



# ARABIAN GATE

by TIME PROPERTIES L.L.C





## The New Desirable Community

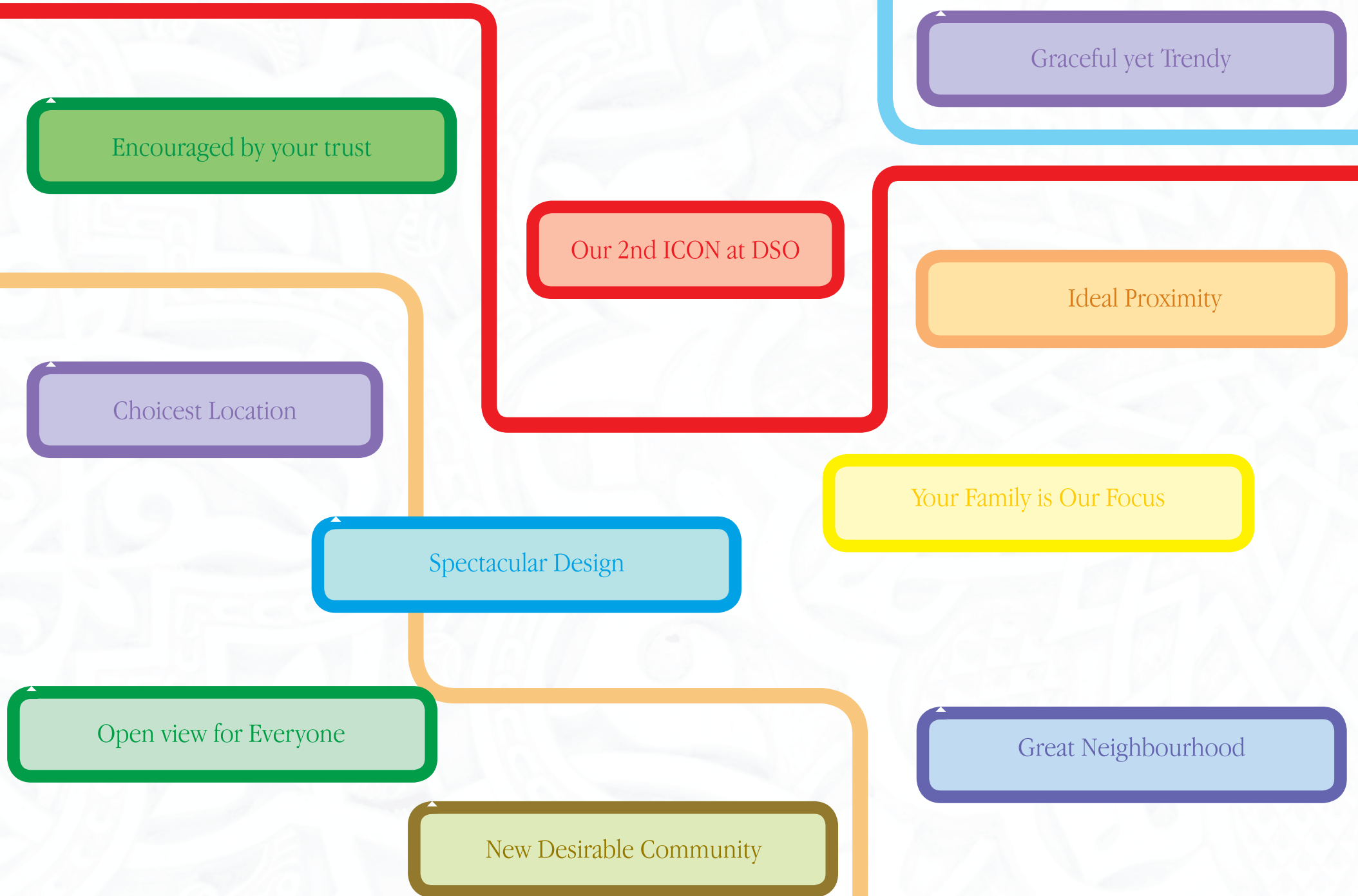
### Arabian Gate - Our second iconic Tower at Dubai Silicon Oasis

After having successfully delivered our ground-breaking Iconic Tower Silicon Gates 1 at Dubai Silicon Oasis, development has now commenced on our second venture, Arabian Gate; a glamorous Ground + 14 luxury tower on the largest mixed use plot in DSO.

#### The Project Includes:

- 3 Basements + Ground + 14 Floors
- Large Retail Area on Ground Floor
- Total number of Residential Units: 704
- 362 - Studio Apartments
- 200 - 1Bedroom Apartments
- 116 - 2Bedroom Apartments
- 26 - 3Bedroom Apartments
- Large Swimming Pool
- Separate men and women gymnasium





Encouraged by your trust

Choicest Location

Spectacular Design

Open view for Everyone

New Desirable Community

Our 2nd ICON at DSO

Graceful yet Trendy

Ideal Proximity

Your Family is Our Focus

Great Neighbourhood



# Dubai City Map



• The Palm Jebel Ali

• The Palm Jumeirah

• The World

• The Palm Deira

• Burj Al Arab

• Burj Khalifa

• Dubai International Airport

• Emirates Road

• Dubai Land





سلطة واحة دبي للسيليكون  
Dubai Silicon Oasis Authority



Silicon Gates I

Silicon Gates II

Silicon Gates III

Silicon Gates IV

Arabian Gate







Retail Outlets



Fitness Centre

## Facilities



Swimming Pool





Bespoke Luxury





by Time Properties LLC



DSO VILLAS

COMMUNITY

DSO VILLAS



Ground Floor



DSO VILLAS

COMMUNITY

DSO VILLAS



1st to 4th Floor – 52 Units / Floor

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

 DSO VILLAS

 COMMUNITY

 DSO VILLAS



-  Studio
-  1 Bedroom
-  2 Bedroom
-  3 Bedroom

5th to 11th Floor – 50 Units / Floor

DSO VILLAS

DSO VILLAS

COMMUNITY



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

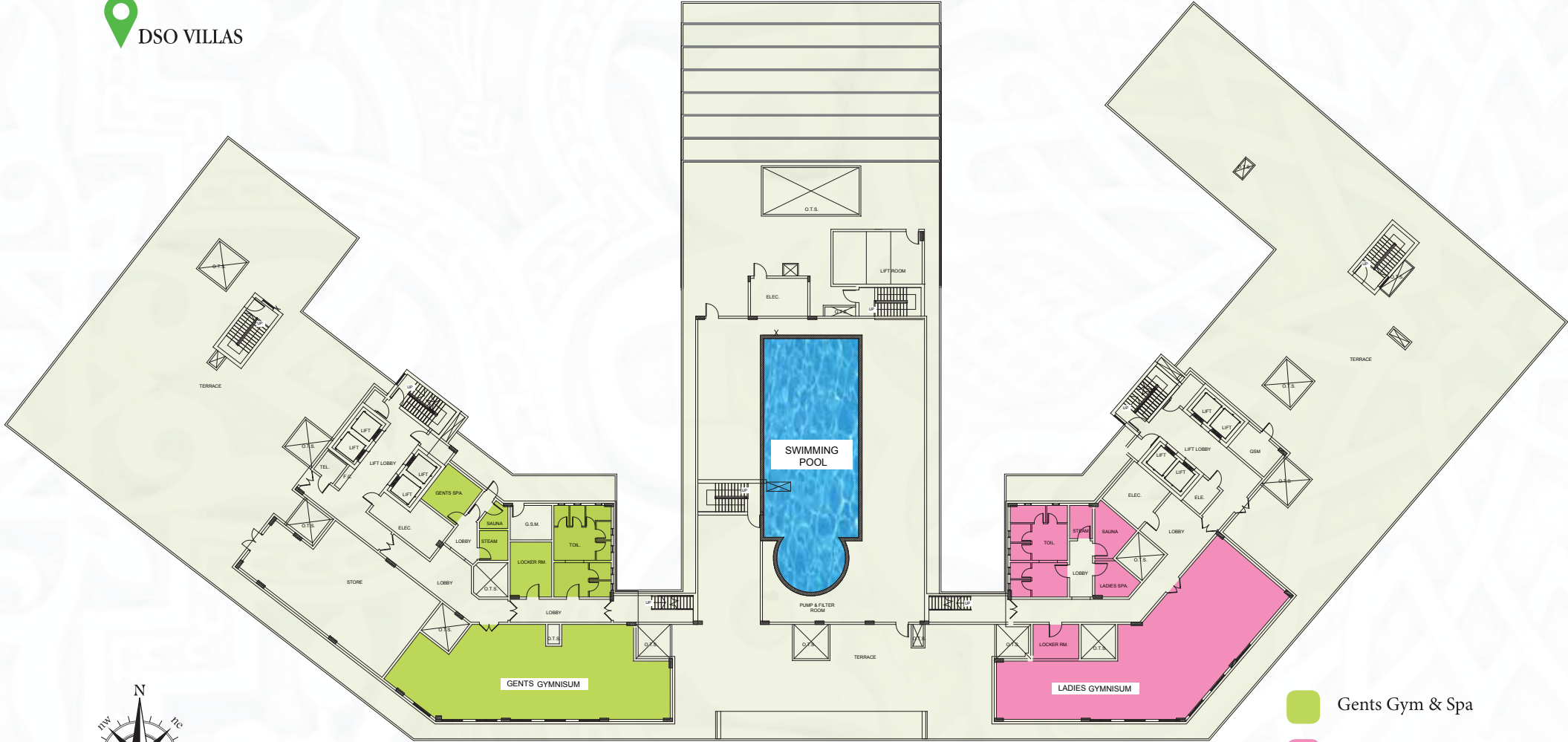


11th to 14th Floor – 49 Units / Floor

DSO VILLAS

COMMUNITY

DSO VILLAS



- Gents Gym & Spa
- Ladies Gym & Spa
- Swimming Pool

HC Floor

# Studio Apartment





\*All exterior and interior finishes are subject to change. \*All plans exhibited here are artistic impressions and are subject to change as per the final offering.

# 1 Bed Room Apartment





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## 2 Bed Room Apartment





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## 3 Bed Room Apartment





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## Dubai Silicon Oasis Authority

Established in 2004, Dubai Silicon Oasis Authority (DSOA) ([www.dso.ae](http://www.dso.ae)) is wholly owned by the Government of Dubai providing both a living and working integrated community. Silicon Oasis is a Free Zone Authority and provides free trade zone incentives and benefits to companies operating within the tech park.

Dubai Silicon Oasis' (DSO) spans 7.2 km<sup>2</sup>. The Authority has made a large capital investment in its infrastructure to cater to the need of high tech industries in the free zone, this ranges from advanced telecommunications, a fibre optic network, tier 3 data centre with 120 high capacity racks, and a high-tech utility infrastructure with 8 power stations with a capacity of 1600 MW.

The technology park possesses a combined fire, water and irrigation supply system which is supported by a pump station and a 5000 m<sup>3</sup> underground irrigation tank. A sanitary water network is also provided giving potable water supply of 44,525 m<sup>3</sup> per day based on an estimated 162,400 population working and/or living at the Silicon Oasis.

In addition, DSO has a fully completed network of roads allowing quick in and out access to Dubai's major highways.





## Advantages of Dubai Silicon Oasis Authority

The Dubai Silicon Oasis is located on E311, less than 30 minutes from Dubai Airport, Sharjah, Burj Khalifa and other business districts. It was launched in 2004 on a 600 hectare site.

### Types of Activities Allowed:

General activities, Information technology, Telecommunications equipment, Electronic, computer hardware, Software development & solutions, Consultancy & business development, Electrical appliances & equipment, Engineering related to technology, Logistics, IT Security, Talent development and recruitment, Pharmaceutical, Microelectronics, IC design, EDA tools, IP protection, IT services.

### Legal Company Structure :

Branch: 100% owned by another company which could be registered in the UAE or else where Free Zone Establishment (FZE): Generally an FZE suffix is given to a company only if it has a single share holder Free Zone Company (FZCO): If your company has multiple share holders the suffix will be FZCO

### Free Zone Benefits:

100% ownership, Zero personal income tax, Zero corporate tax, 100% repatriation of capital No import or export tax, Low cost of operation, Stringent Intellectual Property (IP) law and support Subsidized Electronic Design Automation (EDA) tools, Subsidized lease rates for high-tech companies State of art IT infrastructure, On-site IT support, Microelectronics lab, Business friendly one-stop-shop Plug and play office space, Highly secured and state-of-the-art data center.







# From Desert to Luxury Living

To many Dubai is synonymous with home. In recent years, Dubai has emerged as a global city and business hub of the Middle East. In 2014, Dubai's hotel rooms were rated as the second most expensive in the world, after Geneva. Dubai was rated as one of the best places to live in the Middle East by American global consulting firm Mercer.

As of 2013, Dubai was the 7th most visited city of the world based on air traffic and the fastest growing, increasing by a 10.7% rate. Dubai has been called the "shopping capital of the Middle East". Dubai alone has more than 70 shopping centres, including the world's largest shopping centre, Dubai Mall. Dubai is also known for the traditional souk districts located on either side of its creek. Traditionally, dhows from East Asia, China, Sri Lanka, and India would discharge their cargo and the goods would be bargained over in the souks adjacent to the docks.





## Developer

Time Properties LLC is a privately owned Real Estate development company located in Dubai, involved in all aspects of building spectrum from land acquisition, complete building design and engineering, construction through to full multi-channel marketing and sales.

The design and construction is catered by its other subsidiaries namely Hadi Consulting and Engineering and Square Meter Construction companies.

Time Properties LLC has been responsible for successfully launching and delivering some glamorous high-end residential towers at the Dubai Silicon Oasis, which in recent years has become a very desirable residential community.

From the outset, the company's mission has been to offer to its clients the best in terms of aesthetic design, quality construction and ideal value for money while implementing the highest professional practices. By employing such high business standards, Time Properties LLC has grown at a very rapid pace through its in-house divisions from land purchases, architectural designs, construction methods and marketing and sales team across the GCC.

*"We are what we do repeatedly. Excellence, therefore is not an act but a habit"- Aristotle.*



  
SILICON GATES



  
SILICON GATES II



Our Delivered Projects





On Going Projects

PARK VILLAS at JVC