# CHRISTIAN A. ROCKEFELLER

## BUSINESS TOWER

**SHEIKH ZAYED ROAD**
**DUBAI**

FACTSHEET

**LUXPRIME ESTATE**
+971 54 352 0551 | www.luxprimeestate.com

LMD





# LEGACY ISN'T INHERITED. IT'S BUILT.

For a century, the Rockefeller family name has been behind the buildings that shaped how great cities do business. Rockefeller Center rose across 22 acres of Manhattan. Chase Manhattan anchored Wall Street. David and Nelson Rockefeller championed the World Trade Center.

# INTRODUCING

## CHRISTIAN A. ROCKEFELLER

## BUSINESS TOWER

Christian A. Rockefeller now brings that standard to Sheikh Zayed Road. Developed by LMD, Christian A. Rockefeller Business Tower rises 87 floors and 372 metres, with 332 Grade A offices ranging from individual suites to full-floor layouts.

**Six generations. One legacy.**








# LAYERED FOR LEVERAGE

**87**
FLOORS

**332**
OFFICES

**1220FT./372M**
HEIGHT

**1100+**
PARKING SPACES

**16**
LEVELS OF PARKING

**5 LEVELS**
OF DEDICATED AMENITIES

**23** ELEVATORS | **39** CABINS

8 Double-Decker High-Speed Elevators Dedicated for Low Zones
8 Double-Decker High-Speed Elevators Dedicated for High Zones
3 Shuttle Elevators from Parking to Ground Floor
3 Elevators Dedicated to the Wellness Floors
1 Service / Firefighter Elevator

# ENTERPRISE SURROUNDS YOU

Sheikh Zayed Road.
Between DIFC, Downtown and Business Bay.
Five minutes to the Burj Khalifa.
Twenty minutes to the world.

This isn't just a location.
It's leverage.

**CONNECTIVITY**

| | |
|---|---|
| • Al Mustaqbal Street | 1 min |
| • Sheikh Zayed Road | 1 min |
| • Dubai Mall Metro Station | 2 mins |
| • Business Bay Metro Station | 2 mins |
| • DXB International Airport | 20 mins |

**SIGHTS & ATTRACTIONS**

| | |
|---|---|
| • Burj Khalifa | 5 mins |
| • Dubai Fountain | 5 mins |
| • Dubai Opera | 8 mins |
| • Museum of the Future | 8 mins |
| • Dubai Canal | 8 mins |

**DINING & SHOPPING**

| | |
|---|---|
| • Dubai Mall | 5 mins |
| • Souk Al Bahar | 5 mins |
| • Time Out Market | 5 mins |
| • City Walk | 8 mins |
| • DIFC | 8 mins |
| • Dubai Design District | 15 mins |



# PROJECT FEATURES

- A landmark commercial address on Dubai's iconic Sheikh Zayed Road.
- Branded with the Christian A. Rockefeller name, associated with one of the world's most influential business dynasties.
- An architectural icon designed to redefine Dubai's commercial skyline.
- A prestigious collection of Grade A offices, from individual offices to half-floor and full-floor headquarters.
- Five dedicated levels of hotel-inspired amenities spanning dining, wellness, sport, co-working and lifestyle.
- High-speed double-decker elevators, state-of-the-art technology and advanced security systems.
- A distinguished corporate address designed to elevate business identity, prestige and influence.
- A world-class business environment designed to attract leading regional and international companies.
- A rare opportunity to own a premium commercial asset in one of Dubai's most established business corridors.
- Compelling potential for capital appreciation and attractive rental yields in Dubai's premium office market.




LMD

# BEYOND THE EXPECTED AMENITIES

The tower has five levels of hotel-style amenities. Coffee before the first call. Lunch between negotiations. A game of padel before the last meeting, then drinks on Level 87 as the city lights up below.

**THE RETREAT**
LEVEL 13

- Spa
- Massage rooms
- Ice Room
- Sauna Room
- Steam Room
- Padel Court
- Infinity Pool
- Pool Cabanas
- Sun Bed Terrace

**THE RETREAT**
LEVEL 14

- Juice Bar & Lounge
- Fully Equipped Gym
- Multipurpose Studio









**THE SKY EXCHANGE & OBSERVATORY**
LEVEL 87

- Multipurpose Hall
- Co-Working Space
- Meeting Rooms
- Meeting Hub
- Podcast Rooms
- Outdoor Bar
- Infinity Pool
- Pre-Function Area

# UNIT MIX

## MIXED FLOORS

Levels 15–17, 19–39, 41–57

### CORE

124 Units

Total Area: 1,077 – 1,307 sq. ft.

Prime B1 · Prime D1

### MEDIUM

80 Units

Total Area: 1,488 – 1,522 sq. ft.

Prime A1 · Prime D2

### PREMIER

84 Units

Total Area: 2,295 – 3,251 sq. ft.

Prime A2 · Prime D3 · Elite C1A · Elite C1B · Elite C2

### HALF FLOOR

34 Units

Total Area: 5,887 – 7,555 sq. ft.

Executive 1 · Executive 2 | Levels 58–62, 64–70, 81–85

### FULL FLOOR

10 Units

Total Area: 11,541 – 13,400 sq. ft.

Presidential | Levels 71–80

## TOTAL

332 Units

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| The Observatory & The Exchange | | | | | | | | 87 |
| Mechanical Floor | | | | | | | | 86 |
| Half Floor | | | | Half Floor | | | | 85 |
| Half Floor | | | | Half Floor | | | | 84 |
| Half Floor | | | | Half Floor | | | | 83 |
| Half Floor | | | | Half Floor | | | | 82 |
| Half Floor | | | | Half Floor | | | | 81 |
| Full Floor | | | | | | | | 80 |
| Full Floor | | | | | | | | 79 |
| Full Floor | | | | | | | | 78 |
| Full Floor | | | | | | | | 77 |
| Full Floor | | | | | | | | 76 |
| Full Floor | | | | | | | | 75 |
| Full Floor | | | | | | | | 74 |
| Full Floor | | | | | | | | 73 |
| Full Floor | | | | | | | | 72 |
| Full Floor | | | | | | | | 71 |
| Half Floor | | | | Half Floor | | | | 70 |
| Half Floor | | | | Half Floor | | | | 69 |
| Half Floor | | | | Half Floor | | | | 68 |
| Half Floor | | | | Half Floor | | | | 67 |
| Half Floor | | | | Half Floor | | | | 66 |
| Half Floor | | | | Half Floor | | | | 65 |
| Half Floor | | | | Half Floor | | | | 64 |
| Mechanical Floor | | | | | | | | 63 |
| Half Floor | | | | Half Floor | | | | 62 |
| Half Floor | | | | Half Floor | | | | 61 |
| Half Floor | | | | Half Floor | | | | 60 |
| Half Floor | | | | Half Floor | | | | 59 |
| Half Floor | | | | Half Floor | | | | 58 |
| Medium | Core | Core | Premier | Premier | Core | Core | Medium | 57 |
| Medium | Core | Core | Premier | Premier | Core | Core | Medium | 56 |
| Medium | Core | Core | Premier | Premier | Core | Core | Medium | 55 |
| Premier | | Premier | | Premier | Core | | Premier | 54 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 53 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 52 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 51 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 50 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 49 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 48 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 47 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 46 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 45 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 44 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 43 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 42 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 41 |
| Mechanical Floor | | | | | | | | 40 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 39 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 38 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 37 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 36 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 35 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 34 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 33 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 32 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 31 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 30 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 29 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 28 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 27 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 26 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 25 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 24 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 23 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 22 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 21 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 20 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 19 |
| Mechanical Floor | | | | | | | | 18 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 17 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 16 |
| Medium | Core | Premier | Premier | Core | Core | Medium | | 15 |
| The Reset · Fitness Hub | | | | | | | | 14 |
| The Reset · Wellness & Outdoor Retreat | | | | | | | | 13 |
| Parking | | | | | | | | 12P |
| Parking | | | | | | | | 11P |
| Parking | | | | | | | | 10P |
| Parking | | | | | | | | 9P |
| Parking | | | | | | | | 8P |
| Parking | | | | | | | | 7P |
| Parking | | | | | | | | 6P |
| Parking | | | | | | | | 5P |
| Parking | | | | | | | | 4P |
| Parking | | | | | | | | 3P |
| Food & Beverage | | | | | | | | 2P |
| Lobby & Retail | | | | | | | | 1P |
| Lobby & Retail | | | | | | | | GR |





## STANDARD PAYMENT PLAN

| | | |
|---|---|---|
| DLD | | 4% |
| 1 | Upon signing the agreement | 10% |
| 2 | After 1 month | 10% |
| 3 | After 15 months | 5% |
| 4 | After 21 months | 5% |
| 5 | After 27 months | 5% |
| 6 | After 33 months | 5% |
| 7 | After 39 months | 5% |
| 8 | After 45 months | 5% |
| 9 | On Handover | 50% |
| Total | | 100% |

## INCENTIVIZED PAYMENT PLAN

| | | |
|---|---|---|
| DLD | | 4% |
| 1 | Upon signing the agreement | 20% |
| 2 | After 15 months | 5% |
| 3 | After 21 months | 5% |
| 4 | After 27 months | 5% |
| 5 | After 33 months | 5% |
| 6 | After 39 months | 5% |
| 7 | After 45 months | 5% |
| 8 | On Handover | 50% |
| Total | | 100% |

Service charge estimation AED 18 per sq. ft.

## CONFIGURATION DETAILS

| | |
|---|---|
| Core | Available from 1,077 sq ft |
| Medium | Available from 1,488 sq ft |
| Premier | Available from 2,295 sq ft |
| Half Floor | Available from 5,887 sq ft |
| Full Floor | Available from 11,541 sq ft |

| | |
|---|---|
| Structure: | 4B + G + 12P + 4MEC + 71 + R |
| Unit status: | Commercial Office |
| Ownership: | Freehold |
| Expected Handover: | Q2 2031 |

The final service charge will be determined and approved by the relevant authorities upon project handover.
VAT Payment Benefit: The applicable 5% VAT is payable proportionately with each payment plan instalment, rather than upfront, reducing initial capital outlay and offering greater cash flow flexibility.



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