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Property Description:



**10,215 Sq. Ft. Offices**

A prominent office space of Iris Crystal located in Business Bay.

- **Type** Office
- **Status** Property Unavailable
- **Bedrooms** 0
- **Price** 29,668,774 AED
- **Area** 10,215 Sq. Ft.
- **Location** UAE » Dubai » Business Bay » Iris Crystal

Contact Details:

- **Name** Smith & Ken Real Estate
- **Phone** +971-4-4394300
- **Fax** +971-4-4398900
- **Cell**
- **Address**

## Information About Iris Crystal:



Most buildings blend into an urban landscape, however a selective few stand out as inspiring and definitive. Shimmering on its prominent water setting, it heralds a dynamic statement for commercial architecture in the Middle East. Its forms embodies a strong ecological concept fitting for these demanding times while providing for its most probable blue chip tenants, state of the art & luxurious 'grade A' commercial facilities. Iris Crystal will shine on indefinitely.

**Distinctive Façade:** The façade of the tower performs numerous functions: The perforated solar screens and louvers sustain the unique form which is the main aesthetic of the building. The second, internal glazed façade is carefully diffused from any immediate thermal solar gain. The balconies located at each level also double as natural cantilever connection for the façade's outer skin.

**Impressive Planning Levels** 10/ 18/ 25 illustrates the changing nature and increasing scale of office floors as the building rises from low to high levels. Large impressive entrance reception area with associated F&B / retail areas at Ground floor. Health suite & external landscaped terrace (level 5). The building plot sits in an extremely prominent location in Business Bay, Dubai; directly opposite the Burj Al Alam, adjacent to the 52-storey U-Bora Tower & directly at the head of a key central water body.

Double glazed facade with thermal breaks and venting system, Landscaped entrance with water feature, Solar shading devices, Electrical energy-saving systems, Use of grey water, High speed elevator, District cooling system, Video conferencing, The commercial tower can feature day care centre for working parents., State-of-the-art VOIP technology, wireless internet technology, intelligent fully integrated business and energy management systems and fully integrated V.A.V. air conditioning system., International themed restaurant, Spacious office space, Excellent location, Spectacular leisure facilities, Well-equipped gym, Restaurants & cafes, Business services centre, Travel agency, Money exchange and ATM facilities, Automatic rising boom barrier with access control system, Access control system, CCTV surveillance systems, Public address system, Wired & wireless intrusion alarm system, Office management system, Building management system (BMS), Fire suppression system, Fire alarm system

with touch screen, External Features, Dual façade; inner glazed façade & outer solar shading screen, Continuous wrapping balconies around entire façade; all office spaces have private balconies. Solar screen panels reminiscent of traditional mashrabia (Arabic sun screen), with perforated aluminum panels abstracted from hexagonal Arabic pattern, each triangular module will be identical on every 3 storey location. 156 no triangular panels per 3 storey zone. The balconies provide 24hr access for window cleaning/ maintenance., The building's form is intentionally 'water' like at the head of the central Business Bay water feature., The building capitalizes on its waterfront location with a ground floor F&B unit.</div>

 Iris Crystal Image Gallery:



Iris Crystal Exterior



Iris Crystal Exterior 2



Iris Crystal Business Center



Iris Crystal Gym

For larger view click link below

[http://www.bayut.com/uae\\_dubai\\_offices/iris\\_crystal\\_office\\_for\\_sale-399473.html](http://www.bayut.com/uae_dubai_offices/iris_crystal_office_for_sale-399473.html)