



**77 SHADES OF GREEN
REAL ESTATE DEVELOPMENT
L.L.C.**

REDEFINING

SKYLIVING

LOCATION

- 1 minute walk to the Business Bay Marine transport station.
- 3 minutes to walk to Business Bay metro station.
- 5 minutes to Dubai Mall and Burj Khalifa by metro or car.
- 10 minutes to City walk by Car.
- 15 minutes to Dubai International Airport and Emirates Mall by metro or car.
- 20 minutes to JBR & Marina by metro or car.
- Adjacent to a public park on two sides, with views of the Water Canal and Burj Khalifa



77S FACTS

- The **FIRST** tower offering **68** amenities, services, features and facilities within a single residential tower in Dubai.
- The **FIRST** true sky villas in Dubai.
- The **HIGHEST** open-air, temperature-controlled sky park in Dubai.
- The **LARGEST** combination of outdoor and indoor gym within a single residential tower in Dubai with First AI Personal Trainer
- The **HIGHEST** open-air cinema in Dubai within a single residential tower in Dubai
- The **HIGHEST** aquarium within a single residential tower in Dubai
- The **HIGHEST** climbing wall within a residential tower in Dubai
- The **First Half Olympic Infinity Swimming Pool** within a residential tower in Dubai (300 sq.m)



DISCOVERING THE 77S TOWER



- Tower Description: 38 floors
- Height: 138 meters (4B + G + 3P + Gym + 4 Offices floors + 19 typical residential floors + Mechanical Floor + double High Sky Park floor + 2 floors Penthouses + 2 floors Sky Villas + Roof)
- Primary Use: Mixed-use (commercial offices, residential apartments and retail spaces)
- Total Residential Area: 350,000 Sq.Ft
- Total Number of Covered Parking: 650 (more than 250 parking slots than it is required by the authorities)
- Tower Exterior: Glass panels extending from floor to ceiling in all floors
- Home Automation: Control4 or Crestron Smart Home System

Sky Villas
Penthouses
Al-Ghaf Sky Park
Mechanical Floor
Typical Floors
Offices Floors
Health Club
Podiums
Ground Floor



DISCOVERING THE 77S TOWER

4 FLOORS OF BASEMENTS



- 4 underground basement floors dedicated for parking slots
- 4 m height ceiling
- Around 400 parking slots in the basement
- Guest parking
- Residential storage units
- The parking are spacious in size the best for all car sizes
- Electrical Cars charging stations
- Smart Gate Parking

DISCOVERING THE 77S TOWER

GROUND FLOOR



- **Consists of:**
 - 3 reception lobbies
 - Offices Entrance and reception
 - Resident Entrance and reception
 - Sky Villas Private Entrance and reception
 - 23 service parking slots
 - 8 Retail shops
- **Features, facilities & Services:**
 - 8 Meters Height Majestic Lobby.
 - 24/7 Security and Reception Services.
 - Atrium seatings.
 - 8 high speed Elevators Utilizing Facial Recognition Technology.
 - Pets' Dedicated Elevator.
 - High-Speed Internet In Lobby & common areas.
 - Welcoming Refreshments
 - Concierge Services.
 - Valet Parking.

Sky Villas
Penthouses
Al-Ghaf Sky Park
Mechanical Floor

Typical Floors

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DISCOVERING THE 77S TOWER

PODIUM FLOORS



- Consists of:
 - 3 podium floors
 - More than 250 parking slots in the podiums
 - spacious parking size
- Amenities & Services:
 - Squash courts
 - Bowling courts
 - Electrical Cars charging stations
 - Bike Storage.

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HEALTH CLUB FLOOR



DISCOVERING THE 77S TOWER

HEALTH CLUB FLOOR



A 43,000 Sq.Ft Sports And Leisure Floor,
Featuring 30 Of The 68 Amenities Within
The Tower



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AMENITIES IN HEALTH CLUB FLOOR



1. Half Olympic Infinity Swimming Pool (300 sq.m) with Waterfall
2. Hanging Gardens.
3. 45,000 sq.ft Full Floor GYM.
4. Tennis Court.
5. Climbing Wall.
6. Billiards.
7. Kids Play Area.
8. Kids Swimming Pool.
9. Kids GYM.
10. Kids Splash Pad.
11. Outdoor Jacuzzis.
12. Art Gallery.
13. 1st Running Track.
14. Saunas.
15. Paddle Tennis Court.
16. Steam Rooms.
17. Trampoline Park.
18. 1st Waterfalls.
19. Library Lounge.
20. Cabana Areas.
21. Co-Working Spaces.
22. 1st Outdoor Cinema.
23. 1st Barbeque Area.
24. 1st Outdoor GYM.
25. 1st Fountains.
26. Swimming Pool Bar.
27. Indoor Golf Simulator.
28. Basketball Court.
29. Sun Beds.
30. Electronic Games Room.

DISCOVERING THE 77S TOWER

OFFICES FLOORS



- **4 Floors of commercial offices**
 - Total of 32,000 Sq.Ft
 - Business center spaces

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DISCOVERING THE 77S TOWER

TYPICAL RESIDENTIAL FLOORS



- **Consists Of 266 Units:**
 - **1-Bedroom Apartments:**
 - 152 Units Of 1-Bedroom Apartments.
(OLIVE) (876 – 915 sq.ft)
 - 38 Units Of 1-Bedroom Royal
Apartments That Comes with An
Outdoor Jacuzzi.
 - **2-Bedrooms Apartments:**
 - 76 Units Of 2-Bedrooms Apartments.
(DAHLIA) (1,441 sq.ft)

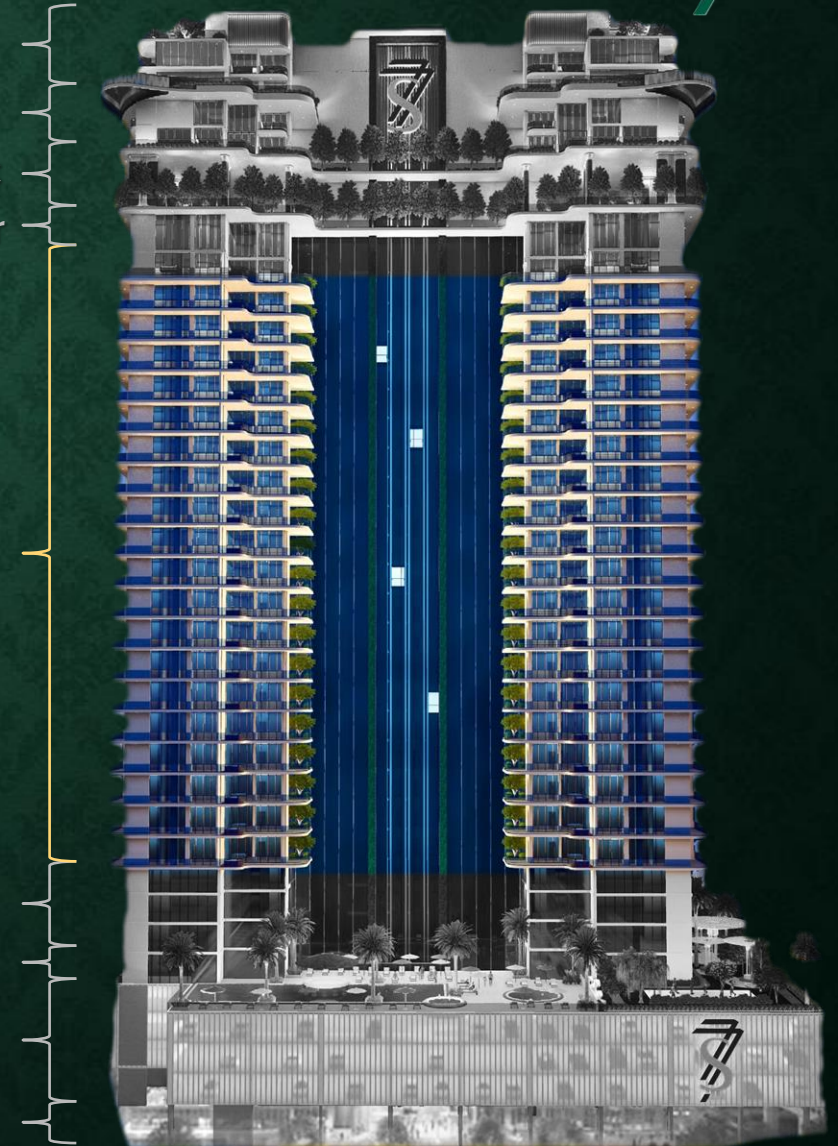
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Health Club

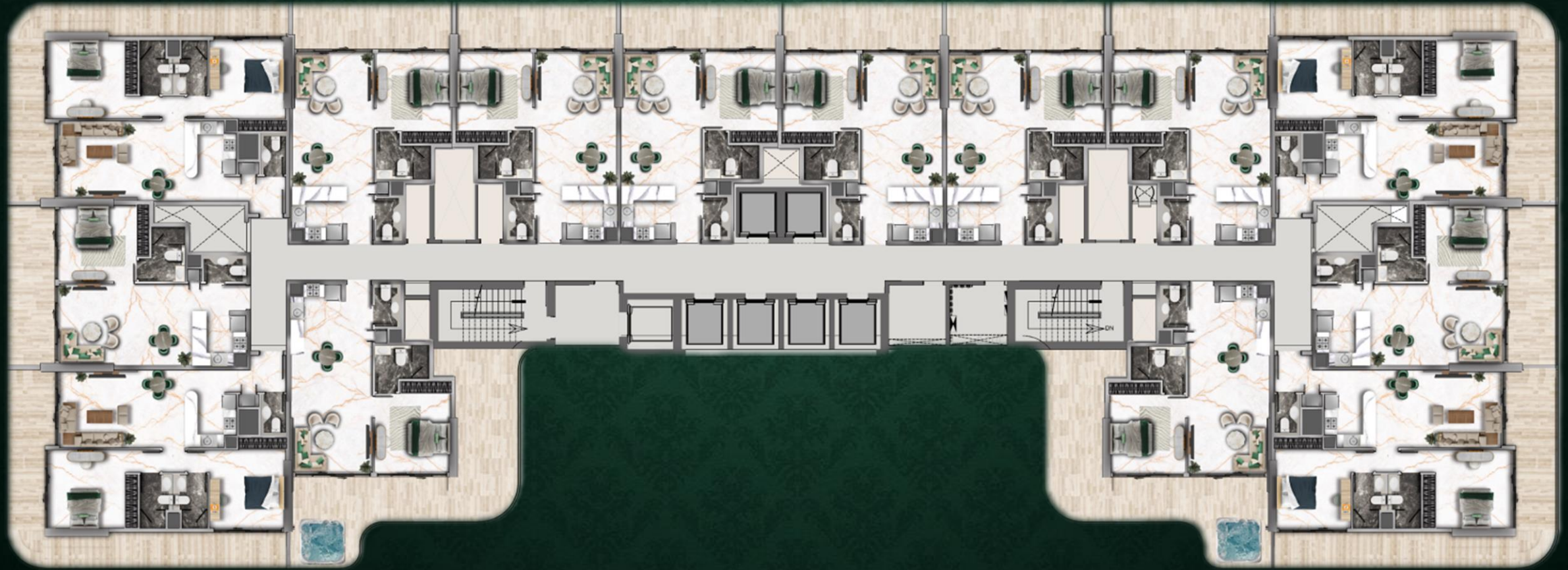
Podiums

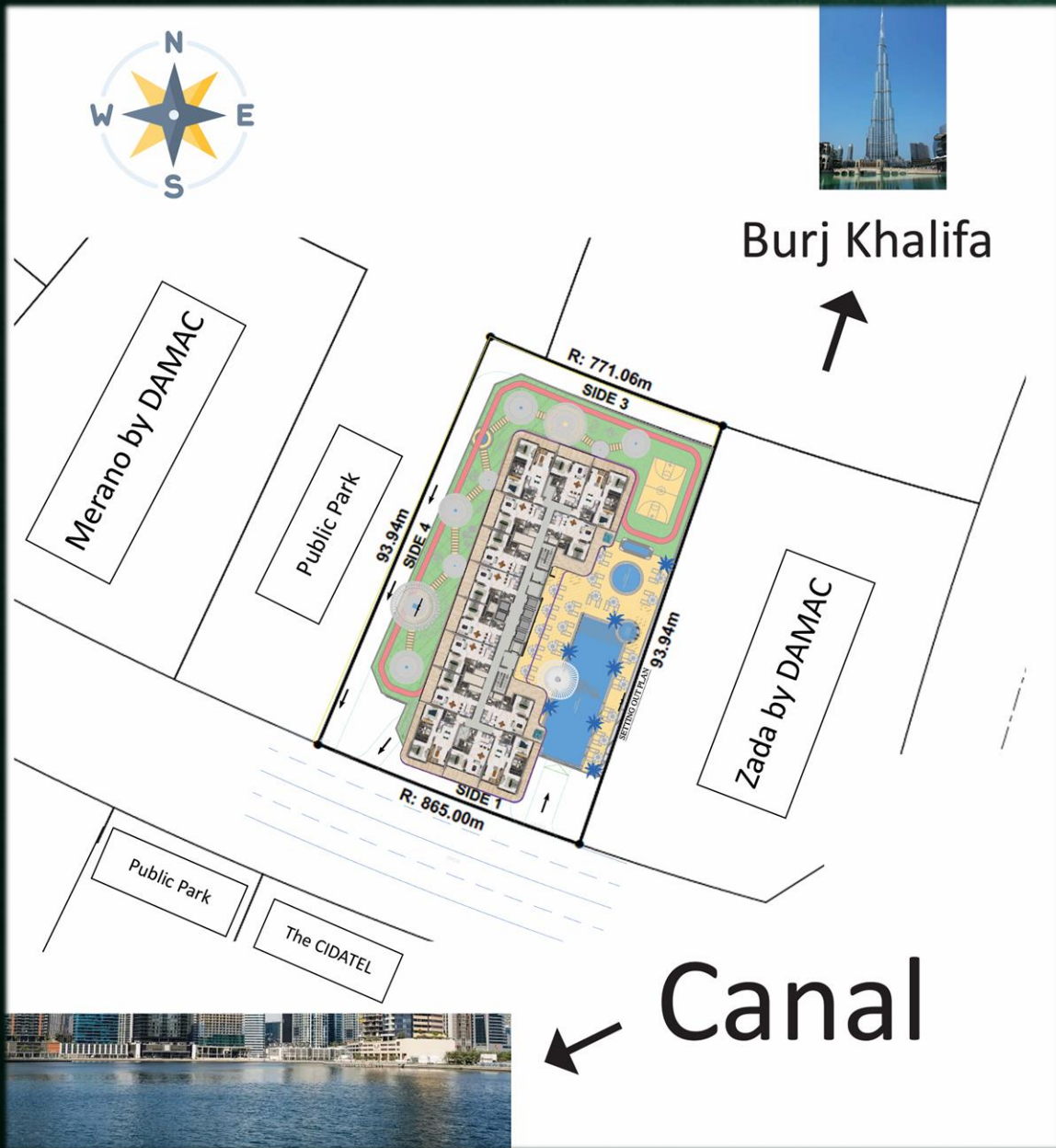
Ground Floor



TYPE OF UNITS

TYPICAL FLOORS RESIDENTIAL UNITS (FLOOR PLAN)





- 01-02-03: (1 Bedroom Apartments)
Facing: NW
(Canal – Public Park)
- 04: (2 Bedroom Apartment)
Facing: SW
(Canal – Public Park)
- 05: (1 Bedroom Apartment)
Facing: S
(Canal View)
- 06: (2 Bedroom Apartment)
Facing: SE
(Canal – Swimming Pool)
- 07: (1 Bedroom Royal Apartment)
Facing: NE
(Canal – Swimming Pool)
- 08: (1 Bedroom Royal Apartment)
Facing: SE
(Swimming Pool View)
- 09: (2 Bedroom Apartment)
Facing: NE
(Public Park – Swimming Pool)
- 10: (1 Bedroom Apartment)
Facing: N
(Public Park View)
- 11: (2 Bedroom Apartment)
Facing: NW
(Canal – Public Park)
- 12-13-14: (1 Bedroom Apartments)
Facing: NW
(Canal – Public Park)

TYPICAL RESIDENTIAL UNITS



- **3.9 Meters Height Ceiling:**
 - High ceilings can significantly elevate the appeal and market value of an apartment by enhancing its spaciousness, light, design flexibility, and perceived luxury.
- **Temperature control balconies:**
 - Enjoy your balcony in the Heat of Dubai.
- **Semi-Furnished Apartments:**
 - Tower 77S presents a semi-furnished apartment
- **Convertible kitchen**
 - that can be open or closed, equipped with premium Siemens appliances.
 - This built-in Siemens kitchen equipment, known for its durability, innovative technology, and sleek modern design.
- **Smart AI Home System:**
 - These homes come with integrated systems that allow you to control lighting, temperature, security, and appliances remotely via smartphones or voice assistants.
 - Our smart home features provide added convenience, energy efficiency, and enhanced security.



DISCOVERING THE 77S TOWER

MECHANICAL FLOOR



- The mechanical floor is designed with advanced soundproofing technology to ensure complete acoustic isolation. All machinery, including HVAC systems and pumps, is enclosed within insulated chambers to minimize noise and vibration. This allows residents and visitors to enjoy a quiet, comfortable environment while maintaining the building's high operational efficiency.

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AL-GHAF SKY PARK



DISCOVERING THE 77S TOWER

AL-GHAF SKY PARK



- The first of its kind in Dubai, a 20,000 sq.ft temperature-controlled Sky Park
- A 45,000 Sq.Ft of green area
- Panoramic views:
 - Burj Khalifa
 - Dubai skyline
 - Water Canal
- Featuring 14 Of The 68 Amenities Within The Tower

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AMENITIES

AL-GHAF SKY PARK



1. Kids Camping Zone.
2. Yoga And Meditation Areas.
3. Family Sitting Area.
4. Mini Golf.
5. 2nd Waterfalls.
6. 2nd Barbeque Area.
7. 2 Aquariums.
8. Table Tennis
9. Basketball Court.
10. Exclusive Cigar Lounge And Smoking Areas.
11. 2nd Outdoor Cinema.
12. 2nd Fountains.
13. Dedicated Pets' Playground.
14. 2nd Outdoor GYM.

DISCOVERING THE 77S TOWER

PENTHOUSES FLOOR



- **Consists Of 9 Units:**
 - **2-Bedroom Penthouses.**
(2 Units)
 - **3-Bedrooms Penthouses.**
(3 Units)
 - **4-Bedrooms Penthouses.**
(4 Units)
- **8 meters height living area**
- **All Penthouses are Semi-Furnished**
- **All Penthouses comes with an outdoor Jacuzzi**

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PENTHOUSES



- **Consists Of 9 Units:**

- **2-Bedroom Penthouses:**

- (2 Units) (CAMELLIA) (1,963 sq.ft)

- Comes with a storage room and upper floor hall.

- **3-Bedrooms Penthouses:**

- (1 Unit) (ZINNIA) (3,248 sq.ft)

- Comes with a maid, study and storage rooms.

- (2 Units) (JASMINE) (3,301 sq.ft)

- Comes with a maid and study rooms.

- All the 3-Bedroom Penthouses comes with a walk-in closet

- **4-Bedrooms Penthouses:**

- (4 Units) (LAILAC) (3,260 sq.ft)

- Comes with a maid room and upper floor hall



TYPE OF UNITS

PENTHOUSE FLOOR (FLOOR PLAN)



LOWER FLOOR



UPPER FLOOR



2-BEDROOMS PENTHOUSE (FLOOR PLAN)

[CAMELLIA] [UNITS 5 - 6]

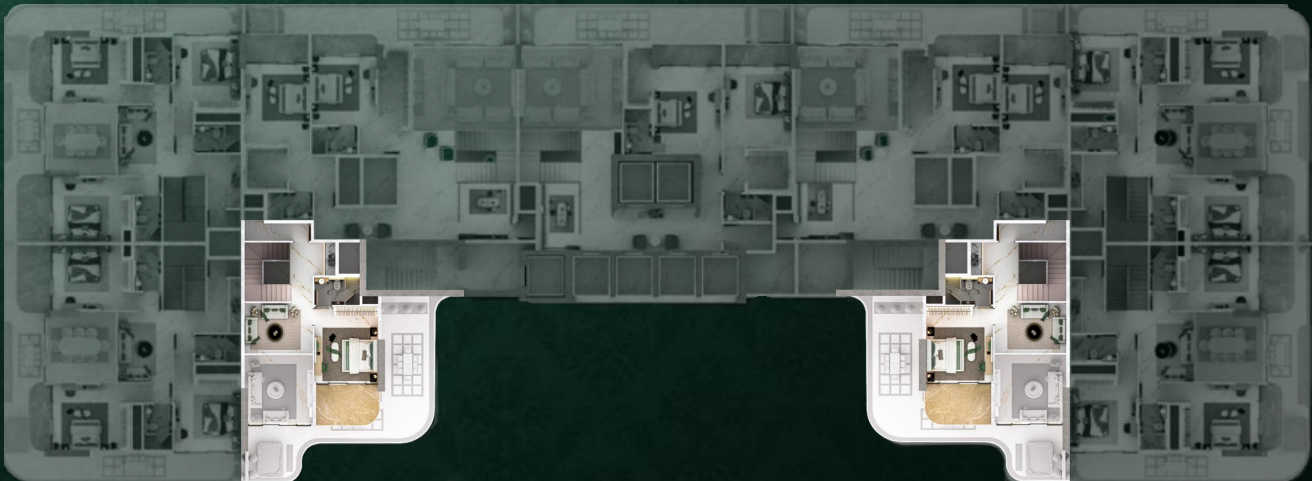
PH05 PH06



LOWER
FLOOR



UPPER
FLOOR



3-BEDROOMS PENTHOUSE (FLOOR PLAN) [ZINNIA] [UNIT 1] PH01



LOWER
FLOOR



UPPER
FLOOR



3-BEDROOMS PENTHOUSE (FLOOR PLAN)

[JASMINE] [UNITS 2 - 9]

PH02 PH09



LOWER FLOOR



UPPER FLOOR



4-BEDROOMS PENTHOUSE (FLOOR PLAN)

[LAILAC] [UNITS 3 - 4 - 7 - 8]

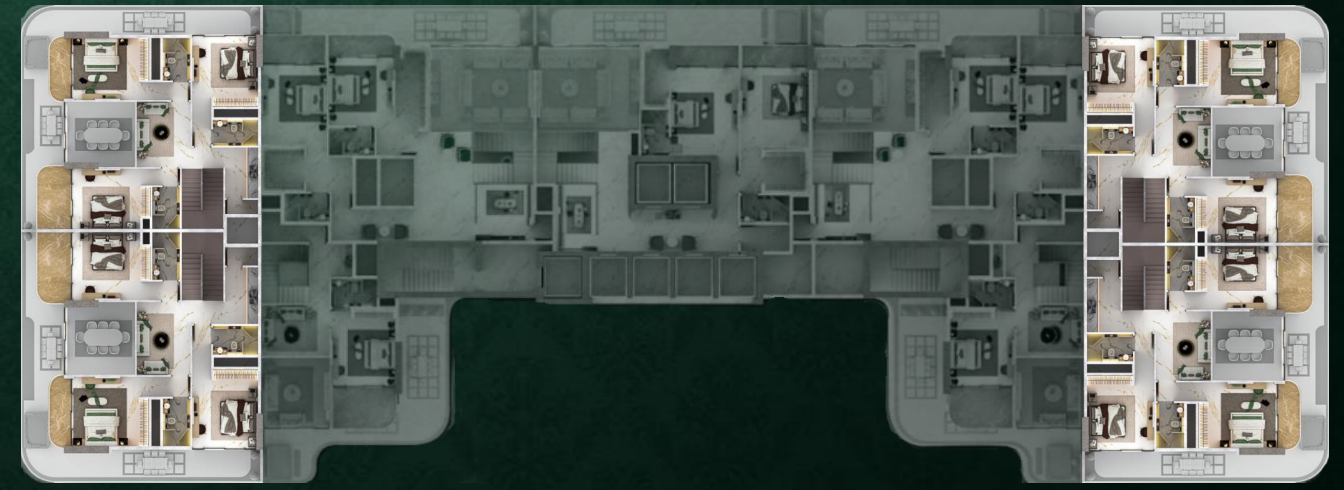
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LOWER FLOOR



UPPER FLOOR



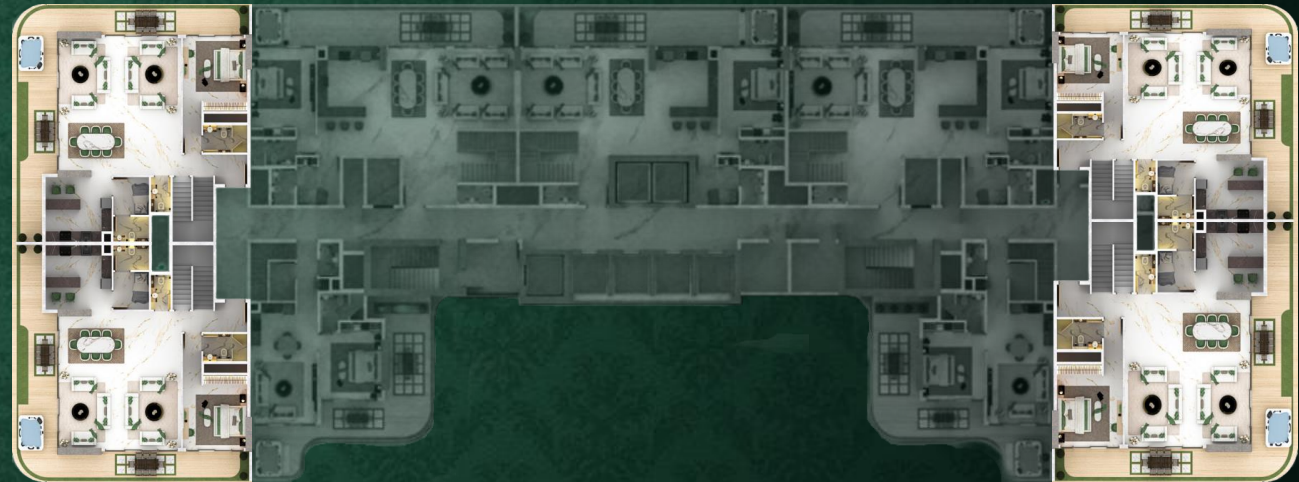
4-BEDROOMS PENTHOUSE (FLOOR PLAN)

[LAILAC] [UNITS 3 - 4 - 7 - 8]

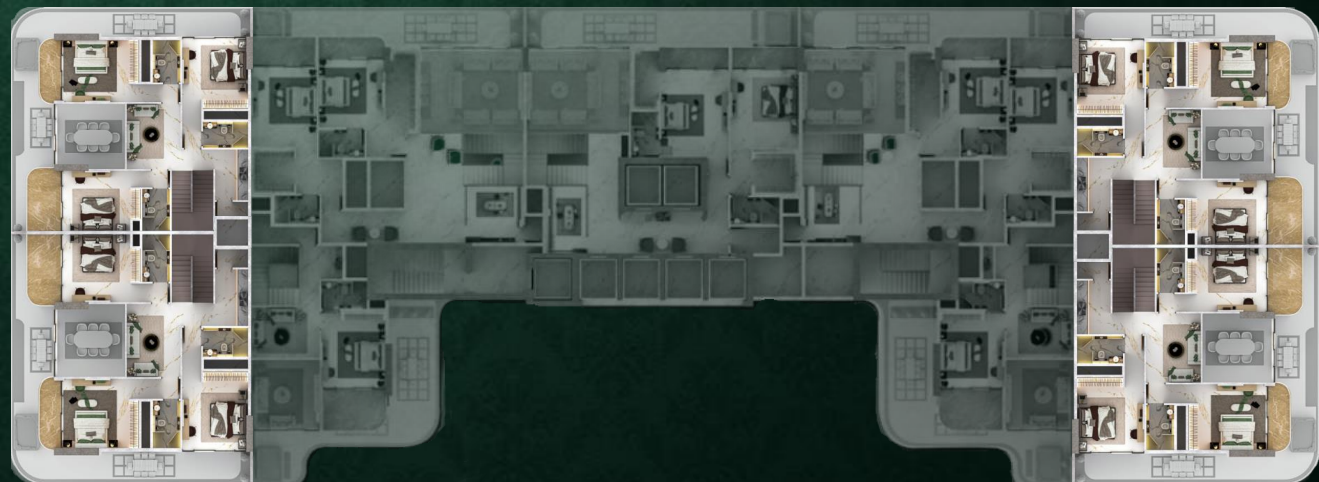
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LOWER
FLOOR



UPPER
FLOOR



DISCOVERING THE 77S TOWER

SKY VILLAS FLOOR



- The first REAL Sky Villas concept in the UAE.
- 6 Independent Sky Villas.
 - All the villas consists of:
 - G + I + R
 - 5-Bedrooms
 - Maid Room
 - Driver Room (External entrance)
- 3 Types.

Sky Villas
Penthouses
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SKY VILLAS

- 77S Tower introduces a new concept to the UAE and Middle East with its exclusive Independent Sky Villas, setting a new standard of luxury living.
- Each Independent Sky Villa features:
 - dedicated maid and driver rooms
 - Dubai skyline, Burj Khalifa and Water Canal Views
 - private sky backyards
 - private cantilevered glass pool
 - private entrances with private elevators.
 - A dedicated reception and concierge service.
- Fully Furnished (BY BENTLEY).
- Additionally, each villa includes a complimentary 2027 Bentley Bentayga V8, further enhancing the exclusive lifestyle synonymous with 77S Tower.
- Each 5 bedrooms sky villa allocated 5 & 6 car parking slots.



TYPE OF UNITS

SKY VILLA FLOOR (FLOOR PLAN)



TULIP (5,168 sq.ft)

ROSE (5,678 sq.ft)

ORCHID (6,490 sq.ft)

GROUND
FLOOR



FIRST
FLOOR



ROOF
FLOOR



AMENITIES, SERVICES, FACILITIES & FEATURES



1. Green Building
2. 8 Meters Height Majestic Lobby.
3. Atrium seatings
4. High-Speed Internet In Lobby.
5. Welcoming Refreshments and 24/7 Security
6. And Reception Services.
7. Electrical Cars' Charging Stations.
8. Smart gate parking.
9. Guests Parking.
10. Valet Parking.
11. Residential storage units.
12. Bike Storage.
13. In House Cleaning Service.
14. Concierge Services.
15. 8 Elevators Utilizing Facial Recognition Technology.
16. Pets' Dedicated Elevator.
17. 3.9 Meters Height Ceiling apartments.
18. Semi-Furnished Apartments
19. Temperature controlled balconies
20. Convertible kitchen
21. Smart AI Home System
22. Hanging Gardens.
23. 45,000 sq.ft Full Floor GYM.
24. Tennis Court.
25. Squash Court.
26. Climbing Wall.
27. Billiards.
28. Kids Play Area.
29. Kids Swimming Pool.
30. Kids GYM.
31. Kids Splash Pad.
32. Outdoor Jacuzzis.
33. Art Gallery.
34. 1st Running Track.
35. Saunas.
36. Paddle Tennis Court.
37. Steam Rooms.
38. Bowling Court.
39. Trampoline Park.
40. 1st Waterfalls.
41. Library Lounge.
42. Cabana Areas.
43. Co-Working Spaces
44. 1st Outdoor Cinema.
45. 1st Barbeque Area.
46. 1st Outdoor GYM.
47. 1st Fountains.
48. Swimming Pool Bar.
49. Indoor Golf Simulator.
50. Basketball Court.
51. Sun Beds.
52. Electronic Games Room.
53. Infinity Swimming Pool (300 sq.m) with Waterfall
54. Business center spaces.
55. Kids Camping Zone.
56. Yoga And Meditation Areas.
57. Family Siting Area.
58. Mini Golf.
59. 2nd Waterfalls.
60. 2nd Barbeque Area.
61. 2 Aquariums.
62. Table Tennis.
63. Basketball Court.
64. Exclusive Cigar Lounge And Smoking Areas.
65. 2nd Outdoor Cinema.
66. 2nd Fountains.
67. Dedicated Pets' Playground.
68. 2nd Outdoor GYM.

PAYMENT PLAN



Down Payment	20%
DLD Charges	4%
After 6 months from the DP	10%
After 12 months from the DP	10%
After 18 months from the DP	10%
After 24 months from the DP	10%
After 30 months from the DP	10%
On Completion	30%

GUARANTEED ROI



- 77 Shades Of Green is offering a **Guaranteed ROI** option for whom is interested:
- **100% OVER 12 YEARS (8.33% EVERY YEAR).**
- This option will be valid and started from the **Handover Date.**