

SAAS  
BUSINESS BAY











## Introduction

SAAS Tower sets a new benchmark for real estate investment in Dubai. Located strategically between Burj Khalifa Street and Marasi Drive near Downtown Dubai, the building provides investors an opportunity to own a secure investment grade asset in a prime central location with guaranteed returns for up to eight years.

As an Emirati family-owned company, SAAS Properties embraces a dedication to quality and attention to detail that is evident across its' portfolio. With lavishly appointed apartments and unmatched lifestyle amenities, SAAS Tower offers an exceptional value proposition to savvy investors.



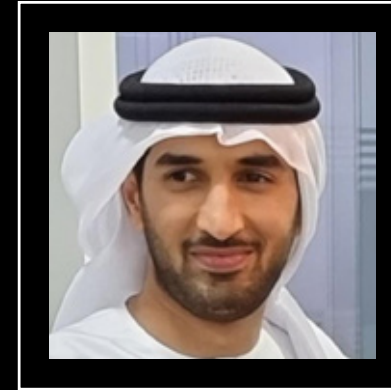


# Executive Profile



## **Chairman**

Mr. Mohammad Saeed Al Qassimi is an Emirati citizen with a successful track record in multiple sectors across the region including commercial enterprises, retail, financial services, and real estate development.



## **Chief Executive Officer**

SAAS Properties is led by Mr. Ahmed Mohammad Al Qassimi, a second-generation Emirati entrepreneur that is passionate about real estate, investment, and technology.

The company forms an integral part of the founding family's portfolio companies across the UAE.

# Portfolio Companies



# Board Memberships



# SAAS Properties

SAAS Properties is a boutique real estate developer with projects in Abu Dhabi and Dubai. The company's design-led development strategy aims to deliver communities that feature high quality materials and amenities to provide a resident-focused lifestyle.

With projects in strategic locations such as Business Bay, Reem Island, Dubai Science Park, and Palm Jumeirah, SAAS Properties embraces timeless design fundamentals to create homes that celebrate and reflect the premium communities they are a part of.

SAAS Properties embraces its deep-rooted values that span the founding family's portfolio companies across the UAE.

## SAAS Properties Track Record

12 Projects in the UAE

+2,000 Units in Development

2.3 Million Square Feet in Development

AED 3.5 Billion Gross Development Value











## Why Dubai?

Dubai makes dreams into reality. Visionary leadership and a relentless dedication to be the best city in the world have propelled the Emirate to become a leading international business and tourism destination.

Unparalleled quality of life and limitless opportunities have attracted the best and brightest from around the globe to form a progressive and harmonious community. As a beacon of innovation and progress in the region, Dubai's safety and stability have long been key factors to the city's status as a flourishing investment safe haven.

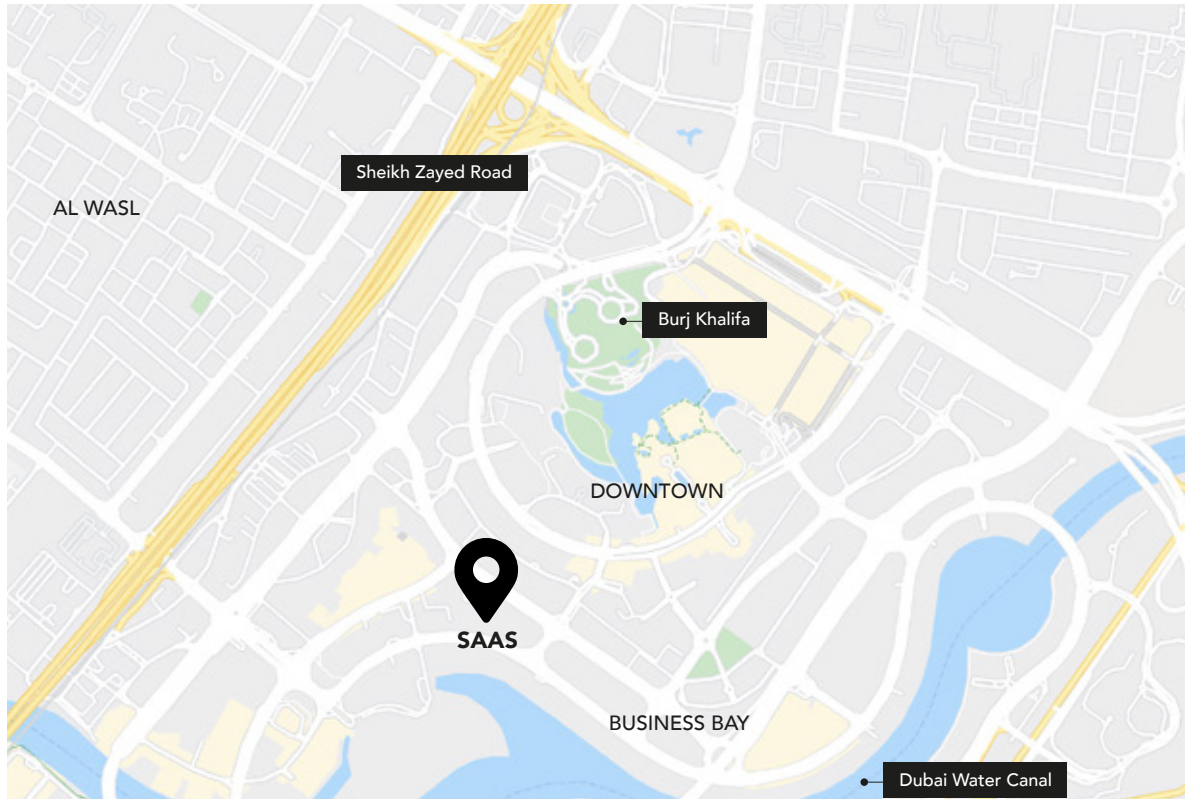
Don't bet against Dubai.



# Location

SAAS Tower is strategically located at the intersection of Business Bay and Downtown Dubai, between Burj Khalifa Street and Marasi Drive. The building is within a few minutes' walk of Sheikh Mohammed Bin Rashid Boulevard, Downtown Dubai, the Dubai Water Canal, and The Dubai Mall.

Easy access to the city's main highways, Sheikh Zayed Road and Al Khail Road, ensure every major destination in Dubai is just minutes away. The Business Bay metro station also services the community and is just over 1 Km from the building.



Landmark	Distance	Time
Downtown Dubai	500m	3 Minutes
The Dubai Mall	2 Km	4 Minutes
Dubai International Financial Centre (DIFC)	3 Km	5 Minutes
Dubai World Trade Centre (DWTC)	5 Km	8 Minutes
Dubai International Airport (DXB)	16 Km	15 Minutes
The Palm Jumeirah	19 Km	15 Minutes
La Mer Beach	8 Km	15 Minutes
Kite Beach	10 Km	15 Minutes
Mall of the Emirates (MOE)	14 Km	15 Minutes
Dubai Marina	20 Km	20 Minutes



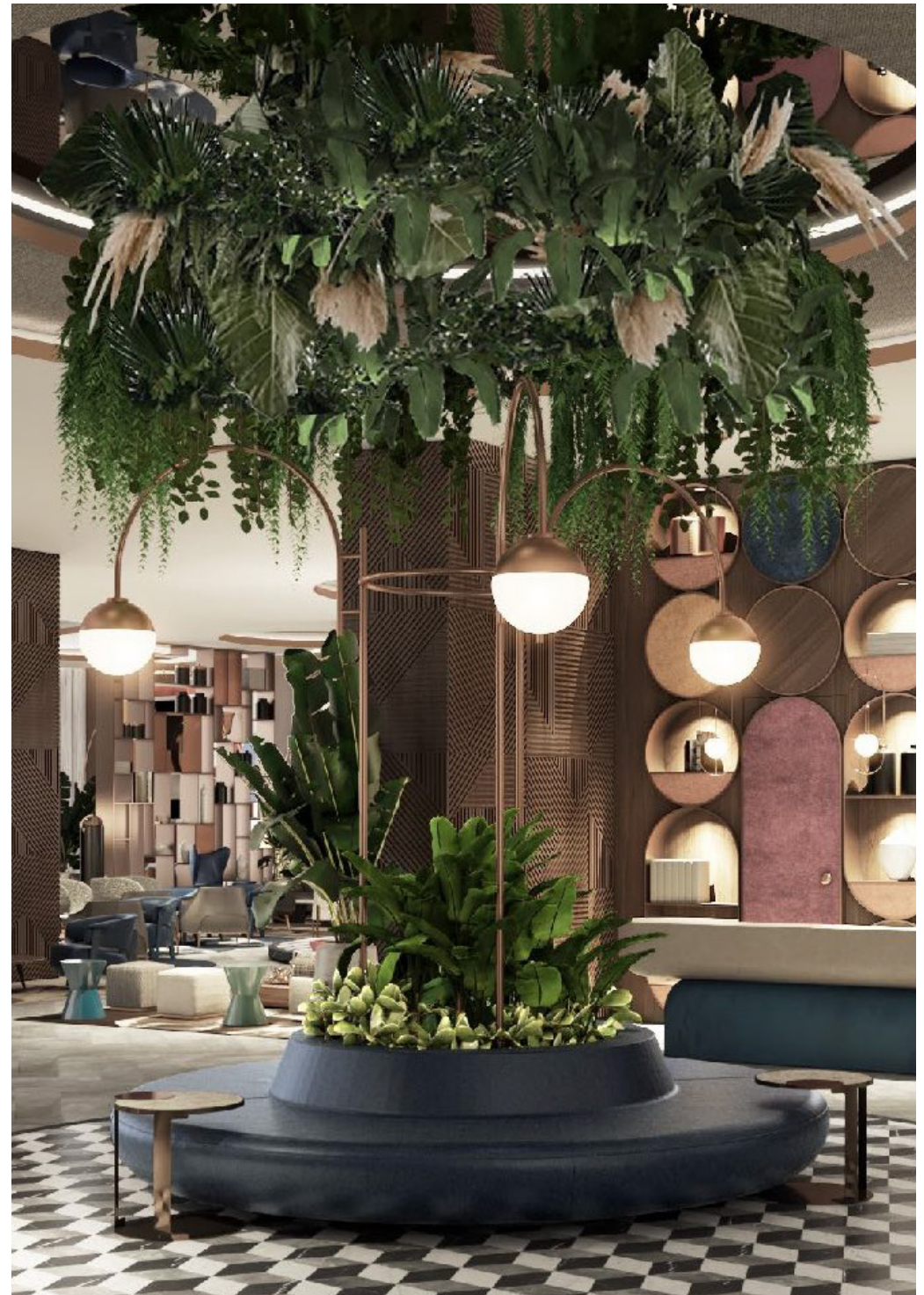


## Thoughtful Design or Attention to Detail

Every aspect of SAAS Tower has been carefully designed to ensure it meets the highest standards of craftsmanship. Spacious well-appointed apartments with custom furniture tailored to a 5-star hotel specification provide investors with uncompromised quality and immense long-term value.

Soft pastels and a natural material palette create an elegant and welcoming environment which features world-class materials, fixtures, and fittings to ensure longevity. Floor to ceiling windows and pragmatically designed balcony areas ensure a bright and airy atmosphere.

Grand spaces designed tastefully with premium materials including textured walls, wood finishes, and marble-cladding provide a sense of arrival through the building's impressive lobby.







## Exceptional Quality

A flight to quality in the Dubai real estate market was clearly felt post-COVID as many carefully considered the spaces they called home and the lifestyle their community offered.

Liveable properties in central communities with generous sizes and high-quality materials were in extremely high demand to investors from around the world as the city's prime properties experienced significant price increases.





## Lifestyle Features & Amenities

A grand entrance lobby spanning more than 10,000 square feet welcome guests to SAAS Tower following their valet arrival.

The building has been designed as a vibrant self-sufficient community to ensure a transcendent level of comfort and convenience for its' residents. As a family-friendly development, SAAS Tower's lifestyle features and amenities ensure every member of the family has a multitude of activities to enjoy.

As a reflection of the community, the building's diverse features and amenities will create a microcosm of Dubai's thriving ambience in the heart of the city.

- Valet Drop Off Area
- Grand Entrance Lobby
- 13 High Speed Lifts
- Café
- Restaurant
- Retail Shops
- Offices
- Co-Working Space
- Meeting Rooms
- Business Center
- Spa
- Beauty Clinic
- Salon
- Juice Bar
- Health Club
- Pool
- Jacuzzi
- Sauna
- Steam Room
- Children's Pool
- Indoor Children's Play Area or Nursery
- Outdoor Children's Play Area
- Landscaped Gardens
- 6 Basement Parking Floors
- Storage Spaces
- ATM
- 7/24 Security and CCTV



A modern kitchen interior featuring dark grey cabinetry, a wooden dining table, and marble flooring. The kitchen includes a sink, a window with a blind, and built-in appliances. A dining table with four copper-colored stools is positioned in the foreground. The text "MATERIAL SPECIFICATIONS" is overlaid in the center.

## MATERIAL SPECIFICATIONS







- **Kitchen**

- Exclusive designer's choice kitchen
  - Base cabinets with grey oak veneer with fitted accessories & branded ironmongeries
  - Full quartz stone breakfast counter
  - Wall cabinets with high end glossy lacquer cabinets
  - Fully quartz stone kitchen countertop
  - Fully fitted kitchen appliances
  - Elegant LED strip lightening at bottom of base cabinets & wall cabinets

- **Hob**

- Gas on glass Hob
- Black tempered glass finish

- **Dishwasher**

- Fully Integrated
- Electronic control panel with display

- **Refrigerator**

- Automatic defrost
- Electronic control panel

- **Kitchen Sink**

- Stainless steel Single/Double Sink
- High spout

- **Kitchen Extractor Fan**

- Multispeed extractor with under lights
- Well managed air pressure

- **Washing Machine**

- Built In washer and dryer





- **Bathroom**

- Accessories and Fittings

- Chrome finish bathroom accessories and fittings
- Branded designer's choice sanitary ware and fittings
- Vanity counter with quartz stone and built in cabinets
- Wall mounted basin tap set

- **Bath Fixtures**

- Shower area with tempered glass and matt quartz stone finish
- Under counter large bath tub with partial glass panel
- Wall mounted bath mixer with shower set built-in bath-shower mixer with automatic diverters
- Ceiling Mounted shower head with High Pressure Fittings

- **Superior Specifications**

- Special Features

- Building envelope
- Fire rated aluminium cladding and acoustic measures
- Triple glazed glass and Thermal/acoustic walls
- All apartments have amazing different views including Burj Khalifa view, the Business Bay Water Canal, and Sheikh Zayed Road
- 5 separate tower cores united into a contemporary living complex setting lifestyle standards
- Single loaded U shaped corridors reserving privacy for the residents
- High speed contemporary designed 13 lifts, each with dedicated floors
- Top Roof Canopies with pleasing to the eye lightening effects
- Indoor/outdoor landscaping
- Kid's Play Areas

- **Floors/Flooring**

- Natural marble flooring in entrance lobby
- PSYLO axminster carpet in all living rooms, bedrooms & corridors
- Quartz stone tile flooring in bathrooms and shower rooms

- **Rooftop**

- High-performance membrane roofing overlaid with pre-cast and bio-roofs where applicable













- **Windows**
  - Triple glazed aluminum windows
  - Triple glazed aluminum doors to balconies and terraces where appropriate
- **Stairs**
  - Solid cast concrete stairs
  - Steel balustrades in common areas
- **Walls**
  - Acoustic and Thermal Properties
- **Balconies**
  - Clear glass for balconies
  - Stainless steel handrails
- **Ceillings**
  - Suspended plasterboard
  - Energy efficient lighting



- **Bedroom**
  - Spacious, well furnished and luxurious bedrooms
- **Decoration**
  - Elegant accessories at different areas
  - Contemporary combination of different finishes and lights
  - High end interior finishes including wall paneling
  - High quality wall paper on internal walls
  - Eye catching artwork
  - Quartz stone combination with interior design color scheme
- **Wardrobes**
  - High glossy lacquer finish wardrobes
- **Doors**
  - Grey Oak veneer finish shutter
  - Solid oak wood frame architrave
  - Branded ironmongery
  - Soundproof fittings
  - Electronic lock system







# SAAS

PROPERTIES



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