



PENINSULA

TWO

a development by







## AN EMERGING OASIS ON THE DOORSTEP OF DOWNTOWN

Peninsula is a thoughtfully designed, and strategically located, master-planned community in the heart of Business Bay.

Surrounded by the majestic Dubai Canal on three sides, Peninsula will create an oasis of serenity in a truly unique setting and will be a spectacular addition to the world-renowned Downtown Skyline.

Precise planning has ensured each individual development within the master community will have access to stunning, unobstructed views, maximising Peninsula's unique waterfront location on the doorstep of Downtown.

# PENINSULA TWO

## The Tower

With an array of stunning units to choose from, Peninsula Two offers a fantastic investment opportunity within the most popular new waterfront development in Dubai.

The 36-storey tower will provide a wide range of unrivalled views, including spectacular sightlines over the Burj Khalifa and the iconic Downtown Skyline, the glistening Dubai Canal, and striking views through the heart of the city to the Arabian Gulf.

Unit sizes will range from sleek studios starting at 339 ft<sup>2</sup>, to two-bed apartments of up to 965 ft<sup>2</sup>.

Completion for Peninsula Two will be Q4 2024.

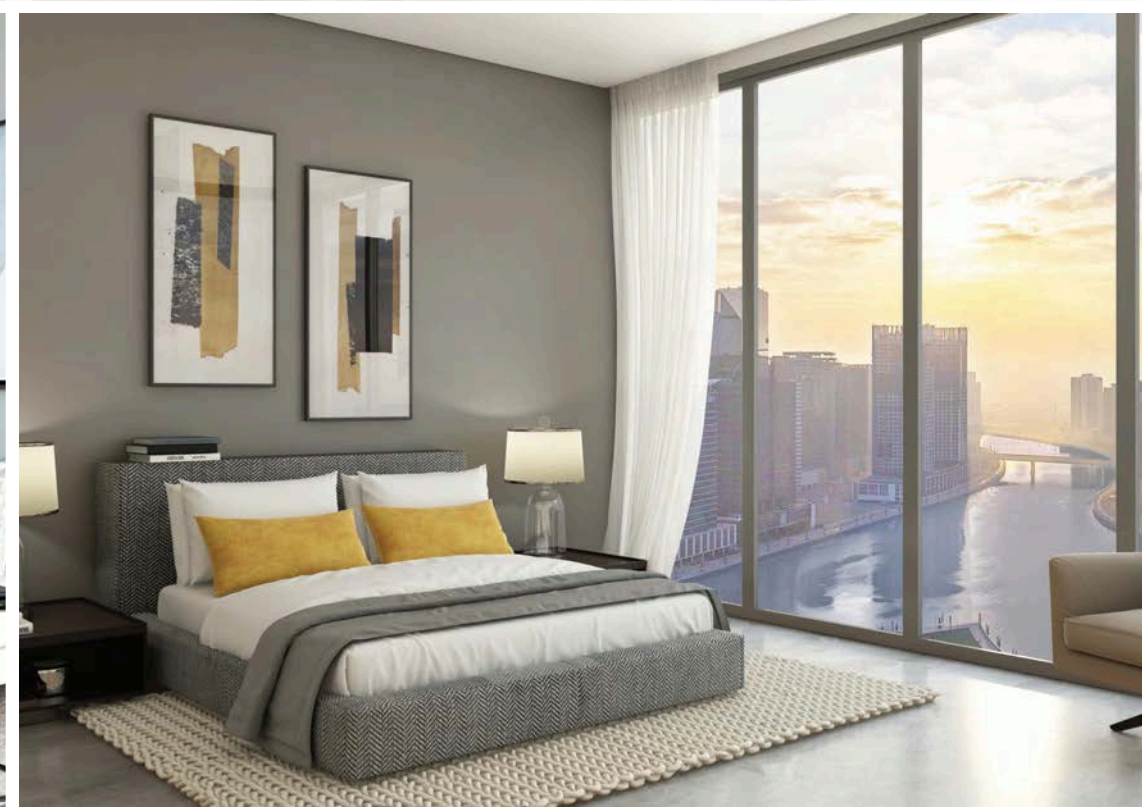
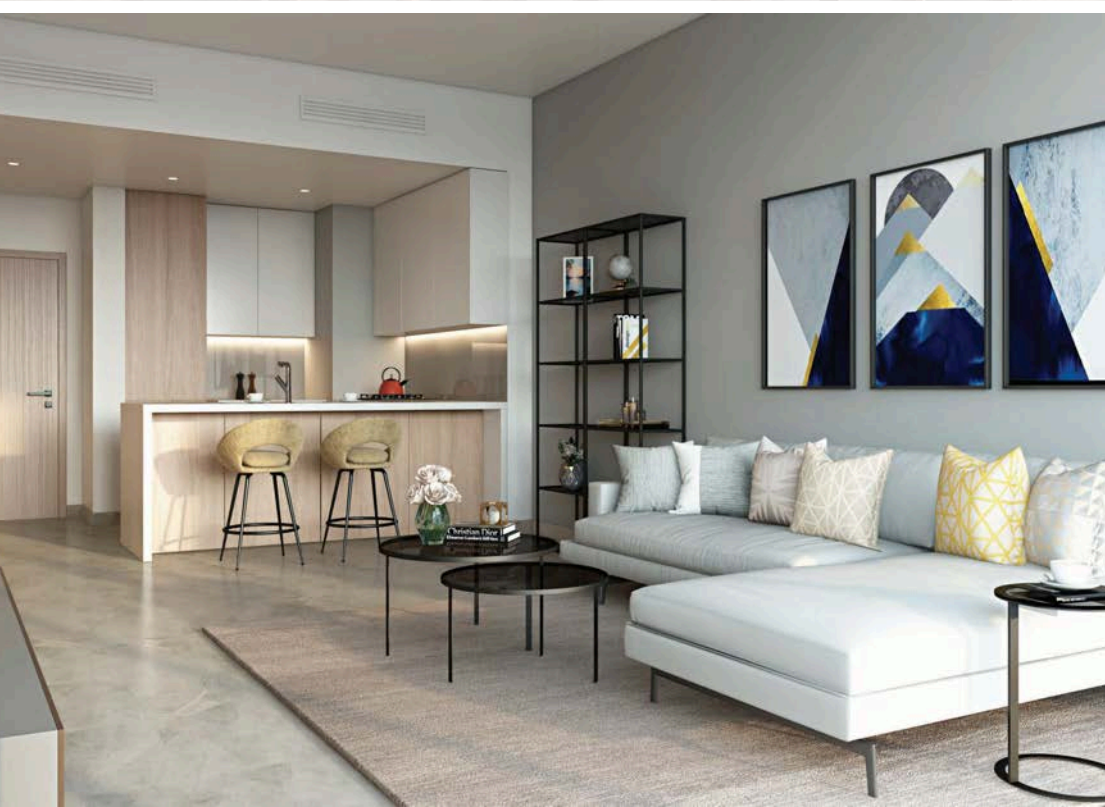
APARTMENT TYPE	RANGING FROM
Studio	339 - 452 ft <sup>2</sup>
One Bedroom	570 - 690 ft <sup>2</sup>
Two Bedroom	904 - 965 ft <sup>2</sup>



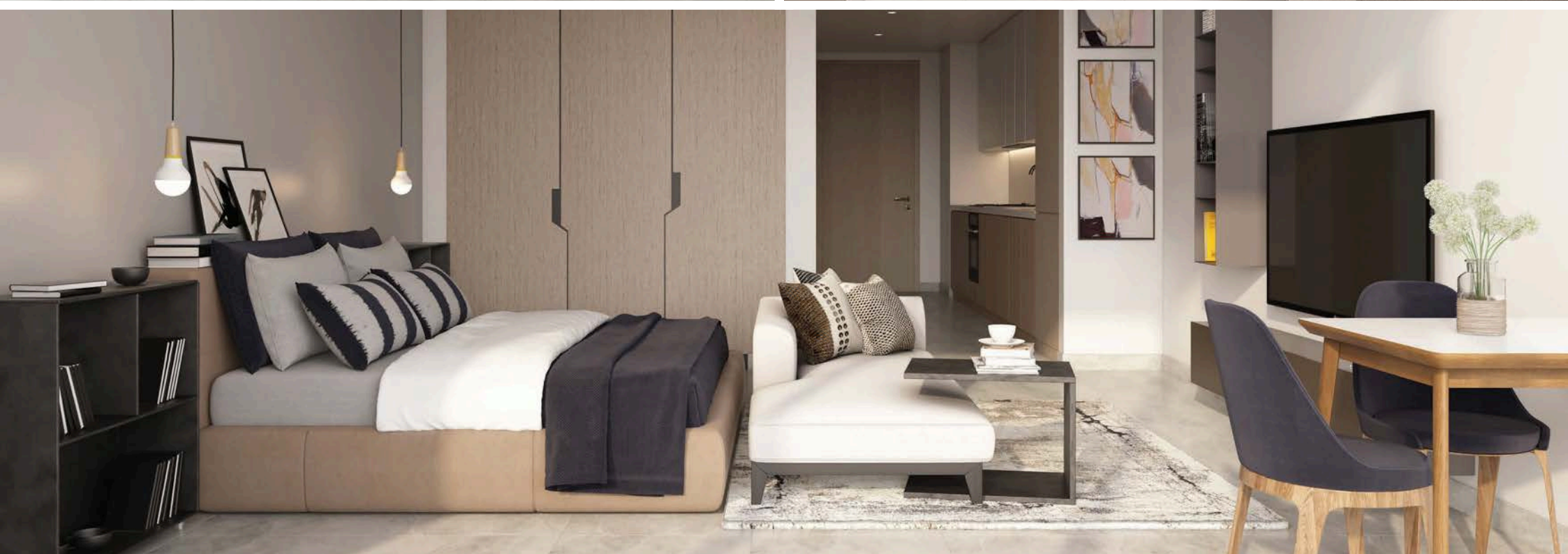


Peninsula  
Two





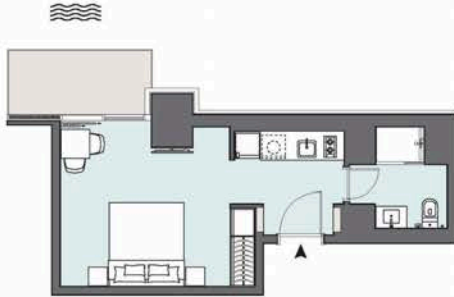








STUDIO APARTMENT  
The Tower | Type TC | Unit 03  
Floors 3-14 & 17-35



Apartment Area	32.01 m <sup>2</sup>	345.00 ft <sup>2</sup>
Balcony Area	5.89 m <sup>2</sup>	63.00 ft <sup>2</sup>
<b>Total Area</b>	<b>37.90 m<sup>2</sup></b>	<b>408.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

Drawings are provided by our consultants. All dimensions, fixtures and materials are approximate as shown at printing. Actual size may vary from stated area. Drawings not to scale 1/8"=1'-0". The developer reserves the right to make revisions to the floor plans and any fixtures, materials and dimensions mentioned 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



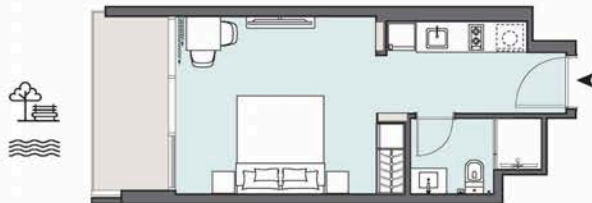
Apartment Area	32.96 m <sup>2</sup>	355.00 ft <sup>2</sup>
Balcony Area	5.79 m <sup>2</sup>	63.00 ft <sup>2</sup>
<b>Total Area</b>	<b>38.75 m<sup>2</sup></b>	<b>417.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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STUDIO APARTMENT  
The Tower | Type TJ | Unit 12  
Floors 3, 7, 12, 17, 22, 27 & 32



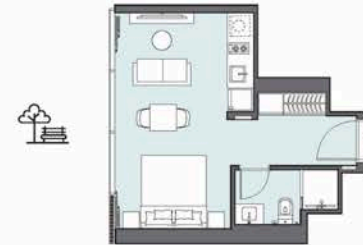
Apartment Area	30.21 m <sup>2</sup>	325.00 ft <sup>2</sup>
Balcony Area	7.77 m <sup>2</sup>	83.00 ft <sup>2</sup>
<b>Total Area</b>	<b>37.98 m<sup>2</sup></b>	<b>409.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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STUDIO APARTMENT  
The Tower | Type TM | Unit 202



Apartment Area	31.50 m <sup>2</sup>	339.00 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>31.50 m<sup>2</sup></b>	<b>339.00 ft<sup>2</sup></b>



Floor 2

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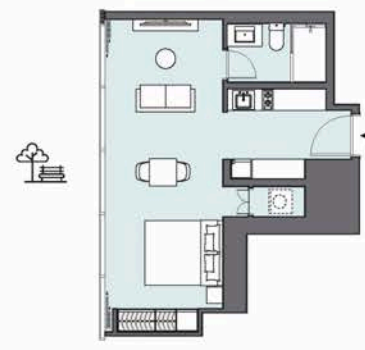


Apartment Area	37.24 m <sup>2</sup>	401.00 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>37.24 m<sup>2</sup></b>	<b>401.00 ft<sup>2</sup></b>



Floor 2

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Apartment Area	42.00 m <sup>2</sup>	452.00 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>42.00 m<sup>2</sup></b>	<b>452.00 ft<sup>2</sup></b>



Floor 2

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Apartment Area	56.41 m <sup>2</sup>	607.00 ft <sup>2</sup>
Balcony Area	7.50 m <sup>2</sup>	81.00 ft <sup>2</sup>
<b>Total Area</b>	<b>63.91 m<sup>2</sup></b>	<b>688.00 ft<sup>2</sup></b>

Floors 3-14, 17-35

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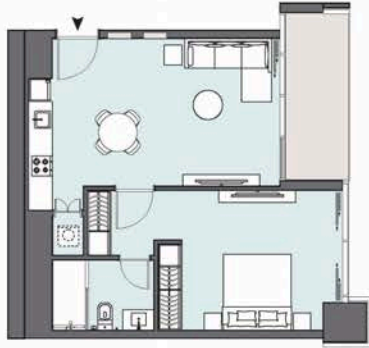
Apartment Area	53.07 m <sup>2</sup>	571.00 ft <sup>2</sup>
Balcony Area	5.65 m <sup>2</sup>	61.00 ft <sup>2</sup>
<b>Total Area</b>	<b>58.72 m<sup>2</sup></b>	<b>632.00 ft<sup>2</sup></b>

Floors 3-14, 17-35

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1 BEDROOM  
The Tower | Type TF | Unit 06  
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	54.42 m <sup>2</sup>	586.00 ft <sup>2</sup>
Balcony Area	7.15 m <sup>2</sup>	77.00 ft <sup>2</sup>
<b>Total Area</b>	<b>61.57 m<sup>2</sup></b>	<b>663.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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



Apartment Area	50.72 m <sup>2</sup>	546.00 ft <sup>2</sup>
Balcony Area	6.87 m <sup>2</sup>	69.00 ft <sup>2</sup>
<b>Total Area</b>	<b>57.59 m<sup>2</sup></b>	<b>620.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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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	47.76 m <sup>2</sup>	514.00 ft <sup>2</sup>
Balcony Area	5.79 m <sup>2</sup>	62.00 ft <sup>2</sup>
<b>Total Area</b>	<b>53.55 m<sup>2</sup></b>	<b>576.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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1 BEDROOM  
The Tower | Type TL | Unit 201  
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	58.78 m <sup>2</sup>	633.00 ft <sup>2</sup>
Balcony Area	N/A	N/A
<b>Total Area</b>	<b>58.78 m<sup>2</sup></b>	<b>633 ft<sup>2</sup></b>



Floor 2

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Drawings are provided by our consultants. All dimensions, fixtures and finishes are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale 1:800. The developer reserves the right to make variations to the floor plans and any fixtures, materials and dimensions without further notice.



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## 2 BEDROOM

The Tower | Type TE | Unit 05  
Floors 4-6, 8-11, 13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	82.42 m <sup>2</sup>	887.00 ft <sup>2</sup>
Balcony Area	5.76 m <sup>2</sup>	62.00 ft <sup>2</sup>
<b>Total Area</b>	<b>88.18 m<sup>2</sup></b>	<b>949.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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## 2 BEDROOM

The Tower | Type TH | Unit 09  
Floors 4-6, 8-11, 13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	74.05 m <sup>2</sup>	797.00 ft <sup>2</sup>
Balcony Area	10.65 m <sup>2</sup>	115.00 ft <sup>2</sup>
<b>Total Area</b>	<b>84.70 m<sup>2</sup></b>	<b>912.00 ft<sup>2</sup></b>



Floors 3-14, 17-35

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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





