

wasl tower

The Turning Point



“Innovation is a sustainable
asset that drives the development
journey towards a better future.”

His Highness Sheikh Mohammed bin Rashid Al Maktoum

Your Gateway to Growth



Dubai

Nestled on the southeastern coast of the Arabian Peninsula, Dubai has emerged as a global hub for business, commerce, and innovation, making it an ideal destination for companies and agencies seeking to expand their horizons.

The city's strategic location positions it as a central point for trade and investment, with world-class facilities, a thriving business community, and a strategic connectivity network that facilitates seamless global trade.

Hosting global events such as EXPO 2020, a testament to innovation and global collaboration, and COP28, an embodiment of commitment to sustainable practices, Dubai showcases its ability to host world-class events that transcend industries.

In recent years, Dubai has experienced unprecedented economic growth, diversifying its sectors and solidifying its position as a key player in the global economy.

About Wasl



A Major Contributor to Dubai's Growth

Wasl is one of the largest real estate asset management groups in Dubai, with a mandate from the government to commercialise its strategic land.

With an extensive portfolio of residential and commercial properties, industrial lands and world-class hospitality & leisure destinations, Wasl is a dominant force in driving Dubai's long-term prosperity and creating memorable experiences for residents and visitors alike.

Wasl assets include:

-  60,000+ residential and commercial units
-  1,000+ buildings
-  35+ hotels and hotel apartments
-  9,000+ hotel rooms
-  150+ restaurants
-  8+ golf clubs
-  12+ Master Developments
-  8 Community Malls





Crafting Iconic Shapes



Life in Motion

WASL TOWER

Iconic skyscrapers, with their distinct designs and towering heights, have the power to sculpt and redefine city skylines, leaving an indelible mark on the urban landscape.

On its way to becoming a regional architectural icon, Wasl Tower is set to adorn Dubai's renowned skyline. Rising impressively to 303 metres, this premium tower boasts several firsts.

Its asymmetrical design, featuring a dynamic twist, hosts the region's tallest ceramic façade. A symbol of adaptability and sustainability, the tower can adjust to surrounding temperatures, thanks to its built-in shading and cooling technologies.

A prestigious addition to Sheikh Zayed Road, this high-rise, strategically located in the heart of Dubai, complements the city's vibrant landscape.



More Than a Skyscraper

Soaring across 64 premium floors, Wasl Tower offers a vast 1.8 million sq. ft. of top tier built-up space within its cutting-edge façade. This architectural marvel harmoniously blends luxury and functionality, offering 10 floors of office space, 224 luxurious residential units and 259 stylish hotel rooms for seamless urban living.

- 🏠 Panoramic views of Sheikh Zayed Road, Downtown Dubai and the Arabian Gulf
- 🏋️ State-of-the-art fitness centre
- 🌸 Luxurious spa & vitality pools
- 👥 650-seat exquisite ballroom
- 🍴 5 exceptional dining destinations
- 🅑🅖 Dedicated car park building with direct access to the tower
- 🚰 Rooftop helipad
- 🚶 Air-conditioned access bridge linked to Metro Station and Dubai Mall



The Vertical Boulevard

DISCOVER WASL TOWER

Wasl Tower rises all the way up to an impressive 303 metres across 64 floors. With its unique design, this architectural masterpiece reveals a 360° panorama of Dubai. Boasting avant-garde dining concepts and cutting-edge wellness experiences, Wasl Tower redefines luxury living.

Offices: **Floors 3-10, 13-14**

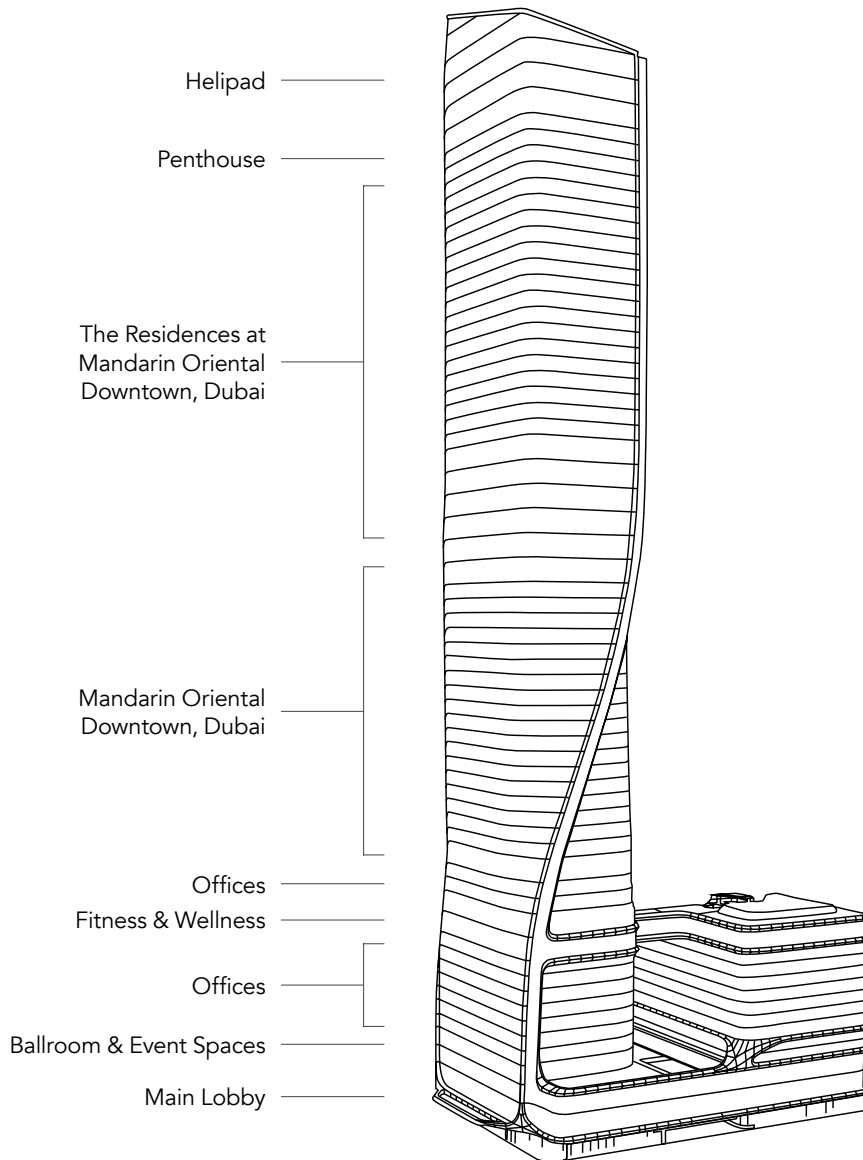
Hotel: **Floors 1-2, 11-12, 16-36**

Residences: **Floors 37-60**

Event Spaces: **Floors 1-2**

Dining: **Floors G, 11, 35, 36, 61, 62**

Parking: **Floors B2, G, 2-10**

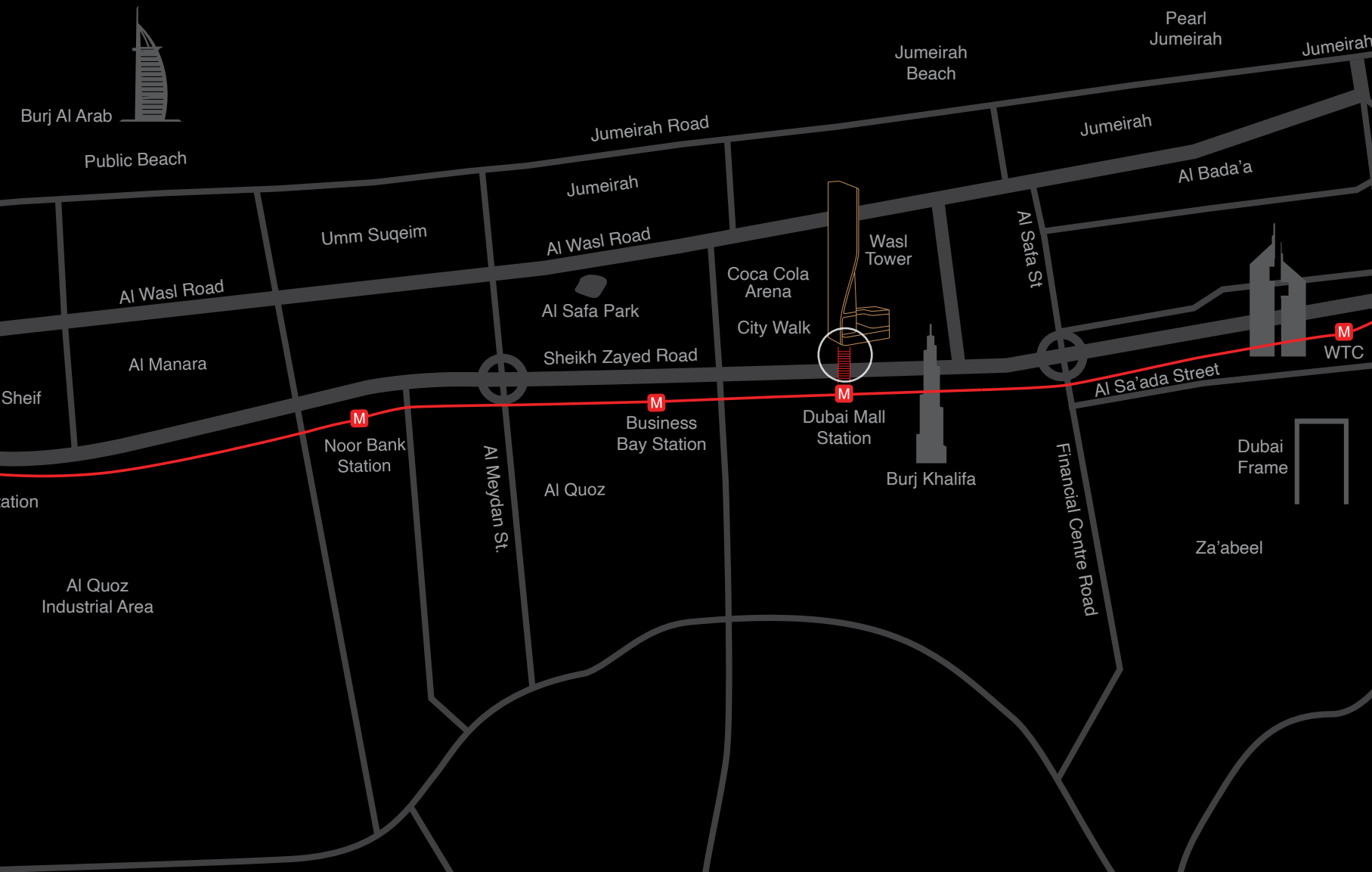


Location



Air-conditioned access bridge linked to Metro Station and Dubai Mall

- 6 Minutes from Downtown Dubai
- 20 Minutes from Dubai Int'l Airports
- 40 Minutes from DWC Airports





Sustainability


Designed by UNStudio and engineered by Werner Sobek, Wasl Tower sets a global standard in sustainable design.

The building incorporates solar panels, reflective glazing, and a smart heat pump system.

The tower boasts of the region's tallest ceramic façade, adorned with inclined ceramic fins made from renewable materials. These fins provide shade, enhance wind-induced cooling, and channel daylight into the building, reducing perimeter zone lighting energy by 40 percent. The tower's unique geometry and shape reduce wind loads by 20 percent, ensuring efficiency.

Solar thermal panels produce hot water, while bronze-coated reflective glazing ensures excellent thermal performance. The combination of ceramic fins and reflective glazing significantly lowers cooling loads, reducing overall energy consumption.

Wasl Tower represents a sustainable haven where architecture meets environmental responsibility, embodying a promise of a brighter, greener future.





Where Luxury Soars to New Heights



Mandarin Oriental Downtown, Dubai

Nestled in the city's heart, Mandarin Oriental Downtown, Dubai, offers a stunning fusion of modern design with a touch of oriental flair, redefining hospitality standards.

Boasting unparalleled views of Dubai's skyline, including the iconic Burj Khalifa and the sparkling Arabian Sea, this urban retreat offers 224 luxury residences and 259 rooms & suites.

Going beyond traditional hospitality, Mandarin Oriental Downtown, Dubai, is not just a hotel but a lifestyle destination, offering relaxation, luxury and memorable experiences.









“The Mandarin Oriental
hotels are pretty incredible.
They are the lap of luxury
and it is very hard to leave.”

Stanley Tucci



A woman with blonde hair is shown in profile, looking out over a city skyline at sunset. She is wearing a brown top and is positioned on a balcony with a railing. The city skyline in the background features several tall buildings, including the Burj Khalifa, under a warm, golden sky. The overall mood is serene and luxurious.

The Pinnacle of Residential Living



The Residences at Mandarin Oriental Downtown, Dubai

The Residences at Mandarin Oriental Downtown, Dubai, offer a unique collection of luxurious units paired with Mandarin Oriental's legendary service.

Each residence features carefully curated interiors, high-end amenities, and stunning views of the surrounding city. Residents enjoy a private entrance separate from the hotel, ensuring a distinct living experience.

Access to luxury hotel facilities, wellness and dining experiences make Wasl Tower the pinnacle of residential living.



A close-up photograph of a person's hand gently touching the surface of calm water. The scene is set during sunset or sunrise, with a warm, golden light illuminating the hand and the water. The water is dark blue with subtle ripples emanating from the point of contact. The background is a soft, hazy expanse of water meeting a bright, glowing horizon.

Spa & Wellness

The Spa

The Spa at Mandarin Oriental Downtown, Dubai, is an innovative concept that redefines your wellness experience by merging advanced technology, longevity-focused treatments, cutting-edge philosophy, and fitness elements.

Our holistic approach caters to guests seeking relaxation and holistic health enhancement, promising a rejuvenating experience beyond the ordinary.



High Technology Integration: AI-assisted skincare and virtual reality meditation.



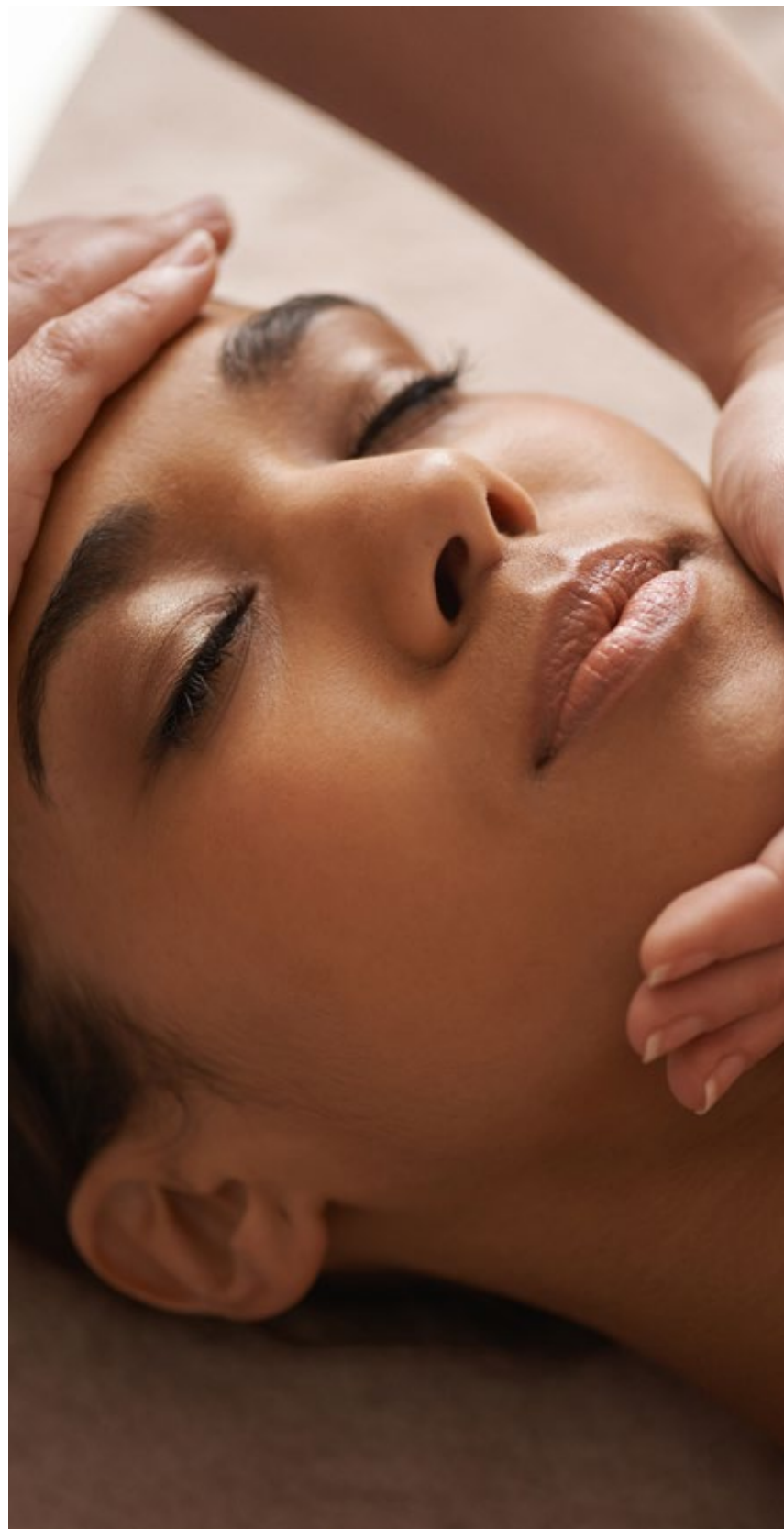
Longevity-Focused Treatments: age-reversing facials and cellular rejuvenation therapies.



Advanced Nutritional Guidance: personalised meal plans with innovative cooking techniques.



Guest Experience: personalised wellness journeys with expert guidance.







A woman with long brown hair is lying on a grey lounge chair by a swimming pool. She is wearing a dark blue ribbed tank top and a large, light-colored straw hat with a frayed edge. Her eyes are closed, and she has a peaceful expression. The background is the clear, rippling blue water of the pool. The text "Wellness & Leisure" is overlaid in a white serif font on the left side of the image.

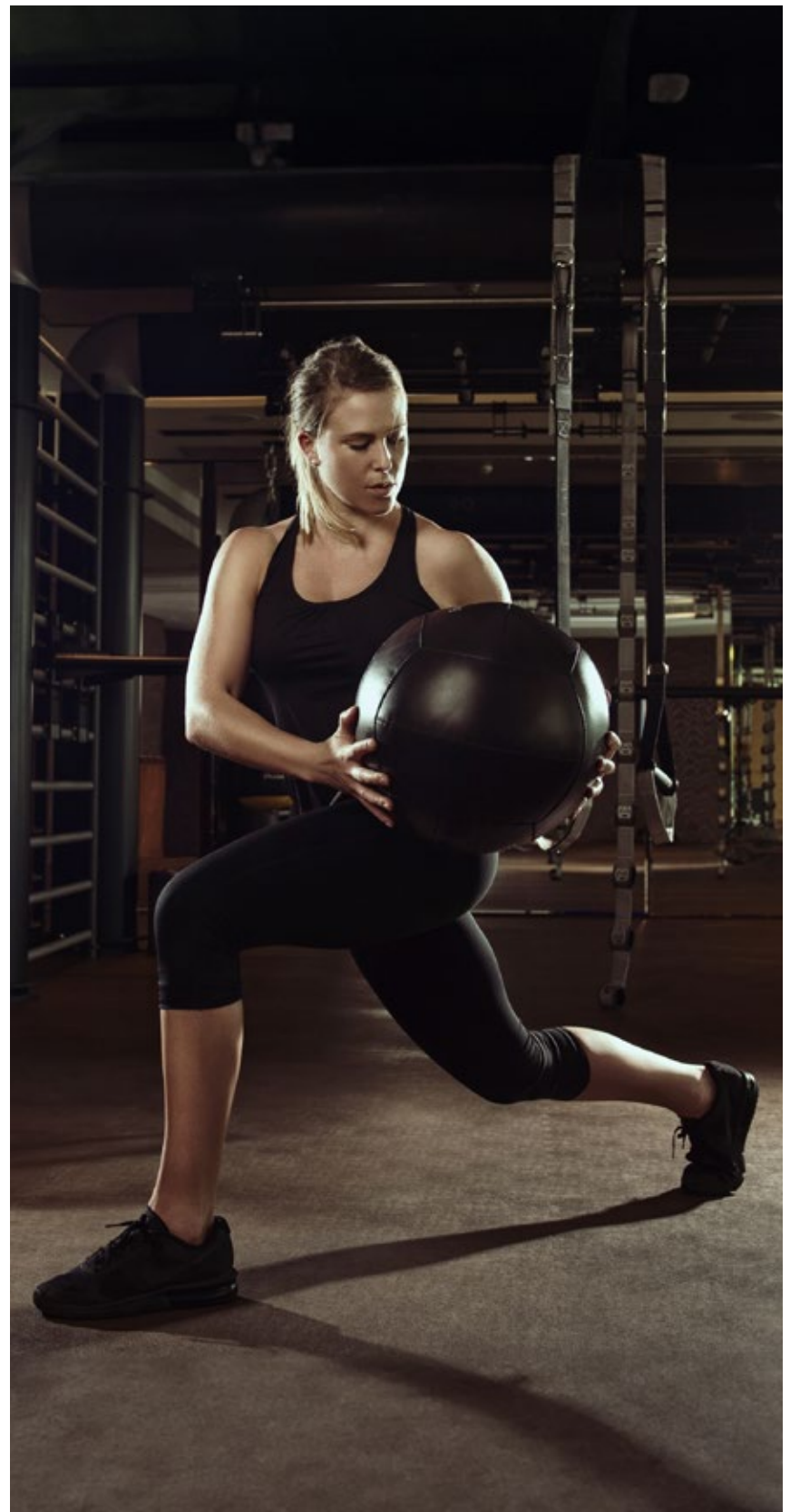
Wellness & Leisure

Fitness

The Mandarin Oriental Downtown, Dubai's Fitness Centre aligns seamlessly with our Spa philosophy. Our in-house expert coaches collaborate with world-class practitioners to offer a unique blend of experiences.

From longevity enhancement classes to cutting-edge activities such as genetic fitness profiling and biometric health monitoring, we ensure a comprehensive approach to your well-being journey.

-  **Longevity Programmes:** personalised routines, stress management, and mindfulness practices tailored to individual profiles.
-  **Genetic Fitness Profiling:** customised fitness routines based on guests' genetics.
-  **Innovative Classes:** diverse fitness classes like metabolic testing, HIIT, and mind-body training.
-  **Mind-Body Integration:** guided mindfulness sessions, nature trails, and wellness workshops.







Culinary Excellence


Dining

Wasl Tower is set to host a range of world-class dining experiences, from avant-garde gastronomy to sophisticated concepts and relaxed bistros, promising to elevate your dining to new heights.

 On the 61st and 62nd floors, guests will enjoy exquisite gastronomy and eclectic entertainment, paired with panoramic 360° views of Dubai. This elevated journey unfolds as one of the most extraordinary shows takes the stage.

A unique Michelin star chef will craft a modern French dining experience, striking a balance between sophistication and culinary genius. Each plate will be a testament to innovation and meticulous craftsmanship.

 Complementing this culinary journey are dining concepts dedicated to Mediterranean and Chinese cuisines, enriching the guest experience with diverse and authentic flavours in a playful setting.

 A community eatery on the ground floor will house the renowned Mandarin Oriental Cake Shop and a lifestyle cafe, the living room of Wasl Tower.



A photograph of a city skyline, likely New York City, with several prominent skyscrapers. The buildings are partially obscured by a thick layer of fog or clouds at the bottom of the frame. The sky is a pale, hazy blue. The text "The Secret Life of a Skyscraper" is overlaid in the center of the image.

The Secret Life of a Skyscraper

Exceptional Offices

At Wasl Tower, office space is redefined: where timeless elegance meets visionary design. Sustainability and craft converge in every detail, delivering workspaces that inspire creativity and prestige. With a sculptural façade that plays with light, and an ambience of exclusivity, this is more than an address it's a statement.





Key Facts

DISCOVER YOUR SPACE

Strategically located in the heart of Dubai, Wasl tower will be a home to over 140,000 sq.ft of unparalleled offices space and a dedicated helipad suspended 300 meters above the city, providing an exceptional opportunity for business to thrive amidst the dynamic energy of Dubai's commercial landscape.

- 🏢 Average floor plates range between 13,847 to 14,254 sq.ft.
- 🚁 Rooftop helipad for exclusive arrivals
- 🏠 Services by an exclusive ground floor lobby and four designated elevators.
- 🅅 180+ dedicated parking spaces
- 🏞 Panoramic views across Sheikh Zayed Road, Downtown Dubai and the Arabian Gulf





@waslgroup

wasl