



# PENINSULA

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## ONE

a development by



# PENINSULA ONE

## The Tower Apartments

Peninsula One is the first development within a strategic and meticulously created master plan. It is the gateway to Dubai's most spectacular waterfront residential community in the Downtown district of Dubai.

The Tower Apartments in Peninsula One are perfectly tailored to cater for the everyday needs of the working professional, which will present a unique investment opportunity for first-time homeowners, or savvy investors alike. Masterfully planned to deliver 433 units over 36 floors, The Tower's design is focused on maximising Peninsula One's glorious waterfront setting.

Primarily consisting of studio and one-bedroom apartments, the location of The Tower Apartments in the heart of Business Bay positions the development as a fantastic investment proposition.

Peninsula One is scheduled for completion in Q4 2024.

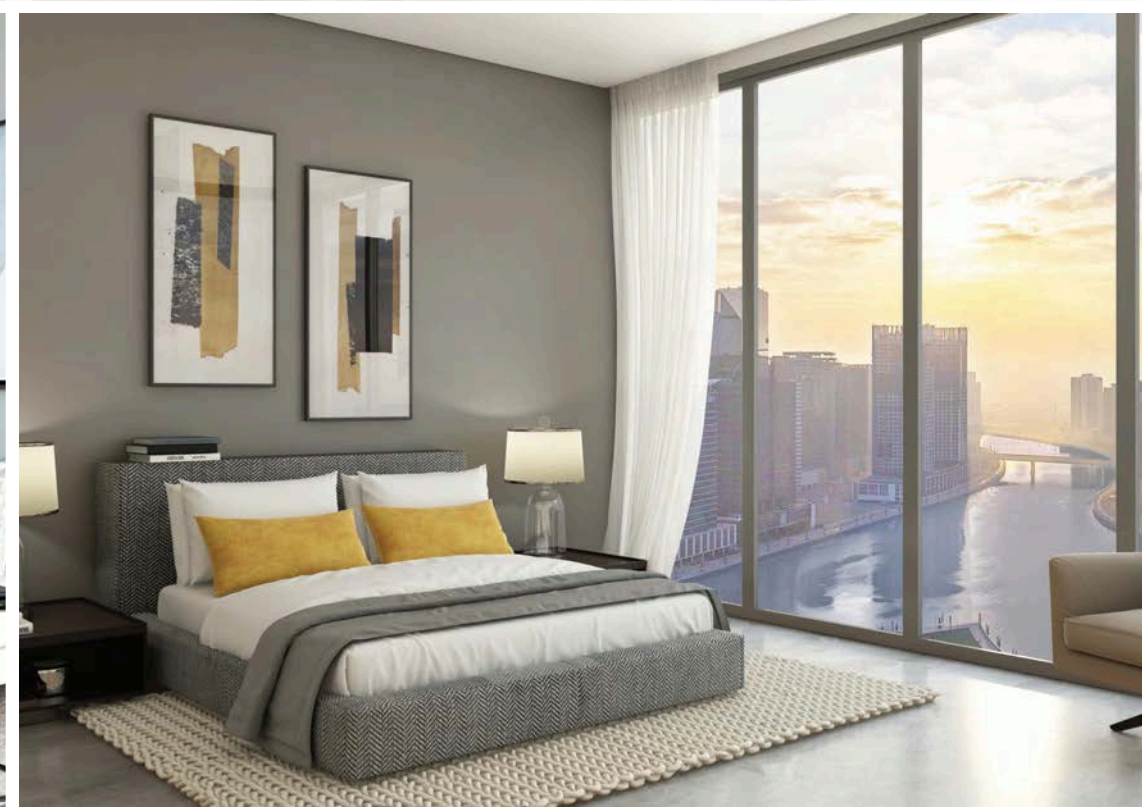
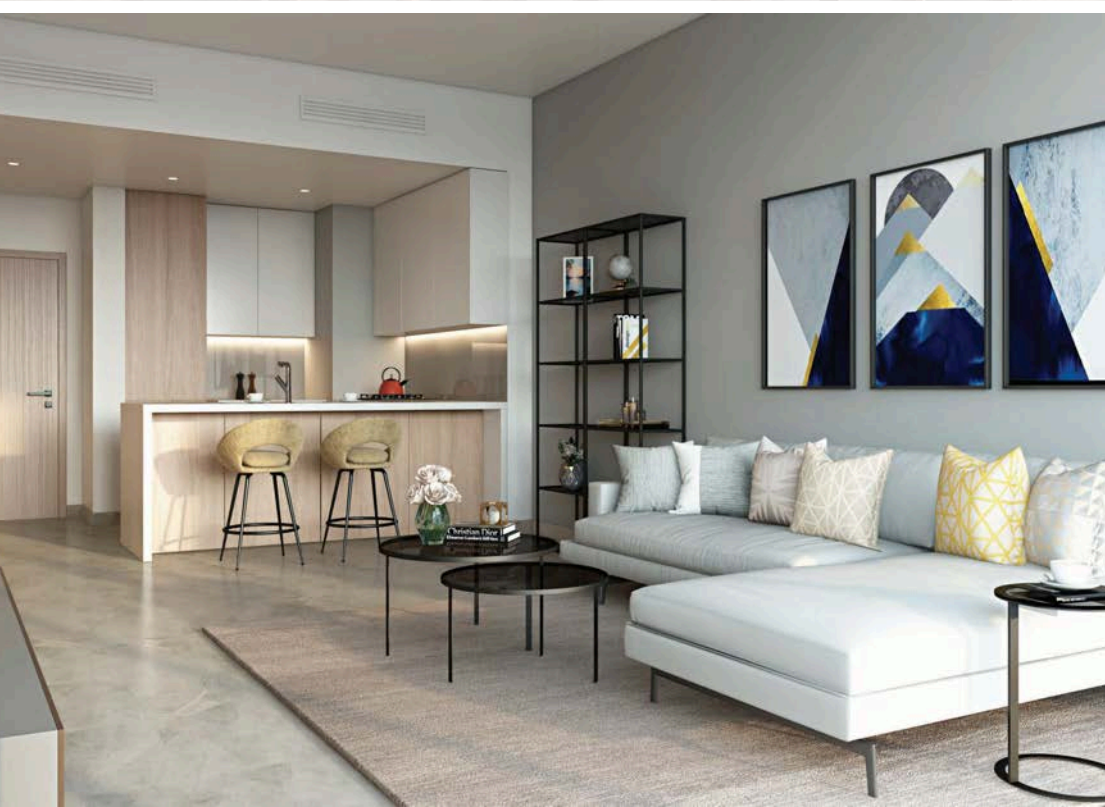
APARTMENT TYPE	RANGING FROM
Studio	385 - 442 ft <sup>2</sup>
One Bedroom	565 - 695 ft <sup>2</sup>
Two Bedroom	898 - 968 ft <sup>2</sup>



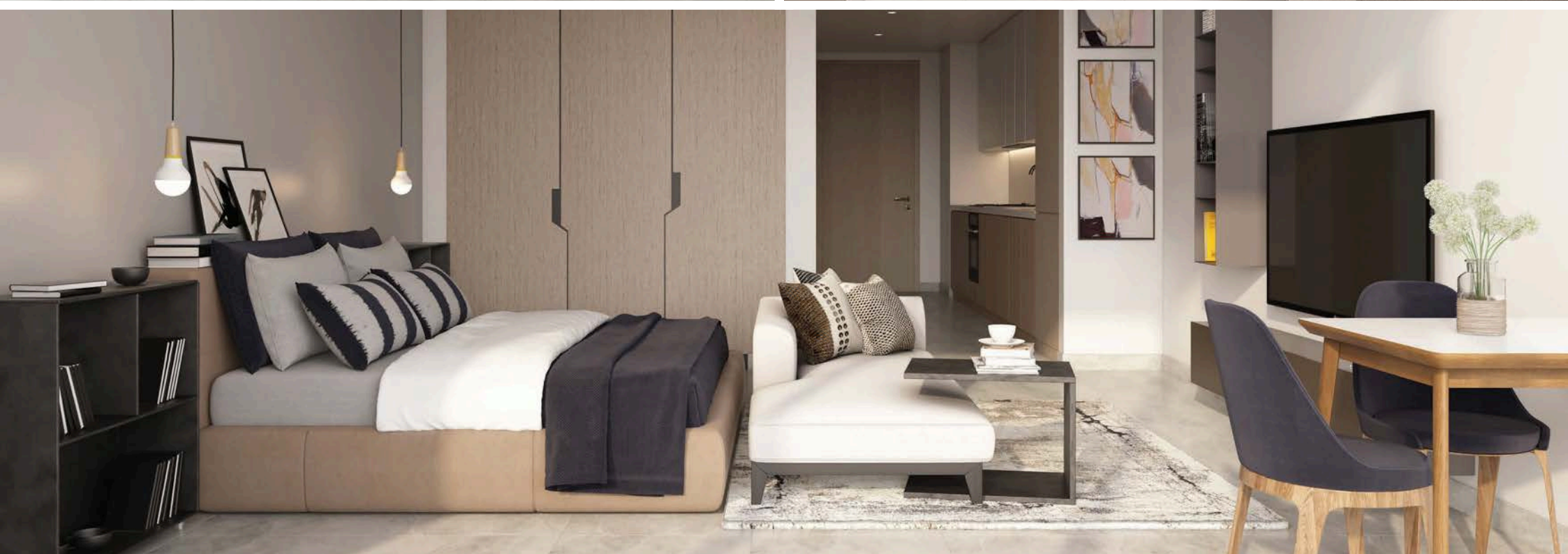


Peninsula  
One







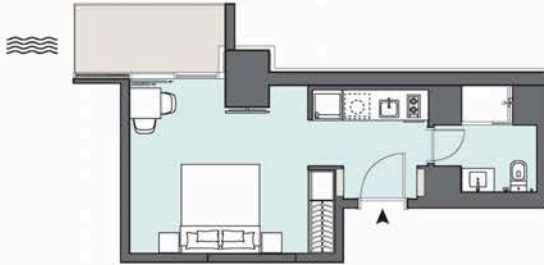








STUDIO APARTMENT  
The Tower | Type TC | Unit 03  
Floors 4-14 & 17-35



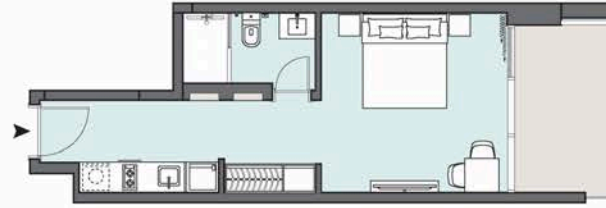
Apartment Area	31.95 m <sup>2</sup>	343.91 ft <sup>2</sup>
Balcony Area	5.88 m <sup>2</sup>	63.29 ft <sup>2</sup>
<b>Total Area</b>	<b>37.83 m<sup>2</sup></b>	<b>407.20 ft<sup>2</sup></b>



Floors 4-14, 17-35

Drawings are provided by the consultants. All dimensions, fixtures and materials are approximate at time of printing. Actual sizes may vary from stated area. Drawings not to scale 1/8"=1'-0". The developer reserves the right to make variations to the floor plans and any fixtures, materials and dimensions without further notice.

STUDIO APARTMENT  
The Tower | Type TG | Unit 07  
Floors 4-6, 8-11, 13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	32.95 m <sup>2</sup>	354.67 ft <sup>2</sup>
Balcony Area	5.81 m <sup>2</sup>	62.54 ft <sup>2</sup>
<b>Total Area</b>	<b>38.76 m<sup>2</sup></b>	<b>417.21 ft<sup>2</sup></b>



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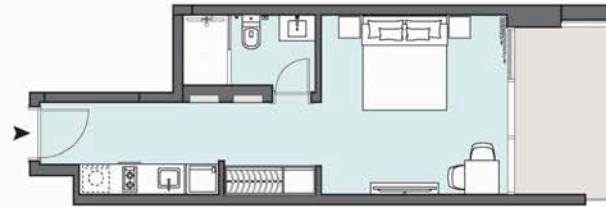
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Drawings are provided for your information. All dimensions, fixtures and materials are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale 1:100. The developer reserves the right to make alterations to the floor plans and any features, materials and dimensions without further notice.



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# PENINSULA

ONE

## 1 BEDROOM

The Tower | Type T1 | Unit 11  
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	50.18 m <sup>2</sup>	540.13 ft <sup>2</sup>
Balcony Area	6.88 m <sup>2</sup>	74.06 ft <sup>2</sup>
<b>Total Area</b>	<b>57.06 m<sup>2</sup></b>	<b>614.19 ft<sup>2</sup></b>



Floors 4-14, 17-35

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# PENINSULA

ONE

## 1 BEDROOM

The Tower | Type TK | Unit 14  
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	47.02 m <sup>2</sup>	506.12 ft <sup>2</sup>
Balcony Area	5.33 m <sup>2</sup>	57.37 ft <sup>2</sup>
<b>Total Area</b>	<b>52.35 m<sup>2</sup></b>	<b>563.49 ft<sup>2</sup></b>



Floors 4-14, 17-35

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# PENINSULA

ONE

## 1 BEDROOM

The Tower | Type TL | Unit 301



Apartment Area	59.15 m <sup>2</sup>	636.69 ft <sup>2</sup>
Balcony Area	5.66 m <sup>2</sup>	60.92 ft <sup>2</sup>
<b>Total Area</b>	<b>64.81 m<sup>2</sup></b>	<b>697.61 ft<sup>2</sup></b>



Floor 3

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# PENINSULA

ONE

## 1 BEDROOM

The Tower | Type TM | Unit 201



Apartment Area	57.86 m <sup>2</sup>	622.80 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>57.86 m<sup>2</sup></b>	<b>622.80 ft<sup>2</sup></b>



Floor 2

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Apartment Area	54.30 m <sup>2</sup>	584.48 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>54.30 m<sup>2</sup></b>	<b>584.48 ft<sup>2</sup></b>



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Apartment Area	77.65 m <sup>2</sup>	835.82 ft <sup>2</sup>
Balcony Area	5.74 m <sup>2</sup>	61.78 ft <sup>2</sup>
<b>Total Area</b>	<b>83.39 m<sup>2</sup></b>	<b>897.60 ft<sup>2</sup></b>



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Apartment Area	82.24 m <sup>2</sup>	885.22 ft <sup>2</sup>
Balcony Area	5.80 m <sup>2</sup>	62.43 ft <sup>2</sup>
<b>Total Area</b>	<b>88.04 m<sup>2</sup></b>	<b>947.65 ft<sup>2</sup></b>



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Apartment Area	74.01 m <sup>2</sup>	796.64 ft <sup>2</sup>
Balcony Area	11.67 m <sup>2</sup>	125.61 ft <sup>2</sup>
<b>Total Area</b>	<b>85.68 m<sup>2</sup></b>	<b>922.25 ft<sup>2</sup></b>



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# THE TOWER APARTMENT SPECIFICATIONS

## GENERAL FINISHES

- Pristine porcelain tile flooring & skirting
- Gypsum board ceilings
- Timeless marble thresholds
- Textured HPL wardrobes & cupboards
- Solid core main entrance doors
- Semi-solid core internal doors

## KITCHEN

- Quartz surface counter tops
- Stainless steel sinks
- Glass backsplash
- 2 gas hobs in studio apartments
- 4 gas hobs in 1 & 2 bedroom apartments
- Exactor fan
- Gas oven
- Fridge/freezer
- Connection point for washing machine

## BATHROOM

- Stone washbasins
- Chrome-plated sanitary fittings
- Tastefully located mirrors
- Porcelain-tiled wet zone areas & ceilings

## COMMUNAL AMENITIES

- Fully equipped 2,066 ft<sup>2</sup> gym
- 205 m<sup>2</sup>, 1.2 m depth outdoor pool
- Spacious communal lobby with fitted power points
- Electric car charging ports provided
- Bikes stands provided
- CCTV, fire alarm, main intercom station
- Audio intercom at lobby level
- Empower A/C cooling system





# PENINSULA TWO

## The Heart of Dubai

Peninsula is situated in Business Bay, one of the most well-connected locations within the city of Dubai. Located in close proximity to Dubai's Old Town, Downtown, and The Marina, it offers residents unrestricted access to all of the city's most recognisable landmarks.

Peninsula can be accessed directly off Sheik Zayed Road, First Al Khail Street and Marasi Drive, it is within a short walking distance of the Business Bay Metro Station and is serviced by an array of bus routes and by the Dubai water taxi service.

LANDMARK	DISTANCE	DRIVE
The Dubai Mall/Burj Khalifa	2 km	7 min
Business Bay Metro Station	2 km	7 min
Dubai Opera	2 km	7 min
Dubai Design District	6 km	11 min
Meydan	10 km	12 min
DIFC	6 km	12 min
Dubai Healthcare City	11 km	14 min
Ras Al Khor Wildlife Sanctuary	9 km	15 min
Jumeirah Beach	9 km	15 min
Dubai International Airport	15 km	16 min
La Mer	12 km	18 min





