



DONNA  TOWERS

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# MASTER PLAN

Mixed Use

- 4.7 Million Sq. Ft. Hotel & Retail
- 2.5 Million Sq. Ft. Residential
- 1.2 Million Sq. Ft. Office facility

Developed by seasif



**LEGEND:**

<span style="color: magenta;">—</span> Emirates Road	<span style="color: teal;">—</span> Path to Semmer Villas	<span style="color: blue;">—</span> Path to Headquarters	<span style="color: orange;">—</span> Path to Technopoint	<span style="color: yellow;">—</span> Path to Light Industrial Unit	<span style="color: red;">—</span> Path to The Seven Towers
<span style="color: orange;">—</span> Al Ain Road	<span style="color: lightgreen;">—</span> Path to Cedre Villas	<span style="color: darkgreen;">—</span> Path to Silicon Residence	<span style="color: brown;">—</span> Path to Operation Centre	<span style="color: purple;">—</span> Path to Hi Bay	

## INTRODUCTION

Donna Towers, Dubai Silicon Oasis' famous Italian-designed twin skyscrapers, provides all the comforts and amenities that you would expect from such a premier development.

With spacious luxury apartments and offices, this mixed project, designed by world renowned architects from Milan, Italy, brings you the best of Dubai combined with a world-class 'Italian way of living'. Built in the heart of Dubai Silicon Oasis (DSO) by Seasif Group, the towers are perfectly placed for you to tap into the centre of innovation and design provided by DSO. Many apartments and offices enjoy splendid Dubailand views, as well as sights of the famous Sheikh Zayed Road skyline including the iconic Burj Khalifa, the world's tallest building.

Strategically situated on Sh. Mohammed Bin Zayed Road with easy access to the whole of Dubai, Donna Towers provides the ideal environment for investors, entrepreneurs and families to live work and enjoy Dubai lifestyle. Donna Towers is perfectly placed not only for today's opportunities but whatever tomorrow brings.

The project involves construction of twin towers, a commercial tower and a residential tower both comprising of 2 basement levels, a ground floor, a 3 level common podium and 34 additional floors. The residential tower offers an average of 236 apartments divided into: Studios, 1 and 2 Bedroom Apartments.



## AMENITIES

Swimming Pool with Jacuzzi

Elegant reception area

24-Hour security

Italian cafeteria

Each apartment has a large petal shaped balcony

Large Health Club (access only for residential tower)

Restaurant and Ice-Cream bar

Italian Designer shops

Six levels of parking space

4 High-Speed Elevators

CCTV

### CLOSE PROXIMITY TO:

Supermarkets

Schools

Parks

Shops

Banks



## DETAILS

Building Type: 2 Basements + G + 34, 3 Common Podium, Twin Tower

Property Type: Standard Spacious Apartments

Property Details: STUDIO, 1 Bed, 1 Bed + STUDY, 2 Bed

Project Location: DUBAI SILICON OASIS

Developer: SEASIF GROUP FZCO

Plot No: 25-079, DSO

Architect: A++ Milan, Italy

Contractor: BIN BELAILA CONTRACTING LLC.

Project Type: RESIDENTIAL

Consultants: ARAB EXPERTS ENGG.

MEP Contractor: THERES ELECTROMECHANICAL WORKS LLC.



## FAQs

Parking:

Yes, one parking/apartment.

Maintenance:

As confirmed by RERA, developer will submit application for rate per Sq.ft closer to building handover.

Furnished or Unfurnished:

Completely furnished Italian-designed apartments.

Payment terms:

As per the availability list- linked to construction.

Is this property Freehold or Leasehold?

For Expats: Leasehold 99 years.

For Nationals of UAE: Freehold.

What other costs are applicable / hidden?

Dubai Land Department registration fees. NOC fees as applicable by the developer.

How long it will take for the Buyer to get the title deed?

Title deed is issued by land department only after the full payment of the property.

When can I resell this property?

After registering the unit in DUBAI LAND DEPARTMENT by paying the registration fees.

Will Silver Heights help me in renting and/or re selling the apartment?

Yes, with standard brokerage fee.

Can I get a residency visa upon the purchase of an apartment in DSO?

All residence visas in Dubai are issued by the DNRD (Dubai Naturalization & Residency Department), hence does not fall under our purview.

What is the building status?

Main building structure with façade is complete. MEP works are ongoing.

Fully furnished show-apartments are ready for viewing.

Can an overseas client buy an apartment?

Yes.

LAYOUT  
OF APARTMENTS

SILVER HEIGHTS



STUDIO  
FROM € 218,000

GROSS AREA 58.00 m<sup>2</sup> NET AREA 39.58m<sup>2</sup> BALCONY 10.08 m<sup>2</sup> VERTICAL & HORIZONTAL SERVICE 08.34 m<sup>2</sup>

BEDROOM A1  
FROM €323,000

GROSS AREA 86.00 m<sup>2</sup> NET AREA 60.08 m<sup>2</sup> BALCONY 15.12 m<sup>2</sup> VERTICAL & HORIZONTAL SERVICE 10.80 m<sup>2</sup>





**BEDROOM A2**  
FROM €330,000

GROSS AREA 86.00 m<sup>2</sup> NET AREA 60.07 m<sup>2</sup> BALCONY 15.12 m<sup>2</sup> VERTICAL & HORIZONTAL SERVICE 10.81 m<sup>2</sup>



**BEDROOM B1**  
FROM € 441,000

GROSS AREA 115.00 m<sup>2</sup> NET AREA 79.13 m<sup>2</sup> BALCONY 20.16 m<sup>2</sup> VERTICAL & HORIZONTAL SERVICE 15.71 m<sup>2</sup>

Real Est