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## Property Description:



### 5,965 Sq. Ft. Offices

Lovely office is available for sale. It is situated on the 3rd floor of Swiss Tower in Jumeirah Lake Towers and has an area of 5965 square feet. This property will be ready for possession in June 2009. Contact us for further details.

- **Type** Office
- **Status** Expired
- **Bedrooms** 0
- **Price** 10,117,340 AED
- **Area** 5,965 Sq. Ft.
- **Location** UAE » Dubai » Jumeirah Lake Towers » Swiss Tower

## Contact Details:

- **Name** Russell Curtis
- **Phone** 043444880
- **Fax** +971-4-3444881
- **Cell**
- **Address**

## Property Features:

### Main Features

- 24 Hours Concierge
- Central Air-Con
- Completion Year 2009
- Elevators in Building 5
- Floor 3
- Floors in Building 40
- Lobby in Building
- Parking Spaces
- Service Elevators
- Waste Disposal

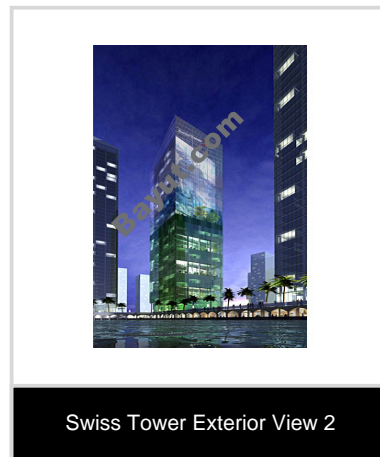
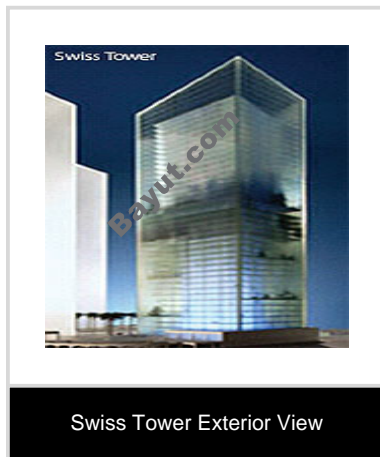
### Business and Communication

- Broadband Internet
- Business Center
- Intercom
- Satellite/Cable TV

### Healthcare and Recreation Facilities in Building

- Gym or Health Club

► Image Gallery:



For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_offices/swiss\\_tower\\_well\\_designed\\_office\\_for\\_sale-361785.html](http://www.bayut.com/uae_dubai_offices/swiss_tower_well_designed_office_for_sale-361785.html)

## Information About Swiss Tower:



The very first 'country branded' business skyscraper in the UAE, the 40-storey Swiss Tower skillfully incorporates the distinct characteristics of Switzerland into its visual presentation and space, an architectural 'form assembled in the light' that's unmistakably Swiss. Gracefully rising up to meet the sky over New Dubai, the Swiss Tower seamlessly integrates form and functionality. From its location on property Y3 in the eastern part of the Jumeirah Lakes Towers, offers easy access to and from Sheikh Zayed Road. The property measures about 50m x 33m. The Swiss Tower is a rectangular structure with a concourse and promenade level. It consist of 40 floors including 2 utility floors and 3 underground levels, with base measurement of 42m x 33m extending up to a level of 160.60m. The above ground net gross area is approximately 43,500 sq. metres. On all four sides of this specially designed façade, the image of a Swiss landscape –lush green Alpine meadows and hills and the majestic snow covered Matterhorn against a blue sky – creates a visually breathtaking and lasting impression.

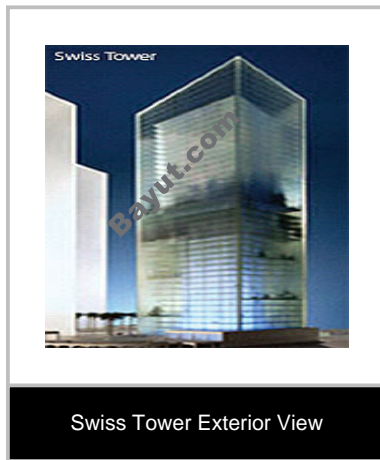
The Tower is complemented by a distinctively Swiss retail space on the ground floor. Behind the exterior façade, the core structure is designed at an incline, creating two triangular atriums. The clever use of interior landscaping and generous 'air spaces' formed by these atriums enable the Swiss theme to be carried through. The atria on the lower half of the tower features high sky gardens that lend sculptural depth to the building. The gardens are landscaped with full-grown evergreens, water and stone – all inspired by the Swiss outdoors. They create a unique backdrop where people can relax and soak up the ambience. While the Tower's stylish design creates a serene and tranquil working environment, state of the art technology and communications systems ensure that a workday ticks along with Swiss efficiency and precision. The flexible layout allows for up to six units per floor. All the offices enjoy amazing views of the surrounding lakes and landscaped areas. The full service commercial tower is ideal for progressive businesses looking to work in a productive environment and to create synergies between the Swiss community and businesses dealing with it.

A Swiss restaurant and a variety of outlets retailing Swiss products and services further

reflect the Swiss heritage of the Tower. A sophisticated business centre, fully equipped gym and underground parking are some of the other facilities. Further parking spaces are also available on the concourse. A five meter high lobby connects to five high-speed passenger elevators and one passenger/freight elevator, as well as two stairways. Special importance is attached to the elevator lobbies and entrance areas to the office units. The walls, floors, ceilings, as well as the lighting system are all designed to reflect the underlying theme of the Tower. The idea of developing Swiss Tower was initiated by the Swiss business community of Dubai, and taken further by three partners, Essam Al Tamimi, Odette Switzerland Holding and Premal Shah. The project company, Swiss Tower LLC, is part of Dubai Project, which is owned by Essam Al Tamimi, Ahmed Bin Eisa Al-Serkal and Fahad Bin Sulaiman. </div>



## Swiss Tower Image Gallery:



For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_offices/swiss\\_tower\\_well\\_designed\\_office\\_for\\_sale-361785.html](http://www.bayut.com/uae_dubai_offices/swiss_tower_well_designed_office_for_sale-361785.html)