

For Sale

Al Maryah Tower, Al Maryah Island, Abu Dhabi 35,750 sq m

- Strategically located in the heart of Al Maryah Island, which is home to the Abu Dhabi Global Market (ADGM)
- Close proximity to hospitality, healthcare and retail offerings



Description

JLL Real Estate Brokerage Abu Dhabi is exclusively offering a unique opportunity to acquire an exclusive office tower in the UAE. Located in the heart of Abu Dhabi's new CBD, the Pearl 1 certified asset was completed in 2015.

Al Marayah office is a G+23 glass tower that benefits from large floor plates of c.1,550 sqm. The building is currently in shell & core condition and thus benefits from the potential repurposing of the large floorplates.

The asset is strategically located in the heart of Al Maryah Island, which is home to the Abu Dhabi Global Market (ADGM), a purpose built financial free-zone for the capital. ADGM is an award winning international financial centre that provides a business-friendly environment that operates in line with international best practices.

Al Maryah tower also benefits from being in close proximity to hospitality, healthcare and retail offerings, such as the Four Seasons Hotel and Cleveland Clinic, and the provision for a sky bridge pedestrian walkway to the Galleria Mall.

Attributes

Year Built 2015

Tenure Type Freehold

Building Area 38,750 m²

Land Area 0.49 HECTARES (4,850 m²)

Property Description:

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Investment Highlights

Accessibility

- New CBD

- Freehold title

- Foreign ownership

High-Specifications

- Grade-A tower

- Glass exterior

- Structural efficiency

Flexible Design

- Shell & Core

- Large floor plates

- Repurpose potential

Unique Opportunity

- Skyscraper

- Several awards of excellence

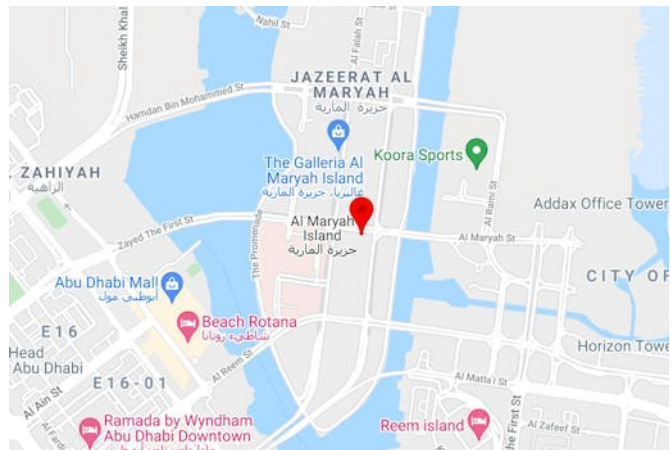
- Never-occupied

EPC

This property has been graded as A.

Business Rates

Upon Enquiry



Contacts

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