



THE SQUARE






**TIGER**

PROPERTIES



A modern high-rise building with a glass facade and balconies is shown at dusk. The building is illuminated from within, and the sky is a deep blue with some clouds. In the foreground, there is a rooftop pool area with a wooden deck, several lounge chairs, and palm trees. The pool is filled with blue water, and there are some white lounge chairs and palm trees around it. The overall scene is a luxurious and modern living environment.

A CHOICE OF HAPPINESS AND SIMPLICITY  
**THE SQUARE**



Al Khail Rd



Park

# LOCATION

- 20 min to Dubai International Airport
- 25 min to Al Maktoum International Airport-DWC
- 12 min to Mall of the Emirates
- 20 min to Downtown Dubai
- 12 min to EXPO 2020
- 20 min to The Palm Jumeira
- 10 min to JBR
- 15 min to Dubai Miracle Garden
- 20 min to IMG World
- 20 min to Global Village
- 10 min to Sport City
- 15 min to Motor City

Hessa Street

The Square Tower

The O2 Tower

Sheikh Mohammed Bin Zayed Rd

HOME IS  
WHERE  
THE **STORY**  
BEGINS









## FURNISHED APARTMENTS

- Studios as well as one bedroom apartments
- Two swimming pools
- Gymnasium
- Kids area
- Ample parking space
- Elegant lobby with reception desk
- 24/7 security





**WELL ESTABLISHED APARTMENT WITH  
INSPIRING DESIGN**







RESIDENTIAL  
BUILDING - JVC



# 37 STORIES

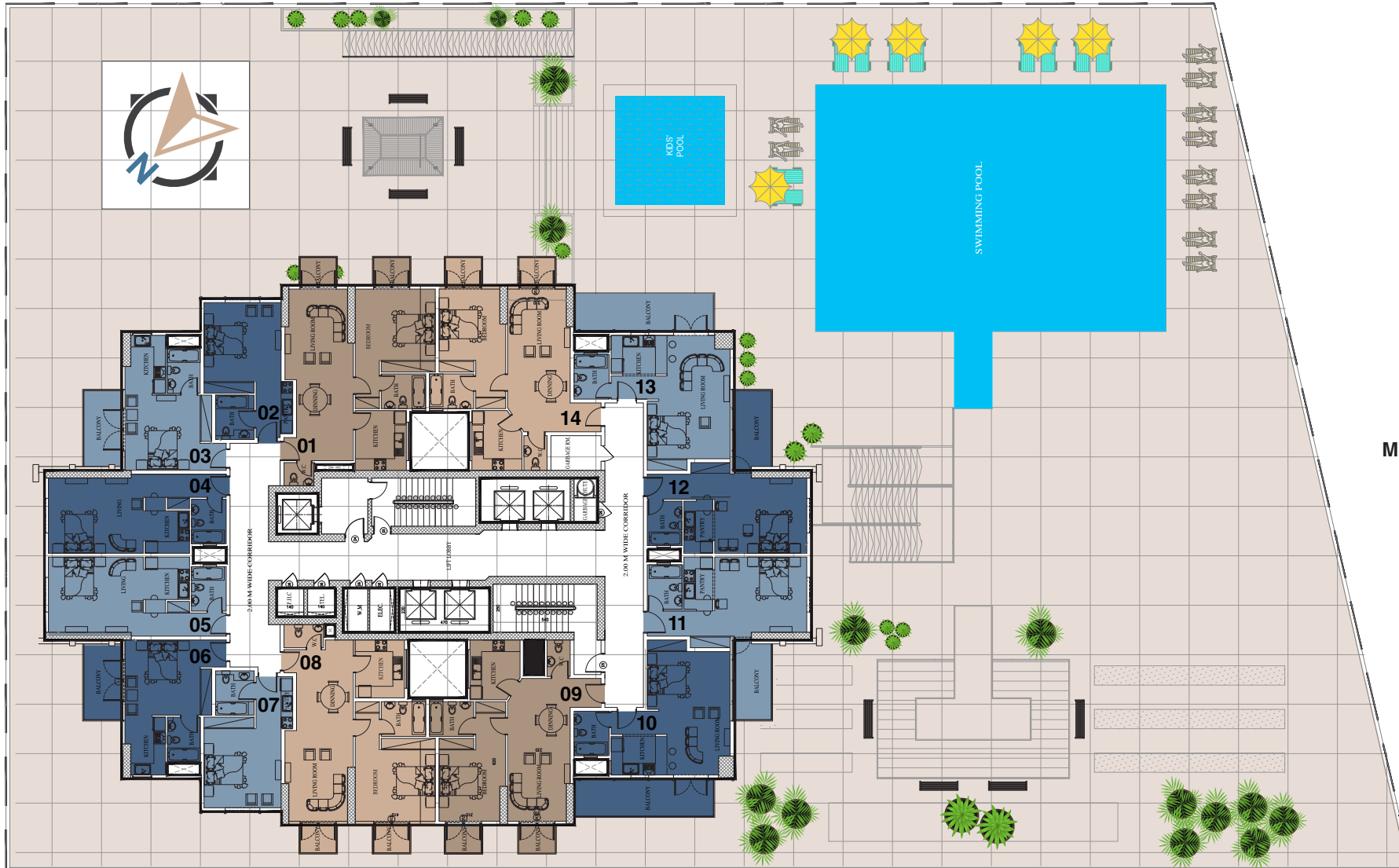
- 2 Basement floor
- 4 Podium floors
- 1<sup>st</sup> Floor offices, health club, pool and terrace
- 2<sup>nd</sup> 3<sup>rd</sup> Floor offices
- 4<sup>th</sup> - 37<sup>th</sup> Furnished apartments





# TYPICAL FLOORPLAN

4<sup>th</sup> - 16<sup>th</sup> / 18<sup>th</sup> - 23<sup>rd</sup> FLOOR PLAN



Mohammed Bin Zayed Road

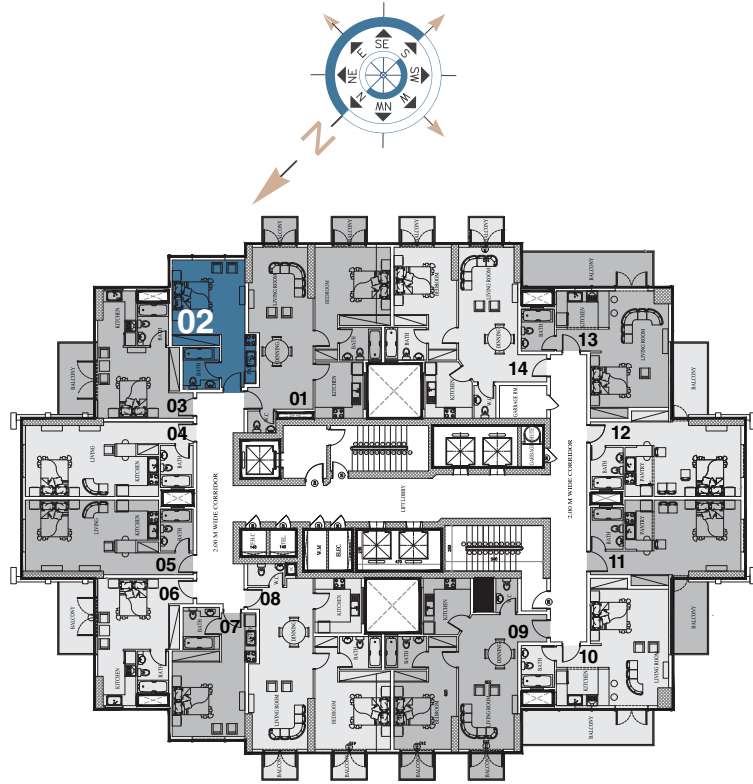


Main Entrance

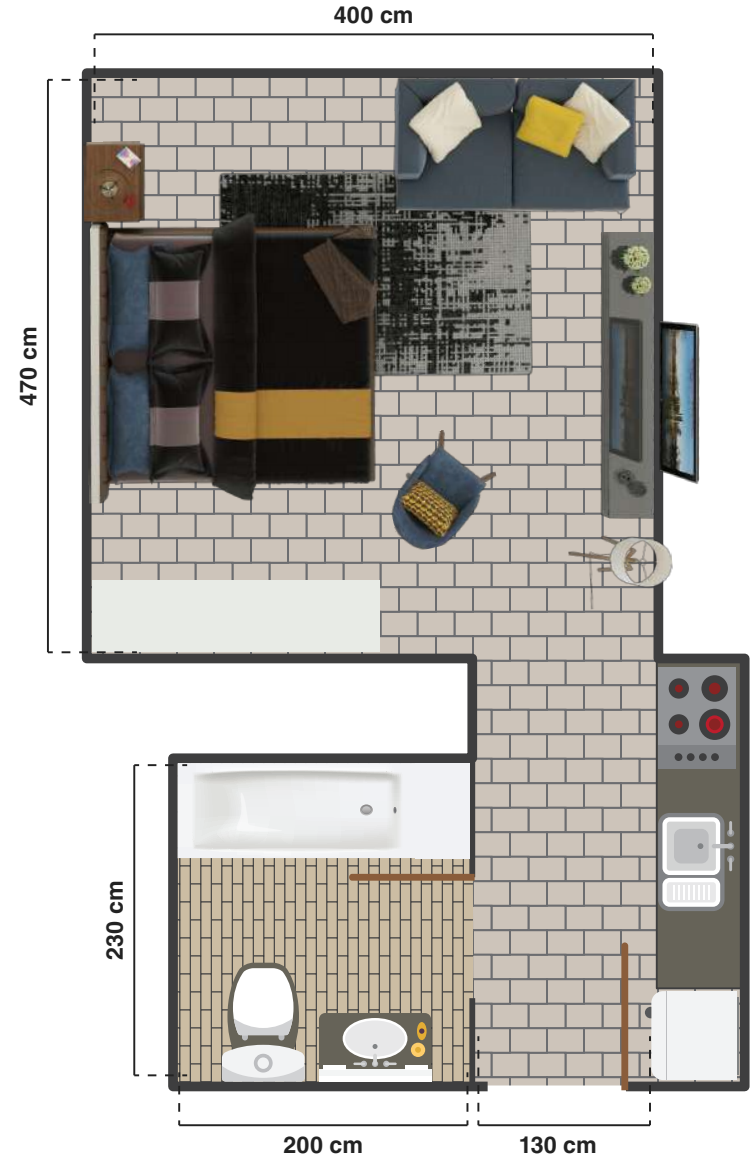


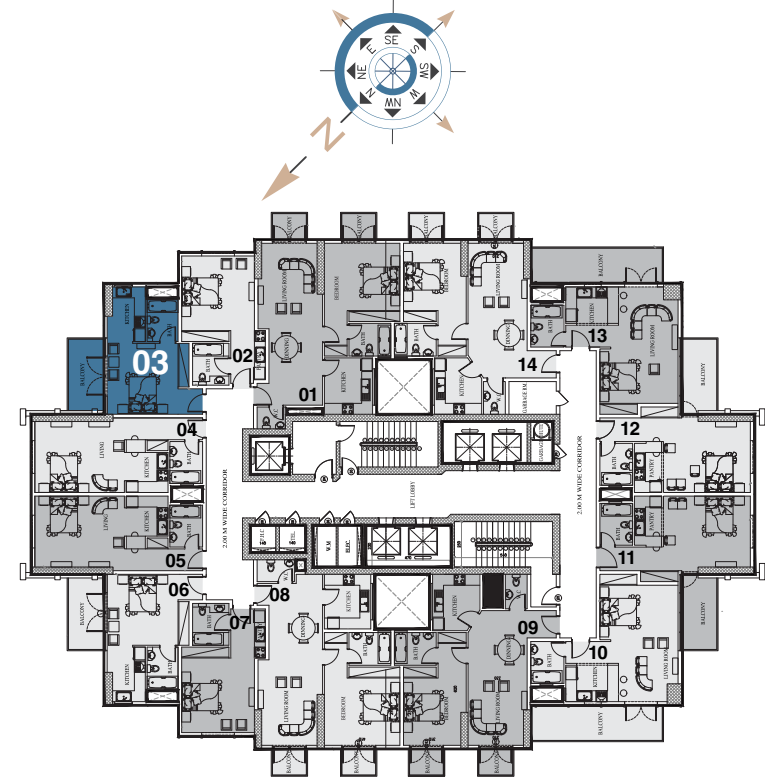
AlKhail Road



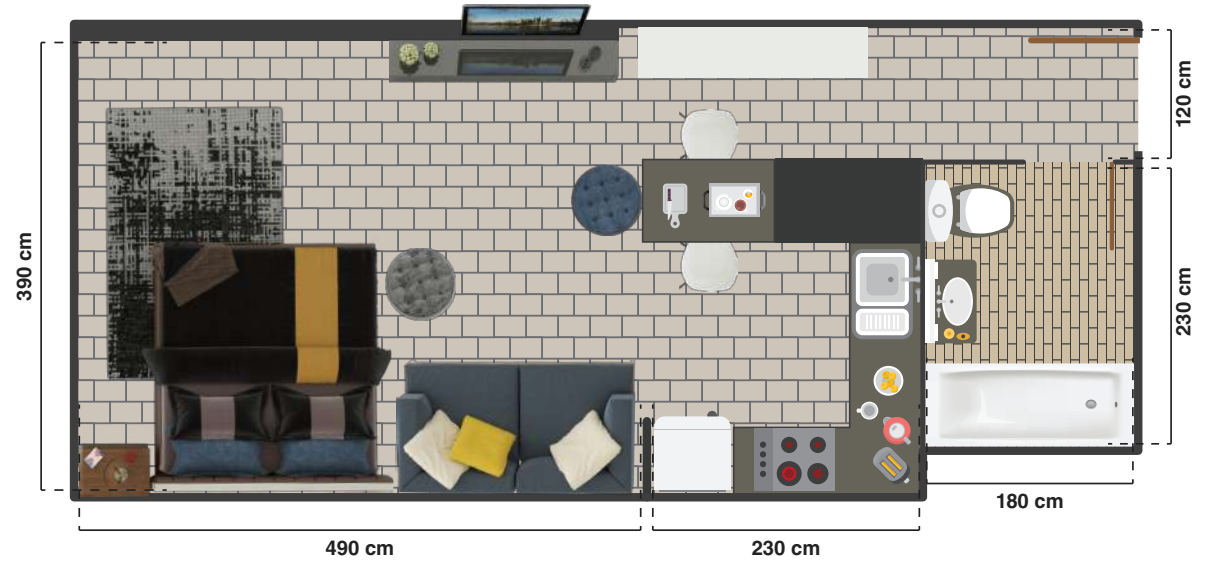
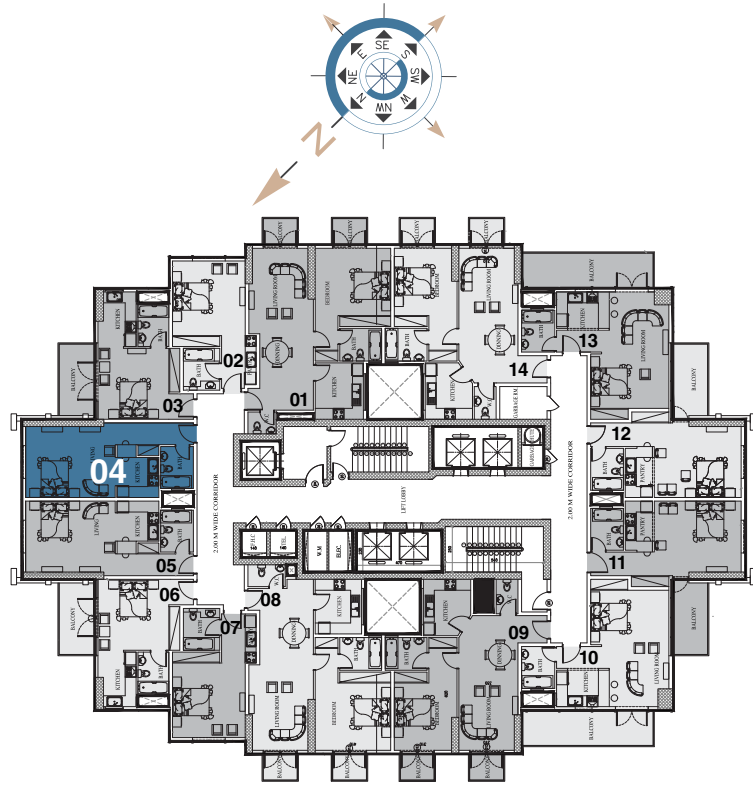


| Type 02 - Studio |              |
|------------------|--------------|
| Total area       | 392.23 sq ft |

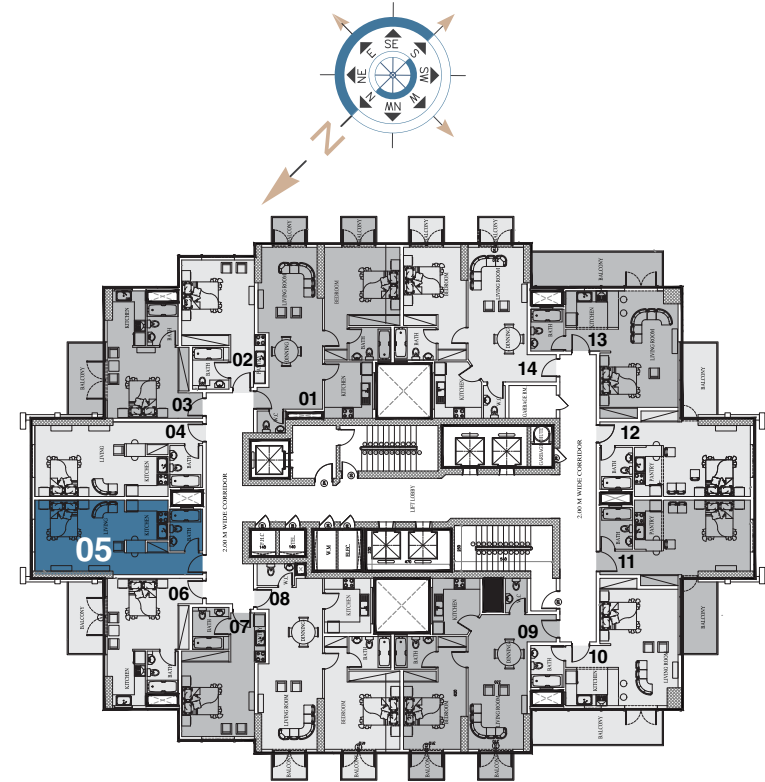
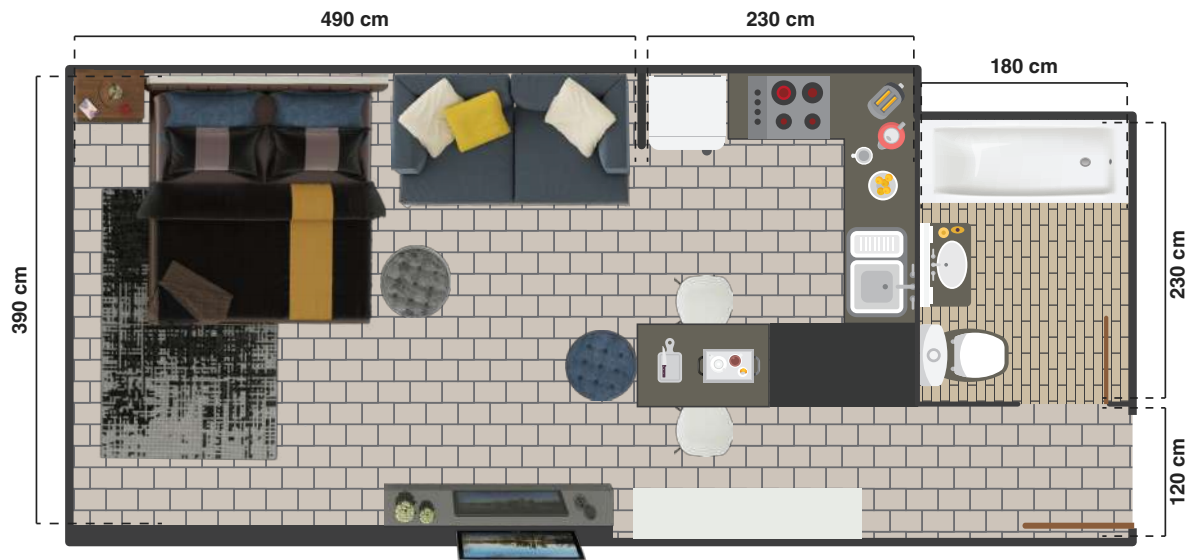




| Type 03 - Studio |              |
|------------------|--------------|
| Total area       | 528.93 sq ft |



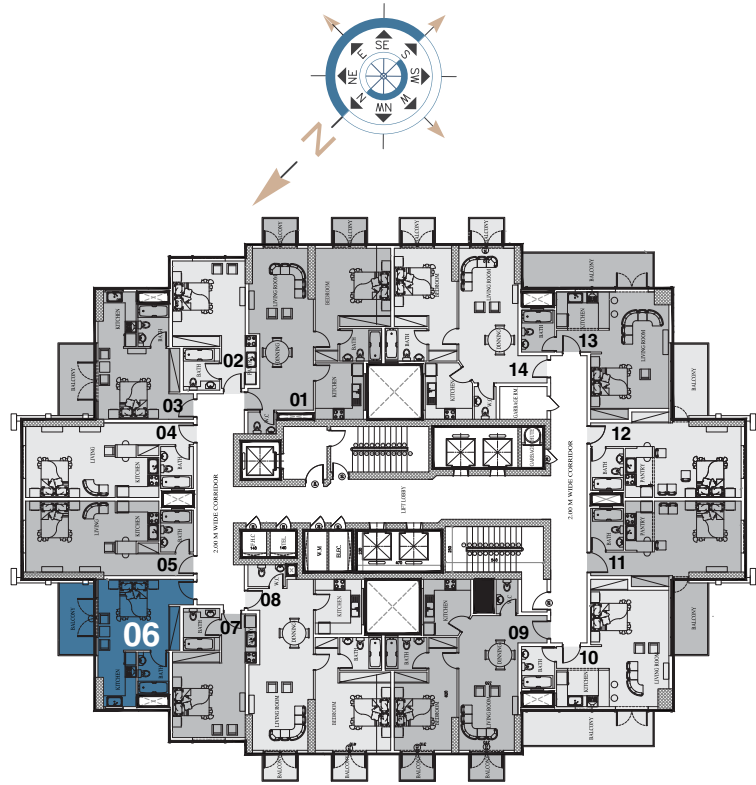
| Type 04 - Studio |              |
|------------------|--------------|
| Total area       | 512.90 sq ft |



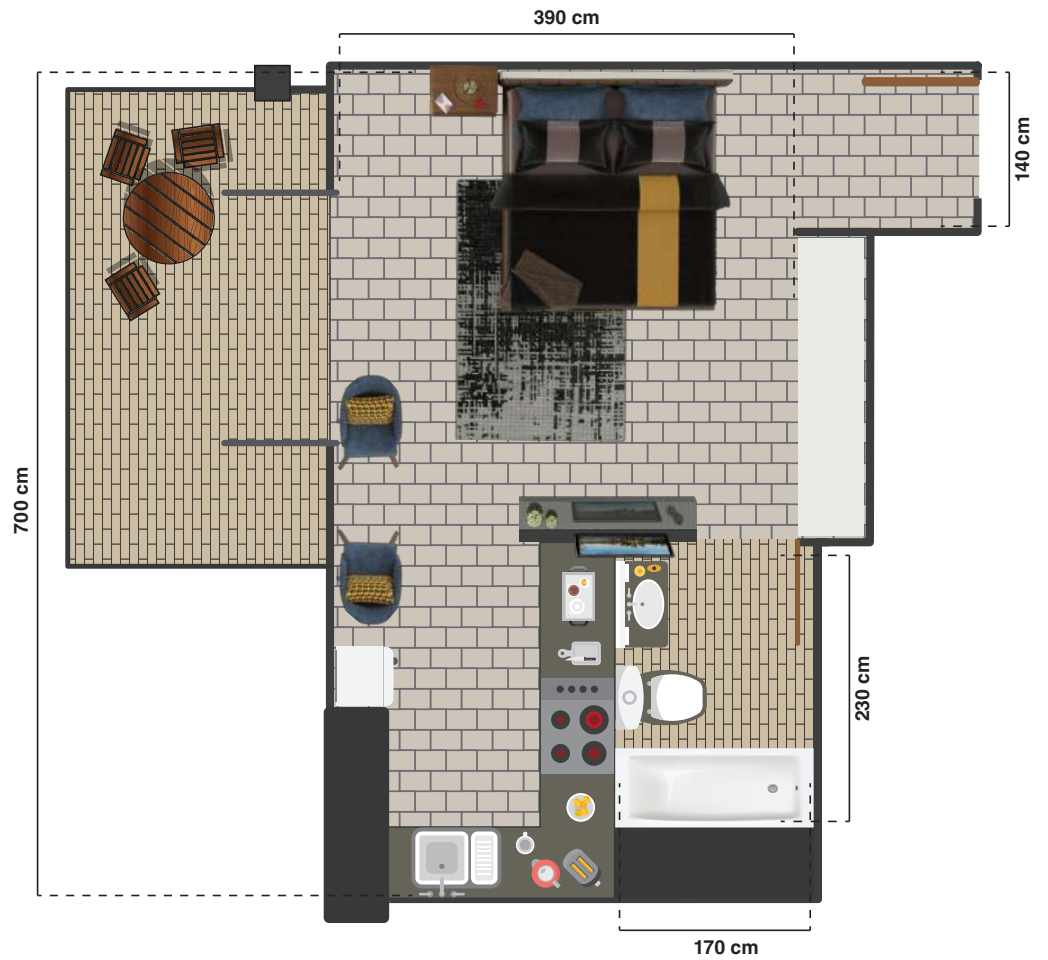
**Type 05 - Studio**

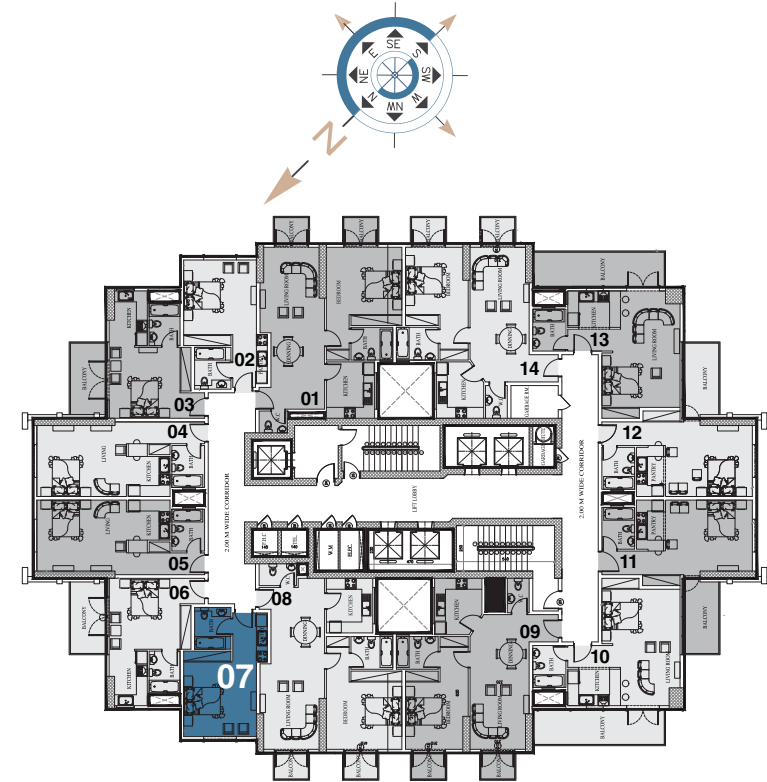
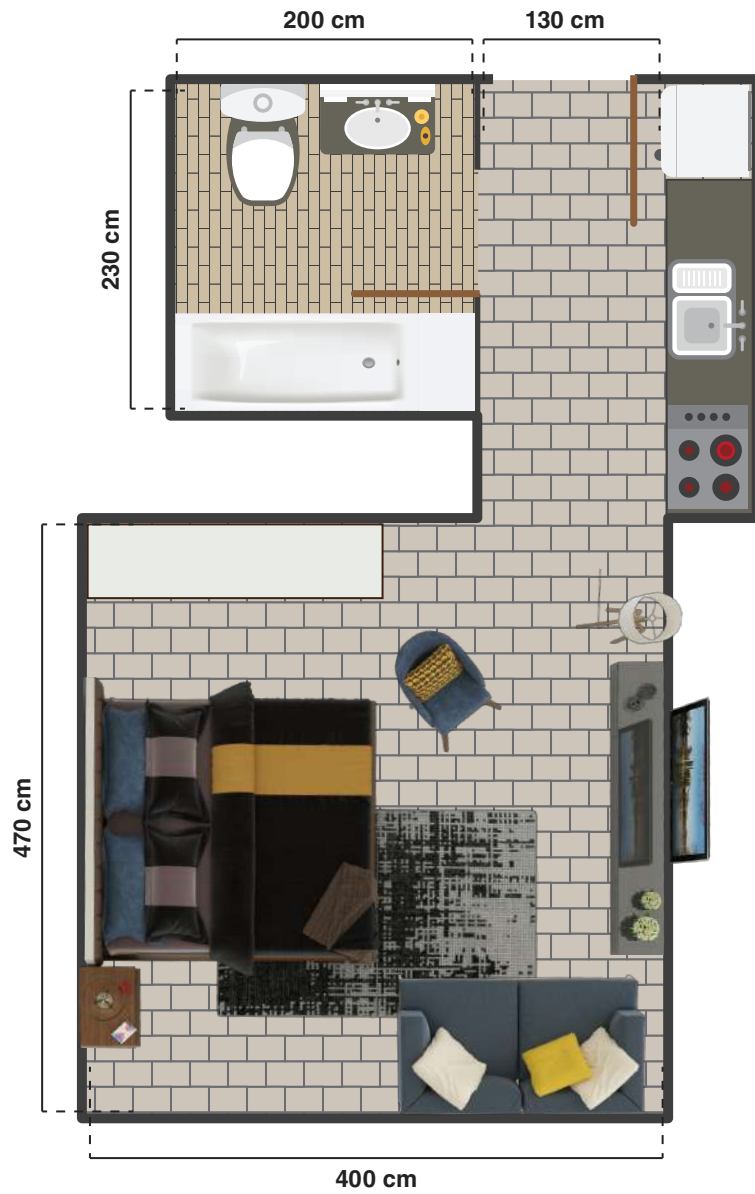
Total area

512.90 sq ft



| Type 06 - Studio |              |
|------------------|--------------|
| Total area       | 528.18 sq ft |



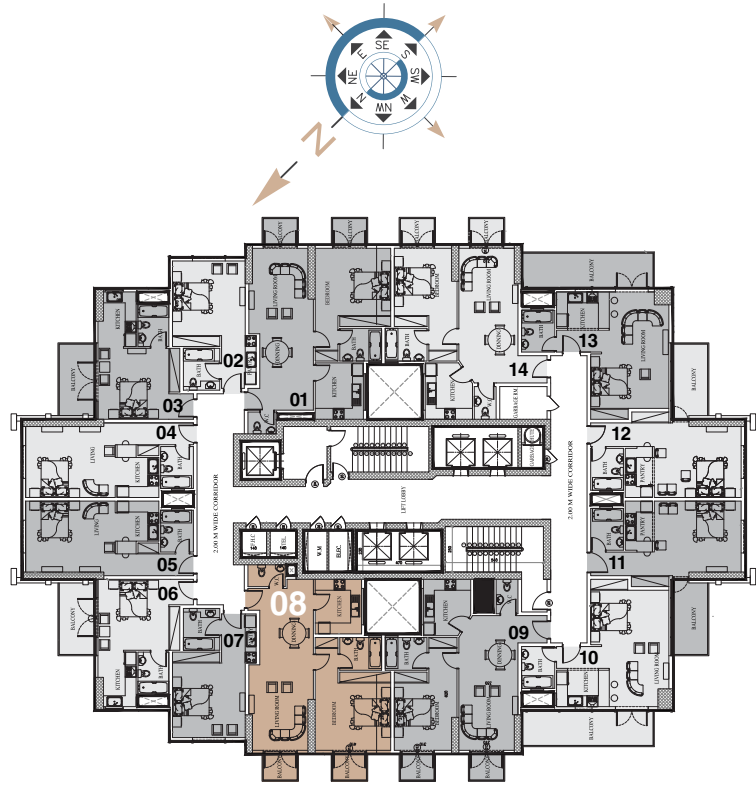


**Type 07 - Studio**

Total area

399.77 sq ft

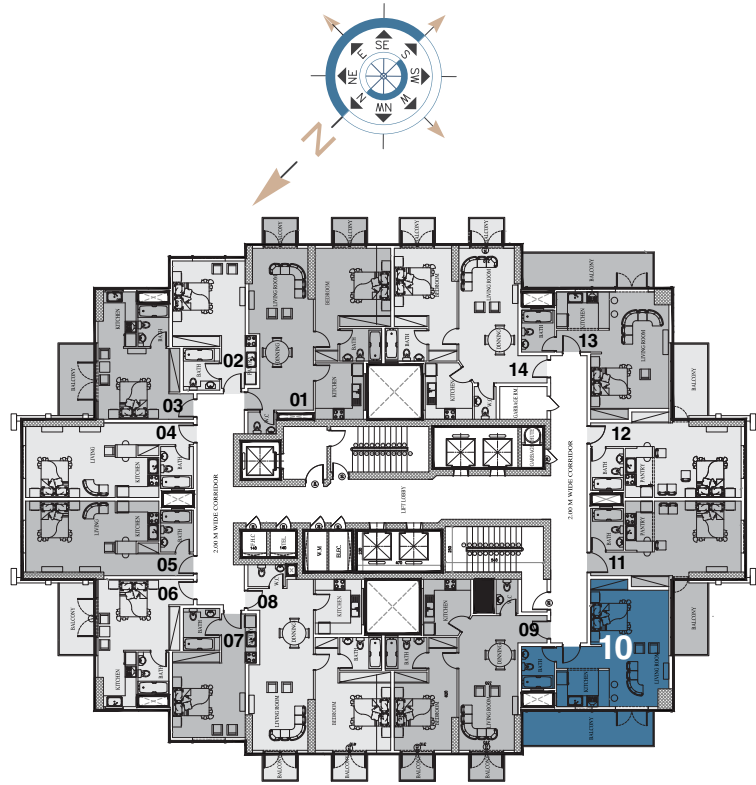




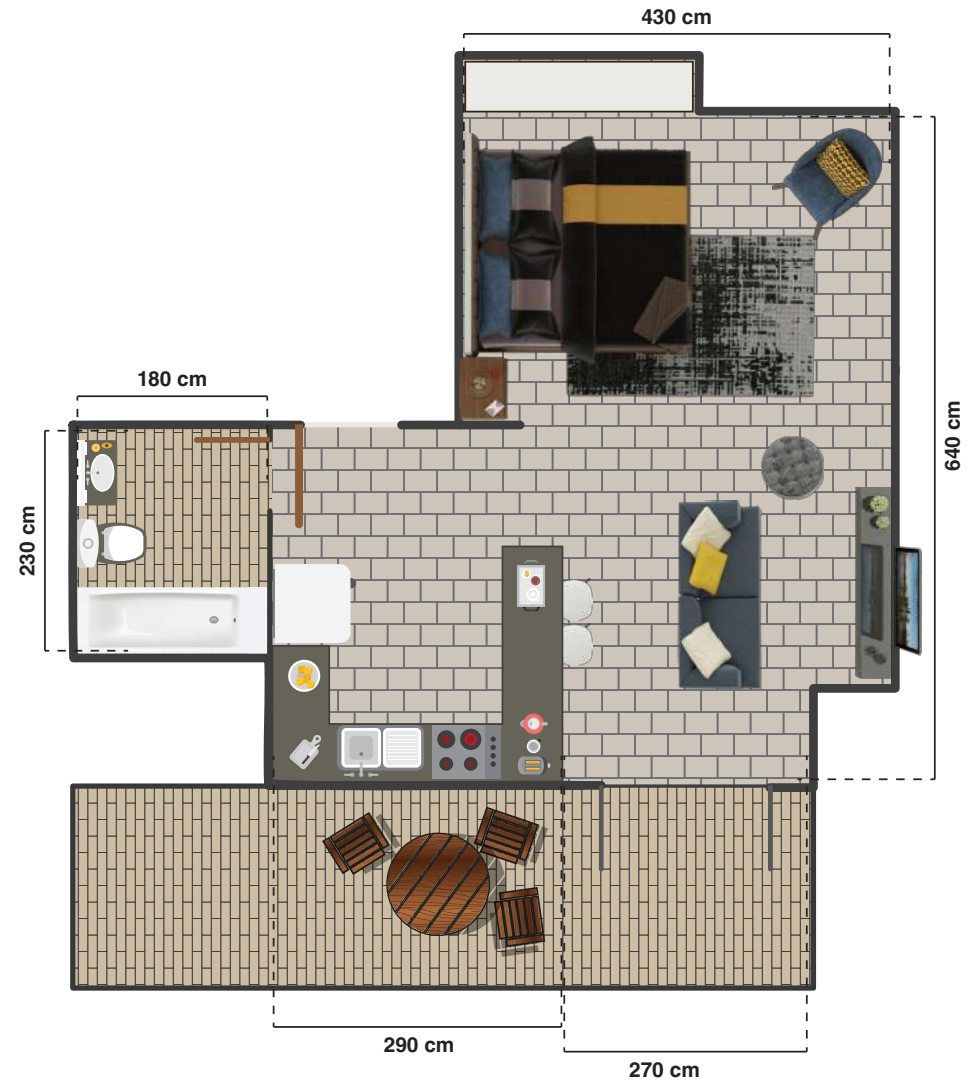
| Type 08 - 1 Bedroom |               |
|---------------------|---------------|
| Total area          | 1004.27 sq ft |

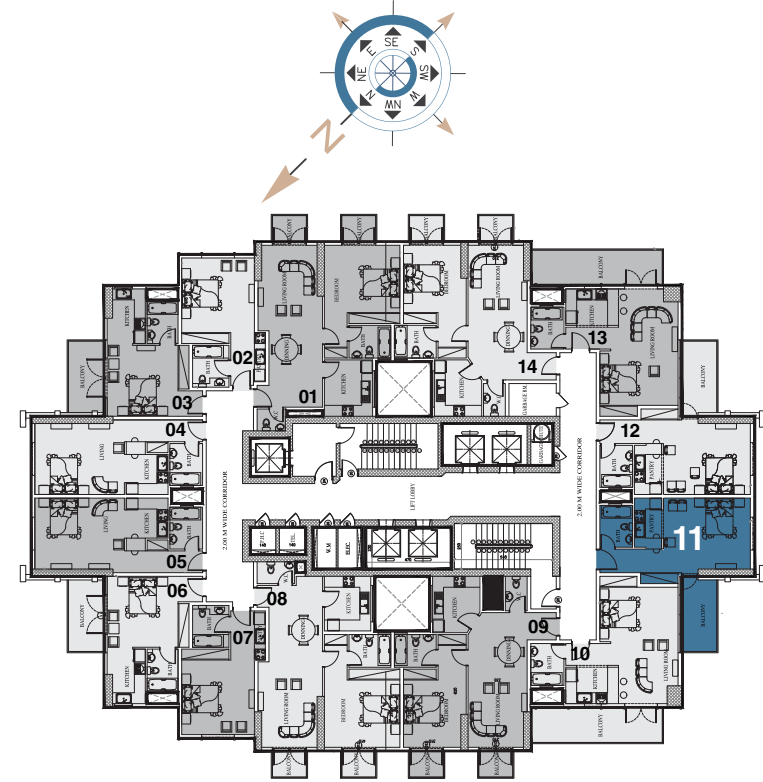
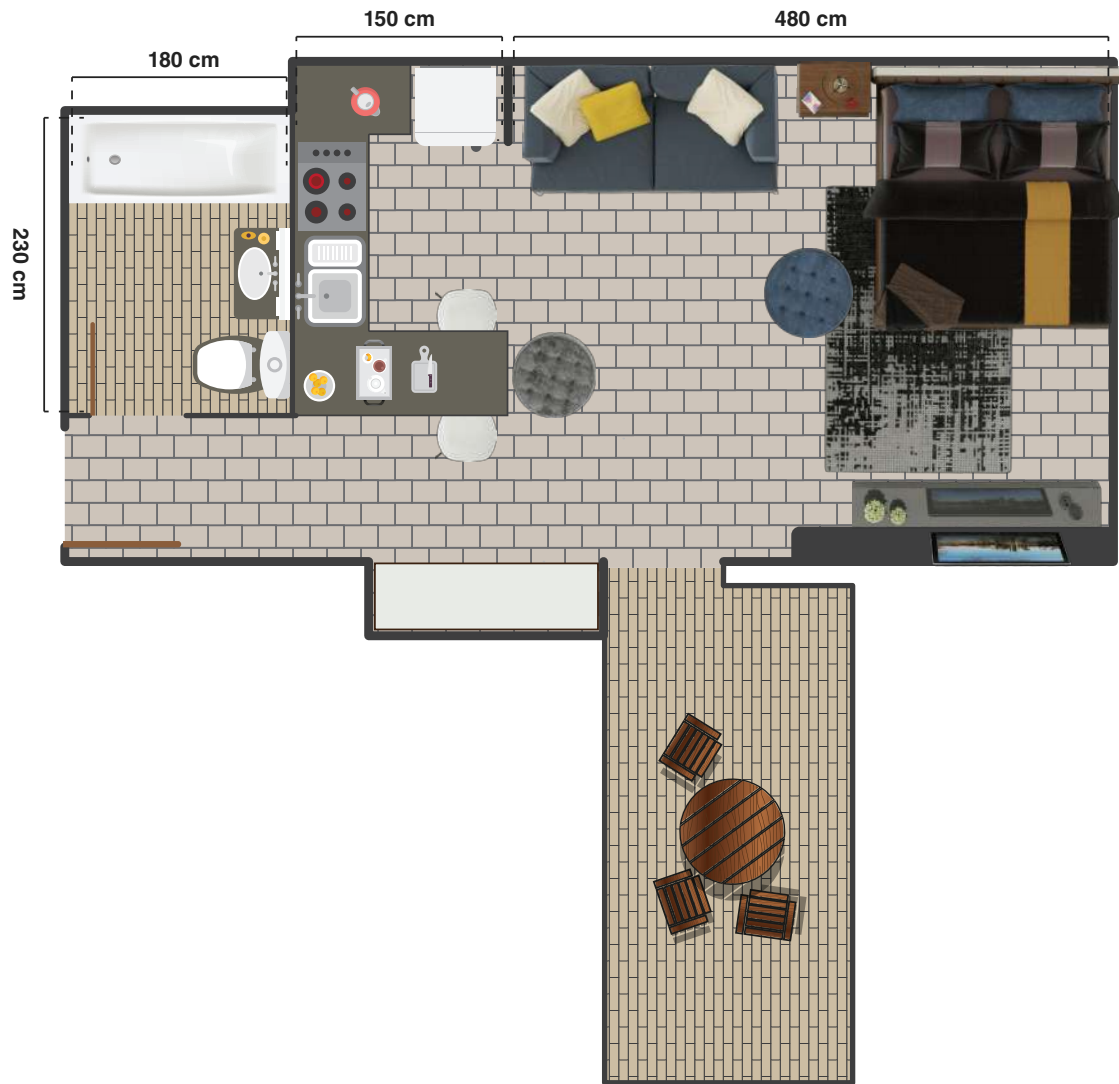




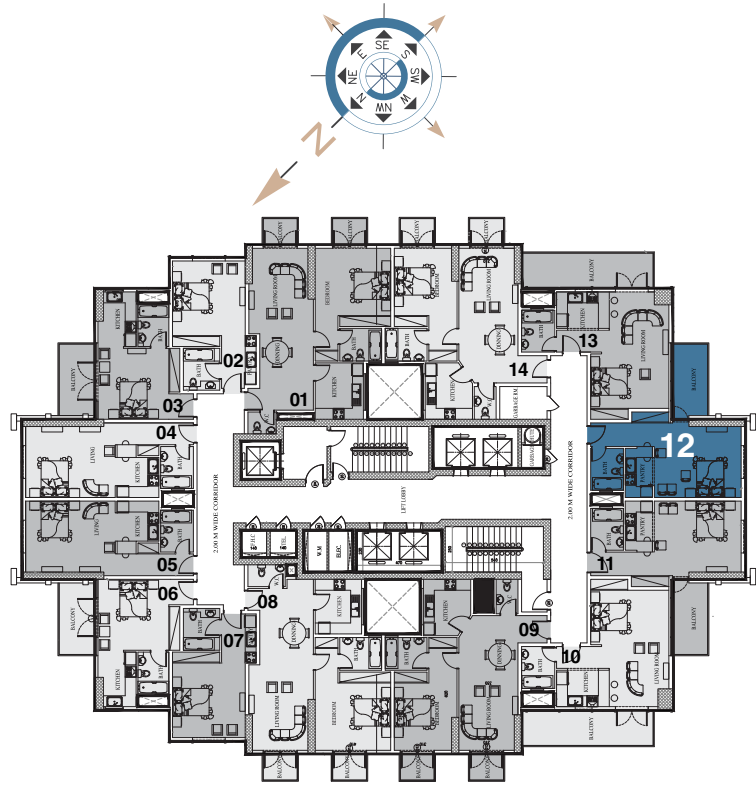


| Type 10 - Studio |              |
|------------------|--------------|
| Total area       | 746.36 sq ft |



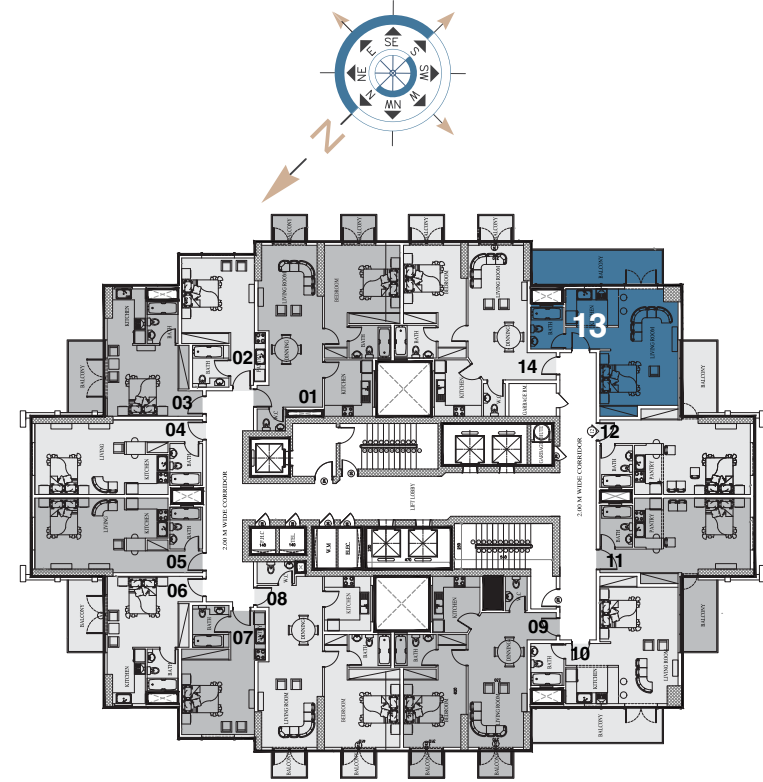
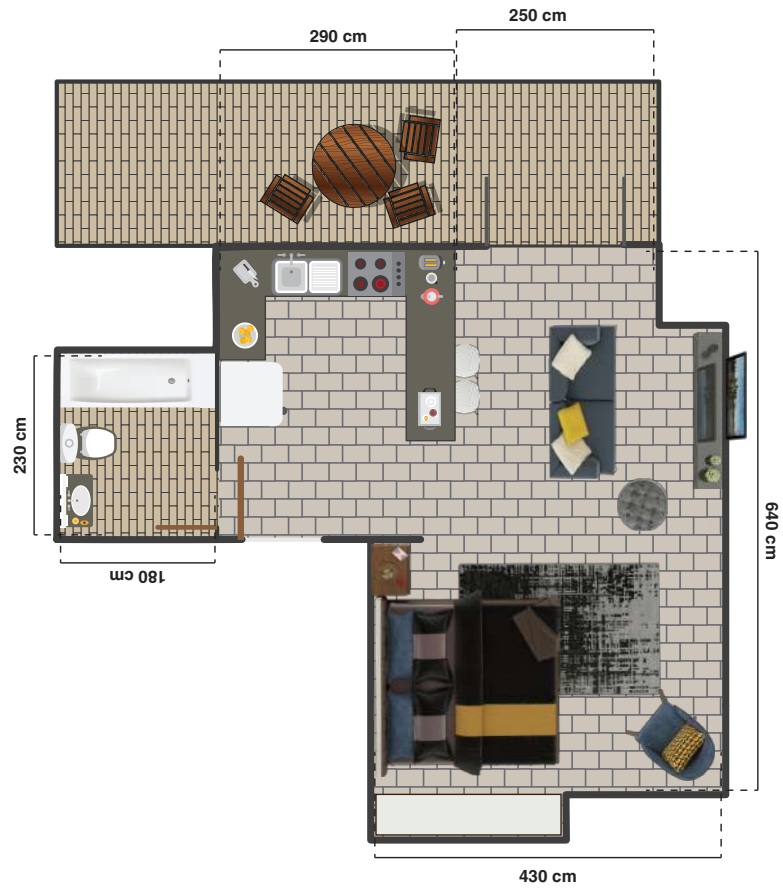


|                         |              |
|-------------------------|--------------|
| <b>Type 11 - Studio</b> |              |
| Total area              | 594.81 sq ft |

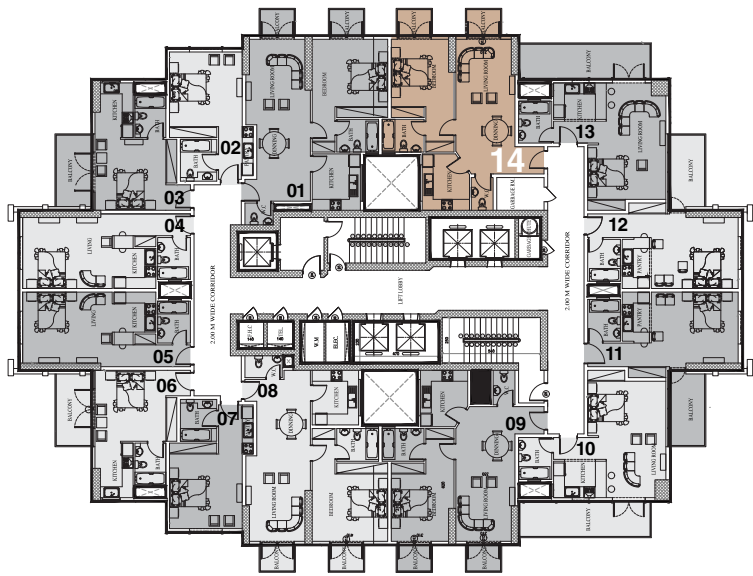
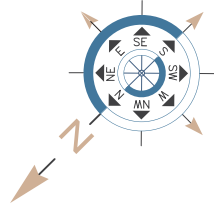


| Type 12 - Studio |              |
|------------------|--------------|
| Total area       | 594.81 sq ft |



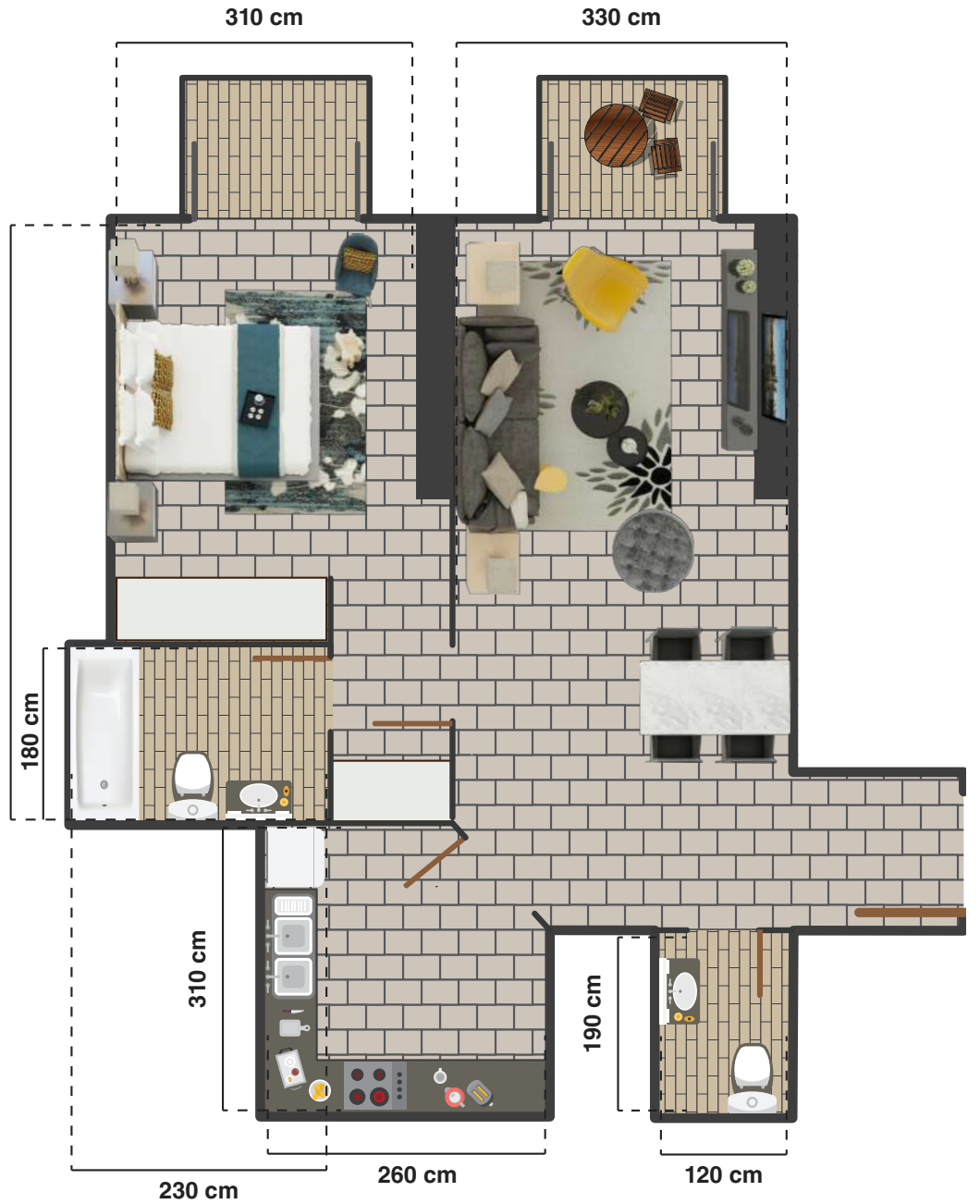


| Type 13 - Studio |              |
|------------------|--------------|
| Total area       | 746.36 sq ft |



**Type 14 - 1 Bedroom**

|            |              |
|------------|--------------|
| Total area | 900.72 sq ft |
|------------|--------------|

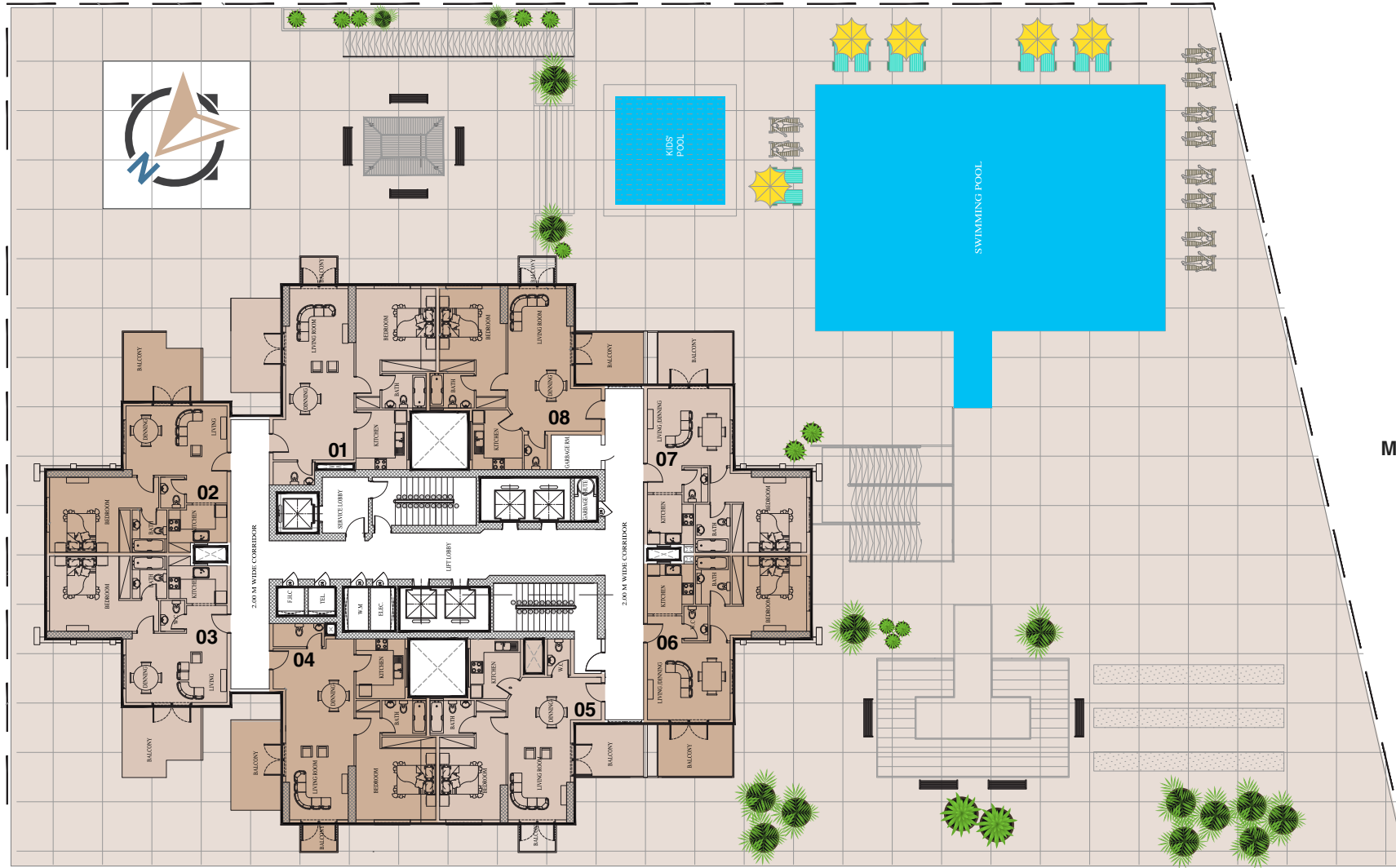






# TYPICAL FLOORPLAN

## 24<sup>th</sup> - 25<sup>th</sup> FLOOR PLAN



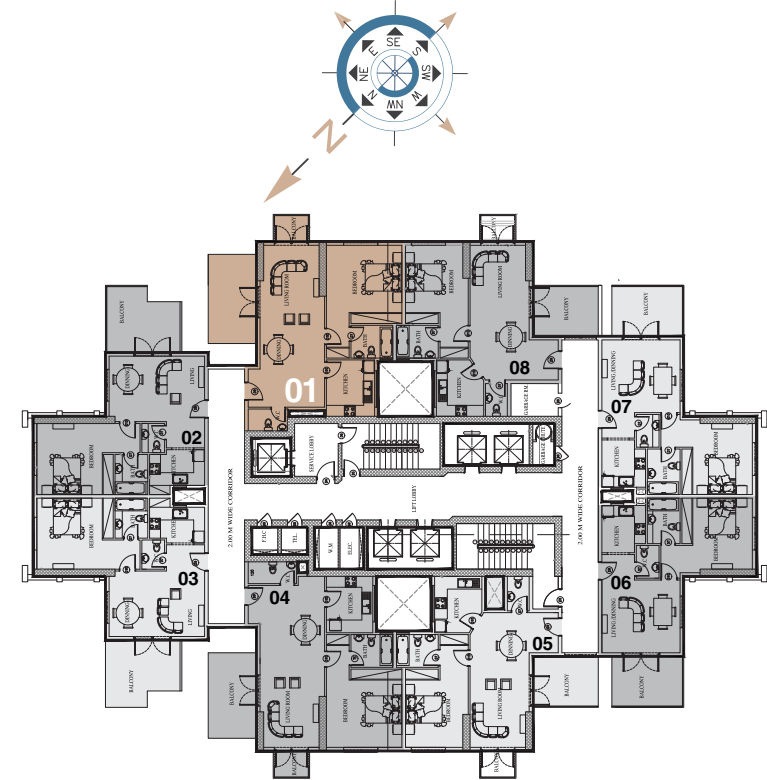
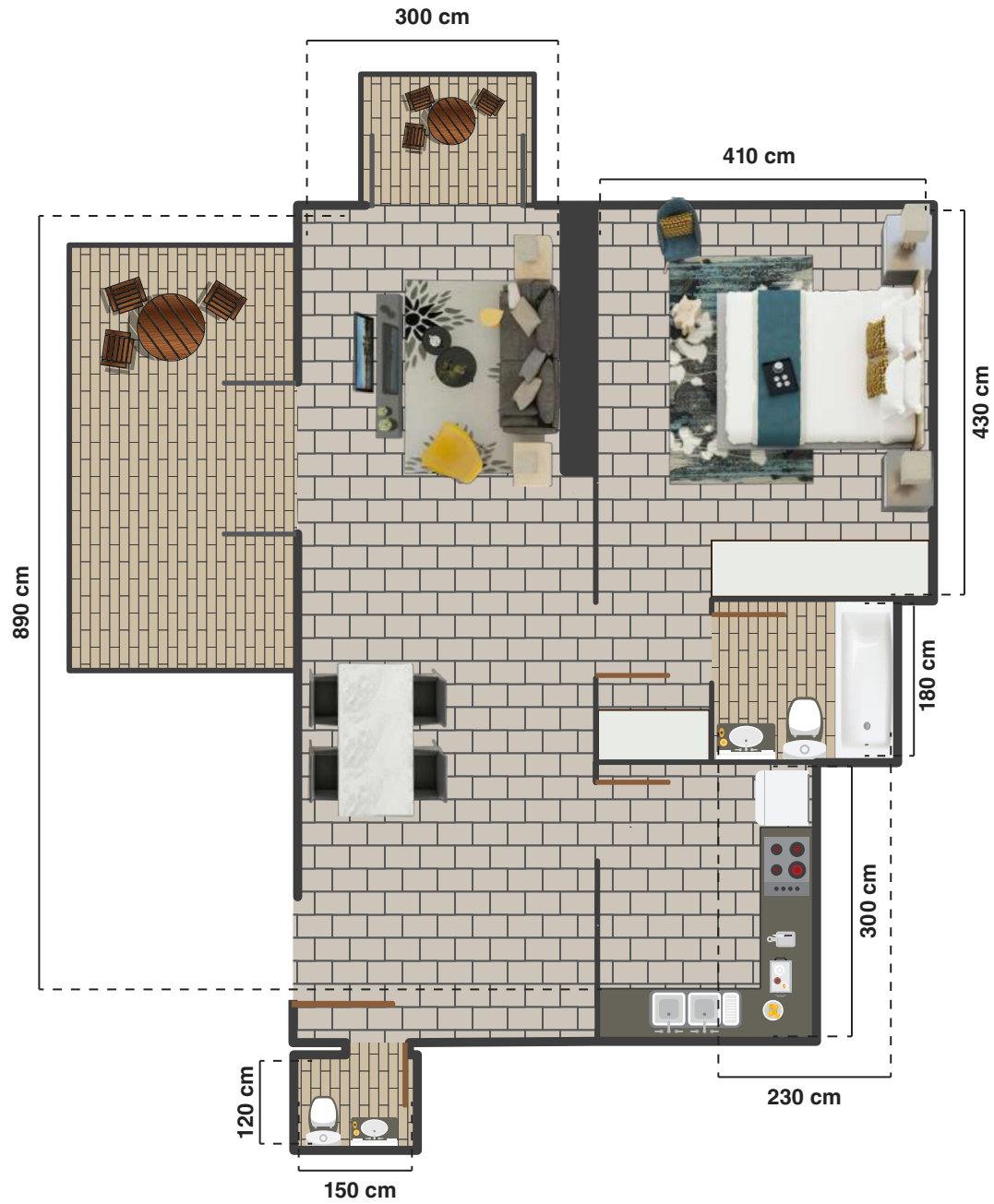
Mohammed Bin Zayed Road



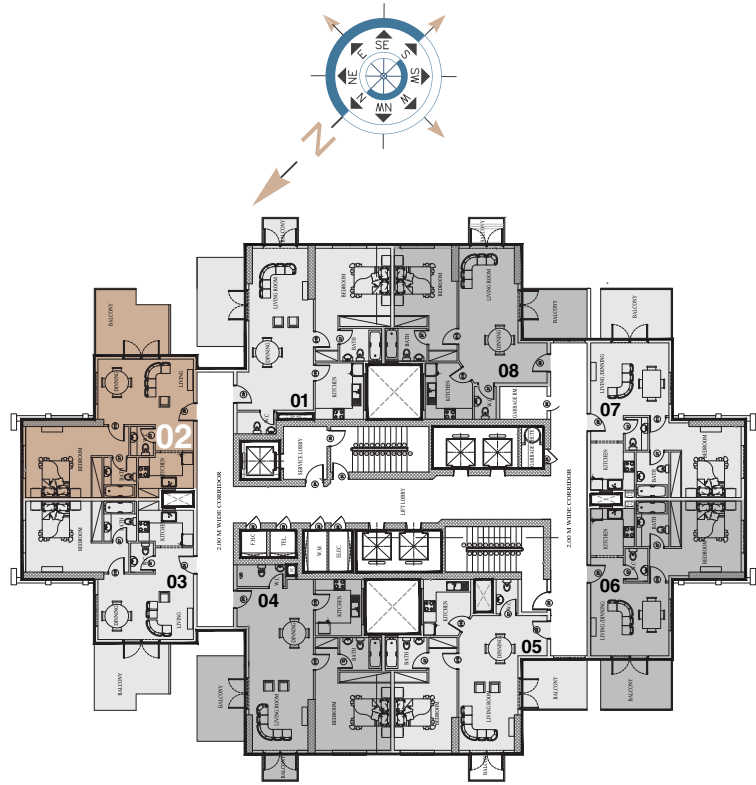
Main Entrance



AlKhail Road

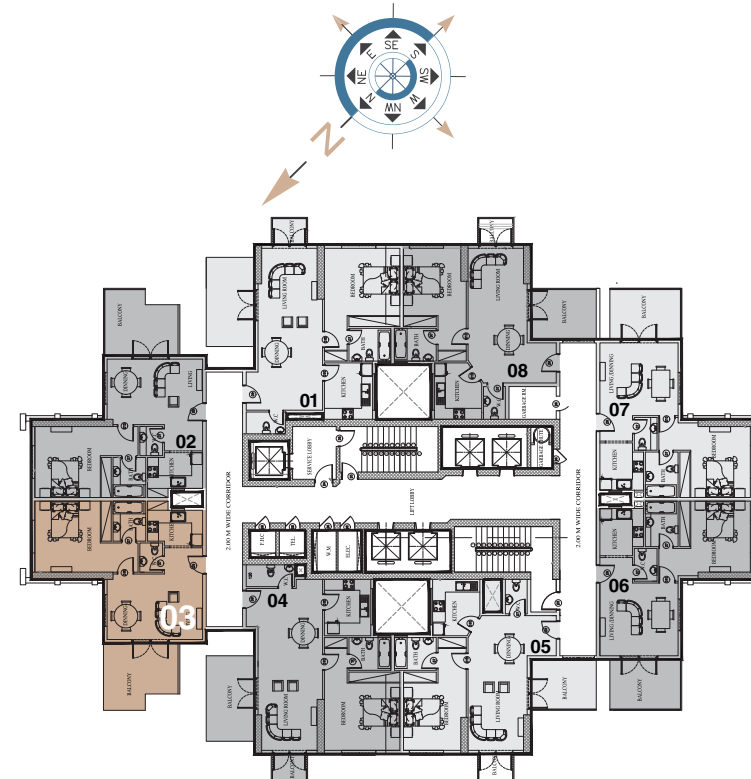
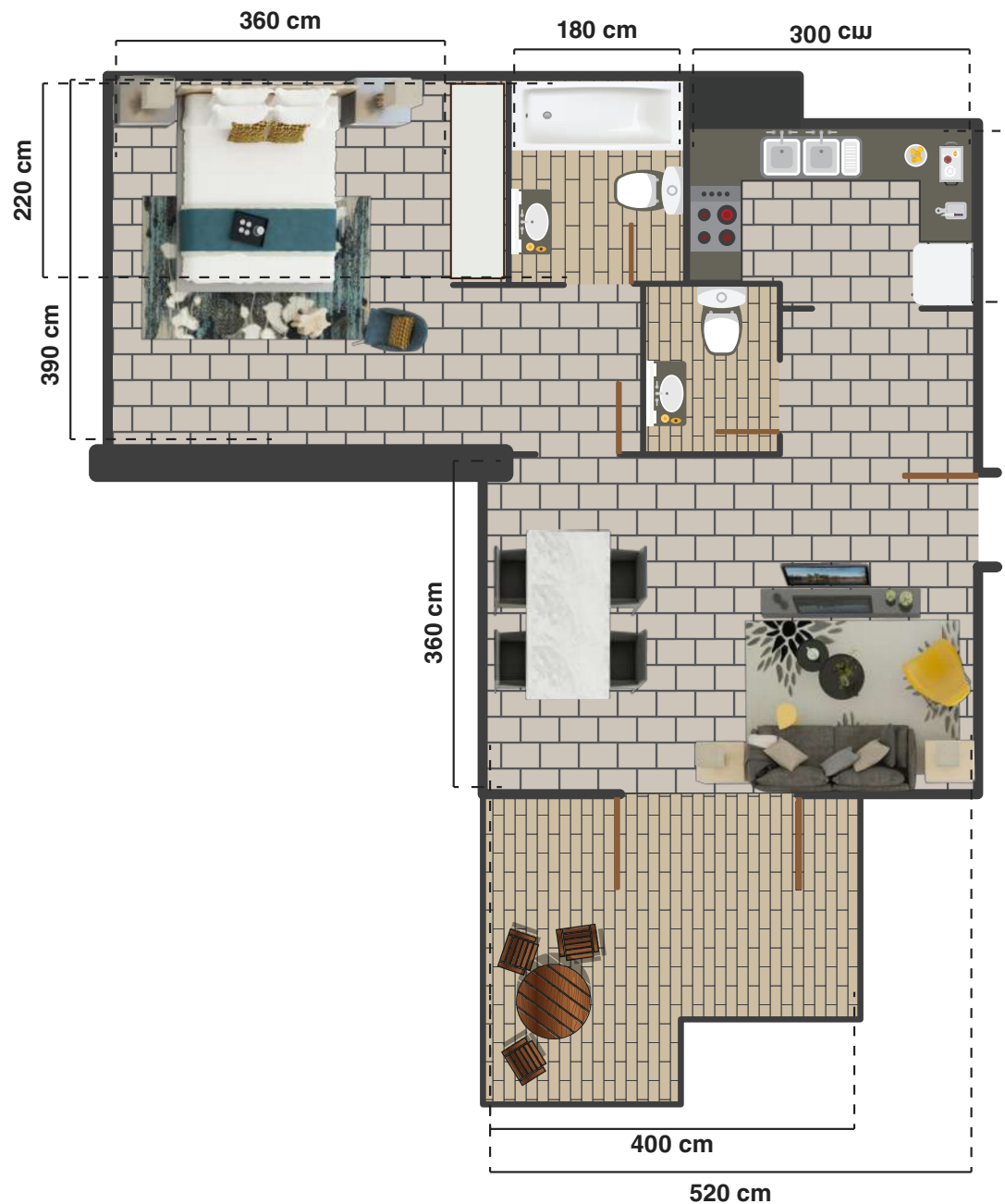


|                            |               |
|----------------------------|---------------|
| <b>Type 01 - 1 Bedroom</b> |               |
| Total area                 | 1230.53 sq ft |

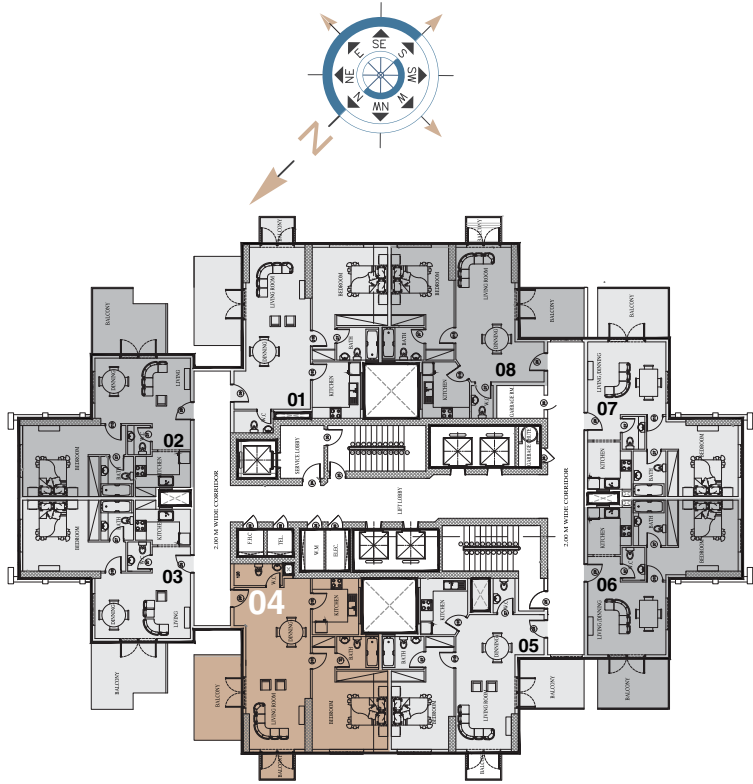


| Type 02 - 1 Bedroom |               |
|---------------------|---------------|
| Total area          | 1059.92 sq ft |

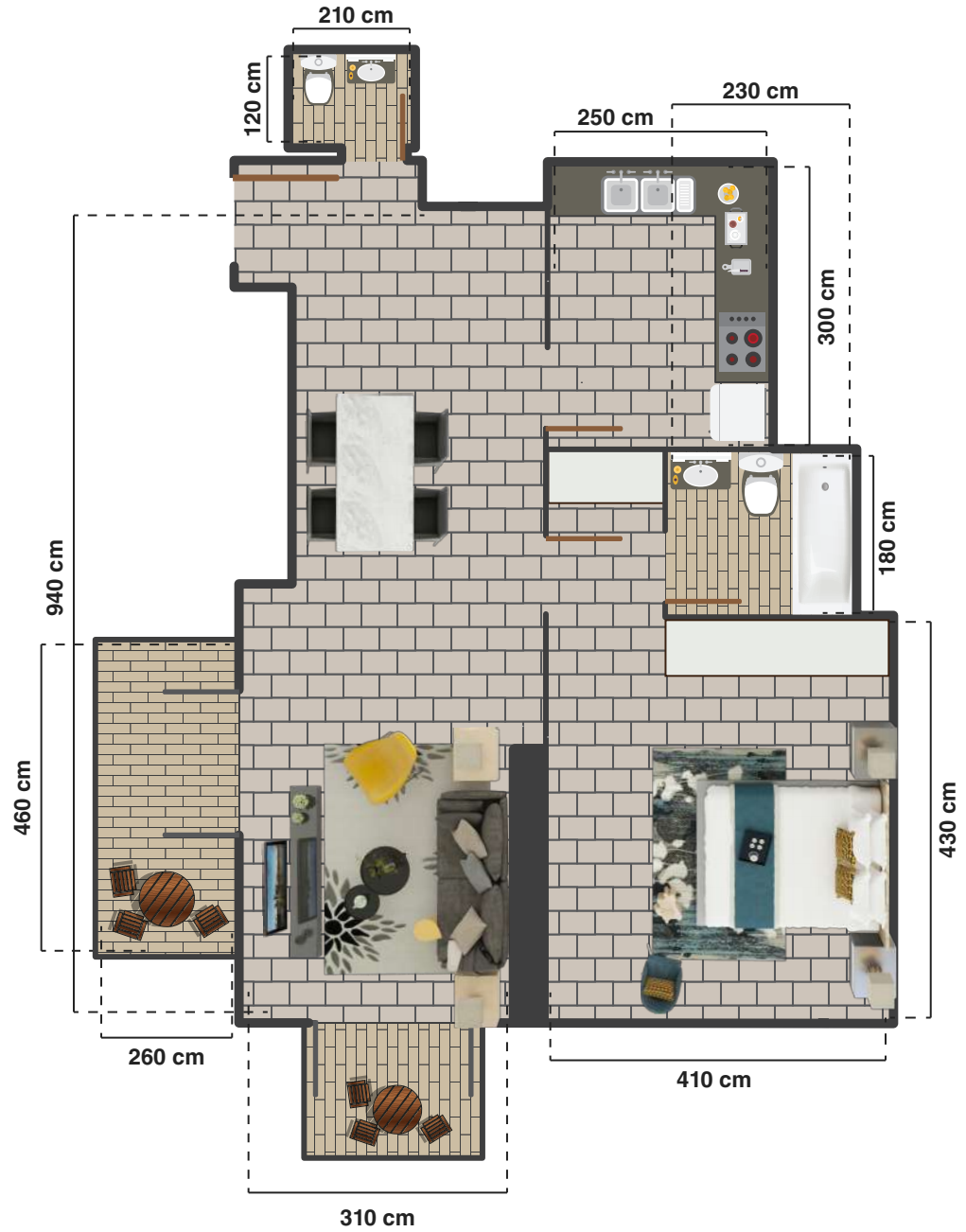


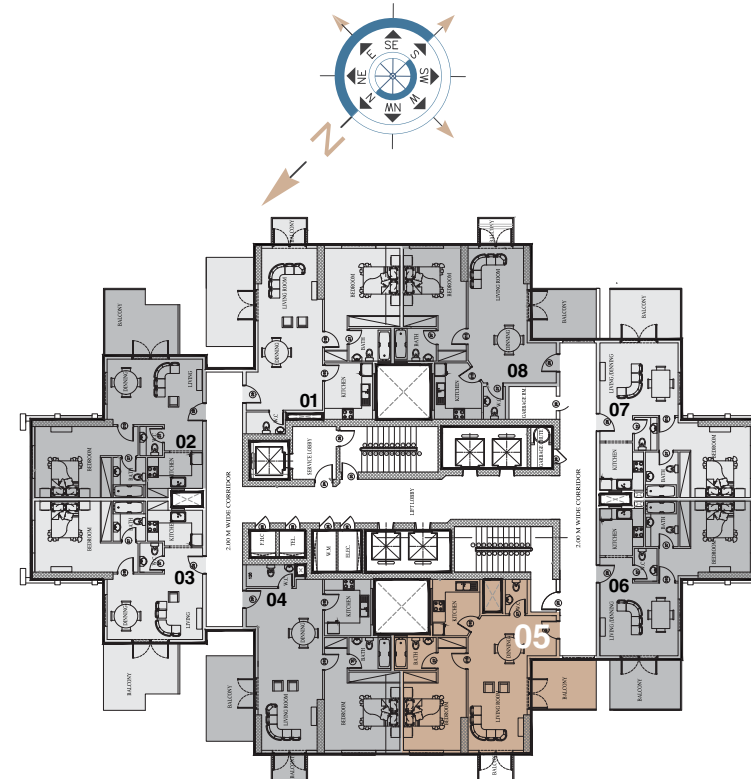
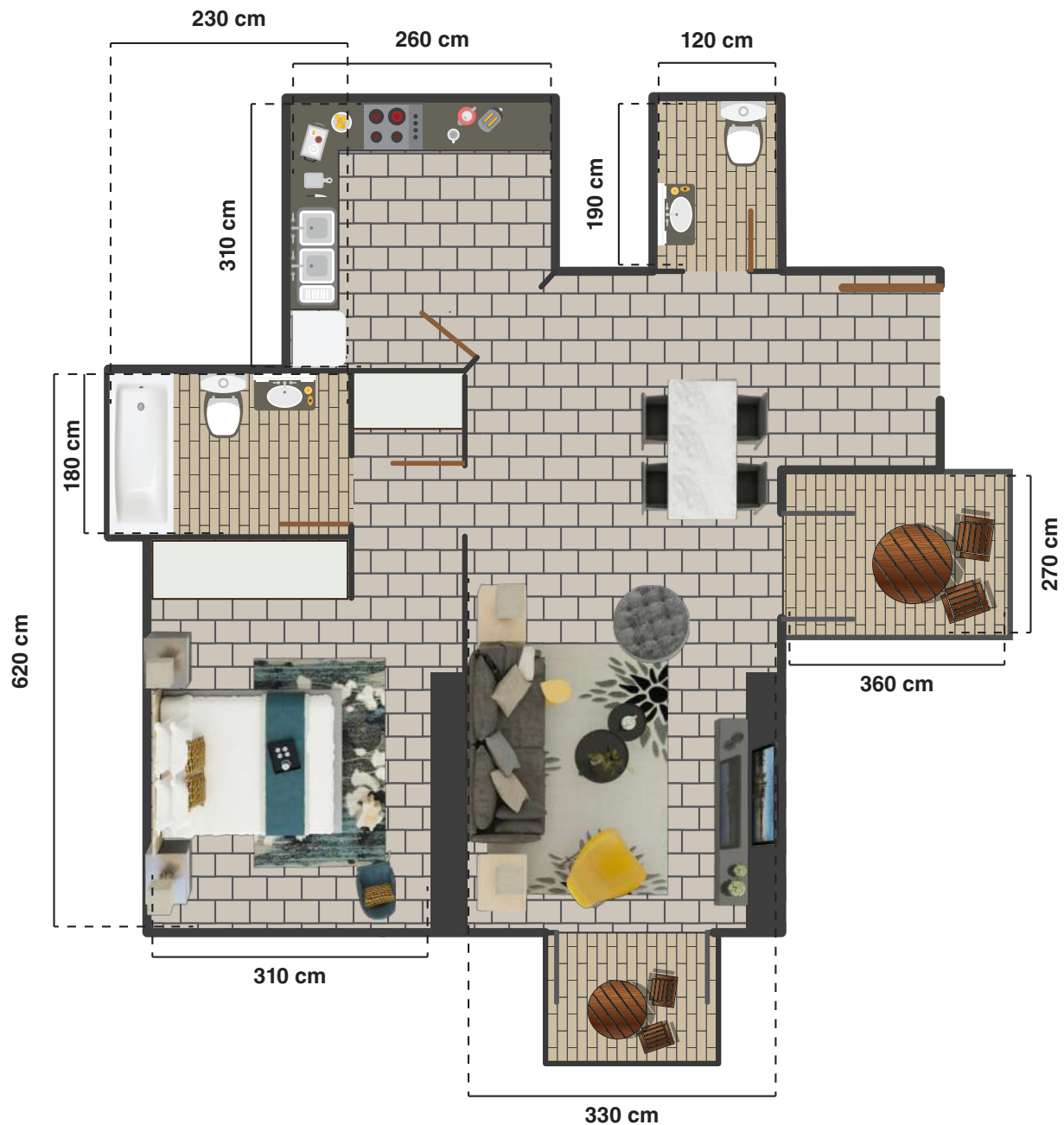


| Type 03 - 1 Bedroom |               |
|---------------------|---------------|
| Total area          | 1059.92 sq ft |

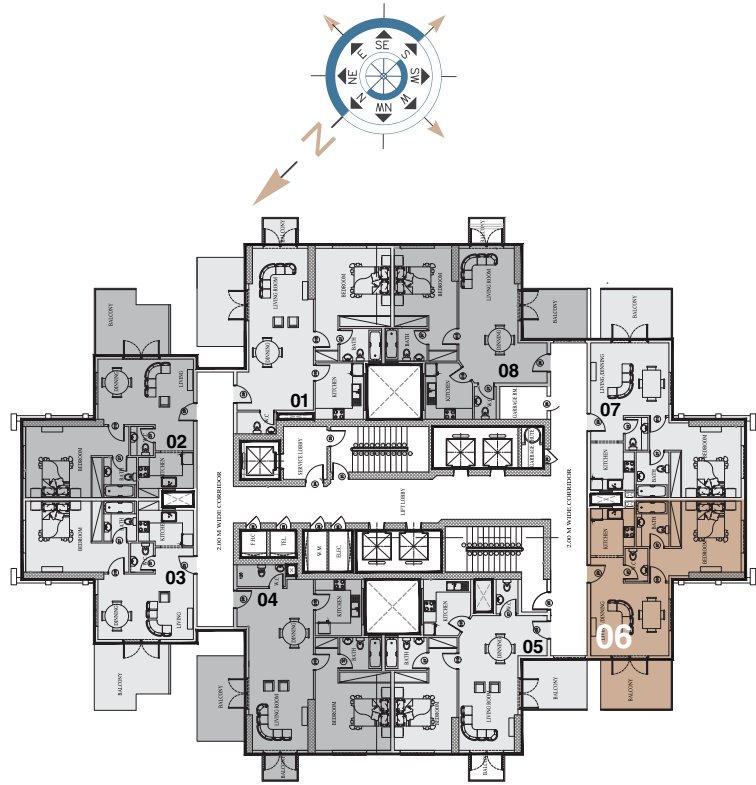


| Type 04 - 1 Bedroom |               |
|---------------------|---------------|
| Total area          | 1244.73 sq ft |

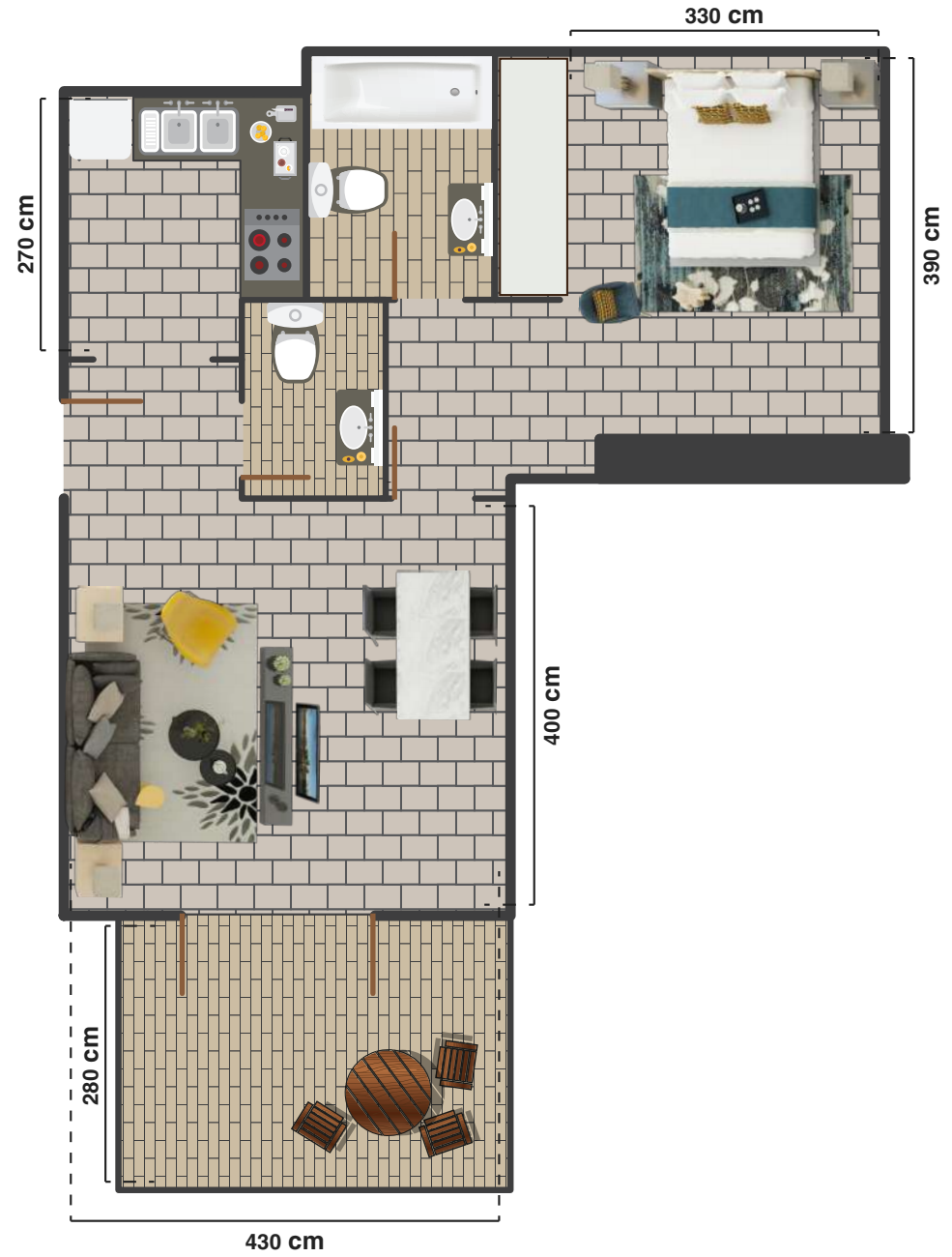


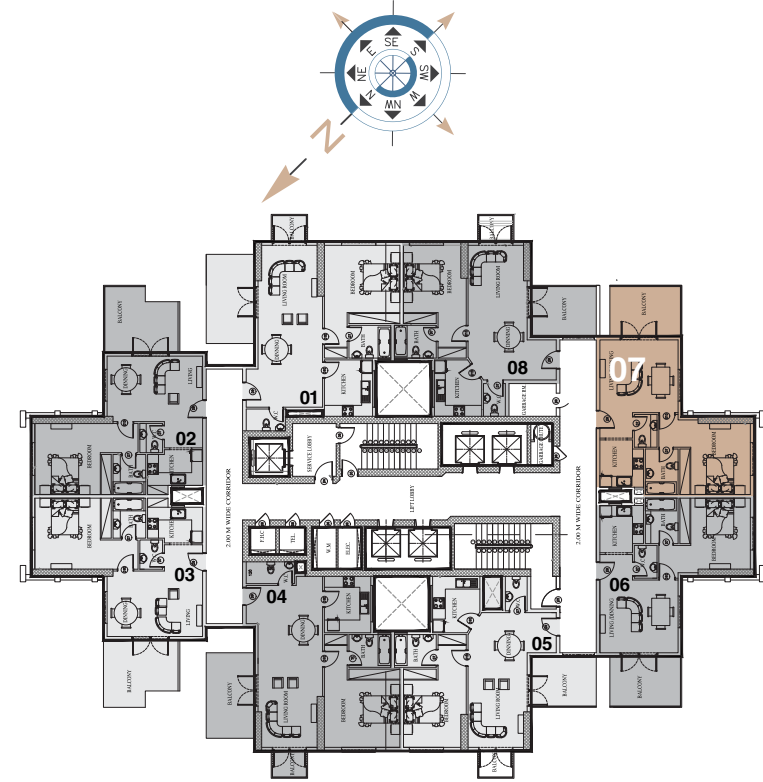


|                            |               |
|----------------------------|---------------|
| <b>Type 05 - 1 Bedroom</b> |               |
| Total area                 | 1022.24 sq ft |



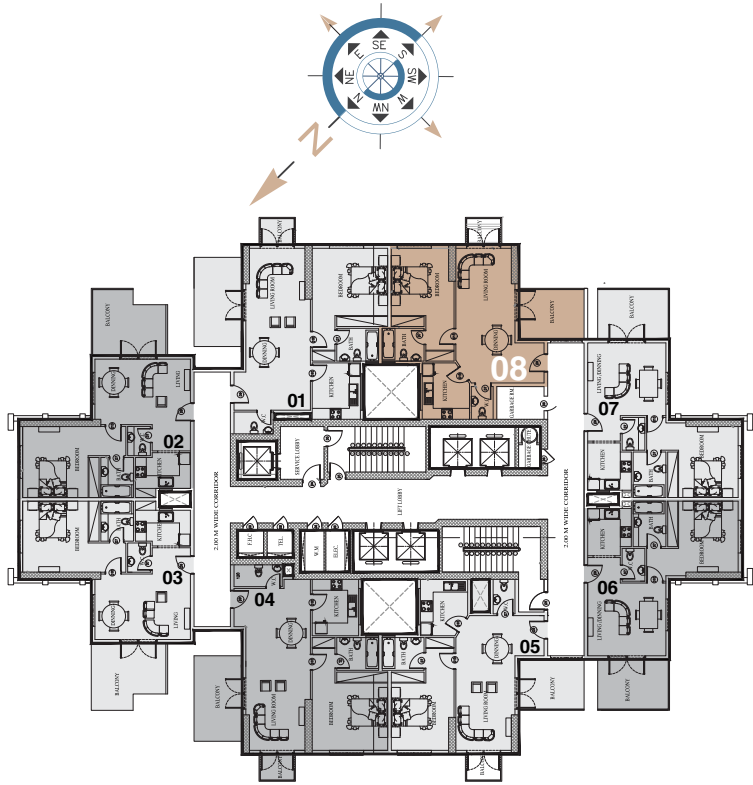
|                            |              |
|----------------------------|--------------|
| <b>Type 06 - 1 Bedroom</b> |              |
| Total area                 | 888.66 sq ft |



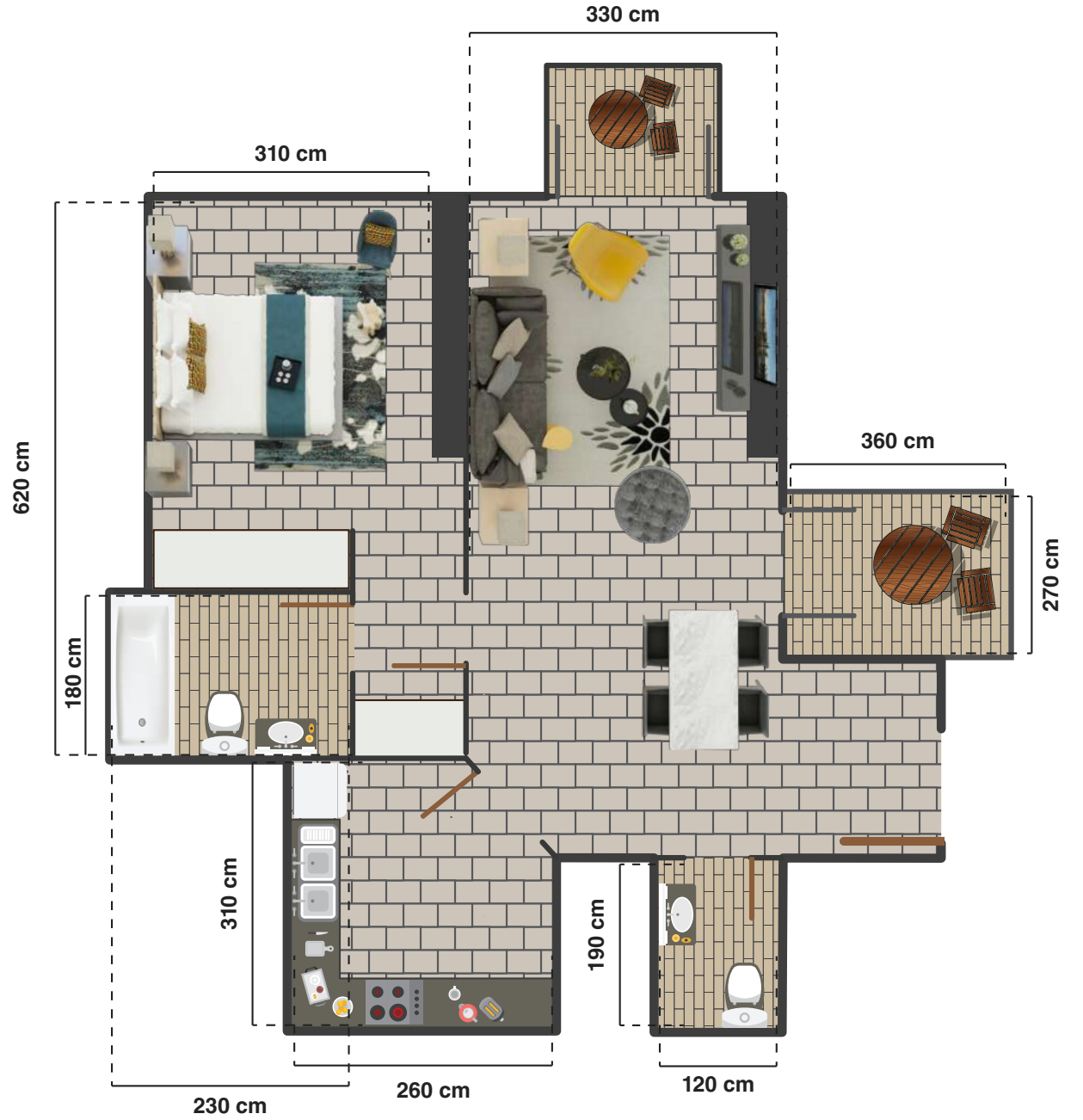


|                            |              |
|----------------------------|--------------|
| <b>Type 07 - 1 Bedroom</b> |              |
| Total area                 | 888.66 sq ft |





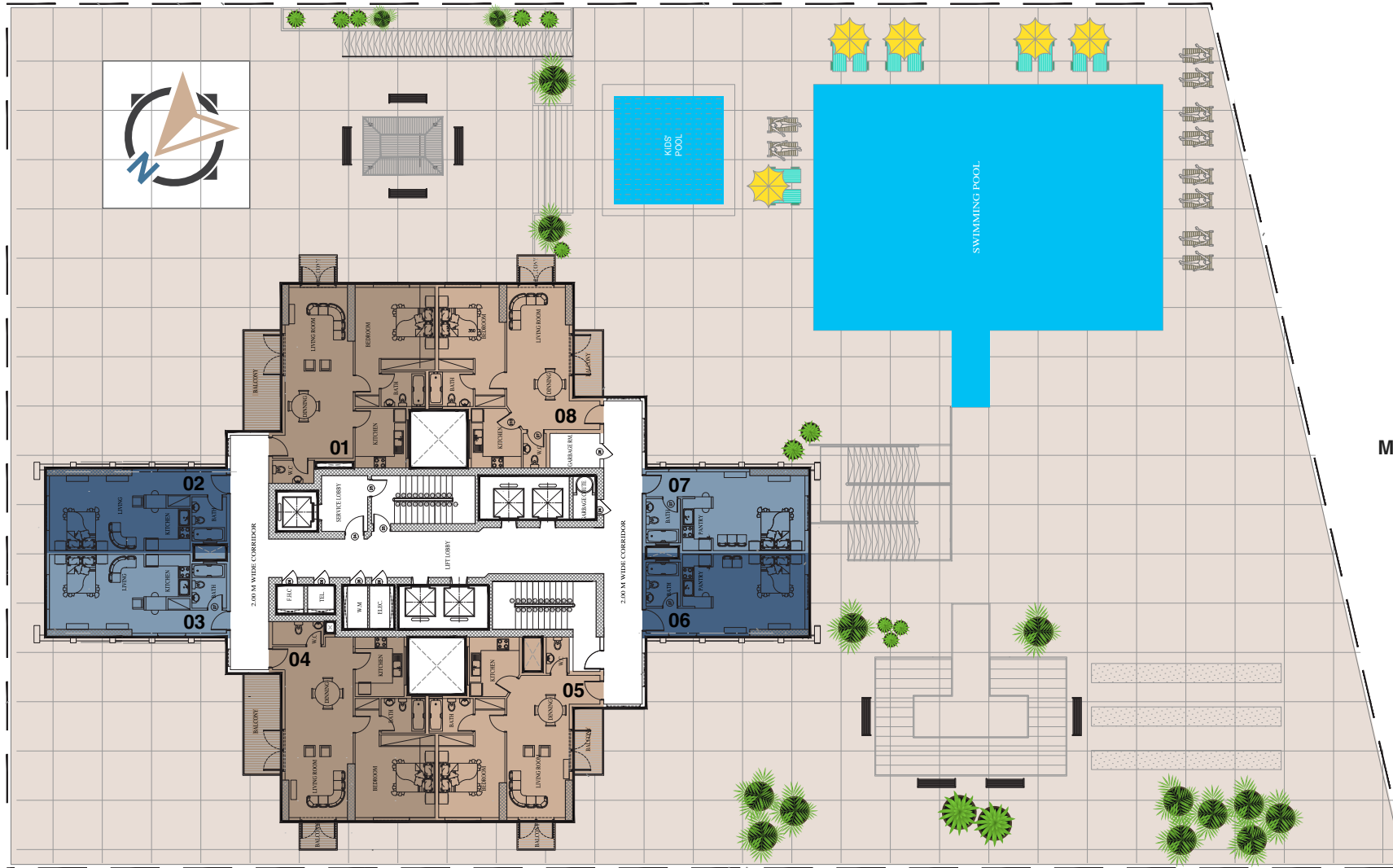
| Type 08 - 1 Bedroom |               |
|---------------------|---------------|
| Total area          | 1017.94 sq ft |

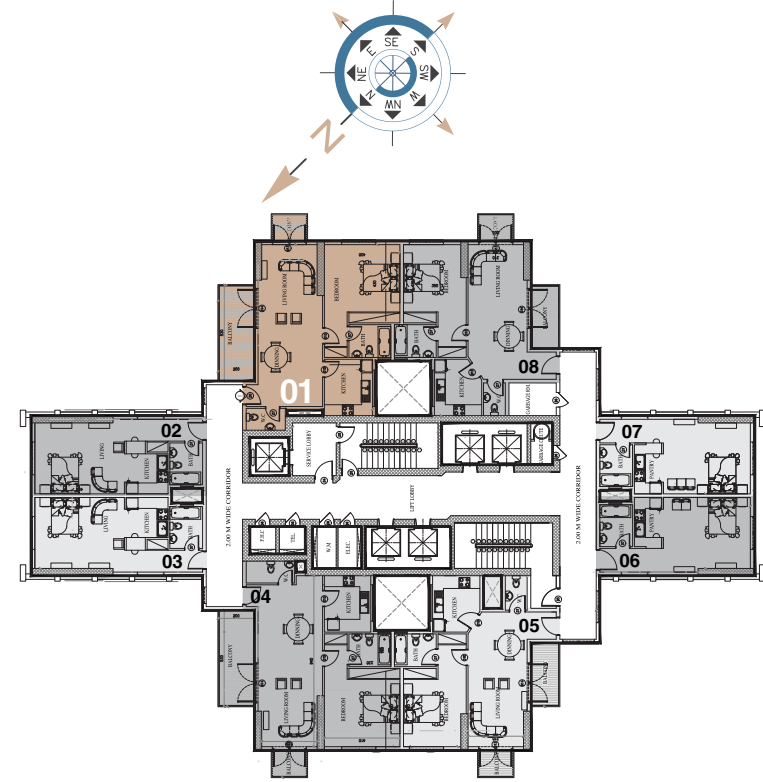
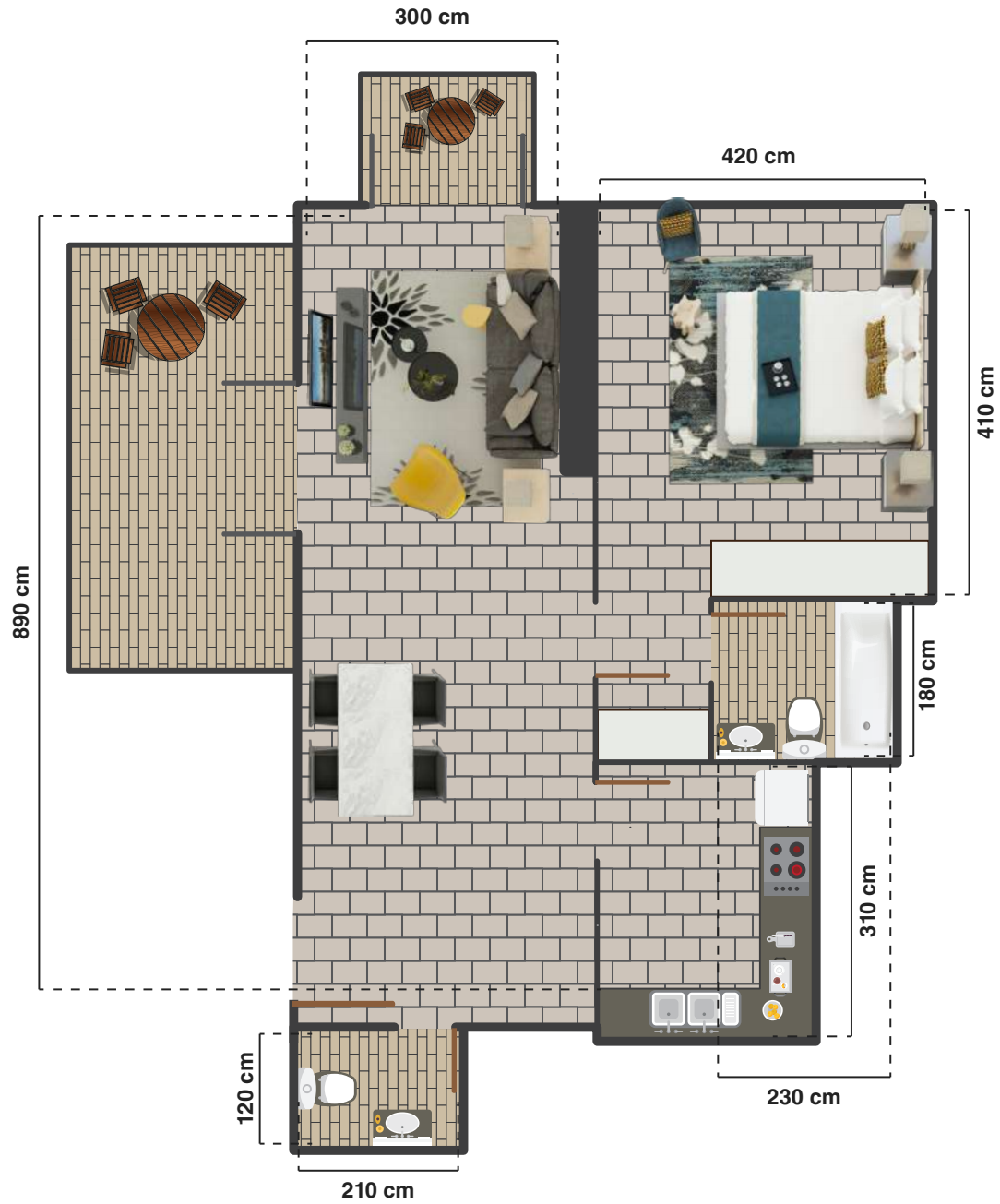




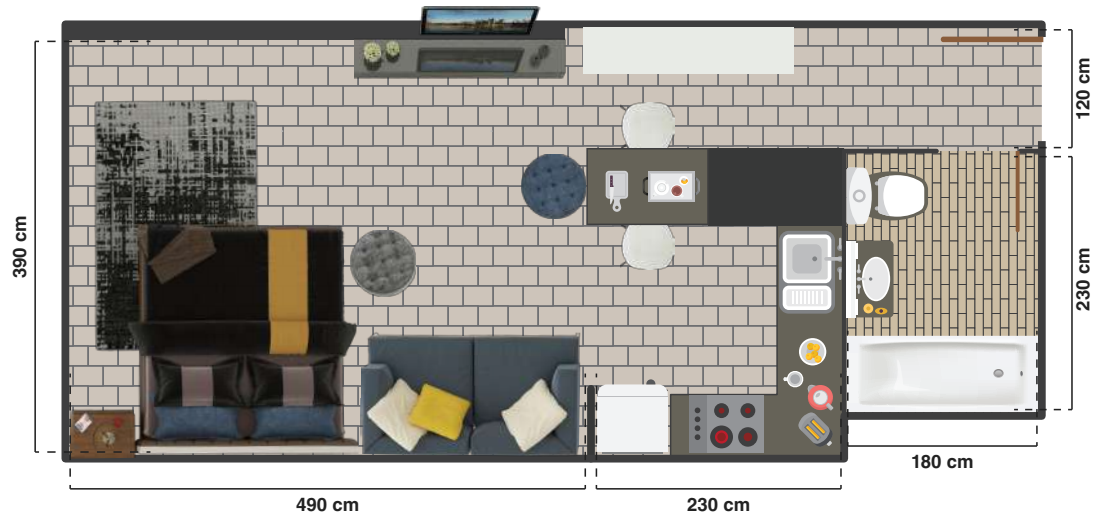
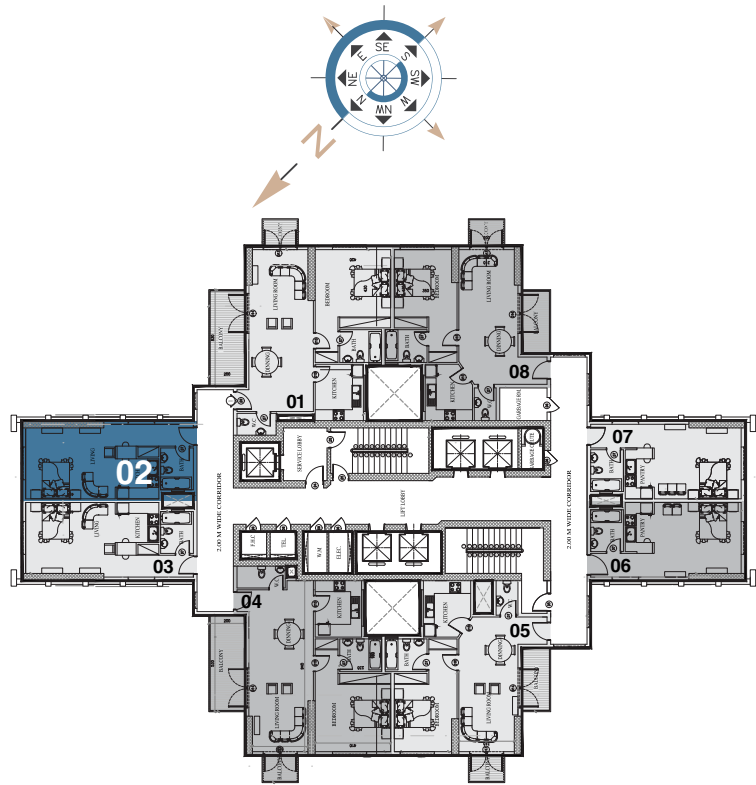
# TYPICAL FLOORPLAN

## 26<sup>th</sup> - 32<sup>nd</sup> FLOOR PLAN

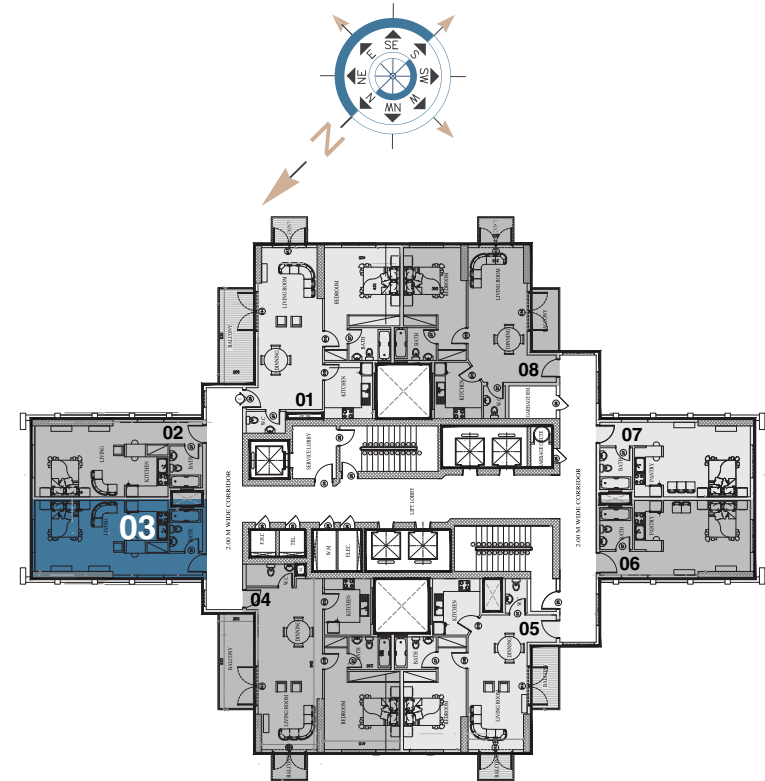
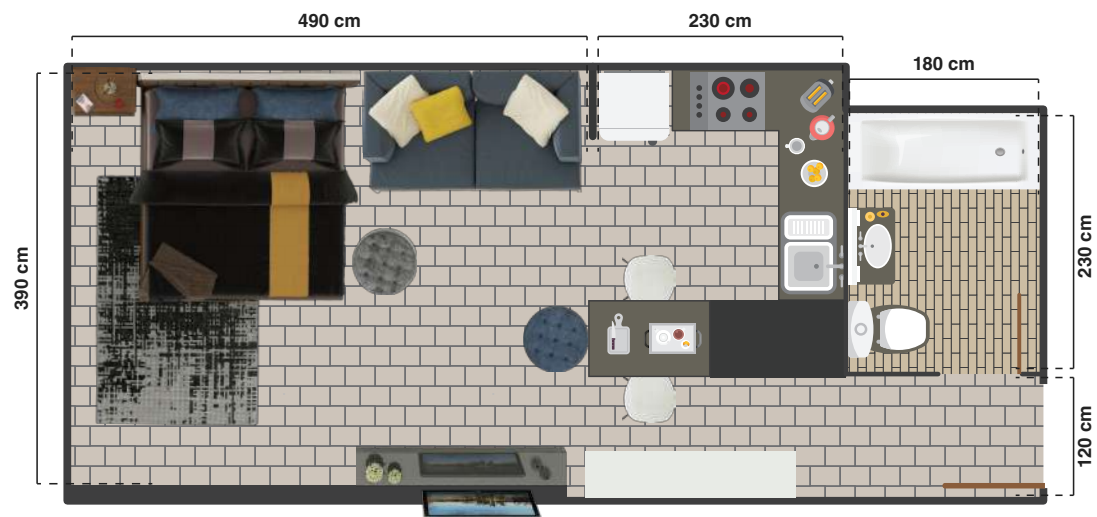




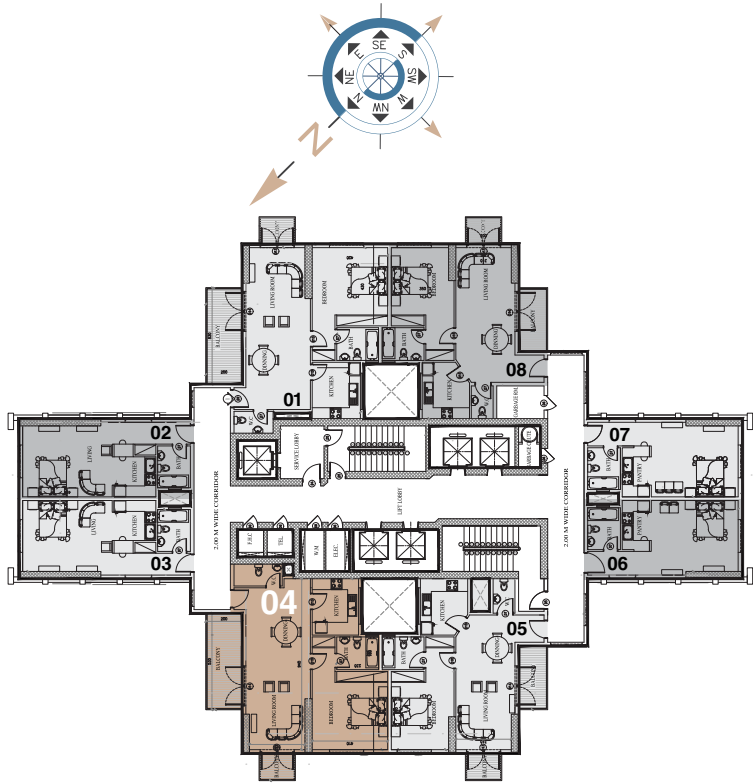
|                            |               |
|----------------------------|---------------|
| <b>Type 01 - 1 Bedroom</b> |               |
| Total area                 | 1139.03 sq ft |



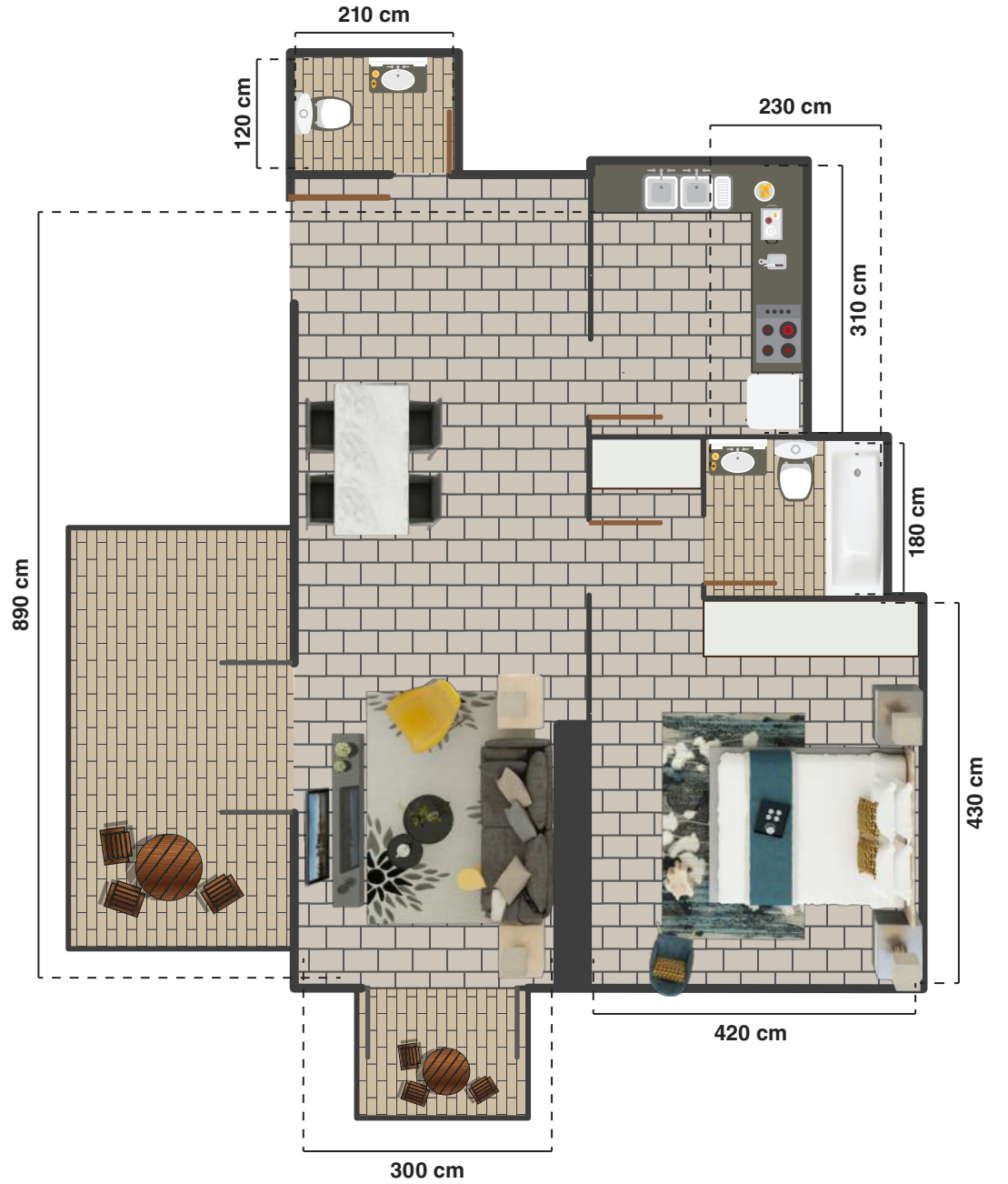
| Type 02 - Studio |              |
|------------------|--------------|
| Total area       | 765.09 sq ft |

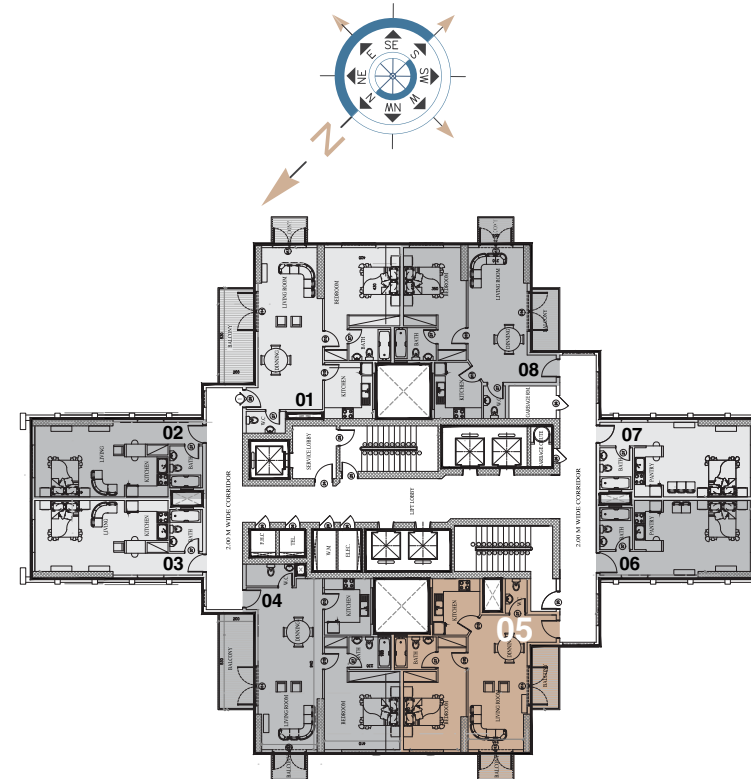


| Type 03 - Studio |              |
|------------------|--------------|
| Total area       | 765.09 sq ft |



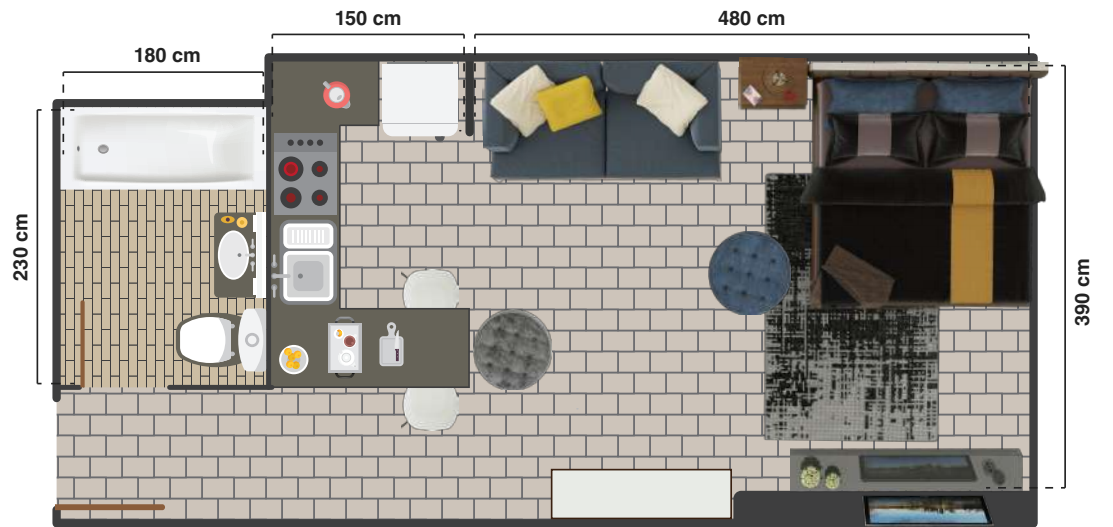
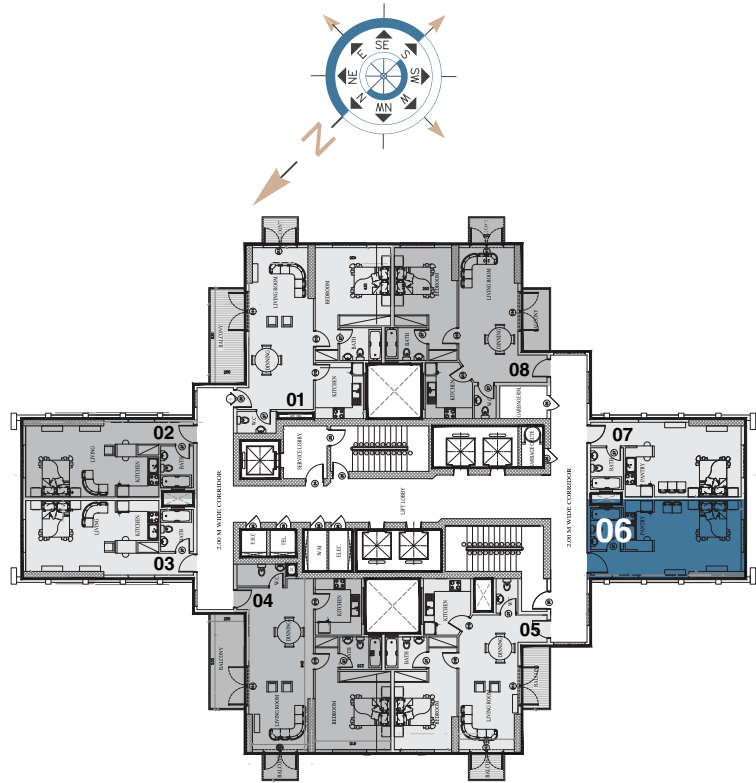
|                            |               |
|----------------------------|---------------|
| <b>Type 04 - 1 Bedroom</b> |               |
| Total area                 | 1153.24 sq ft |



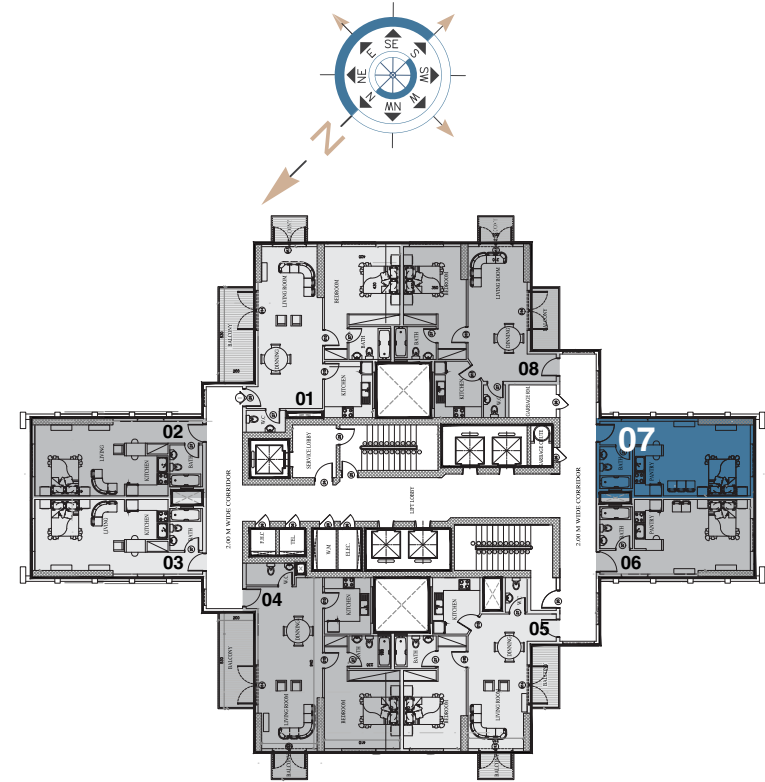
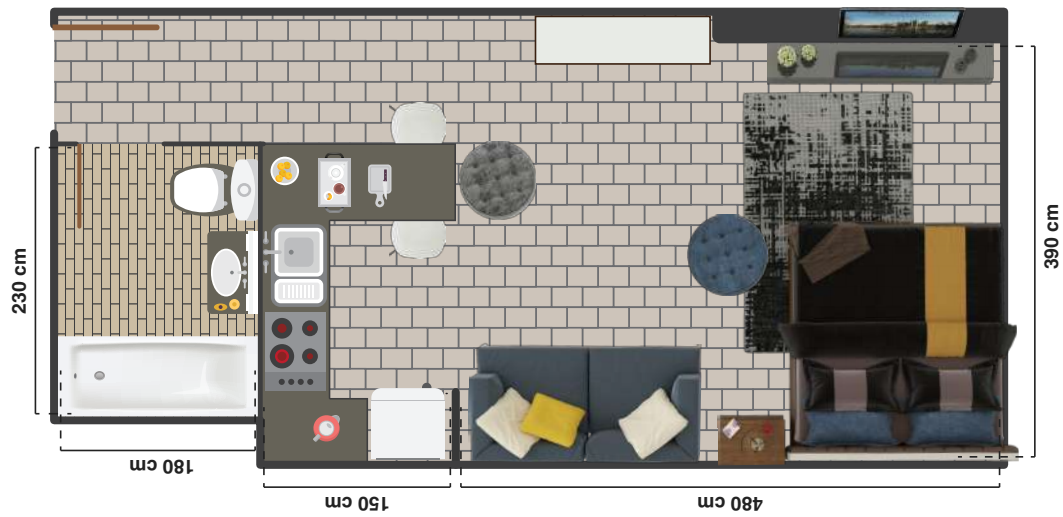


|                            |              |
|----------------------------|--------------|
| <b>Type 05 - 1 Bedroom</b> |              |
| Total area                 | 942.91 sq ft |

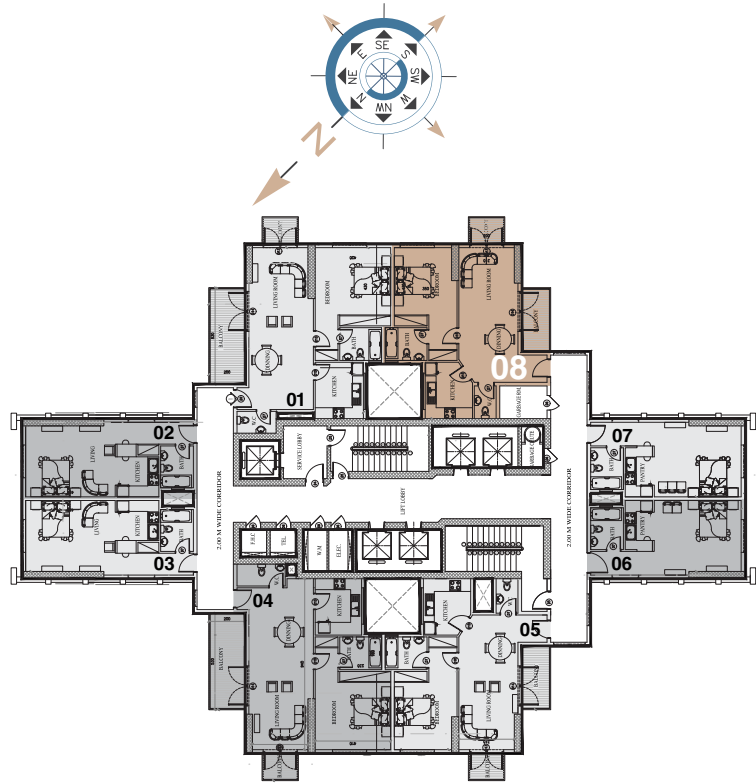




| Type 06 - Studio |              |
|------------------|--------------|
| Total area       | 685.01 sq ft |



| Type 07 - Studio |              |
|------------------|--------------|
| Total area       | 685.01 sq ft |



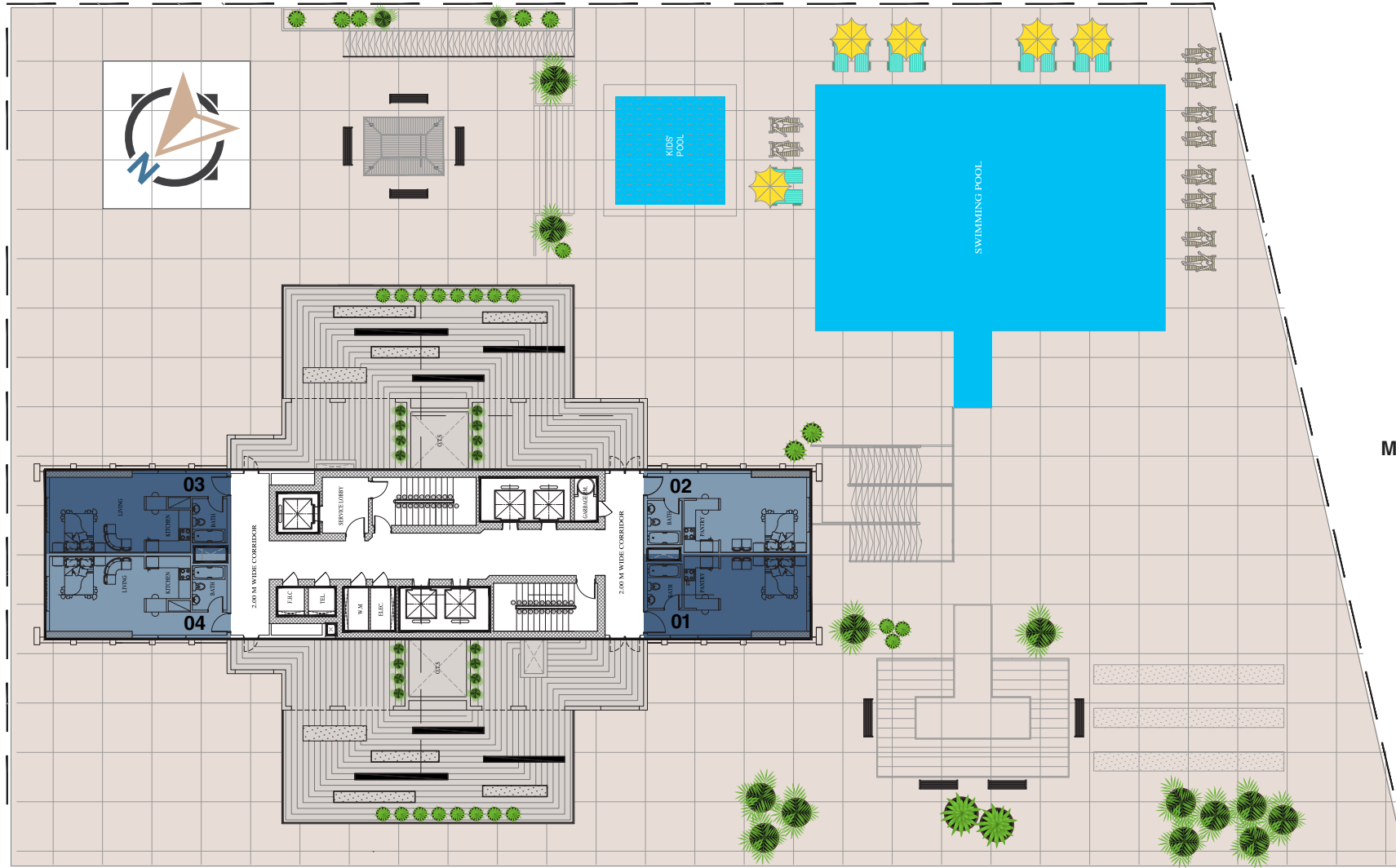
| Type 08 - 1 Bedroom |              |
|---------------------|--------------|
| Total area          | 938.07 sq ft |





# TYPICAL FLOORPLAN

## 33<sup>rd</sup> FLOOR PLAN



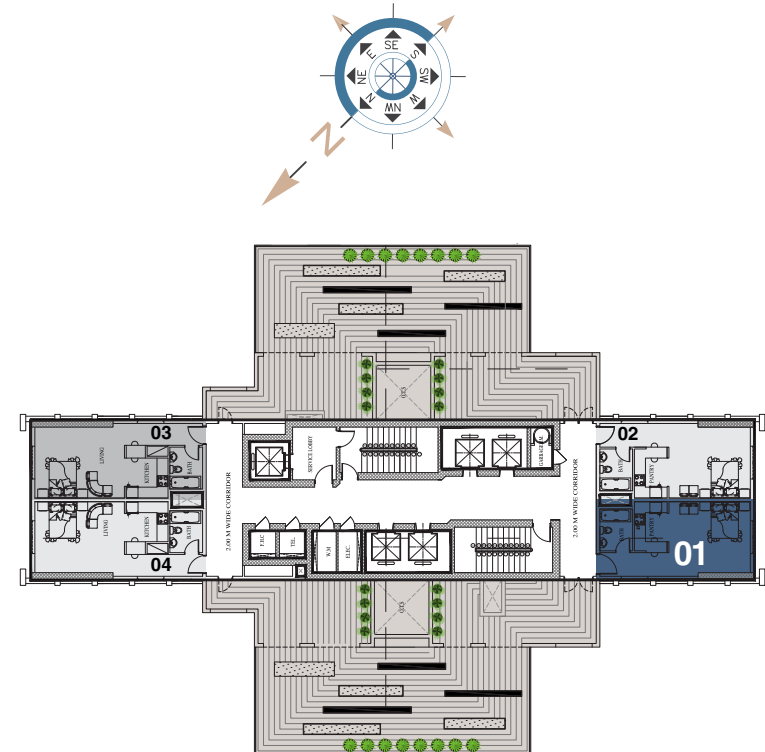
Mohammed Bin Zayed Road



Main Entrance



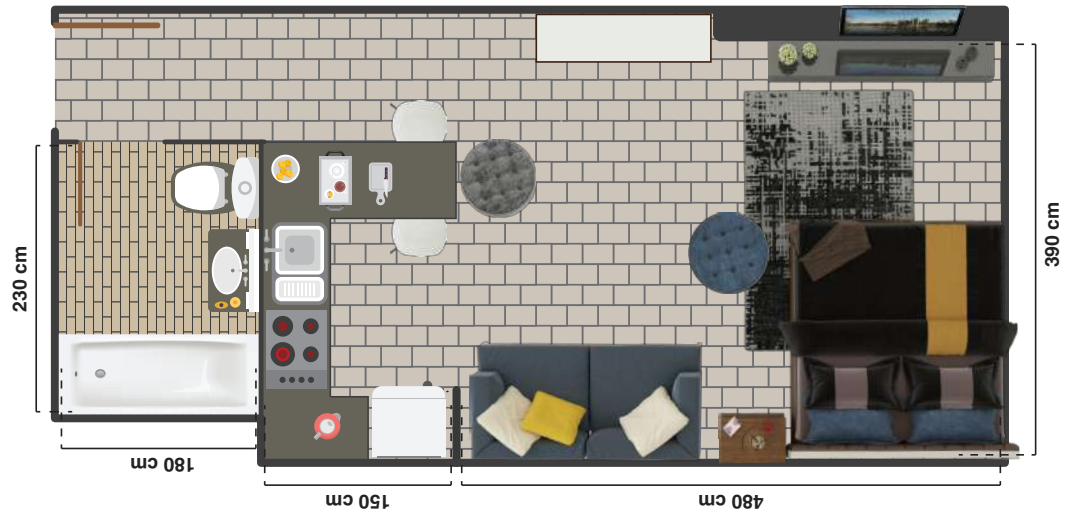
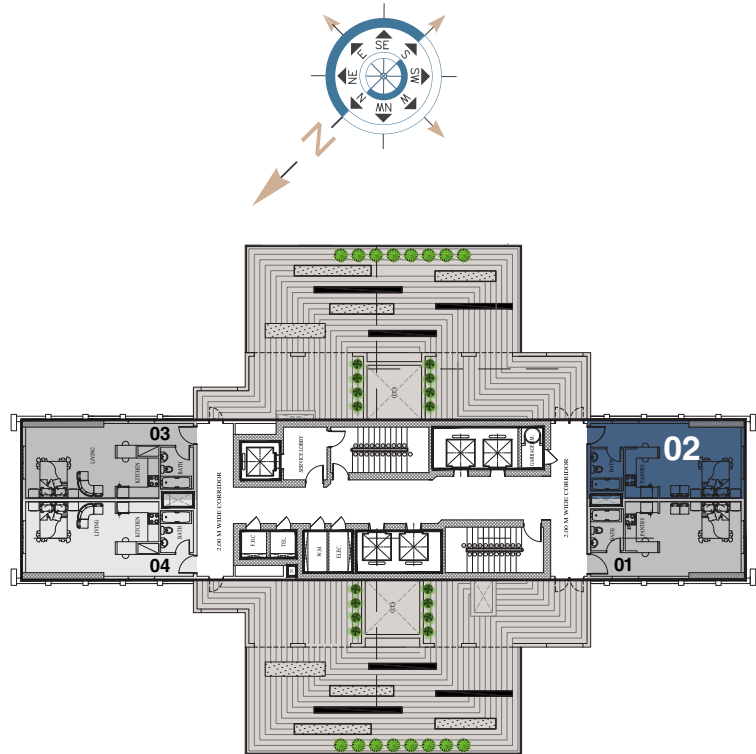
AlKhail Road



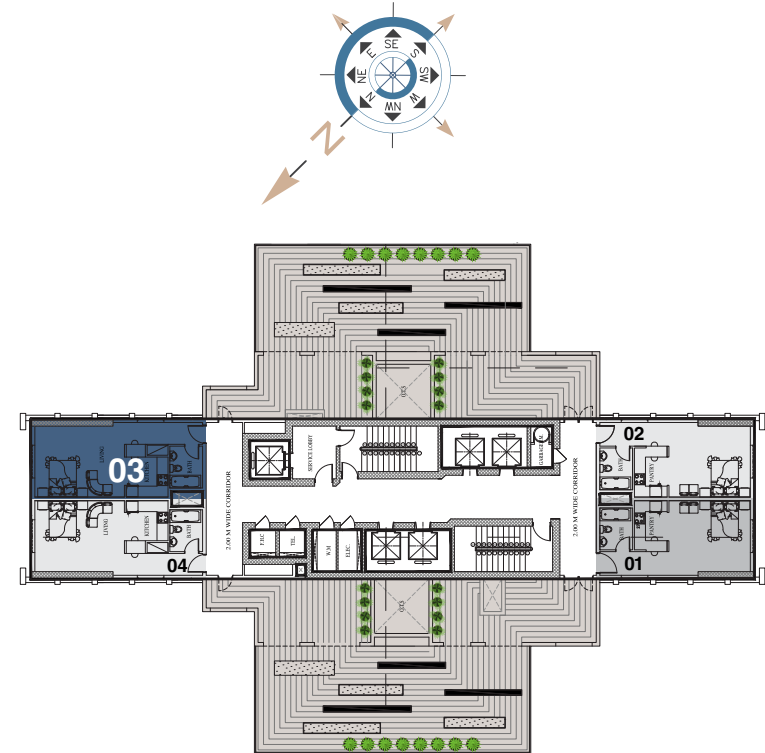
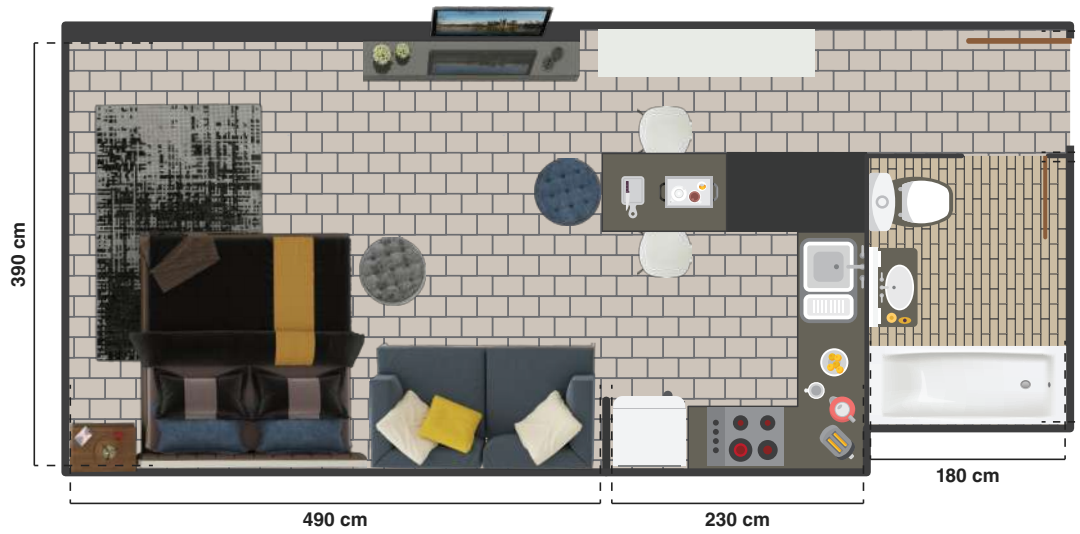
**Type 01 - Studio**

Total area

463.38 sq ft



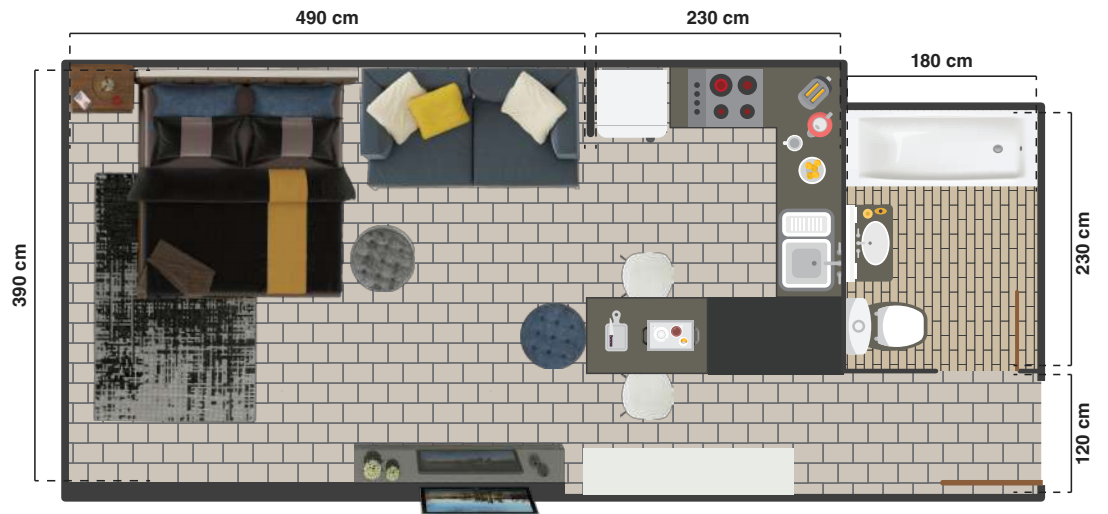
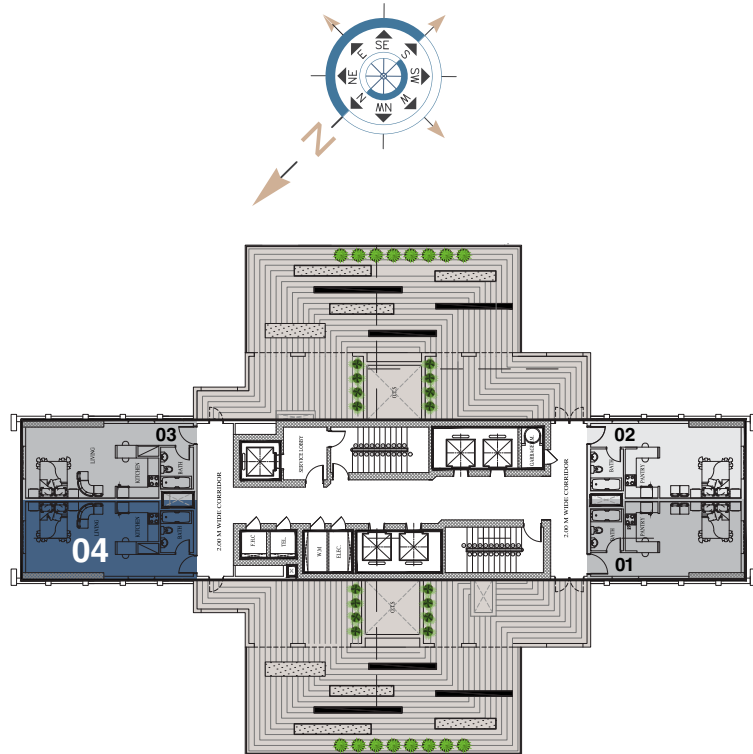
| Type 02 - Studio |              |
|------------------|--------------|
| Total area       | 463.38 sq ft |



**Type 03 - Studio**

|            |              |
|------------|--------------|
| Total area | 512.68 sq ft |
|------------|--------------|



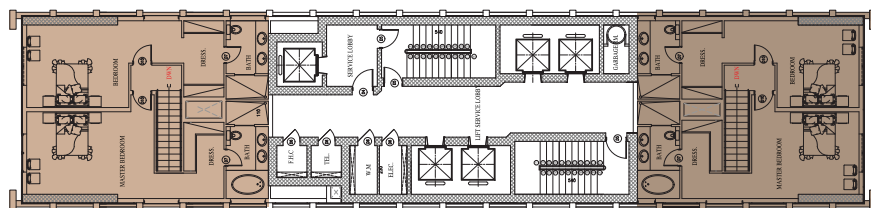
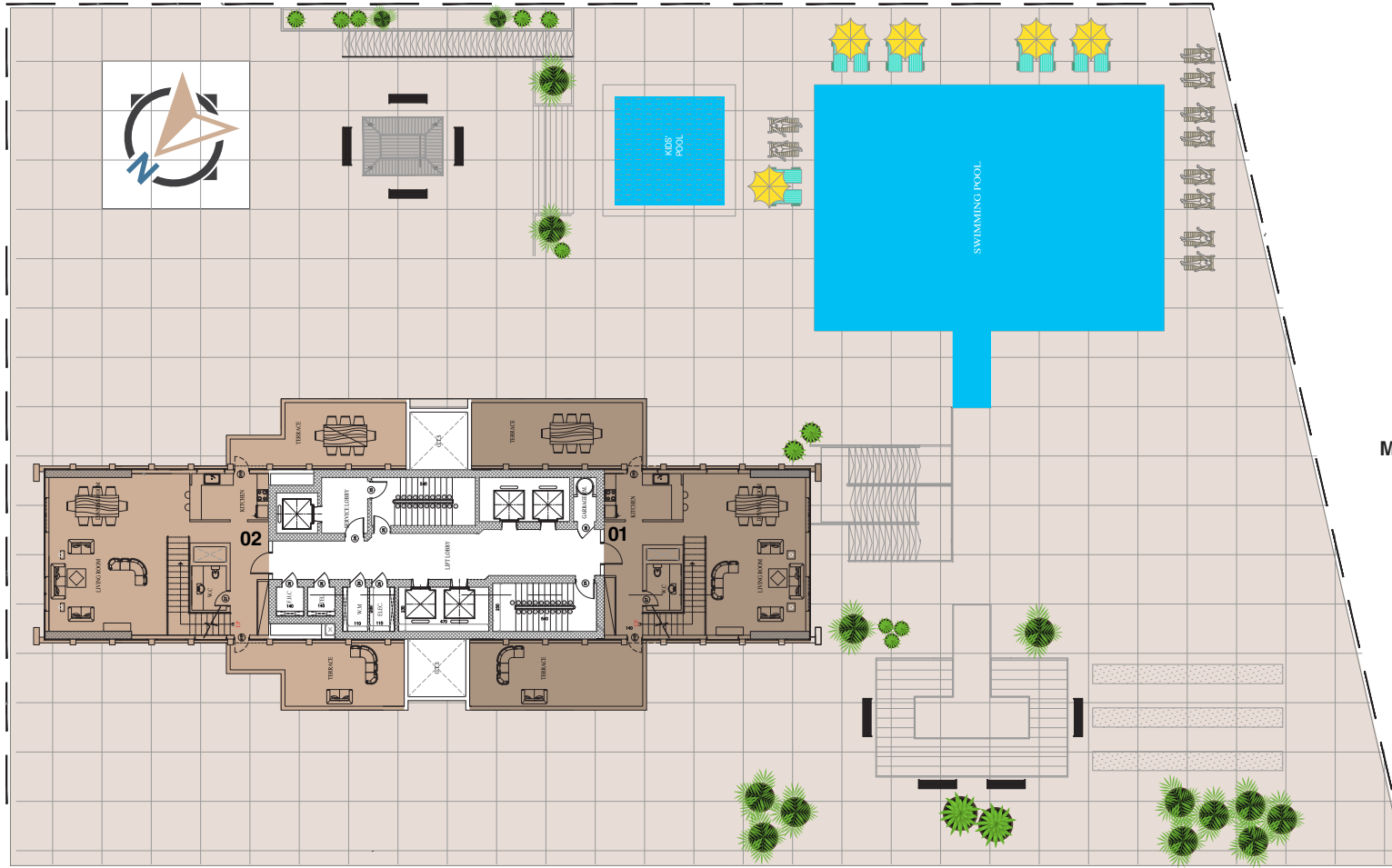


| Type 04 - Studio |              |
|------------------|--------------|
| Total area       | 512.46 sq ft |



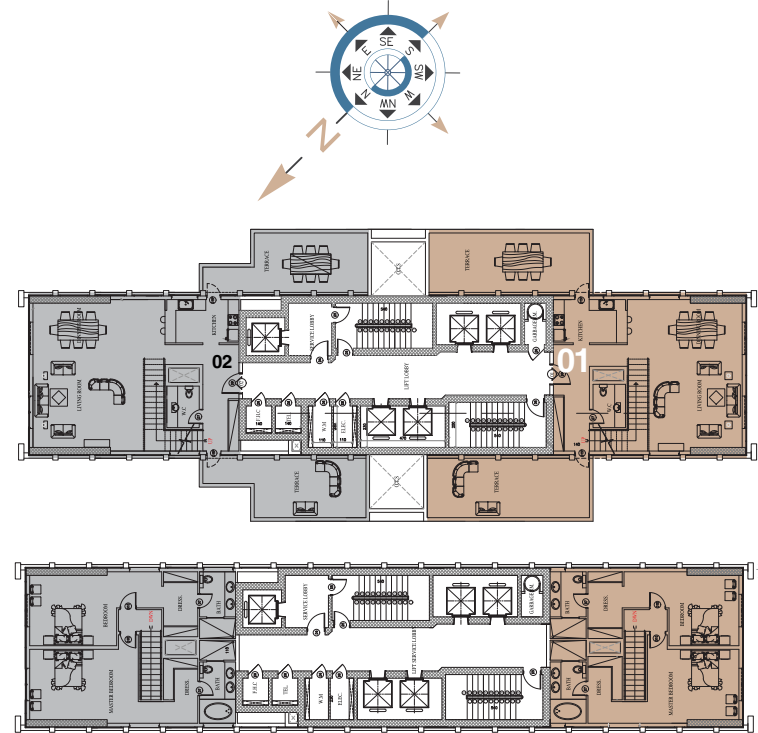
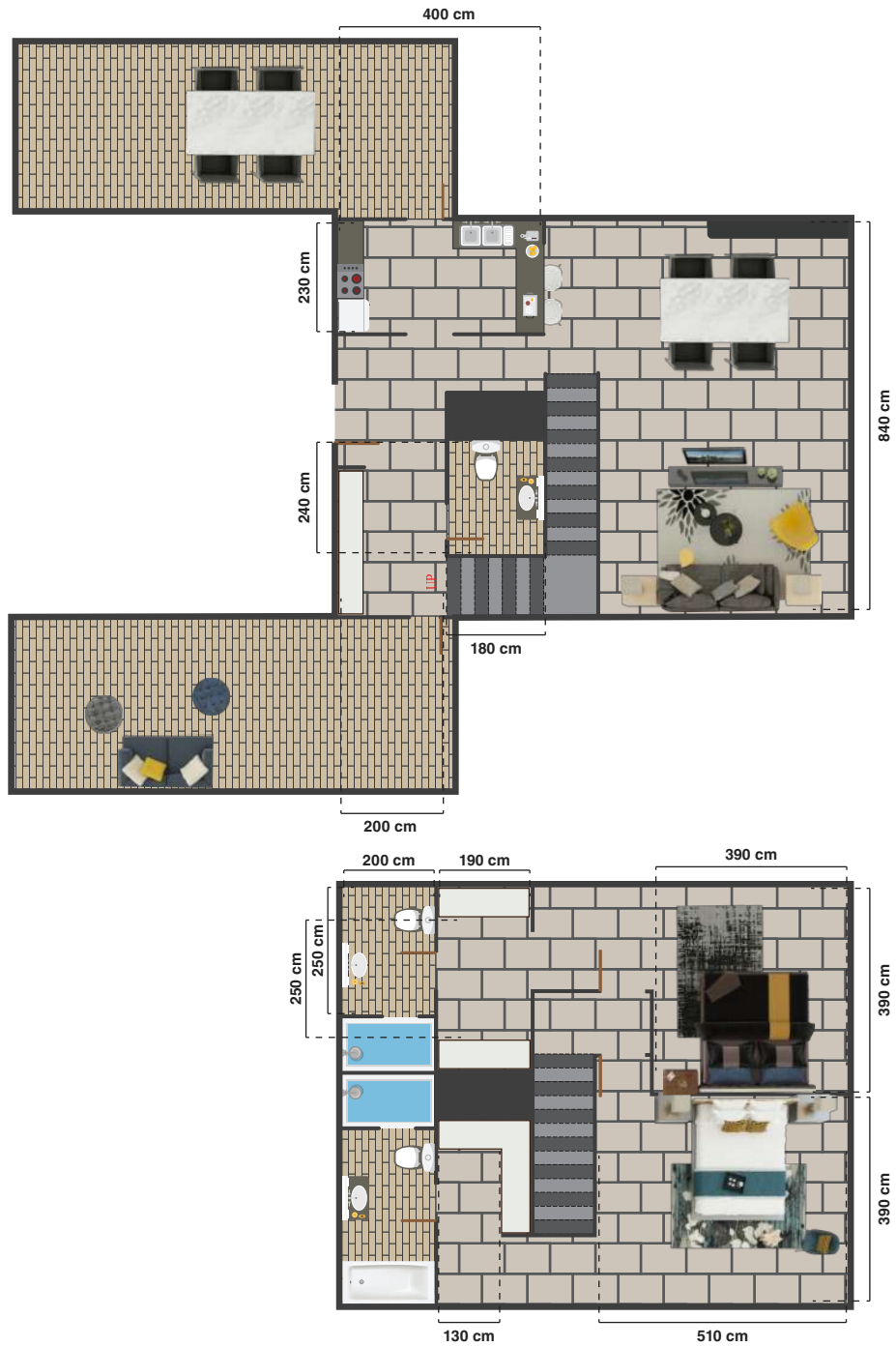
# TYPICAL FLOORPLAN

## 34<sup>th</sup> - 37<sup>th</sup> FLOOR PLAN

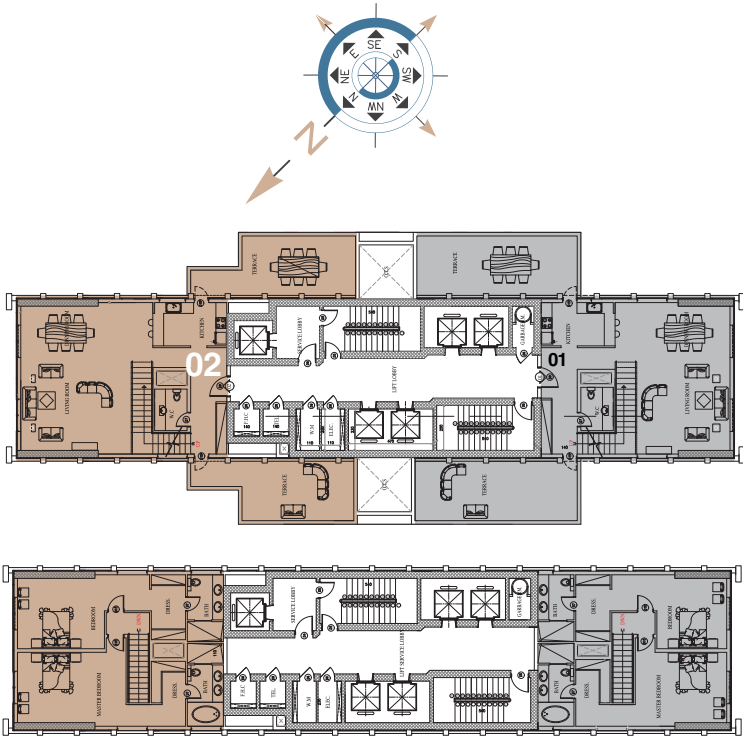


**35<sup>th</sup> - 37<sup>th</sup>**  
FLOOR PLAN  
HIGHER DUPLEX

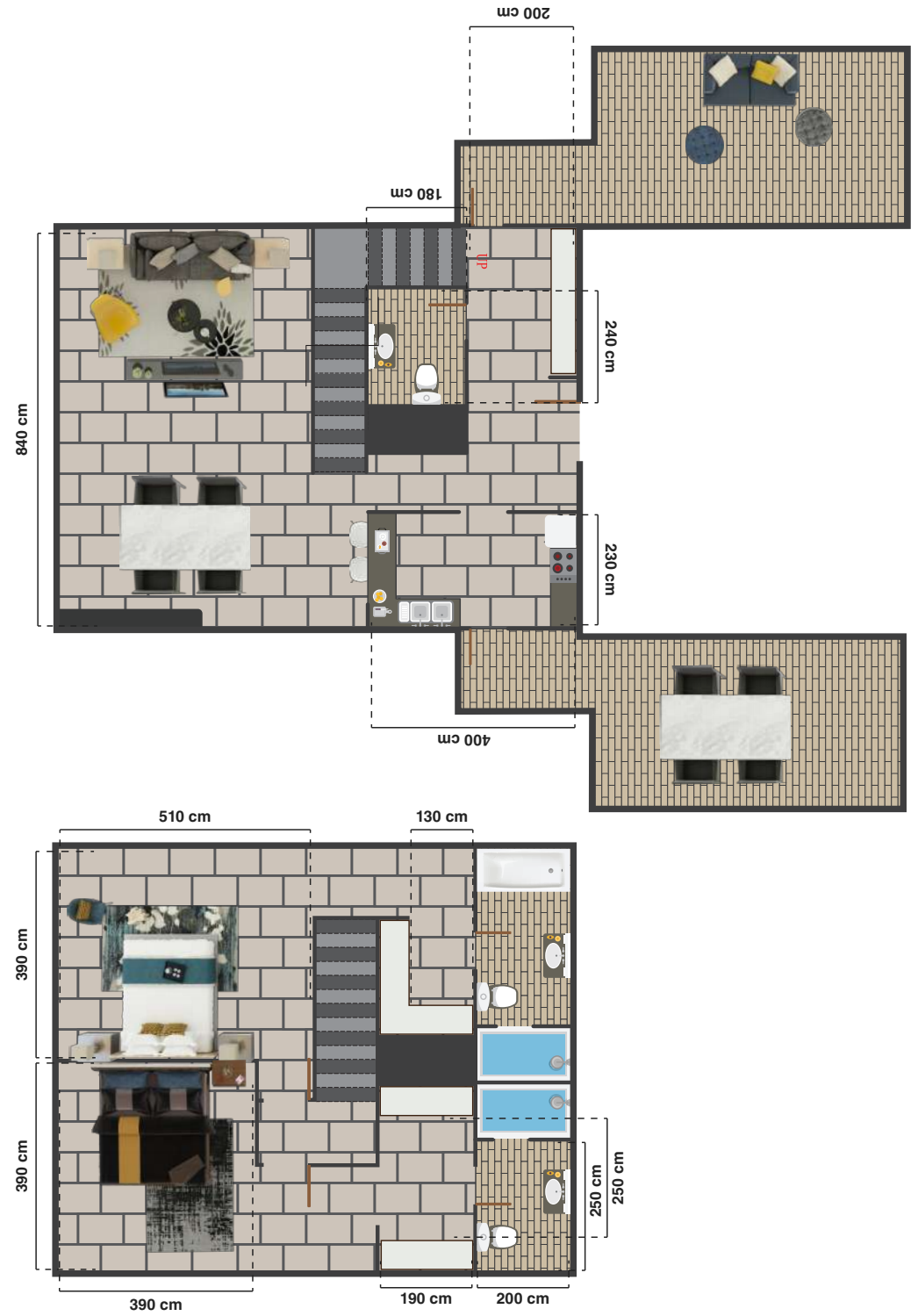




|                         |               |
|-------------------------|---------------|
| <b>Type 01 - Duplex</b> |               |
| Total area              | 3259.63 sq ft |



| Type 02 - Duplex |               |
|------------------|---------------|
| Total area       | 3317.11 sq ft |



**GET FIT, FEEL FABULOUS, GET MOTIVATED,  
AND INCREASE YOUR OVERALL FITNESS**





# FOR YOUR HEALTH

Energise yourself with a challenging work-out at the health club, with all of the latest premium fitness equipment. Then enhance your wellbeing with a session of relaxation in the plush steam rooms and sauna.

---

# CHILLOUT

Go for a swim and enjoy a little downtime in the calming waters – there's no better way to let go of everyday stress.

Two swimming pools for adult and for kids. The swimming pools are big enough to get a serious swimming.

Pool's size (18,20X12,80 meter)









# TIGER

GROUP



**TIGER**  
PROPERTIES



**TIGER**  
INTERNATIONAL  
GENERAL CONTRACTING



**TIGER**  
INDUSTRIES



**TIGER**  
EDUCATION



**TIGER**  
DRILLING



**TIGER**  
MEP



**TIGER**  
CONTRACTING



**TIGER**  
ENGINEERING  
SERVICES



**TIGER**  
HEALTH



**TIGER**  
HOSPITALITY



## Dubai:

Dubai Marina pinnacle tower  
Deira, Samaya Hotel  
JVC, AIDana Tower

## Sharjah:

Taawun Towers 2

Tel: +971 - 800 300 300

contact@tigergroup.ae | www.tigergroup.ae

 @tigergroupglobal

 tigergroupglobal

 Tiger Group Global

