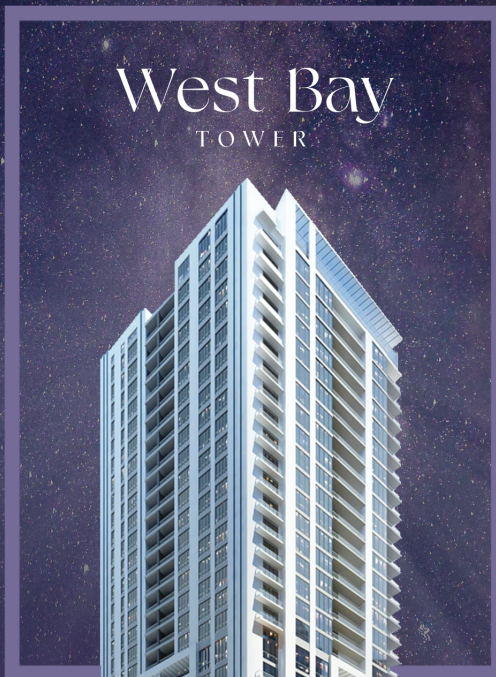


Exclusive For fam Properties and 0% agency fees

West Bay
TOWER

Dive into the future of urban luxury with **West Bay Tower**. Nestled in the dynamic heart of Business Bay, this architectural marvel redefines contemporary living in Dubai. Every facet of West Bay Tower is crafted for the modern individual – from its sleek design lines to state-of-the-art amenities. Positioned amidst the city's iconic landmarks like the Burj Khalifa and Dubai Canal, it's not just a residence – it's a lifestyle statement. With seamless connectivity to the vibrant pulse of Dubai, **West Bay Tower isn't just about living; it's about living ahead**. Welcome to the next generation of Dubai living.

📍 LOCATION

Nestled in the heart of Business Bay, Dubai, West Bay Tower offers unparalleled access to the city's prime destinations.



ATTRACTIVE FACTS ABOUT BUSINESS BAY

Dynamic Hub: Business Bay stands as a central business district boasting a mix of modern residential and commercial properties.

Lifestyle: It's not just a place to work but also offers a cosmopolitan lifestyle, blending modernity with Dubai's rich cultural heritage.

Connectivity: Its strategic location ensures seamless connectivity to other iconic parts of the city, making commuting hassle-free.

“
**Tomorrow,
We Start Again**”



DEVELOPER

The project is a brainchild of Orion Real Estate Development LLC, a renowned Dubai-based developer known for its commitment to excellence and innovation in the real estate sector.

BUILDING AMENITIES

Infrastructure:

With spacious corridors and well-planned layouts, we ensure easy maintenance and a seamless living experience.

Amenities:

Enjoy our full-floor spa with a sauna, steam room, rooftop pool and energy-efficient glass for added comfort and efficiency.



UNIQUE SELLING POINTS



Value Proposition: The cost per square foot is competitive, ensuring residents get the best value for their investment.



Spacious Living: Unlike many other projects in the vicinity, West Bay Tower offers apartments that are notably larger, ensuring a spacious and comfortable living experience.



Timely Handover: The project's anticipated completion date is a testament to the developer's commitment to timely delivery.



12 Mins.
Walk to Nearest
Metro Station

17 Mins.
To Jumeirah
Public Beach

9 Mins.
To Dubai
Mall

17 Mins.
To Dubai Int.
Airport

17 Mins.
To Mall Of
Emirates

ABOUT RESIDENCES

Indulgent Living Spaces: A Range of Sizes to Suit Your Lifestyle

1 BEDROOM	Type 1	65.98 m ² 710.21 ft ²
2 BEDROOMS	Type 2	111.75 M ² 1,202.88 FT ²
2 BEDROOMS	Type 3	104.96 M ² 1,128.39 FT ²
2 BEDROOMS	Type 3	104.96 M ² 1,129.79 FT ²
STUDIO	Type 4	40.03 M ² 430.88 FT ²
STUDIO	Type 5	41.97 M ² 451.77 FT ²
1 BEDROOM	Type 4	81.71 M ² 879.53 FT ²
2 BEDROOMS	Type 6	125.93 M ² 1,355.51 FT ²
2 BEDROOMS	Type 5	125.93 M ² 1,355.51 FT ²
2 BEDROOMS	Type 7	95.57 M ² 1,028.72 FT ²
2 BEDROOMS	Type 6	95.54 M ² 1,028.39 FT ²
3 BEDROOMS	Type 8	169.20 M ² 1,821.26 FT ²
3 BEDROOMS	Type 7	169.76 M ² 1,827.30 FT ²
1 BEDROOM	Type 9	62.53 M ² 673.07 FT ²
1 BEDROOM	Type 8	62.53 M ² 673.07 FT ²

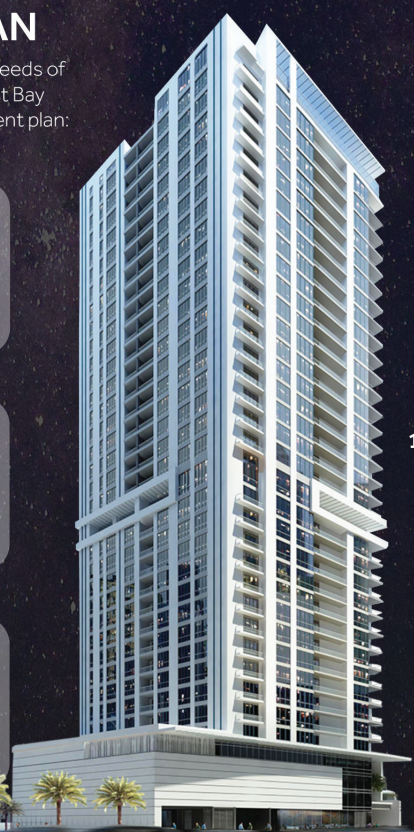
PAYMENT PLAN

Understanding the diverse needs of investors and residents, West Bay Tower offers a flexible payment plan:

25%
Down-Payment

2%
Oct 2023 - Nov 2024

55%
On Handover



136 M