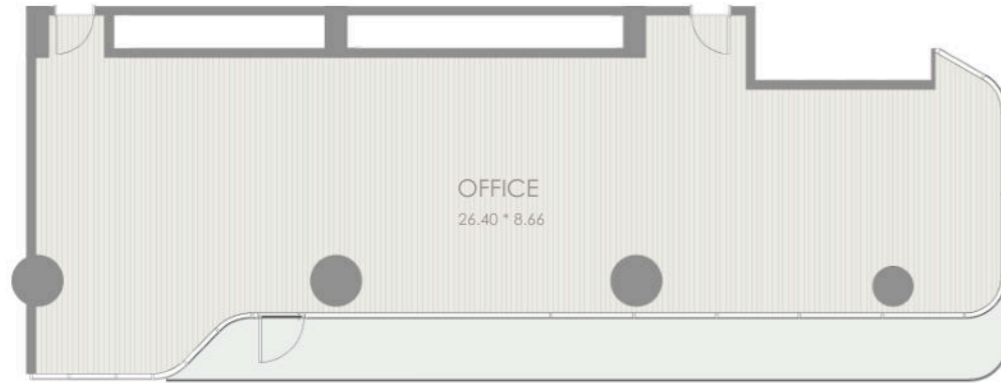


# Office

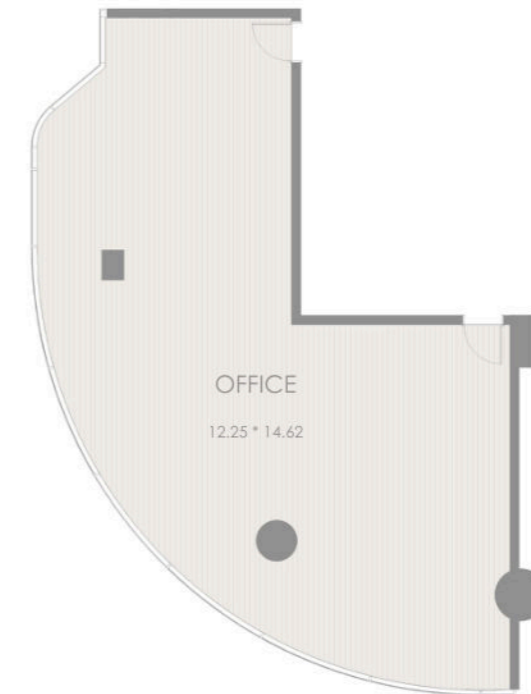
(LEVEL 04 - CONNECTION TO PARKING)



# Office 401



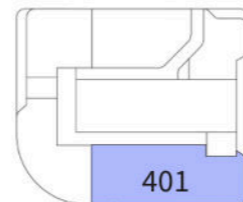
# Office 402



## OFFICES LEVEL 4



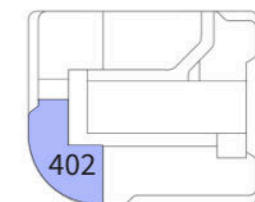
	SQ.M	SQ.FT
INTERNAL AREA	199.31	2145.35
EXTERNAL AREA	39.73	427.65
<b>TOTAL AREA</b>	<b>239.04</b>	<b>2573.01</b>



## OFFICES LEVEL 4



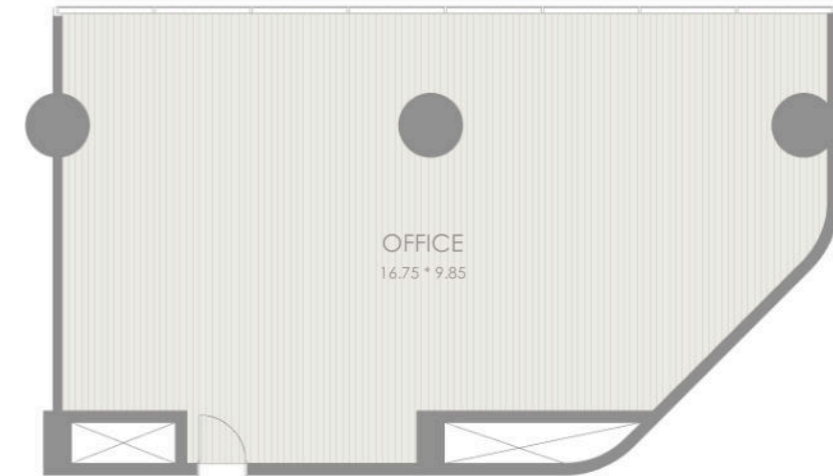
	SQ.M	SQ.FT
INTERNAL AREA	158.83	1709.63
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>158.83</b>	<b>1709.63</b>



# Office 403

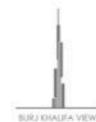
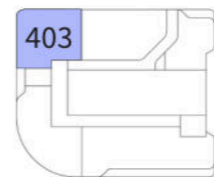


# Office 404



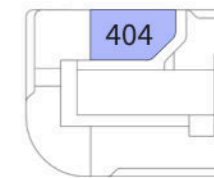
## OFFICES LEVEL 4

	SQ.M	SQ.FT
INTERNAL AREA	120.32	1295.11
EXTERNAL AREA	33.69	362.64
<b>TOTAL AREA</b>	<b>154.01</b>	<b>1657.75</b>



## OFFICES LEVEL 4

	SQ.M	SQ.FT
INTERNAL AREA	149.84	1612.86
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>149.84</b>	<b>1612.86</b>



# Office 405



## OFFICES LEVEL 4

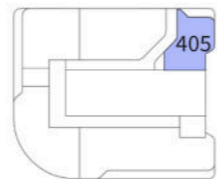
	SQ.M	SQ.FT
INTERNAL AREA	86.43	930.32
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>86.43</b>	<b>930.32</b>



BURJ AL ARAB VIEW



OCEAN VIEW



BURJ KHALIFA VIEW



MUSEUM OF THE FUTURE

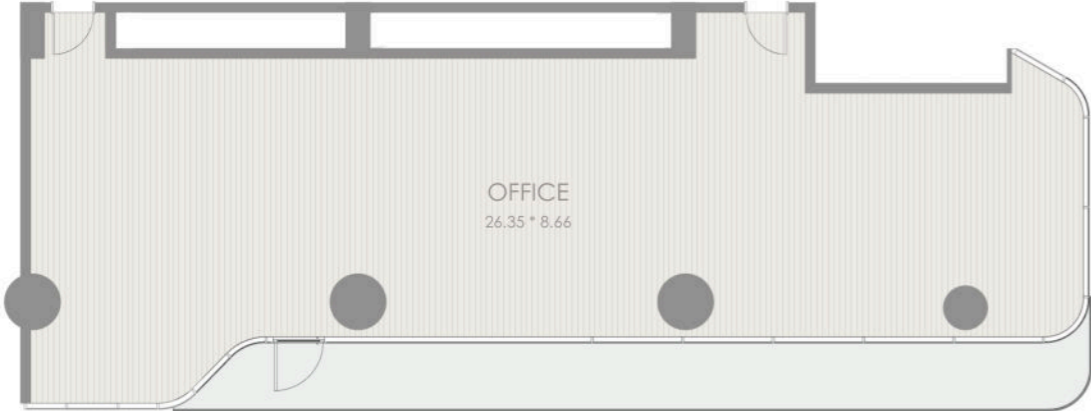


# Office

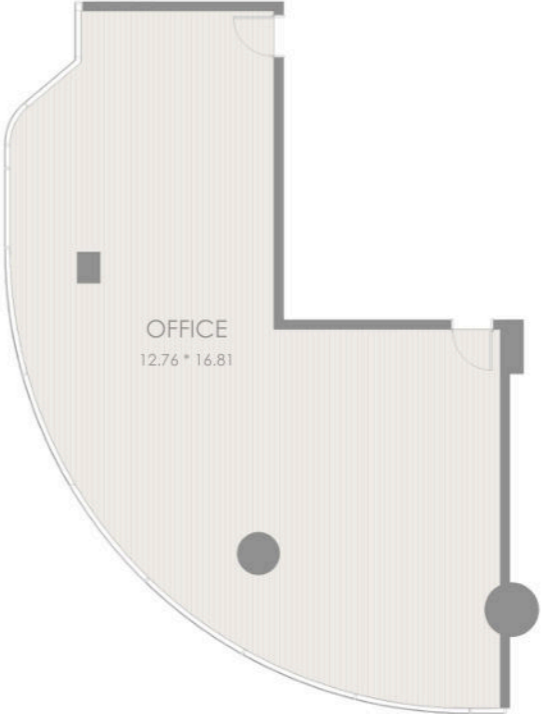
(LEVEL 05- CONNECTION  
TO PARKING)



# Office 501

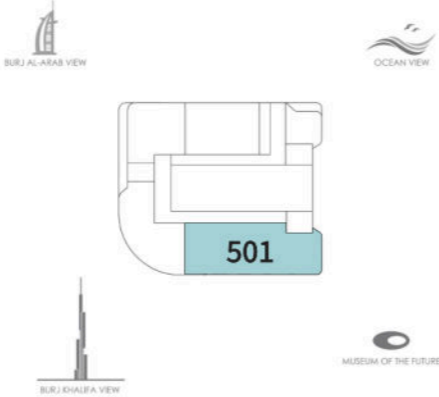


# Office 502



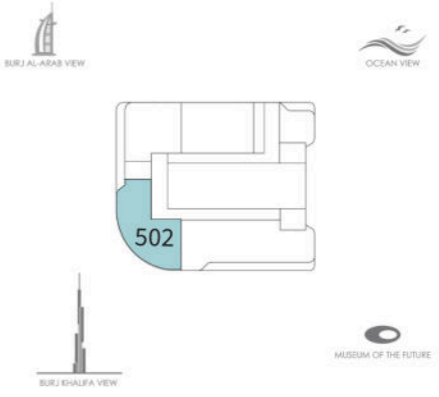
OFFICES LEVEL 5

	SQ.M	SQ.FT
INTERNAL AREA	199.33	2145.57
EXTERNAL AREA	39.75	427.87
<b>TOTAL AREA</b>	<b>239.08</b>	<b>2573.44</b>



OFFICES LEVEL 5

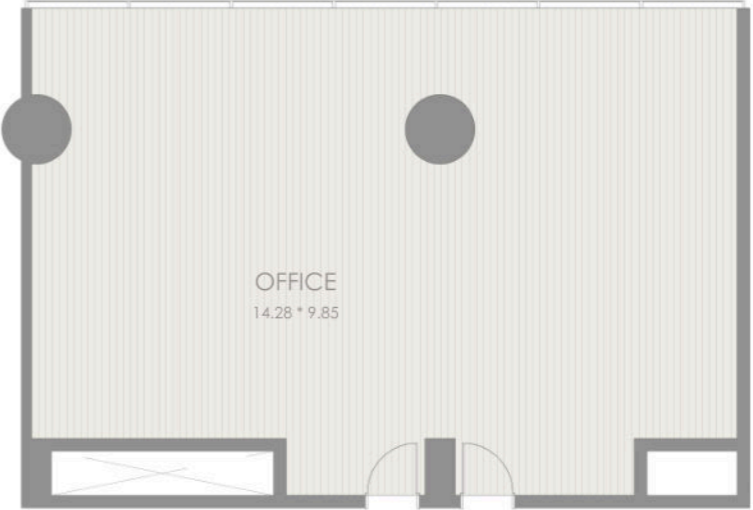
	SQ.M	SQ.FT
INTERNAL AREA	184.78	1988.96
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>184.78</b>	<b>1988.96</b>



# Office 503

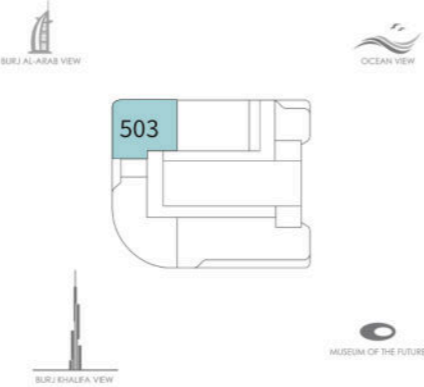


# Office 504



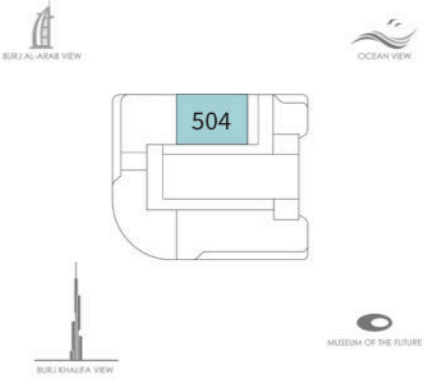
OFFICES LEVEL 5

	SQ.M	SQ.FT
INTERNAL AREA	118.80	1278.75
EXTERNAL AREA	33.70	362.74
<b>TOTAL AREA</b>	<b>152.50</b>	<b>1641.50</b>



OFFICES LEVEL 5

	SQ.M	SQ.FT
INTERNAL AREA	137.22	1477.02
EXTERNAL AREA		
<b>TOTAL AREA</b>	<b>137.22</b>	<b>1477.02</b>

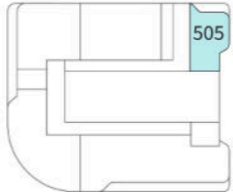


# Office 505



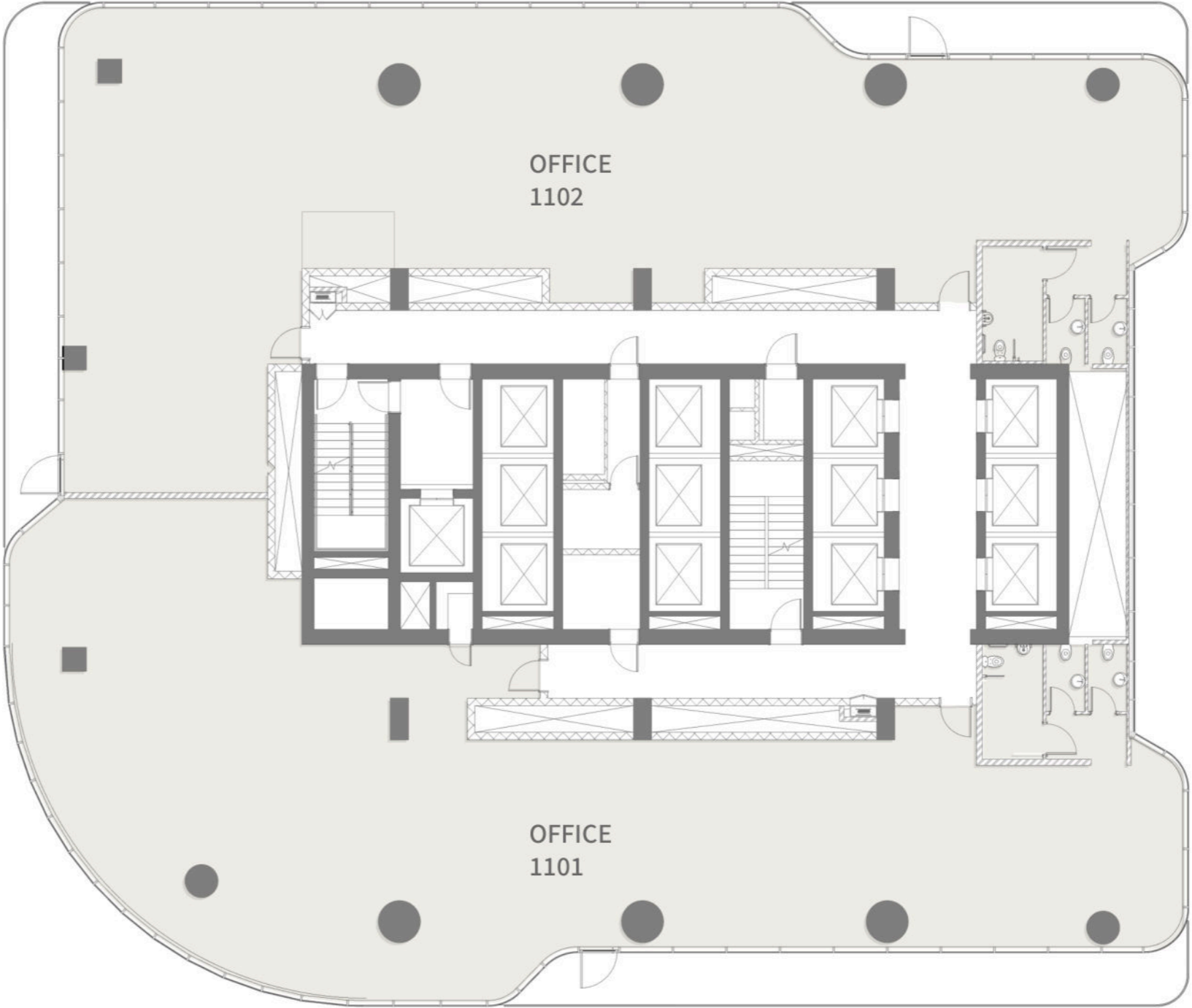
OFFICES LEVEL 5

	SQ.M	SQ.FT
INTERNAL AREA	70.60	759.93
EXTERNAL AREA		
TOTAL AREA	70.60	759.93

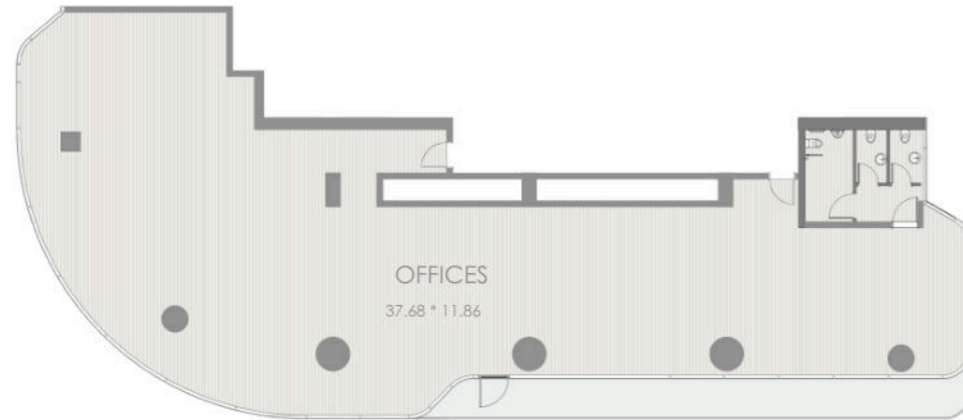


# Office

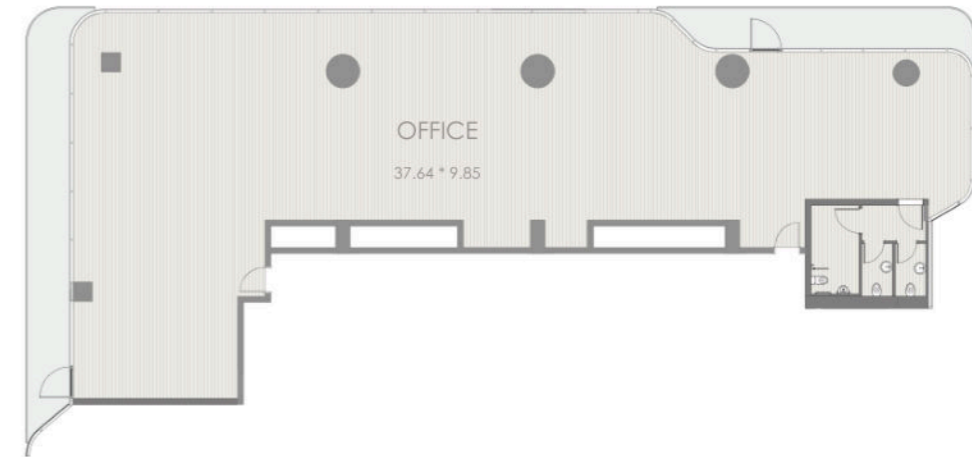
(LEVEL 11 - LEVEL 16)



# Office 1101



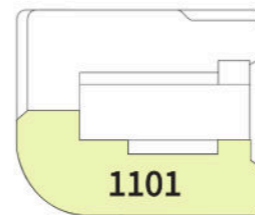
# Office 1102



OFFICES LEVEL 11 - 16



	SQ.M	SQ.FT
INTERNAL AREA	406.09	4371.12
EXTERNAL AREA	39.75	427.87
<b>TOTAL AREA</b>	<b>445.84</b>	<b>4798.98</b>



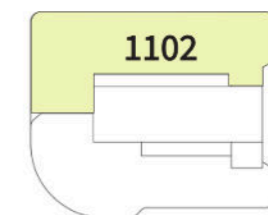
**1101**



OFFICES LEVEL 11 - 16



	SQ.M	SQ.FT
INTERNAL AREA	402.48	4332.26
EXTERNAL AREA	53.66	577.59
<b>TOTAL AREA</b>	<b>456.14</b>	<b>4909.85</b>

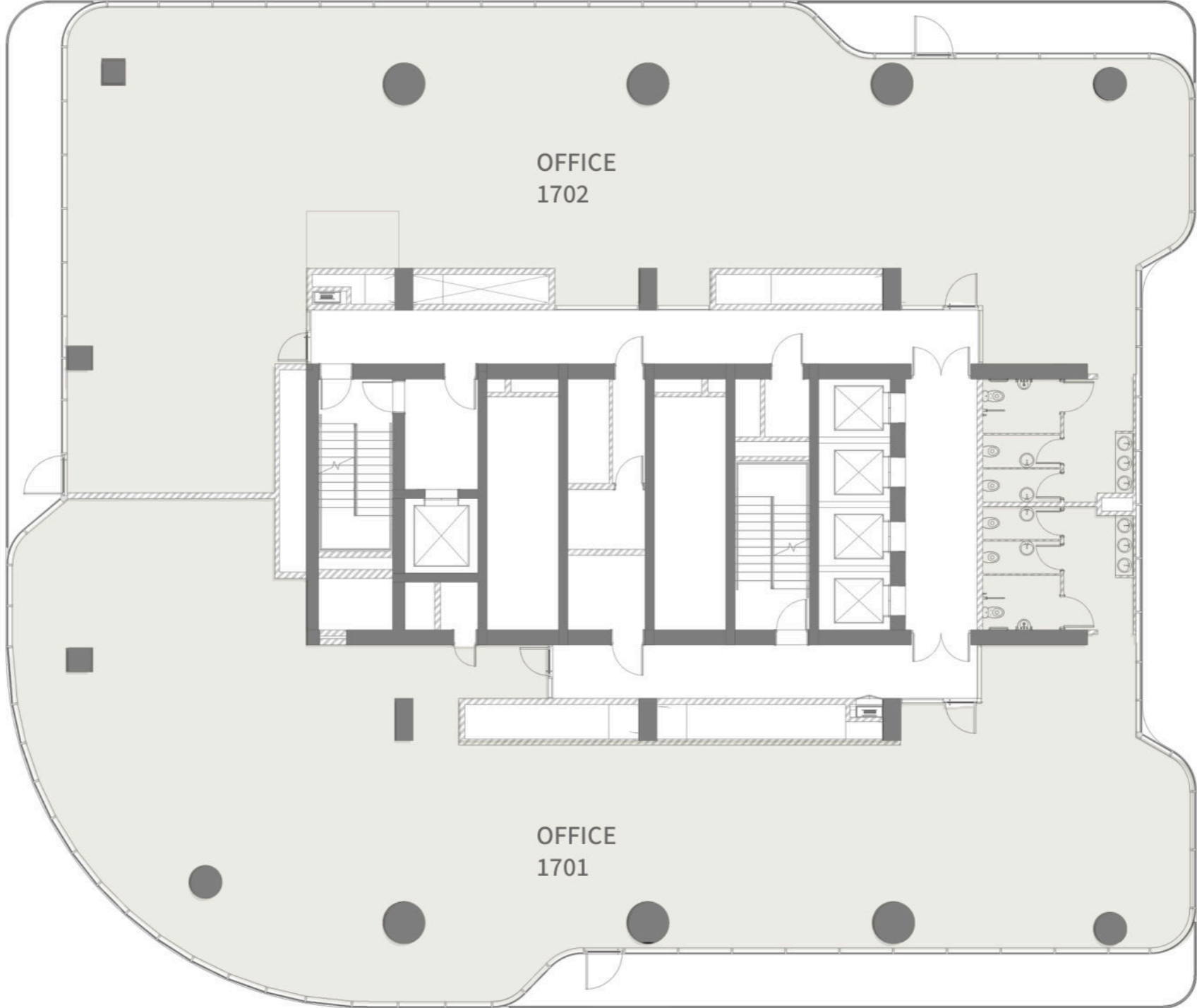


**1102**

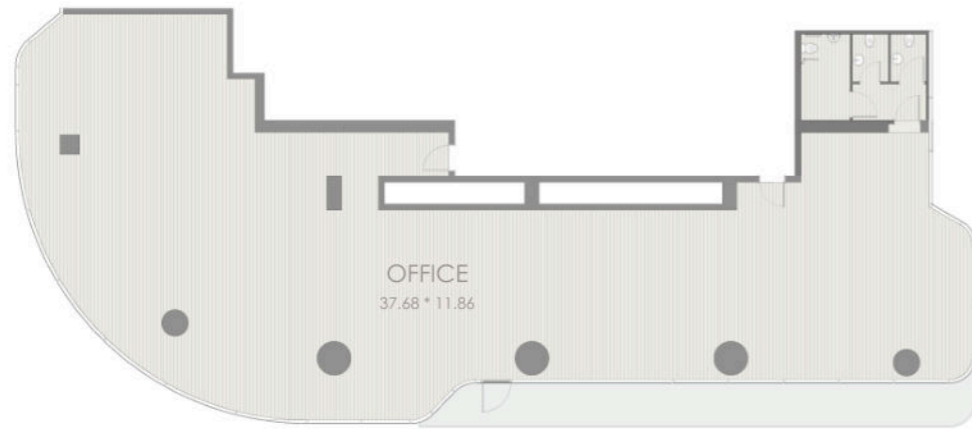


# Office

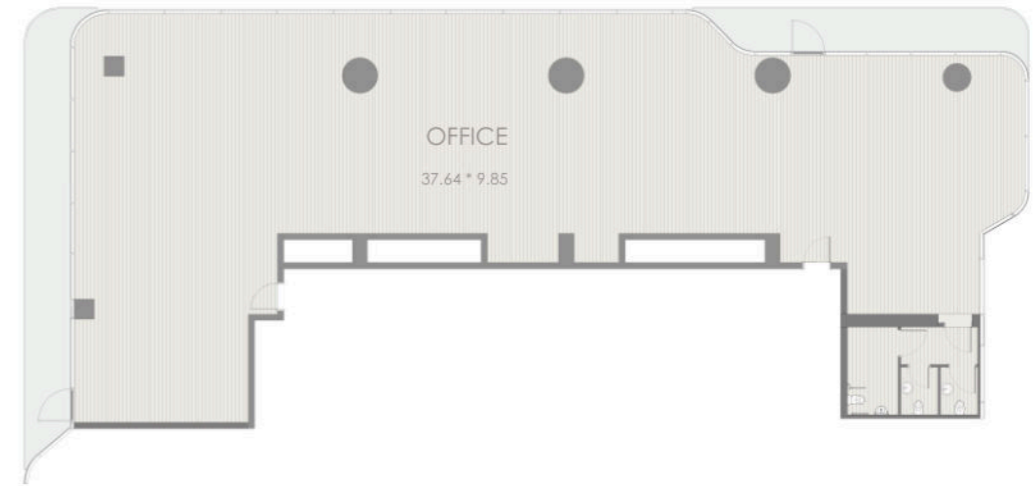
(Level 17 - Level 18 &  
Level 20 - Level 28)



# Office 1701

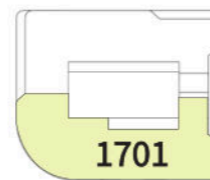


# Office 1702



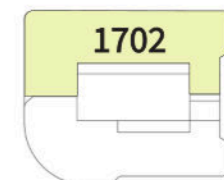
OFFICES LEVEL 17 - 18 & LEVEL 20 - 28

	SQ.M	SQ.FT
INTERNAL AREA	430.08	4629.34
EXTERNAL AREA	39.75	427.87
<b>TOTAL AREA</b>	<b>469.83</b>	<b>5057.21</b>



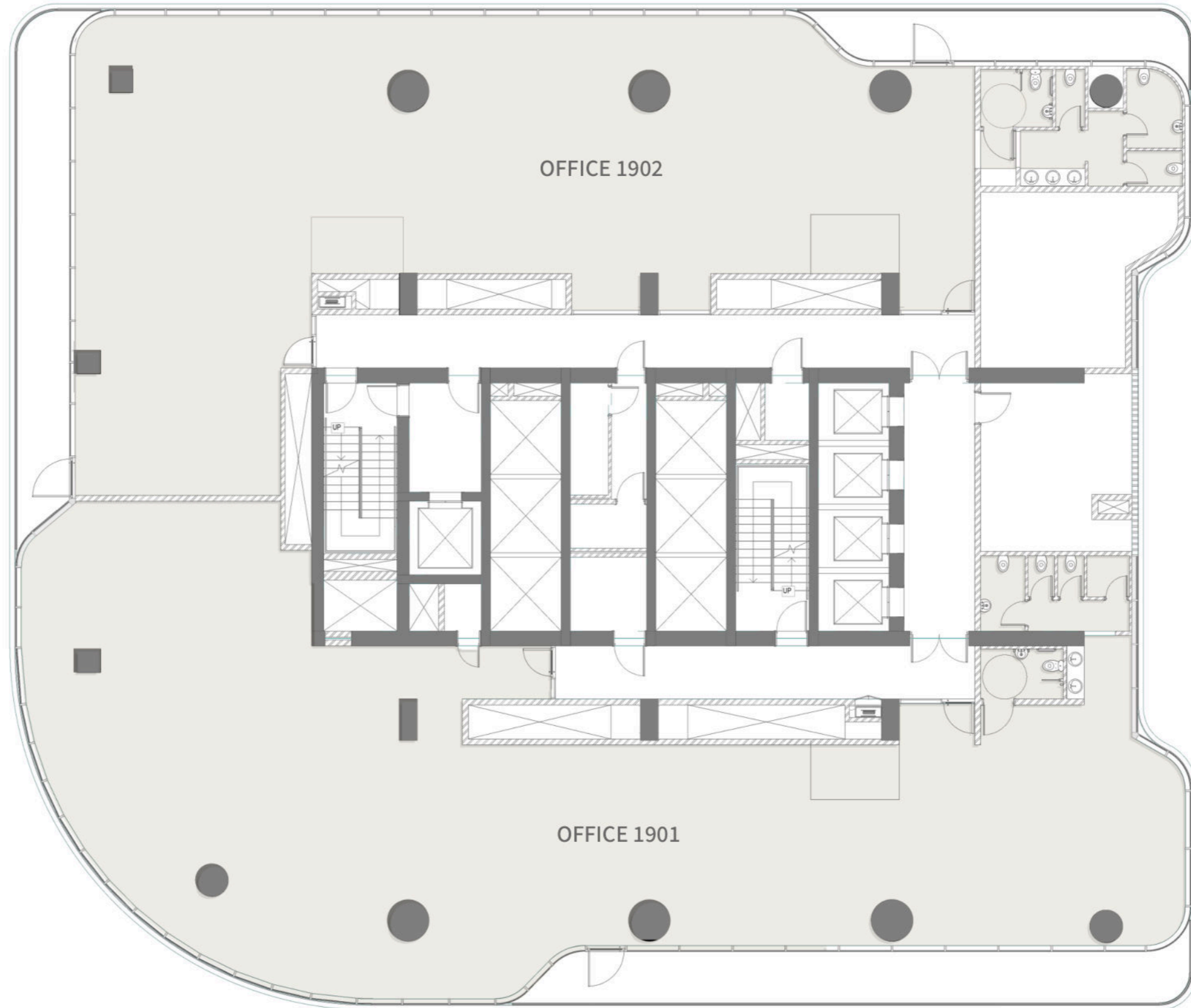
OFFICES LEVEL 17 - 18 & LEVEL 20 - 28

	SQ.M	SQ.FT
INTERNAL AREA	426.28	4588.44
EXTERNAL AREA	53.66	577.59
<b>TOTAL AREA</b>	<b>479.94</b>	<b>5166.03</b>

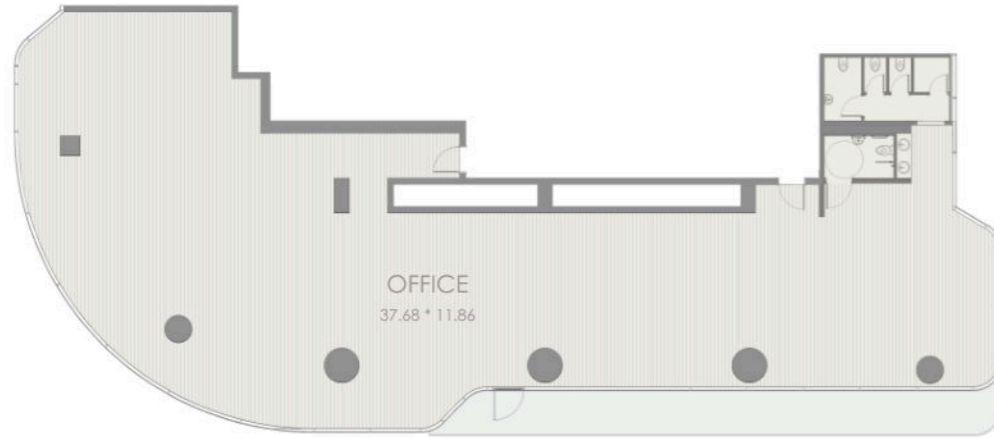


# Office

(LEVEL 19)



# Office 1901



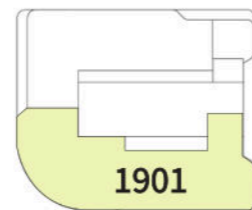
# Office 1902



## OFFICES LEVEL 19



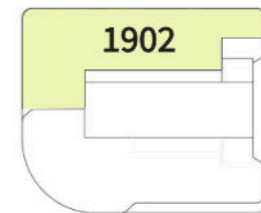
	SQ.M	SQ.FT
INTERNAL AREA	422.08	4543.23
EXTERNAL AREA	39.75	427.87
<b>TOTAL AREA</b>	<b>461.83</b>	<b>4971.10</b>



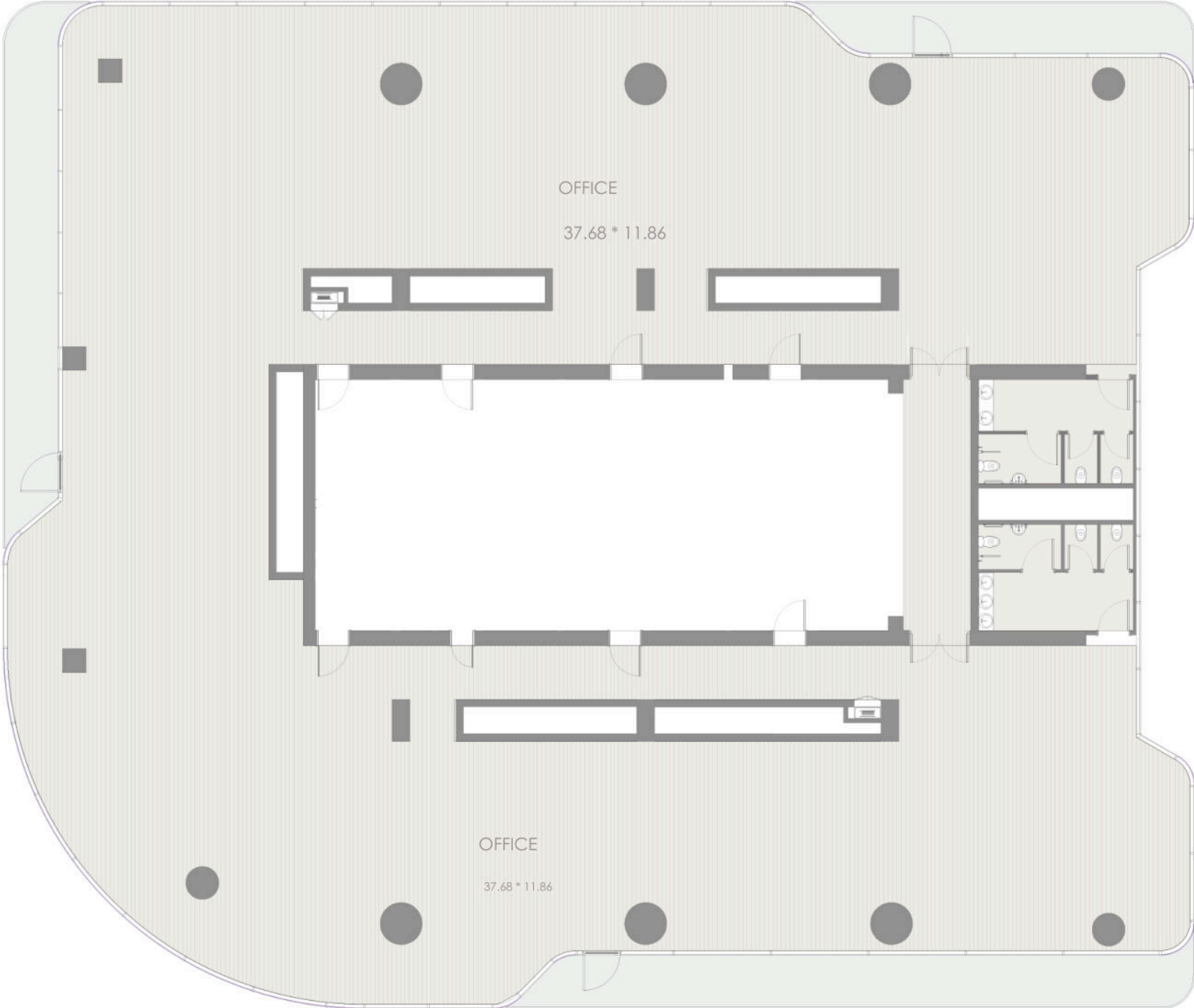
## OFFICES LEVEL 19



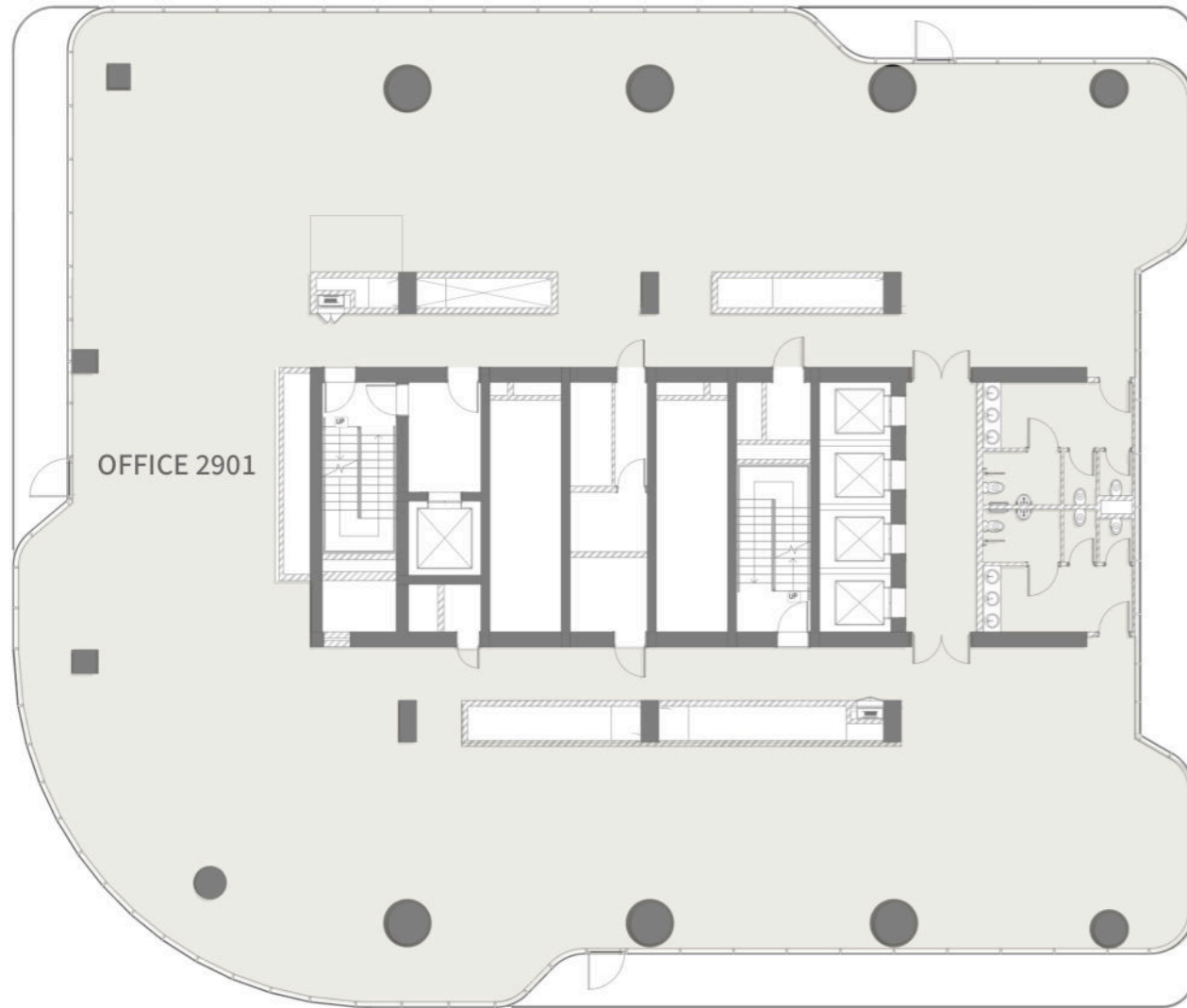
	SQ.M	SQ.FT
INTERNAL AREA	363.7	3914.83
EXTERNAL AREA	55.13	593.41
<b>TOTAL AREA</b>	<b>418.83</b>	<b>4508.25</b>



OFFICES LEVEL 29 TO 30

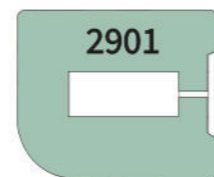


# Office 2901



## OFFICE (LEVEL 20 to 30)

	SQ.M	SQ.FT
INTERNAL AREA	959.15	10324.20
EXTERNAL AREA	93.41	1005.46
<b>TOTAL AREA</b>	<b>1052.56</b>	<b>11329.66</b>

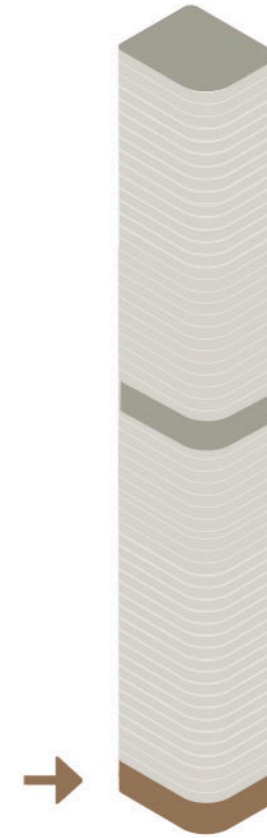


2901





# Retail that belongs on Sheikh Zayed Road



**1 minute walking distance from the DIFC metro station it is a prime strategic location for fast connections.**



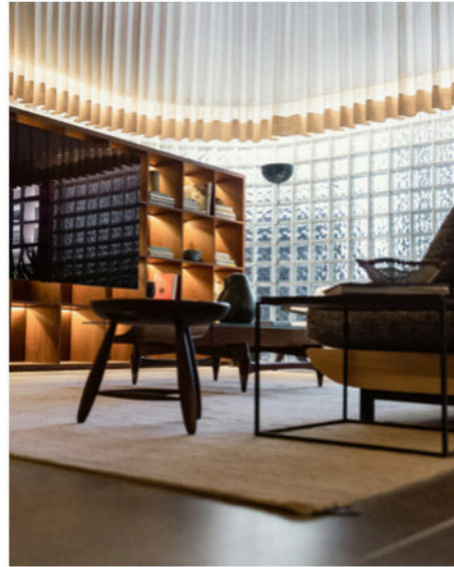
## Retail spaces

Sol Luxe retail level combines prime visibility, spacious layouts, and unmatched opportunity. More than retail, offers a curated brand experience at one of Dubai's most prestigious addresses.

Situated on a prominent corner with three-sided visibility and 9-metre-high retail frontage, the space is ideal for flagship concepts, curated lifestyle brands, or dining destinations. Ample parking and direct access from Sheikh Zayed Road ensure seamless convenience and flow.

With uninterrupted exposure to a steady stream of affluent residents, professionals, and international visitors, the soaring frontages establish a striking presence. This is a space where luxury brands and signature experiences shine and visibility meets prestige.

# Retail

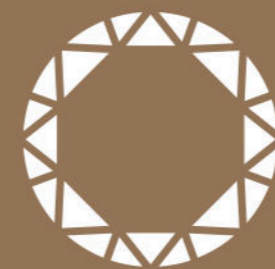


A prestigious platform where luxury brands and signature experiences captivate, connecting with a discerning audience in the heart of Dubai's most dynamic axis.



Designed for flagship stores, curated lifestyle brands, or exceptional dining experiences, each retail unit offers a distinctive opportunity to engage and inspire. Every detail is crafted to enhance presence, impact, and brand storytelling.

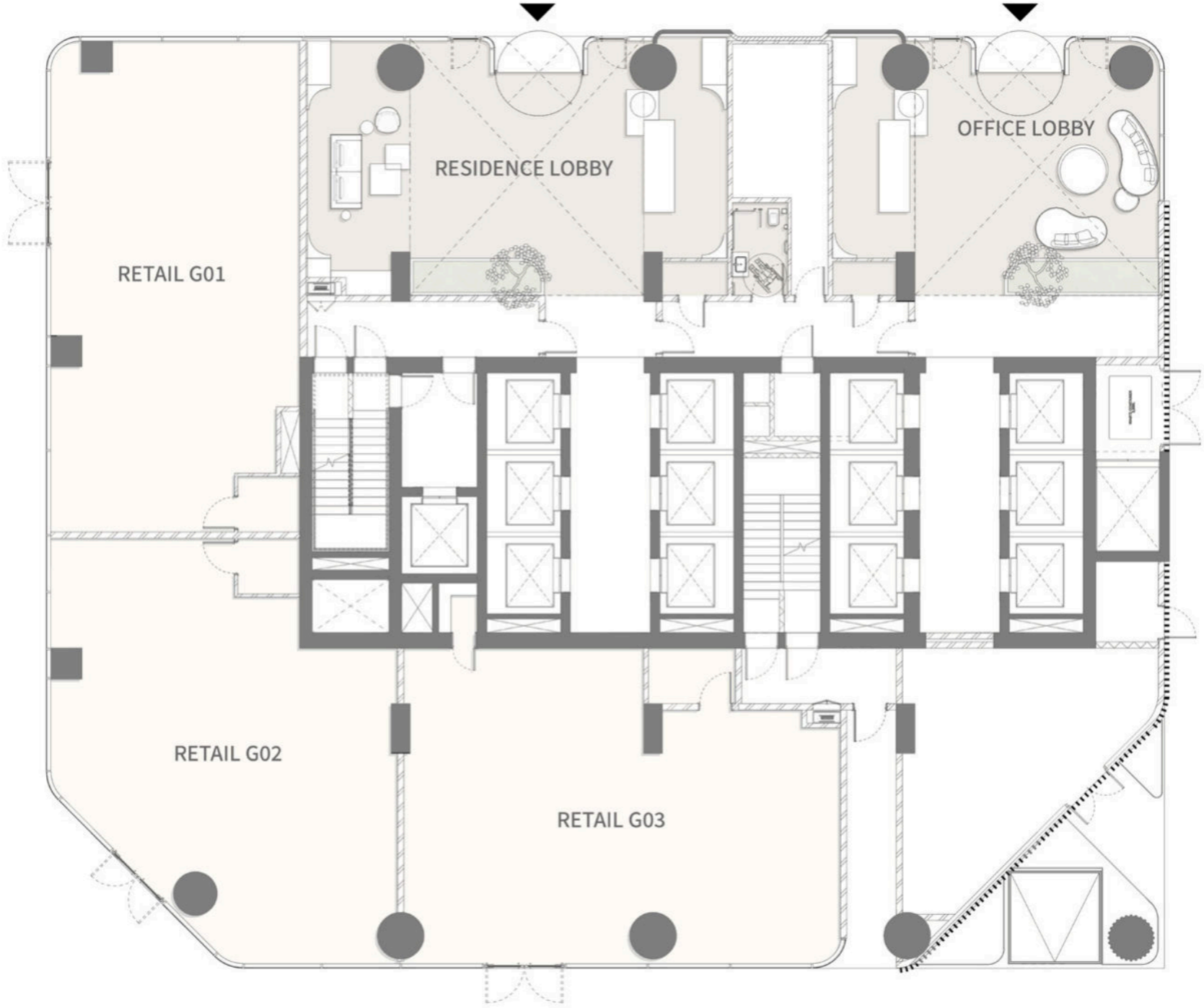
With uninterrupted exposure to a steady flow of affluent residents, professionals, and international visitors, the soaring frontages establish a striking presence that elevates visibility and prestige, making every experience truly unforgettable.



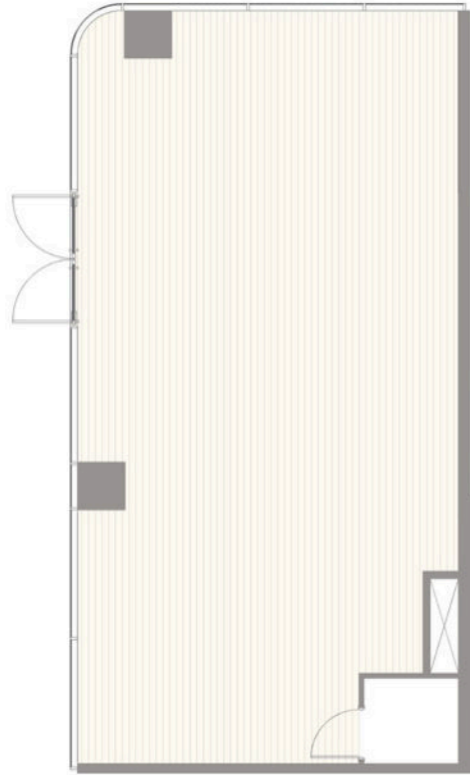
RETAIL  
FLOORPLANS

# Retail

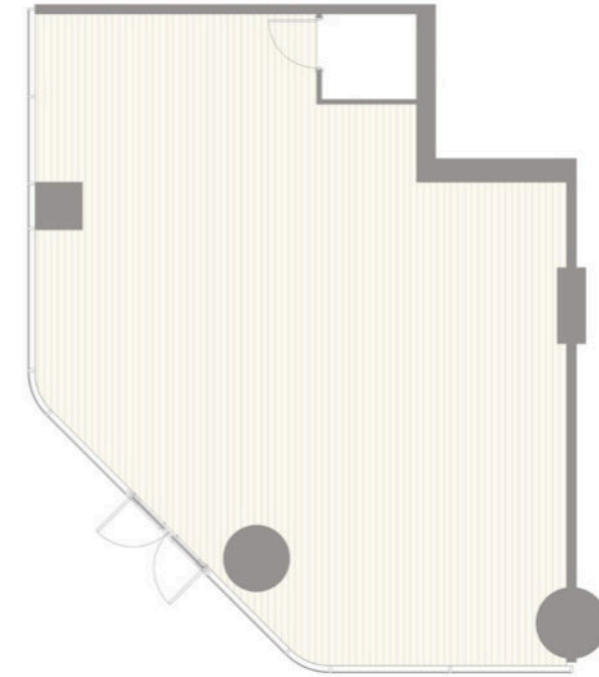
(GROUND FLOOR LEVEL)



# Retail G01

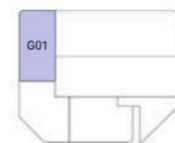


# Retail G02



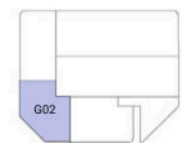
RETAIL (GROUND FLOOR LEVEL)

	SQ.M	SQ.FT
TOTAL AREA	131.32	1413.52

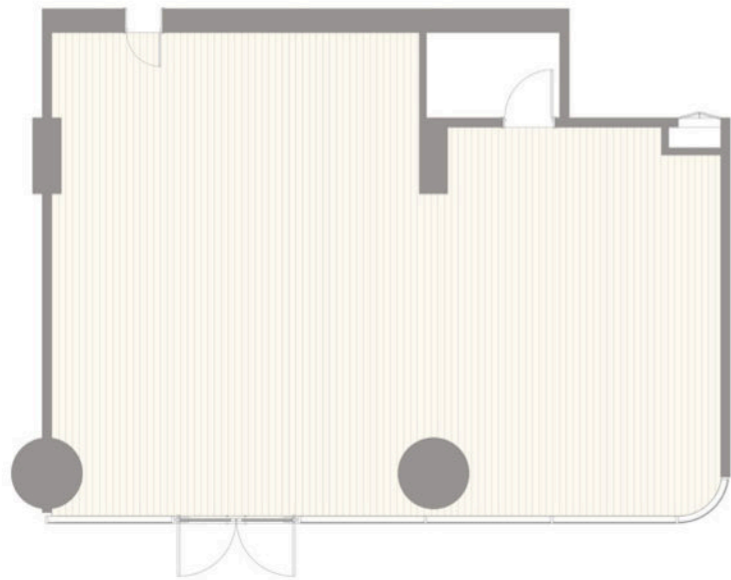


RETAIL (GROUND FLOOR LEVEL)

	SQ.M	SQ.FT
TOTAL AREA	132.43	1425.46



# Retail G03



RETAIL (GROUND FLOOR LEVEL)

	SQ.M	SQ.FT
TOTAL AREA	142.88	1537.95



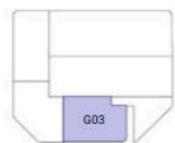
BURJ AL-ARAB VIEW



OCEAN VIEW



BURJ KHALIFA VIEW



MUSEUM OF THE FUTURE





SOL

CREATORS OF  
EXCLUSIVE  
LIVING SPACES



# CRAFTING SPACES, INSPIRING LIVES

LEGACY IN THE MAKING  
WITH SOL LUXE, LUXURY DEVELOPER  
SOL PROPERTIES CONTINUES ITS  
LEGACY OF CRAFTING REAL ESTATE  
PROJECTS THAT ARE DEEPLY  
CONSIDERED AND MASTERFULLY  
EXECUTED, FROM FAIRMONT  
RESIDENCES SOLARA TOWER DUBAI  
TO SOL LEVANTE.

Each project evolves yet stays rooted in the brand's core values: timeless design, architectural excellence, and human-centric living. As the soft launch approaches in September 2025, SOL LUXE is poised to become more than an icon. It will be a landmark of luxury and longevity — a design that will stand the test of time, in a city that moves faster than any other.

# 50

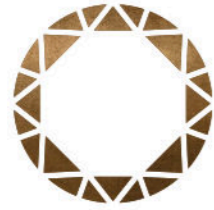
YEARS

of experience

# 250+

DEVELOPMENTS

delivered



**SOL LUXE**  
LIVE. WORK. THRIVE.

# PAYMENT PLAN

## PAYMENT TERMS FOR RESIDENCES 60/40

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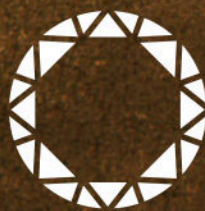
- 10% ON RESERVATION
- 10% ON OR BEFORE SIGNING THE SALES AGREEMENT
- 10% AT 6TH & 12TH MONTH FROM SALES AGREEMENT
- 5% AT EVERY 6 MONTHS FROM 18TH MONTH (4 INSTALMENTS)
- 40% ON HANDOVER

## PAYMENT TERMS FOR OFFICE 50/50

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- 5% ON RESERVATION
- 15% ON OR BEFORE SIGNING THE SALES AGREEMENT
- 10% 6 MONTH FROM SALES AGREEMENT
- 5% AT EVERY 6 MONTHS FROM 12TH MONTH (4 INSTALMENTS)
- 50% ON HANDOVER





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**SOL**

[SOLPROPERTIES.AE](http://SOLPROPERTIES.AE)

**800-765-1 TOLL FREE TELEPHONE**