



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.

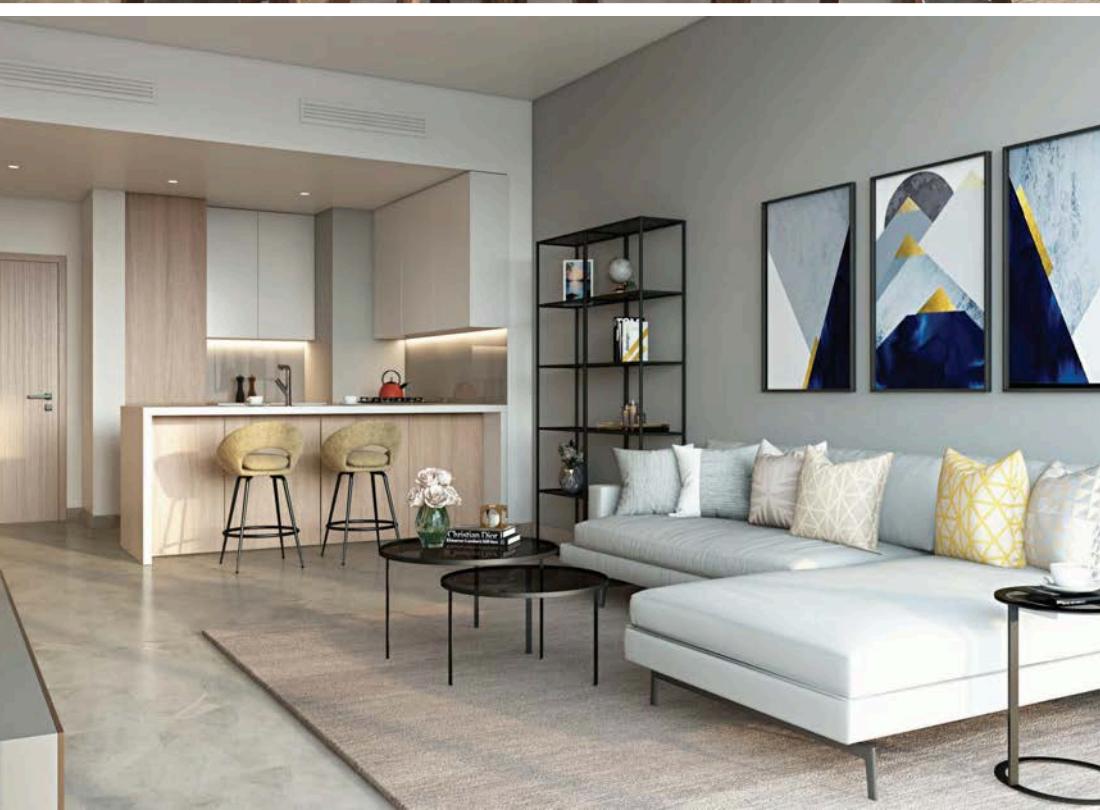
Unit sizes will range from sleek studios starting at 339 ft², to two-bed apartments of up to 965 ft².

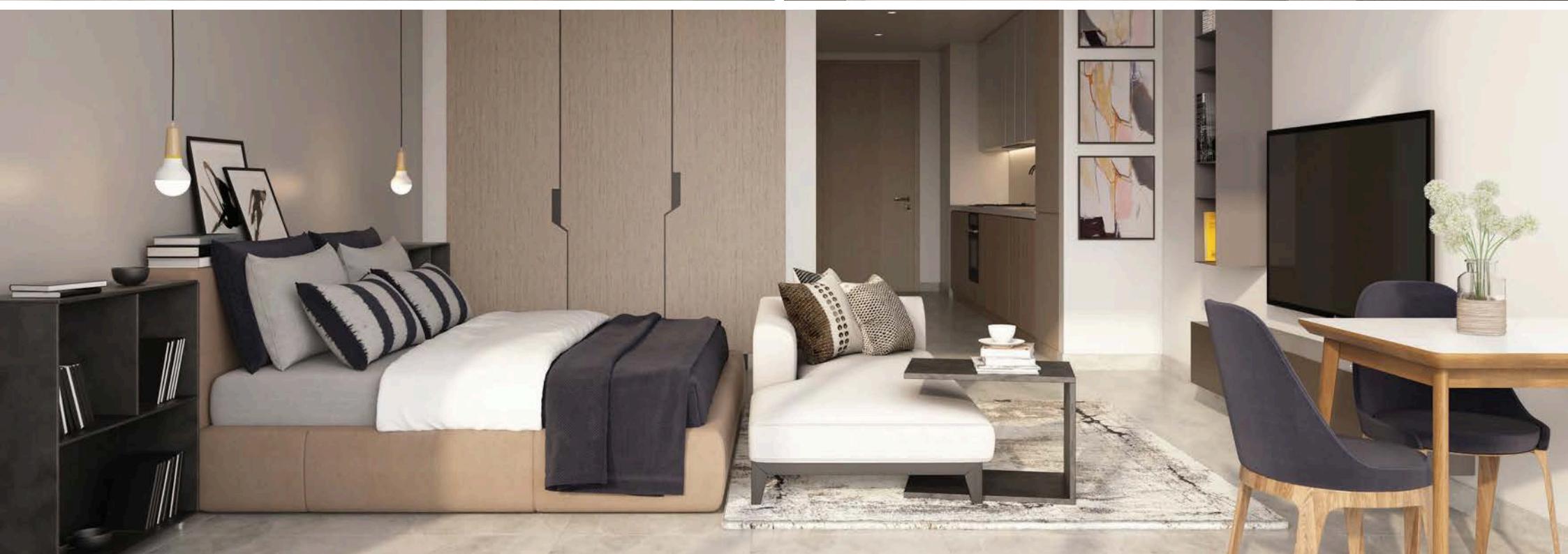
Completion for Peninsula Two will be Q4 2024.

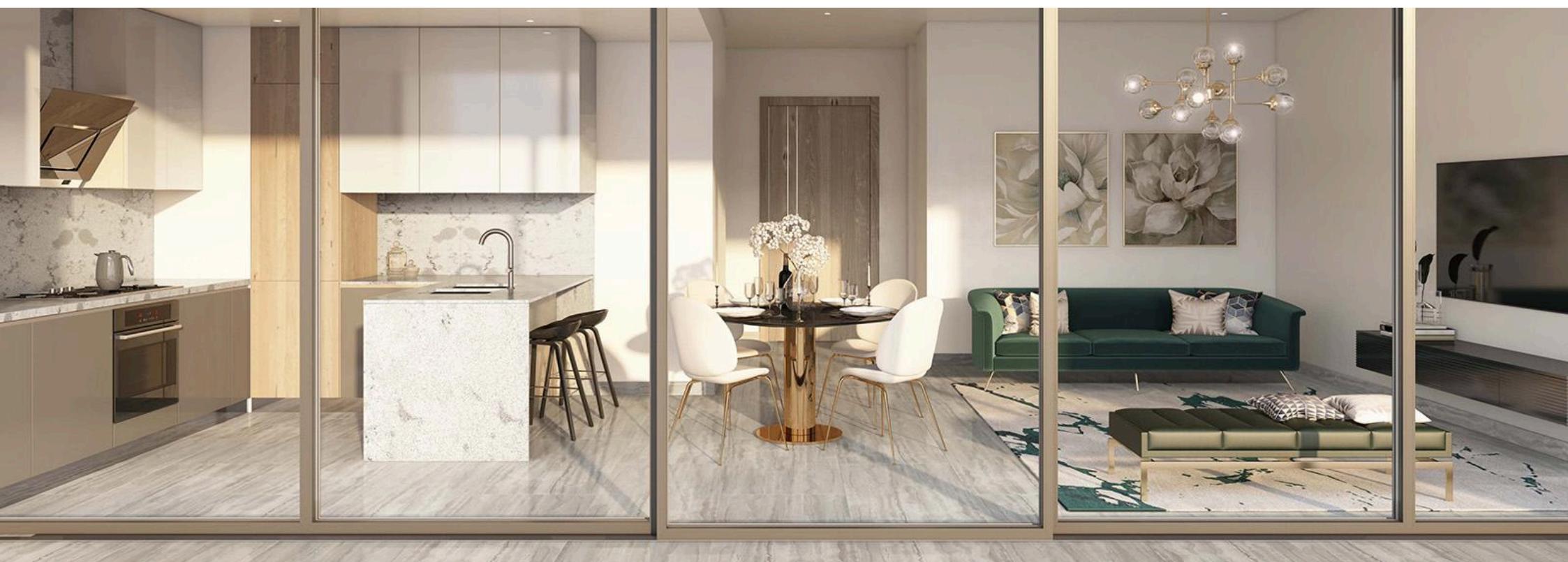
APARTMENT TYPE	RANGING FROM
Studio	339 - 452 ft ²
One Bedroom	570 - 690 ft ²
Two Bedroom	904 - 965 ft ²



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STUDIO APARTMENT
The Tower | Type TN | Unit 203

Apartment Area	37.24 m ²	401.00 ft ²
Balcony Area	N/A	N/A
Total Area	37.24 m²	401.00 ft²

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STUDIO APARTMENT
The Tower | Type TO | Unit 204

Apartment Area	42.00 m ²	452.00 ft ²
Balcony Area	N/A	N/A
Total Area	42.00 m²	452.00 ft²



Floor 2

PENINSULA

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1 BEDROOM
The Tower | Type TA | Unit 01
Floors 3, 7, 12, 17, 22, 27 & 32

Apartment Area	56.41 m ²	607.00 ft ²
Balcony Area	7.50 m ²	81.00 ft ²
Total Area	63.91 m²	688.00 ft²



Floors 3-14, 17-35

PENINSULA

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1 BEDROOM
The Tower | Type TD | Unit 04
Floors 3-14 & 17-35

Apartment Area	53.07 m ²	571.00 ft ²
Balcony Area	5.65 m ²	61.00 ft ²
Total Area	58.72 m²	632.00 ft²



Floors 3-14, 17-35

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale. € 1.000. The developer reserves the right to make changes to the floor plan and area features, materials and dimensions mentioned without further notice.

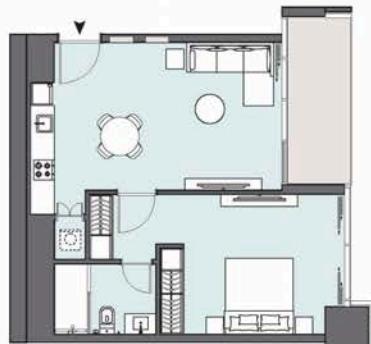
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1 BEDROOM

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 ²	586.00 ft ²
Balcony Area	7.15 m ²	77.00 ft ²
Total Area	61.57 m²	663.00 ft²

PENINSULA

TWO

1 BEDROOM

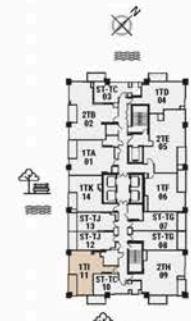
The Tower | Type TI | Unit 11
Floors 4-6, 8-11, 13-14, 18-21, 23-26, 28-31 & 33-35



Floors 3-14, 17-35



Apartment Area	50.72 m ²	546.00 ft ²
Balcony Area	6.87 m ²	69.00 ft ²
Total Area	57.59 m²	620.00 ft²



Floors 3-14, 17-35

PENINSULA

TWO

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 ²	514.00 ft ²
Balcony Area	5.79 m ²	62.00 ft ²
Total Area	53.55 m²	576.00 ft²



Floors 3-14, 17-35

PENINSULA

TWO

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 ²	633.00 ft ²
Balcony Area	N/A	N/A
Total Area	58.78 m²	633 ft²



Floor 2

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PENINSULA TWO

1 BEDROOM
The Tower | Type TP | Unit 205



Apartment Area	56.99 m ²	613.00 ft ²
Balcony Area	N/A	N/A
Total Area	56.99 m²	613.00 ft²



Floor 2

PENINSULA
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2 BEDROOM
The Tower | Type TB | Unit 02
Floors 4-6, 8-11, 13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	78.4 m ²	844.00 ft ²
Balcony Area	5.69 m ²	61.00 ft ²
Total Area	84.09 m²	905.00 ft²



Floors 3-14, 17-35

PENINSULA TWO

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 ²	887.00 ft ²
Balcony Area	5.76 m ²	62.00 ft ²
Total Area	88.18 m²	949.00 ft²



Floors 3-14, 17-35

PENINSULA TWO

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 ²	797.00 ft ²
Balcony Area	10.65 m ²	115.00 ft ²
Total Area	84.70 m²	912.00 ft²



Floors 3-14, 17-35

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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



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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	82.42 m ²	887.00 ft ²
Balcony Area	5.76 m ²	62.00 ft ²
Total Area	88.18 m²	949.00 ft²



Floors 3-14, 17-31



Apartment Area	74.05 m ²	797.00 ft ²
Balcony Area	10.65 m ²	115.00 ft ²
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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 ft² gym
- 205 m², 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



