

INVEST IN DISTINCTION







## WHERE CONTEMPORARY & MODERN HERITAGE COMBINE

Step into a world of refined elegance & captivating charm at our branded hotel, where every detail of the exterior design has been meticulously crafted to evoke a sense of warmth & sophistication. Our distinctive design style seamlessly blends contemporary aesthetics with a nod to heritage, creating a truly unique visual experience.

As you approach our hotel, you'll be greeted by a facade that beautifully fuses modern architectural elements with the timeless charm of heritage design. Warm colors, carefully chosen to evoke a sense of comfort & invitation, adorn the exterior, creating an ambiance that instantly puts you at ease.

The incorporation of heritage elements pays homage to the history and culture of the region while providing a fresh & contemporary twist. Intricate detailing, inspired by local traditions, can be seen in the façade's patterns, adding depth and character to the overall design.

Whether you're visiting for business or leisure, our branded hotel's exterior design is a testament to our commitment to creating a memorable and inviting atmosphere. It's a harmonious blend of modernity and heritage that sets the stage for an exceptional experience from the moment you arrive.



# OUR HOTEL COMPONENTS

(Schematic Diagram)

## Ground Floor

- Drop Off Area
- Reception
- Cafe Lounge
- B.O.H. Service Lifts
- B.O.H. Loading/Unloading Area

## Mezzanine Floor

- Parking Lots for Retail Shops + Outdoor Community

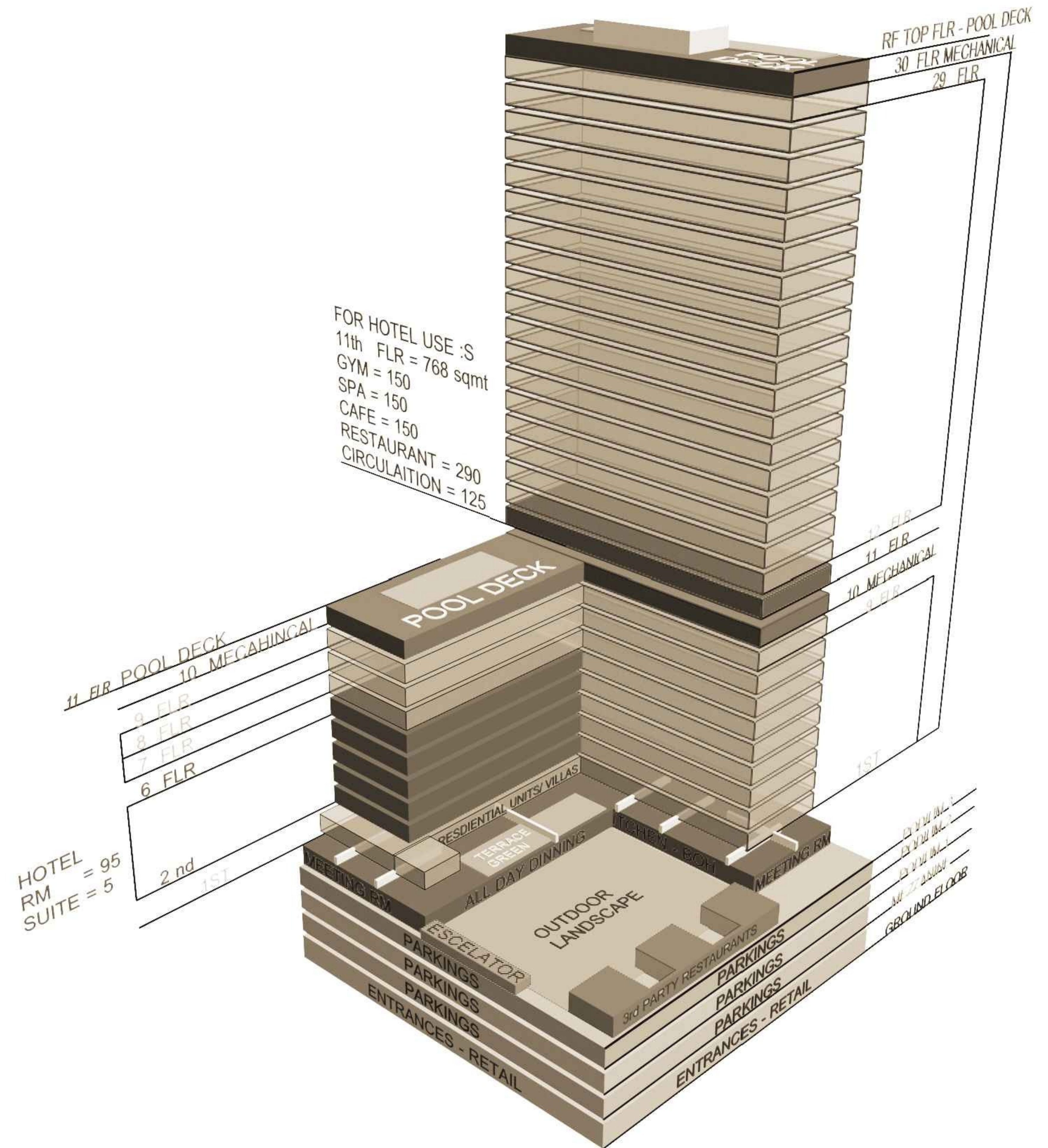
## 2nd to 6th

### Hotel Units

- King Room = 50
- Twin Room = 45
- Suite = 5
- Total = 100 Hotel Units

## 11th Floor

- All Day Dinning & Pool Deck

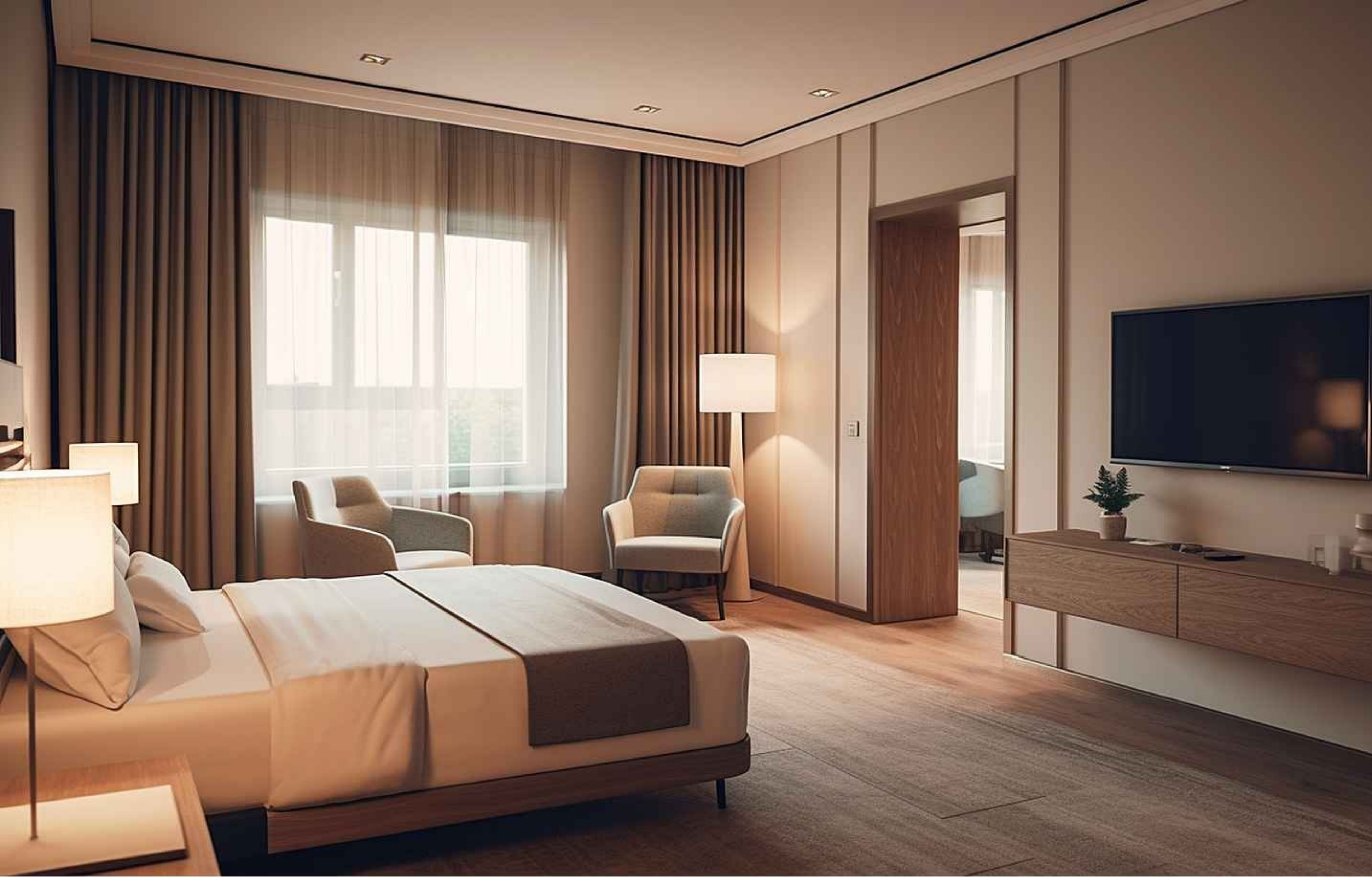






# PROPERTIES





**"DISCOVER THE COZY  
COMFORT OF OUR  
WELCOMING HOTEL ROOMS –  
WHERE WARMTH MEETS  
YOUR HOME AWAY FROM  
HOME."**

Step into a world of warmth and comfort when you enter our hotel rooms. Each room is meticulously designed to be your cozy sanctuary away from home. From the soft, inviting beds to the soothing color palettes, every detail is carefully curated to envelop you in a sense of relaxation and tranquility.

As you sink into plush pillows and wrap yourself in our luxurious linens, you'll instantly feel the cares of the day melt away. Our rooms are more than just a place to rest; they are a haven of warmth where you can unwind, recharge, and make yourself at home.

Whether you're traveling for business or leisure, our commitment to your comfort ensures that your stay with us is not just a visit, but an experience that leaves you refreshed and rejuvenated. Welcome to a world where every room is filled with the warmth of hospitality, waiting to embrace you with open arms.







HOSPITALITY



## "EMBARK ON A CULINARY ADVENTURE: DISCOVER OUR DIVERSE SPECIALTY RESTAURANTS!"

Indulge your senses in a culinary odyssey like no other within our exquisite group of specialty restaurants. Each dining destination is a world unto itself, offering a tantalizing journey through a symphony of flavors and culinary traditions.

From the artful fusion of international cuisines to the mastery of local delicacies, our restaurants are designed to transport you to gastronomic realms beyond imagination. The ambiance is as exquisite as the cuisine, with each restaurant's unique decor setting the mood for an extraordinary dining experience.

Let our group of specialty restaurants be your passport to a world of culinary excellence, where every dish is a masterpiece and every meal is a journey of gastronomic delight. Come, take a seat at our table, and let your taste buds travel the globe.







## LIQUID RHYTHM

A LATE NIGHT BAR AND LOUNGE  
LIQUID RHYTHM IS THE PERFECT SPOT  
FOR THE NIGHT OWLS WHO WANT TO  
DANCE THE NIGHT AWAY TO THE CITY'S  
TOP DJs. THIS BAR AND LOUNGE IS  
DESIGNED TO ATTRACT THE AFTER-  
DINNER CROWD.

INVESTORS CAN EXPECT A LUCRATIVE  
RETURN ON INVESTMENT FROM THIS  
CONCEPT, GIVEN ITS POTENTIAL TO  
GENERATE SUBSTANTIAL CUSTOMER  
TRAFFIC AND HIGH PER-CUSTOMER  
SPENDING, ALL WHILE MAINTAINING  
LOW COSTS OF GOODS.

CUISINE: CONTEMPORARY ASIAN

TOTAL SUGGESTED AREA: 3143 SQ FT \*











# Toco

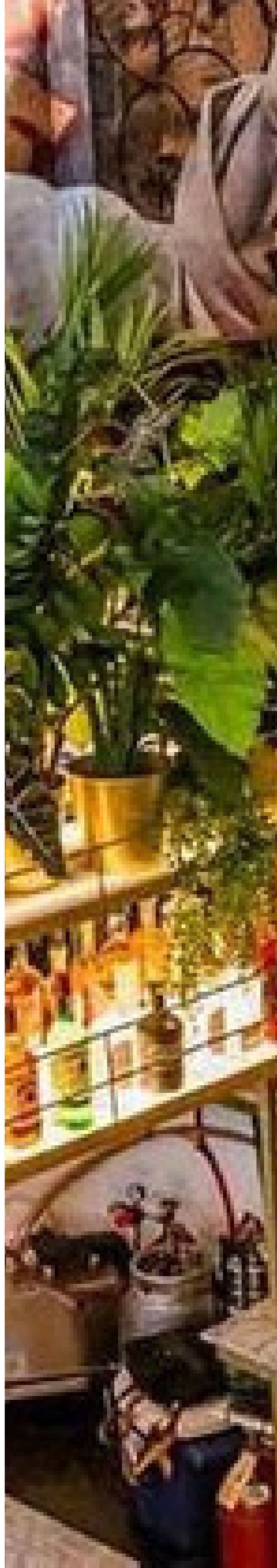
Caribbean Life

INDULGE IN SOME REFRESHING COCKTAILS & CARIBBEAN CUISINE WHILE ENJOYING THE UPBEAT REGGAE VIBES WITH YOUR FRIENDS. THIS PLACE IS A MUST-VISIT FOR ANYONE SEARCHING FOR A FUN-FILLED EVENING.

TOCO'S INDOOR, OUTDOOR, AND ROOFTOP AREAS MAKE IT THE PERFECT VENUE FOR EVERY SEASON.

TOCO HAS THE POTENTIAL TO PROVIDE INVESTORS WITH A CONSIDERABLE RETURN ON INVESTMENT. THIS IS DUE IN PART TO THE HIGH VOLUME OF CUSTOMERS, AS WELL AS THE ELEVATED GROSS PROFIT ATTRIBUTED TO THE SIGNATURE COCKTAILS.

TOTAL SUGGESTED AREA: 3143 SQ FT \*





# Toco

Caribbean Life







# The Tavern

*Bar & Social*

ENVISION AN EXPANSIVE TAVERN, SPANNING AN IMPRESSIVE 8640 SQUARE FEET, BOASTING TOWERING CEILINGS AND A PRIME STREET-FACING VIEW. THIS EXCEPTIONAL ESTABLISHMENT IS IDEALLY POSITIONED NEAR ONE OF JVC'S PRIMARY GATEWAYS, RENDERING IT A MUST-VISIT DESTINATION.

INVESTORS ARE ASSURED OF HIGH RETURNS ON INVESTMENTS DUE TO THE VENUE'S DISTINCTIVE CONCEPT, STRATEGIC LOCATION, AND SIZE.

CONCEPT STYLE: PUB AND SOCIAL HANGOUT

MAJOR SPORTING EVENTS WILL BE SHOWN AT THE TAVERN

CUISINE: GASTROPUB





# The Tavern

*Bar & Social*







# Olivia

JAZZ HANGOUT

OLIVIA IS THE BEST-KEPT SECRET FOR THOSE SEEKING A LATE-NIGHT JAZZ FIX WITH AN ELEGANT AMBIANCE, PERFECT FOR A ROMANTIC FIRST DATE OR WOWING YOUR SQUAD.

WITH ITS SOULFUL JAZZ TUNES, LIP-SMACKING CUISINE, AND SNUG ATMOSPHERE, OLIVIA IS SOON TO BE THE TALK OF THE TOWN.

INDULGE IN THE COMFORTS OF HOMEMADE NEW ORLEANS CUISINE  
CONCEPT WILL BENEFIT FROM FOOTFALL AT ALL HOURS OF THE DAY, WHETHER THAT EARLY LUNCH OR LATE NIGHT DRINKS, OLIVIA IS SUITED FOR ALL HOURS OF THE DAY











# Serenity

SALON

THE UAE'S INAUGURAL LICENSED SALON,  
A SEAMLESS BLEND OF CONTEMPORARY  
CHIC AND ULTIMATE CHILL.

STEP INTO A WORLD WHERE YOU CAN  
INDULGE IN TOP-NOTCH BEAUTY  
TREATMENTS WHILE SAVOURING YOUR  
FAVORITE DRINKS.

IT'S THE EPITOME OF A SUAVE, HIGH-  
END ADVENTURE WHERE OPULENCE AND  
TRENDINESS UNITE. ELEVATE YOUR  
BEAUTY GAME WITH US AND IMMERSE  
YOURSELF IN A PROFOUND SENSE OF  
SERENITY LIKE NEVER BEFORE.





# Serenity

SALON

