

BURJ CAPITAL

BUSINESS BAY

PHASE TWO

ABOUT THE DEVELOPER



Centurion Properties is a leader in reshaping urban environments through innovative, sustainable real estate development.

Focused on creating vibrant communities where people can live, work, and relax, we blend cutting-edge design with environmental stewardship to ensure our projects are both functional and future-ready. With a strong commitment to customer centricity, we combine masterful craftsmanship, premium quality, and visionary planning to deliver timeless spaces defined by luxury and distinction.

- Committed to integrity, sustainability, and customer satisfaction
- Strive to exceed expectations
- Deliver lasting value for communities and stakeholders
- Guided by visionary planning and future-ready designs
- Enhance quality of life and foster resilient, thriving cities with every development



DOWNTOWN HUB

As the city's premier business hub, the Downtown District is synonymous with ambition and progress.

It embodies the city's vibrant spirit and relentless pursuit of excellence.

Neighbors iconic landmarks like the Burj Khalifa and Dubai Mall, DIFC.

A dynamic ecosystem of multinational corporations, startups, and innovators.

Offers high-end commercial spaces, luxury amenities, and waterfront views.

A district designed for work-life integration, fostering success and growth.



LARGEST URBAN PARK
IN BUSINESS BAY



BURJ CAPITAL

BUSINESS BAY

LEAD WITH
MAGESTIC PRESENCE

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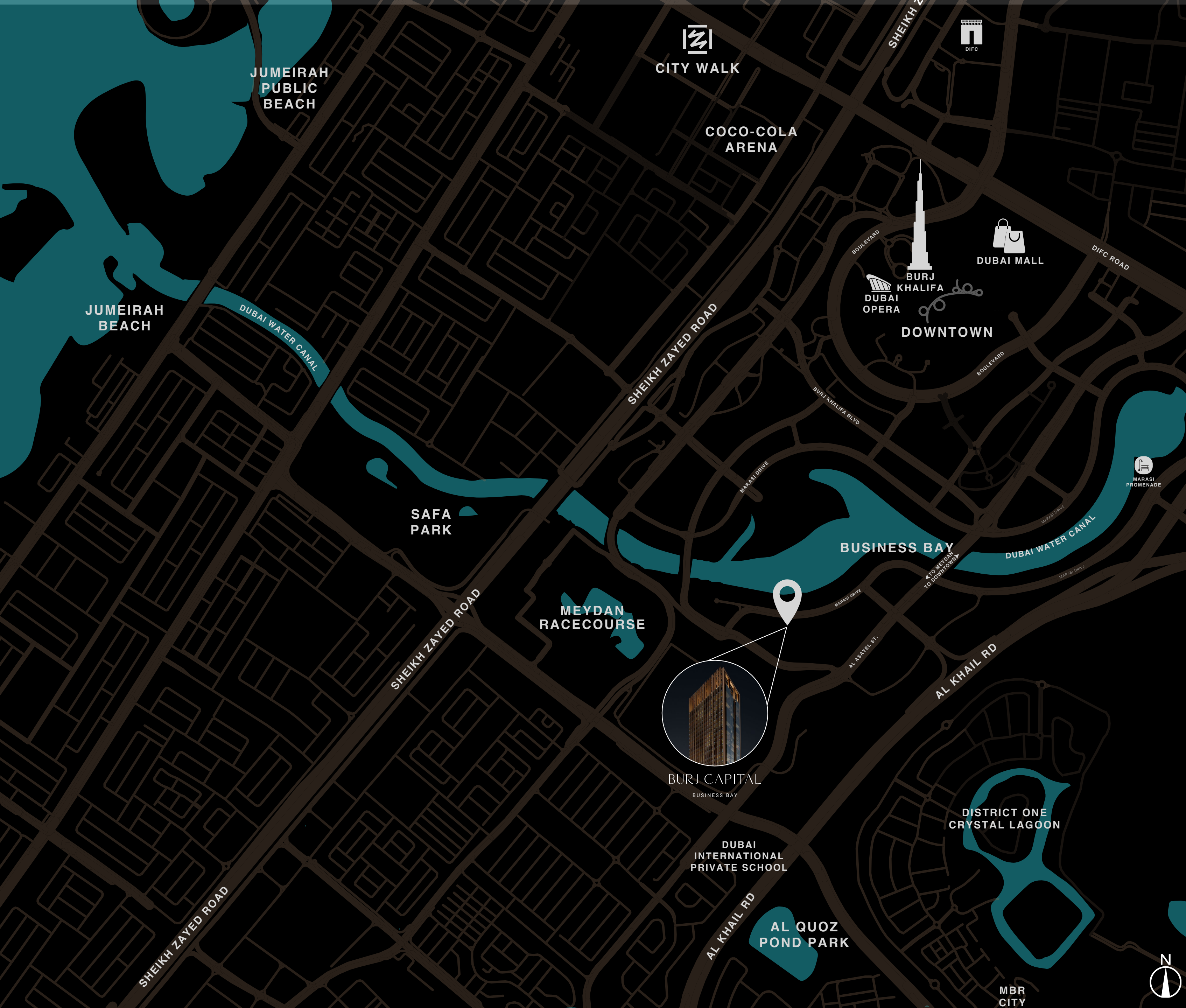


A FACADE THAT SPEAKS POWER

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.





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
Coca-Cola Arena

20 MIN
Dubai International Airport

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PLOT LOCATION

BURJ CAPITAL

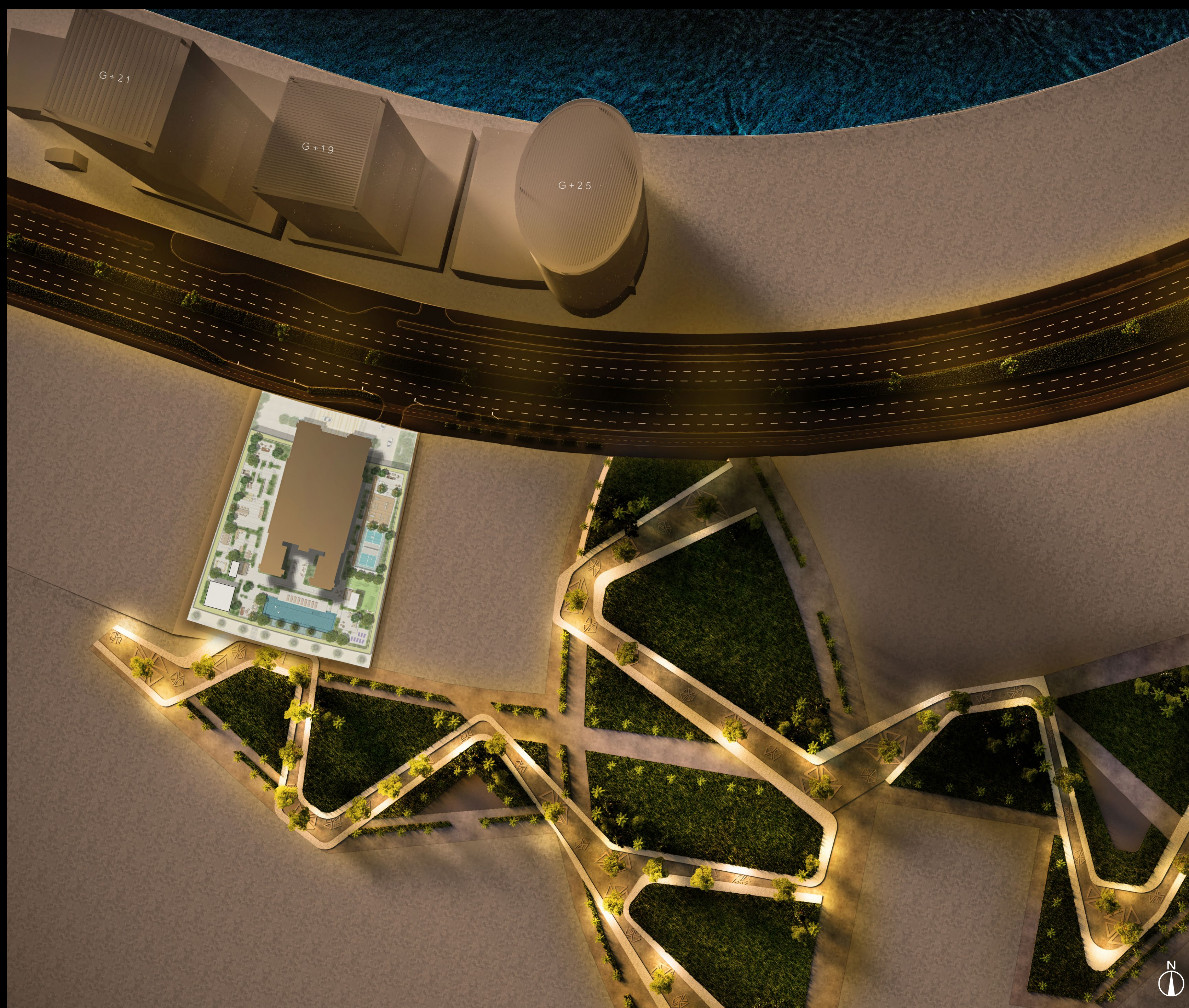
BUSINESS BAY

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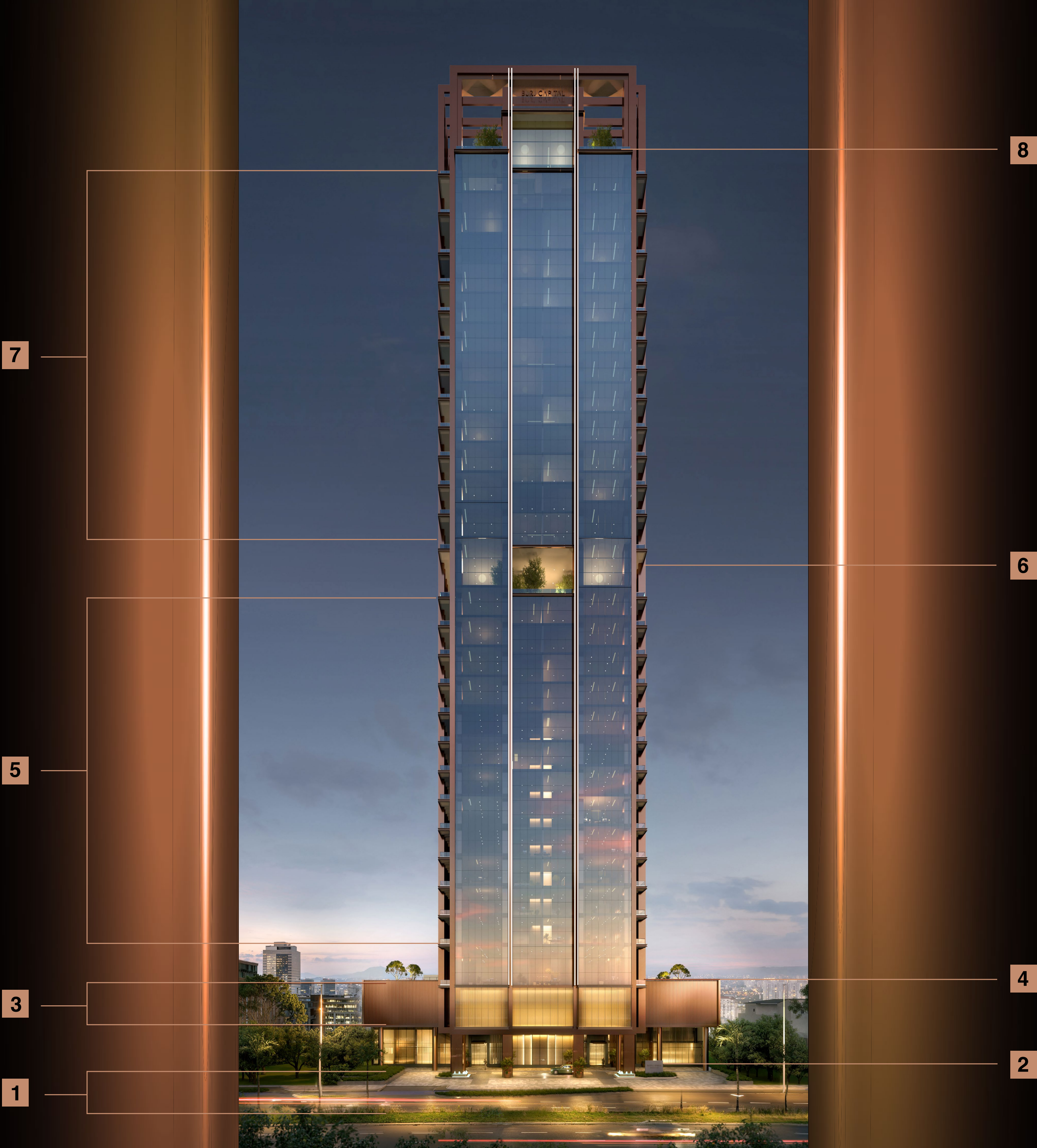
PLOT LOCATION MAP

Urban park size 623,000 Sqft



BUILDING STRUCTURE

- 1. 5 Basements
- 2. Arrival Experience (Ground Floor)
- 3. 3 Podiums
- 4. Amenities On The First (1ST Floor)
- 5. Executive Collection (2nd -13TH Floor)
- 6. Canal Sky Garden (14TH Floor - Outdoor)
- 7. Sky Collection (15TH - 26TH Floor)
- 8. Skyline Lounge (Rooftop)

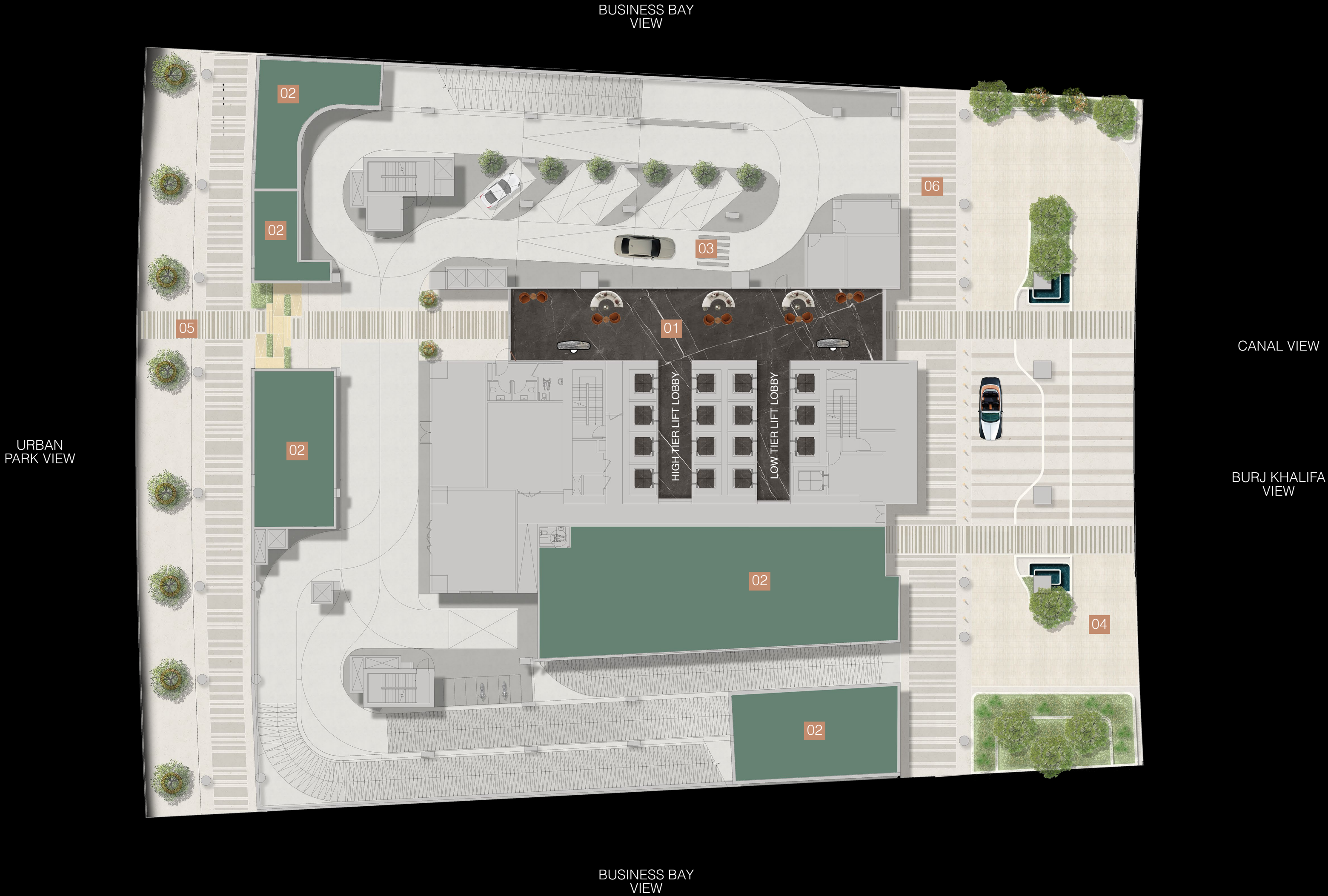


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THE ARRIVAL EXPERIENCE

(GROUND FLOOR)

- 1. Lobby
- 2. Retail
- 3. VIP Dropoff
- 4. Main Entrance
- 5. Pedestrian Park Entrance
- 6. Pedestrian Business Bay Entrance



PROJECT AMENITIES

AMENITIES ON THE FIRST (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. Outdoor 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. Indoor Gym	8,630 Sqft.
14. Pool Deck	861 Sqft.
15. Viewing Areas	1,464 Sqft.
16. Planted Space	1,528 Sqft.
17. Changing Rooms	1,079 Sqft.



PROJECT AMENITIES

CANAL SKY GARDEN (14TH FLOOR - OUTDOOR)

- | | |
|-------------------------|------------|
| 1. Sunken Seating | 172 Sqft. |
| 2. Recreation Zone | 345 Sqft. |
| 3. Feature Seating Zone | 527 Sqft. |
| 4. Work Pods | 96.8 Sqft. |
| 5. Meeting Zone | 283 Sqft. |
| 6. Co-working Area | 320 Sqft. |

URBAN
PARK VIEW



CANAL VIEW

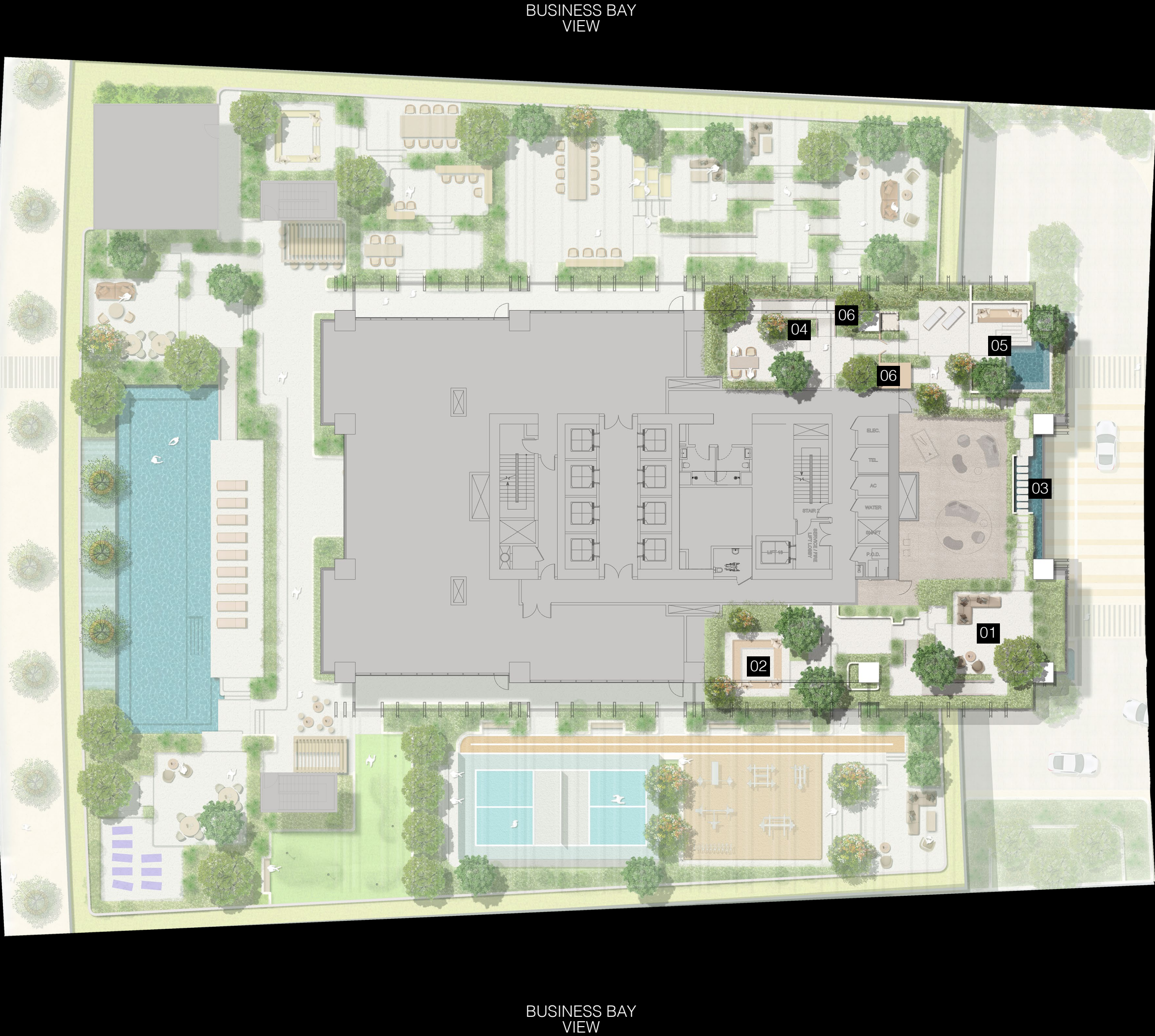
BURJ KHALIFA
VIEW

PROJECT AMENITIES

SKYLINE LOUNGE (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. |

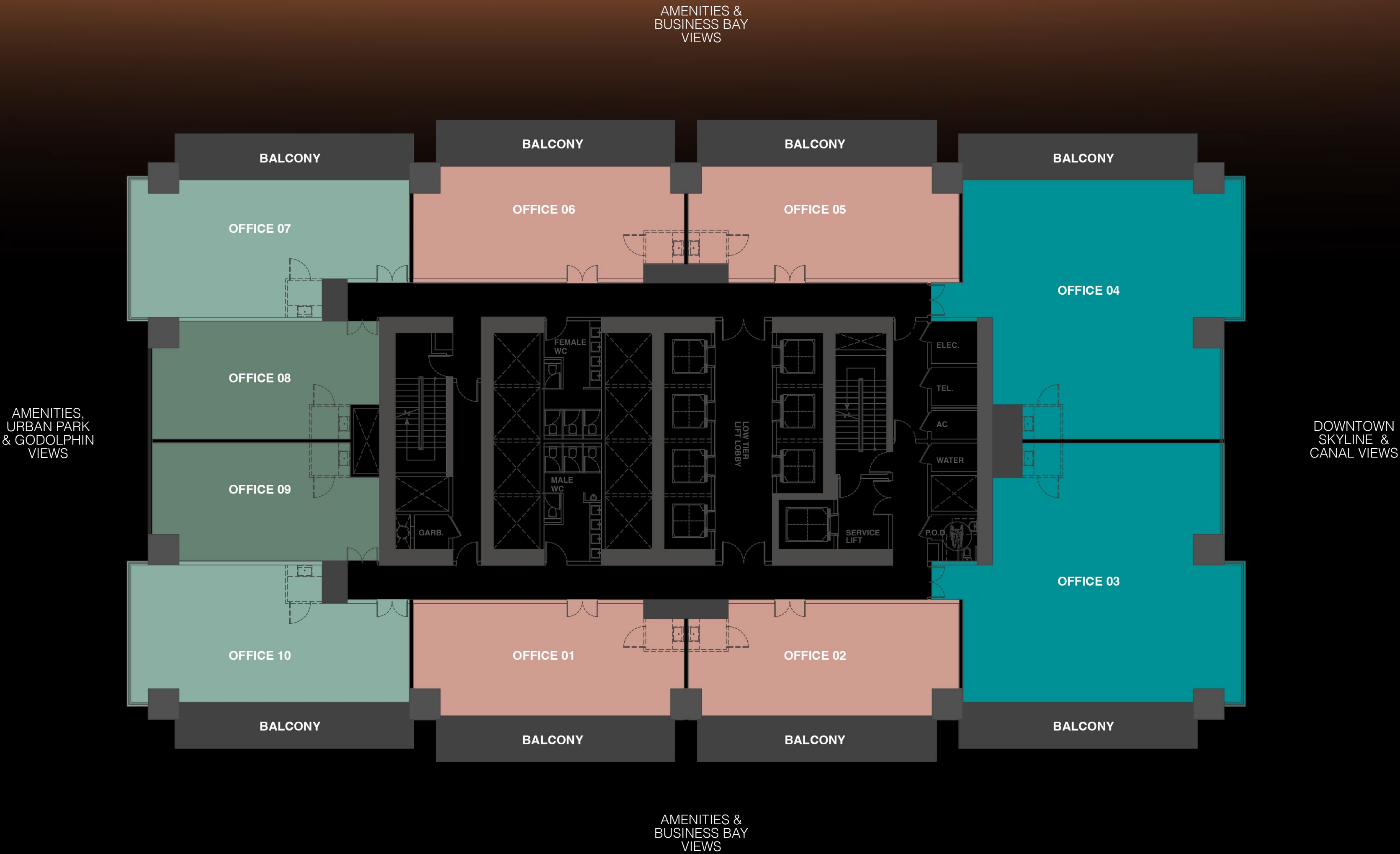
URBAN
PARK VIEW



TYPICAL FLOOR PLANS

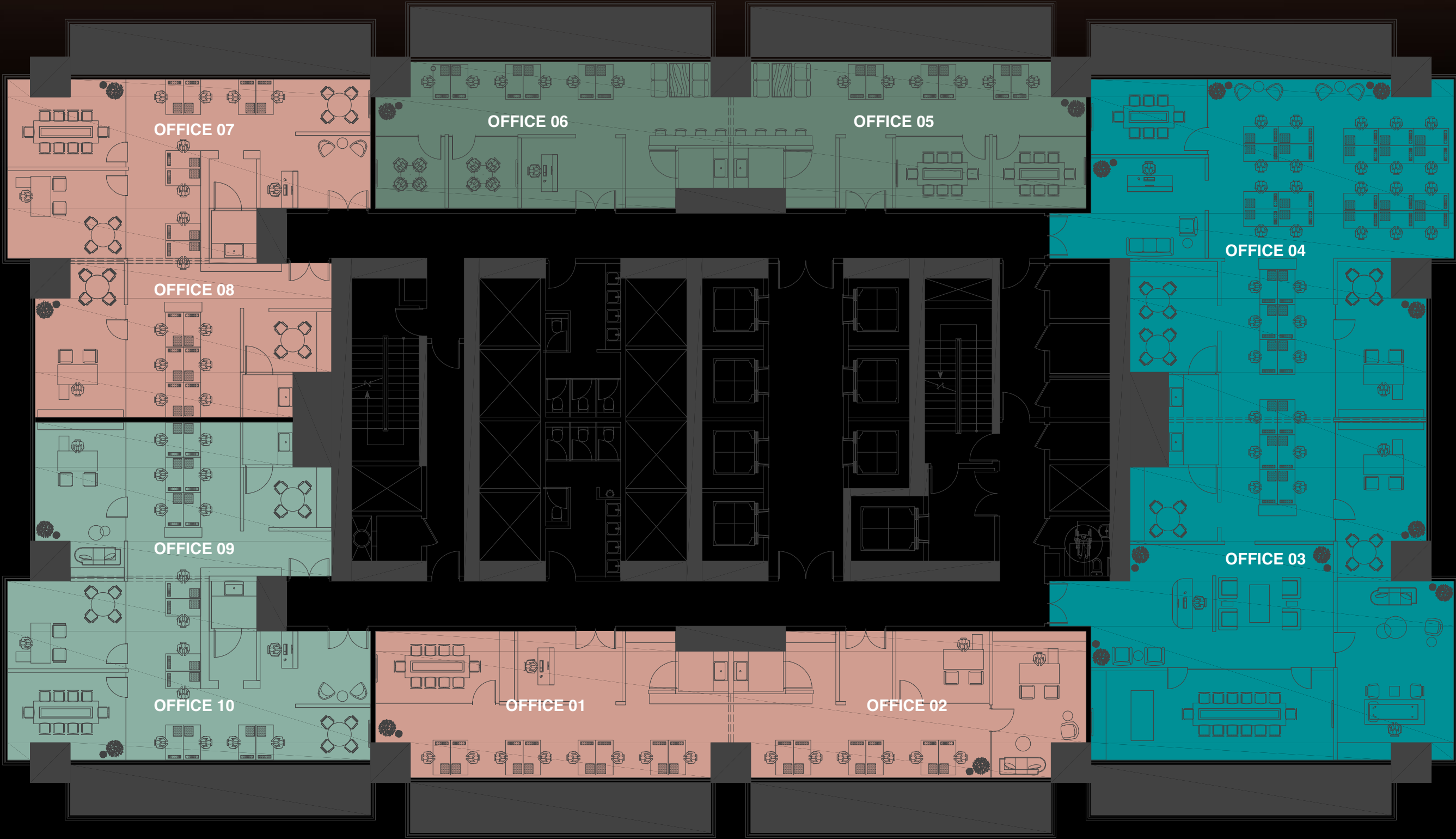
EXECUTIVE COLLECTION
(2ND TO 13TH TYPICAL FLOOR)

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE B	2,007 sqft	371 sqft	2,378 sqft
TYPE C	1,119 sqft	371 sqft	1,490 sqft
TYPE D	754 sqft	-	754 sqft



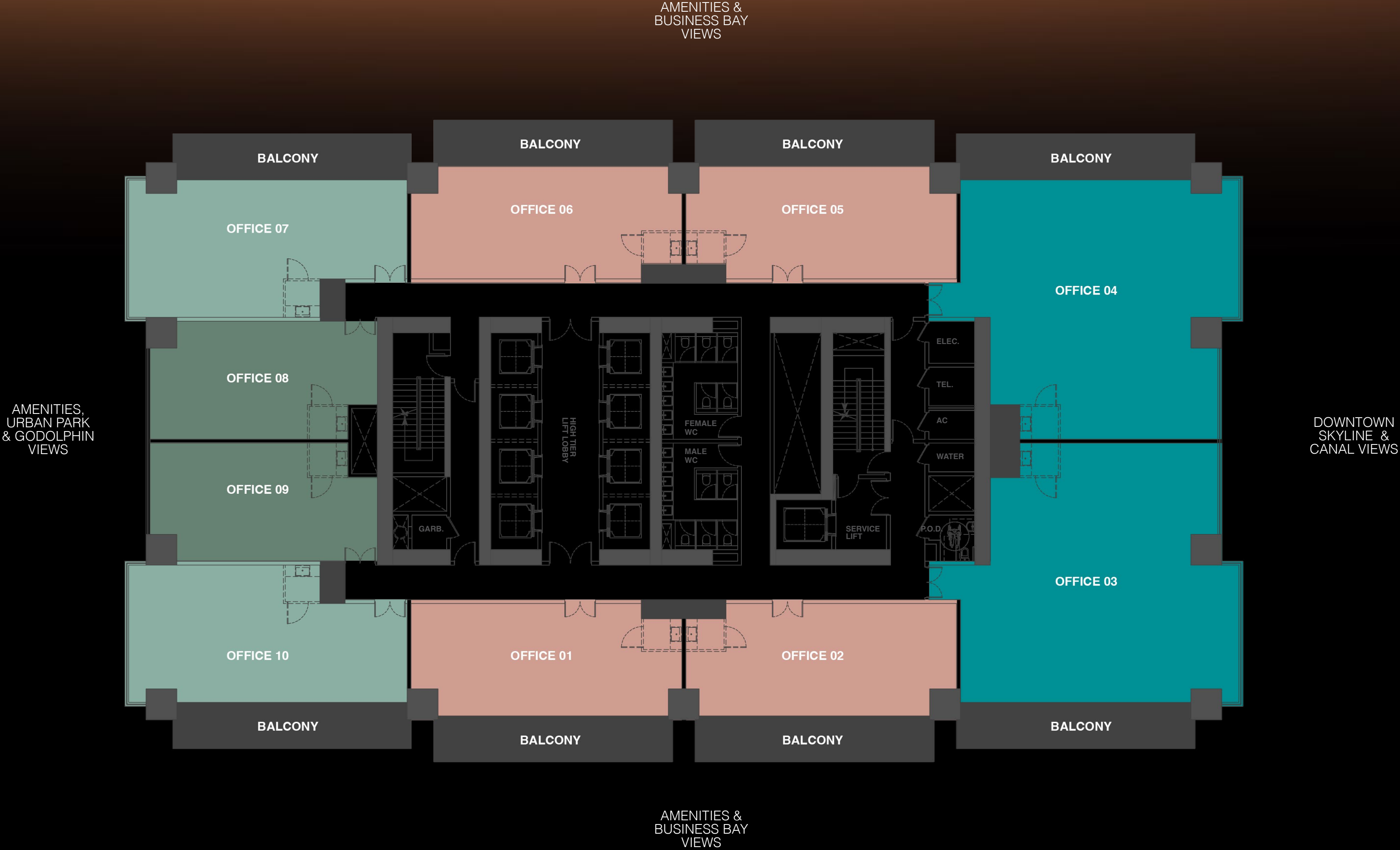
TEST FIT
(EXECUTIVE COLLECTION)

- COMBINED & COLLABERATIVE PLAN
OFFICE 01 & OFFICE 02**
SUITE : 1,810.7 SQFT
- COMBINED & COLLABERATIVE PLAN
OFFICE 03 & OFFICE 04**
SUITE : 4,013.64 SQFT
- COMBINED & COLLABERATIVE PLAN
OFFICE 05 & OFFICE 06**
SUITE : 1,810.7 SQFT
- COMBINED & COLLABERATIVE PLAN
OFFICE 07 & OFFICE 08**
SUITE : 1,936.35 SQFT
- COMBINED & COLLABERATIVE PLAN
OFFICE 09 & OFFICE 10**
SUITE : 1,936.35 SQFT



SKY COLLECTION
(15TH TO 26TH TYPICAL FLOOR)

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
TYPE A	905 sqft	306 sqft	1,212 sqft
TYPE B	2,007 sqft	371 sqft	2,378 sqft
TYPE C	1,119 sqft	371 sqft	1,490 sqft
TYPE D	754 sqft	-	754 sqft



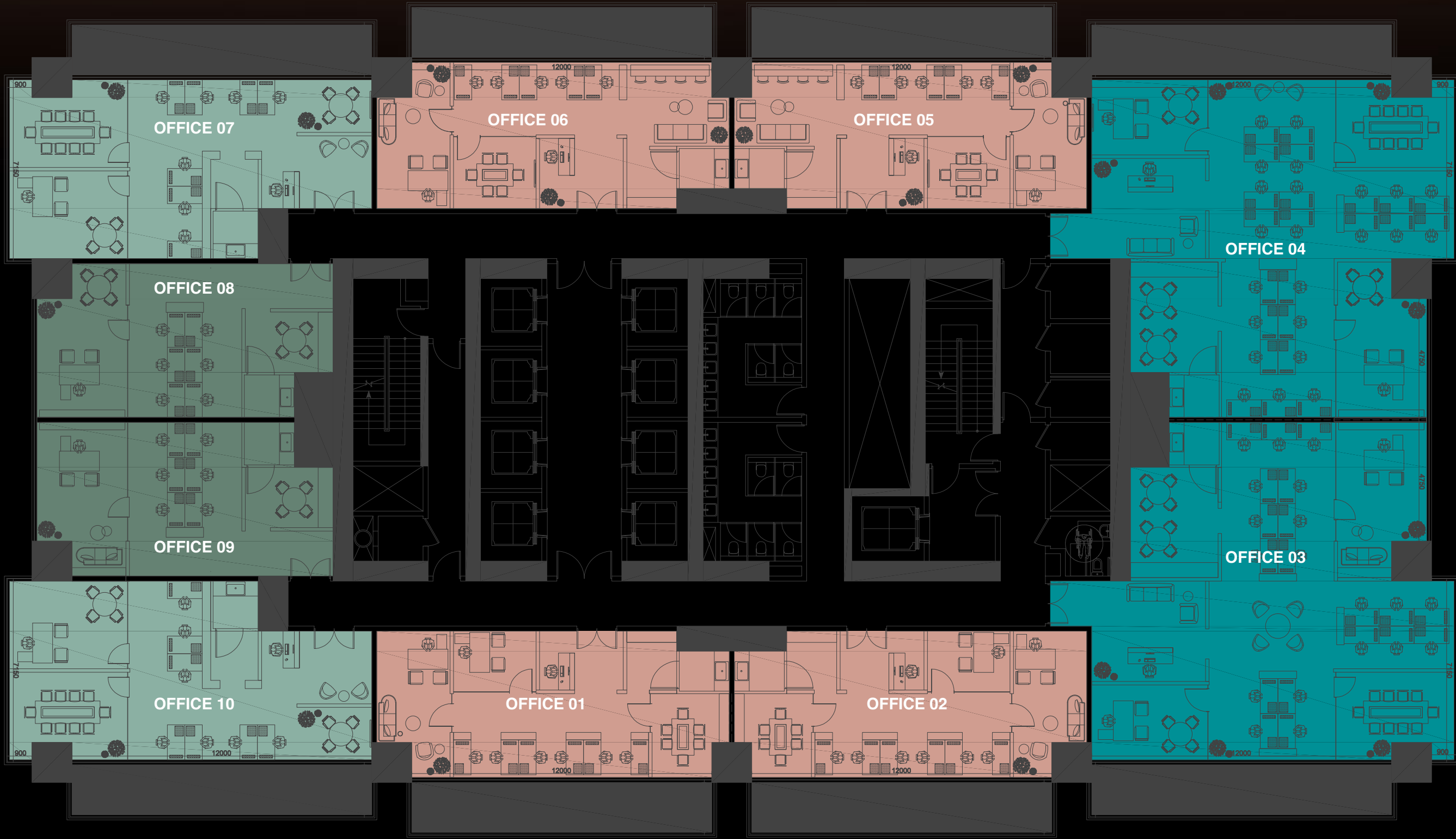
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TEST FIT

(SKY COLLECTION)

- COMBINED & COLLABERATIVE PLAN**
OFFICE 01 / 02 / 05 / 06
SUITE : 905.35 SQFT
- COMBINED & COLLABERATIVE PLAN**
OFFICE 03 & 04
SUITE : 2,006.82 SQFT
- COMBINED & COLLABERATIVE PLAN**
OFFICE 07 & 10
SUITE : 1,118.91 SQFT
- COMBINED & COLLABERATIVE PLAN**
OFFICE 08 & 09
SUITE : 754.44 SQFT

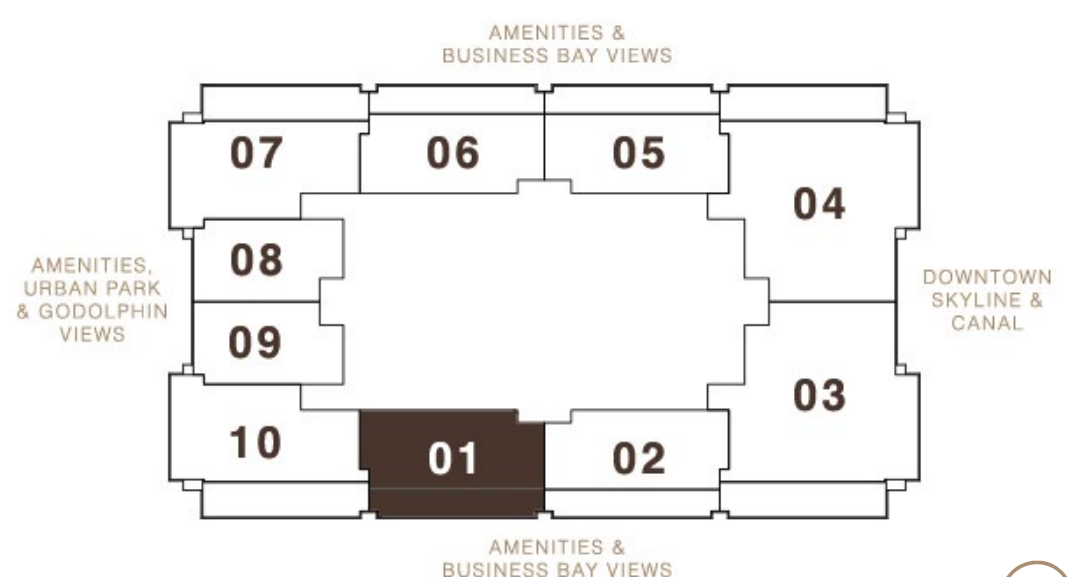
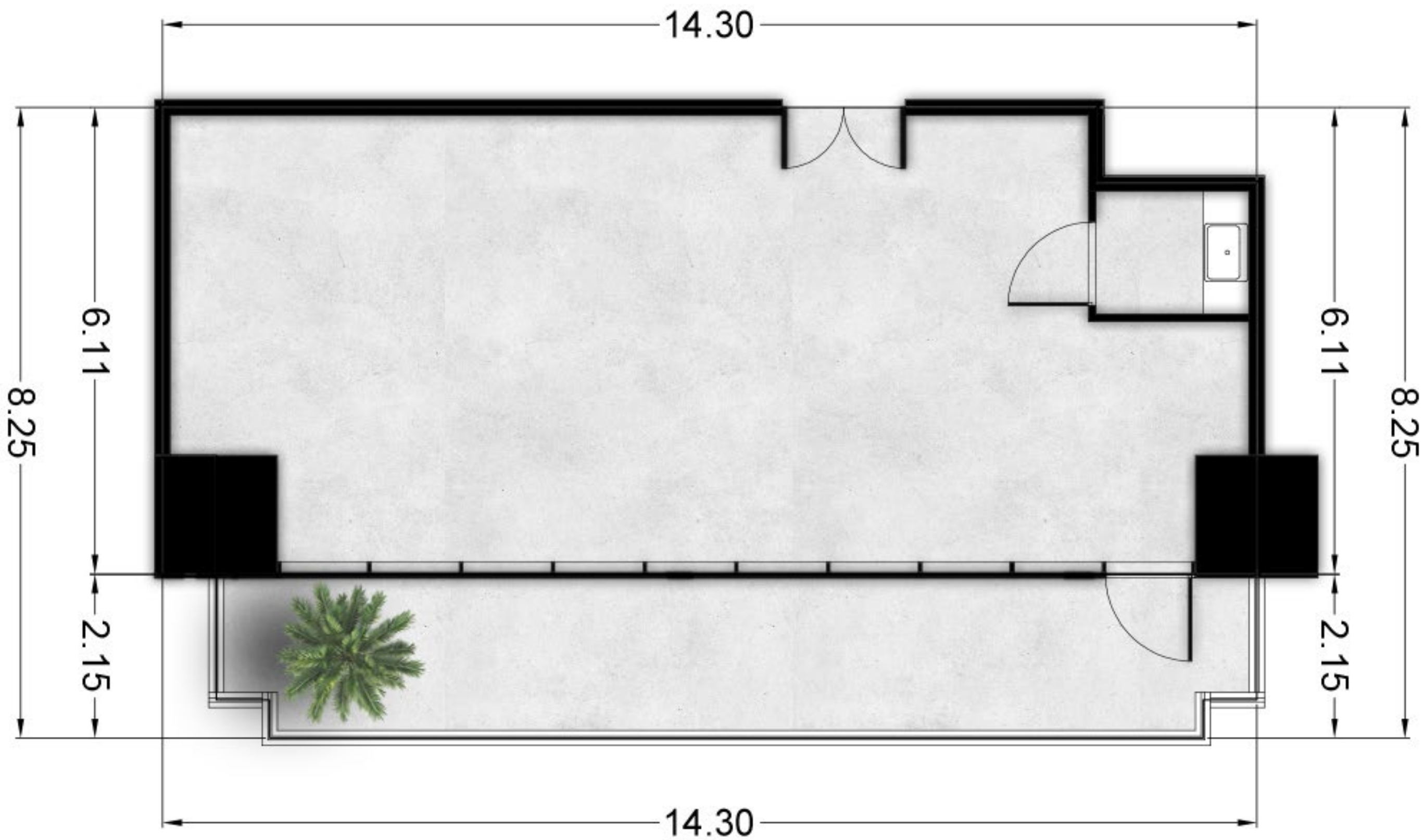


UNIT PLANS

OFFICE 01
TYPE A

2ND TO 13TH FLOOR

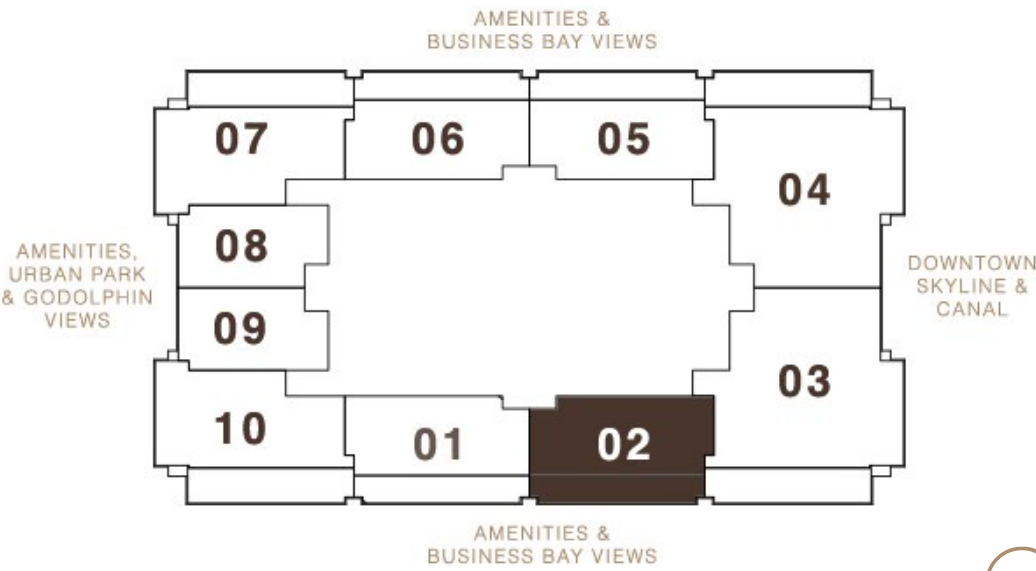
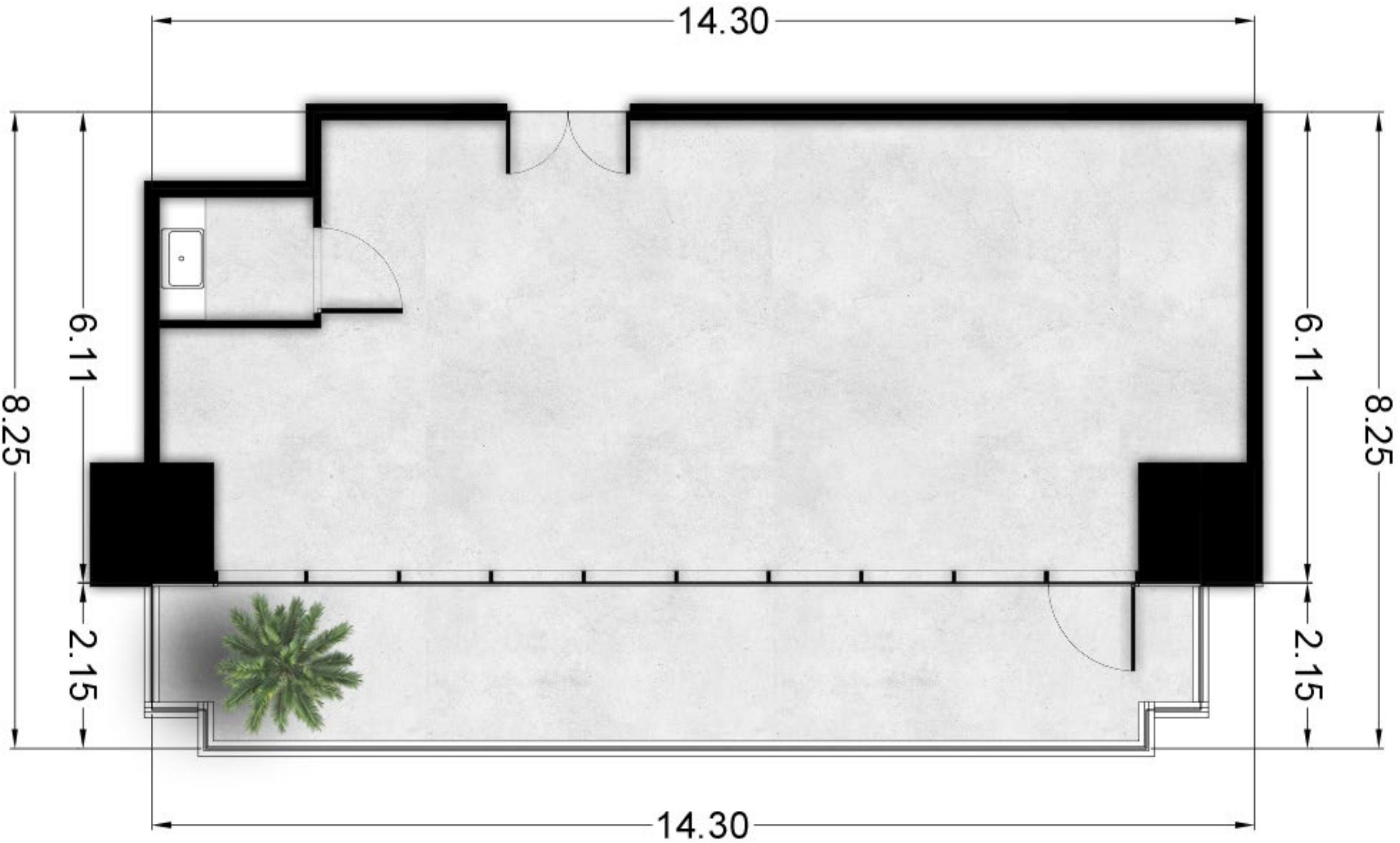
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 02
TYPE A

2ND TO 13TH FLOOR

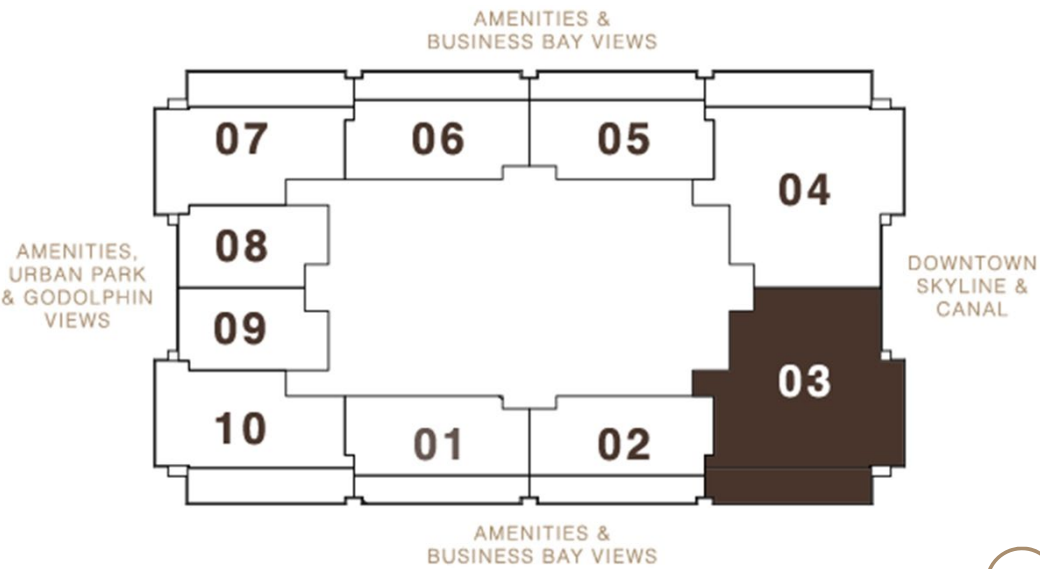
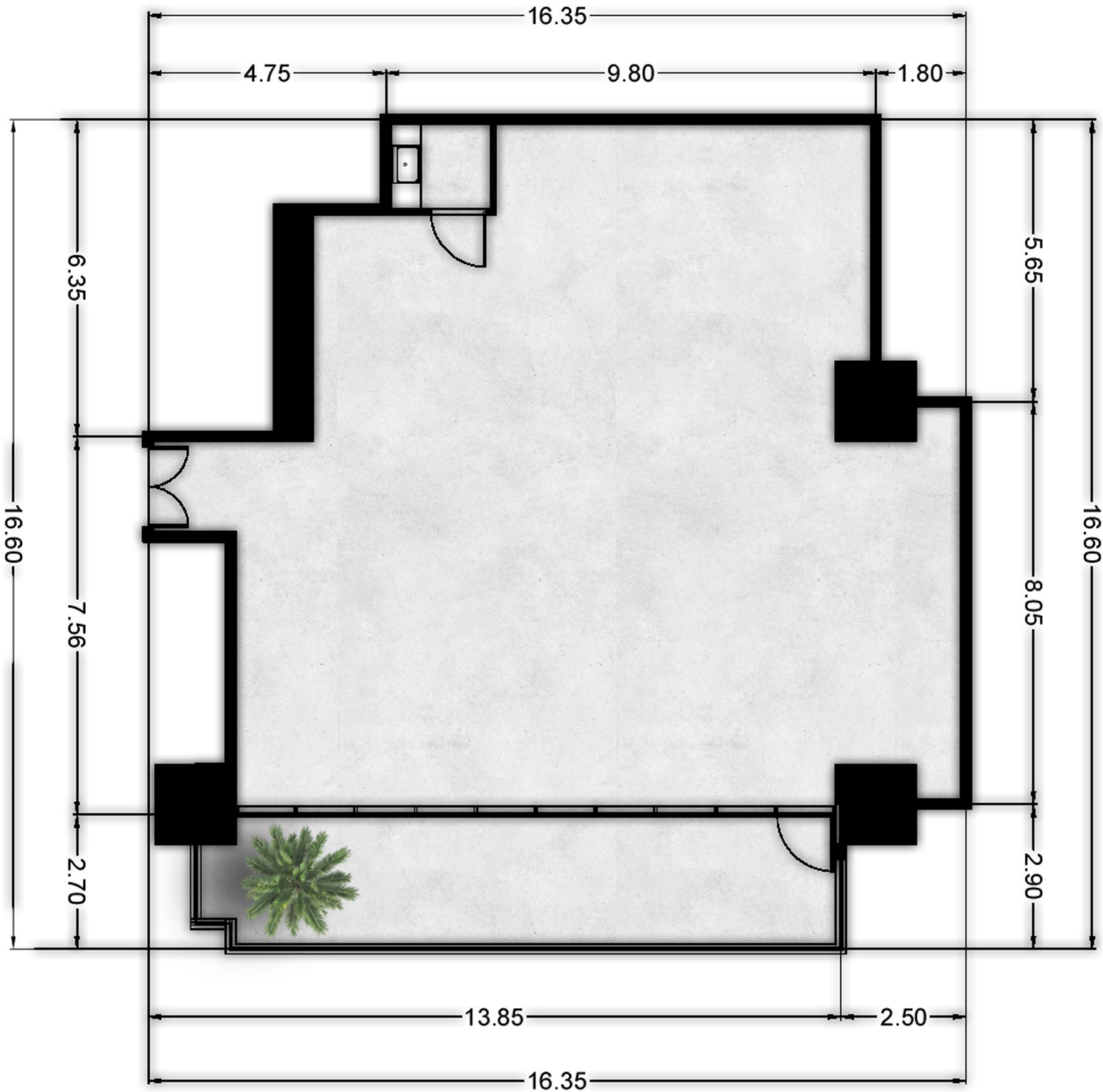
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 03
TYPE B

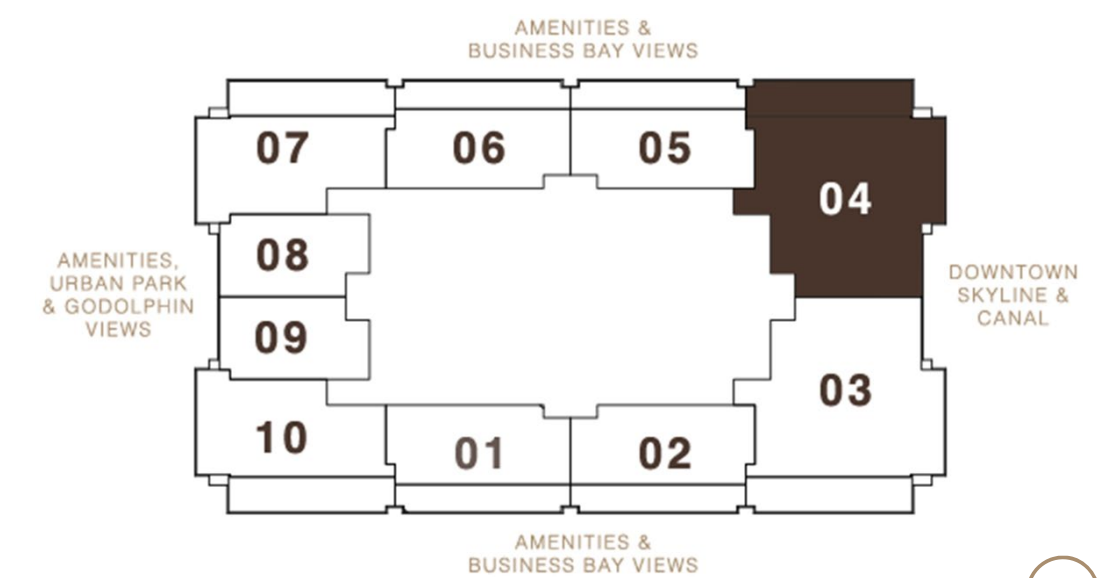
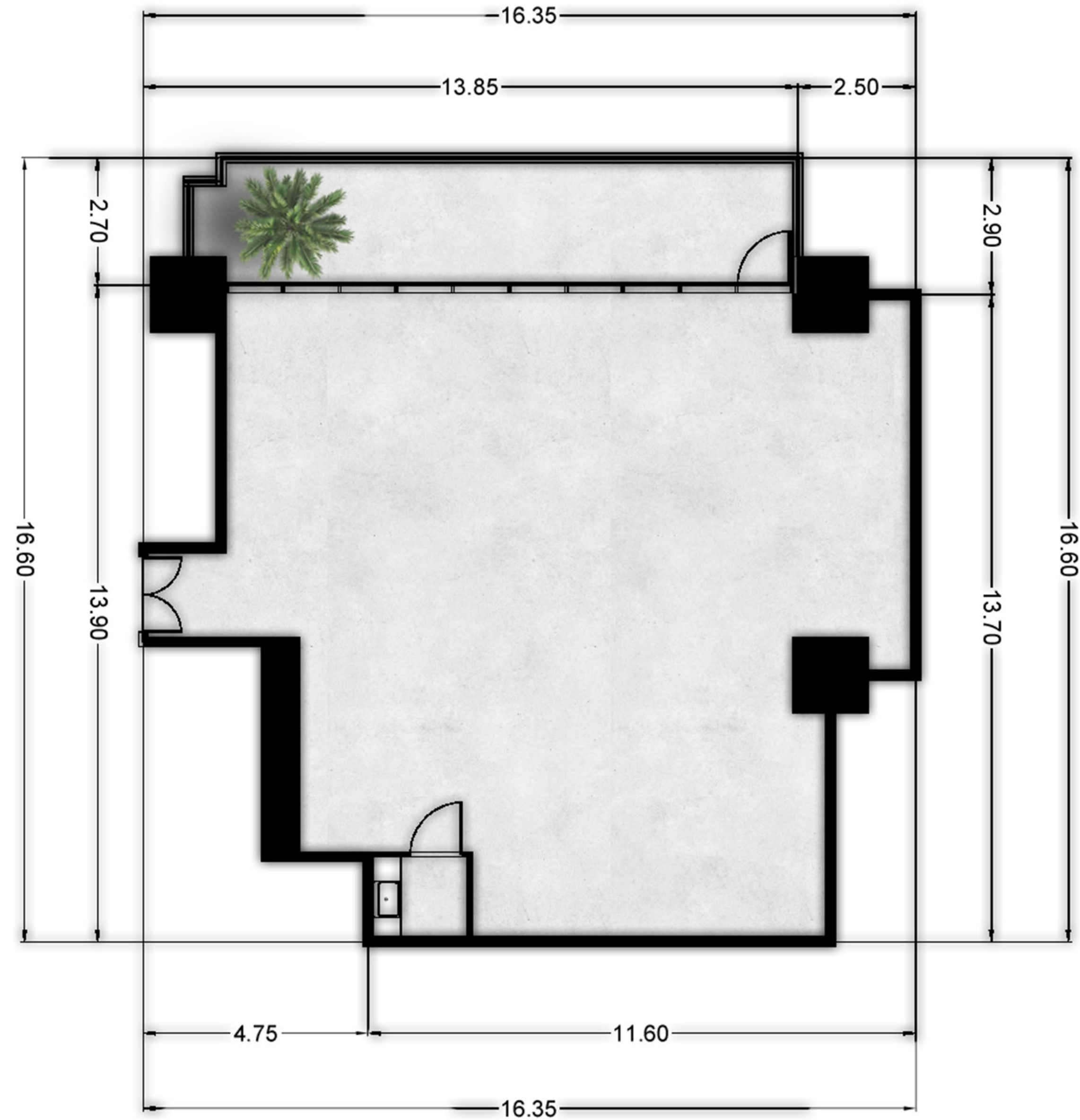
2ND TO 13TH FLOOR

Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



2ND TO 13TH FLOOR

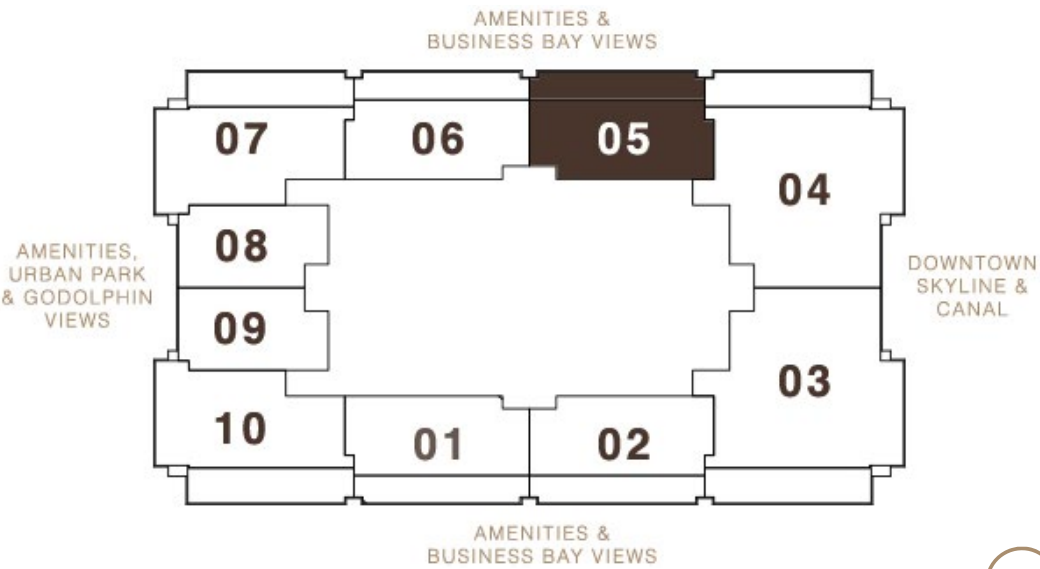
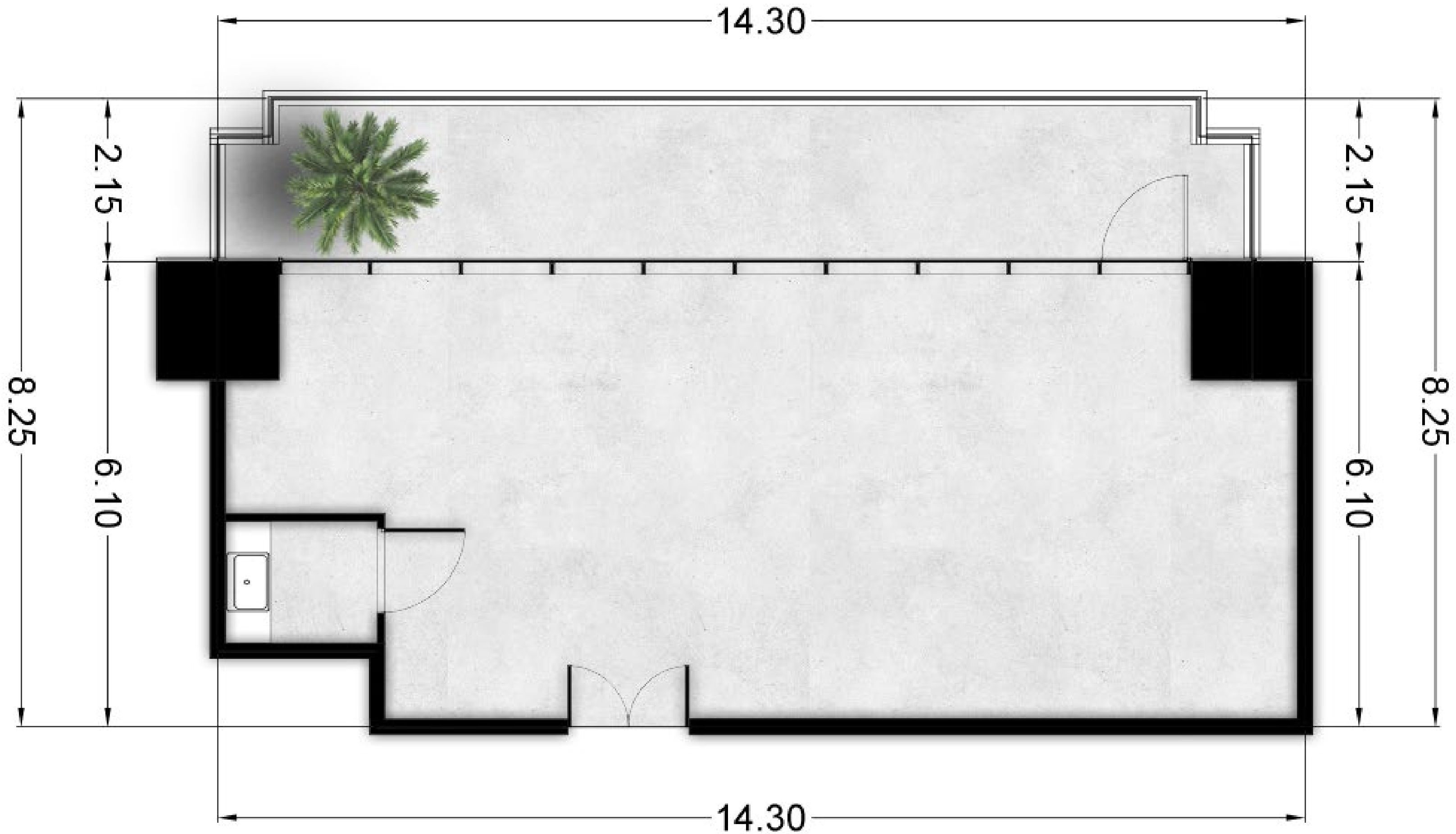
Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



OFFICE 05
TYPE A

2ND TO 13TH FLOOR

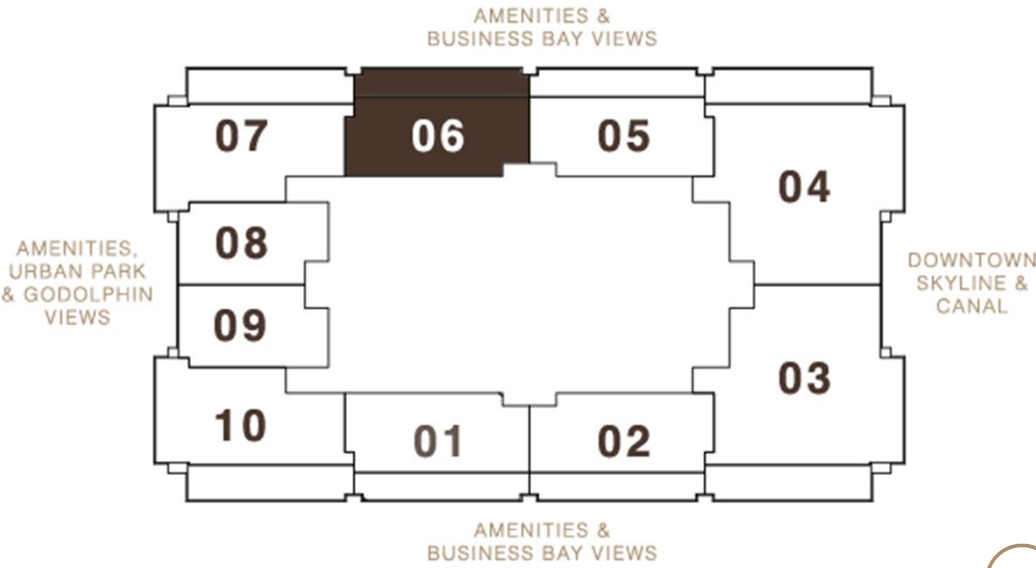
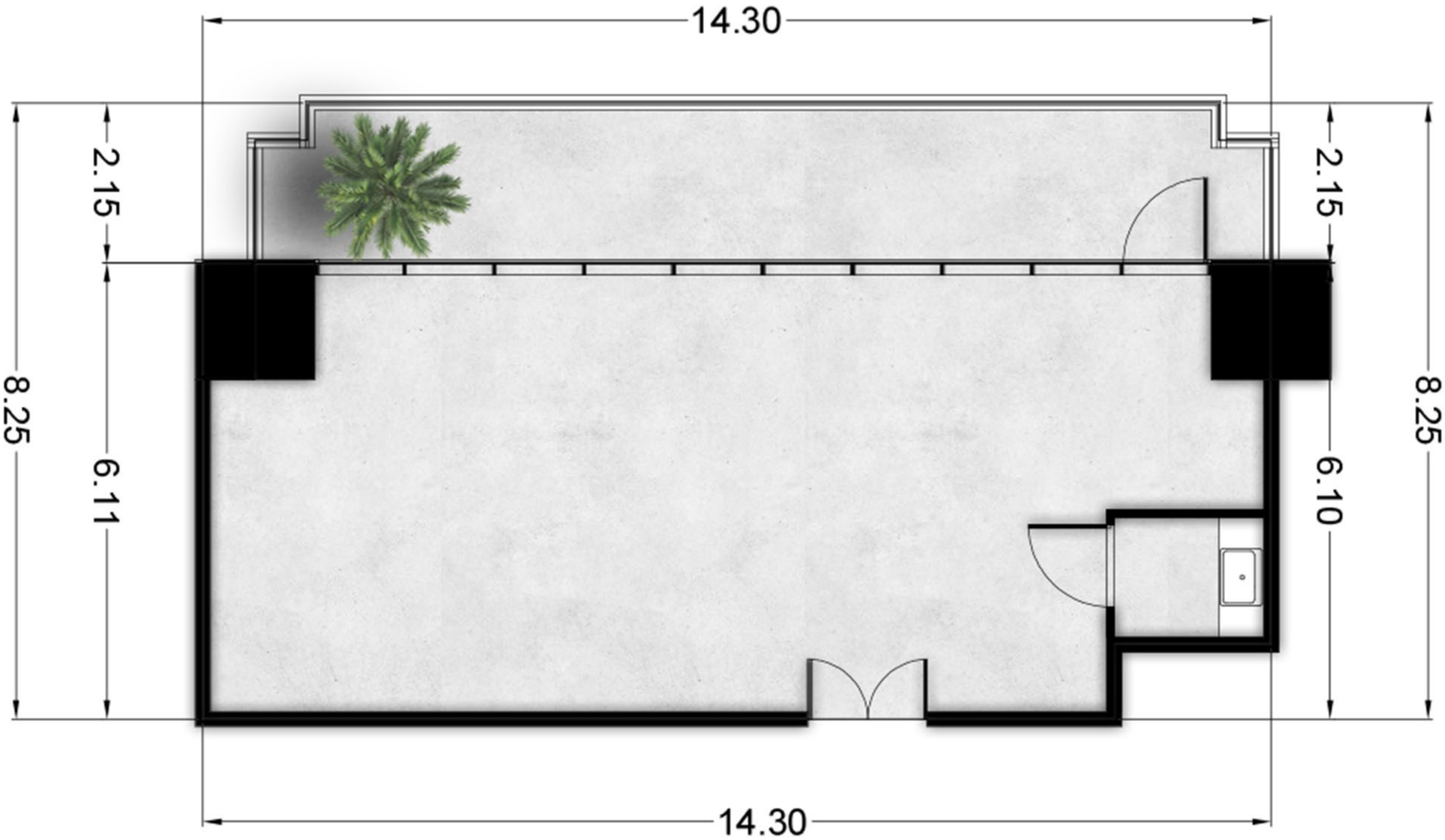
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 06
TYPE A

2ND TO 13TH FLOOR

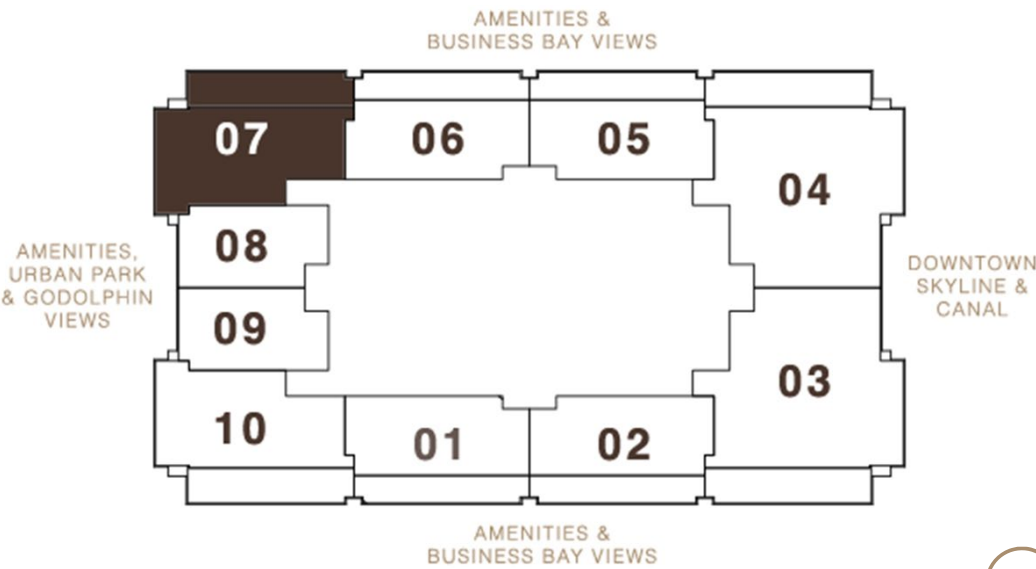
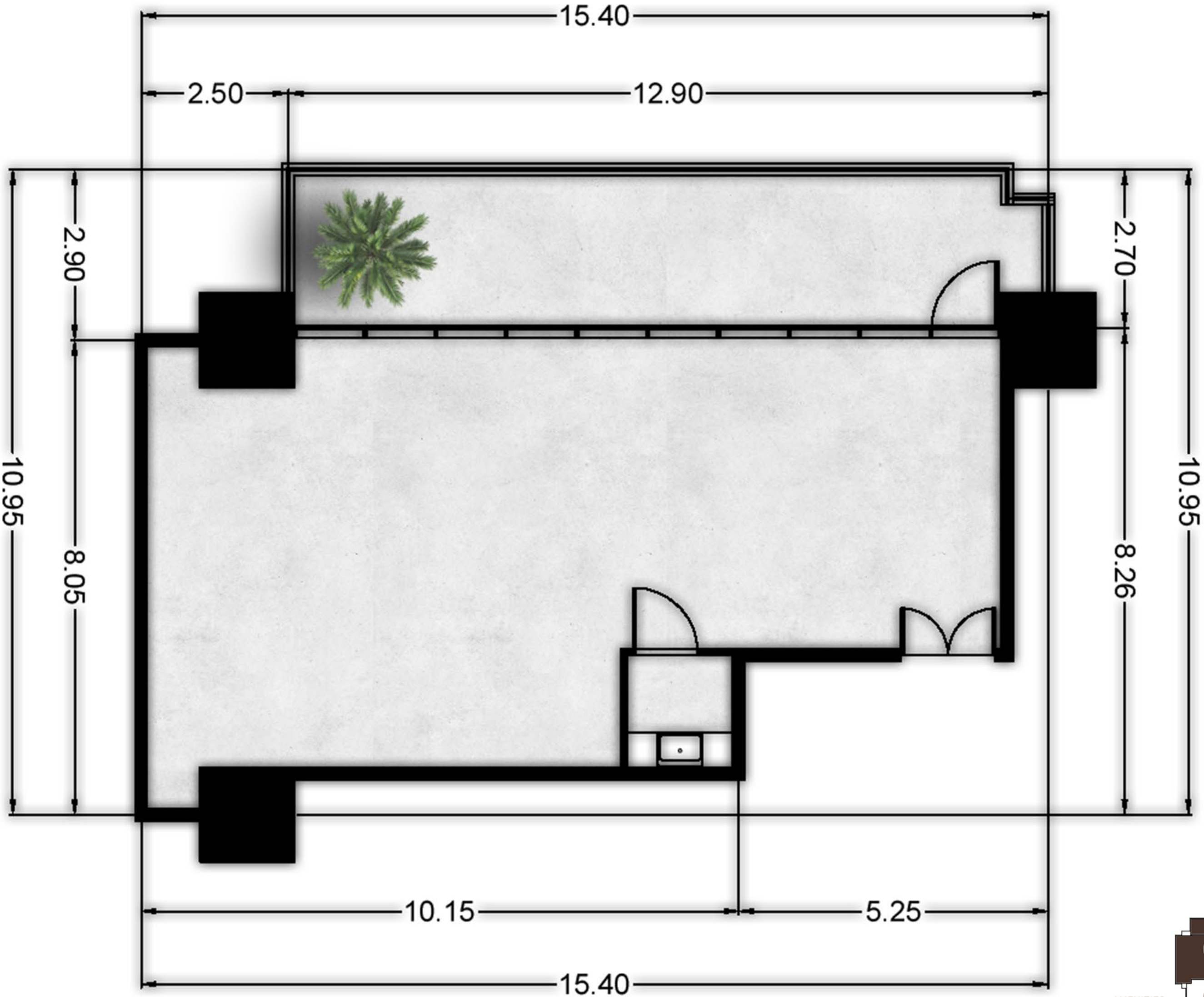
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 07
TYPE C

2ND TO 13TH FLOOR

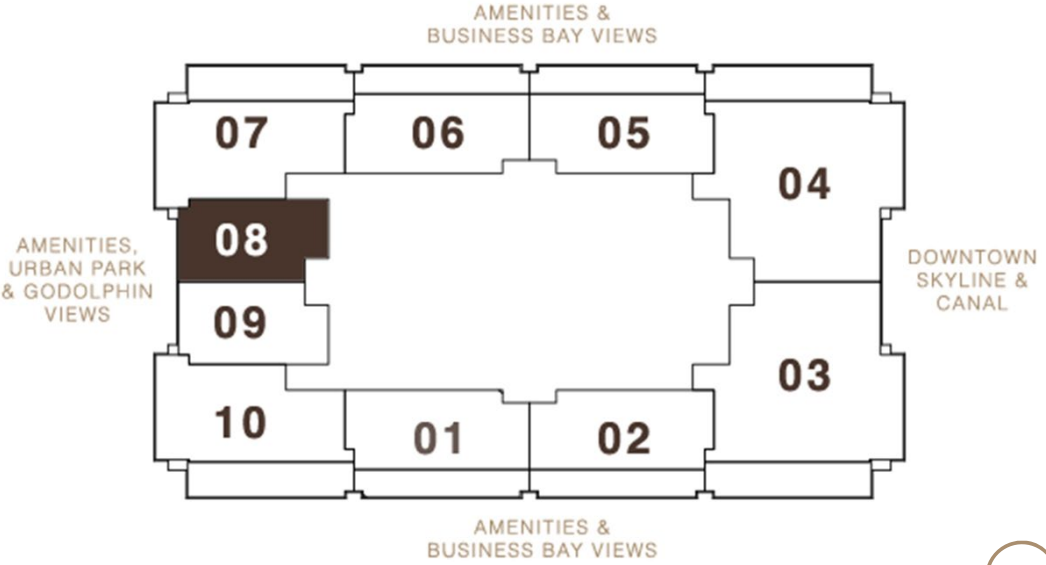
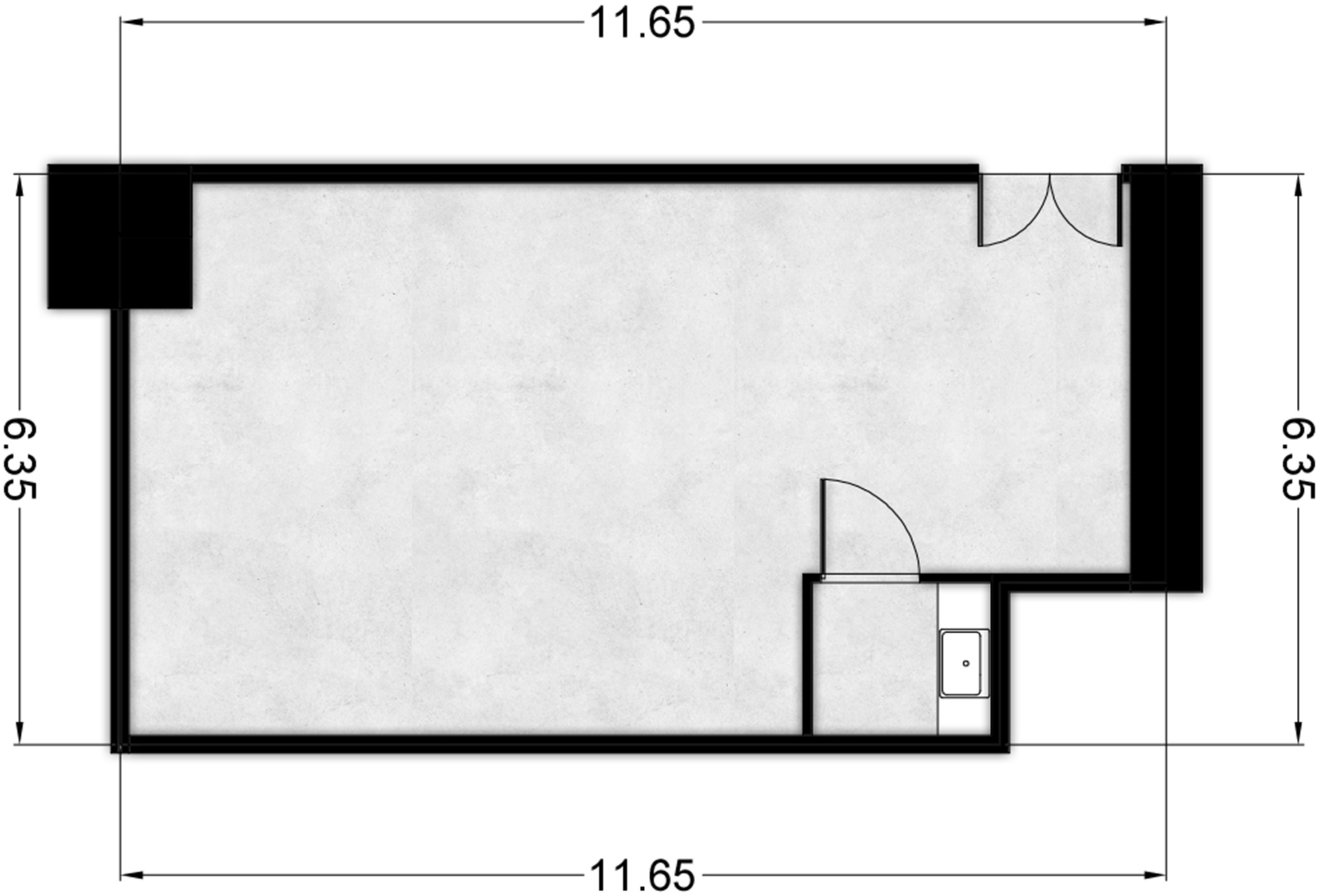
Internal Area	1,118.91 Sqft
Balcony Area	370.71 Sqft
Total Area	1,489.62 Sqft



OFFICE 08
TYPE D

2ND TO 13TH FLOOR

Total Area	754.44 Sqft
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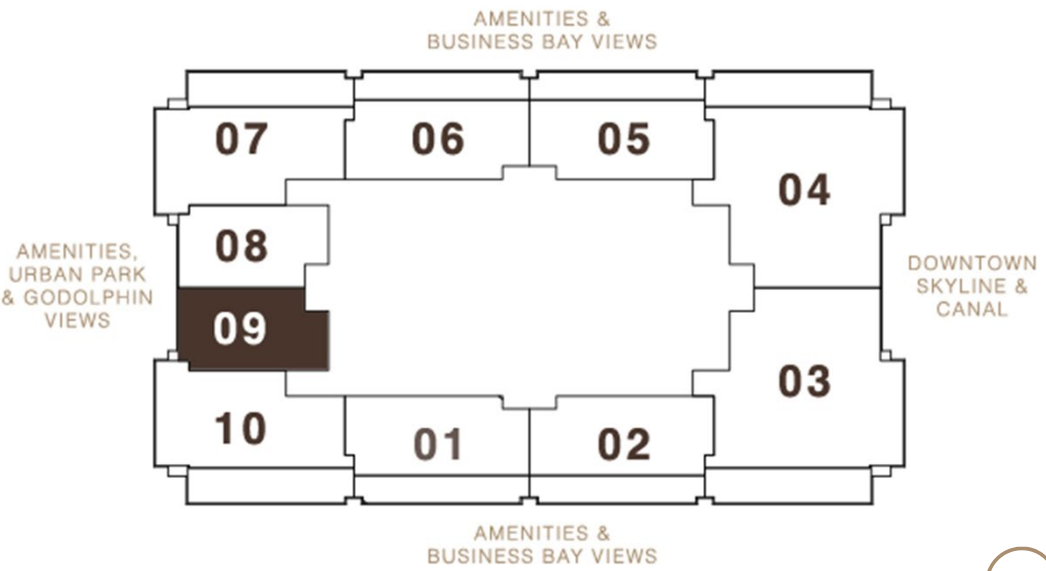
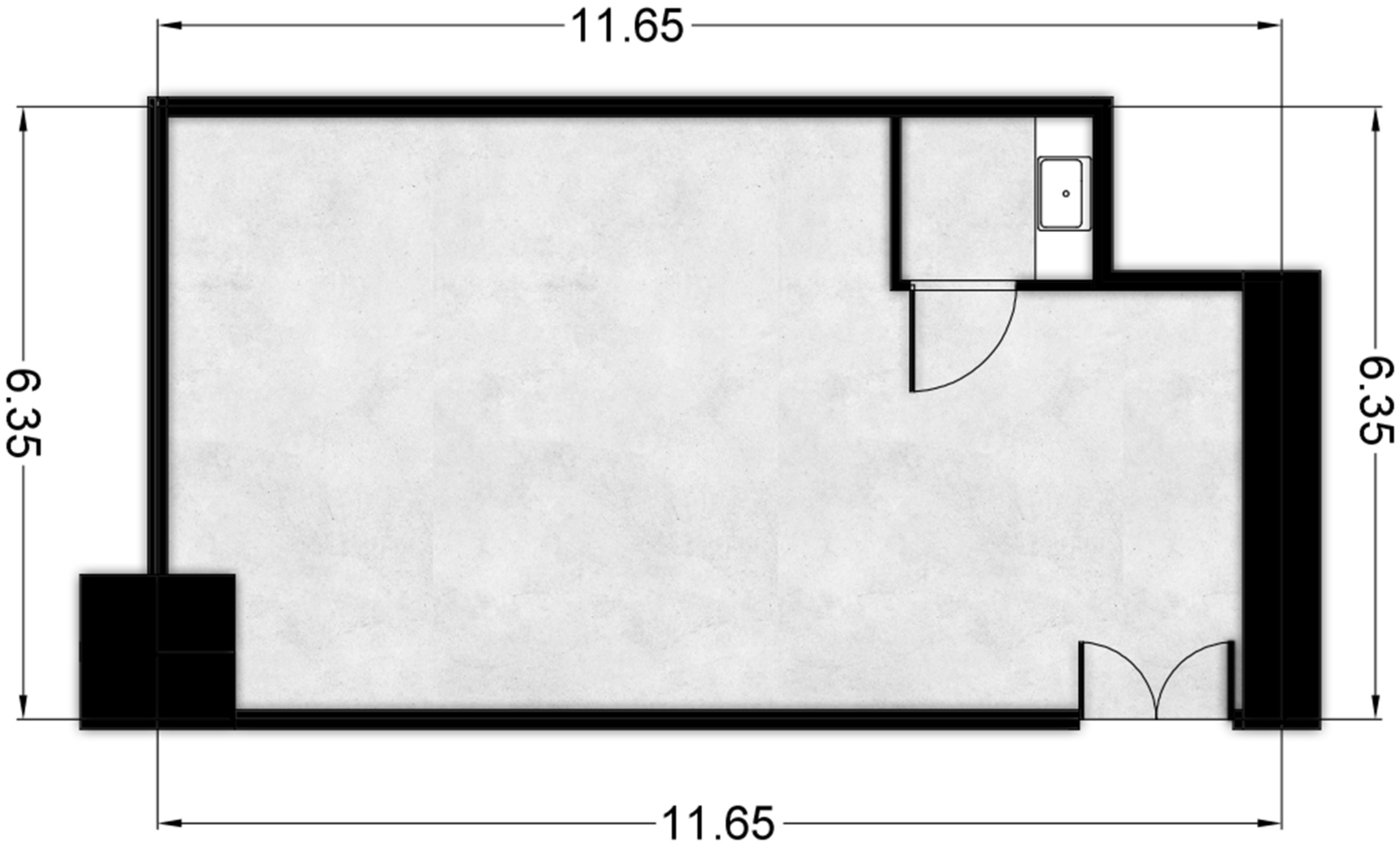


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OFFICE 09
TYPE D

2ND TO 13TH FLOOR

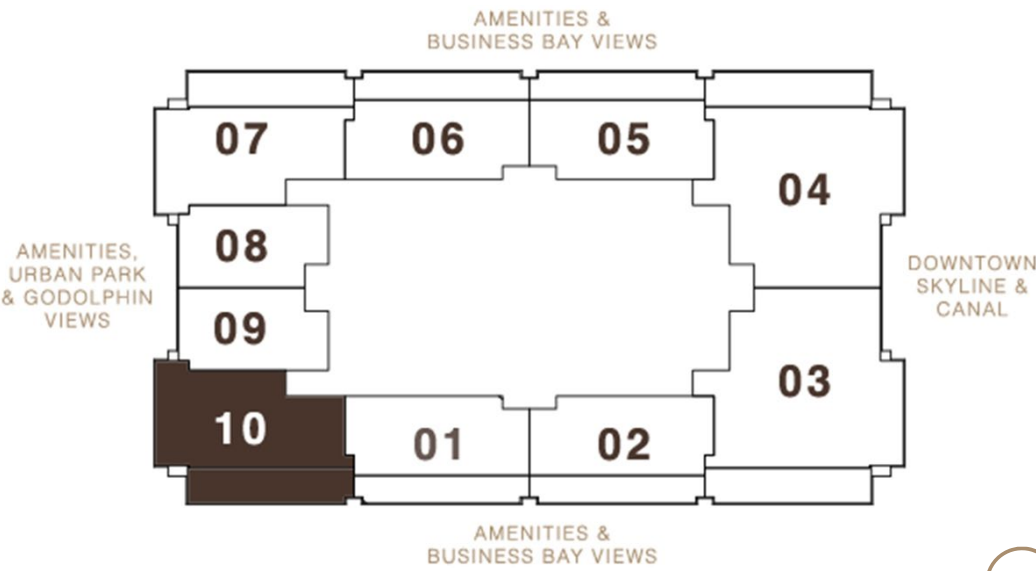
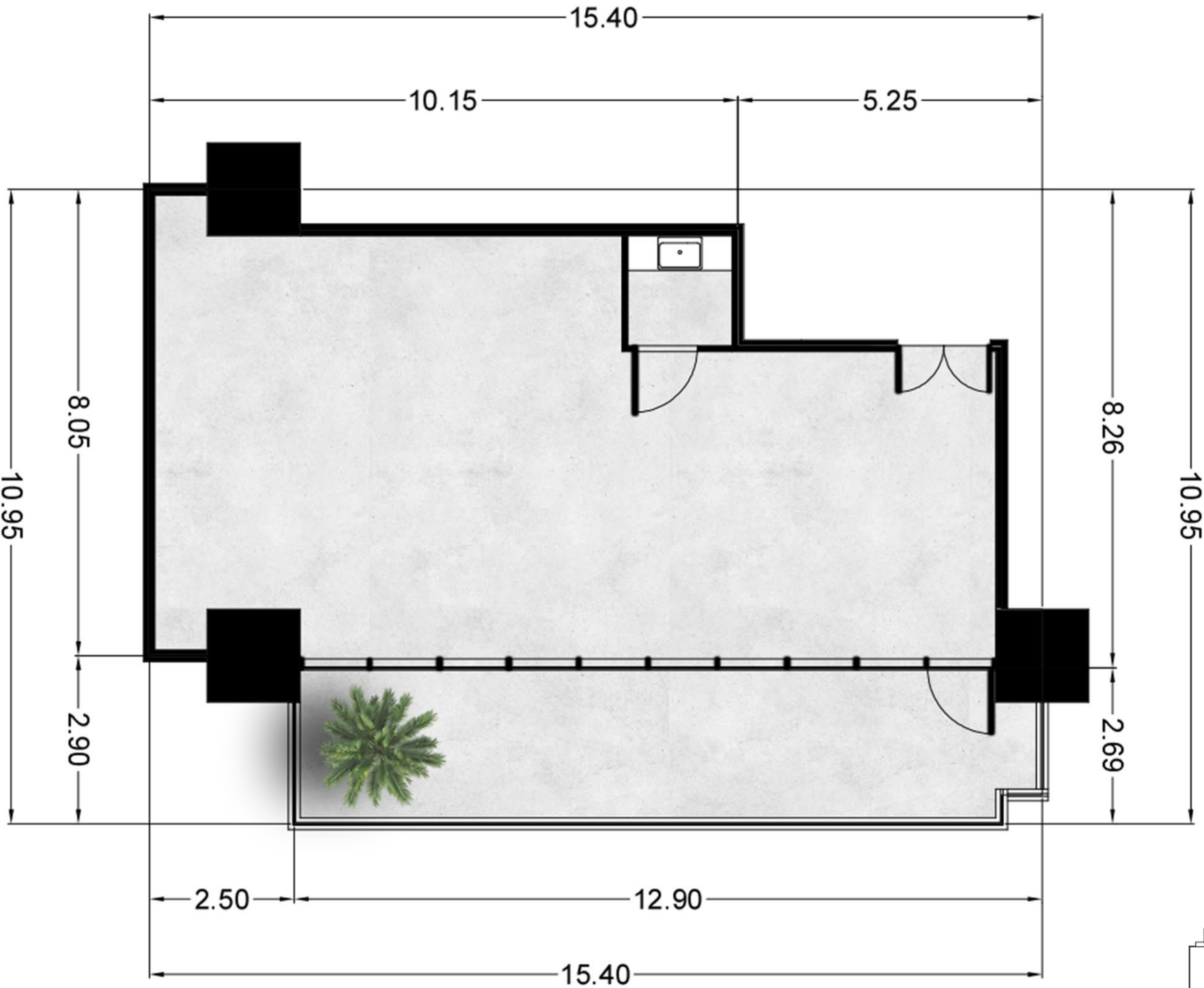
Total Area	754.44 Sqft
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OFFICE 10
TYPE C

2ND TO 13TH FLOOR

Internal Area	1,118.91 Sqft
Balcony Area	370.71 Sqft
Total Area	1,489.62 Sqft



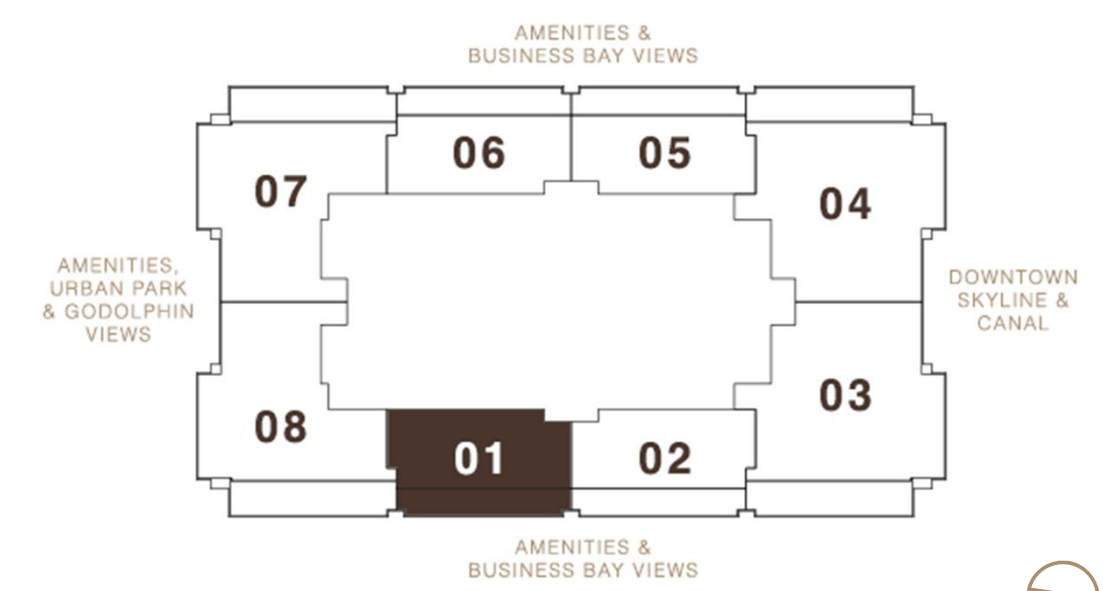
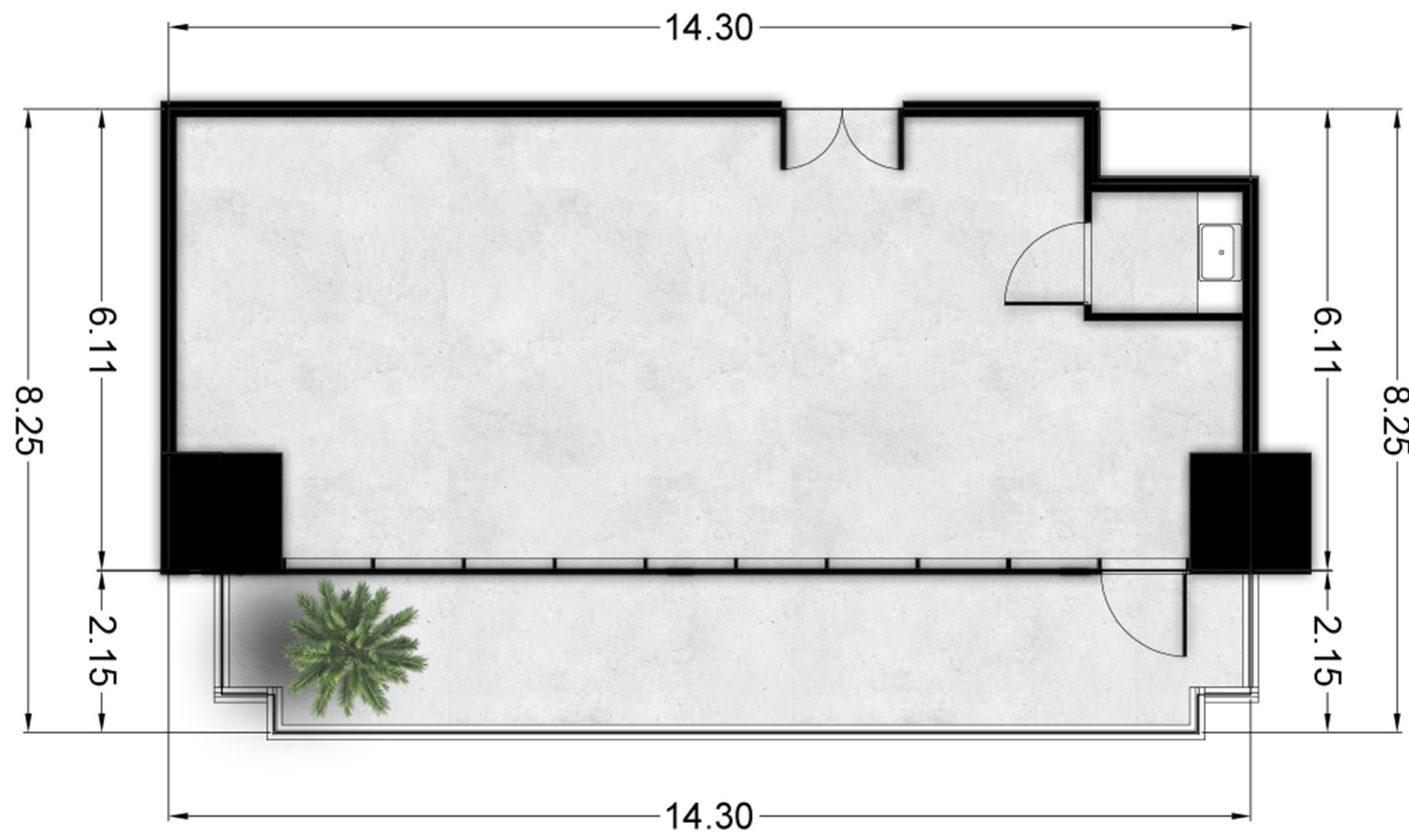
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OFFICE 01
TYPE A

15TH FLOOR

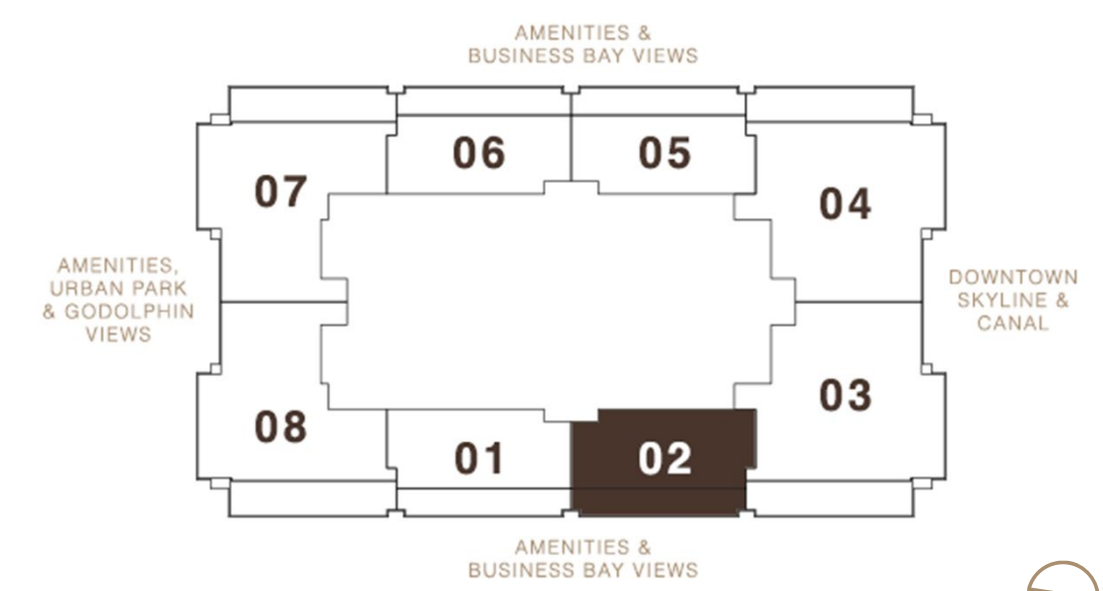
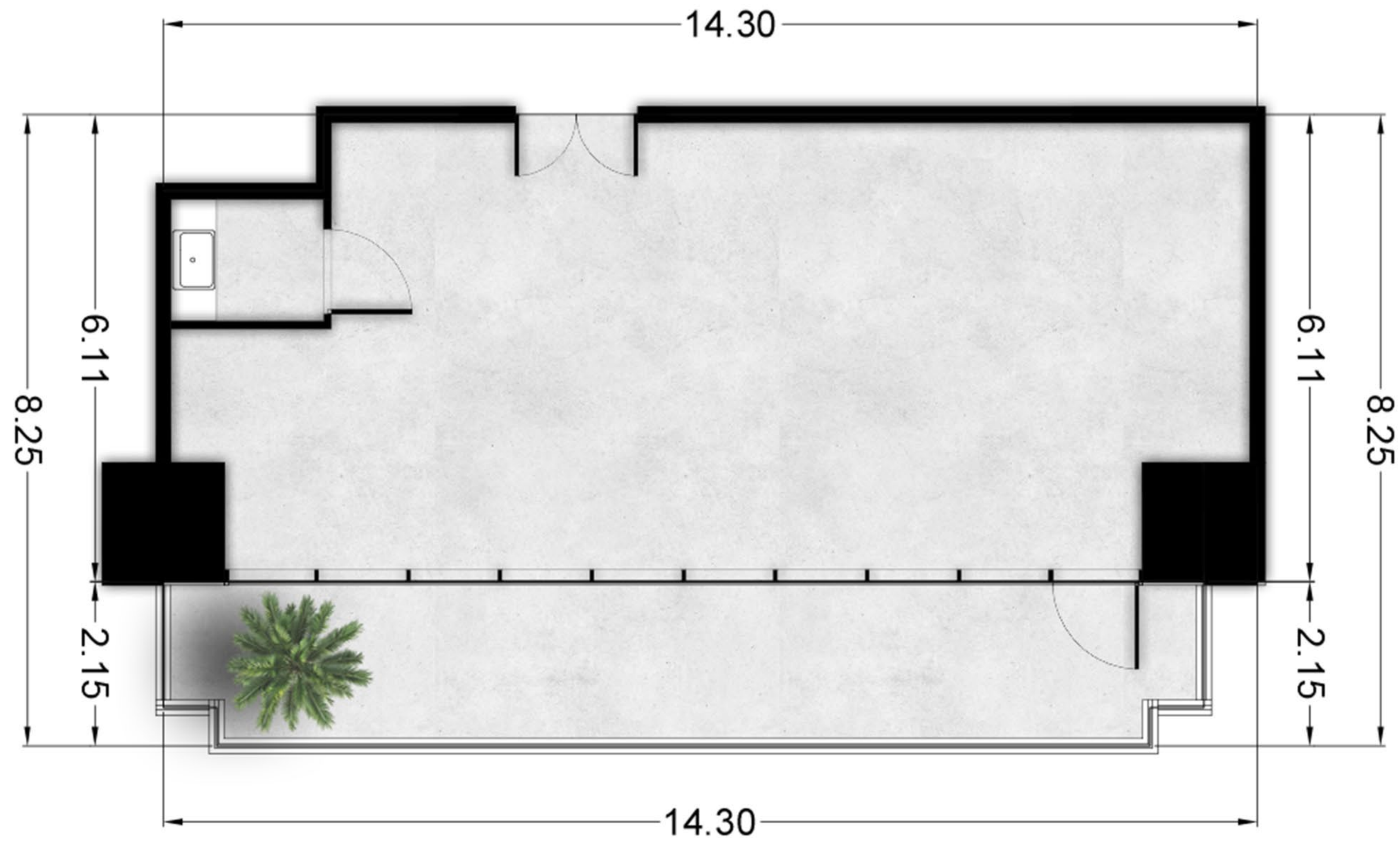
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 02
TYPE A

15TH FLOOR

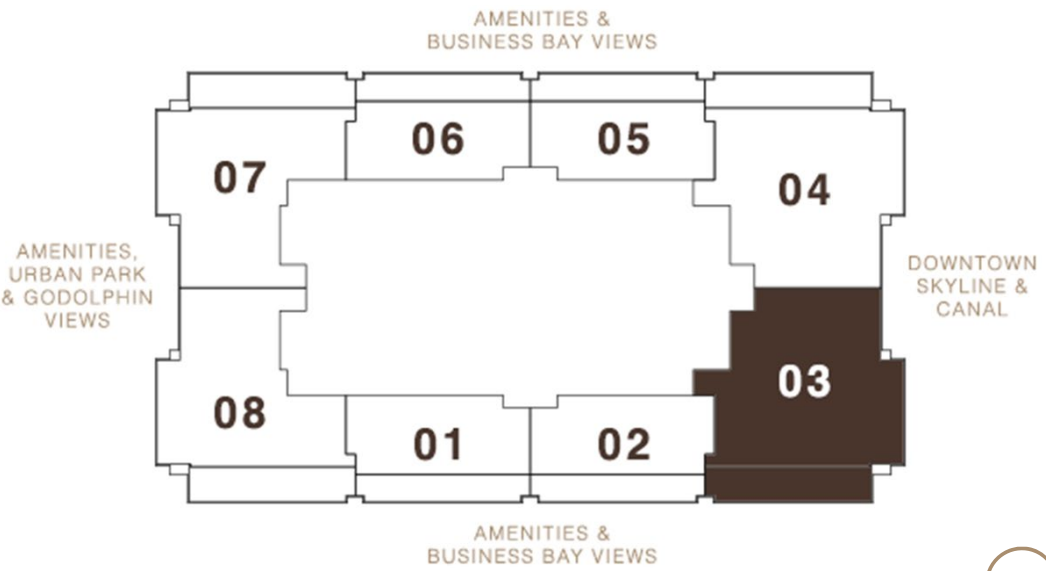
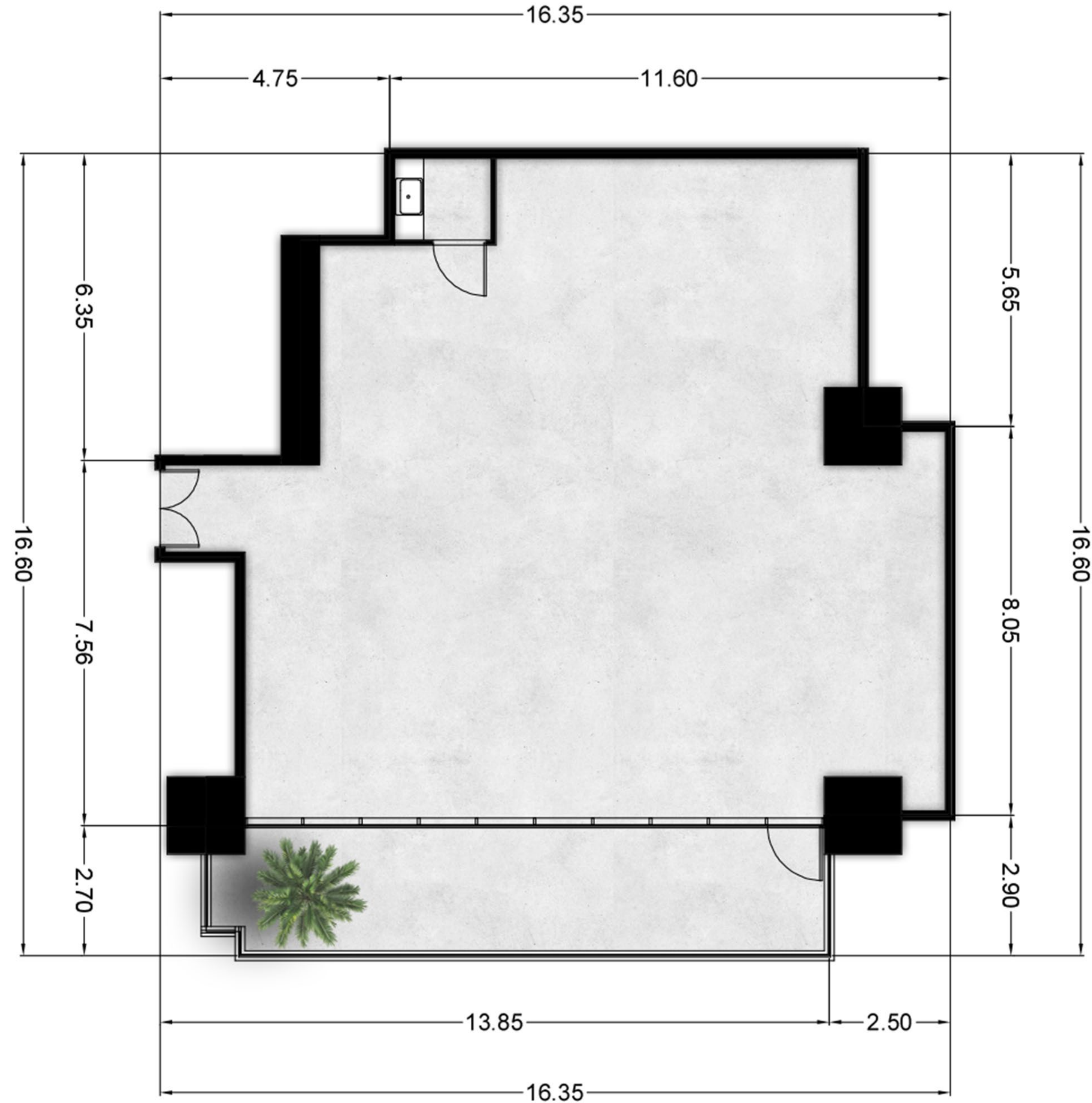
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 03
TYPE B

15TH FLOOR

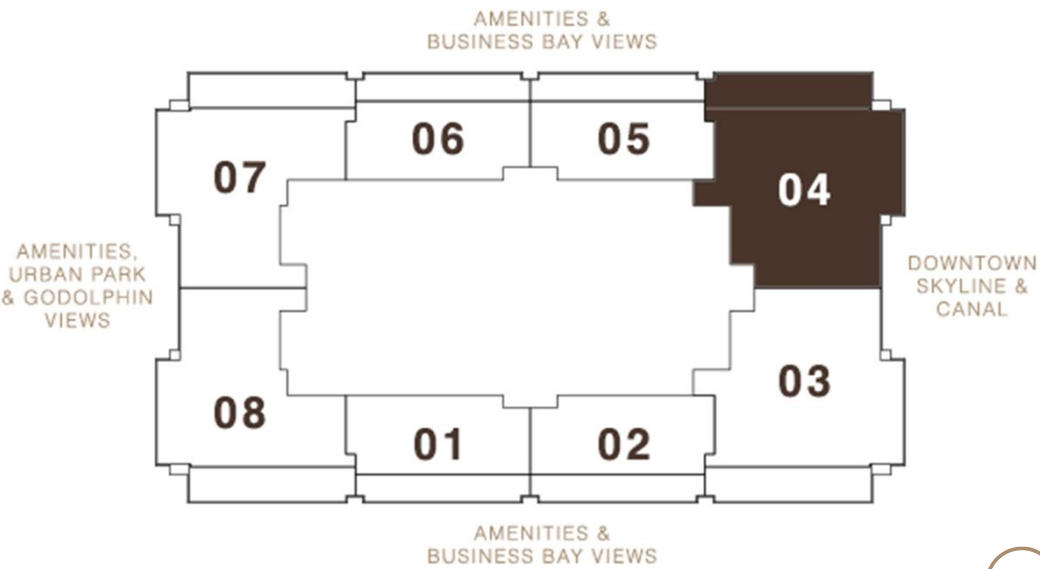
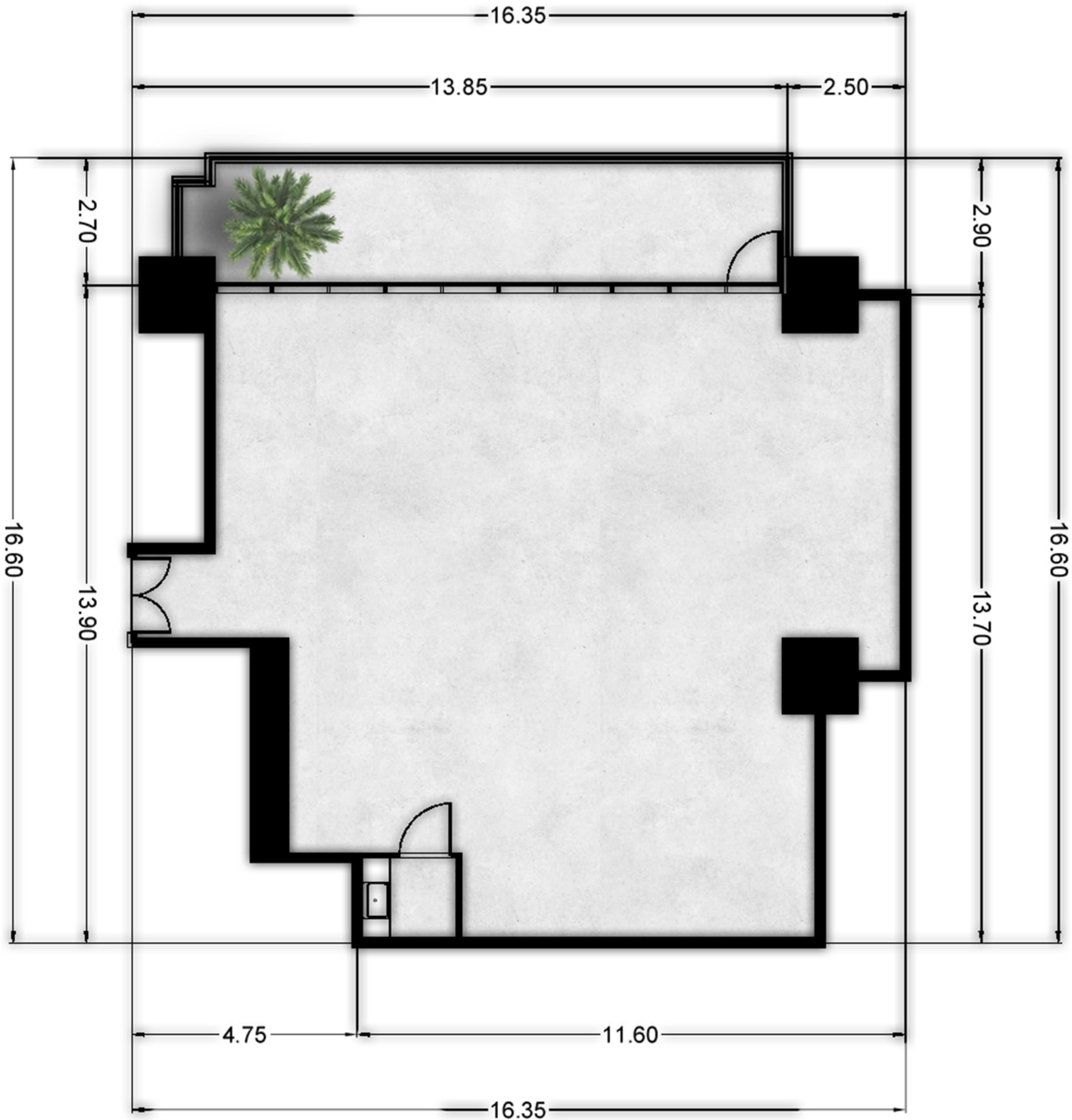
Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



OFFICE 04
TYPE B

15TH FLOOR

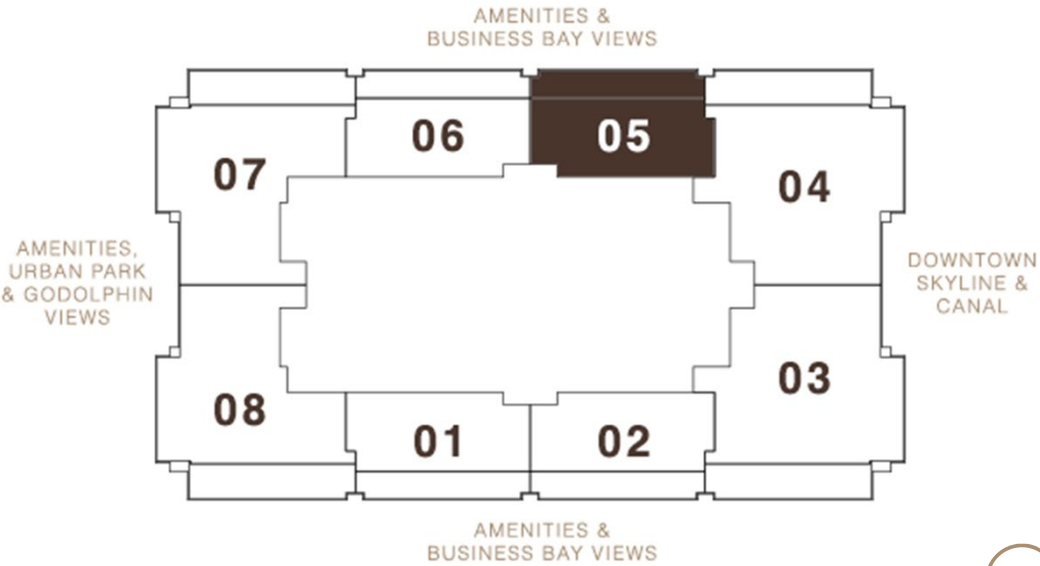
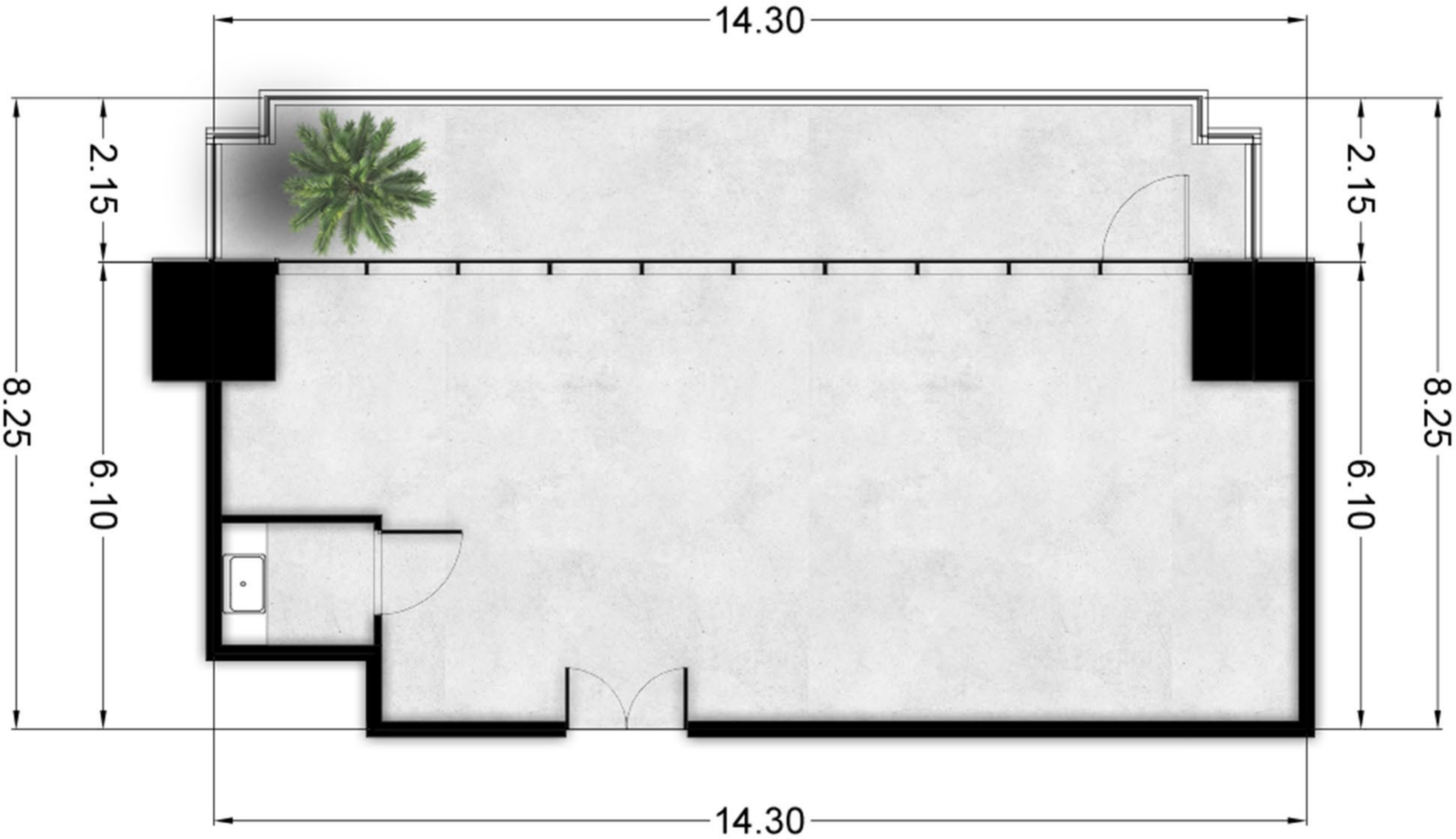
Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



OFFICE 05
TYPE A

15TH FLOOR

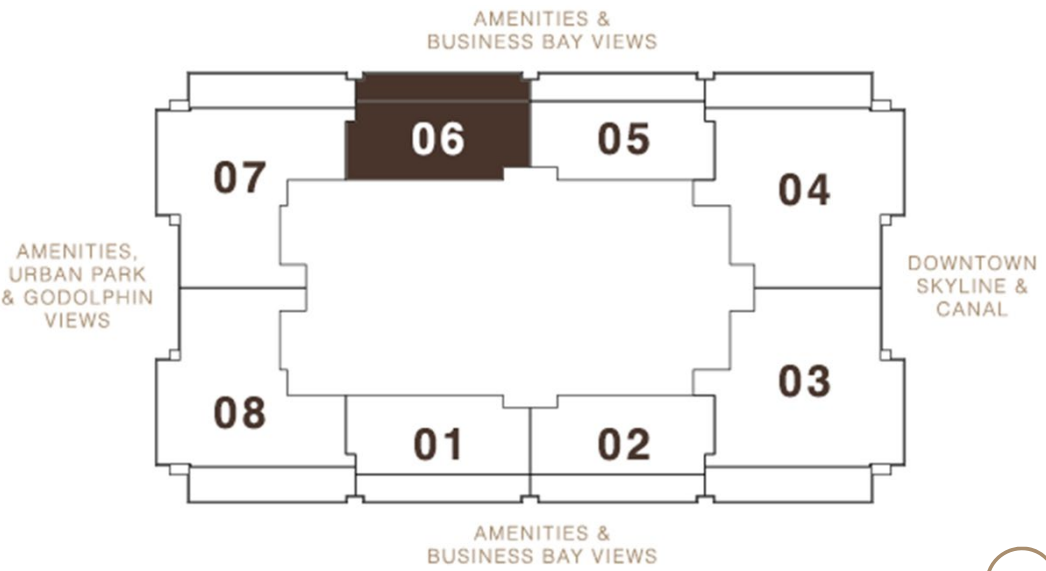
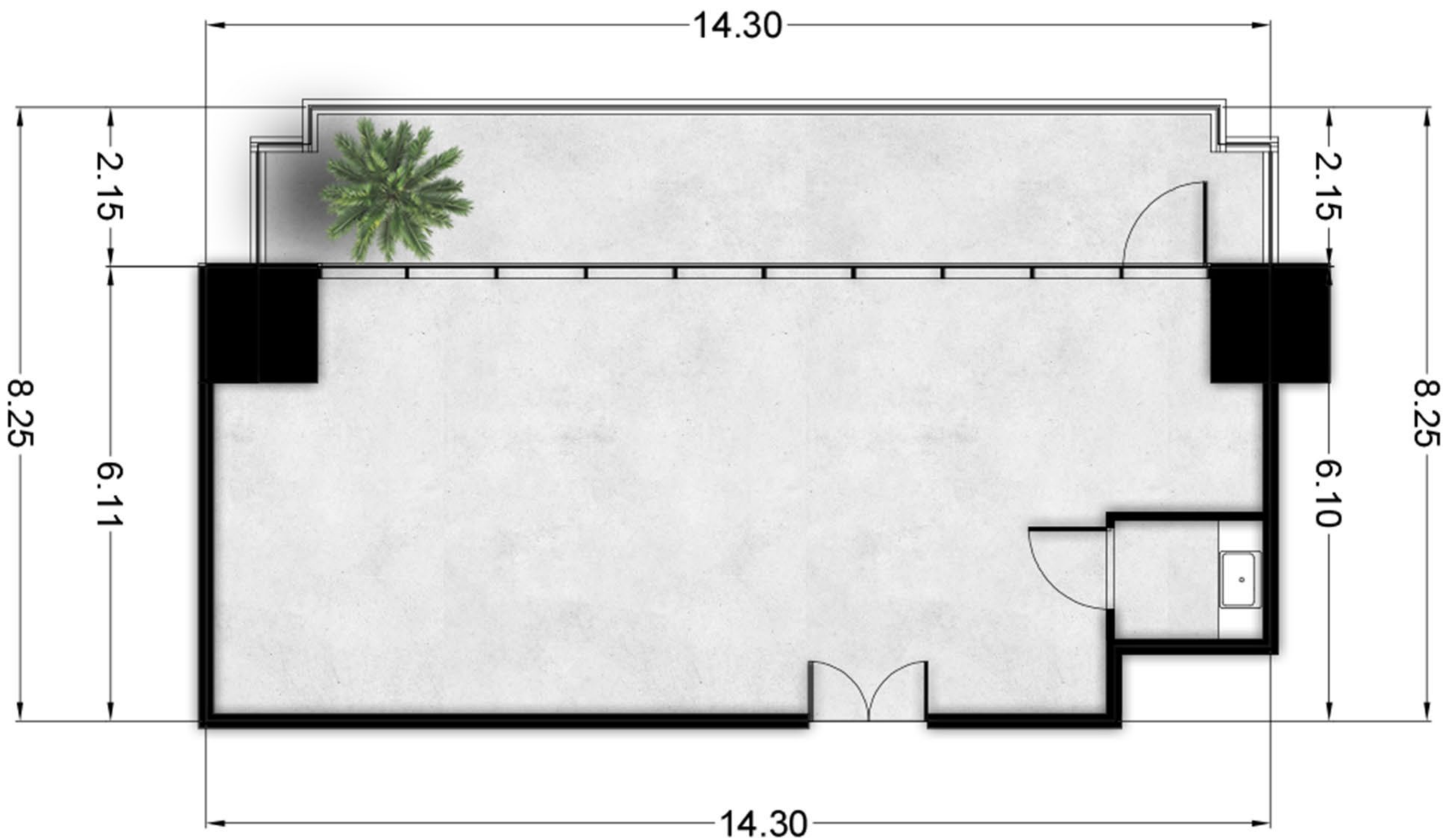
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 06
TYPE A

15TH FLOOR

Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



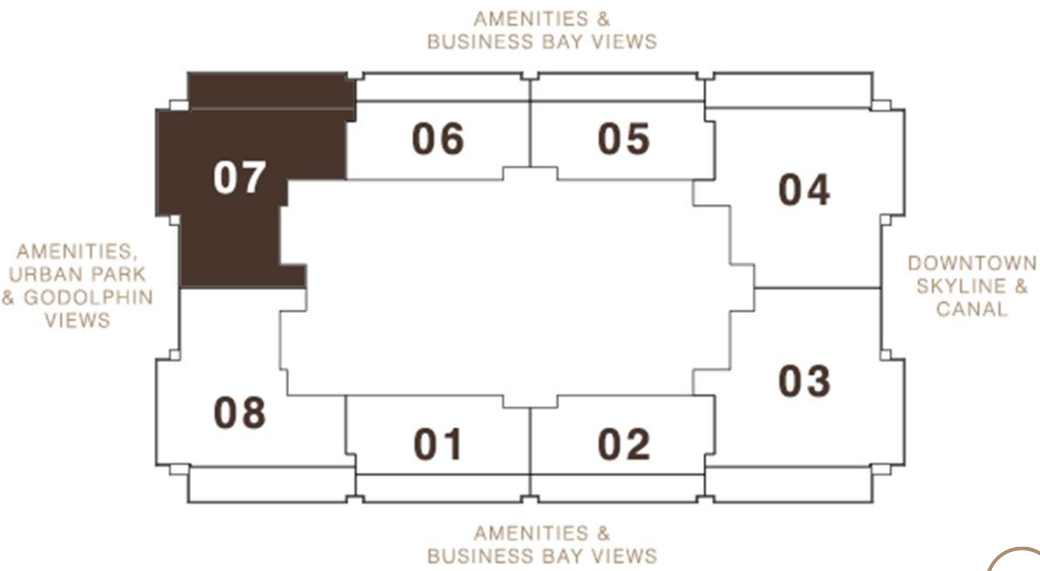
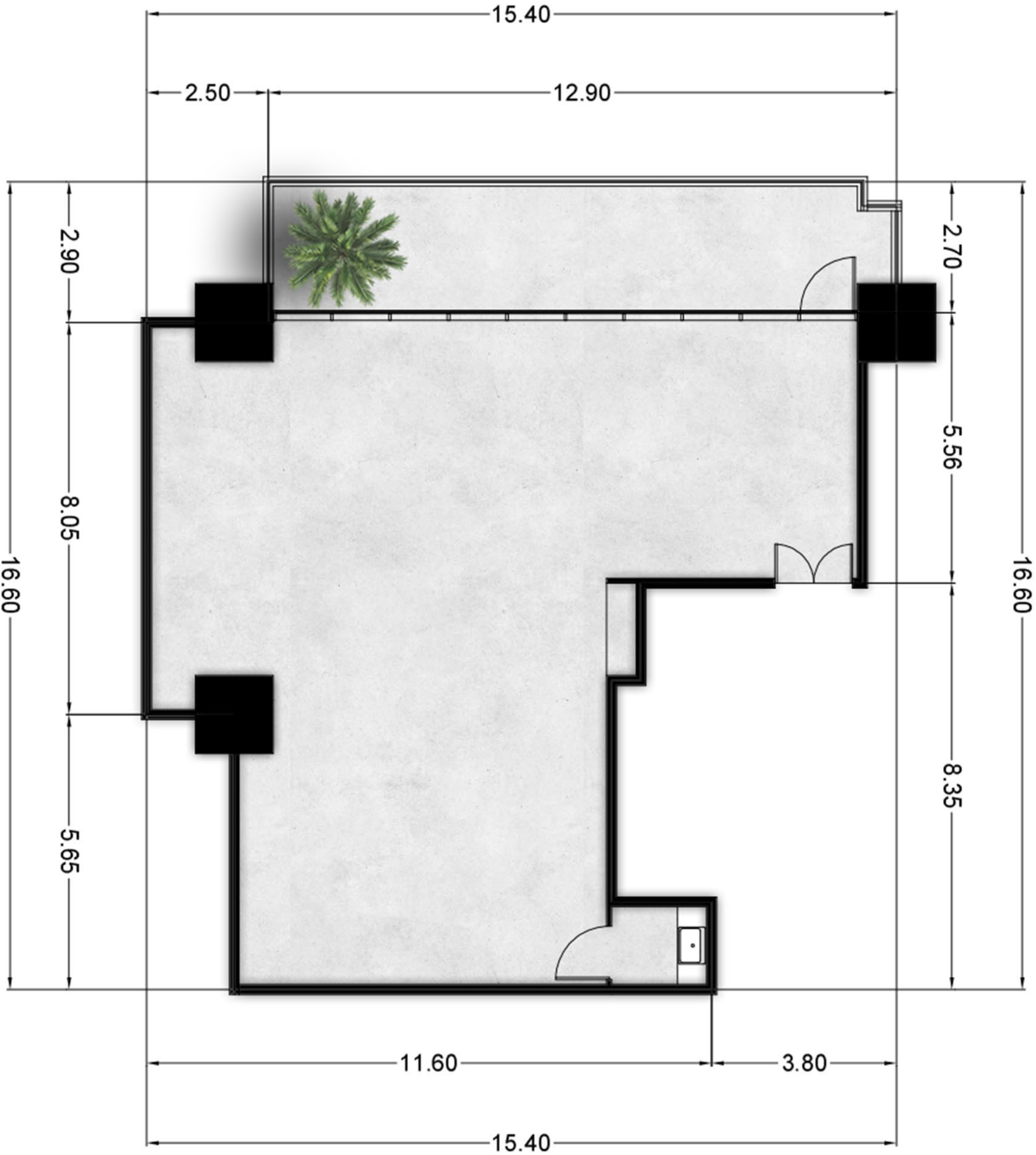
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OFFICE 07
TYPE E

15TH FLOOR

Internal Area	1,682.29 Sqft
Balcony Area	370.71 Sqft
Total Area	2,053.00 Sqft



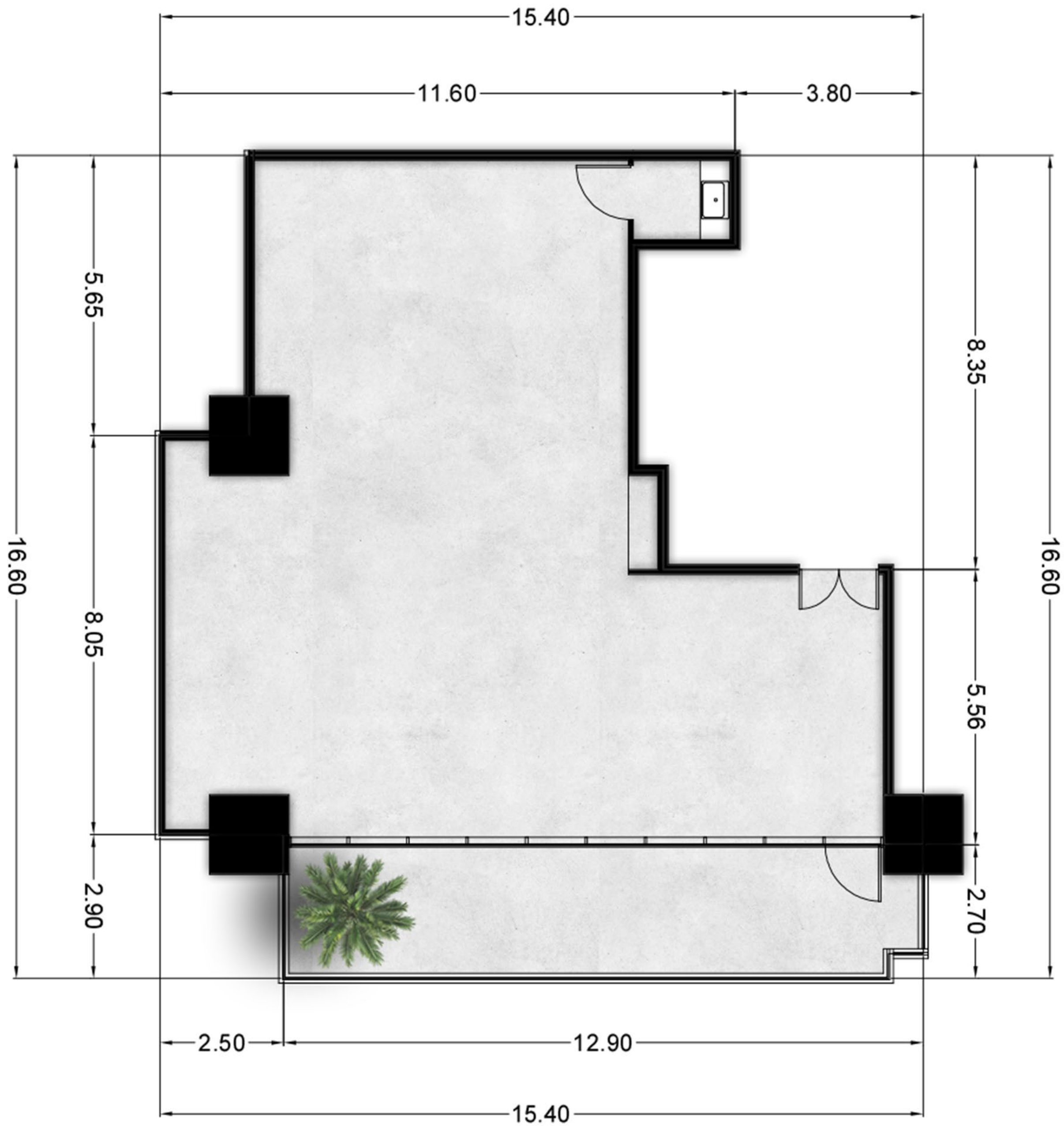
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OFFICE 08
TYPE E

15TH FLOOR

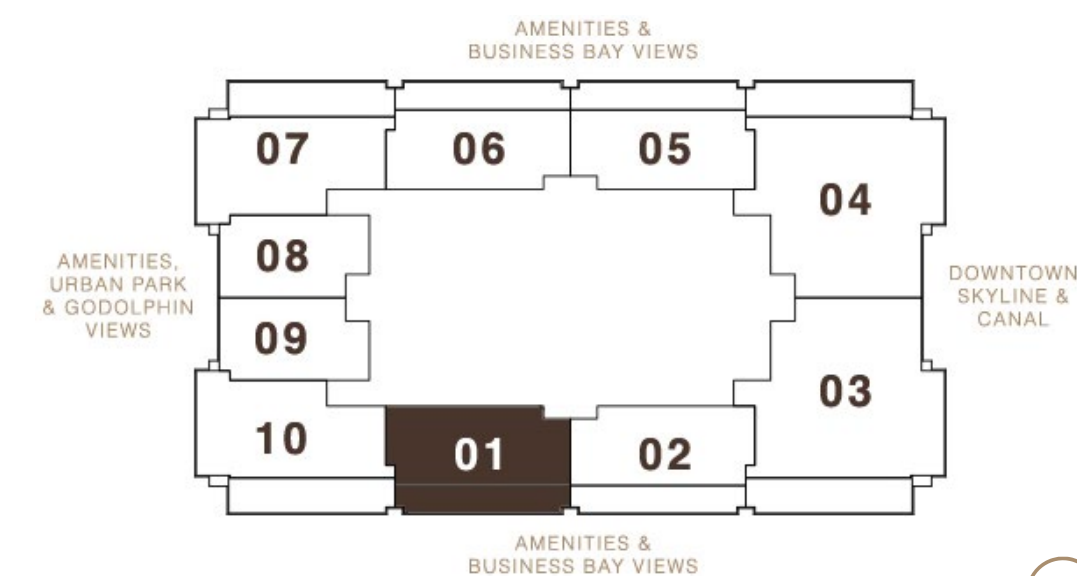
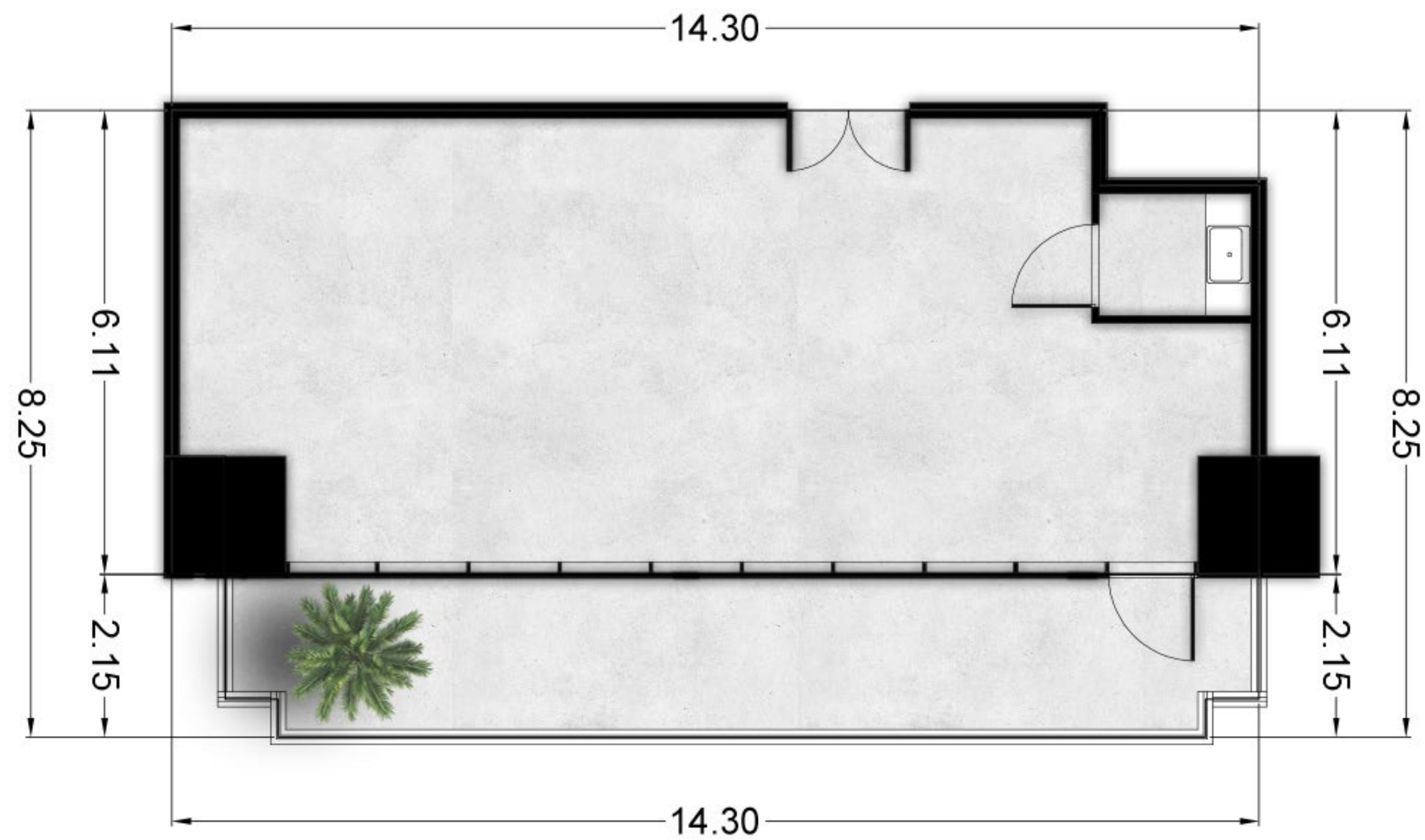
Internal Area	1682.29 Sqft
Balcony Area	370.71 Sqft
Total Area	2,053.00 Sqft



OFFICE 01
TYPE A

16TH TO 26TH FLOOR

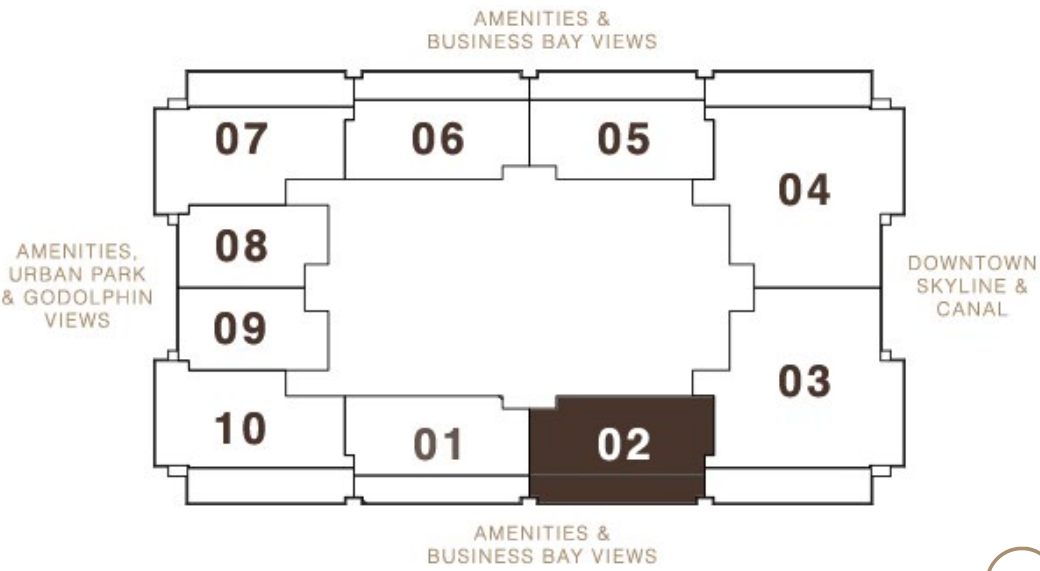
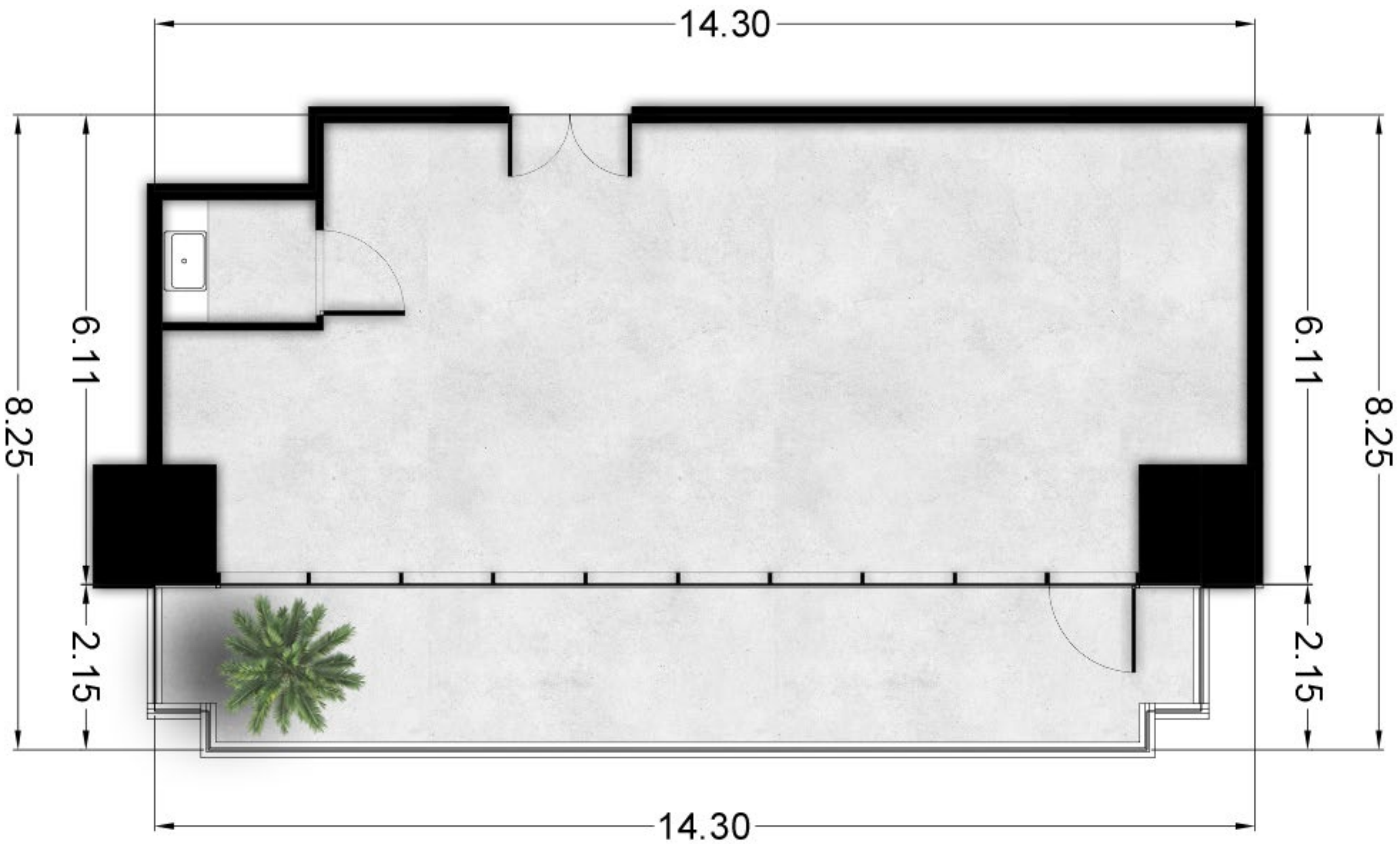
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 02
TYPE A

16TH TO 26TH FLOOR

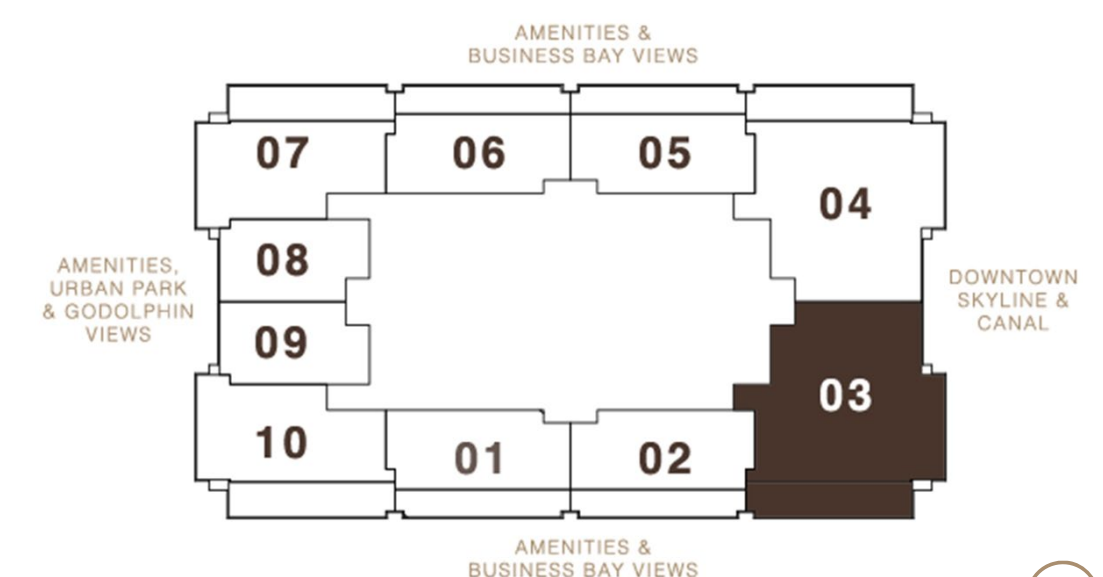
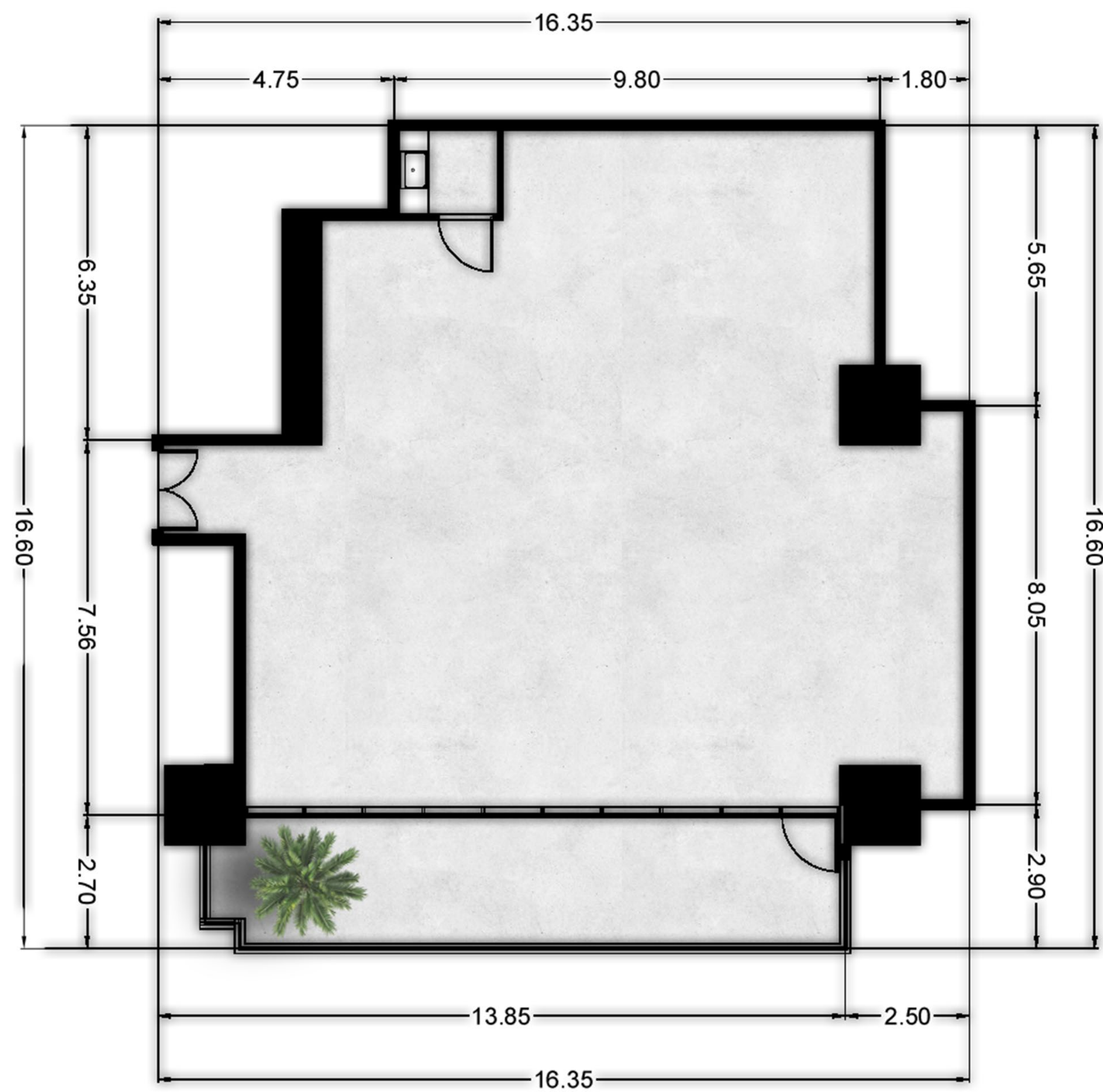
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 03
TYPE B

16TH TO 26TH FLOOR

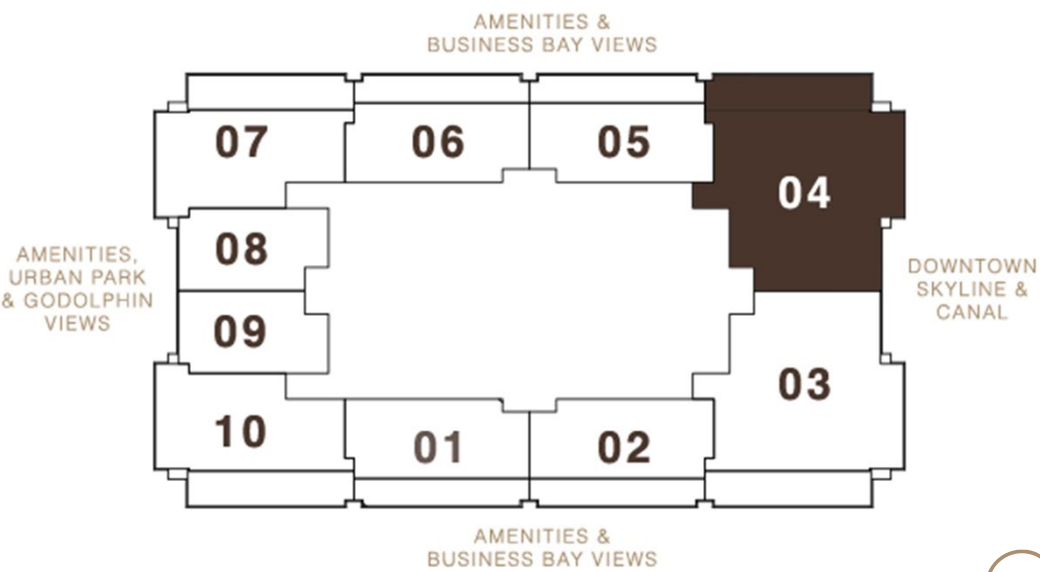
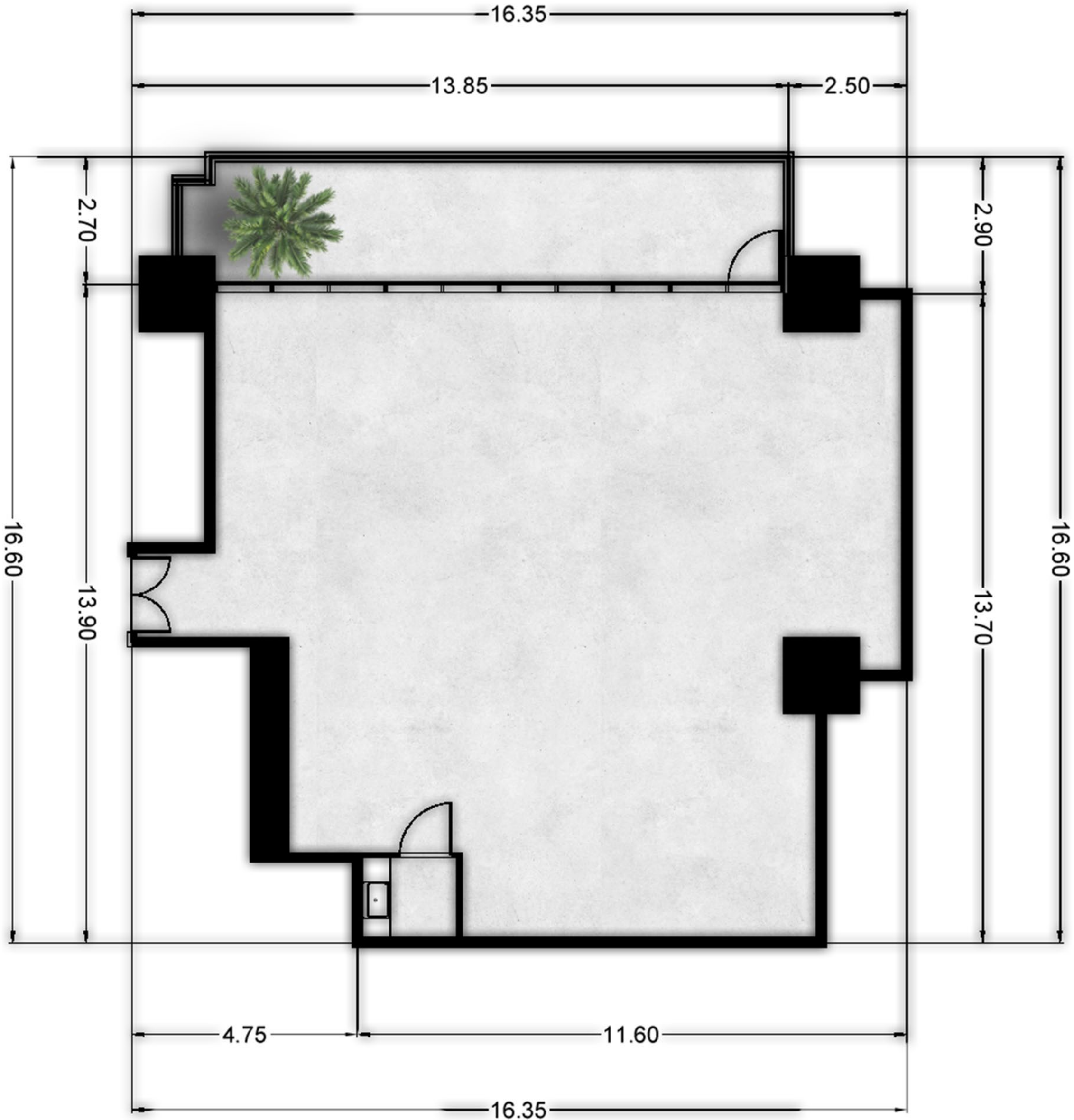
Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



OFFICE 04
TYPE B

16TH TO 26TH FLOOR

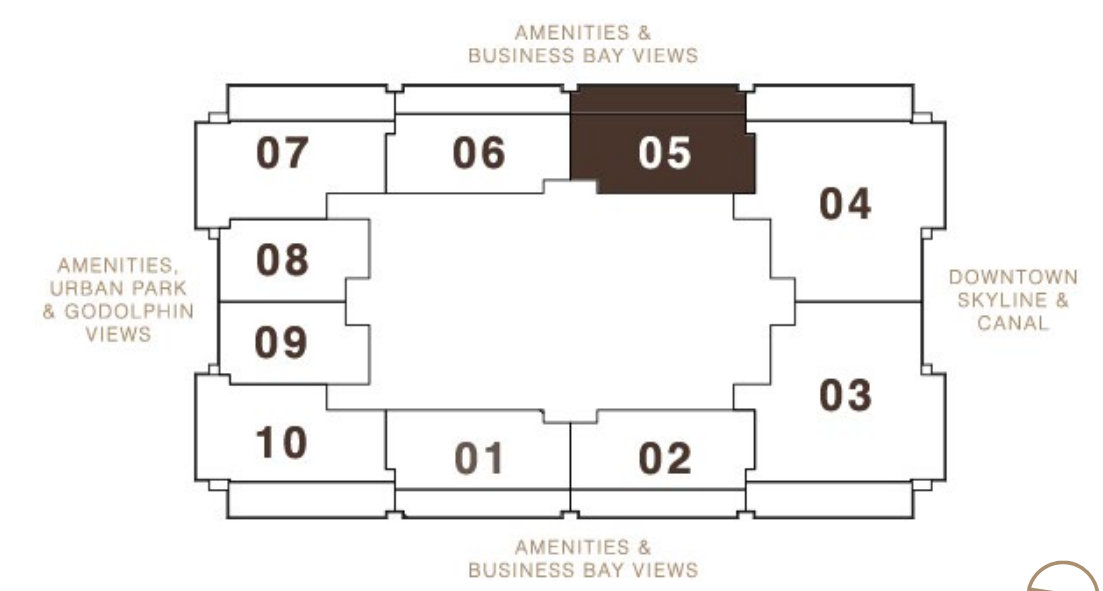
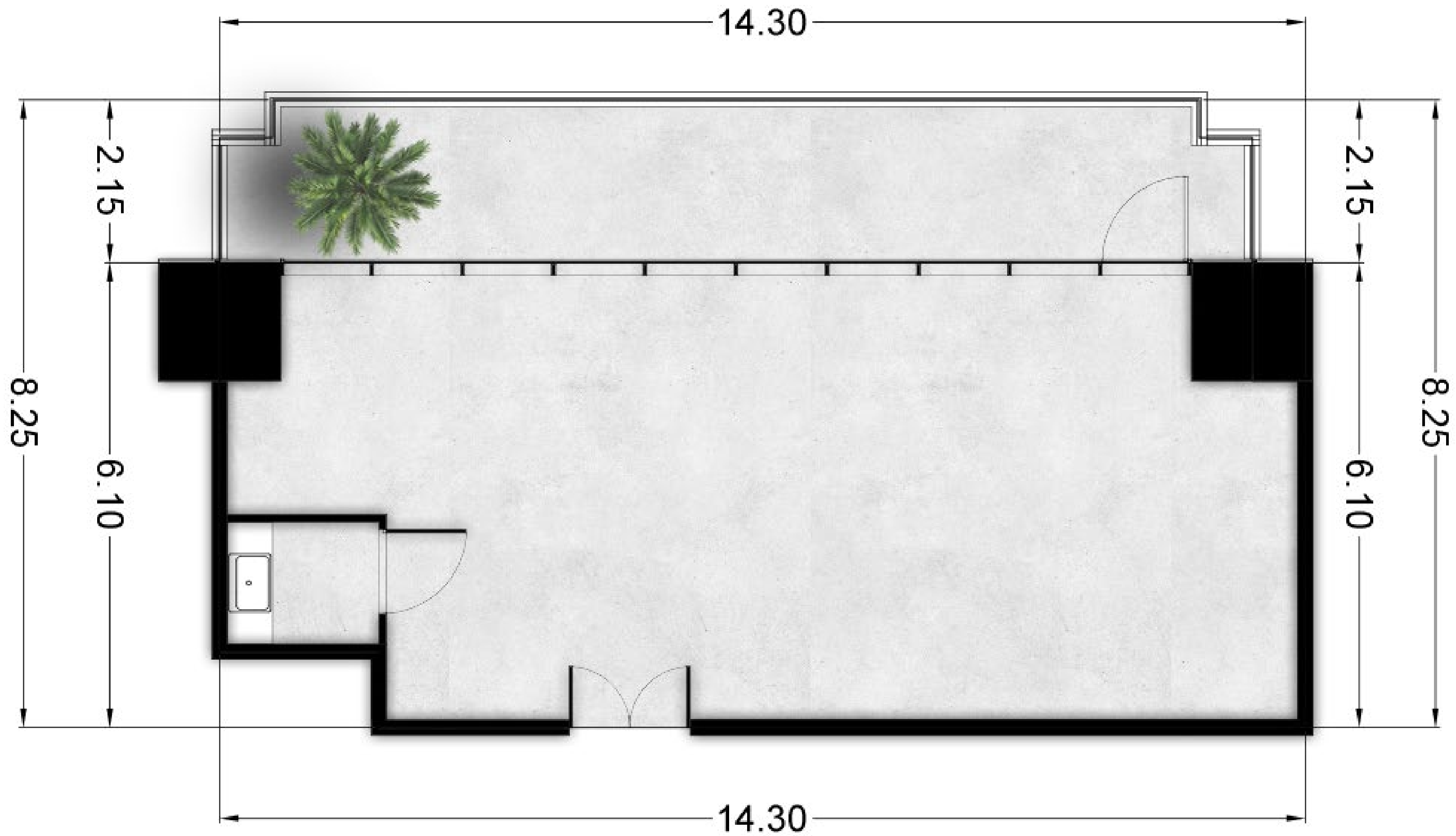
Internal Area	2,006.82 Sqft
Balcony Area	370.71 Sqft
Total Area	2,377.53 Sqft



OFFICE 05
TYPE A

16TH TO 26TH FLOOR

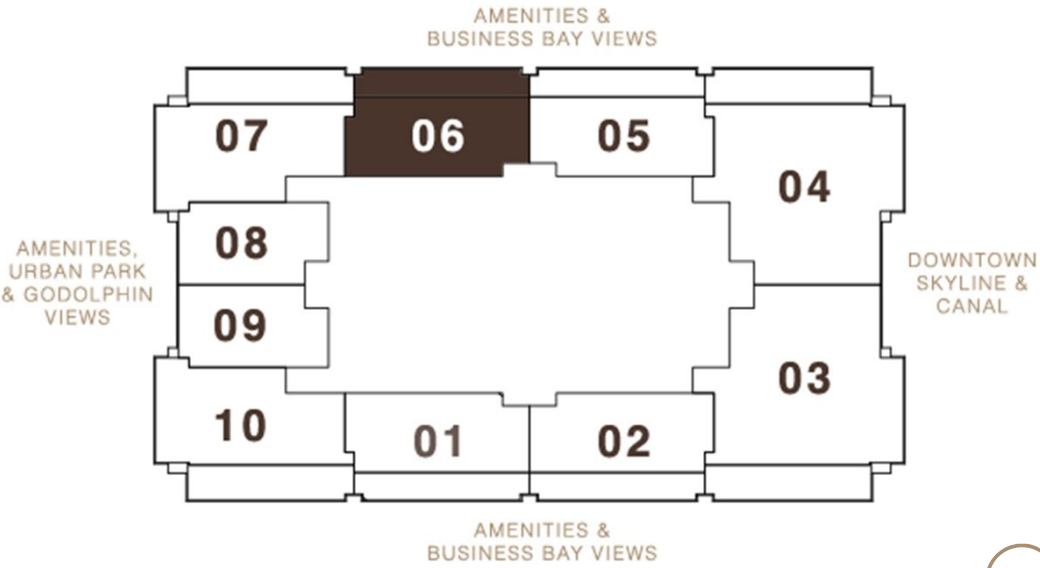
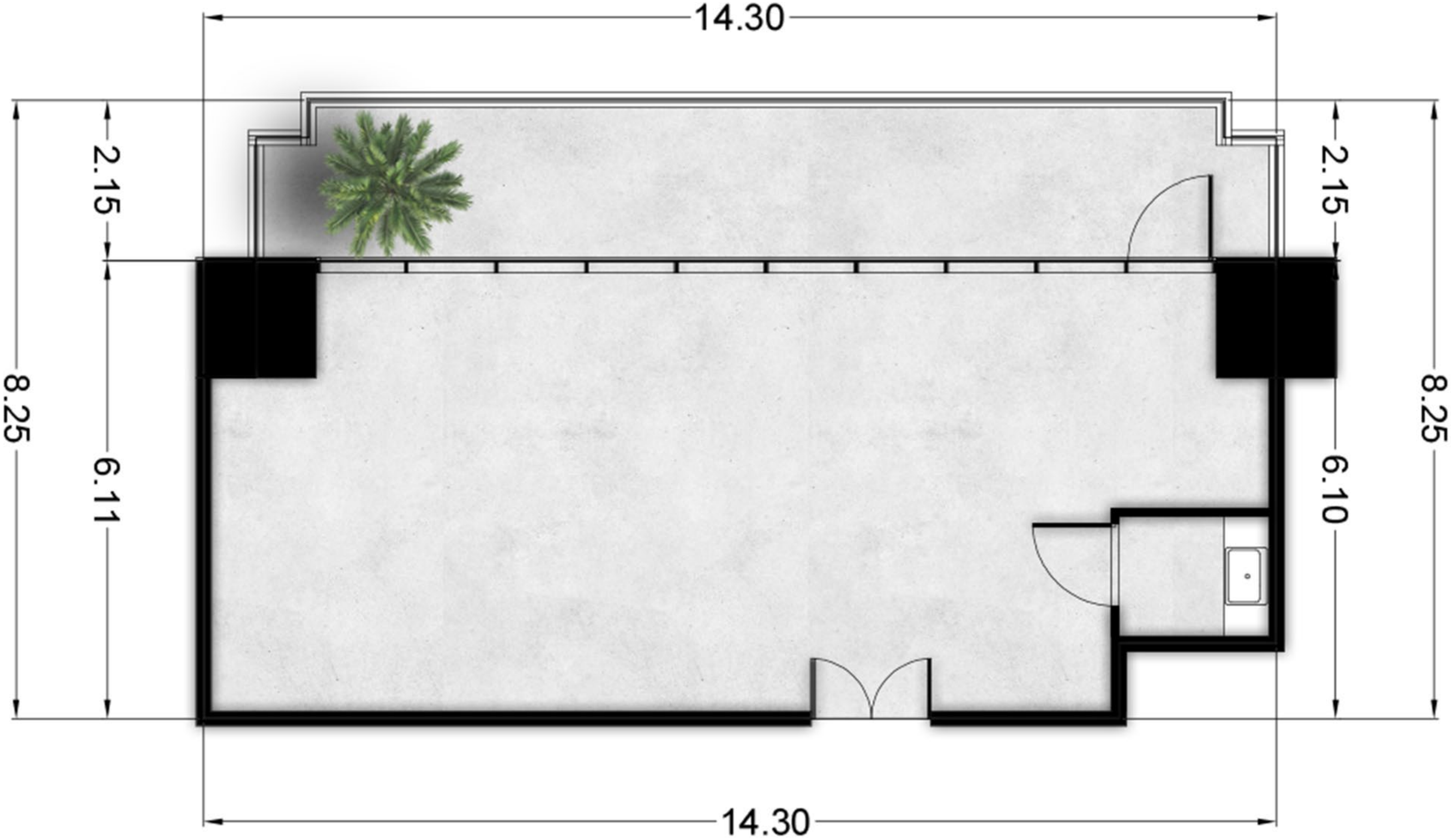
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 06
TYPE A

16TH TO 26TH FLOOR

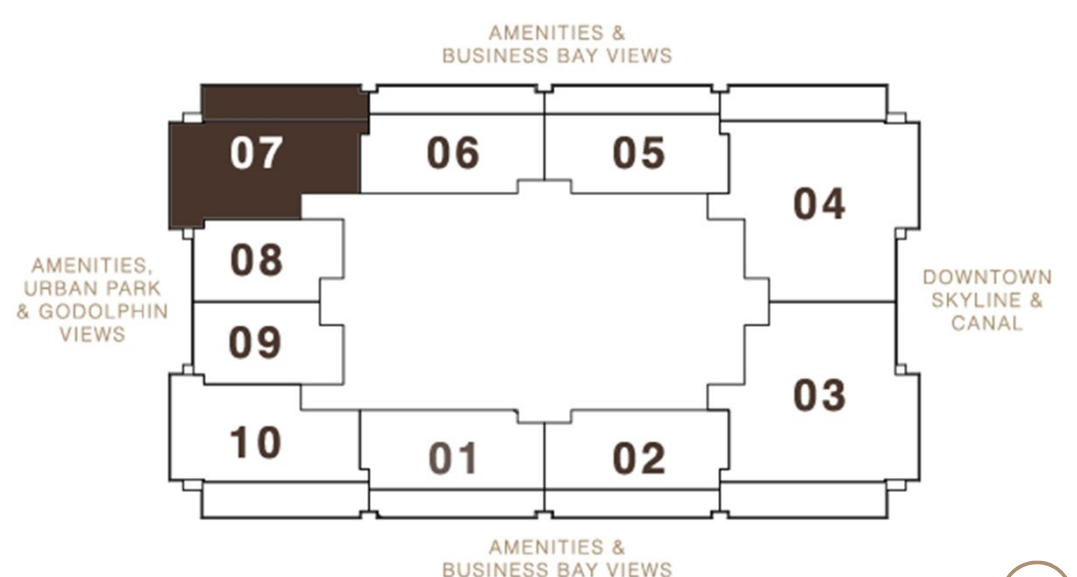
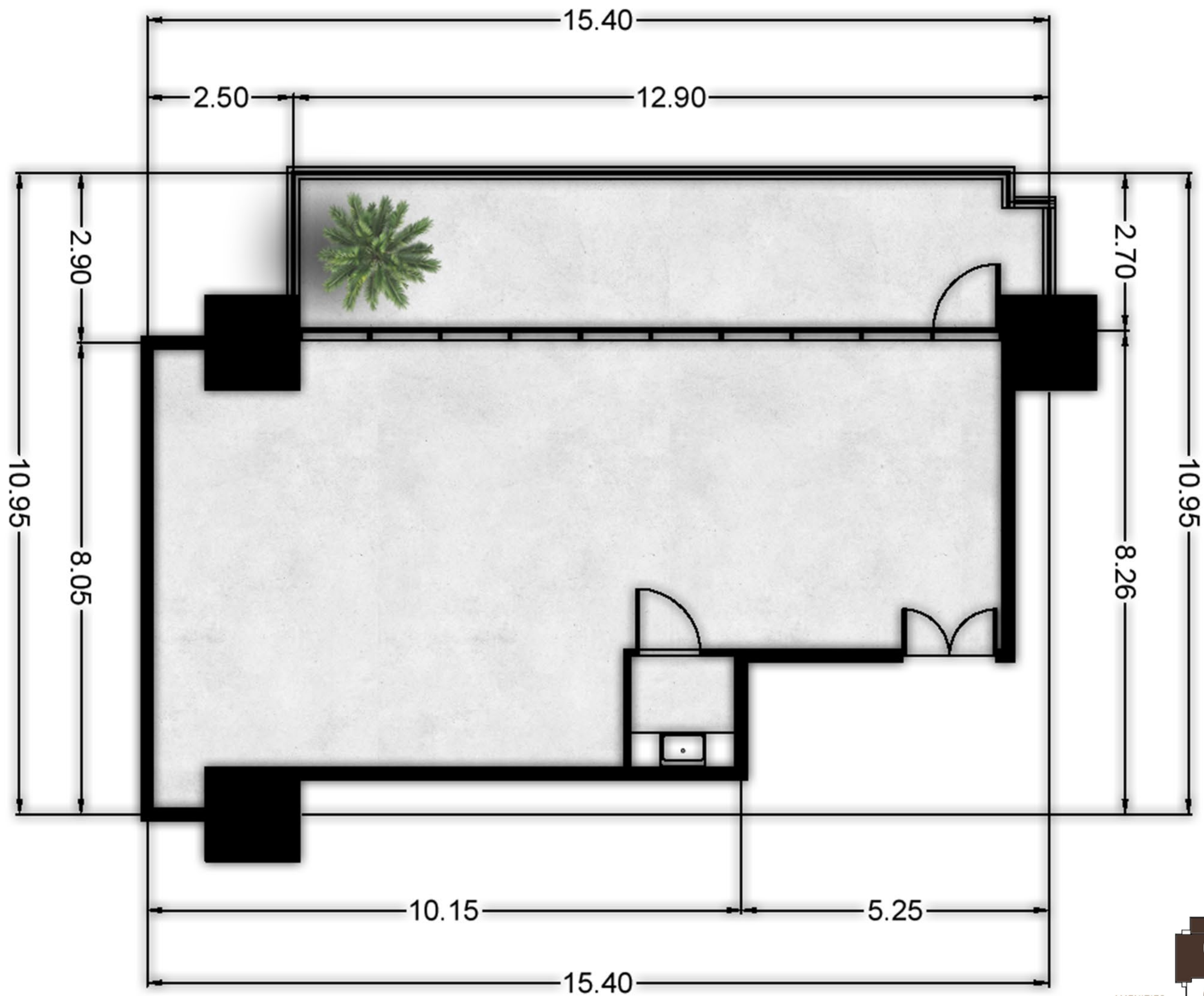
Internal Area	905.35 Sqft
Balcony Area	306.45 Sqft
Total Area	1,211.80 Sqft



OFFICE 07
TYPE C

16TH TO 26TH FLOOR

Internal Area	1,118.91 Sqft
Balcony Area	370.71 Sqft
Total Area	1,489.62 Sqft

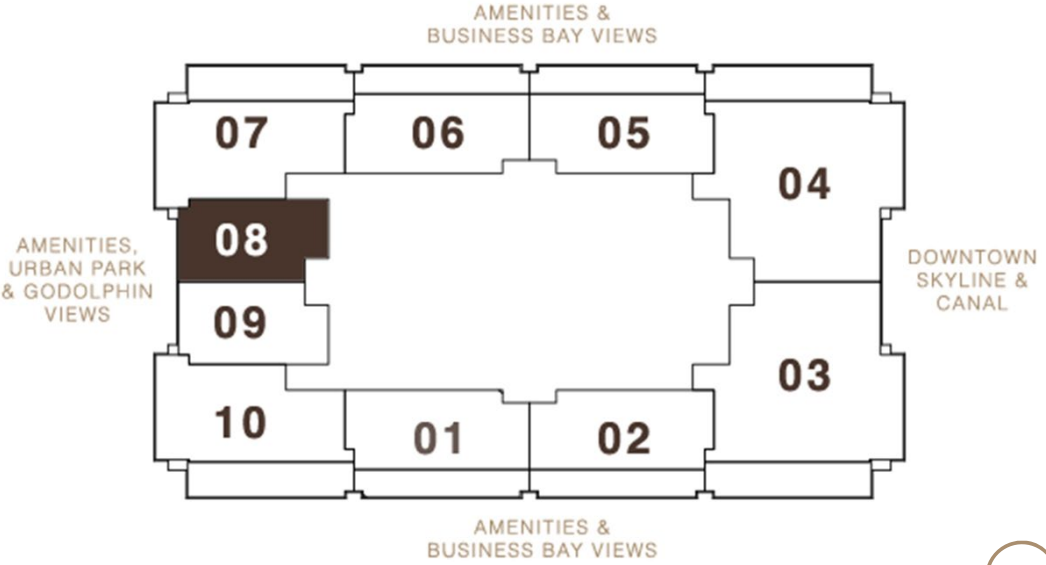
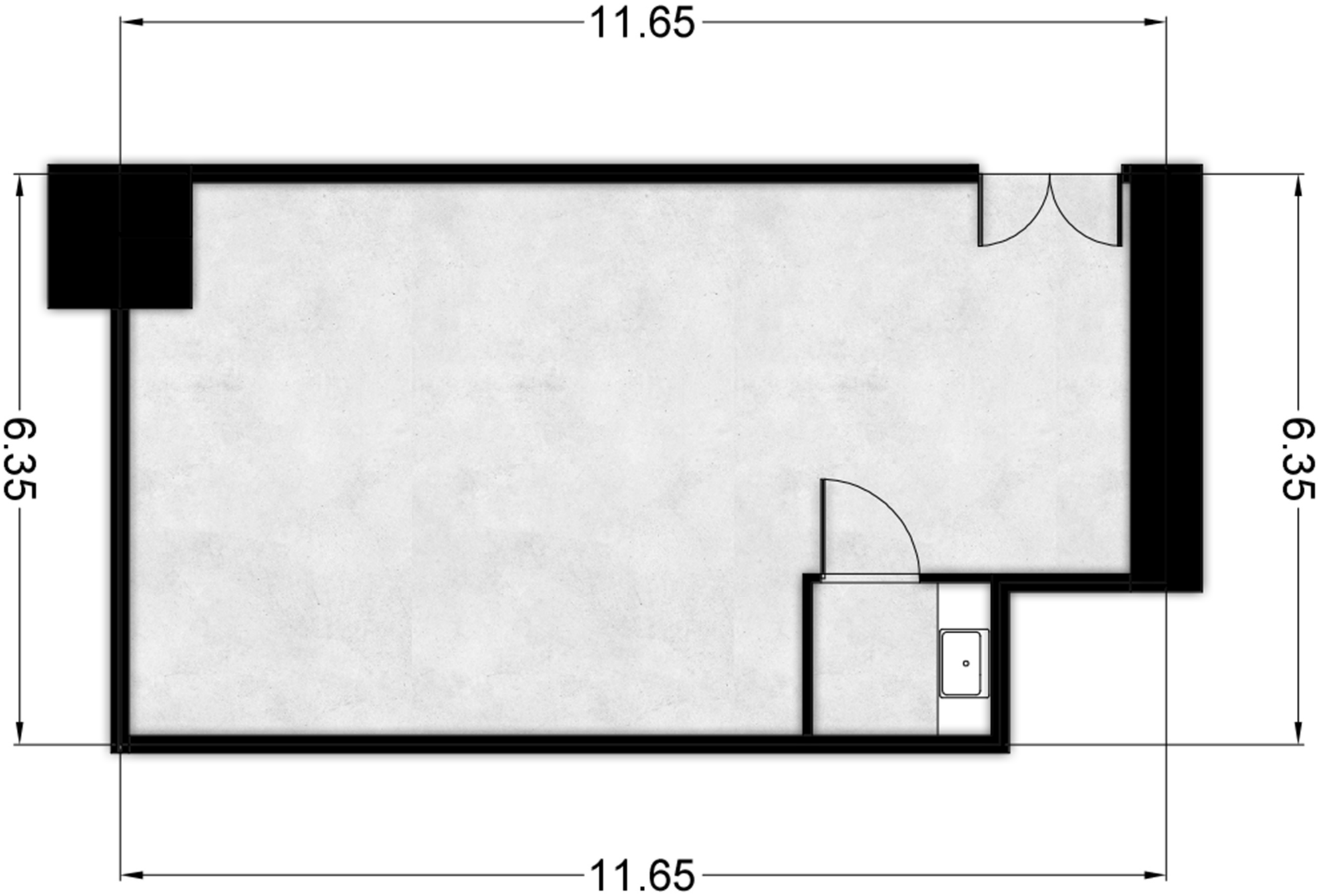


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

OFFICE 08
TYPE D

16TH TO 26TH FLOOR

Total Area	754.44 Sqft
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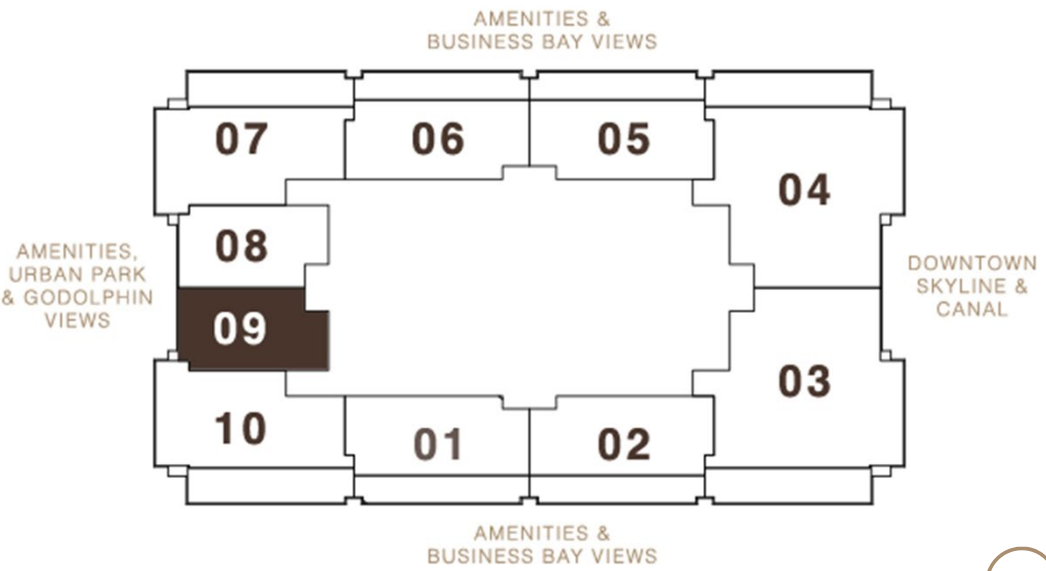
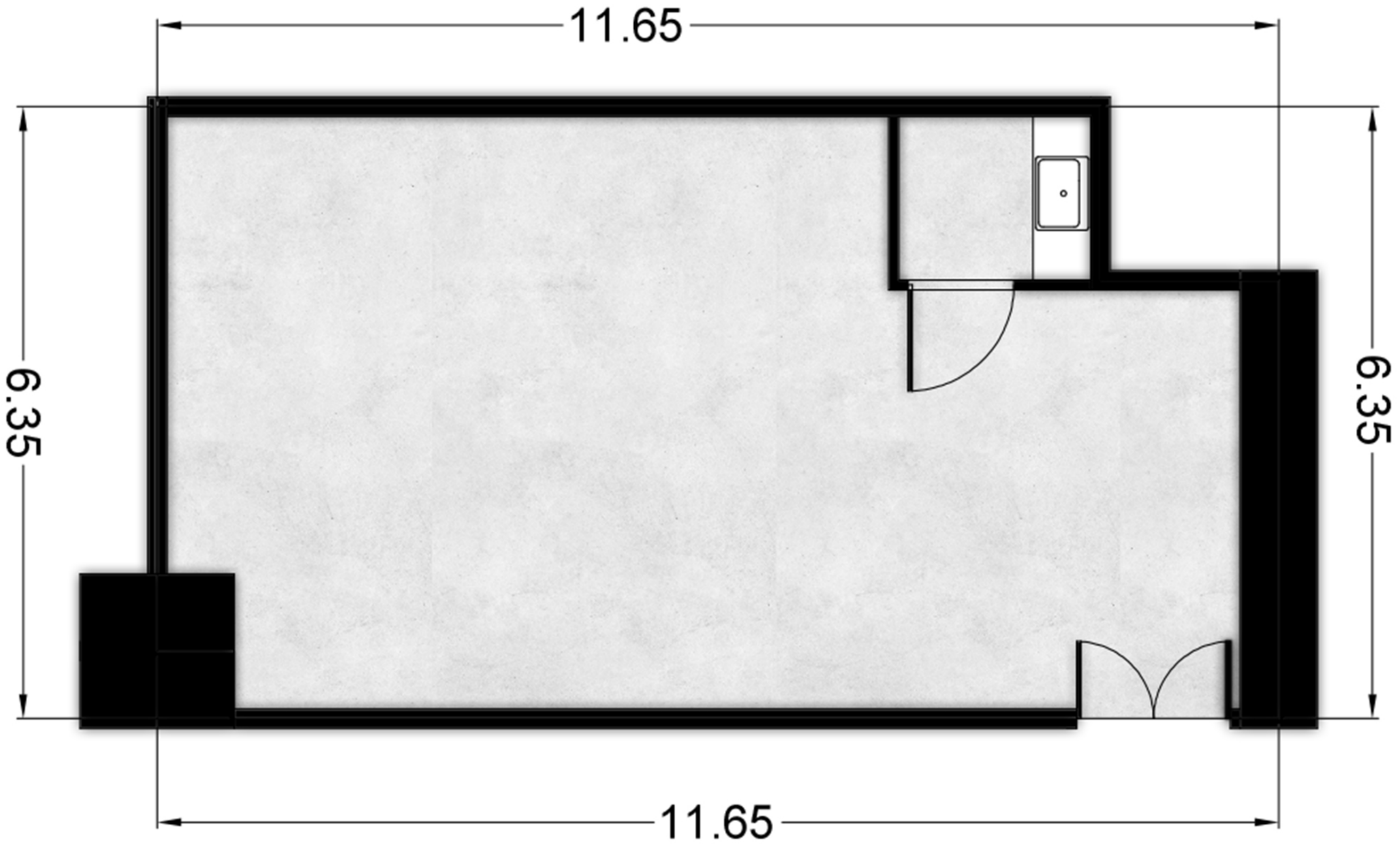


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OFFICE 09
TYPE D

16TH TO 26TH FLOOR

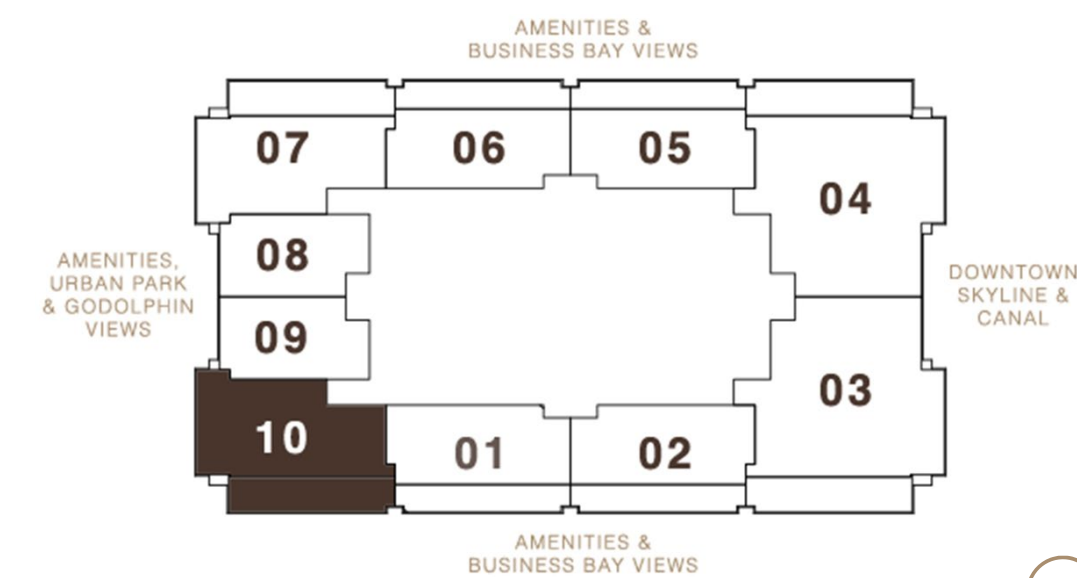
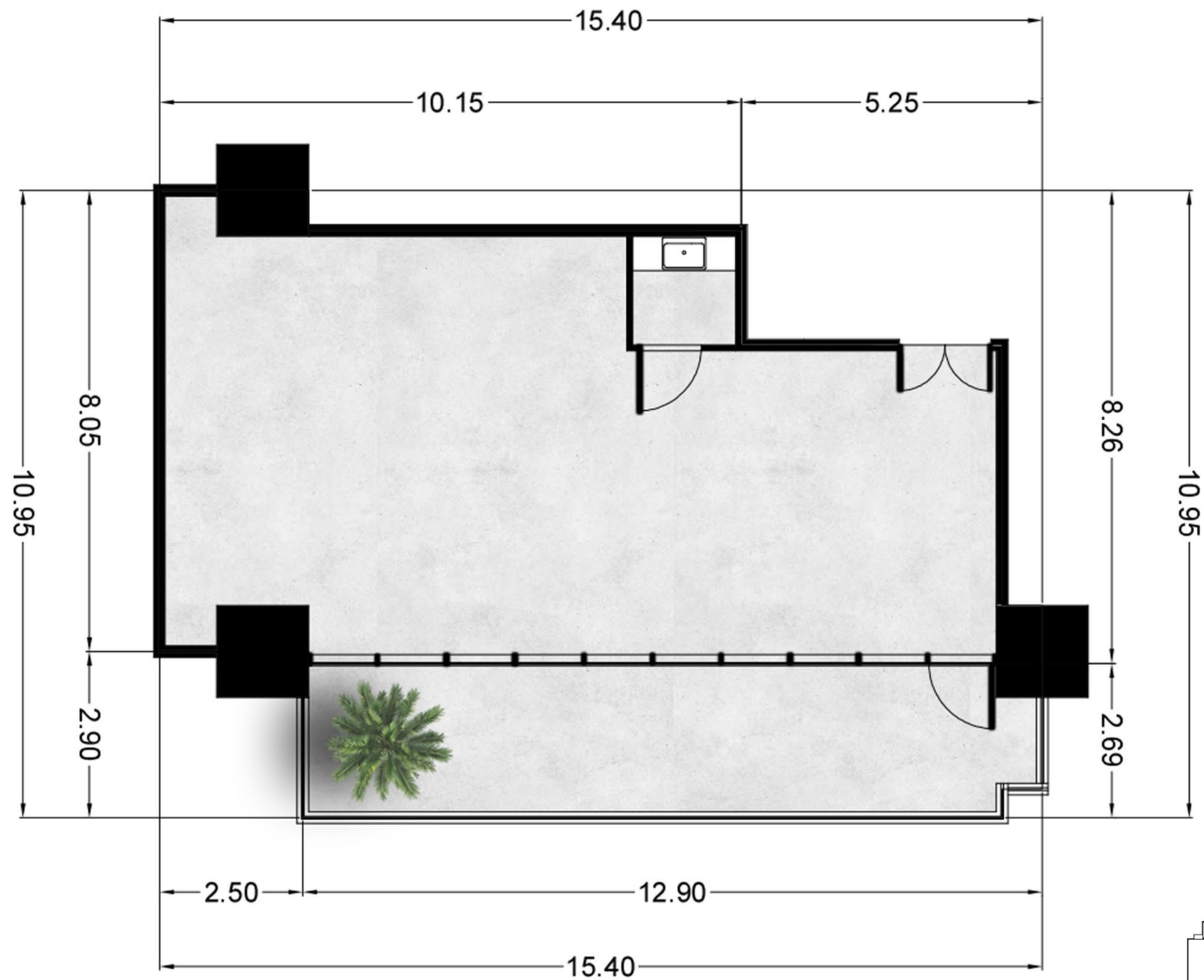
Total Area	754.44 Sqft
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OFFICE 10
TYPE C

16TH TO 26TH FLOOR

Internal Area	1,118.91 Sqft
Balcony Area	370.71 Sqft
Total Area	1,489.62 Sqft



PROJECT
DETAILS

Project Name	Burj Capital
Developer	Centurion Capital One Properties L.L.C
Lead Architect	HKS
Architect (Consultant)	Datum Engineering Consultants
Location	Business Bay
Plot Number	3460569
Plot Area	62,735 Sqft.
Anticipated Completion Date	March 2029
Estimated Service Charges	AED 20 per Sqft
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Height	5B + G + 3P + 26 + R
Ceiling Height	4 m - 2 nd to 13 th , 15 th to 24 th Floor
	4.3 m - 25 th Floor
	5.2 m - 26 th Floor
Lobby Ceiling Height	7.6 m
Lobby Dimensions	33.65 m x 6.45 m
Elevators	Passenger - 15 Service - 1
Parking Per Unit	Office - 1 parking per 50 Sqm
	Retail - 1 parking per 70 Sqm
Total Parking	717
À La Carte Services Available	Concierge Valet Office Housekeeping

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BURJ CAPITAL

BUSINESS BAY

PHASE TWO

