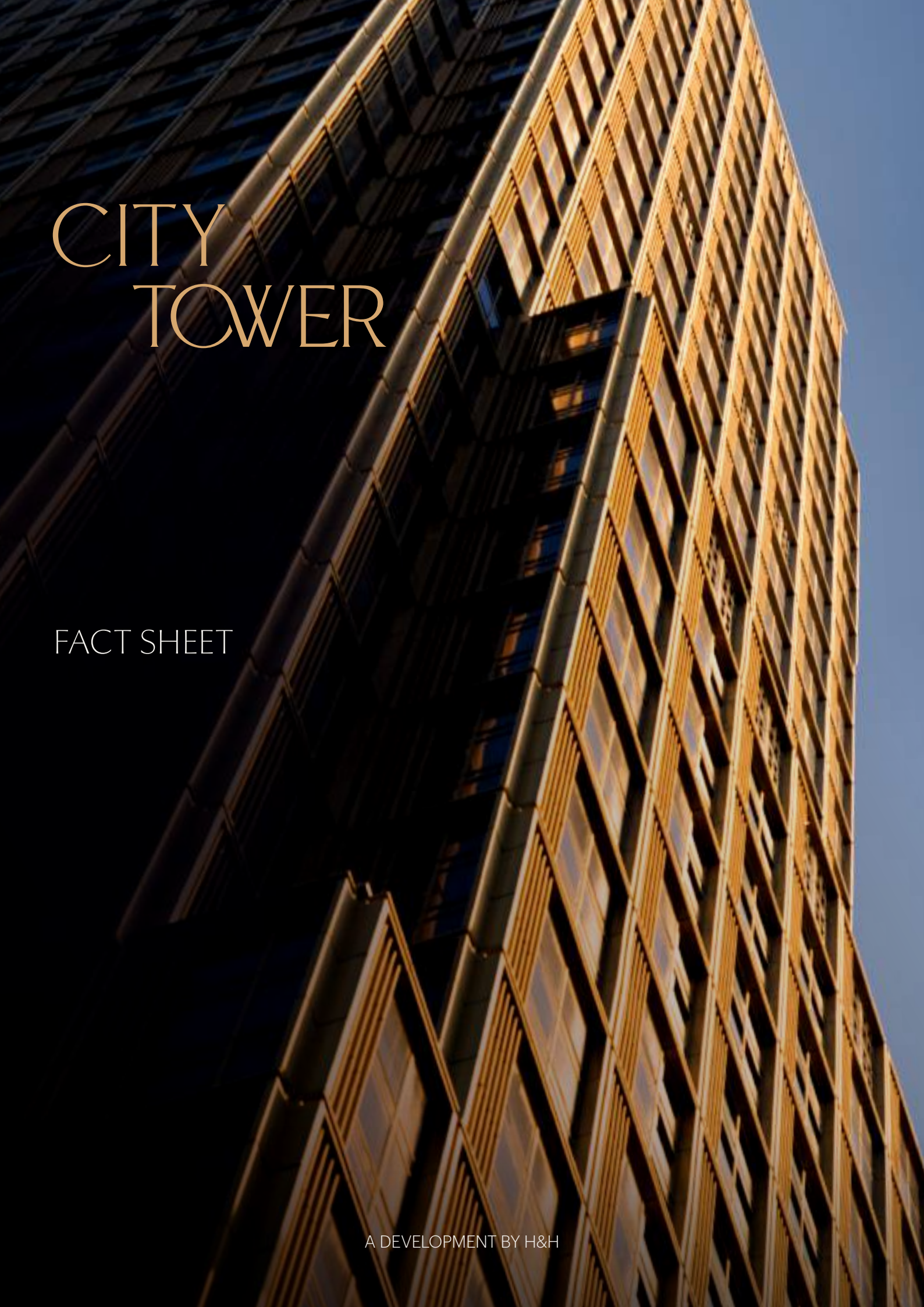




CITY TOWER

FACT SHEET

A DEVELOPMENT BY H&H



MOMENTS FROM THE CITY, MINUTES TO HOME

A premium collection of residences for long-term leasing,
located on Sheikh Zayed Road.

Apartments available for move-in from June 2026.

TIME REDEFINED



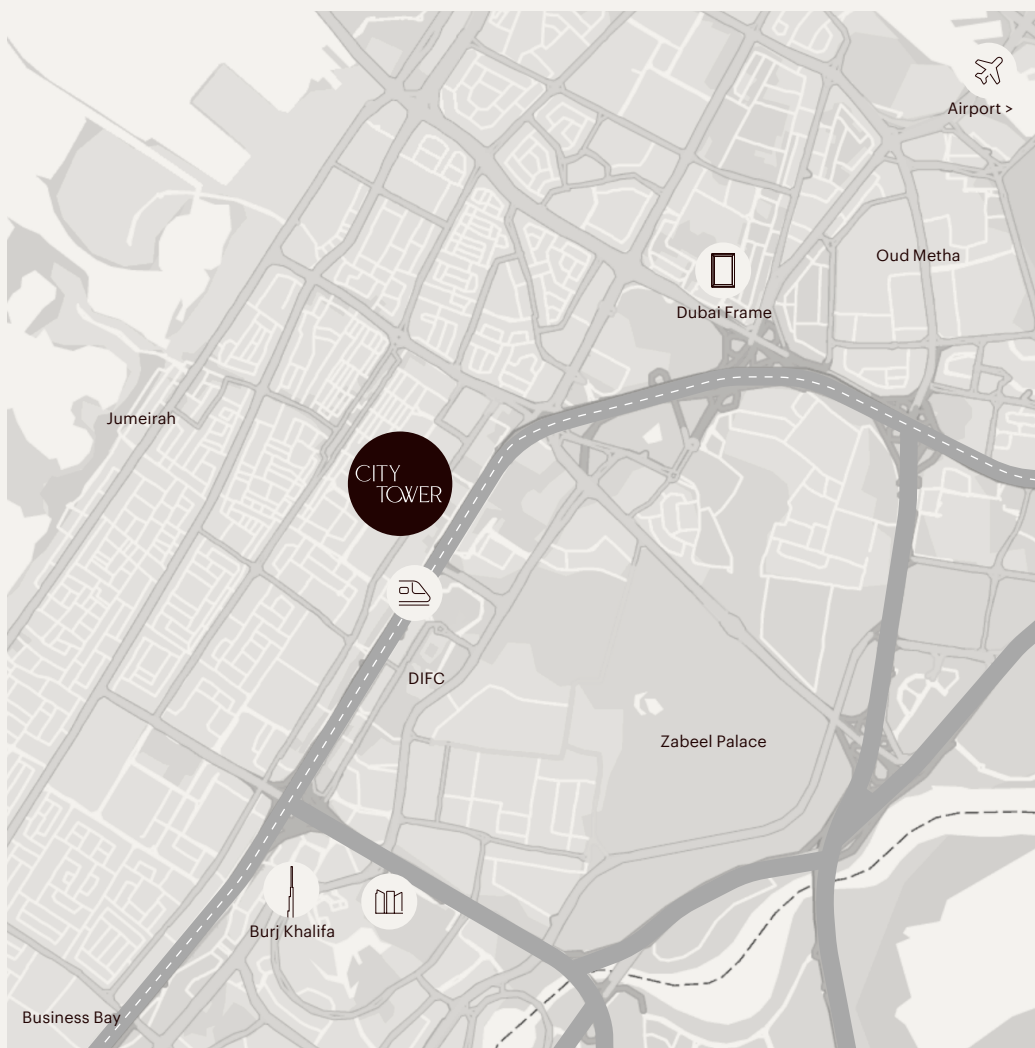
City Tower brings a calmer pace to urban living in one of Dubai's most desirable locations – Sheikh Zayed Road. The striking 93-story building offers 695 premium residences, ranging from studios to four-bedroom penthouses. City Tower's hospitality-driven services and unparalleled amenities create a truly distinctive living experience.

Designed for residents with fast-paced lifestyles, City Tower's vertical neighborhood offers unmatched convenience, giving back precious hours each week. A home for those who value city proximity and effortless routines, where time is life's most precious asset.

Situated along Sheikh Zayed Road, City Tower is located in one of Dubai's most connected corridors, between DIFC, Downtown, and Jumeirah, and prominently aligned with the city's iconic landmarks. Residents enjoy reduced commutes, and effortless access to daily necessities, with business, culture, and leisure all within immediate reach.



EVERYTHING WITHIN MINUTES



LOCATION

-  Airport >
-  5-minute walk to Emirates Tower Metro
-  Close proximity to dining, retail, and everyday services
-  Direct access points to and from Sheikh Zayed Road and Jumeirah Garden City
-  15 minutes to Dubai International Airport (DXB)
-  Quick links to DIFC and Downtown



A NEW BEACON OF UNDERSTATED ELEGANCE ON DUBAI'S SKYLINE

City Tower's distinctive architectural design rises with disciplined geometric lines and a meticulously detailed façade, creating a permanent landmark on Dubai's skyline. Designed by renowned international architects Pelli Clarke & Partners, every design choice at City Tower reflects a vision for enduring living. City Tower quietly conveys luxury, defined by restraint, balance, and resilience, thoughtfully crafted to remain timeless and enduring.

SEAMLESS INTERIORS. THOUGHTFUL SPACES.

City Tower's design-led environment adapts to evolving lifestyles, thoughtfully anticipating residents' needs. Contemporary yet welcoming communal spaces create a sense of completeness from day one. The interiors are calm, warm, and balanced, where modern lines meet natural elements to evoke a sense of ease. These are homes built for long-term living, with a seamless sense of continuity.



RESIDENCES

Residences are thoughtfully designed to support working lives and family living, while preserving privacy and balance. With expansive layouts larger than typical Dubai apartments, these intuitive spaces provide room to work, live and grow comfortably over time.

SHARED SPACES

Crafted by internationally acclaimed Tihany Design, shared spaces are designed to support real community and genuine interaction—spaces for wellness, movement, social connection, and pause—creating a composed, livable neighborhood within the city.





LIFESTYLE & WELLNESS

- Fully equipped gym with Technogym and a dedicated movement studio
- Landscaped amenity deck
- Infinity pool, children’s pool & 2 Jacuzzis
- Landscaped seating areas and pool lounge
- 2 glass-enclosed padel courts
- 1 mini football field
- Exclusive residents’ lounge
- Residents’ courtyard

FAMILY LIVING

- Indoor & outdoor children’s playground
- Dedicated children’s facilities including tailored washrooms

UNPARALLELED AMENITIES

City Tower features a nine-story parking building with amenities, connected to the main tower by a bridge. The amenity deck offers residents a private elevated oasis, with sweeping views of the city skyline and iconic Burj Khalifa.



DAILY CONVENIENCE

- On-site Spinney’s supermarket
- Specialty café
- Grand lobby with dual reception (residential & commercial)
- 17 lifts exclusive for residents, efficiently zoned across mid-rise and high-rise areas
- 8 levels of car parking
- 18 EV charging stations & bicycle parking
- 2 entrances & exit points for flexible access and smooth circulation

EXCLUSIVELY MANAGED

Managed exclusively by H&H, City Tower makes everyday life effortless and friction free. City Tower offers a hospitality-led residential experience, combining essential residential services alongside an exclusive, curated lifestyle and concierge offering.

City Tower’s service team ensures a seamless residential experience, creating a life that feels composed, dependable, and defined by continuity.



SIGNATURE SERVICES

- 24-hour security services & CCTV monitoring
- Controlled building access & biometric entry
- 24-hour maintenance & technical services
- 24-hour residences executive services desk
- Secure residential & guest parking
- Smart living & digital services, including residence app

CONCIERGE

- Home cleaning services & maintenance
- Laundry & dry cleaning
- Maid services at home
- Personal fitness trainer
- Group workout classes
- Spa & salon at home
- Childcare & babysitting
- Pet care
- Elderly care
- Limousine & chauffeur services
- In-home dining & private chef
- Event & catering services
- Restaurant reservation
- Personal shopping services
- Travel & holiday arrangements
- On-call doctor
- Home nursing & physiotherapy services
- Medical testing & pharmacy delivery

RESIDENTIAL
UNIT MIX

695 units
Studio to 4-Bedroom

UNIT TYPE	NO. OF UNITS	AREA RANGE (sq ft)	AREA RANGE (m²)
Studio	64	420 - 667 ft²	39 – 62 m²
1-Bedroom	98	785 - 1777 ft²	73 – 165 m²
2-Bedroom	91	1497 - 2336 ft²	139 – 217 m²
3-Bedroom	301	1626 - 3476 ft²	151 – 326 m²
4-Bedroom	41	2863 - 3692 ft²	266 – 342 m²

City Tower’s 695 residences range from spacious studios and apartments to expansive duplexes and four-bedroom penthouses, all designed to support modern living.

Refined finishes and quality specifications, paired with timeless natural tones, ensure homes are designed for longevity, durability and comfort.





CONNECT TO WHAT MATTERS

City Tower is designed for residents who value quality, design intelligence, and the long-term experience of living well. A home in the very heart of Dubai, designed for people who recognize that real luxury is consistency, convenience and connectivity.

City Tower is where life becomes lighter, more composed, and quietly aligned to what truly matters - your time.



City Tower

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Disclaimer: Images and renderings are for illustrative purposes only. Furniture and decorative elements are not included. Apartments are leased unfurnished.

