



## ROLEX TOWER

TRADE CENTRE SECOND



صديقي للعقارات  
SEDDIQI PROPERTIES





## PRIME CITY LIVING

Rolex Tower is an iconic beacon overlooking all that Dubai has to offer from a coveted vantage point on Sheikh Zayed Road. The mixed-use, 60-floor tower comprises 94 two- and three-bedroom spacious apartments and two premium penthouses, as well as 36 Offices and one ground floor retail unit.

The building features a spectacularly designed glass-front with floor-to-ceiling windows offering panoramic views of the shimmering city including DIFC, Sheikh Zayed Road, Zabeel Park and The Dubai Mall. Its elite design, immaculate finishing and bespoke services cement its status as prime address in Dubai's financial district.

The residential units boast fully fitted kitchens which are of the highest specifications. Residents have access to a state-of-the-art gymnasium with the services of an in-house personal trainer available upon request\*. In addition, the facility includes a roof top swimming pool, with shower facilities and lockers.

Facilitating easy access to the building, there are separate elevators for residents, with 24-hour security and maintenance services providing peace of mind.

Located in a prime location, the Rolex Tower provides easy access to every amenity and leisure option imaginable, and also enjoys direct access to Financial Centre Metro Station which allows residence to commute around the city with ease.

\*Personal Trainer at additional charge

## OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

### Building Amenities

- Shared temperature controlled swimming pool
- Shared gym
- Central air conditioning
- Fully fitted kitchen
- Covered parking
- Concierge front desk
- 24/7 on-site security
- On-site maintenance team
- Subsidized on-site personal trainer\*
- Car washing service\*
- Pet friendly property\*

\*T&Cs apply

### Included in the rent

- Maintenance
- WiFi
- OSN TV channels – satellite (worth 6k per annum)
- Subsidized chiller capacity charge at 50%
- Managed by Seddiq Properties

### Proximity to Landmarks

- Conveniently located within proximity to The Dubai International Financial Centre, The Dubai World Trade Centre, Burj Khalifa, Downtown Dubai, Dubai Mall and next to the Financial Center Metro Station
- Easy access to Burj Khalifa, Dubai Mall, Schools, Five Star Hotels, Parks and beaches



# FLOOR PLANS

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## TWO BEDROOM (TYPE 2A1)

2 bedrooms apartment in Rolex Tower with a view of Zabeel area & DIFC

### Floor Plan Type 2A1

- 2 bedrooms
- Size: 1,454 sqft
- Terrace: 891 sqft
- Floor: 34
- Series: A

### Overview of unit

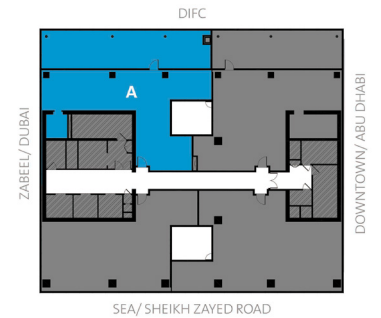
- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Large living & dining area
- Closed kitchen
- Laundry room
- Large terrace with access from living area
- 1 covered parking space

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



34TH FLOOR





## TWO BEDROOM (TYPE 2A2)

2 bedrooms apartment in Rolex Tower with a view of Zabeel area & DIFC

### Floor Plan Type 2A2

- 2 bedrooms
- Size: 1,411 sqft
- Floor: 35-45
- Series: A

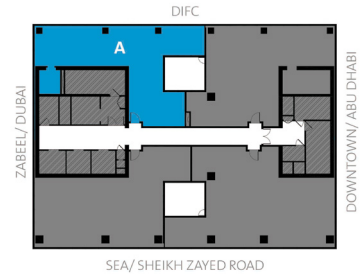
### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Large living & dining area
- Closed kitchen
- Laundry room
- 1 covered parking space

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer

35TH TO 45TH FLOOR



## TWO BEDROOM (TYPE 2A3)

2 bedrooms apartment in Rolex Tower with a view of Zabeel Area & DIFC

### Floor Plan Type 2A3

- 2 bedrooms
- Size: 1,249 sqft
- Floor: 46-56
- Series: A

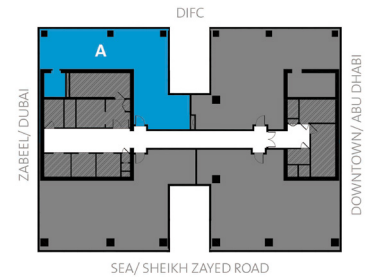
### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Living & dining area
- Closed kitchen
- Laundry room
- 1 covered parking space

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer

46TH TO 56TH FLOOR



## TWO BEDROOM (TYPE 2B1)

2 bedrooms apartment in Rolex Tower with a view of Downtown Dubai & DIFC

### Floor Plan Type 2B1

- 2 bedrooms
- Size: 1,659 sqft
- Terrace: 685 sqft
- Floor: 34
- Series: B

### Overview of unit

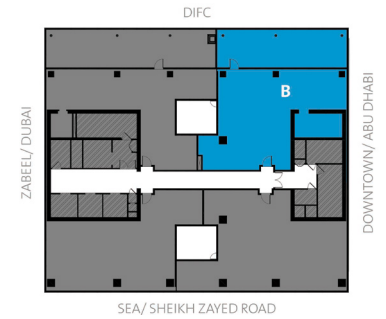
- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Large living & dining area
- External walk-in closet
- Large closed kitchen
- Large laundry room
- Large terrace with access from living area
- 1 covered parking space

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



34TH FLOOR





## TWO BEDROOM (TYPE 2B2)

2 bedrooms apartment in Rolex Tower with a view of Downtown Dubai & DIFC

### Floor Plan Type 2B2

- 2 bedrooms
- Size: 1,628 sqft
- Floor: 35-46
- Series: B

### Overview of unit

- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Large living & dining area
- External walk-in closet
- Large closed kitchen
- Large laundry room
- 1 covered parking space

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



## THREE BEDROOM (TYPE 3A)

3bedrooms + maid's room penthouse in Rolex Tower with a view of the Arabian sea & Sheikh Zayed Road

### Floor Plan Type 3A

- Penthouse
- 3 bedrooms + maid's room
- Size 4392 sq.ft
- Floor 59th

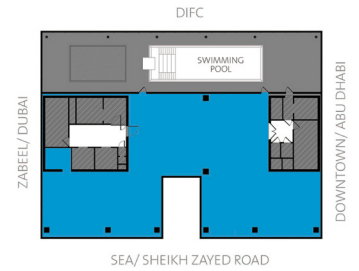
### Overview of unit

- 3 bedrooms
- 4.5 bathrooms
- Large en suite master bedroom with large walk-in closet
- En suite 2nd & 3rd bedroom with walk-in closet
- Large living & dining area
- Large closed kitchen
- Breakfast area
- En suite maid's room with built-in wardrobe
- Laundry room
- Large outdoor temperature controlled swimming pool
- 5 covered parking spaces

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer
- Wine cooler

59TH FLOOR



## THREE BEDROOM (TYPE 3B)

3 bedrooms + maid's room penthouse in Rolex Tower with panoramic views of the city including the Arabian sea and Downtown Dubai

### Floor Plan Type 3B

- Penthouse
- 3 bedrooms + maid's room
- Size: 4801 sq.ft
- Floor: 60

### Overview of unit

- 3 bedrooms
- 4.5 bathrooms
- En suite master bedroom with large walk-in closet
- En suite 2nd & 3rd bedroom with walk-in closet
- Large living & dining area
- Large closed kitchen
- Breakfast area
- En suite maid's room with built-in wardrobe
- Study area
- Large laundry room
- 3 covered parking spaces

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer
- Wine cooler





## THREE BEDROOM (TYPE 3C)

3 bedrooms + maid's room apartment in Rolex Tower with views of the city including Zabeel area and Sheikh Zayed Road

### Floor Plan Type 3C

- 3 bedrooms + maid's room
- Size: 1,539 sqft
- Floor: 34-56
- Series: C

### Overview of unit

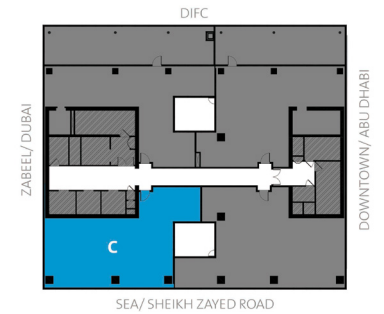
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- Large 2nd & 3rd bedroom with built-in wardrobe
- Living & dining area
- Closed kitchen
- En suite maid's room with built-in wardrobe
- Laundry room
- 2 covered parking spaces

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



34TH TO 56TH FLOOR



## THREE BEDROOM (TYPE 3D1)

3 bedrooms + maid's room apartment in Rolex Tower with views of the city including Downtown Dubai & Sheikh Zayed Road

### Floor Plan Type 3D1

- 3 bedrooms + maid's room
- Size: 1,776
- Floor: 34-45
- Series: D

### Overview of unit

- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- En suite maid's room with built-in wardrobe
- Storage room
- Large laundry room
- 2 covered parking spaces

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



## THREE BEDROOM (TYPE 3D2)

3 bedrooms + maid's room apartment in Rolex Tower with views of the city including Downtown Dubai & Sheikh Zayed Road

### Floor Plan Type 3D2

- 3 bedrooms + maid's room
- Size: 1,615
- Floor: 46-56
- Series: D

### Overview of unit

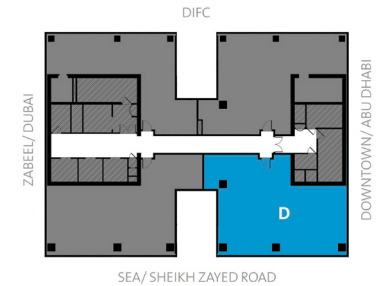
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Living & dining area
- Large closed kitchen
- En suite maid's room with built-in wardrobe
- Storage room
- Large laundry room
- 2 covered parking spaces

### Built in appliances

- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



46TH TO 56TH FLOOR







## DOCUMENTS & PAYMENT INFORMATION

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### Leasing Documents and Payment Details:

- Payable up to 12 Cheques\*
- Booking Form
- Passport, Visa & EID of all occupants
- Salary Certificate
- Marriage Certificate (for couples)

\* T&Cs apply

### Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent or minimum AED 5,000
- Ejari Fee – AED 210
- Chiller Deposit – AED 3000
- Set up box fee for TV channels (one time) 1820 AED

**Contact Information:**

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