



PENINSULA

TWO

a development by





AN EMERGING OASIS ON THE DOORSTEP OF DOWNTOWN

Peninsula is a thoughtfully designed, and strategically located, master-planned community in the heart of Business Bay.

Surrounded by the majestic Dubai Canal on three sides, Peninsula will create an oasis of serenity in a truly unique setting and will be a spectacular addition to the world-renowned Downtown Skyline.

Precise planning has ensured each individual development within the master community will have access to stunning, unobstructed views, maximising Peninsula's unique waterfront location on the doorstep of Downtown.



PENINSULA TWO

The Heart of Dubai

Peninsula is situated in Business Bay, one of the most well-connected locations within the city of Dubai. Located in close proximity to Dubai's Old Town, Downtown, and The Marina, it offers residents unrestricted access to all of the city's most recognisable landmarks.

Peninsula can be accessed directly off Sheik Zayed Road, First Al Khail Street and Marasi Drive, it is within a short walking distance of the Business Bay Metro Station and is serviced by an array of bus routes and by the Dubai water taxi service.

LANDMARK	DISTANCE	DRIVE
The Dubai Mall/Burj Khalifa	2 km	7 min
Business Bay Metro Station	2 km	7 min
Dubai Opera	2 km	7 min
Dubai Design District	6 km	11 min
Meydan	10 km	12 min
DIFC	6 km	12 min
Dubai Healthcare City	11 km	14 min
Ras Al Khor Wildlife Sanctuary	9 km	15 min
Jumeirah Beach	9 km	15 min
Dubai International Airport	15 km	16 min
La Mer	12 km	18 min



PROFESSIONAL CONNECTIVITY

Located in the heart of Business Bay, Peninsula is surrounded by many of the city's most populated working destinations such as Business Bay, DIFC, Dubai Design District and Healthcare City, all of which are home to over 40,000 professionals combined across a wide range of industries.



DIFC is a leading financial hub in the Middle East, Africa and South Asia (MEASA) region. As a dynamic business ecosystem of over 26,000 working professionals, it is home to some of the largest global players in the finance industry in addition to being a thriving social hotspot that hosts some of the finest bars and restaurants in the city.



Dubai Design District (d3), is a space where the world of design, art and fashion collide, presenting people with the opportunity to tap into the seriously underrated art scene of Dubai. As the region's first and largest design district, it's where the biggest global and local brands within the creative industries reside. Not only is d3 a thriving work environment for over 10,000 people, but it's also a must-visit destination for those on the lookout for independent and emerging F&B outlets.



Dubai Healthcare City (DHCC) is the world's first enabling healthcare and wellness free zone, operating with an independent regulatory framework in the heart of Dubai. DHCC is home to over 4,000 healthcare professionals who practice in a setting that values their expertise, all of whom are supported by a strong infrastructure that spans pharmacies, retail outlets and F&B destinations.

ENVIABLE LIFESTYLE ATTRACTIVE

Situated on the doorstep of Downtown, Peninsula is perfectly located for residents to take advantage of Dubai's spectacular range of world famous attractions. The Dubai Mall, The Fountains, The Burj Khalifa and Dubai Frame are just some of the impressive landmarks in the immediate vicinity of Peninsula. Additionally, many of Dubai's magnificent and pristine beaches are in close proximity to the development, allowing residents to unwind on the coast of the majestic Arabian Gulf.





TWO

THE COMMUNITY





A NEIGHBOURHOOD LIKE NO OTHER

Peninsula is the first community-focused, master planned waterfront development in Business Bay. It has been designed to promote and foster an active and engaging lifestyle across all walks of life.

With access to numerous manicured parks, unrivalled communal sporting amenities, a waterfront marketplace with an array of restaurants, cafes and F&B outlets, a variety of entertainment venues and hotels. Peninsula presents the only lifestyle enriched community in Business Bay.



Peninsula contains an extensive range of F&B outlets to cater for the discerning tastes of all its residents. With lifestyle focused destinations at its core, Peninsula will offer popular convenience dining, trendy boutique cafes, craft eateries and sophisticated restaurants, all set in stunning waterfront surroundings.





Peninsula's meticulous design has been developed to offer residents immediate access to an abundance of spacious open parks, creating a distinctly urban feel in the heart of one of the world's most thriving cities.



Peninsula provides residents with exceptional sports and recreational facilities, including squash, tennis and basketball courts, a unique skate park and family-friendly walking and cycling tracks throughout the community.





Directly overlooking the Dubai Canal waterfront, Peninsula Promenade will be the entertainment hub of the community. Facilities are in place to provide residents with access to an outdoor cinema, events venue, concert space, an art park and pop jet fountains, with direct views of the Burj Khalifa and Downtown Dubai's famous skyline.



TWO

THE COMMUNITY MALL



PENINSULA TWO

Community Mall

The Community Mall at Peninsula Two is an enviable central attraction within the Peninsula development. The 66,000 ft² mall will contain 23 individual retail units catering for all requirements, while ample parking will be provided to serve the community.

From supermarket chains and famous fashion brands, to personal care amenities such as salons, barbers, pharmacies and a wide variety of F&B outlets, The Community Mall will act as an active and cosmopolitan social hotspot in the heart of this vibrant waterfront community.

Residents of Peninsula Two will have direct access to a wonderful array of world-class brand names on their doorstep.





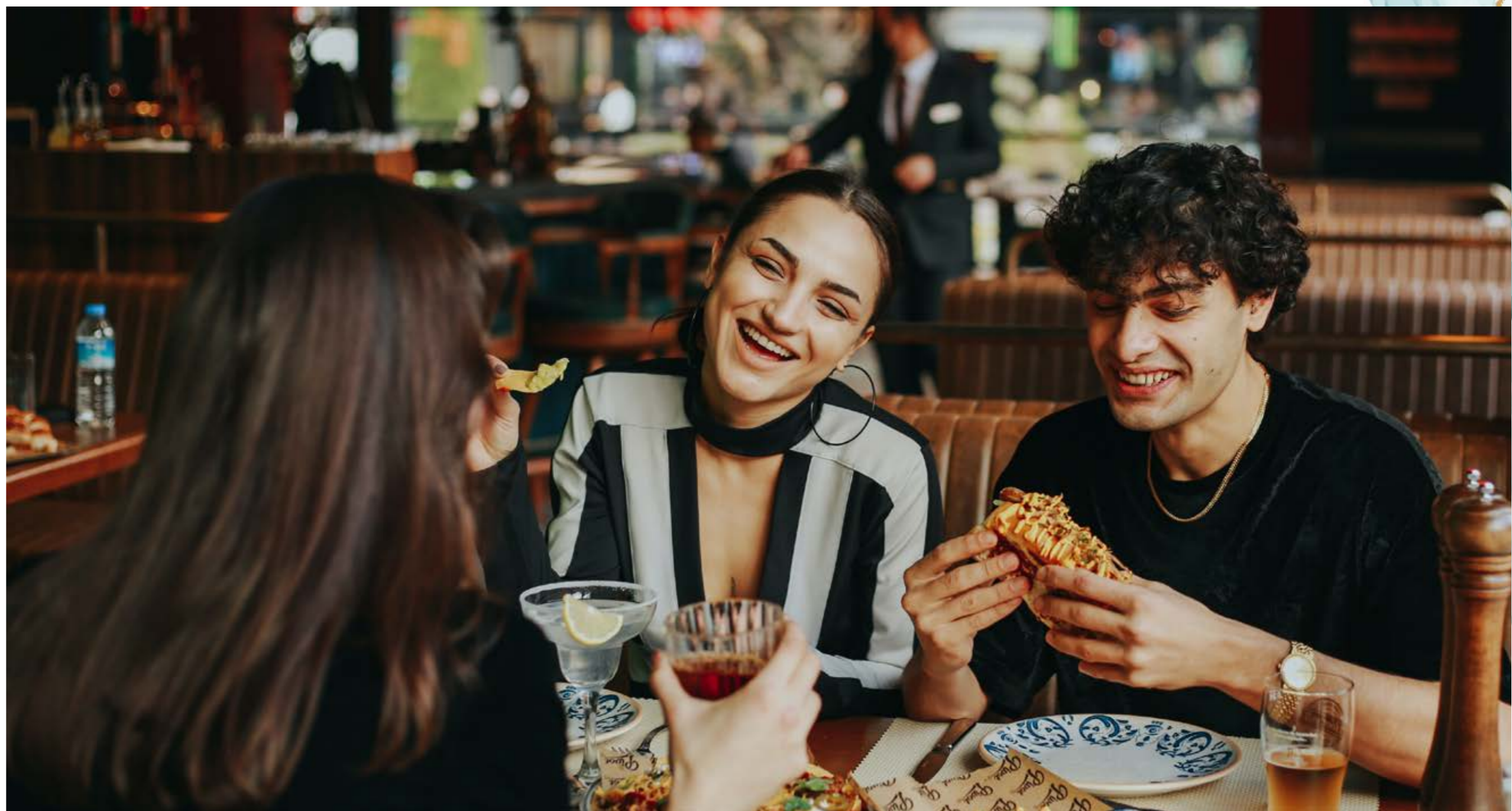
LUXURIOUS FASHION BRANDS



A WIDE VARIETY OF CONVENIENT SHOPPING OPTIONS



ESSENTIAL LIFESTYLE AMENITIES



AN EXTENSIVE COLLECTION OF F&B OUTLETS



TWO

THE TOWER



PENINSULA TWO

The Tower

With an array of stunning units to choose from, Peninsula Two offers a fantastic investment opportunity within the most popular new waterfront development in Dubai.

The 36-storey tower will provide a wide range of unrivalled views, including spectacular sightlines over the Burj Khalifa and the iconic Downtown Skyline, the glistening Dubai Canal, and striking views through the heart of the city to the Arabian Gulf.

Unit sizes will range from sleek studios starting at 339 ft², to two-bed apartments of up to 965 ft².

Completion for Peninsula Two will be Q4 2024.

APARTMENT TYPE	RANGING FROM
Studio	339 - 452 ft ²
One Bedroom	570 - 690 ft ²
Two Bedroom	904 - 965 ft ²





FUNCTIONAL & PROFESSIONAL ORIENTATED STUDIOS





TWO

MODERN DESIGNS MADE FOR URBAN DWELLING



STUNNING VIEWS OF DUBAI CANAL



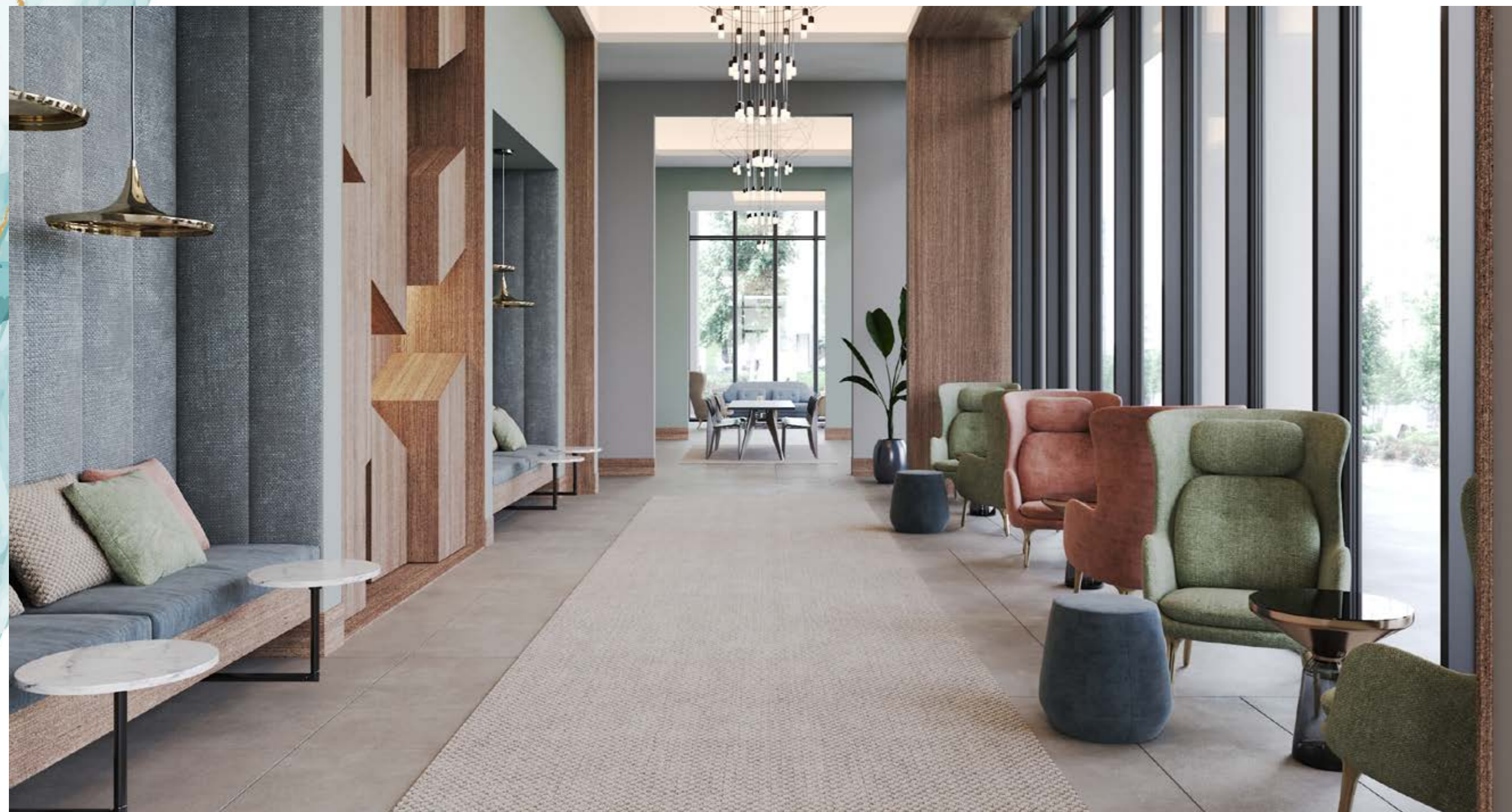


ELEGANT & PREMIUM INTERIOR FINISHES



EFFICIENTLY DESIGNED LIVING SPACES





COLLABORATIVE COMMUNAL WORKING AREA



FIRST CLASS FITNESS FACILITIES



THE TOWER APARTMENT SPECIFICATIONS

GENERAL FINISHES

- Pristine porcelain tile flooring & skirting
- Gypsum board ceilings
- Timeless marble thresholds
- Textured HPL wardrobes & cupboards
- Solid core main entrance doors
- Semi-solid core internal doors

KITCHEN

- Quartz surface counter tops
- Stainless steel sinks
- Glass backsplash
- 2 gas hobs in studio apartments
- 4 gas hobs in 1 & 2 bedroom apartments
- Extractor fan
- Gas oven
- Fridge/freezer
- Connection point for washing machine

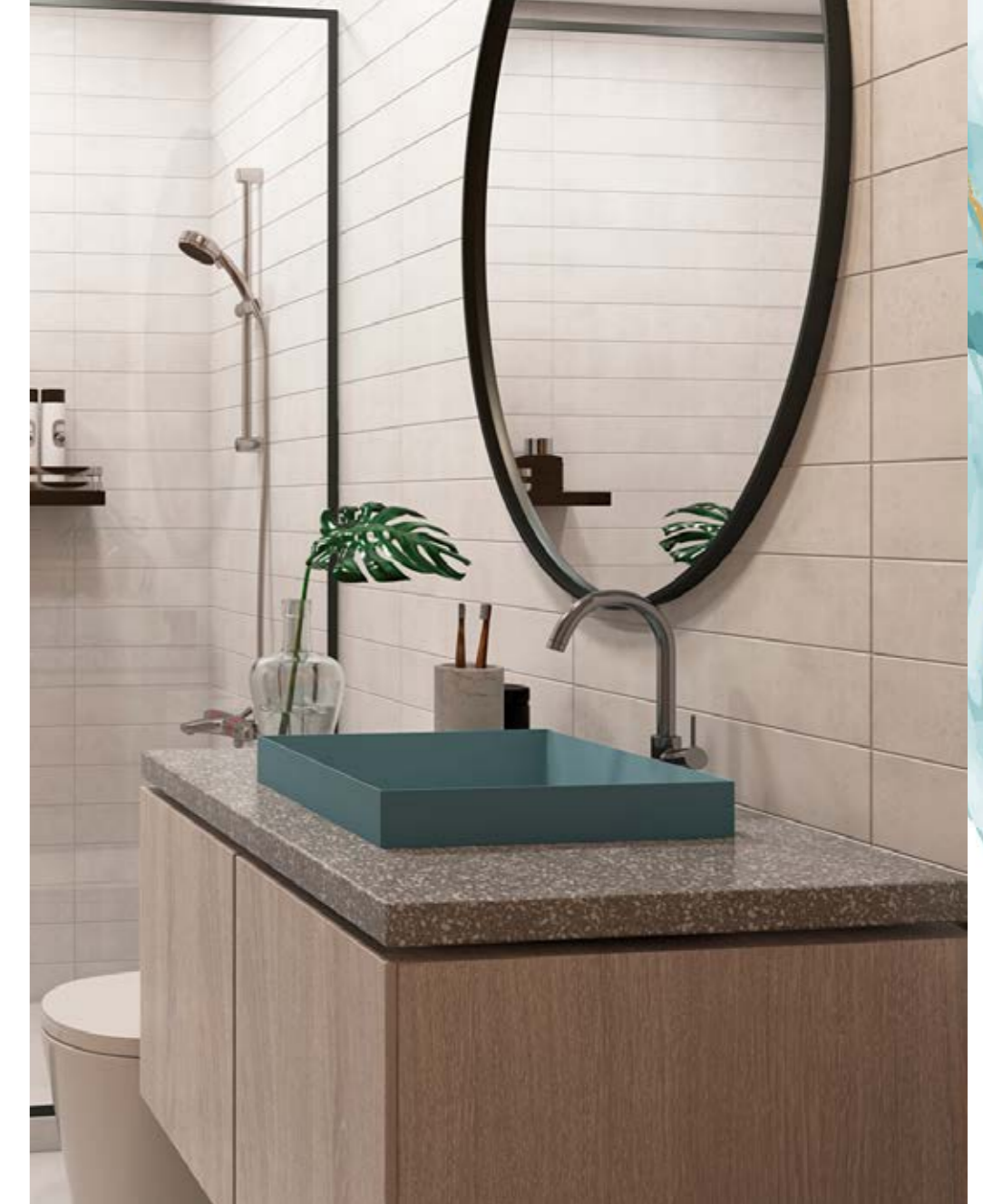


BATHROOM

- Stone washbasins
- Chrome-plated sanitary fittings
- Tastefully located mirrors
- Porcelain-tiled wet zone areas & ceilings

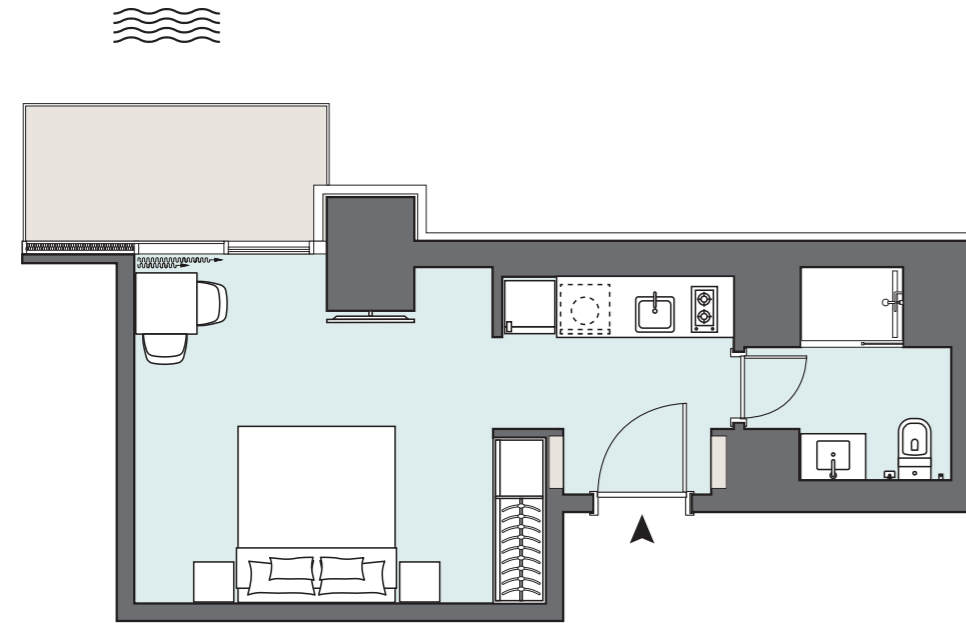
COMMUNAL AMENITIES

- Fully equipped 2,066 ft² gym
- 205 m², 1.2 m depth outdoor pool
- Spacious communal lobby with fitted power points
- Electric car charging ports provided
- Bikes stands provided
- CCTV, fire alarm, main intercom station
- Audio intercom at lobby level
- Empower A/C cooling system

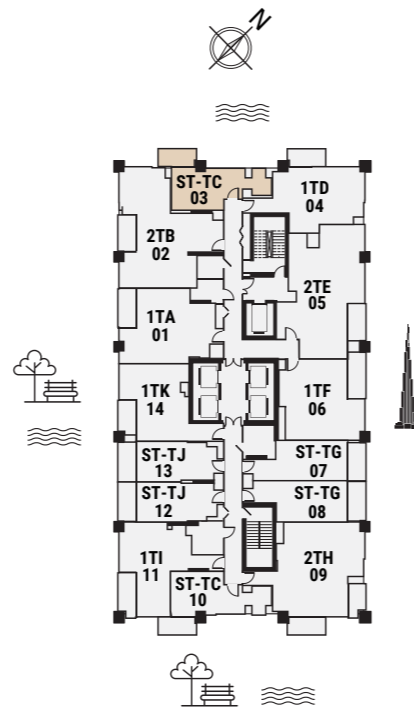


STUDIO APARTMENT

The Tower | Type TC | Unit 03
Floors 3-14 & 17-35



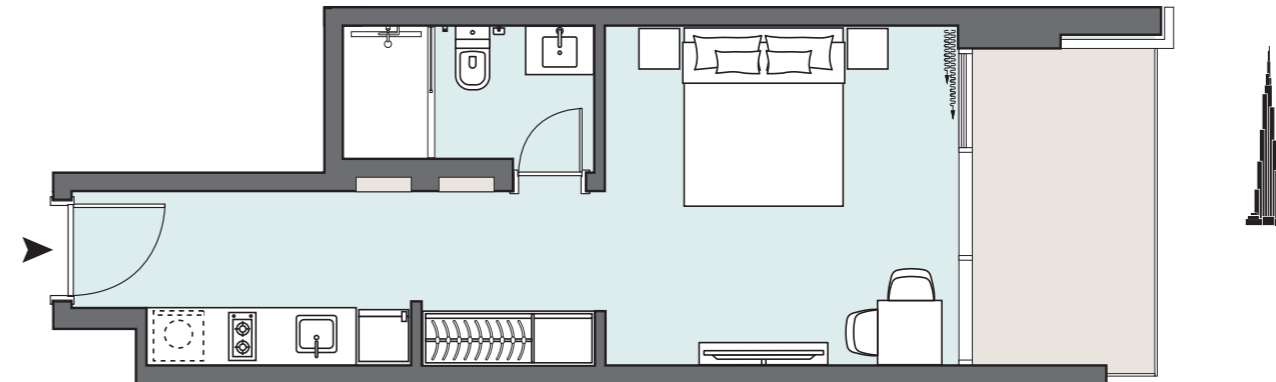
Apartment Area	32.01 m ²	345.00 ft ²
Balcony Area	5.89 m ²	63.00 ft ²
Total Area	37.90 m²	408.00 ft²



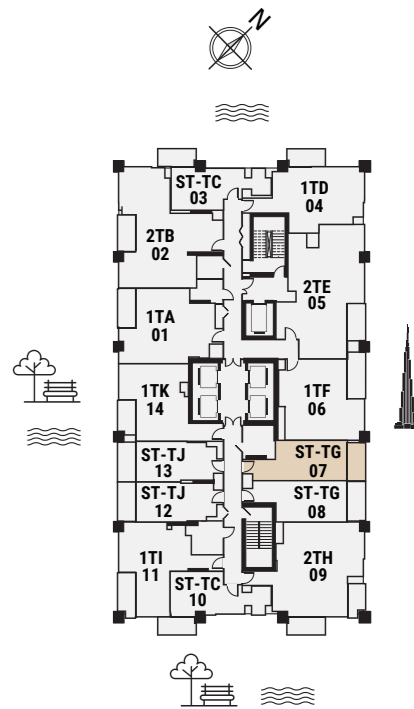
Floors 3-14, 17-35

STUDIO APARTMENT

The Tower | Type TG | Unit 07
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	32.96 m ²	355.00 ft ²
Balcony Area	5.79 m ²	63.00 ft ²
Total Area	38.75 m²	417.00 ft²



Floors 3-14, 17-35

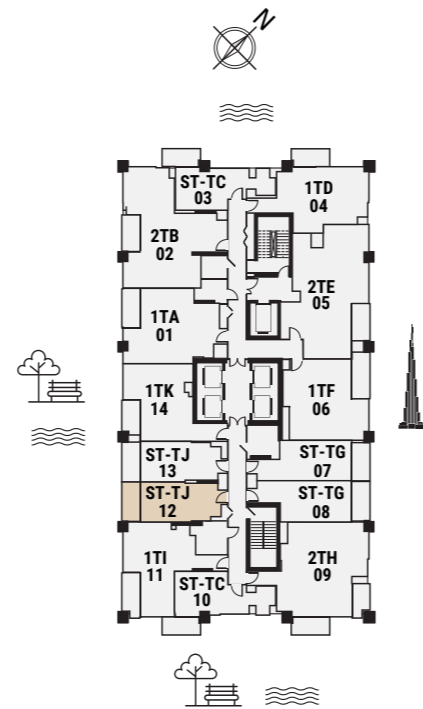
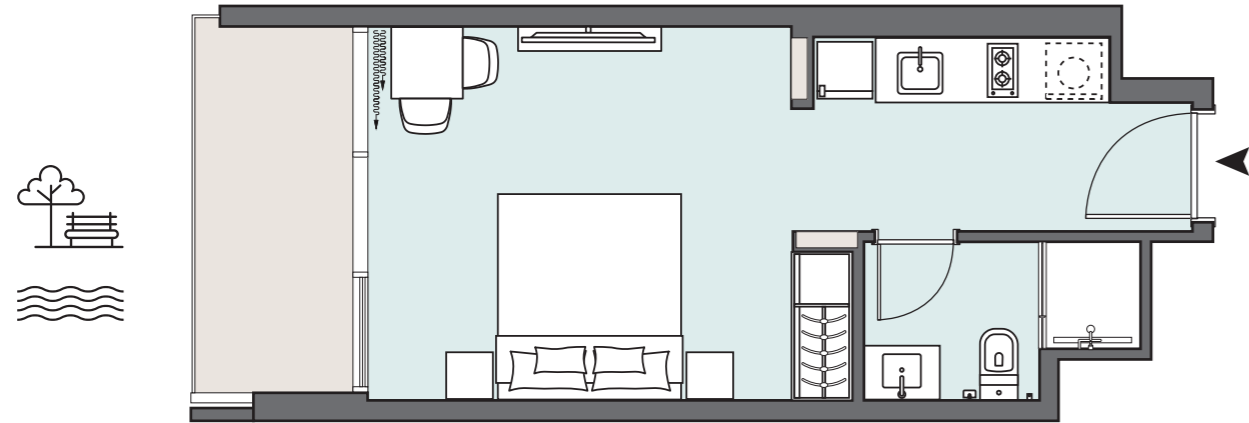
STUDIO APARTMENT

The Tower | Type TJ | Unit 12
 Floors 3, 7, 12, 17, 22, 27 & 32



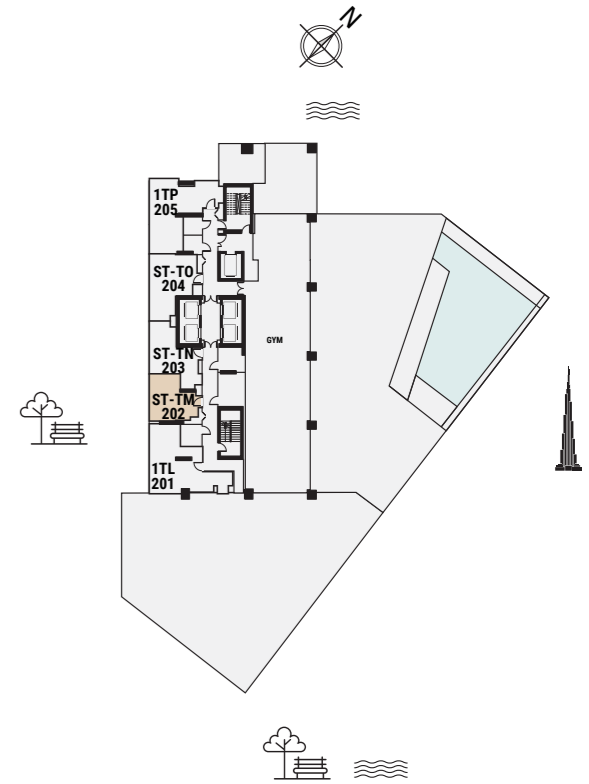
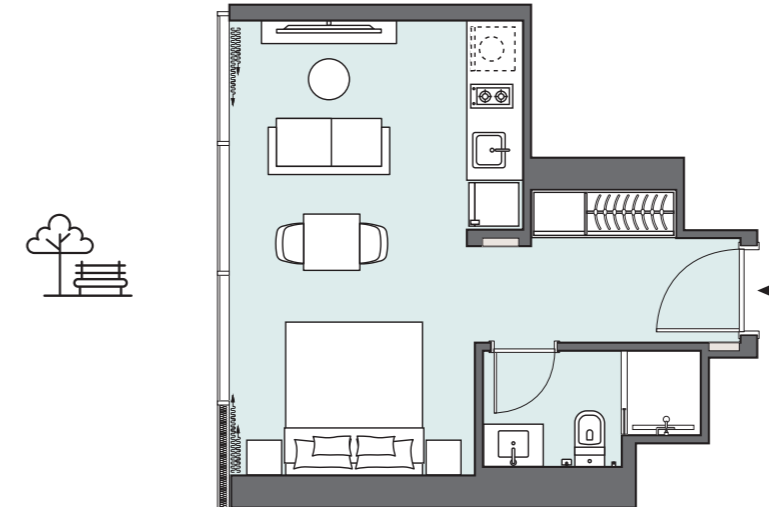
STUDIO APARTMENT

The Tower | Type TM | Unit 202



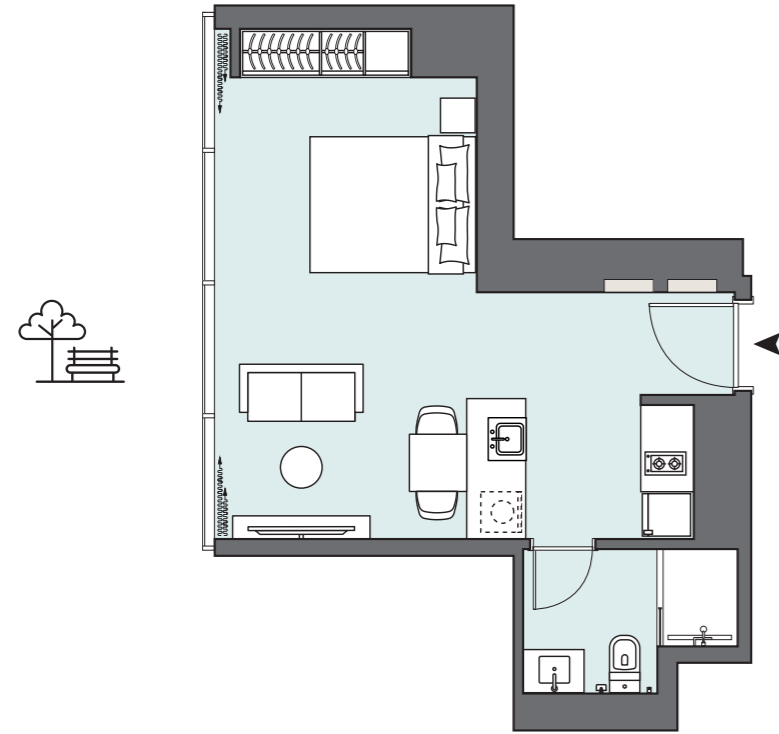
Floors 3-14, 17-35

Apartment Area	30.21 m ²	325.00 ft ²
Balcony Area	7.77 m ²	83.00 ft ²
Total Area	37.98 m²	409.00 ft²

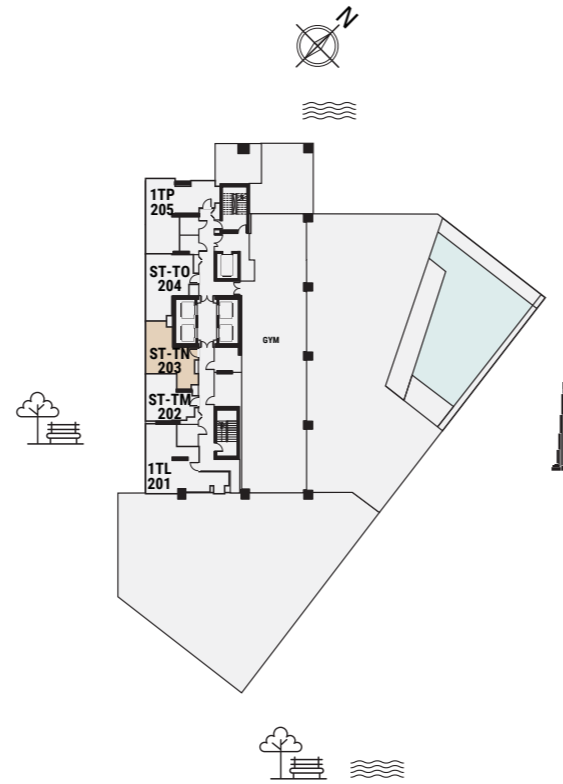


Floor 2

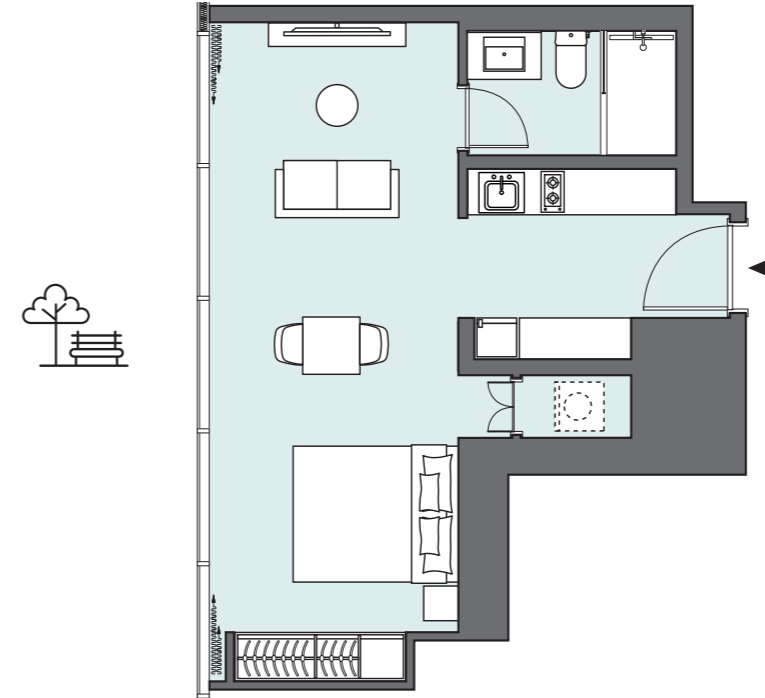
Apartment Area	31.50 m ²	339.00 ft ²
Balcony Area	N/A	N/A
Total Area	31.50 m²	339.00 ft²



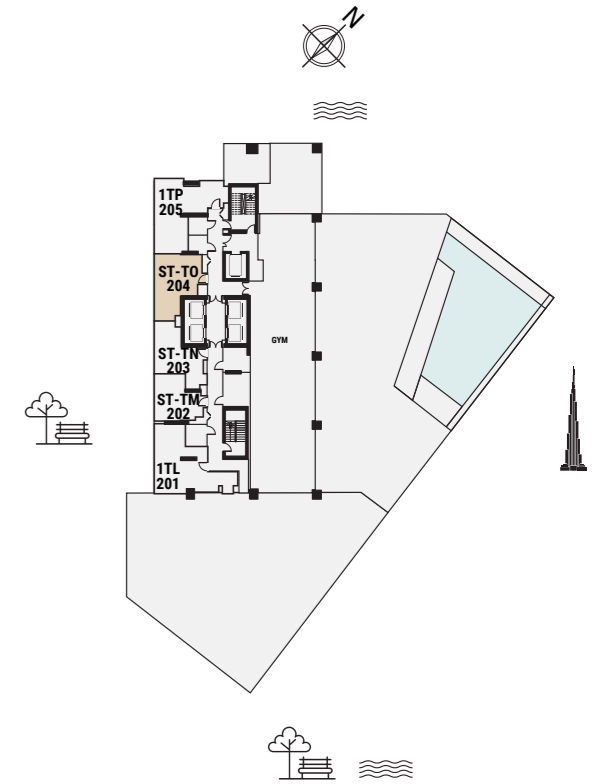
Apartment Area	37.24 m ²	401.00 ft ²
Balcony Area	N/A	N/A
Total Area	37.24 m²	401.00 ft²



Floor 2



Apartment Area	42.00 m ²	452.00 ft ²
Balcony Area	N/A	N/A
Total Area	42.00 m²	452.00 ft²



Floor 2

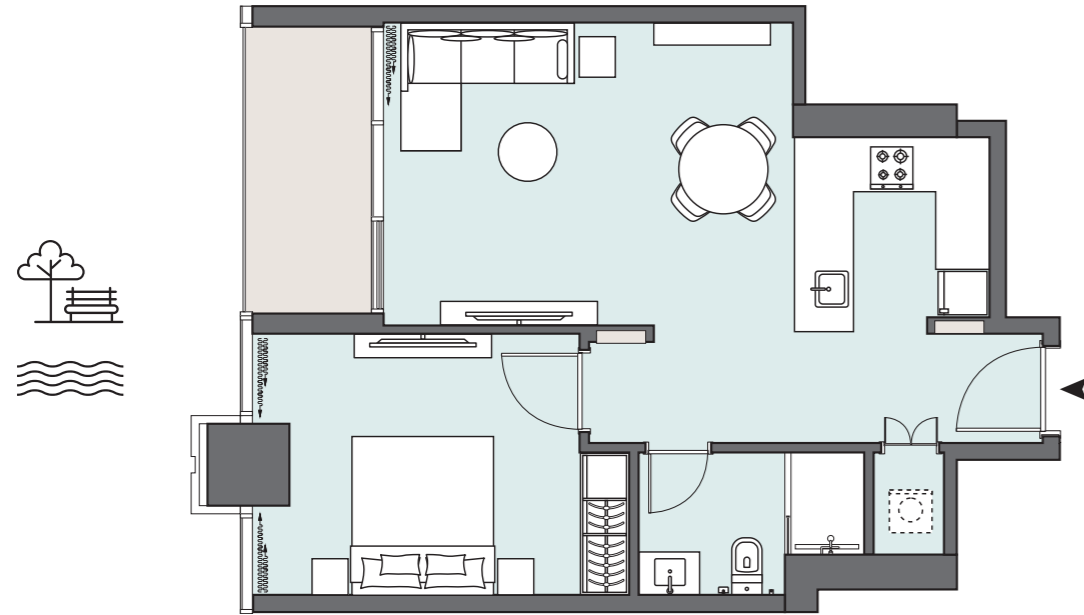
1 BEDROOM

The Tower | Type TA | Unit 01
Floors 3, 7, 12, 17, 22, 27 & 32

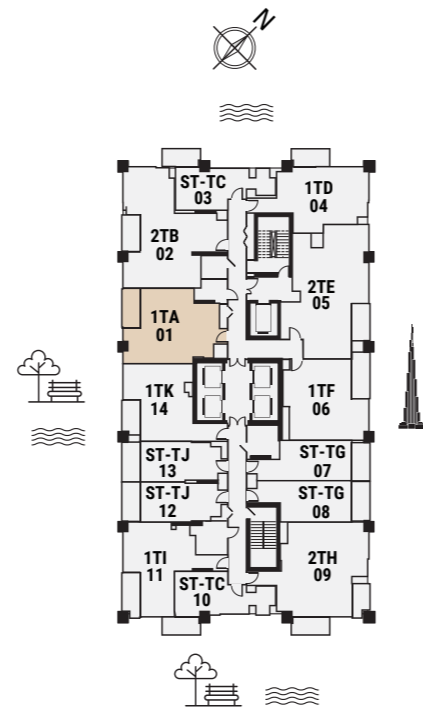


1 BEDROOM

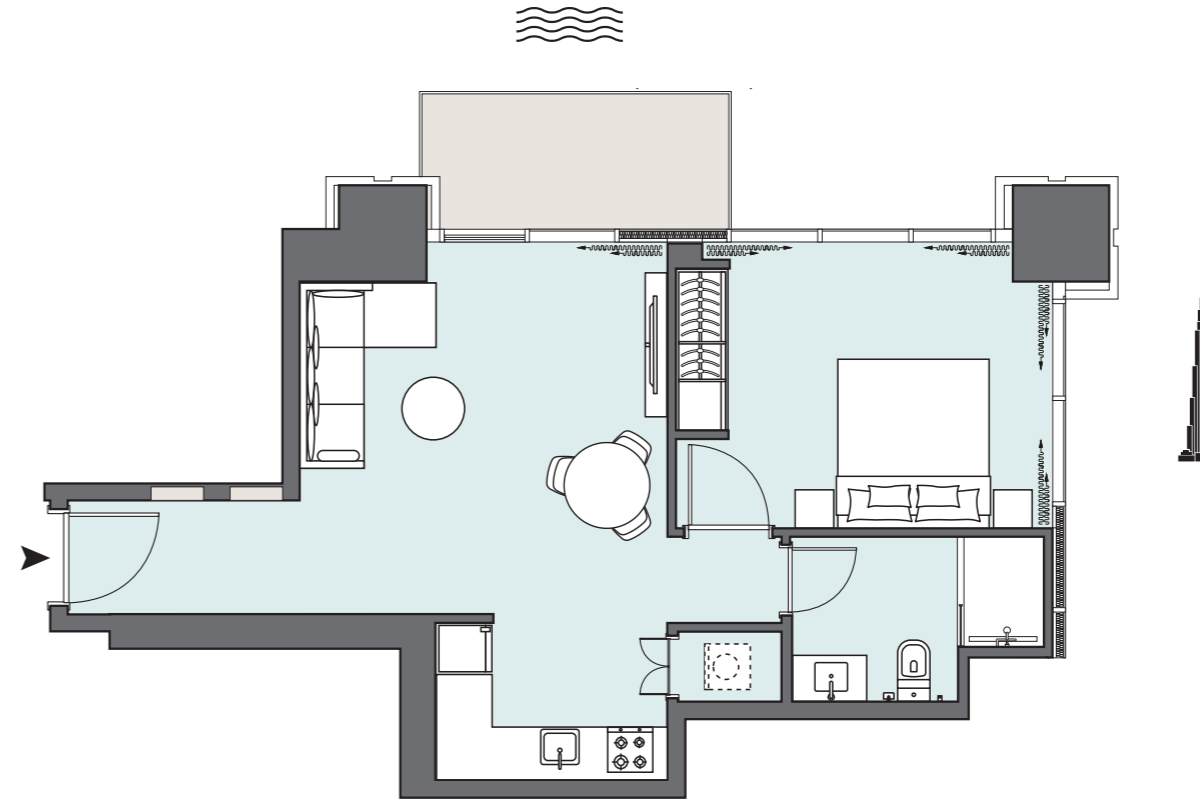
The Tower | Type TD | Unit 04
Floors 3-14 & 17-35



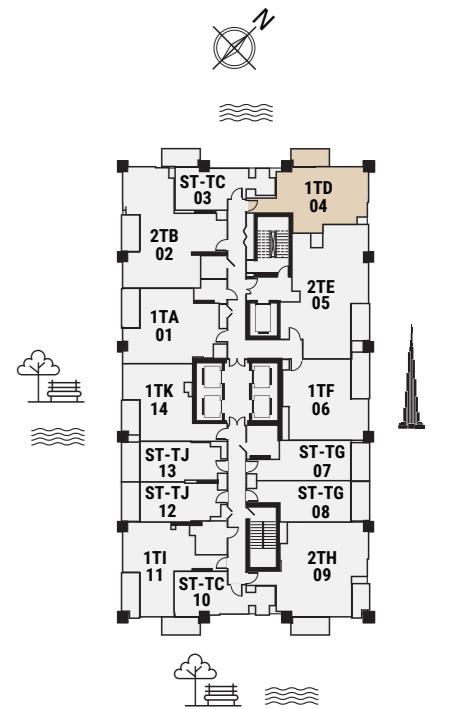
Apartment Area	56.41 m ²	607.00 ft ²
Balcony Area	7.50 m ²	81.00 ft ²
Total Area	63.91 m²	688.00 ft²



Floors 3-14, 17-35



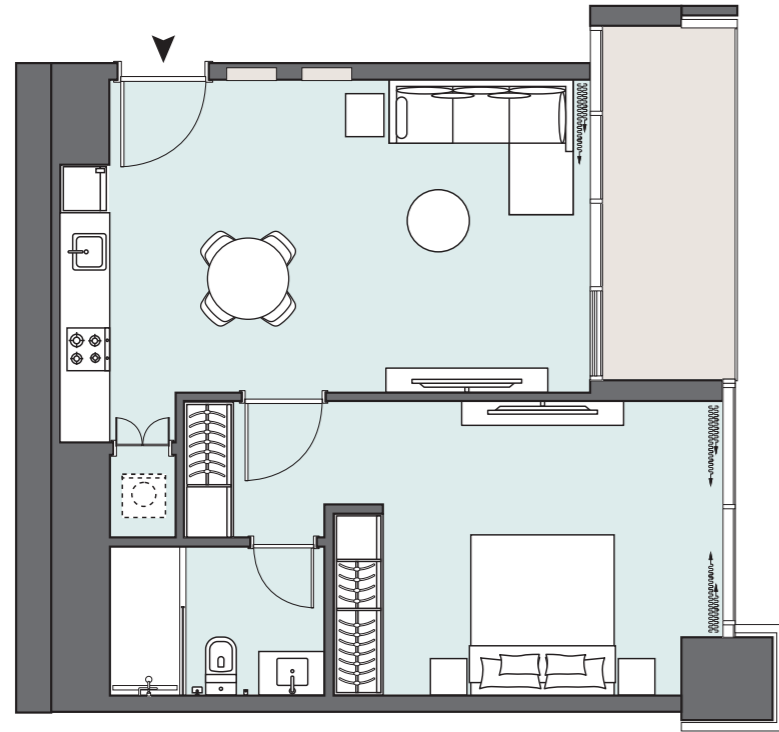
Apartment Area	53.07 m ²	571.00 ft ²
Balcony Area	5.65 m ²	61.00 ft ²
Total Area	58.72 m²	632.00 ft²



Floors 3-14, 17-35

1 BEDROOM

The Tower | Type TF | Unit 06
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35

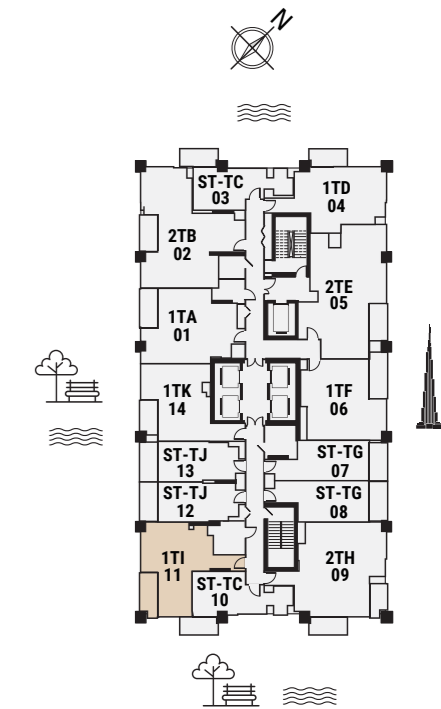
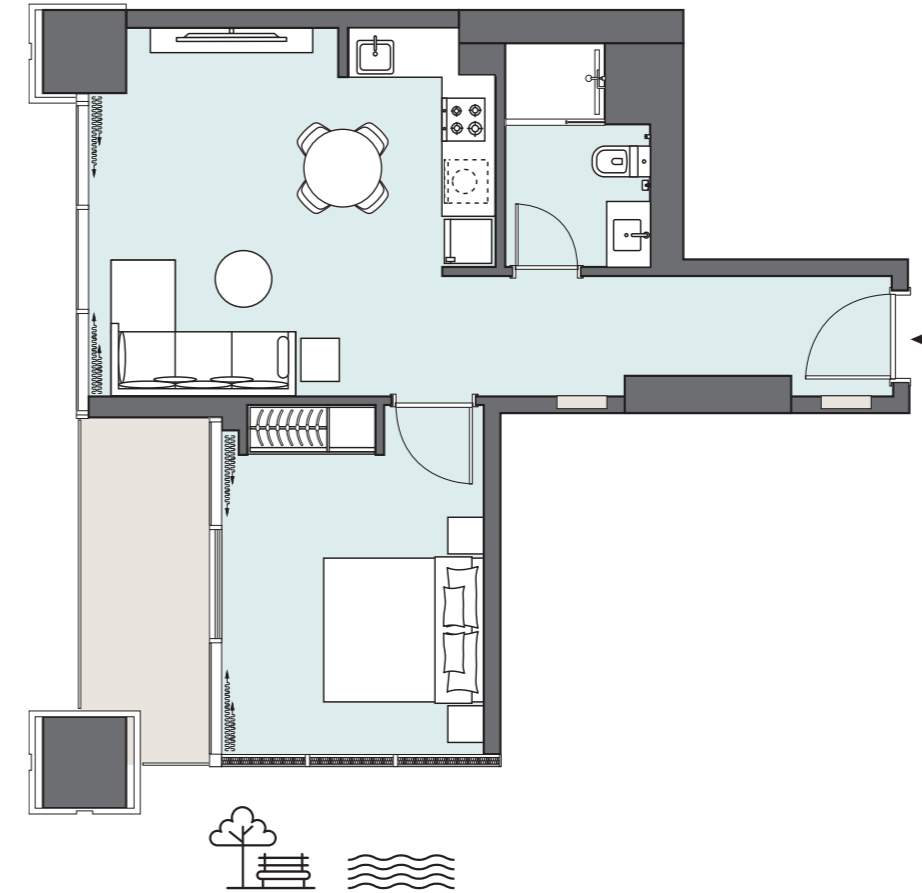


Floors 3-14, 17-35

Apartment Area	54.42 m ²	586.00 ft ²
Balcony Area	7.15 m ²	77.00 ft ²
Total Area	61.57 m²	663.00 ft²

1 BEDROOM

The Tower | Type TI | Unit 11
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Floors 3-14, 17-35

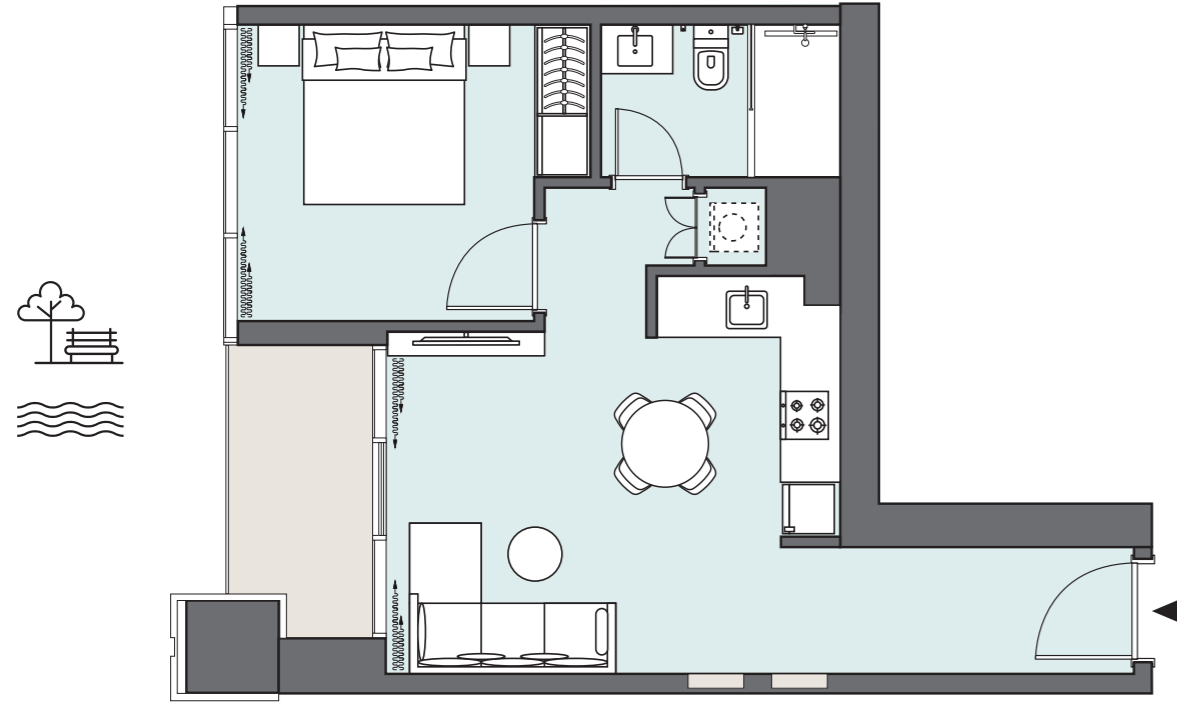
Apartment Area	50.72 m ²	546.00 ft ²
Balcony Area	6.87 m ²	69.00 ft ²
Total Area	57.59 m²	620.00 ft²

1 BEDROOM

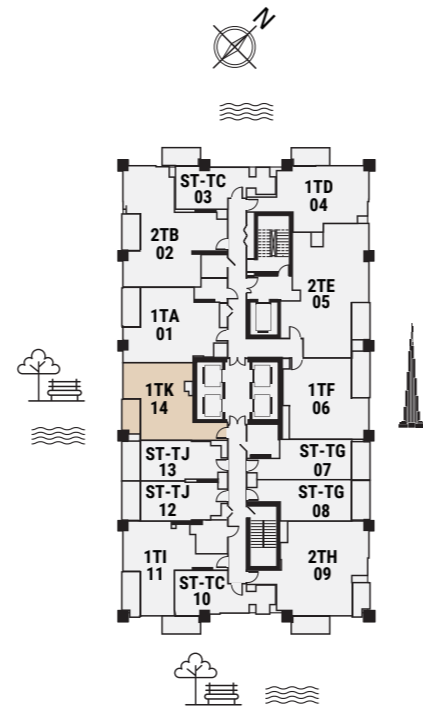
The Tower | Type TK | Unit 14
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35

1 BEDROOM

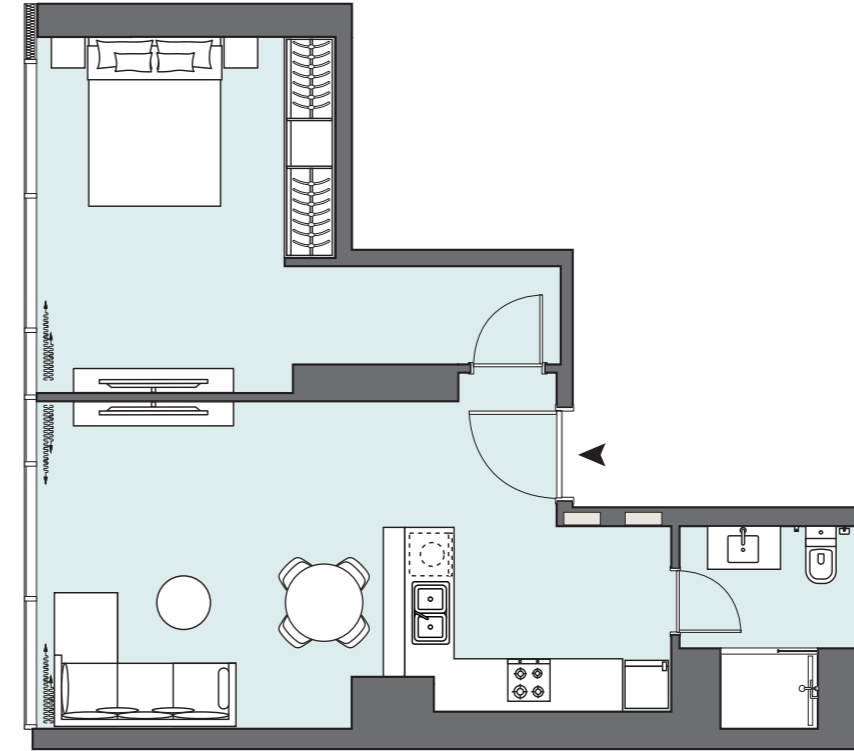
The Tower | Type TL | Unit 201



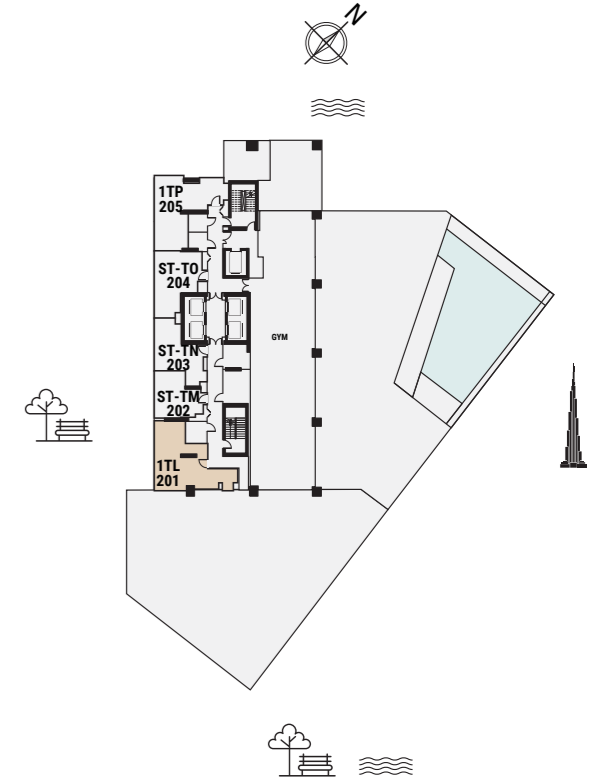
Apartment Area	47.76 m ²	514.00 ft ²
Balcony Area	5.79 m ²	62.00 ft ²
Total Area	53.55 m²	576.00 ft²



Floors 3-14, 17-35



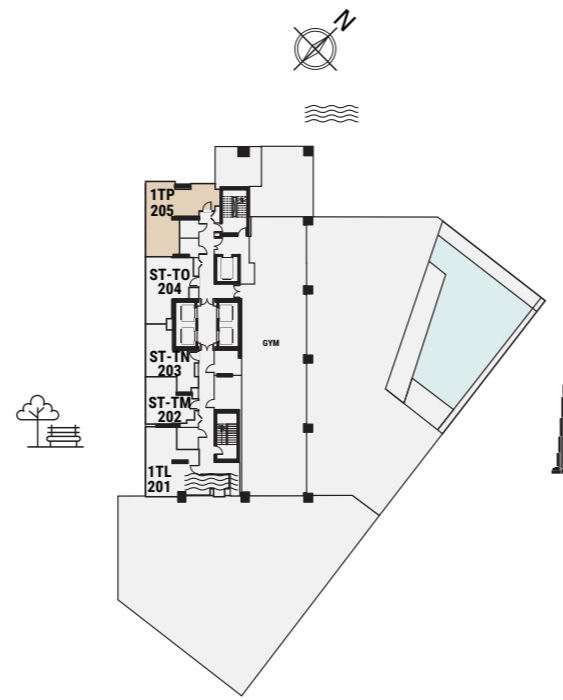
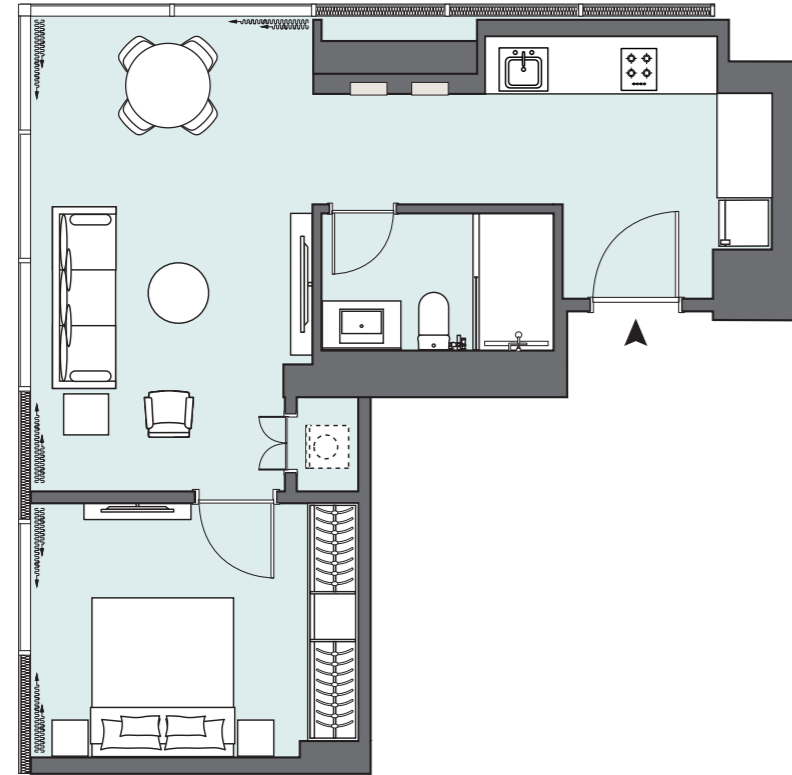
Apartment Area	58.78 m ²	633.00 ft ²
Balcony Area	N/A	N/A
Total Area	58.78 m²	633 ft²



Floor 2

1 BEDROOM

The Tower | Type TP | Unit 205

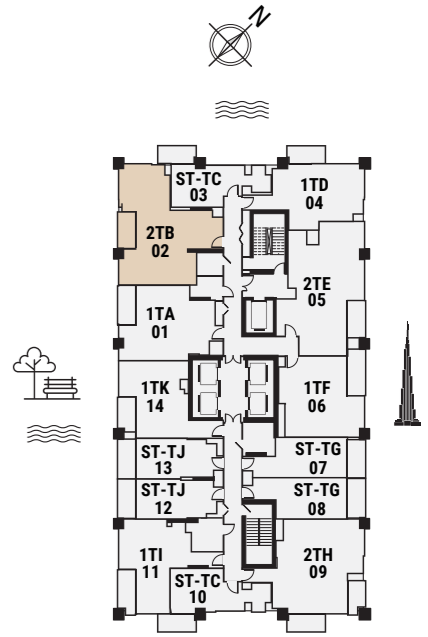
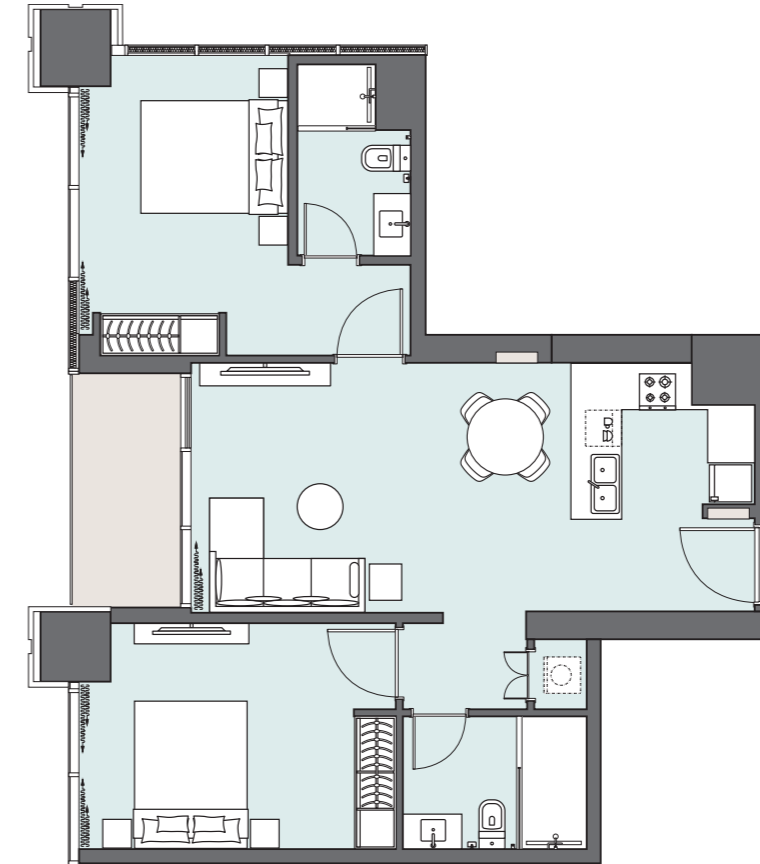


Floor 2

Apartment Area	56.99 m ²	613.00 ft ²
Balcony Area	N/A	N/A
Total Area	56.99 m²	613.00 ft²

2 BEDROOM

The Tower | Type TB | Unit 02
Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35

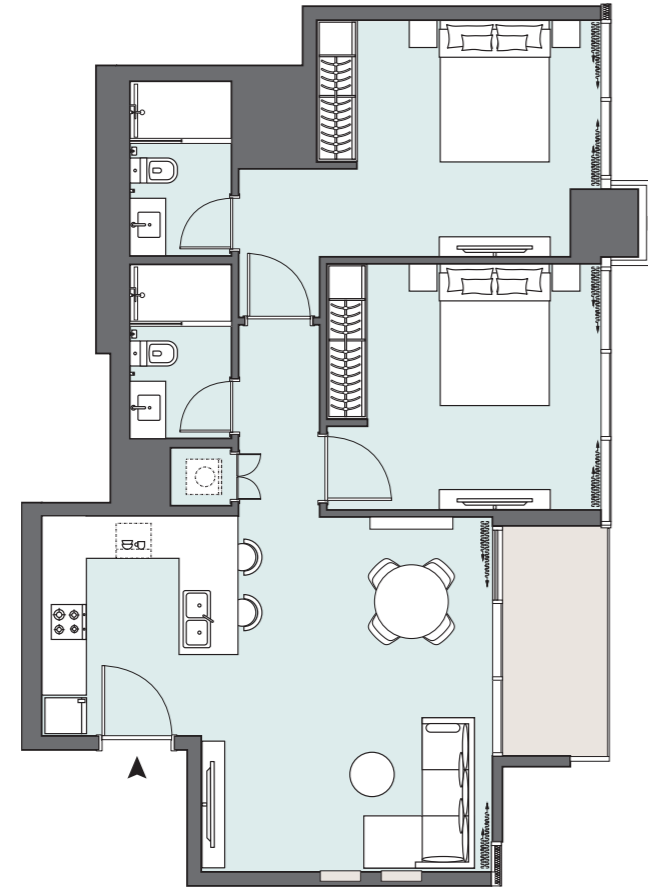


Floors 3-14, 17-35

Apartment Area	78.4 m ²	844.00 ft ²
Balcony Area	5.69 m ²	61.00 ft ²
Total Area	84.09 m²	905.00 ft²

2 BEDROOM

The Tower | Type TE | Unit 05
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35

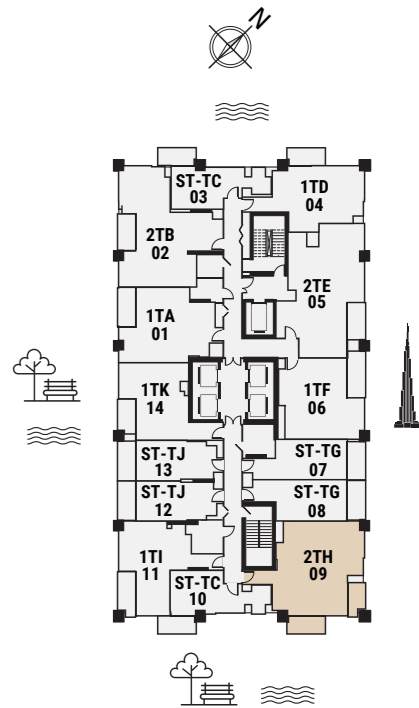
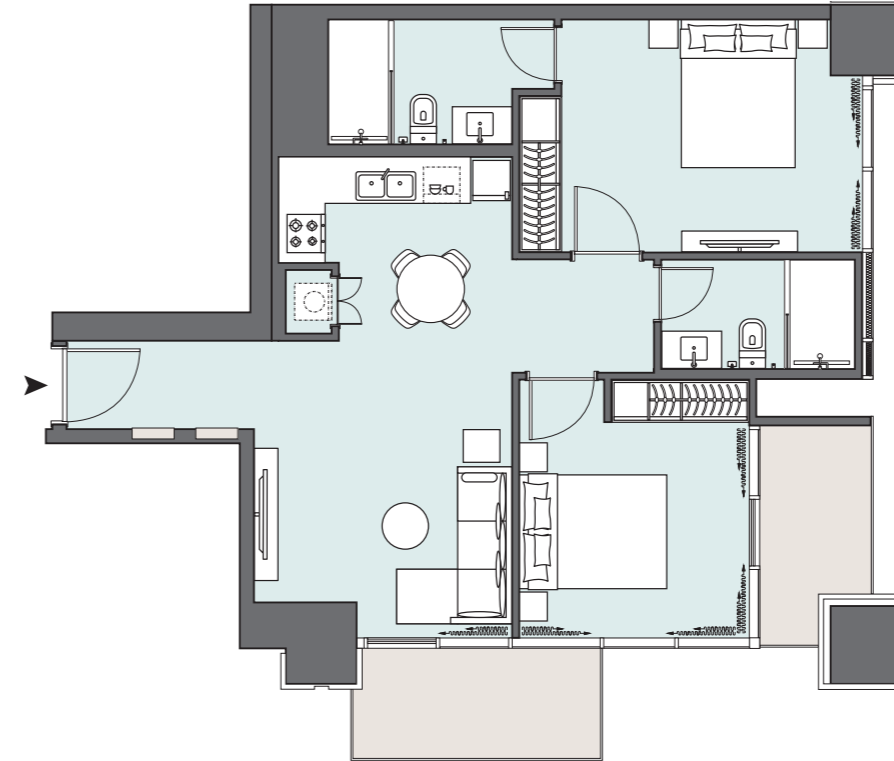


Floors 3-14, 17-35

Apartment Area	82.42 m ²	887.00 ft ²
Balcony Area	5.76 m ²	62.00 ft ²
Total Area	88.18 m²	949.00 ft²

2 BEDROOM

The Tower | Type TH | Unit 09
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35

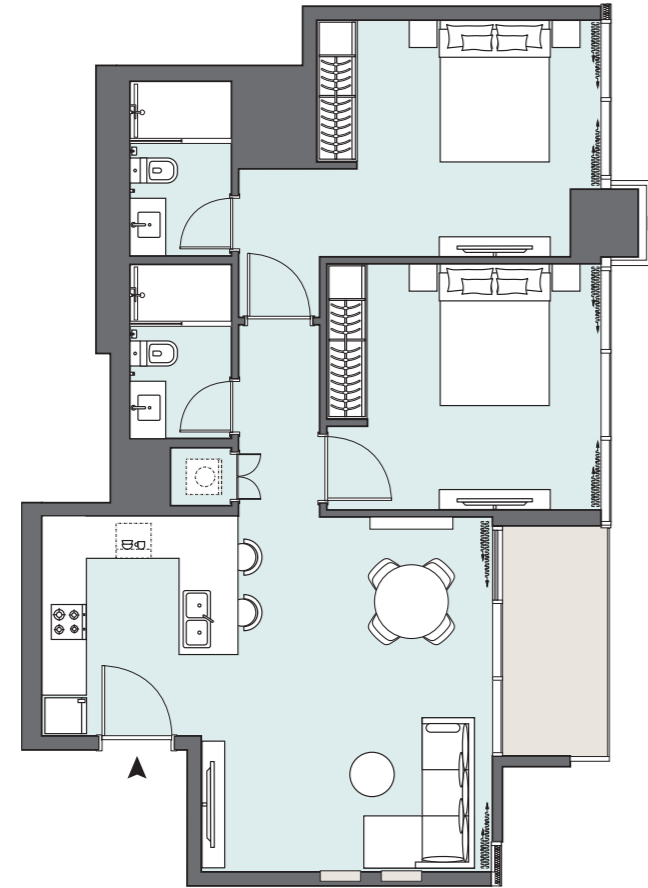


Floors 3-14, 17-35

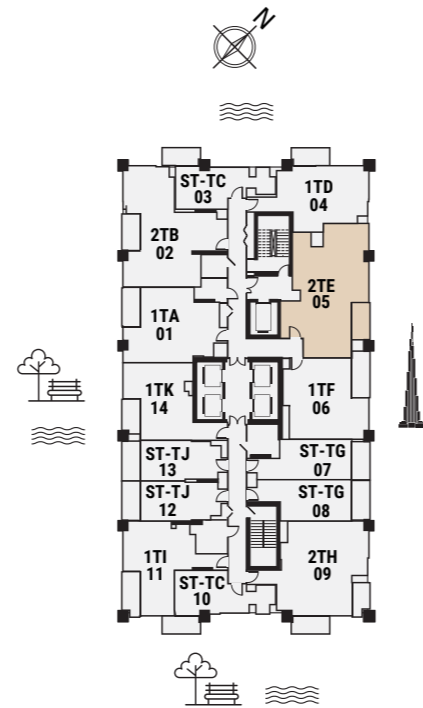
Apartment Area	74.05 m ²	797.00 ft ²
Balcony Area	10.65 m ²	115.00 ft ²
Total Area	84.70 m²	912.00 ft²

2 BEDROOM

The Tower | Type TE | Unit 05
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



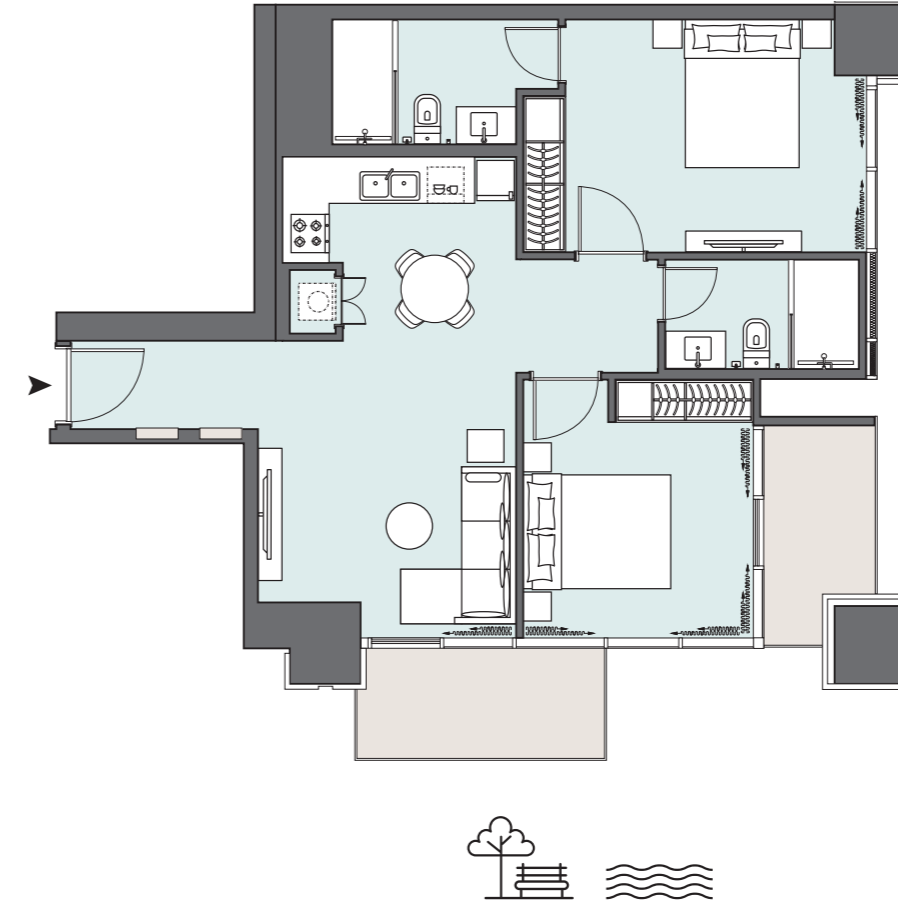
Apartment Area	82.42 m ²	887.00 ft ²
Balcony Area	5.76 m ²	62.00 ft ²
Total Area	88.18 m²	949.00 ft²



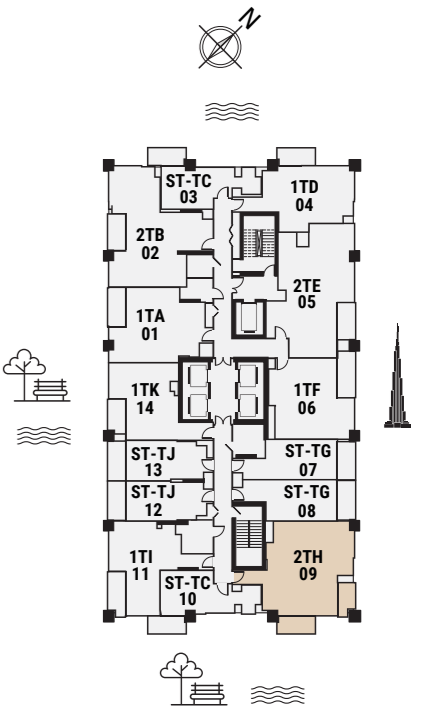
Floors 3-14, 17-35

2 BEDROOM

The Tower | Type TH | Unit 09
 Floors 4-6, 8-11,13-14, 18-21, 23-26, 28-31 & 33-35



Apartment Area	74.05 m ²	797.00 ft ²
Balcony Area	10.65 m ²	115.00 ft ²
Total Area	84.70 m²	912.00 ft²



Floors 3-14, 17-35



Crafting a Secure Tomorrow since 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region's largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn't have a place at Select Group - as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division's continuous quest for quality.

The group's direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry - whether that's suppliers, partners or employees - for unparalleled results.

DEVELOPMENT TIMELINE

15 Northside 98 Baker Street Echo Building Avenue Road	Dubai, UAE London, UK Liverpool, UK London, UK	2021
Jumeirah Living Marina Gate Niu Air	Dubai, UAE Frankfurt, Germany	2020
Studio One Marina Gate II Ibis Hotel	Dubai, UAE Dubai, UAE Sheffield, UK	2019
Marina Gate I No. 9 The Hive	Dubai, UAE Dubai, UAE Dubai, UAE	2018
Pacific	Ras Al Khaimah, UAE	2017
Ballochmyle Estate	Scotland, UK	2016
InterContinental Dubai Marina Alexandra Tower Radisson Blu Hotel Velocity Tower	Dubai, UAE Liverpool, UK Birmingham, UK Sheffield, UK	2015
West Avenue Nottingham One	Dubai, UAE Nottingham, UAE	2014
Bay Central	Dubai, UAE	2012
Botanica The Torch	Dubai, UAE Dubai, UAE	2011
The Point Royal Oceanic	Dubai, UAE Dubai, UAE	2009
Yacht Bay	Dubai, UAE	2007
SELECT GROUP	Dubai, UAE	2002