

sky) (gardens

Park Avenue DIFC



A Subsidiary of Al Mazaya Holding Co. (K.S.C.C.)

Owner



شركة المازية هولدنج
AL MAZAYA HOLDING Co. K.S.C.C.

Development Manager



Master Developer



sky)(gardens
PARK AVENUE DIFC



Bringing Nature Back...



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Dubai, a magnificent city where almost any dream can become reality.

Whether it is man-made islands in shapes of palm trees or even the world, or indoor skiing halls, or a world-class financial center that you are looking for - **you will find it all in Dubai.**

Dubai. Where dreams come true.

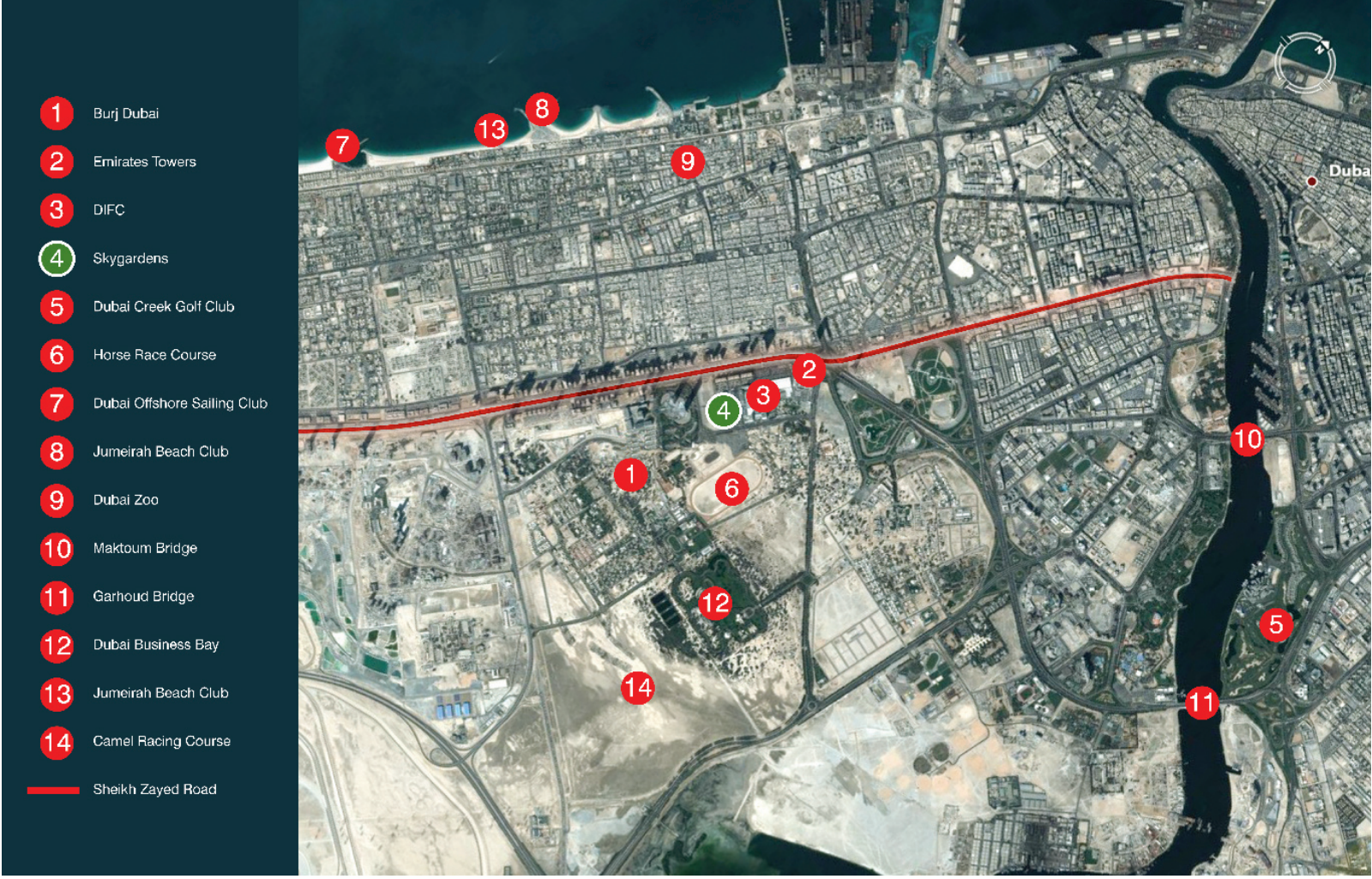


Introduction

Sky Gardens - A living space that's exclusive, elegant, and truly unique.

Sky Gardens is the first high-rise residential tower to be built in the **Dubai International Financial Centre- DIFC**. The tower consists of spacious contemporary apartments of different sizes intertwined with exquisite gardens. Uniquely located, **Sky Gardens** brings nature into the **DIFC**.

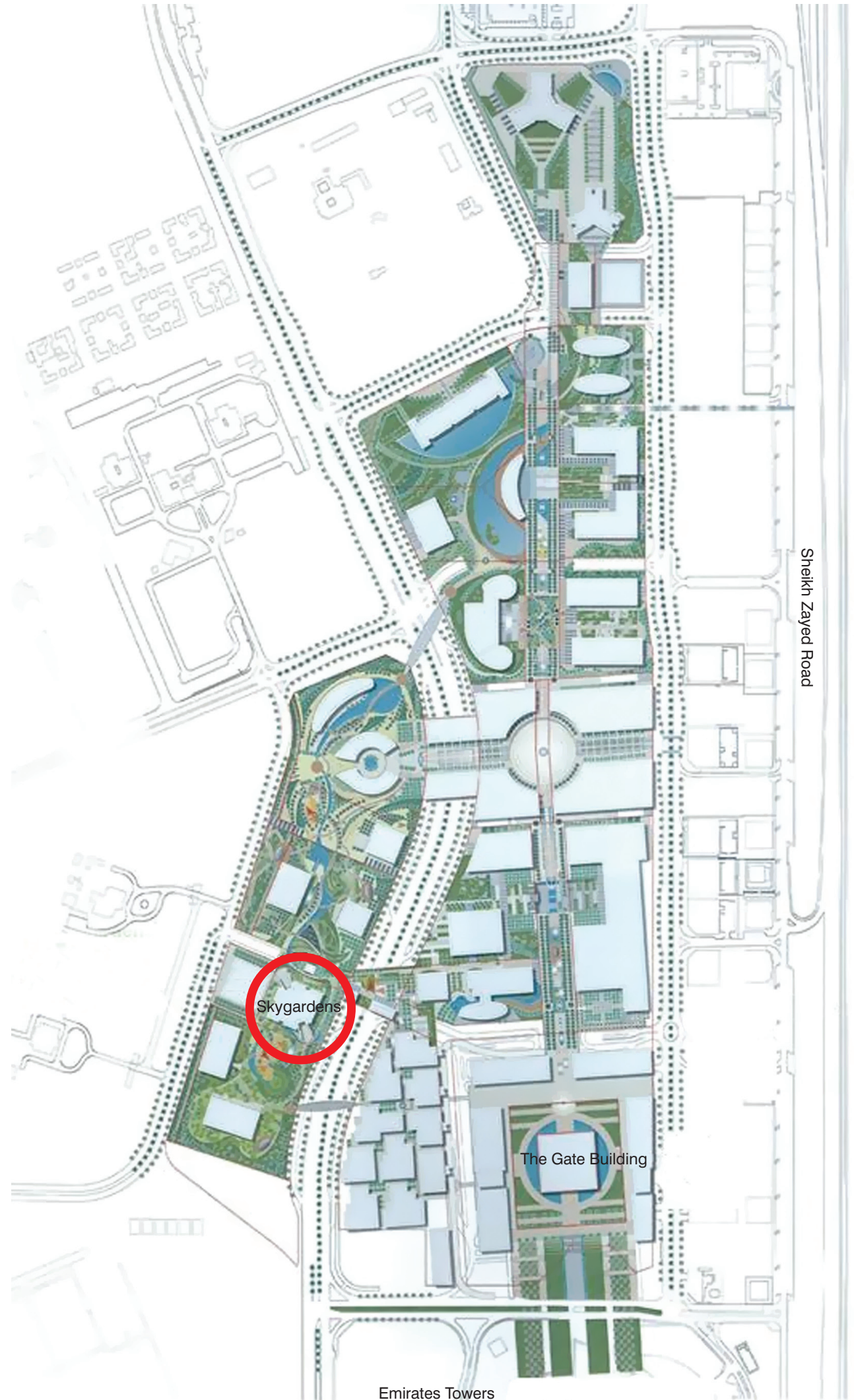
Sky Gardens' construction is well on its way and the tower will be finished in November 2007. Living in the DIFC is being at the heart of the greatest financial center in the region. Close proximity to all DIFC businesses combined with the peace and tranquility offered at Sky Gardens reinvents corporate living.

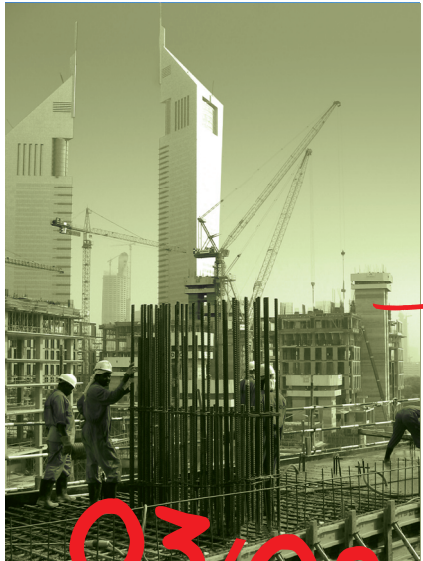
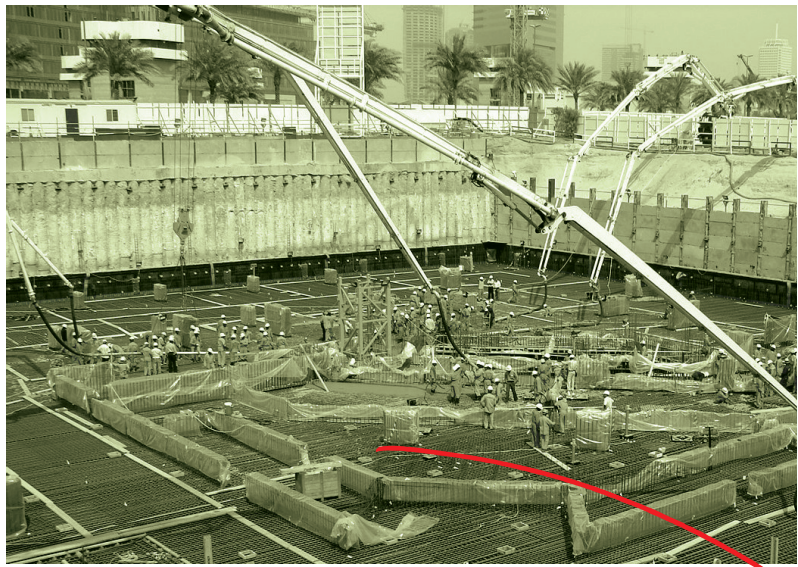


Location

Sky Gardens is located in the **heart of the DIFC**, just south of the Gate building and Emirates Towers; and only minutes away from other prime businesses, exclusive shopping centers, and vast leisure facilities.

Sky Gardens' residents enjoy commuting that is reduced to the bare minimum. With main office towers situated in the DIFC, Sky Gardens' residents can take joy in the finer things in life.





17/02/06

The tower is being developed on a 6000 sqm plot of land.

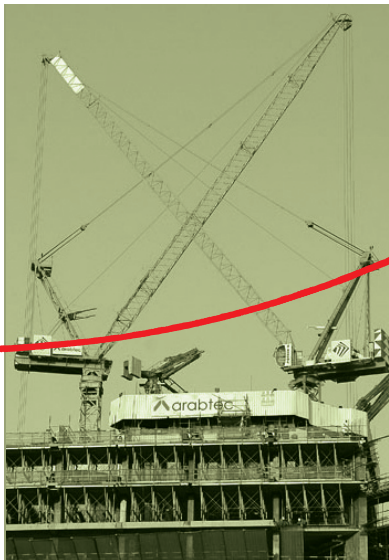
03/08/06

Construction began in December 2005 and will be finished in November 2007.



CONSTRUCTION
COMPLETED NOVEMBER 2007

The land has been excavated, the foundations laid out, ...and now the floors are continuously being added.



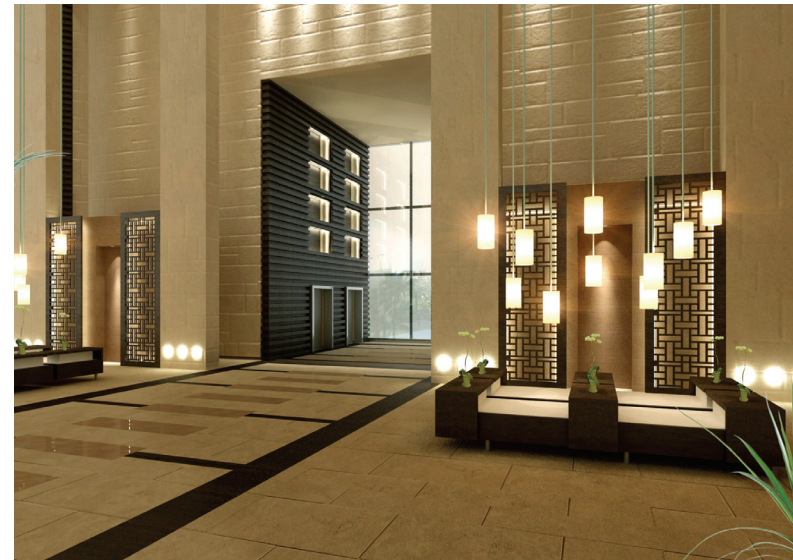
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Architecture, Interiors, & Finishing

40 floors with **575** units of contemporary luxury with superb comfort and exceptional convenience.

Designed by **Gensler**
and developed by **Atkins.**



From the free-flowing space of an open plan studio to the spacious one-level and two-level duplex apartments and exclusive penthouses, Sky Gardens is living reinvented.



Interior design theme is inspired by the Armani style with an oriental touch.

	Number Of Units
Studio units	252
1 bedroom units	168
2 bedroom units	140
3 bedroom units	8
Penthouses	7

Sanitary Fittings:

Kitchen Appliances:

Vertical Transportation System:





A **place of peace** and tranquility to relax.



Sky Gardens' expansive glass façade floats from scimitar stone supports.
















The sweeping lines of the lobby enclose a welcoming **oasis of greenery;**

Luscious gardens centrally located on 5 floors.
Bespoke apartments set amidst tropical greenery.



The element of nature added to your daily life.

Currently Procured Contracts and the Projects Parties:

	<p>Owner: First Dubai Holding Co.</p>	<p>First Dubai is a Kuwaiti share holding company working in the field of real estate development. First Dubai is the Sky Gardens Owner.</p>		<p>Master Developer's Project Manager: Turner International</p>	<p>Turner International is the Project Management company for the Master Developer- DIFC.</p>
	<p>Development Manager: Al Mazaya Real Estate Development Co.</p>	<p>Al Mazaya is a Kuwaiti company working in the field of real estate development. Al Mazaya manages the Sky Gardens project from the design stage up to the construction and handles all aspects of the project management and marketing.</p>		<p>Landscape Sub-Consultant: Al Khatib Cracknell</p>	<p>Al Khatib Cracknell is Sky Gardens' landscaping designer responsible for the interior and external landscapes.</p>
	<p>Main Works Contractor: Arabtec Construction L.L.C.</p>	<p>Arabtec is one of the leading construction companies in the U.A.E. Arabtec is responsible for constructing the tower.</p>		<p>MEP Sub-Contractor: Bader Al Mulla & Bros. Co. W.L.L.</p>	<p>Sky Gardens nominated this Sub-Contractor to be responsible in carrying out all the mechanical and electrical installations in the project.</p>
	<p>Project Manager: Projacs International</p>	<p>Projacs International is the Development Manager's consultant in terms of time and cost aspects.</p>		<p>Vertical Transportation Sub-Contractor: Kone (Middle East)</p>	<p>Sky Gardens nominated this Sub-Contractor to provide four vertical transportation lifts in addition to one service lift.</p>
	<p>Conceptual Design Architect: Gensler</p>	<p>As the world's largest architectural company, Gensler developed and finalized the conceptual design of Sky Gardens.</p>		<p>Curtain Walling Sub-Contractor: Al Shafar Industries (ALUMCO)</p>	<p>Sky Gardens nominated this Sub-Contractor to carry out the supply & installation of all internal and external glass works.</p>
	<p>Consultant: WS Atkins & Partners Overseas</p>	<p>WS ATKINS & Partners Overseas is Sky Gardens appointed consultant for both, Design Development and Construction Supervision stages.</p>		<p>External Stone Cladding Sub-Contractor: Haz Marble U.A.E.</p>	<p>Sky Gardens nominated this Sub-Contractor to be responsible for supplying and installing the external stone cladding that will be imported from Brazil and cut into sizes in Spain.</p>
	<p>Master Developer: Dubai International Financial Center</p>	<p>The DIFC is the major statutory authority that wants to create a new International central business district and harness the existing developments of the World Trade Centre, Convention Centre, The Emirates Towers and the Sheikh Zayed Road developments as a progressive financial center in the region.</p>		<p>Supporting Bank: Abu Dhabi Commercial Bank</p>	<p>ADCB offers a range of financial services and products to support First Dubai operations.</p>
	<p>Financing: Tamweel</p>	<p>This financial institution provides financing for third parties to ease the buying procedure.</p>			

Sky Gardens has 5 typical floor layouts.

	Number Of Floors
Business Floors	8
Garden Floors	5
Avenue Floors	20
Duplex Floors	4
Penthouse Floors	2

Each layout differs in the amount of units per floor and in the design of the units



Business Floors

01 & 02

08 & 09

22 & 23

29 & 30



Garden Floors

03&10

17&24

31



Avenue (A) Floors

04-07

11-14

18-21

25-26



Avenue (B) Floors

27&28

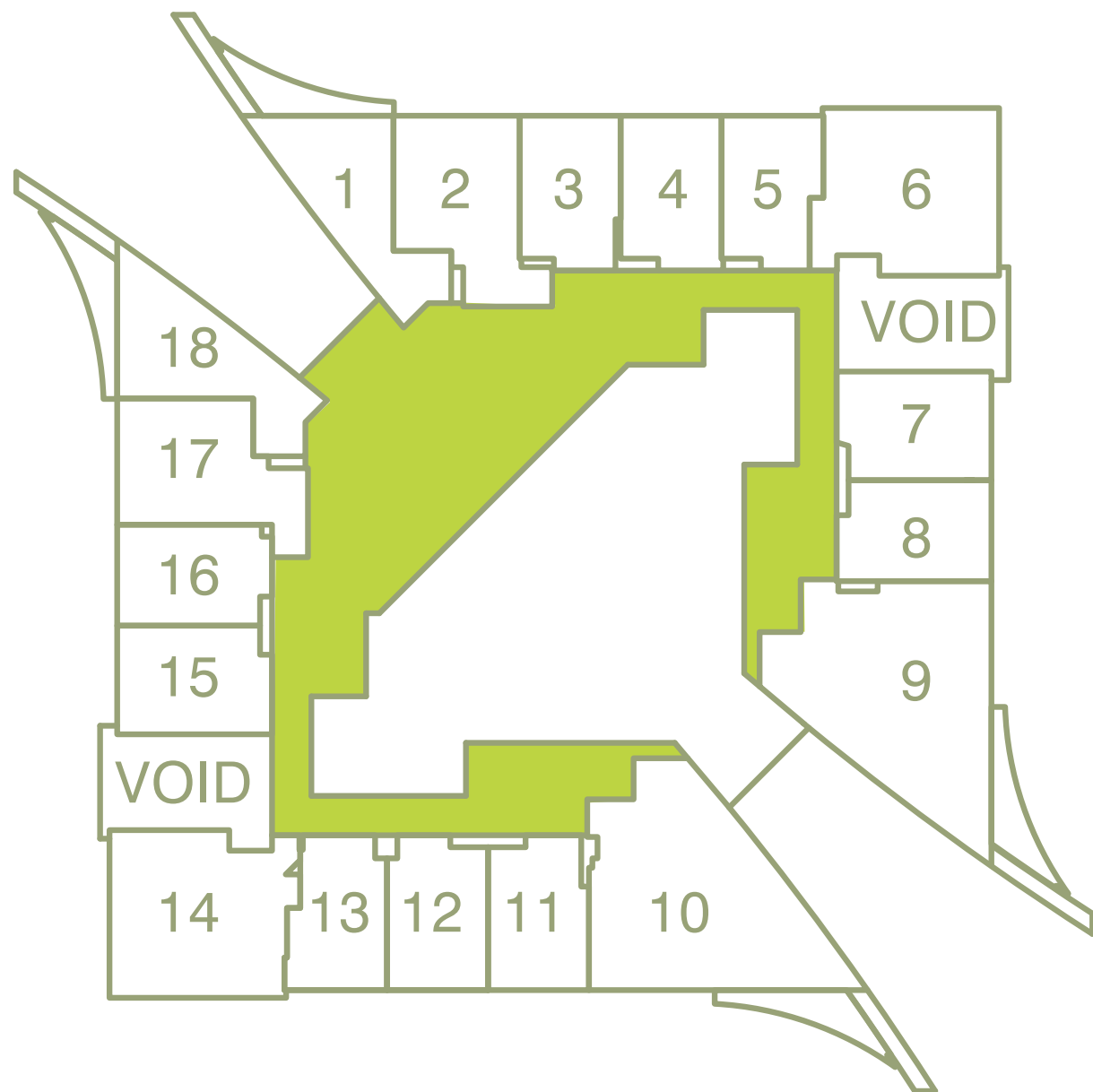
32&33

34&35



Duplex (A) Floors

15&16



Duplex (B) Floors

36&37

First Dubai Real Estate Development K.S.C.C. is a subsidiary of Al Mazaya Holding Co. and is based in Kuwait. First Dubai operates in the field of development and investment of real estate. First Dubai works in a number of sectors; these include the sale, purchase and ownership of land, as well as their development. Currently, the company is seeking listing in the Kuwait Stock Exchange and Dubai Financial Market.

Al Mazaya Real Estate Development Co.

is considered as one of the most distinguished real estate development companies to position itself in the Middle East market with several gigantic and vital projects. Al Mazaya provides various comprehensive kinds of real estate products and services and also handles the development management for third parties. Al Mazaya came about through a high investment idea and prevailed in creating and maintaining trust of big investors in the Kuwaiti market and abroad.

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**FIRST
DUBAI**

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