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## Property Description:



### 16,321 Sq. Ft. Floors

Octavian stands majestically on an expanse of approximately 102,500 square feet and is strategically located in the North East of the Business Bay. A masterpiece of form and functionality, this 19 storey, grade A commercial tower is intelligent yet robust, futuristic yet warm and overall, the ideal place to conduct your business. With well-kept lawns and a shaded courtyard, Octavian maintains a professional air, adding a further sense of style to your business relationships. Octavian, through inspiration and guidance, is developed by the most forward thinking developer in the region &ndash; Omnyat Properties; whose cutting-edge designs have earned unchallenged respect and recognition from the international business community. Octavian is a 100% freehold project as per the property law of Dubai.

- **Type** Commercial Floor
- **Status** Property Unavailable
- **Bedrooms** 0
- **Price** 35,743,951 AED
- **Area** 16,321 Sq. Ft.
- **Location** UAE » Dubai » Business Bay » Octavian

## Contact Details:

- **Name** Provident Real Estate
- **Phone** +971 4 3233609
- **Fax** +971 4 3233609
- **Cell**
- **Address**

## Property Features:

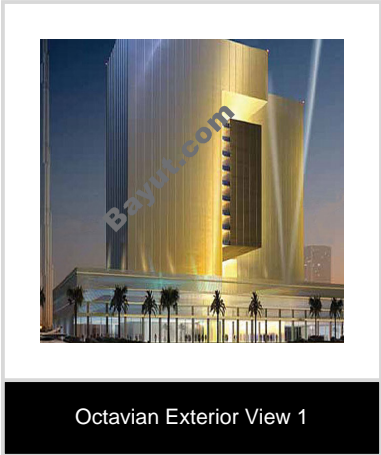
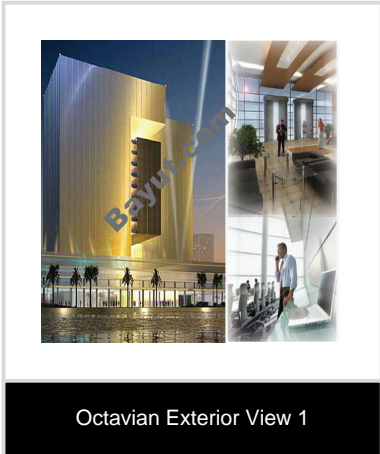
### Main Features

- 24 Hours Concierge
- Central Air-Con
- Completion Year 2011
- Floors in Building 19
- Lobby in Building
- Parking Spaces
- Waste Disposal

### Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

Image Gallery:



For larger view click link below  
[http://www.bayut.com/uae\\_dubai\\_floors/octavian\\_full\\_commercial\\_floor\\_for\\_sale-469517.html](http://www.bayut.com/uae_dubai_floors/octavian_full_commercial_floor_for_sale-469517.html)

## Information About Octavian:



Octavian stands majestically on an expanse of approximately 102,500 square feet and is strategically located in the North East of the Business Bay. A masterpiece of form and functionality, this 19 storey, grade A commercial tower is intelligent yet robust, futuristic yet warm and overall, the ideal place to conduct your business. With well-kept lawns and a shaded courtyard, Octavian maintains a professional air, adding a further sense of style to your business relationships. Octavian, through inspiration and guidance, is developed by the most forward thinking developer in the region – Omniyat Properties; whose cutting-edge designs have earned unchallenged respect and recognition from the international business community. Octavian is a 100% freehold project as per the property law of Dubai. Octavian located in Dubai's Business Bay, which is a vibrant, connected, expertly-planned and modern business hub designed to emerge as the commercial capital of the region, making it the ideal strategic regional or international headquarters for both multinational and local corporations.

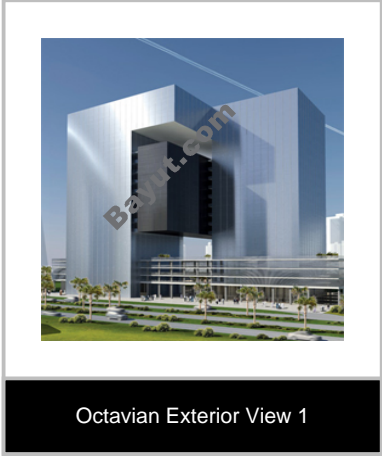
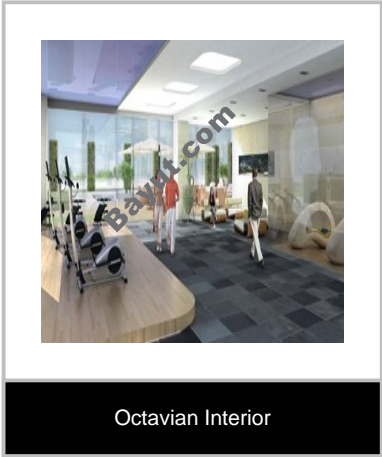
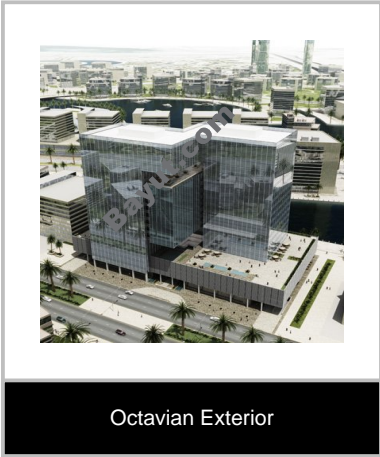
visioned to be a part of the phase 2 of the Business Bay, Octavian will occupy plots 015 and 016 in this emerging business district – an ideal location – a cynosure of the neighborhood. Octavian is strategically located alongside a new extension of the Dubai Creek within Business Bay, right in the heart of the city and in close proximity to Burj Dubai, Down Town Dubai and the Dubai Financial Centre. With water views on one side and the towering Burj Dubai on the other, this is a location that ideally lends itself to business. The proximity to the bay also provides access to water taxis among other modes of transportation including the sophisticated rail transport network Metro that will transport you across the city within minute. The unique structure of Octavian shows a modern interpretation of a three-dimensional ornament, giving the building an absolute sculptural effect, which is reinforced by balanced masses emphasizing the robustness and solidity of the structure.

Adorned in architectural splendour, the building sparkles in the sunlight and the black centre piece provides a drifting effect, adding splendour to craftsmanship. The black centre piece emanate both strength and lightness at the same time. This building truly emits a magical effect. Octavian has

all the perfect accompaniments of vogue interiors that blend with the well thought through and elegant external design. Great attention to detail has gone into all aspects of the interior layout, selecting some of the most exquisite materials that not only portray beauty but also durability and comfort. Choosing some of the finest materials such as granite-stone and marble with a blend of terrazzo, the interiors are unique and give you ease of maintenance and operation with a touch of class. Luxurious and ingeniously laid stone walls give you an aura of stateliness that will not go unnoticed.

Stunning and strategically placed lighting and landscaping will transform Octavian to international standards without compromising local sensibilities and tastes. Octavian consists of two towers and is a 19 storey Grade A standard commercial building. There are four basements for underground parking and three podiums above ground. The ground floor contains retail areas and services. Separate elevators take visitors to the ground floor. The Oyster Concept inspired by Omniyat Properties' 'OYSTER' concept of office management, an acronym for Offices Yielding Superior Target through Efficiency and Relaxation, The Octavian is self contained and has nourishing facilities that will ensure the wellbeing of your staff and boost productivity. The contemporary style along with the combined expertise of our planning and designing team has ensured the ultimate in both materials and sophistication, intertwined to provide you with a highly efficient life / work balance. The ground floor is interspersed with retail shops, cafés and various international restaurants that will be the bustling heart of Octavian.</div>

➤ Octavian Image Gallery:



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