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## Table of Contents

Property Description .....	3
Contact Details .....	3
Property Features.....	4
Image Gallery .....	5
Floorplans.....	6
Development .....	7

► **Property Description:**



**1,004 Sq. Ft. Offices**

Office is available for sale. It is located in Canada Business Centre, Business Bay. <br>Area: 1,004 (SQFT) - Parking: 1 - Hand Over :APRIL 09 <br>View: Lake View<br>Original Price : AED 2,238,920 <br>Net selling price: AED 2,389,520 (AED 2,380/SQFT)<br>Net to owner AED 598,384 = (PAID 20%) AED447,784+ (PREMIUM)AED 150,600 <br>Net to developer AED 1,791,136 <br>10% sep 08 - 20 % Dec 08 - 15 % March 09 - 35 % Completion

- **Type** Office
- **Status** Property Unavailable
- **Bedrooms** 0
- **Price** 2,389,520 AED
- **Area** 1,004 Sq. Ft.
- **Location** UAE » Dubai » Business Bay » Canada Business Centre

► **Contact Details:**

- **Name** Diamant Properties
- **Phone** +971(2) 5101-023
- **Fax** +971-2-671-1630
- **Cell**
- **Address**

## Property Features:

### Main Features

- Central Air-Con
- Completion Year 2009
- Floors in Building 20
- Land Area 1004
- Lobby in Building
- Other Main Features Shopping Centre.
- Parking Spaces
- Waste Disposal

### Business and Communication

- Broadband Internet
- Conference Room
- Intercom
- Satellite/Cable TV

### Healthcare and Recreation Facilities

- Other Facilities Rooftop pool, massage centre.

### Healthcare and Recreation Facilities in Building

- Gym or Health Club

### Other Facilities

- Cafeteria or Canteen

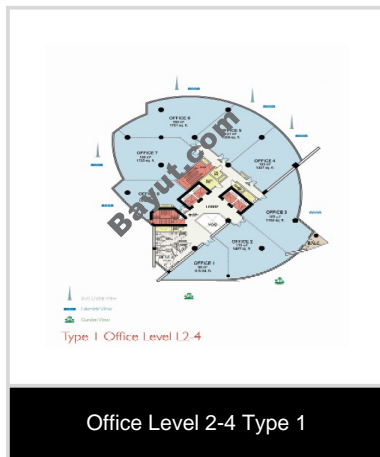
► Image Gallery:



For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_offices/canada\\_business\\_centre\\_office\\_for\\_sale-360640.html](http://www.bayut.com/uae_dubai_offices/canada_business_centre_office_for_sale-360640.html)

Floorplans:



For larger view click link below

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## Information About Canada Business Centre:



The Canada Business Centre is more than a striking contemporary structure in the heart of one of the world's most exclusive business districts. Undoubtedly, it is beautifully designed – over nineteen floors of shimmering glass and steel that enjoy panoramic views over the lake – yet it is only when you consider the practical aspects of the structure that you can appreciate what a masterpiece Canada Business Centre is. The architecture of the building is focussed on maximising the use of the spaces, from the six floors dedicated to parking to the beautiful atrium that extends throughout, and floorspace designed to accommodate both open-plan organisations or single office businesses. With just 75 offices priced extremely competitively, Canada Business Centre will be among the first to launch. Invest early, and reap the first fruits of the Business Bay boom.

Great looks, inside and out: The full 95% of offices in Canada Business Centre will enjoy panoramic views over the lake at Business Bay, instilling a sense of tranquillity into the workplace. The building's excellent position beside the water was a strong determining factor in the architecture, which sought to maximise the view and create a building that was as much about the outdoors as it was the interior spaces. In line with the developer's vision to create a building that combines aesthetic appeal with design that works for the people that use it, an atrium has been incorporated to breathe life and vitality into the interior. Parking was a primary consideration in the design of the building, as it's a major concern in commercial districts the world over. Canada Business Centre has three basement floors and three podium floors dedicated entirely to parking, delivering 378 bays.

Lake views from 95% of offices, Magnificent atrium, 378 parking bays. Pure business class. At Canada Business Centre, you'll have everything you need, right at your fingertips. A ground floor shopping centre will provide a range of outlets, including boutiques and clothing stores, convenience shopping and business services. The fourth floor is reserved for a coffee shop and restaurant, with a children's play area for family visits. Step outside and you'll be in the midst of one of the world's foremost business and shopping districts. Business Bay will offer you and your staff an unlimited range of

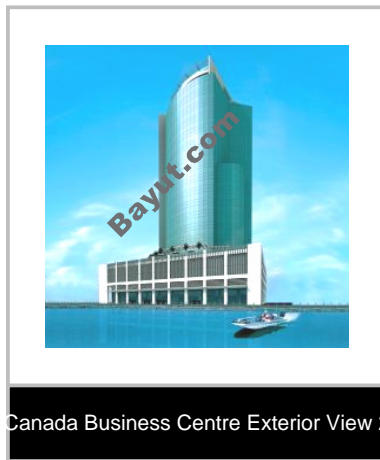
shopping, dining and entertainment options, all within walking distance. Shopping Centre, Restaurant, Coffee shop, Conference rooms, A lifestyle with a difference, Fitter, healthier, more productive, Keeping fit and keeping productive go hand in hand.

Canada Business Centre will feature a world-class fitness centre, complete with a sauna, steam room and Jacuzzi, where your staff can work out, relax and de-stress at lunch or after hours. A rooftop pool is the ideal place to cool off after a long day, and will enjoy incredible views of the lake and surrounding district. Gym, Sauna, Jacuzzi, Rooftop pool, Massage Centre. Quality, value, convenience and efficiency are cornerstones of the offices at Canada Business Centre. Compare the amenities and facilities provided: Lake views from 95% of offices, Ample parking for all, Freehold ownership, Excellent leisure and recreation facilities, 3 state-of-the-art conference rooms. There are nine floors allocated exclusively to offices. Offices on each floor space are offered in a 'core and shell' format, which gives the flexibility for large businesses to take the entire floor, or for several individual enterprises to take smaller offices.

The floor plans make allowances for studio, cubicle and separate office formats that suit a wide range of business functions. Consider where the future of your business lies, and make the decision that makes business sense. By choosing Canada Business Centre you put yourself in the most advanced business centre in the region. Set at the heart of Dubai in a city-within-a-city, the Centre enjoys close proximity to both the Dubai Airport and Metro System. The building enjoys an excellent strategic location on Sheikh Zayed Road and near Al Khail Road within Business Bay, which is soon to be declared a Free Zone. Canada Business Centre is earmarked for completion by 2008, well ahead of the majority of the Business Bay buildings. As such, early investors will undoubtedly reap the returns of early entrance into this benchmark business development. At the heart of Business Bay, In the centre of Dubai, 5 minutes from the airport, Close to the leading hotels, Adjacent to the Financial Hub (DIFC), Next to the biggest Shopping Mall of the World (The Dubai Mall), Located right on the Lake, In the heart of Dubai's new Downtown (Burj Dubai).



## Canada Business Centre Image Gallery:



For larger view click link below

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