# The Onyx.NEWS

February 2018

## The Onyx lifestyle
### Living life to the fullest!

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# Zabeel House by Jumeirah™ launched at The Onyx

Mr. Ammar Sweis CEO Ishraqah For Development Ltd with Mr. Marc Dardenne COO and Interim CEO Jumeirah Group.

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# ZABEEL HOUSE
## THE GREENS
By Jumeirah™

The Onyx is proud to welcome the new hotel brand of Jumeirah Group. The global luxury hotel company and a member of Dubai Holding, recently announced the launch of Zaabel House by Jumeirah™.

Designed for the curious traveler with an intrepid spirit, who wants to experience a city like a resident, discover lesser-known neighborhoods or uncover a different version of the city that they already know well, Zabeel House by Jumeirah™ is a place to immerse into the local neighborhood or use as a great jumping off point to discover more in cities round the world.

A great addition to The Onyx, Zabeel House by Jumeirah™ – The Greens, is scheduled to open in Q4 2018 and will have 210 guest rooms, two restaurants, terrace dining around the pool area, conference and business facilities, as well as a gym and spa treatment rooms.

The hotel will offer an element of bespoke design, unique features and architectural details. The fit out work has already started and is slated to be complete in time for the official opening. Khansaheb Civil Engineering L.L.C., the UAE's longest standing contractor has been appointed to complete the Hotel fit out works.

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# The Onyx - Home to 143 Families & Over 70 New Offices

There's a flurry of activity taking place at The Onyx. The project is complete and the first residents have already set up their homes and are enjoying the one-of-its-kind integrated community living in the heart of Dubai. With great facilities as well as the high quality finishes, 85% of the residential units in The Onyx Tower 2, which features 11 floors of 169 residences, are occupied and the remaining few apartments are awaiting inhabitants. The 1, 2, & 3-bedroom apartments have been built with accent on lifestyle, space and great all round views.

The offices in Tower 1 & 2 are getting ready to be occupied. Over 70 offices are currently being readied for operations in the near future. While the fit out work is being carried out, there is a steady flow of new inquiries which are being converted to lease/sale at a hectic pace. Companies with a good standing have evinced keen interest in setting up their business operations. The first meeting of the Annual General Assembly was held recently and plans are in place to enhance the ownership as well as the tenant's experience at The Onyx.

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# Life at The Onyx takes a vibrant turn

The Coffee Club, a famous Café chain from Australia recently opened its doors at The Onyx facing Sheikh Zayed Road. Incidentally it is the first Café to open in the prestigious freehold project. The Coffee Club has grown to become a great place to meet for All Day Dining and Excellent Coffee where guests can enjoy a wide selection of items from the menu at any time of the day ranging from breakfast to brunch, and light meals from appetizers to sandwiches, pizza and burgers and sumptuous main courses and delicious desserts including a wide variety of Hot and Cold beverages. Since opening its doors in Brisbane in 1989, The Coffee Club has become Australia's largest home-grown café group with more than 450 cafés throughout 9 countries. The Coffee Club's mission and philosophy is simple, at The Coffee Club we want to provide: Good Food, Great Service and Excellent Coffee; A welcoming relaxed meeting place enriching contemporary lifestyles; and, the answer to "Where will I meet you?".

The other retail spaces are into their final shapes as well, with the fit out works taking place at a rapid pace. The prime location as well as the prestigious positioning of the project has attracted a great mix of brands as well as business categories. They include Al Fardan Exchange, MMI, Costa, Coffee Club, Pure South, French Bakery, En Vogue for men and Women, Al Seif Pharmacy, Desco, Al Maya Supermarket, Papa Johns, Carving Board, 1004 Mart, Made to Measure to mention a few.

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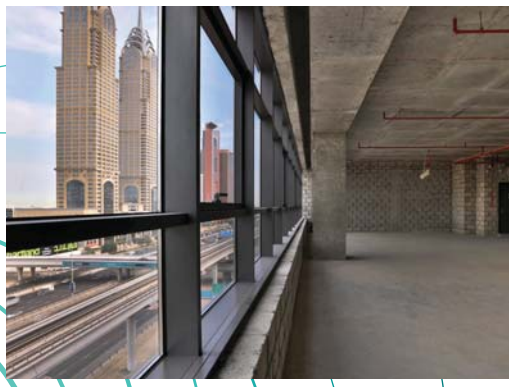
# More parking for added convenience

Owners and tenants at The Onyx will have the choice of more parking facilities. It is for the added convenience of everyone staying or visiting Dubai's latest integrated residential, working and retail community. With 1440 well marked parking spaces in the underground, supported by 24-hour security, concierge services, and easy direct access to elevators. What's more, for owners and tenants who require more parking spaces, now have the option to permanently buy or lease additional parking spaces directly from the developer.

# Getting office spaces is now easier than ever

Business owners who wish to set up their offices in The Onyx will now have the convenient option to lease at affordable rates. All offices at The Onyx come with added advantage of prime location, stunning views of the Palm or the Golf course, amenities of the highest standards and an ideal choice of sizes ranging between 1000- 3000 sq. ft. as well as options of leasing shell & core or semi fitted offices directly from the developer.



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# Our presence makes life at The Onyx hassle-free

We value what we see. Our vision "To provide an experience of fine-living and exceptional office, retail and hospitality space to our valued customers" is further realized when we go that extra length to offer a worry-free experience for both owners as well the tenants. As a developer of this prestigious project Ishraqah continues to have its head office at The Onyx (Tower 1 - office 1313) so that we are easily accessible should any need arise. This move also highlights our commitment to offer utmost quality even in terms of our service.

# The Onyx @ a glance

- 26,000 sq.ft — Open Landscaped Area
- ★ ★ ★ ★ — Hotel
- 22 — Elevators
- 2 — Swimming Pools
- 32 — Retail / Restaurant Outlets
- 1440 — Parking Spaces
- 210 — Hotel Keys
- 2,000,000 sq.ft — Built Up Area

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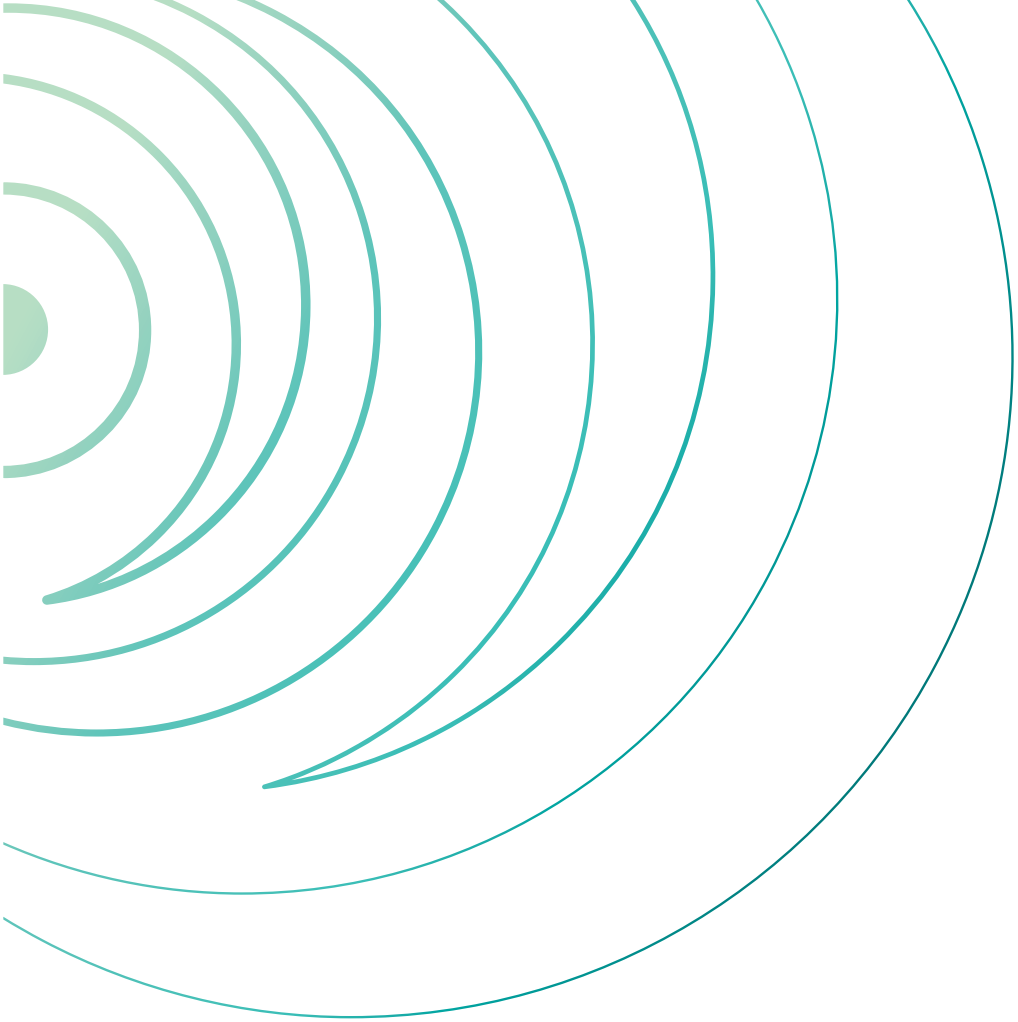

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