FOR THOSE WHO SET *THE PACE*

# V-SUITES

BY ANAX

Imagined by

Venetian Enrico

*THE ADDRESS* OF INFLUENCE

BUSINESS BAY *DUBAI*

# DUBAI'S DEFINITIVE EXECUTIVE RESIDENCE



V-Suites is Dubai's definitive executive residence, designed for those who move the world forward.

Located in Dubai's prestigious Business Bay, it offers a fully furnished living experience with interiors shaped by Venetian Enrico- a name synonymous with precision and restraint.

An address in the heart of the world's most iconic district, recognized by all, reserved for the few.

# PROJECT OVERVIEW

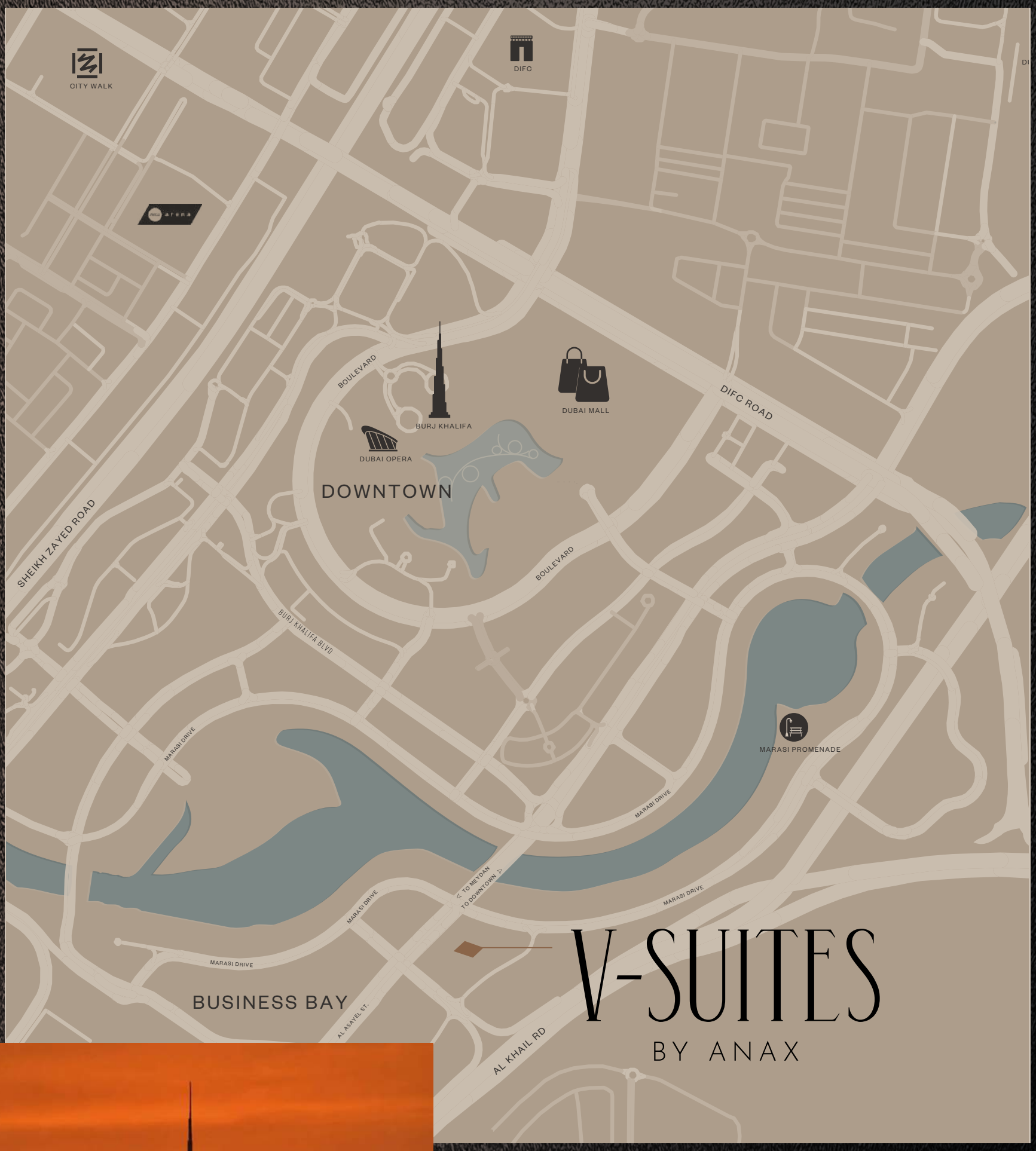




| | | |
|---|---|---|
| **DEVELOPER** | - | ANAX Developments L.L.C. |
| **OWNERSHIP** | - | Freehold |
| **BUILDING SPECIFICATION** | - | Basement + Ground + 3 Podiums + 19 Floors + RI |
| **TOTAL RESIDENTIAL FLOORS** | - | 19 |
| **TOTAL BUILT-UP AREA** | - | 156,165.79 sq.ft. |
| **TOTAL NUMBER OF UNITS** | - | 227 |
| **PARKING SPACES** | - | 229 |

# BUSINESS BAY

Welcome to Business Bay, where the city's pulse resonates, offering a lifestyle defined by both dynamic opportunity and tranquil elegance along a shimmering canal.






**Within 5 Minutes**

Sheikh Zayed Road
Al Khail Road
Dubai Canal
Business Bay Metro Station

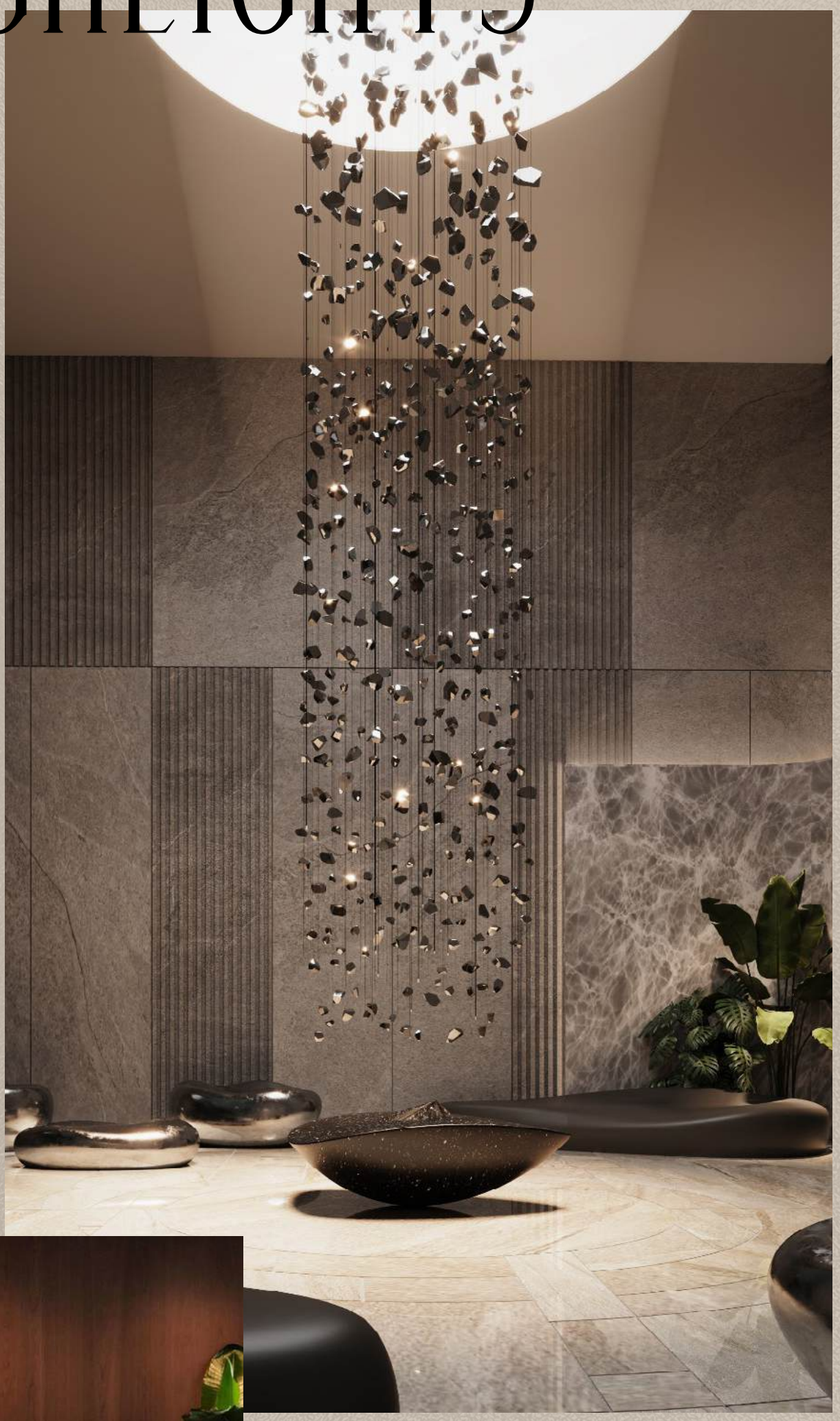
**Within 10 Minutes**

Dubai Mall
Dubai Opera
Jumeirah Beach
Burj Khalifa
DIFC

**Within 20 Minutes**

Dubai International Airport

# KEY HIGHLIGHTS

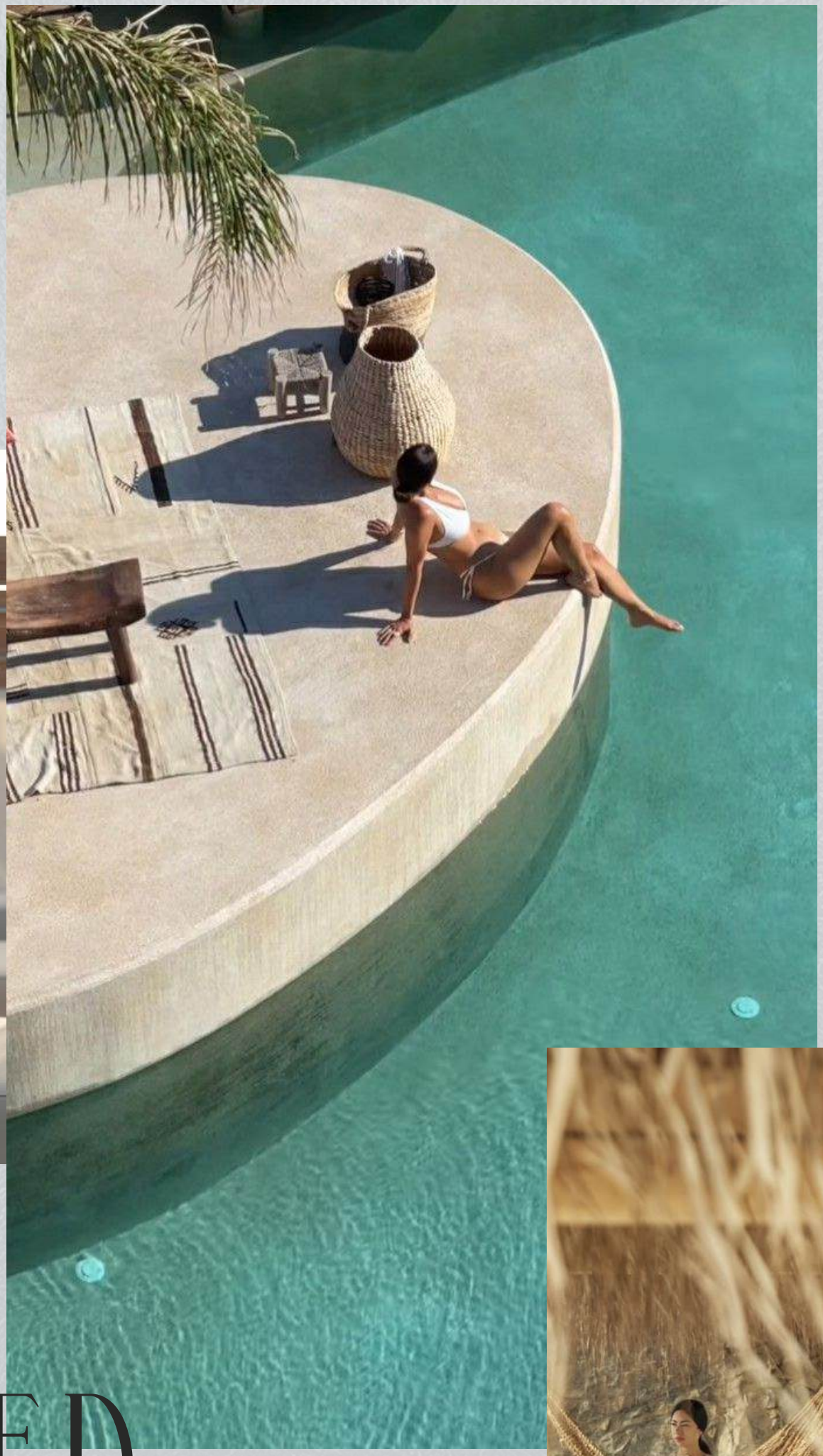




- Fully-furnished and equipped apartments
- Branded kitchen fixtures, including smart refrigeration, dishwasher, and cooking appliances
- Luxurious European sanitary ware
- Smart Home System

V-Suites› amenity spaces reflect the same measured design language applied throughout, developed in close collaboration with Venetian Enrico.

# FIVE-STAR INSPIRED LIVING







# LIFESTYLE LEISURE

- BBQ & Picnic Area
- Outdoor Lounge
- Open-Air Cinema
- Pool Bar
- On-water Sunloungers & Cabanas
- Meditation Zone
- Billiards & Pool Tables
- Bookable Suite





# BUSINESS CONVENIENCE

- Co-working Space
- Acoustic Office Pods
- Meeting Rooms
- Conference Room
- Shareable Library
- Business Café
- Lobby Lounge




# WELLNESS FITNESS

- Male & Female Wellness Studios
- State of the Art Gymnasium
- Cold Plunge Lounge
- Outdoor Workout Area
- Zen Garden
- 6 Senses Garden
- Meditation Area
- Reflective Pools



# COMFORT SECURITY

- Concierge Service
- Package & Mailbox Handling
- 24/7 Security

# THE V CLUB

Located on the ground floor and podium level, The V Club offers refined amenities tailored to complement studio and one-bedroom residences. Designed in collaboration with Venetian Enrico, residents can expect thoughtfully crafted social and functional spaces.



- Grand Lobby
- Business Lounge
- Coffee bar
- Co-working lounge
- Video Call Pods
- Chill Out Lounge
- Grand Atrium
- Meetings Rooms
- Conference Room
- Gym
- Sauna
- Steam room
- Ice plunge
- Outdoor cinema
- Pools
- Pool Bar
- Sun deck
- Zen Gardens
- Barbeque Station
- Cabana dining
- Capri El fresco
- Meditation park





# UNIT TYPES AND SIZES

| | EXECUTIVE SUITE | SIGNATURE SUITE | STERLING SUITE | THE VILLA |
|---|---|---|---|---|
| No. of Units | 156 | 66 | 2 | 1 |
| Size Ranges | 477 to 741 sq.ft. | 700 to 1,218 sq.ft. | 1,987 to 2,339 sq.ft. | 2,831 sq.ft. |
| Starting Price (AED) | 1,620,777 | 2,432,777 | 5,265,777 | 6,855,777 |



# PAYMENT PLAN

## 30 / 20 / 50

DURING CONSTRUCTION

ON HANDOVER

5 YEAR POST-HAND OVER

| MILESTONE | PAYMENT |
|---|---|
| On Booking | 10% |
| Within 30 days of booking | 10% + 4% DLD Fee |
| Within 6 months of booking | 5% |
| Within 12 months of booking | 5% |
| On Completion | 20% |
| 5 Year Post Hand over | 50% |

# FROM VENICE TO DUBAI A GLOBAL DESIGN ICON



*“To design is to compose life itself - every space should be a love letter to those who inhabit it.”*

Venetian Enrico

# LUXURY MEETS LEGACY




## VENETIAN ENRICO

Hailing from the magnificent city of Venice, Enrico carries with him the legacy of Italian elegance and craftsmanship. His designs are infused with the timeless beauty of Venice, reimagined for the modern world. In Dubai, a city synonymous with ambition and innovation, Enrico's presence has elevated the landscape of architecture and interior design, blending the best of Italian heritage with Dubai's futuristic vision.

For those who seek more than just design, for those who aspire to live amidst art, Venetian Enrico offers an invitation to experience luxury like never before.

Welcome to the Art of Extraordinary Living. Welcome to Venetian Enrico.

BUSINESS CAFE

# MASTER BEDROOM



# BOOKING PROCESS

**1. RESERVATION / BOOKING FORM**
The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

**2. PAYMENT OF RESERVATION DEPOSIT**
Following the 10% down payment + 4% DLD fee the SPA Will Be processed.

**3. SALES & PURCHASE AGREEMENT (SPA)**
Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer.

**4. ISSUANCE OF INITIAL AGREEMENT FOR SALE**
Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

**5. SUBSEQUENT PAYMENTS**
This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA along with PDCs

**V-SUITES ESCROW DETAILS**

**BANK NAME: EMIRATES NBD**
**ACCOUNT NAME: VENTO TOWER ESCROW ACCOUNT**
**ACCOUNT NUMBER: 0205855547104**
**IBAN: AE430260000205855547104**
**BIC CODE: EBILAEADXXX**
**CURRENCY: AED**

**CORPORATE BANK DETAILS**

**BANK NAME: EMIRATES NBD**
**ACCOUNT NAME: ANAX DEVELOPMENTS LLC**
**ACCOUNT NUMBER: 1015855547101**
**IBAN: AE490260001015855547101**
**SWIFT CODE: EBILAEADXXX**
**CURRENCY: AED**

# THE DEVELOPER

ANAX

DEVELOPMENTS

We are a dynamic investment firm founded in 2018, based in Dubai, with a vision for impactful growth across industries. Built on innovation, integrity, and excellence, we are focused on creating value and shaping a legacy of success through diversified investments worldwide. Led by Chairman Satish Sanpal, we continue to expand its influence globally, bringing bold ideas and strategic insights to each venture.

TOLL FREE

**800 2629**