

CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER · SHEIKH ZAYED ROAD · DUBAI

Pre-launch Price List

Freehold Grade A offices · 87 floors · 372 m

AED 4,000 – 4,600

per sq ft · pre-launch rate
valid for the first 100 EOIs

CATEGORY	SIZE (SQ FT)	LEVELS	FROM (AED) AT 4,000/SQ FT	FROM (AED) AT 4,600/SQ FT
Core Prime B1 · Prime D1	1,077 – 1,350	15 – 57	4,308,000	4,954,200
Medium Prime A1 · Prime D2	1,489 – 1,522	15 – 57	5,956,000	6,849,400
Premier Prime A2 · D3 · Elite C1A · C1B · C2	2,300 – 3,250	15 – 57	9,200,000	10,580,000
Half Floor Executive 1 · Executive 2	5,888 – 7,550	58–70 · 81–85	23,552,000	27,084,800
Full Floor Presidential	11,500 – 13,400	71 – 80	46,000,000	52,900,000

Starting prices calculated on the smallest unit of each category. The final price of each unit depends on its size, floor and orientation. Sizes are approximate total areas.

Q2 2031	Freehold	AED 18	4%
EXPECTED HANDOVER	OWNERSHIP	EST. SERVICE CHARGE / SQ FT	DLD FEE ON SIGNING

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PAYMENT PLANS

Pay 50% during construction, 50% on handover

STANDARD

Standard payment plan

10%	40%	50%
ON SIGNING	CONSTRUCTION	HANDOVER

Upon signing the agreement	10%
After 1 month	10%
After 15 months	5%
After 21 months	5%
After 27 months	5%
After 33 months	5%
After 39 months	5%
After 45 months	5%
On handover	50%

INCENTIVISED

Incentivised payment plan

20%	30%	50%
ON SIGNING	CONSTRUCTION	HANDOVER

Upon signing the agreement	20%
After 15 months	5%
After 21 months	5%
After 27 months	5%
After 33 months	5%
After 39 months	5%
After 45 months	5%
On handover	50%

DLD registration fee of 4% payable on signing. VAT payment benefit: the applicable 5% VAT is payable proportionately with each instalment rather than upfront. Estimated service charge AED 18 per sq ft; the final charge will be approved by the relevant authorities upon handover.

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