CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER

SHEIKH ZAYED ROAD
DUBAI

FLOORPLANS

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

LMD



AN ADDRESS OF AUTHORITY

If you build in Dubai, build where power sits.

Sheikh Zayed Road.

Where institutions anchor.
Where capital concentrates.
Where decisions carry consequence.

Position leads.

LAYERED FOR LEVERAGE

1,220 ft. / 372m High | 87 Floors
1100+ Parking Spaces | 16 Levels of Parking

1,765,672 SQ. FT.
Built-Up Area

29,835 SQ. FT.
of Total Amenities

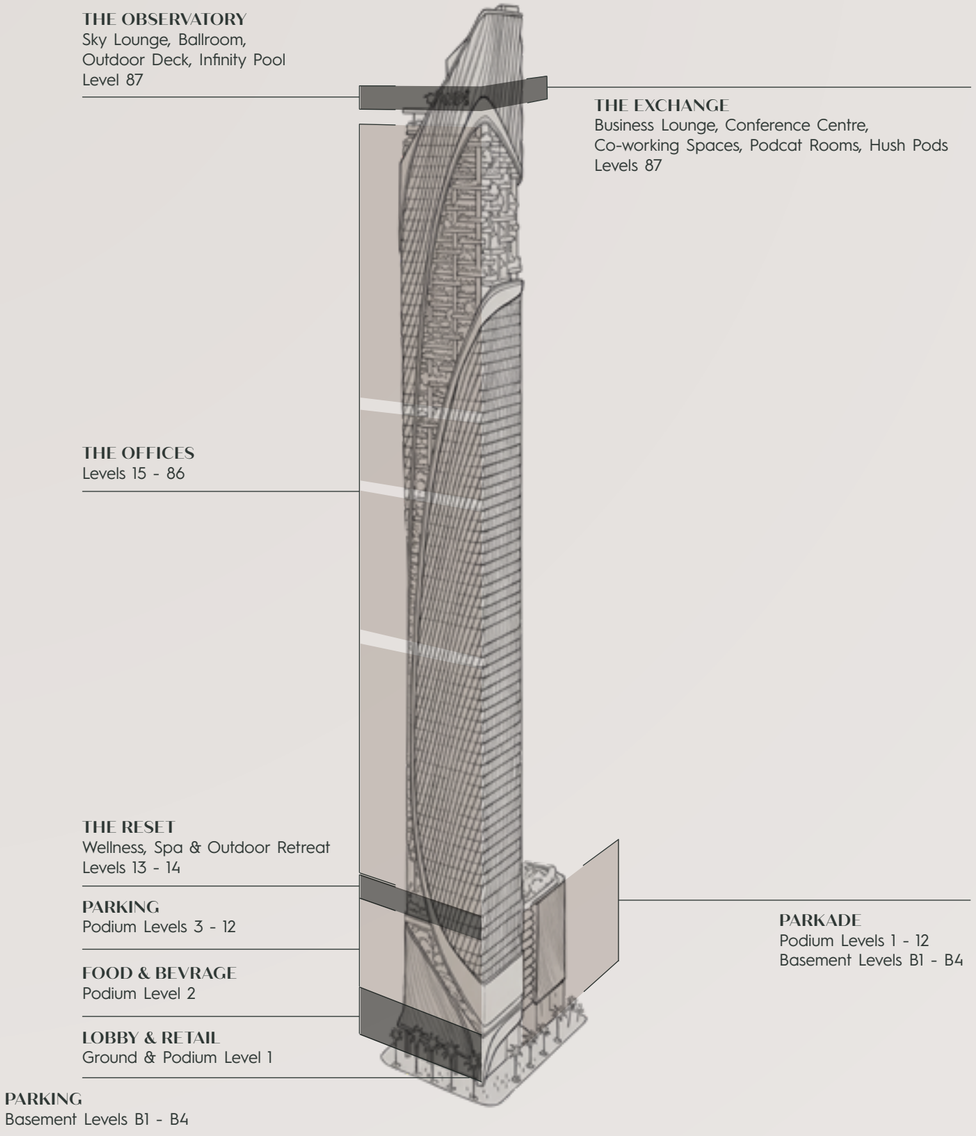
4,424 SQ. FT.
of F&B Space

7,270 SQ. FT.
of Retail Space

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





ARCHITECTURE OF ASCENT

This tower does not rise arbitrarily.
It ascends with hierarchy.

Foundation.
Arrival.
Exchange.
Performance.
Perspective.

Density reduces as altitude increases.
Noise falls away.
Focus sharpens.

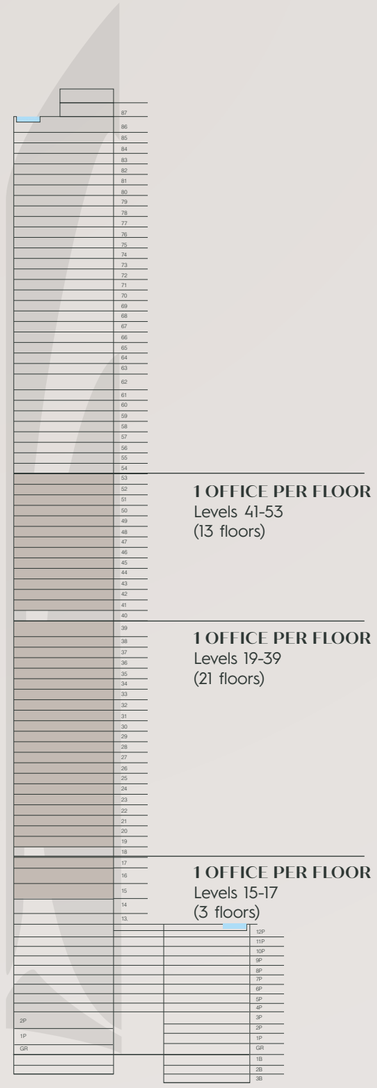
At the upper levels, the city recedes.
Position becomes clear.

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OFFICE LAYOUTS

CORE

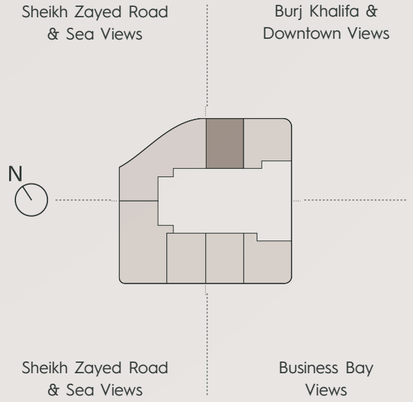


TYPE: PRIME B1

Unit: 02

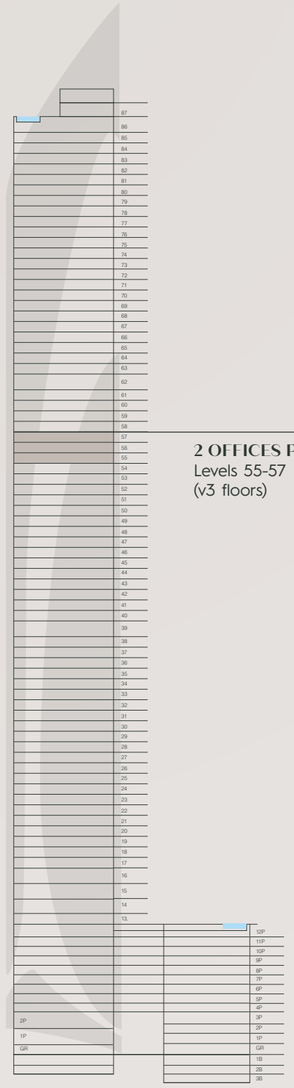
Level: 15-17, 19-39, 41-53

Total Area	1,077 sq. ft. - 1,170 sq. ft.





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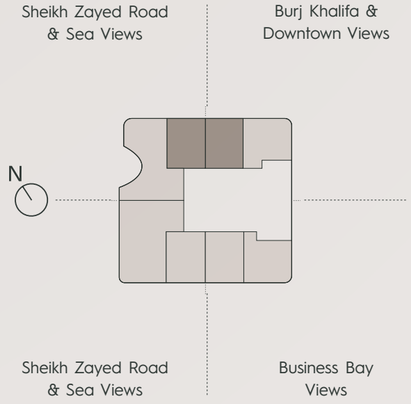


2 OFFICES PER FLOOR
Levels 55-57
(v3 floors)

TYPE: PRIME B1

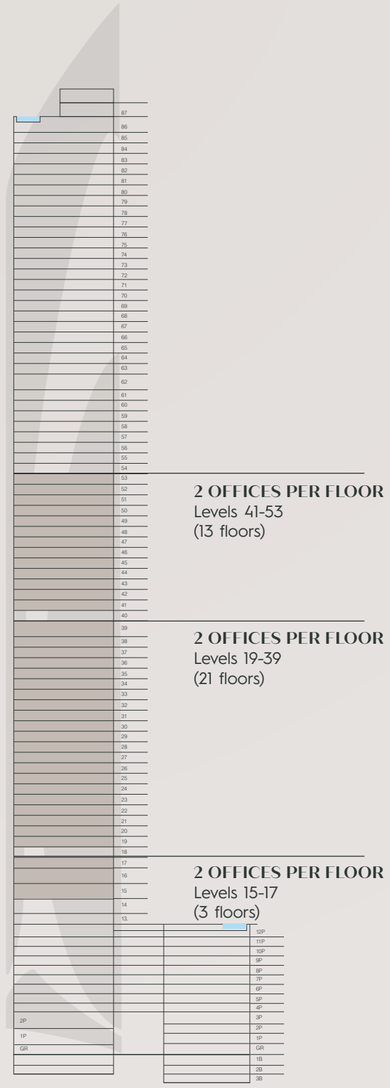
Unit: 02 & 03
Level: 55-57

Total Area	1,077 sq. ft. - 1,170 sq. ft.





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2 OFFICES PER FLOOR
Levels 41-53
(13 floors)

2 OFFICES PER FLOOR
Levels 19-39
(21 floors)

2 OFFICES PER FLOOR
Levels 15-17
(3 floors)

TYPE: PRIME D1

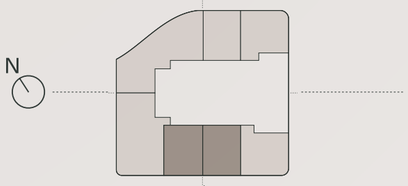
Unit: 05 & 06

Level: 15-17, 19-39, 41-53

Total Area	1,152 sq. ft. - 1,307 sq. ft.

Sheikh Zayed Road & Sea Views

Burj Khalifa & Downtown Views

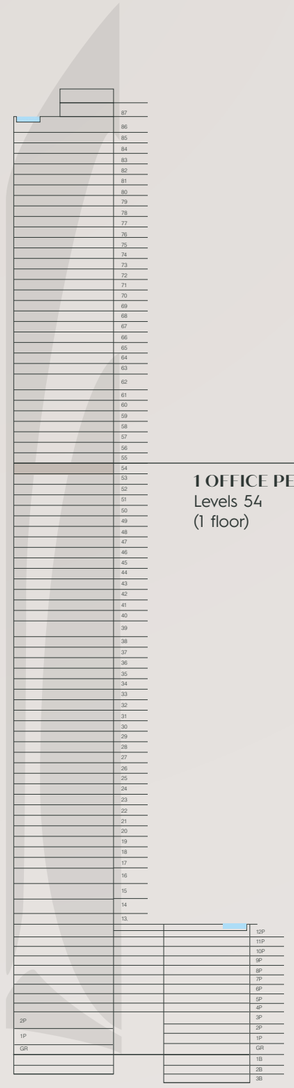


Sheikh Zayed Road & Sea Views

Business Bay Views



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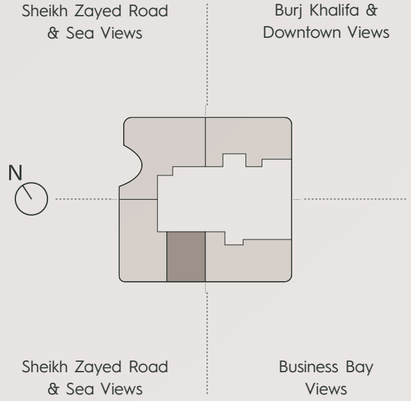


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: PRIME D1

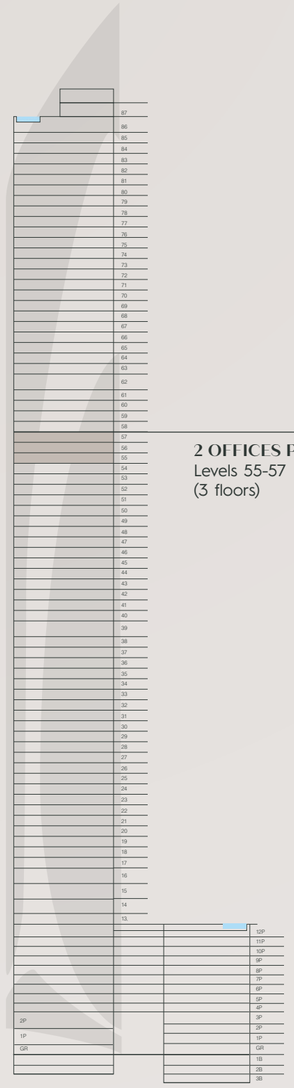
Unit: 04
Level: 54

Total Area	1,152 sq. ft.





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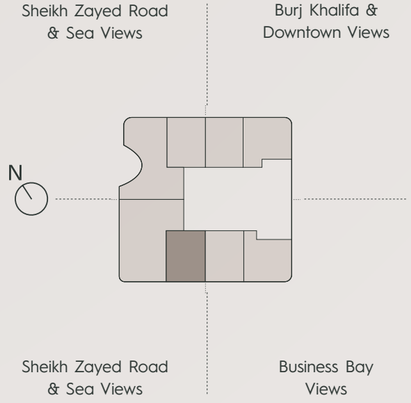


2 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: PRIME D1

Unit: 06 & 07
Level: 55-57

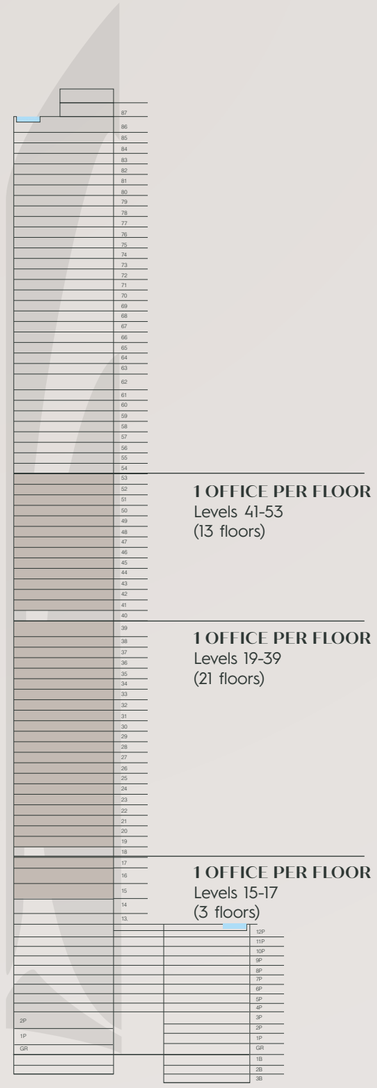
Total Area 1,152 sq. ft. - 1,307 sq. ft.





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MEDIUM

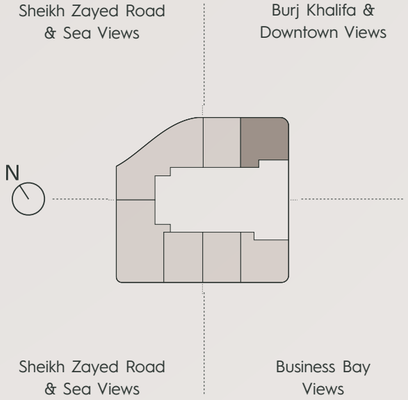


TYPE: PRIME A1

Unit: 01

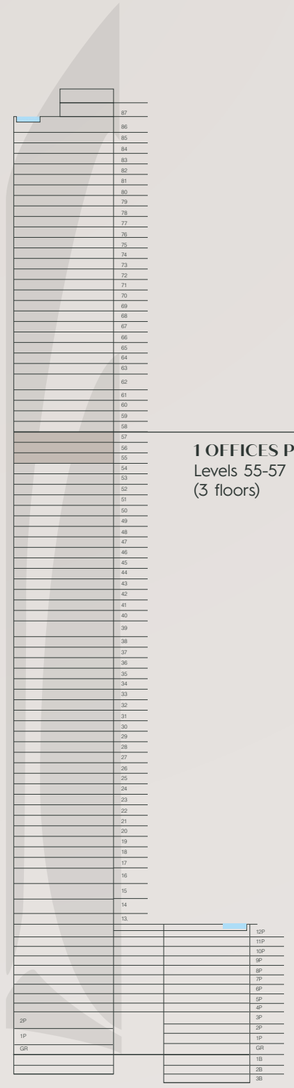
Level: 15-17, 19-39, 41-53

Total Area	1,500 sq. ft. - 1,522 sq. ft.





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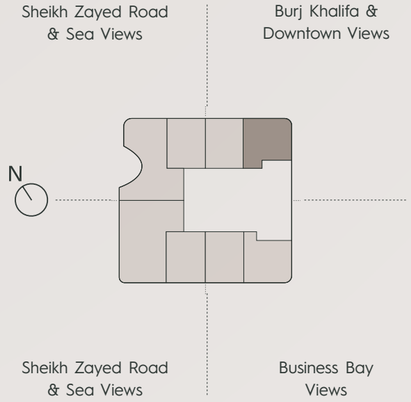


1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: PRIME A1

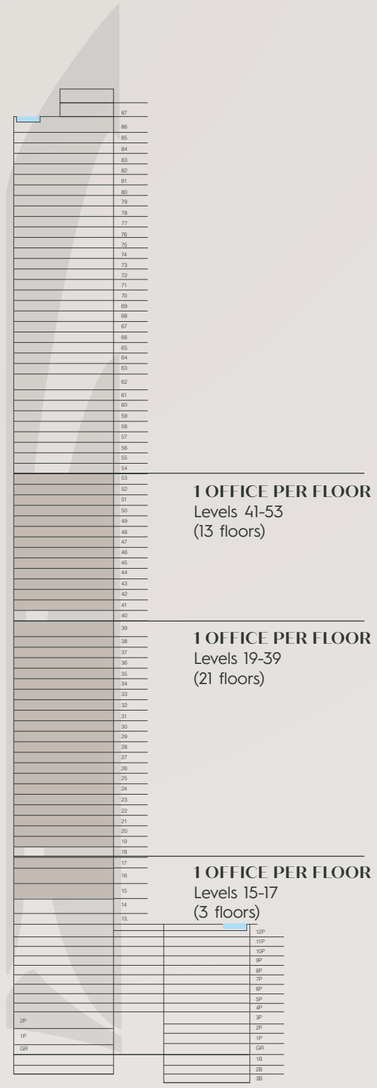
Unit: 01
Level: 55-57

Total Area	1,500 sq. ft. - 1,522 sq. ft.





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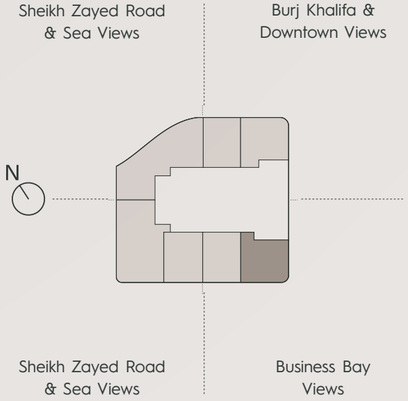


TYPE: PRIME D2

Unit: 07

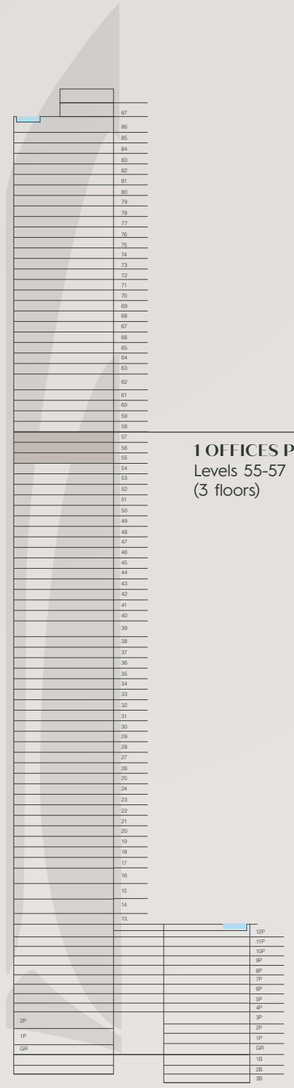
Level: 15-17, 19-39, 41-53

Total Area 1,488 sq. ft.





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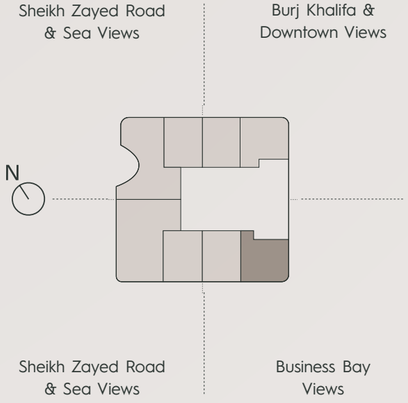


1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: PRIME D2

Unit: 08
Level: 55-57

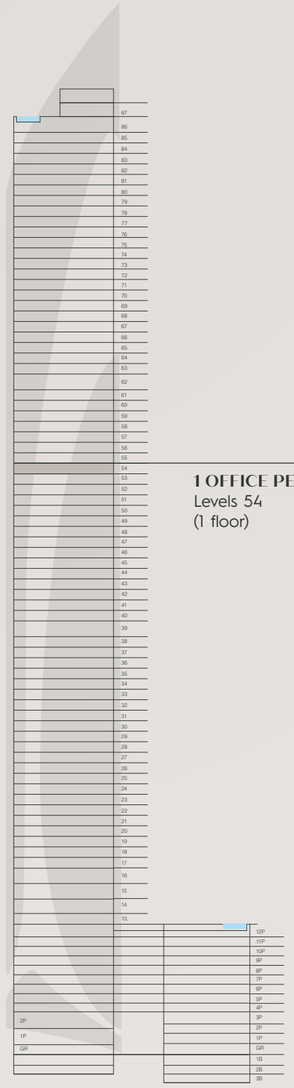
Total Area 1,498 sq. ft.





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PREMIER

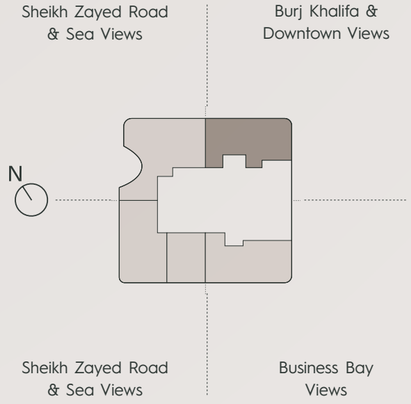


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: PRIME A2

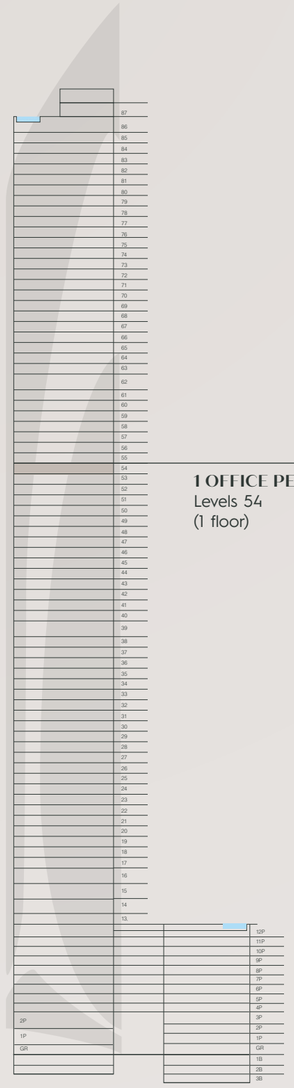
Unit: 01
Level: 54

Total Area	2,511 sq. ft.





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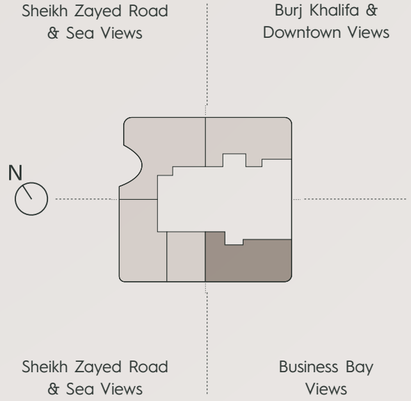


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: PRIME D3

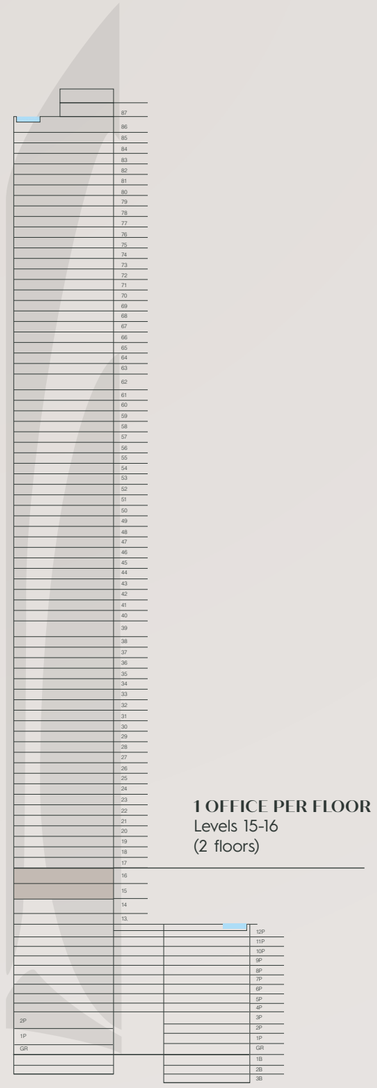
Unit: 05
Level: 54

Total Area	2,445 sq. ft.





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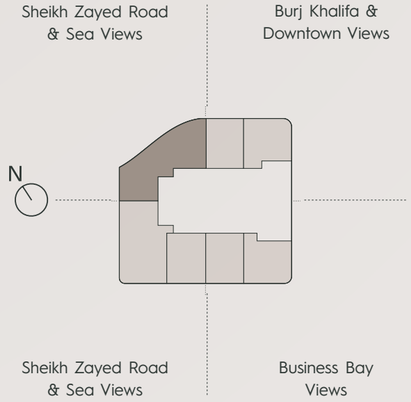
1 OFFICE PER FLOOR
Levels 15-16
(2 floors)

TYPE: ELITE C1A

Unit: 03

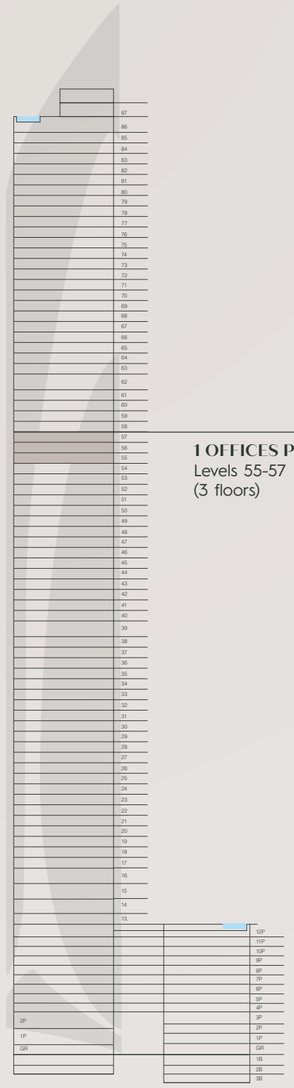
Level: 15-16

Total Area	2,471 sq. ft. - 2,740 sq. ft.





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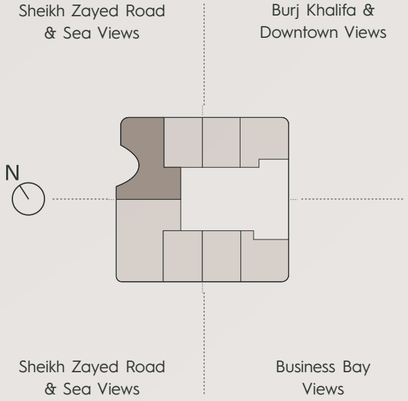
1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: ELITE C1A

Unit: 04

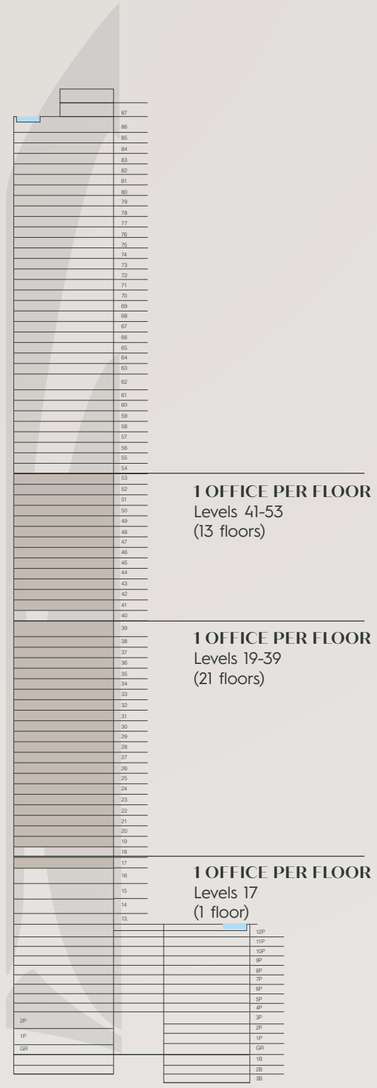
Level: 55-57

Total Area	2,390 sq. ft. - 2,497 sq. ft.





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1 OFFICE PER FLOOR
Levels 41-53
(13 floors)

1 OFFICE PER FLOOR
Levels 19-39
(21 floors)

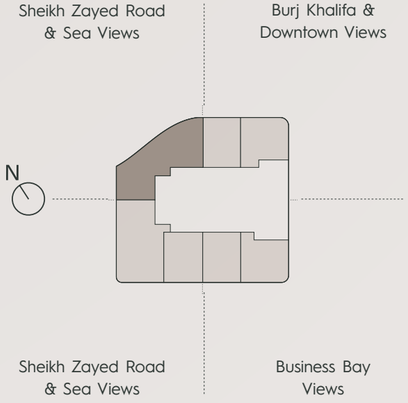
1 OFFICE PER FLOOR
Levels 17
(1 floor)

TYPE: ELITE C1B

Unit: 03

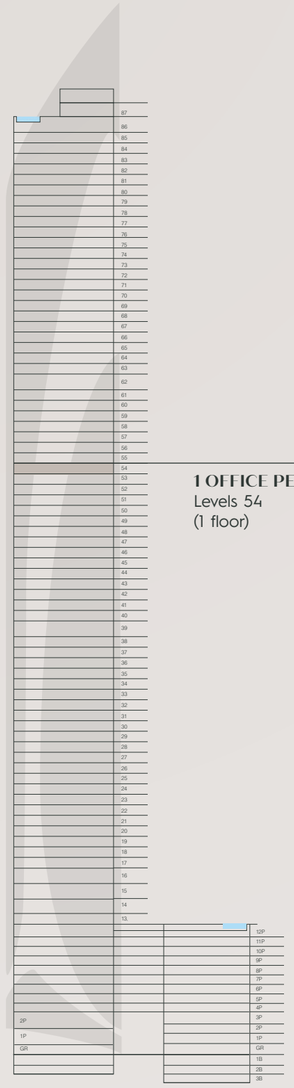
Level: 17, 19-39, 41-53

Total Area	2,906 sq. ft. - 3,251 sq. ft.





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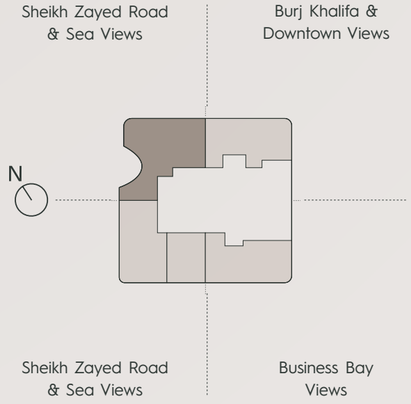


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: ELITE C1B

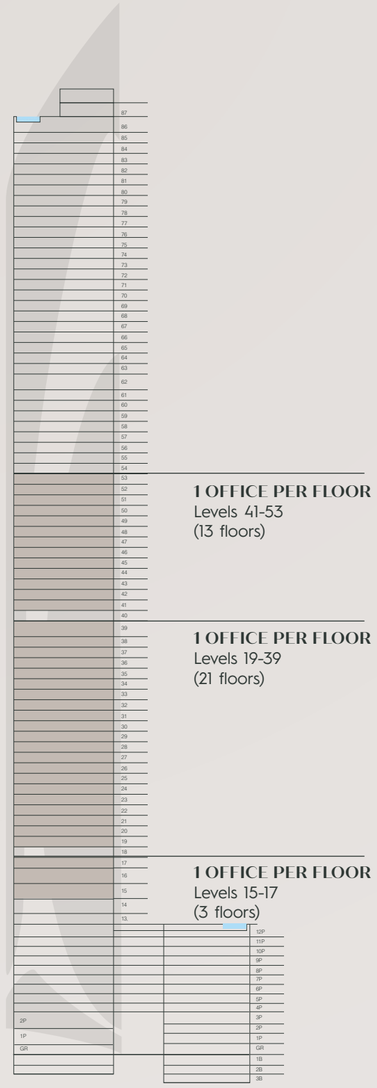
Unit: 02
Level: 54

Total Area	3,213 sq. ft.





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1 OFFICE PER FLOOR
Levels 41-53
(13 floors)

1 OFFICE PER FLOOR
Levels 19-39
(21 floors)

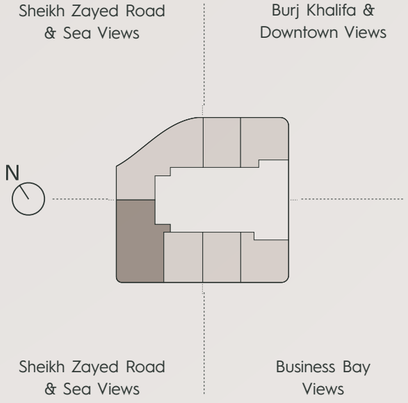
1 OFFICE PER FLOOR
Levels 15-17
(3 floors)

TYPE: ELITE C2

Unit: 04

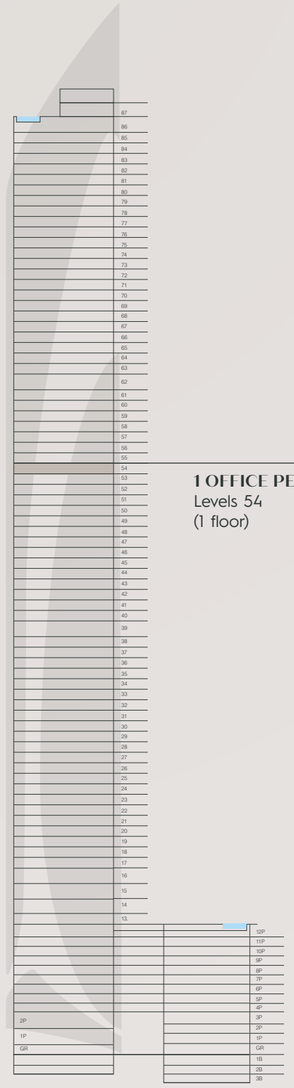
Level: 15-17, 19-39, 41-53

Total Area 2,295 sq. ft.





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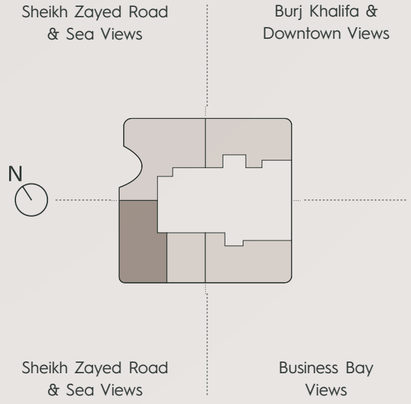


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: ELITE C2

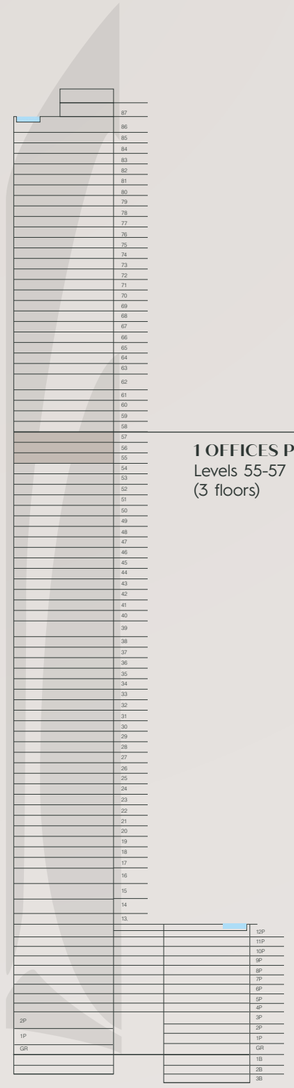
Unit: 03
Level: 54

Total Area	2,295 sq. ft.





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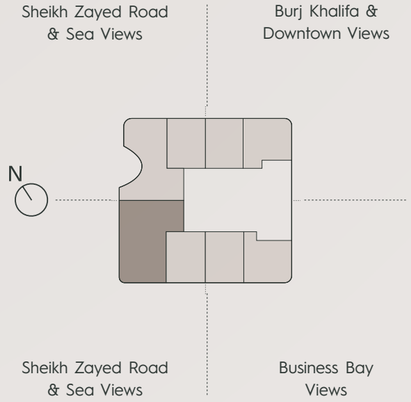
1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

Type: ELITE C2

Unit: 05

Level: 55-57

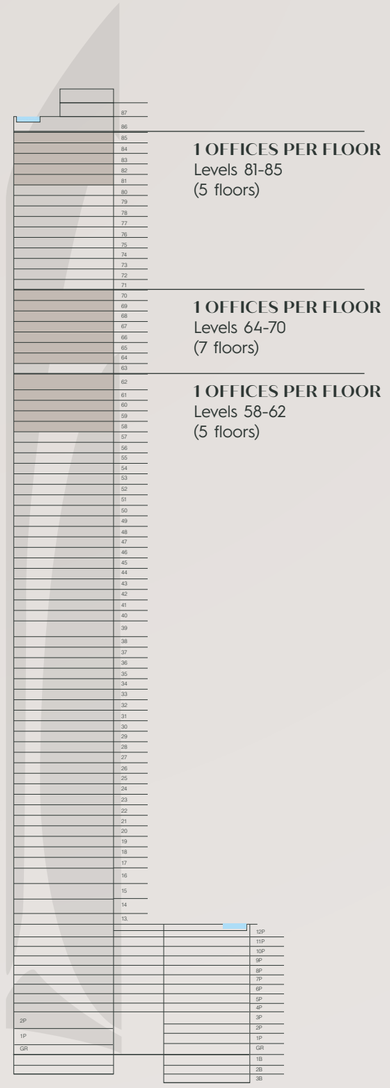
Total Area	2,700 sq. ft.





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HALF FLOOR



1 OFFICES PER FLOOR
Levels 81-85
(5 floors)

1 OFFICES PER FLOOR
Levels 64-70
(7 floors)

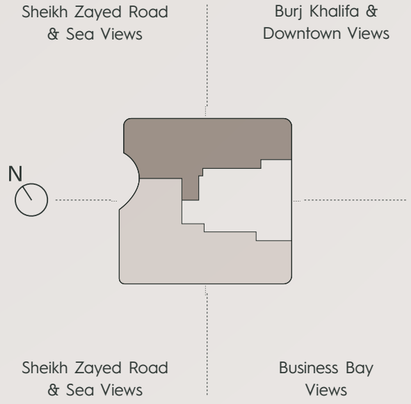
1 OFFICES PER FLOOR
Levels 58-62
(5 floors)

Type: EXECUTIVE 1

Unit: 01

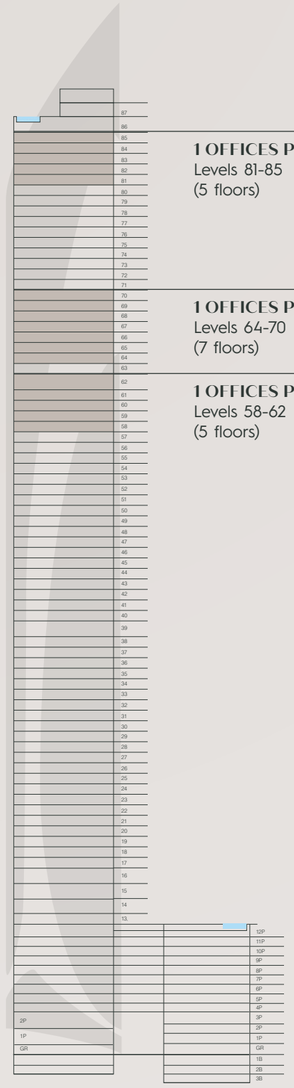
Level: 58-62, 64-70, 81-85

Total Area	5,887 sq. ft. - 6,883 sq. ft.





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1 OFFICES PER FLOOR
Levels 81-85
(5 floors)

1 OFFICES PER FLOOR
Levels 64-70
(7 floors)

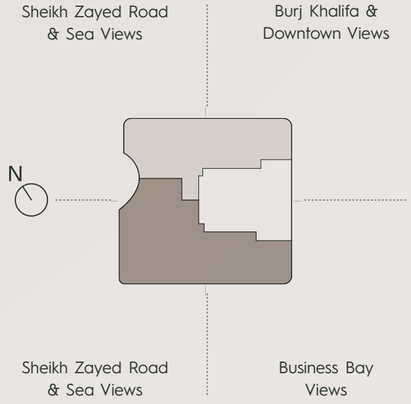
1 OFFICES PER FLOOR
Levels 58-62
(5 floors)

Type: EXECUTIVE 2

Unit: 02

Level: 58-62, 64-70, 81-85

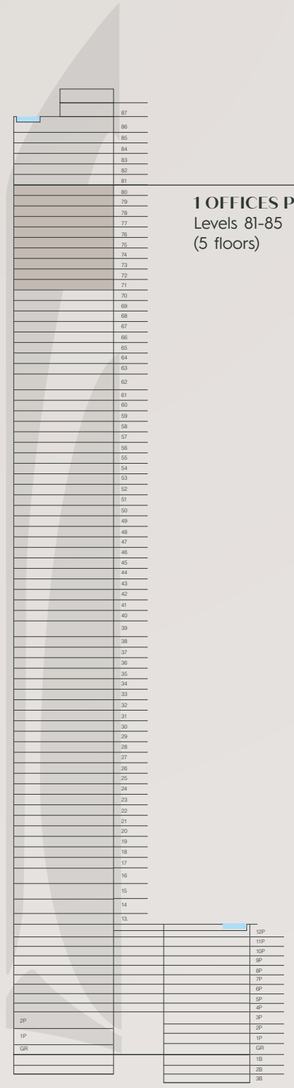
Total Area	6,883 sq. ft. - 7,555 sq. ft.





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FULL FLOOR



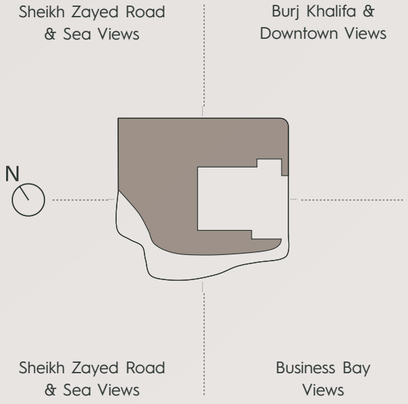
1 OFFICES PER FLOOR
Levels 81-85
(5 floors)

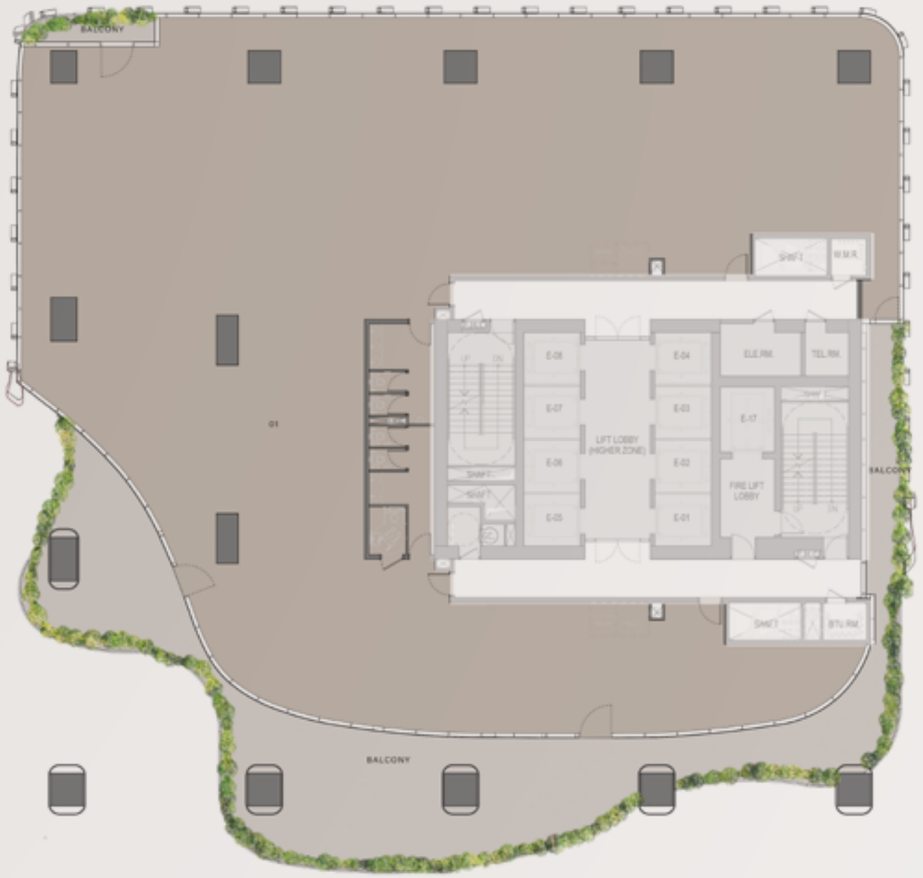
Type: PRESIDENTIAL

Unit: 01

Level: 71-80

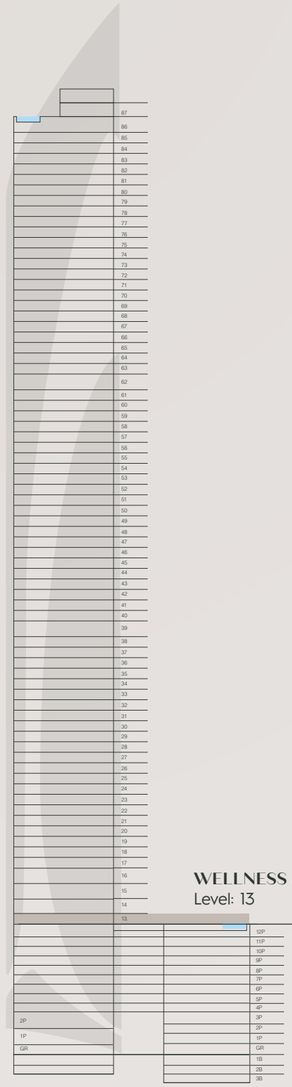
Total Area	11,541 sq. ft. - 13,400 sq. ft.





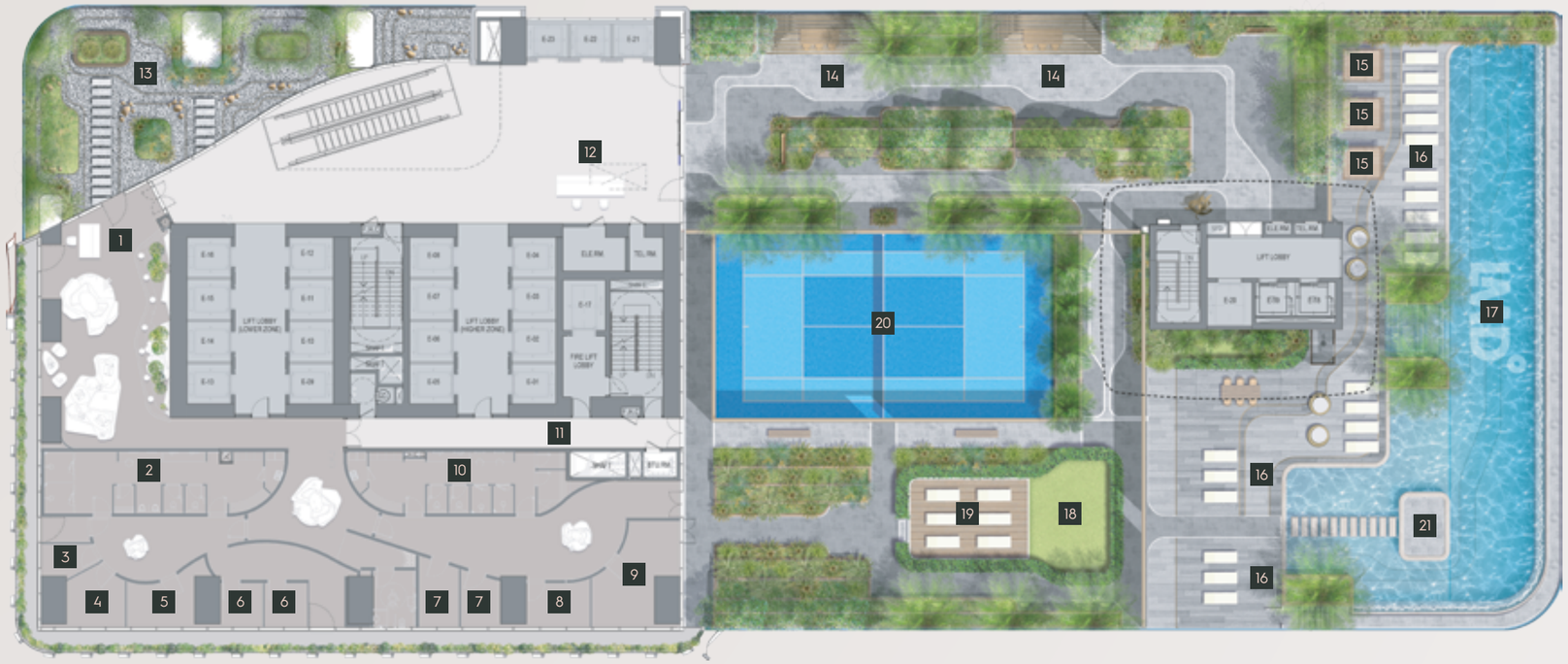
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AMENITIES



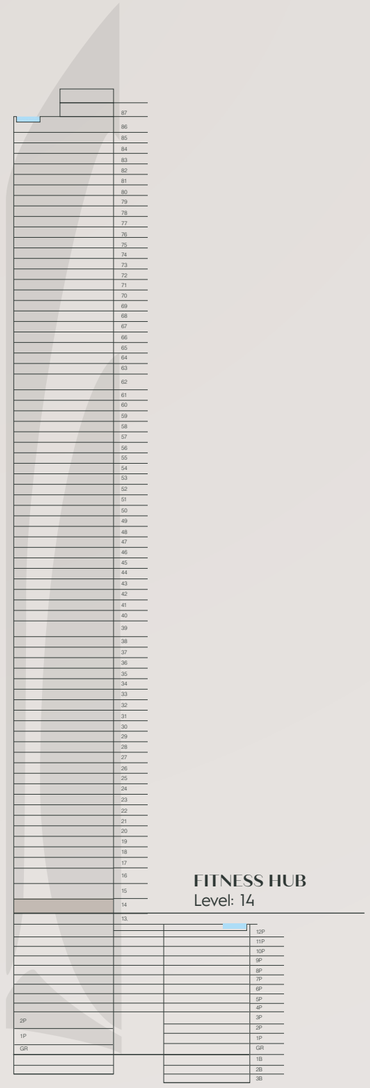
WELLNESS & OUTDOOR RETREAT
Level: 13

THE RESET
Level: 13



1. Spa Reception
2. Male Bath/Changing Room
3. Male Ice Room
4. Male Steam Room
5. Male Sauna Room
6. Male Massage Room
7. Female Massage Room
8. Female Ice Room
9. Female Steam Room
10. Female Bath/Changing Room
11. Corridor
12. Reception
13. Feature Paving/Sensory Walk
14. Canopy Seating
15. Pool Cabanas
16. Sun Bed Terrace
17. Infinity Pool
18. Lawn
19. Meditation Area
20. Paddle Court
21. Sunken Seating

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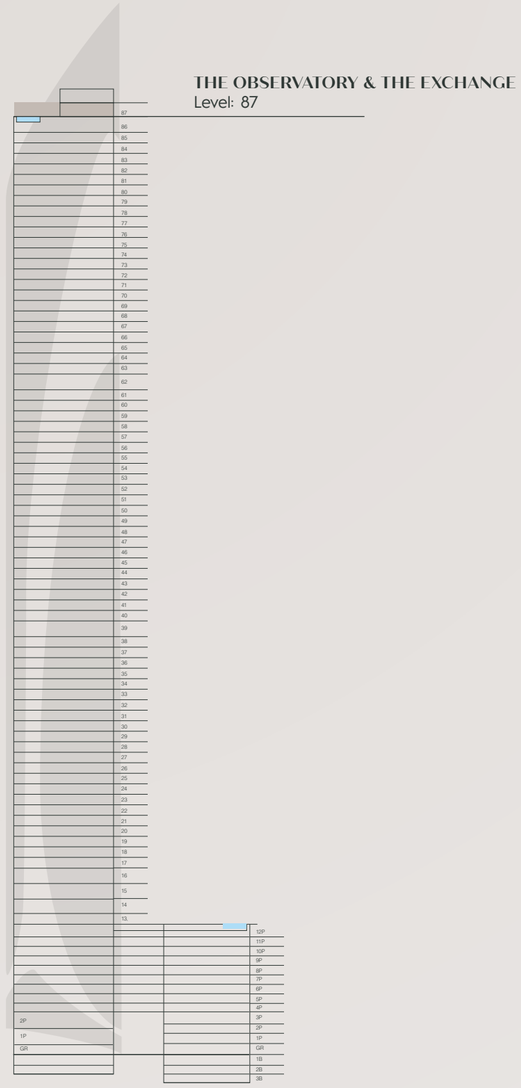
THE RESET

Level: 14

1. Juice Bar & Lounge
2. Gym Reception
3. Cardio Zone 1
4. Strength Zone
5. Cardio Zone 2
6. Cardio Zone 3
7. Functional Training
8. Free Weights
9. Multipurpose Studio
10. Female Changing Room
11. Male Changing Room
12. Corridor
13. Entrance Reception
14. Multipurpose Terrace



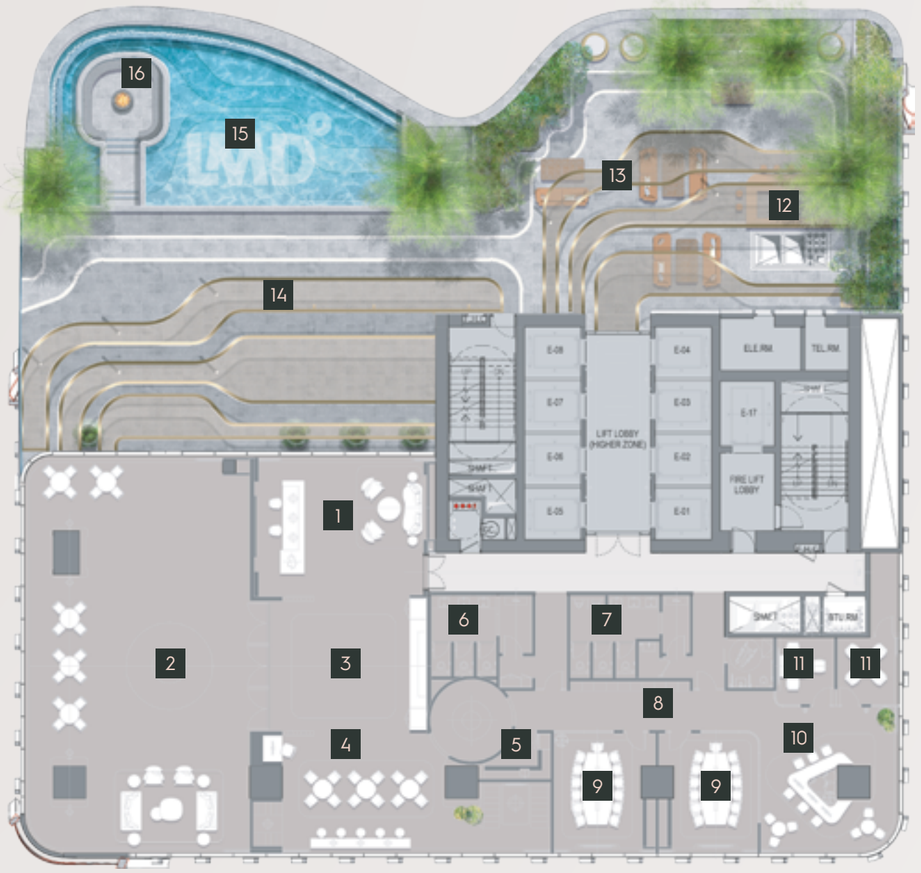
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THE OBSERVATORY & THE EXCHANGE

Level: 87

1. Reception
2. Multi-Purpose Hall
3. Pre-Function
4. Co-Working
5. Pantry
6. Female Toilet
7. Male Toilet
8. Corridor
9. Meeting Room
10. Meeting Hub
11. Podcast Room
12. Outdoor Bar
13. Social Seating
14. Custom Shade Canopy
15. Infinity Pool
16. Sunken Seating



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LMD

PRESENTED BY

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