

THE SKY TOWER
LIVE THE HIGH LIFE

For inquiries, please call **800-SOROUH (800-767684)** or visit our sales centre

Fax: (+9712) 6760556, P.O.Box: 93666 Abu Dhabi

www.sorouh.com



Welcome to Abu Dhabi

Abu Dhabi is the most culturally and economically vibrant Emirate in the UAE. It is the hub for oil and gas production in the petroleum and petrochemicals industry, which constitutes about 30% of UAE's GDP. In recent years Abu Dhabi has been emerging as a leader in diversified industries, making it one of the wealthiest capitals in the region. This has created increased demand for experienced staff and increasingly professionals from around the world are choosing to make Abu Dhabi their home. To accommodate this growth, the leaders of the emirate have called for quality living spaces to be developed. At Sorouh Real Estate, we will respond to this call and develop innovative premium residential projects for both the current generation, and generations to come.



About Sorouh Real Estate

At Sorouh Real Estate, we believe that to provide a balanced lifestyle, we need to consider all key components of well-being. We analyze and ensure that our developments cater to meet the needs of residents in these areas. That's why our architects strive to create environments that promote healthy minds and bodies, facilitate interaction and inspire the spirit through beautiful and environmentally friendly design, in line with the stated clear vision of life in perfect balance.

This level of rigorous analysis, comprehensive planning and attention to detail sets Sorouh apart as a visionary and customer-focused developer.

Our projects utilize innovative design, state-of-the-art technology and the latest construction techniques to meet the core needs of residents. Some of the world's best architects and engineers have joined forces with us to create inspiring yet practical living spaces that truly bring life in perfect balance.



The Sky Tower

The Sky Tower is the most prestigious address in Abu Dhabi. This striking 74-storey architectural masterpiece with its unique elliptical design is the ultimate in luxury living. It combines residential and commercial space assembled vertically around a central core, with spectacular panoramic views of the Gulf and Abu Dhabi Island. Clean modern lines and quality finishes define the interior spaces while state-of-the-art amenities underwrite the lifestyle offering. Residents and workers are assured of a space that sets the ultimate in luxury and convenience.

Separate entrance lobbies for office tenants and residents reflect their respective functions through innovative and thoughtful design but are united in creating awe inspiring entrances to the premises. The corporate lobby serving office tenants and their visitors exudes a strikingly professional tone with its cool tailored colour palette. The stone floor meanwhile boasts large scale patterns reflecting the building's elliptical themes. The residential lobby subtly welcomes residents home, extending the theme established by the corporate lobby through its own floor motifs. A wood panelled feature wall completes the warm inviting design and emphasises the residential nature of this part of the building.

The design of The Sky Tower is not only visually appealing it also incorporates technological features that set it apart from conventional structures.

A range of innovative energy conservation and user friendly features will be incorporated. In addition to achieving higher standards in energy and water efficiency the building will have a superior indoor environmental quality which, in similar buildings in the US is leading to increased staff satisfaction and productivity.

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The Residences at The Sky Tower

At The Sky Tower there are 32 luxury levels of residential space starting from the 41st floor. Apartments are available in a choice of 1, 2, 3 or 4 bedrooms, whilst luxurious 4 and 6 bedroom duplex penthouses feature expansive vertical spaces. Eight dedicated express elevators service the residential section for the ultimate convenience.

A limited number of exclusive units offer exceptional living-rooms that project dramatically into the sky like oversized bay windows providing unparalleled views.

Residential layouts thoughtfully combine functionality with aesthetics, creating a flow of living space that features the highest-quality materials, fittings and finishings. A spacious master bedroom has a walk-in closet and en-suite bathroom, and the kitchen, which is fitted with designer appliances, overlooks the dining area with breakfast nook, backed by the maid's quarters. The dining-room and living space are carefully proportional with the size of the entire unit, always creating a huge impact through clever design combined with floor to ceiling windows to ensure awe-inspiring, panoramic views.

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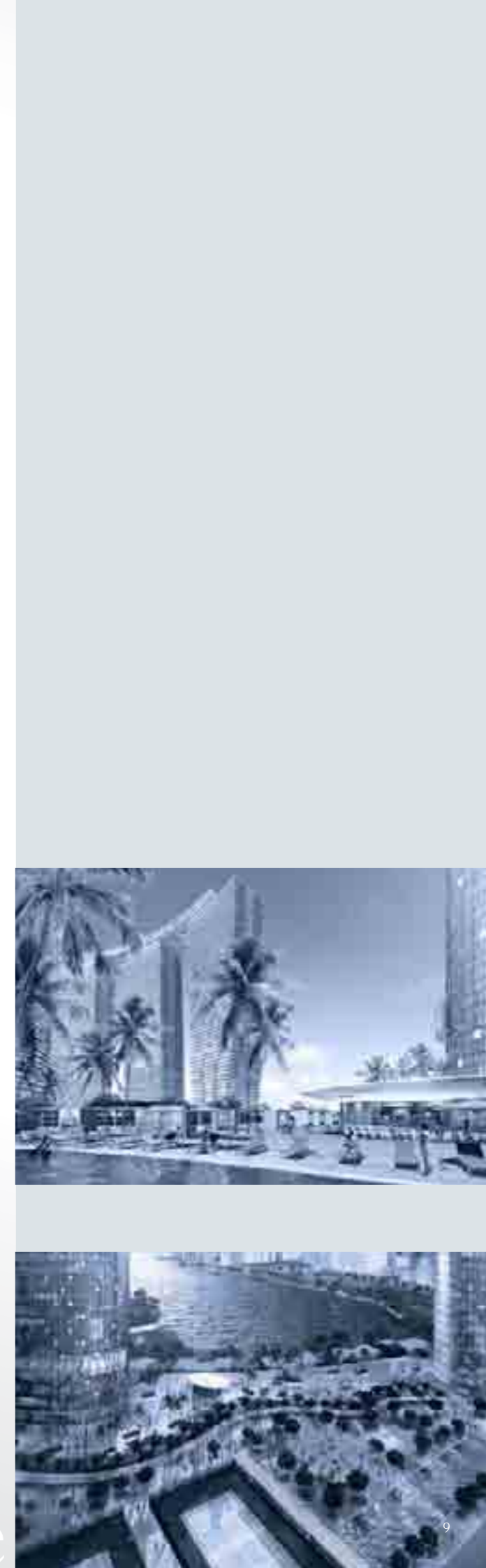


Residential Amenities at The Sky Tower

Residential amenities are conveniently located atop the podium, a lush and welcome haven from the hustle and bustle of city life. Bigger than a full-size football pitch – the fitness and leisure centre is divided into user-specific sport activities facing the inner Gateway. With leisure areas offering wide panoramic views of the sea, a grove of shade trees form a canopy leading to the recreational amenities.

A fully-equipped, 180,000 sq.ft. fitness and leisure centre overlooks the plaza and the waterside. A spa with separate male and female facilities – including sauna, steam room, and massage rooms – is located in its own private section. The 10,000 sq.ft. gymnasium contains state-of-the-art equipment in an expansive setting. Outdoor sporting facilities include 3 tennis courts, 2 squash courts, lap-pool, 70m infinity-pool and a yoga lawn. A party room with a pantry and bar leads to a generous sun deck, recreational pool with infinity edge, pool cabanas and pool bar and a separate children's playground. A business centre with two boardrooms caters for the requirements of businessmen residents.

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Office Space at The Sky Tower

Luxury workspace means high ratio floor to ceiling glass windows, curving facades with panoramic views, and state-of-the-art technology. A lower level registration lobby greets the visitor, rising via escalators to a second floor elevator lobby opening on to water views. Rich materials are used artistically throughout to convey superior levels of elegance and urban sophistication.

The corporate lobby serving office tenants and their visitors exudes a strikingly professional tone with its cool tailored colour palette. The stone floor meanwhile boasts large scale patterns reflecting the building's elliptical themes.

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Retail at The Sky Tower

The retail experience promises to be exciting, vibrant, and memorable. Centered on an atrium linked internally to the level 1 lobby and to the street, ground level shops and restaurants face the surrounding boulevards and the interior spaces, with plenty of spillover space for al fresco dining on the broad tree-lined sidewalks or in the ample air-conditioned atrium.

High-class retail standards deliver a merchandising mix in keeping with the premium quality of the office and residential environment. The 145,000 sq.ft. shopping and entertainment district includes hair and beauty salons, news and bookshop, gourmet food market, pharmacy, bakery, dry cleaner, real estate agent, travel agent, coffee and teahouse, restaurants and cafes. All of your essential needs can be found just an elevator ride from your home.

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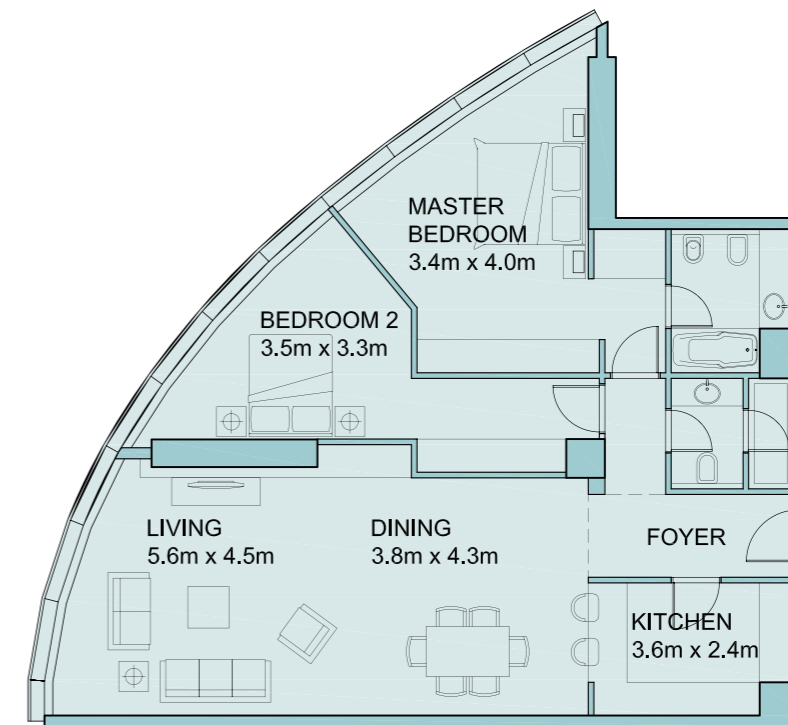
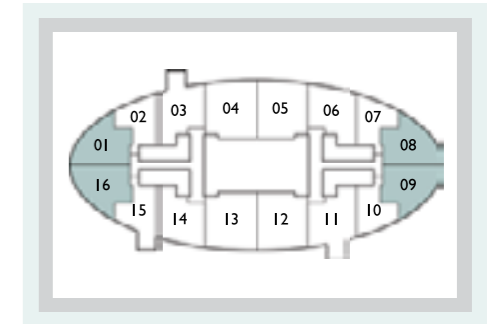
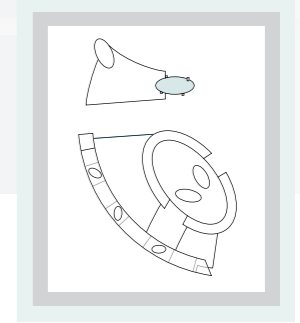
RESIDENTIAL FLOOR PLANS

Typical floor - L

Area:

Type: 2 Bedroom
Suite: 01, 08, 09, 16

124.3 m²
1338 ft²



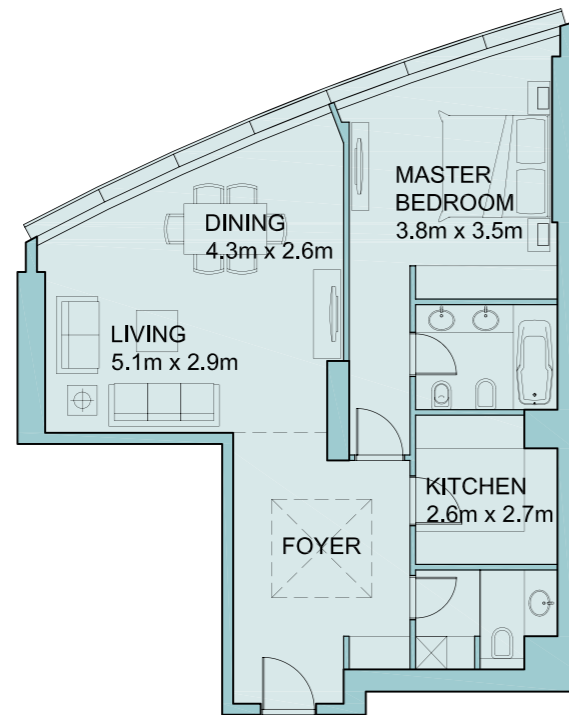
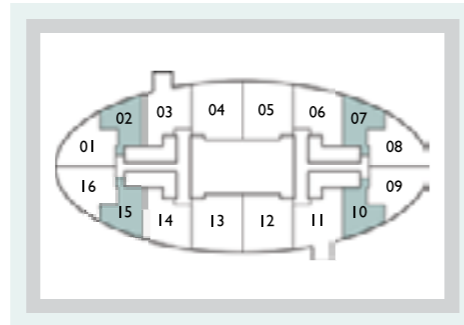
NOTE:
All materials and dimensions are approximate. Information subject to change without prior notice. The developer reserves the right to make revisions

Typical floor - L

Area:

Type: 1 Bedroom
Suite: 02, 07-A, 10, 15-B

86.8 m²
934 ft²

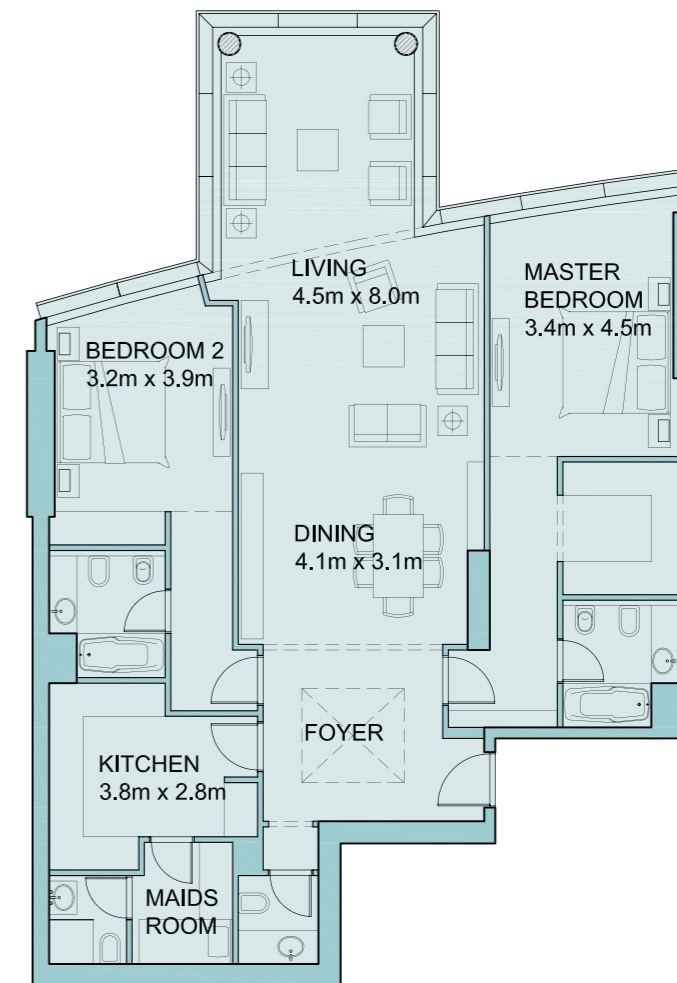
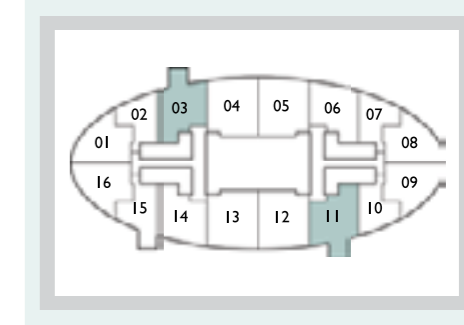


Typical floor - L

Area:

Type: 2 Bedroom
Suite: 03-A, 11

153.4 m²
1651 ft²



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Typical floor - L

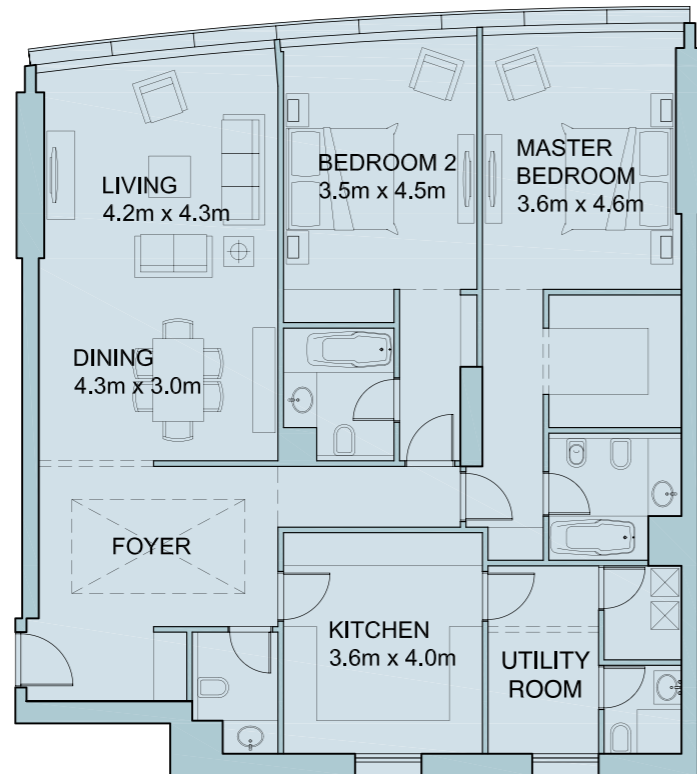
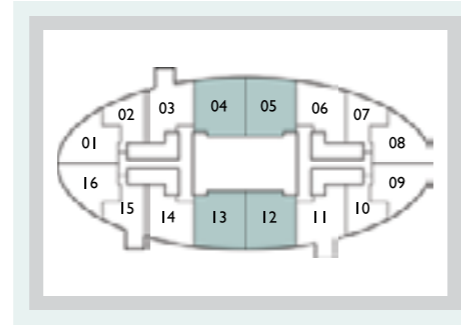
Area:

Type: 2 Bedroom

159.7 m²

Suite: 04-A, 05-A, 12-A, 13-A

1719 ft²



NOTE:
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Typical floor - H

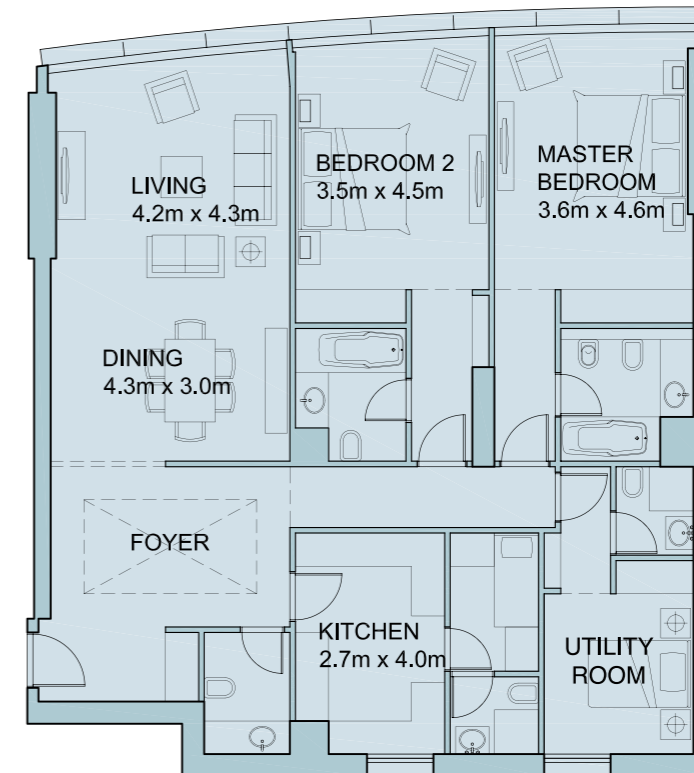
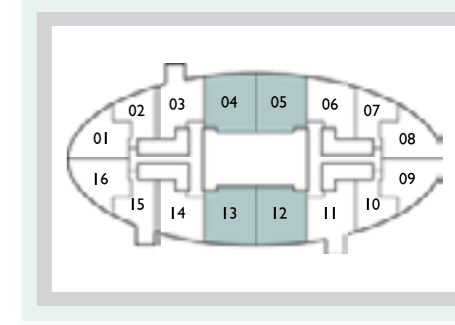
Area:

Type: 2+1 Bedroom

159.7 m²

Suite: 04-B, 05-B, 12-B, 13-B

1719 ft²



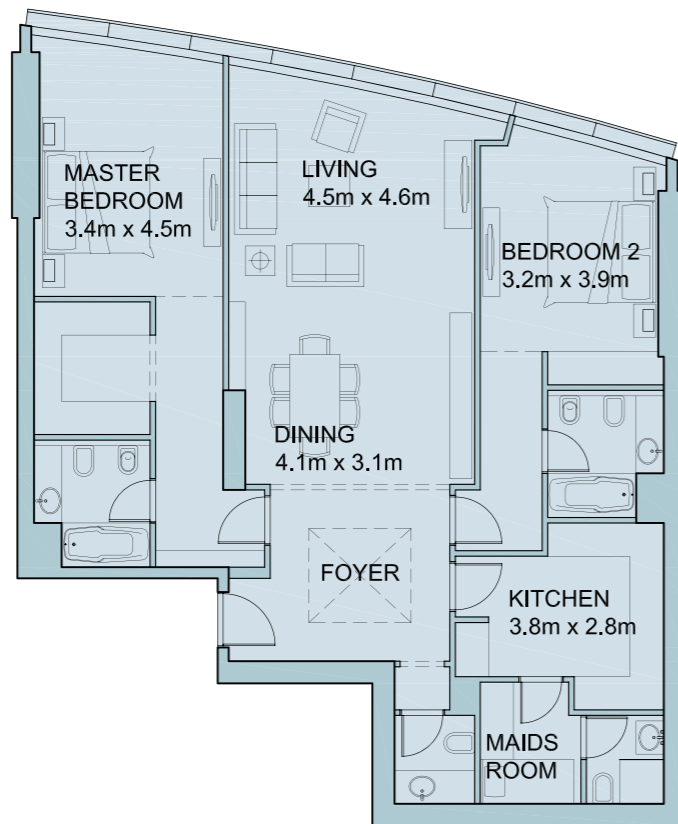
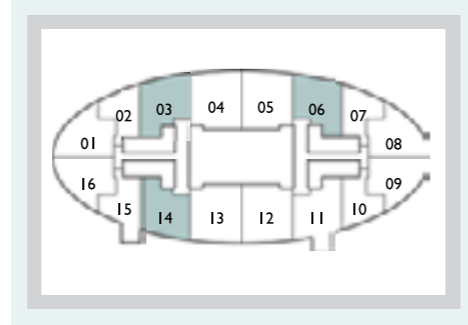
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Typical floor

Area:

Type: 2 Bedroom
Suite: 03-B, 06, 14

135.7 m²
1461 ft²



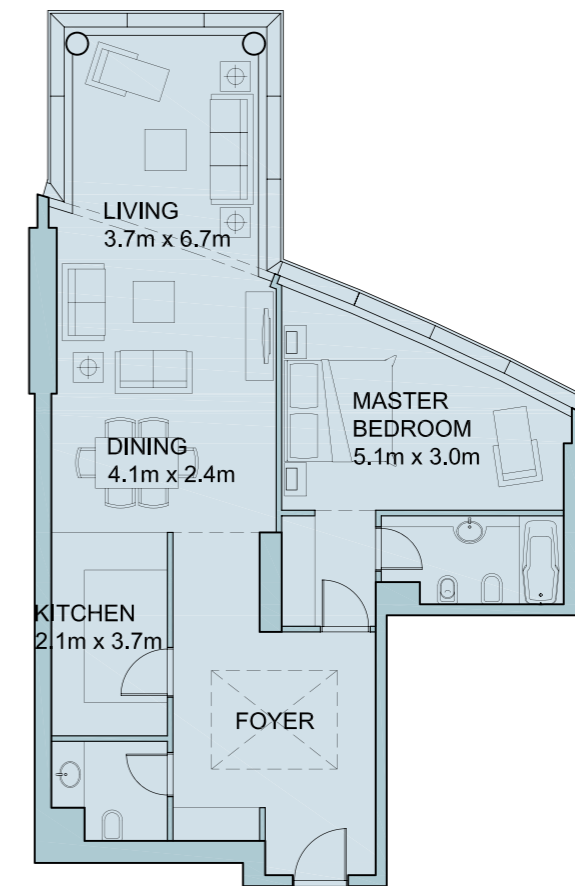
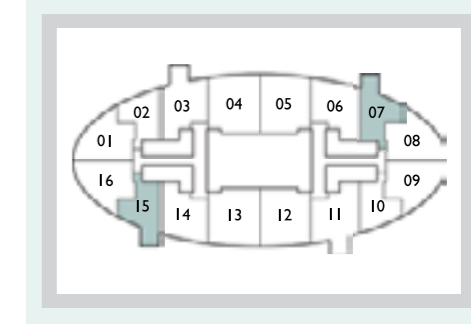
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Typical floor

Area:

Type: 1 Bedroom
Suite: 07-B, 15-A

102.8 m²
1107 ft²



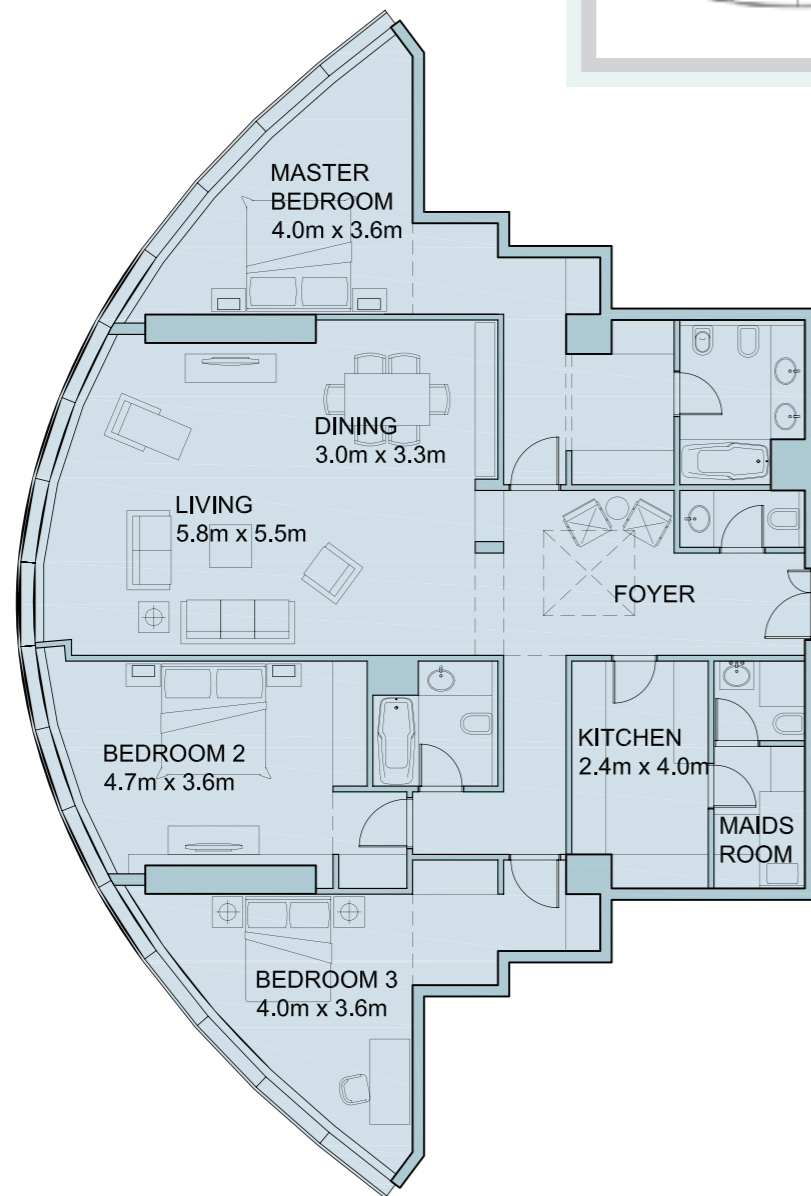
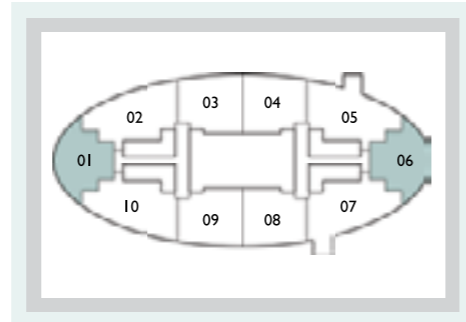
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Typical floor - H

Area:

Type: 3 Bedroom
Suite: 01, 06

183.1 m²
1971 ft²



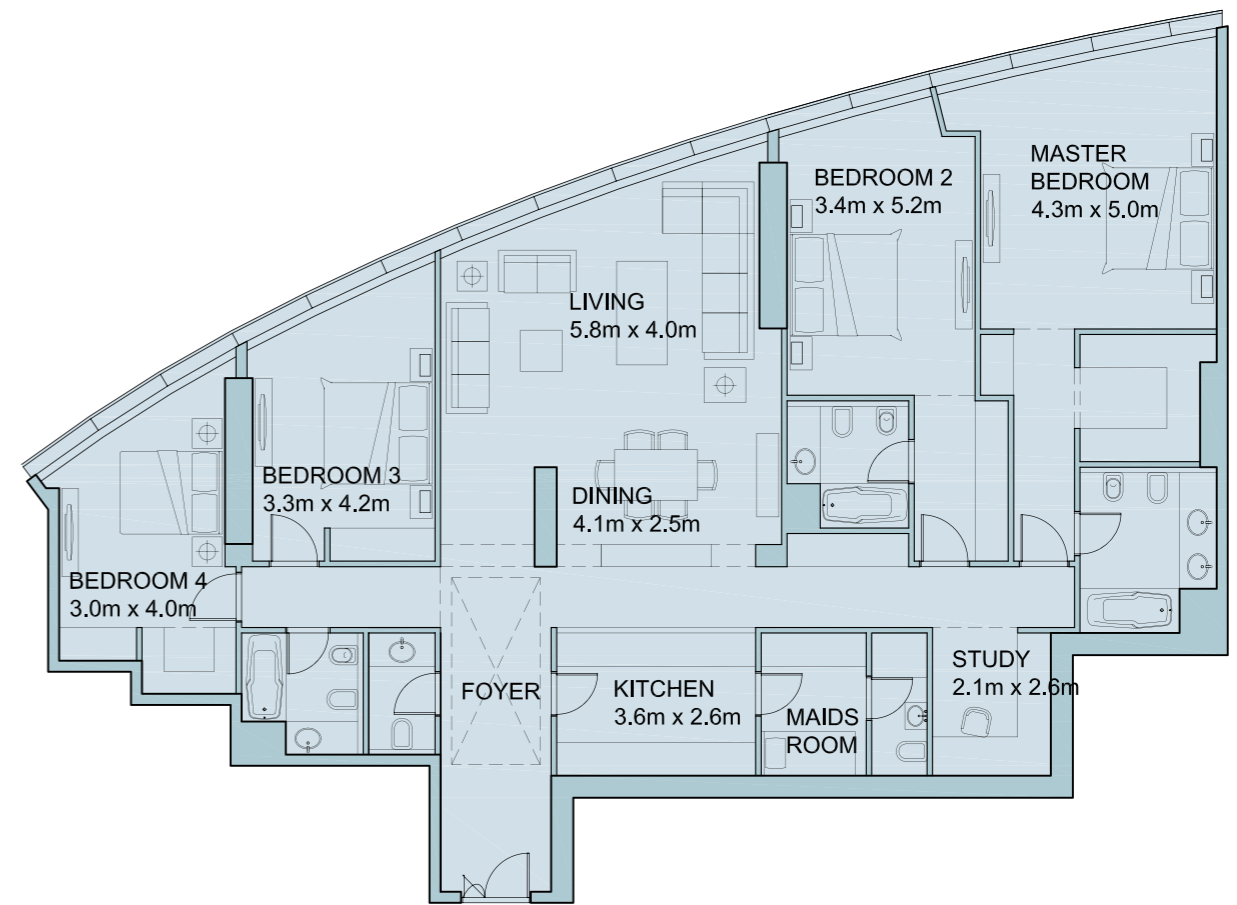
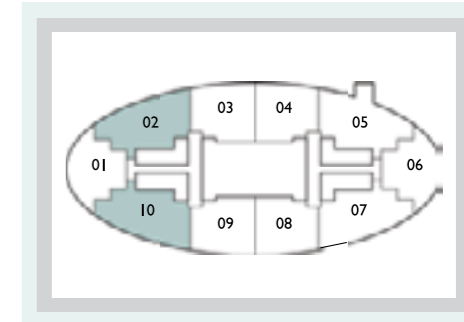
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Typical floor - H

Area:

Type: 4+1 Bedroom
Suite: 02, 10

222.6 m²
2396 ft²



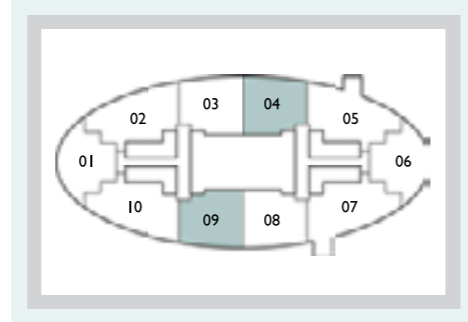
NOTE:
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Typical floor - H

Area:

Type: 3+1 Bedroom
Suite: 04, 09

195.7 m²
2106 ft²

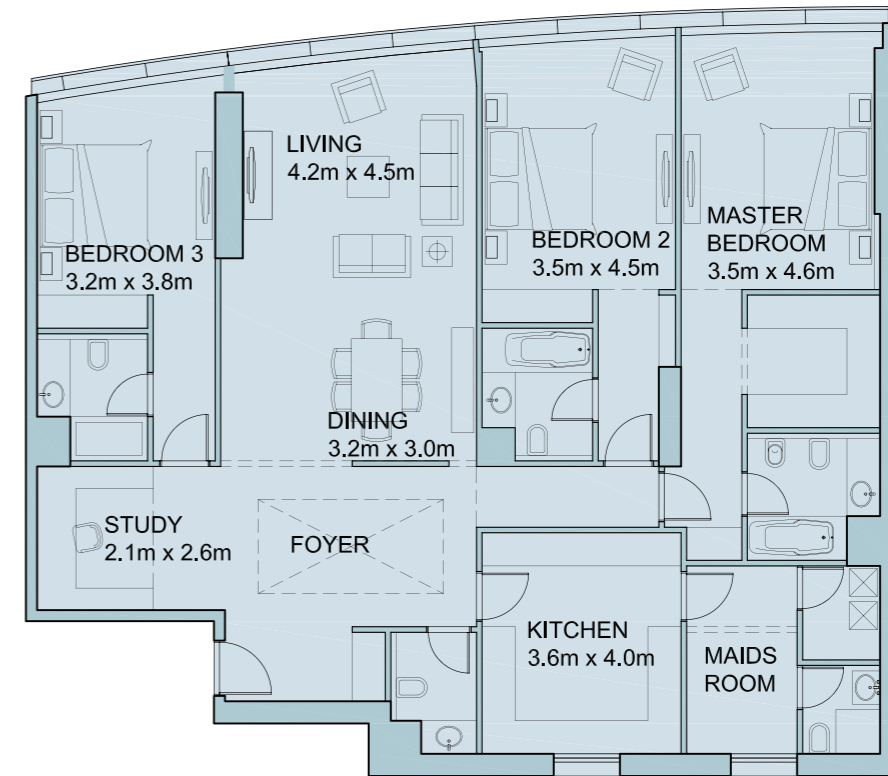
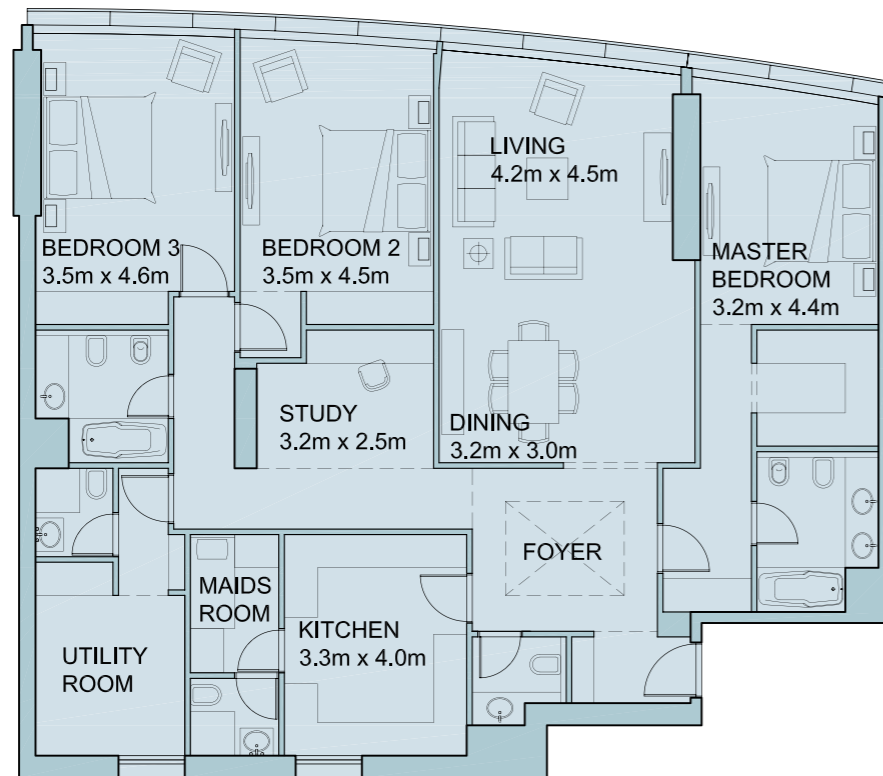
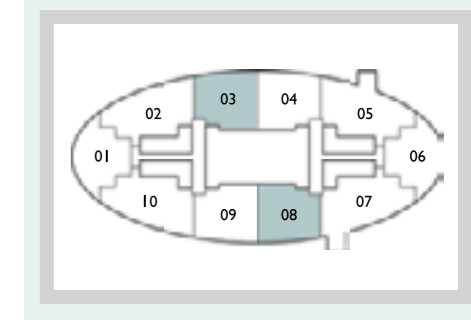


Typical floor - H

Area:

Type: 3+1 Bedroom
Suite: 03, 08

195.7 m²
2106 ft²



NOTE:
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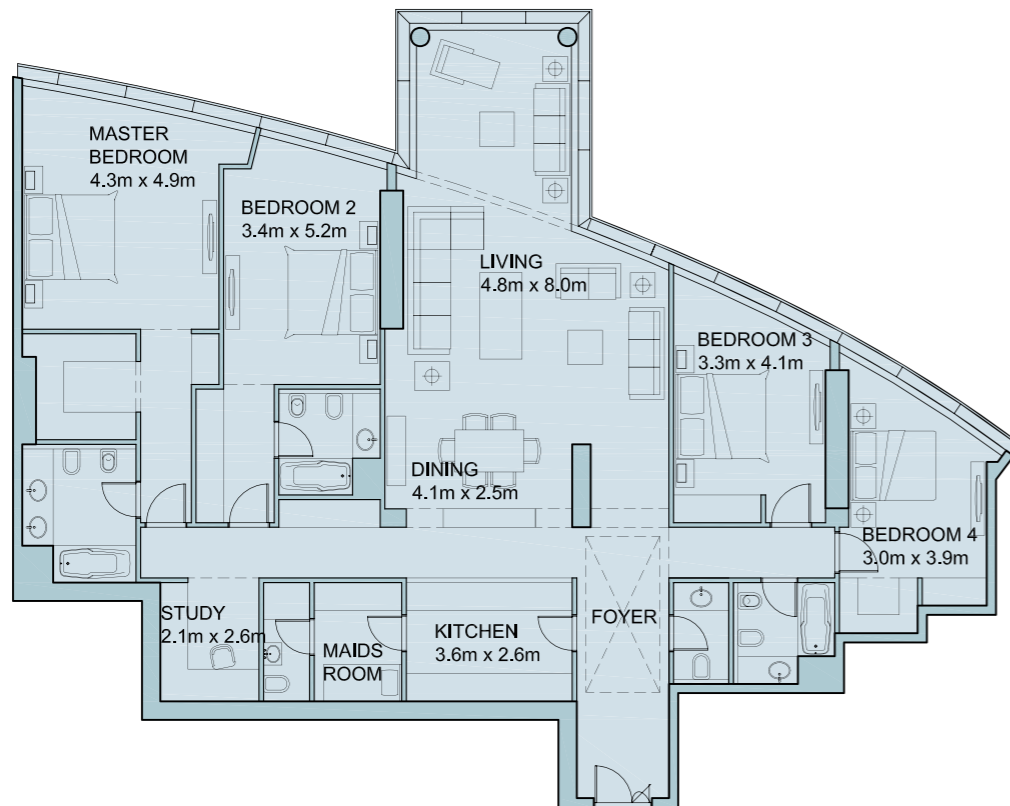
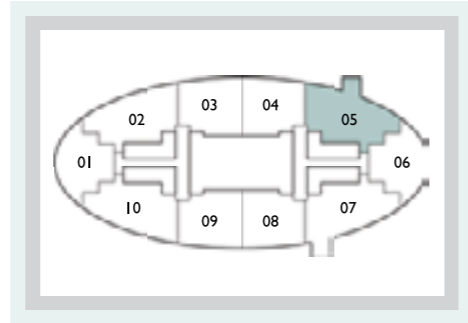
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Typical floor - H

Area:

Type: 4+1 Bedroom
Suite: 05

238.6 m²
2568 ft²



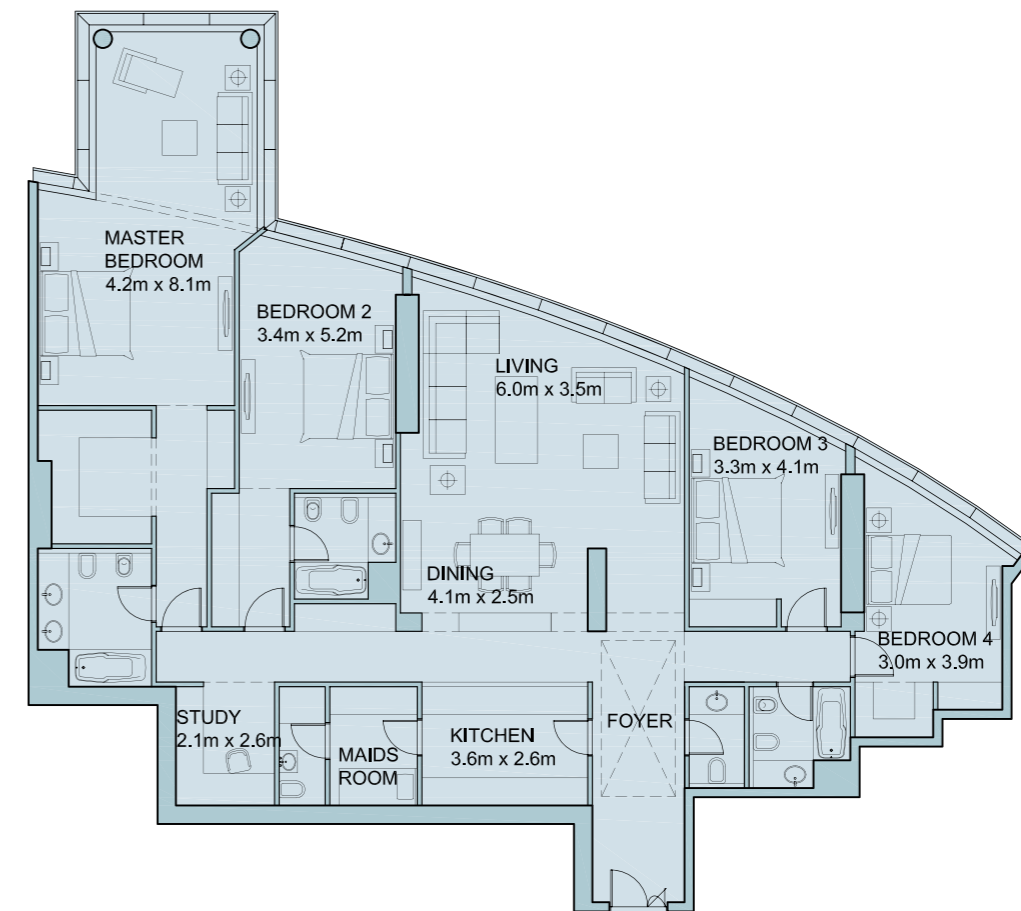
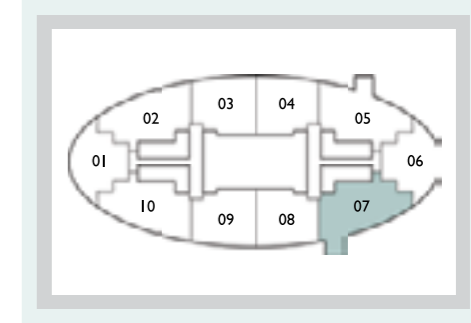
NOTE:
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Typical floor - H

Area:

Type: 4+1 Bedroom
Suite: 07-A

240.3 m²
2587 ft²



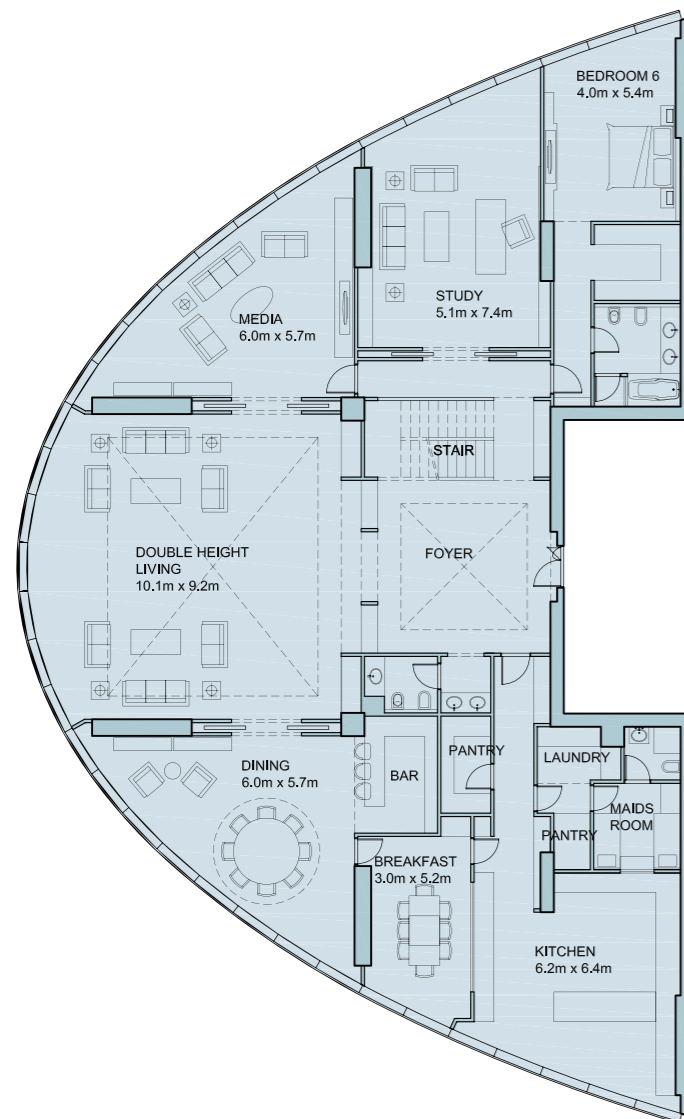
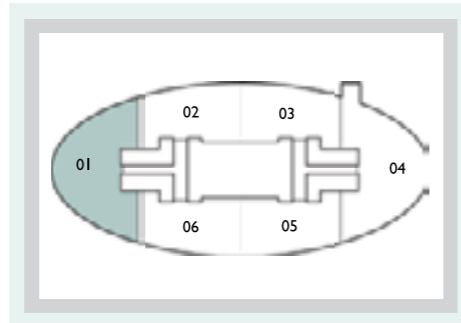
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Typical floor - H

Area:

Type: 6+1 Bedroom
Suite: 01

795.4 m²
8562 ft²

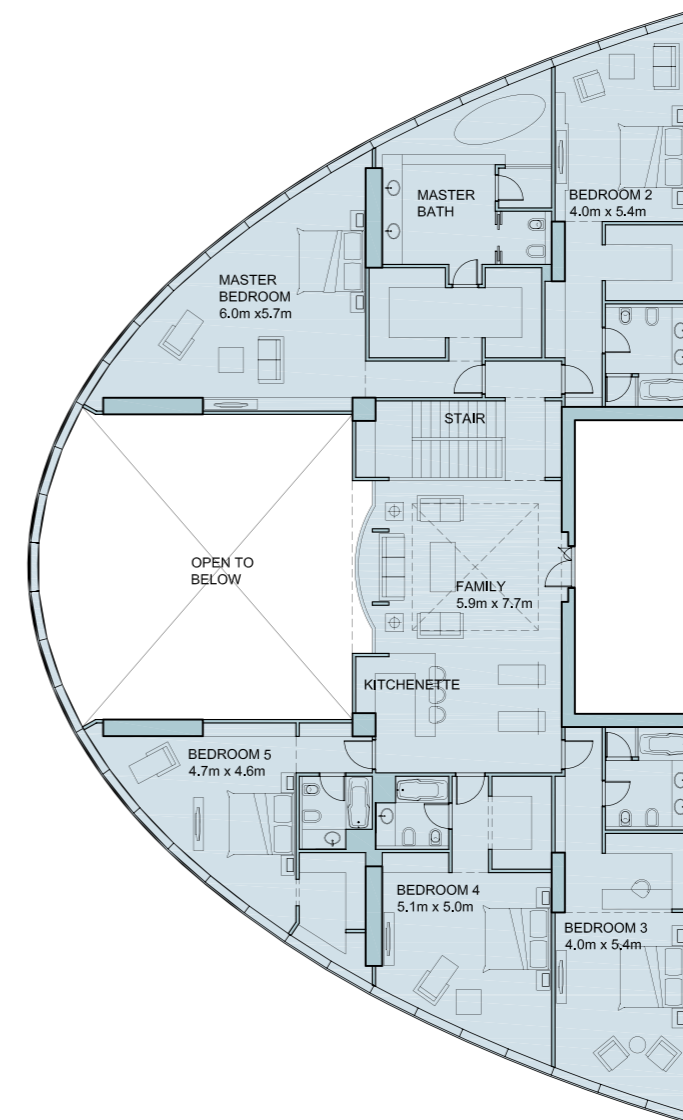


Typical floor - H

Area:

Type: 6+1 Bedroom
Suite: 01
Second floor: 355.2 m²

795.4 m²
8562 ft²



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Penthouse - Duplex

Area:

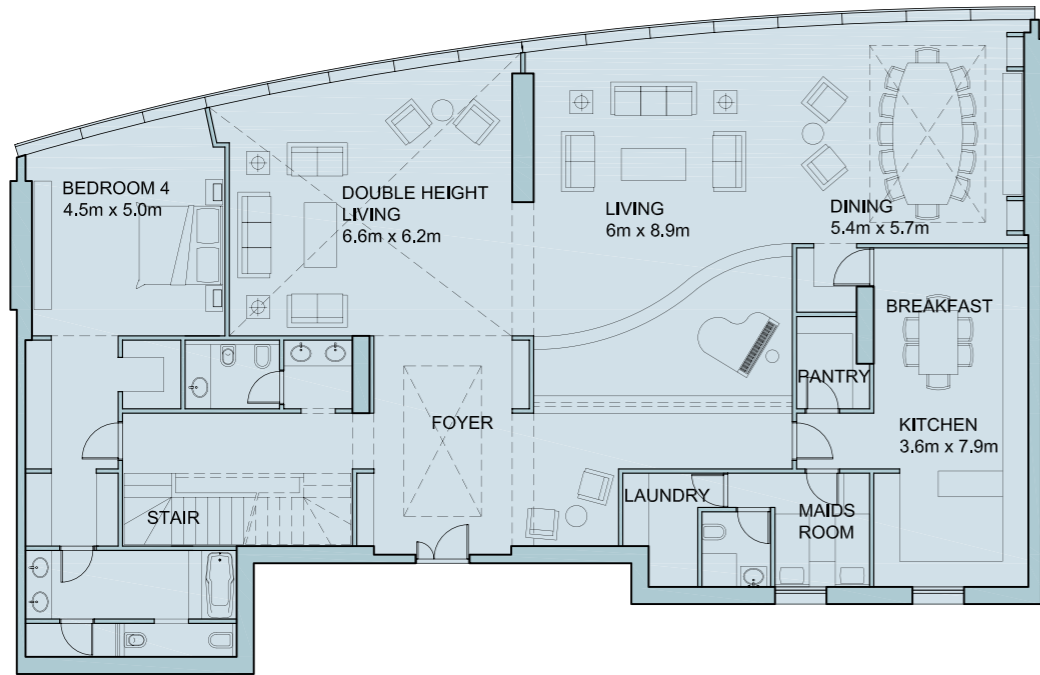
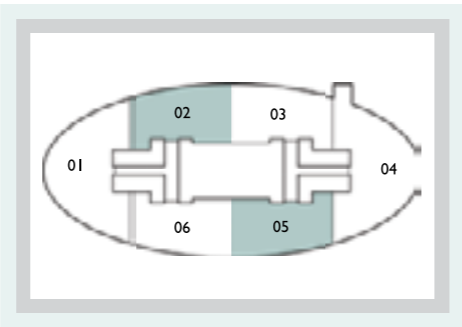
Type: 4 Bedroom

562.6 m²

Suite: 02, 05

6056 ft²

First Floor: 301.5 m²



NOTE:
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Penthouse - Duplex

Area:

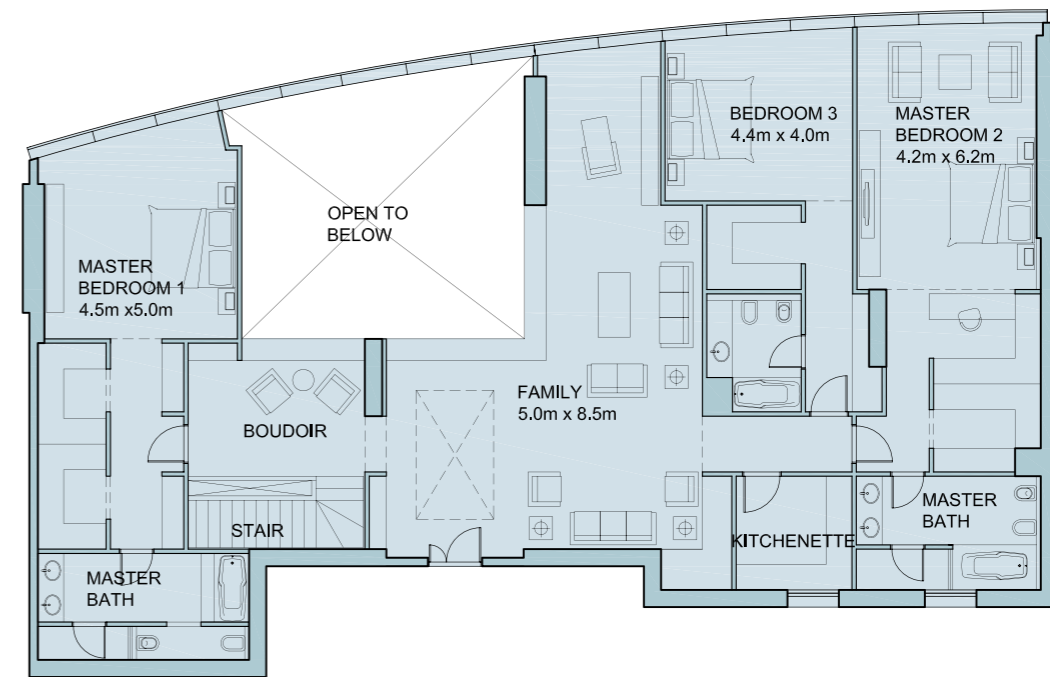
Type: 4 Bedroom

562.6 m²

Suite: 02, 05

6056 ft²

Second floor: 261.1 m²



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Penthouse - Duplex

Area:

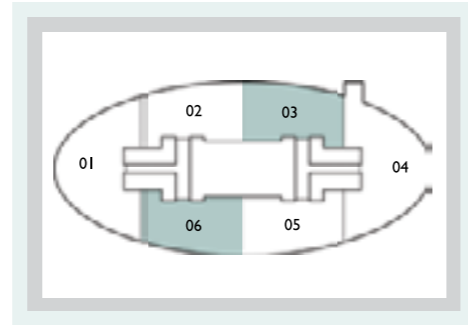
Type: 4 Bedroom

559.7 m²

Suite: 03, 06

6025 ft²

First Floor: 301.5 m²



Penthouse - Duplex

Area:

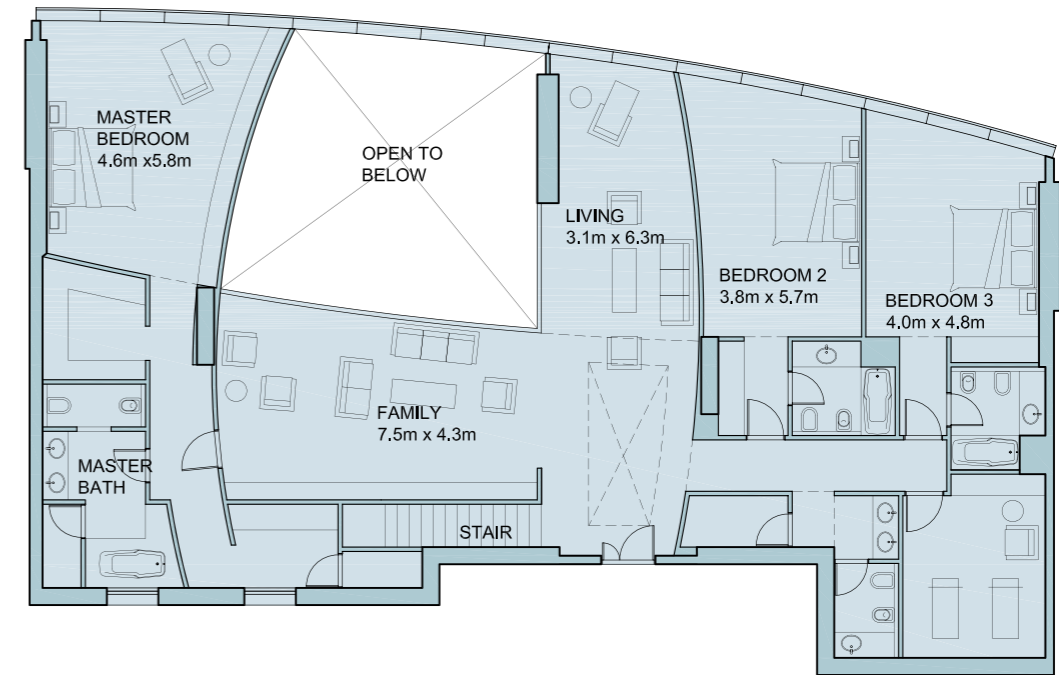
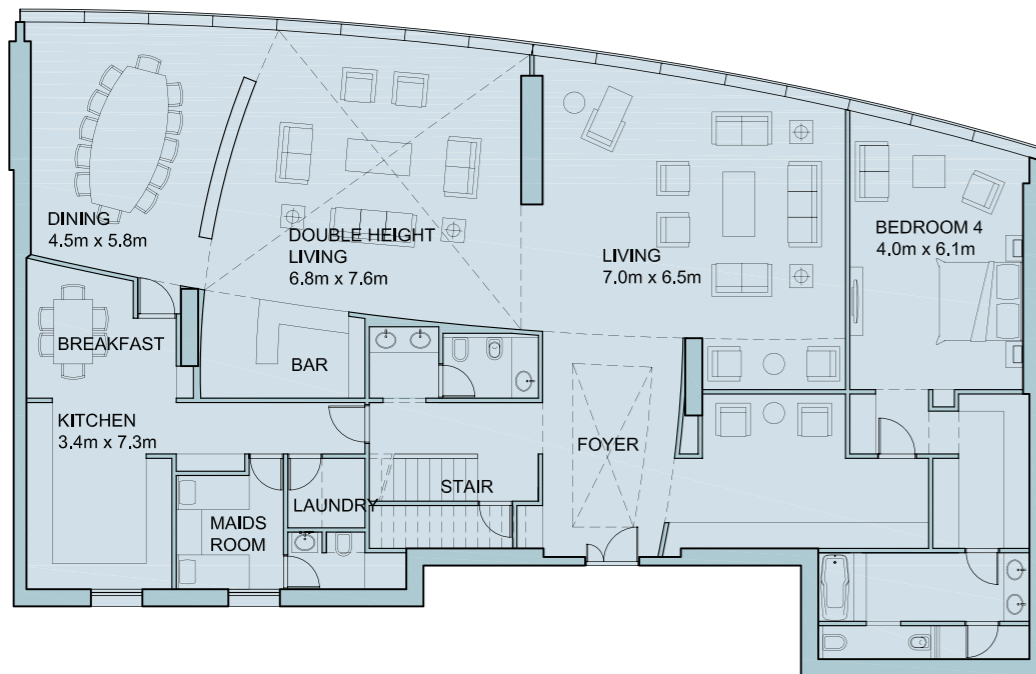
Type: 4 Bedroom

559.7 m²

Suite: 03, 06

6025 ft²

Second floor: 258.2 m²



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Penthouse - Duplex

Area:

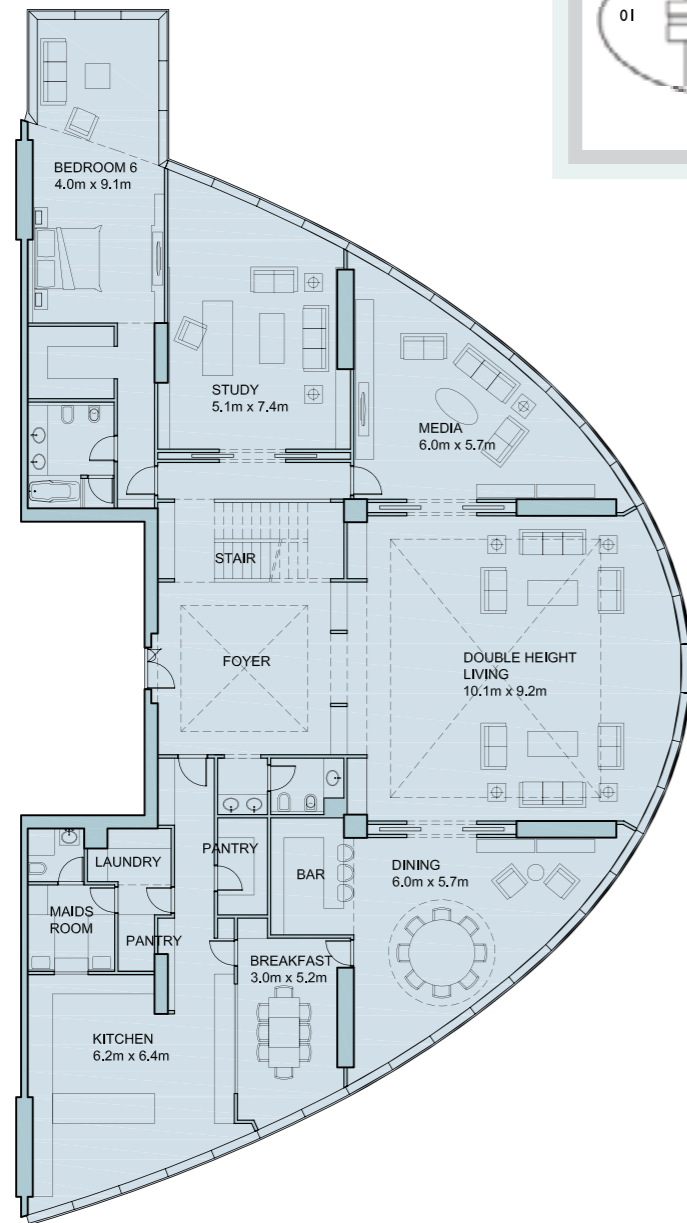
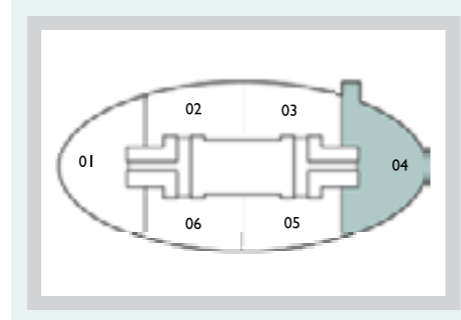
Type: 6+1 Bedroom

827.4 m²

Suite: 04

8906 ft²

First Floor: 456.2 m²



Penthouse - Duplex

Area:

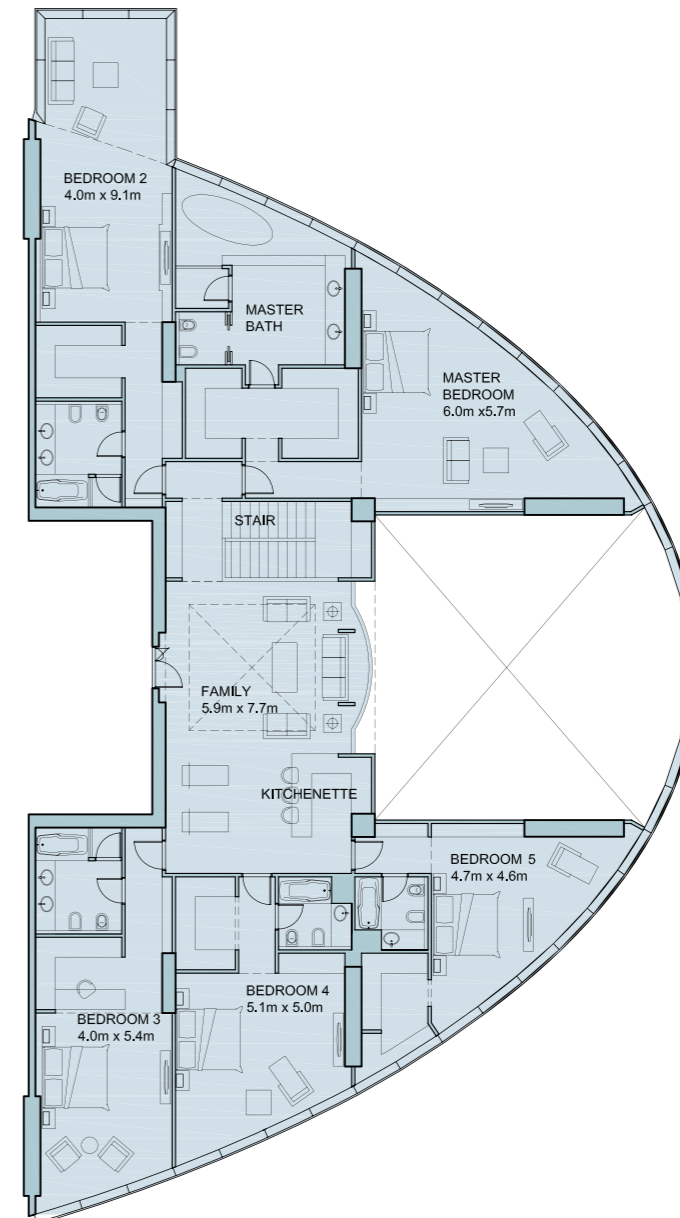
Type: 6+1 Bedroom

827.4 m²

Suite: 04

8906 ft²

Second floor: 371.2 m²



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The Sky Tower

NOTE :All manufacturers are subject to confirmation with the Contractor. In some cases an equivalent product may be used in place of what is on this schedule.

APARTMENTS	DESCRIPTION	MANUFACTURER (SOURCE)
INTERIOR FINISHES		
Lobbies	Floor - Rosa Beta/ Cinza Gray granite with border Walls - Botticino Semiclassico marble cladding with border Ceiling - Painted gypsum board	
Living, Dining, Study, Foyer, Bedroom	Walls - Painted plaster Floors - 60 x 60cm non slip porcelain tiles and matching skirting Ceiling - Painted gypsum board	Marazzi (Italy)
Bathroom	Walls - 30 x 60cm polished porcelain wall tiles Floors - 30 x 30cm non slip porcelain tiles Ceiling - Aluminium panels	Marazzi (Italy) Marazzi (Italy)
Kitchen	Walls - 30 x 60cm polished porcelain wall tiles Floors - 30 x 30cm non slip porcelain tiles	Marazzi (Italy) Marazzi (Italy)
INTERIOR FITTINGS		
Doors	Wenge Quarter Cut veneer over solid MDF core with matching hardwood lipping Ironmongery - Stainless steel satin finish	Devon (U.K.), Briton (U.K.) Cisa (Italy), Frasio (Italy)
Bathroom	Baths - Cast acrylic with concealed wall mounted type chrome plated shower mixer Washbasins - Vitreous china set in marble vanity top with chrome plated mixer Water closets - Vitreous china with dual flush system Bidets - Vitreous china with chrome plated mixer tap Shower - Vitreous china with concealed wall mounted type chrome plated shower mixer tap	Sanitary Fixtures Ideal Standard (Europe) Twyfords (U.K.) Armitage Shanks (U.K.) Vilroy & Boch (Europe) Sanitary Mixers Grohe (Germany) Kludi (Germany) Ideal Standard (Europe) Accessories Bobrick (Europe) Keuco (German) Ideal Standard (Europe)
Kitchen	Worktops - Marble top Kitchen cabinets - Solid beech frame with MDF veneered panel. Sinks - Stainless satin finish with chrome plated mixer	Pumolsa (Spain)
Bedroom Wardrobes	Fully fitted wardrobes - Wood veneered MDF boards Handles - Stainless steel satin finish	
Appliances	Gas cooker with built in oven and hob Fridge/freezer, Dishwasher, Microwave, Washing machine	
MISCELLANEOUS		
Lifts	Each apartment is served by 4no. High Speed Lifts and 1no. Service Lift	Otis
Refuse Collection	Refuse chute located in common area at every floor	

NOTE :All manufacturers are subject to confirmation with the Contractor. In some cases an equivalent product may be used in place of what is on this schedule.

PENTHOUSES	DESCRIPTION	MANUFACTURER (SOURCE)
INTERIOR FINISHES		
Lobbies	Floor - Rosa Beta/ Cinza Gray granite with border Walls - Botticino Semiclassico marble cladding with border Ceiling - Painted gypsum board	
Living, Dining, Study, Foyer, Bedroom	Walls - Painted plaster Floors - Bamboo Solid Wood Flooring Ceiling - Painted gypsum board	Alomi, Constantine, Junckers
Bathroom	Walls - Crema marfil polished marble Floors - Mari polished marble Ceiling - Aluminium panels	
Kitchen	Walls - Sea spray polished granite Floors - White pearl polished marble Ceiling - Aluminium Panels	
INTERIOR FITTINGS		
Doors	Wenge Quarter Cut veneer over solid MDF core with matching hardwood lipping Ironmongery - Stainless steel satin finish	Devon (U.K.) Briton (U.K.) Cisa (Italy) Frasio (Italy)
Bathroom	Baths - Cast acrylic with concealed wall mounted type chrome plated shower mixer Washbasins - Vitreous china set in marble vanity with chrome plated mixer with under counter cabinets. Water closets - Vitreous china with dual flush system Bidets - Vitreous china with chrome plated mixer tap Shower - Vitreous china with concealed wall mounted type chrome plated shower mixer tap	Sanitary Fixtures Ideal Standard (Europe) Twyfords (U.K.) Armitage Shanks (U.K.) Vilroy & Boch (Europe) Sanitary Mixers Grohe (Germany) Kludi (Germany) Ideal Standard (Europe) Accessories Bobrick (Europe) Keuco (German) Ideal Standard (Europe)
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THE SKY TOWER FLOOR PLANS



A blurred background image of a skyscraper, likely the Empire State Building, with a blue and white color scheme.

REI.

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