BURJ CAPITAL

BUSINESS BAY

ABOUT DEVELOPER

CENTURION
PROPERTIES

Centurion Developers is transforming urban spaces with innovative, sustainable real estate designed for modern business. We specialize in high-performance office environments that support productivity, flexibility, and long-term growth. With a focus on smart design, quality execution, and future-ready solutions, our developments help companies thrive and cities evolve. We create places where people can live, work, and thrive, blending modern design with long-term value.

With every project, we're not just building for today, we're helping shape smarter, more connected cities.



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BUSINESS BAY

WHERE VISION FINDS ITS ADDRESS

In the commanding heart of Dubai, Business Bay rises as a statement of intent—where the shimmer of the canal mirrors the drive of those who shape the future.

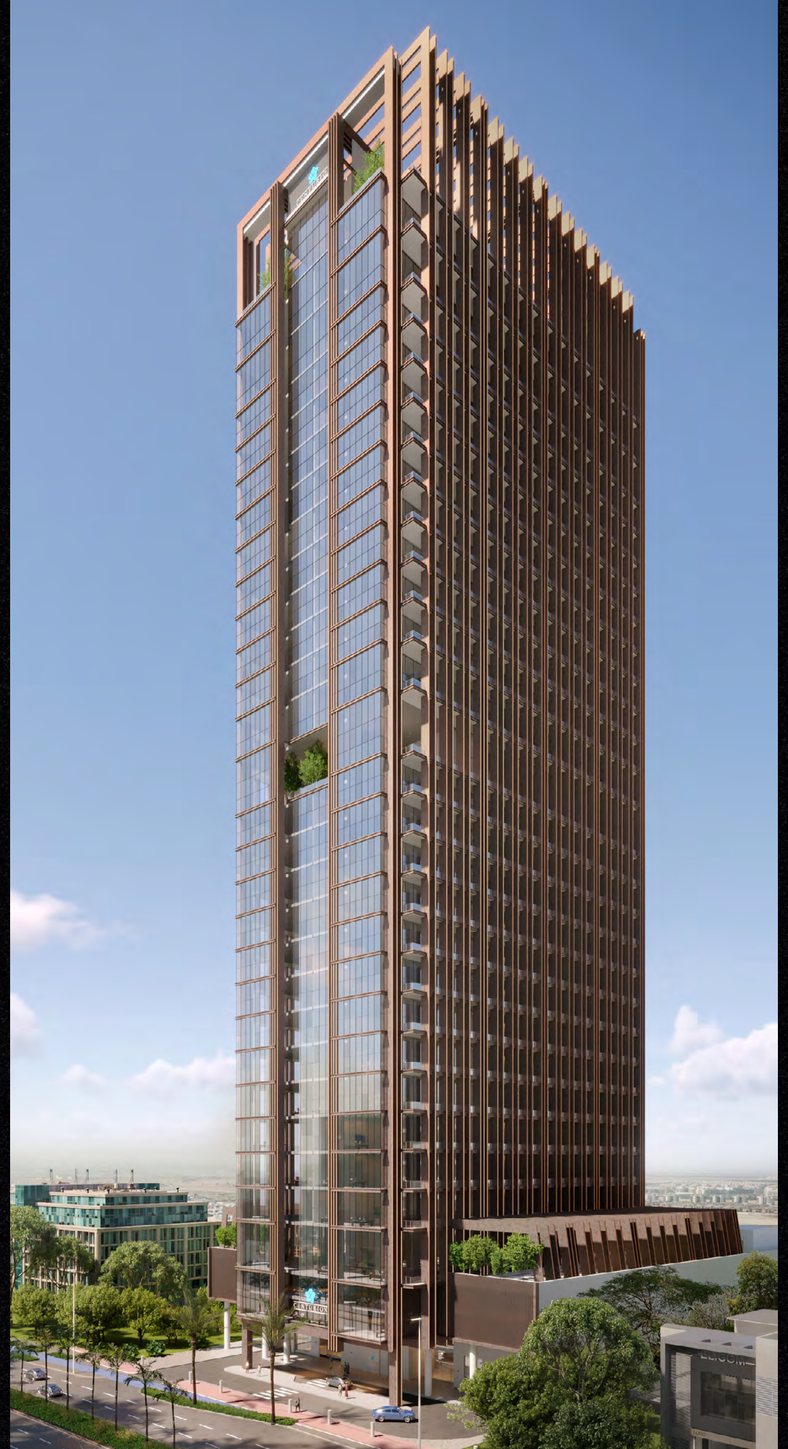
Here, ambition is built into every square foot. Steps from icons like Burj Khalifa, Dubai Mall, and DIFC, this district draws visionaries, pioneers, and powerhouses to its shores.

Crafted for those who lead, its world-class amenities, sweeping views, and precision-designed spaces speak the language of modern prestige. This is not just a place to work—it's where success lives.



BURJ CAPITAL

BUSINESS BAY



A FACADE THAT SPEAKS POWER

Burj Capital presents a limited edition of premium, exclusive office spaces in the heart of Dubai's prestigious Business Bay. Designed for discerning professionals and industry leaders, each office combines architectural elegance with top-tier finishes, offering a refined environment that mirrors the ambition of its occupants. With panoramic views and a coveted address, Burj Capital sets a new benchmark for corporate excellence.

Featuring world-class amenities Burj Capital delivers an unparalleled working experience defined by luxury, ease, and distinction.

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LOCATION MAP

Effortless Connectivity. Direct access to
Al Khail Road, Al Assayel Street, and Sheikh Zayed Road.

6 MIN Dubai Design District	12 MIN City Walk
10 MIN Burj Khalifa	12 MIN Safa Park
10 MIN Dubai Mall	18 MIN Jumeirah Beach
10 MIN Dubai Opera	18 MIN Kite Beach
12 MIN Coco-Cola Arena	20 MIN Dubai International Airport

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PROJECT DETAILS

Project Name	Burj Capital
Developer	Centurion Capital One Properties L.L.C
Architect (Consultant)	Datum Engineering Consultants
Location	Business Bay
Plot Number	3460569
Plot Area	62,735 Sqft.
Anticipated Completion Date	December 2028
Estimated Service Charges	AED 20 per Sqft
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Height	3B+G+3P+26+R
Ceiling Height	3.8 m - 2nd to 13th, 16th to 24th Floor
	5.1 m - 15th Floor
	4.2 m - 25th to 26th Floor
Lobby Ceiling Height	7.6 m
Lobby Dimensions	33.65 m x 6.45 m
Elevators	Passenger - 15 | Service - 3
Parking Per Unit	Office - 1 parking per 50 Sqm
	Retail - 1 parking per 70 Sqm



PRESTIGIOUS
LOBBY



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PROJECT AMENITIES

GROUND FLOOR

1. **Lobby**
2. **Retail**

MARASI VIEW



URBAN PARK VIEW

CANAL VIEW

BURJ KHALIFA VIEW

BUSINESS BAY VIEW

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PROJECT AMENITIES

1ST FLOOR

1.	**Swimming Pool**	1,291 Sqft.
2.	**Yoga Deck**	395 Sqft.
3.	**Outdoor Meeting Area**	1,365 Sqft.
4.	**Co-working Area**	295 Sqft.
5.	**Sunken Seating**	383 Sqft.
6.	**Amphitheatre Seating**	129 Sqft.
7.	**Fitness Zone**	964 Sqft.
8.	**Running Track**	532 Sqft.
9.	**Pickleball**	872 Sqft.
10.	**Putting Greens**	1,065 Sqft.
11.	**F&B Seating**	828.8 Sqft.
12.	**Seating Lounges**	1,014 Sqft.
13.	Pool Deck	861 Sqft.
14.	Viewing Areas	1,464 Sqft.
15.	Planted Space	1,528 Sqft.

MARASI VIEW

URBAN PARK VIEW



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EXECUTIVE
CLUB



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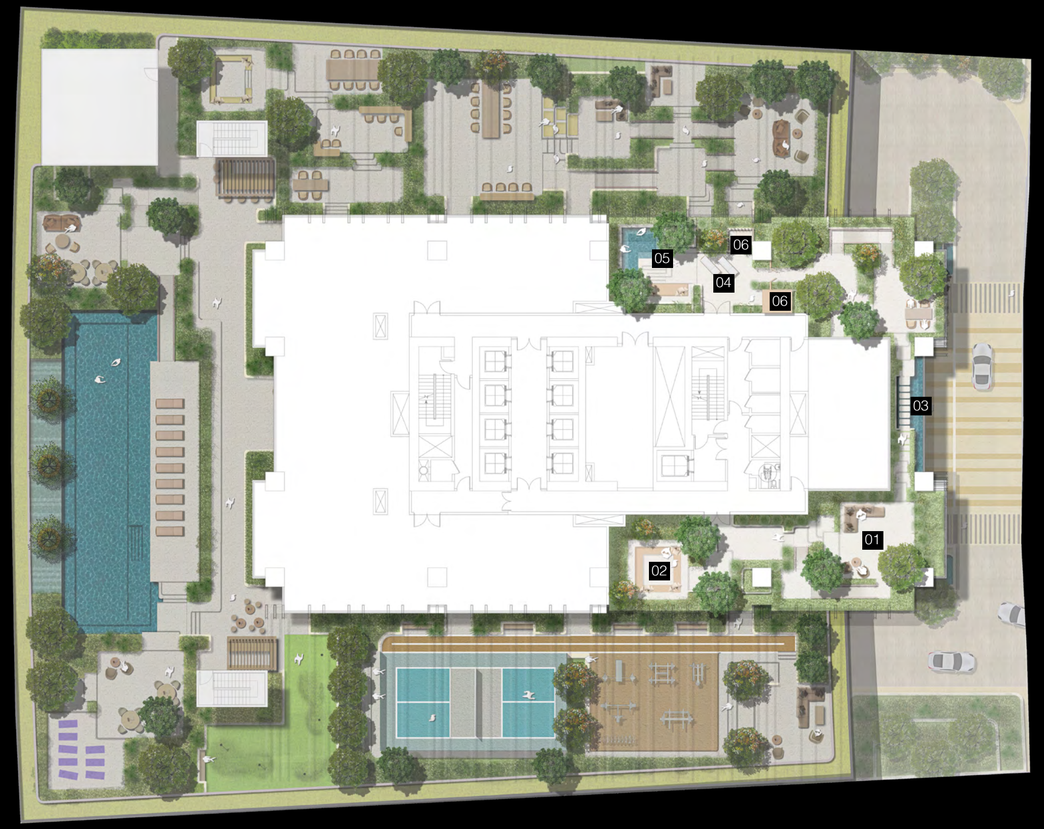
PROJECT AMENITIES

SKY CLUB
(Rooftop)

1.	**Viewing Deck**	745 Sqft.
2.	**Sunken Seating**	270 Sqft.
3.	**Water Feature**	98.5 Sqft.
4.	**Sun Lounger Zone**	215 Sqft.
5.	**Jacuzzi and Seating Zone**	387.5 Sqft.
6.	**Outdoor Shower**	24.2 Sqft.

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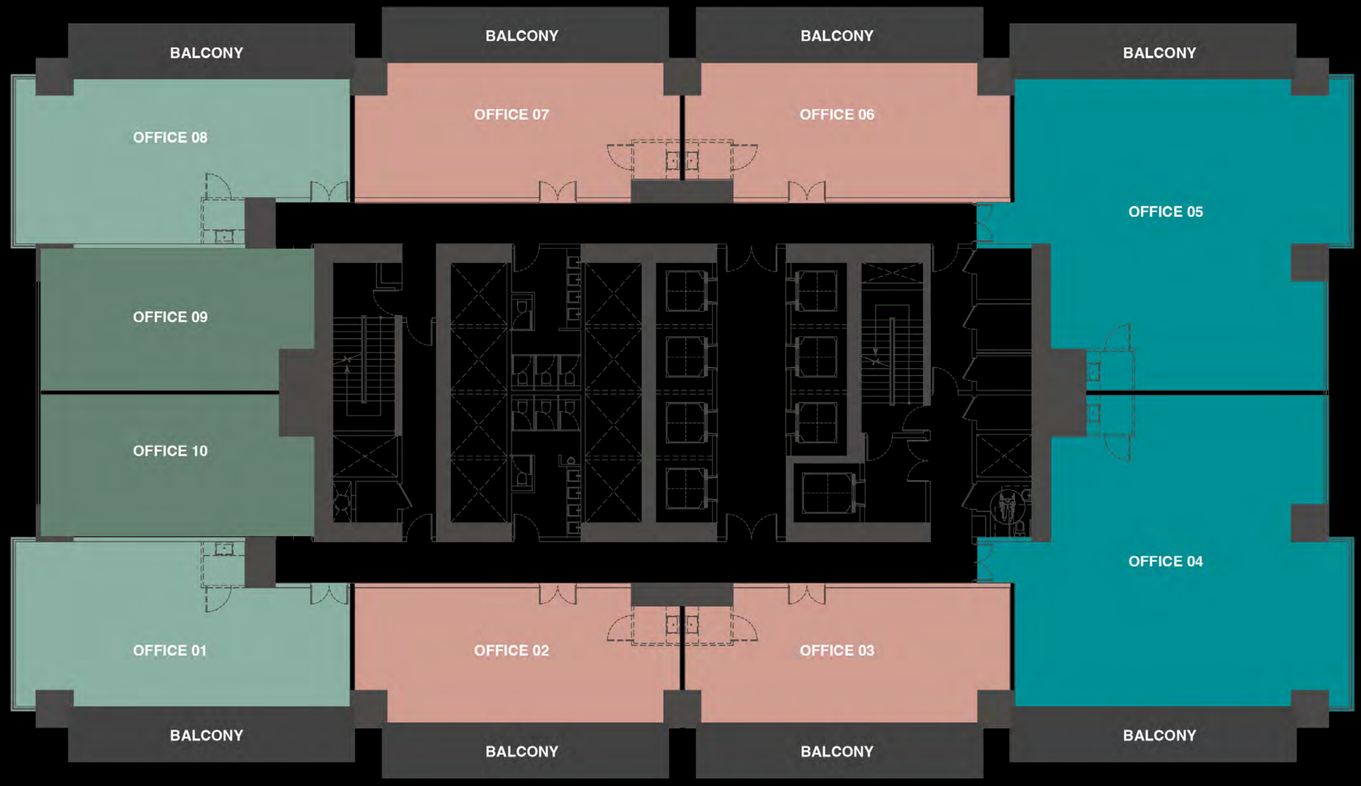
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TYPICAL FLOOR PLANS

2ND TO 13TH TYPICAL FLOOR

TYPE A	1,197 sqft
TYPE B	2,295 sqft
TYPE C	1,352 sqft
TYPE D	808 sqft

MARASI VIEW



URBAN PARK VIEW

CANAL VIEW

BURJ KHALIFA VIEW

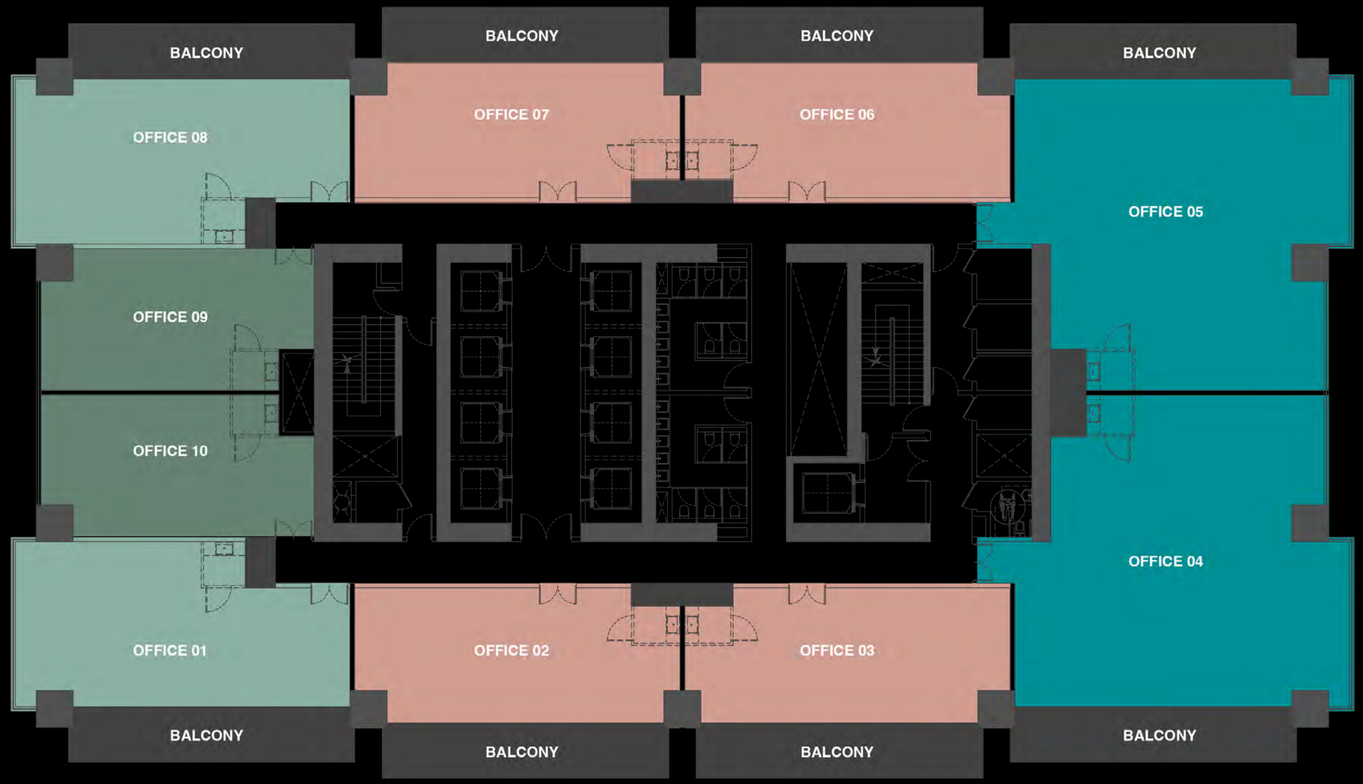
BUSINESS BAY VIEW

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16TH TO 26TH TYPICAL FLOOR

TYPE A	1,197 sqft
TYPE B	2,295 sqft
TYPE C	1,352 sqft
TYPE D	808 sqft

MARASI VIEW



URBAN PARK VIEW

CANAL VIEW

BURJ KHALIFA VIEW

BUSINESS BAY VIEW

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REASONS TO INVEST

PRIME LOCATION

Proximity to Downtown will elevate both professional experience and connectivity; just steps away from Dubai Mall, Dubai Opera, and with an upcoming metro station set to rise near the plot, ensuring seamless access across the city.

DELUXE AMENITIES

Five-star hotel experience with world-class amenities, reimagined for modern elegance. Overlooking the iconic Downtown Dubai skyline, every detail speaks to sophistication & style.

GRADE A COMMERCIAL CENTERS

The highest quality commercial office spaces in the real estate market.These offices are designed to offer premium features, prime locations, and a high standard of construction.

ICONIC DESIGN

an iconic façade that defines architectural prestige. Inside, premium finishes reflect a commitment to excellence and elevated business standards.

EXCLUSIVITY

Limited in number, unmatched in quality; these premium office spaces offer exclusivity at its finest. A rare setting reserved for the elite, designed for visionary leaders.

SPACIOUS OFFICES

Thoughtfully designed, each unit offers expansive layouts that maximize space and flexibility; delivering premium office environments at an unmatched price point.

PAYMENT PLAN 50/50 ON HANDOVER

ESTIMATED COMPLETION DECEMBER 2028

EOI PROCESS

To particpate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. Client's Document Required: Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. Signed EOI form (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. Payment: Cheque and Wire Transfer should be in favour of **"CENTURION CAPITAL ONE PROPERTIES LLC"**.
4. Cash payment will be accepted for the EOI campaign up to **AED 50,000** for all units.

Bank Details for Wire Transfer

Description	Details
Account Name	CENTURION CAPITAL ONE PROPERTIES LLC
Account No.	80209100002908
IBAN No.	AE420150080209100002908
Swift Code	BMISAEAAXXX
Bank Name	BANQUE MISR
Branch	ABU DHABI
Bank Address	DEENA BULIDING, GARDEN TOWER - AL DANAH - ZONE 1 - ABU DHABI
Currency	AED

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by "**Centurion**".

EOI request to be sent at email address **salesops@octaproperties.com** with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 21 (twenty one) days from the date the client shares the correct account details.

Please feel free to contact our sales team at **+971 50 206 6888** or **info@octaproperties.com** if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the **"Burj Capital"** Project a landmark.

BURJ CAPITAL

BUSINESS BAY

CENTURION PROPERTIES

PRESENTED BY

OCTA PROPERTIES