

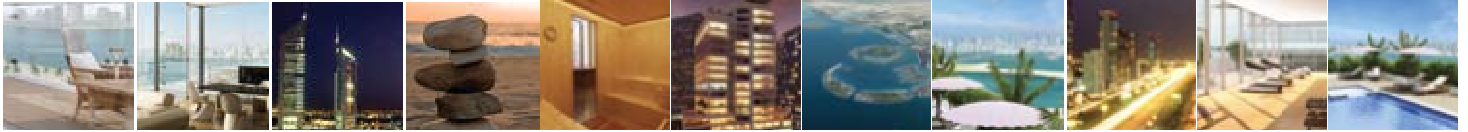
# LUXURIOUS BUSINESS - TO - BEACH LIVING

Located in:



FINALLY, A PLACE WHERE  
BUSINESS AND LEISURE

LIVE LIKE PERFECT NEIGHBOURS



## Waterfront - easily accessible

Waterfront is located on the last 15 kilometers of Dubai's natural coastline to be developed and faces directly onto the Arabian Gulf. It is the world's largest waterfront development in the world's fastest growing city.

Located between the UAE capital Abu Dhabi and the commercial centre of Dubai, Waterfront enjoys one of the most strategically advantageous locations in the UAE. It is within easy reach of Dubai International Financial Centre (DIFC) and close to prime international commerce and industrial hubs Jebel Ali Port and the Jebel Ali Free Zone. It is also close to the new Dubai World Central and a convenient distance to the new Dubai Airport which will be the world's largest airport on completion. Waterfront's location ensures it is easily accessible on a local, regional and international basis.

## Madinat Al Arab, Waterfront's premier beachfront community

### A cosmopolitan atmosphere

Madinat Al Arab, Waterfront's premier beachfront community, boasts an unrivalled cosmopolitan atmosphere. You will find chic cafes, bars and al fresco dining with breathtaking architecture and spectacular views of the beach and The Palm Jebel Ali.

### Only 10 minutes from Waterfront City

Connected to Waterfront City, Waterfront's central business district by a comprehensive transport system, living in Madinat Al Arab will allow you to pursue a prosperous business whilst still having time to enjoy the best in leisure and relaxation facilities.

### Excellent transportation network

To minimise road traffic, Madinat Al Arab will feature a multi-modal mass transit system. A light railway will link the neighbourhood to the Dubai Metro Red Line that will run along Sheikh Zayed Road, Dubai's main artery. The system will also feature several multi modal interchanges providing transfers to express bus services to the development as well as The Palm Jebel Ali.

### Easy living on your doorstep

Living in Madinat Al Arab, the heart of the fully-serviced Waterfront community, will make everyday living that little bit easier and more enjoyable. You will have several transport options, shopping centres, places of entertainment such as theatres and restaurants as well as healthcare centres and schools all within easy reach.

Close by on the Palm Jebel Ali there are waterparks and themeparks that include Worlds of Discovery, Seaworld, Aquatica, Bush Gardens and Discovery Cove. Within 30 minutes you can also reach Dubailand and various world-class sporting facilities in Dubai Sports City.

## Business to beach living at ZERO FIVE ZERO™

### An exclusive beachfront address

Madinat Al Arab represents the first and last opportunity to acquire beachfront property in Dubai on a freehold basis. Within this community ZERO FIVE ZERO™ is only 180 meters from the beach and is one of the closest residences to the natural shoreline in Waterfront.

Only 10 minutes from the central business district and enjoying the excellent amenities and transportation links that the Madinat Al Arab neighbourhood boasts, ZERO FIVE ZERO™ offers a business-to-beach lifestyle and will appeal to those that need to live in a city but enjoy the beach and the outdoors.

A new release in Waterfront

## ZERO FIVE ZERO™

MADINAT AL ARAB, WATERFRONT

Pay **20%** now,  
**20%** in December 2008  
and **60%** on completion



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## Thoughtfully designed

Every apartment has been thoughtfully designed to provide a generous open-plan space. Floor-to-ceiling windows maximise natural light and spacious balconies enable residents to enjoy the outdoors from the comfort of an apartment with full facilities.

ZERO FIVE ZERO™ is the next best thing to outdoor living but from the convenience of a fully-serviced apartment.

## Environmentally friendly beachfront living

In line with Waterfront's requirements to 'build green' ZERO FIVE ZERO™ aims to achieve Gold Certification in the Green Building LEED rating system (Leadership in Energy and Environment Design).

ZERO FIVE ZERO™ maximizes water efficiency as well as energy and materials usage.

## For your enjoyment:

- 180 meters from stunning beaches
- Unobstructed sea views from many apartments
- Modern architecture and luxury interior design
- Quality internal fixtures and fittings, including a fitted kitchen with white goods
- Rooftop swimming pool with sea and The Palm Jebel Ali view
- Private Gardens
- Fully equipped state-of-the-art gymnasium
- Jacuzzi
- Separate ladies and gents saunas
- Dedicated parking spots at basement level
- Independent storage facilities
- 24-hour concierge and security services
- Cable TV and telephones
- High speed internet access with advanced technology features
- Elegant boutiques
- Fine dining

**This sought after building includes a ground plus 17 floors and 2 basements, it offers 145 units, and caters for all requirements. You can choose from:**

- Studios
- One bed apartments
- One bed apartments plus study
- Two bed apartments
- Two bed apartments plus study
- Three bed apartments
- Three bed apartments plus study
- Four bed apartments
- Penthouses



For further information please contact us:

**T +34 952 932 276**

**F +34 951 273 498**

**info@solvillaspain.com**

