



Pitch Deck

Imagine an Oasis

A refined environment
created for modern living.



Why Dubai, Why Now

Dubai remains one of the top global real estate investment destinations

Strong fundamentals:

- ✦ Zero property tax
- ✦ No capital gains tax
- ✦ AED pegged to USD (currency stability)

Continuous population growth driven by:

- ✦ Expats
- ✦ Entrepreneurs
- ✦ Remote workers
- ✦ Long-term government vision (2030–2040)

Dubai real estate is
structured, regulated,
and global.

Why Location Matters More Than Anything

Location = Liquidity

Crystal Tower Location Advantages:

- 📍 Near Dragon Mart Metro Station
 - 📍 Excellent road connectivity
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Close to:

- 📍 International City
- 📍 Business Bay (via connectivity)
- 📍 Dubai Safari Park

Properties close to metro + daily-use hubs
always outperform in rentals and resale.

International City Phase 1

A long standing residential district

A Proven, Rental Driven Residential Market

- ✦ One of Dubai's most established and populated residential districts, driven by working professionals, traders, and small business owners.
- ✦ Dominated by practical, low rise residential developments with a strong preference for functional layouts and affordability.
- ✦ Consistent, year round rental demand with high occupancy, especially for studios and 1 bedroom units.
- ✦ Strong connectivity to Dragon Mart, business hubs, arterial road networks, and improving metro access.
- ✦ Ongoing upgrade cycle where newer, better planned developments replace ageing stock, creating rental and appreciation upside.

Designed To Experience Life

like never before.



CRYSTAL TOWER

Elemental by Design

A Balanced Investment in
Dubai's Growth Corridor.

Premium mid-rise development
Strategically located
Designed for both living + investing

Introducing

Crystal Tower

A Project Designed for Balance

Modern elevation
Smart layouts

Balanced mix of:

Studios

1, 2, 3 BHK

Retail at ground level

Designed for:

End users

Long-term rental investors



Modern Elevation with Clean Finishing

Crystal Tower is a contemporary mixed use development designed for modern living, long term value, and everyday convenience. Strategically located near key transit and business zones, the project brings together efficient residential layouts, lifestyle focused amenities, and ground level retail to create a well balanced urban environment.

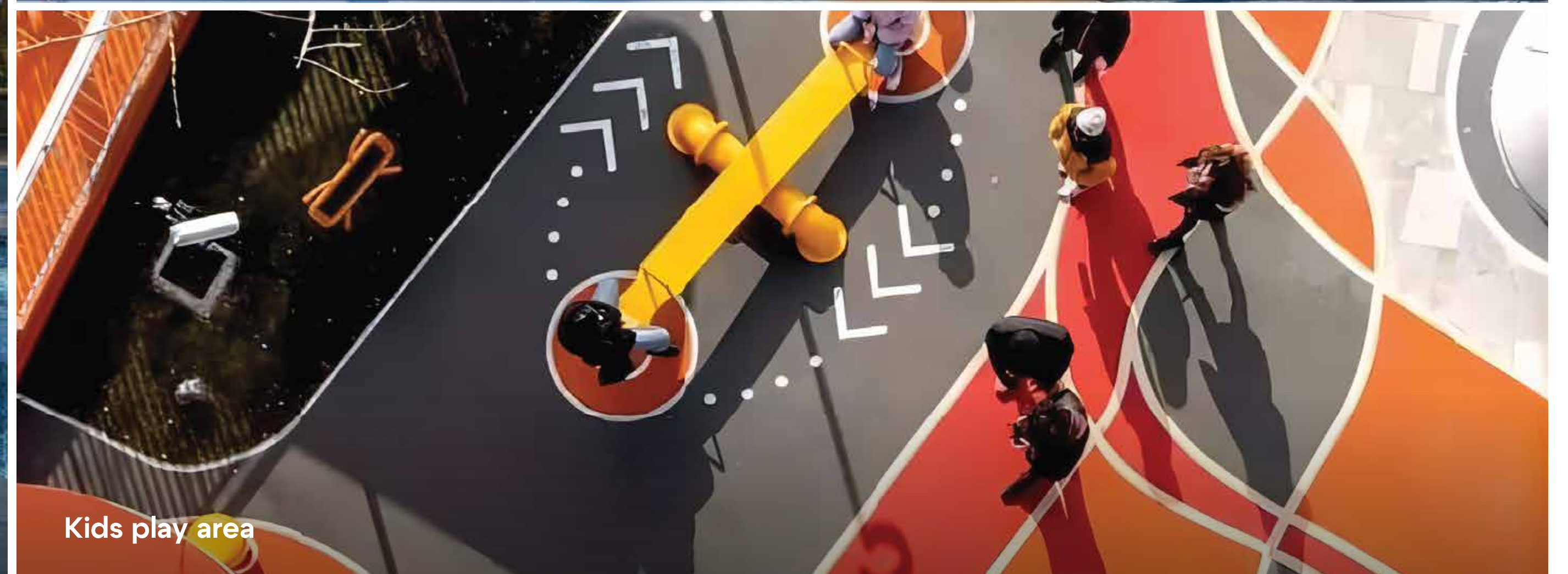
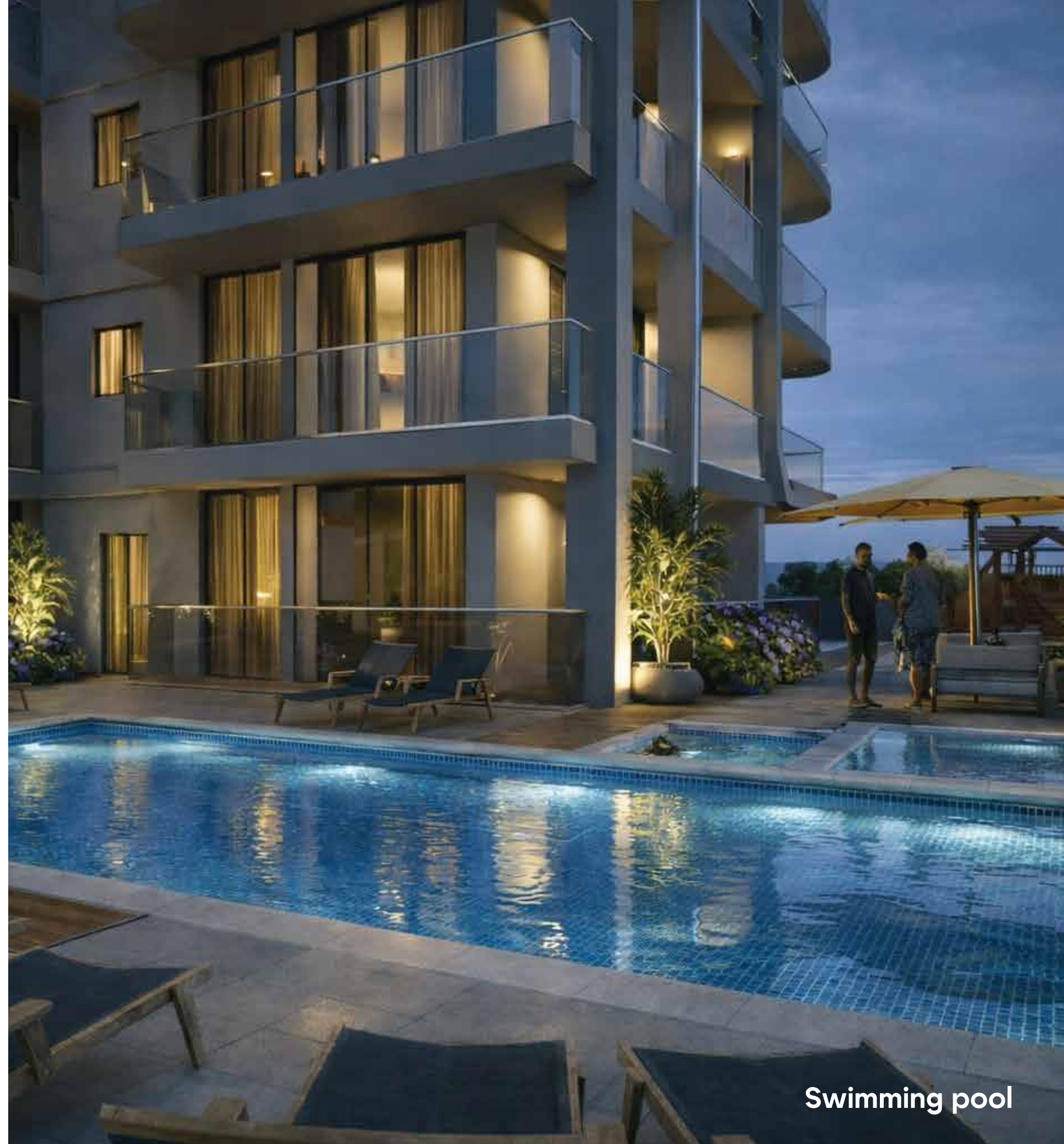
The architecture focuses on clarity, balance, and functionality, offering well planned homes with ample natural light, practical layouts, and premium finishes. With a curated mix of studios, 1, 2, and 3 bedroom residences along with retail spaces, Crystal Tower appeals to both end users and investors seeking stable rental income and long term growth.

Located in a high demand, metro connected micro market, Crystal Tower is positioned to deliver consistent occupancy, strong rental appeal, and sustained value in one of Dubai's growing residential corridors.





***A Thoughtfully Designed,
Metro-Connected Development for Modern Dubai Living***



AMENITIES ON PODIUM

**Crafted To Turn Every Moment
Into An Experience**

Yoga area
Landscape Garden
Family Barbeque



Move Freely &
Live Fully



Gym



AMENITIES ON ROOF

Reconnection & Recreation

Workspace



Jogging track



Community Hall



Air Hockey

AMENITIES ON ROOF

Rejuvenation & Relaxation



Foosball



Table tennis, Billiards



Grand Luxurious Looby

AMENITIES IN TOWER AND UNITS

A Haven of Open Skies

At Crystal Tower, every amenity is thoughtfully planned to enhance everyday living. Designed for those who value comfort, balance, and modern convenience.

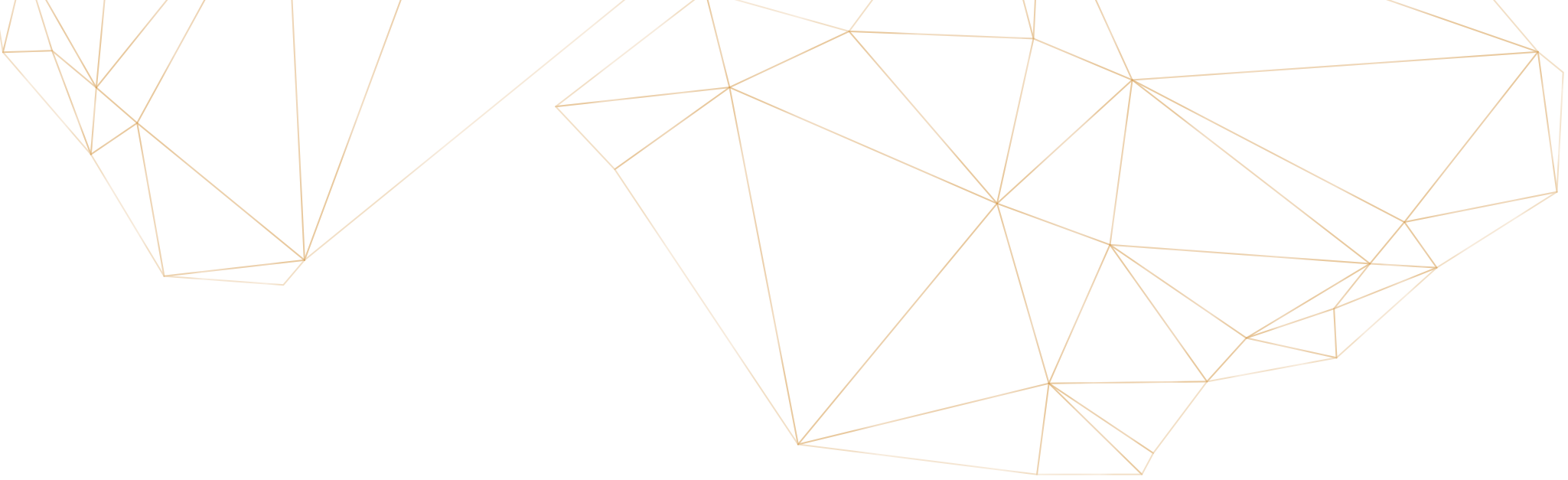
24*7 Security

Double Gazed Window in every Unit

Home Automation in Every Unit

Parking with EV charging

Pet Friendly



Floor Plans



Every detail is designed to
bring comfort, convenience and connection.



First Floor Plan



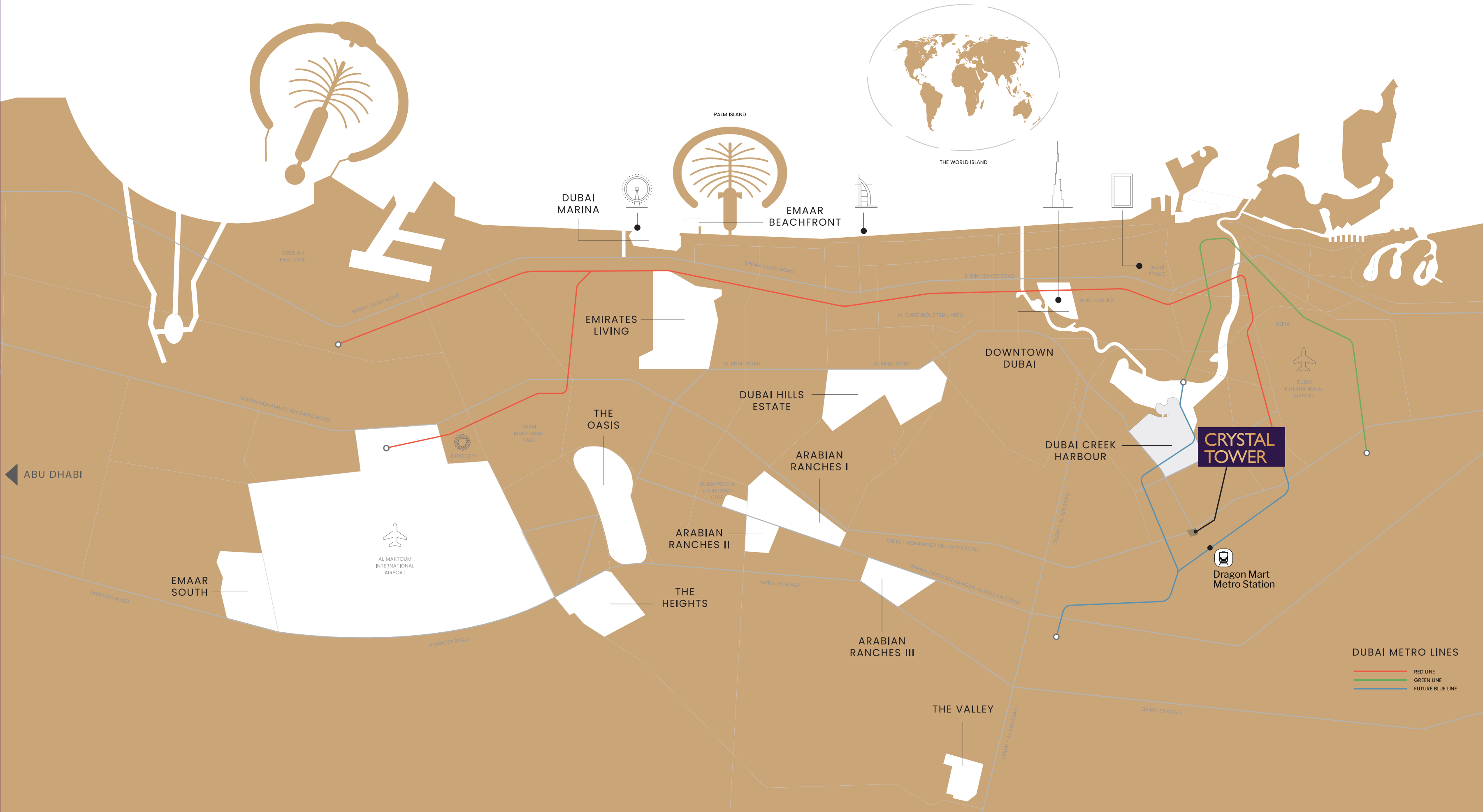
Closer To Everything.

Seamless Connectivity

A Thriving Community

A location chosen for balance, not just convenience

Airport 10 Min	Dragon Mart 5 Min	International City Metro Station 5 Min	Burj Khalifa 20 Min
Sheikh Zayad Rd. 15-20 Min	Dubai Safari park 10 Min	Al Maktoum International Airport (DWC) 30 Min	Palm Jumeirah 25 Min





Pricing

Strong Value at Entry

- 💜 Competitive price per sq.ft.
- 💜 Lower entry compared to similar metro-connected projects.
- 💜 More upside potential due to pricing headroom.



Ground Floor

PRICE STARTS @

SHOPS

₹ 1,050,000

585 SQ.FT

PRICING STARTS AT AED 1,070 PER SQ.FT



First Floor

PRICE STARTS @

STUDIO

₹ 680,000

500 SQ.FT

1 BEDROOM

₹ 750,000

545 SQ.FT

2 BEDROOM

₹ 1,250,000

1035 SQ.FT

3 BEDROOM

₹ 2,500,000

2340 SQ.FT

PRICING STARTS AT AED 1,070 PER SQ.FT



2-7 Floor

PRICE STARTS @

STUDIO

₹ 680,000

500 SQ.FT

1 BEDROOM

₹ 700,000

515 SQ.FT

2 BEDROOM

₹ 1,250,000

1035 SQ.FT

PRICING STARTS AT AED 1,070 PER SQ.FT



Payment Plans

Flexible Payment Structures

- ✎ Multiple payment plans available.
- ✎ Spread-out construction-linked payments.
- ✎ Reduced upfront burden.
- ✎ Predictable cash flow planning.

Plan 1



TOTAL DURING CONSTRUCTION : 50%
AT HANDOVER : 50%
POST HANDOVER : 0%



Plan 2



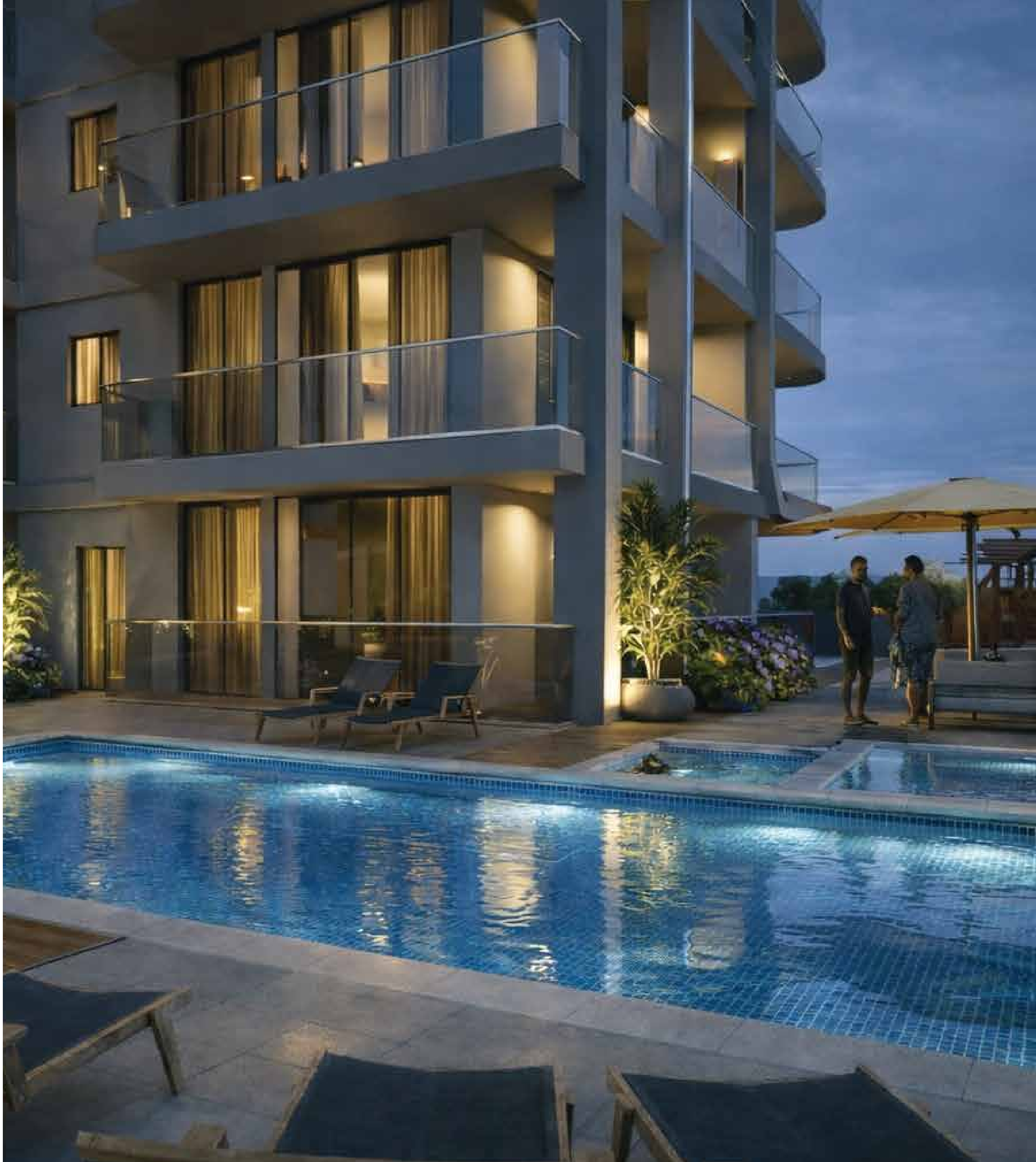
TOTAL DURING CONSTRUCTION : 60%
AT HANDOVER : 40%
POST HANDOVER : 0%



Plan 3



TOTAL DURING CONSTRUCTION : 50%
AT HANDOVER : 40%
POST HANDOVER : 1% PER MONTH FOR 10 MONTHS





Thank You

