

BURJ CAPITAL

BUSINESS BAY

PHASE TWO

THE CAPITAL OF BUSINESS  
THE ADDRESS THAT MATTERS

## ABOUT THE DEVELOPER



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.



## 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

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LEAD WITH  
**MAGESTIC PRESENCE**

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## A FAÇADE 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.



# R E S E R V E D F O R T H E E L I T E

## **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

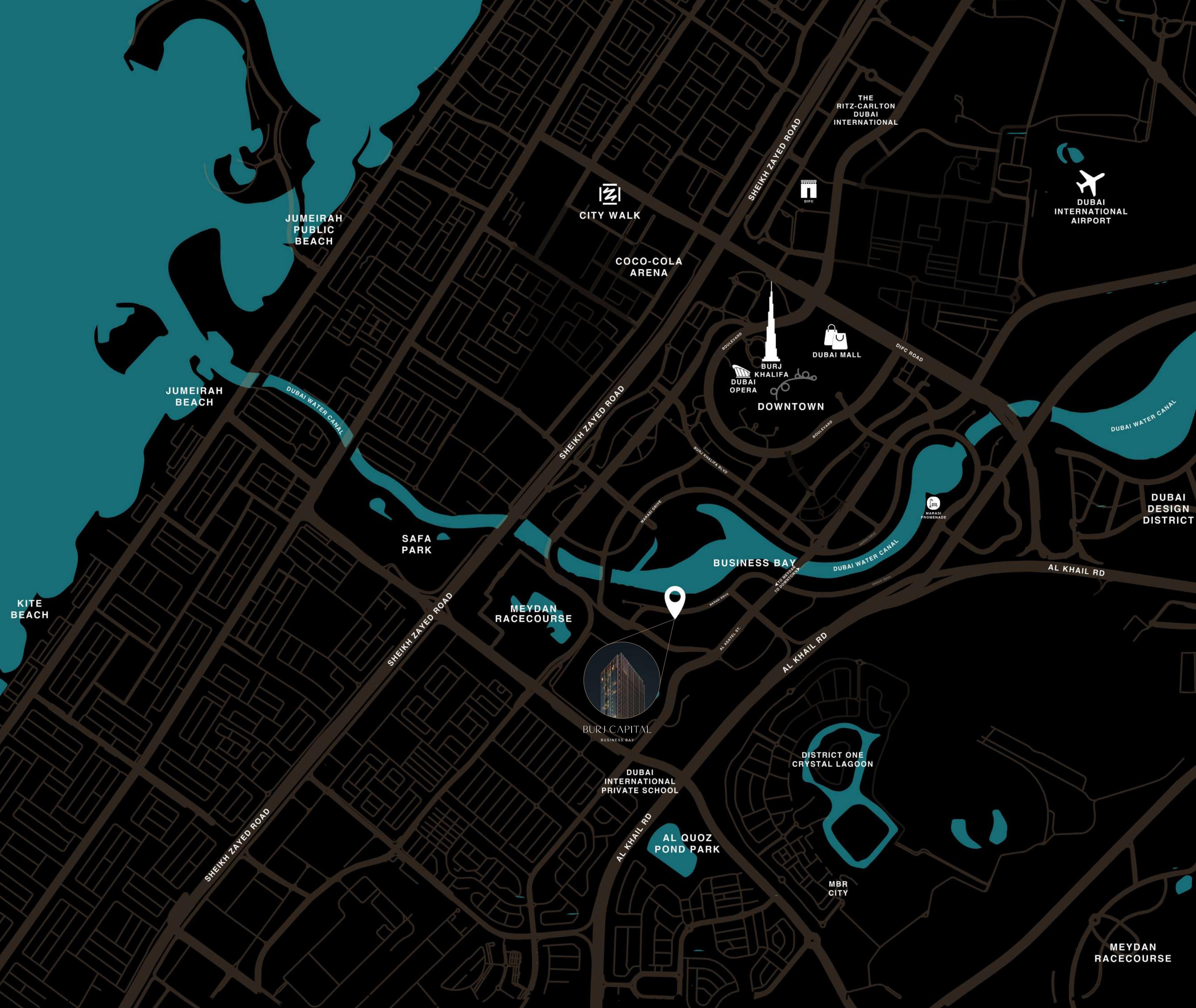
**18 MIN**  
Jumeirah Beach

**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



## A GRAND ENTRANCE TO ELITE BUSINESS

**Arriving at BURJ CAPITAL is an experience in itself; designed to impress, inspire, and elevate.**

Guests are welcomed through two distinguished drop-off points: a grand public entrance that radiates sophistication and a private VIP arrival for discreet access, reserved for high-level executives and dignitaries. The journey begins in the prestigious 33-meter-long and 6-meter-wide lobby, a space of architectural elegance, where soaring ceilings, fine finishes, and curated art reflect the spirit of elite commerce.

This magnificent arrival zone sets the tone for the 5-star amenities that await within and surrounding high-end retail. With 16 high-speed lifts, including a dedicated service elevator, vertical movement is seamless, efficient, and resembling a signature commercial address. BURJ CAPITAL doesn't just offer office space; it delivers a landmark statement of prestige.



# LOBBY





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## EXECUTIVE COLLECTION

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# CANAL SKY GARDEN



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SKY COLLECTION  
MEETING ROOM



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CEO'S  
OFFICE



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# PROJECT AMENITIES



CANAL SKY GARDEN  
CO-WORKING AREA  
320 Sqft.



MEETING ZONE  
283 Sqft.



WORK PODS  
96.8 Sqft.



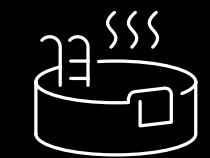
FEATURE SEATING ZONE  
527 Sqft.



RECREATION ZONE  
345 Sqft.



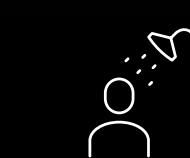
CANAL SKY GARDEN  
SUNKEN SEATING  
172 Sqft.



JACUZZI & SEATING ZONE  
387.5 Sqft.



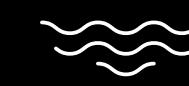
VIEWING DECK  
745 Sqft.



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.

# SWIMMING POOL



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# SWIMMING POOL



## YOGA DECK

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# FITNESS ZONE



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FITNESS  
ZONE  
CAFE



FITNESS  
ZONE  
CAFE

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## SKYLINE LOUNGE

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# SKYLINE LOUNGE



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PRESENTED BY  
**OCTA**  
PROPERTIES