



The centre of everything.

**As the city's new
business and
cultural hub rise, so
do its opportunities
for residents.**

**We welcome you to
explore AG Tower.**



A spirit of
welcome

A marvel in waiting.

It's only fitting that in Dubai's newest, most sought-after hub, Business Bay, the **AG Tower** is one of its distinctive residences. Unique exterior design and lavish interiors are befitting of Dubai Water Canal's waters that sparkle off it, and international commerce, boutiques and cuisines that surround it.

AG Tower is a 29-storey tower waterfront and parkland development with stunning views, offering 400+ residences – from studios and 1 bedroom to 2 and 3-bedroom apartments – of the highest standard. Its striking presence is comparable only to its enviable location.

Attaining new heights in the art of gracious living – **AG Tower's** dazzling tall bright, glass facade and grand demeanor beckon. Within, residences have views in all directions, making the city's iconic skyline, surrounding nature and clear waters a breathtaking element of décor.







The splendor of the facade.

Behind the glass curves that surround the **AG Tower**, perfection is at hand. Your ultimate destination, where revered craftsmanship celebrates an atmosphere of elegant celebration. Intimate, individualized and utterly exclusive, it has been carefully designed to cater to your every need.

More than a home, **AG Tower** offers an unparalleled view into a unique living experience. Everything around you meets the highest standards and was conceived, designed, and personalized with precision, with passion, and with your dreams in mind.

*Elegant, curved glass enhances
the tower's unique presence.*



An inspiring address

1

called
home

2



Dubai

Dubai is widely recognized as a model for business and lifestyle. Home to Expo 2020, and with the city's 2030 Economic Vision, excellent infrastructure and supreme quality of life, it's no wonder its global residents are proud of being a part of one of the top ten happiest cities in the world.

Far from being just a tourist hotspot, it is an appealing, worldly centre with all the characteristics of a true Alpha + City, including social and cultural standing as well as financial and economic strength.

*The city that
creates bonds.*



**At home with the
extraordinary.**

The pride of place.



Business Bay

What makes Dubai even greater is its future. Business Bay is a testament to this philosophy. Just like other cultural centres around the world, Business Bay is the embodiment of its city, concentrated in one place. Style, global business, education and world-class entertainment are all a part of a cosmopolitan hub redefining the future of Dubai.

AG Tower's emphasis is on privacy, protected from the outside world, in an exclusive, beautiful and considered environment that personifies tranquility, connectivity and life for families and singles.

An exclusive international lifestyle, with local inclusivity.

The right connections.

Hotels (in Business Bay)

- 1. St. Regis Hotel
- 2. JW Marriott Marquis Hotel Dubai
- 3. W Hotel

Leisure, Malls & Art

- 1. Marasi Business Bay
- 2. Dubai Water Canal
- 3. City Walk & Box Park
- 4. Meydan Grand Stand
- 5. Dubai Mall
- 6. Mall of The Emirates
- 7. Meydan One Mall
- 8. D3 (Dubai Design District)

Parks & Healthcare

- 1. Marasi Park
- 2. Business Bay Skate Park
- 3. Safa Park
- 4. Burj Park
- 5. Ras Al Khor Wild Life Sanctuary
- 6. Zabeel Park
- 7. Dubai Healthcare City
- 8. MediCentres Downtown
- 9. Mediclinic Dubai Mall

Hotels (in the neighborhood)

- 4. Armani Hotel Dubai
- 5. The Address Hotel Dubai
- 6. Shangri-La Hotel
- 7. Ritz Carlton (DIFC)
- 8. Four Seasons (DIFC)

Education

- 1. Canadian University Dubai
- 2. Maktoum Bin Hamdan Dental University College
- 3. Schools on Al Wasl Road

Commercial

- 1. Business Bay
- 2. Dubai World Trade Center & Exhibition
- 3. Dubai International Financial Centre
- 4. Sheikh Zayed Road Commercial Towers
- 5. TECOM
- 6. Dubai Internet City & Media City





Live
by the
park

& the
bay



Your life in action.

Have you ever been somewhere where everything is to your liking?

Off The Yacht, onto The Pier and into The Park.

These three themed and dedicated areas offer endless attractions for residents, their families and friends.



With 50,000 Sq.m of park area, 6.4 km of canal coastline, over 20 km of dedicated bicycle, walking and running tracks as well as walking-distance water taxis, marine stations and ferry trips, the proximity and breadth of activities is nothing short of remarkable.

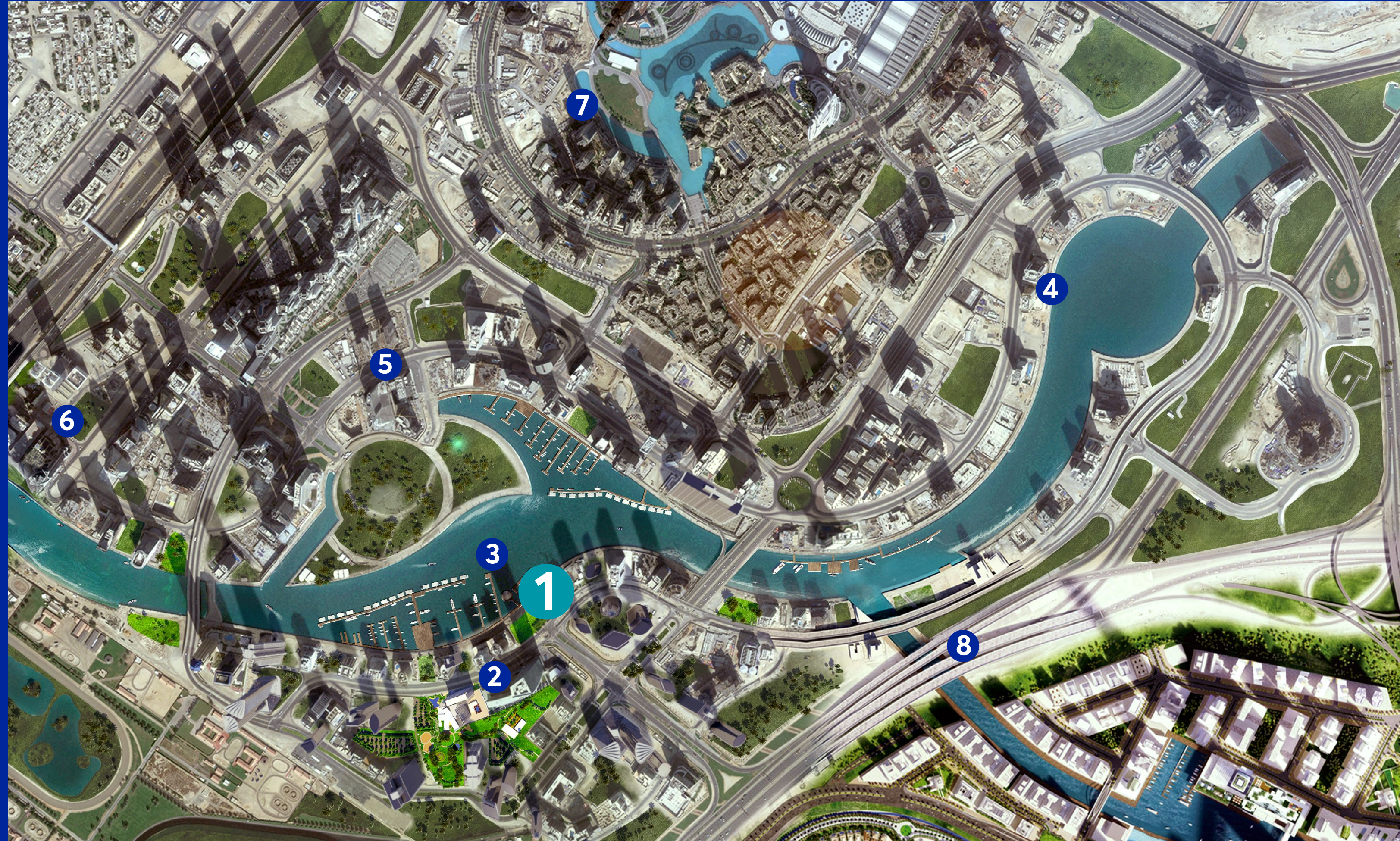
- 50,000 Sq.m park area
- 6.4 km of canal coastline
- 20 km of dedicated bicycle tracks



*The calming effects of water
can have a real impact on life.*

Landmarks

1. AG Tower
2. Marasi Park
3. Marasi Pier
4. Marasi Yacht Club
5. Business Bay
6. Dubai Water Canal
7. Downtown
8. MBR City



Escape by the water.



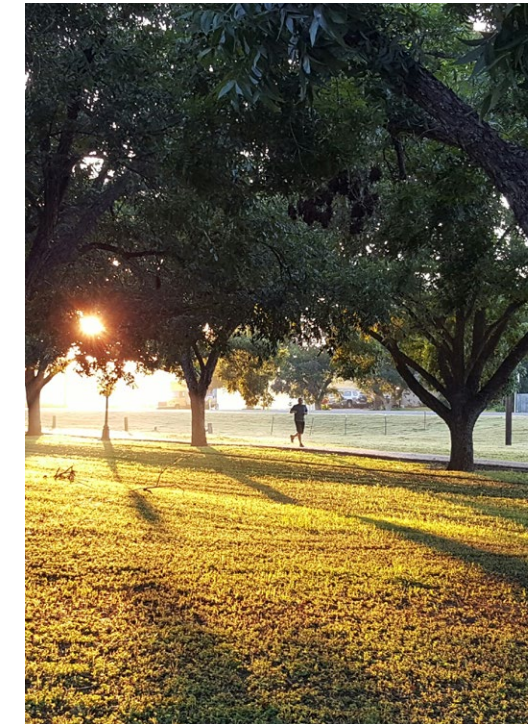
AG Tower's vicinity to Dubai Canal and all of its possibilities leads itself to a life where escapism can become a reality. From waterfront dining and sailing to the sea and back to taking your family out on a boat or simply relaxing to the sounds and vision of water, the choice is yours. A connection to the water is just minutes away, as is the tranquility and beauty that water represents.



A seamless connection to nature and greenery offers residents uniquely-designed parks and areas of natural beauty. The planting of the gardens was directly coordinated with the building articulation and its orientation. Throughout the residence and the lush parks that line the shores of the Canal, the design of the area has made it possible for people to be close to nature, no matter where they go.



A park central to you.



Enjoy a barbecue with family and friends, or a picnic maybe. Take your pet for a long walk along the luscious green trees and gardens. Enjoy festivals and events, as well as community gatherings and markets. The park is a colourful reminder of just how important it is to be by nature, and the chance to spend more time with the people you know and love. The park is truly central to your community.

**'If only every day
was like this.'**



All of this, with centres of business, health and education minutes away, welcome to days that will leave you thinking, 'if only every day was like this'. Well, it can be.

Well, it can be.

Residences like

*no
other*





**Uncompromising
perfection.**

Faultless living.

From pied-à-terre to castles in the sky, each residence will be a reflection of your dreams. More than 400 sophisticated residences at AG Tower range from studios, to 1, 2 & 3-bedroom apartments. Within each home is an expertly curated living space for discerning dwellers. The only commonality is the dedication to perfection. Rest assured, all studios and apartments offer superior finishes, ultra-modern aesthetics and balconies that offer unblemished views of a transforming, exciting city – for one.

The AG Tower offers views of the Godolphin Stables to the West, the Dubai Water Canal to the south, Park View to the east, and the city views to the north. Beautifully designed to amplify the views, the tower consists of truly exceptional homes.





**The lure of
the interiors.**

Master bathrooms with beautiful double sinks, tiled floors and walls as well as mounted vanity storage and mirror with concealed lighting. Hanging lighting in the living areas exude an air of fulfillment, while modern touches in the kitchen and living rooms combine the essentials in practicality and performance.

Stunning fixtures and fitting provide complete relaxation and rest.





Amenities at AG Tower

Residents have full access to an unprecedented range of services designed to exceed the most demanding expectations.

A plethora of choices adds to an already impressive array of opportunities to pursue an active lifestyle. The well-being offered by the leisure park, pool and fully-equipped gym is extended for those with a penchant for skating, jogging and cycling with tracks that are graced by stunning canal and city views.



If strolling along the promenade, people watching a la Parisien or sharing a great meal with friends is your thing, then welcome home. All kinds of cuisines, served up in all matter of restaurants, cafes and delicatessens is a pleasure by the shores of the Dubai Canal. All around AG Tower you'll find not only great food experiences, but so too attractive vendors stalls, great pieces of art and more than enough room for you and your family and friends to walk in time with everyone else.

*Living at AG Tower means
being spoilt with choices.*

In its base, the invigorating lobby, designed with peace and inclusivity in mind, will be a new beacon of your immediate culture. AG Tower includes a dramatic yet intimate private residence lobby with a dedicated entrance.

Stylish elevators provide the perfect gateway to polished chrome fixtures sparkling in each room, and floor-to-ceiling windows allowing in the warm rays.





Nurture in nature by leading a fulfilled lifestyle.

Experience the art of landmark and fulfilled living at AG Tower's Park View Collection where every unit is crafted with precision and designed with accuracy. Stunning green vistas go hand in hand with refined top-tier interiors.

