

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.



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.



LARGEST URBAN PARK
IN BUSINESS BAY



BURJ CAPITAL

BUSINESS BAY

THE CAPITAL OF BUSINESS
THE ADDRESS THAT MATTERS

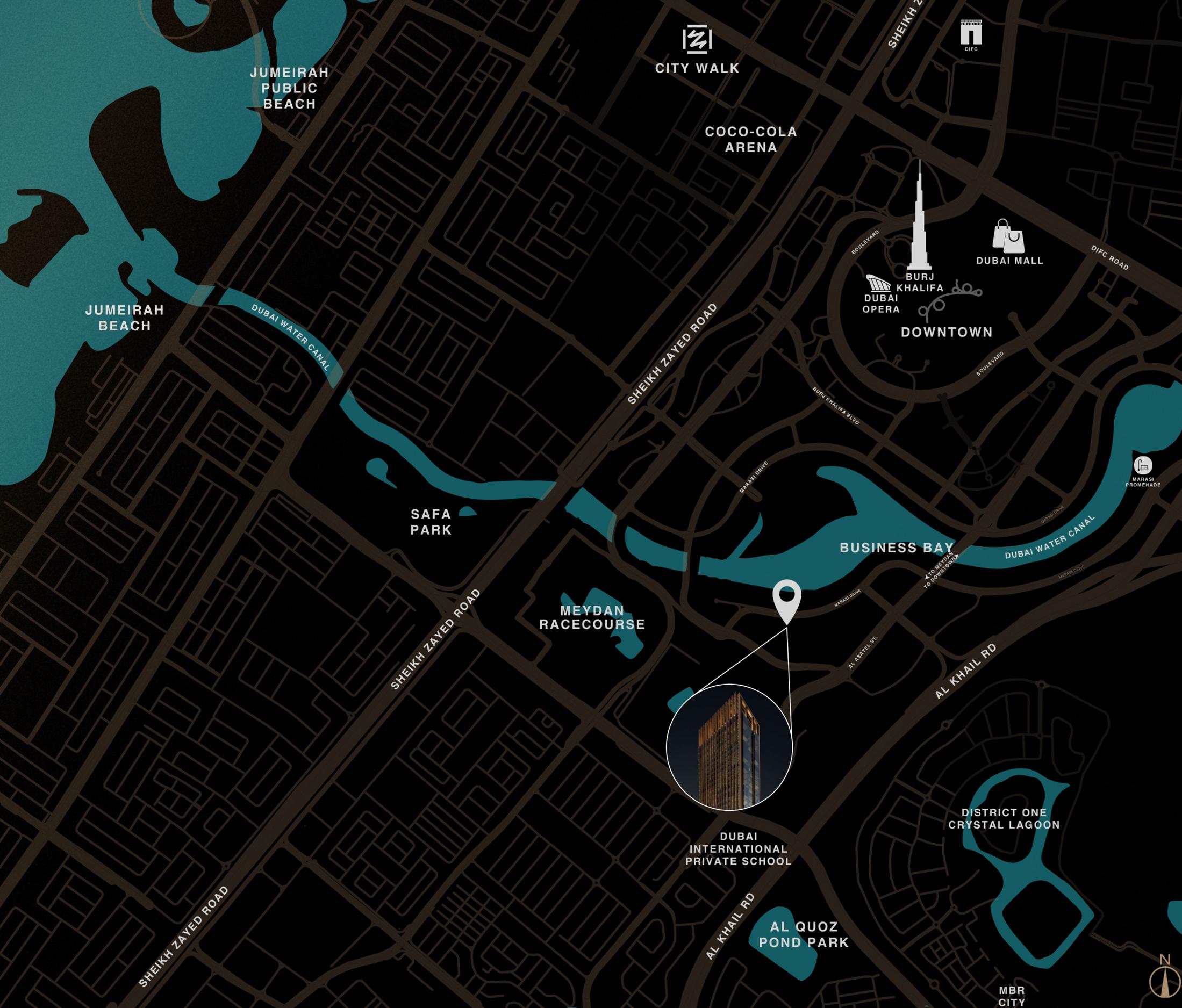


A FACADE THAT SPEAKS POWER

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

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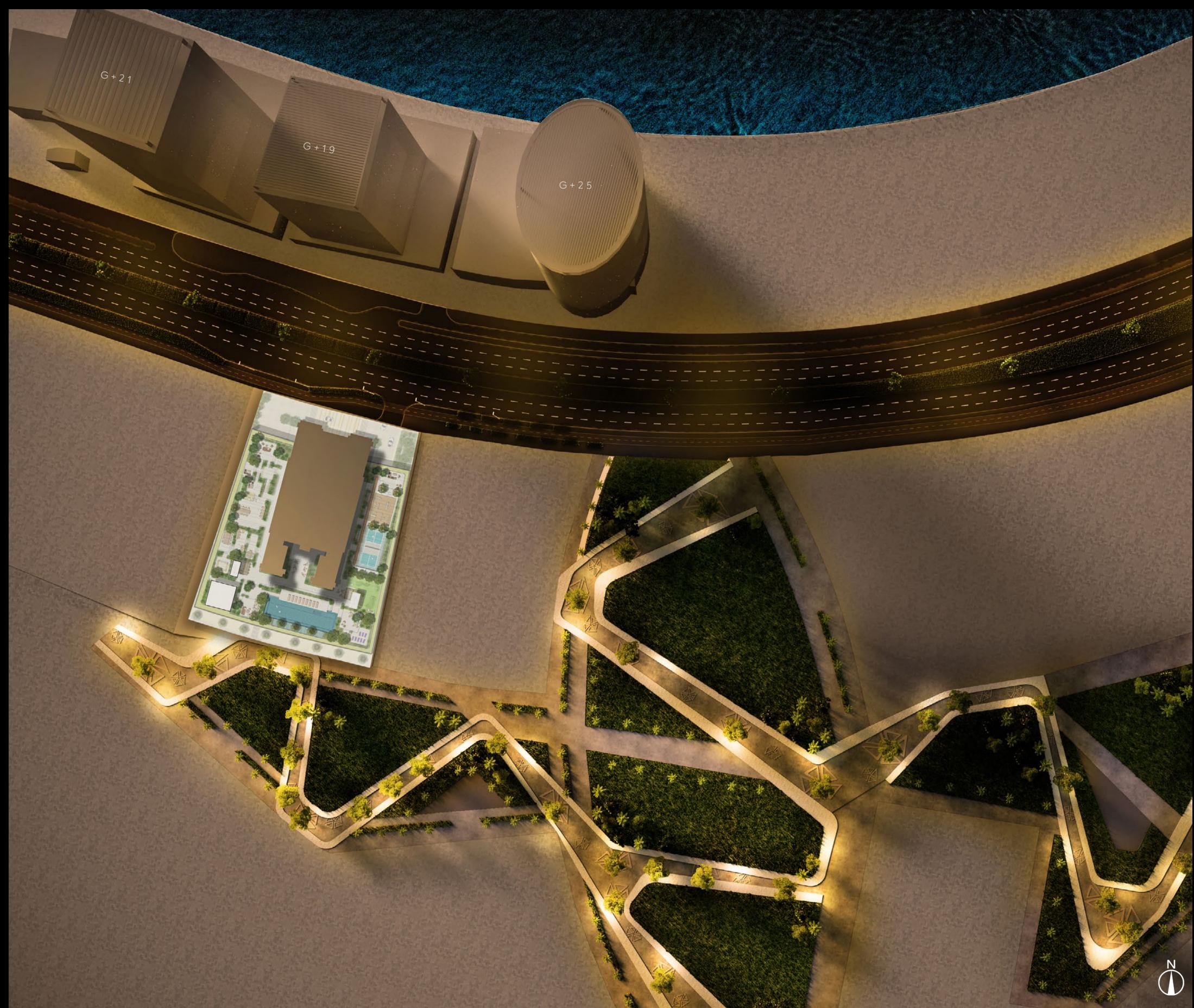
PLOT LOCATION MAP

BURJ CAPITAL

BUSINESS BAY

PLOT LOCATION MAP

Urban park size 623,000 Sqft



BUILDING STRUCTURE

1. 3 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)

7

5

3

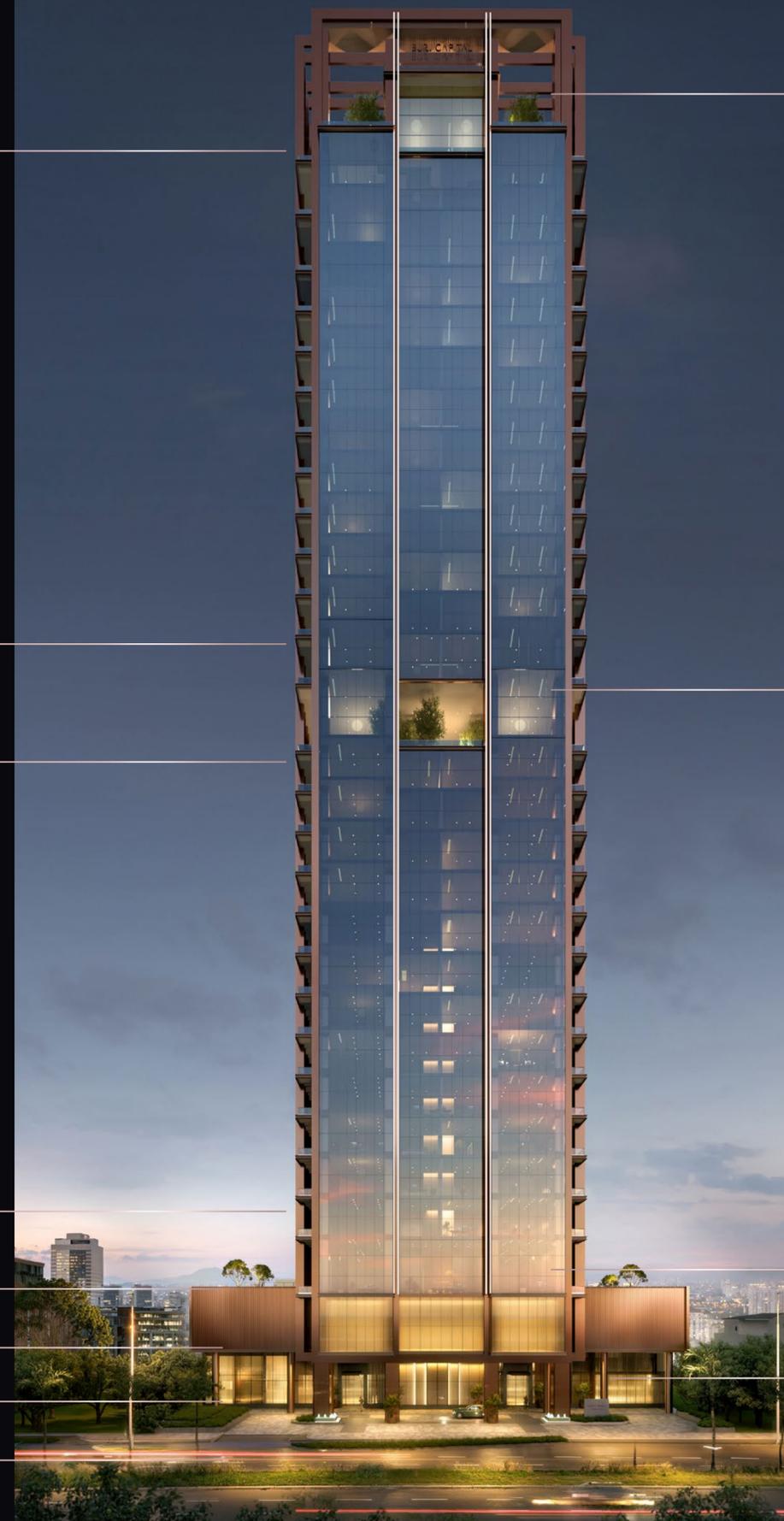
1

8

6

4

2



FACADE



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FACADE



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FACADE



FACADE



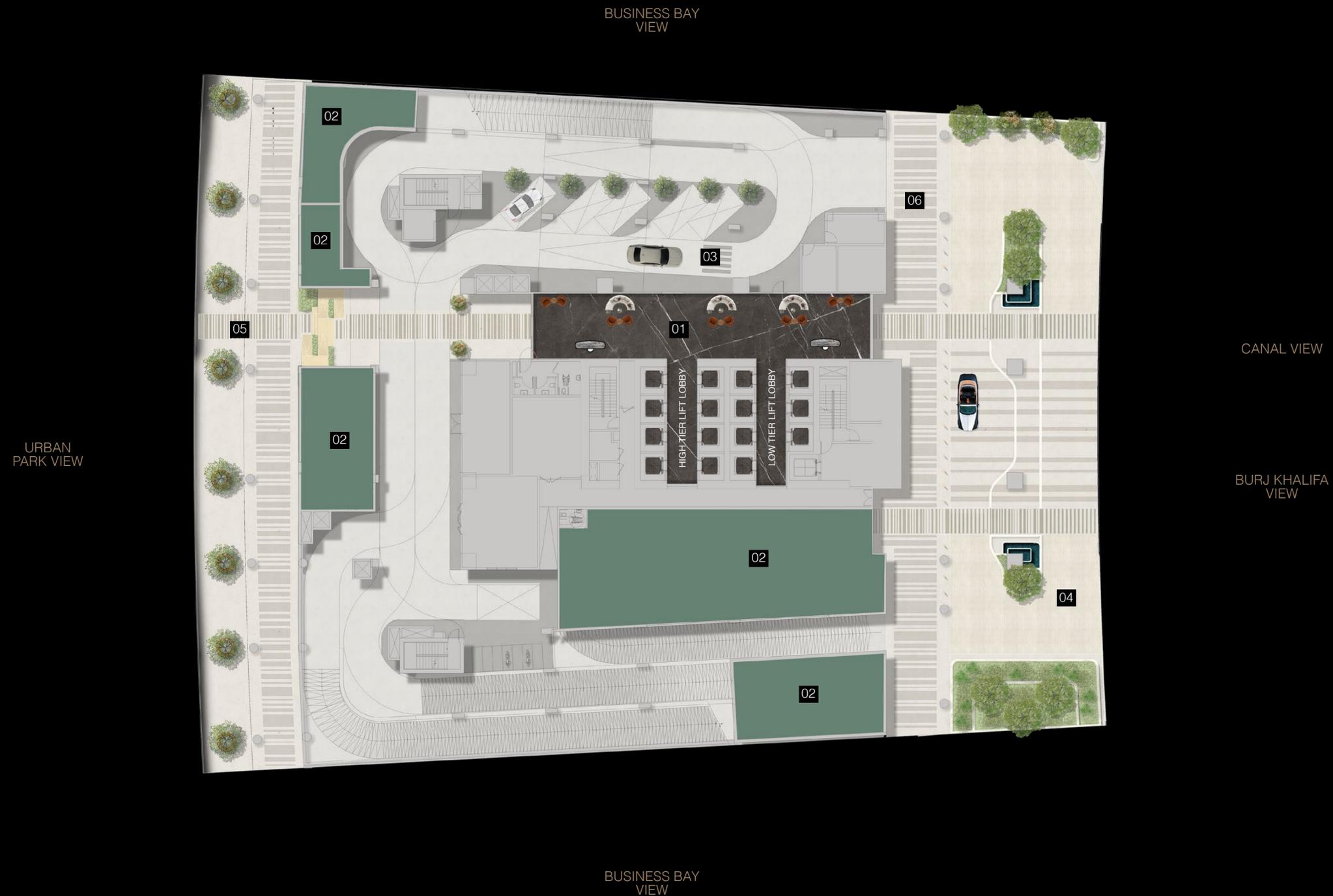
FACADE



PROJECT AMENITIES

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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SIGNATURE
DROP-OFF



GRAND LOBBY



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



SWIMMING POOL



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. |



CANAL SKY GARDEN



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CANAL SKY GARDEN



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

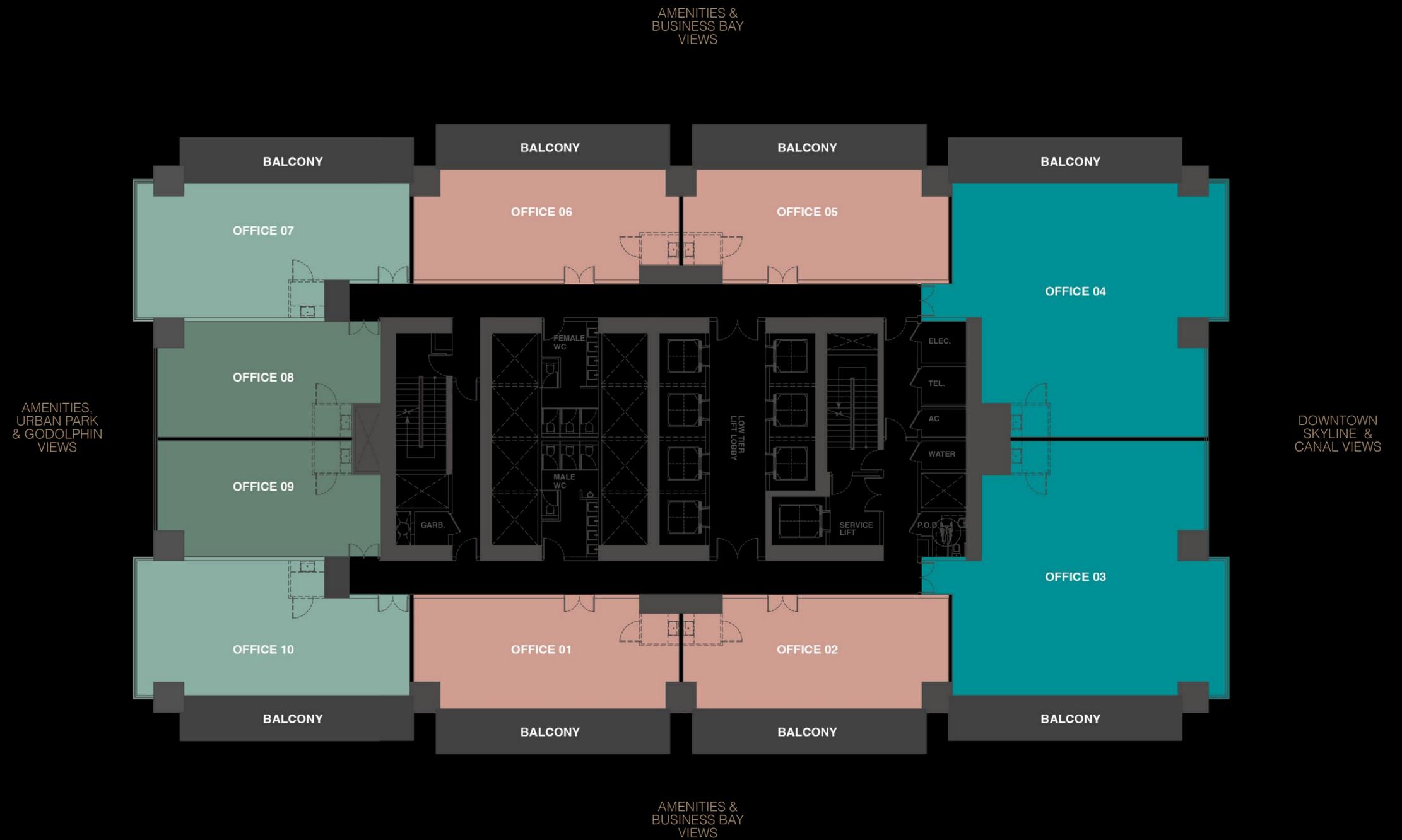


TYPICAL FLOOR PLANS

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



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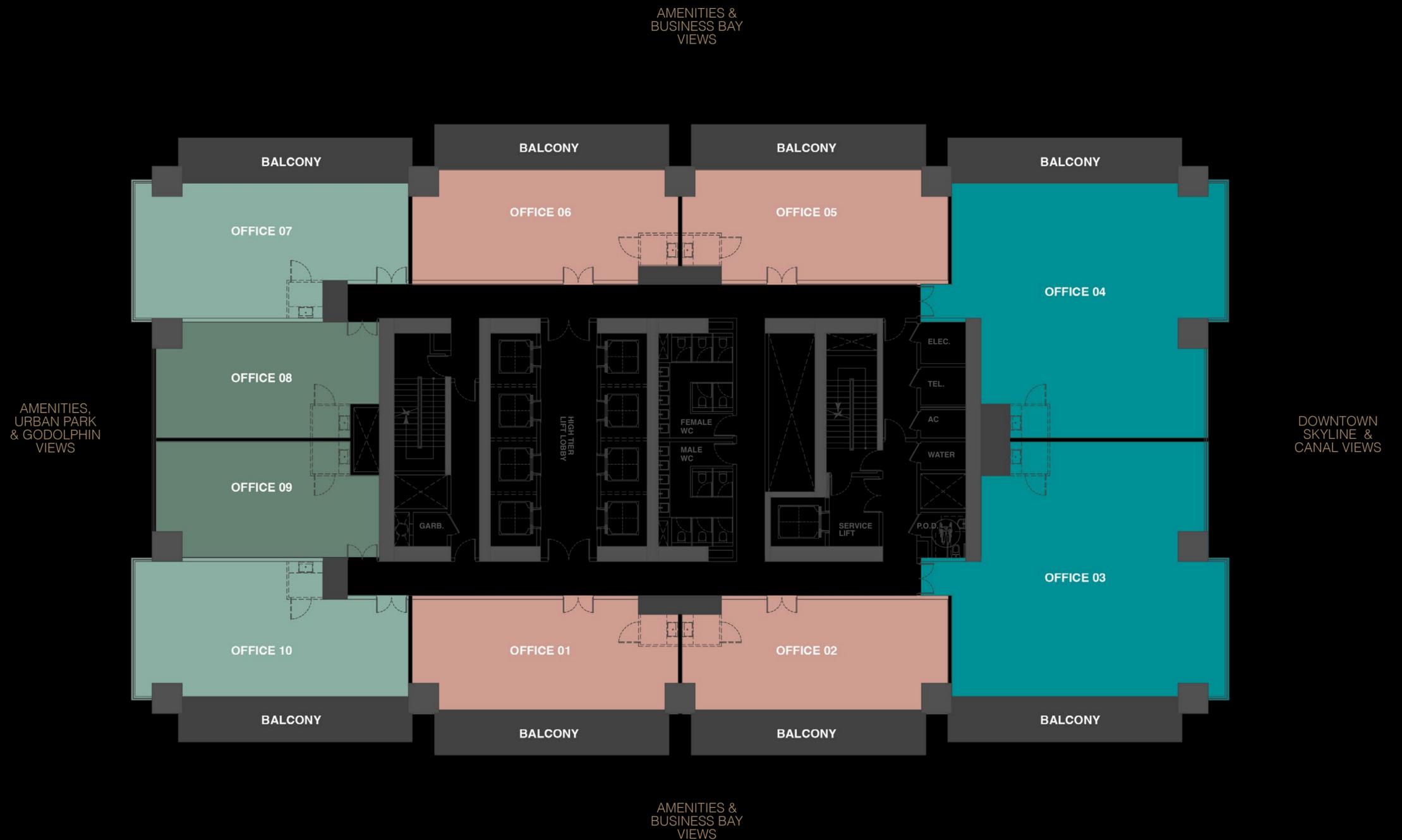
CEO'S OFFICE



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



MEETING ROOM



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	December 2028
Estimated Service Charges	AED 20 per Sqft
Furnished / Unfurnished	Unfurnished
Finished / Unfinished	Shell & Core
Height	3B + 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	546

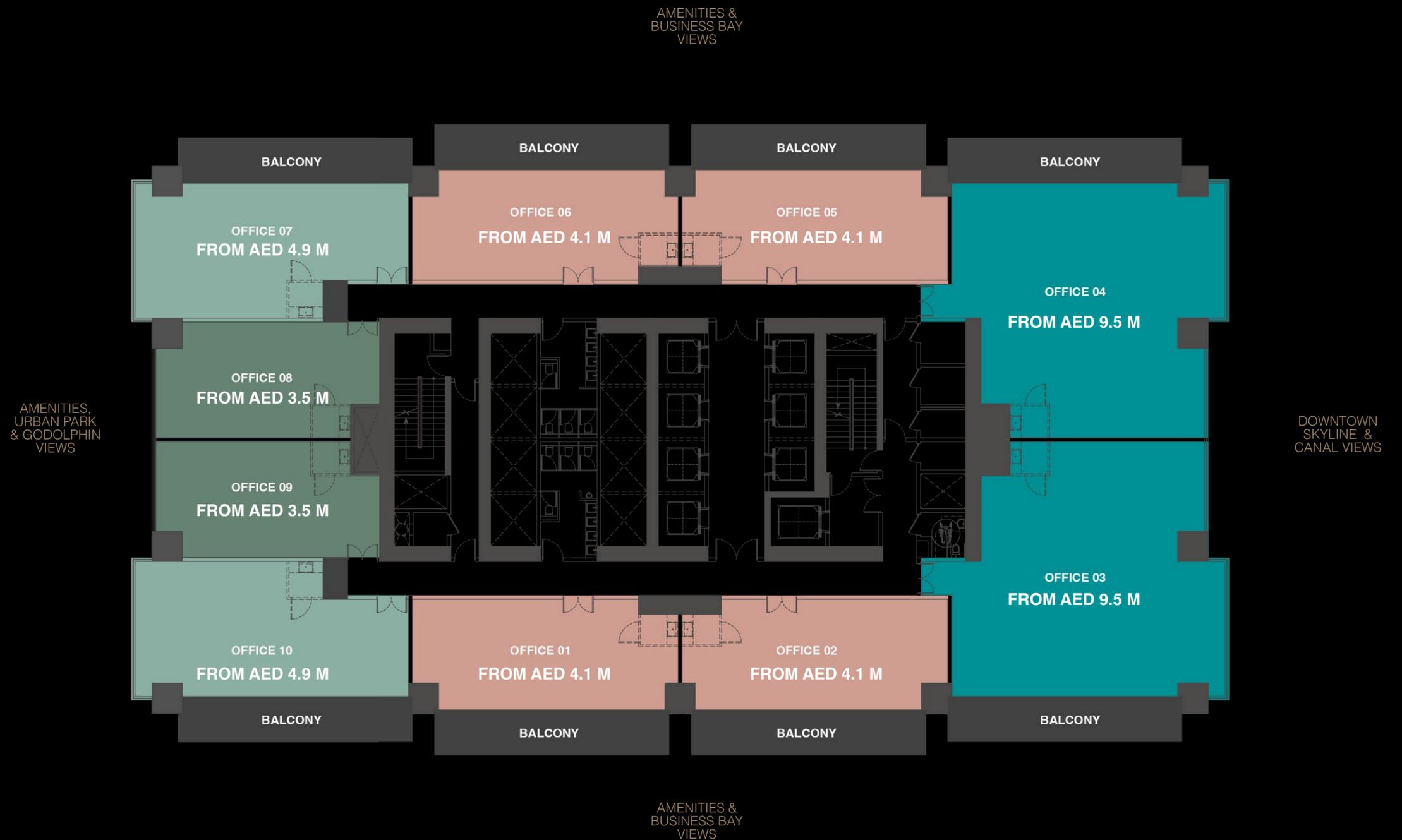
À la carte Services Available

Concierge | Valet | Office Housekeeping



STARTING PRICES

	INTERNAL AREA	BALCONY AREA	TOTAL AREA
 TYPE A	908 sqft	289 sqft	1,197 sqft
 TYPE B	2,007 sqft	288 sqft	2,295 sqft
 TYPE C	1,065 sqft	287 sqft	1,352 sqft
 TYPE D	754 sqft	-	754 sqft



TEST FITS

TEST FIT

(EXECUTIVE COLLECTION)



**COMBINED & COLLABERATIVE PLAN
OFFICE 01 & OFFICE 02**

SUITE : 1,810.7 SQFT



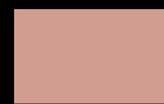
**COMBINED & COLLABERATIVE PLAN
OFFICE 03 & OFFICE 04**

SUITE : 4,013.64 SQFT



**COMBINED & COLLABERATIVE PLAN
OFFICE 05 & OFFICE 06**

SUITE : 1,810.7 SQFT



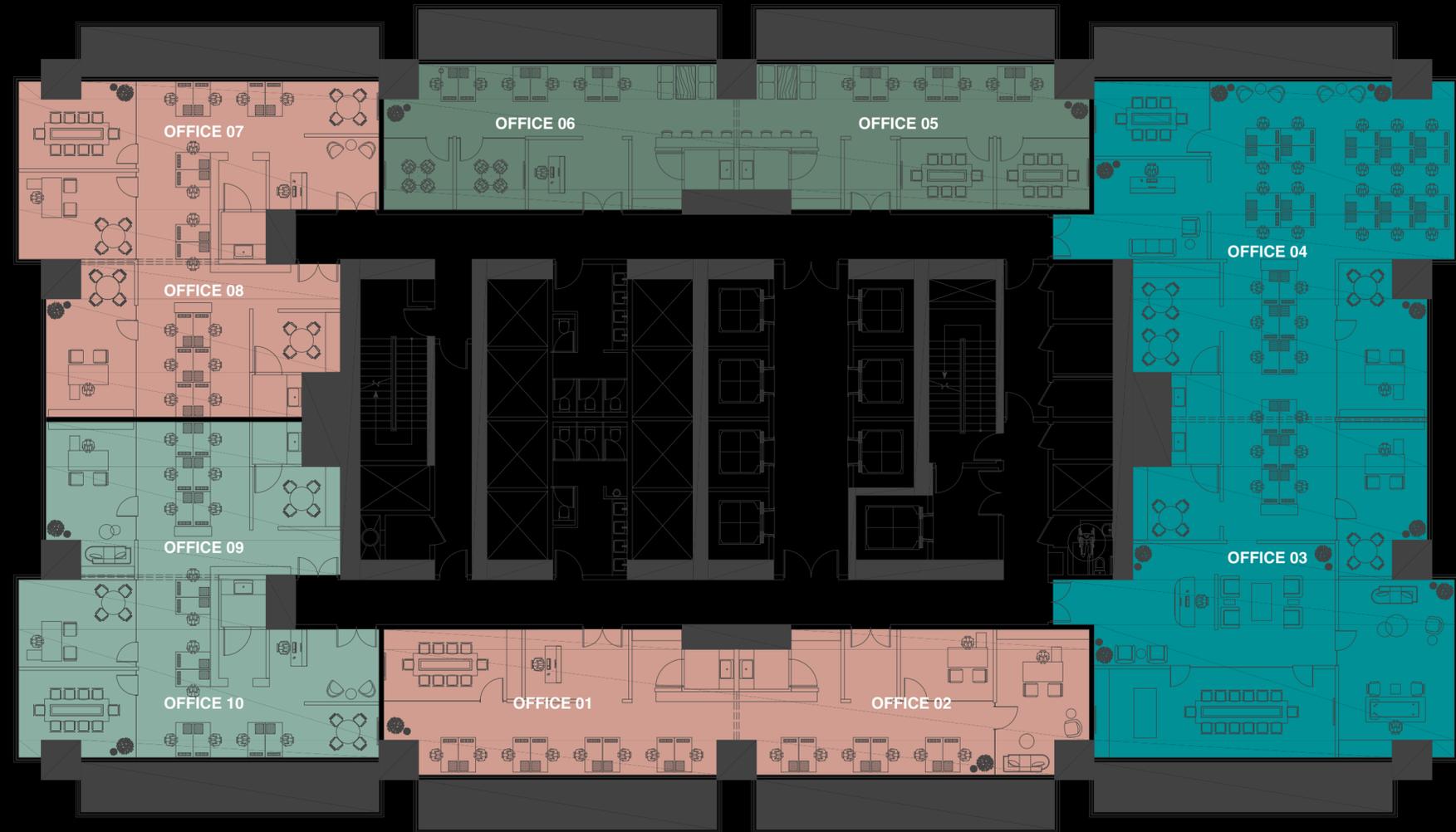
**COMBINED & COLLABERATIVE PLAN
OFFICE 07 & OFFICE 08**

SUITE : 1,936.35 SQFT



**COMBINED & COLLABERATIVE PLAN
OFFICE 09 & OFFICE 10**

SUITE : 1,936.35 SQFT



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



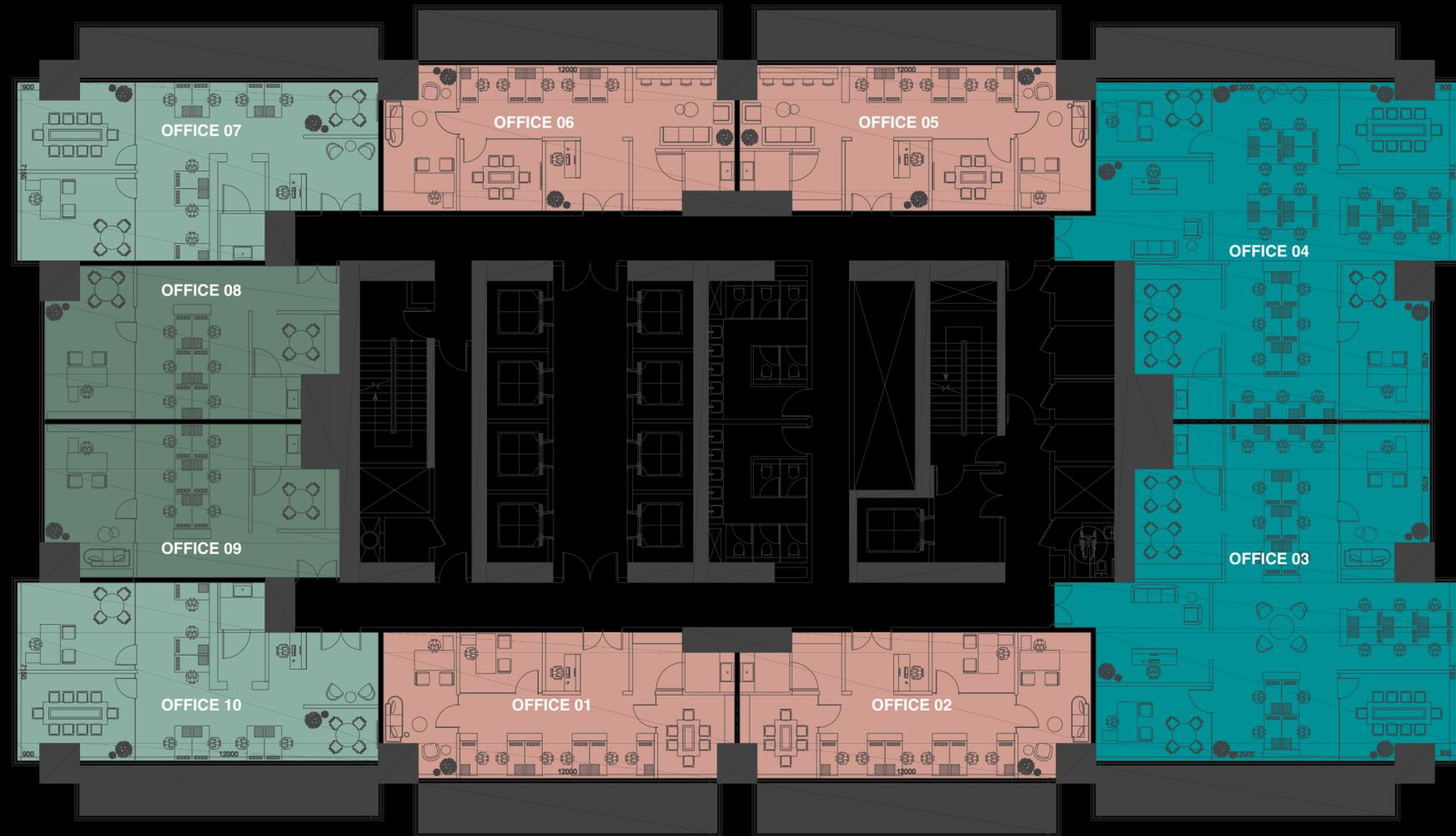
**COMBINED & COLLABERATIVE PLAN
OFFICE 07 & 10**

SUITE : 1,118.91 SQFT



**COMBINED & COLLABERATIVE PLAN
OFFICE 08 & 09**

SUITE : 754.44 SQFT



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.



25+ AMENITIES

Overlooking the iconic Downtown Dubai skyline, BURJ CAPITAL is the first commercial tower to offer a five-star hotel lifestyle with over 25 world-class amenities, reimagined for modern elegance. Every detail of the amenities speaks to sophistication and 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.



URBAN PARK PROXIMITY

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



ACCESS TO BUSINESS BAY CANAL

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

PAYMENT PLAN 50 / 50 ON HANDOVER

Milestone	%
Downpayment + DLD On booking	20%
6 Months from Booking Date	5%
12 Months from Booking Date	5%
40% Construction Completion ~May 2027	5%
60% Construction Completion ~Nov 2027	5%
70% Construction Completion ~Feb 2028	5%
80% Construction Completion ~May 2028	5%
On Handover	50%

ESTIMATED COMPLETION DECEMBER 2028

AGENTS COMMISSION 5%

BURJ CAPITAL

BUSINESS BAY

