



# CAPRICORN TOWER

TRADE CENTRE SECOND



صديقي للعقارات  
SEDDIQI PROPERTIES



## AN EXECUTIVE AFFAIR

Capricorn Tower is a token of luxury sitting on Sheikh Zayed Road facing the Dubai International Financial Centre. The mixed-use tower is within easy reach of Emirates Towers, Dubai World Trade Centre, Burj Khalifa and The Dubai Mall, with the Emirates Towers Metro station just a few steps away.

A prime location for executive living, Capricorn Tower comprises a collection of 90 two-, three- and four-bedroom apartments, designed to the highest of standards with only the best of finishing. All apartments feature newly fitted kitchens with state-of-the-art built-in appliances. A 5,300 sq.ft penthouse provides a luxurious haven in the centre of Dubai with unobstructed views of the vibrant city. The tower is also home to 30 offices available at full floor, half floor and quarter floor spaces.

Leisure facilities include an enclosed swimming pool on the 45th floor and a state-of-the-art gymnasium with changing rooms. Other amenities include 24 hours security, multi-storied parking, and car washing services. A highly responsive, dedicated in-house maintenance team means issues are resolved immediately.

Meticulous finishing and beautifully planned spaces coupled with subsidized utility charges makes Capricorn Tower the home of choice for connoisseurs of the most refined tastes.

## 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
- Car washing service\*
- Pet friendly property\*

\*T&Cs apply

### Included in the rent

- Chiller
- Maintenance
- Managed by Seddiqi Properties

### Proximity to Landmarks

- Easy access to Dubai Mall, Burj Khalifa, Schools Five Star Hotels, Parks & Beaches
- Conveniently located opposite The Dubai International Financial Centre, and proximity to The Dubai World Trade Centre, Burj Khalifa, Downtown Dubai, and next to the Emirates Towers Metro Station



# FLOOR PLANS

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## TWO BEDROOM (TYPE 2A)

2 bedrooms apartment in Capricorn Tower with a view of Sheikh Zayed Road and the Arabian sea

### Floor Plan Type 2A

- 2 bedrooms
- Size: 1,469 sqft
- Floor: 19-33
- Series: 01, 02

### Overview of unit

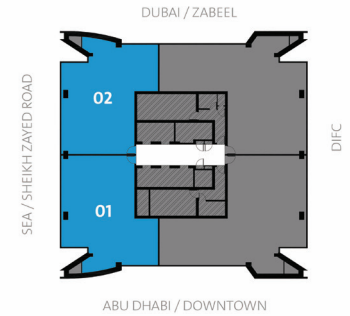
- 2 bedrooms
- 2.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- Large living & dining area
- Closed kitchen
- Laundry room
- 1 covered parking space

### Built in appliances

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



19TH TO 33RD FLOOR



## TWO BEDROOM (TYPE 2B)

2 bedrooms apartment in Capricorn Tower with a view of Downtown Dubai and DIFC

### Floor Plan Type 2B

- 2 bedrooms
- Size: 1,952 sqft
- Floor: 43
- Series: 03

### Overview of unit

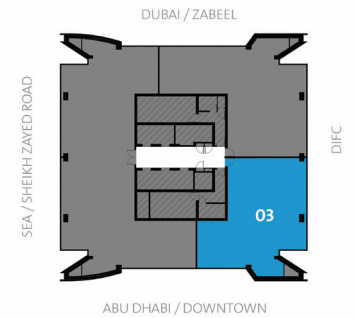
- 2 bedrooms
- 2.5 bathrooms
- En suite bedrooms with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- Large laundry room
- Additional wardrobe space included
- 1 covered parking space

### Built in appliances

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



43RD FLOOR



## THREE BEDROOM (TYPE 3A)

3 bedrooms + maid's room apartment in Capricorn Tower with views of the city including DIFC

### Floor Plan Type 3A

- 3 bedrooms + maid's room
- Size: 1,883 sqft
- Floor: 19-20
- Series: 03

### Overview of unit

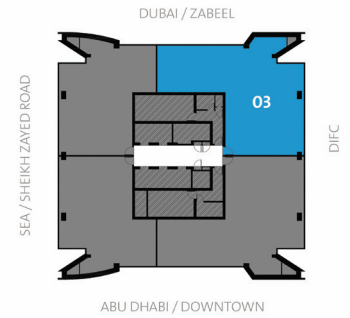
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- En suite maid's room with built-in wardrobe
- Laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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



19TH TO 20TH FLOOR



## THREE BEDROOM (TYPE 3B)

3 bedrooms + maid's room apartment in Capricorn Tower with views of the city including DIFC

### Floor Plan Type 3B

- 3 bedrooms + maid's room
- Size: 1,926 sqft
- Floor: 21-33
- Series: 03

### Overview of unit

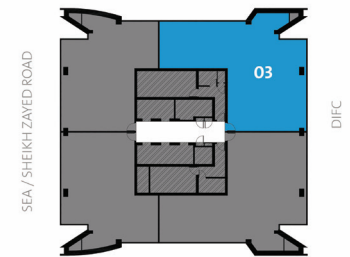
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Large living & dining area
- Closed kitchen
- En suite maid's room with built-in wardrobe
- Large laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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

21ST TO 33RD FLOOR

DUBAI / ZABEEL

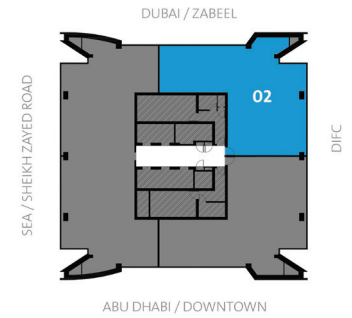


ABU DHABI / DOWNTOWN





34TH TO 43RD FLOOR



## THREE BEDROOM (TYPE 3C)

3 bedrooms + maid's room apartment in Capricorn Tower with views of the city including DIFC and Zabeel Area

### Floor Plan Type 3C

- 3 bedrooms + maid's room
- Size: 1,950 sqft
- Floor: 34-43
- Series: 03

### 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
- Large laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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



## THREE BEDROOM (TYPE 3D)

3 bedrooms apartment in Capricorn Tower with a view of Downtown Dubai and DIFC

### Floor Plan Type 3D

- 3 bedrooms
- Size: 1,891 sqft
- Floor: 19-20
- Series: 04

### Overview of unit

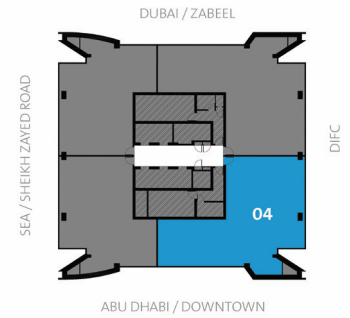
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- Laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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



19TH TO 20TH FLOOR



## THREE BEDROOM (TYPE 3E)

3 bedrooms apartment in Capricorn Tower with a view of Downtown Dubai and DIFC

### Floor Plan Type 3E

- 3 bedrooms
- Size: 1,934 sq.ft
- Floor: 21-33
- Series:04

### Overview of unit

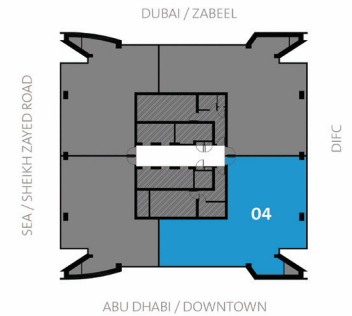
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd & 3rd bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- Large laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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



21ST TO 33RD FLOOR



## THREE BEDROOM (TYPE 3F)

3 bedrooms apartment in Capricorn Tower with a view of Downtown Dubai and DIFC

### Floor Plan Type 3F

- 3 bedrooms
- Size: 1,948 sqft
- Floor: 34-42
- Series: 03

### Overview of unit

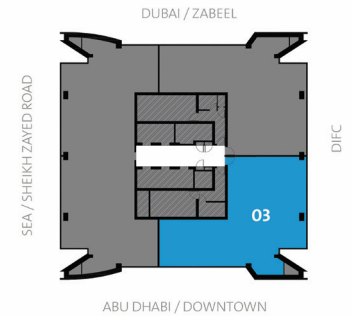
- 3 bedrooms
- 3.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd bedroom with built-in wardrobe
- En suite 3rd bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- Large laundry room
- Additional wardrobe space included
- 2 covered parking spaces

### Built in appliances

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



34TH TO 42ND FLOOR



## FOUR BEDROOM (TYPE 4A)

4 bedrooms + maid's room apartment in Capricorn Tower with scenic views of the city including Sheikh Zayed Road and Downtown Dubai

### Floor Plan Type 4A

- 4 bedrooms
- Size: 2,986 sqft
- Floor: 34-42
- Series: 01

### Overview of unit

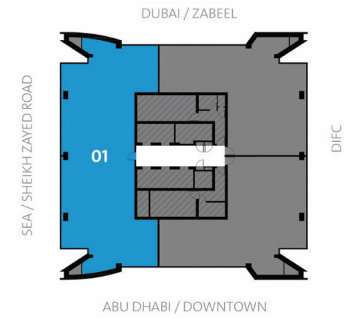
- 4 bedrooms
- 5.5 bathrooms
- En suite master bedroom with built-in wardrobe
- 2nd, 3rd & 4th bedroom with built-in wardrobe
- Large living & dining area
- Large closed kitchen
- En suite maid's room with built-in wardrobe
- Family room
- Laundry room
- 2 covered parking spaces

### Built in appliances

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



34TH TO 42ND FLOOR



## FOUR BEDROOM (TYPE 4B)

4 bedrooms + maid's room penthouse in Capricorn Tower with scenic views of the city including Sheikh Zayed Road and Downtown Dubai

### Floor Plan Type 4B

- Penthouse
- 4 bedrooms + maid's room
- Size: 5,371 sqft
- Floor: 43

### Overview of unit

- 4 bedrooms
- 5.5 bathrooms

#### Ground Floor

- Large living area
- Large living & dining area
- Fully fitted kitchen
- En suite maid's room with built-in wardrobe
- Laundry room
- Large storage room

#### 1st Floor

- Large en-suite master bedroom with walk-in closet
- En-suite 2nd, 3rd & 4th bedroom room with built-in wardrobes
- Family room
- Pantry
- Laundry room
- 3 covered parking spaces

### Built in appliances

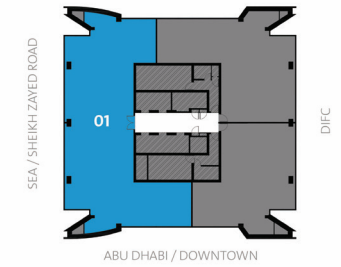
- Fridge
- Electric cooker with oven
- Cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



### PENTHOUSE GROUND FLOOR

43rd FLOOR

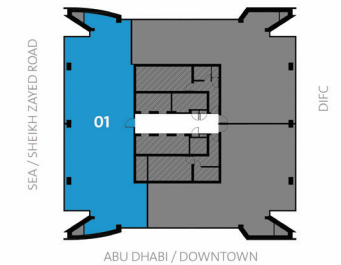
DUBAI / ZABEEL



### PENTHOUSE 1ST FLOOR

44th FLOOR

DUBAI / ZABEEL





## 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

**Contact Information:**

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