



CAYAN CANTARA BY ROTANA BREIFING

Cayan Group is a leading regional real estate investment, development and brokerage solutions company, headquartered in the KSA with offices in both Dubai and Riyadh. With solid financial backing, it has earned a reputation for establishing companies and developing projects that invariably receive international acclaim, and involved in some of the most prestigious residential and commercial property developments and investments.

Cayan Group portfolio features developing High Rise Buildings through Cayan Real Estate Investment and Development; which includes Residential Complexes, Commercial Towers & Centers, Hospitality Projects and Multipurpose Gated Communities, while managing assets, property and providing brokerage solutions via the following companies:

- Cayan International Real Estate & Development
- Cayan Homes Real Estate Broker
- Cayan Community Management
- Cayan Hospitality
- Cayan Assets

Its highly qualified team and value to quality together with unmatched customer satisfaction allowed Cayan Group to enjoy its superior market reputation which shall be the drive to continue its improvement and success.



Chairman's Message

Cayan startup in 2004 was the most exciting phase of real Estate in the region where we aimed for the most rewarding investment opportunities. Such start of Cayan was very distinctive, which was driven by an approach of building unique projects different than the norm and this has positioned Cayan to become an iconic specialized successful group.

Our achievement lies in our creativity, innovation and our commitment to distinction. We strongly believe in the importance of teamwork, integrity and achievement, which are the foundation of our success. Cayan's philosophy of 'no compromise' extends to taking responsibility for every aspect of each project, in order to ensure the company's superior standards are met in every detail.

Our dedication to quality and our aspiration for uniquely inspired designs reflect Cayan's strive for perfection. Cayan's vision extends far beyond a grand overview. It's the dedication for excellence applied to every aspect of our foundation.

All Cayan landmark projects are being developed on the strong foundation of quality, professionalism and an unwavering commitment to value creation for our investors. Our endeavor has been to create an icon within every community, This would not have been possible without professionalism permeating across the entire organization.

We are sharpening our strategy to be our guide into having Cayan one of the most innovative and most admired real estate companies. Our goal is to create enormous value for our shareholders, stakeholders, and the society.

Ahmed M. Alhatti
Chairman



The Jewels

THE JEWELS architecture is of the very highest level of sophistication. Planned by RMJM, an international award winning architects and spearheaded by Hazel Wong who is known for her exquisite design of the Emirates Towers, The Jewels twin towers rise to an imposing twenty storeys and house some of the world's finest apartments towering over a strategic location on the Dubai Marina.

The Jewels offers its residents prime marina and sea views. With its exquisite surroundings being based on the world's largest waterfront development, The Jewels is graced with such elegance and opulence.

Location: Dubai

Project Type: Residential

Project Value: AED 300 M



DORRABAY is a 21-storey residential tower strategically located to overlook the beach and the marina. Dorrabay offers a range of panoramic views of the Arabian Sea, Marina and boat harbours as the tower's curve design and location at the end of the crossroad between the beach and the marina optimizes the view for all its apartments.

Dorrabay offers its residents a plenitude of facilities to indulge in for the whole family. From swimming pools to kids' play areas, gymnasium, and business centre, there is an activity for every person in the family. Spacious rooms, large balconies and lots of sunlight enhance the feeling of space and freedom inside the apartments.

Dorrabay is within walking distance from the beach and enjoys proximity to retail stores within the tower and in the vicinity giving residents the convenience and flexibility of waterfront living.

Location: Dubai

Project Type: Residential

Project Value: AED 300 M



SILVERENE, The spectacular AED 1 billion residential towers project is located on the Dubai Marina opposite the water's edge in one of the best locations in the marina within easy walking distance of the Marina Mall, yacht club and Al Majara Community.

Designed by Hazel Wong, Regional Director for RMJM, creator of such masterpieces as the Emirates Towers on Sheikh Zayed Road, Silverene is the Second architectural triumph she produced for Cayan Group after the Jewels.

Silverene's tallest tower have 35 floors while the second rises to 26 floors. Both towers will comprise of studios, one, two and three bedroom apartments, duplexes and penthouses. Each tower features its own fully equipped gymnasium.

Location: Dubai

Project Type: Residential

Project Value: AED 1 B



CAYAN TOWER

CAYAN TOWER, The 73-storey residential tower that spirals in a smooth curve by an astonishing 90 degrees to give every apartment a stunning view of the sea or the marina. Cayan Tower's dynamic twisting shape challenges conventional architecture and redefines standards of luxury. Cayan Tower is situated in a key location at the heart of Dubai Marina thus enjoying great views on to the marina, the sea and The Palm.

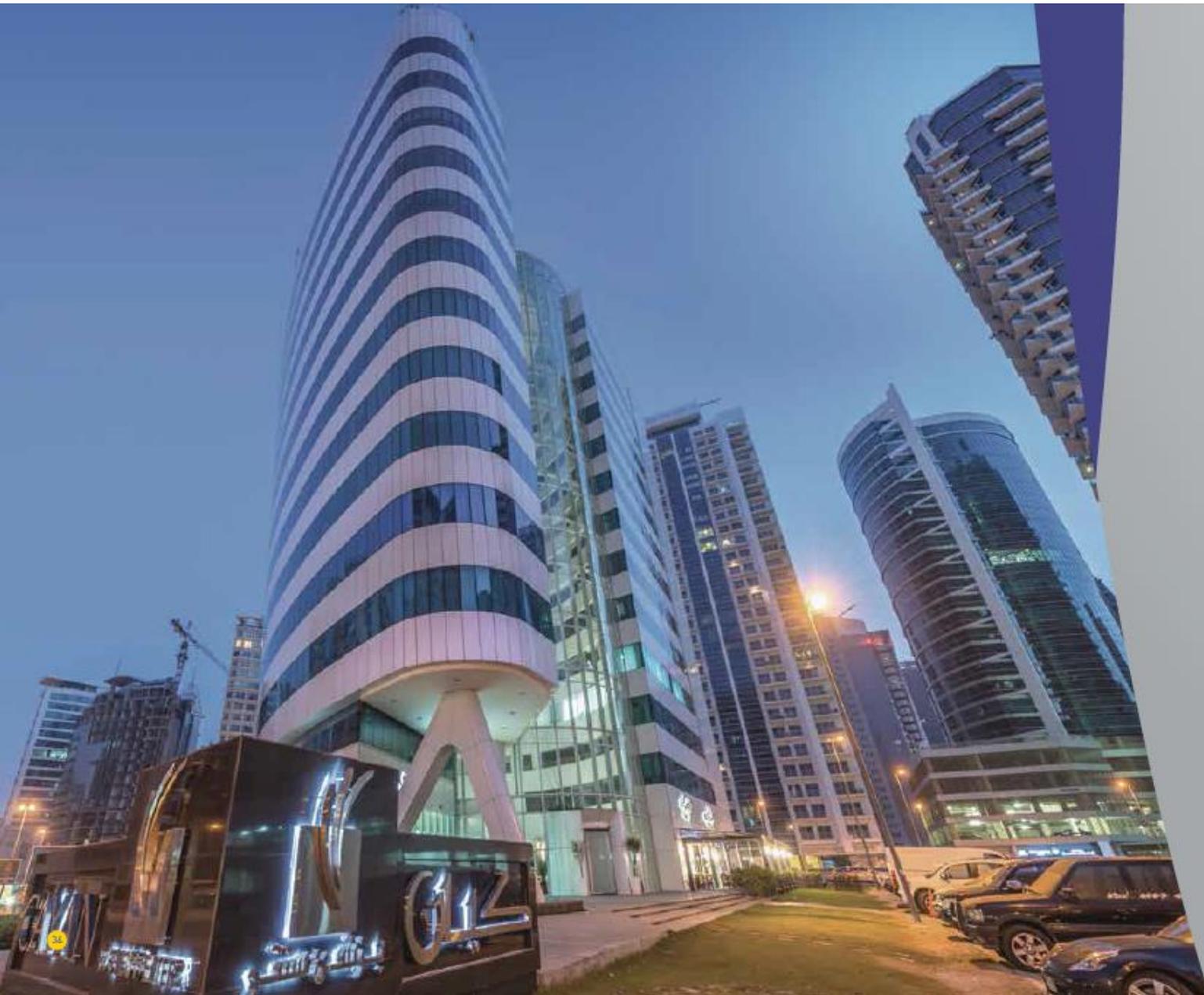
Cayan Tower is a truly architectural vision, certain to take its place as an icon not only in Dubai but in the world through winning the international property award more than once. This unique project is designed by world-renowned Skidmore Owings and Merrill, otherwise known for projects such as Burj Khalifa in Dubai, Trump Tower in Chicago, Jin Mao in Shanghai among many others.

The tower interiors and units are special in their spacious rooms, big court yards with lots of sunlight which enhances the feeling of space and freedom inside the units.

Location: Dubai

Project Type: Residential

Project Value: AED 1.2 B



CAYAN BUSINESS CENTER (CBC) is a 12-storey, ultra-modern building designed by the leading architects Schuster Pechtold. This intimidating structure contains Cayan Holding Headquarter and offers its occupants the benefits of spacious, natural-lit areas, high-speed elevators, state-of-the-art ventilation systems, security access and appointed basement parking spaces.

CBC offers 12 floors of commercial freehold space located in the heart of the Dubai Technology, Electronic-Commerce and Media Free Zone (TECOM) district on Sheikh Zayed Road. TECOM is a vibrant free zone community dedicated to innovation in information, communication, media and knowledge industries.

Location: Dubai

Project Type: Commercial

Project Value: AED 150 M

Cayan Cantara
by Rotana
Residences & Hotel Apartments



Cayan Cantara

CAYAN CANTARA, the fully integrated residential project. Enjoy a new dimension of luxury in Dubai's most modern residential area. Choose from a variety of a carefully designed Branded Residences and Hotel Apartments built according to the most sophisticated international standards in architecture and interior design.

Designed by Nikken Sekkei, one of the world's most renowned architects, Cayan Cantara boasts several main, recreational, and comfort facilities and services. These include retail shops, restaurants, luxurious spa, a unique glass-walled swimming pool, a fitness center, the highest outdoor screen and a conference hall, among many others. All were constructed within an exceptional, environment-friendly residential area that preserves energy while giving residents the comfort they crave. Various facilities within Cayan Cantara are connected through a marvelously designed bridge, a signature touch enabling residents to enjoy a magnificent view and surroundings.

Location: Dubai

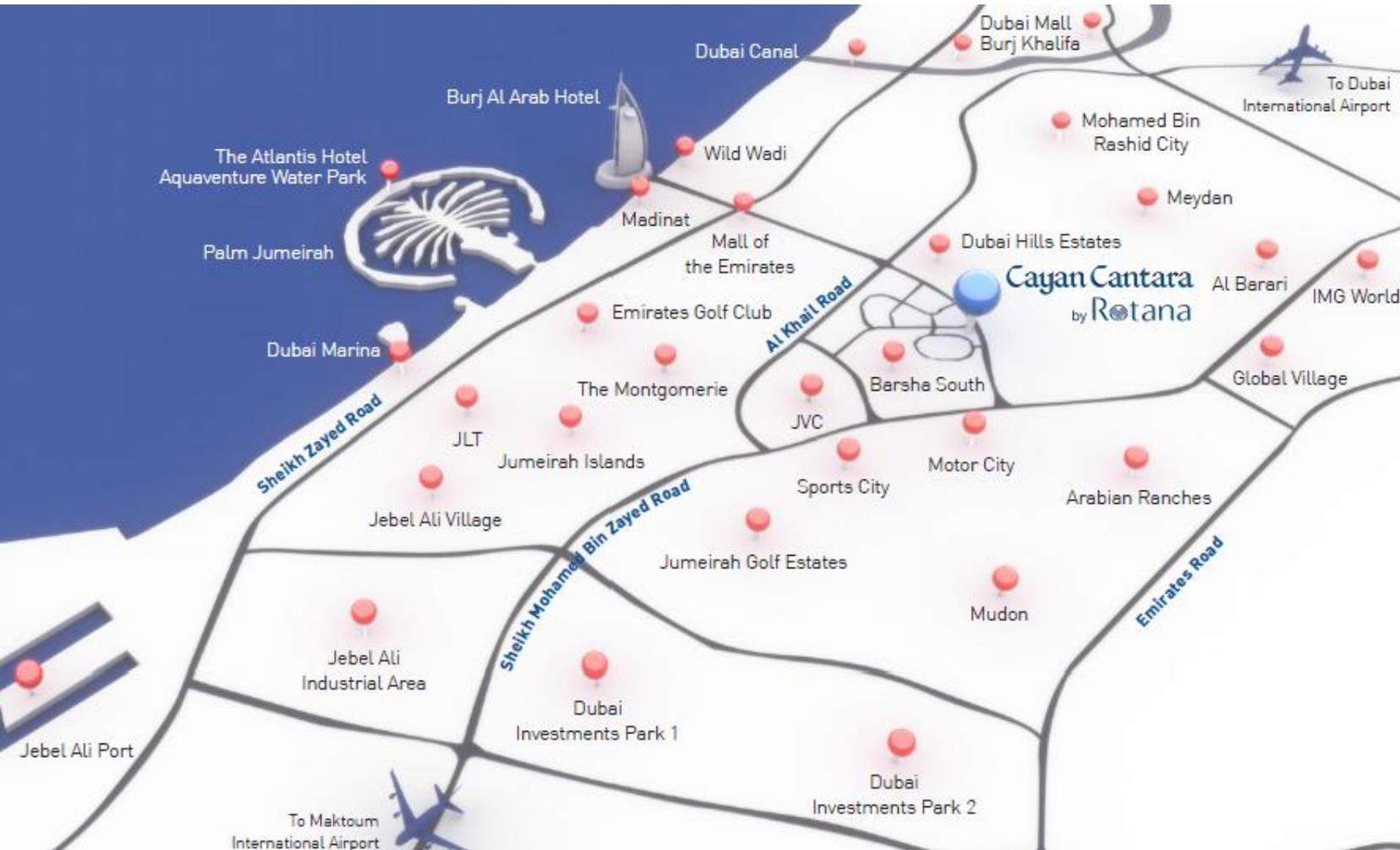
Project Type: Residential

Project Value: AED 1 B

CAYAN CANTARA BY ROTANA

Dubai's latest architectural landmark will offer private residences and deluxe hotel apartments on Umm Suqeim Road.





CENTRAL GROWTH LOCATION

Located in Barsha South, Cayan Cantara by Rotana is in the heart of the growth corridor of Dubai and the emerging 'golden triangle' now forming between Al Khail Road and Sheikh Mohammed bin Zayed Road.



CAYAN CANTARA LOCATION AT A GLANCE

- 07 – Schools
- 07 – Entertainment & Leisure / Tourist spots
- 01 – Hospital
- 03 – Shopping Malls and Destinations
- 02 – Medical Centers
- 15 – Restaurants & Cafes
- 02 – Public parks

WITHIN REACH

- 05 min – Dubai Autodrome
- 07 min – Mall of the Emirates
- 10 min – IMG-World of Adventure
- 25 min – EXPO 2020
- 20 min – Burj Khalifa
- 20 min – The Palm
- 20 min – Dubai International Airport & Al Maktoum International Airport

WITHIN THE COMMUNITY

- Miracle Garden
- Butterfly Garden
- Mediclinic Parkview Hospital
- Safa Community School & Nord Anglia School
- My City Center



PRIVATE RESIDENCES

HOME COMFORT, HOTEL QUALITY

Private, contemporary and spacious apartments, lovingly crafted with high-quality materials, workmanship and attention to detail. Homeowners will enjoy hotel quality services on demand, via every interaction with the on-site Rotana team.

Cayan Cantara by Rotana will deliver homeowners a level of service and lifestyle fitting a deluxe hotel, while still maintaining the privacy, personality and comfort of their very own home.



PRIVATE RESIDENCES

HOME COMFORT, HOTEL QUALITY

- **Studio Apartments : 633 sqft**
Price Per Sqft : 1230 – 1352
- **One Bedroom Apartments : 900 – 1015 sqft**
Price Per Sqft : 1220 - 1296
- **Two Bedroom Apartments : 1494 - 1960 sqft**
Price Per Sqft : 1192 - 1300
- **Three Bedroom Apartments : 2000 - 4400 sqft**
Price Per Sqft : 1184 - 1300



HOTEL APARTMENTS

INVEST IN EXPERIENCE

Modern, luxurious and spacious suites, fully furnished with contemporary styling. Guests will enjoy the full Rotana experience, from the moment they arrive to their final checkout.

Backed with more than 25 years of experience in the region, Cayan Cantara by Rotana gives the opportunity to gain significant returns on your investment, as well as establish your 'home away from home' in Dubai and significantly save on hotel bills.



HOTEL APARTMENTS

INVEST IN EXPERIENCE

- **Studio Apartments : 540 - 633 sqft**
Price Per Sqft : 1399
- **One Bedroom Apartments : 930 – 1050 sqft**
Price Per Sqft : 1399
- **Two Bedroom Apartments : 1376 - 1933 sqft**
Price Per Sqft : 1399
- **Three Bedroom Apartments : 2100 - 4500 sqft**
Price Per Sqft : 1399

Cayan Cantara ROI - Hotel Serviced Tower					
Unit Type	Sizes	Price	Guaranteed Returns 1st year	Guaranteed Returns 2nd year	Guaranteed Returns 3rd year
Cantara Studio	542	758258	63163	63163	63163
Cantara One Bedroom	930	1301070	108379	108379	108379
Cantara Two Bedroom	1376	1925024	160354	160354	160354
Cantara Three Bedroom	2100	2937900	244727	244727	244727
4th Year onwards 70% Net Profit from the Rental Pool.					

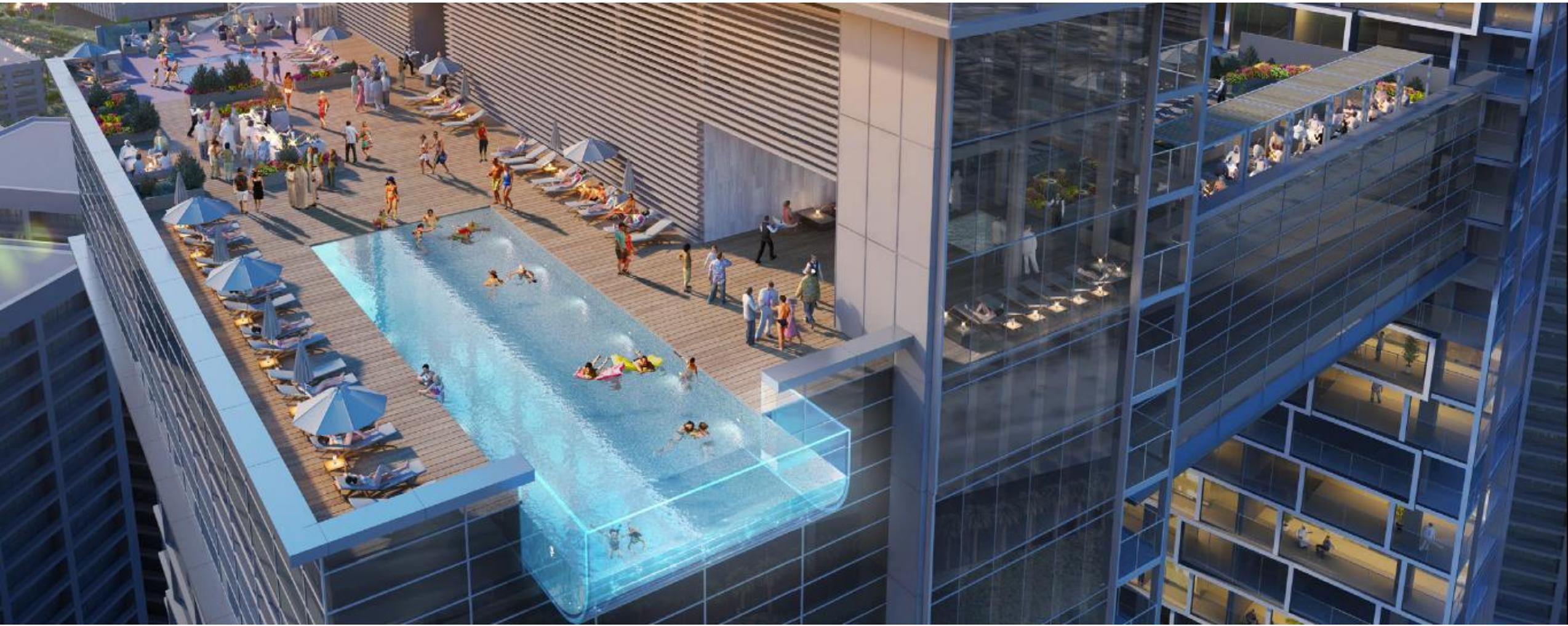


THE ROTANA EXPERIENCE

Cayan Cantara by Rotana will offer homeowners and guests the full suite of deluxe hotel services and facilities, embodying the very best of middle eastern hospitality and values.

FACILITIES AND SERVICES INCLUDE:

- Valet Parking
- Hotel Car Service
- Porter Service
- Concierge services
- Housekeeping Service
- Laundry Service
- Gymnasium
- Personal Trainer
- Swimming Pools
- Lifeguard Service
- Towel Service
- Landscaped Gardens
- Children's Playground
- Restaurant & Cafe
- Juice Bar
- In-room Dining
- Room Service
- Daily Newspaper
- Spa Facilities
- Guest Lounge
- Business Centre
- Reception Lobby
- On-site Security
- On-site Maintenance





WE STAND BY OUR NAME



THE DEVELOPER

Cayan Group

Since its inception in 2004, Cayan Group has developed high quality, landmark properties which have won global awards and recognition. As its latest flagship project, Cayan Cantara by Rotana is set to once again redefine the boundaries of design and functionality for residential property in Dubai.



THE OPERATOR

Rotana Hotel Management

With more than 25 years of experience in the region, there is perhaps no company that better understands the requirements of the MENA Travel Market. As a company Rotana has demonstrated a dedication to value, service and quality across all of its properties in all of its markets.



THE ARCHITECT

Niken Sekki

Nikken's continually evolving style is based on a unique approach to architectural design. Employing leading-edge building modeling and knowledge management strategies within an environment of Design Process Innovation, to create high-quality designs that enhance the lives of people and the landscapes they populate.



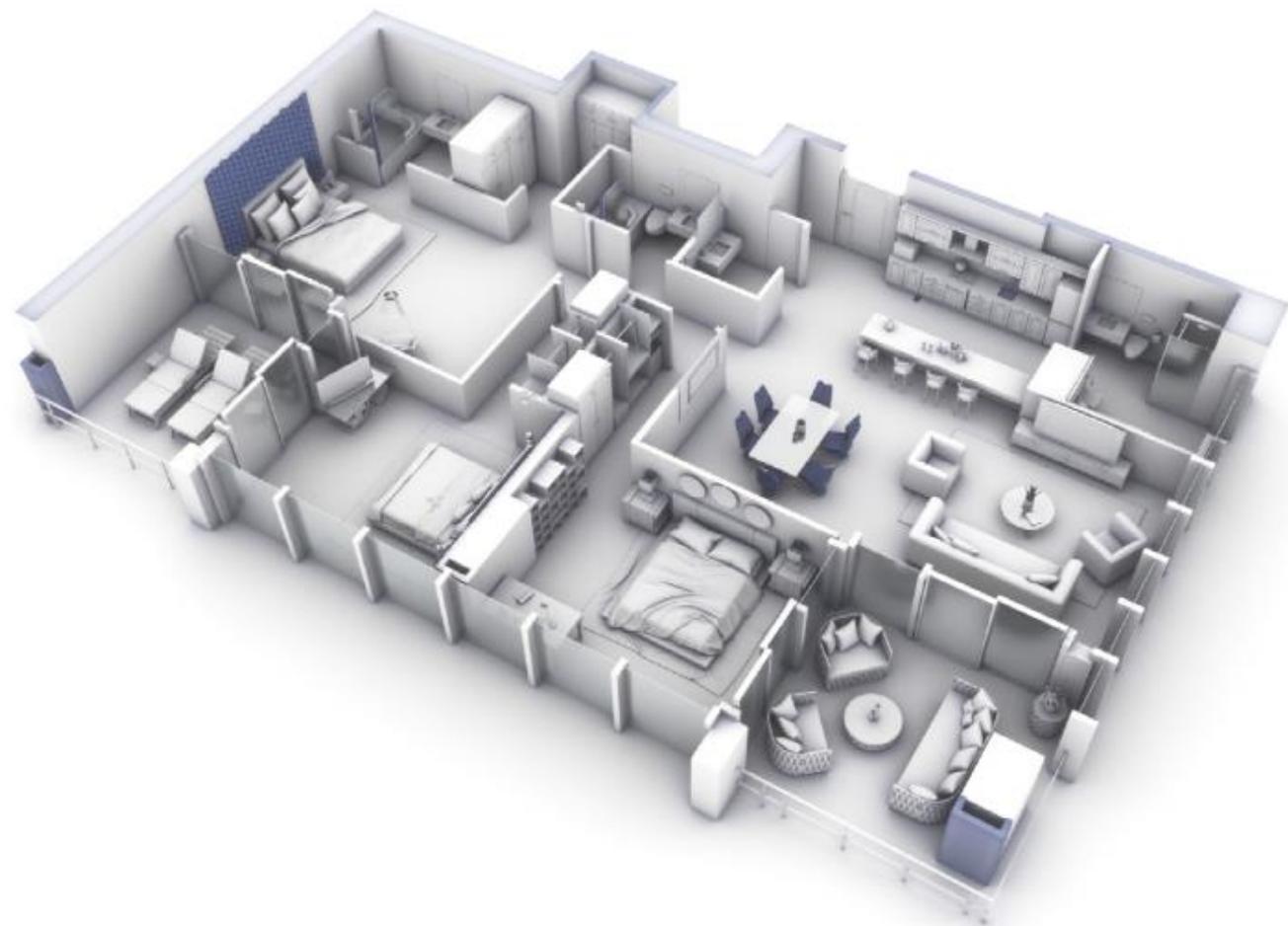
THE CONTRACTOR

Shapoorji Pallonji

Since their inception in 1865, Shapoorji have been committed to creating structures and places that have a lasting impact on society. Using smart engineering to bring the world closer and make this planet a better place to live in. Currently Shapoorji are operating in over 50 countries with a proven record for quality and delivery.

THREE BEDROOM + MAID RESIDENCE

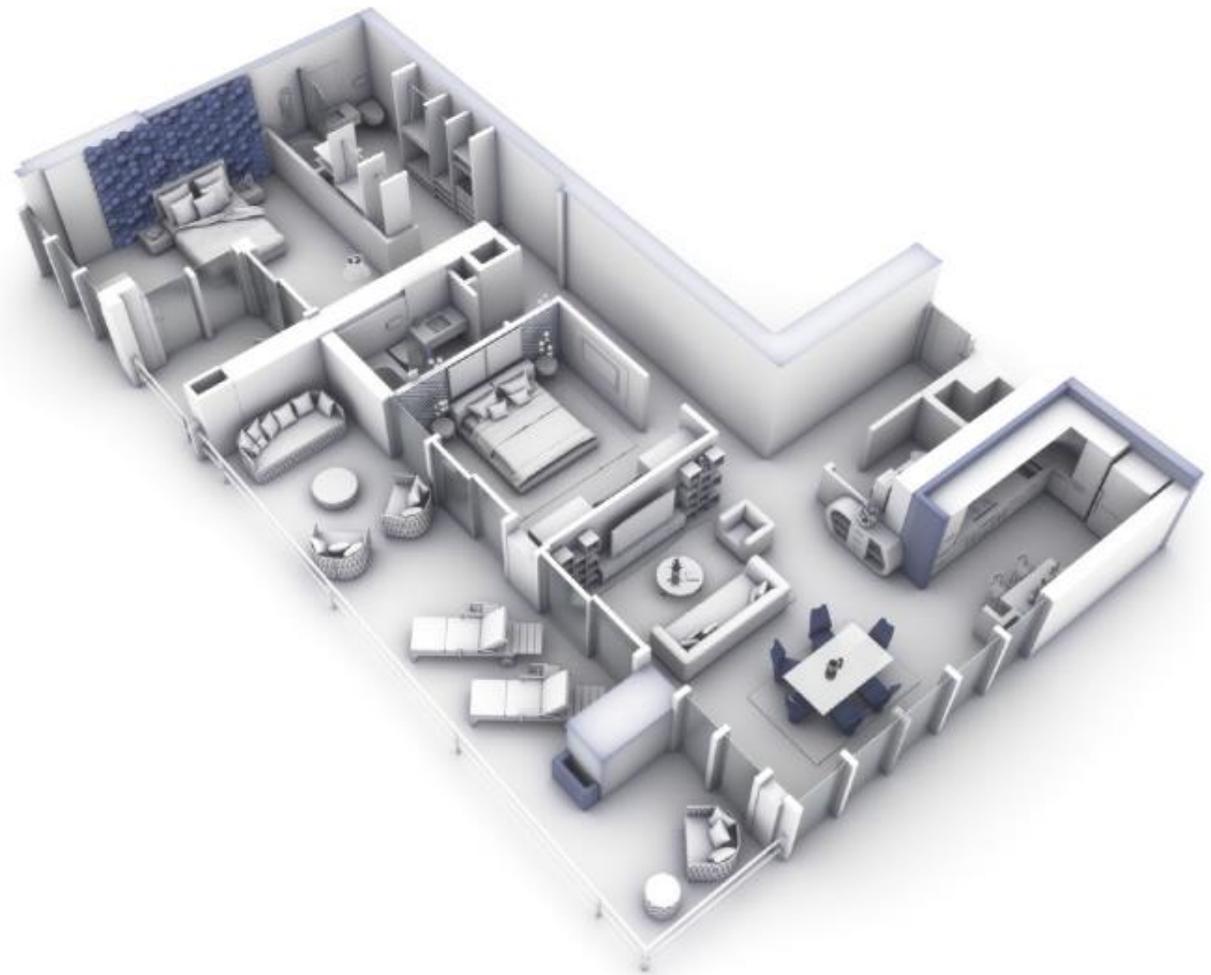
Total Area	203.3 sqm, 2187.8 sqft
Internal Area	170.8 sqm, 1838.8 sqft
Balcony Area	32.4 sqm, 349 sqft
View	Sunset & Skyline view



*Sample layout. Artists Impression.

TWO BEDROOM RESIDENCE

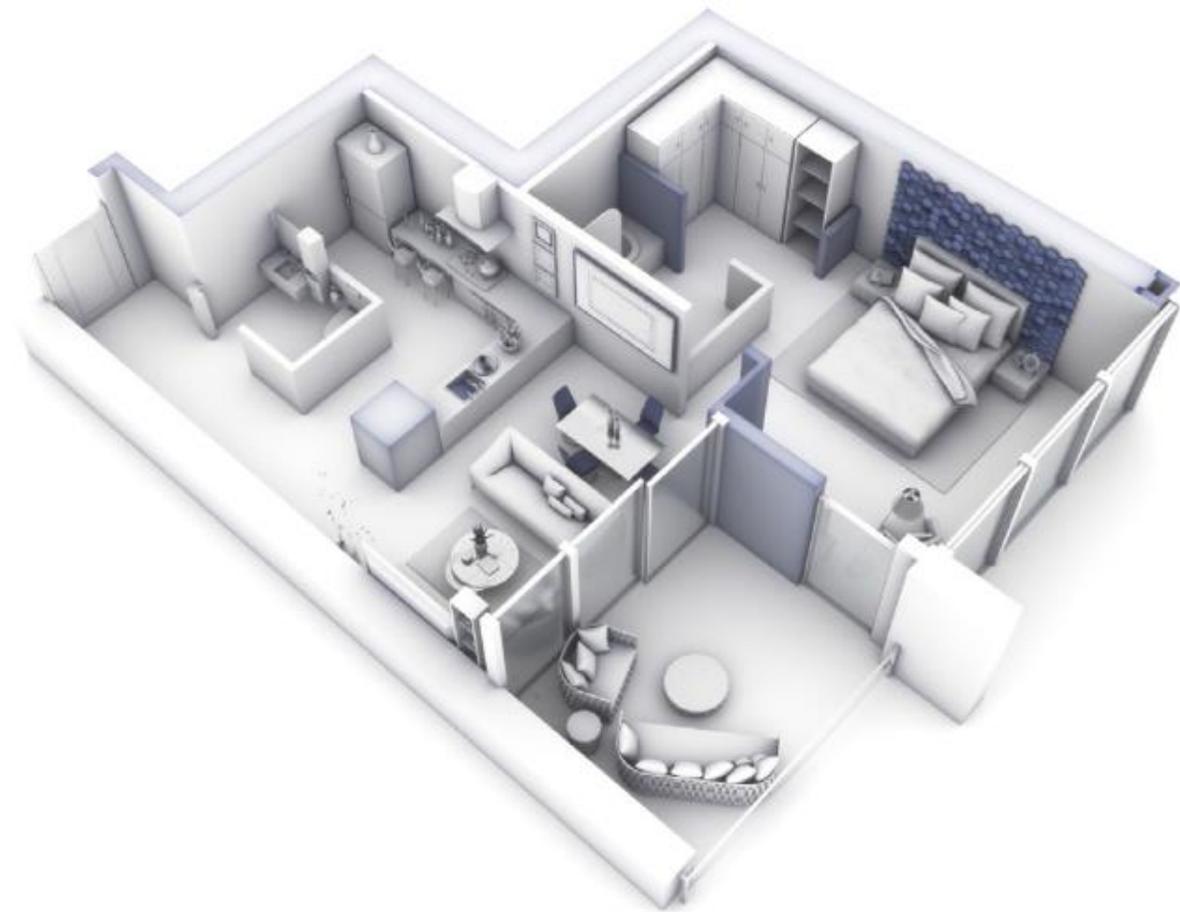
Total Area	164 sqm, 1765.7 sqft
Internal Area	125.4 sqm, 1349.5 sqft
Balcony Area	38.7 sqm, 416.2 sqft
View	Panoramic view



*Sample layout. Artists Impression.

ONE BEDROOM RESIDENCE

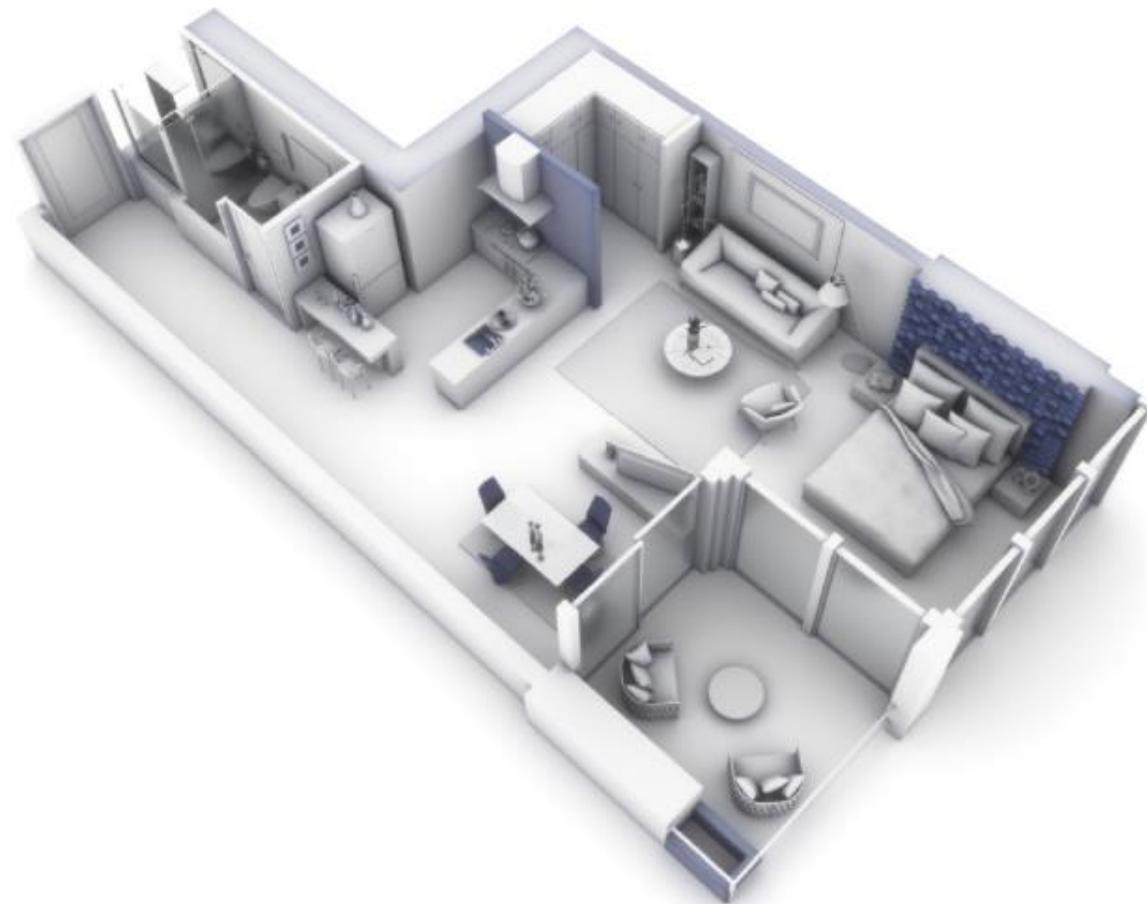
Total Area	83.7 sqm, 900.9 sqft
Internal Area	71.6 sqm, 770.6 sqft
Balcony Area	12.1 sqm, 130.4 sqft
View	Skyline view



*Sample layout. Artists Impression.

STUDIO RESIDENCE

Total Area	58.8 sqm, 633.4 sqft
Internal Area	52.2 sqm, 561.8 sqft
Balcony Area	6.6 sqm, 71.6 sqft
View	The Walk and Community view



*Sample layout. Artists Impression.

CAYAN CANTARA BY ROTANA

Progress Report
2nd September 2018

Cayan Cantara
by Rotana

Executive Summary

The official inspection by RERA of the construction works on site was conducted on 28th August 2018 and found steady progress is continuing. During the third quarter of 2018, the development has achieved 38.5% progress completion. For the Residential Tower, the core walls had reached Level 33 and the Floor Slabs at Level 31 is ongoing. For the Serviced Apartments Tower, the core walls had reached Level 23 and the Floor Slabs complete to Level 20.

Partners

- ❖ Developer: Cayan Group
- ❖ Concept Architect: Nikken Sikkel
- ❖ Local Architect: Dewan Architects + Engineers
- ❖ Hotel Operator: Rotana Hotels & Resorts
- ❖ Main Contractor: Shapoorji Pallonji

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Progress Report - 2-September-18

Activities

- ❖ Residential Tower Level 32 to 33 Floor Core Wall Reinforcement Work
- ❖ Residential Tower Level 31 Slab works ongoing
- ❖ Service Apartments Tower Level 22 to 23 Floor Core Wall Shuttering Work
- ❖ Service Apartments Tower Level 20 Floor Concrete Completed
- ❖ MEP Works at Level 5
- ❖ Block wall at Level 12
- ❖ Painting at Basement 1 and 2 complete

Photos



Signboard



Residential Apartment



Preparation of 31st slab RA



Block Partitions at Level 12 - RA



Serviced Apartments



Columns – 20th Floor SA



Columns – 20th Floor SA



23rd Core wall preparation at SA





TREASURE YOUR TIME

Reserve your private residence or deluxe hotel apartment by Rotana today - Limited Availability.

Garima Saraswat
Director Sales



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