## N-SUITES BY ANAX

Imagined by

Cenetran Enrico

# 

#### OVERVIEW



A Multi-billion Dollar Conglomerate



The Developer

PAST

EVORA
RESIDENCES

PRESENT

V-SUTES By ANAX

FUTURE

Dubai Island Warsan Bu Kadra



#### THE GROUP



ANAX Development is part of ANAX Holding, a multi-billion dollar conglomerate started over 24 years ago.

#### Operating in:

- UK
- Europe
- South Asia
- Middle East (since 2014)

#### Industry segments include:

- Asset Management
- Media
- Hospitality
- Real Estate
- Trading
- Technology
- Venture Capital

- 10 years in the region with multiple businesses
- Started ANAX Developments to elevate neighbourhoods



#### THE DEVELOPER



#### TOP DISTRICTS

We focus on prime and upcoming areas across Dubai's residential landscape

#### PROVEN DEVELOPER

ANAX Developments has already launched EVORA, its latest project in Business Bay, which sold out in record time—with construction now full-speed ahead.

#### LIVEABLE SPACES

ANAX focuses on the needs of its end-users and provides highly liveable, spacious sanctuaries which also act as great investment opportunities.

#### THE DEVELOPER



#### **FUTURE PLANS**

Upcoming launches in:

- Business Bay
  - Warsan
- Dubai Islands
  - MBRC

Plus many other premium locations boasting of almost 2000 units over the next 12 months.

#### **FLEXIBLE PAYMENT**

With a sincere commitment to deliver, and its financial strength through its parent company,

ANAX proudly offers 30:70 payment plans

in line with end-user demands and mortgage requirements.



THE PHILOSOPHY

## LIWE LARGE

Living Holistically

Living to Create Impact

Living a Full Life

ANAX Developments focus on elevating the lifestyle of its residents and giving them a reason to live large.



The pipeline symbol of what we stand for.

#### OUR EXISTING PORTFOLIO

- 3 buildings in the UK
- Evora in Al Furjan

#### OUR UPCOMING LAUNCH

V-Suites Business Bay

#### OUR FUTURE PROJECTS

- MBRC
- Dubai Island

Warsan



## WHERE INFLUENCE CONVERGES

Moments from Downtown and the Burj Khalifa.

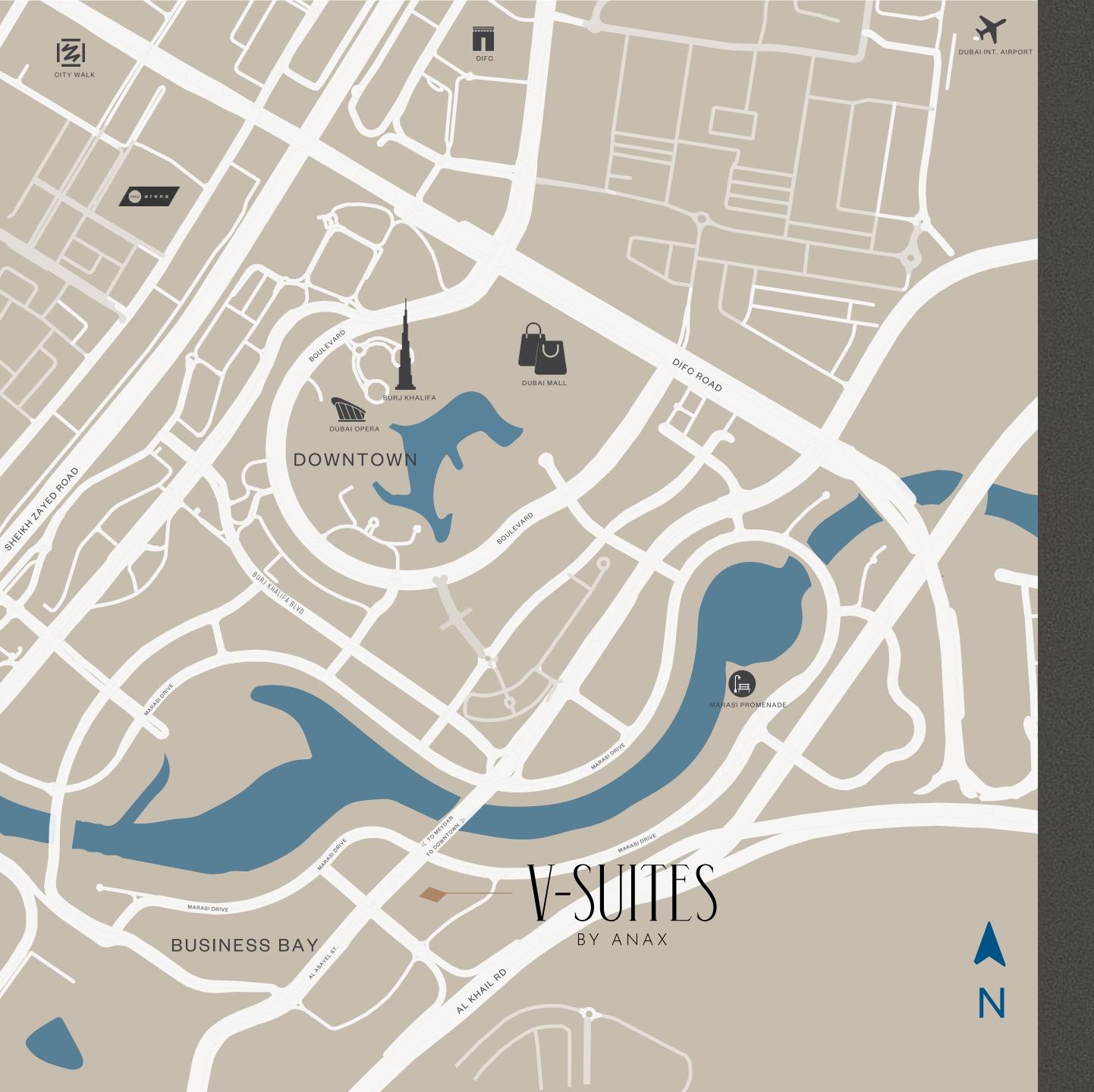
Seamless connectivity via Sheikh Zayed Road, Al Khail Road, and the Yacht Marina Station. Adjacent to DIFC.

World-class retail and cultural icons like City Walk, Dubai Mall and Dubai Opera.

Linked to Marasi Drive and the Business Bay Canal

Linked to the largest park in the Business Bay/Downtown area.

Access to private clubs, five-star hotels, and fine dining along the waterfront.



## ACCESS TO WHAT MATTERS

#### Within 5 Minutes

Sheikh Zayed Road Al Khail Road Dubai Canal Metro Station

#### Within 10 Minutes

Dubai Mall Dubai Opera Jumeirah Beach Burj Khalifa DIFC

#### Within 20 Minutes

Dubai International Airport

#### RESIDENTIAL APPEAL

#### Business Bay offers:

- Perfect blend of connectivity and convenience
- Prestigious address in the Burj Khalifa District
- World-class lifestyle offerings
- Iconic views
- Lucrative returns
- Strong rental yields
- High capital appreciation
- 230 Towers
- 975 Operating outlets
- 396 Restaurants and cafés
- 35 Clinics & pharmacies
- 7 Gyms and yoga studios
- 4 Parks
- -2 Beaches
- 3.2 KM Canal sidewalk



#### RESIDENTIAL APPEAL

#### Landmarks:

- Dancing Fountains at Dubai Mall
- Dubai Ice Rink
- Dubai Aquarium
- Dior Spa The Lana
- Burj Khalifa (Tallest tower in the world)
- Dubai Water Canal (Connecting cities)
- Dubai Opera
- Yacht station
- The twin towers of JW Marriott Marquis Hotel

#### Local Amenities:

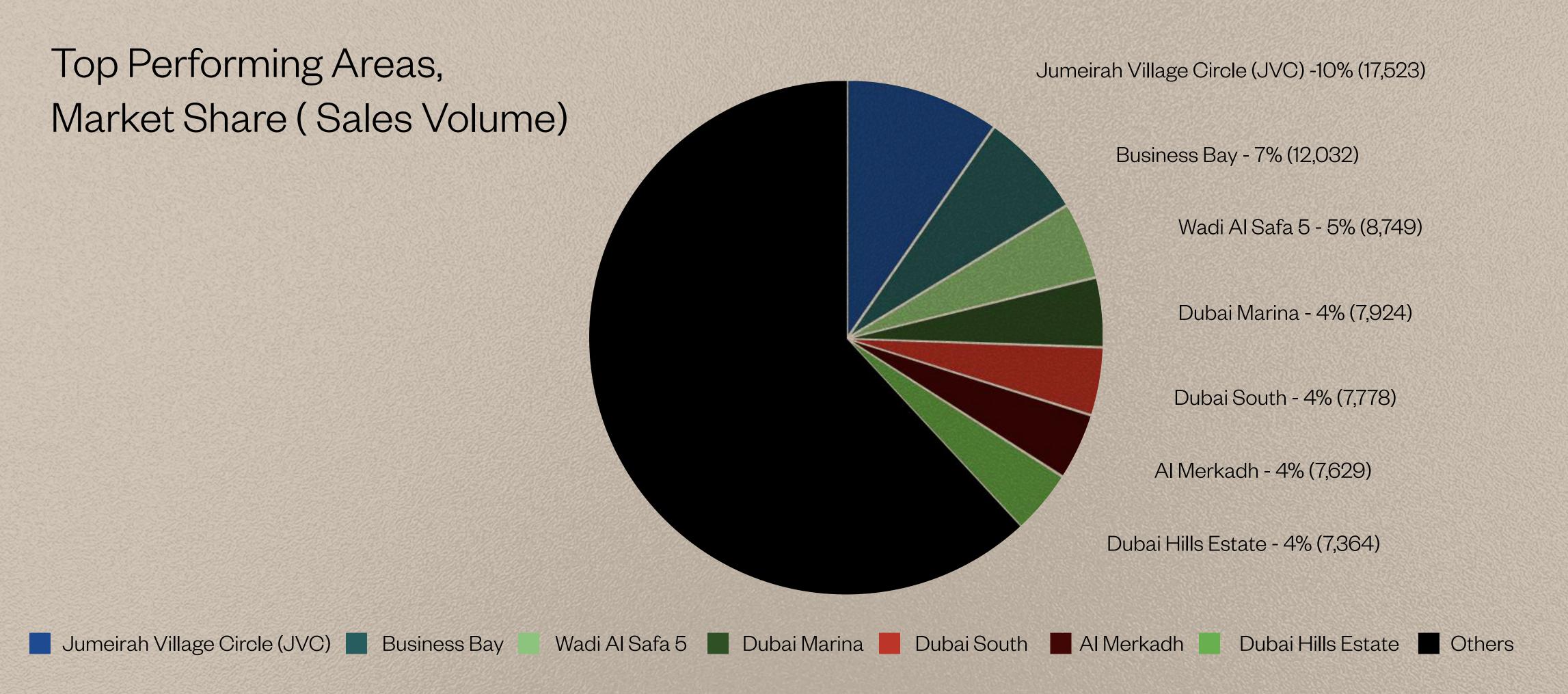
- Dubai Mall
- Souk al Bahar
- Bay Avenue Mall & Park
- Gate Avenue







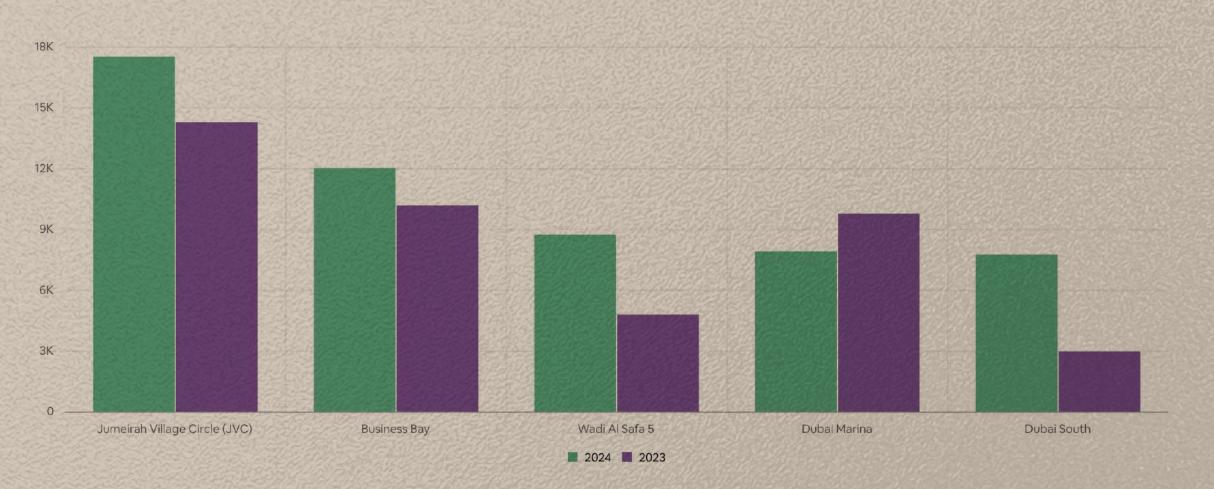
12,032 Sales Volume	18% vs. 2023
AED 2.3k Average Price per Sqft	10.9% vs. 2023
AED 1.6M Average Property Price	11.5% vs. 2023



#### 2nd Highest

most demanded area in Dubai for 2 years in a row.

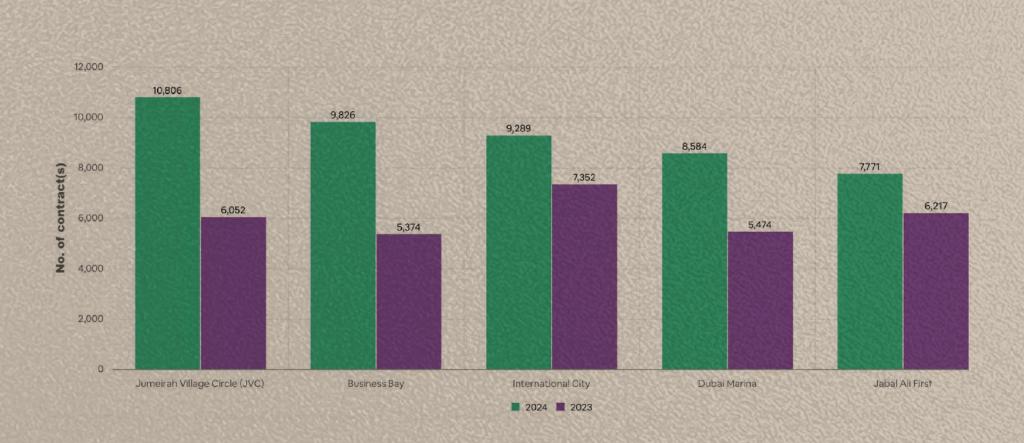
#### Top 5 performing areas (Sales volume)



#### 82% Increase

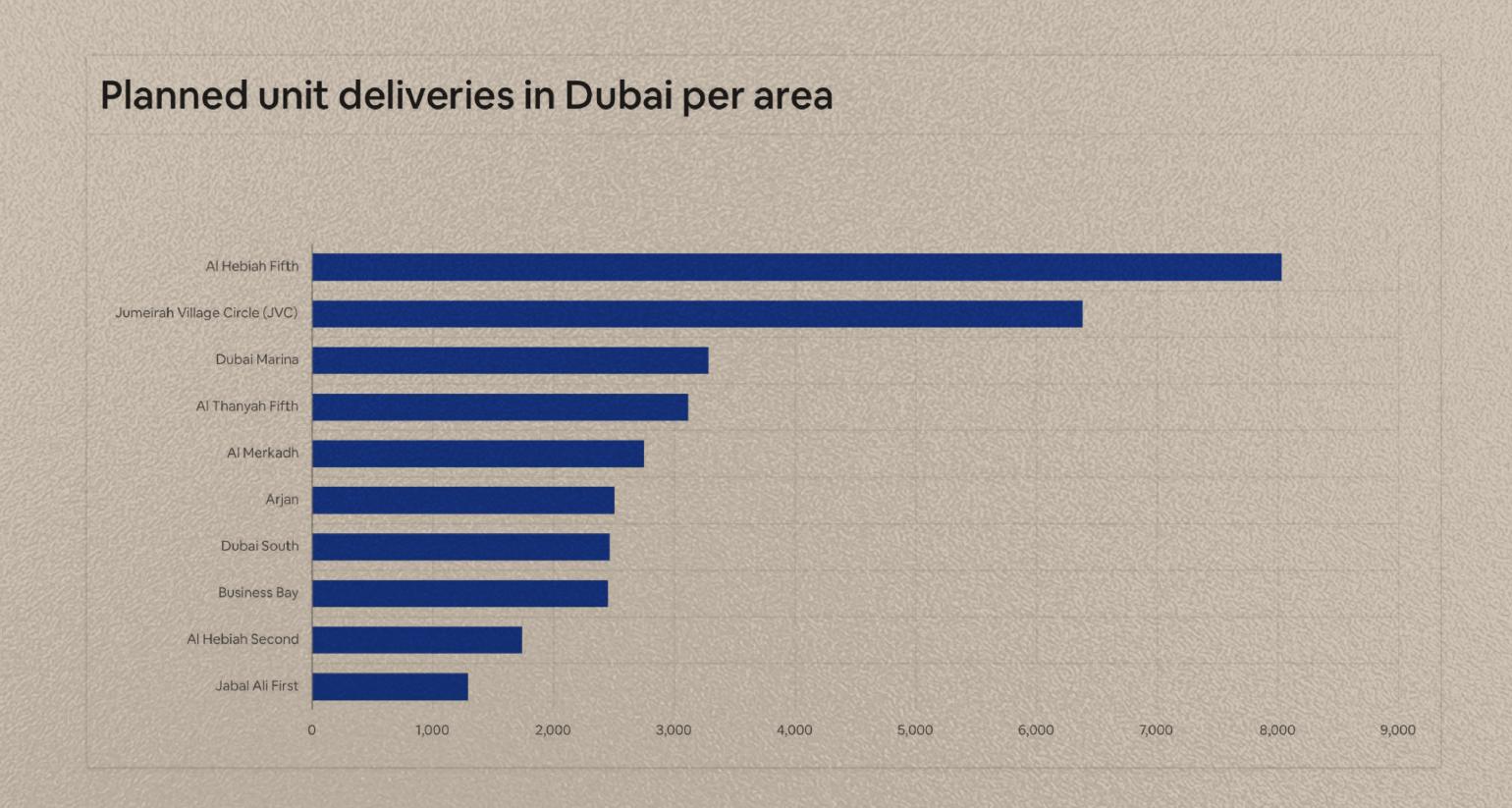
in new rental contracts in Business Bay

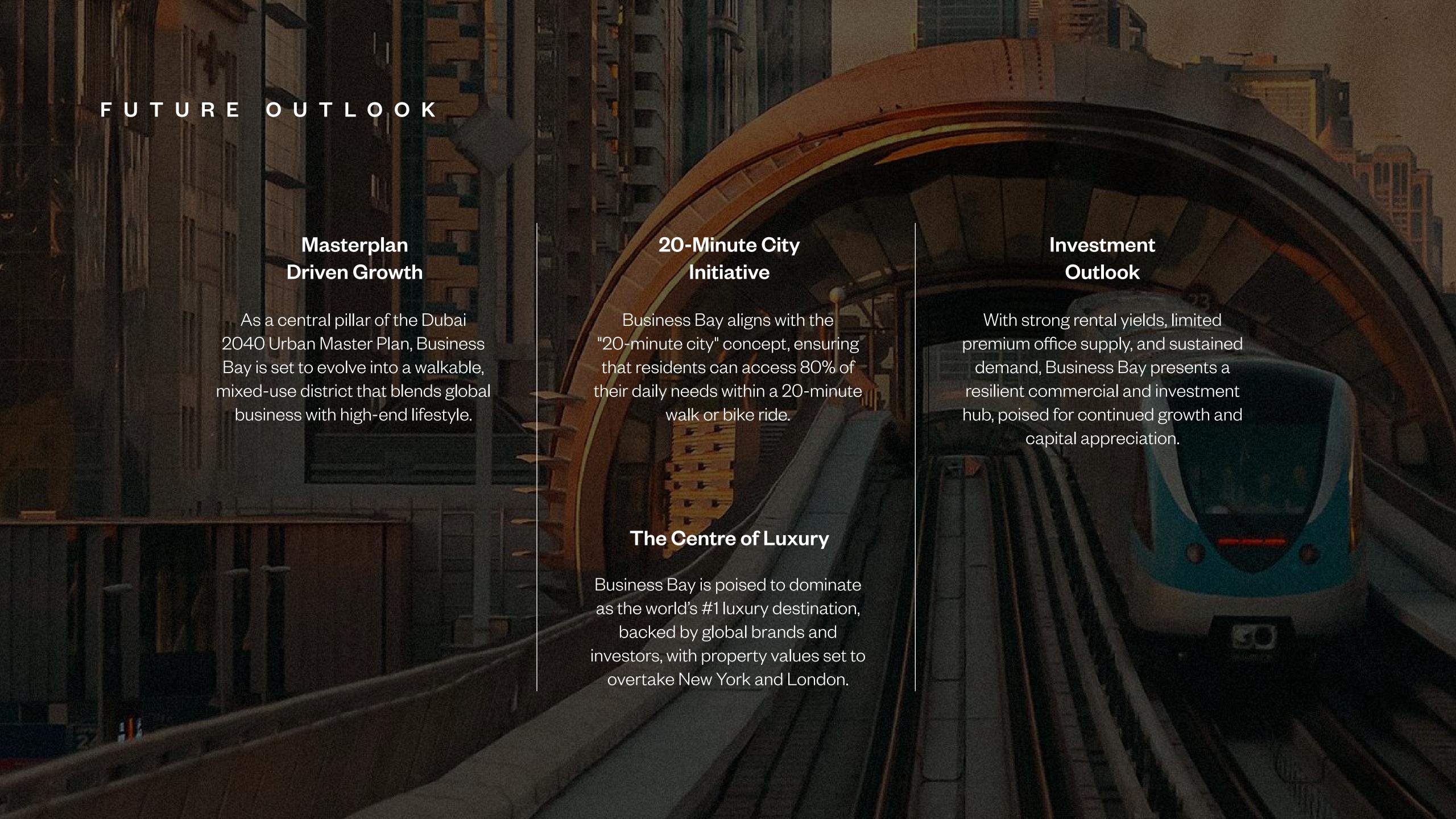
#### Top 5 performing areas (Rental volume)



Only 17,067 new units being delivered in the next 5 years

No New Supply after 2027

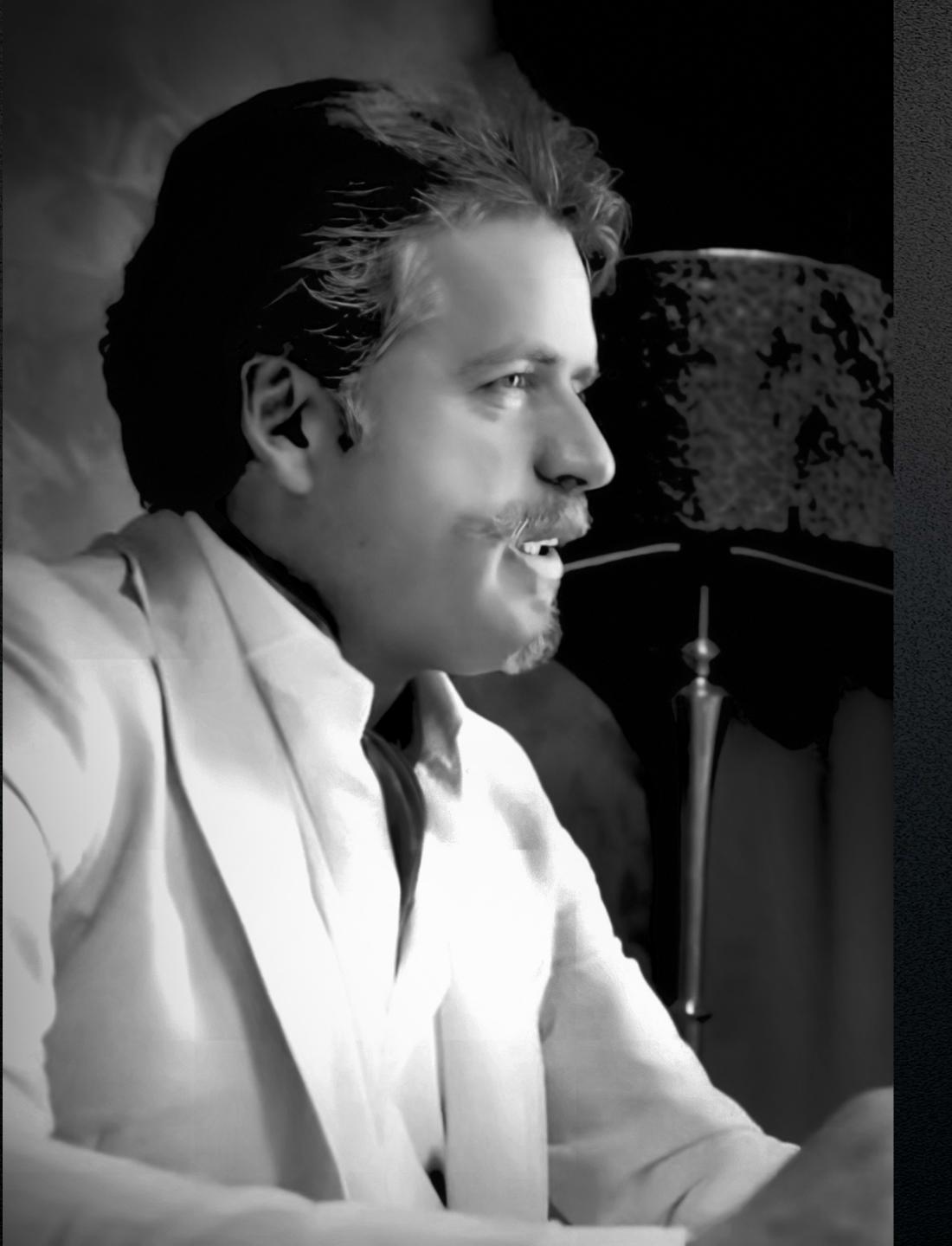




# V-SUITES BY ANAX

Imagined by (Lenetian Enrico





## FROM VENICE TO DUBAL A GLOBAL DESIGN ICON

"To design is to compose life itself every space should be a love letter to those who inhabit it."

Cenetran 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.

In the pantheon of contemporary design, where true artistry intersects with architectural brilliance, Venetian Enrico stands as a colossus - a maestro whose work transcends trends to create spaces of enduring magnificence. With an extraordinary portfolio spanning 263 meticulously crafted projects across five continents, Enrico has redefined the very essence of luxury living through his singular vision that marries audacious creativity with sublime comfort.

The Enrico Philosophy: Where Nature Meets Grandeur

At the heart of Venetian Enrico's design ethos lies a profound understanding that true luxury is an immersive experience rather than mere visual spectacle.

Quintuple winner of the International Design Excellence Award First designer to receive the Venetian Heritage Foundation's Lifetime Achievement Medal

Named "Design Innovator of the Decade" by Architectural Digest Global

What sets Enrico apart in the world of luxury design is his unwavering commitment to creating spaces that feel simultaneously spectacular and intimately familiar. His rooms don't intimidate - they embrace. His designs don't follow trends - they define eras. With each project, he continues to prove that the ultimate luxury isn't in the price tag, but in the perfect harmony of beauty, function, and emotional resonance.







## THE PRACTICE OF PRINCIPLE OF PRINCIPLE OF PRINCIPLE OF PRINCIPLE OF THE PR

Venetian Enrico is defined by an unwavering attention to detail—scale, weight, and how space holds emotion. With over 260 projects across 18 countries, Venetian is recognized for a disciplined approach that avoids spectacle and embraces clarity.

#### Each project begins with context: location, light, and purpose.

Materials are selected by hand; finishes are tested under natural conditions.

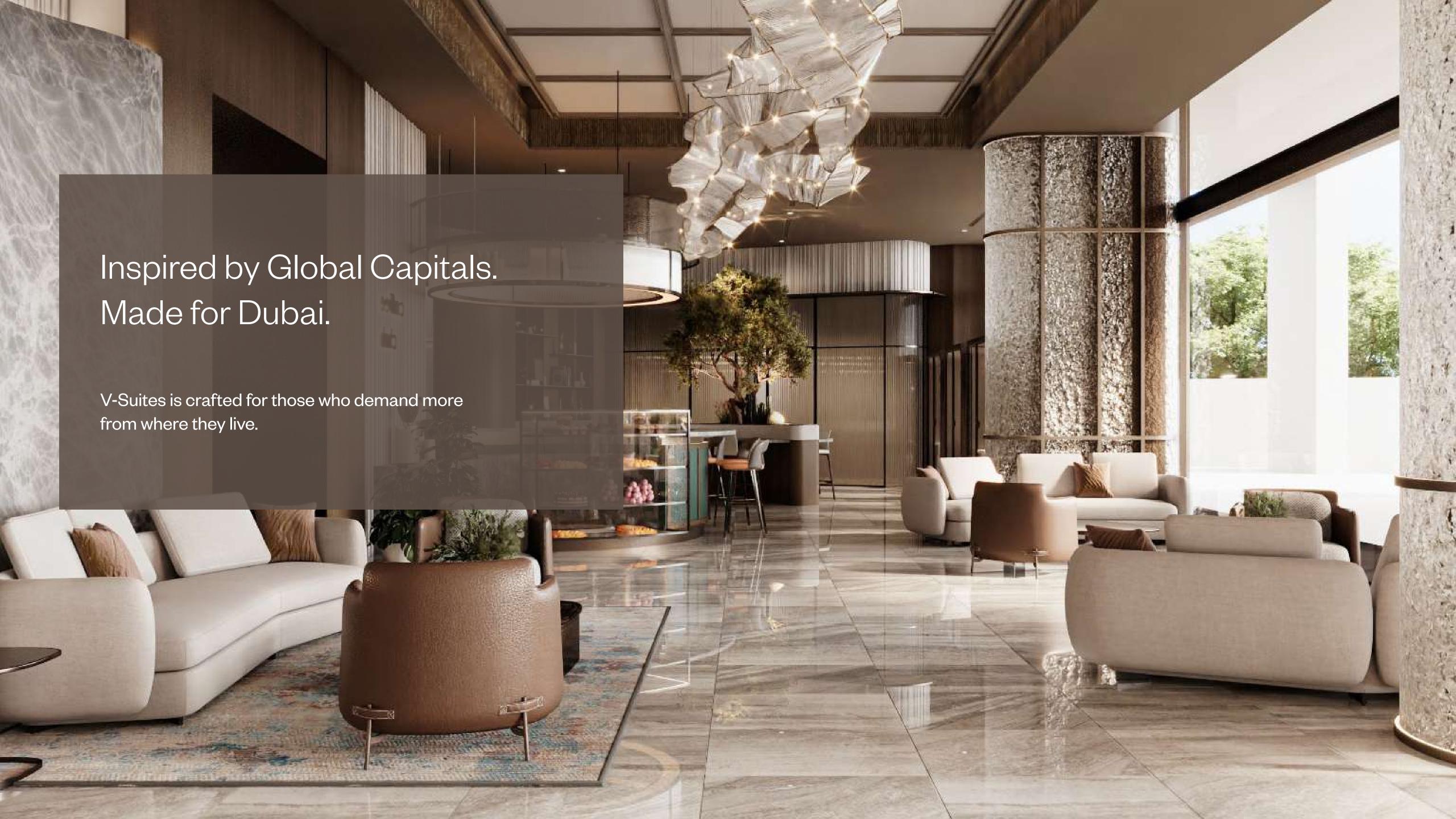
Every decision is made with intention, at a pace that ensures precision.

The studio's interiors move with quiet rhythm. Light is treated as material. Rooms unfold without hierarchy. Furniture is often designed in collaboration with long-standing partners like Fendi Casa and Promemoria.

In 2024, Venetian Enrico was awarded the Golden Compass by the Triennale di Milano—marking the first time the prize honored a practice working between architecture and interior design.

Design should hold. Not perform

— Venetian Enrico

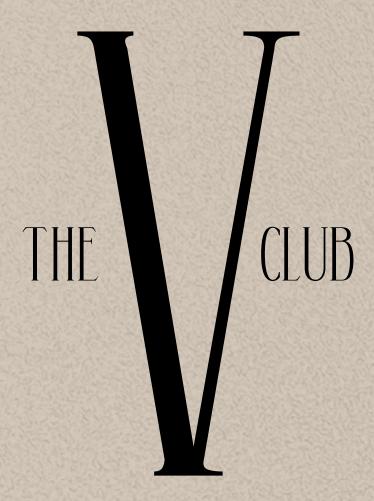


#### High-Function Meets Italian Design





Lobby



Designed in collaboration with Venetian Enrico, The V Club's interiors echo his signature spatial rhythm—calm, intuitive, and purposefully understated.

- 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



















Grand Lobby





Co-Working Spaces, Meeting Rooms & Conference Room





V Club Social Areas - Recreation tables and Atrium Lounge



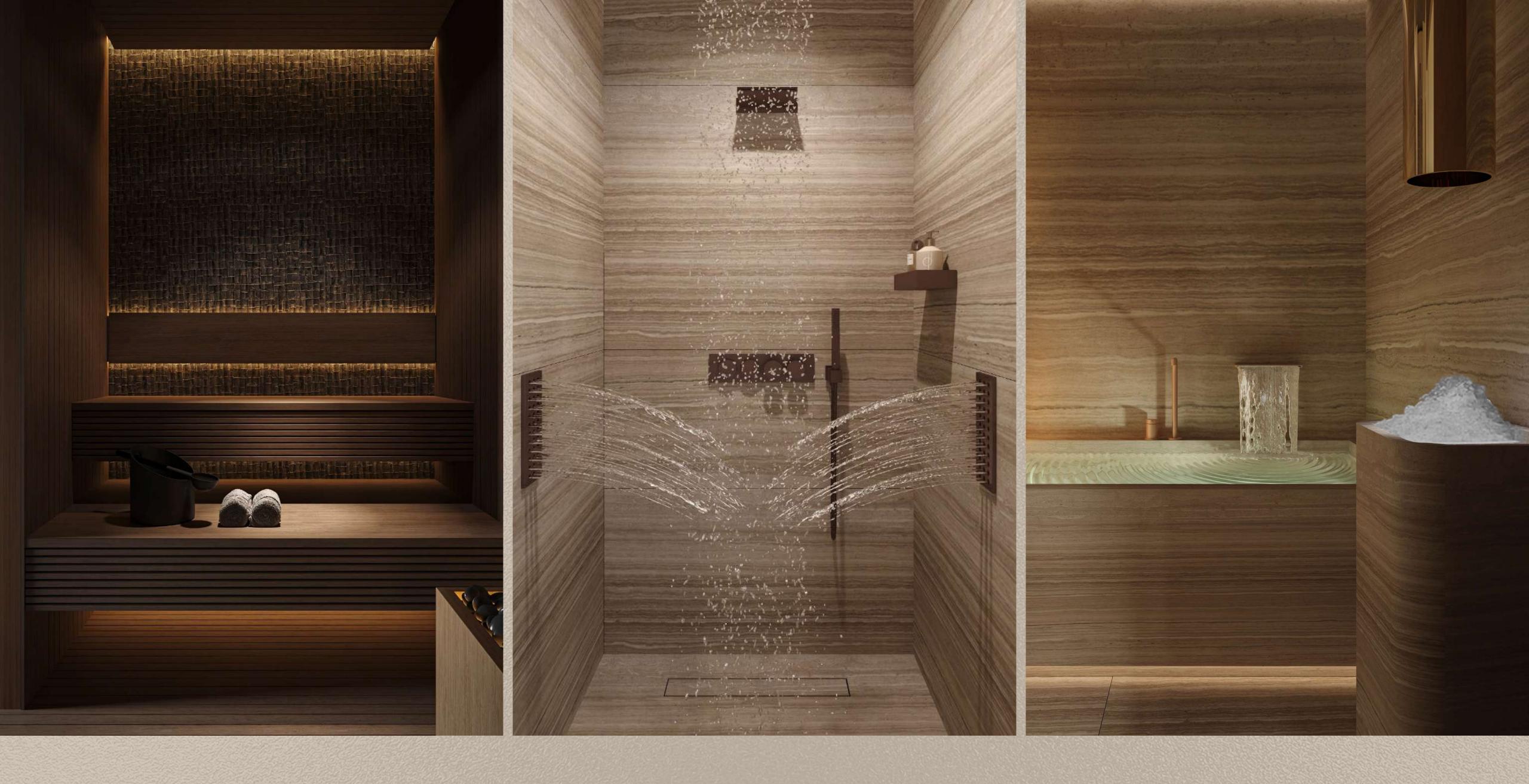
Reflective Pools











Male & Female Spa -Sauna, Steam room, Showers, Cold Plunge and relaxation areas







Barbecue Areas







Milano Suite - For Private Parties

#### A New Benchmark in Amenities

Spaces conceived by Venetian Enrico to unfold gradually—never rushed, never loud

#### Lifestyle & Leisure

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

#### 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

#### **Business Convenience**

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

#### **Comfort & Security**

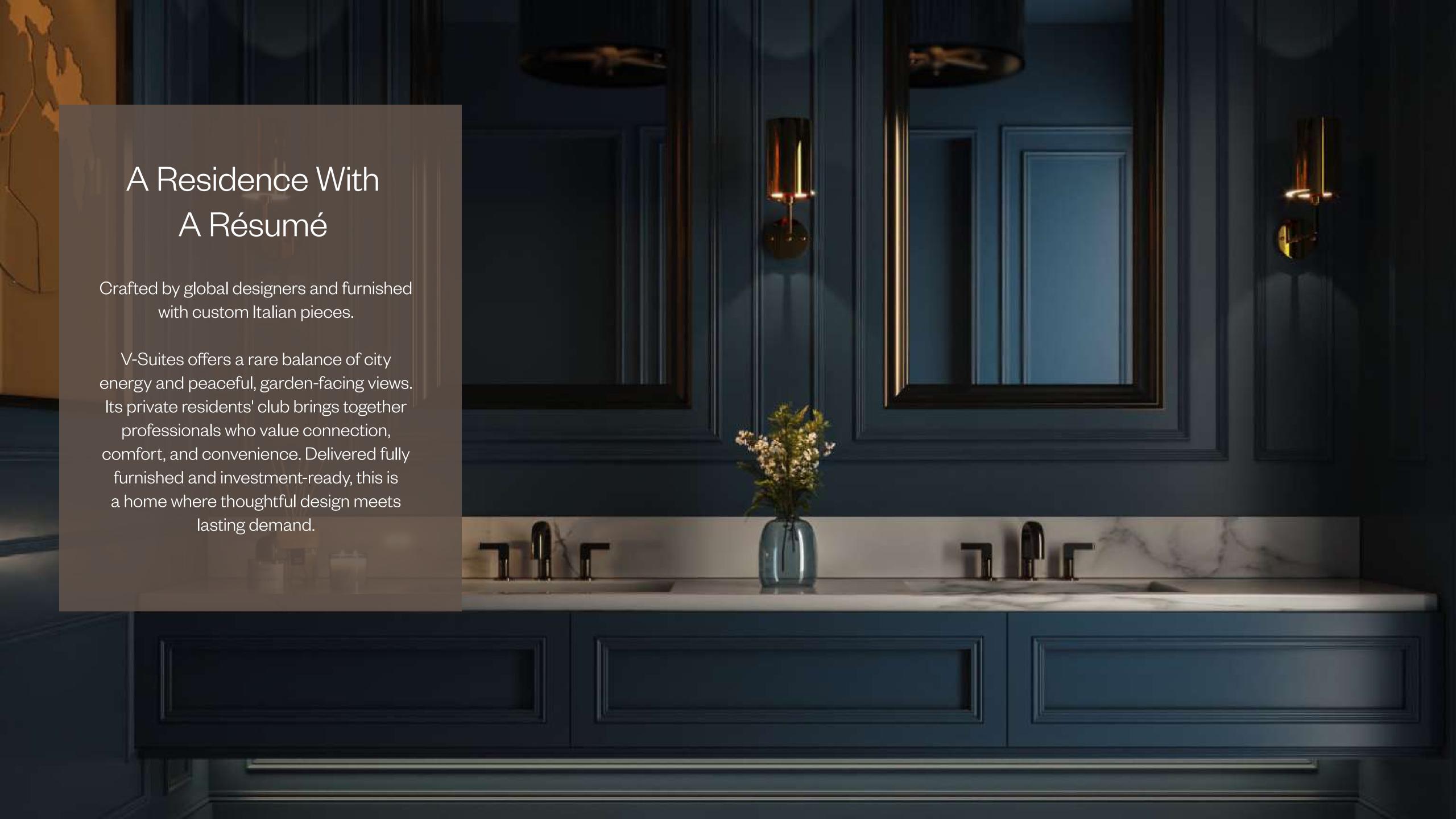
- Concierge Service
- Package & Mailbox Handling
- 24/7 Security













**Luxury Resort-Inspired Living** 

Designed for Professionals

Optimized Space Planning

Masterful use of every square inch Blend of luxury and function

A Unique Investment Opportunity

A rare balance of city energy and peaceful garden-facing views

Delivered fully furnished and investment - ready

V-Suites emerges as a sophisticated answer to Dubai's growing appetite for executive luxury. Crafted for investors who recognize long-term value.











#### Executive Suite

- Luxury Italian Furniture
- Modular 1 Bedroom
- Innovative Swivel TV Design
- Privacy for Bedroom
- Separated Living Room
- Designer Wardrobes
- Integrated Kitchens that look like Panel Walls
- Cold Fire Place
- Spa Style Bathrooms
- Fluted Glass Pocket Doors

SUITE AREA	AREA (sq.m.)		AREA (sq.ft.)	
	42.61	sq.m.	458.65	sq.ft.
BALCONY AREA	8.44	sq.m.	90.89	sq.ft.
TOTAL AREA	51.05	sq.m.	549.54	sq.ft.





#### Signature Suite

- Luxury Italian Furniture
- Large Private Bedrooms
- Designer Wardrobes
- Integrated Kitchens
- Cold Fire Place
- Spa Style Bathrooms

SUITE AREA	AREA (sq.m.)	AREA (sq.ft.)	
	51.74 sq.m.	556.97 sq.ft.	
BALCONY AREA	13.33 sq.m.	143.44 sq.ft.	
TOTAL AREA	65.07 sq.m.	700.42 sq.ft.	



#### FAST FACTS - SUMMARY

#### **AMENITIES**

The V Club

2 floors for dedicated amenities curated areas elevated living and productivity

lce plunge

Pools

Pool Bar

Sun deck

Zen Gardens

Barbeque Station

Cabana dining

Capri El fresco

Meditation park

Outdoor cinema

Grand Lobby
Business Lounge
Coffee bar

working lounge Video Call Pods

Chill Out Lounge Grand Atrium

Meetings Rooms

Conference Room

Gym

Sauna

Steam room

ANTICIPATED COMPLETION

2026

Estimated Service Charges AED 19 SPF

PAYMENT PLAN

30/20/50

STARTING PRICE

AED 62M

LOCATION

Business Bay

FLOORS

NO. UNITS

Total: 225

**FEATURES** 

Luxury finishes with walnut, bronze sepia tones

Modular Designs
Flexible living
Fully Furnished with Italian Furniture

UNITS

Executive Suite
Signature Suite
Sterling Suite
The Villa

# CONSTRUCTION IS IN FULL SWING

## BROKER COMMISSION 5%

#### V-SUITES

### THANK YOU