

wasl tower

The Turning Point



“Innovation is a sustainable asset that drives the development journey towards a better future.”

His Highness Sheikh Mohammed bin Rashid Al Maktoum

Your Gateway
to Growth



Dubai

Nestled on the south-eastern coast of the Arabian Peninsula, Dubai has emerged as a global hub for business, commerce, and innovation, making it an ideal destination for companies and agencies seeking to expand their horizons.

The city's strategic location positions it as a central point for trade and investment, with world-class facilities, a thriving business community, and a strategic connectivity network that facilitates seamless global trade.

By hosting global events such as EXPO 2020, a testament to innovation and global collaboration, and COP28, an embodiment of commitment to sustainable practices, Dubai showcases its ability to host world-class events that transcend industries.

In recent years, Dubai has experienced unprecedented economic growth, diversifying its sectors and solidifying its position as a key player in the global economy.



About Wasl



A Major Contributor to Dubai's Growth

Wasl is one of the largest real estate asset management groups in Dubai, with a mandate from the government to commercialise its strategic land.

With an extensive portfolio of residential and commercial properties, industrial land, and world-class hospitality and leisure destinations, Wasl is a driving force in Dubai's long-term prosperity and in creating memorable experiences for residents and visitors alike.

Wasl assets include:

- HOUSE 60,000+ Residential and commercial units
 - BUILDING 1,000+ Buildings
 - HOTEL 35+ Hotels and hotel apartments
 - ROOM 9,000+ Hotel rooms
 - RESTAURANT 150+ Restaurants
 - GOLF CLUB 7+ Golf clubs
 - MASTER DEVELOPMENT 12+ Master developments
 - COMMUNITY MALL 8 Community malls
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Crafting Iconic Shapes



Life in Motion

WASL TOWER

Iconic skyscrapers, with their distinct designs and towering heights, have the power to sculpt and redefine city skylines, leaving an indelible mark on the urban landscape.

On its way to becoming a regional architectural icon, Wasl Tower is set to adorn Dubai's renowned skyline. Rising impressively to 303 metres, this premium tower boasts several firsts.

Its asymmetrical design, featuring a dynamic twist, hosts the region's tallest ceramic façade. A symbol of adaptability and sustainability, the tower can adjust to surrounding temperatures thanks to its built-in shading and cooling technologies.

A prestigious addition to Sheikh Zayed Road, this high-rise, strategically located in the heart of Dubai, complements the city's vibrant landscape.



More Than a Skyscraper

Soaring across 64 premium floors, Wasl Tower offers a vast 1.8 million sq. ft. of top-tier built-up space within its cutting-edge façade. This architectural marvel harmoniously blends luxury and functionality, offering 10 floors of office space, 224 luxurious residential units, and 259 stylish hotel rooms for seamless urban living.

- Panoramic views of Sheikh Zayed Road, Downtown Dubai, and the Arabian Gulf
- ⌚ State-of-the-art fitness centre
- SPA Luxurious spa and vitality pools
- 💡 650-seat exquisite ballroom
- 🍽️ 5 exceptional dining destinations
- 🅿️ Dedicated car park building with direct access to the tower
- 🚁 Rooftop helipad
- 🚶 Air-conditioned access bridge linked to the Metro Station and Dubai Mall





The Vertical Boulevard

DISCOVER WASL TOWER

Wasl Tower rises all the way up to an impressive 303 metres across 64 floors. With its unique design, this architectural masterpiece reveals a 360° panorama of Dubai. Boasting avant-garde dining concepts and cutting-edge wellness experiences, Wasl Tower redefines luxury living.

Offices: **Floors 3-10, 13-14**

Hotel: **Floors 1-2, 11-12, 16-36**

Residences: **Floors 37-60**

Event Spaces: **Floors 1-2**

Dining: **Floors G, 11, 35, 36, 61, 62**

Parking: **Floors B2, G, 2-10**

Helipad

Penthouse

The Residences at
Mandarin Oriental
Downtown, Dubai

Mandarin Oriental
Downtown, Dubai

Offices

Fitness & Wellness

Offices

Ballroom & Event Spaces

Main Lobby

Rooftop
Pool

Parking

Location

10 Minutes from
Downtown Dubai / Burj Khalifa

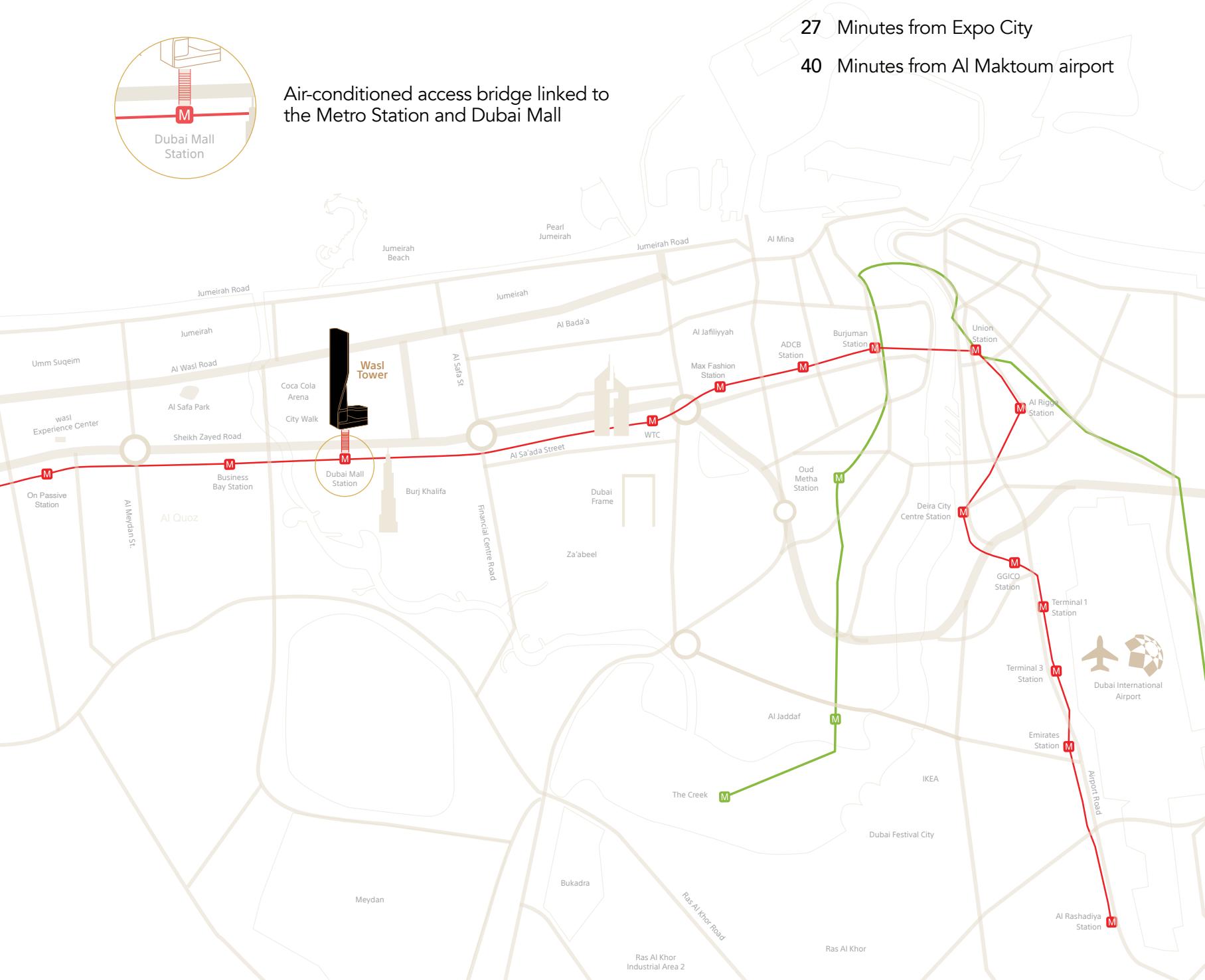
10 Minutes from Dubai Mall

27 Minutes from Expo City

40 Minutes from Al Maktoum airport



Air-conditioned access bridge linked to
the Metro Station and Dubai Mall





Sustainability

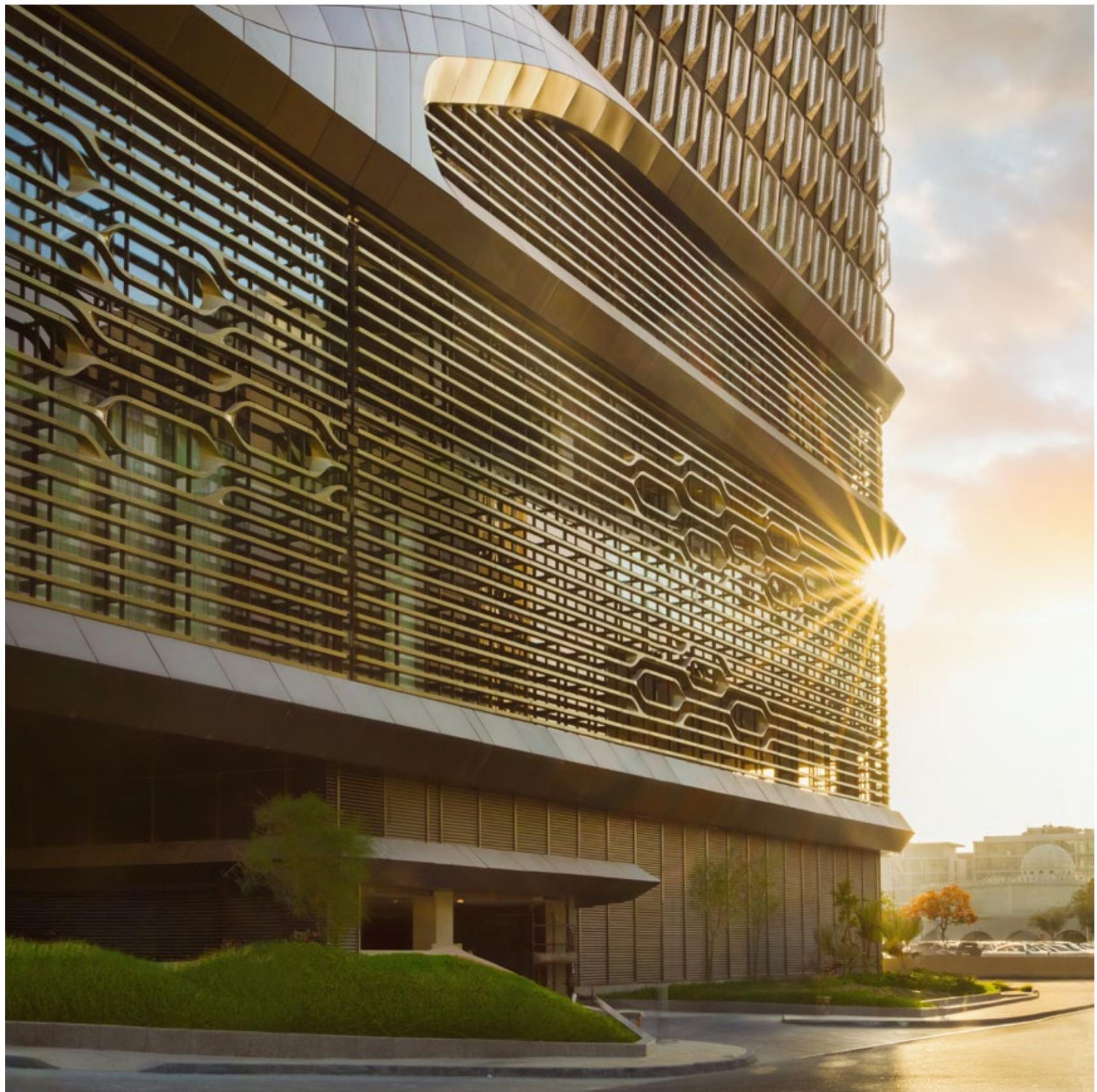
Designed by UNStudio and engineered by Werner Sobek, Wasl Tower sets a global standard in sustainable design.

The building incorporates solar panels, reflective glazing, and a smart heat pump system.

The tower boasts the region's tallest ceramic façade, adorned with inclined ceramic fins made from renewable materials. These fins provide shade, enhance wind-induced cooling, and channel daylight into the building, reducing perimeter zone lighting energy by 40 percent. The tower's unique geometry and shape reduce wind loads by 20 percent, ensuring efficiency.

Solar thermal panels produce hot water, while bronze-coated reflective glazing ensures excellent thermal performance. The combination of ceramic fins and reflective glazing significantly lowers cooling loads, reducing overall energy consumption.

Wasl Tower represents a sustainable haven where architecture meets environmental responsibility, embodying a promise of a brighter, greener future.





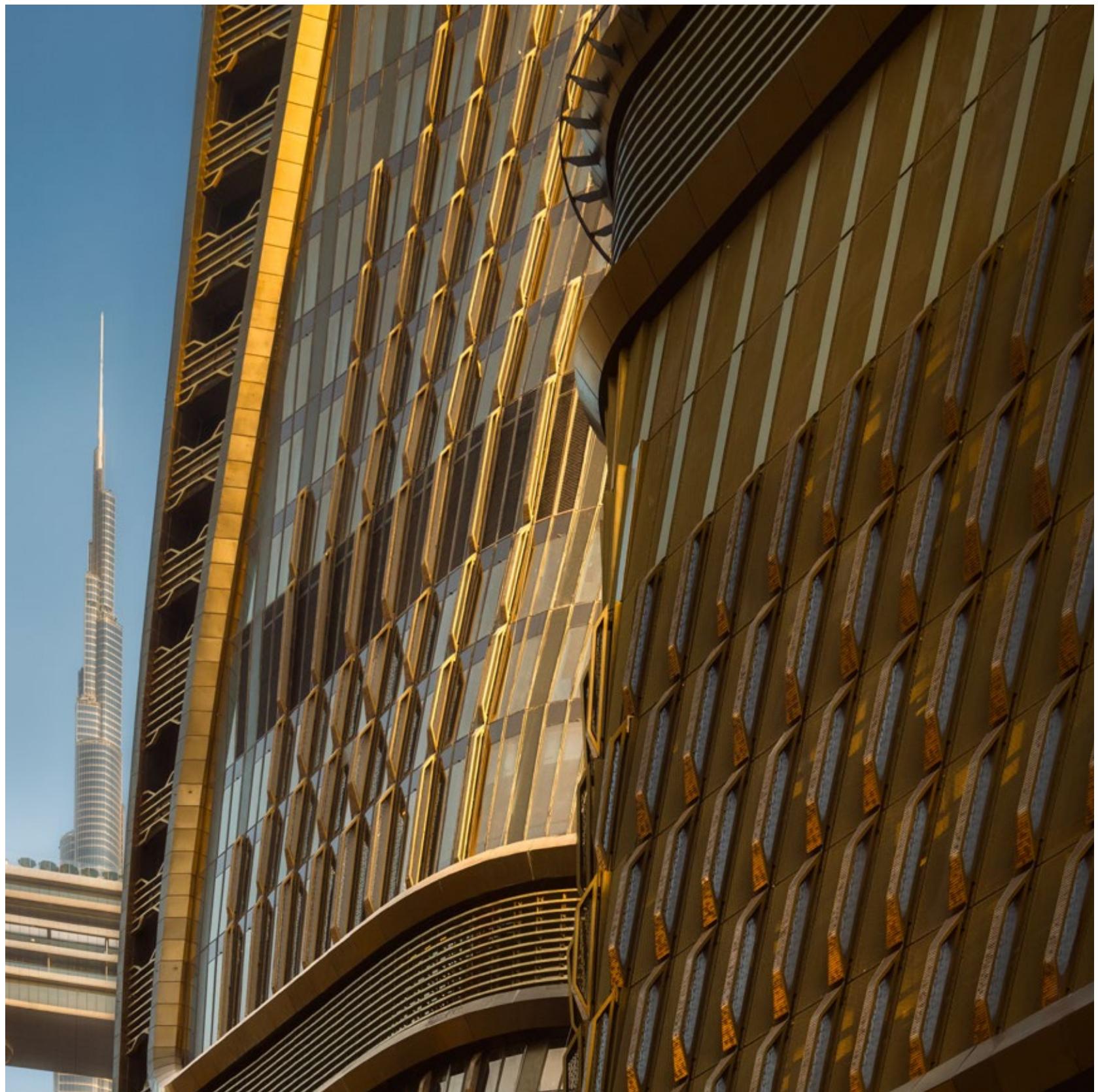
Design

Wasl Tower is a mixed-use landmark along Sheikh Zayed Road that twists in a contrapposto-inspired form.

Inside, a seamless vertical boulevard of terraces, sky foyers, and shared amenities introduces a sense of rhythm and continuity throughout the tower. Guided by advanced parametric design, its sculptural form engages with the city from every angle, shaping spaces that transition fluidly between interior calm and outward views. This ascending sequence of open volumes invites exploration and exchange, offering residents and visitors an experience that captures the expressive essence of Wasl Tower's design.

The tower's façade features one of the world's tallest ceramic surfaces, adorned with angled fins that provide shading and reflect daylight deep into the interior. Facade lighting, powered by photovoltaic panels, animates the structure after dark, creating a rhythmic visual connection to the city.





Dubai Icon

Wasl Tower is designed to be more than a building. Its twisting, sculptural form introduces fluid motion to Dubai's skyline and responds directly to Sheikh Zayed Road. Inspired by the classical contrapposto pose, it combines art and engineering in a way that is instantly recognisable.

By day, it stands as a striking landmark. By night, hidden façade lighting transforms it into a beacon, animated rhythmically to celebrate events and welcome visitors, with energy supported by photovoltaic panels.

The tower reflects Dubai's core values of innovation, sustainability, ambition, and human centric design. It sets a benchmark for future high-rise development in the region.

As a mixed use destination, it brings together offices, residences, a Mandarin Oriental hotel, public amenities, terraces, and landscaped outdoor zones. It becomes a place where culture, innovation, and experiences converge.

Wasl Tower is a true landmark for Dubai, a symbol of the city's ambition, transformation and constant motion.





The Secret Life of a Skyscraper

Exceptional Offices

At Wasl Tower, office space is redefined: where timeless elegance meets visionary design. Sustainability and craft converge in every detail, delivering workspaces that inspire creativity and prestige. With a sculptural façade that plays with light, and an ambience of exclusivity, this is more than an address; it's a statement.



A black and white photograph of a man and a woman in a dark, ornate setting. The woman, on the left, has long dark hair and is wearing a dark, sequined dress. She is leaning against a dark surface with her right hand. The man, on the right, is wearing a dark suit and is looking towards the camera. They are positioned in front of a dark wall with gold-colored, ornate scrollwork. The lighting is dramatic, with strong highlights and shadows.

Where Luxury Soars to New Heights



Mandarin Oriental Downtown, Dubai

Nestled in the city's heart, Mandarin Oriental Downtown, Dubai, offers a stunning fusion of modern design with a touch of Oriental flair, redefining hospitality standards.

Boasting unparalleled views of Dubai's skyline, including the iconic Burj Khalifa and the sparkling Arabian Sea, this urban retreat offers 224 luxury residences as well as 259 rooms and suites.

Going beyond traditional hospitality, Mandarin Oriental Downtown, Dubai, is not just a hotel but a lifestyle destination, offering relaxation, luxury, and memorable experiences.







“The Mandarin Oriental
hotels are pretty incredible.
They are the lap of luxury
and it is very hard to leave.”

Stanley Tucci



A woman with long, wavy blonde hair is shown from the side and back, looking out over a city skyline at sunset. She is wearing a light-colored, flowing dress. The background features a blurred cityscape with tall buildings silhouetted against a bright sky.

The Pinnacle of Residential Living



The Residences at Mandarin Oriental Downtown, Dubai

The Residences at Mandarin Oriental Downtown, Dubai, offer a unique collection of luxurious units paired with Mandarin Oriental's legendary service.

Each residence features carefully curated interiors, high-end amenities, and stunning views of the surrounding city. Residents enjoy a private entrance separate from the hotel, ensuring a distinct living experience.

Access to luxury hotel facilities, wellness, and dining experiences make Wasl Tower the pinnacle of residential living.



A close-up photograph of a person's hand reaching down towards the surface of a body of water. The hand is partially submerged, with fingers touching the dark blue water. The lighting is warm and golden, suggesting a sunset or sunrise, which reflects off the water and illuminates the hand. The background is a blurred landscape of water and sky.

Spa & Wellness

The Spa

The Spa at Mandarin Oriental Downtown, Dubai, is an innovative concept that redefines your wellness experience by merging advanced technology, longevity-focused treatments, cutting-edge philosophy, and fitness elements.

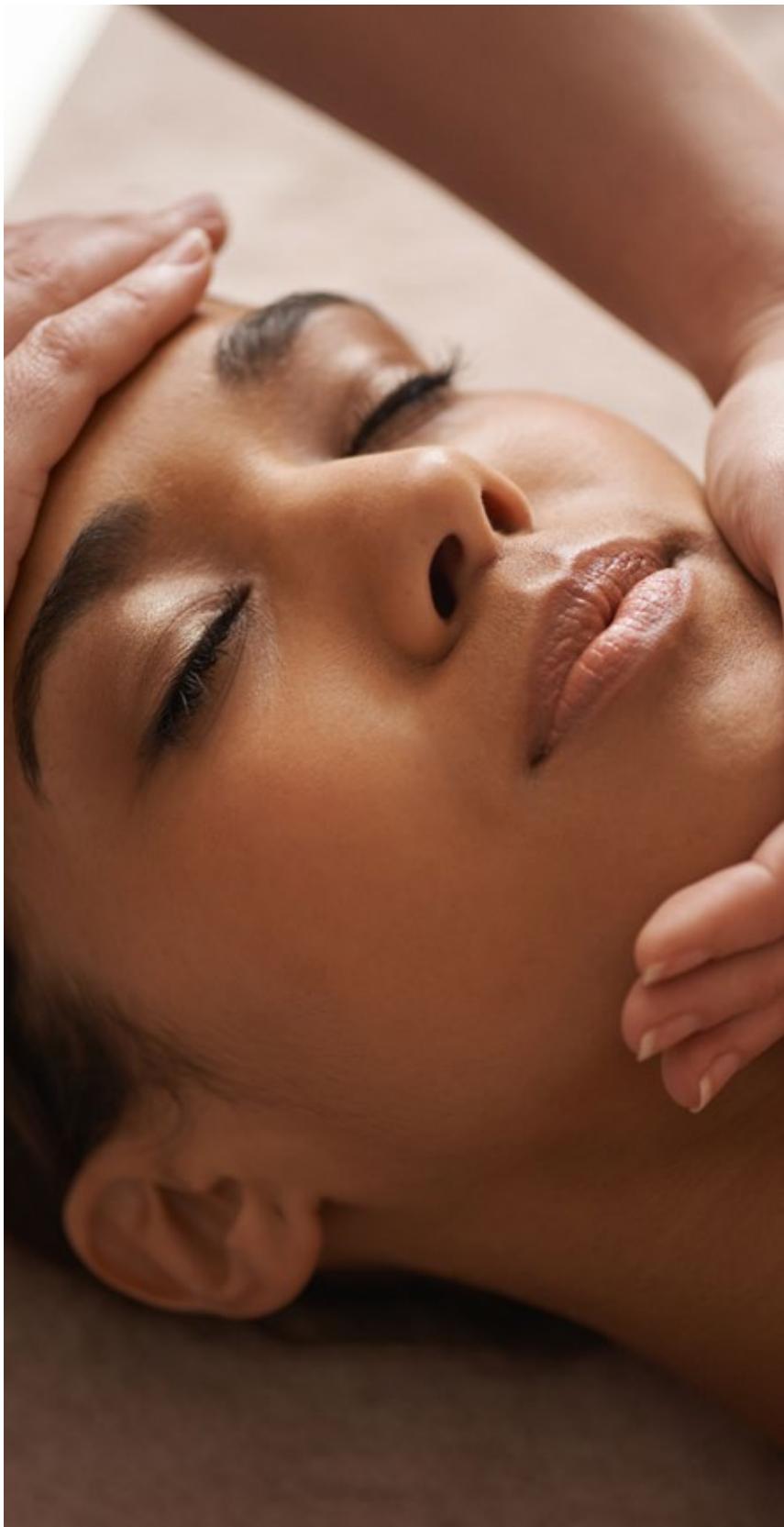
Our holistic approach caters to guests seeking relaxation and holistic health enhancement, promising a rejuvenating experience beyond the ordinary.

 **High-technology Integration:** AI-assisted skincare and virtual reality meditation.

 **Longevity-focused Treatments:** age-reversing facials and cellular rejuvenation therapies.

 **Advanced Nutritional Guidance:** personalised meal plans with innovative cooking techniques.

 **Guest Experience:** personalised wellness journeys with expert guidance.



A woman with long brown hair is lying on a light-colored lounge chair by a swimming pool. She is wearing a wide-brimmed straw hat with a frayed edge and a dark blue, ribbed, one-piece swimsuit. Her eyes are closed, and she appears to be sunbathing. The pool water is a clear turquoise color with visible ripples. The background is slightly blurred.

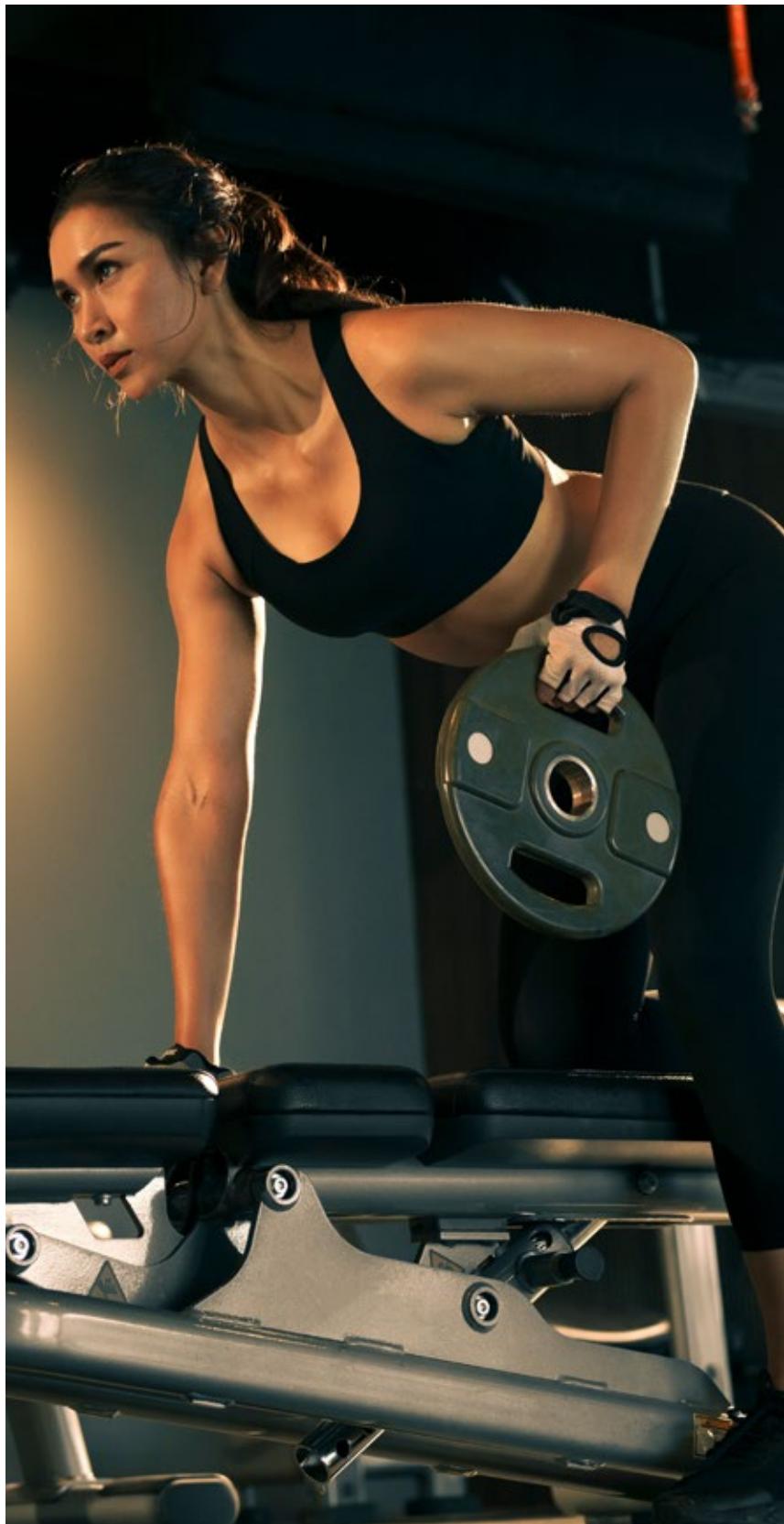
Wellness & Leisure

Fitness

The Mandarin Oriental Downtown, Dubai's Fitness Centre aligns seamlessly with our Spa philosophy. Our in-house expert coaches collaborate with world-class practitioners to offer a unique blend of experiences.

From longevity enhancement classes to cutting-edge activities such as genetic fitness profiling and biometric health monitoring, we ensure a comprehensive approach to your well-being journey.

-  **Longevity Programmes:** personalised routines, stress management, and mindfulness practices tailored to individual profiles.
-  **Genetic Fitness Profiling:** customised fitness routines based on guests' genetics.
-  **Innovative Classes:** diverse fitness classes like metabolic testing, HIIT, and mind-body training.
-  **Mind-body Integration:** guided mindfulness sessions, nature trails, and wellness workshops.



The image shows a sophisticated restaurant interior. In the foreground, several round wooden tables are set with white plates, silverware, and glasses. The chairs have dark green velvet backs and wooden frames. A large, light-colored planter with a tropical plant sits in the center of the room. In the background, there's a bar counter with various bottles and glasses, and a wall decorated with a large-scale, colorful mural of tropical leaves and flowers. The ceiling features a decorative valance made of many small, fringed panels.

Culinary Excellence

Dining

Wasl Tower is set to host a range of world-class dining experiences, from avant-garde gastronomy to sophisticated concepts and relaxed bistros, promising to elevate your dining to new heights.

On the 61st and 62nd floors, guests will enjoy exquisite gastronomy and eclectic entertainment, paired with panoramic 360° views of Dubai. This elevated journey unfolds as one of the most extraordinary shows takes the stage.

A Michelin-starred chef will craft a modern French dining experience, striking a balance between sophistication and culinary genius. Each plate a testament to innovation and meticulous craftsmanship.

Complementing this culinary journey are dining concepts dedicated to Mediterranean and Chinese cuisines, enriching the guest experience with diverse and authentic flavours in a playful setting.

A community eatery on the ground floor will house the renowned Mandarin Oriental Cake Shop and a lifestyle café, the living room of Wasl Tower.



Key Facts

Strategically located in the heart of Dubai, Wasl Tower will be a home to over 140,000 sq. ft. of unparalleled office space with a dedicated helipad suspended 300 metres above the city, providing an exceptional opportunity for businesses to thrive amidst the dynamic energy of Dubai's commercial landscape.

- Average floor plates range between 13,847 to 14,254 sq. ft.
- H Rooftop helipad for exclusive arrivals
- Services by an exclusive ground-floor lobby and four dedicated elevators
- P 180+ dedicated parking spaces
- Panoramic views across Sheikh Zayed Road, Downtown Dubai, and the Arabian Gulf

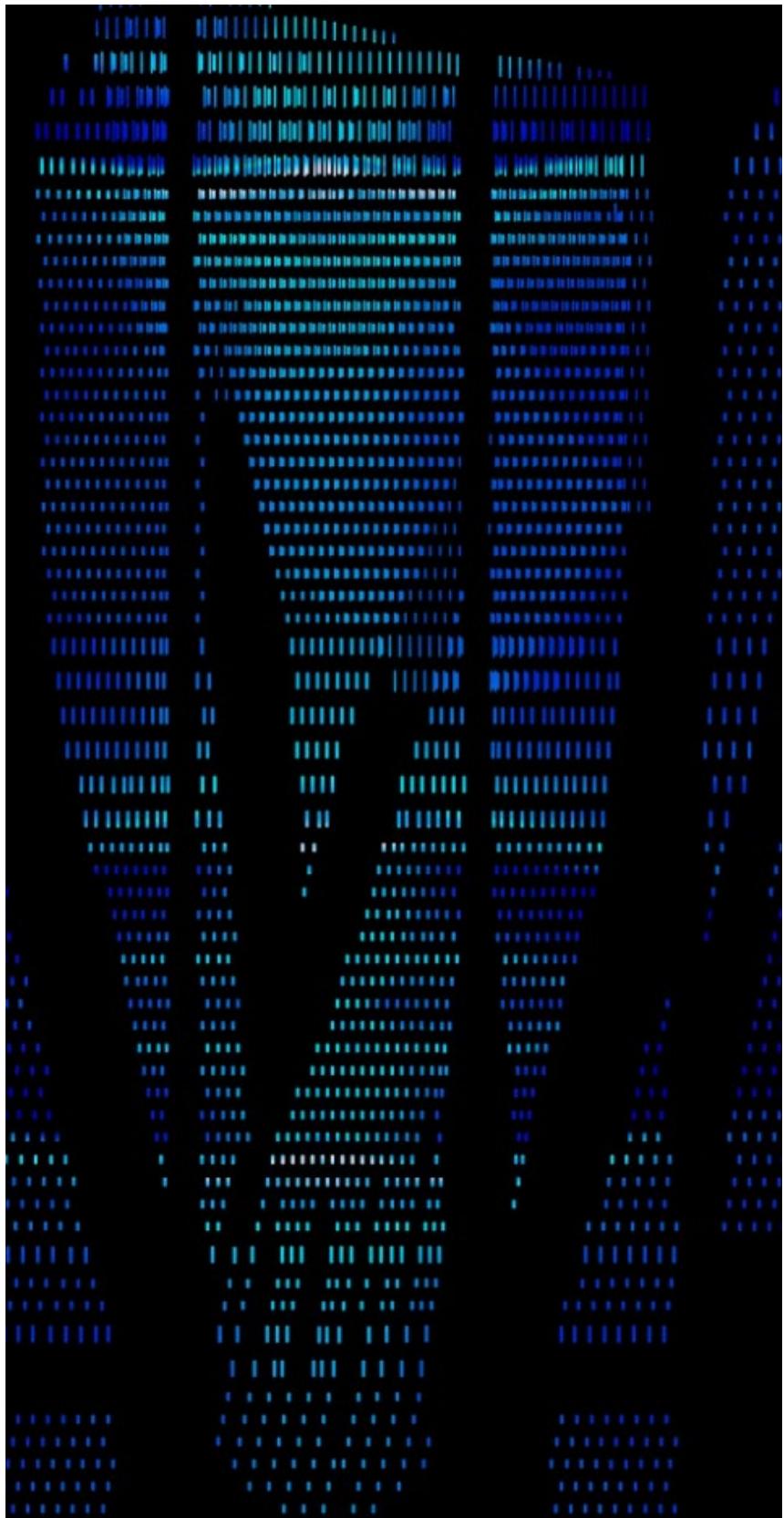


The Museum of Light at Wasl Tower

Wasl Tower's façade is envisioned as the Museum of Light; a landmark that reflects Dubai's commitment to sustainability while creating a striking architectural presence. After sunset, the façade transforms into a living canvas, featuring over 20 dynamic lighting scenarios inspired by nature, heritage, and moments of celebration. These abstract, shimmering light patterns breathe with the rhythm of the city, offering a visual connection to the vibrant urban landscape.

Each lighting scenario is a unique collector's item, with some remaining illuminated for several nights, while others emerge spontaneously, gracing the night sky for just one evening. This evolving display invites spectators to embrace the beauty of the present moment, as each piece holds an element of surprise. The radiant artworks celebrate impermanence, adding an exciting and unpredictable twist to the experience.

Through this innovative façade lighting, Wasl Tower aspires to become a cultural platform that contributes to Dubai's vibrant artistic landscape, securing its place among the city's most defining landmarks.





@waslgroup

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