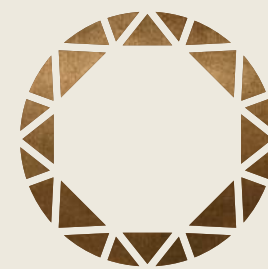




SOL LUXE

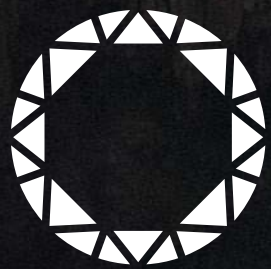
LIVE. WORK. THRIVE.



" Everything begins with stone.
A primordial matter,
sculpted by time,
keeper of memories and silences.
In its solidity lies strength;
in its essence, the seed
of transformation "



"Within the rock, hidden places
emerge where the elements of nature
form sanctuaries of beauty,
silent refuges whose majestic
vaults embrace and renew"

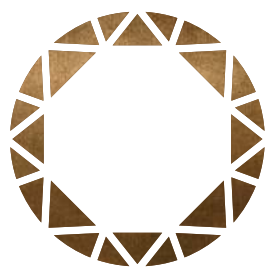


" Crossing its threshold
is to step into a suspended world,
where noise dissolves and time slows,
a space to hear oneself, and be touched
by the subtle light filtering through
the architectural shapes "





*A sanctuary suspended
between earth and sky,
where living becomes
the act of elevation.*



A Tower Shaped in Stillness

Sol Luxe emerges from contrast, a sanctuary of calm in the heart of urban vibrance.”

From the outside, the building commands attention with its bronze-wrapped horizontal bands and curved tinted glass, creating a rhythm that is both timeless and dynamic.



Inspired by zen philosophy and contemporary minimalism, the tower's design philosophy is rooted in the idea of stillness. Its presence is assertive yet serene.

Inside, travertine stone, smoked oak, dark wood, bronze metal, and Armani Grey marble come together to create a lobby that feels more like a gallery, composed, contemplative, and curated.



The essence of luxury is permanent evolution

Sol Luxe speaks to those who look ahead with purpose and clarity; who live deeply in the present, and understand that true luxury lies in evolution.



Rising from the last greenfield plot on Sheikh Zayed Road, this 63-storey architectural marvel is SOL Properties' boldest vision yet: a freehold sanctuary for those who wish to live, work, and thrive at the center of Dubai's beating heart.

In a city that dares to redefine skylines, Sol Luxe emerges not just as a development, but as a declaration.

Nestled within the core of Dubai's dynamic lifeline, offering seamless connectivity to the city's most influential districts and just steps away from global icons like Burj Khalifa, the Museum of the Future, DIFC, and Dubai Mall, SOL LUXE is both an address and an aspiration. It is where legacy meets lifestyle. Positioned between the historic spine of old Dubai and the ascending momentum of its future, this location marks where Dubai's infrastructural story first began and where a new chapter is now being written.

Designed for discerning global residents and leading global businesses, it merges lifestyle, prestige, and connectivity, where elegant living and professional excellence coexist seamlessly.

Sol Luxe rises, elegant and majestic, at the heart of the urban landscape.

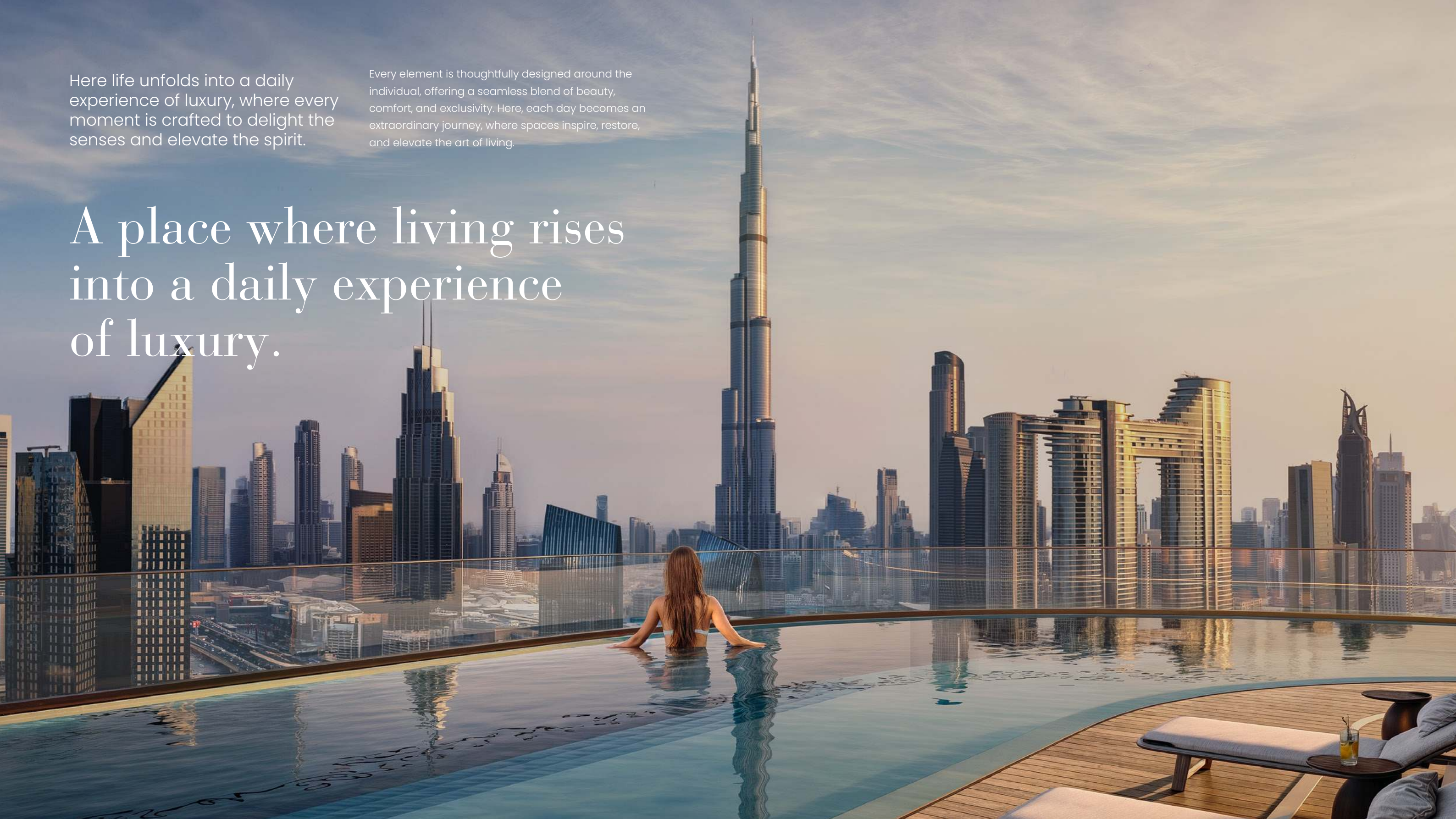
Sol Luxe rises, elegant and majestic, at the heart of the urban landscape. Its fluid forms and reflective surfaces capture light and movement, and by night, a subtle yet iconic illumination redefines the city's most iconic skyline with quiet grandeur.



Here life unfolds into a daily experience of luxury, where every moment is crafted to delight the senses and elevate the spirit.

Every element is thoughtfully designed around the individual, offering a seamless blend of beauty, comfort, and exclusivity. Here, each day becomes an extraordinary journey, where spaces inspire, restore, and elevate the art of living.

A place where living rises
into a daily experience
of luxury.



Sheikh Zayed Road is more than a location, it's Dubai's lifeline. The road that carried the city into the future now becomes the foundation for its next great landmark.



Sol Luxe, in the heart of Sheikh Zayed Road: the line that connects tradition and a boundless future.

Sol Luxe marks a timeless chapter in Dubai's architectural story, a symbol of permanence in a city of constant motion.

Metro station

DIFC Metro station – 1 min

Airports

DUBAI
International Airport (DXB) – 14 min
AL MAKTOUM
International Airport (DWC) – 41 min

Port & Marinas

Marinas Port Rashid – 16 min
Dubai Harbour Marina – 19 min

Destinations

- 0. Burj Khalifa Boulevard – 5 min
- 22. JBR – 24 min
- 20. Palm Jumeirah – 20 min
- 14. Burj Al Arab – 17 min
- 21. Dubai Marina Walk – 18 min
- 23. Blue Waters Marine – 20 min

Golf Club

- 19. Montgomerie Golf Course – 20 min
- 10. Dubai Creek Golf – 18 min
- 18. Emirates Golf Club – 21 min
- 13. Dubai Hills Golf Course – 19 min

Business Districts

- 4. World Trade Center – 5 min
- 3. DIFC – 7 min
- 5. Business Bay – 10 min
- 9. Dubai Design District – 10 min
- 24. Expo City Dubai – 28 min

Shopping & Dining

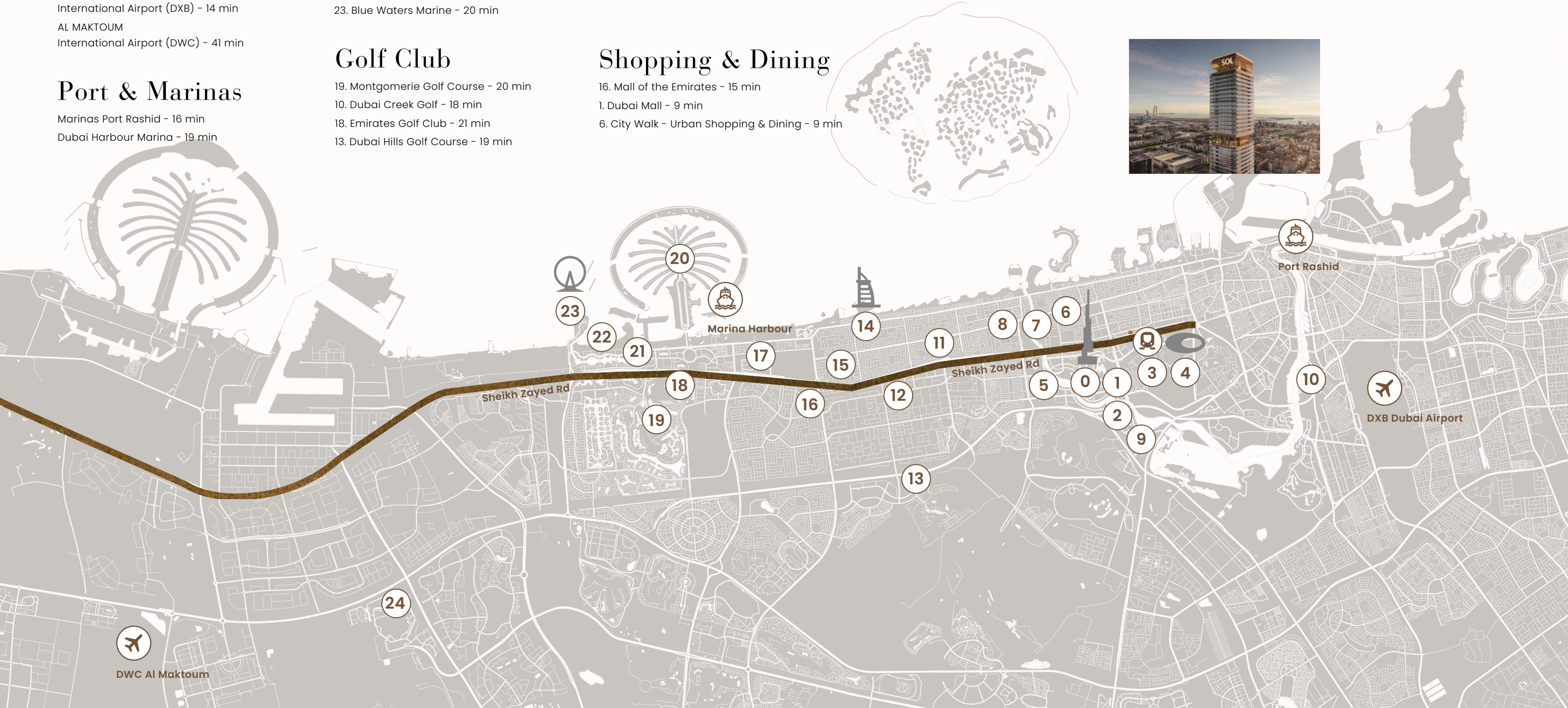
- 16. Mall of the Emirates – 15 min
- 1. Dubai Mall – 9 min
- 6. City Walk – Urban Shopping & Dining – 9 min

Medical centers

- 11. Medcare Women and Children Hospital – 8 min
- 12. Burjeel Hospital – 18 min
- 2. Mediclinic Dubai Mall – 11 min

Schools

- 17. GEMS Wellington International School – 13 min
- 15. Horizon International School – 14 min
- 8. Jumeirah English Speaking School (JESS) – 9 min
- 7. Horizon English School – 8 min



At the Heart of Dubai

Sol Luxe represents a rare opportunity on a road where reinvention is no longer possible.

Surrounded by Dubai's most powerful economic hubs: DIFC, Business Bay, Dubai Mall, and Dubai International Airport.

Metro station

DIFC Metro station - 1 min

Shopping & Dining

- 7. Dubai Mall - 5 min
- 1. City Walk - Urban Shopping & Dining - 5 min
- 2. DIFC Gate Avenue - 7 min

Hotels

- 8. Address Downtown - 8 min
- 4. The Ritz-Carlton, (DIFC) - 8 min
- 3. Four Season DIFC - 8 min
- 0. Shangri-La - 2 mins
- 10. Dubai Edition - 11 min

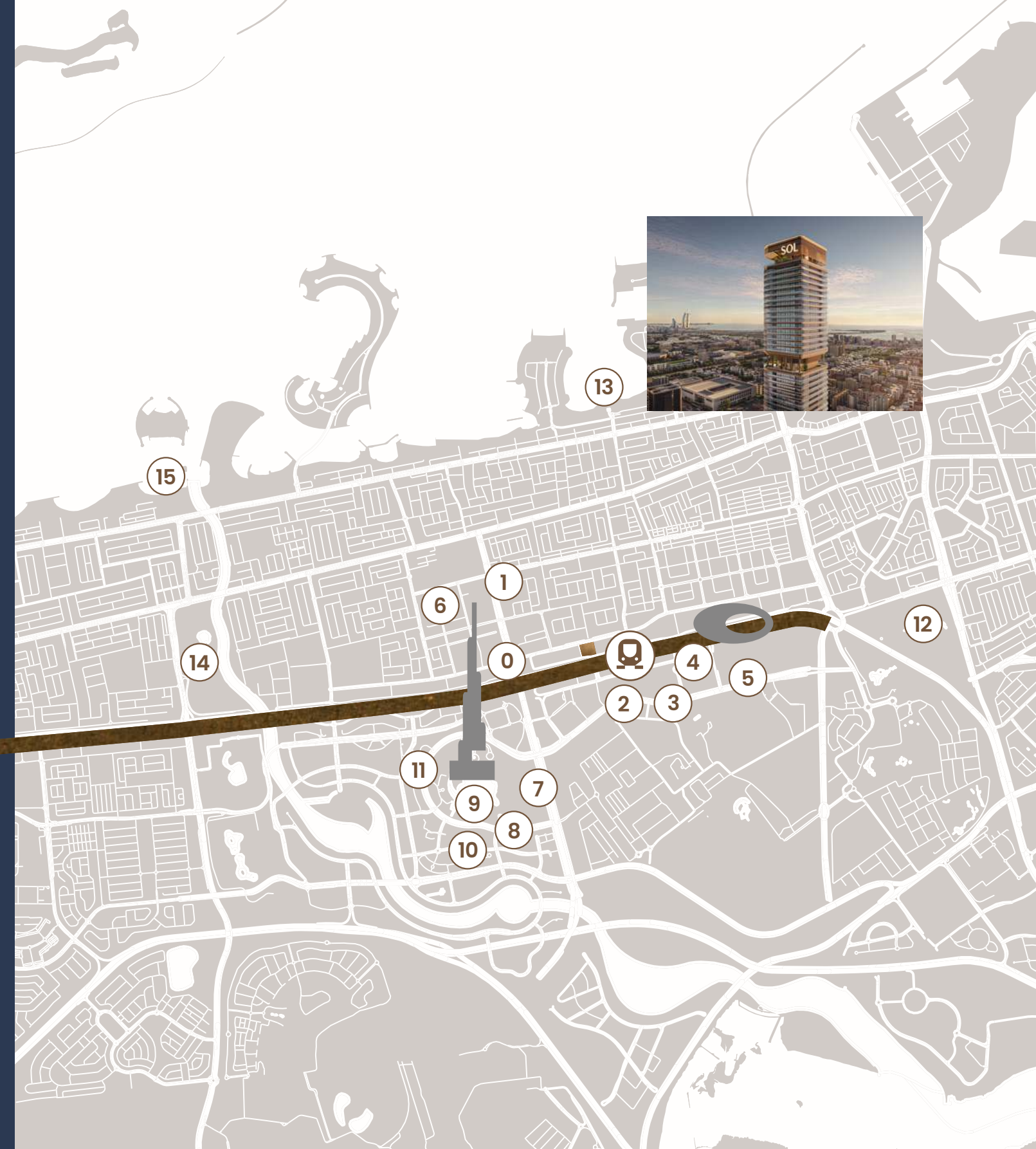
The project's appeal is bolstered by proximity to Dubai's leading educational and medical institutions, GEMS Wellington, Horizon International School, Burjeel Hospital, and Medcare Women & Children Hospital, attracting families, professionals, and long-term tenants alike.

Attractions

- 9. Burj Khalifa/ Dubai Fountains - 5 min
- 11. Dubai Opera - 7 min
- 5. Museum of the Future - 7 min
- 12. Dubai Frame - 12 min

Leisure

- 14. Safa park - 7 min
- 15. Jumeirah Beach - 11 min
- 13. J1 Beach - 10 min
- 6. The Green Planet - 9 min





SOL LUXE
LIVE. WORK. THRIVE.

8-9%

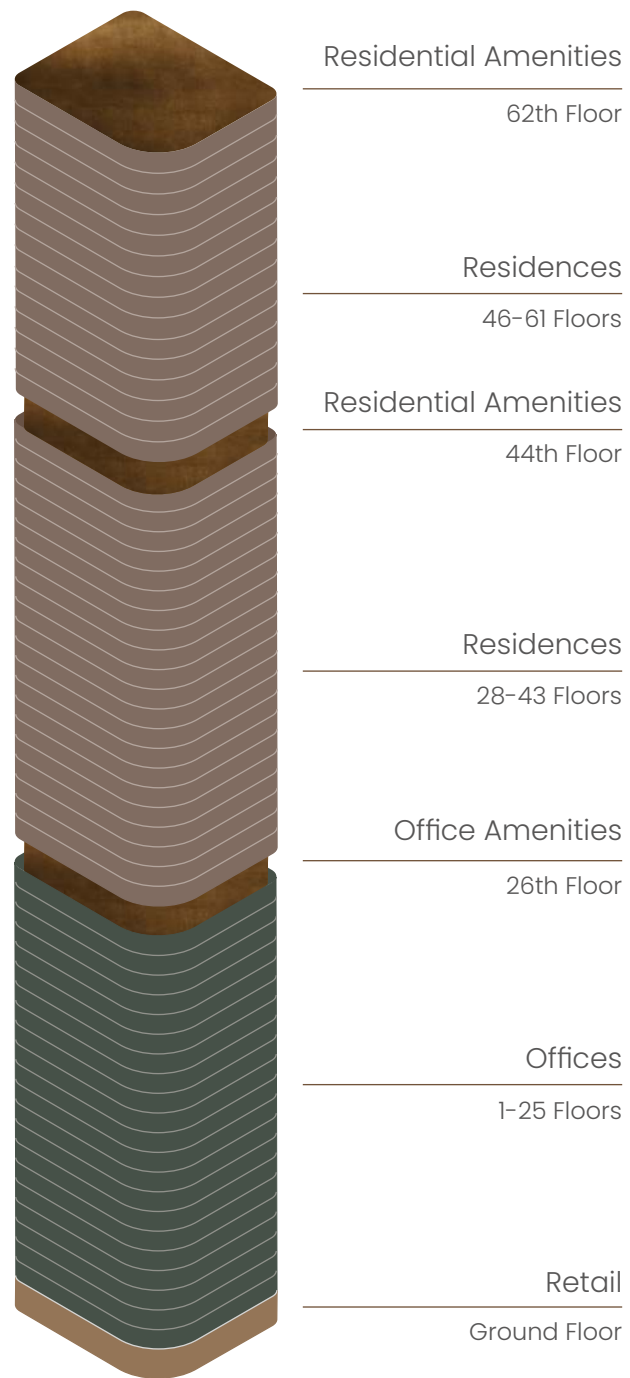
ROI
Potential



A smart investment
on a prime location

For investors, **Sol Luxe** offers more than prestige, it offers performance. With **8-9% ROI** potential, and surrounded by Dubai's strongest economic drivers





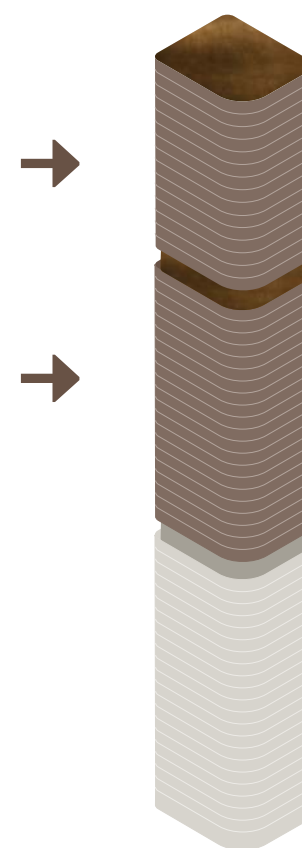
Where urban energy meets serene living, every section tells a story of comfort, beauty, and inspiration

A Landmark Tower with Three Souls: living, working, and thriving seamlessly intertwined

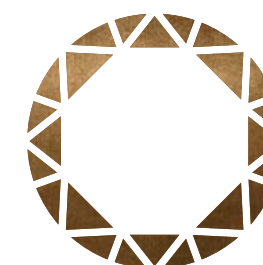
Sol Luxe offers dynamic commercial spaces along Sheikh Zayed Road and office environments designed to inspire productivity and wellbeing, enhanced by dedicated amenities. Above, residential levels unfold as serene sanctuaries, with thoughtfully curated facilities and rooftop retreats that transform everyday living into a continuous experience of comfort, beauty, and inspiration.



A Vertical Community for the Urban Elite



1 minute walking distance from the DIFC metro station it is a prime strategic location for fast connections.



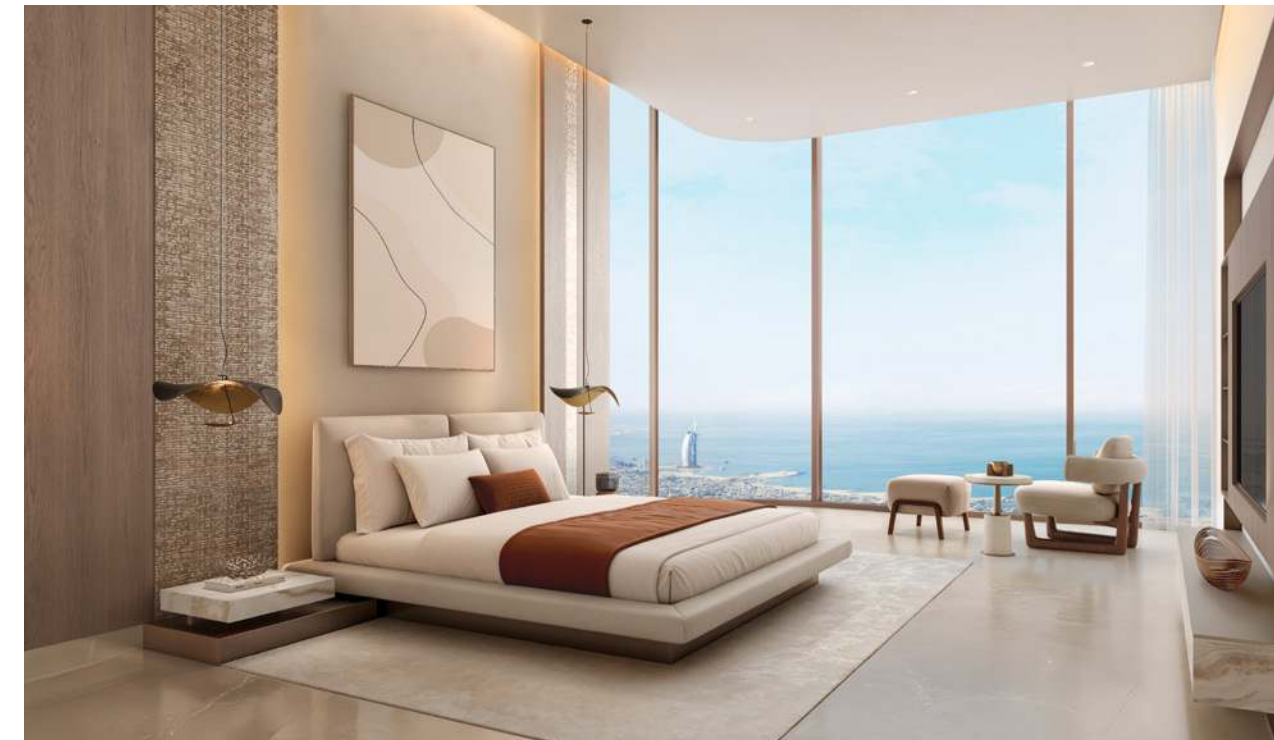
Residential Areas

Sol Luxe speaks to the contemporary users who desires more than square meters, but an elevated way of living.

Here, living meets refinement, comfort meets elegance, and wellness meets wonder. With 3.8-meter slab-to-slab height ceilings, homes are elevated in every sense, flooded with light, layered with texture, and framed by iconic vistas of Burj Khalifa, the Arabian Gulf, Burj Al Arab, and the Dubai skyline. Every sunrise and every skyline moment unfolds in serene silence.

Light is the essence.
It guides the architecture, reveals
the space, dissolves boundaries.

Interiors become fluid,
open, and serene, a stage
where comfort, beauty,
and calm converge
in perfect harmony.



The serene expanse of the sea and the iconic Burj Al Arab merge with the vibrant energy of Downtown, where Burj Khalifa rises at the heart of the city. Calm and vitality coexist, framing every moment in a seamless panorama of light and inspiration.

With expansive floor-to-ceiling windows, generous terraces, and open layouts, every residence invites the outside in, blending light, space, and nature into a seamless experience of elevated living.

Living at Sol Luxe means stepping into a suspended world, where the pace fades and time slows.

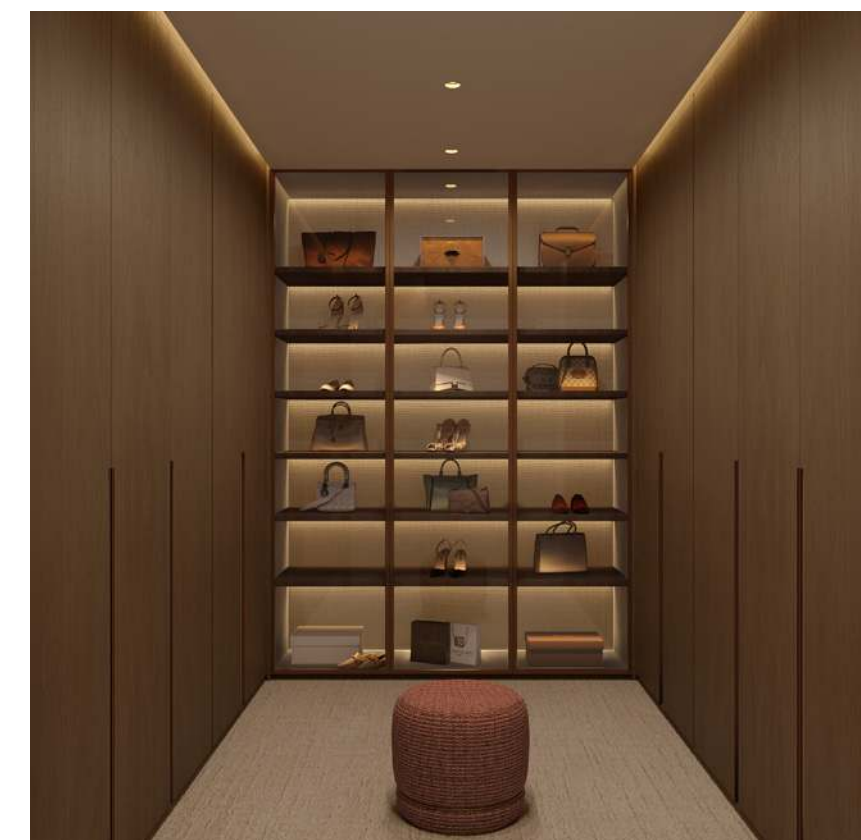




A seamless integration of
light, space, and open views,
redefining elevated living.



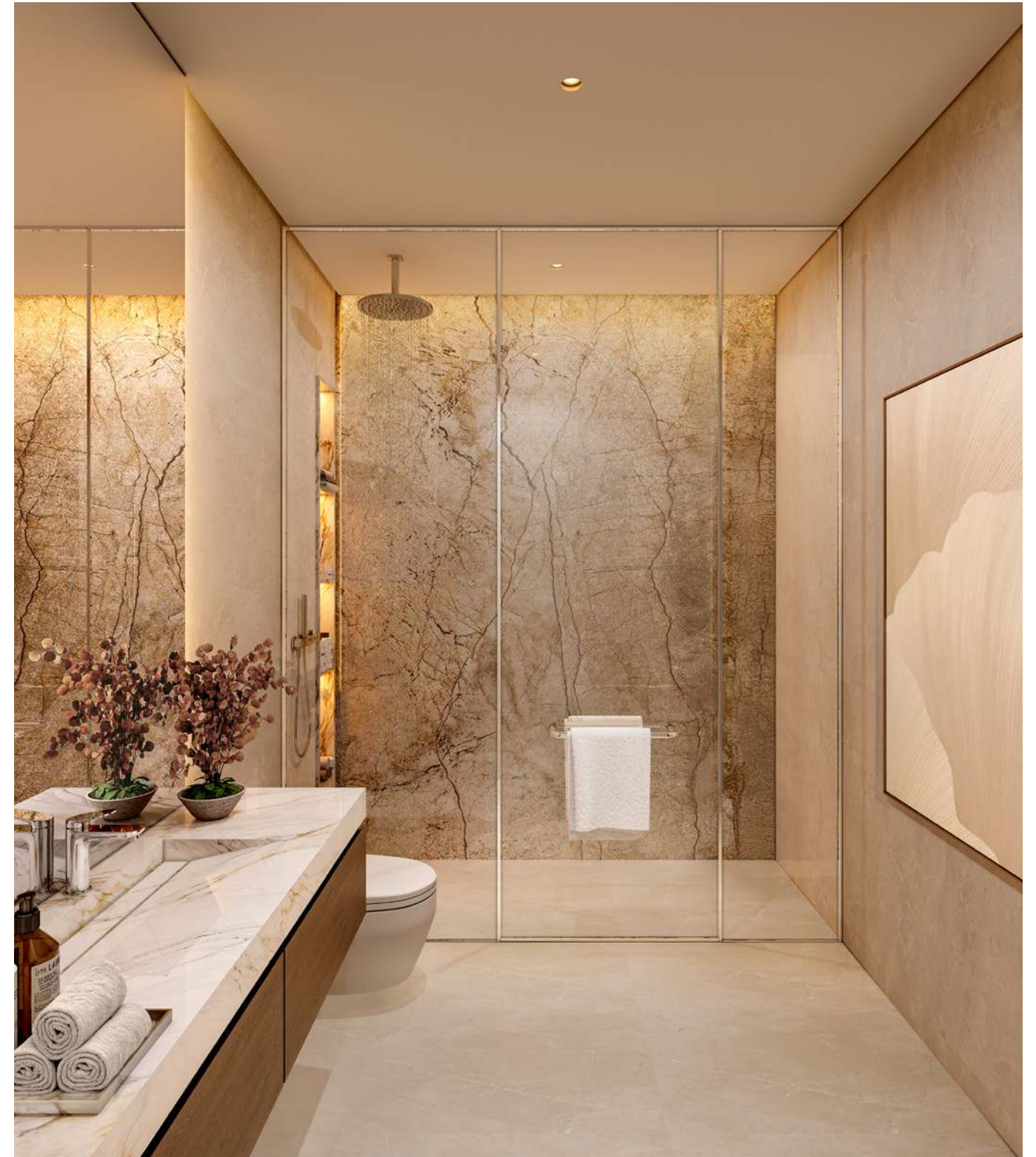
Each bedroom is a private wellness oasis, open, luminous, and meticulously finished, designed for a luxury contemporary living.



The walk-in closet is a refined expression of a luxurious lifestyle.



The fully equipped bathrooms, all framed by expansive views that merge comfort, style, and serenity.





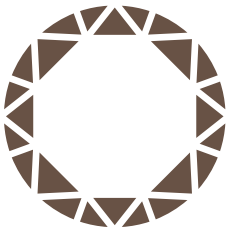
Spaces to listen to yourself and be bathed in the subtle light that filters through the architectural forms.



Amenities

At Sol Luxe, wellness is seamlessly integrated into everyday living.

The residential amenities offer thoughtfully designed indoor and outdoor spaces for relaxation, well-being, and connection. Residents can enjoy a rooftop pool with stunning view of the city, fully equipped fitness center, Spa and Yoga areas, elegant lounges and exclusive spaces designed for entertainment.



Rooftop Pool



Kids Pool



Jacuzzi



Elegant Lobby



Lounge Saloon



Outdoor & Indoor Yoga



Gym & Fitness



Changing Room



Barbeque Area



Outdoor Terrace



Outdoor Mini Golf



Steam & Sauna



Kids Play Area



Multipurpose Room

Luxury spaces, crafted to
turn everyday living into
a brilliant experience.

Every space is crafted to elevate
daily life, combining comfort, beauty,
and panoramic views, creating
an environment where well-being
becomes effortless and refined.



Elegant residential lobby

stylish entrance to
residential spaces



Rooftop infinity pool

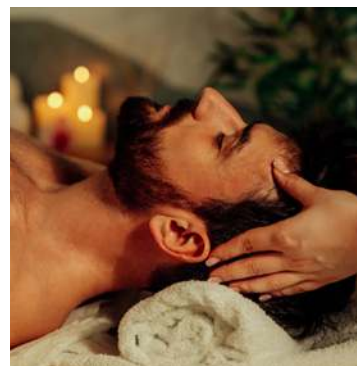
with sculpted jacuzzi that shimmer
beneath the stars



Serenity-infused yoga sanctuaries
and a private spa conceived for immersive rejuvenation



Indoor Gym
with open view to the city





Private entertainment enclave

where the Burj Al Arab and Burj Khalifa form a backdrop for your exquisite celebrations and milestone moments.

Luxury urban lifestyle



Designer children's play ateliers

both indoor and al fresco, crafted for wonder and delight

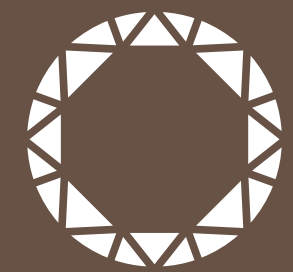




Architecturally
framed viewing
terraces
offering cinematic vistas
of the city



Bespoke rooftop
mini golf lawns
set against Dubai's most iconic
skyline silhouettes

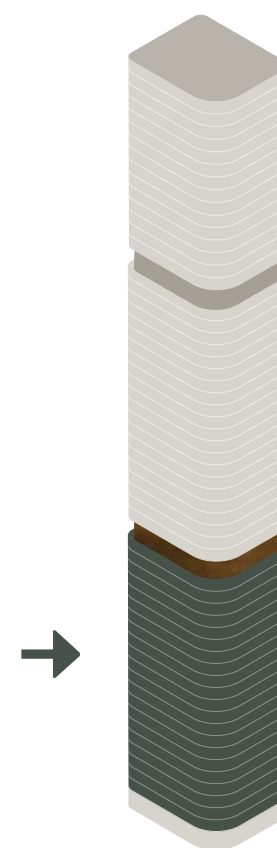


RESIDENTIAL FLOORPLANS

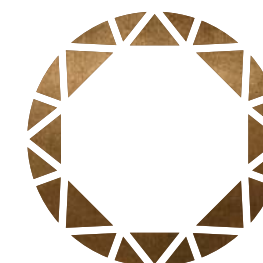
1 Bed Type 1	1B-T1	48
1 Bed Type 2	1B-T2	16
1 Bed Type 3	1B-T3	16
2 Bed Type 1	2.5B-T1	32
2 Bed Type 2	2.5B-T2	32
2 Bed Type 3	2.5B-T3	48
2 Bed Type 4	2.5B-T4	16
2 Bed Type 5	2.5B-T5	16
2 Bed Type 6	2.5B-T6	16
3 Bed Type 1	3.5B-T1	32
3 Bed Type 2	3.5B-T2	16



The ultimate
address
for modern
companies



1 minute walking distance from
the DIFC metro station it is a
prime strategic location for fast
connections.



Office Areas

Sol Luxe is designed for
the modern professional,
attracting leading
consultancies, global law
firms, and multinationals
seeking a central, prestigious,
and high-performing
headquarters address.

Office units feature Grade A++
standards with 4-meter slab-to-slab
ceiling heights, while commercial
floors are seamlessly integrated within
the tower, offering a private business
lounge, dedicated amenities, and a
striking, high-impact design.

Here, living meets refinement, comfort
meets elegance, and wellness meets
wonder. With 3.8-meter slab-to-slab
height ceilings, homes are elevated in
every sense, flooded with light, layered
with texture, and framed by iconic vistas
of Burj Khalifa, the Arabian Gulf, Burj Al
Arab, and the Dubai skyline. Every sunrise
and every skyline moment unfolds in
serene silence.

Designed for professionals who shape the future

Spaces that empower
leadership, innovation and
influence at the heart of the
international metropolis.



Sol Luxe offices are conceived for connection
and adaptability, with fluid layouts ready
for contemporary technologies and easily
shaped to fit every need.

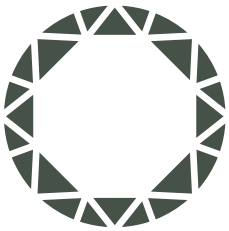
Floor-to-ceiling windows frames Dubai's
vibrant skyline and the Burj Khalifa,
transforming each office into an inspiring
vantage point.



Offices Amenities

At Sol Luxe, professional life is elevated by spaces designed for performance and well-being.

The office amenities offer thoughtfully designed spaces for networking, focus, and well-being. Users can enjoy a private business lounge, flexible meeting rooms, state-of-the-art fitness center, terrace with a stunning view of the city and other areas created for contemporary professionals.



Indoor
& Outdoor
Gym



Elegant
Lobby



Indoor
& Outdoor
Event Space



Outdoor
Yoga Area



Changing
Room



Outdoor
Terrace



Outdoor
Mini Golf



Board
Room

Offices Amenities

Luxury spaces, crafted to transform everyday work into a brilliant experience.

Every detail is designed to inspire excellence, blending comfort, prestige, and panoramic views of Dubai's most iconic skyline.



Elegant office lobby
stylish entrance to office spaces



A sculptural terrace
where melody and skyline converge in harmony for your events



Elevated rooftop mini golf
and an al fresco amphitheater
for distinguished gatherings



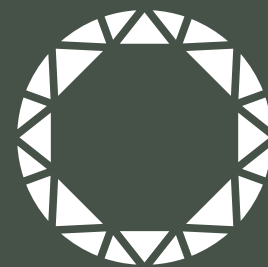
An exquisitely appointed
fitness pavilion
with uninterrupted views of the Burj Al Arab



Executive boardrooms
with commanding vistas of the
Burj Khalifa

Refined event salons
and networking lounges curated
for visionary leadership

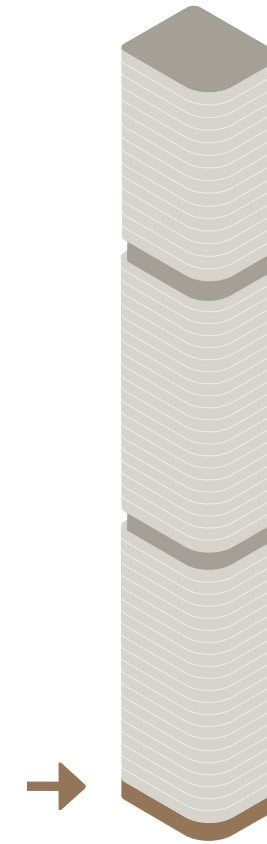




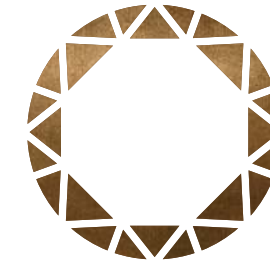
OFFICES FLOORPLANS



Retail that belongs on Sheikh Zayed Road



1 minute walking distance from the DIFC metro station it is a prime strategic location for fast connections.



Retail spaces

Sol Luxe retail level combines prime visibility, spacious layouts, and unmatched opportunity. More than retail, offers a curated brand experience at one of Dubai's most prestigious addresses.

Situated on a prominent corner with three-sided visibility and 9-metre-high retail frontage, the space is ideal for flagship concepts, curated lifestyle brands, or dining destinations. Ample parking and direct access from Sheikh Zayed Road ensure seamless convenience and flow.

With uninterrupted exposure to a steady stream of affluent residents, professionals, and international visitors, the soaring frontages establish a striking presence. This is a space where luxury brands and signature experiences shine and visibility meets prestige.

Retail

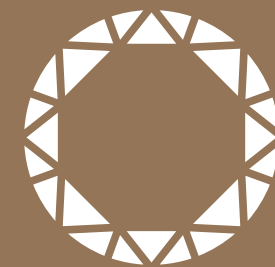


A prestigious platform where luxury brands and signature experiences captivate, connecting with a discerning audience in the heart of Dubai's most dynamic axis.



Designed for flagship stores, curated lifestyle brands, or exceptional dining experiences, each retail unit offers a distinctive opportunity to engage and inspire. Every detail is crafted to enhance presence, impact, and brand storytelling.

With uninterrupted exposure to a steady flow of affluent residents, professionals, and international visitors, the soaring frontages establish a striking presence that elevates visibility and prestige, making every experience truly unforgettable.



RETAIL FLOORPLANS



SOL

CREATORS OF
EXCLUSIVE
LIVING SPACES



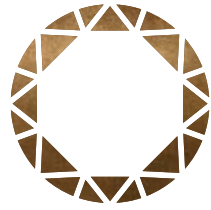
CRAFTING SPACES, INSPIRING LIVES

LEGACY IN THE MAKING
WITH SOL LUXE, LUXURY DEVELOPER
SOL PROPERTIES CONTINUES ITS
LEGACY OF CRAFTING REAL ESTATE
PROJECTS THAT ARE DEEPLY
CONSIDERED AND MASTERFULLY
EXECUTED, FROM FAIRMONT
RESIDENCES SOLARA TOWER DUBAI
TO SOL LEVANTE.

Each project evolves yet stays rooted in the brand's core values: timeless design, architectural excellence, and human-centric living. As the soft launch approaches in September 2025, SOL LUXE is poised to become more than an icon. It will be a landmark of luxury and longevity — a design that will stand the test of time, in a city that moves faster than any other.

50
YEARS
of experience

250+
DEVELOPMENTS
delivered



SOL LUXE
LIVE. WORK. THRIVE.

PAYMENT PLAN

PAYMENT TERMS FOR RESIDENCES 60/40

- 10% ON RESERVATION
- 10% ON OR BEFORE SIGNING THE SALES AGREEMENT
- 10% AT 6TH & 12 TH MONTH FROM SALES AGREEMENT
- 5% AT EVERY 6 MONTHS FROM 18TH MONTH (4 INSTALMENTS)
- 40% ON HANDOVER

PAYMENT TERMS FOR OFFICE 50/50

- 5% ON RESERVATION
- 15% ON OR BEFORE SIGNING THE SALES AGREEMENT
- 10% 6 MONTH FROM SALES AGREEMENT
- 5% AT EVERY 6 MONTHS FROM 12TH MONTH (4 INSTALMENTS)
- 50% ON HANDOVER

