

OFFICES

PHASE II

TRUSSARDI
RESIDENCES



OFFICES TRUSSARDI RESIDENCES PHASE II, DUBAI TOWER B, FLOORS 2-5



Italian-designed
business environment

TRUSSARDI
CASA

Fully furnished by
Trussardi Casa



Customization
upon request



Metro-connected
corporate address

STARTING PRICE: AED 2,338,508

LOCATION: AL FURJAN, DUBAI

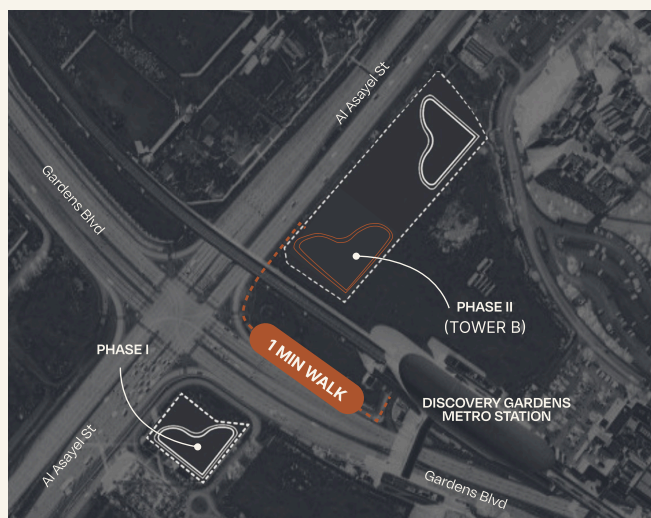
Class-A branded office spaces in a high-growth
business corridor

1 MINUTE	to Discovery Gardens Metro Station
8 MINUTES	to Ibn Battuta Mall
12 MINUTES	to JBR and Dubai Marina
15 MINUTES	to Dubai Expo City
18 MINUTES	to Emirates Hills
28 MINUTES	to Al Maktoum International Airport

PAYMENT PLAN: 60/40

Down Payment	10%	07.2026
2nd Installment	10%	08.2026
3rd Installment	10%	11.2026
4th Installment	10%	03.2027
5th Installment	10%	07.2027
6th Installment	10%	10.2027
Upon Completion	40%	12.2027

- Limited release: 52 office units
- Unit sizes from 41.3 sq m / 444.4 sq ft
- **Target ROI of up to 12%**



BRANDED BUSINESS ADDRESS

All spaces are fully furnished by Trussardi Casa with Italian-made interior pieces and a unified design language throughout the working environment. Each office is delivered fully operational, eliminating the need for fit-out, furnishing, or downtime from the moment of handover.



A NEW STANDARD OF OFFICE LUXURY

- Turnkey for immediate use or leasing
- No operational delays
- Clear zoning
- 3.3-meter ceiling height
- Separate office lobbies
- Reception area on each floor
- Dedicated cafe for office users

INVESTMENT FUNDAMENTALS

- ROI up to 12%
- Limited branded office supply
- Designed for long-term demand
- Single operator
- Highest-standard facility management
- Predictable costs
- Strong demand from companies with large metro-based staff



MIRA CARE

- First developer in the UAE to apply a five-year maintenance warranty as standard
- Covers core building systems and structural elements
- Includes MEP installations, lighting, and paintwork
- Three-year warranty on furniture and fixtures