

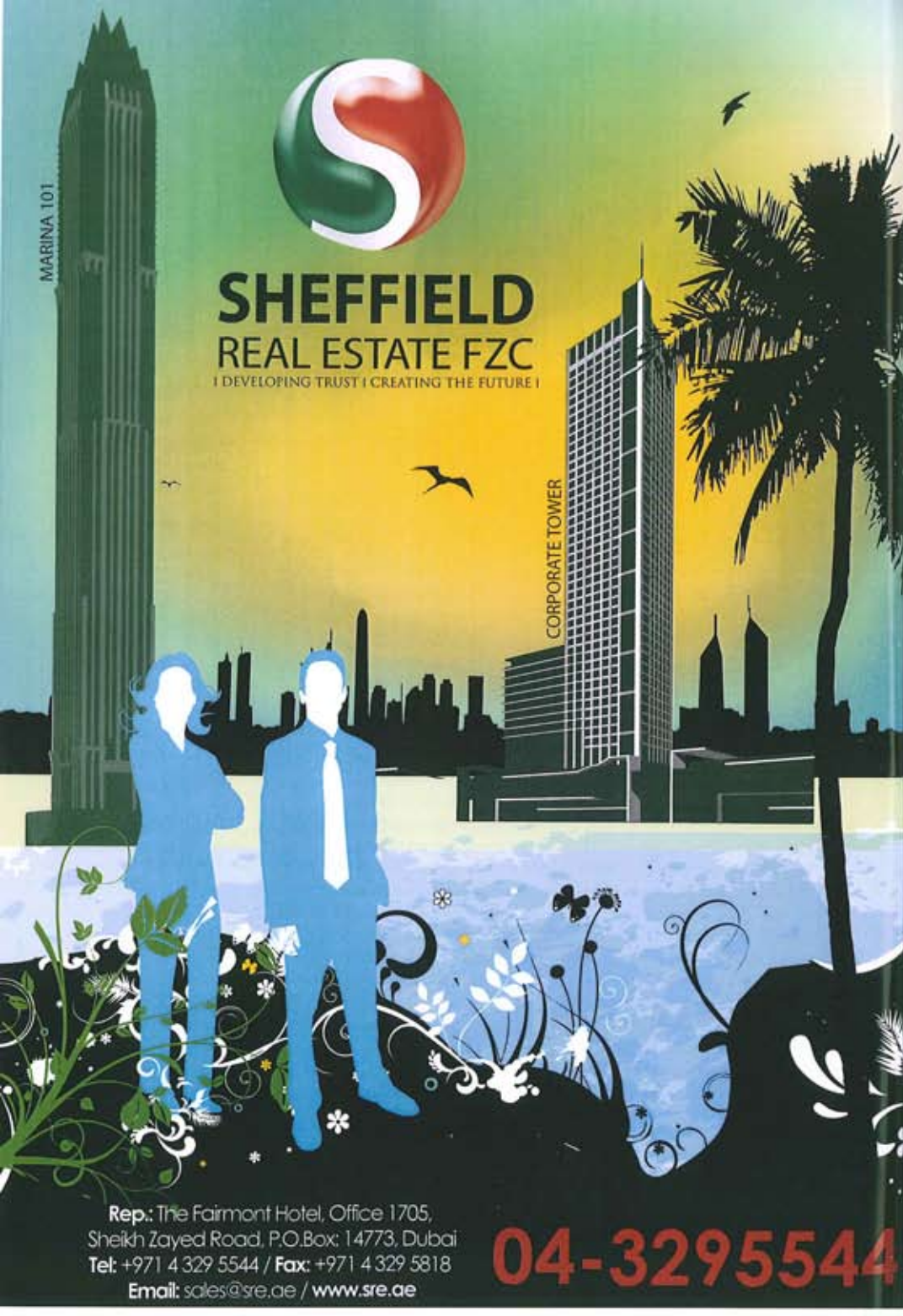
MARINA 101



SHEFFIELD REAL ESTATE FZC

| DEVELOPING TRUST | CREATING THE FUTURE |

CORPORATE TOWER



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Established four years ago as an arm of Sheffield Group, Sheffield Real Estate has rapidly expanded to become one of the region's leading real estate developers, with over 464,515m² of property development. The firm combines skill and expertise with hard work and integrity to deliver investors outstanding returns.

The company's exclusive new project, Marina 101 Hotel & Residences, is situated on the elite Dubai Marina, with unrivalled business, beach and leisure facilities. Real estate prices here have risen by over 200% during the last four years, and although it provides abundant residential property for purchase, rental opportunities for professionals are in short supply. So with the business

community expected to triple (reaching 180,000 in five years time) owners at Marina 101 will reap substantial rewards – with strong rental returns and appreciation guaranteed.

At 312m high, Marina 101 is the world's tallest hotel and serviced apartment building, and the first major tower on Dubai Marina to sell five-star serviced apartments on a freehold basis.

Marina 101 offers elegantly styled 252 one bedroom, 204 two bedroom and 42 three bedroom apartments crowned with 8 luxury duplex penthouses. This architectural masterpiece is set to redefine returns on real estate investment in the region for investors looking at Dubai for second homes and holiday getaways.



**BEST HIGH-RISE
DEVELOPMENT DUBAI**
Marina 101 by Sheffield
Holdings Limited

Sheffield Real Estate

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