

OFFICES

PHASE II

**TRUSSARDI**  
RESIDENCES



## OFFICES TRUSSARDI RESIDENCES PHASE II, DUBAI TOWER B, FLOORS 2-5



Italian-designed  
business environment

TRUSSARDI  
CASA

Fully furnished by  
Trussardi Casa



Customization  
upon request



Metro-connected  
corporate address

**STARTING PRICE:** AED 1 330 740

### LOCATION: AL FURJAN, DUBAI

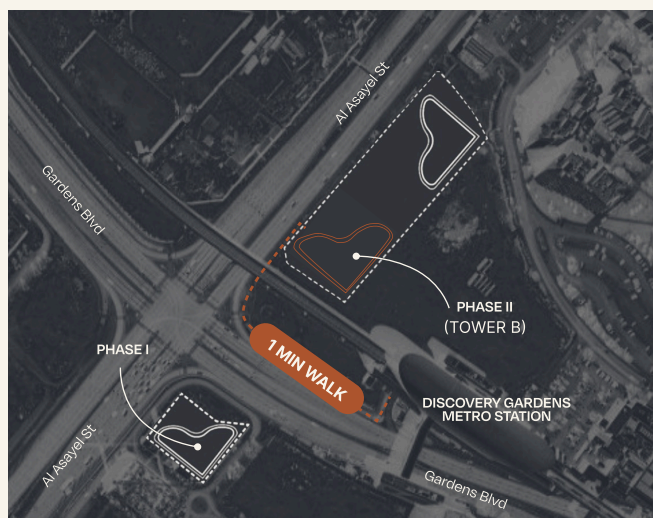
Class-A branded office spaces in a high-growth  
business corridor

|                   |                                     |
|-------------------|-------------------------------------|
| <b>1 MINUTE</b>   | to Discovery Gardens Metro Station  |
| <b>8 MINUTES</b>  | to Ibn Battuta Mall                 |
| <b>12 MINUTES</b> | to JBR and Dubai Marina             |
| <b>15 MINUTES</b> | to Dubai Expo City                  |
| <b>18 MINUTES</b> | to Emirates Hills                   |
| <b>28 MINUTES</b> | to Al Maktoum International Airport |

### PAYMENT PLAN: 60/40

|                 |            |         |
|-----------------|------------|---------|
| Down Payment    | <b>10%</b> | 03.2026 |
| 2nd Installment | <b>10%</b> | 04.2026 |
| 3rd Installment | <b>10%</b> | 07.2026 |
| 4th Installment | <b>10%</b> | 10.2026 |
| 5th Installment | <b>10%</b> | 02.2027 |
| 6th Installment | <b>10%</b> | 05.2027 |
| Upon Completion | <b>40%</b> | 12.2027 |

- Limited release: 52 office units
- Unit sizes from 41.3 sq m / 444.4 sq ft
- **Target ROI of up to 12%**



## BRANDED BUSINESS ADDRESS

All spaces are fully furnished by Trussardi Casa with Italian-made interior pieces and a unified design language throughout the working environment. Each office is delivered fully operational, eliminating the need for fit-out, furnishing, or downtime from the moment of handover.



## A NEW STANDARD OF OFFICE LUXURY

- Turnkey for immediate use or leasing
- No operational delays
- Clear zoning
- 3.3-meter ceiling height
- Separate office lobbies
- Reception area on each floor
- Dedicated cafe for office users

## INVESTMENT FUNDAMENTALS

- ROI up to 12%
- Limited branded office supply
- Designed for long-term demand
- Single operator
- Highest-standard facility management
- Predictable costs
- Strong demand from companies with large metro-based staff



## MIRA CARE

- First developer in the UAE to apply a five-year maintenance warranty as standard
- Covers core building systems and structural elements
- Includes MEP installations, lighting, and paintwork
- Three-year warranty on furniture and fixtures