



EMPIRE HEIGHTS

LANDMARK YOUR BUSINESS
IN DOWNTOWN DUBAI

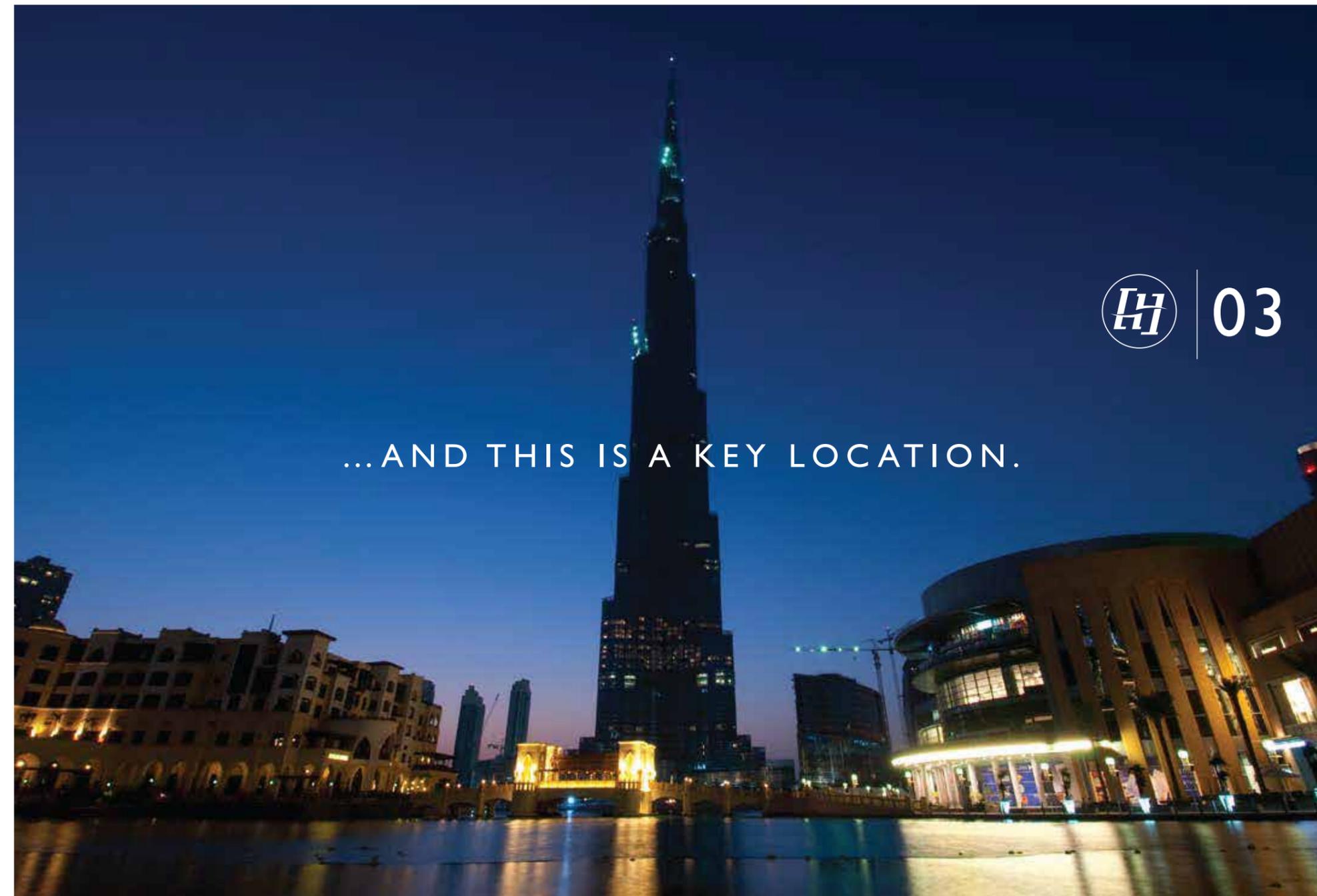
TS

02



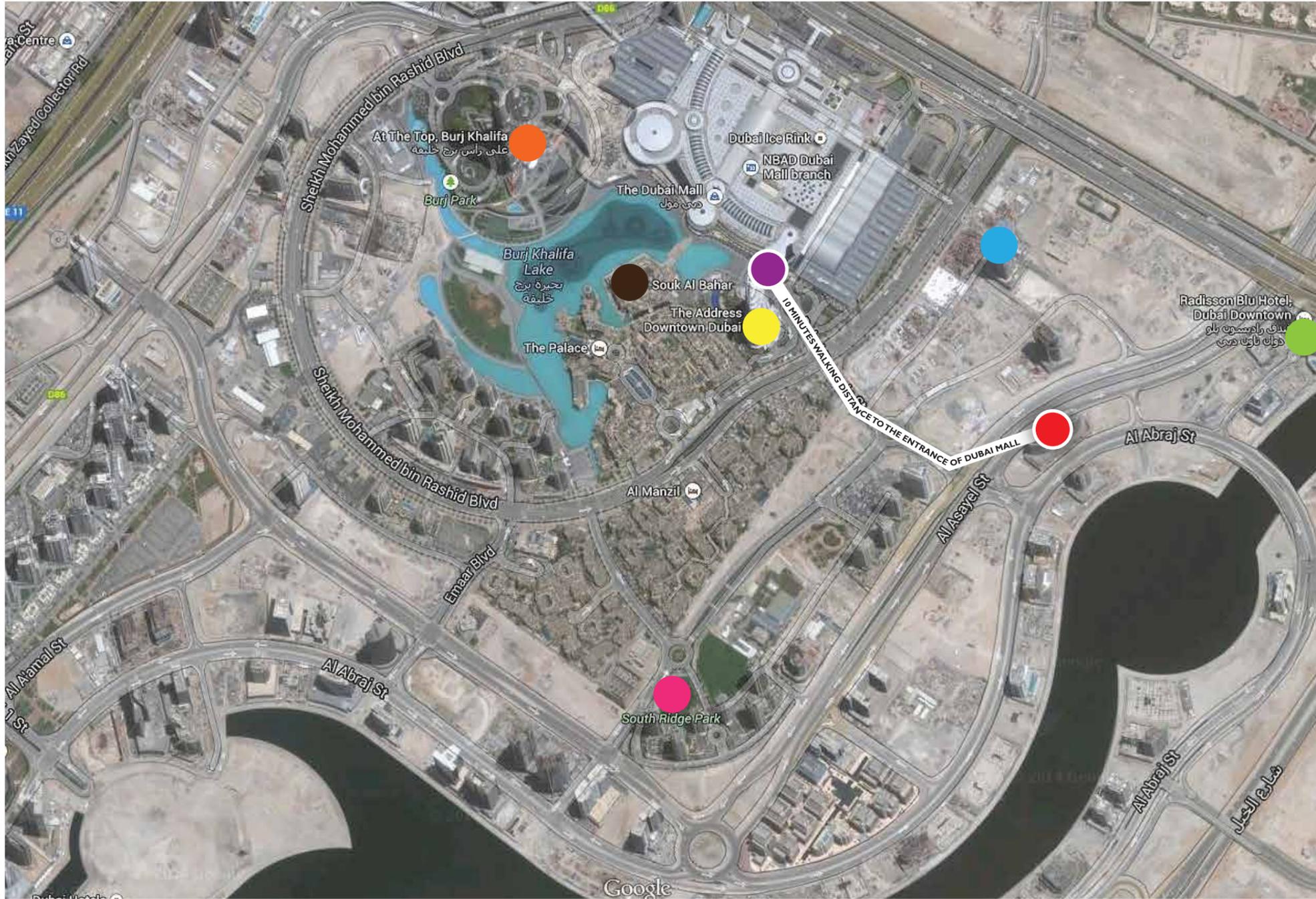
LOCATION IS KEY...

Developed by
GPD Investments



03

...AND THIS IS A KEY LOCATION.



BURJ KHALIFA



SOUTH RIDGE PARK



10 MINUTES WALKING DISTANCE TO THE ENTRANCE OF DUBAI MALL

DUBAI MALL



EMPIRE HIEGHTS



SOUK AL BAHAR



RADISSON BLU HOTEL



THE ADDRESS HOTEL



DAMAC MAISON

06



Empire Heights has been designed with you, the discerning corporate user in mind!

The landmark 16 storey twin towers are supported by an imposing three-storey high podium offering: fantastic retail, restaurants and cafes and a beautifully landscaped alfresco promenade. The podium also provides that all important parking for you, your associates, staff and visitors. In all Empire Heights provides the perfect work-life balance.

This stunning building adds to the vista that already boasts the world famous Burj Khalifa and the skyline of DIFC. Common areas are constructed with superior finishes and elegant design.

Empire Heights has been developed by GPD Investments - a European property investment and development group with offices in Dubai, London and Geneva. The project was fully financed by a syndicate of Barclays Bank plc and Al Ahli Bank of Kuwait, ensuring the project was taken through to completion.

Dubai Civil Engineering LLC were the main contractor with Currie and Brown Ltd. as our appointed project and cost managers.



07





10



AMENITIES

24-HOUR SECURITY

HIGH-SPEED INTERNET CONNECTIVITY

CLOSED CIRCUIT TV SYSTEM

PUBLIC ADDRESS SYSTEM

BACKUP POWER SYSTEM

DISTRICT COOLING

2 LEVELS OF BASEMENT PARKING

RESTAURANTS

CAFETERIA

RETAIL



SILVER HEIGHTS
Real Estate • Real Investment



11



DETAILS

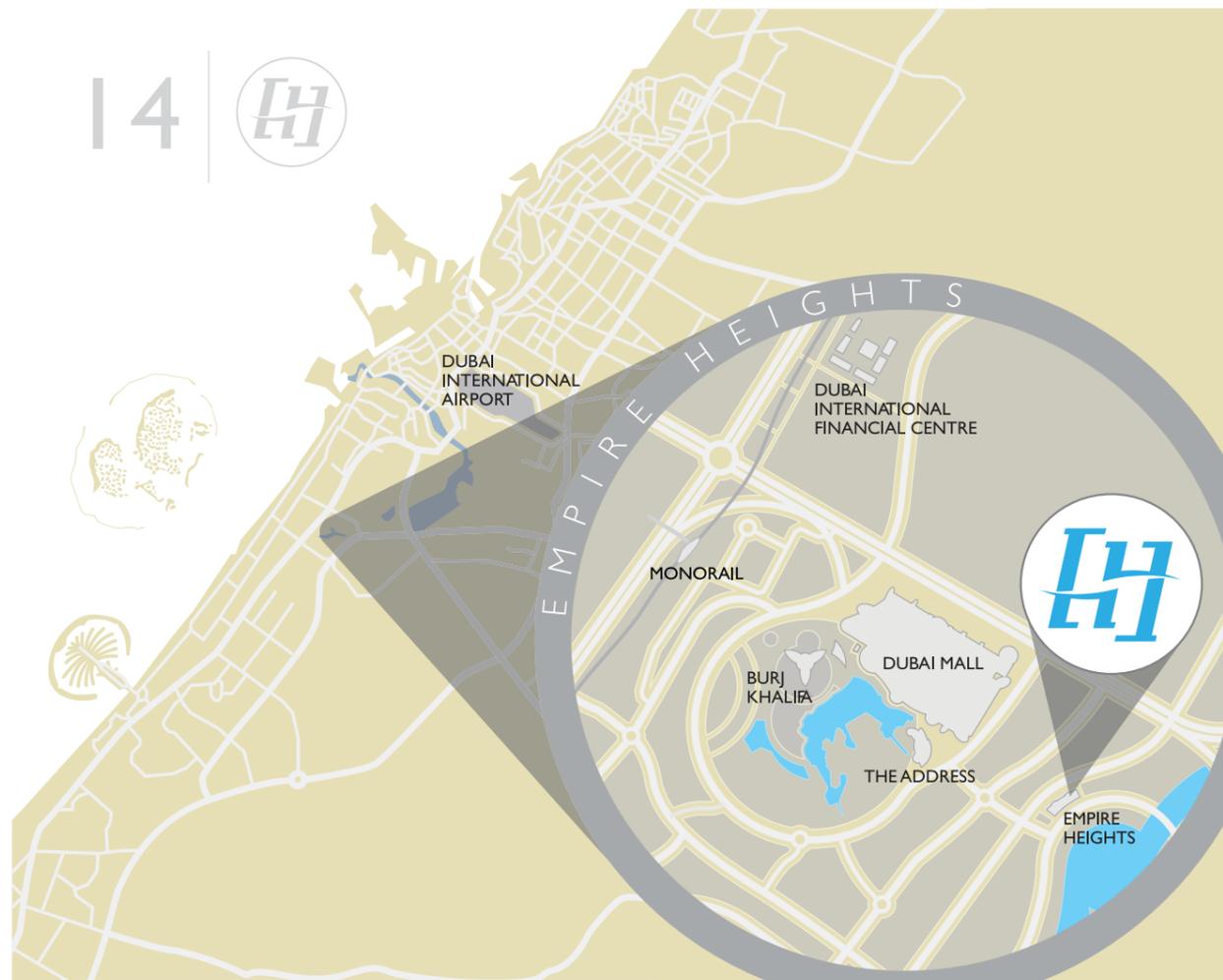
- BUILDING TYPE: G+3 PODIUM +16, TWIN TOWER
- PROPERTY TYPE: COMMERCIAL
- PROPERTY DETAILS: SHELL & CORE OFFICES, RESTAURANTS AND RETAIL
- PROJECT LOCATION: BUSINESS BAY
- DEVELOPER: GPD INVESTEMENT SPV ONE LIMITED
- PLOT NO: 74
- CONSULTANTS: NATIONAL ENGINEERING BUREAU
- PROJECT MANAGER: CURRIE & BROWN
- CONTRACTOR: DUBAI CIVIL ENGINEERING LLC ALONG WITH CURRIE AND BROWN LTD



GROUND RETAIL SHOPS



14



Standing within a short walk from the Dubai Mall, Empire Heights boasts as its neighbours; Burj Khalifa, The Address Hotel and DIFC, all of which are served by superb transport links in the form of the Burj Khalifa monorail station and Dubai International Airport, which is just a short drive away. Road links are provided by easy access to Al Khail Road, Doha Road and the Emaar boulevard. Empire Heights benefits from high visibility from all these surrounding roads.



15





FAQs

Parking:

Yes, parking based on area of the unit. Extra parking can also be availed at a cost.

Maintenance:

AED 15.92 per Sq.ft.

Type:

Shell & Core

Is this property Freehold or Leasehold?

Freehold

What other costs are applicable?

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?

Immediate. Upon full payment and Dubai Land Department registration charges.

When can I resell this property?

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

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

Yes, with standard brokerage fee.

What is the building status?

-Building is complete and fully operational.

-Several offices and retail shops have commenced business.