



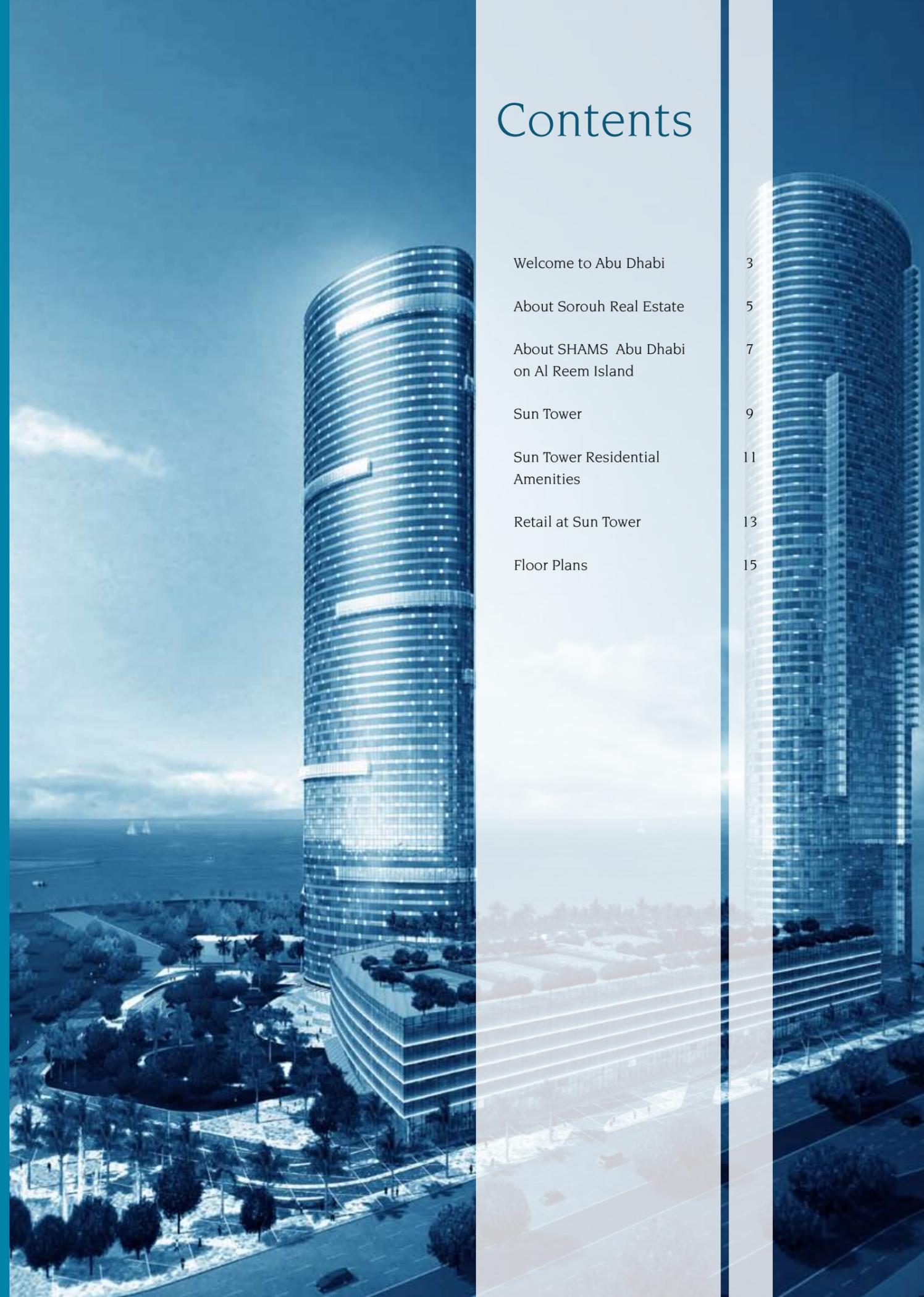
SUN TOWER

Where The World
Revolves Around You



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Welcome to Abu Dhabi

Abu Dhabi is the most culturally and economically vibrant Emirate in the UAE. It is the hub for oil and gas production in the petroleum and petrochemicals industry, which constitutes about 30% of UAE's GDP. In recent years Abu Dhabi has been emerging as a leader in diversified industries, making it one of the wealthiest capitals in the region. This has created increased demand for experienced staff and increasingly professionals from around the world are choosing to make Abu Dhabi their home. To accommodate this growth, the leaders of the emirate have called for quality living spaces to be developed. At Sorouh Real Estate, we will respond to this call and develop innovative premium residential projects for both the current generation, and generations to come.



“the most
culturally and
economically
vibrant Emirate
in the UAE”



About Sorouh Real Estate

At Sorouh Real Estate, we believe that to provide a balanced lifestyle, we need to consider all key components of wellbeing. We analyze and ensure that our developments cater to meet the needs of residents in these areas. That's why our architects strive to create environments that promote healthy minds and bodies, facilitate interaction and inspire the spirit through beautiful and environmentally friendly design, in line with the stated clear vision of life in perfect balance.

This level of rigorous analysis, comprehensive planning and attention to detail sets Sorouh apart as a visionary and customer-focused developer.

Our projects utilize innovative design, state-of-the-art technology and the latest construction techniques to meet the core needs of residents. Some of the world's best architects and engineers have joined forces with us to create inspiring yet practical living spaces that truly bring life in perfect balance.

About SHAMS Abu Dhabi on Al Reem Island

Located just northeast of the capital, SHAMS Abu Dhabi on Al Reem Island is a landmark development within Abu Dhabi and the UAE. Close to the city yet offering a lush green island setting, it will be a unique urban environment. A self-contained community of 60,000, SHAMS Abu Dhabi will provide residents with the perfect combination of modern comfort and natural lifestyle.

SHAMS Abu Dhabi offers spectacular views of the Arabian Gulf and Abu Dhabi city. With a mangrove forest to the west and expanses of beautiful turquoise water to the east, 6km of coastal paths will offer spectacular walks while the pedestrian walkways of the city's extensive canal system will enable the intriguing architecture of the different communities to be enjoyed at close quarters. For yachting enthusiasts, a state-of-the-art marina will enable an exclusive waterside lifestyle.

The 8.1 hectare Central Park of SHAMS Abu Dhabi, with its extensive recreational and educational offerings and specially designed natural cooling system will become a favored destination for residents of both Al Reem Island and the city of Abu Dhabi. As will the theatre district with its waterside restaurants, street entertainers, cinemas and theatres.

SHAMS Abu Dhabi is just 5 minutes drive from the city centre via the bridge at Sheikh Hazaa bin Zayed Street and additional bridges that will be built from Al Falah Street and the Meena area giving three convenient access points to SHAMS Abu Dhabi. The Gate District is its breathtaking entrance where architecture makes history by its sheer grandeur. It contains eight buildings of unprecedented scale and uniqueness including the 74 storey Sky Tower where prestige and luxury reach new heights. This elliptical edifice sits atop a podium offering a community mall, state of the art fitness and leisure centre.



“the perfect combination of modern comfort and natural lifestyle”





Sun Tower

Sun Tower is yet another rising star at SHAMS Abu Dhabi on Al Reem Island.

Located next to The Sky Tower, this 65-storey architectural masterpiece is home to elegant residential spaces with captivating views of the Gulf and Abu Dhabi skyline. Its elliptical structure, lends Sun Tower a futuristic perspective and style. The interior spaces of Sun Tower are artfully designed with quality finishes, to set a new standard in lifestyle. For the residents of The Sun Tower it's a unique world of luxury and convenience, perfectly blended.

Sun Tower shares a host of world class amenities with its neighbour, The Sky Tower. The common podium includes a 180,000 sq. ft. fitness and leisure centre, a shopping mall, cafes and restaurants.

Located just 5 minutes away from the city centre and a 30-minutes drive from the airport, Sun Tower is perfectly positioned for upper crust living, neighbouring the most prestigious address in town.

Sun Tower is a luxurious yet affordable residential tower for those who like to make a statement in life. The residential floor plan comprises spacious 1, 2 & 3-bedroom apartments and breathtakingly beautiful penthouses.



“a luxurious yet affordable residential tower for those who like to make a statement in life.”



Sun Tower Residential Amenities

Residential amenities are conveniently located atop the podium, a lush and welcome haven from the hustle and bustle of city life is bigger than a full-size football pitch – the fitness and leisure centre divided into user-specific sport activities facing the inner Gateway. With leisure areas offering wide panoramic views of the sea, a grove of shade trees form a canopy leading to the recreational amenities.

A spa with separate male and female facilities – including sauna, steam room, and massage rooms – is located in its own private section. The 10,000 sq.ft gymnasium contains state-of-the-art equipment in an expansive setting. Outdoor sporting facilities include 3 tennis courts, 2 squash courts, lap-pool, 70m infinity-pool and a yoga lawn. A party room with a pantry and bar leads to a generous sun deck and recreational pool with infinity edge, pool cabanas and pool bar and a separate children's playground. A business centre with two boardrooms caters for the requirements of businessmen residents.



“3 tennis courts,
2 squash courts
and a 70m
infinity pool.”



Retail at Sun Tower

The retail experience at Sun Tower promises to be exciting, vibrant, and memorable. Centred on an atrium linked internally to the level 1 lobby and to the street, ground level shops and restaurants face the surrounding boulevards and the interior spaces. There is plenty of spillover space for al fresco dining on the broad tree-lined sidewalks or in the ample air-conditioned atrium.

High-class retail standards deliver a merchandising mix in keeping with the premium quality of the office and residential environment. The 145,000 sq.ft. shopping and entertainment district includes hair and beauty salons, news and bookshop, gourmet food market, pharmacy, bakery, dry cleaner, real estate agent, travel agent, coffee and teahouse, restaurants and cafes. All of your essential needs can be found just an elevator ride from your home.



“exciting,
vibrant, and
memorable.”



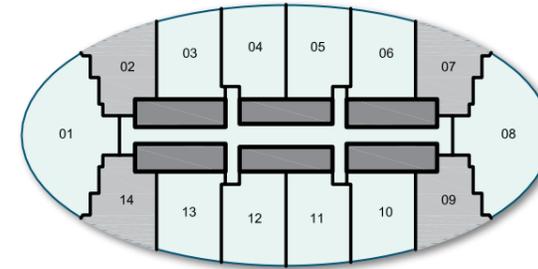
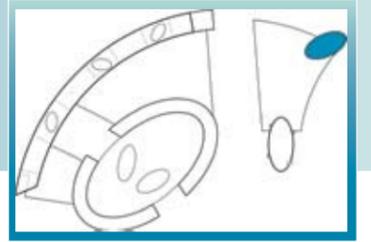
Floor Plans



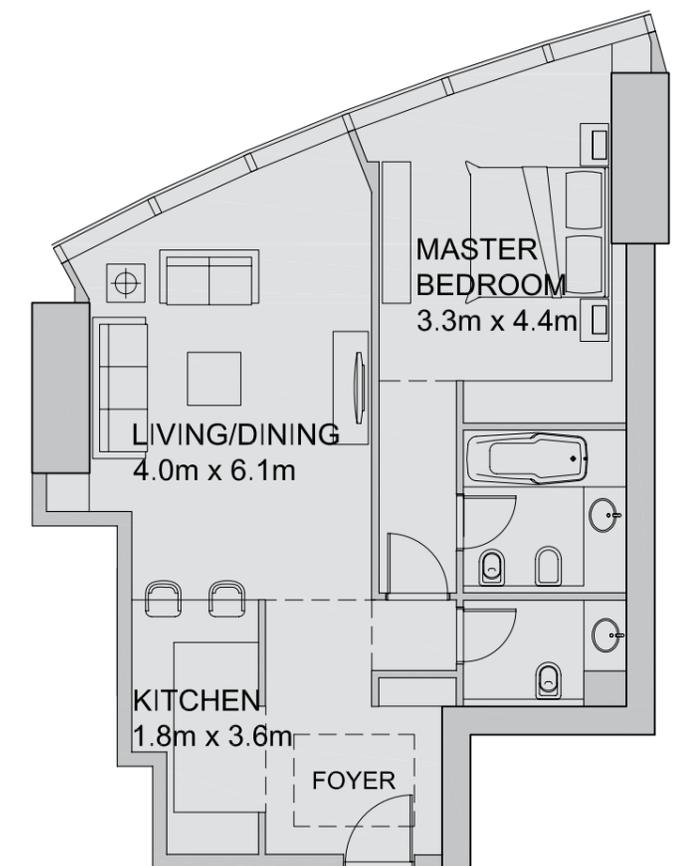
1 Bedroom

77.4 sqm.

833 sq ft.



Low Zone
Suite: 02,07, 09, 14



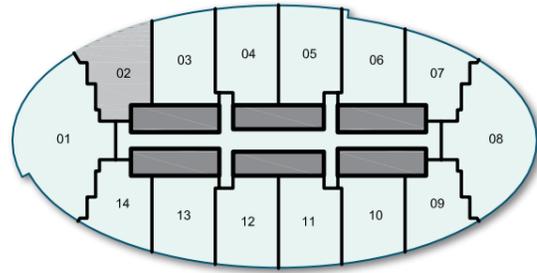
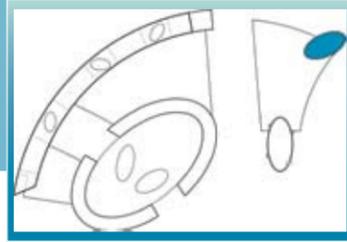
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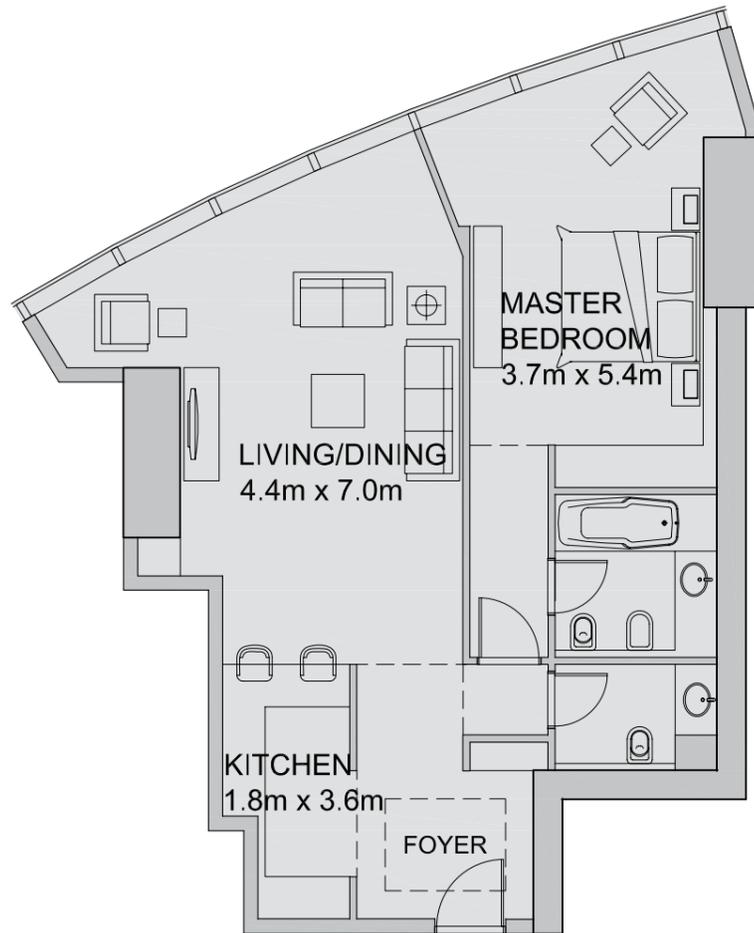
1 Bedroom

88.4 sqm.

952 sq ft.



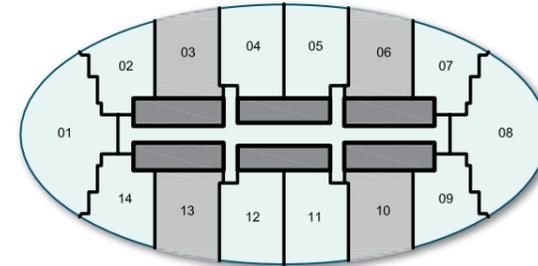
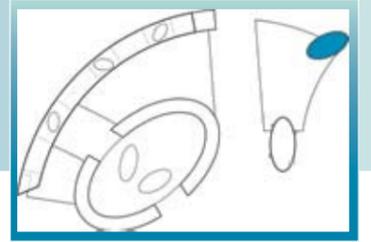
**Low zone
Suite: 02**



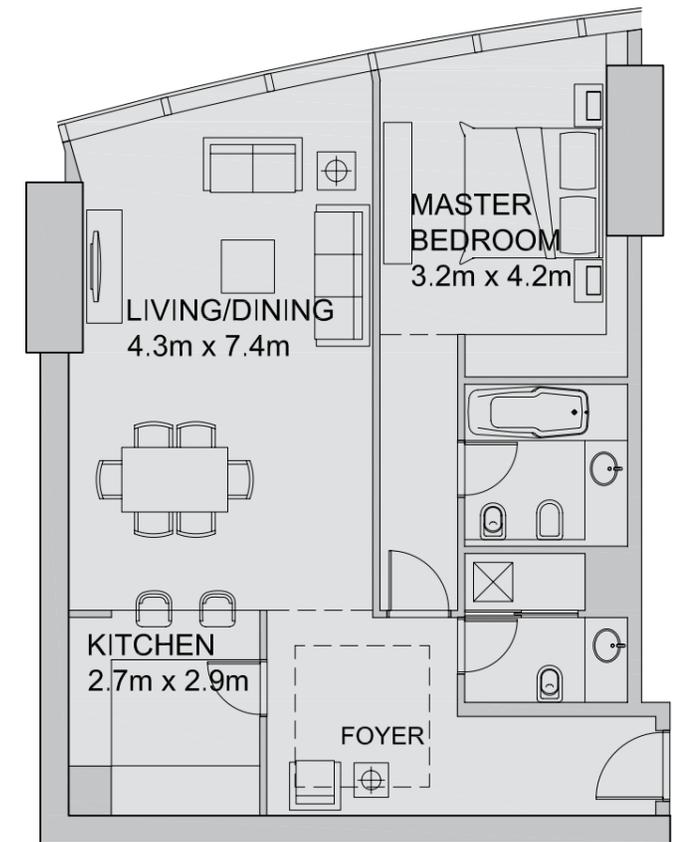
1 Bedroom

90.1 sqm.

970 sq ft.



**Low Zone
Suite: 03, 06, 10, 13**



NOTE:

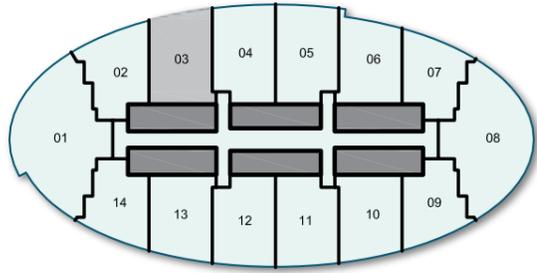
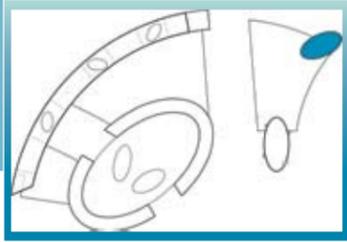
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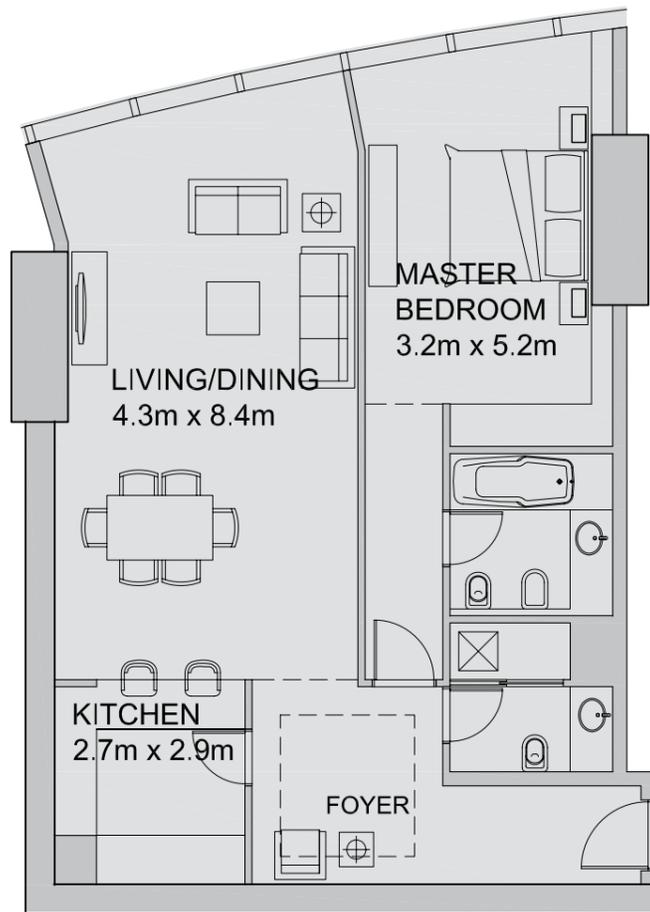
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1 Bedroom

98.5 sqm.
1060 sqf.



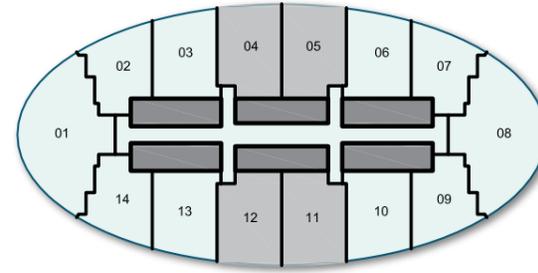
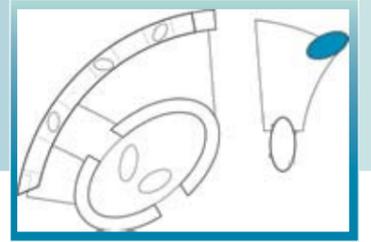
Low Zone
Suite: 03



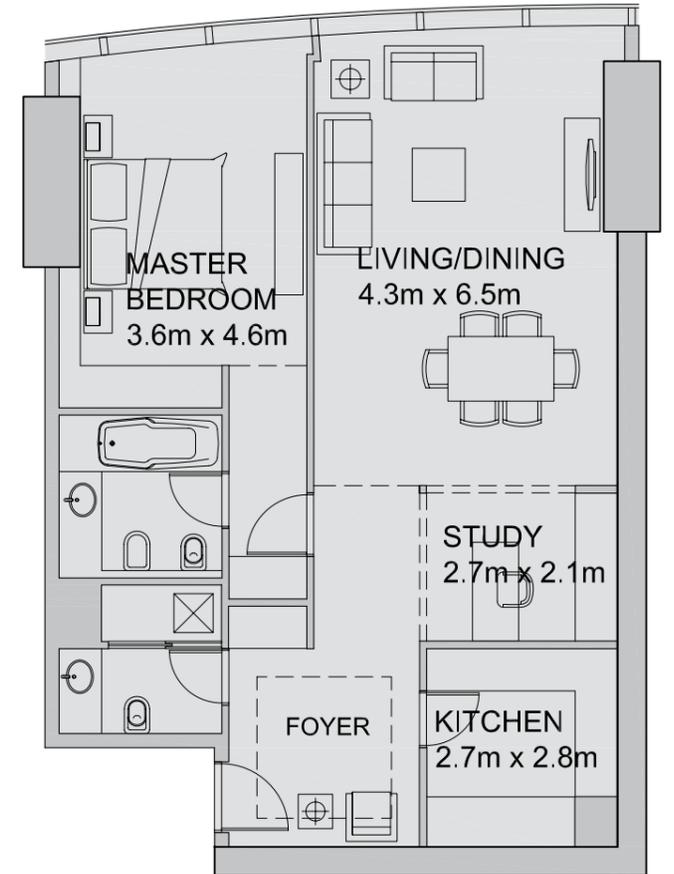
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1 Bedroom + 1

94.2 sqm.
1014 sq ft.



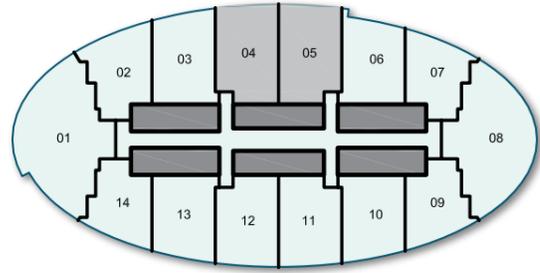
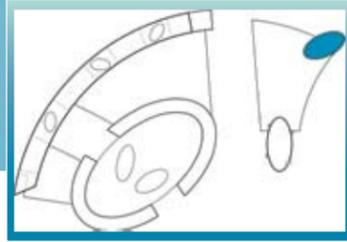
Low Zone
Suite: 04, 05, 11, 12



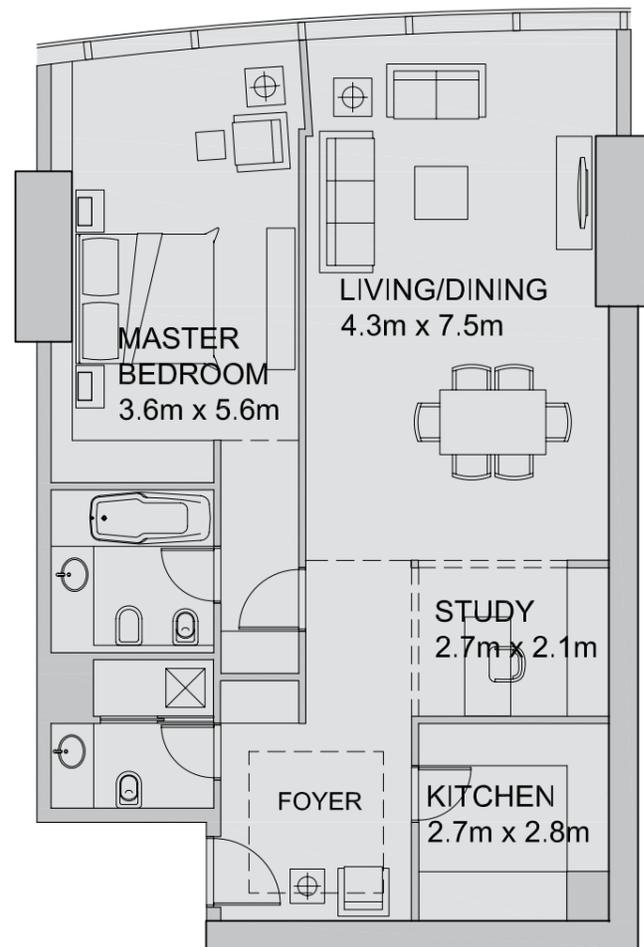
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1 Bedroom + 1

102.4 sqm.
1102 sq ft.



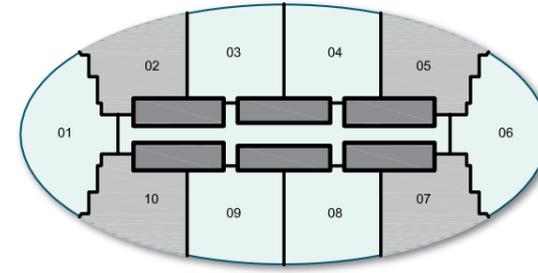
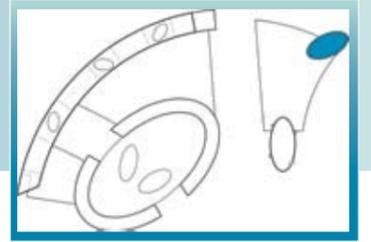
Low zone
Suite: 04, 05



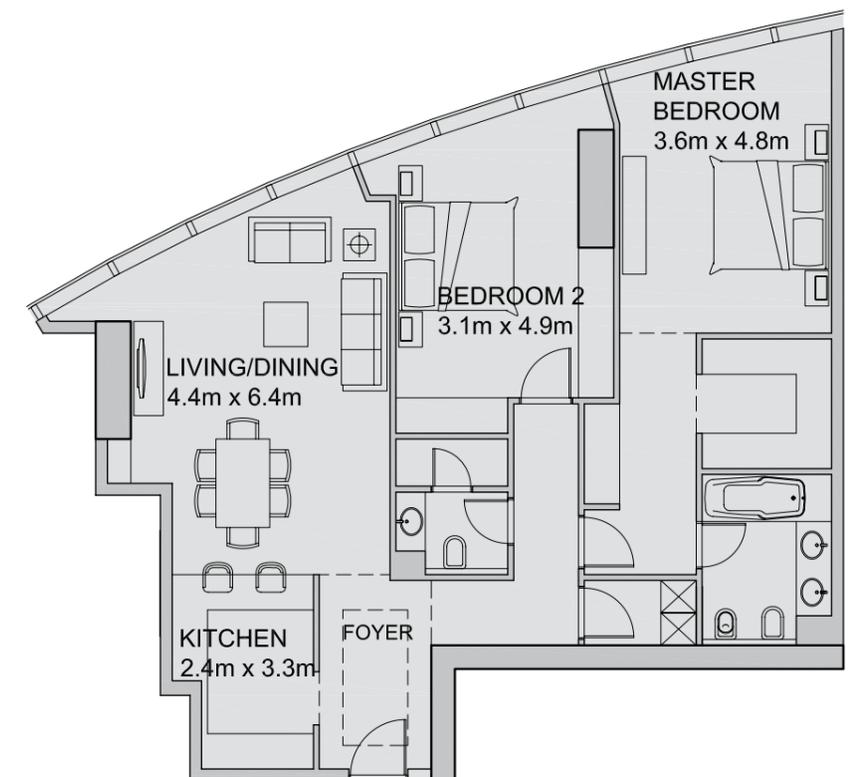
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2 Bedroom

120.8 sqm.
1300 sq ft.



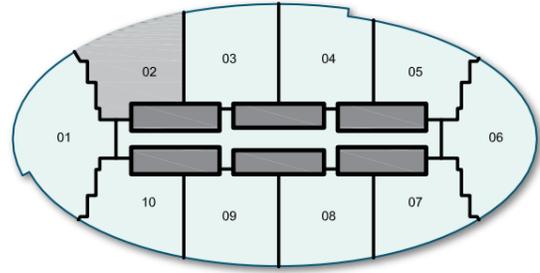
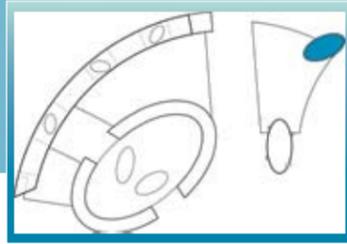
High Zone
Suite: 02, 05, 07, 10



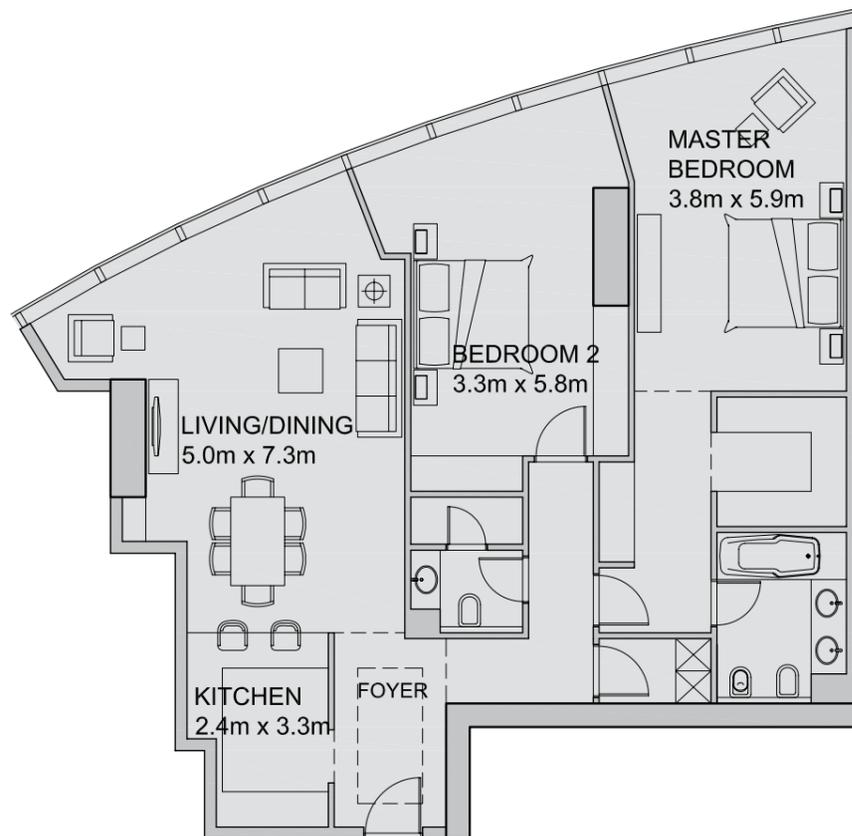
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2 Bedroom

135.7 sqm.
1460 sq ft.



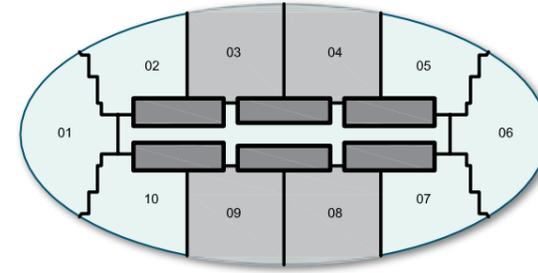
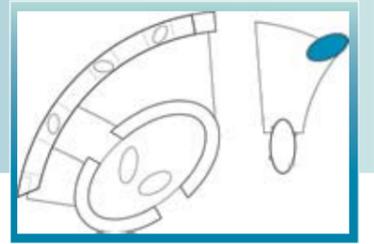
High zone
Suite: 02



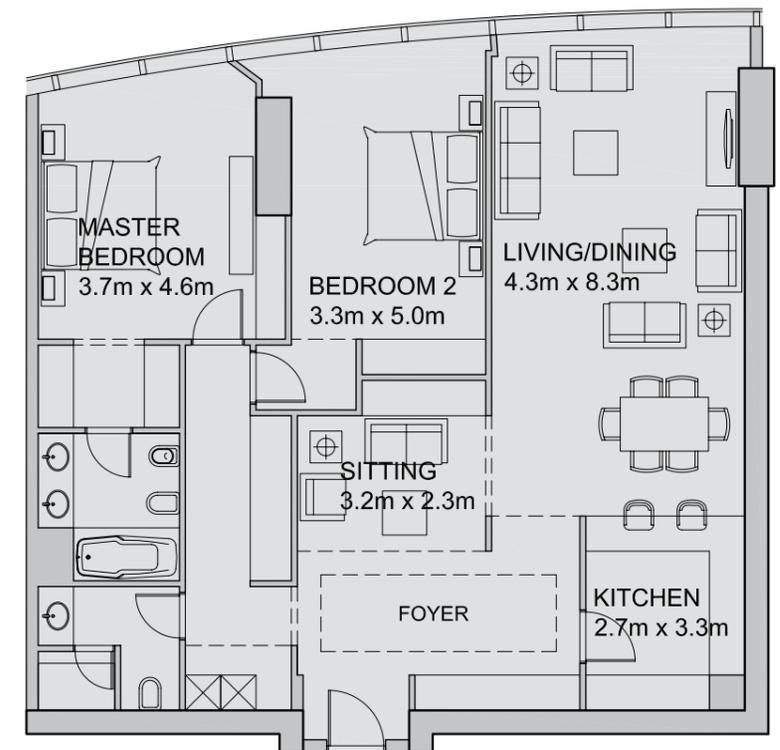
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2 Bedroom + 1

145.4 sqm.
1565 sq ft.



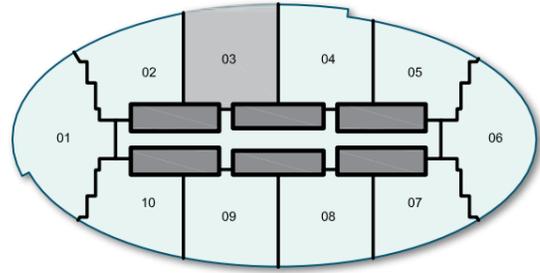
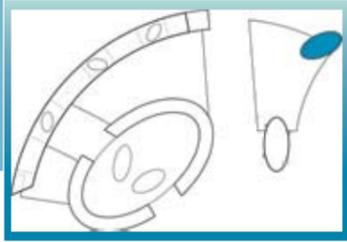
High Zone
Suite: 03, 04, 08, 09



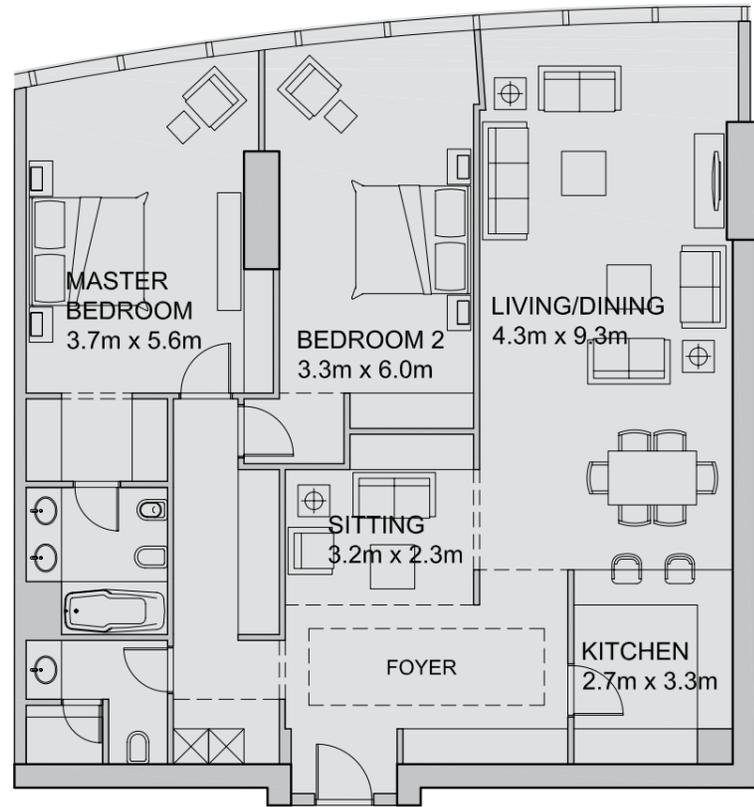
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2 Bedroom + 1

157.8 sqm.
1699 sq ft.



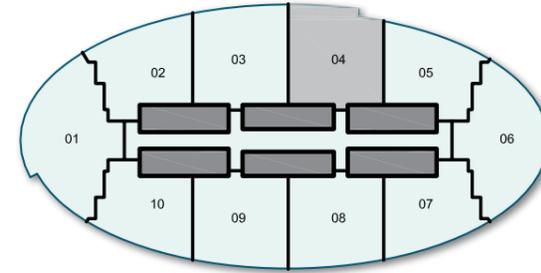
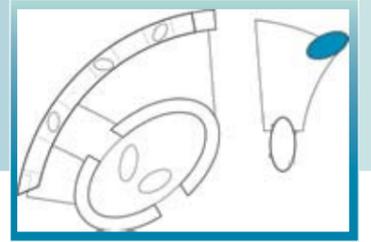
High zone
Suite:03



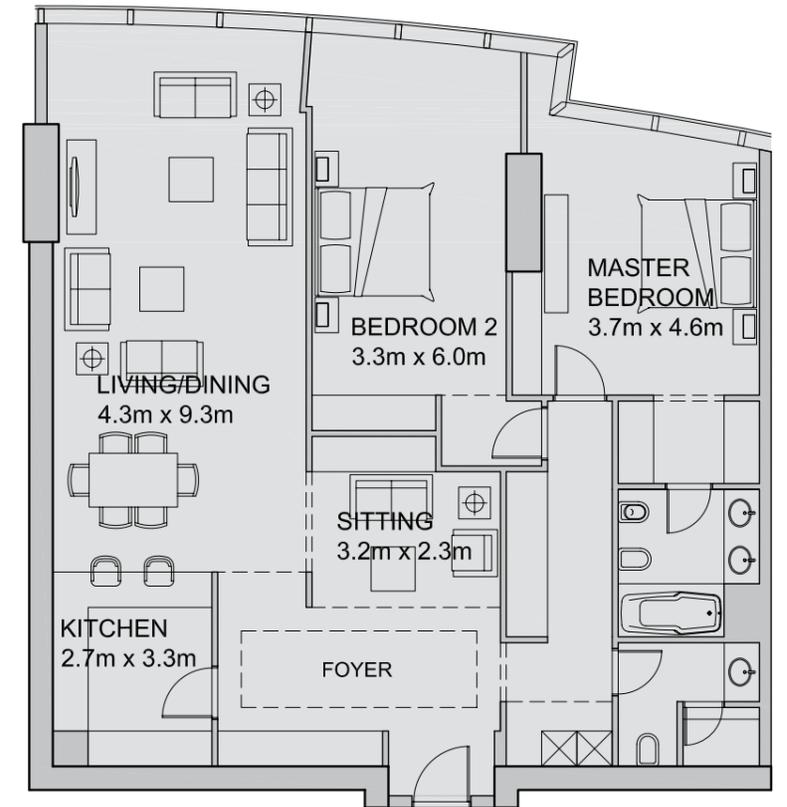
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2 Bedroom + 1

154.5 sqm.
1663 sq ft.



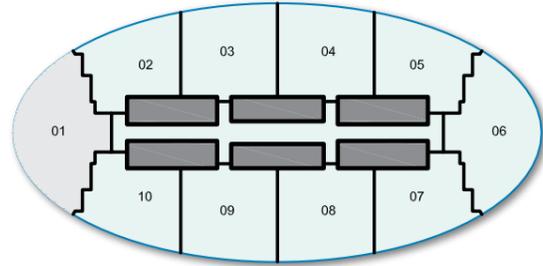
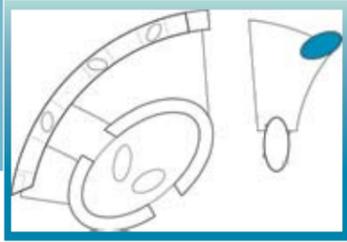
High Zone
Suite: 04



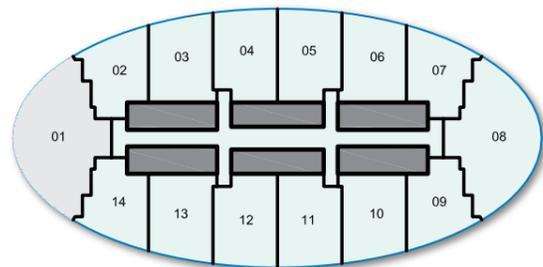
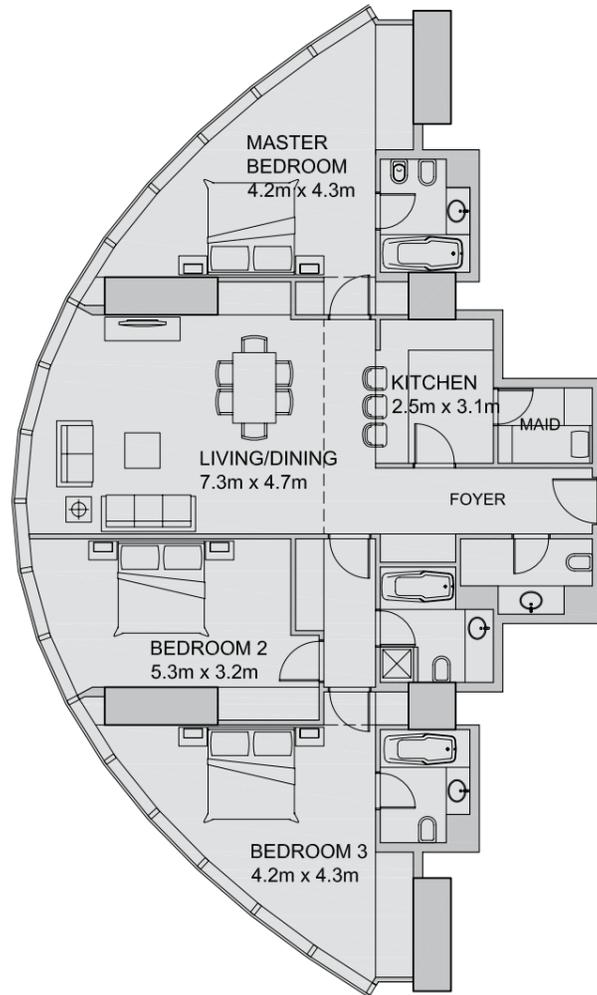
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3 Bedroom

164.8 sqm.
1774 sq ft.



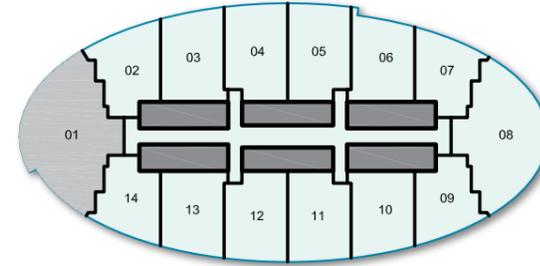
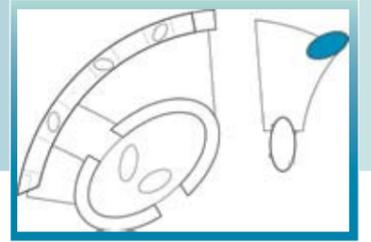
**High Zone
Suite: 01**



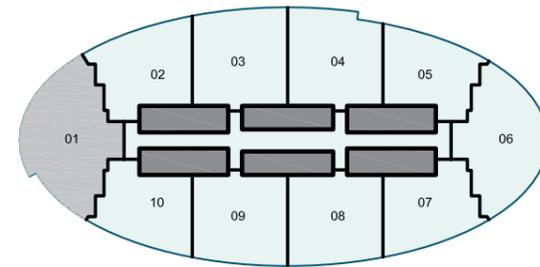
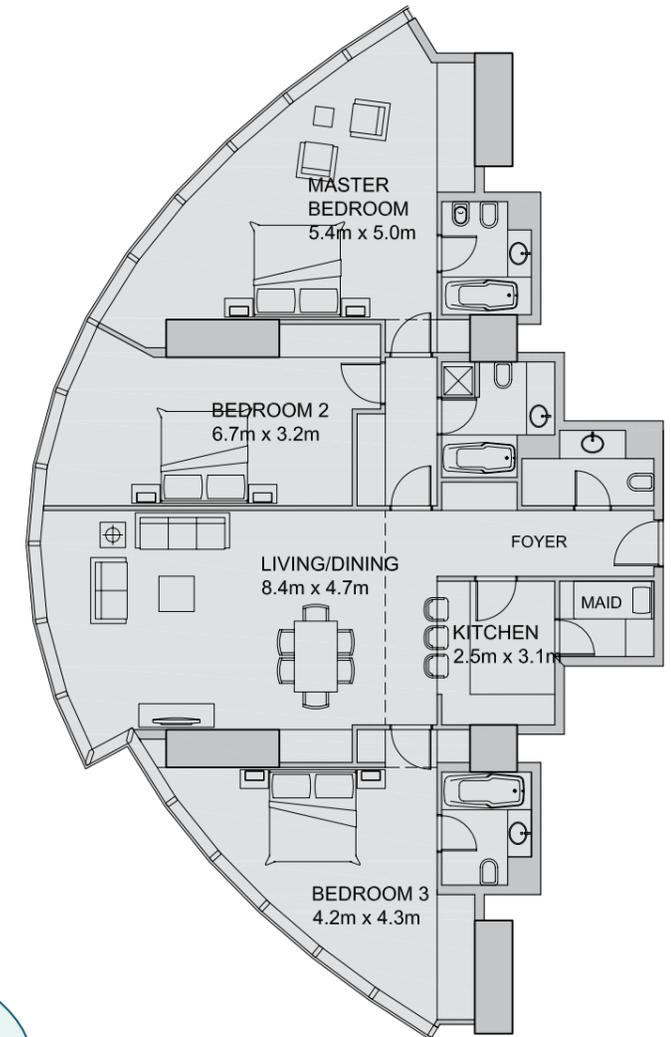
**Low Zone
Suite: 01**

3 Bedroom

183.2 sqm.
1972 sq ft.



**Low Zone
Suite: 01**



**High Zone
Suite: 01**

NOTE:

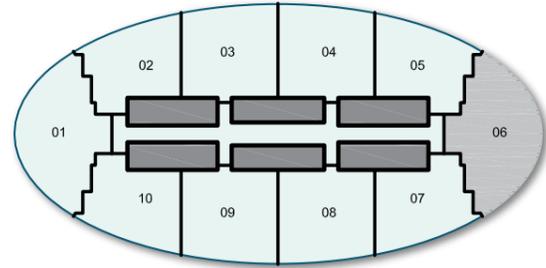
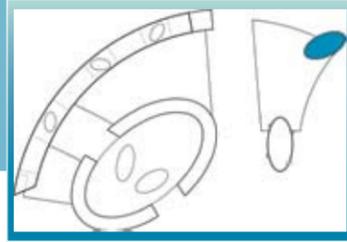
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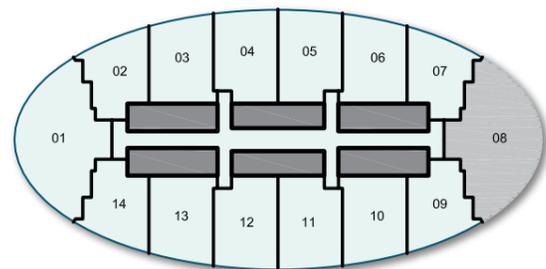
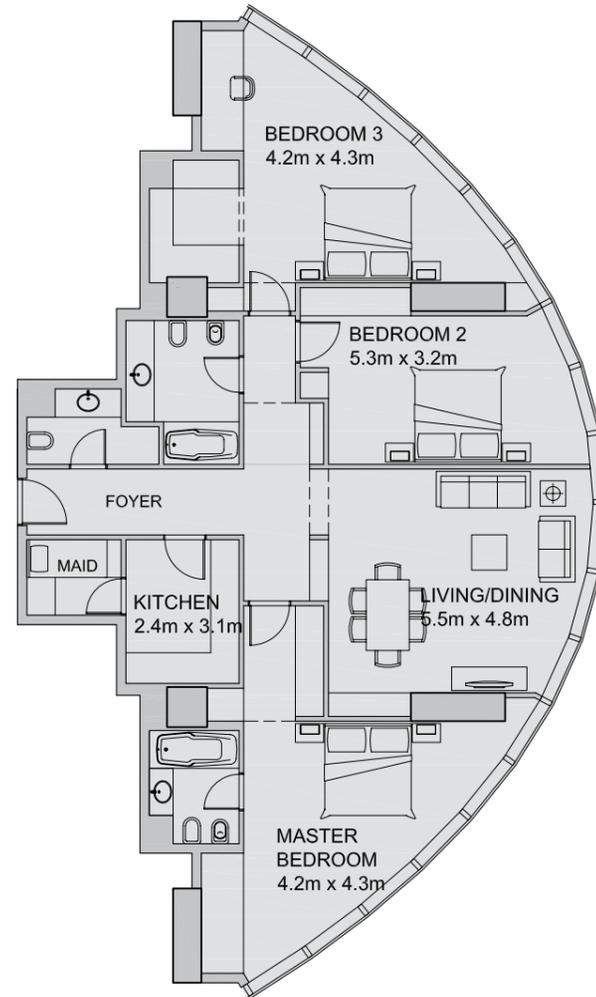
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3 Bedroom

164.8 sqm.
1774 sq ft.



**High Zone
Suite: 06**

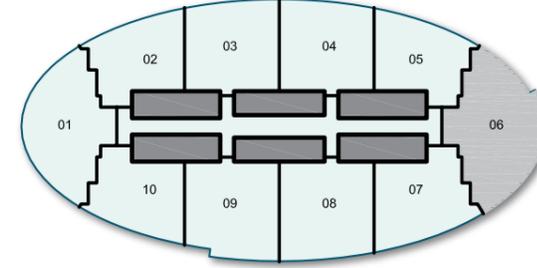
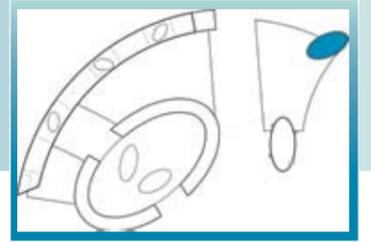


**Low Zone
Suite: 08**

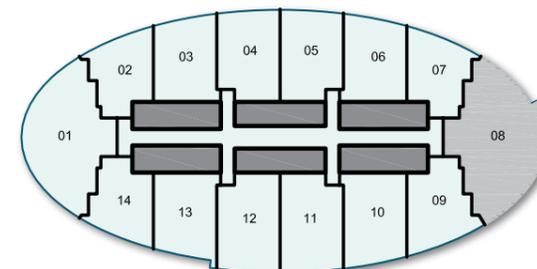
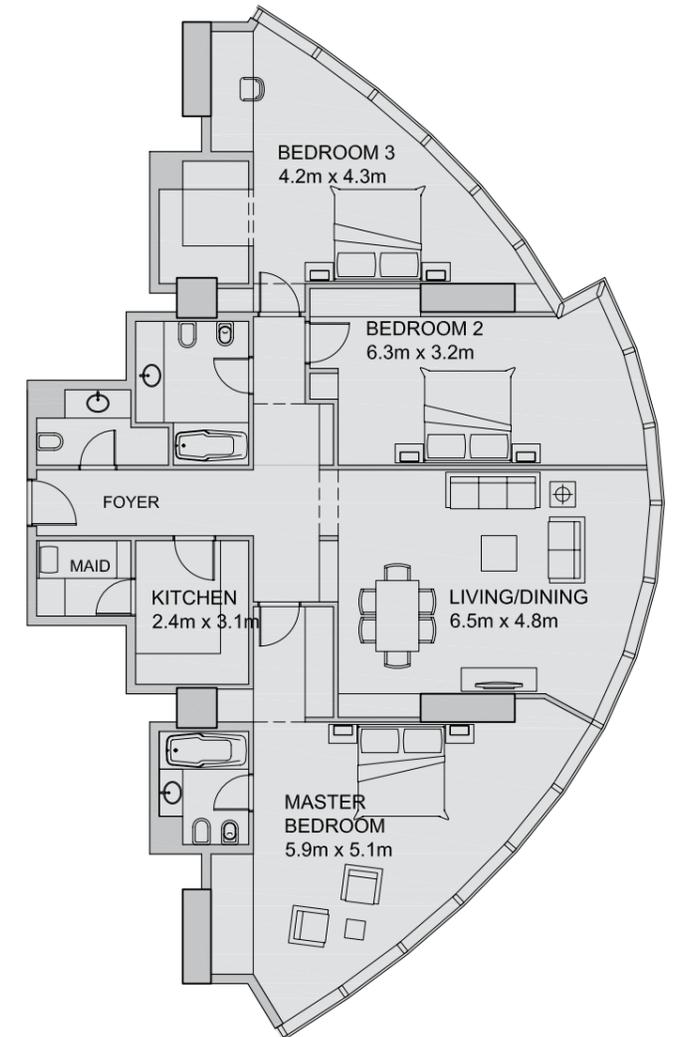
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3 Bedroom

183.2 sqm.
1972 sq ft.



**High Zone
Suite: 06**

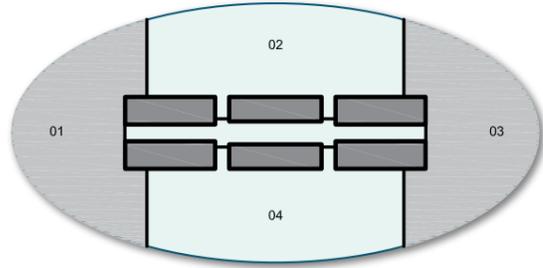
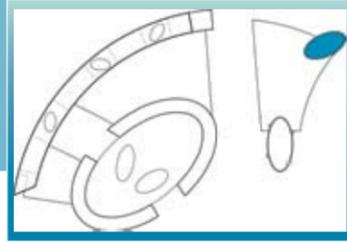


**Low zone
Suite: 08**

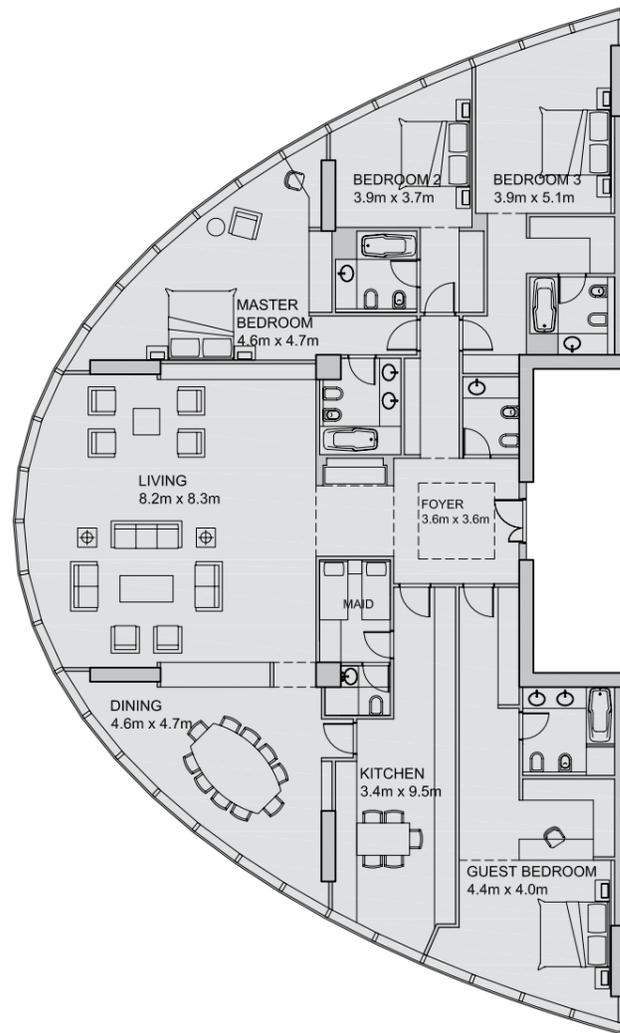
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Penthouse

329.1 sqm.
3542 sq ft.



Suite: 01,03

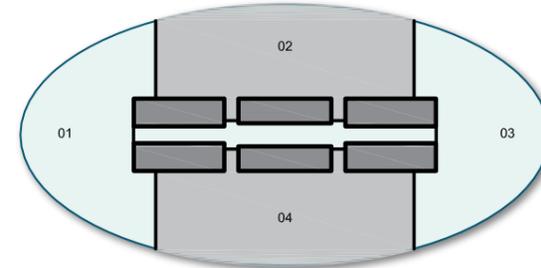
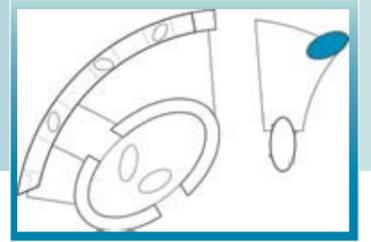


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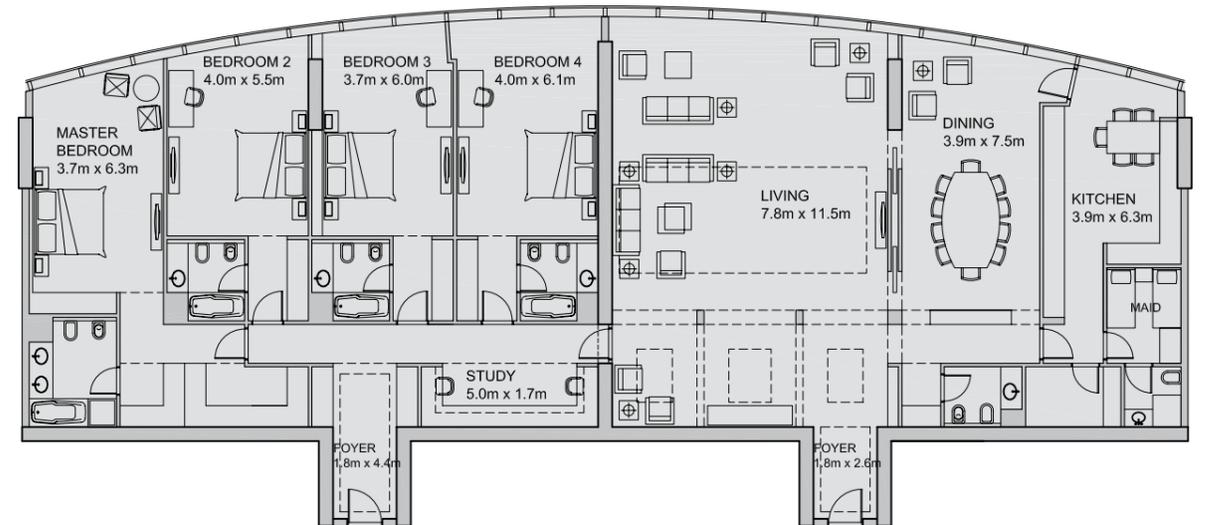
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Penthouse

385.9 sqm.
4154 sq ft.



Suite: 02,04



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Sun Tower

NOTE :All manufacturers are subject to confirmation with the Contractor. In some cases an equivalent product may be used in place of what is on this schedule.

APARTMENTS	DESCRIPTION	MANUFACTURER (SOURCE)
INTERIOR FINISHES		
Lobbies	Floor - Rosa Beta/ Cinza Gray granite with border Walls - Botticino Semiclassico marble cladding with border Ceiling - Painted gypsum board	
Living, Dining, Study, Foyer, Bedroom	Walls - Painted plaster Floors - 60 x 60cm non slip porcelain tiles and matching skirting Ceiling - Painted gypsum board	Marazzi (Italy)
Bathroom	Walls - 30 x 60cm polished porcelain wall tiles Floors - 30 x 30cm non slip porcelain tiles Ceiling - Aluminium panels	Marazzi (Italy) Marazzi (Italy)
Kitchen	Walls - 30 x 60cm polished porcelain wall tiles Floors - 30 x 30cm non slip porcelain tiles	Marazzi (Italy) Marazzi (Italy)
INTERIOR FITTINGS		
Doors	Wenge Quarter Cut veneer over solid MDF core with matching hardwood lipping Ironmongery - Stainless steel satin finish	Devon (U.K.), Briton (U.K.) Cisa (Italy), Frasio (Italy)
Bathroom	Baths - Cast acrylic with concealed wall mounted type chrome plated shower mixer Washbasins - Vitreous china set in marble vanity top with chrome plated mixer Water closets - Vitreous china with dual flush system Bidets - Vitreous china with chrome plated mixer tap Shower - Vitreous china with concealed wall mounted type chrome plated shower mixer tap	Sanitary Fixtures Ideal Standard (Europe) Twyfords (U.K.) Armitage Shanks (U.K.) Vilroy & Boch (Europe) Sanitary Mixers Grohe (Germany) Kludi (Germany) Ideal Standard (Europe) Accessories Bobrick (Europe) Keuco (German) Ideal Standard (Europe)
Kitchen	Worktops - Marble top Kitchen cabinets - Solid beech frame with MDF veneered panel. Sinks - Stainless satin finish with chrome plated mixer	Pumolsa (Spain)
Bedroom Wardrobes	Fully fitted wardrobes - Wood veneered MDF boards Handles - Stainless steel satin finish	
Appliances	Gas cooker with built in oven and hob Fridge/freezer, Dishwasher, Microwave, Washing machine	
MISCELLANEOUS		
Lifts	Each apartment is served by 4no. High Speed Lifts and 1no. Service Lift	Otis
Refuse Collection	Refuse chute located in common area at every floor	

NOTE :All manufacturers are subject to confirmation with the Contractor. In some cases an equivalent product may be used in place of what is on this schedule.

PENTHOUSES	DESCRIPTION	MANUFACTURER (SOURCE)
INTERIOR FINISHES		
Lobbies	Floor - Rosa Beta/ Cinza Gray granite with border Walls - Botticino Semiclassico marble cladding with border Ceiling - Painted gypsum board	
Living, Dining, Study, Foyer, Bedroom	Walls - Painted plaster Floors - Bamboo Solid Wood Flooring Ceiling - Painted gypsum board	Alomi, Constantine, Junckers
Bathroom	Walls - Crema marfil polished marble Floors - Mari polished marble Ceiling - Aluminium panels	
Kitchen	Walls - Sea spray polished granite Floors - White pearl polished marble Ceiling - Aluminium Panels	
INTERIOR FITTINGS		
Doors	Wenge Quarter Cut veneer over solid MDF core with matching hardwood lipping Ironmonger - Stainless steel satin finish	Devon (U.K.) Briton (U.K.) Cisa (Italy) Frasio (Italy)
Bathroom	Baths - Cast acrylic with concealed wall mounted type chrome plated shower mixer Washbasins - Vitreous china set in marble vanity with chrome plated mixer with under counter cabinets. Water closets - Vitreous china with dual flush system Bidets - Vitreous china with chrome plated mixer tap Shower - Vitreous china with concealed wall mounted type chrome plated shower mixer tap	Sanitary Fixtures Ideal Standard (Europe) Twyfords (U.K.) Armitage Shanks (U.K.) Vilroy & Boch (Europe) Sanitary Mixers Grohe (Germany) Kludi (Germany) Ideal Standard (Europe) Accessories Bobrick (Europe) Keuco (German) Ideal Standard (Europe)
Kitchen	Worktops - Marble top Kitchen cabinets - Solid beech frame with MDF veneered panel. Sinks - Stainless satin finish with chrome plated mixer	Pumolsa (Spain)
Bedroom Wardrobes	Fully fitted wardrobes - Wood veneered MDF boards Handles - Stainless steel satin finish	
Appliances	Gas cooker with built in oven and hob Fridge/freezer, Dishwasher, Microwave, Washing machine	
MISCELLANEOUS		
Lifts	Each apartment is served by 4no. High Speed Lifts and 1no. Service Lift	Otis
Refuse Collection	Refuse chute located in common area at every floor	