

BURJ CAPITAL

BUSINESS BAY

PHASE THREE



ABOUT THE DEVELOPER



Centurion Properties 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. With a strong commitment to customer centricity, we combine masterful craftsmanship, premium quality, and visionary planning to deliver timeless spaces defined by luxury and distinction.

- Committed to integrity, sustainability, and customer satisfaction
- Strive to exceed expectations
- Deliver lasting value for communities and stakeholders
- Guided by visionary planning and future-ready designs
- Enhance quality of life and foster resilient, thriving cities with every development



DOWNTOWN HUB

As the city's premier business hub, the Downtown District is synonymous with ambition and progress.

It embodies the city's vibrant spirit and relentless pursuit of excellence.

Neighbors iconic landmarks like the Burj Khalifa and Dubai Mall, DIFC.

A dynamic ecosystem of multinational corporations, startups, and innovators.

Offers high-end commercial spaces, luxury amenities, and waterfront views.

A district designed for work-life integration, fostering success and growth.



LARGEST URBAN PARK
IN BUSINESS BAY



BURJ CAPITAL

BUSINESS BAY

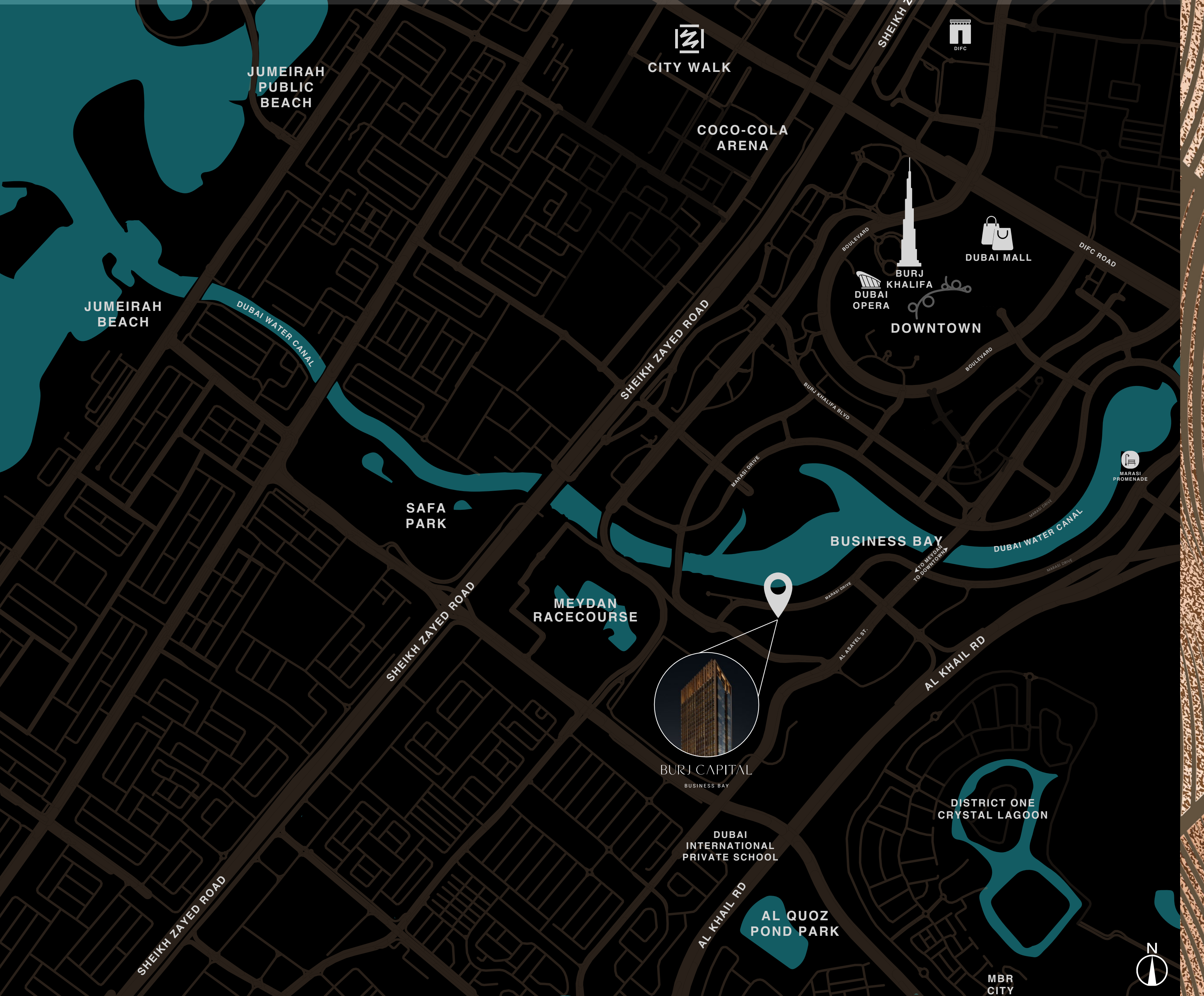
BUSINESS LINE RELEASE

A FACADE THAT SPEAKS POWER

Burj Capital presents a limited edition of premium, exclusive office spaces in the heart of Dubai's prestigious Business Bay. Designed for discerning professionals and industry leaders, each office combines architectural elegance with top-tier finishes, offering a refined environment that mirrors the ambition of its occupants. With panoramic views and a coveted address, Burj Capital sets a new benchmark for corporate excellence.

Featuring world-class amenities Burj Capital delivers an unparalleled working experience defined by luxury, ease, and distinction.





LOCATION MAP

Effortless Connectivity. Direct access to Al Khail Road, Al Assayel Street, and Sheikh Zayed Road.

6 MIN Dubai Design District	12 MIN City Walk
10 MIN Burj Khalifa	12 MIN Safa Park
10 MIN Dubai Mall	18 MIN Jumeirah Beach
10 MIN Dubai Opera	18 MIN Kite Beach
12 MIN Coca-Cola Arena	20 MIN Dubai International Airport

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

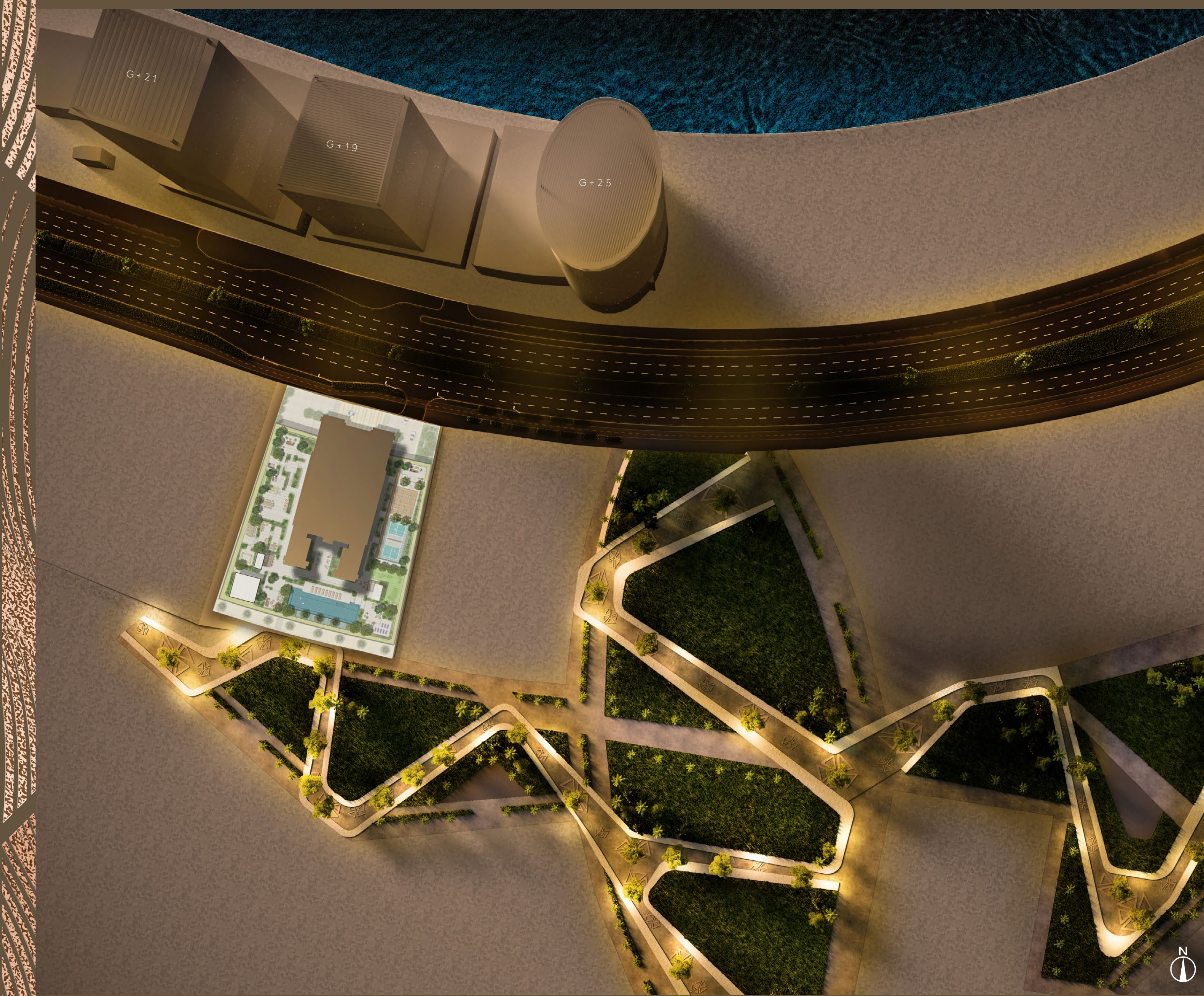
BURJ CAPITAL
BUSINESS BAY

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PLOT LOCATION
MAP

Urban park size 623,000 Sqft



BUILDING STRUCTURE

- 1. 5 Basements
- 2. Arrival Experience (Ground Floor)
- 3. 3 Podiums
- 4. Amenities On The First (1ST Floor)
- 5. Executive Collection (2nd -13TH Floor)
- 6. Canal Sky Garden (14TH Floor - Outdoor)
- 7. Sky Collection (15TH - 26TH Floor)
- 8. Skyline Lounge (Rooftop)

7

5

3

1

8

6

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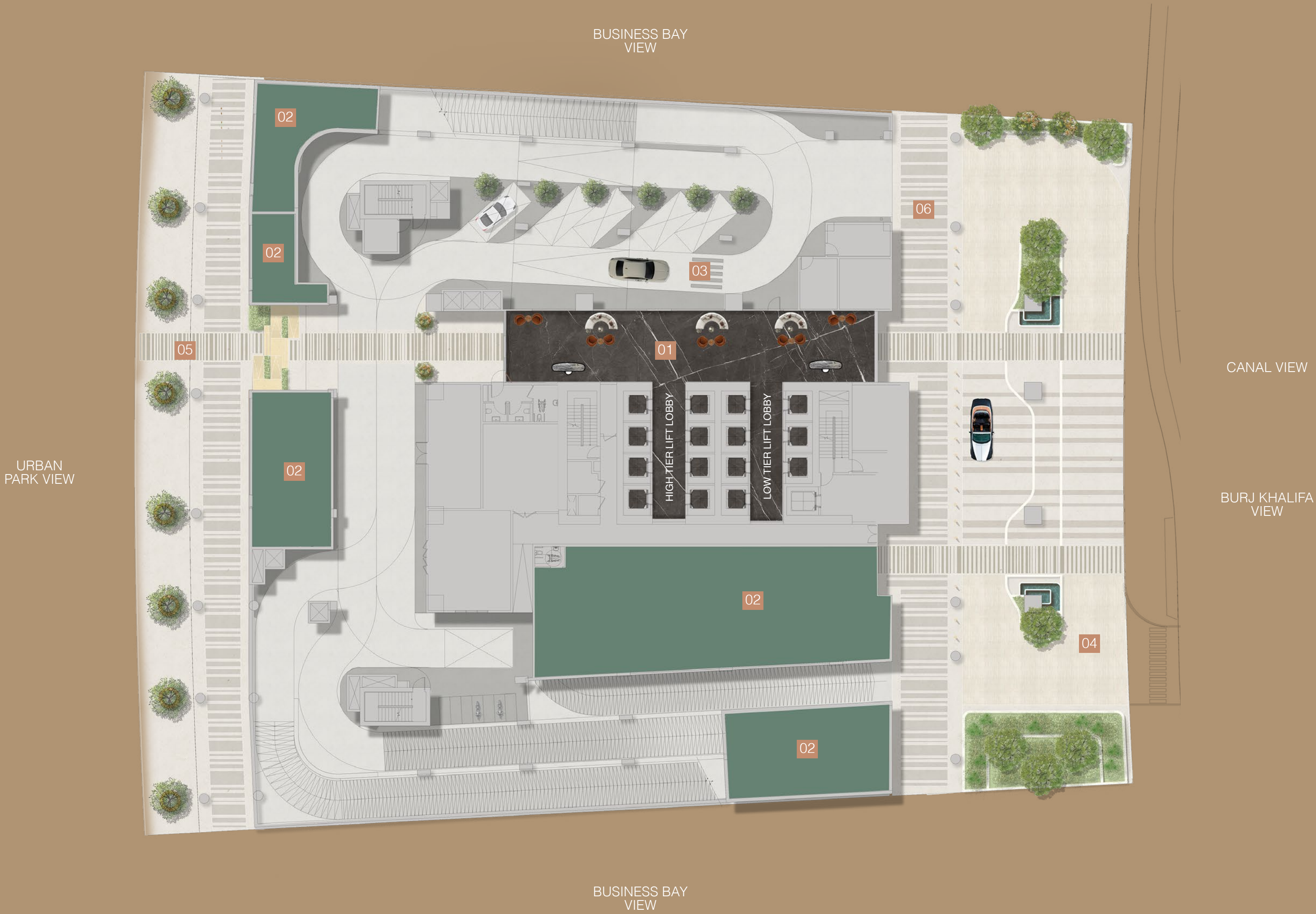
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THE ARRIVAL EXPERIENCE

(GROUND FLOOR)

- 1. Lobby
- 2. Retail
- 3. VIP Dropoff
- 4. Main Entrance
- 5. Pedestrian Park Entrance
- 6. Pedestrian Business Bay Entrance



PROJECT AMENITIES

AMENITIES ON THE FIRST (1ST FLOOR)

1. Swimming Pool	1,291 Sqft.
2. Yoga Deck	305 Sqft.
3. Outdoor Meeting Area	1,365 Sqft.
4. Co-working Area	295 Sqft.
5. Sunken Seating	363 Sqft.
6. Amphitheatre Seating	129 Sqft.
7. Outdoor Fitness Zone	964 Sqft.
8. Running Track	532 Sqft.
9. Pickleball	872 Sqft.
10. Putting Greens	1,065 Sqft.
11. F&B Seating	828.8 Sqft.
12. Seating Lounges	1,014 Sqft.
13. Indoor Gym	8,630 Sqft.
14. Pool Deck	861 Sqft.
15. Viewing Areas	1,464 Sqft.
16. Planted Space	1,529 Sqft.
17. Changing Rooms	1,079 Sqft.

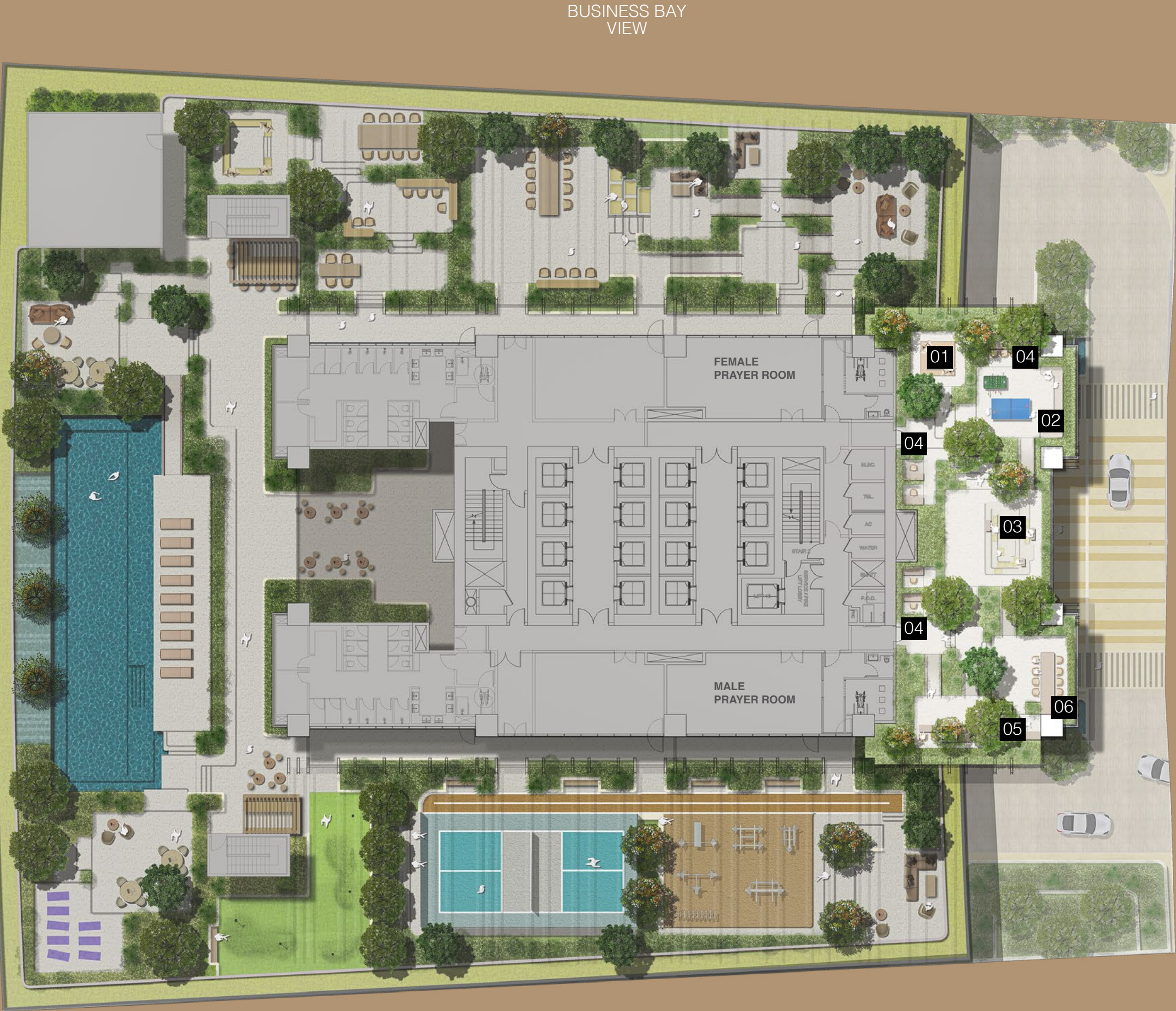


PROJECT AMENITIES

CANAL SKY GARDEN (14TH FLOOR - OUTDOOR)

- 1. Sunken Seating 172 Sqft
- 2. Recreation Zone 345 Sqft
- 3. Feature Seating Zone 527 Sqft
- 4. Work Pods 96.8 Sqft
- 5. Meeting Zone 203 Sqft
- 6. Co-working Area 320 Sqft

URBAN
PARK VIEW



CANAL VIEW

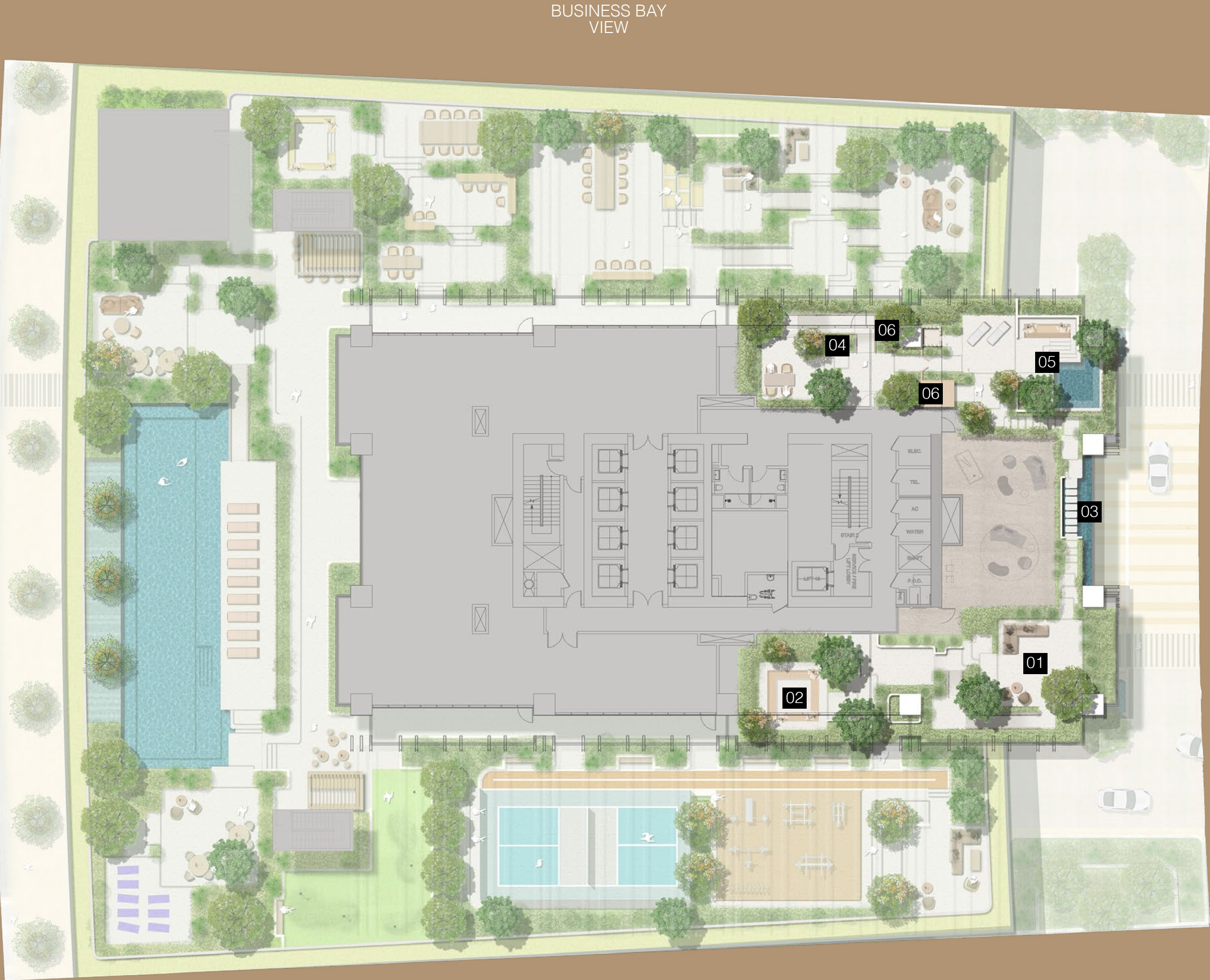
BURJ KHALIFA
VIEW

PROJECT AMENITIES

SKYLINE LOUNGE (Rooftop)

- 1. Viewing Deck 745 Sqft.
- 2. Sunken Seating 270 Sqft.
- 3. Water Feature 98.5 Sqft.
- 4. Sun Lounger Zone 215 Sqft.
- 5. Jacuzzi and Seating Zone 387.5 Sqft.
- 6. Outdoor Shower 24.2 Sqft.

URBAN
PARK VIEW



BUSINESS BAY
VIEW

CANAL VIEW

BURJ KHALIFA
VIEW

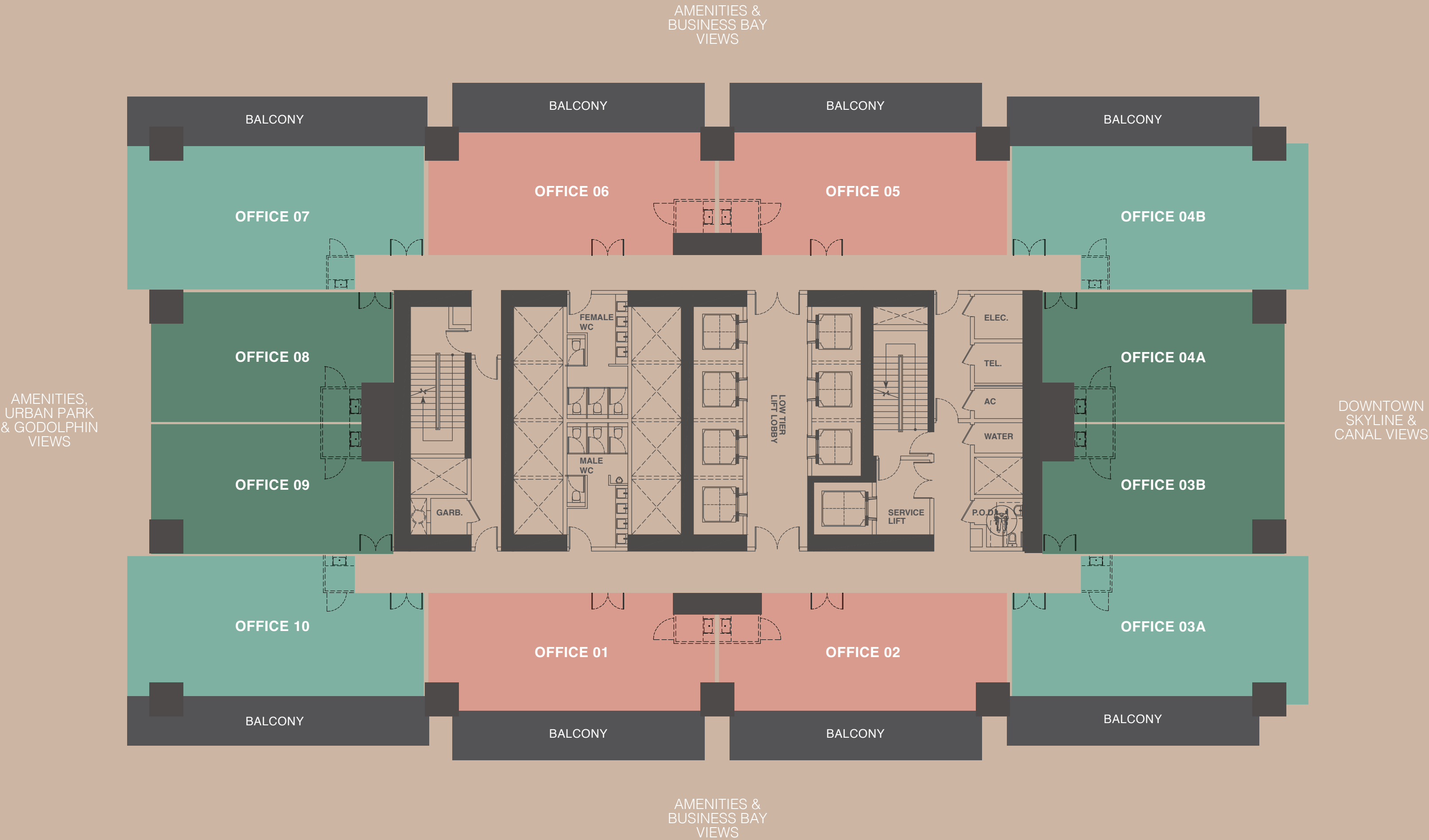
BUSINESS BAY
VIEW

TYPICAL
FLOOR PLANS

BUSINESS LINE COLLECTION

(2ND, 3RD, 7TH TYPICAL FLOOR)

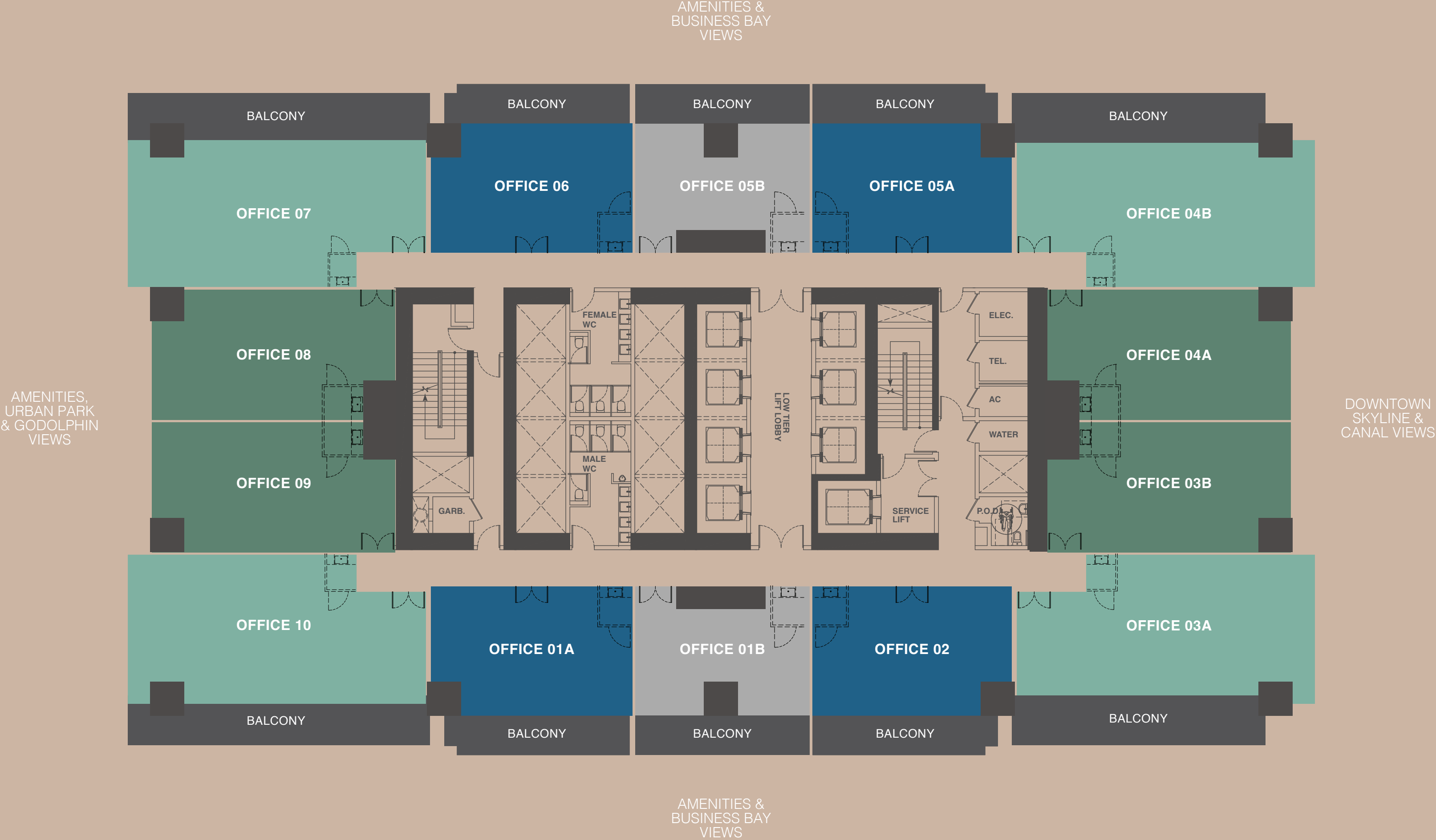
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft



BUSINESS LINE COLLECTION

(4TH, 10TH TYPICAL FLOOR)

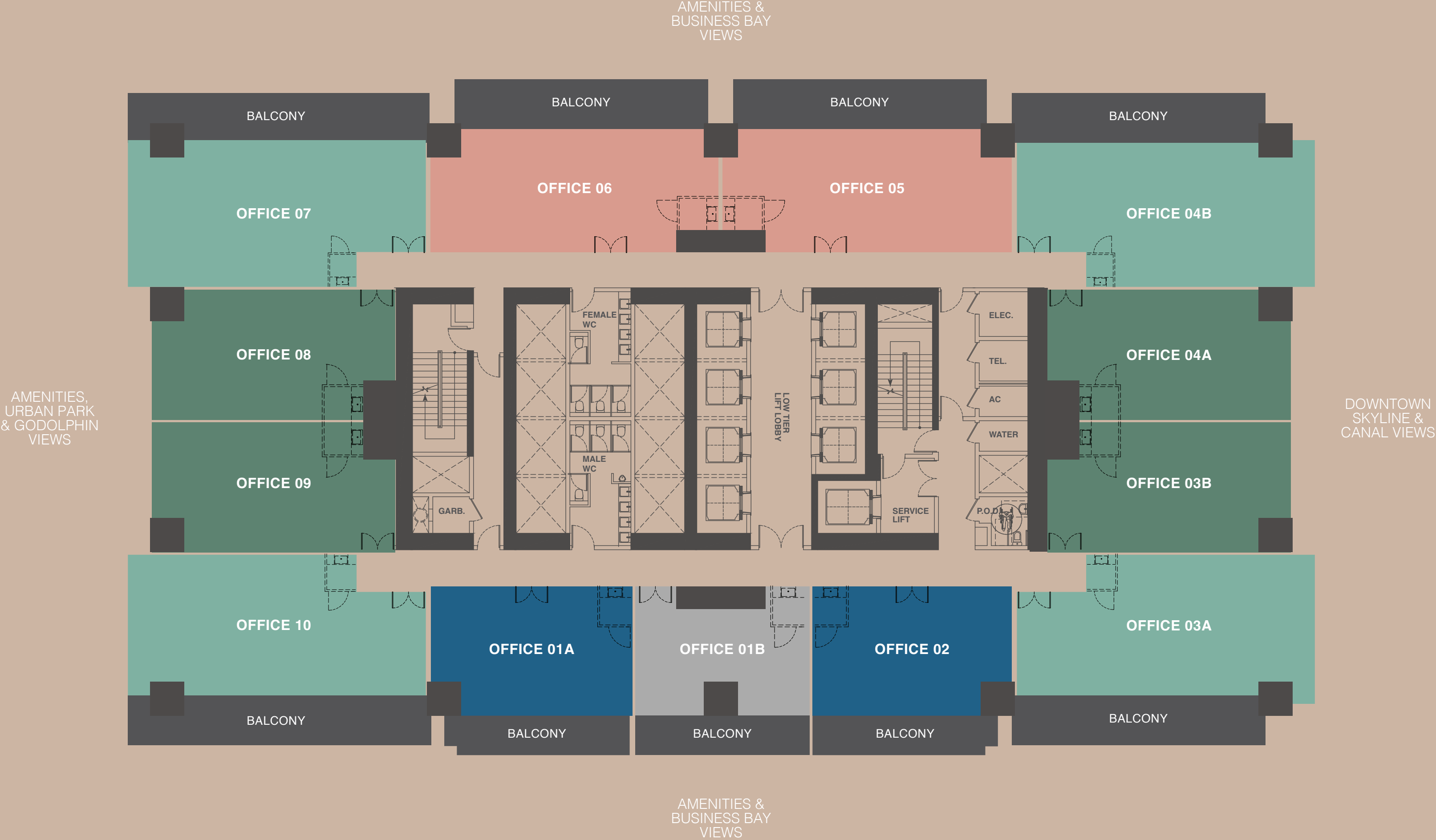
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(5TH TYPICAL FLOOR)

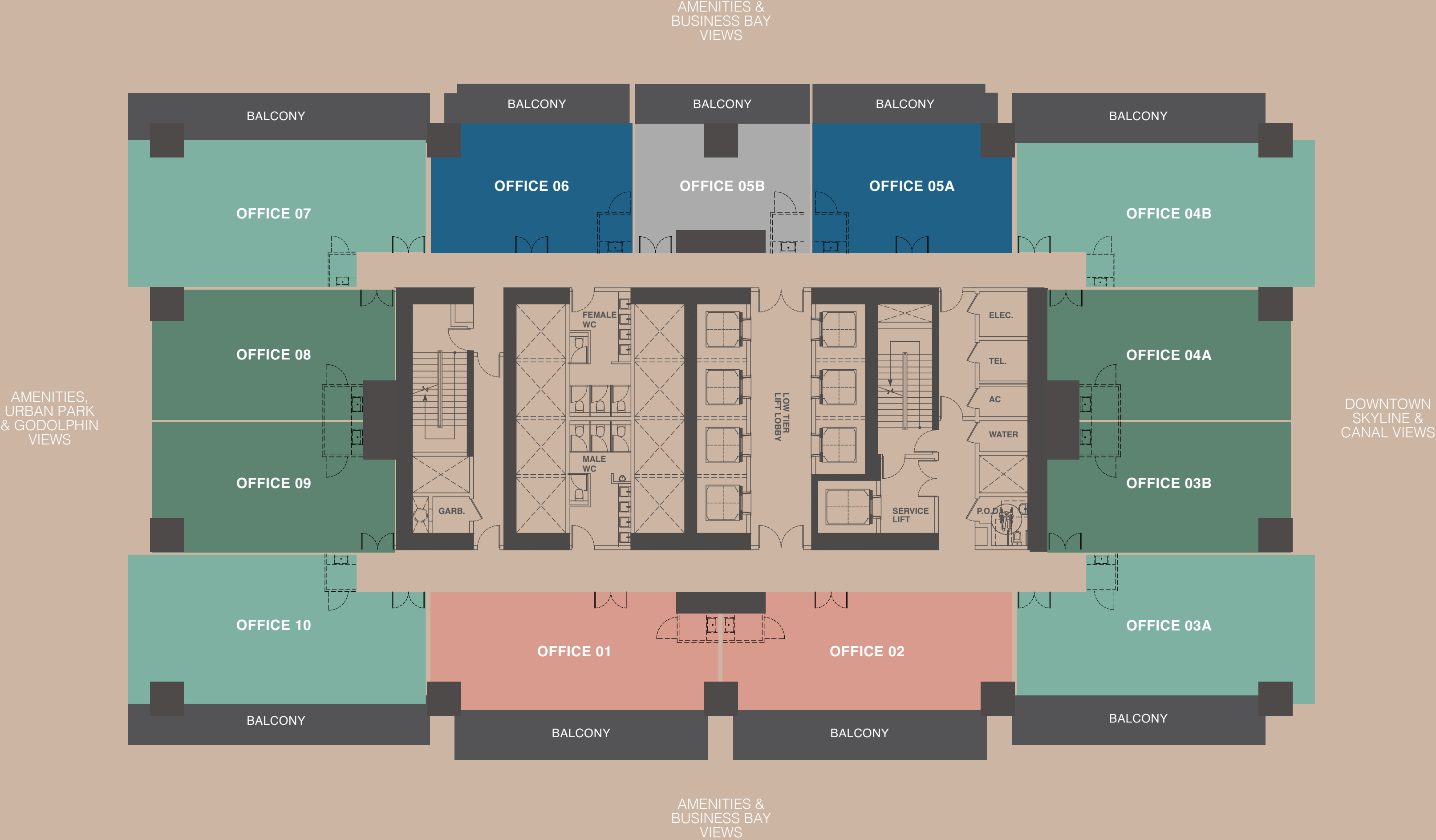
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(6TH, 8TH, 9TH, 11TH TYPICAL FLOOR)

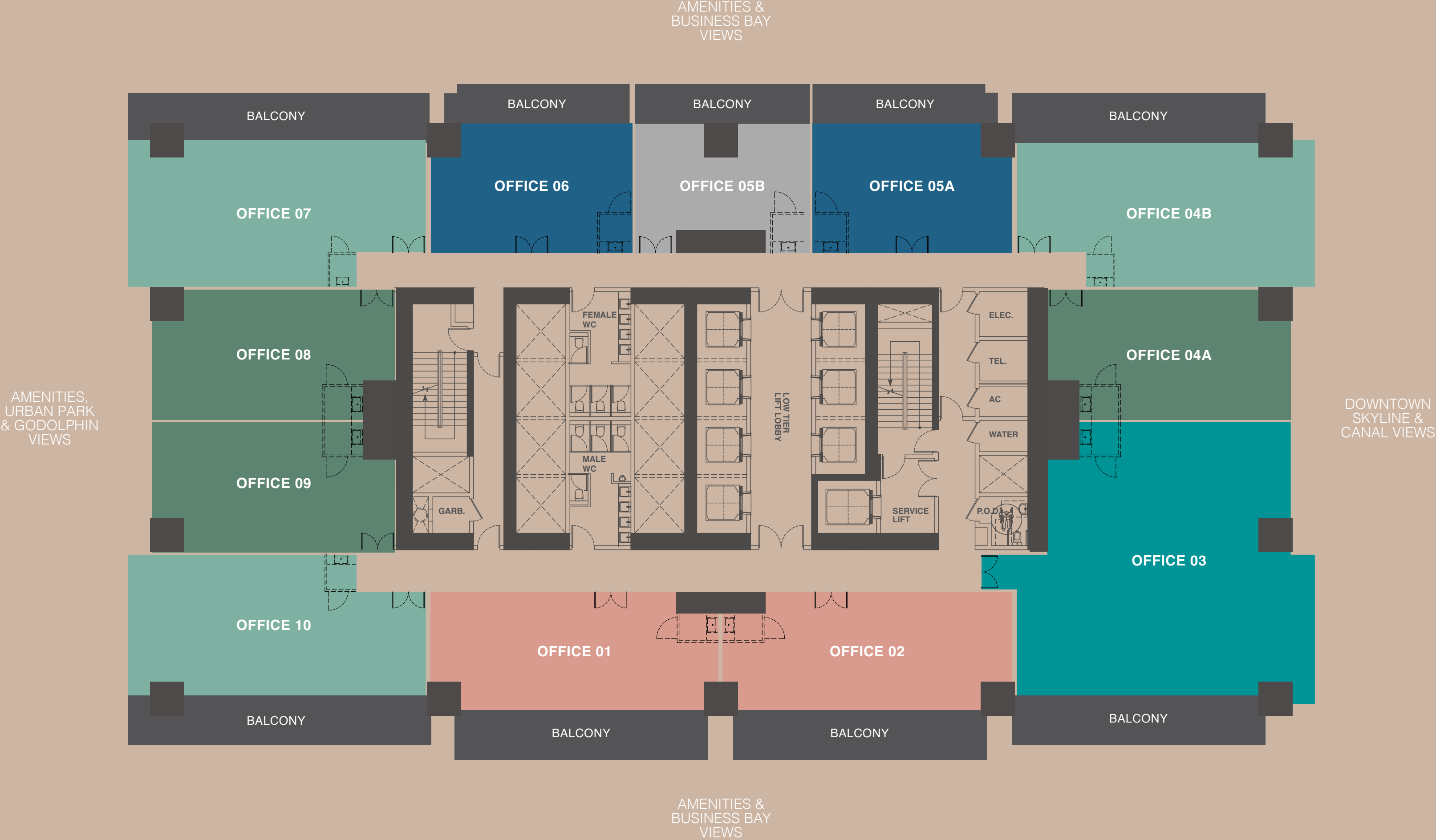
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(12TH TYPICAL FLOOR)

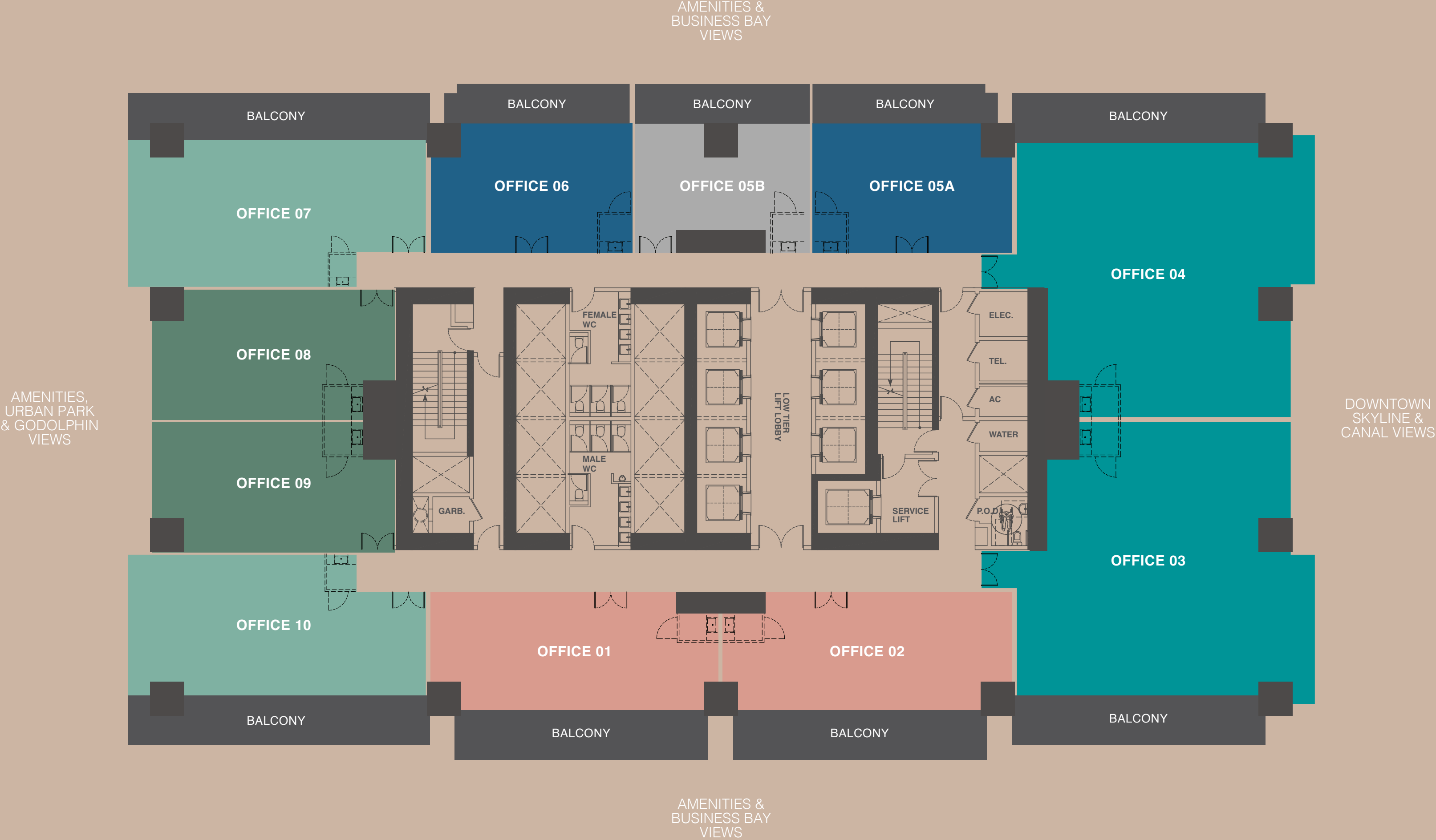
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE B	2,018 sqft	371 sqft	2,389 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(13TH TYPICAL FLOOR)

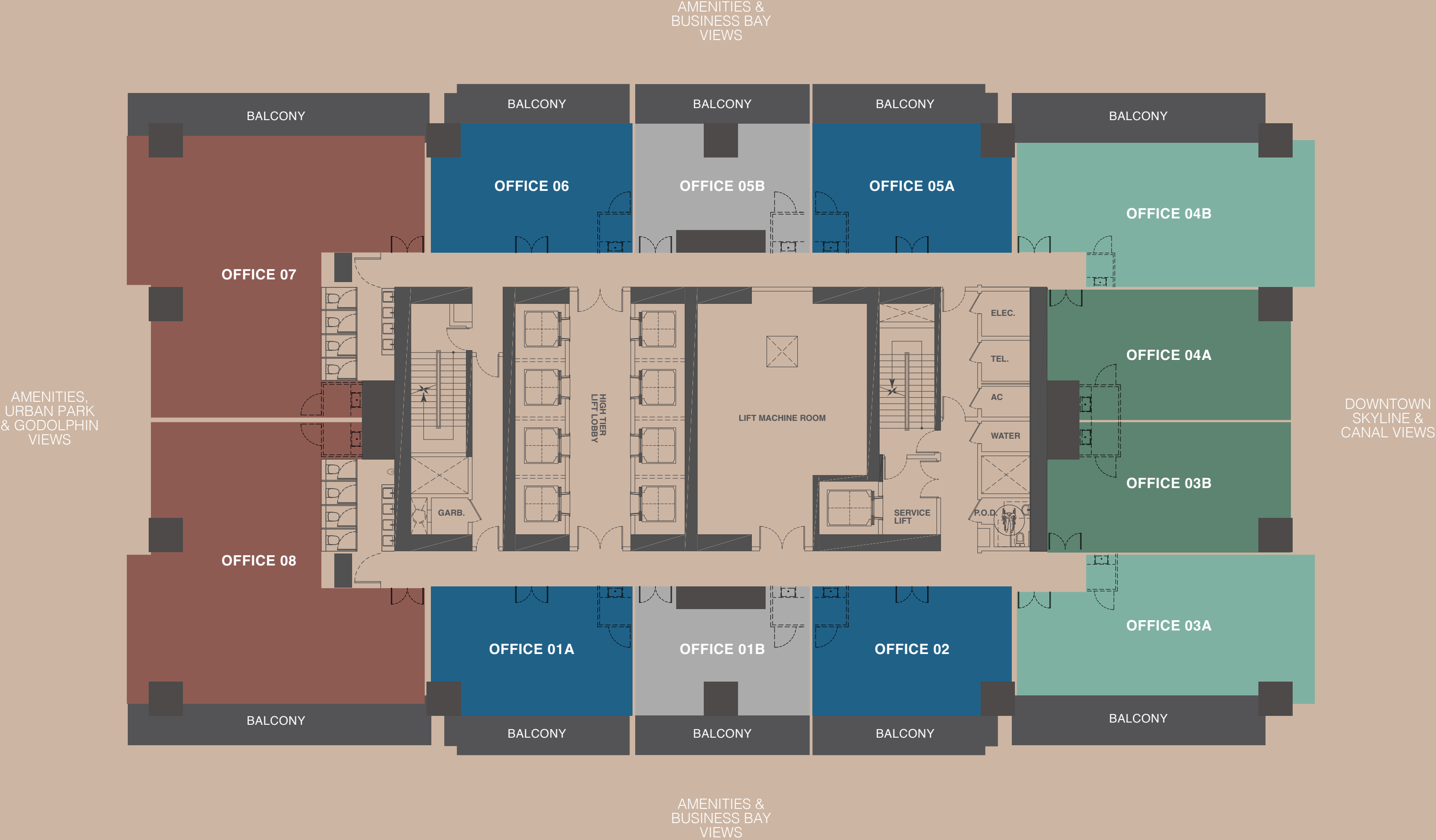
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE B	2,018 sqft	371 sqft	2,389 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(15TH TYPICAL FLOOR)

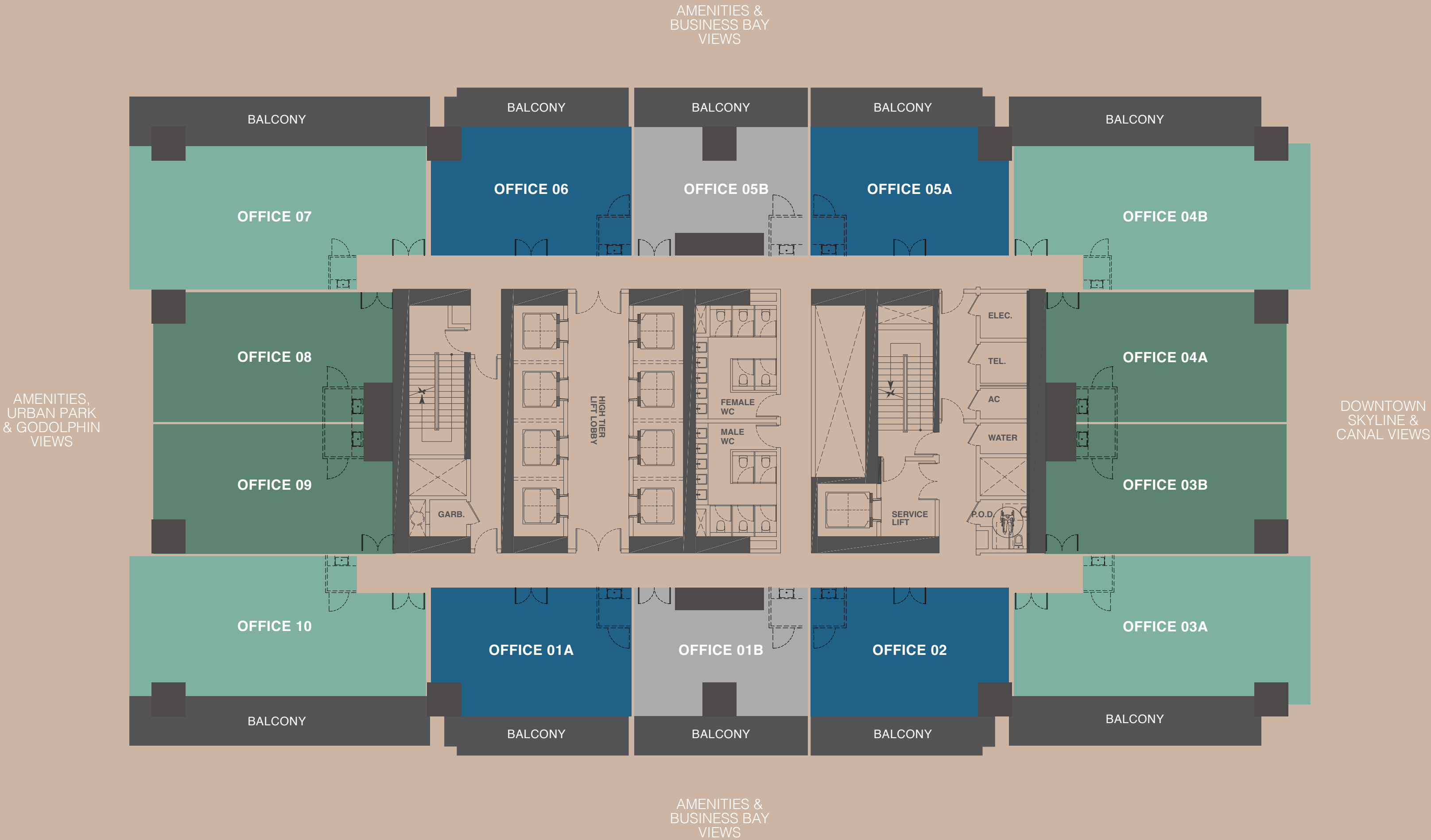
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE E	1,915 sqft	414 sqft	2,330 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(17TH, 23RD TYPICAL FLOOR)

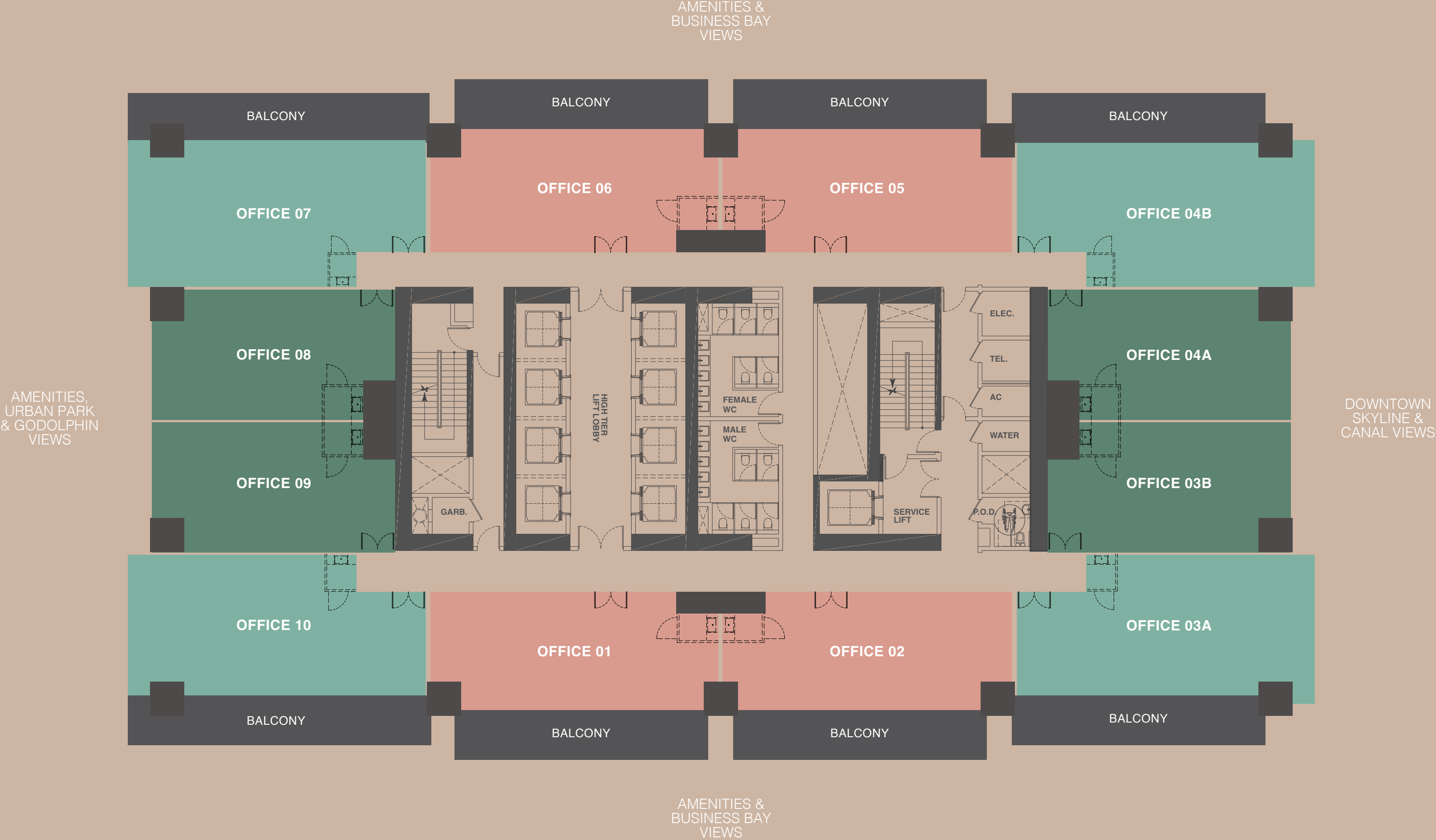
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



BUSINESS LINE COLLECTION

(19TH TYPICAL FLOOR)

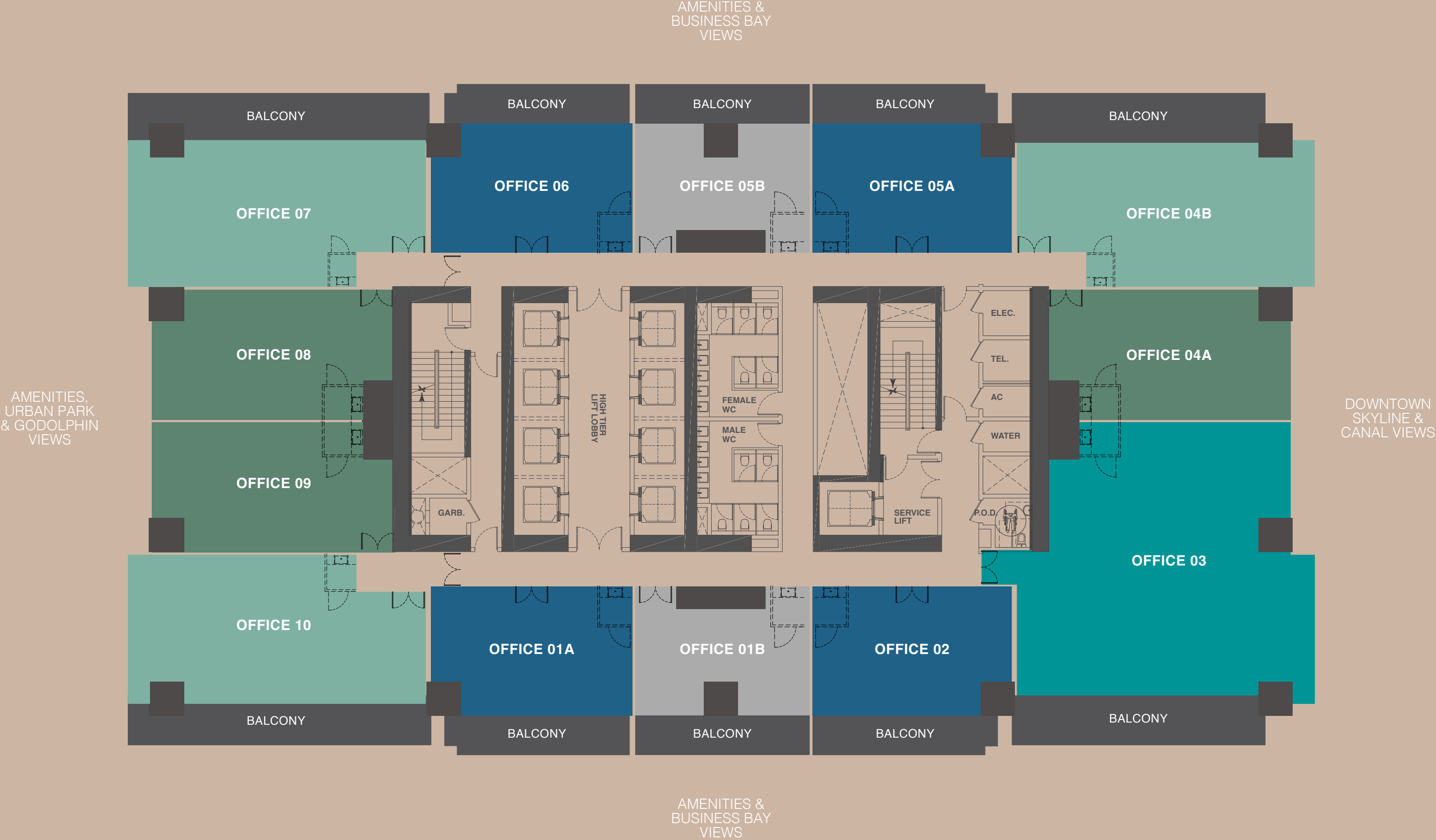
	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft



BUSINESS LINE COLLECTION

(20TH TYPICAL FLOOR)

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE B	2,018 sqft	371 sqft	2,389 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft

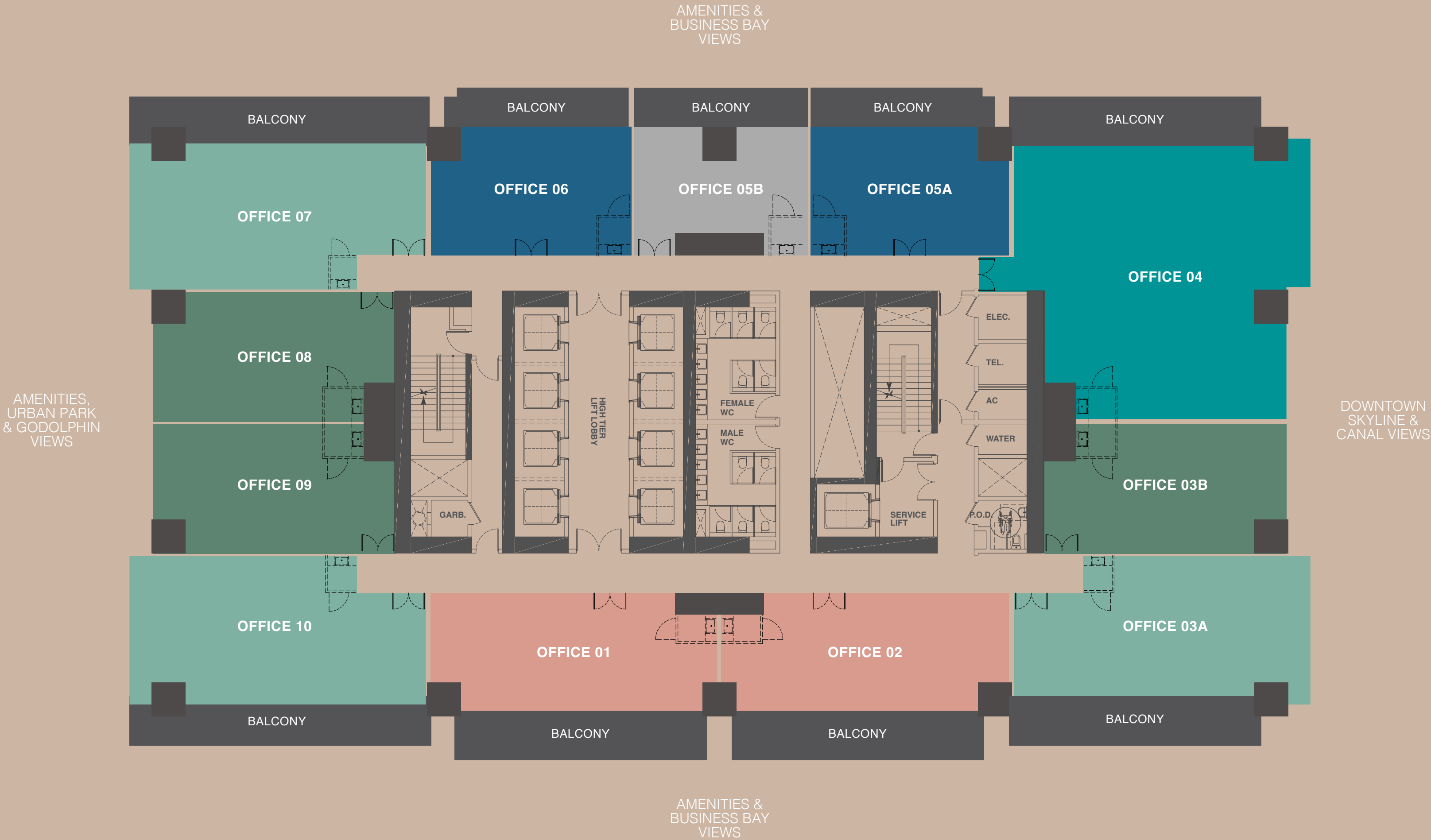


BUSINESS LINE COLLECTION

(21ST TYPICAL FLOOR)

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE F
- TYPE G

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE B	2,018 sqft	371 sqft	2,389 sqft
TYPE C	1,127 sqft	414 sqft	1,541 sqft
TYPE D	759 sqft	-	759 sqft
TYPE F	634 sqft	207 sqft	841 sqft
TYPE G	530 sqft	212 sqft	742 sqft



PROJECT
DETAILS

Project Name	Burj Capital
Developer	Centurion Capital One Properties L.L.C
Lead Architect	HKS
Architect (Consultant)	Datum Engineering Consultants
Location	Business Bay
Plot Number	3460569
Plot Area	62,735 Sqft.
Anticipated Completion Date	December 2028
Estimated Service Charges	AED 20 per Sqft
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Height	5B + G + 3P + 26 + R
Ceiling Height	4 m - 2 nd to 13 th , 15 th to 24 th Floor
	4.3 m - 25 th Floor
	5.2 m - 26 th Floor
Lobby Ceiling Height	7.6 m
Lobby Dimensions	33.65 m x 6.45 m
Elevators	Passenger - 15 Service - 1
Parking Per Unit	Office - 1 parking per 50 Sqm
	Retail - 1 parking per 70 Sqm
Total Parking	717
À La Carte Services Available	Concierge Valet Office Housekeeping



BUSINESS LINE RELEASE
STARTING FROM AED 2,688,888

PAYMENT PLAN 40 / 60 ON HANDOVER

Milestone	%
Downpayment	5%
1 Month from Booking Date	15%
3 Months from Booking Date	2.5%
6 Months from Booking Date	2.5%
9 Months from Booking Date	2.5%
12 Months from Booking Date	2.5%
40% Construction Completion	2.5%
60% Construction Completion	2.5%
70% Construction Completion	2.5%
80% Construction Completion	2.5%
On Handover	60%

ESTIMATED COMPLETION DECEMBER 2028
AGENTS COMMISSION 5%

BURJ CAPITAL

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PHASE THREE



PRESENTED BY

