

TOPAZ  
PREMIUM RESIDENCES





HAPPINESS IS...  
BEING ABLE TO OWN A HOME  
IN MAGICAL DUBAI.





Acclaimed as the Capital of the New World, Dubai is a city where ambitions and aspirations come to life. Home to nearly 2.5 million residents representing almost every nation on earth, this city boasts of the tallest man-made structure in the world, the biggest shopping mall and some of the new-world-wonders that truly reflect the ambitious spirit of Dubai.

Making this city one's home is a dream come true: Dubai is safe, it's progressive, it's cosmopolitan and no matter where one comes from, Dubai is centrally located to reach 1/3 of the world's population within a matter of few hours. The result is an unbelievably interesting melting pot of cultures where the world meets one another.

In an era where the world is becoming smaller and smaller, and ambitions and aspirations shape the new world, Dubai is the best place to be – and the ideal place to call home.





## DUBAI SILICON OASIS. A SMART COMMUNITY BUILT FOR TOMORROW.

Imagine life in a future-ready, smart city.

Spanning over 7.2 million square meters, Dubai Silicon Oasis is a 100% government-owned free zone that is purpose built to cater to modern technology-based industries and integrate a world-class urban community that calls it home.

The Dubai Silicon Oasis is uniquely designed and built to ensure comfort and convenience of its residents. From shopping centres and schools to coffee shops and major convenience stores, life at Dubai Silicon Oasis is perfectly balanced and synergized for a sustainable community.



HAPPINESS IS...  
A PLACE CALLED HOME.





# TOPAZ

PREMIUM RESIDENCES



WELCOME HOME.

THE MOST SPACIOUS AND  
LUXURIOUS 1 BEDROOM APARTMENTS  
IN DUBAI SILICON OASIS





WITH ROOM TO LIVE,  
ROOM TO GROW.

SPACIOUS AND  
WELL-LIT  
LIVING ROOMS





Topaz Premium Residences are well designed living spaces that maximises efficiency. Harnessing natural sunlight and offering serene views of the city beyond, each apartment is equipped with spacious balconies that extend the living space for ideal indoor-outdoor living.

Be it an intimate evening or a gathering of friends, everything is designed around your lifestyle in mind.





LIVING ROOM BY DAY.  
EXTRA BEDROOM BY NIGHT.  
THAT'S EFFICIENT  
SPACE-PLANNING.

BEAUTIFUL HOMES  
WITH A TOUCH OF MAGIC  
IN EVERY DETAIL.





# HAPPINESS IS... WHEN YOUR HEAD AGREES WITH WHAT YOUR HEART DESIRES.

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## Topaz Premium Residences Features:

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- Generously sized one bedroom with convertible store room
  - Italian design with high-end finish
  - Fully equipped modern kitchen
  - Family friendly community with international schools, connectivity to proposed metro
  - Amenity rich ambience: restaurants, healthcare centers, supermarkets and banking
  - Minutes away from Dubai International Airport, Dubai mall and other major locations
  - Unique 3-year post-completion payment plan
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## Topaz Premium Residences in Numbers:

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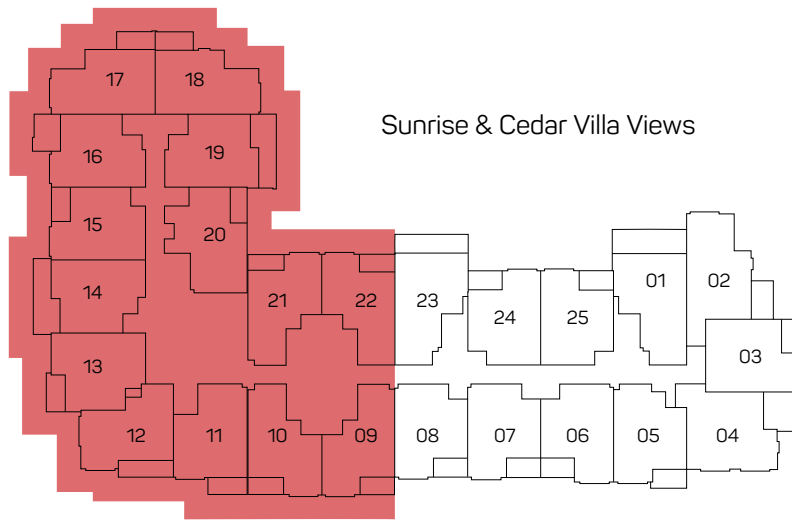
- Number of Floors : G + 8 + Rooftop Health Club
  - Average Apartment Size. : 990 sqft
  - Additional Parking : Ample Visitors' Parking Bays
  - Common Facilities : Swimming Pool for Ladies + Kids  
Swimming Pool for Gents + Kids  
Gym + Sauna + Steam for Ladies  
Gym + Sauna + Steam for Gents
- 



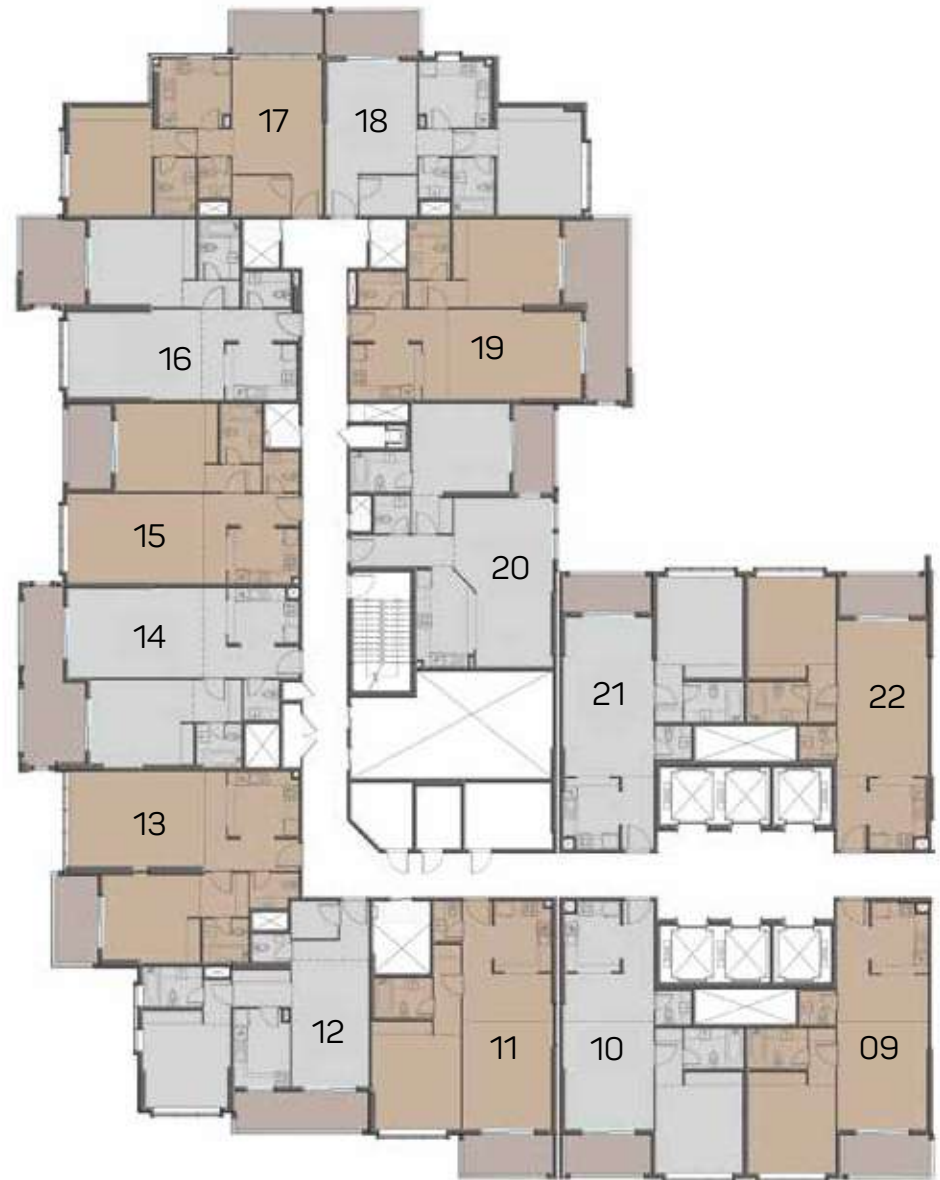
LUXURIOUS  
LIVING SPACES TO  
SUIT YOUR STYLE

## TYPICAL FLOOR PLAN

Sunset & Community Views

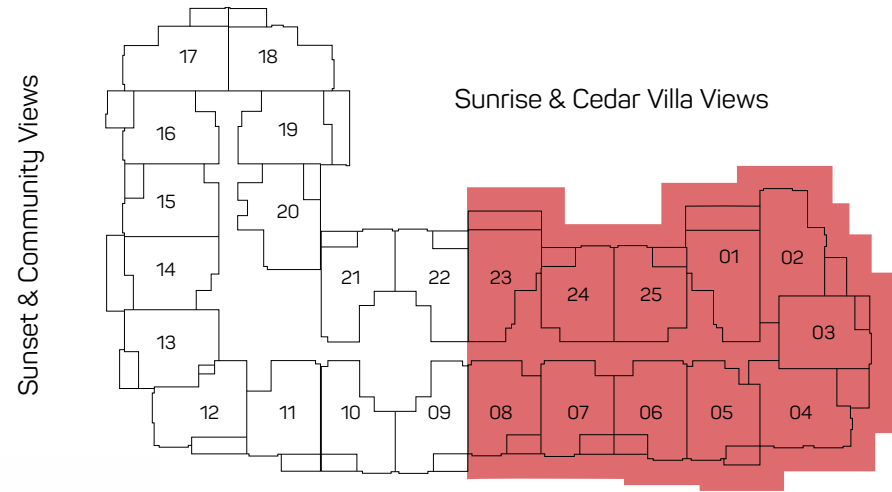


Community Views



Disclaimer: Drawings not to scale. Actual area may vary from stated area. All materials, dimensions, drawing features and amenities are approximate at the time of printing.

# TYPICAL FLOOR PLAN



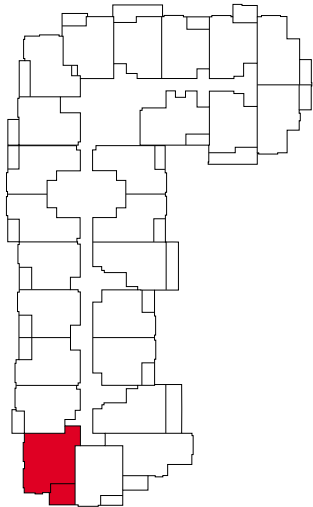
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# SAMPLE UNIT PLANS

## TOPAZ PREMIUM RESIDENCES

### Unit No 04

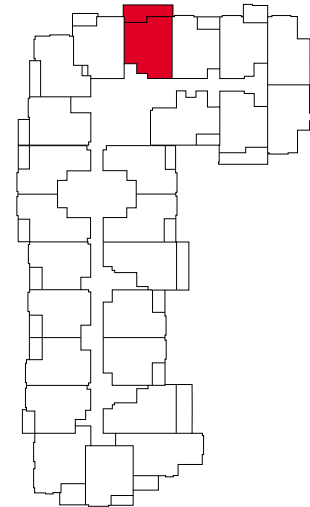
Flat Area 954.31 sqft  
Balcony Area 186.36 sqft  
Total Area 1140.67 sqft / 105.97m<sup>2</sup>



## TOPAZ PREMIUM RESIDENCES

### Unit No 14

Flat Area 841.97 sqft  
Balcony Area 236.35 sqft  
Total Area 1078.32 sqft / 100.17m<sup>2</sup>





## LOCATION. LOCATION. LOCATION. PLUS MORE.

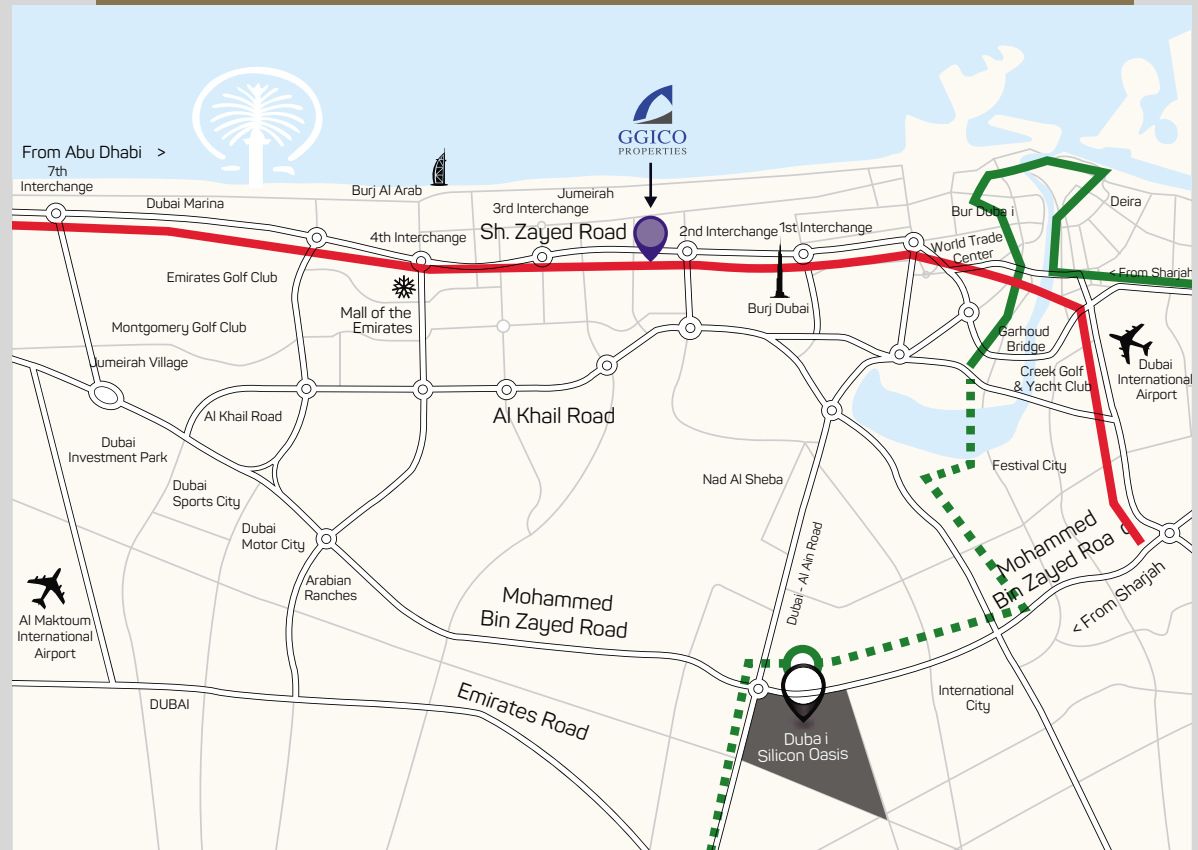
Dubai Silicon Oasis, adjacent to Academic City is a family-friendly community with schools: GEMS Wellington Academy and International Indian High School. It is also home to several established brands including Spinneys supermarket, Emirates NBD Bank, Dubai Islamic Bank and Premier Inn hotel to name a few.

Some other neighbourhood facilities are:

- Travel Agency
- Business Centre
- Al Arrab Restaurant
- Etisalat Outlet
- Car Rental
- Marina Pharmacy
- Tichinos Italian Restaurant
- Subway
- Costa Coffee

### WHY INVEST IN DUBAI SILICON OASIS?

- One of the top 10 most searched communities on propertyfinder.com (2014)
- Strong rental returns - average 8.33% rental yields (Global Cityscape 2014 Report)
- Strong transport connections with planned extension of the green line and new metro station
- The largest entrepreneurship hub in the MENA region



15 mins from Dubai International Airport  
15 mins from the Business District  
30 mins from Jebel Ali Port and Port Rashid

WE ARE  
PROFESSIONALS WHO  
CARE FOR YOUR NEEDS

GGICO Properties is a fresh breed of Dubai-based real estate service company, led by industry veterans with extensive local and international market experience.

GGICO Properties offers customers proven market knowledge and an established network. With an interactive showroom located on Sheikh Zayed Road, GGICO Properties is committed to delivering a higher standard of service and clarity to its clients.

The range of services GGICO Properties offers include:

- Sales and Marketing  
(project sales and secondary market)
- Investment agency
- Leasing of residential and commercial properties

[www.ggicoproperties.com](http://www.ggicoproperties.com)



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## BUILDING UAE SINCE 1973

Established in 1973, GGICO is a conglomerate with widely diversified activities in manufacturing, industrial, financing and brokerage, insurance, retail, services, trading, transport, hospitality, real estate development and investment in shares and securities.

With a vision to become one of the most valued companies in the UAE, GGICO places great emphasis on quality in every aspect of the group's various businesses. This focus stems from the belief that success is a journey, not a destination. With prudent expansion strategy through acquisitions, greenfield developments in domestic and international markets, GGICO is continuing on its journey of success.

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