

AMENITIES BROCHURE

BURJ CAPITAL

BUSINESS BAY

PHASE TWO

THE CAPITAL OF BUSINESS
THE ADDRESS THAT MATTERS

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.



BURJ CAPITAL

BUSINESS BAY

LEAD WITH
MAGESTIC PRESENCE

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A FACADE THAT SPEAKS POWER

DESIGN

BURJ CAPITAL'S architecture reflects its purpose: bold, impactful, and unmistakably exclusive.

THE SILHOUETTE

Distinct and iconic, the building's silhouette is not only a mark of design excellence, but also the inspiration behind BURJ CAPITAL'S logo; powerful, intentional, and memorable.

CREATE IMPACT

A space for disruptors and visionaries, where bold ideas ignite bold actions.



RESERVED FOR THE ELITE

This is for those who seek the exceptional.

It is for the change-makers, the visionaries, the leaders who shape the world, and the agents of transformation who rewrite its future.

Urban Park View

Overlooking the city's largest urban park, offering a rare blend of prestige business and endless green.

Access to Business Bay Canal

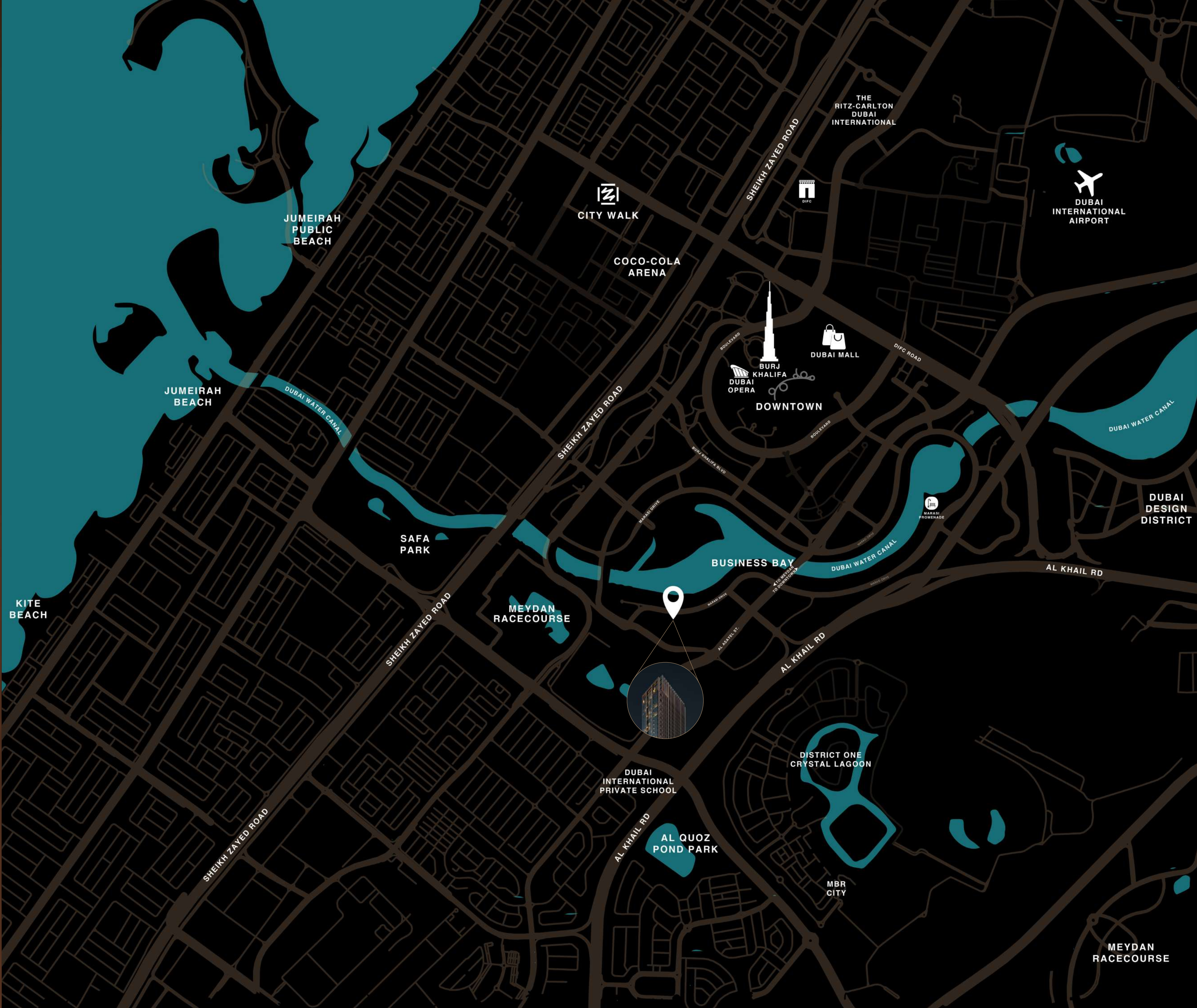
A premier commercial address with direct access to the Business Bay Canal, seamlessly connecting business with waterfront prestige.



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



LARGEST URBAN PARK
IN BUSINESS BAY





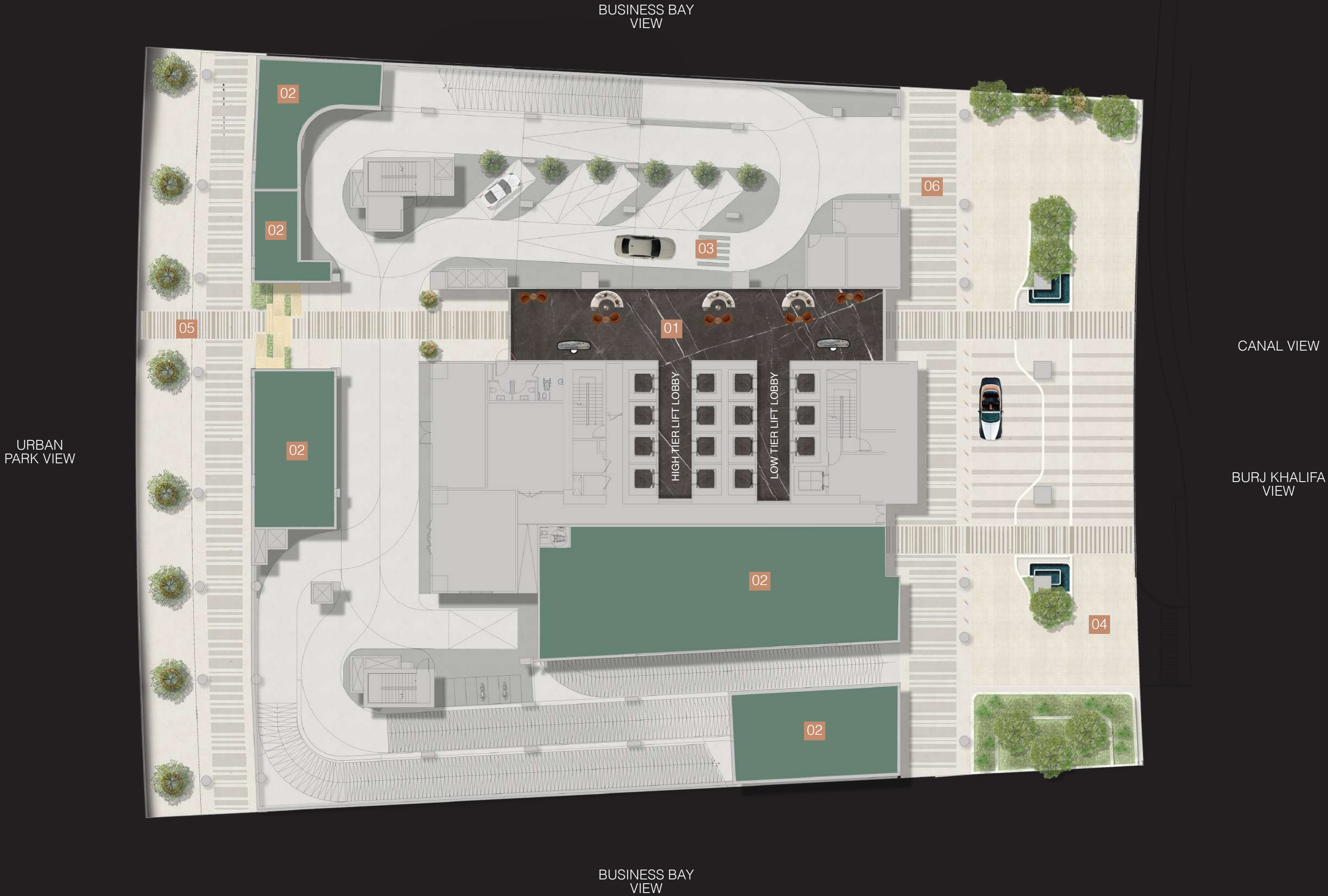
Urban park size 623,000 Sqft

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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



SIGNATURE DROP-OFF

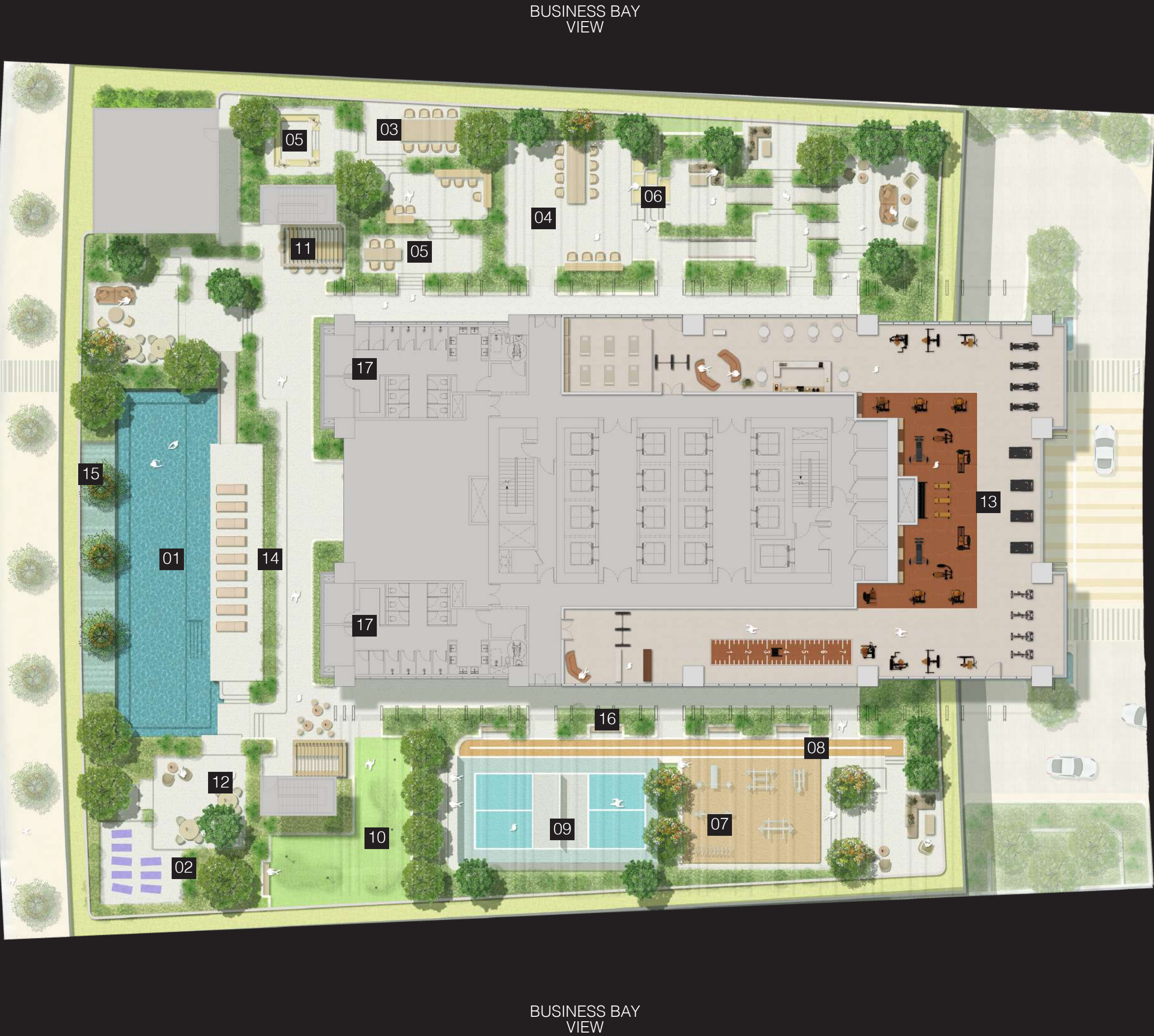


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PROJECT AMENITIES

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.





SWIMMING POOL



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SWIMMING POOL



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YOGA DECK



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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

CANAL SKY GARDEN



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CANAL SKY GARDEN



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CANAL SKY GARDEN



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FITNESS ZONE



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FITNESS
ZONE
CAFE



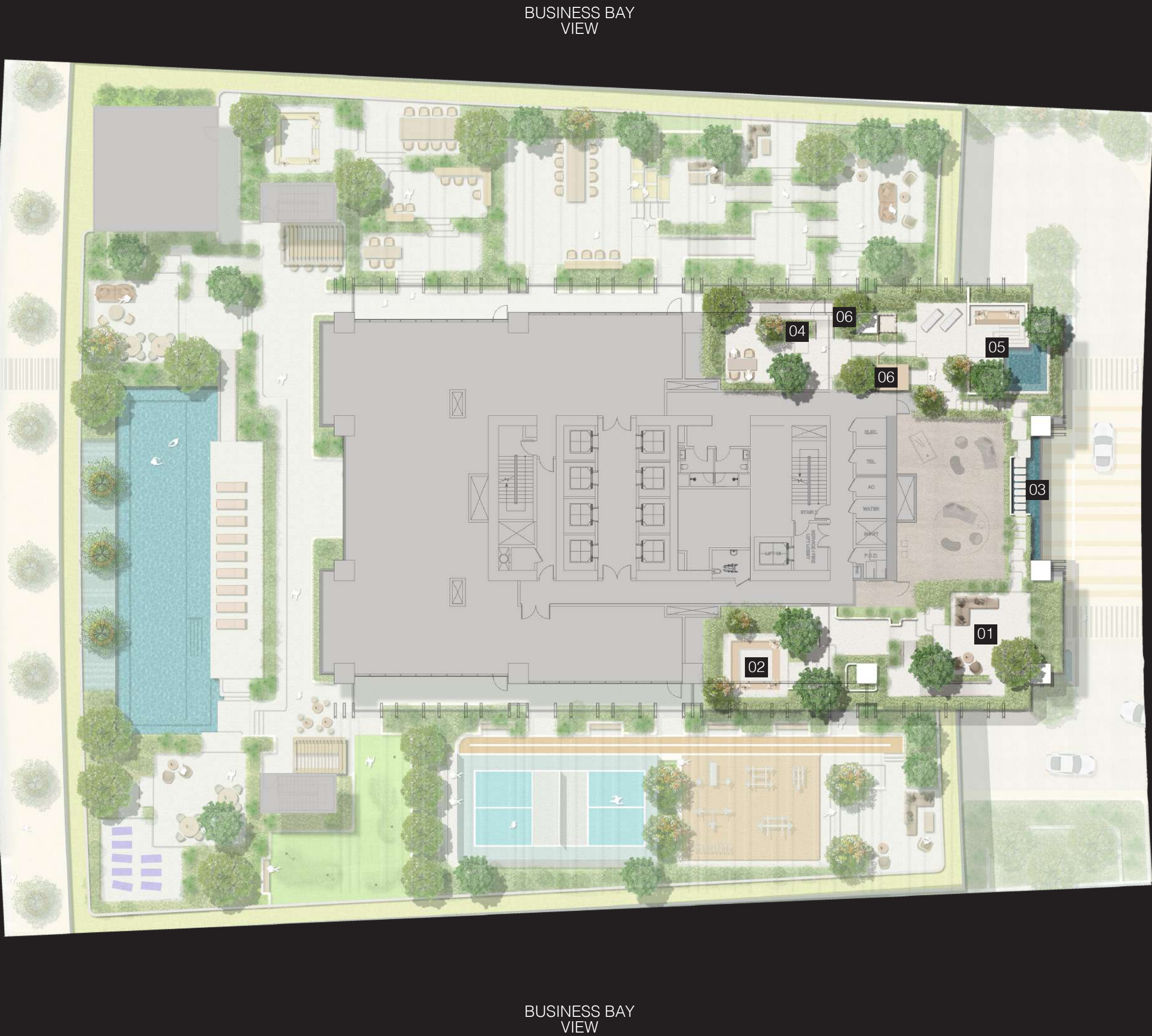
FITNESS
ZONE
CAFE



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. |



SKYLINE LOUNGE



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SKYLINE LOUNGE



SKYLINE LOUNGE



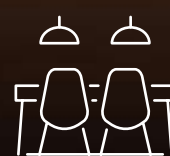
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PROJECT
AMENITIES



CANAL SKY GARDEN
CO-WORKING AREA

320 Sqft.



MEETING ZONE

283 Sqft.



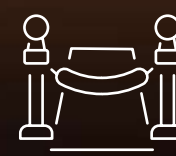
WORK PODS

96.8 Sqft.



FEATURE SEATING ZONE

527 Sqft.



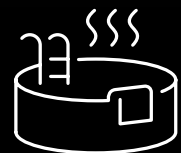
RECREATION ZONE

345 Sqft.



CANAL SKY GARDEN
SUNKEN SEATING

172 Sqft.



JACUZZI & SEATING ZONE

387.5 Sqft.



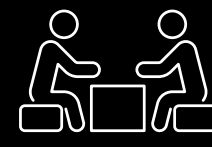
VIEWING DECK

745 Sqft.



OUTDOOR SHOWER

24.2 Sqft.



SKYLINE LOUNGE
SUNKEN SEATING

270 Sqft.



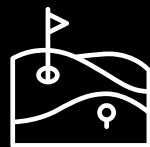
WATER FEATURE

98.5 Sqft.



SUN LOUNGER ZONE

215 Sqft.



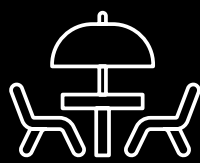
PUTTING GREENS

1,065 Sqft.



F&B SEATING

828.8 Sqft.



SEATING LOUNGES

1,014 Sqft.



SWIMMING POOL

1,291 Sqft.



YOGA DECK

395 Sqft.



INDOOR PLANTED LOUNGE

1,528 Sqft.



POOL DECK

861 Sqft.



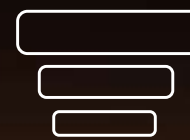
FITNESS ZONE

964 Sqft.



OUTDOOR MEETING AREA

1,365 Sqft.



AMPHITHEATRE SEATING

129 Sqft.



RUNNING TRACK

532 Sqft.



PICKLEBALL

872 Sqft.

BURJ CAPITAL

BUSINESS BAY

PHASE TWO

