

77S

REDEFINING SKYLIVING



- The FIRST true sky villas in Dubai.
- The HIGHEST open-air, temperature-controlled sky park in Dubai.
- The LARGEST combination of outdoor and indoor gym within a single building in Dubai.
- The HIGHEST open-air cinema in Dubai.
- The FIRST tower in Dubai offering 52 amenities and services within a single building.

Welcome to 77S

where sophistication meets innovation for a lifestyle like no other





Location Highlights:

- 3-minutes walk to Business Bay metro station.
- 5 minutes to Dubai Mall and Burj Khalifa by metro or car.
- 15 minutes to Dubai International Airport and Emirates Mall by metro or car.
- 20 minutes to JBR & Marina by metro or car.
- Adjacent to a public park on two sides, with views of the Water Canal and Burj Khalifa.



77S TOWER



Burj Khalifa



Dubai International Airport



Safa Park



Jumeirah Beach



Dubai Mall



Key Features

- Al Ghaf Sky Park (31st Floor):

The first of its kind in Dubai, a unique, temperature-controlled 43,000 sq. ft. Sky Park suspended at 8 meters within the building, offering yoga and meditation areas, billiard tables, tennis tables, basketball stand, a running track, mini-golf, an outdoor sky cigar lounge, and pet playgrounds, all with panoramic views of Dubai's skyline and the Water Canal.



- Sports and entertainment facilities :

A 43,000 sq. ft. sports and leisure floor featuring an 8,000 sq. ft. indoor gym, running track and outdoor gym with paddle tennis court, squash court, tennis tables, punching bags and many other sports facilities, saunas, steam rooms, Dubai's largest residential pool (300 sq.mt), and a waterfall.



- **Semi-Furnished Apartments:**

Tower 77S presents a semi-furnished apartment with a convertible kitchen that can be open or closed, equipped with premium Siemens appliances. This high-end living space features top-of-the-line, built-in Siemens kitchen equipment, known for its durability, innovative technology, and sleek modern design.



- **3.9 Meter Hight Ceiling:**

High ceilings can significantly elevate the appeal and market value of an apartment by enhancing its spaciousness, light, design flexibility, and perceived luxury.

- **Smart Home System:**

At Tower 77S, we offer smart homes equipped with the latest technology to enhance your living experience. These homes come with integrated systems that allow you to control lighting, temperature, security, and appliances remotely via your smartphone or voice assistants. Our smart home features provide added convenience, energy efficiency, and enhanced security, giving you a modern and seamless lifestyle in a luxury setting.





Residential Units

- 1 Bedroom Apartments (200 units, sizes ranges between 876 to 1241 sq. ft.): Features spacious semi-furnished spaces with built-in appliances and controlled color glass for ambiance.
- 2 Bedroom Apartments (80 units, 1,447 sq. ft.): Spacious with 3 bathrooms and modern amenities, including controlled color glass.
- 2 Loftly Bedroom Units (2 units, 1922 sq. ft.): Includes maid's room, outdoor jacuzzi, and 3 parking slots.
- 3 Bedroom Penthouses (3 units, 3,300 sq. ft.): Includes study room, maid's room, outdoor jacuzzi, and 4 parking slots.
- 4 Bedroom Penthouses (4 units, 3,400 sq. ft.): Featuring maid's room, outdoor jacuzzi, and 4 parking slots.
- 5 Bedroom Sky Villas (6 units, ~6,500 sq. ft.): Exclusive sky villas with private infinity pools, sky backyards, maid and driver rooms, and complimentary Bently furniture and Bently Bentayga V8. Including 5-6 parking slots.





Amenities & Services

• Amenities

To ensure that our 77S residents have unparalleled level of luxury living, we have allocated 85,000 Sq.Ft for high class amenities on the 3rd Podium level and the entire first floor, in addition to Sky Park located on the 31st floor to provide the following unprecedented number of amenities:

• (A) At the 3rd Podium and Gym Floor levels:

						
Hanging Garden	45,000 Sq Ft. Full Floor Gym	Infinity Swimming Pool (300 sq meter – The biggest in Dubai) with Waterfall		Entertainment Room (Billiards, Electronic Games, Indoor Golf Simulator, etc.)		
						
Kids Play Area	Kids Swimming Pool	Kids Gym	Kids Splash Pad	Outdoor Jacuzzis	Saunas	Squash and paddle tennis court.
						
Steam Rooms	Bowling Court	Trampoline Park	1st Waterfalls	Library Lounge	Sun beds and Cabana Area	Co-Working Spaces
						
Art Gallery	1st Running Tracks	1st Outdoor Cinema	1st Barbeque Area	1st Outdoor Gym	1st Fountains	Swimming Pool Bar

• (B) At Al Ghaf Sky Park:

					
Kids camping Zone	yoga and meditation areas	Family Sitting Area	Basketball court	Exclusive cigar lounge and smoking areas	2nd Outdoor Cinema
					
Mini Golf	2nd Waterfalls	2nd Barbeque Area	2nd Fountains	Dedicated pets' playground	2nd Outdoor Gym
					
2nd Running Tracks	Aquarium				

• Services



Majestic Lobby



Guests' Parking



Electrical Cars' Charging Stations



Valet Parking



Welcoming Refreshments and 24/7 Security
and Reception Services



In House Cleaning
Services



Bike Storage



High-Speed Net in Lobby



Pets' Dedicated
Elevator



8 Elevators Utilizing Facial Recognition
Technology





Tower Overview

- Height: 138 meters, 36 floors (2B + G + 3P + Gym + 3 Offices floors + 20 typical residential floors + Mechanical Floor + double High Sky Park floor + Penthouses + Sky Villas).
- Total Units: 295 apartments, 425,000 sq. ft. sellable area.
- 650 covered parking spaces (220 parking slots extra than it is required by the authorities).
- Fully glazed exterior, with smart home systems (Control4 or Crestron).
- High-end finishes: Grohe sanitary ware, Siemens kitchen appliances, and marble finishes in bathrooms.
- Construction start: October 2024, completion by July 2027.



Payment Plan

Down payment	20%
DLD	4%
After 6 months from the DP	10%
After 12 months from DP	10%
After 18 months from DP	10%
After 24 months from DP	10%
After 30 months from DP	10%
Upon issuance of Completion Certificate	20%
3 months after the issuance of Building Completion Certificate	10%

Guaranteed ROI

100% over 12 years (8.33% yearly)