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## Property Description:



### 2,192 Sq. Ft. Offices

Well designed office space is available for sale. It is ideally located in Iris Bay, Business Bay. It has area of 2192 square feet with 1 parking space. It has a nice sea view. For more details feel free to contact us.

- **Type** Office
- **Status** Property Unavailable
- **Bedrooms** 0
- **Price** 3,068,800 AED
- **Area** 2,192 Sq. Ft.
- **Location** UAE » Dubai » Business Bay » Iris Bay

## Contact Details:

- **Name** Arcus Properties
- **Phone** +971-4-2942956
- **Fax**
- **Cell**
- **Address**

## Property Features:

### Main Features

- 24 Hours Concierge
- Central Air-Con
- Completion Year 2008
- Floors in Building 32
- Land Area 2192
- Lobby in Building
- Other Main Features Grade level security room for centralized control, secure corridor access - each office has its own specific entrance from a protected corridor, pantries to every office, individual toilets to each office, natural ventilated podium - naturally ventilated car parking at podium level, 3 podium levels and select number on the planted roof deck, designated disabled car parking, high speed lifts, architectural lighting integrated into the façade and the podium, commercial areas located on the two prime fronts of the podium at grade level, district cooling system - supplied by the local authority, lighting management • energy management, common control cabling for lights, dimming and multi mood functions ac, security, blinds, control main doors, gates, hand held wireless system, remote control of building through telephone, internet, integrated security compliant - if the system detects intruder, fire, smoke, it will dial out pre-defined message to the telephone numbers mentioned in the system, ip based cameras
- Parking Spaces
- View Sea View
- Waste Disposal

### Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

### Healthcare and Recreation Facilities

- Swimming Pool

### Other Facilities

- Cafeteria or Canteen
- Other Facilities Building Management System - Facilities Management Contractor a windows based system to regulate temperatures, check system performance and monitor general performance and maintenance.

Image Gallery:



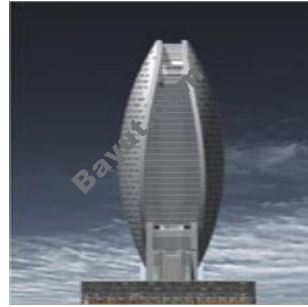
Iris Bay Exterior3



Iris Bay Exterior



Iris Bay Exterior2



Iris Bay Exterior4



Iris Bay Exterior5

For larger view click link below  
[http://www.bayut.com/uae\\_dubai\\_offices/iris\\_bay\\_office\\_space\\_for\\_sale-433548.html](http://www.bayut.com/uae_dubai_offices/iris_bay_office_space_for_sale-433548.html)



## Information About Iris Bay:



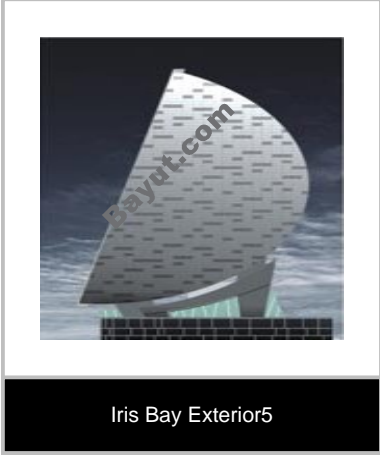
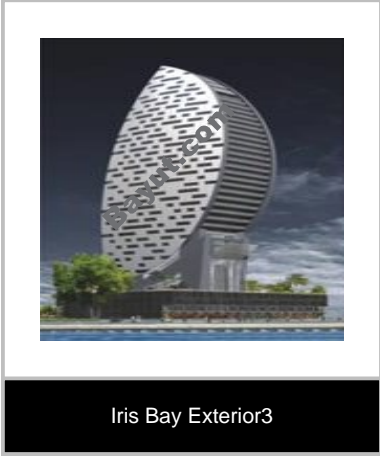
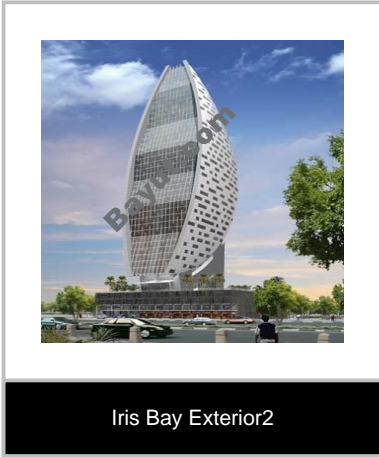
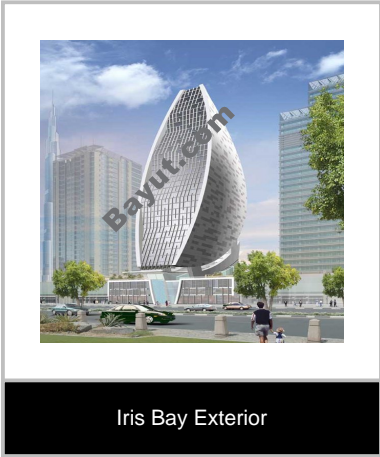
Coming up as the proud new landmark of Dubai, Iris Bay is a 32 storey commercial tower with 3 basements + ground level + 3 level podium for parking + podium roof distinctive tower taking shape in the prime of corporate Dubai at Business Bay. This commercial icon is a one-of-its-kind architectural marvel with its awe-inspiring edifice, premium location and impressively planned features. Envisioned to merge form with function; Iris Bay is set to be a destination of pride, status and exclusivity that the world will vie to be in. And is brought to you by Sheth Estate (International) Ltd, the international arm of the reputed. Sheth Group from India; a name synonymous with quality, trust and luxury over 21 years. Iris Bay. Catapult your business to an iconic stature. In a city which has captured the world's attention through creating iconic structures, witness history repeat itself in the business world. Iris Bay is a one-of-its-kind architectural marvel with its awe-inspiring edifice, advantageous location and tech-savvy features.

32 storey commercial tower with 3 basements + ground level + 3 level podium for parking + podium roof, Prime location in Business Bay, Front side faces Sheikh Zayed Road and the rear side faces the Bay, Planning office space from 103 sq.mts. to 450 sq.mts., Square shaped interiors with decks on every floor, Prime retail space with Sheikh Zayed Road frontage, Landscaped Garden, swimming pool, state-of-the-art clubhouse, multi-cuisine restaurant and cafe, Designed by Atkins the world's fourth largest global design firm, Building is located near Metro rail line station. To global corporates used to a seamless system of operations, welcome to the next level. Iris Bay not only makes working a pleasure, it even explores the world in-between 8 to 8. On the landscaped podium is an open air shaded swimming pool with support facilities, and a state-of-the-art clubhouse that helps you work out on your body while the mind is busy working out the next boardroom takeover. Offering food for thought is a multi-cuisine restaurant and café, adjacent to the lake and main thoroughfare. Iris Bay is not just a workplace destination. It is where business transcends to an obsessive delight. Iris Bay will generate a sense of pride and prestige for corporates with its focus on an enhanced work experience.

Building Management

System - Facilities Management Contractor a windows based system to regulate temperatures, check system performance and monitor general performance and maintenance. Grade level security room for centralized control, Floor to floor height - 3900mm Floor to finished Ceiling height 2750mm, Secure Corridor Access - Each office has its own specific entrance from a protected corridor. Pantries to every office, Individual Toilets to each office, Natural Ventilated Podium - Naturally ventilated car parking at podium level, Car Parking - 920 Car parking spaces, spread over 3 basements, 3 podium levels and select number on the planted roof deck, Designated Disabled Car parking, High Speed Lifts, Architectural Lighting Integrated into the façade and the podium, Commercial Areas located on the two prime fronts of the podium at grade level, District Cooling System -Supplied by the Local Authority.</div>

➤ Iris Bay Image Gallery:



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