



TECHNICAL **BROCHURE**



ABOUT DEVELOPER

BUILDING TOMORROW'S URBAN LEGACY

Centurion Developers is a leader in reshaping urban environments through innovative, sustainable real estate development.

Focused on creating vibrant communities where people can live, work, and relax, we blend cutting-edge design with environmental stewardship to ensure our projects are both functional and future ready.

- Committed to integrity, sustainability, and customer satisfaction
- Strive to exceed expectations
- Deliver lasting value for communities and stakeholders
- Vision goes beyond construction
- Enhance quality of life and foster resilient thriving cities with every development



ABOUT **ARCHITECT**

DESIGN AT WORLD SCALE.

AE7 is a multi-disciplinary design firm built to be a global organization. Our practice transcends traditional borders, providing innovative approaches to evolving challenges.

We succeed through structuring our practice differently through the principles we apply, the markets we reach, the cultures we intimately know, and the solutions we ultimately offer.

This character informs a design approach largely unrestrained by conventional limitations. The breadth of knowledge we draw upon for services ranging from concept through construction is as diverse as our workforce, reflecting our collective transnational imagination.

We operate as partners to our clients for each project, providing comprehensive services and flexible solutions that ensure development potential that exceeds expectations.



ABOUT **CAPITAL ONE**

Capital One introduces a new standard of luxury office space in the heart of Motor City, offering Grade A offices that rival the best in town. Designed with a futuristic and floating concept, Capital One combines layering and coherence to create a seamless and inspiring work environment.

With a unique location, breathtaking design, and thoughtful details, Capital One is the ideal destination for dynamic businesses that seek sophistication and functionality.

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

LOCATION MAP

- 1. Dubai Autodrome ————— **4Min**
- 2. Uptown Motor City ————— **5Min**
- 3. Arabian Ranches ————— **7Min**
- 4. Butterfly Garden ————— **7Min**
- 5. Dubai Polo & Equestrian Club ————— **8Min**
- 6. Dubai Hills Mall ————— **9Min**
- 7. Global Village ————— **10Min**
- 8. Dubai Production City ————— **12Min**
- 9. Mall of Emirates ————— **17Min**
- 10. Burj Al Arab ————— **21Min**
- 11. Dubai Downtown ————— **20Min**
- 12. Dubai International Airport ————— **22Min**
- 13. Dubai Maktoum International Airport — **22Min**



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

CLUSTER MAP



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

PLOT LOCATION





PROJECT DETAILS

Project Name	Capital One
Developer	The Circuit Real Estate Development LLC
Architect	AE7 Architects
Location	Motor City
Plot Number	6740191
Plot Area	174,279 Sqft.
Est. Completion Date	JULY 2027
Tower Height	B2 + G + 20 + Roof
Estimated Service Charges	19 AED / Sqft.
Furnished/Unfurnished	Unfurnished
Finished/Unfinished	Shell & Core
Elevators	Passenger x 16
	Service x 1
	Business Center x 1
Washrooms	8 x per floor
Parking	1 Car park per 50 Sq.mt. of office area. (Additional parking spaces available for purchase)

Unit Mix			
Type	No of Units	%	Size Range (Sqft)
Office	222	92.5%	798 - 1,884
Office - T	18	7.5%	1,163 - 4,918
Total	240		

* Office - T: Offices with Terrace

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

BUILDING STRUCTURE



Typical 1	2 nd , 3 rd , 4 th , 12 th , 13 th & 14 th
Typical 2	5 th & 15 th
Typical 3	6 th & 16 th
Typical 4	7 th , 8 th , 9 th , 17 th , 18 th & 19 th
Typical 5	10 th
Typical 6	11 th

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

FLOOR TO CEILING HEIGHT

ZONE	Height (m)	Area (Sqft)
Ground Floor		
Grand Lobby	9m	4,815
Business Center	4.7m	6,652
Corridor	4.7m	2,484
Toilets	2.6m	524
Café 1		5,100
Café 2		2,669
First Floor		
Business Center	3.2m	2,855
Business Center Terrace		4,332
Corridor	3m	2,481
Toilets	2.6m	459
Prayer Rooms	3m	2,425
Restaurant		4,431
Restaurant Terrace		4,475
20 th Floor		
Gym (Indoor)		9,133
Gym (Outdoor) front side		4,779
Pool (Outdoor) back side		9,505
Changing Room		459

Tenant Store Rooms	
Level	# Spaces
Basement 2	199
Basement 1	23
Total	222

Raised Floor Zones	
Zone	Thickness (mm)
Offices Floors (Levels 2 to 19)	150mm

Floor to Floor Height	
Level	Height (m)
Basement 2	3.7m
Basement 1	5.5m
Ground Floor	6.0m
Level 1	4.5m
Levels 2 to 19	3.9m
Level 20	4.0m

Car Parking	
Level	# Spaces
Basement 2	324
Electrical Parking	10
ADA Parking	5
Visitor Parking	0
Basement 1	397
Electrical Parking	22
ADA Parking	7
Visitor Parking	0
Ground Floor	217
Electrical Parking	17
ADA Parking	3
Visitor Parking	64

PROJECT AMENITIES



Capital One Club
Business Center - Managed by 3rd Party



Café
Managed by 3rd Party



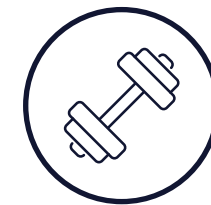
Restaurant
Managed by 3rd Party



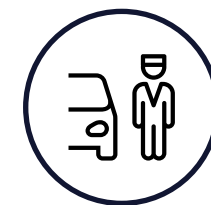
Outdoor Seating Area



Pool
Managed by 3rd Party



Gym
Managed by 3rd Party



Valet Parking
Managed by 3rd Party

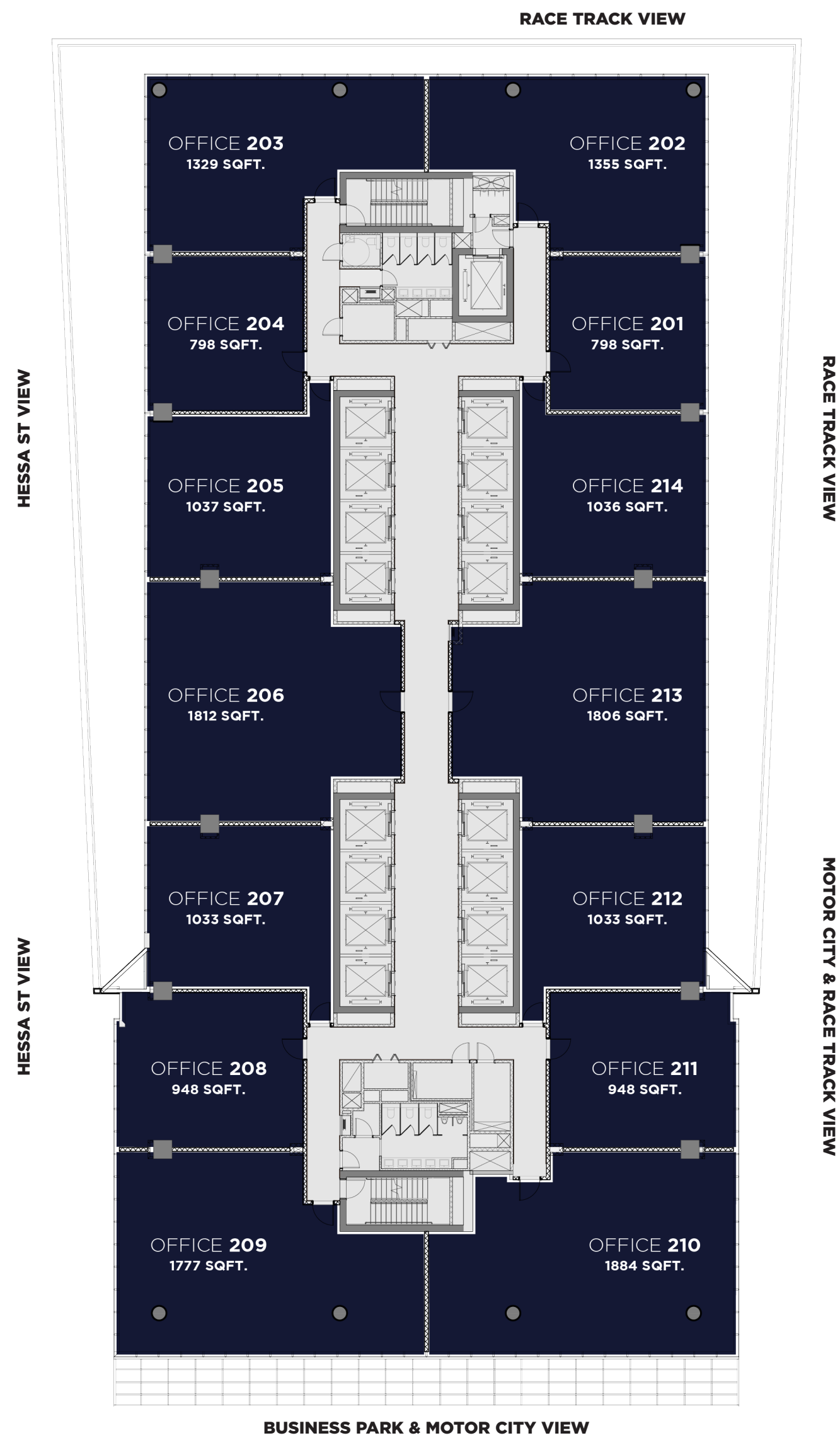


Prayer Rooms

FLOOR **PLANS**



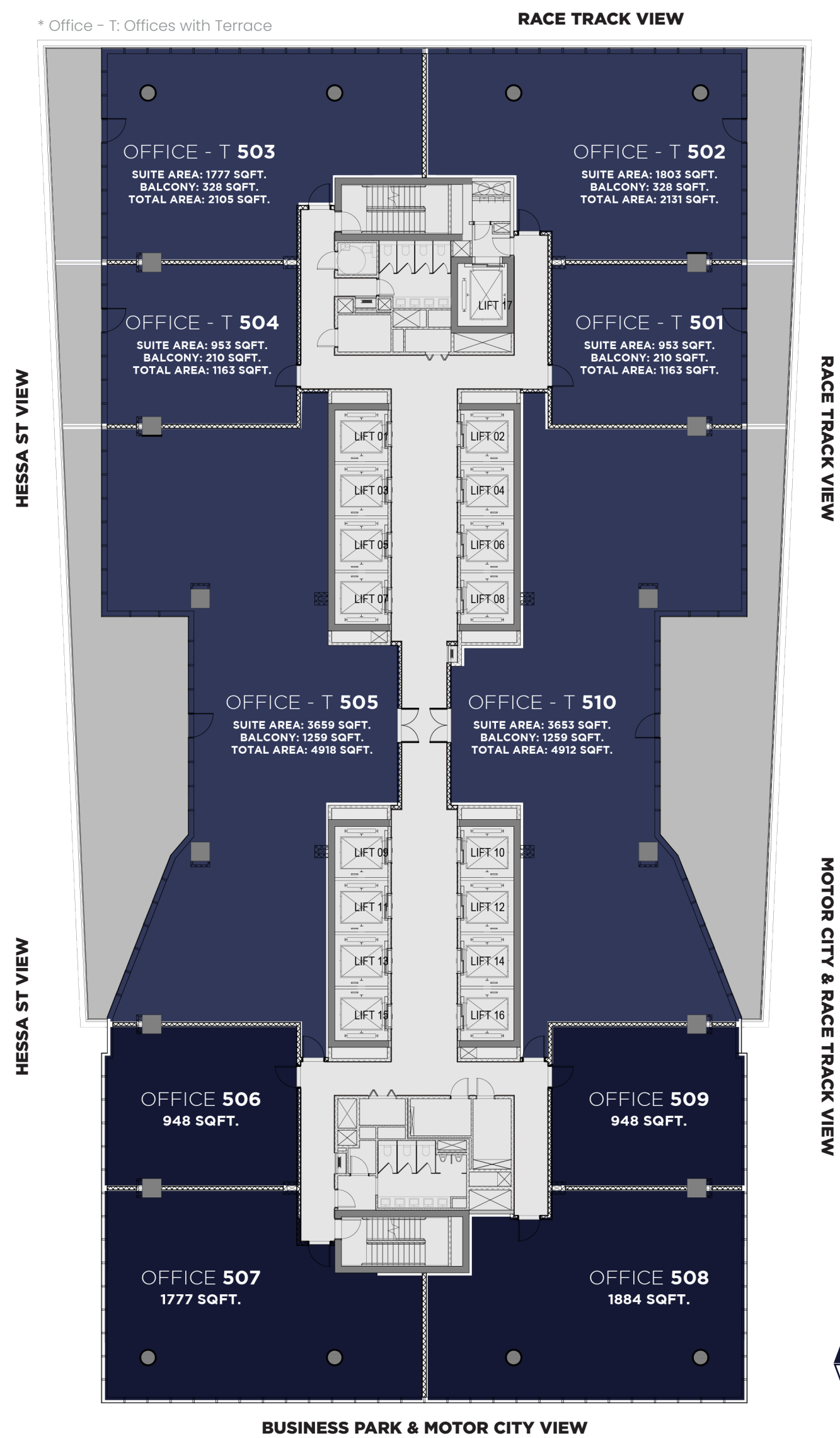
TYPICAL 1



LEVEL 2, 3, 4, 12, 13, & 14

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

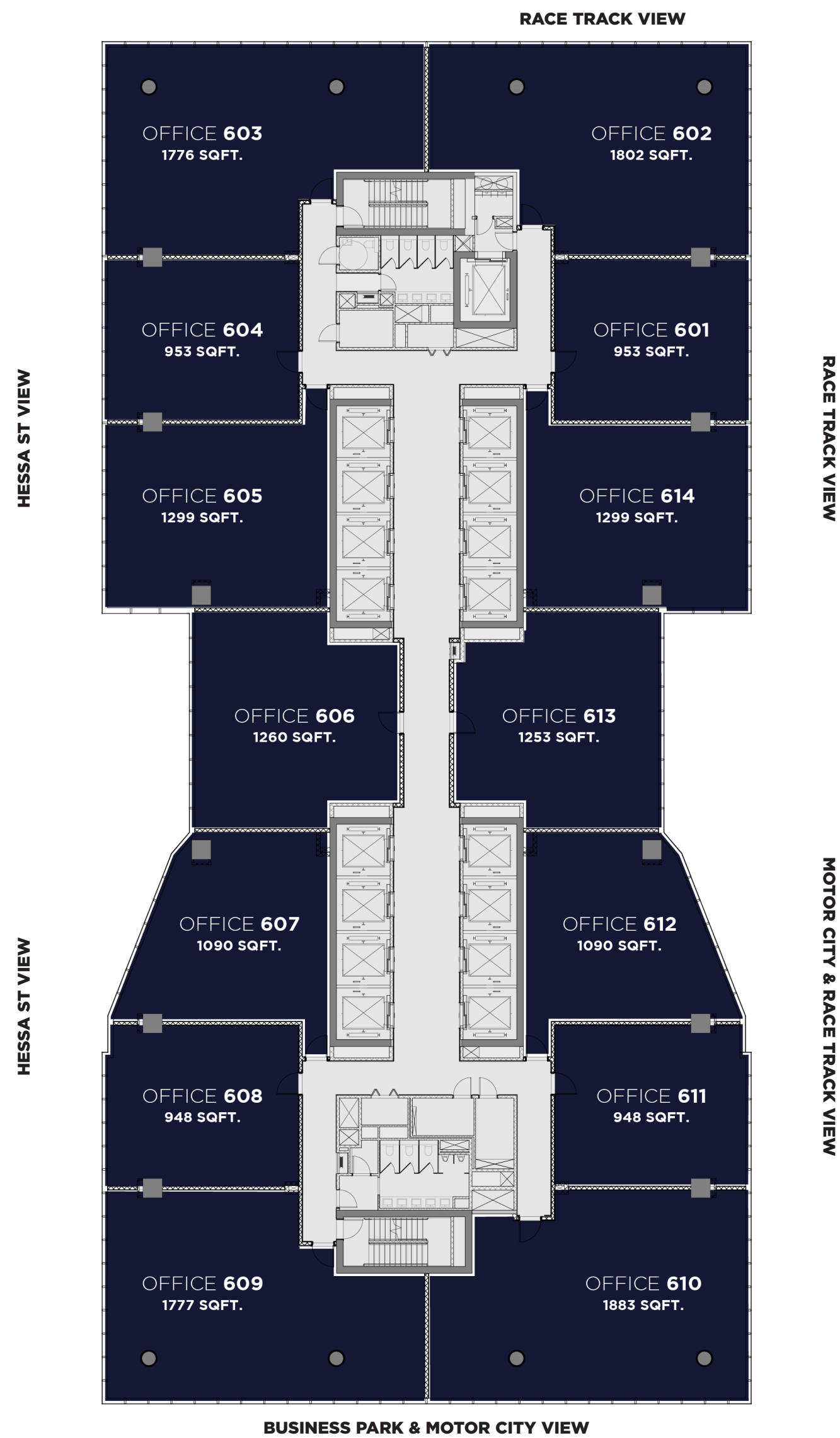
TYPICAL 2



LEVEL 05 & 15



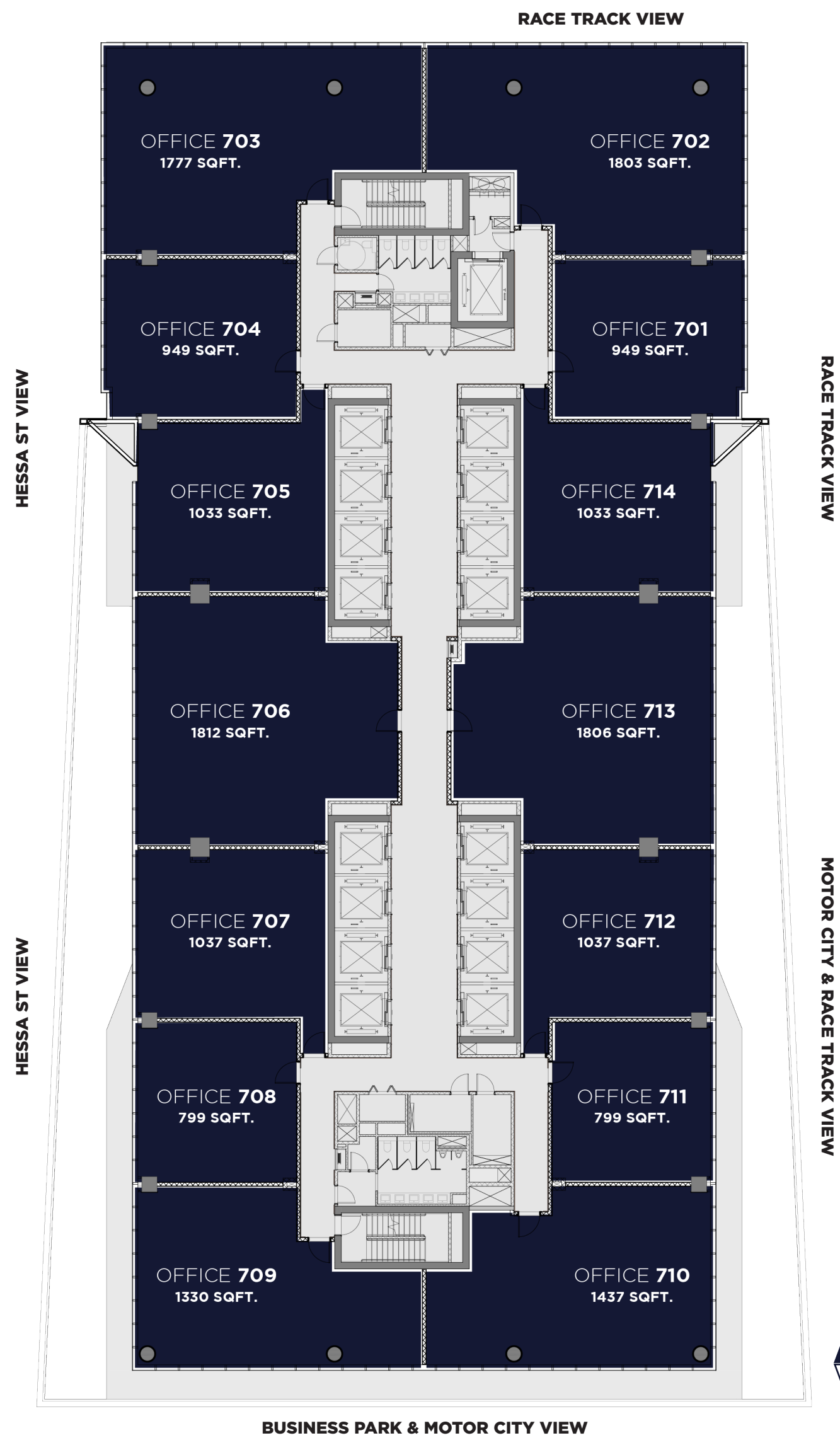
TYPICAL 3



LEVEL 06 & 16

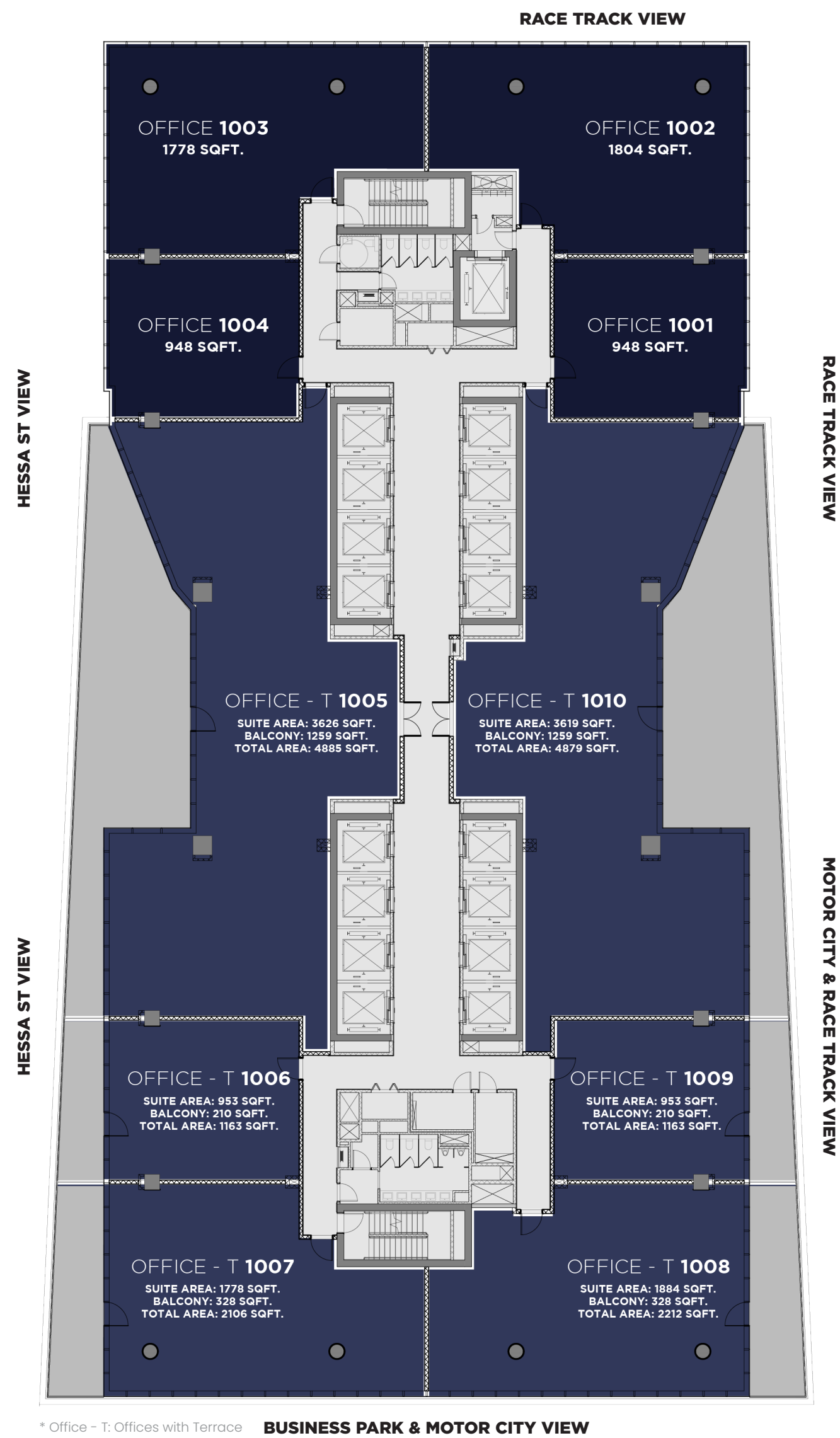
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL 4



LEVEL 7, 8, 9, 17, 18, & 19

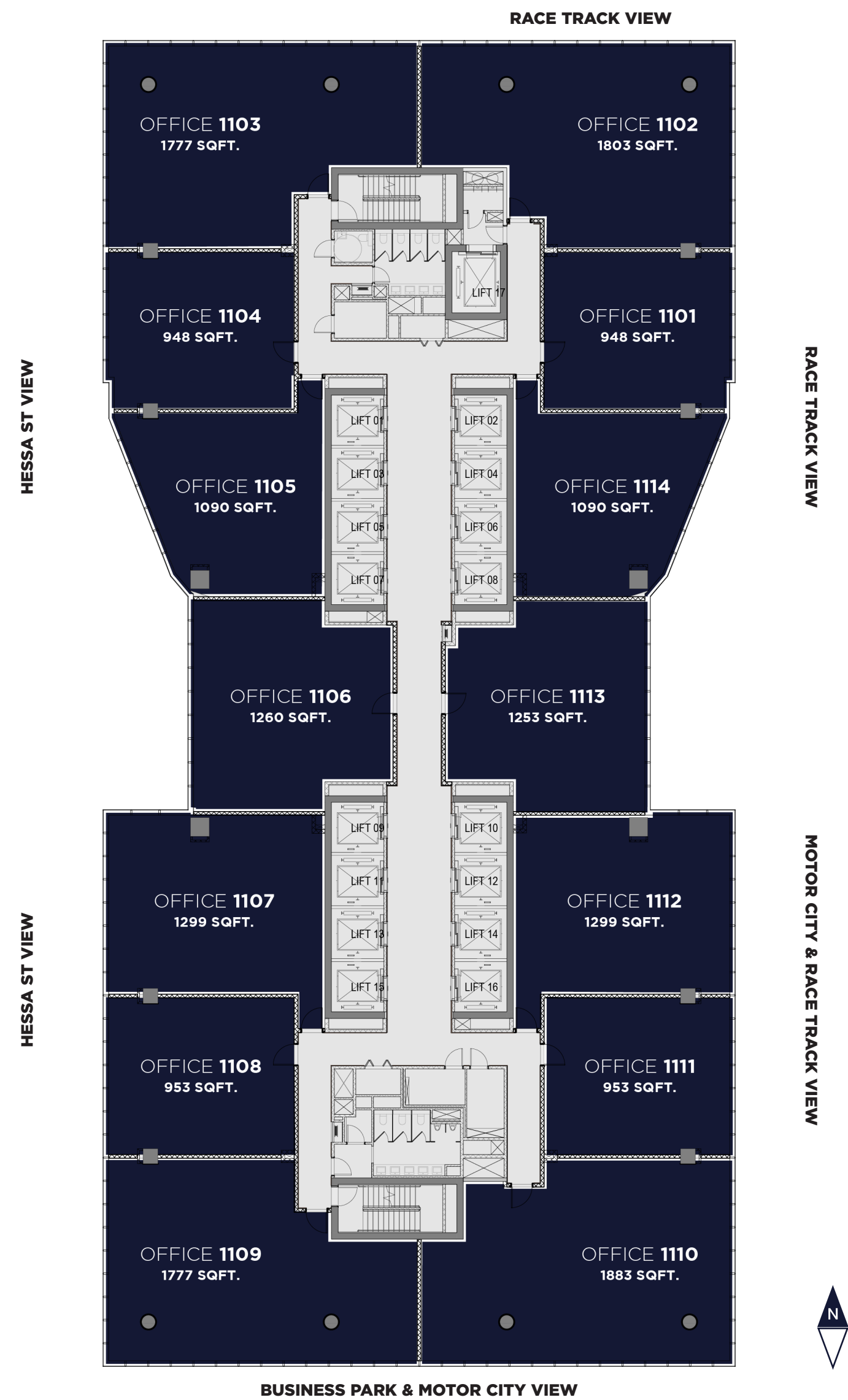
TYPICAL 5



LEVEL 10

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

TYPICAL 6



LEVEL 11



LAYOUT **REFERENCES**

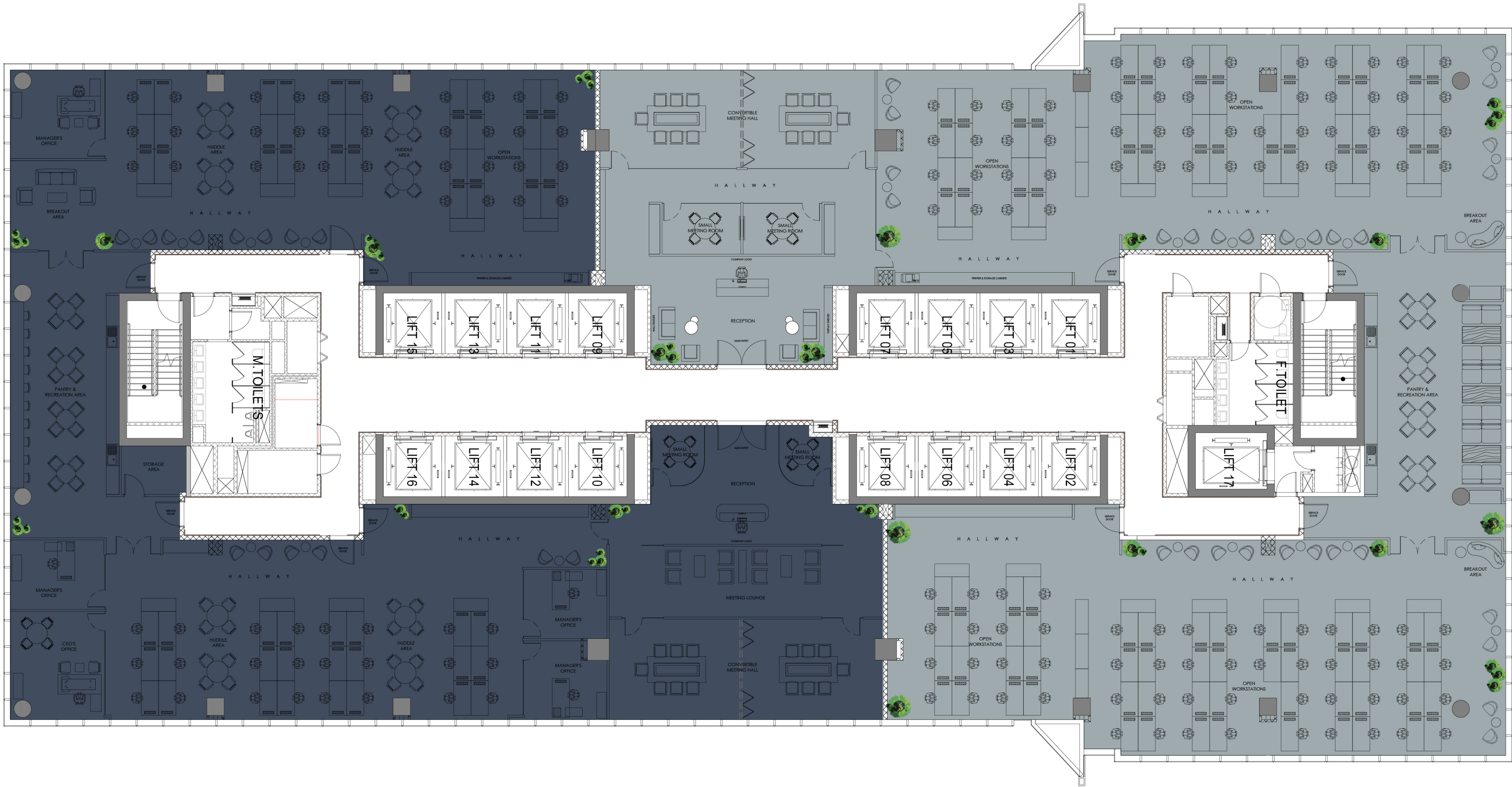
TEST FITS FLOORS 5, 10, & 15



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



TEST FITS FLOORS 08, 09, 18, & 19



- Open Plan - 8923 Sqft.
- Collaboration - 7825 Sqft.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT **PLANS**



INDICATIVE UNIT SIZES AND PRICE

Type	No of Units	%	Size Range (Sqft)	Starting Price (AED)
Office	222	92.5%	798 - 1,884	1,485,888 + VAT
Office - T	18	7.5%	1,163 - 4,918	2,313,888 + VAT
Total	240			

* Office – T: Offices with Terrace

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

UNIT SERIES - 01

FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

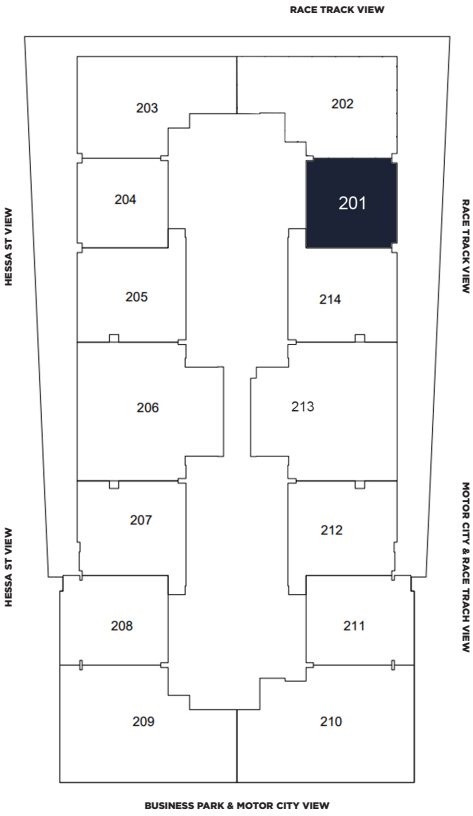
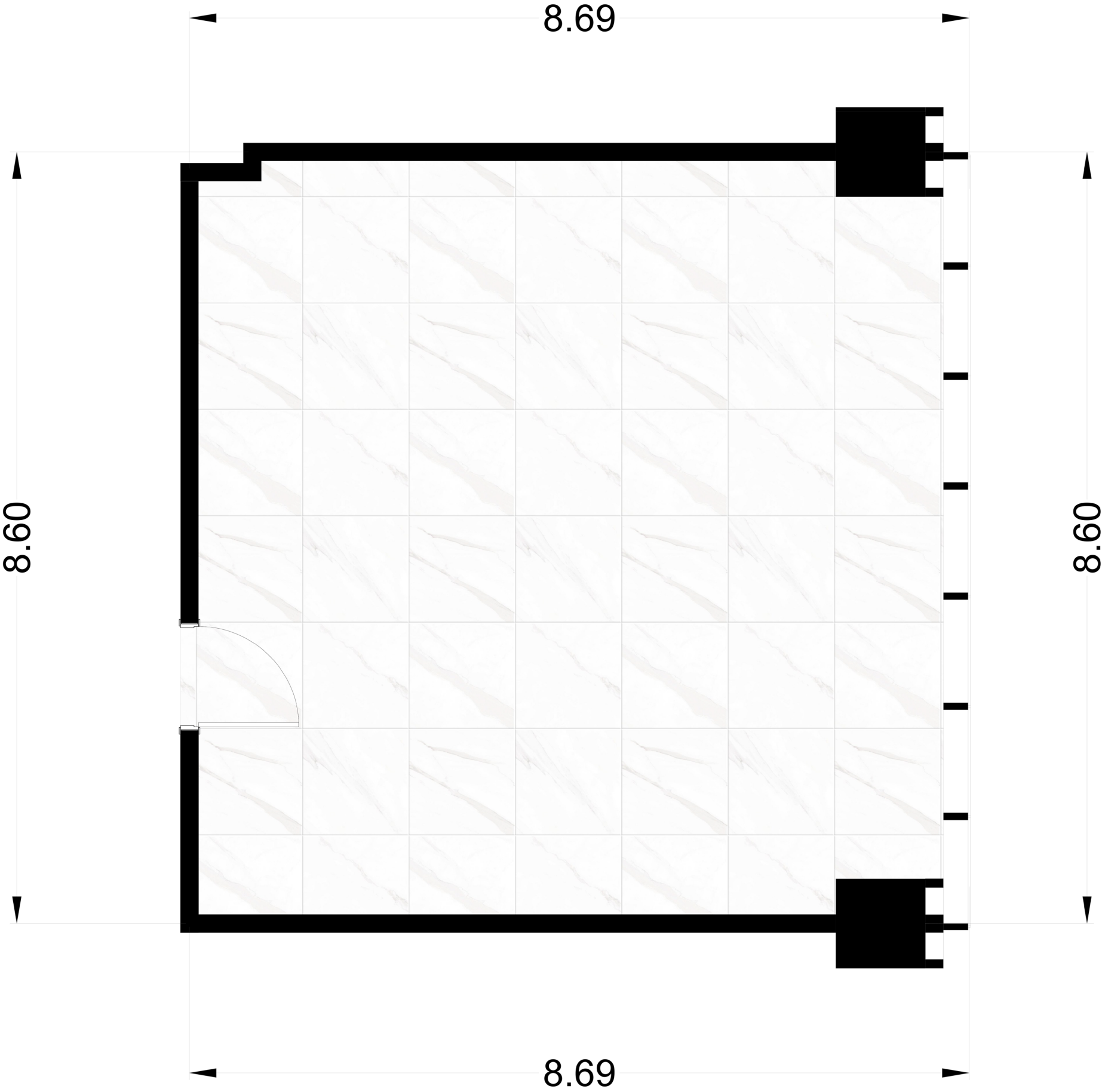
FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 10 - TYPICAL 5

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	798 Sqft. - 953 SQFT.
----------------------	-----------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 02

FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

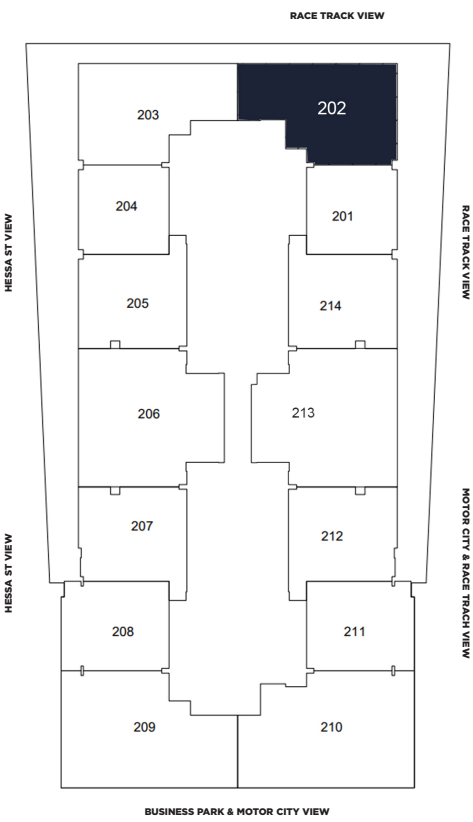
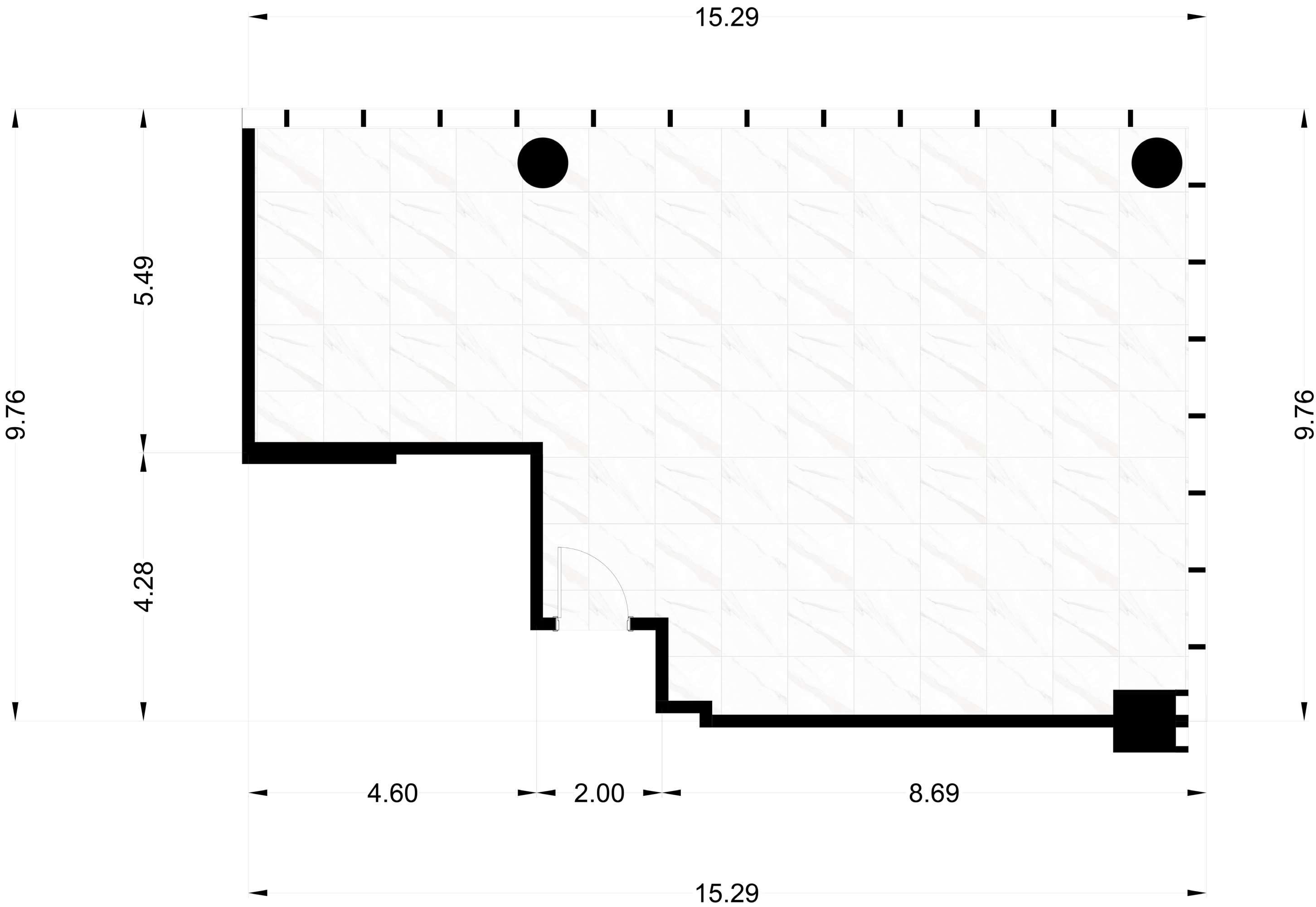
FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 10 - TYPICAL 5

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1355 Sqft. - 1803 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 03

FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

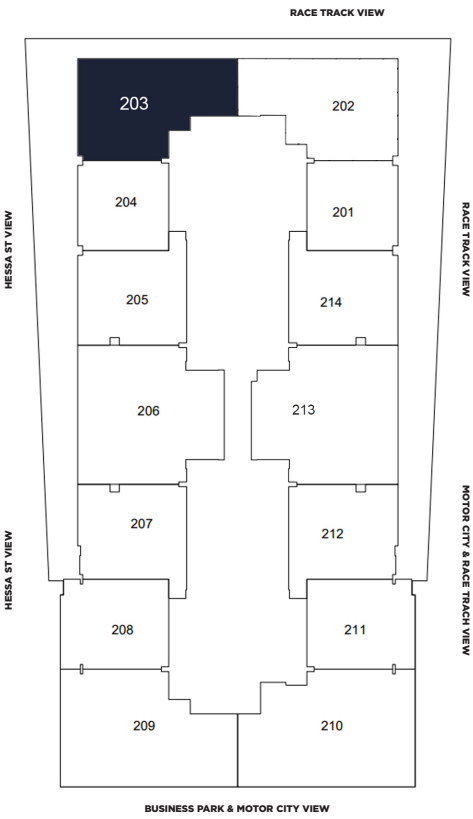
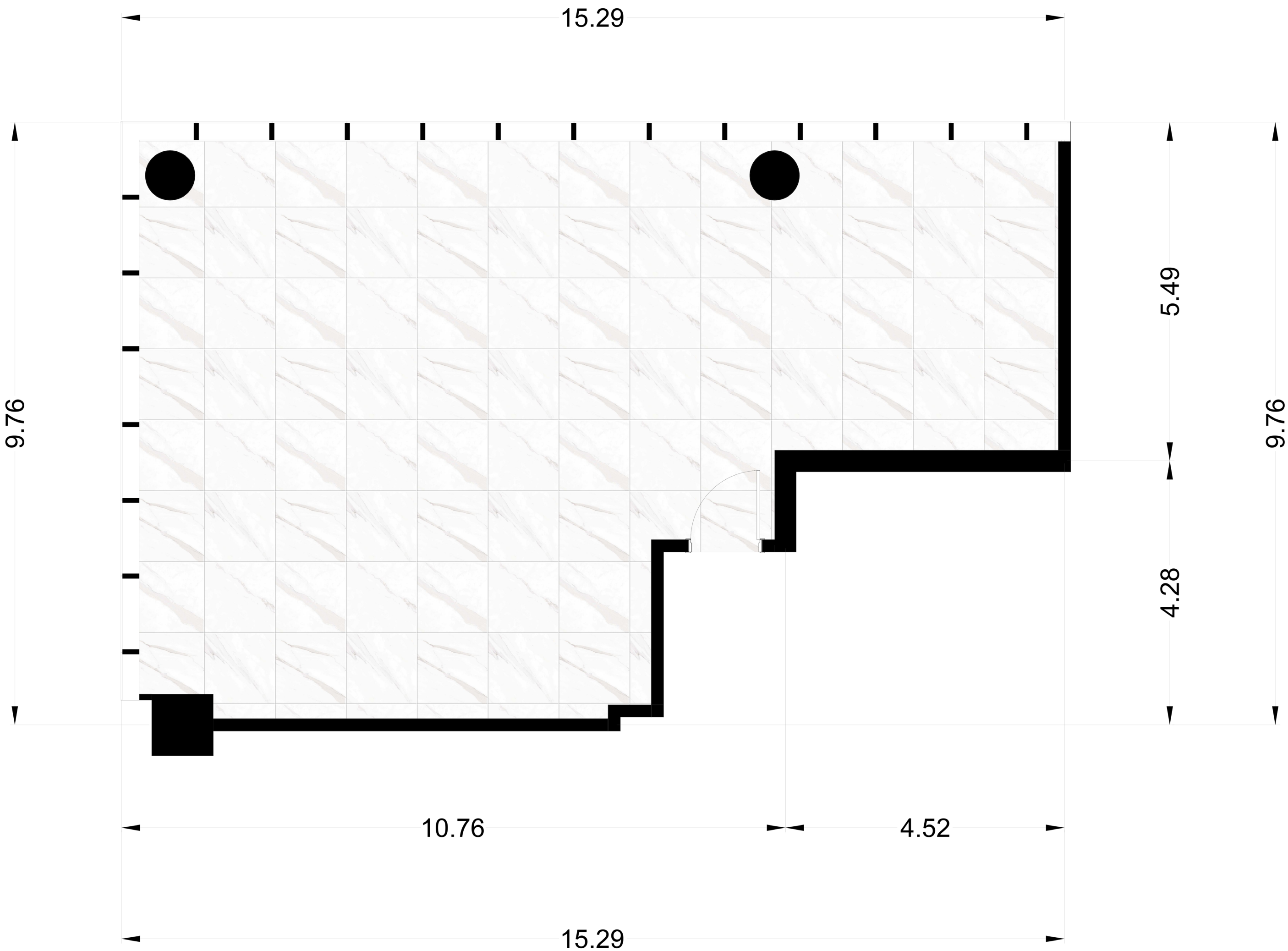
FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 10 - TYPICAL 5

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1329 Sqft. - 1778 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 04

FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

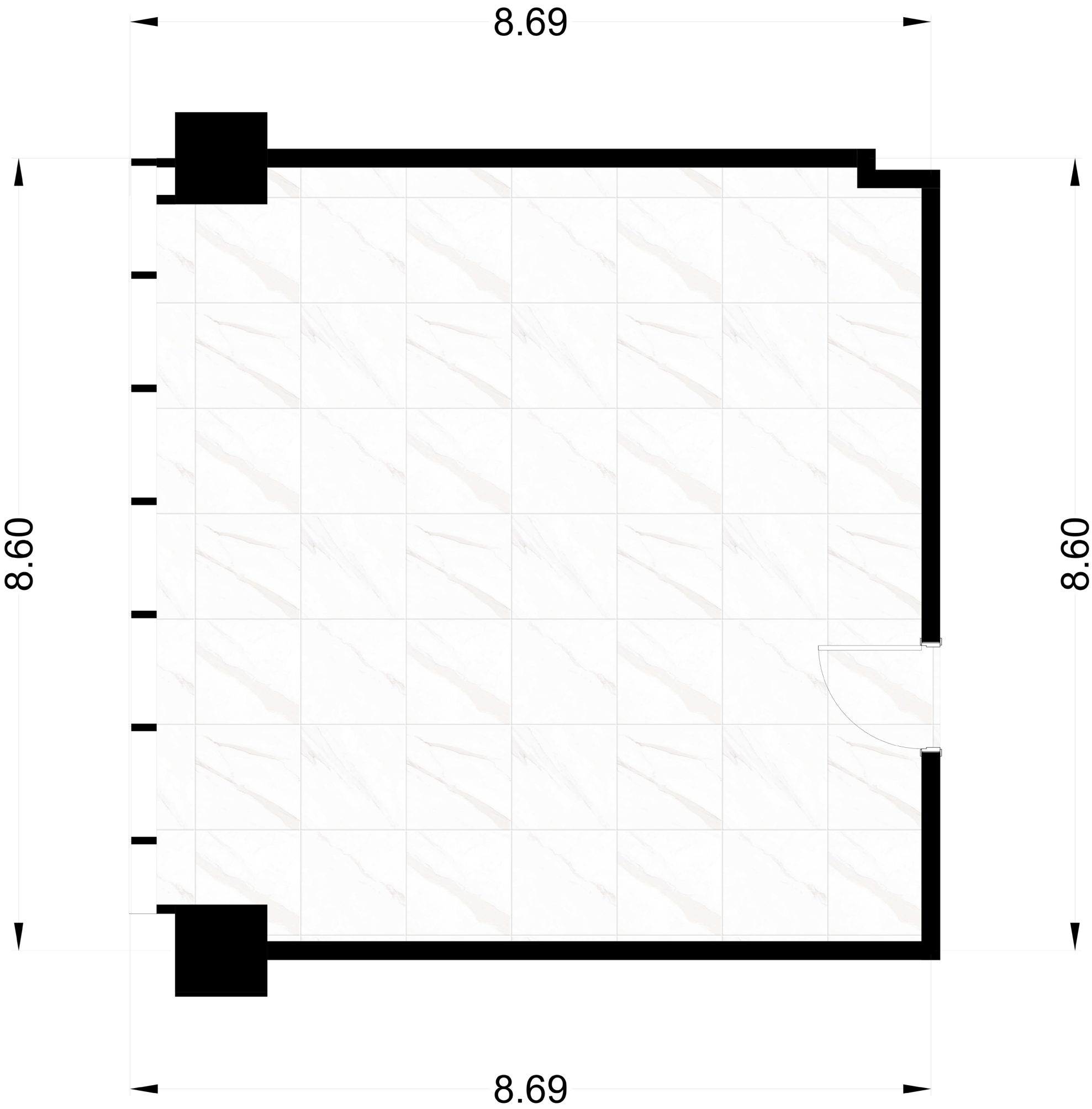
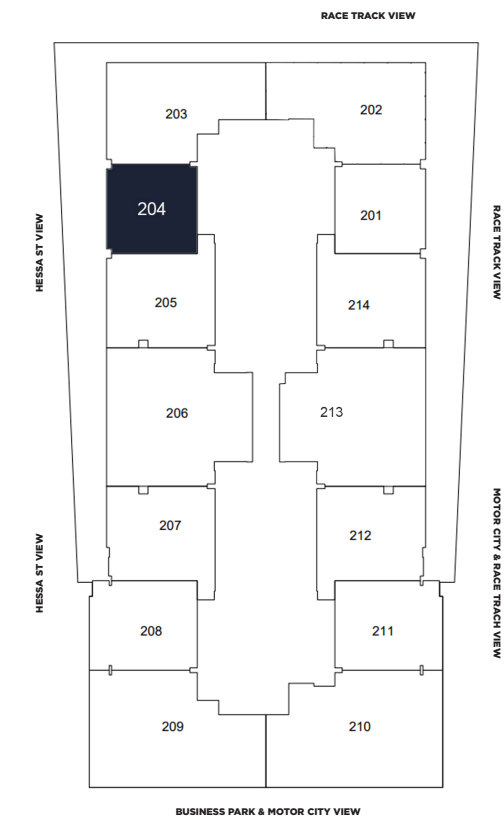
FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 10 - TYPICAL 5

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	798 Sqft. - 953 SQFT.
----------------------	-----------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 05

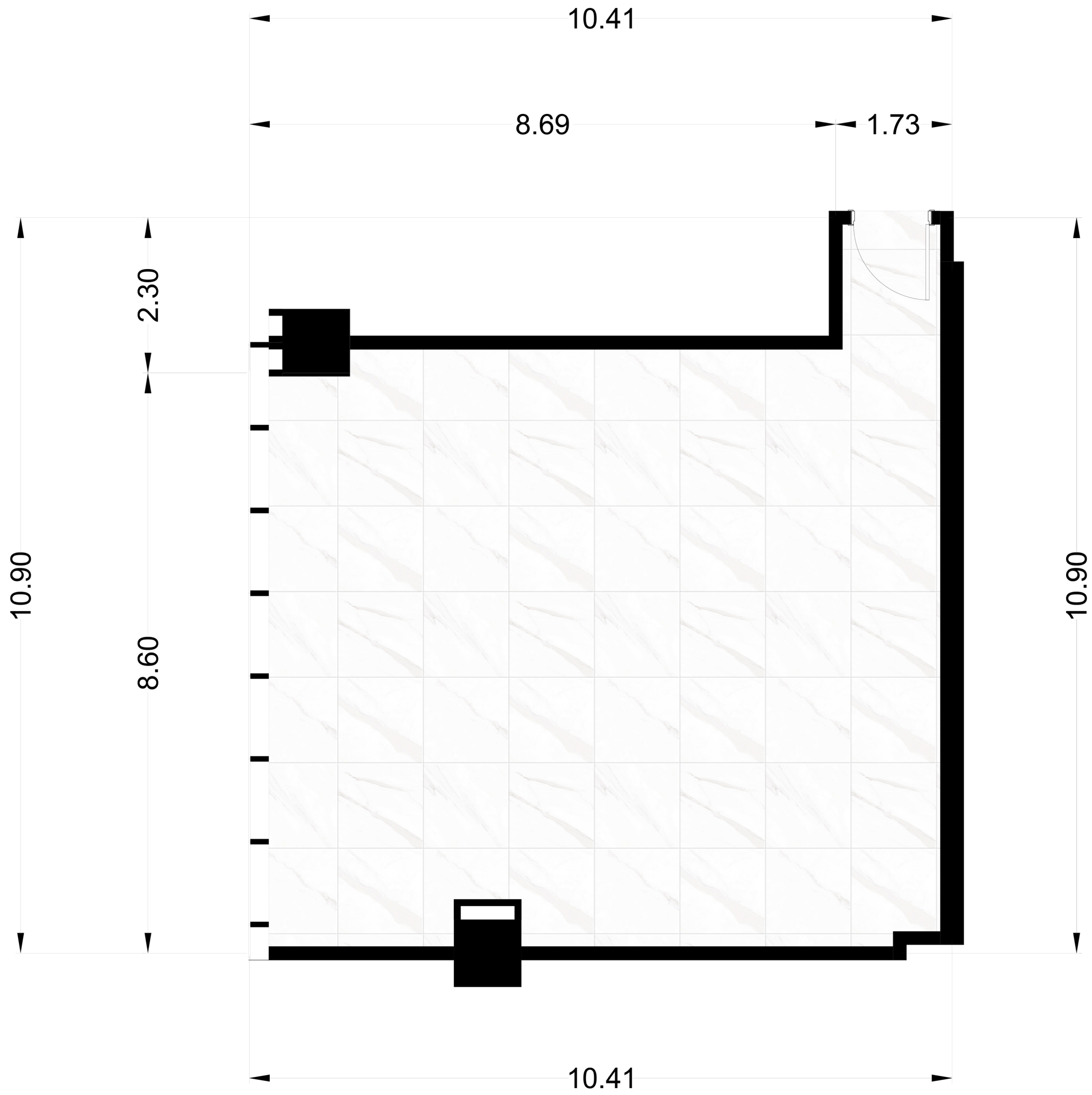
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1037 Sqft. - 1299 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 06

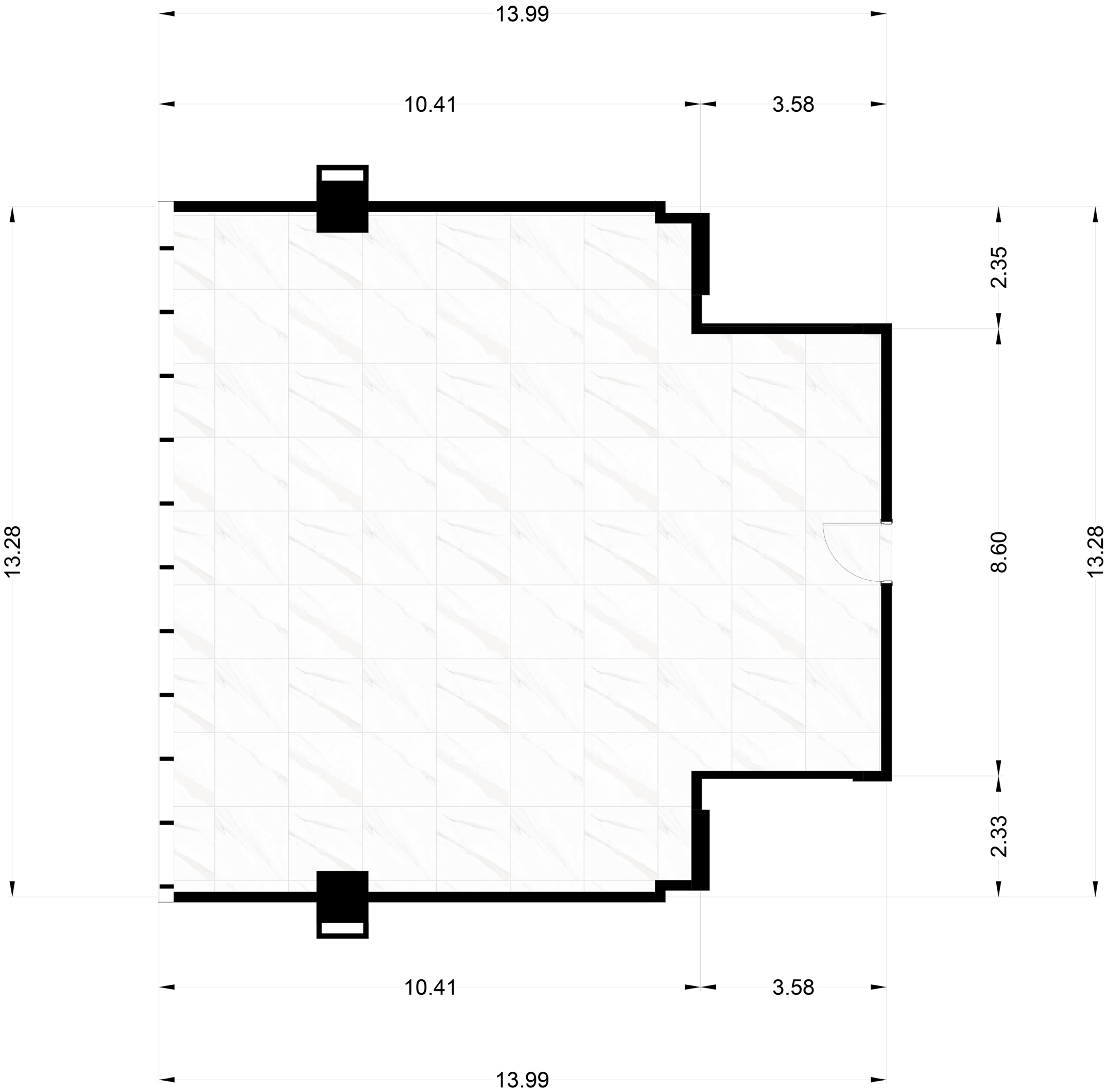
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1260 Sqft. - 1812 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 08

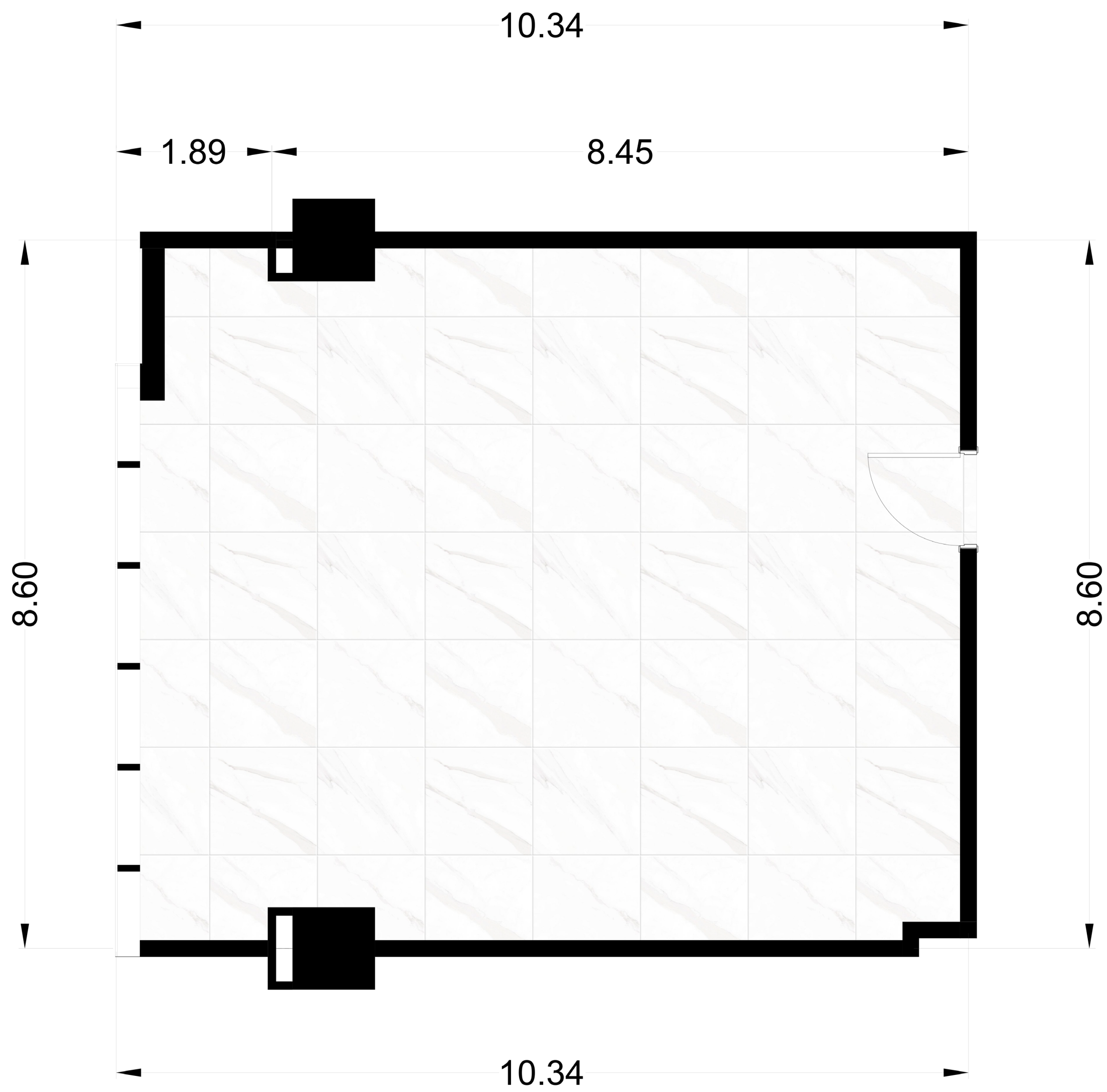
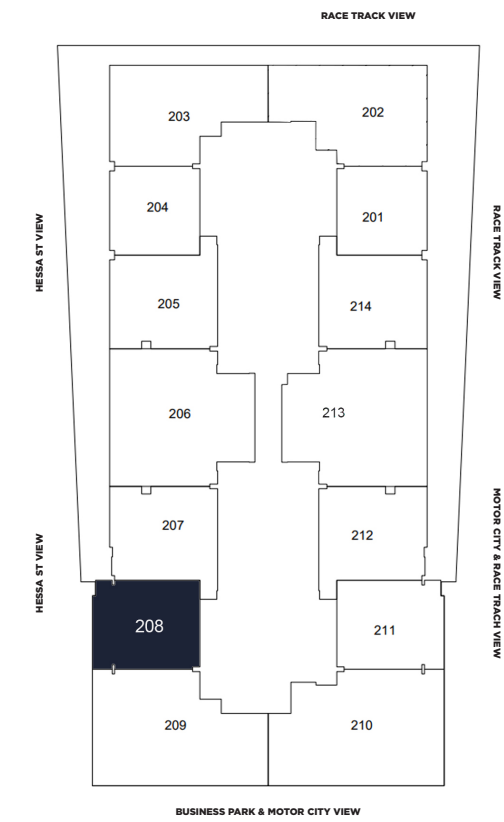
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	799 Sqft. - 953 SQFT.
----------------------	-----------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 09

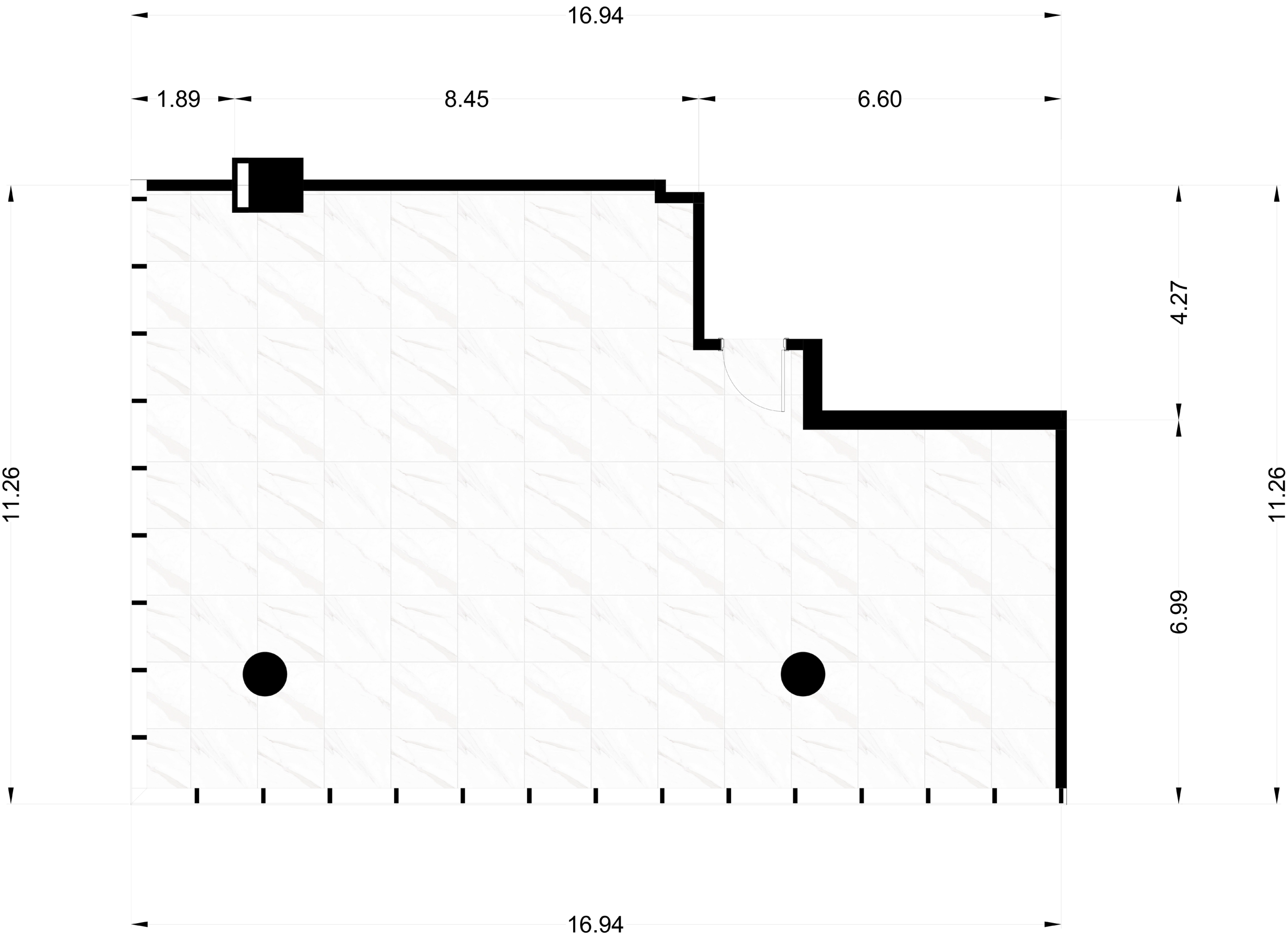
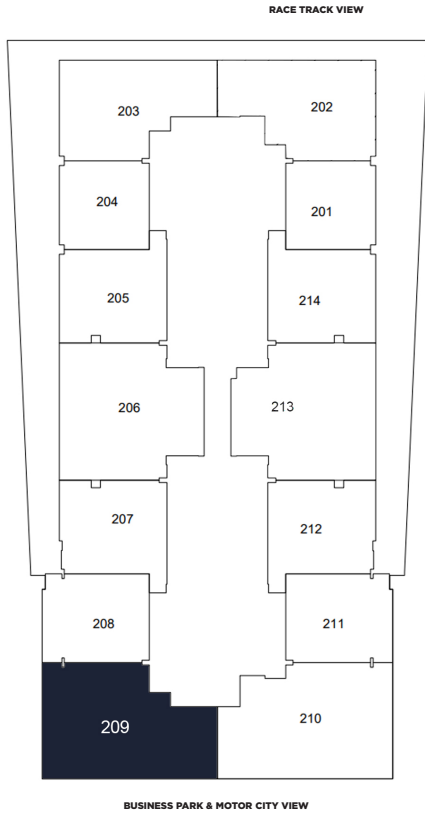
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1330 Sqft. - 1777 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 10

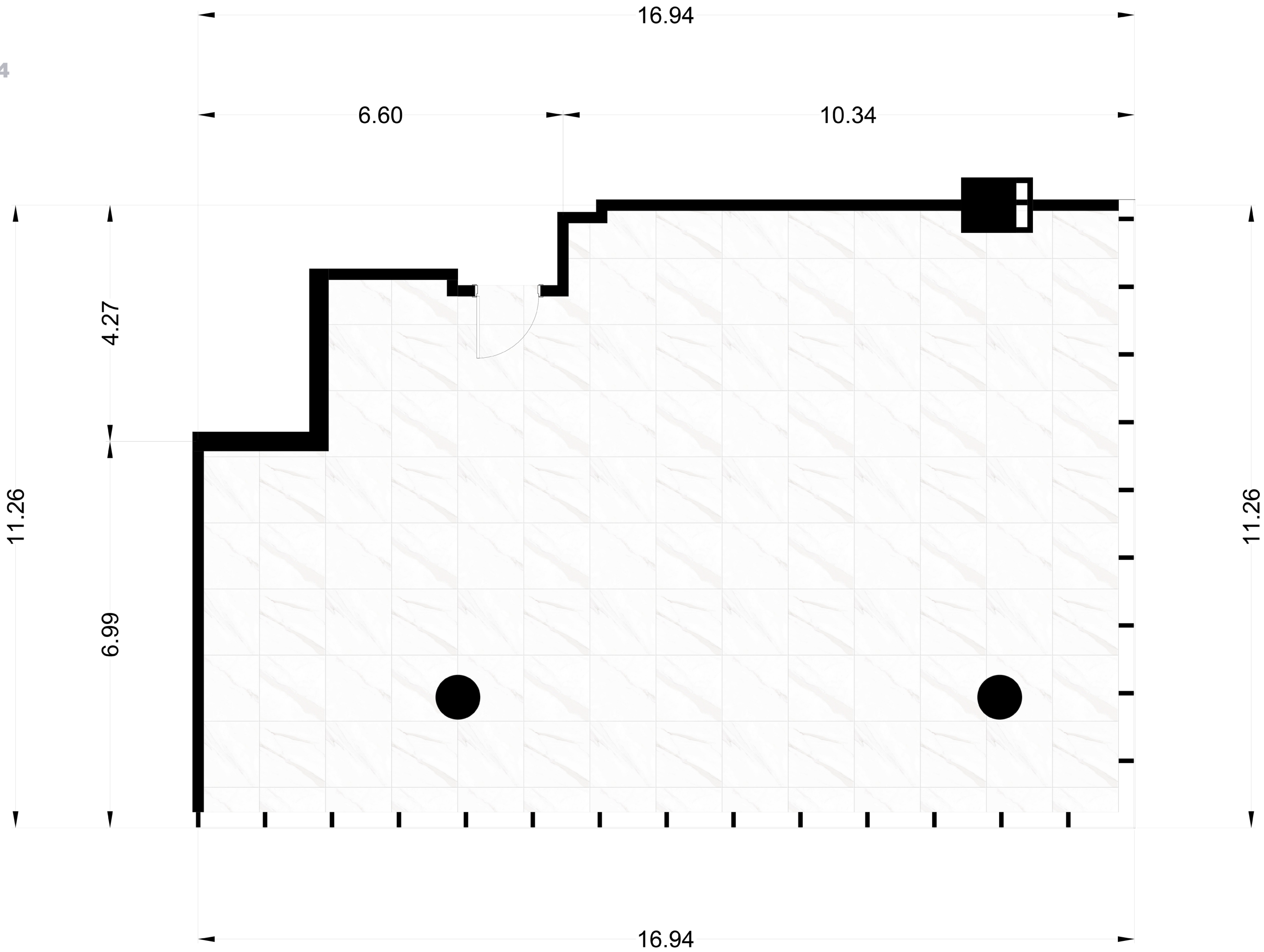
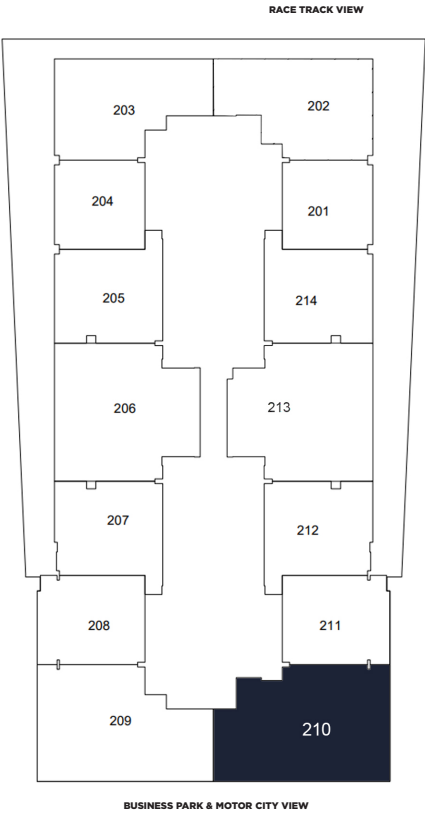
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1437 Sqft. - 1884 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 11

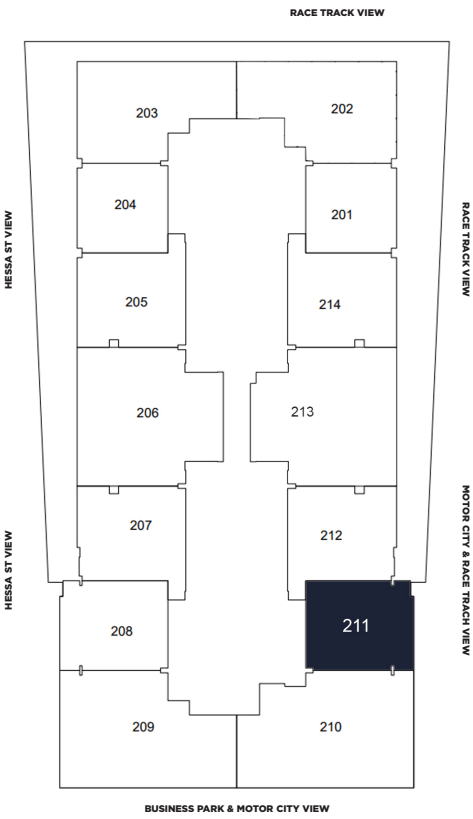
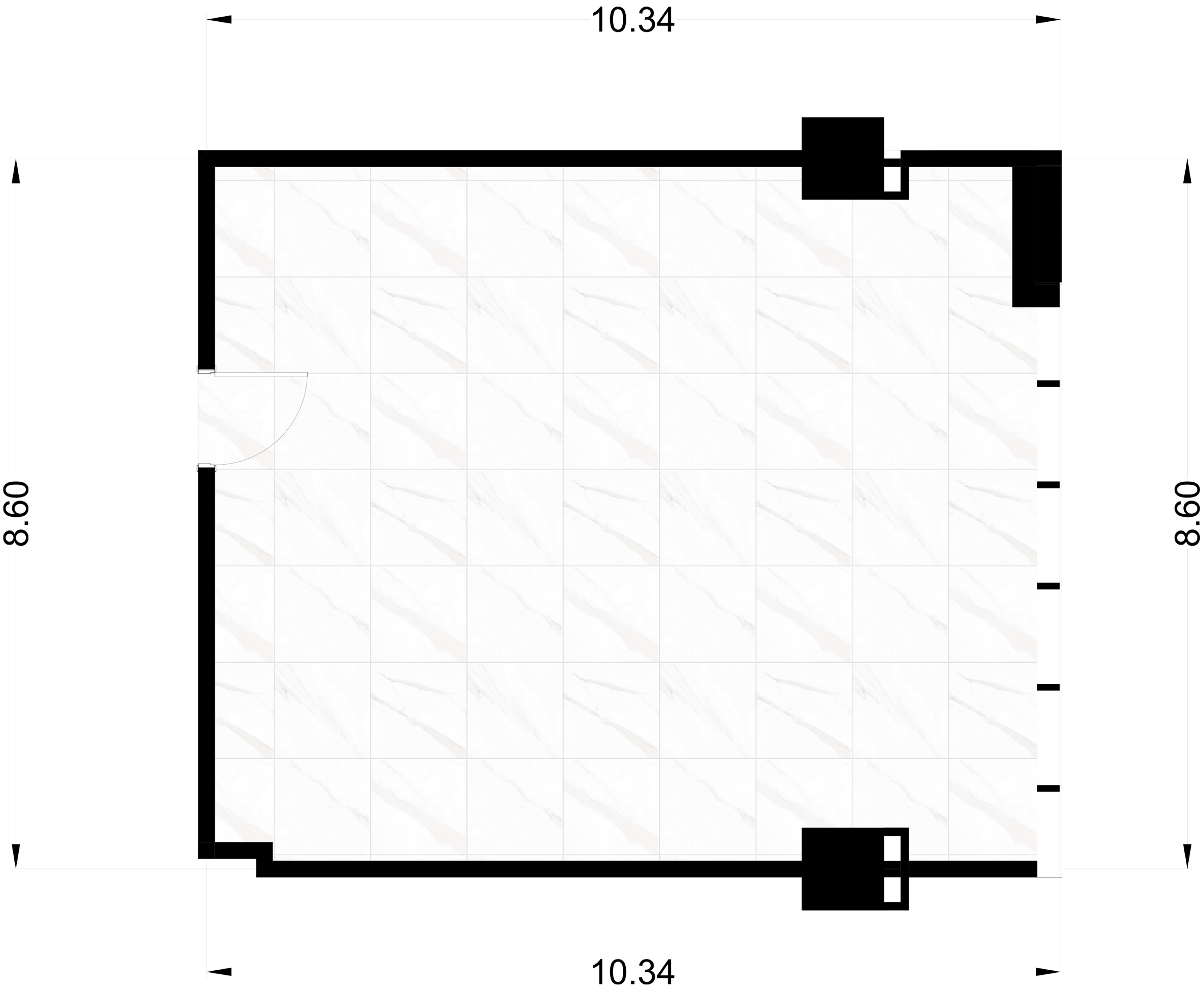
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	799 Sqft. - 953 SQFT.
----------------------	-----------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 12

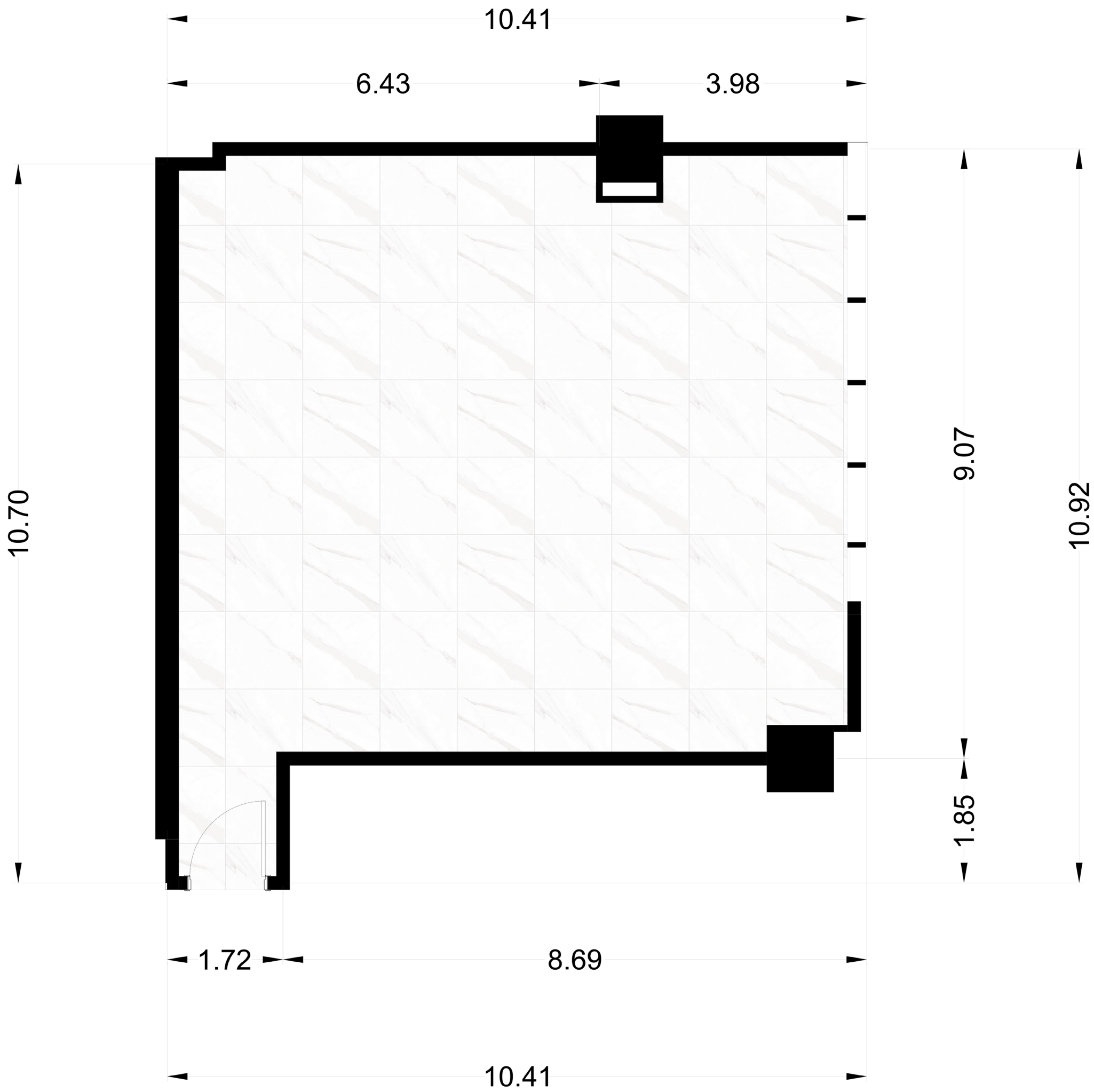
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1033 Sqft. - 1299 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 13

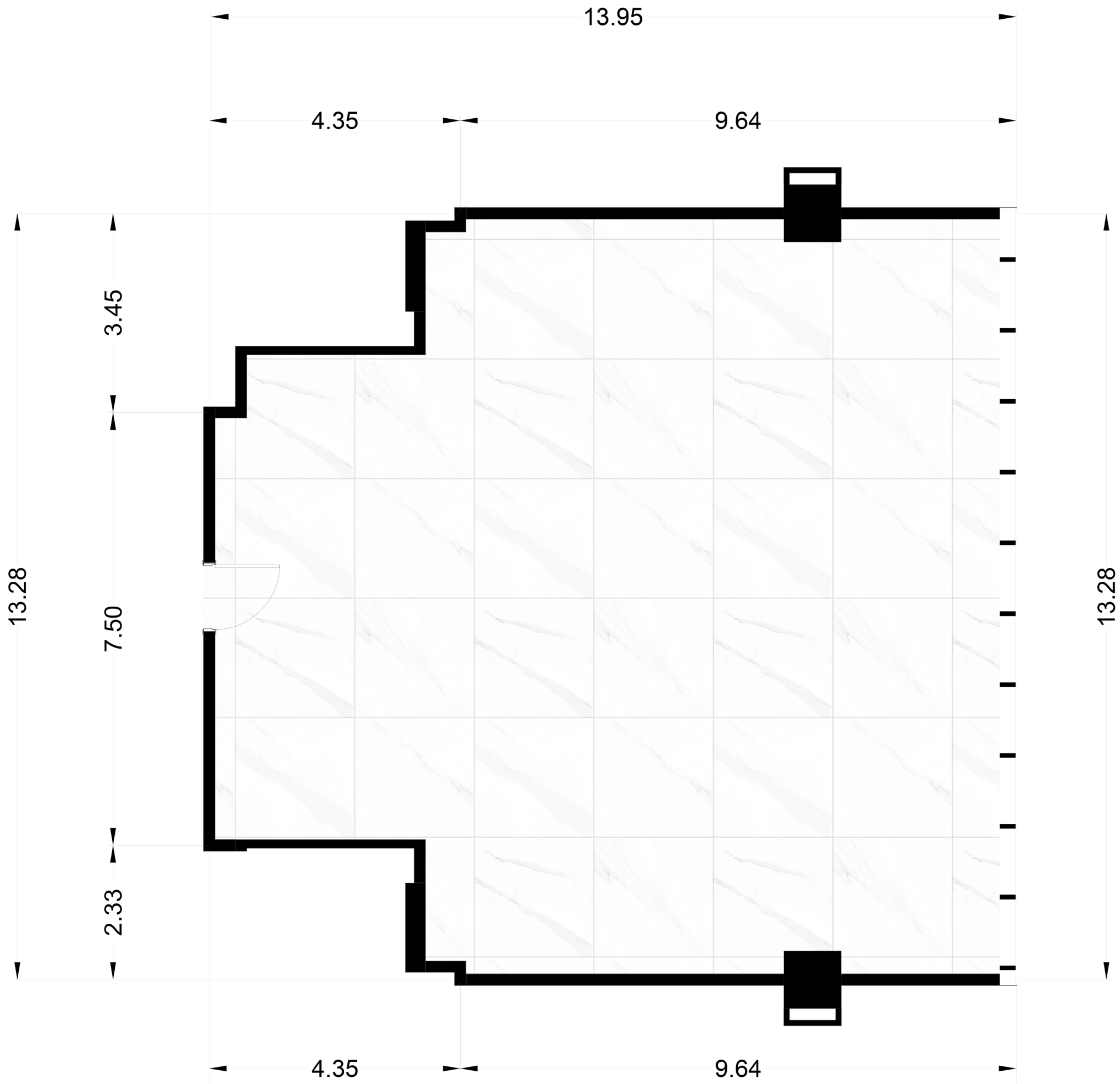
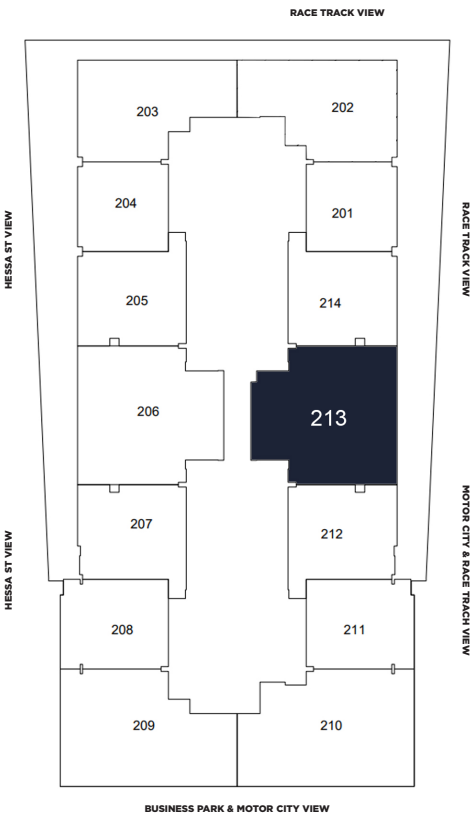
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1253 Sqft. - 1806 SQFT.
----------------------	-------------------------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 14

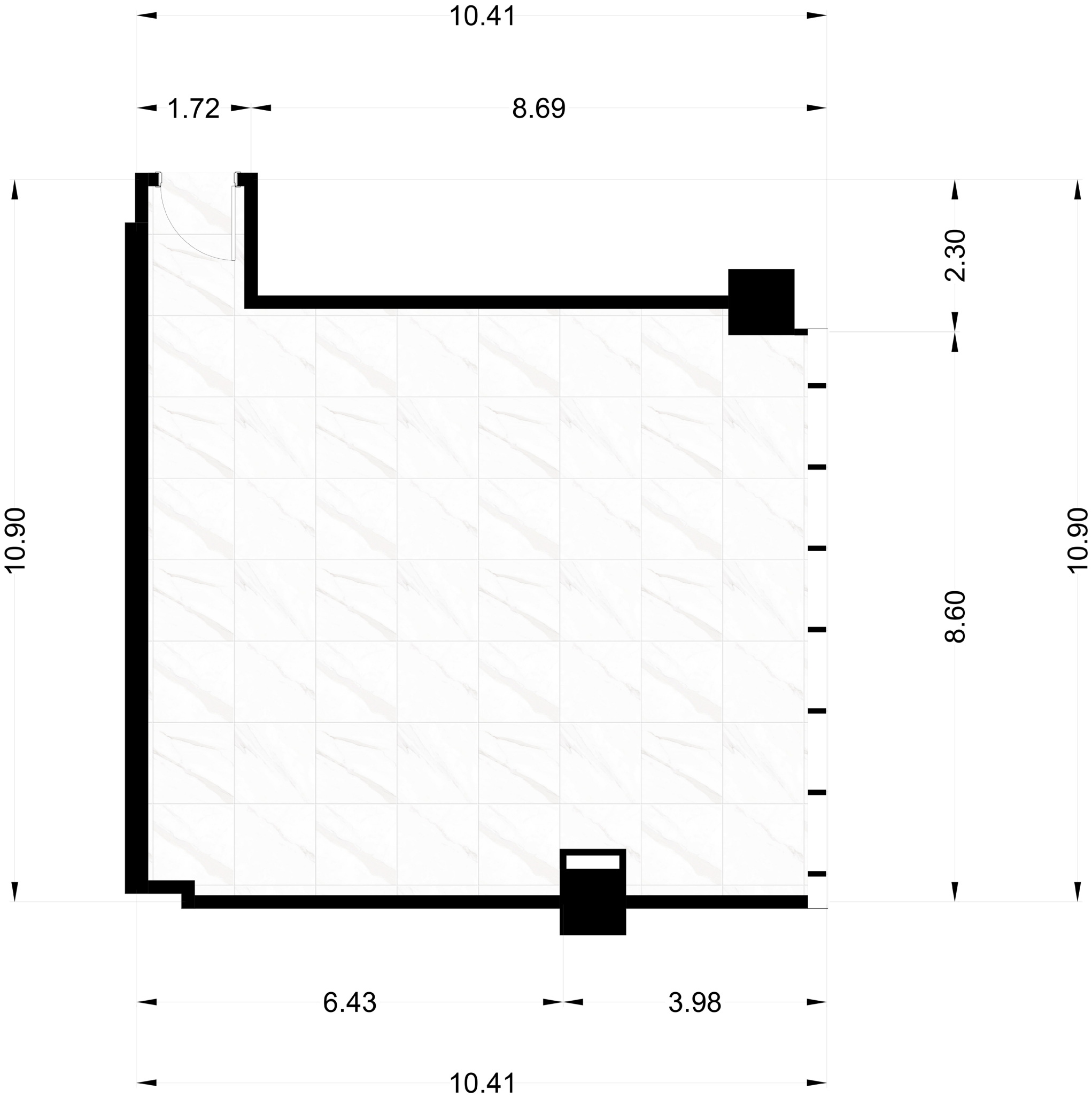
FLOORS - 2, 3, 4, 12, 13 & 14 - TYPICAL 1

FLOORS - 6 & 16 - TYPICAL 3

FLOORS - 7, 8, 9, 17, 18, & 19 - TYPICAL 4

FLOOR - 11 - TYPICAL 6

Total Area (Min-Max)	1036 Sqft. - 1299 SQFT.
----------------------	-------------------------

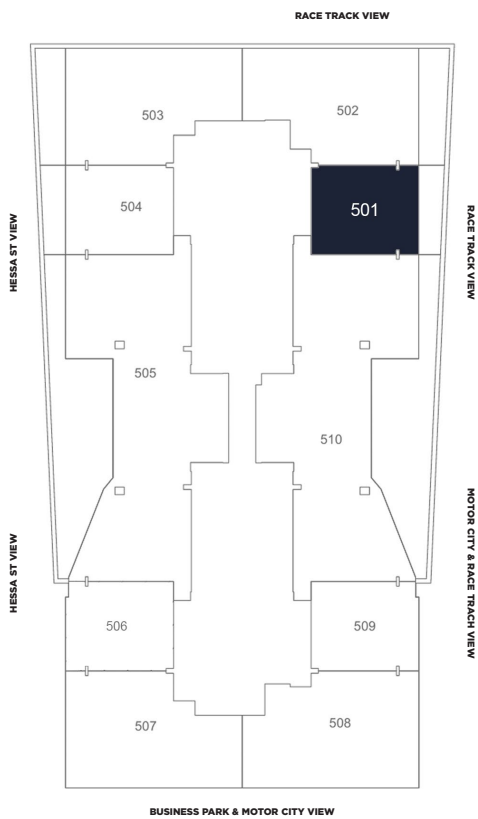
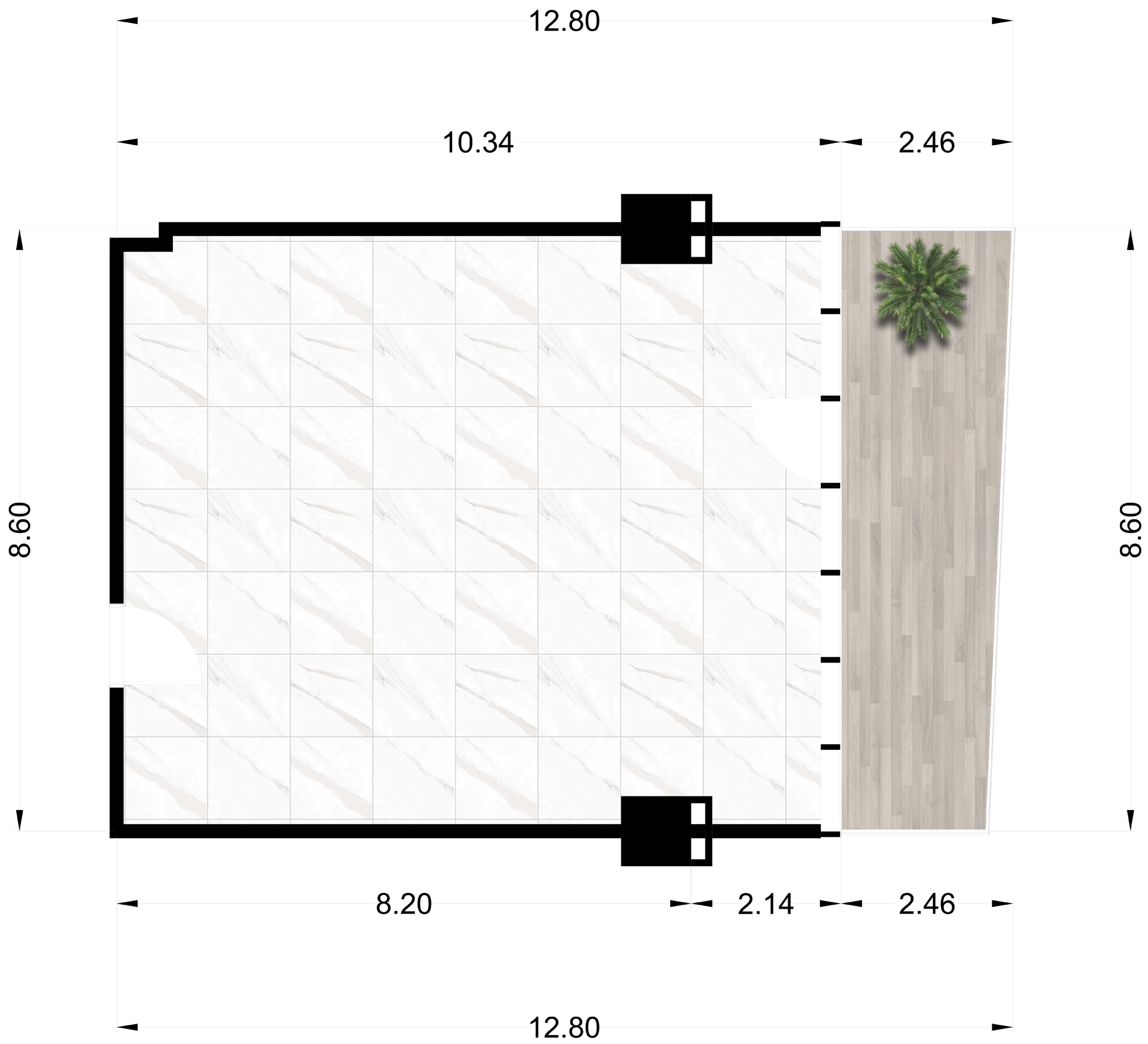


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 01

FLOORS - 5 & 15 - TYPICAL 2

Internal Area	953 Sqft.
Balcony Area	210 Sqft.
Total Area	1163 Sqft.



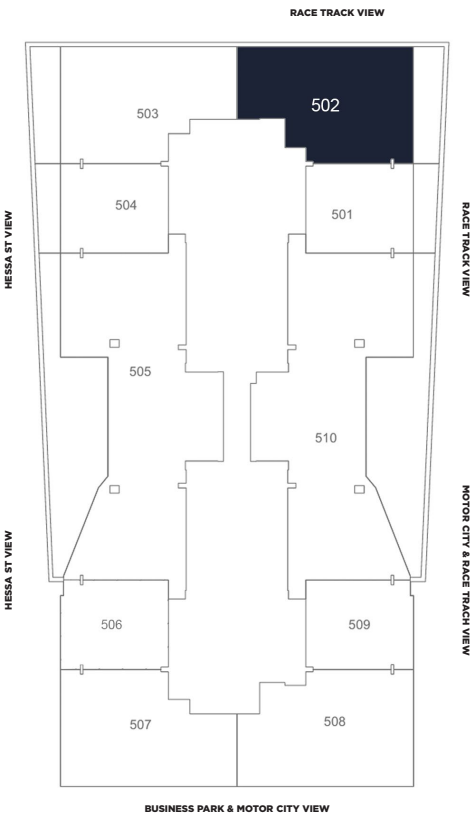
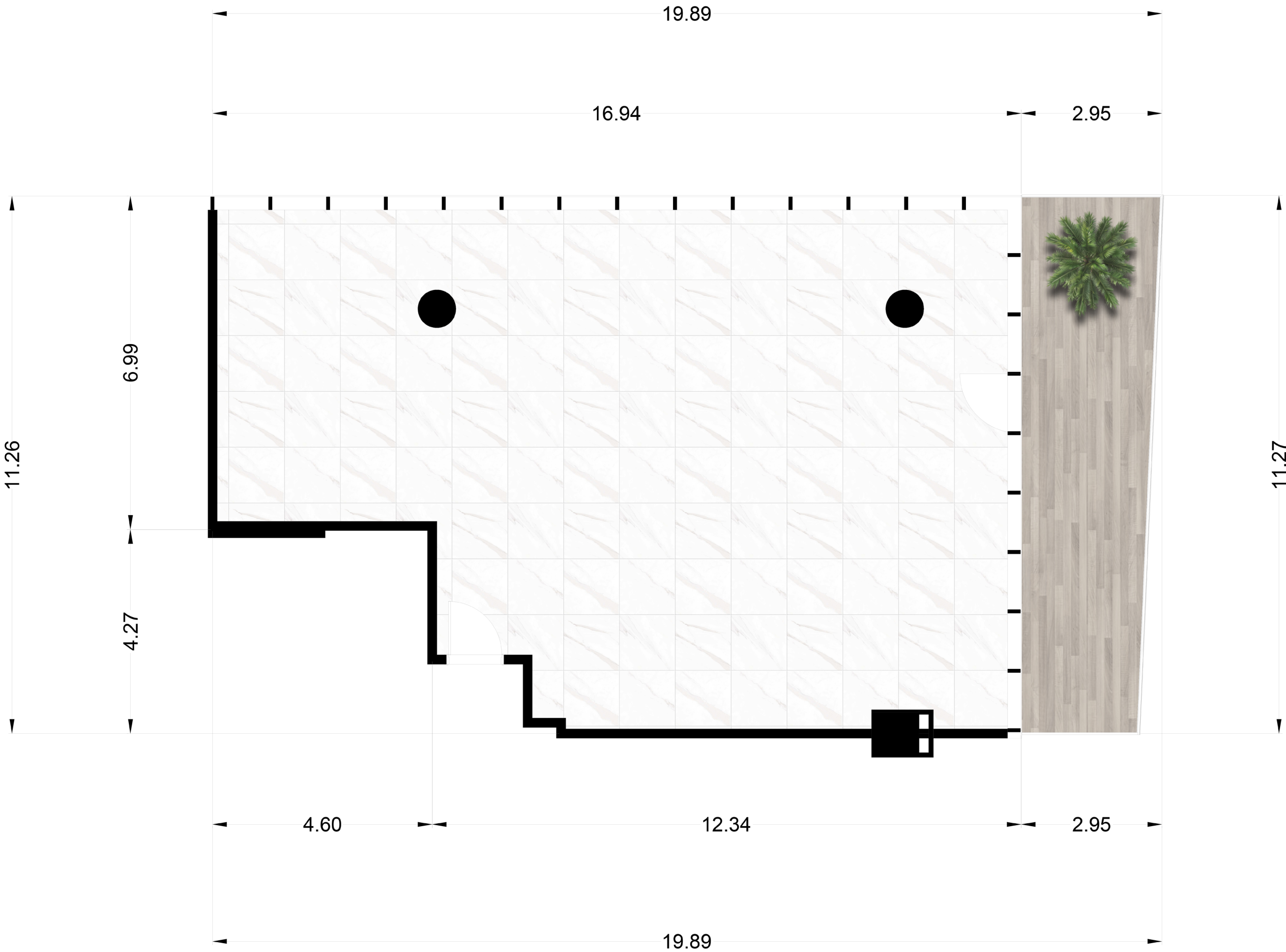
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 02

FLOORS - 5 & 15 - TYPICAL 2

Internal Area	1803 Sqft.
Balcony Area	328 Sqft.
Total Area	2131 Sqft.



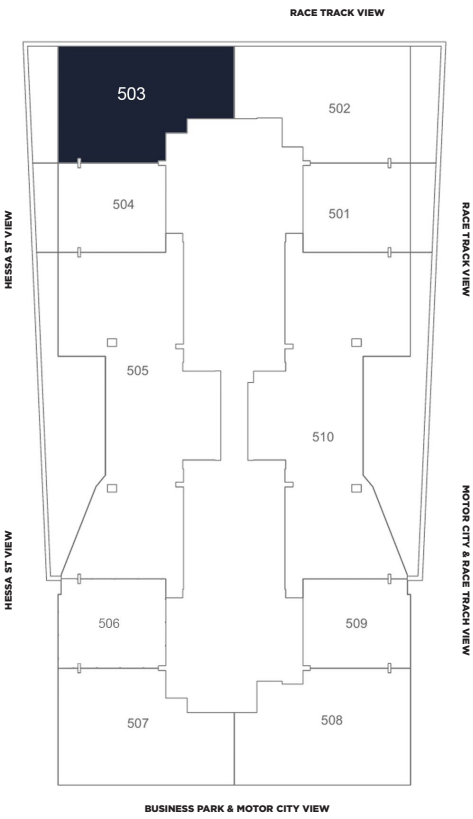
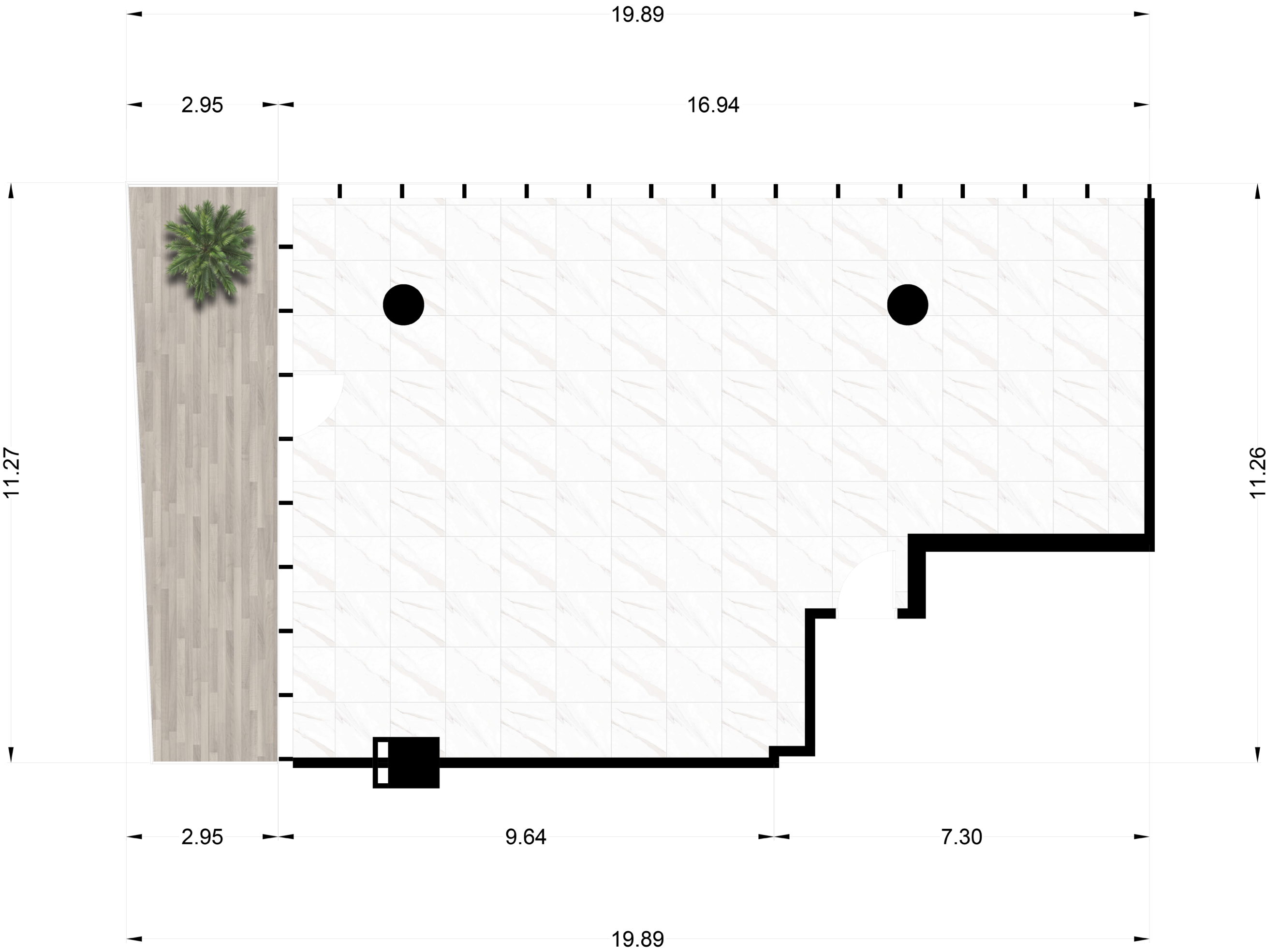
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 03

FLOORS - 5 & 15 - TYPICAL 2

Internal Area	1777 Sqft.
Balcony Area	328 Sqft.
Total Area	2105 Sqft.



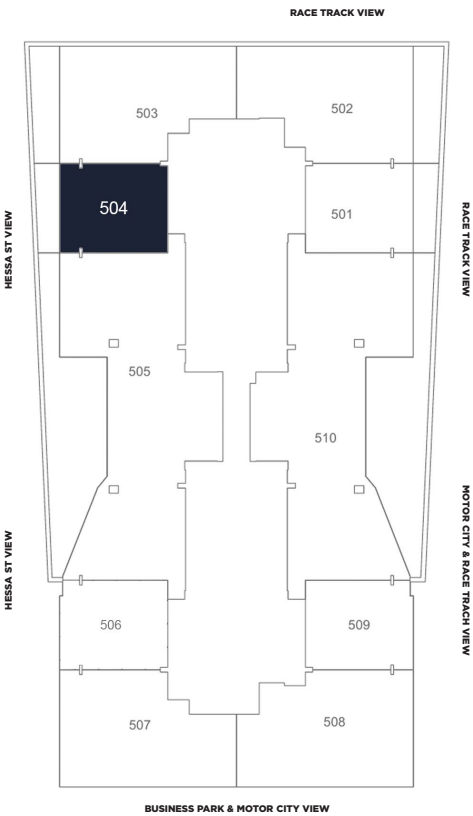
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



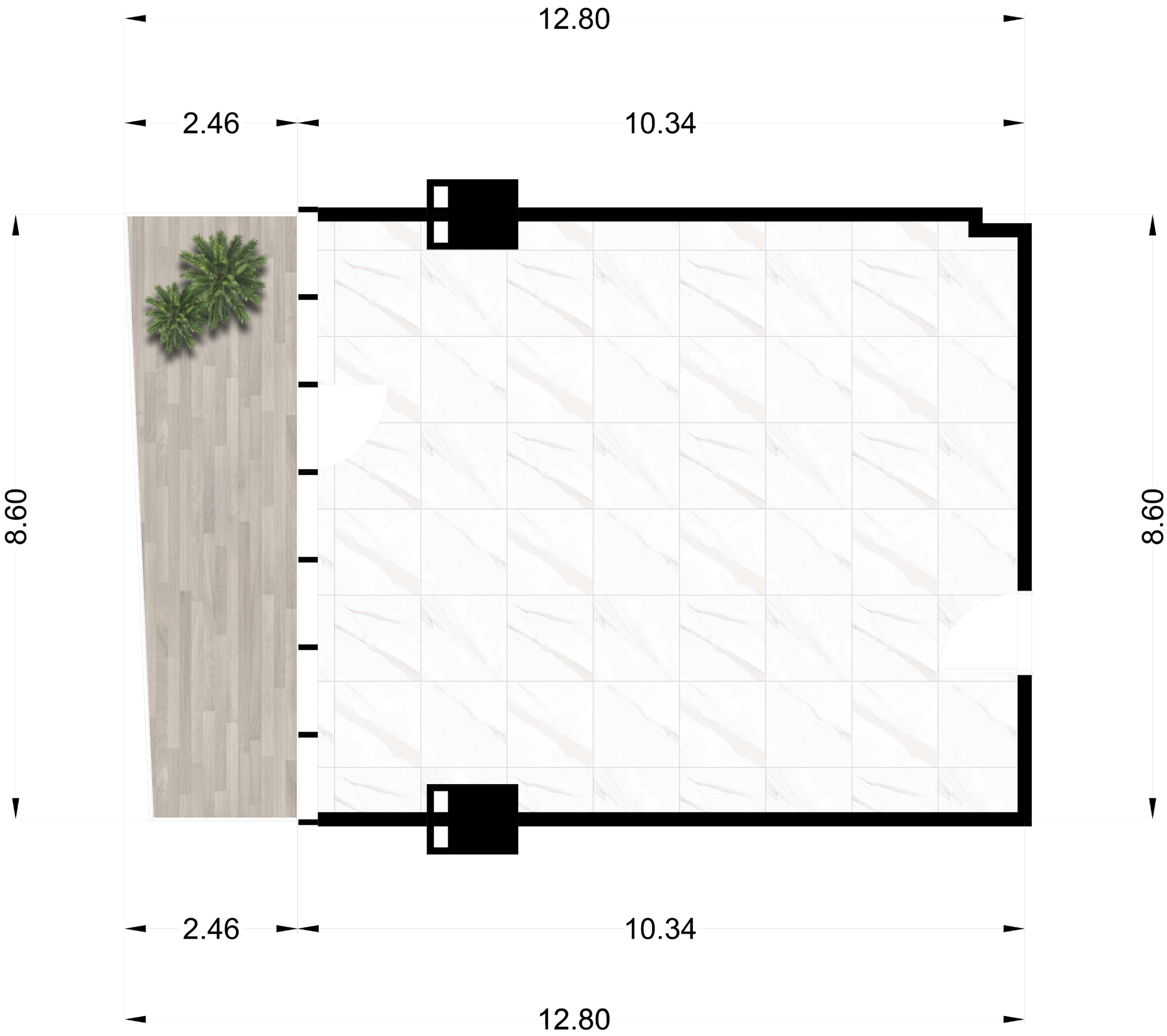
UNIT SERIES - 04

FLOORS - 5 & 15 - TYPICAL 2

Internal Area	953 Sqft.
Balcony Area	210 Sqft.
Total Area	1163 Sqft.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

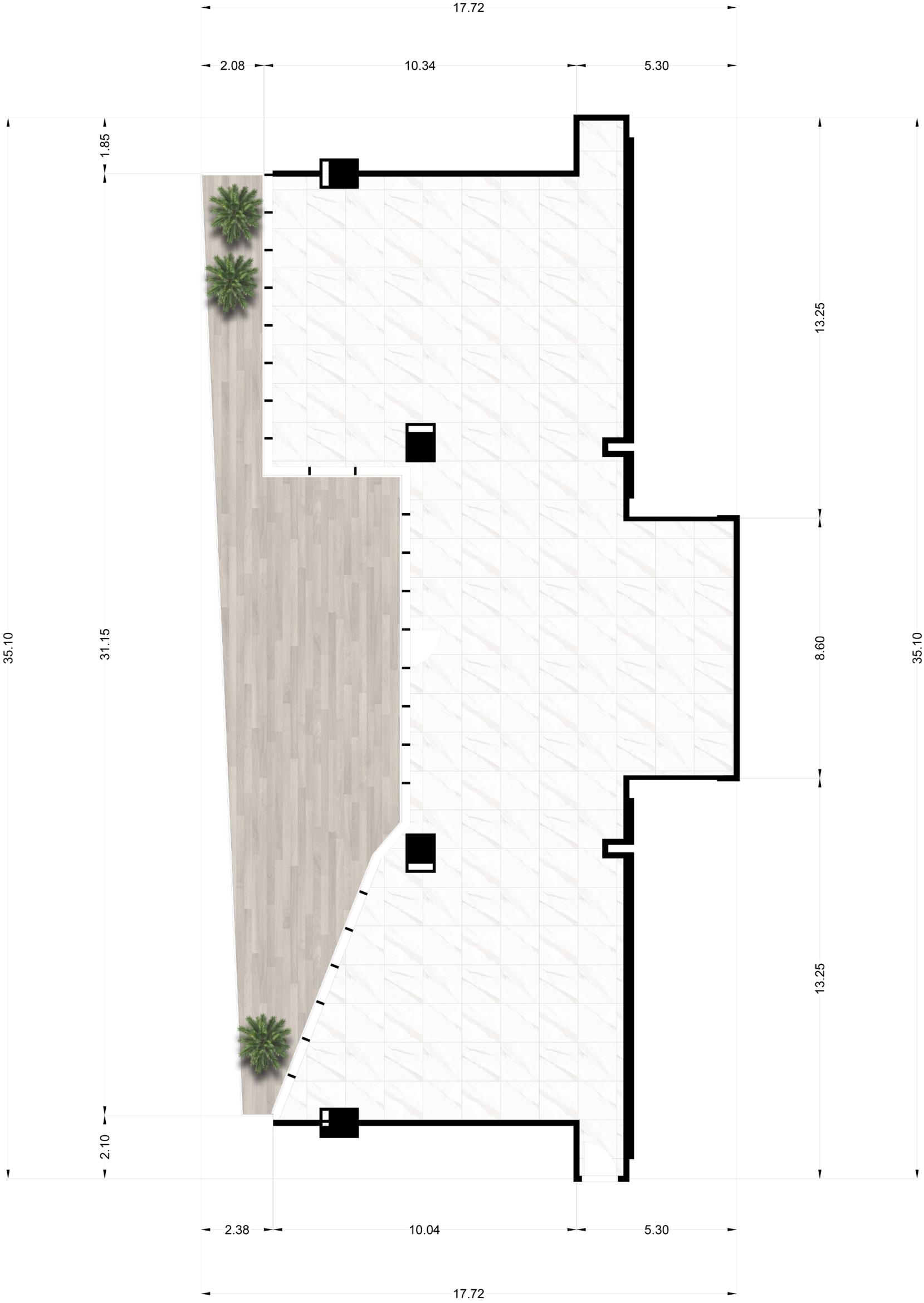


UNIT SERIES - 05

FLOORS - 5 & 15 - TYPICAL 2

FLOOR - 10 - TYPICAL 5

Internal Area (Min-Max)	3626 Sqft. - 3659 Sqft.
Balcony Area (Min-Max)	1259 Sqft.
Total Area (Min-Max)	4885 Sqft. - 4918 Sqft.



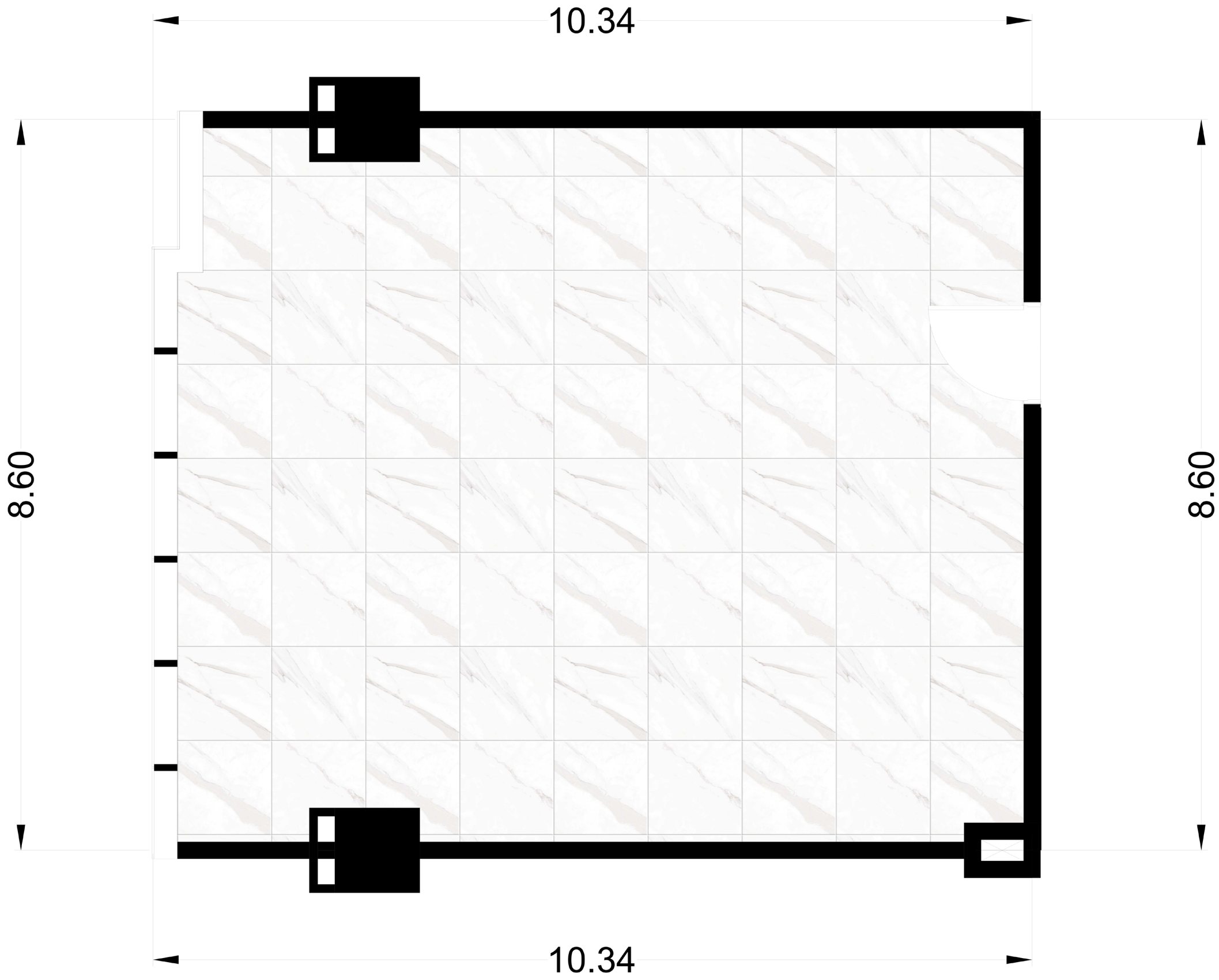
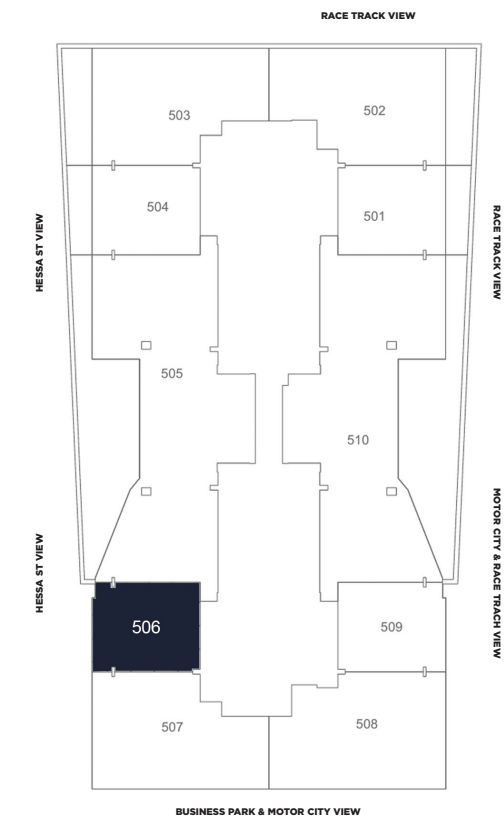
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 06

FLOORS - 5 & 15

Total Area	948 Sqft.
------------	-----------



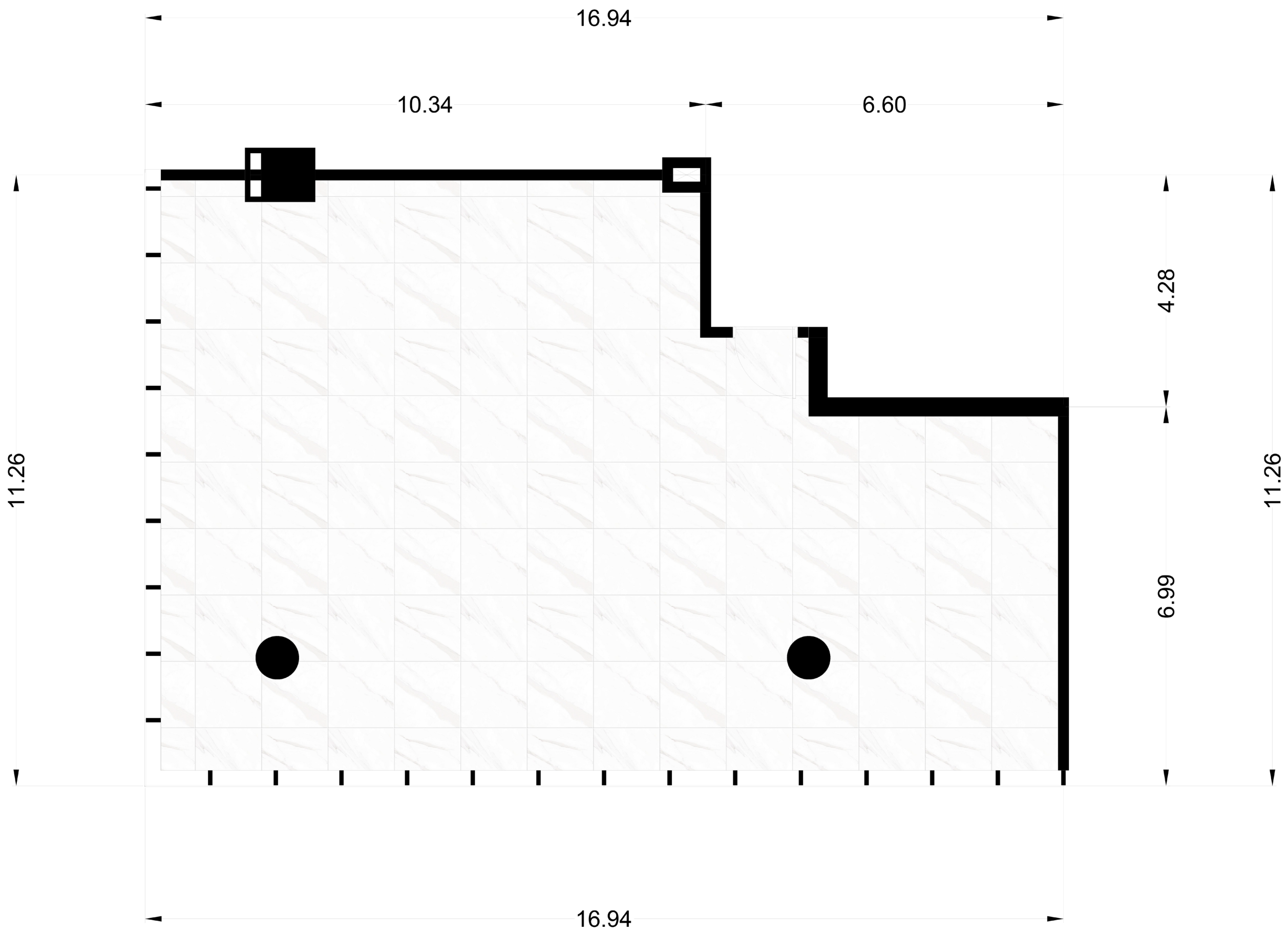
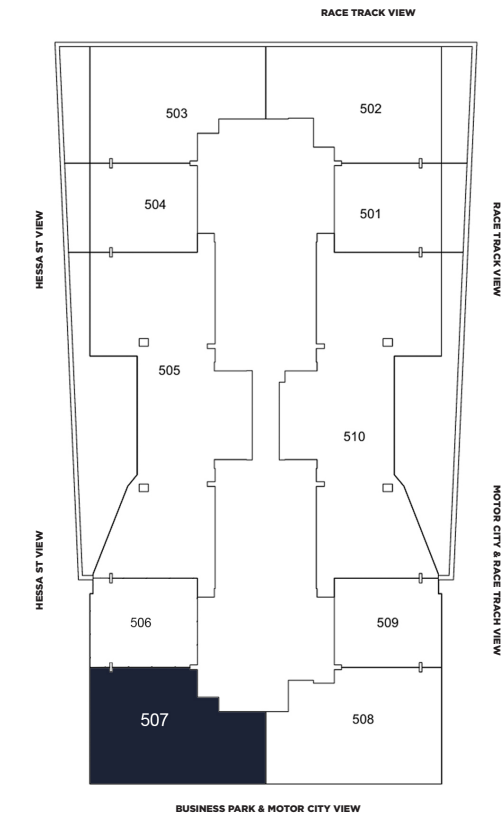
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 07

FLOORS - 5 & 15

Total Area	1777 Sqft.
------------	------------

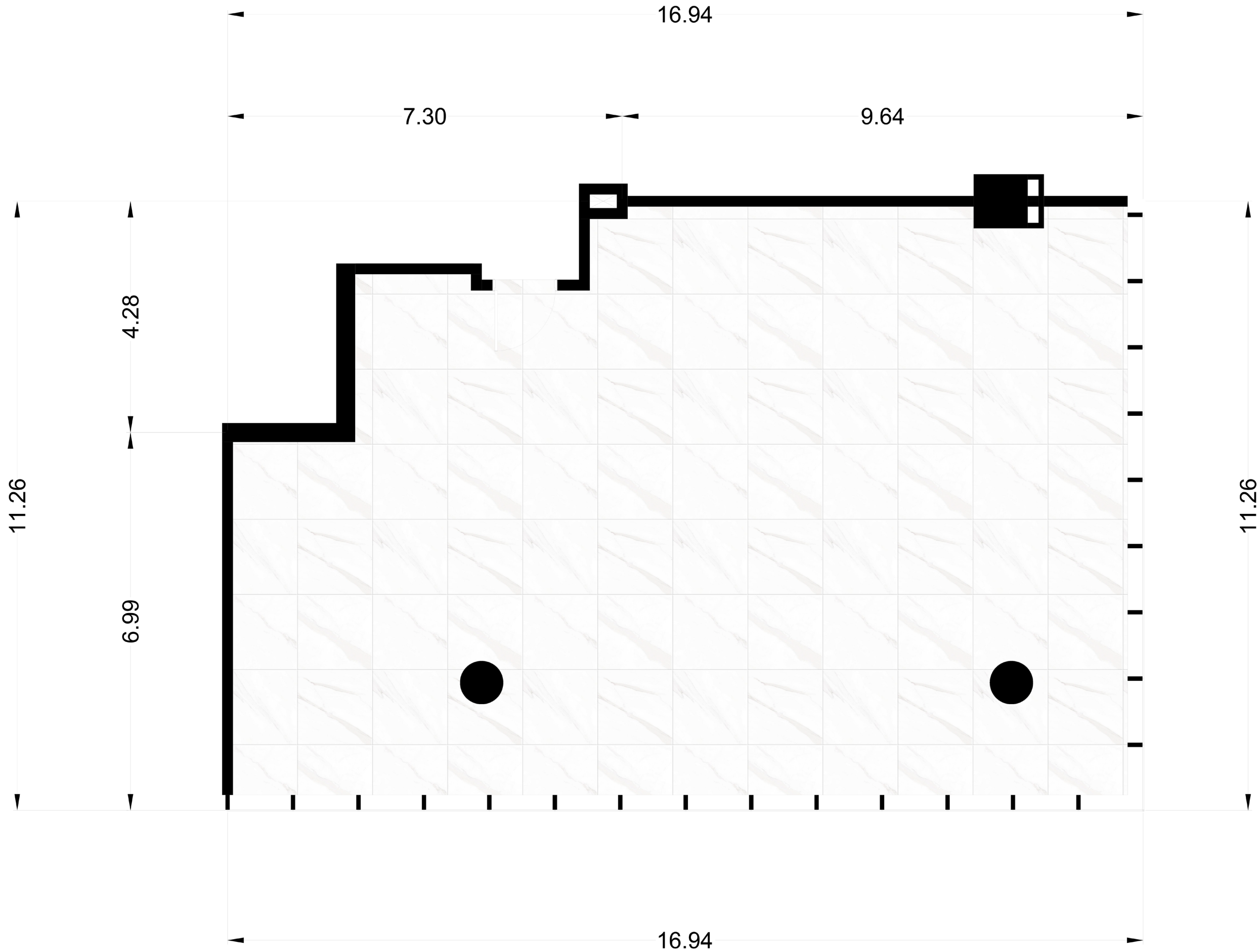
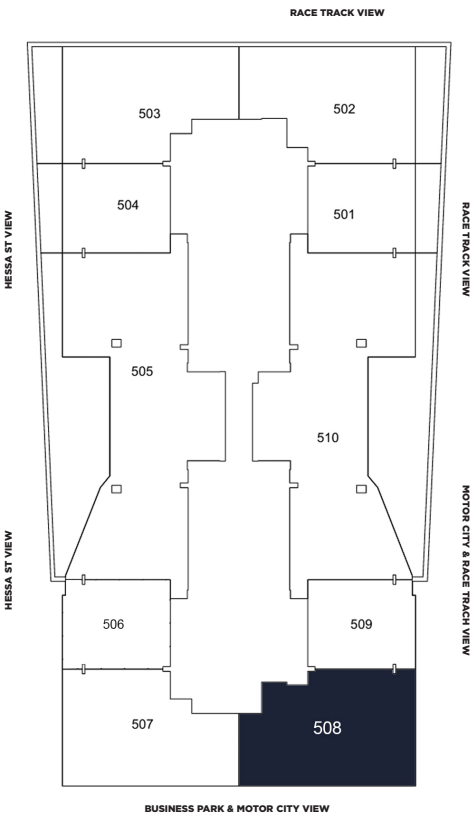


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 08

FLOORS - 5 & 15

Total Area	1884 Sqft.
------------	------------

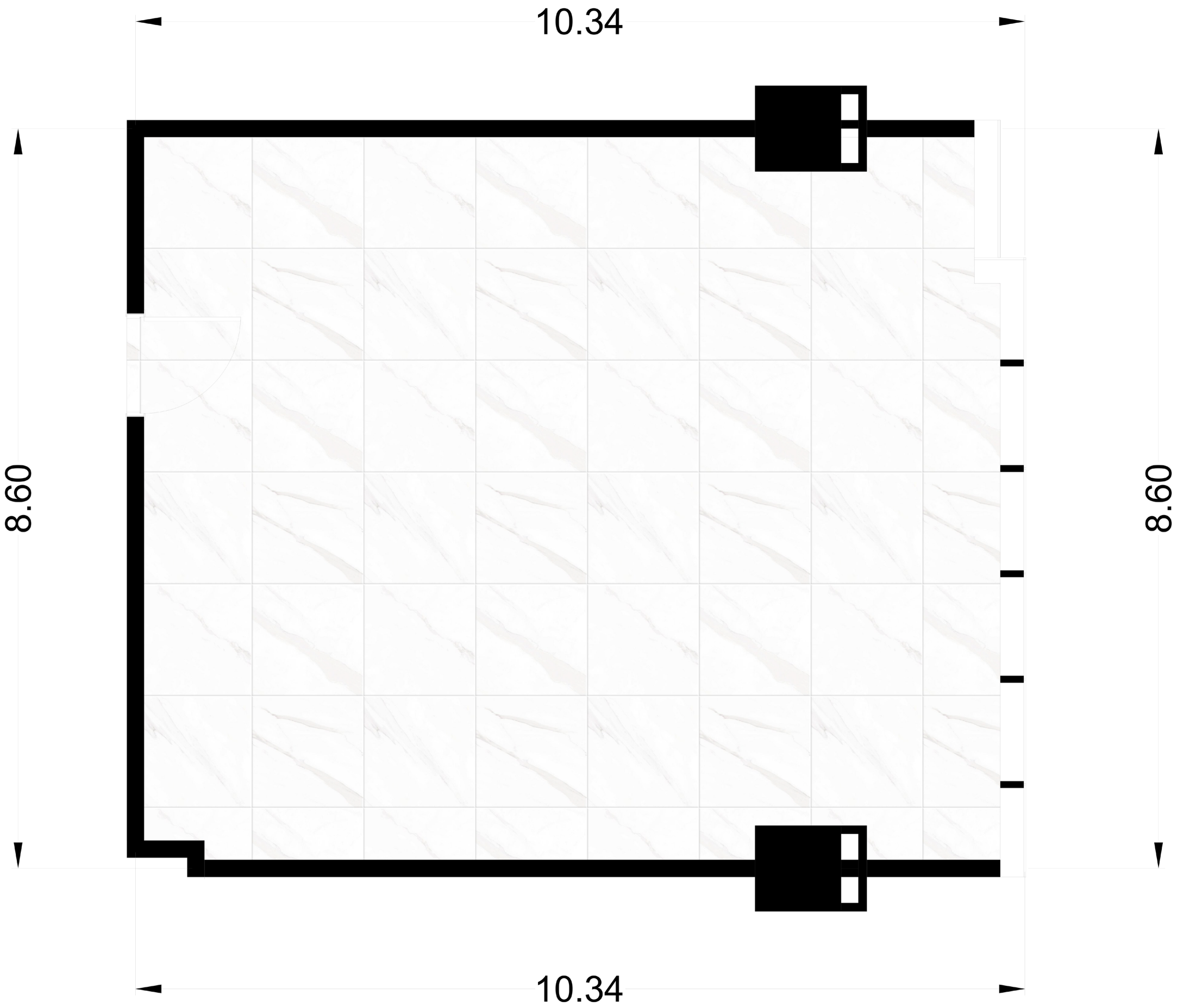
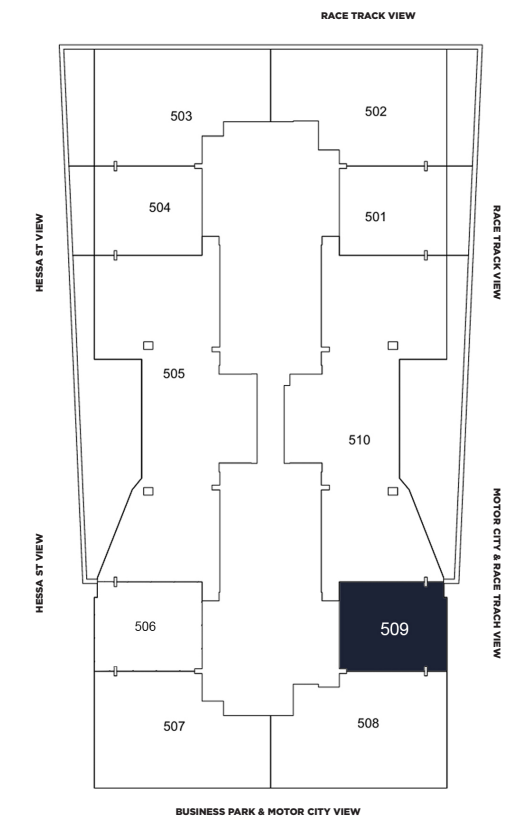


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 09

FLOORS - 5 & 15

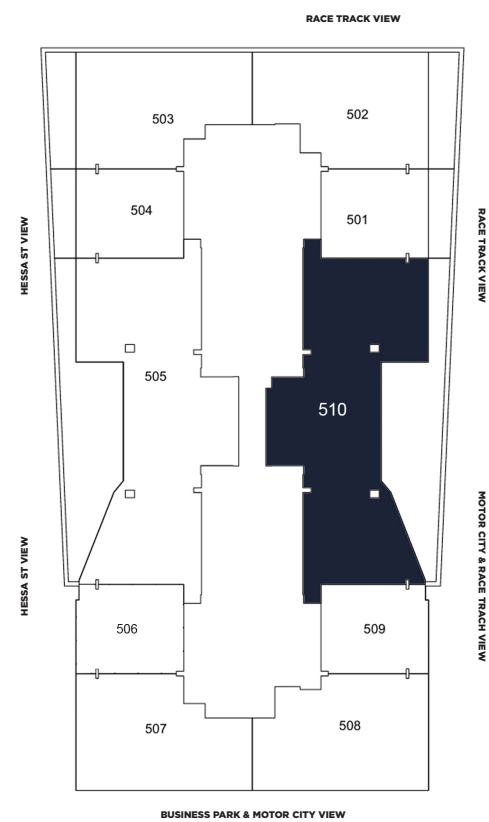
Total Area	948 Sqft.
------------	-----------



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

FLOOR - 10 - TYPICAL 5

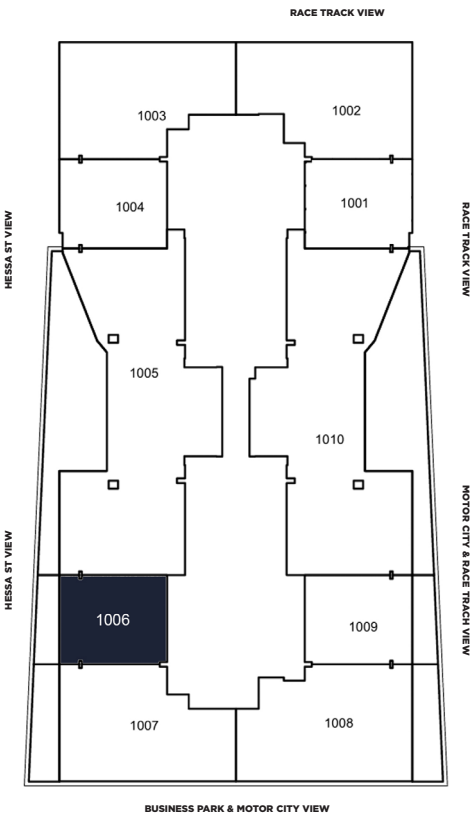
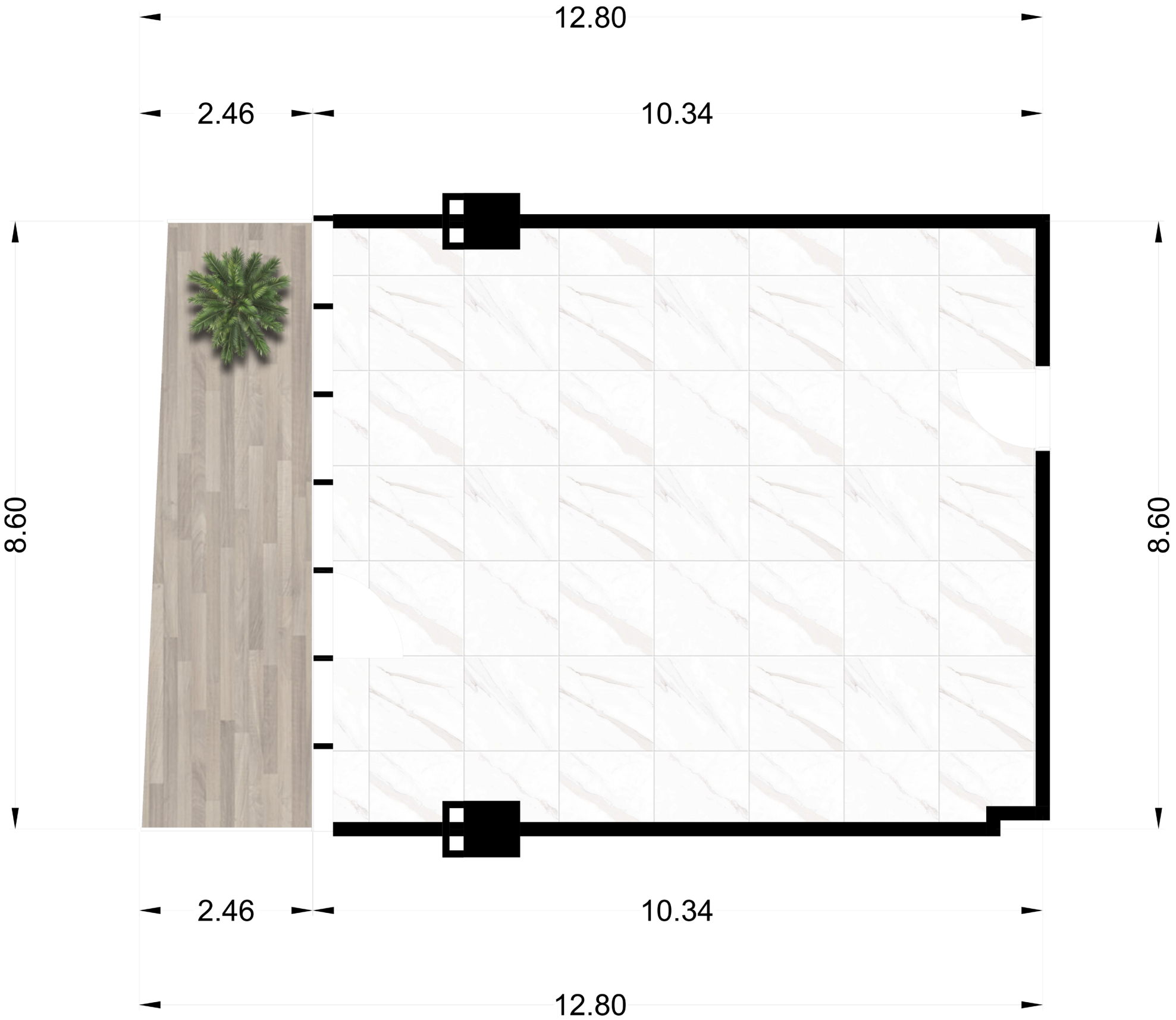
Internal Area (Min-Max)	3619 Sqft. - 3653 Sqft.
Balcony Area (Min-Max)	1259 Sqft.
Total Area (Min-Max)	4879 Sqft. - 4912 Sqft.



UNIT SERIES - 06

FLOOR - 10 - TYPICAL 5

Internal Area	953 Sqft.
Balcony Area	210 Sqft.
Total Area	1163 Sqft.



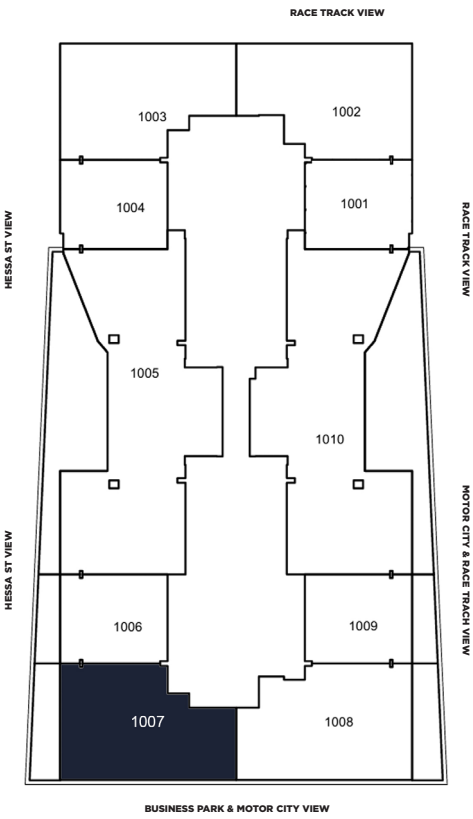
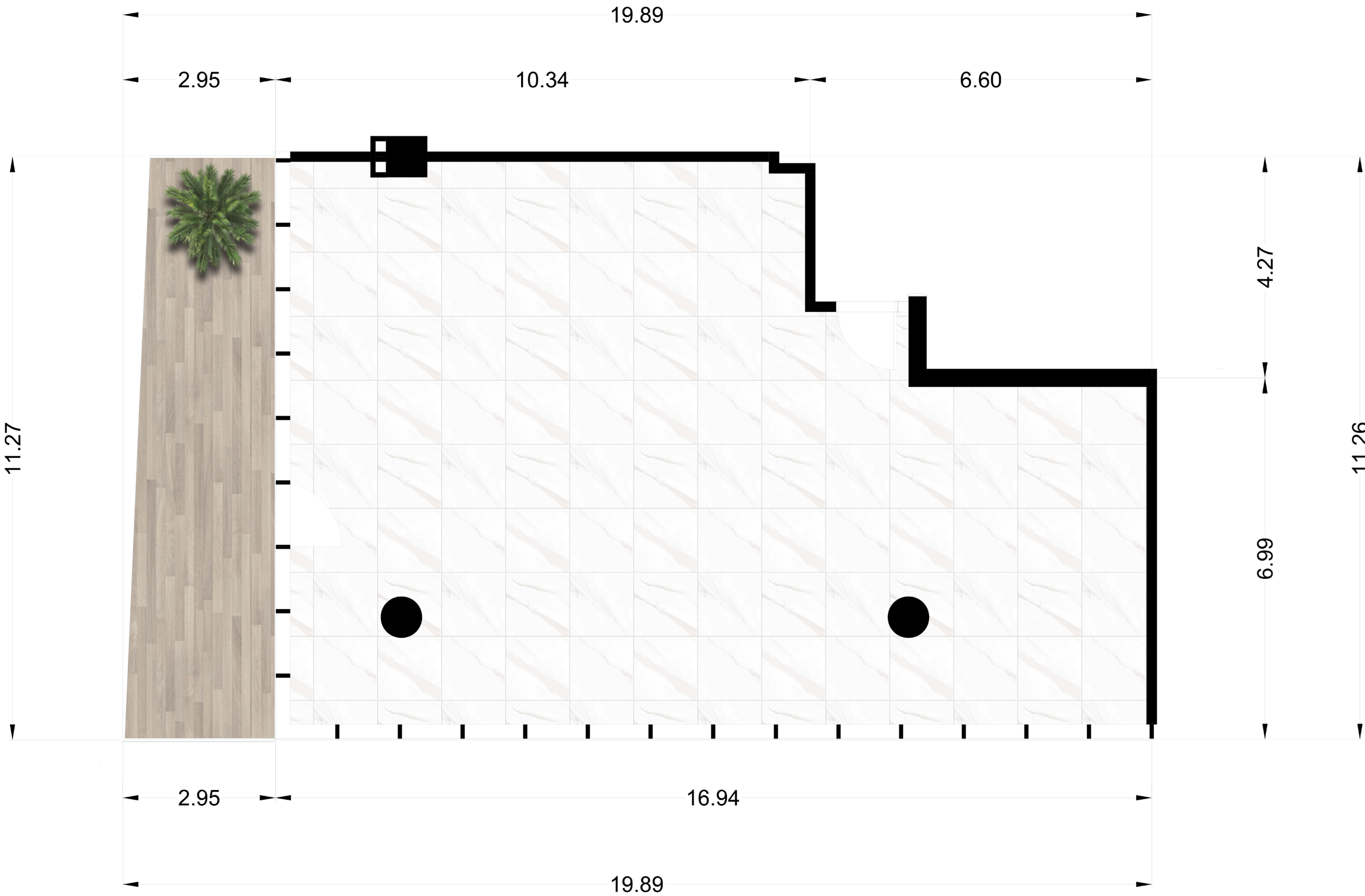
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 07

FLOOR - 10 - TYPICAL 5

Internal Area	1778 Sqft.
Balcony Area	328 Sqft.
Total Area	2106 Sqft.



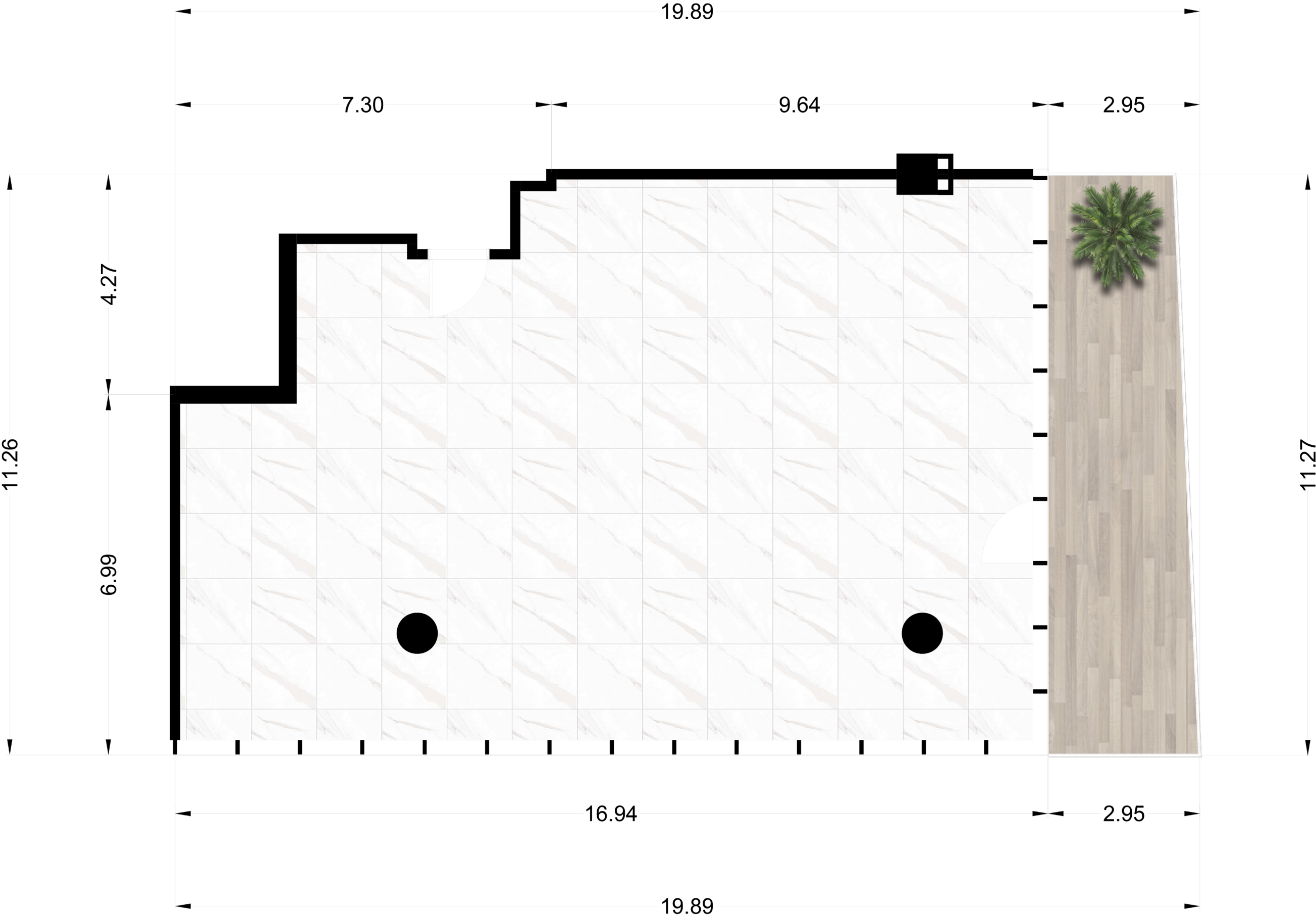
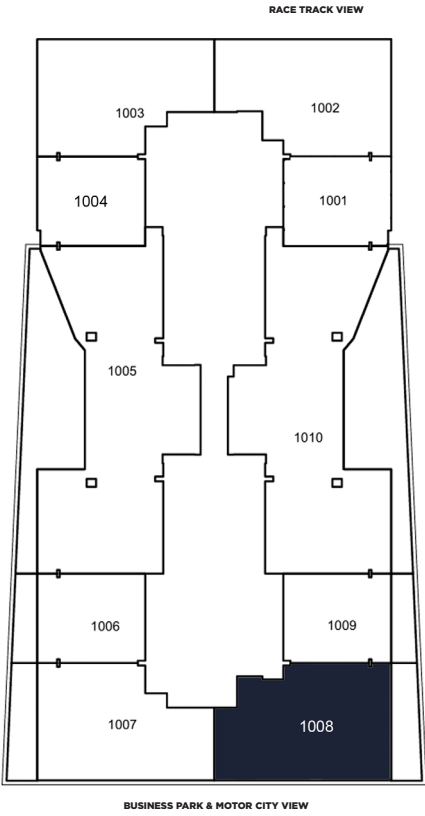
All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



UNIT SERIES - 08

FLOOR - 10 - TYPICAL 5

Internal Area	1884 Sqft.
Balcony Area	328 Sqft.
Total Area	2212 Sqft.

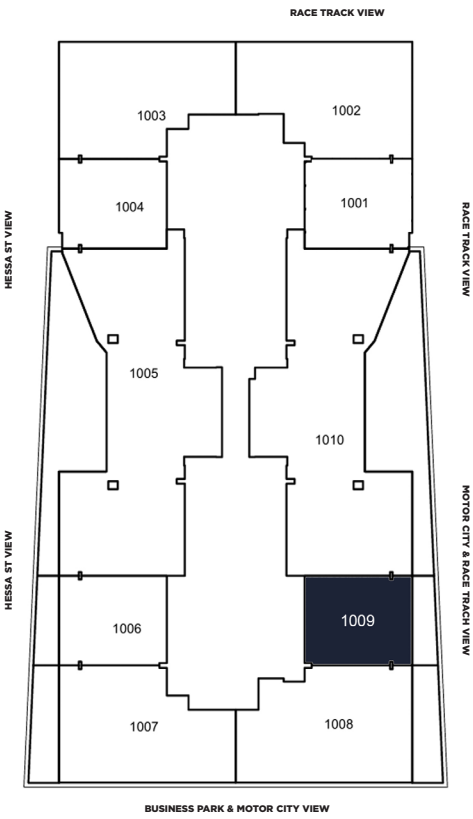
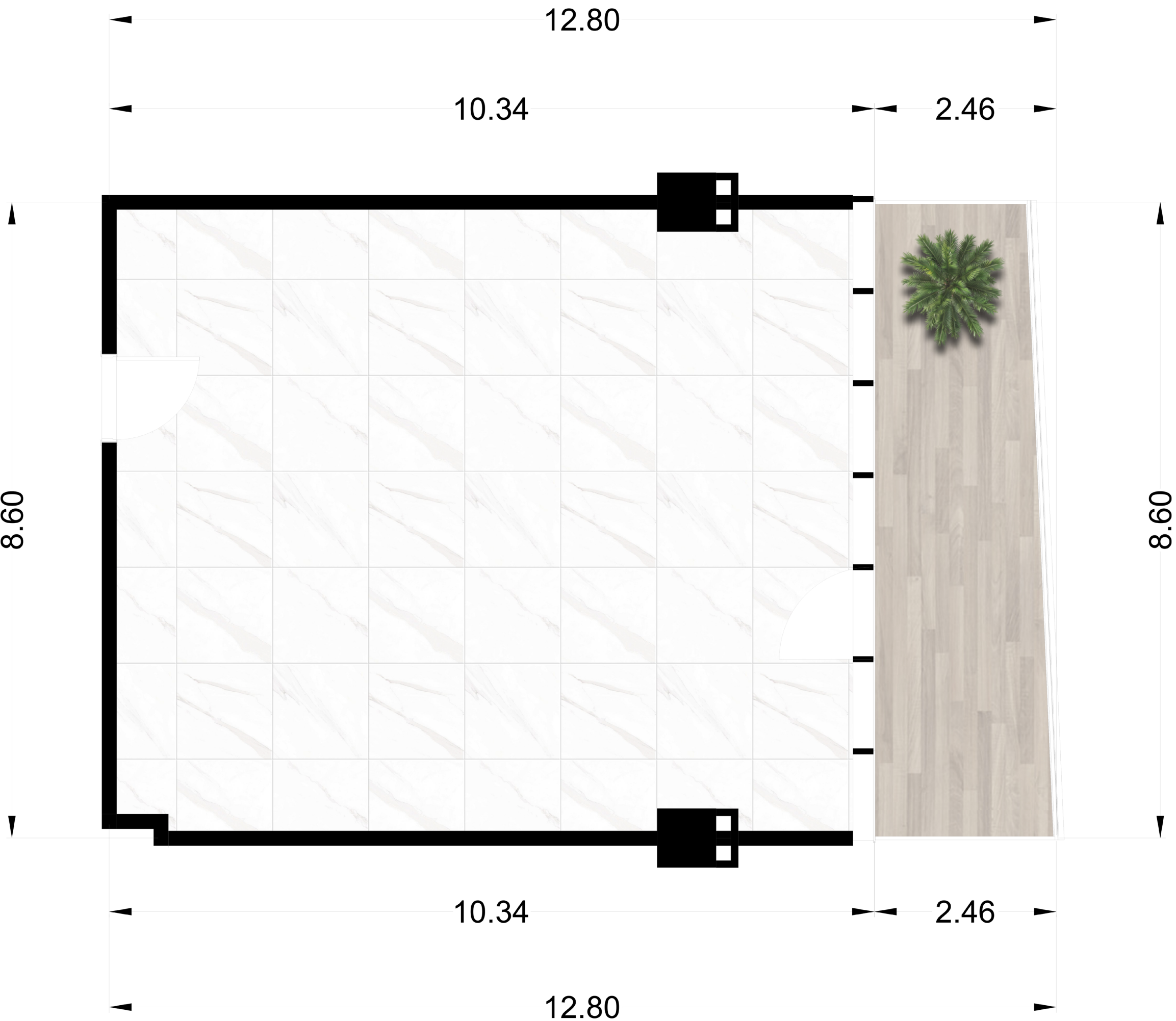


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

UNIT SERIES - 09

FLOOR - 10 - TYPICAL 5

Internal Area	953 Sqft.
Balcony Area	210 Sqft.
Total Area	1163 Sqft.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



PRESENTED BY

OCTA

PROPERTIES