THE WOW

Business Tower

THE WOW BUSINESS SUITES
BY MR.EIGHT

MR.EIGHT
BRANDED RESIDENCES

A STRATEGIC BUSINESS DESTINATION

YOUR NEW BUSINESS ADDRESS

THE WOW BUSINESS TOWER IS CONCEIVED AS A FORWARD-LOOKING BUSINESS ADDRESS POSITIONED WITHIN ONE OF DUBAI'S MOST STRATEGIC GROWTH CORRIDORS, SHAPED BY THE WIDER EXPANSION OF DUBAI SILICON OASIS AND THE SURROUNDING KNOWLEDGE-DRIVEN DISTRICTS. IT REFLECTS A NEW DIRECTION FOR BUSINESS IN THIS PART OF THE CITY — MORE CONNECTED, MORE FUTURE-ORIENTED AND MORE CLOSELY ALIGNED WITH TECHNOLOGY, EDUCATION AND INNOVATION. LOCATED WITHIN MAINLAND DUBAI, IT OFFERS COMPANIES BROADER OPERATIONAL FLEXIBILITY AND A STRONG FOUNDATION FOR LONG-TERM GROWTH.

THIS POSITIONING IS FURTHER REINFORCED BY THE VISION OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM AND THE DUBAI 2040 URBAN MASTER PLAN, UNDER WHICH DUBAI SILICON OASIS HAS BEEN IDENTIFIED AS ONE OF THE CITY'S KEY URBAN CENTRES. TOGETHER, THESE FACTORS MAKE THE WOW BUSINESS TOWER A HIGHLY RELEVANT DESTINATION FOR BUSINESSES SEEKING TO SECURE THEIR PLACE IN DUBAI'S NEXT CHAPTER OF COMMERCIAL DEVELOPMENT.

ADRIEN BRODY
MR. EIGHT EVENT AT ATLANTIS THE ROYAL

ADRIEN BRODY
A MOMENT OF VISION

Adrien Brody joined Mr. Eight for the official opening at Atlantis The Royal, marking the occasion with a presence defined by depth, character and individuality. Fresh from his acclaimed role in The Brutalist, where he portrays architect László Tóth, his appearance carried a natural connection to the world of architecture, artistic vision and bold design language. More than a ceremonial moment, it reflected the values at the heart of Mr. Eight — a commitment to design led living shaped by identity, ambition and lasting character.

RECOGNISED BY LEADING
INTERNATIONAL AWARDS

RECOGNIZED BY LUXURY LIFESTYLE AWARDS, A UNITED STATES-BASED INTERNATIONAL AWARDING ORGANIZATION, THE WOW TOWER WAS HONORED IN 2026 FOR INTRODUCING ELEVATED STANDARDS OF DESIGN, QUALITY AND LIFESTYLE TO ONE OF DUBAI'S FAST-EVOLVING DISTRICTS. AS A MIXED-USE TOWER COMBINING RESIDENTIAL, BUSINESS AND LIFESTYLE COMPONENTS, THE PROJECT CONTRIBUTES NOT ONLY TO THE AREA'S GROWING IDENTITY AND APPEAL, BUT ALSO TO ITS EMERGENCE AS A NEW DESTINATION FOR MODERN BUSINESS AND INVESTMENT. THE PROJECT WAS ALSO NOMINATED BY THE INTERNATIONAL PROPERTY AWARDS IN THE CATEGORY SUSTAINABLE RESIDENTIAL DEVELOPMENT.

Luxury
LIFESTYLE
AWARDS

THE WOW TOWER
WINNER 2026
BEST LUXURY
HIGH-RISE LIVING
DUBAI, UAE

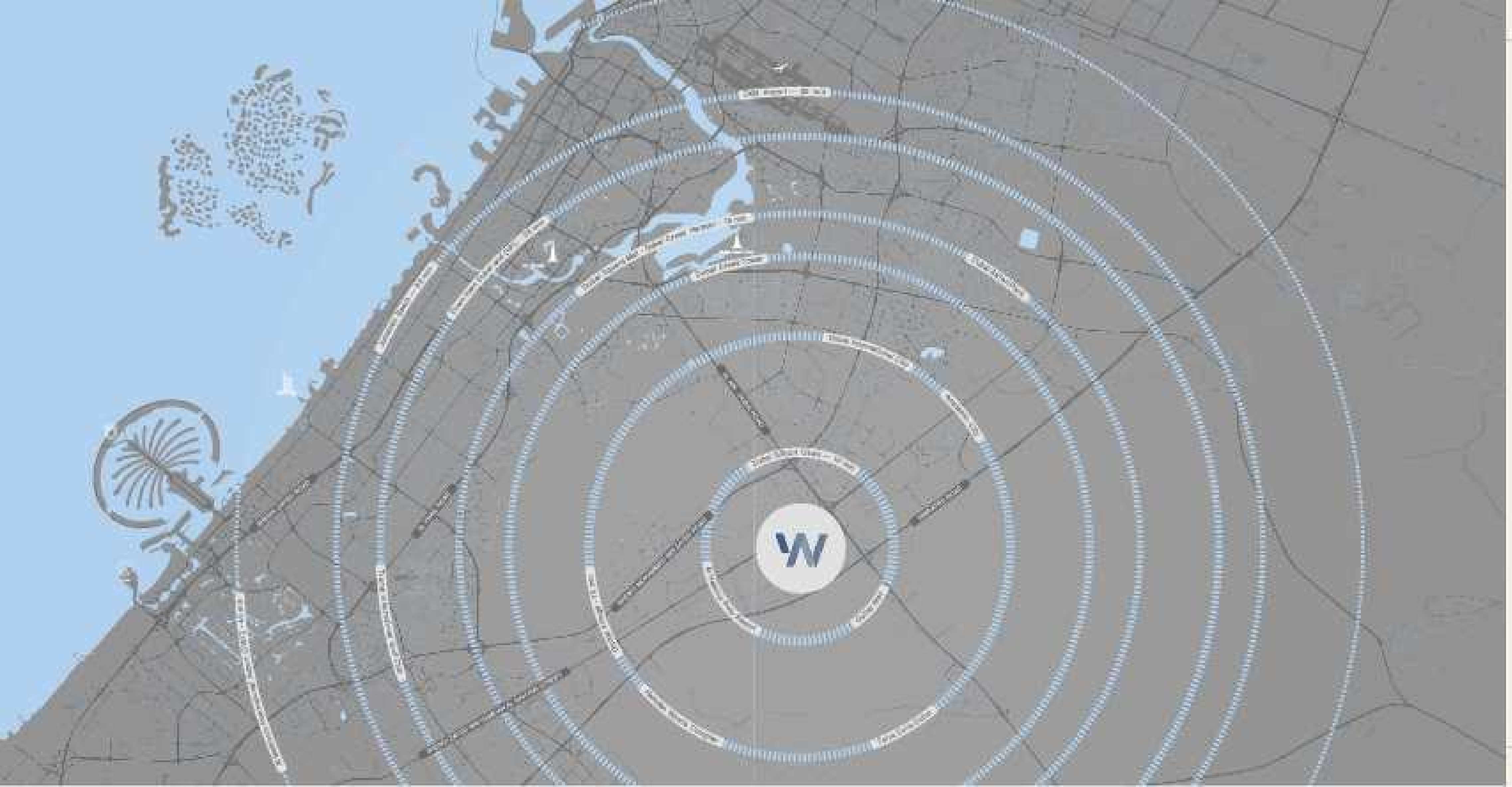
DUBAI
PROPERTY
AWARDS

INTERNATIONAL
PROPERTY
Awards

SUSTAINABLE
RESIDENTIAL
DEVELOPMENT

2026-2027

THE WOW TOWER
SECURE YOUR BUSINESS ADDRESS TODAY
BUSINESS SUITES
MR. EIGHT
THE WOW TOWER
YOUR NEW BUSINESS ADDRESS
THE WOW BUSINESS SUITES
MR. EIGHT
A NEW ICON OF LIVING
DUBAI LAND RESIDENCE COMPLEX (DLRC)
THE WOW BUSINESS TOWER
AN ADDRESS FOR THE NEXT GENERATION OF BUSINESS



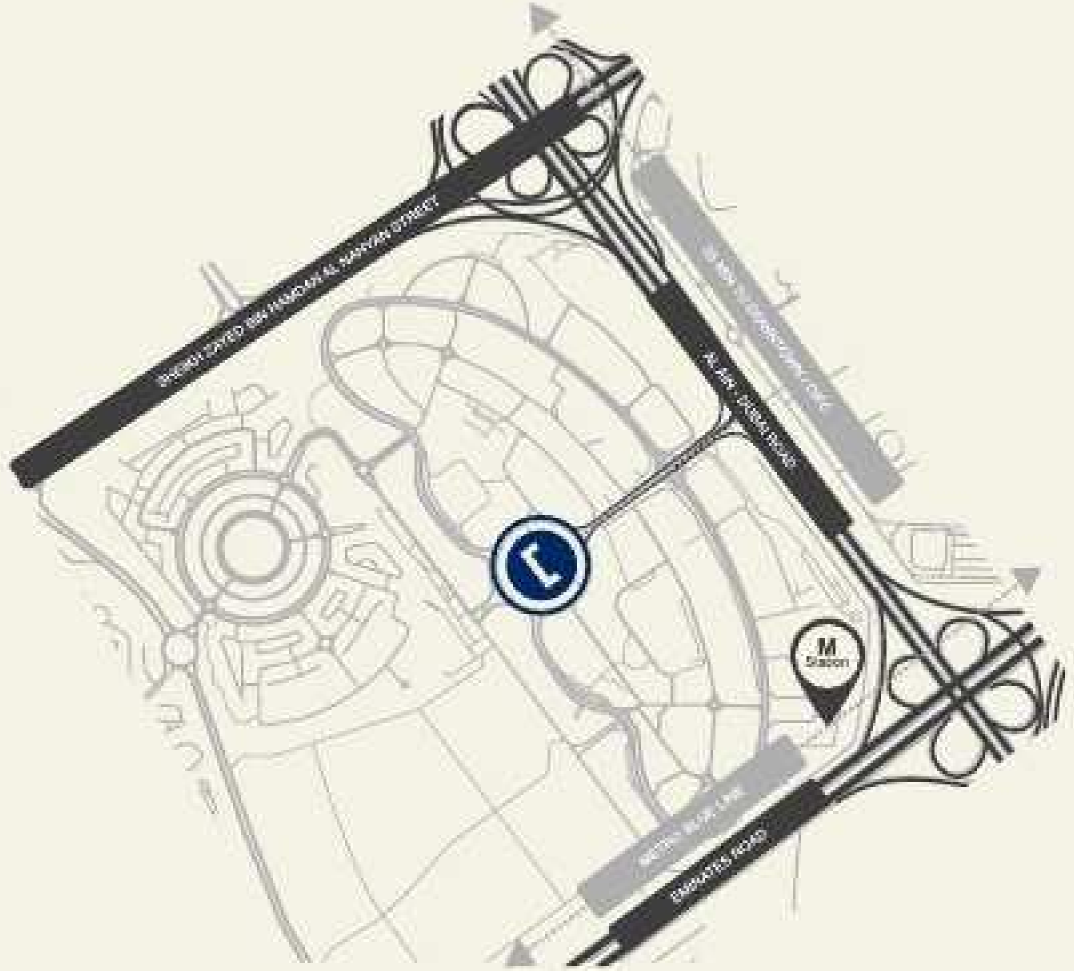
SURROUNDED BY DUBAI'S TECH AND INNOVATION HUBS

The WOW Tower is strategically positioned near Dubai Silicon Oasis and Dubai International Academic City, placing its Business Suites within one of Dubai's most future-focused growth corridors. For companies, this means immediate proximity to a district shaped by technology, innovation, education, and entrepreneurial activity.

With Dubai Silicon Oasis recognised as one of the five urban centres of the Dubai 2040 Urban Master Plan, the location is closely aligned with Dubai's long-term vision for science, technology, and knowledge-based growth. This gives The WOW Tower added relevance for businesses seeking a well-connected address in a district built around future industries.

The strength of the location is further supported by Dubai International Academic City, one of the region's leading higher education hubs, and by the continued growth of Dubai's private higher education sector, which reached 42,006 students in the 2024–25 academic year.

Looking ahead, the Dubai Metro Blue Line is planned to extend through Dubai Silicon Oasis and up to Academic City, further strengthening accessibility and the long-term business appeal of the area.



STRATEGIC LOCATION

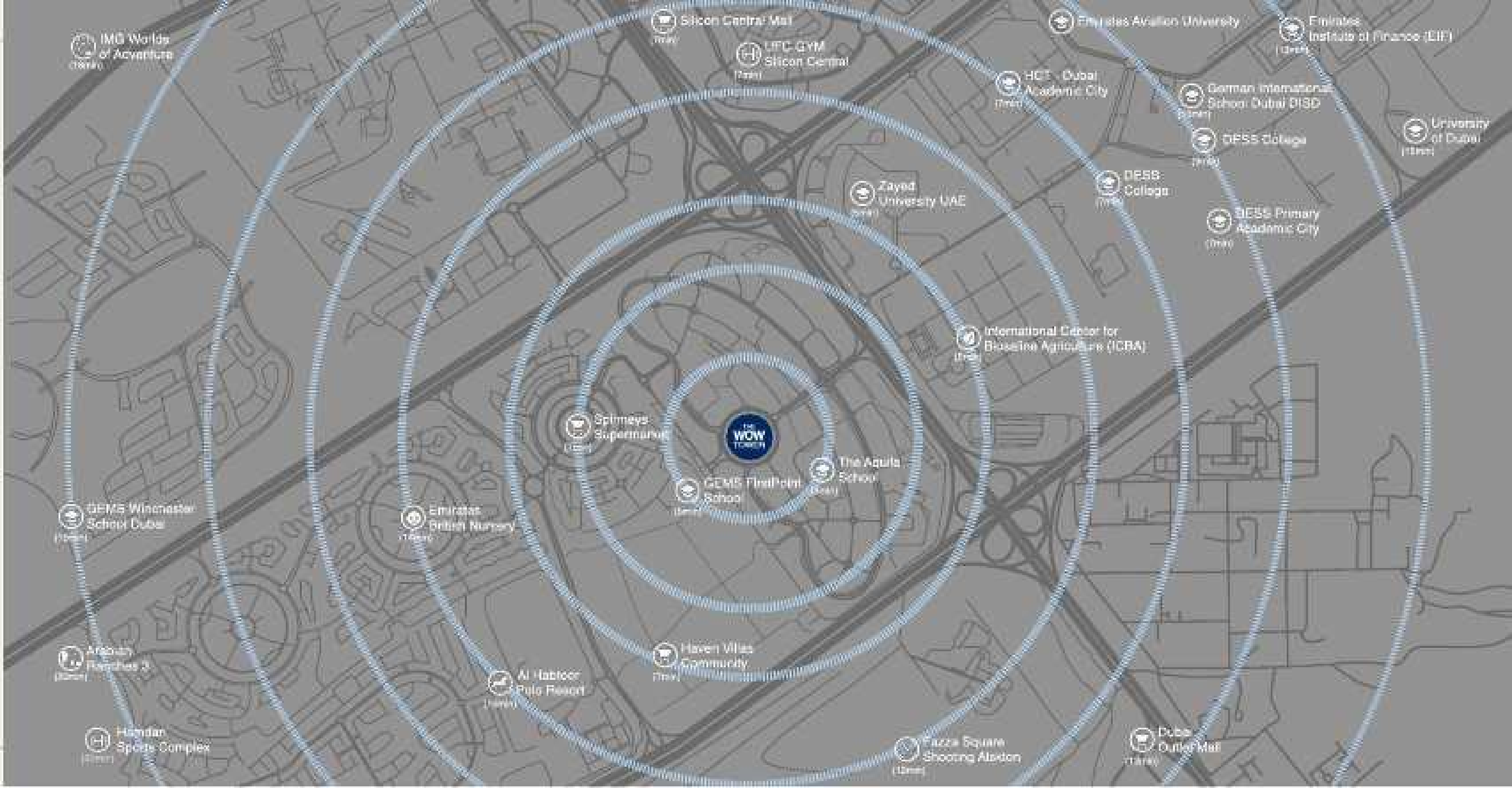
The WOW Tower is positioned in one of Dubai's most strategic emerging locations, set between three major road connections that provide fast and efficient access across the city. For those seeking close proximity to Downtown and DIFC without paying prime central district prices, this address offers a smart and forward-looking alternative. Direct access via Dubai–Al Ain Road further enhances connectivity, linking the tower seamlessly to Dubai's key business and lifestyle destinations. As a rare standalone plot within the wider Dubailand corridor, it holds a highly visible position with limited immediate competition, giving it the presence of a true signature address.

SUPPORTED BY DUBAI'S NEXT WAVE OF URBAN GROWTH

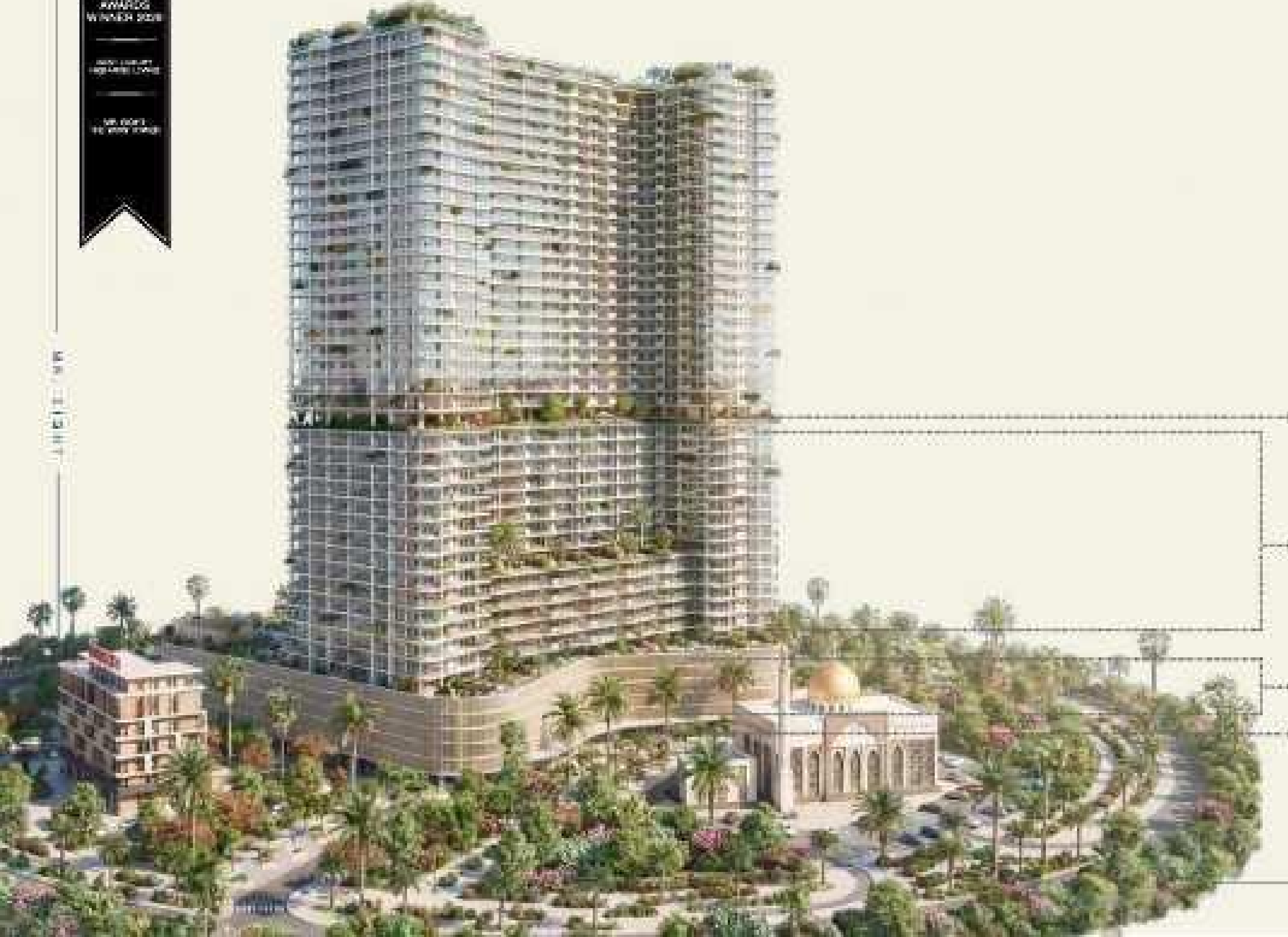
Its long term appeal is further supported by Dubai's wider urban development strategy. The surrounding growth zone is being strengthened by major infrastructure, including the Dubai Metro Blue Line, which will improve connections through International City, Dubai Silicon Oasis and Academic City. This adds real value to an area already gaining momentum as one of Dubai's next important urban destinations.

SURROUNDED BY UNIVERSITIES

The location also benefits from a strong educational ecosystem. With a large concentration of universities, schools and established residential communities nearby, the area is well positioned to attract both end users and long term tenants. The maturity of Dubai Silicon Oasis, where supply has become increasingly limited, further reinforces the strength of this address from both a lifestyle and investment perspective.



Luxury
LUXURY LIFESTYLE AWARDS WINNER 2025



EXECUTIVE OUTDOOR LOUNGE
16TH FLOOR

BUSINESS SUITES
FLOORS 1–15

CLUB LEVEL
PARKING 1–5

RETAIL & GRAND LOBBY
G FLOOR

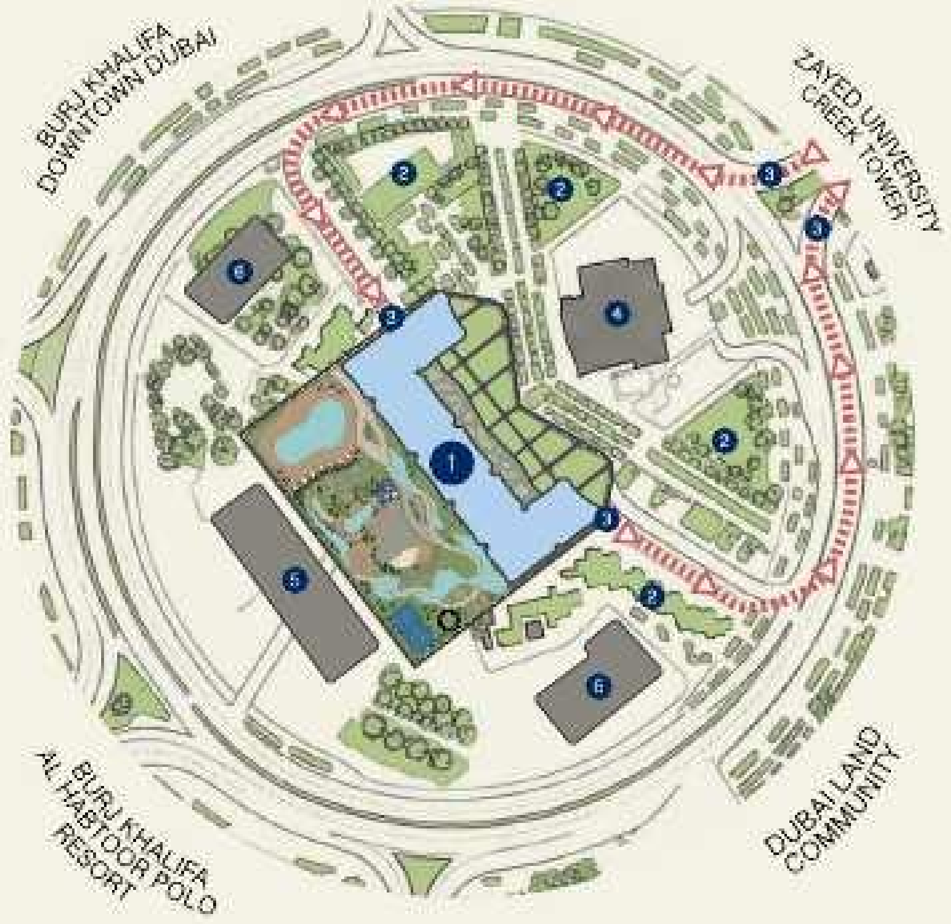
THE WOW
TOWER

BUSINESS ENVIRONMENT
CONFIGURATION

The WOW Tower is a landmark business address in DLRC, created for companies that value presence, convenience and a strong working environment. The commercial part of the tower is designed as a complete ecosystem, where business suites, dedicated amenities, and easy access come together within one building.

From Floors 1 to 15, The WOW Tower offers Business Suites designed for a wide range of professional and commercial uses. The layouts are flexible, practical, and ready to be shaped around the needs of each owner or tenant.

A key feature of the commercial part of the tower is the Executive Outdoor Lounge on Floor 16. Created exclusively for business owners, tenants, and their teams, this landscaped green terrace offers an elevated outdoor space for informal meetings, short breaks, or simply stepping away from the desk in a more inspiring setting.



1. WOW TOWER BUILDING COMPLEX 48 FLOORS
2. GREEN PARK COMMUNITY HUB CHILDREN'S PARK
3. PRIVATE ACCESS ROAD A PRIVATE, DEDICATED ENTRY AND EXIT ROAD
4. AL IKHAA MOSQUE
5. COMMERCIAL RETAIL 3 FLOORS
6. HOTEL BUILDINGS G+6 FLOORS

PANORAMIC VIEWS 360°
A NEW LANDMARK FOR DLRC

The WOW Tower is a landmark high-rise in the heart of DLRC, designed as a premium address for both business and living. Rising above the surrounding low-rise district, the tower holds a prime position at the centre of the area's main circular hub, giving it a strong presence and lasting visibility on the skyline.

A dedicated access road leads through landscaped surroundings to a calm and well-defined arrival experience. With neighbouring buildings kept at a lower scale, both the Business Suites and Private Suites benefit from more open views, better natural light, and a greater sense of space.

This exceptional positioning gives The WOW Tower a rare advantage in the district — a more open outlook, a stronger visual presence, and a more elevated experience for owners, residents, and businesses alike.

BUSINESS SUITES

The commercial component of The WOW Tower is designed as a carefully planned business environment within mainland Dubai Land Residence Complex. From the 1st to the 15th floor, the tower features business suites intended for a wide range of professional uses, while the ground level is dedicated to retail units positioned for visibility, access and daily footfall. All commercial spaces are offered in shell and core condition, with dedicated provisions for water, electricity and drainage, allowing owners and tenants to configure each space according to their operational needs. Each retail unit is also planned with its own private bathroom.

Particular attention is given to circulation and functionality. Office users benefit from separate lift access dedicated exclusively to the business component of the tower, ensuring that office flows remain fully independent from the residential areas. In addition, office users have access to their own dedicated amenities located on the 16th floor, creating a more complete and professionally oriented environment within the building. Located within mainland DLRC rather than a free zone, The WOW Tower offers a wider spectrum of business opportunities and registration possibilities, making it a strong commercial address for companies seeking flexibility, accessibility and long-term potential.

SHELL & CORE
TAILORED FOR BESPOKE BUSINESS

All business suites at The WOW Tower are offered in shell and core, giving owners the freedom to shape each unit around their exact business needs. Each suite is delivered as a clean open-plan space with panoramic windows, exposed concrete structure, and essential service points prepared for future fit-out. This format allows complete flexibility in planning, design, and finishing, making it ideal for companies seeking a tailored workspace in a premium commercial setting.

IN-UNIT CONNECTIONS
- Drainage connection
- Water connection
- Electricity connection
- Provision for a private pantry
- Provision for a private bathroom
- Access to high-speed fibre optic internet

MAINLAND COMPANY SET-UP

Set in DLRC, Dubai land, The WOW Tower gives buyers access to a Dubai mainland business address registered through DET. This is the most flexible set-up for a wide range of business activities, offering broader operating freedom and fewer structural limitations than a free zone model.

THE WOW RETAIL GROUND FLOOR

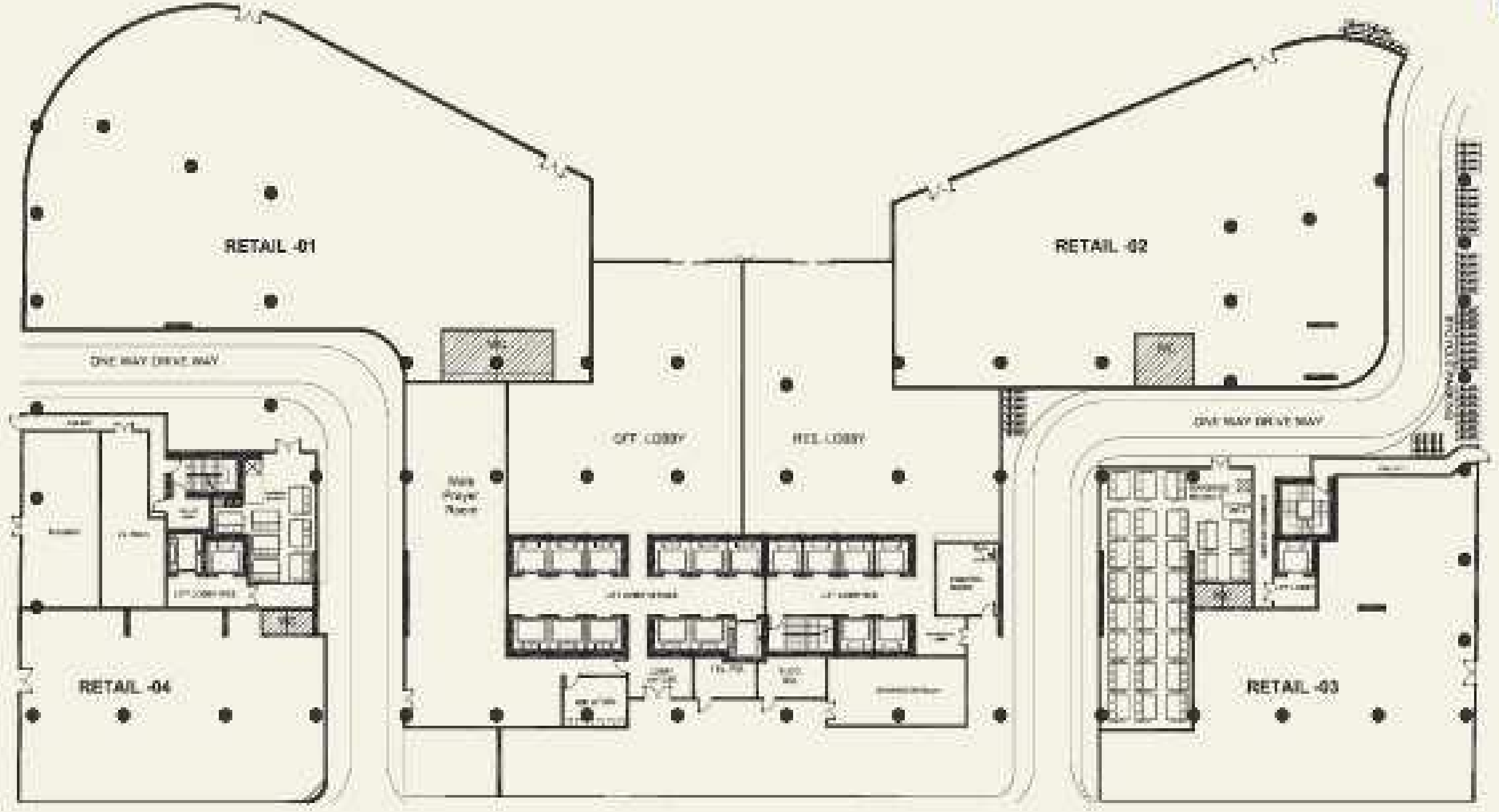
RETAIL UNITS: 4
TOTAL RETAIL AREA: 2,856 SQ. M / 30,744 SQ. FT
TOTAL RETAIL VALUE: AED 92,235,000
AVERAGE PRICE PER SQ. FT: AED 3,000

RETAIL & GRAND LOBBY

G FLOOR

As a bulk commercial investment opportunity, the ground-floor retail offering includes 4 retail units with a combined area of 2,856 sq. m / 30,744 sq. ft, a total acquisition value of AED 92,235,000, and an average price of AED 3,000 per sq. ft. **VAT DISCLAIMER** All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

GROUND FLOOR



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RETAIL -02	G	802.40	8,714.51	-	-	802.40	8,714.51	-	26,147,000.00
RETAIL -03	G	545.39	5,870.42	-	-	545.39	5,870.42	-	17,611,000.00
RETAIL -04	G	384.83	4,142.28	-	-	384.83	4,142.28	-	12,427,000.00

THE WOW
1ST BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 5,193 SQ. M / 55,898 SQ. FT
TOTAL VALUE: AED 111,806,000
PRICE PER SQ. FT: AED 2,000

FIRST OFFICE FLOOR
BUSINESS SUITES

As a bulk commercial investment opportunity, this office floor includes 20 offices with a combined area of 5,193 sq. m / 55,898 sq. ft, a total acquisition value of AED 111,806,000, and an average price of AED 2,000 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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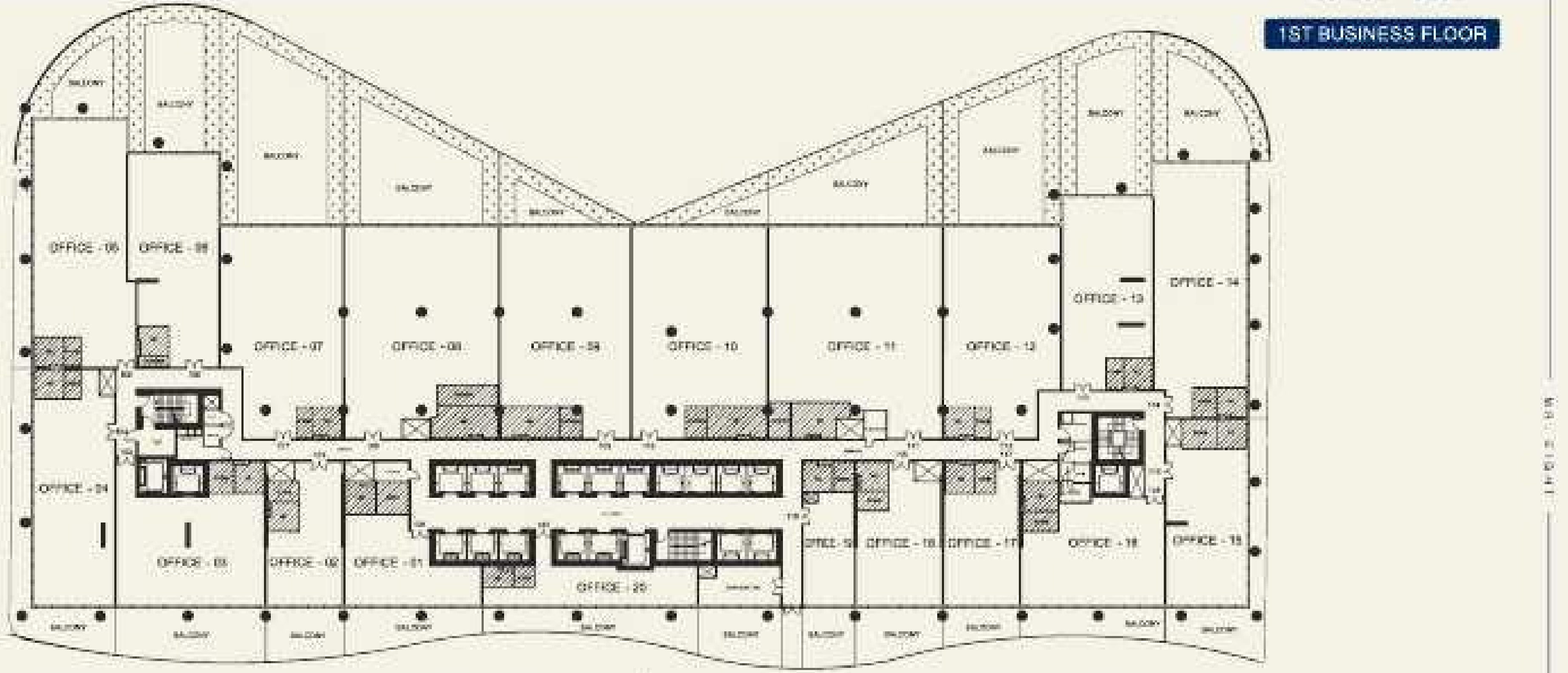
1ST BUSINESS FLOOR



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THE WOW 2ND BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,452 SQ. M / 47,921 SQ. FT
TOTAL VALUE: AED 96,090,000
PRICE PER SQ. FT: AED 2,005

SECOND OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 2nd business floor includes 20 offices with a combined area of 4,452 sq. m / 47,921 sq. ft, a total acquisition value of AED 96,090,000, and an average price of AED 2,005 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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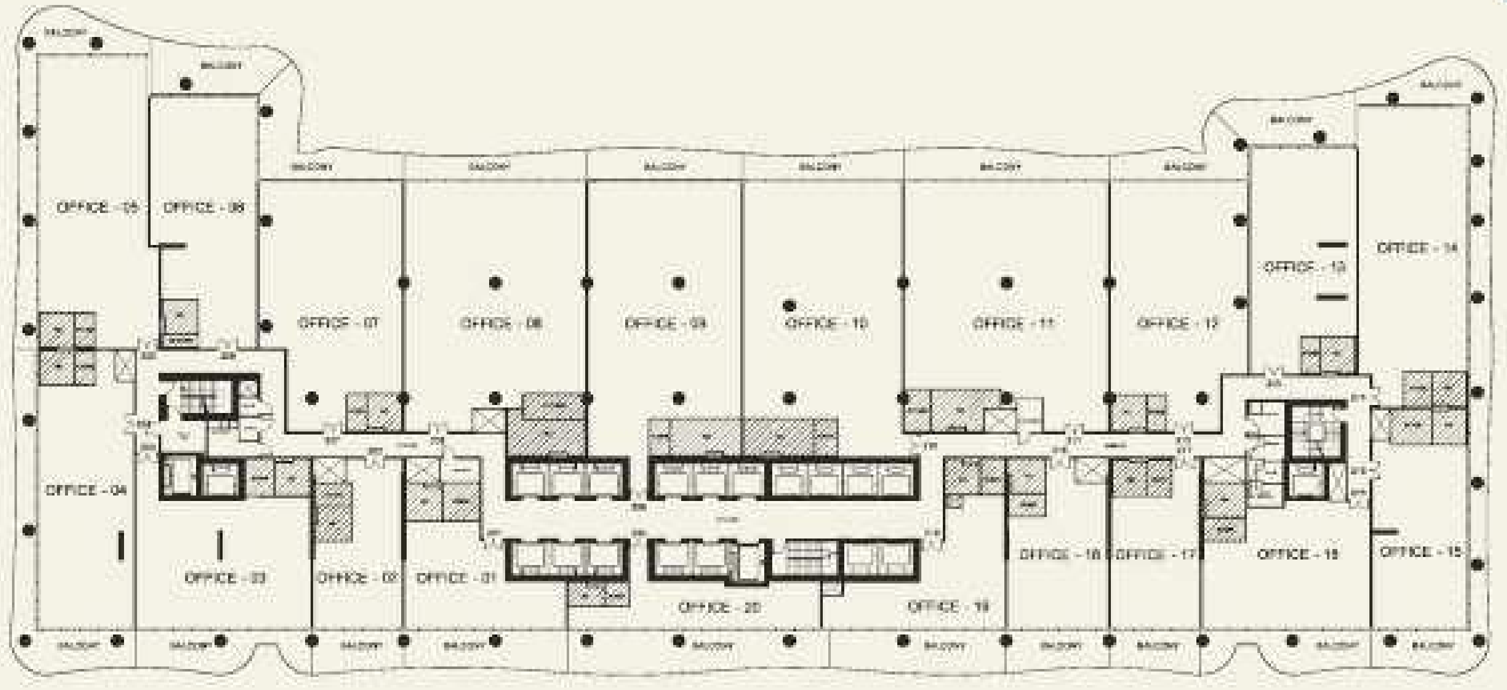

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THE WOW
TOWER

THE WOW
3RD BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,418 SQ. M / 47,553 SQ. FT
TOTAL VALUE: AED 95,592,000
PRICE PER SQ. FT: AED 2,010

THIRD OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 3rd business floor includes 20 offices with a combined area of 4,418 sq. m / 47,553 sq. ft, a total acquisition value of AED 95,592,000, and an average price of AED 2,010 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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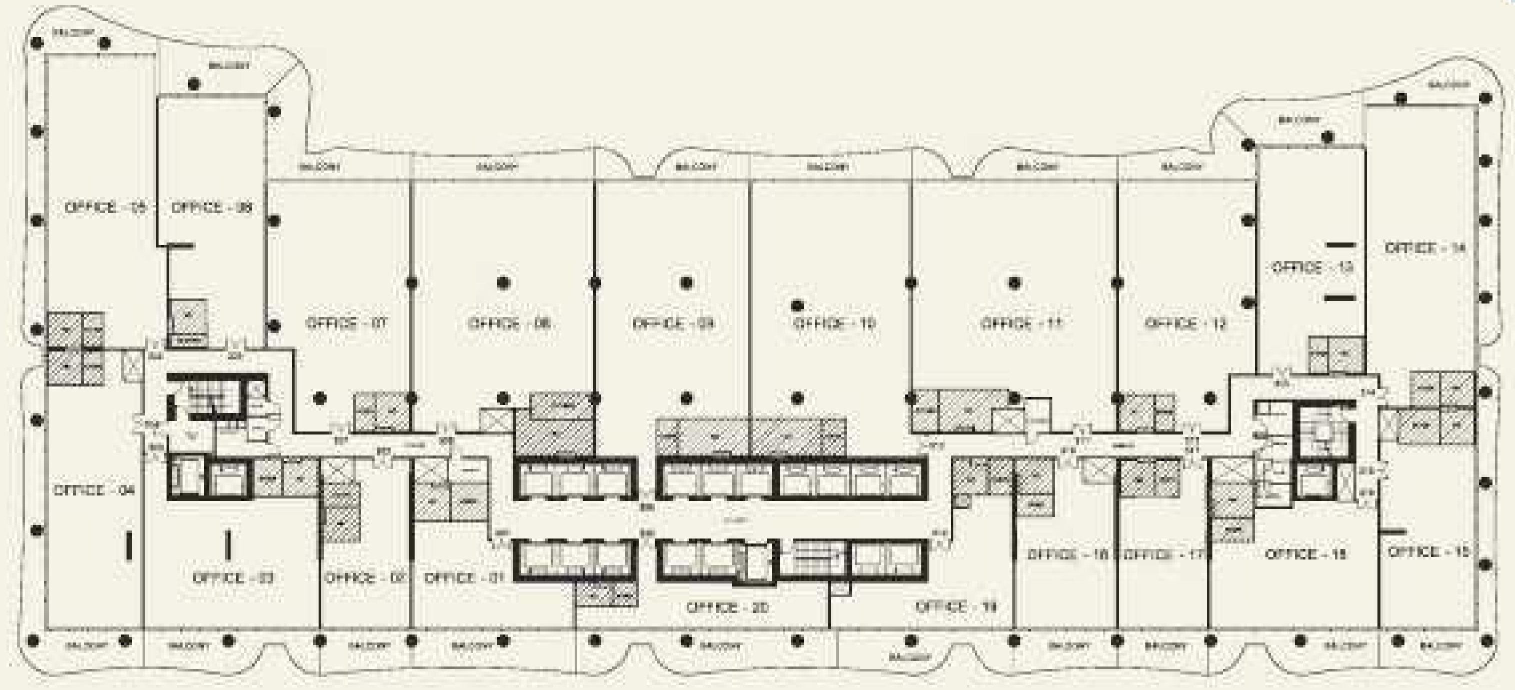
3RD BUSINESS FLOOR



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THE WOW
TOWER

THE WOW
4TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 47,920 SQ. FT
TOTAL VALUE: AED 96,596,000
PRICE PER SQ. FT: AED 2,015

FOURTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 4th business floor includes 20 offices with a combined area of 4,394 sq. m / 47,196 sq. ft, a total acquisition value of AED 95,125,000, and an average price of AED 2,015 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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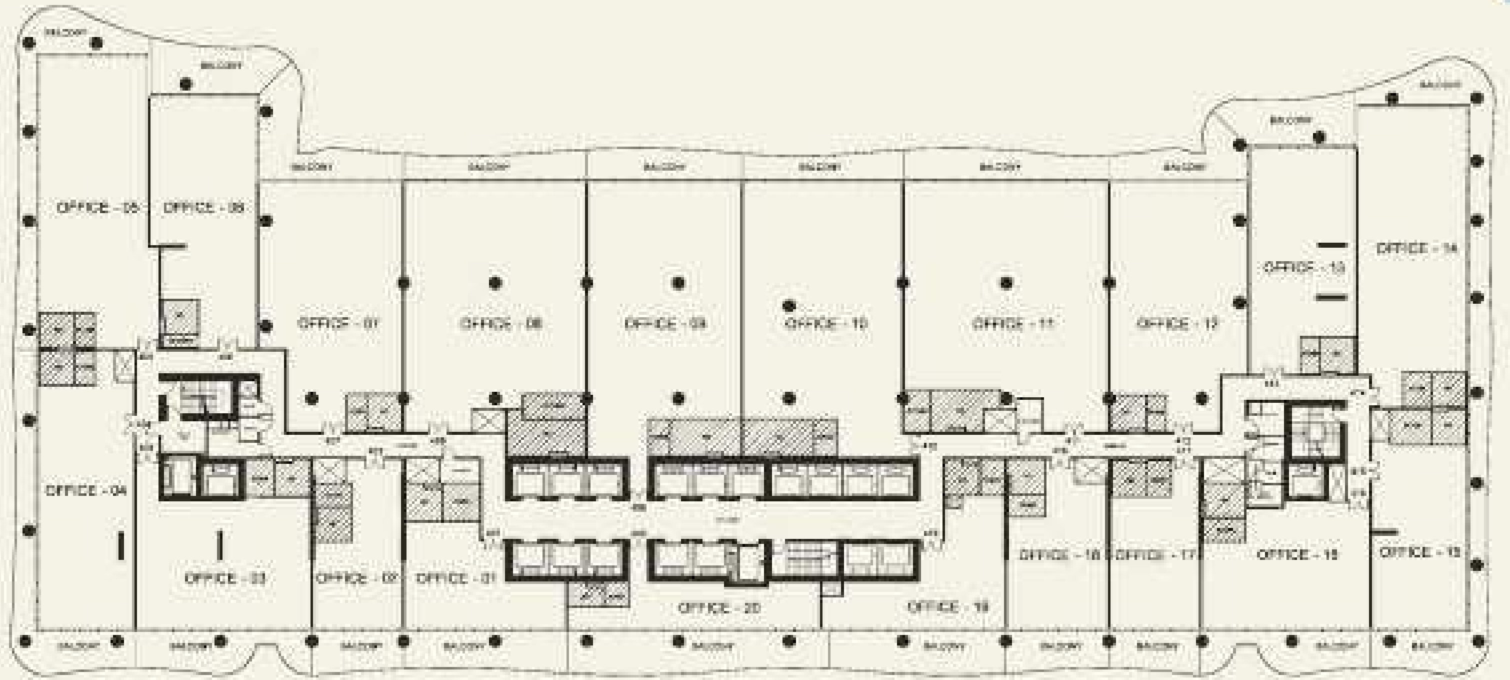

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THE WOW
TOWER

THE WOW 5TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,417 SQ. M / 45,552 SQ. FT
TOTAL VALUE: AED 96,066,000
PRICE PER SQ. FT: AED 2,020

FIFTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 5th business floor includes 20 offices with a combined area of 4,344 sq. m / 46,758 sq. ft, a total acquisition value of AED 94,277,000, and an average price of AED 2,020 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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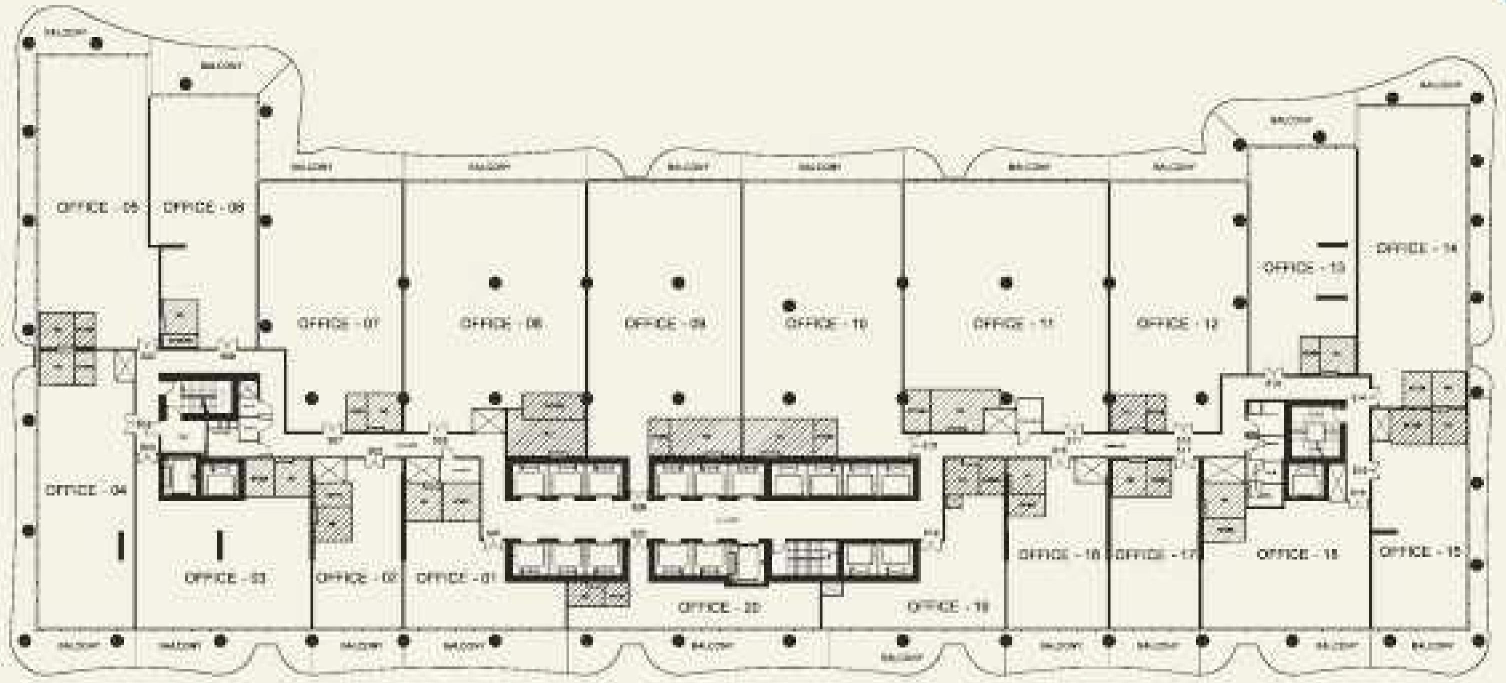
5TH BUSINESS FLOOR



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THE WOW TOWER

THE WOW 6TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA 4,417 SQ. M / 47,552 SQ. FT
TOTAL VALUE: AED 96,303,000
PRICE PER SQ. FT: AED 2,025

SIXTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 6th business floor includes 20 offices with a combined area of 4,164 sq. m / 44,815 sq. ft, a total acquisition value of AED 90,754,000, and an average price of AED 2,025 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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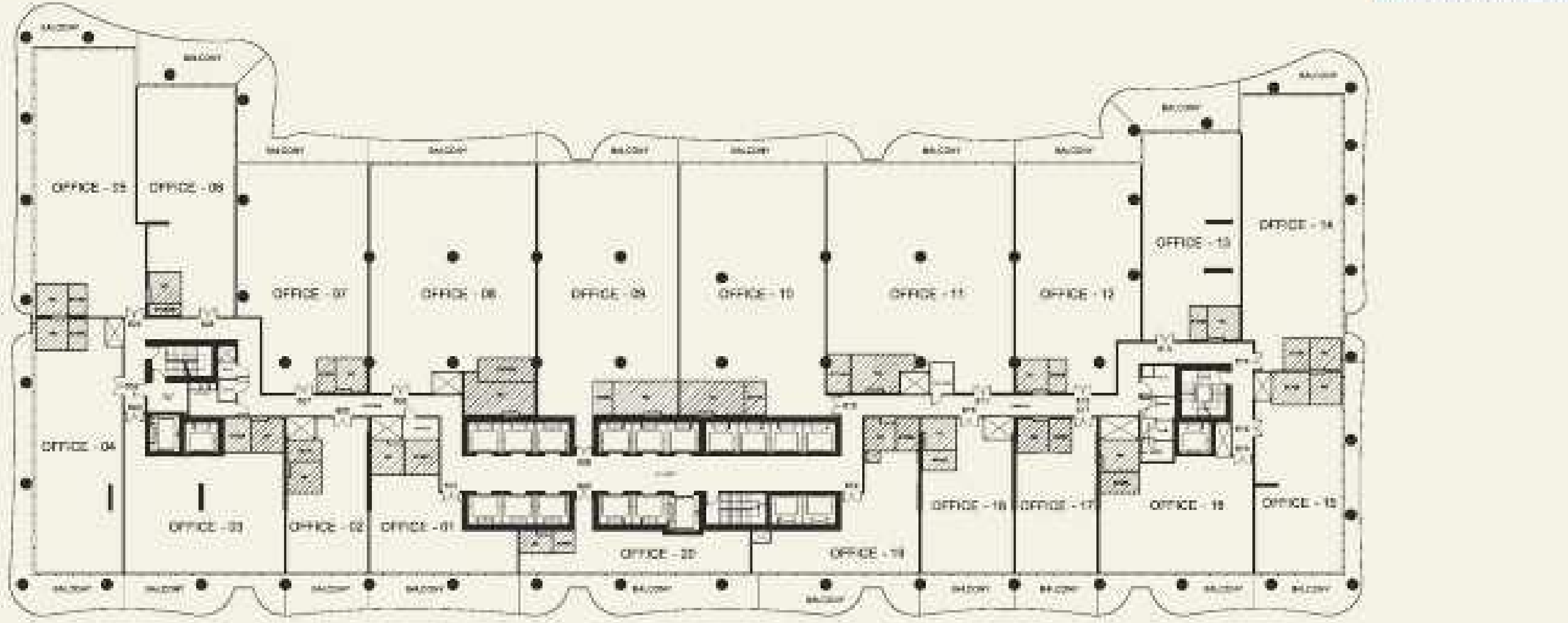
6TH BUSINESS FLOOR



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THE WOW 7TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 4,451 SQ. M / 474,920 SQ. FT
TOTAL VALUE: AED 97,288,000
PRICE PER SQ. FT: AED 2,030

SEVENTH OFFICE FLOOR

BUSINESS SUITES.

As a bulk-commercial investment opportunity, the entire 7th business floor includes 20 offices with a combined area of 4,130 sq. m / 44,455 sq. ft, a total acquisition value of AED 90,249,000, and an average price of AED 2,030 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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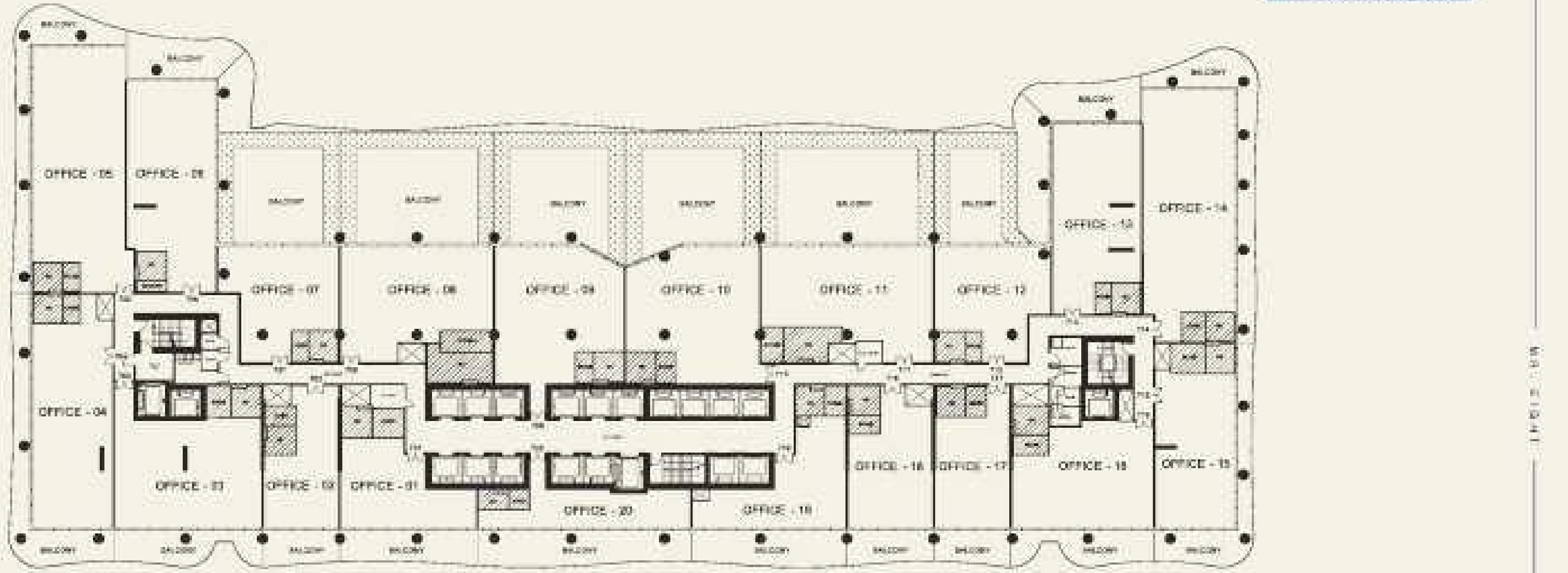
7TH BUSINESS FLOOR



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THE WOW TOWER

THE WOW 8TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,295,000
PRICE PER SQ. FT: AED 2,020

EIGHTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 8th business floor includes 20 offices with a combined area of 4,095 sq. m / 44,078 sq. ft, a total acquisition value of AED 89,692,000, and an average price of AED 2,035 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air conditioning systems.

VAT DISCLAIMER

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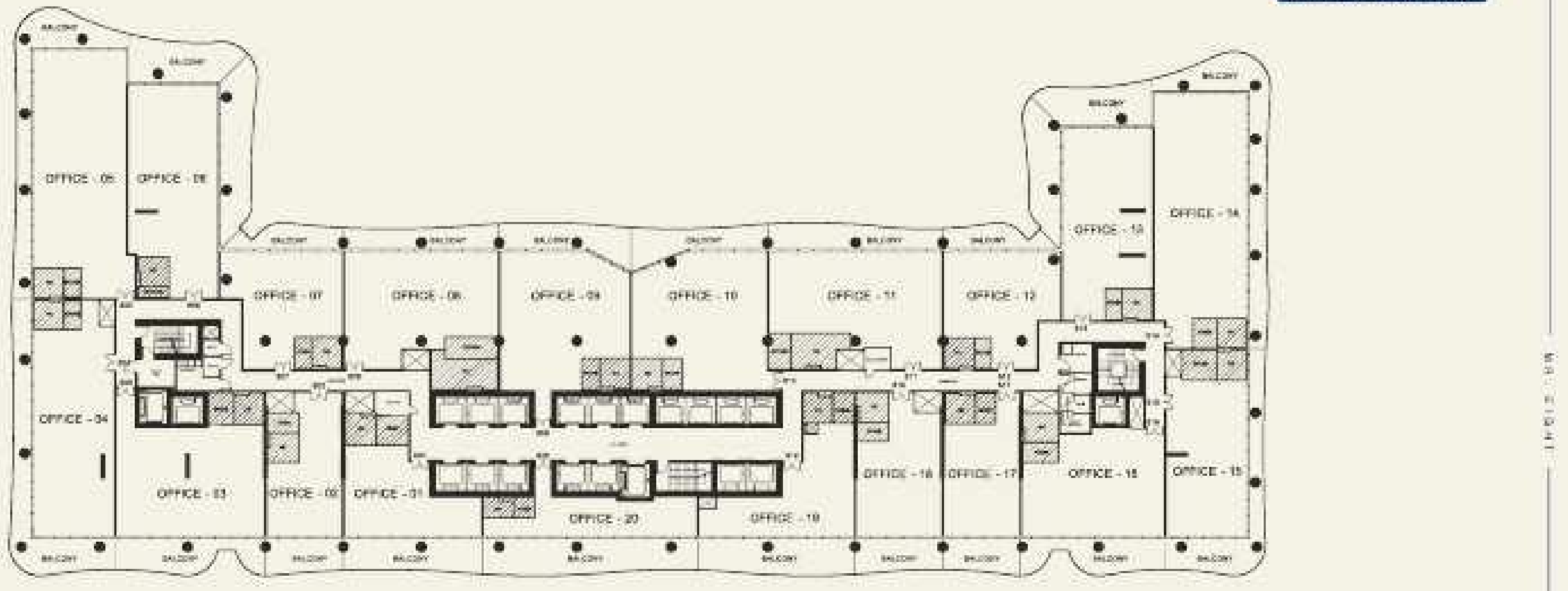
8TH BUSINESS FLOOR



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THE WOW
9TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 82,757,000
PRICE PER SQ. FT: AED 2,040

NINTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 9th business floor includes 20 offices with a combined area of 4,059 sq. m / 43,685 sq. ft, a total acquisition value of AED 89,097,000, and an average price of AED 2,040 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air conditioning systems.

VAT DISCLAIMER

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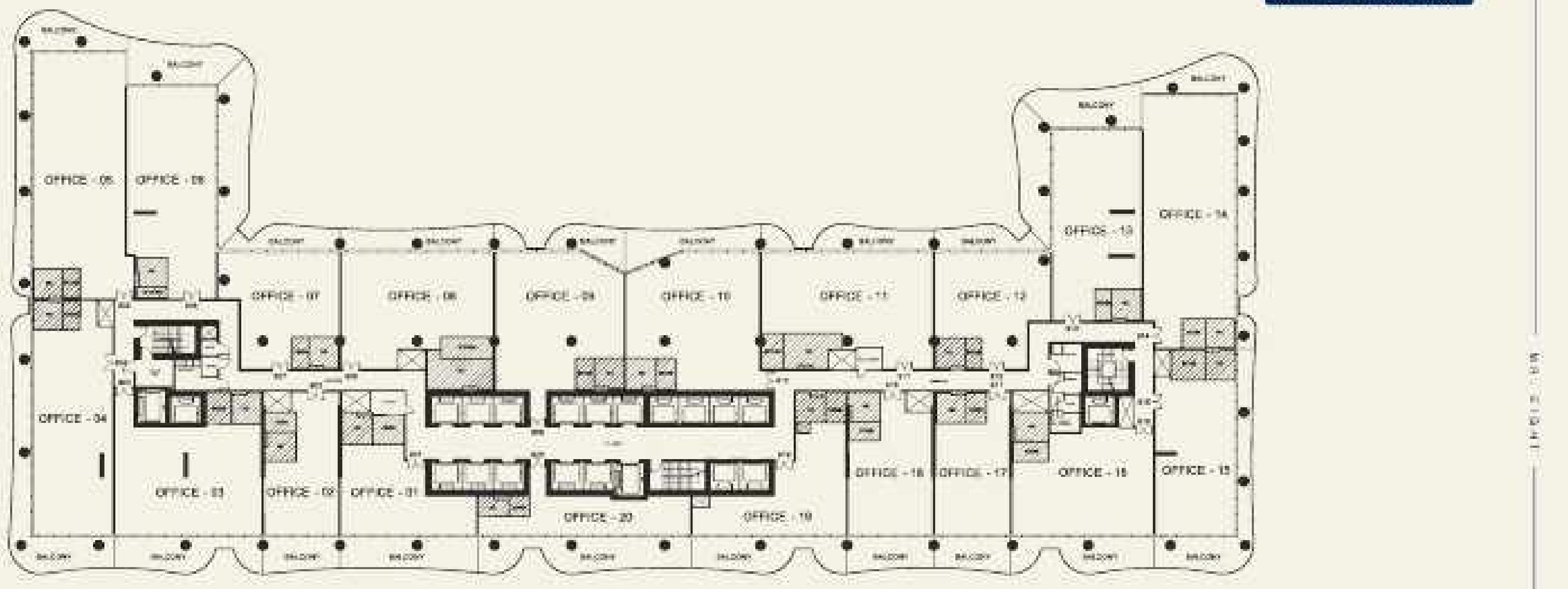
9TH BUSINESS FLOOR



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THE WOW
TOWER

THE WOW 10TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,925 SQ. FT
TOTAL VALUE: AED 83,701,000
PRICE PER SQ. FT: AED 2,045

TENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 10th business floor includes 20 offices with a combined area of 4,024 sq. m / 43,310 sq. ft, a total acquisition value of AED 88,464,000, and an average price of AED 2,045 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER
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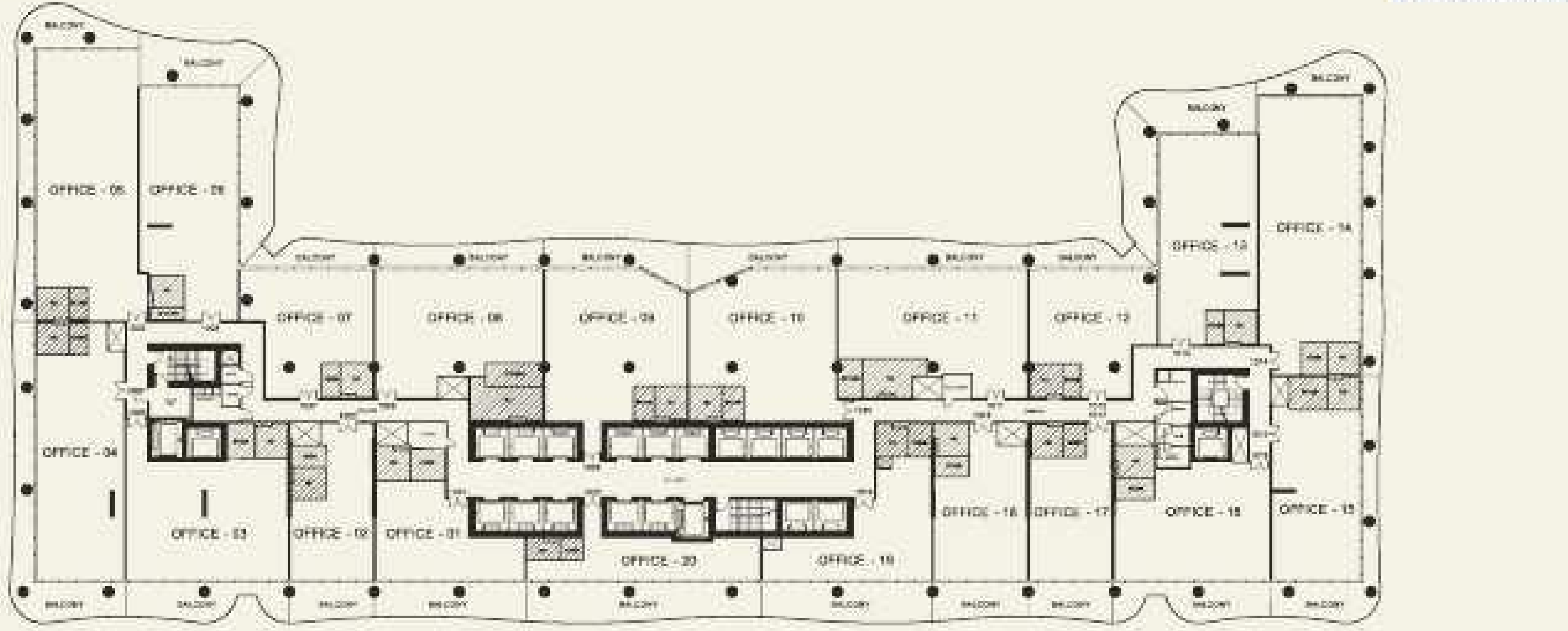
10TH BUSINESS FLOOR



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THE WOW
TOWER

THE WOW
11TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,165,000
PRICE PER SQ. FT: AED 2,050

TENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 11th business floor includes 20 offices with a combined area of 3,988 sq. m / 42,918 sq. ft, a total acquisition value of AED 87,814,000, and an average price of AED 2,050 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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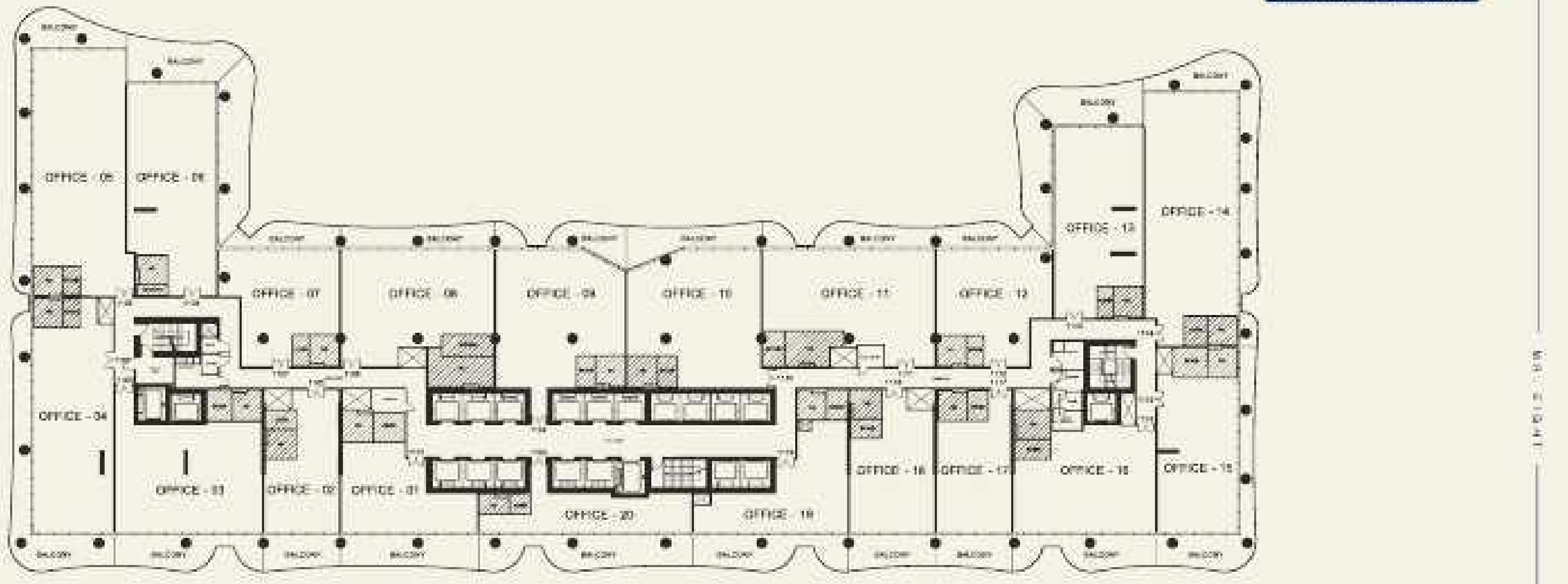
11TH BUSINESS FLOOR



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THE WOW 12TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,370,000
PRICE PER SQ. FT: AED 2,055

TWELFTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 12th business floor includes 20 offices with a combined area of 3,951 sq. m / 42,534 sq. ft, a total acquisition value of AED 87,198,000, and an average price of AED 2,050 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER

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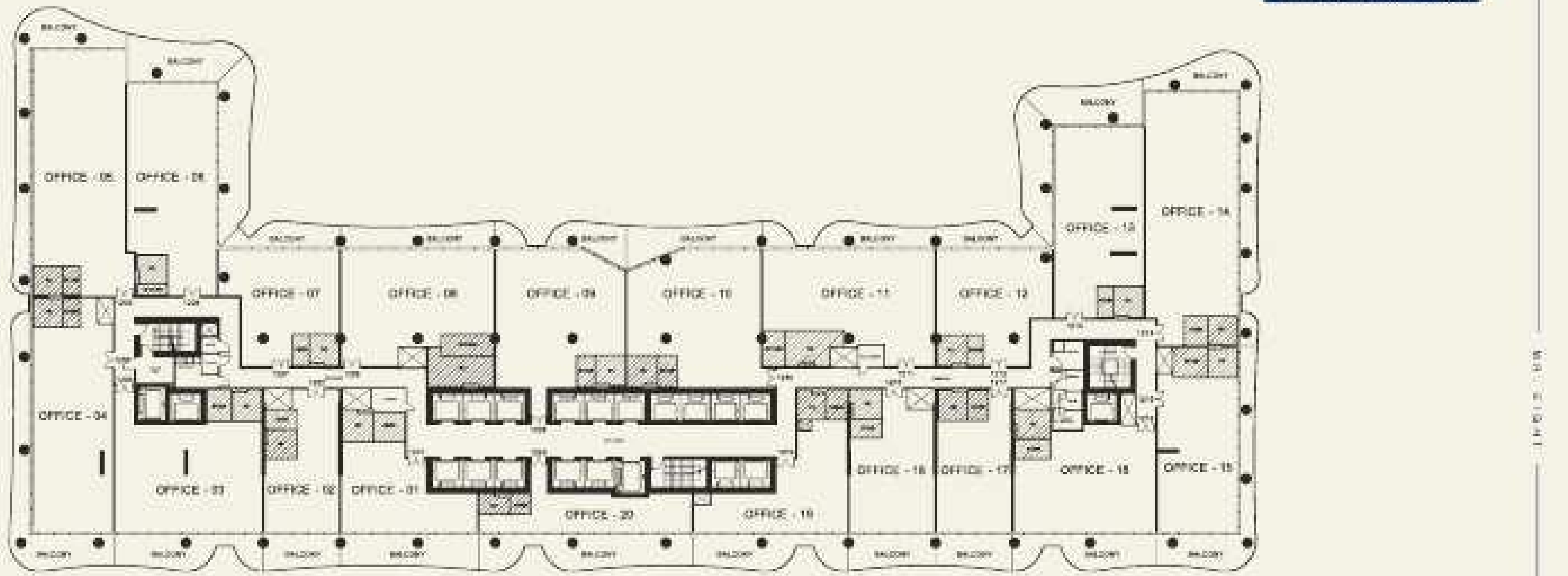
12TH BUSINESS FLOOR



UNIT NUMBER	FLOOR NUMBER	SUITE AREA SQ.M	SUITE AREA SQ.FT	BALCONY AREA SQ.M	BALCONY AREA SQ.FT	TOTAL AREA SQ.M	TOTAL AREA SQ.FT	NO. OF PARKING	PRICE AED
OFFICE-1201	12	106.69	1,130.06	38.84	418.07	144.73	1,888.33	-	3,204,000.00
OFFICE-1202	12	94.44	1,001.36	23.38	248.43	117.54	1,460.00	-	1,808,000.00
OFFICE-1203	12	170.13	1,814.32	38.89	418.98	212.80	2,290.00	-	3,114,000.00
OFFICE-1204	12	171.84	1,449.47	40.27	714.48	228.21	2,494.07	-	3,270,000.00
OFFICE-1205	12	214.12	2,711.25	93.44	582.06	275.13	2,966.96	-	3,150,000.00
OFFICE-1206	12	172.09	1,866.20	86.72	933.46	208.35	2,781.44	-	3,780,000.00
OFFICE-1207	12	177.30	1,483.06	21.41	230.38	138.83	1,494.05	-	2,577,000.00
OFFICE-1208	12	172.09	1,512.37	28.53	317.96	200.52	2,150.01	-	3,500,000.00
OFFICE-1209	12	169.81	1,875.33	26.91	288.82	185.25	2,151.69	-	3,373,000.00
OFFICE-1210	12	96.50	1,026.11	31.52	339.30	121.31	2,196.41	-	1,900,000.00

UNIT NUMBER	FLOOR NUMBER	SUITE AREA SQ.M	SUITE AREA SQ.FT	BALCONY AREA SQ.M	BALCONY AREA SQ.FT	TOTAL AREA SQ.M	TOTAL AREA SQ.FT	NO. OF PARKING	PRICE AED
OFFICE-1211	12	178.71	1,803.75	35.57	218.77	254.63	2,203.21	-	4,547,000.00
OFFICE-1212	12	114.74	1,240.81	19.84	214.83	136.68	1,465.42	-	3,032,000.00
OFFICE-1213	12	180.98	1,765.93	75.06	765.99	253.25	2,499.30	-	5,100,000.00
OFFICE-1214	12	213.68	2,300.25	47.07	521.14	260.75	2,821.37	-	6,211,000.00
OFFICE-1215	12	134.78	1,450.58	50.54	370.35	188.30	2,025.84	-	4,180,000.00
OFFICE-1216	12	164.41	1,054.40	37.30	401.40	181.71	1,955.81	-	4,030,000.00
OFFICE-1217	12	158.32	1,577.79	40.57	436.32	134.80	1,561.81	-	2,717,000.00
OFFICE-1218	12	107.34	1,155.46	24.89	268.00	132.33	1,424.46	-	2,926,000.00
OFFICE-1219	12	111.41	1,197.08	41.57	448.07	152.78	1,645.07	-	3,379,000.00
OFFICE-1220	12	88.28	950.30	41.89	509.44	129.51	1,475.84	-	3,046,000.00

THE WOW 13TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,802 SQ. M / 40,295 SQ. FT
TOTAL VALUE: AED 84,316,000
PRICE PER SQ. FT: AED 2,060

THIRTEENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 13th business floor includes 20 offices with a combined area of 3,915 sq. m / 42,140 sq. ft, a total acquisition value of AED 86,814,000, and an average price of AED 2,060 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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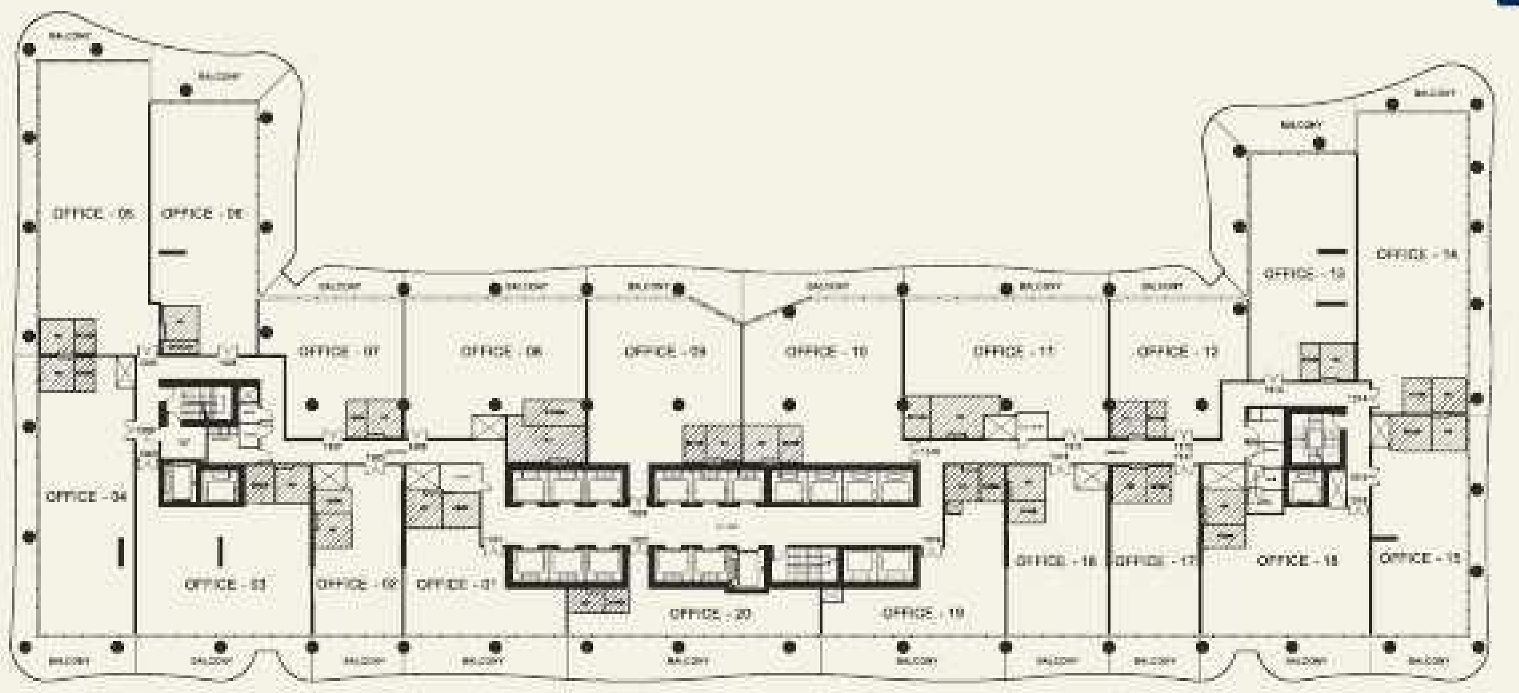
13TH BUSINESS FLOOR



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THE WOW 14TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,772,000
PRICE PER SQ. FT: AED 2,065

FOURTEENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 14th business floor includes 20 offices with a combined area of 3,876 sq m / 41,716 sq ft, a total acquisition value of AED 85,786,000, and an average price of AED 2,065 per sq ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

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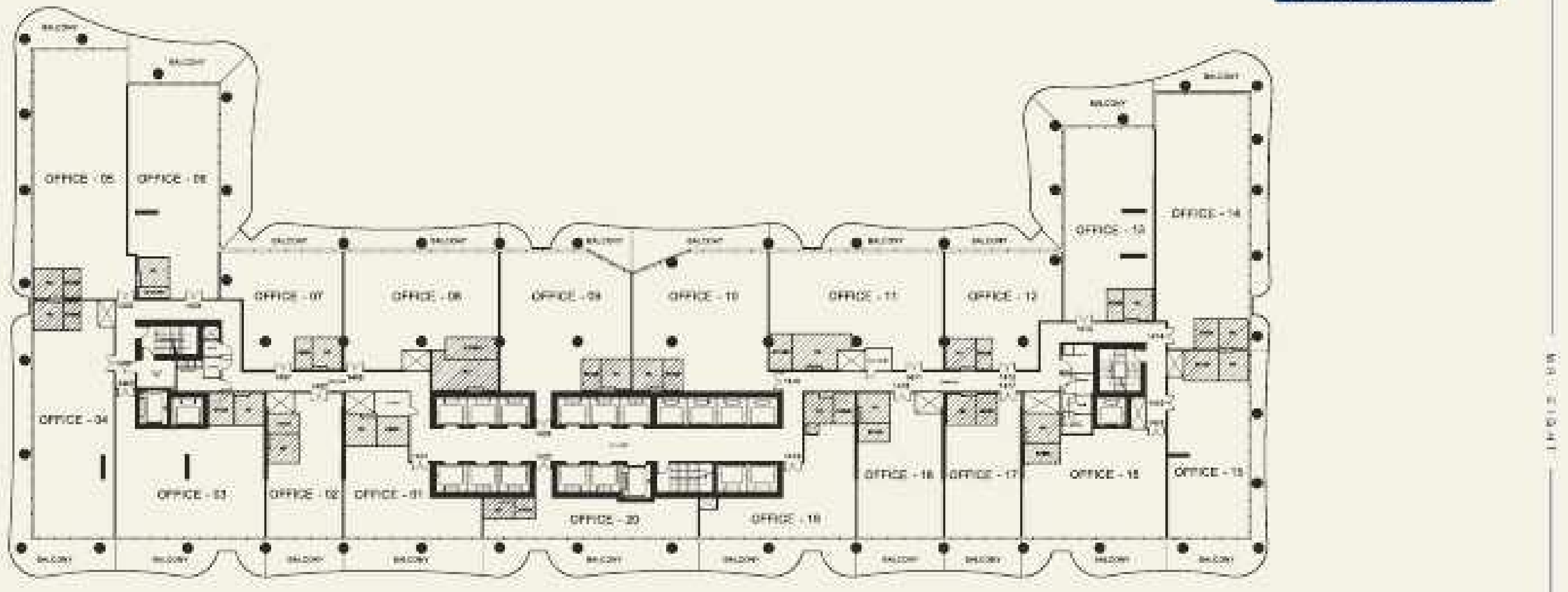

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THE WOW TOWER

THE WOW 15TH BUSINESS FLOOR

OFFICES: 20
TOTAL AREA: 3,768 SQ. M / 40,563 SQ. FT
TOTAL VALUE: AED 83,976,000
PRICE PER SQ. FT: AED 2,070

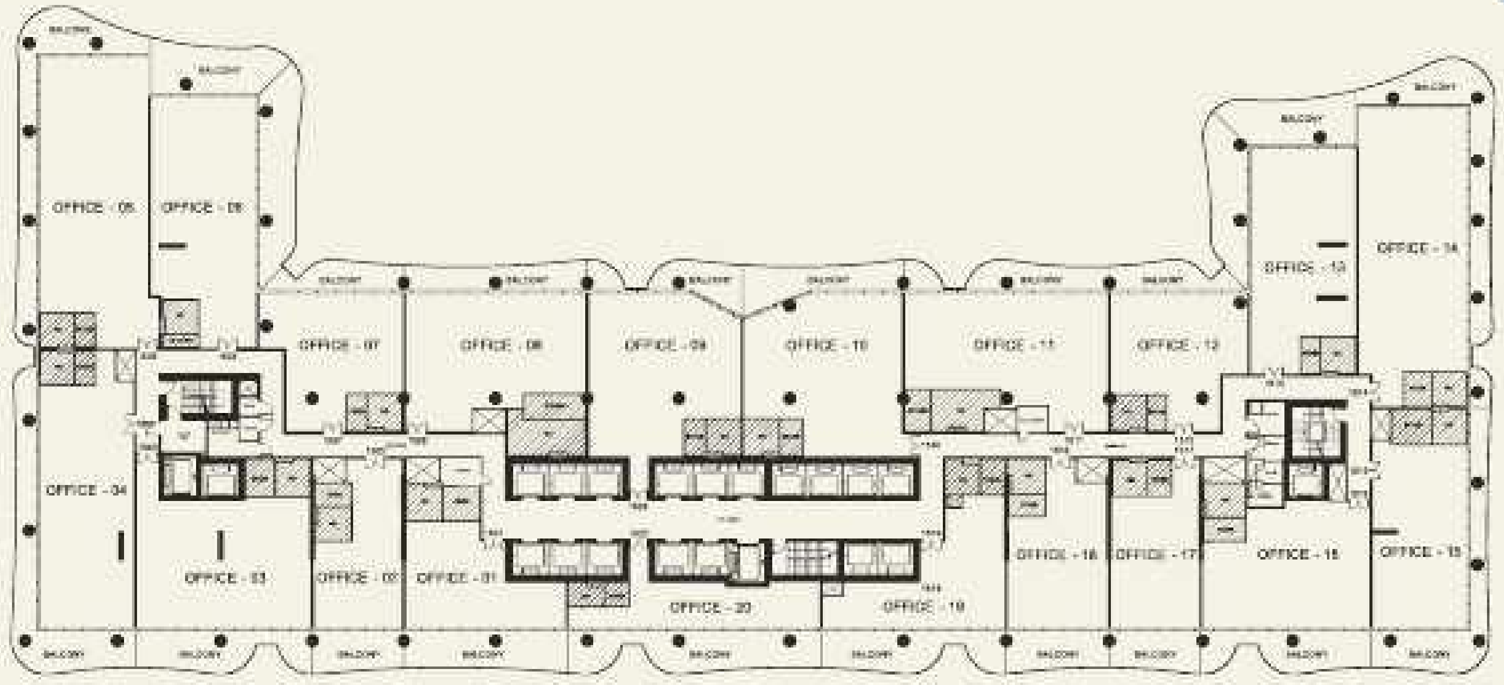
FIFTEENTH OFFICE FLOOR

BUSINESS SUITES

As a bulk commercial investment opportunity, the entire 15th business floor includes 20 offices with a combined area of 3,768 sq. m / 40,563 sq. ft, a total acquisition value of AED 83,976,000, and an average price of AED 2,070 per sq. ft. All offices are offered in shell and core condition, with separately allocated connections for kitchen and bathroom facilities, as well as provision for cooling and air-conditioning systems.

VAT DISCLAIMER
All prices stated in this brochure are exclusive of VAT. In line with UAE law, the sale of commercial real estate is subject to 5% VAT, payable by the purchaser in addition to the purchase price.

15TH BUSINESS FLOOR



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EXECUTIVE LOUNGE TERRACE

LOCATED ON THE 16TH FLOOR, THE EXECUTIVE LOUNGE TERRACE IS A DEDICATED OUTDOOR AMENITY CREATED EXCLUSIVELY FOR OFFICE USERS. DESIGNED AS AN EXTENSION OF THE BUSINESS ENVIRONMENT, IT OFFERS A COMFORTABLE OPEN-AIR SETTING WHERE OCCUPANTS CAN STEP OUT, TAKE A BREAK, GET FRESH AIR OR ENJOY A QUIETER MOMENT AWAY FROM THE WORKSPACE. MORE THAN JUST A TERRACE, IT ADDS A VALUABLE LIFESTYLE LAYER TO THE OFFICE COMPONENT OF THE WOW TOWER, BRINGING OPENNESS, FLEXIBILITY AND EVERYDAY COMFORT INTO THE BUSINESS EXPERIENCE.

DUBAI
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In association with
INTERNATIONAL
PROPERTY
& Travel
SUSTAINABLE
RESIDENTIAL
DEVELOPMENT
2026-2027

EXECUTIVE LOUNGE TERRACE

More than just an outdoor terrace, the Executive Lounge Terrace is designed as a carefully planned green zone for office users within The WOW Tower. Located on the 18th floor, it brings together lounge areas, tables, relaxation corners, meditation spaces and recovery zones, all furnished with a variety of outdoor seating and garden furniture. Conceived as an extension of the business environment, it offers a more thoughtful and restorative setting where occupants can meet, pause, reset or simply enjoy a quieter moment in greenery above the city.

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MR. EIGHT

16TH FLOOR BUSINESS AMENITY

Positioned on the 16th floor, the Executive Lounge Terrace is designed as a private outdoor space for office users within The WOW Tower. It creates an additional layer of comfort within the business environment, giving occupants the opportunity to step outside, pause, enjoy fresh air and spend time in a more relaxed setting during the working day. As part of the tower's dedicated office amenities, it supports a more balanced and thoughtfully planned business experience.

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INTERNATIONAL PROPERTY Awards
SUSTAINABLE RESIDENTIAL DEVELOPMENT
00Mr.Eight
2026-2027

EXECUTIVE LOUNGE TERRACE

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ARRIVAL LOBBY

PRIVATE ROAD ACCESS

The arrival experience at The WOW Tower is designed as a seamless and well-orchestrated transition from city to residence. All vehicles access the tower via a dedicated private driveway, ensuring smooth and controlled entry and exit without disrupting the main façade. Upon arrival, residents and guests are welcomed through a carefully managed entrance sequence that emphasizes comfort, privacy and efficiency. This approach creates a refined and discreet arrival experience, where every detail is designed to support a strong sense of order, ease and exclusivity.

SEPARATE ACCESS

FOR APARTMENTS AND BUSINESS SUITES

The WOW Tower is designed with two fully separate entrance experiences: one dedicated to office visitors and users, and the other reserved for residents. These access points are intentionally divided to ensure that residential and commercial traffic remain independent, creating a more comfortable, private and efficient flow throughout the building. Office floors are served by their own dedicated lift system, while residential levels are accessed through separate resident elevators, ensuring clear vertical circulation for each use. Residents who also use the office component of the tower will benefit from access cards for faster and more seamless entry into working areas, adding further convenience to the overall building experience.

BUSINESS ARRIVAL LOBBY

The Office Grand Lobby at The WOW Tower is designed as a true arrival experience and the commercial signature of the building. Created exclusively for the office component, it sets the tone for a more elevated business environment from the very first step. Its defining feature is the dramatic entrance sequence, where owners, tenants, and guests arrive through a striking composition of fire and water, creating a bold first impression that reflects the identity of The WOW Tower.

Framing the entrance on both sides, illuminated waterfalls with integrated fire elements form a memorable visual statement, turning the lobby into more than a point of access — it becomes part of the experience of doing business in the building.

Inside, the office lobby is thoughtfully divided into a series of elegant and functional zones. These include a library area for quiet moments, a café space for informal meetings and daily conveniences, and several lounge areas where business owners, clients, and guests can meet, wait, work, or relax in a refined setting.

At the heart of the lounge sits a gas fireplace, serving as a central design feature and natural focal point of the space. More than a decorative element, it brings warmth, atmosphere, and a sense of comfort to the overall business environment.

More than just an entrance, the Office Grand Lobby is designed as a social and professional space — one that combines identity, functionality, and presence, while giving the commercial part of The WOW Tower its own distinct character.

Fully furnished with a curated selection of premium design brands, the Office Grand Lobby features furniture by Edra, USM Modular Furniture, and B&B Italia, complemented by lighting from Tom Dixon and Flos.

Tom Dixon. edra Cassina USM Artemide FLOS

LIGHT, GREENERY
AND ATMOSPHERE

Special attention is given to lighting quality and visual comfort. The lobby is designed around a softer, warm-toned light rather than harsh white illumination, creating a healthier and more pleasant environment for the eye. With a balanced light output of around 400 lumens, the lighting feels gentle, calm, and non-irritating, while sitting naturally on the stone, greenery, and furniture finishes. The result is a refined interaction between light, form, and material — one that enhances the ambience, supports wellbeing, and gives the lobby its warm, elegant character.

THE WOW EFFECT

The reception at The WOW Tower is designed as the true wow point of the lobby — a striking arrival moment that defines the identity of the building from the very first step. Framed by dramatic illuminated features on both sides, it creates a bold and memorable first impression, making guests instantly feel that they are entering a place with presence, character, and distinction. More than a functional reception area, it is the visual signature of the tower and the calling card of its entire business environment.

BUSINESS LOBBY

The lobby of The WOW Tower's commercial section is designed as more than a point of arrival — it is a refined business lounge created for comfort, presence, and everyday convenience. Thoughtfully planned as a welcoming shared environment, it brings together a series of elegant zones where owners, tenants, clients, and guests can meet, wait, work, or simply take a pause in a premium setting.

Inside, the space is divided into several distinct areas, including lounge seating for informal meetings, a dedicated coffee point for daily convenience, and quieter corners suited for short conversations or focused time between appointments. Every zone is designed to support the rhythm of the working day while creating a stronger sense of quality and atmosphere from the very first step into the building.

More than a lobby, it is a business environment in itself — a place that reflects the identity of The WOW Tower through comfort, functionality, and a carefully curated sense of style.

BARISTA CORNER

Located within the Grand Lobby, the dedicated Coffee Point adds comfort, energy, and everyday convenience to the commercial experience at The WOW Tower. Designed as more than just a place for coffee, it creates a welcoming setting for informal meetings, short breaks, and time spent with business partners, guests, or friends.

HIGH-SPEED LIFT SYSTEM

The WOW Tower is equipped with a high performance lift system designed to ensure speed, efficiency and complete privacy for all users. The building features a total of 12 high-speed elevators, with fully separated vertical circulation for residential and office components. Dedicated lift zones allow residents and business users to move independently, minimizing crossover and ensuring a smooth, controlled flow throughout the tower.

Advanced access control systems further enhance privacy and security, allowing seamless yet restricted movement across different zones of the building. Every aspect of the lift experience is carefully planned to provide fast, discreet and comfortable access, supporting a premium standard of everyday living and working within the tower.

THE ART OF ARRIVAL

At The WOW Tower, special attention is given to the design of the lift cabins — a detail often overlooked in residential developments. At Mr. Eight, we see the elevator not just as a means of movement, but as a natural extension of the lobby experience. Carefully considered materials, lighting and finishes create a refined atmosphere that continues the architectural language of the building. It is important for us that residents enjoy a distinctive experience that makes every return home feel more special. Every journey within the tower is designed to feel seamless, comfortable and elevated, enhancing the overall living experience from the moment you arrive to the moment you reach your home.

ARCHITECTURE
AS A LANGUAGE OF COMMUNICATION

THE ARCHITECTURE OF THE WOW TOWER BRINGS TOGETHER THE STRENGTH OF BRUTALIST VOLUME WITH THE ELEGANCE OF WAVE-LIKE FAÇADES, CREATING A DISTINCTIVE EXTERIOR THAT FEELS BOTH BOLD AND REFINED. WHILE THE BUILDING IS GROUNDED IN A ROBUST ARCHITECTURAL LANGUAGE, ITS FLOWING FAÇADE LINES SOFTEN THE MASSING AND INTRODUCE MOVEMENT, LIGHTNESS AND VISUAL RHYTHM TO THE COMPOSITION. THIS BALANCE BETWEEN SCULPTURAL SOLIDITY AND REFINED FAÇADE AESTHETICS ALLOWS THE TOWER TO STAND OUT AS A GRACEFUL AND CONTEMPORARY ADDITION TO THE SURROUNDING URBAN LANDSCAPE.

p.s. mr. eight

WAVE-LIKE FACADES
DEFINING A MODERN SILHOUETTE

Wave-like facades have become a defining feature of contemporary architecture, bringing movement, softness and a more sculptural identity to the urban skyline. In the WOW Tower, this undulating architectural language gives the building a distinctive modern presence, allowing it to stand out with elegance rather than excess. More than a visual gesture, it introduces rhythm, depth and a refined sense of fluidity to the exterior, making the tower a strong and memorable addition to its architectural setting.

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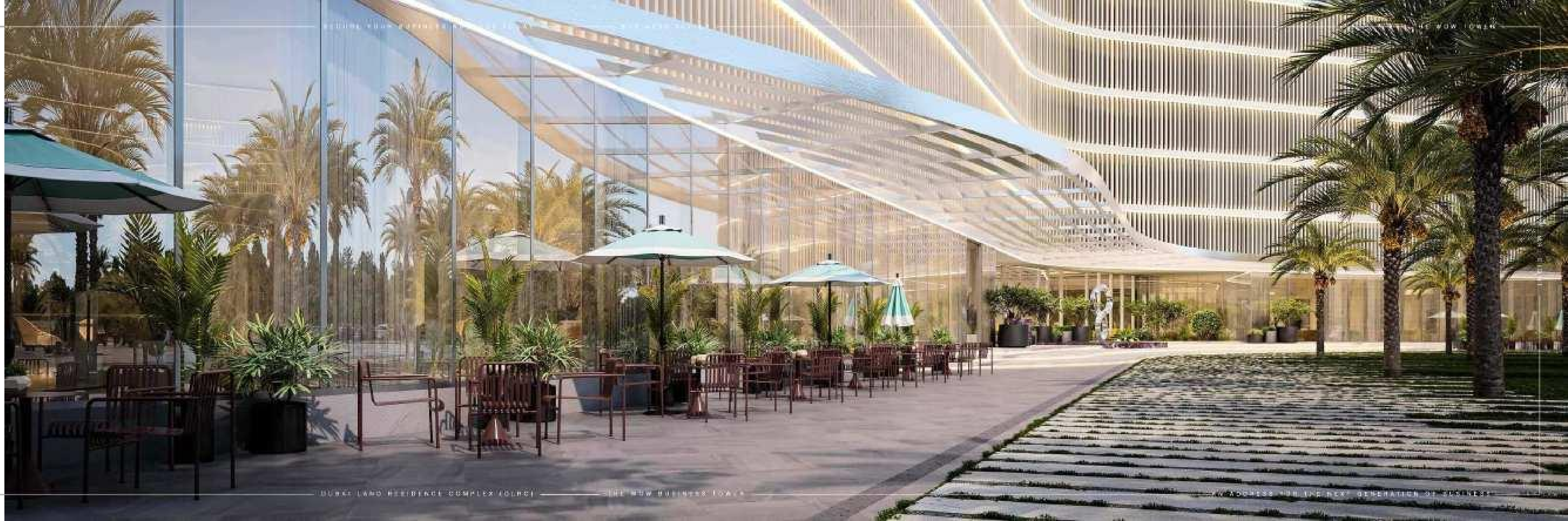
GROUND-FLOOR RETAIL FOOD & BEVERAGE
AS PART OF DAILY LIFE

The ground floor of The WOW Tower is designed to include four spacious retail units, each complemented by generous terraces and open views towards the mosque, creating a distinctive setting for dining, coffee and lifestyle concepts. As part of the building's own internal infrastructure, these spaces are envisioned to bring curated food and beverage experiences directly into the everyday life of the project, including Italian and Greek restaurant concepts. More than a retail component, this level is designed to add convenience, atmosphere and a stronger sense of destination to the tower as a whole.



DUBAI
PROPERTY
AWARDS

PROPERTY

2026-2027

INFINITY SIGNATURE

A polished steel infinity sign placed beside the entrance has become a distinctive signature of Mr. Eight Residences. Present across the brand's projects, it serves as a recognisable design marker at the point of arrival — reflecting continuity, identity and a lasting architectural presence.

DUBAI
PROPERTY
AWARDS
2026-2027

SURROUNDED BY GREEN PARKS

The setting of The WOW Tower is defined by a quieter and more composed relationship with its surroundings. Facing a green park landscape and the grounds of the nearby mosque, the building enjoys a more open and peaceful frontage, free from the intensity of a busy traffic street. A private internal driveway manages arrivals and departures within the project itself, allowing vehicles to enter and exit the building without disrupting the main façade experience. This creates a more comfortable residential atmosphere where greenery, openness and a sense of calm become an integral part of daily life.

DUBAI PROPERTY AWARDS
INTERNATIONAL PROPERTY AWARDS
SUSTAINABLE RESIDENTIAL DEVELOPMENT
2026-2027

EXECUTIVE LOUNGE TERRACE

A dedicated green terrace designed exclusively for users of the building's "business suites" offices, the Executive Lounge terrace offers a private outdoor setting for breaks, informal meetings and moments of reset throughout the day. Accessible through a separate office flow that remains independent from the residential areas of the tower, it creates a more discreet, comfortable and professionally oriented environment for tenants and office users.

60/40

INVESTMENT PLAN

WITH 18-MONTH POST-HANDOVER PAYMENT

BOOKING AED 70,000
20% + 4% DLD + ADMIN FEE ON SPA SIGNING
5% WITHIN 6 MONTHS FROM THE BOOKING DATE
5% AFTER 12 MONTHS
10% UPON 30% CONSTRUCTION COMPLETION
10% UPON 75% CONSTRUCTION COMPLETION
10% ON HANDOVER UPON 100% CONSTRUCTION COMPLETION
ESTIMATED COMPLETION Q3 2029
40% POST-HANDOVER WITHIN 18 MONTHS

RESALE OPTION AVAILABLE ONCE 24% IS PAID
ALL PAYMENTS ARE LINKED TO CONSTRUCTION MILESTONES

SERVICE CHARGE
THE ANNUAL SERVICE CHARGE IS CALCULATED
BASED ON THE TOTAL AREA OF THE APARTMENT.
AED 18/FT² PER YEAR FOR THE INTERIOR APARTMENT AREA
AED 4.5/FT² PER YEAR FOR BALCONIES

THE WOW
TOWER

SECURE YOUR BUSINESS ADDRESS TODAY

WITH AN 18-MONTH POST-HANDOVER INVESTMENT PLAN

The WOW Tower introduces a new business destination in DLRC, shaped by the future growth of Dubai Silicon Oasis and the city's continued expansion toward innovation, education and technology-driven industries. With strong road connectivity, growing surrounding demand and a strategic position within one of Dubai's emerging business corridors, it offers companies the opportunity to secure a forward-looking commercial address today.

Luxury Lifestyle Awards
BEST OF THE BEST
TOP 100
OF THE WORLD
WINNER
★ 2025 ★

WHO IS MR. EIGHT?

Mr. EIGHT Development stands among the
TOP 100 Real Estate Developers of the World, as recognized by Luxury LifestyleAwards.

LAND ACQUISITION, PLANNING & DEVELOPMENT

We begin with the most important decision — location. Every plot is carefully selected by our team to ensure long-term value, architectural potential, and strong market demand. We choose only those sites that meet our highest criteria.

IN-HOUSE DESIGN DEVELOPMENT

All concept creation, architectural planning, technical documentation, interior design, branding, marketing, and sales are carried out in-house. This gives us complete control, allowing each project to be cohesive, iconic, and thoughtfully crafted for end-users and investors.

CONSTRUCTION AND DELIVERY

Our final stage is execution — building and realising the project. From construction oversight to final finishing, we maintain the same attention to detail that defines the Mr Eight philosophy. The result is a product built to the highest standards of luxury living.

EMILS DAUJATS
Director

ALEXANDRA MOGILEVSKAYA
Managing Director

WE DESIGN, DEVELOP, AND DELIVER EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique real estate developer dedicated to creating exclusive residences that embody European refinement and craftsmanship. Each project reflects a balance of timeless design, thoughtful functionality, and emotional warmth — homes crafted with the same care and detail we would desire for ourselves. Attention to detail is at the core of our DNA, shaping every decision from concept to completion. Our vision goes beyond construction; it is about creating meaningful living spaces that inspire comfort, beauty, and lasting value.

p.s. mr. eight

MR. EIGHT AWARDS & RECOGNITION

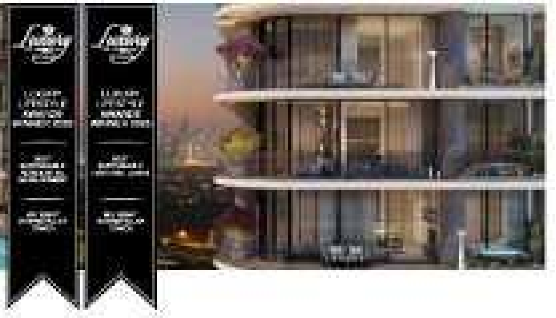
Mr. Eight is recognized on Dubai Islands for signature projects including Villa del DIVOS, Villa del BRUNELLO, Villa del GAVI, and Villa del GARDA. The developer, Mr. Eight Development, has received international recognition from the London-based International Property Awards and the New York-based Luxury Lifestyle Awards, including two 2025 awards for INTERSTELLAR Tower: Best Luxury Sustainable Residential Development and Best Luxury Sustainable High-Rise Living.

VILLA DEL DIVOS

VILLA DEL BRUNELLO

VILLA DEL GAVI

INTERSTELLAR TOWER



THE WOW
TOWER

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THE WOW

A NEW COMMERCIAL LANDMARK MADE BY MR.EIGHT

THE WOW

Business Tower

A NEW COMMERCIAL LANDMARK
BY MR. EIGHT