AVENUE PARK TOWERS

AT WASL 1

FACT SHEET

Factsheet

Size range per unit type

1 Bedroom (112 units)
From 717 sq. ft. to 1,052 sq. ft.

2 Bedrooms (270 units)
From 1,133 sq. ft. to 1,782 sq. ft.

2 Bedrooms + Maid's room (25 units)
From 1,430 sq. ft. to 1,959 sq. ft.

3 Bedrooms + Maid's room (173 units)
From 1,525 sq. ft. to 2,052 sq. ft.

Size range per unit type - Duplex

3 Bedrooms + Maid's room (2 units)
From 2,640 sq. ft to 2,646 sq. ft

4 Bedrooms + Maid's room (4 units)
4,447 sq.ft to 4,645 sq.ft

Type	Unit Count
Tower A	345
Tower B	241
Total	**586**

Offices & Retail

Retail & F&B (14 units) on
Ground Floor
From 947 to 2,464 sq. ft.

Supermarket (1 unit) on
Ground Floor 1,324 sq. ft.

Nursery (1 unit) on
Ground Floor 6,722 sq. ft.

Offices (68 units) on
6th, 7th and 8th floor
From 973 sq. ft. to 4,782 sq. ft.

Gym (1 units) on
6th & 7th floor 14,221 sq. ft.

All office and Retail units (including, the Gym, Nursery and Supermarket) are for lease only

Anticipated completion date September 2029

Building configuration: 2 towers with entrance on Ground floor and amenities on 9th floor
Residential apartments between 9th to 42nd floor in Tower A and 9th to 36th floor in Tower B

Bedrooms: 1-2B and 2-3B plus maid's room
3B Duplex and 4B Duplex plus maid's room and terrace

Building heights: Tower A: G + 5 Floors for Parking + 3 Floors for Offices + 34 residential floors
Tower B: G + 5 Floors for Parking + 3 Floors for Offices + 28 residential floors

Technical specifications: Glass and aluminum façade with a combination of premium tile cladding with paint on cement render and double glass with aluminum window frames

Cooling: District Cooling system

Metering: Electrical meter, Water meter, BTU meter

IT specifications: IP based Video Intercom system, FTTH / Home Consolidation Cabinet for each unit, Telephones / Data points for each unit, Access Control, CCTV system, Gate barrier

Interior (Summary):
- Porcelain tile floor
- Walls and ceilings painted in a premium theme single colour
- Ceiling wet areas: moisture resistant gypsum board painted in singular premium colour
  Doors: Wood core with laminated finish
- Kitchens are based on a modular system with white goods included such as gas cooker, dishwasher, etc.

Amenities:
- Swimming pool with separate kids' pool, indoor gym, kid's play area and BBQ stations with family seating on podium, multi-purpose family entertainment room
- EV charging stations, E-bicycle station
- Indoor Gym for Residents on 9th Floor

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