AMENITIES BROCHURE

BURJ CAPITAL

BUSINESS BAY

THE CAPITAL OF BUSINESS

THE ADDRESS THAT MATTERS

ABOUT THE DEVELOPER

CENTURION
PROPERTIES

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.



BURJ CAPITAL

BUSINESS BAY

LEAD WITH
MAGESTIC PRESENCE



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A FACADE THAT
SPEAKS POWER

DESIGN
BURJ CAPITAL'S architecture reflects its purpose: bold, impactful, and unmistakably exclusive.

THE SILHOUETTE
Distinct and iconic, the building's silhouette is not only a mark of design excellence, but also the inspiration behind BURJ CAPITAL'S logo; powerful, intentional, and memorable.

CREATE IMPACT
A space for disruptors and visionaries, where bold ideas ignite bold actions.



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RESERVED
FOR THE ELITE

This is for those who seek the exceptional.
It is for the change-makers, the visionaries, the leaders who shape the world, and the agents of transformation who rewrite its future.

Urban Park View
Overlooking the cit’ys largest urban park, offering a rare blend of prestige business and endless green.

Access to Business Bay Canal
A premier commercial address with direct access to the Business Bay Canal, seamlessly connecting business with waterfront prestige.



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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

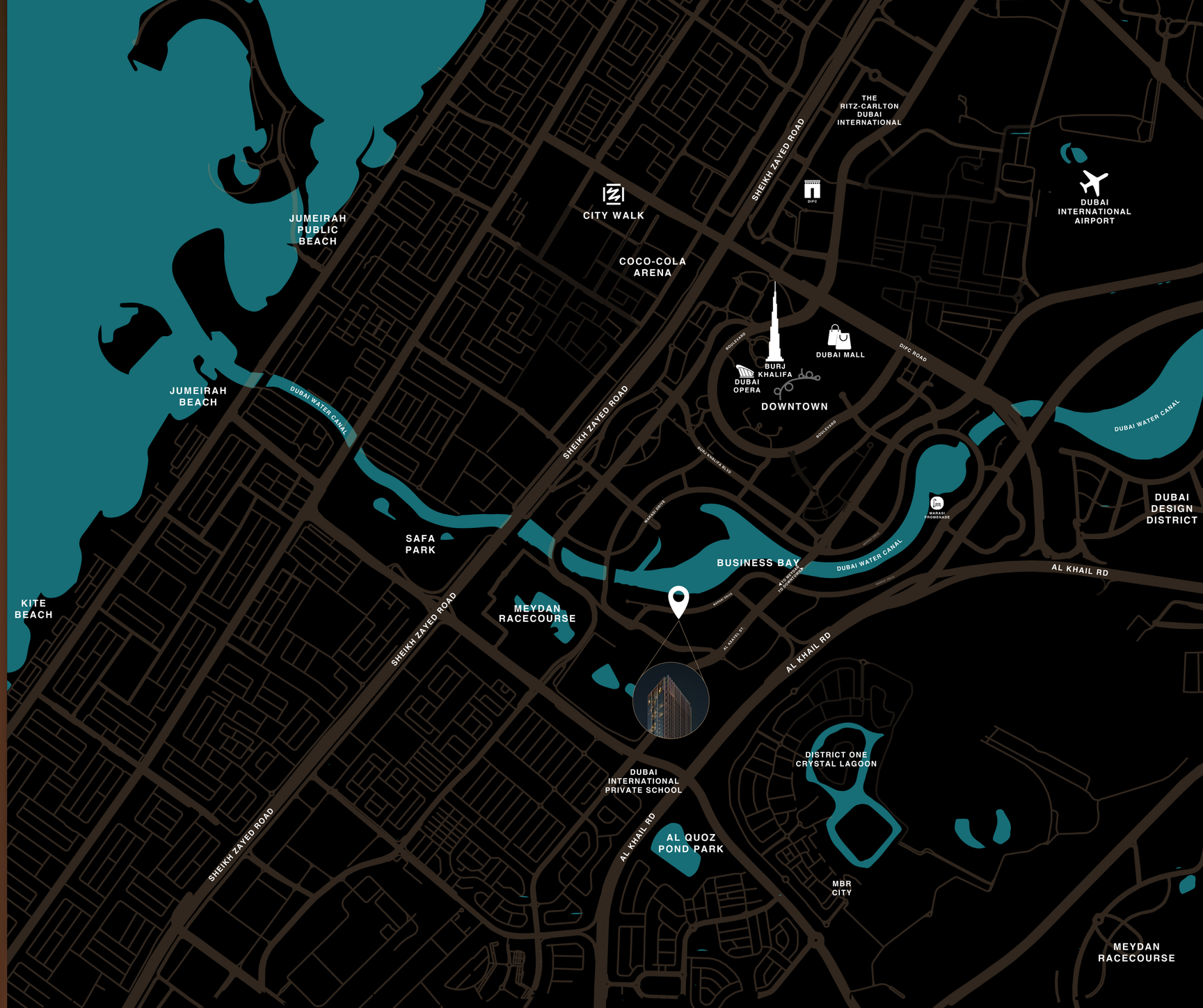
18 MIN
Jumeirah Beach

10 MIN
Dubai Opera

18 MIN
Kite Beach

12 MIN
Coca-Cola Arena

20 MIN
Dubai International Airport



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LARGEST URBAN PARK

IN BUSINESS BAY





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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**

BUSINESS BAY VIEW



URBAN PARK VIEW

CANAL VIEW

BURJ KHALIFA VIEW

BUSINESS BAY VIEW

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SIGNATURE
DROP-OFF



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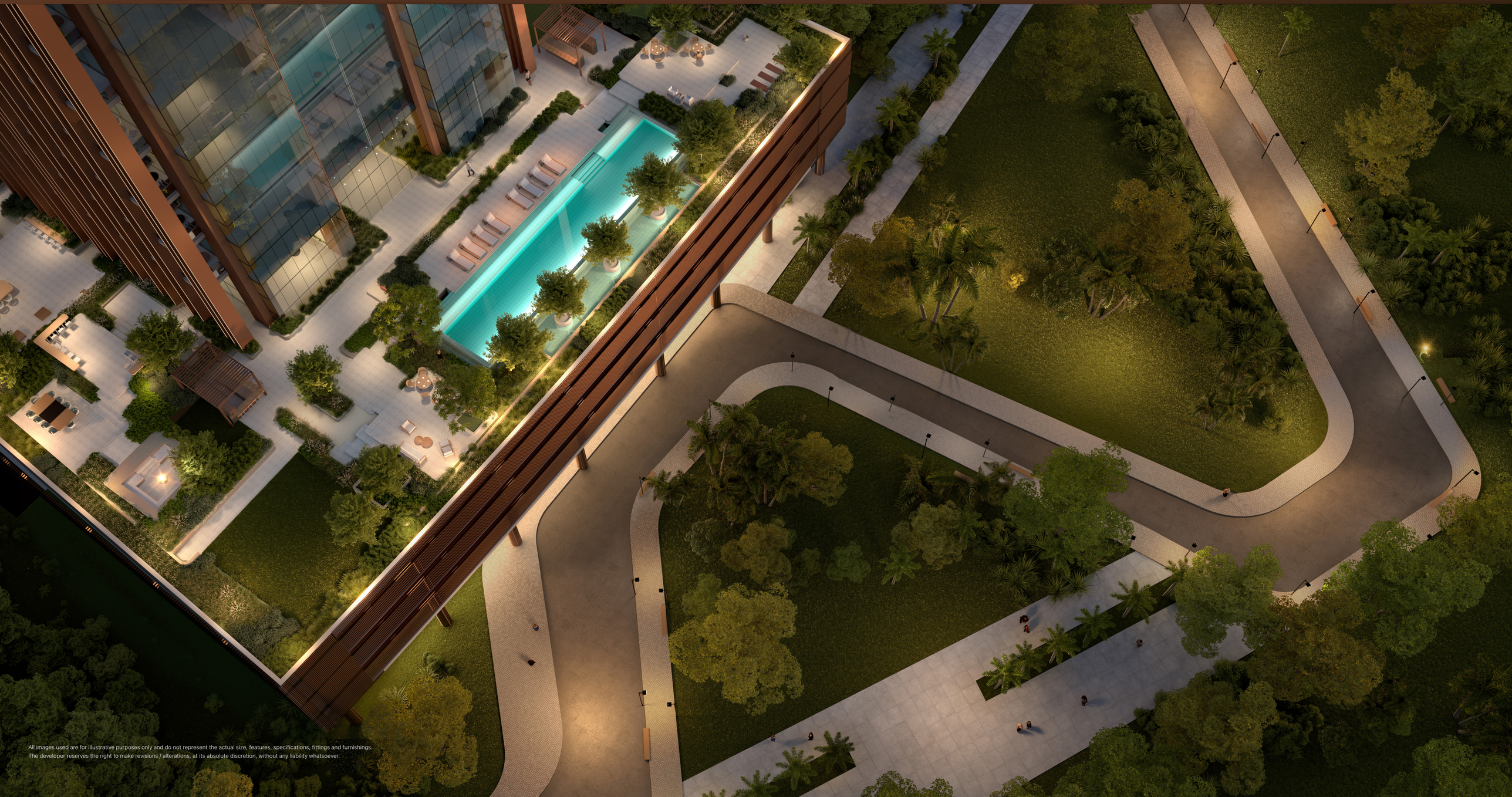
PROJECT AMENITIES

AMENITIES ON THE FIRST
(1ST FLOOR)

1.	**Swimming Pool**	1,291 Sqft.
2.	**Yoga Deck**	395 Sqft.
3.	**Outdoor Meeting Area**	1,365 Sqft.
4.	**Co-working Area**	295 Sqft.
5.	**Sunken Seating**	383 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	1,528 Sqft.
17.	Changing Rooms	1,079 Sqft.



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SWIMMING
POOL



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SWIMMING
POOL



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YOGA DECK



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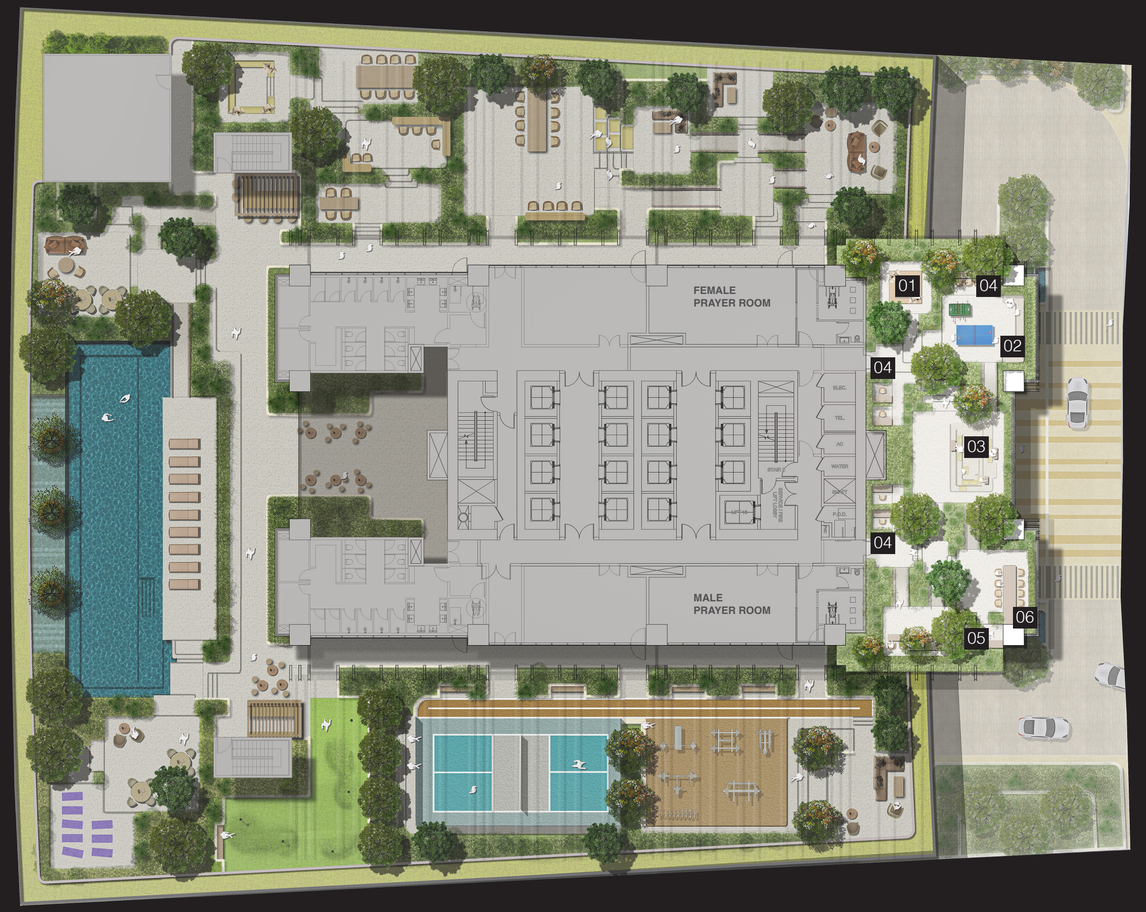
PROJECT AMENITIES

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** 283 Sqft.
6. **Co-working Area** 320 Sqft.

BUSINESS BAY VIEW

URBAN PARK VIEW



CANAL VIEW

BURJ KHALIFA VIEW

BUSINESS BAY VIEW

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CANAL

SKY GARDEN



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CANAL

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CANAL

SKY GARDEN



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FITNESS
ZONE



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FITNESS
ZONE
CAFE



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FITNESS
ZONE
CAFE



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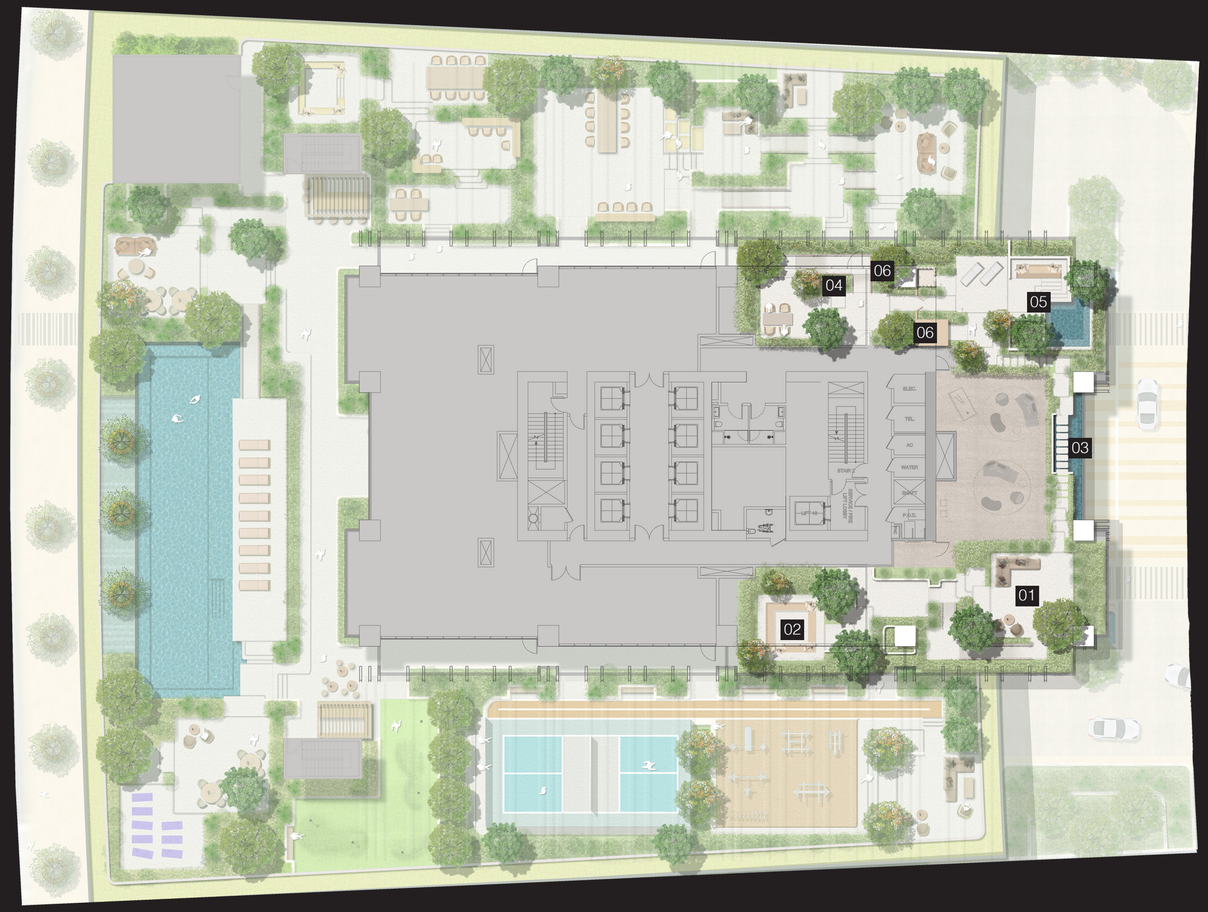
PROJECT AMENITIES

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.

BUSINESS BAY VIEW

URBAN PARK VIEW



CANAL VIEW

BURJ KHALIFA VIEW

BUSINESS BAY VIEW

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SKYLINE
LOUNGE



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SKYLINE
LOUNGE



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SKYLINE
LOUNGE



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PROJECT
AMENITIES



CANAL SKY GARDEN
CO-WORKING AREA
320 Sqft.



MEETING ZONE
283 Sqft.



WORK PODS
96.8 Sqft.



FEATURE SEATING ZONE
527 Sqft.



RECREATION ZONE
345 Sqft.



CANAL SKY GARDEN
SUNKEN SEATING
172 Sqft.



JACUZZI & SEATING ZONE
387.5 Sqft.



VIEWING DECK
745 Sqft.



OUTDOOR SHOWER
24.2 Sqft.



SKYLINE LOUNGE
SUNKEN SEATING
270 Sqft.

WATER FEATURE
98.5 Sqft.



SUN LOUNGER ZONE
215 Sqft.



PUTTING GREENS
1,065 Sqft.



F&B SEATING
828.8 Sqft.



SEATING LOUNGES
1,014 Sqft.



SWIMMING POOL
1,291 Sqft.



YOGA DECK
395 Sqft.



INDOOR PLANTED LOUNGE
1,528 Sqft.



POOL DECK
861 Sqft.



FITNESS ZONE
964 Sqft.



OUTDOOR MEETING AREA
1,365 Sqft.



AMPHITHEATRE SEATING
129 Sqft.



RUNNING TRACK
532 Sqft.



PICKLEBALL
872 Sqft.

BURJ CAPITAL

BUSINESS BAY

CENTURION PROPERTIES

PRESENTED BY

OCTA PROPERTIES