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WEST BAY  
TOWER

The logo for Orion Real Estate Development LLC features the word "ORION" in a bold, sans-serif font. The letters are filled with a vibrant, multi-colored nebula or galaxy pattern in shades of purple, blue, and green. Below the word "ORION" is the text "REAL ESTATE DEVELOPMENT LLC" in a smaller, dark blue, all-caps sans-serif font.

ORION  
REAL ESTATE DEVELOPMENT LLC

*We aim to be recognized as one of the leading organizations in  
a property development, characterized by innovation and quality,  
empowering us to deliver our units and our real estate investment portfolios,  
while creating prosperity for the community and exceeding stakeholders' aspirations.*



# West Bay *Tower*

Located in the very heart of Dubai, this dazzling 34 -storey tower of 252 residential apartments is set to impress from the inside and out, with its striking design and modern interiors.

The sought-after address is Business Bay, overlooking the sparkling Dubai Water Canal, and surrounded by a plethora of international businesses, financial institutions, upscale boutiques and restaurants.



WEST BAY TOWER



In The Heart Of *Dubai*





DIFC

City Walk

Dubai Mall

Burj Khalifa

Dubai Fountain

BoxPark

West Bay Tower

Dubai Canal

Safa Park



# Dubai Water Canal



Located on an extension of the saltwater Dubai Creek, Marasi Business Bay aims to boost the desert city's housing, retail and tourism sectors with innovative attractions.

It will be home to the United Arab Emirates' first-ever water homes, with residents and tourists having access to floating cafes and restaurants, and more than 100 shops on shore.

Owners of super yachts and smaller boats will be able to dock their vessels at five marinas that are lined with palm trees.







## WHY INVEST IN DUBAI

### ▶ SECURITY

Dubai is a politically stable environment with a strong, stable economy. Among the many benefits of buying property in Dubai, one is the sense of security that residents of Dubai enjoy.

### ▶ HIGH CAPITAL APPRECIATION

High capital appreciation can be expected of at least 15% to 25%. If looking at the historical data, the people who bought properties at the time of launch in 2006 had to pay an Average of AED 763 per sq. ft, the average selling price in the same projects today after 10 years is AED 1,609 per sq. ft., which is an overall capital appreciation of 111%.

### ▶ HIGHER RENTAL RETURN

Owners can expect high rental yields in completed properties. The rental return in Dubai will be not less than 8 % and that makes Dubai the best destination around the globe for property investors.

### ▶ NO PROPERTY TAX

As a tax free country Dubai has no capital gains tax or tax on rental income, paid the registration fee to Dubai Land Department, there is no other government tax to be paid against property.

### ▶ INCREASE IN POPULATION

An expected increase in population, due to workers needed to service new industries, will maintain a strong future demand for property. The demand supply ratio is well managed to ensure strong growth and returns.

### ▶ THE QUALITY

The quality of finishes is consistently high with facilities such as gyms and pools in all complexes.

### ▶ MINISTRY OF HAPPINESS

The amazing government of Dubai is always working towards making lives of its residents better and keeps them happy. The main responsibility of this ministry will be to measure the happiness level of Dubai's residents and take such actions which will enhance the lifestyle of people living in the emirates along with making them happier than ever.

# In The Heart Of The *Action*



Due to its prime location minutes away from Sheikh Zayed Road, residents have easy access to Downtown Dubai and The Dubai Mall.

The West Bay Tower is surrounded by upscale boutiques and restaurants in Souk Al Bahar, and famous landmarks including Burj Khalifa.







## DUBAI MALL

Love shopping or not, your jaw is bound to drop the minute you step inside The Dubai Mall.

Spread across 13 million sq ft, Dubai Mall is the biggest in the world based on area and is as big a deal for Dubai as the Atlantis or the Burj Khalifa.

WEST BAY

*Tower*







## *Amenities*

- ▶ 4 Basements + Ground Floor + 3 Car Parking Floor + 30 Residential Floor + 1 Mechanical Floor + Health Club Floor + Roof Swimming Pool.
- ▶ 252 Residential Apartments.
- ▶ State Of The Art Health Club With Modern Fitness Equipment.
- ▶ Walking & Barbecue Area.
- ▶ Roof Swimming Pool, Sauna, Steam Bath.
- ▶ High Speed Elevator.
- ▶ Digital Satellite TV Connection.
- ▶ 24 Hour Security Service.
- ▶ 24 Hour Maintenance And Facility Management.
- ▶ High Quality Finishes For All Flooring, Kitchens & Bathrooms.



Swimming Pool



Lobby



Gym





Kitchen



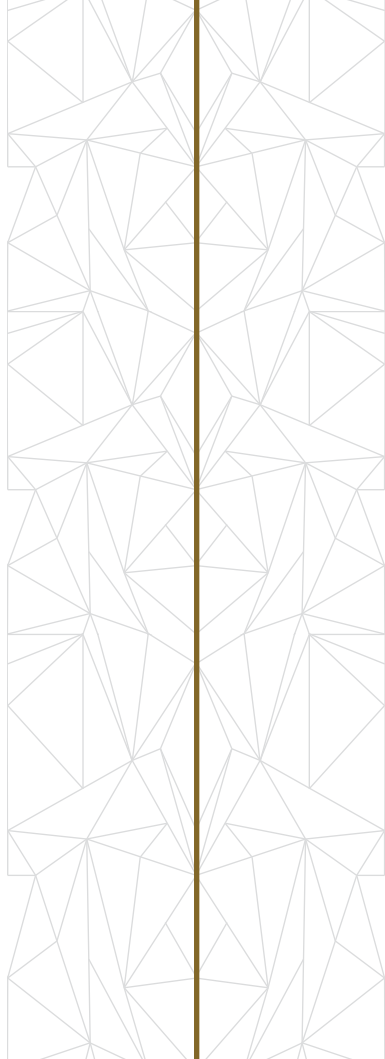
Bathroom



Living Room



Bedroom



# FLOOR PLAN 1



TYPICAL FLOOR PLAN 04 - 15



# 1 BEDROOM DESIGN

UNIT No : 01 ( 04 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
Master Bedroom	3.60 × 3.25	91.41 m <sup>2</sup> 983.97 ft <sup>2</sup>	65.98 m <sup>2</sup> 710.20 ft <sup>2</sup>
Living Room	6.30 × 3.55		
Kitchen	4.40 × 1.85		





## 2 BEDROOM DESIGN

UNIT NO : 02 (04 - 34 FLR.)



Location	Dimensions	Gross Area	Net Area
Master Bedroom	4.75 × 4.00		
Kids Bedroom	4.75 × 3.75	154.83 m <sup>2</sup>	111.75 m <sup>2</sup>
Living Room	7.20 × 3.80	1,666.54 ft <sup>2</sup>	1,202.87 ft <sup>2</sup>
Kitchen	4.00 × 2.65		
Balcony	2.95 × 1.45		



## 2 BEDROOM DESIGN

UNIT No : 03 (04 - 34 FLR.)



Location	Dimensions	Gross Area	Net Area
Master Bedroom	5.00 × 3.55		
Kids Bedroom	3.65 × 3.50	145.24 m <sup>2</sup>	104.83 m <sup>2</sup>
Living Room	6.85 × 3.95	1,563.34 ft <sup>2</sup>	1,128.38 ft <sup>2</sup>
Kitchen	4.95 × 2.50		



## STUDIO DESIGN

UNIT No : 04 (04 - 15 FLR.)



Location	Dimensions	Gross Area	Net Area
Bedroom	6.52 × 3.80	55.46 m <sup>2</sup>	40.03 m <sup>2</sup>
Kitchen	3.30 × 1.90		
Bath	2.60 × 1.80	596.97 ft <sup>2</sup>	430.88 ft <sup>2</sup>

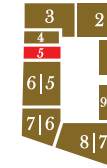


## STUDIO DESIGN

UNIT No : 05 (04 - 15 FLR.)



Location	Dimensions	Gross Area	Net Area
Bedroom	6.30 × 3.75	58.15 m <sup>2</sup>	41.97 m <sup>2</sup>
Kitchen	4.10 × 1.90		
Bath	2.00 × 2.00	625.90 ft <sup>2</sup>	451.76 ft <sup>2</sup>





## 2 BEDROOM DESIGN

UNIT No : 06 ( 04 - 15 FLR. )

UNIT No : 05 ( 17 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
King Bedroom	5.90 × 4.00		
Master Bedroom	4.65 × 3.95	174.47 m <sup>2</sup>	125.93 m <sup>2</sup>
Living Room	7.10 × 3.25	1,878.01 ft <sup>2</sup>	1,355.50 ft <sup>2</sup>
Kitchen	3.70 × 2.40		
Balcony	3.35 × 1.90		



## 2 BEDROOM DESIGN

UNIT No : 07 ( 04 - 15 FLR. )

UNIT No : 06 ( 17 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
Master Bedroom	4.00 × 3.75		
Kids Bedroom	4.00 × 3.70	132.41 m <sup>2</sup>	95.57 m <sup>2</sup>
Living Room	7.10 × 3.70	1,425.24 ft <sup>2</sup>	1,028.71 ft <sup>2</sup>
Kitchen	3.70 × 2.30		
Balcony	3.75 × 0.60		



## 3 BEDROOM DESIGN

UNIT No : 08 ( 04 - 15 FLR. )

UNIT No : 07 ( 17 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
Master Bedroom	3.85 × 3.65	234.42 m <sup>2</sup>	169.20 m <sup>2</sup>
Boys Bedroom	4.25 × 3.60		
Girls Bedroom	3.95 × 3.60		
Living Room	7.10 × 3.80	2,523.29 ft <sup>2</sup>	1,821.25 ft <sup>2</sup>
Kitchen	3.65 × 2.95		
Balcony	3 Balcony		



## 1 BEDROOM DESIGN

UNIT No : 09 ( 04 - 15 FLR. )

UNIT No : 08 ( 17 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
Master Bedroom	3.70 × 4.20	86.63 m <sup>2</sup>	62.53 m <sup>2</sup>
Living Room	6.30 × 3.40		
Kitchen	3.70 × 1.80		
		932.52 ft <sup>2</sup>	673.07 ft <sup>2</sup>





## FLOOR PLAN 2



TYPICAL FLOOR PLAN 17 - 34



## 1 BEDROOM DESIGN

UNIT No : 04 ( 17 - 34 FLR. )



Location	Dimensions	Gross Area	Net Area
Master Bedroom	4.00 × 3.80		
Living Room	5.95 × 4.00	113.21 m <sup>2</sup>	81.71 m <sup>2</sup>
Kitchen	3.75 × 2.25	1,218.55 ft <sup>2</sup>	879.52 ft <sup>2</sup>
Balcony	3.35 × 1.65		

