



BELL▲TRIX

# Elevate Your Business, Unwind in Style



Welcome to Bellatrix the premier branded hotel and retail space project in Downtown Jebel Ali. This exquisite development, brought to you by Bellatrix for Real Estate Development L.L.C., presents endless possibilities for success and a luxurious lifestyle.

# Project Conception

Driven by a passion for excellence and a commitment to creative exceptional spaces in the vibrant Dubai real estate landscape, Bellatrix for Real Estate Development L.L.C. recognized the immense potential of Downtown Jebel Ali and set its sight on a project that would transcend the boundaries of the hospitality industry.

The thriving new commercial community is strategically situated at the heart of Dubai and poised to become a bustling hub of economic activity. Inspired by this promising backdrop, Bellatrix envisioned a project that would seamlessly blend business acumen with an unparalleled sense of refinement—a destination where success and relaxation converged.

To bring this vision to life, Bellatrix forged an invaluable partnership with Radisson, a global leader renowned for its unwavering commitment to exceptional hospitality experiences. This collaboration marked a significant milestone for Bellatrix, as it ventured into the commercial hospitality sector for the first time, setting the stage for an extraordinary journey ahead.

# Strategic Commercial Location

The location in Downtown Jebel Ali was carefully chosen for its strategic significance. Nestled between JAFZA and Port of Dubai it offers unparalleled connectivity, serving as a gateway to Dubai's new International Airport and the surrounding developments. With its exceptional accessibility, including convenient access to the Dubai Metro and multiple freeway interchanges, Bellatrix became an oasis of success and prestige—an ideal destination for investors and entrepreneurs seeking a thriving ecosystem.



**1 Min**

UAE Exchange  
Metro Station



**10 Mins**

Expo City  
Dubai



**10 Mins**

Ibn Battuta  
Mall



**10 Mins**

Al Maktoum  
International Airport



**15 Mins**

Dubai  
Marina



**25 Mins**

Downtown  
Dubai



**35 Mins**

DXB International  
Airport



#Grandeur





# Luxurious Hotel Services

The services and amenities at Bellatrix were thoughtfully crafted to cater to the diverse needs of discerning travelers and astute entrepreneurs. A state-of-the-art gym and fitness center offered an opportunity to maintain wellness amidst a demanding lifestyle, while a tranquil spa and health facility provided a sanctuary of rejuvenation. The urban laundry service ensured that guests' needs were attended to with utmost efficiency, while premium room service guaranteed an elevated experience of comfort and convenience. The provision of allocated parking spaces, business meeting rooms, function halls, a restaurant, bar lounge, and an outdoor swimming pool further enriched the offerings, establishing Bellatrix as a true haven of luxury.



Experience world-class amenities and services within the comfort of Bellatrix :

**Gym &  
Fitness Centre**

**Allocated Parking  
Spaces**

**Spa &  
Health Facility**

**Business Meeting  
Rooms**

**Urban Laundry  
Service**

**Restaurant &  
Bar Lounge**

**Premium  
Room Service**

**Outdoor  
Swimming Pool**



# Project Highlights

Guided by meticulous planning and an unwavering commitment to quality, the development of Bellatrix took shape. The magnificent structure, standing tall with its B + G + 3 Podiums + 16 Floors + Roof became an embodiment of architectural splendor. With 217 luxurious hotel keys, Bellatrix by Radisson showcased a thoughtful combination of style, comfort, and functionality, ensuring a memorable experience for its esteemed guests.

## BUA

21,982 Sqm

## Floors

B + G + 3 Podiums +  
16 Floors + Roof

## Land Area

1,763 Sqm

## Units

217 Hotel Keys

## Vaastu

The majority of units are compliant



# Premium Living Spaces for Entrepreneurs

Beyond its stature as a branded hotel, Bellatrix also catered to the needs of entrepreneurs seeking premium living spaces that truly understood their aspirations. The meticulously designed deluxe rooms, garden suites, and junior suites offered an unmatched blend of sophistication and spaciousness—a testament to the developer's unwavering commitment to providing an unparalleled lifestyle experience.

Offering exquisite living spaces designed to cater to the needs of entrepreneurs seeking both luxury and functionality. Choose from a range of stunning options:

## Deluxe Rooms

28 Sqm, starting from  
AED 750,000 (\$204,200)

## Garden Suites

37 Sqm, starting from  
AED 790,000 (\$215,100)

## Executive Suites

88 Sqm, starting from  
AED 2.4 Million (\$653,400)

# Flexible Payment Plan with Exciting Bonuses

Bellatrix by Radisson understands the importance of a convenient payment plan, offering the following beneficial payment plan for investor convenience.

|                             |                           |                                 |
|-----------------------------|---------------------------|---------------------------------|
| <b>10%</b><br>Booking       | <b>10%</b><br>SPA Signing | <b>5%</b><br>Every Three Months |
| <b>40%</b><br>Handover Time | <b>0%</b><br>VAT          | <b>0%</b><br>Service Charges    |



# Unlock Exceptional Returns on Investment

Invest with confidence and enjoy up to

# 7%

Net ROI per year  
Freehold Ownership.

#Unrivaled