



**MERANO**  
TOWER

THE ART OF



URBAN LIVING



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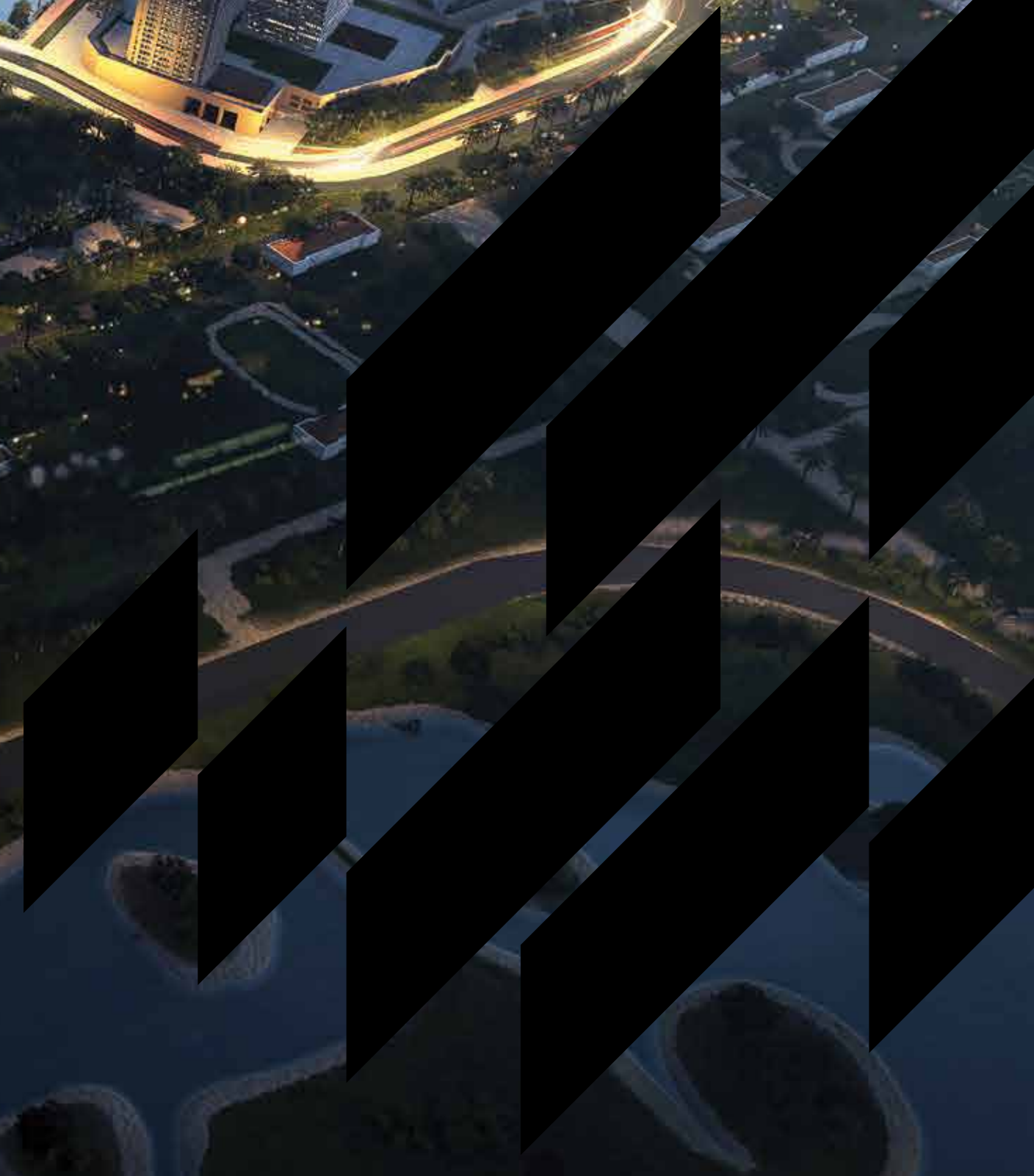
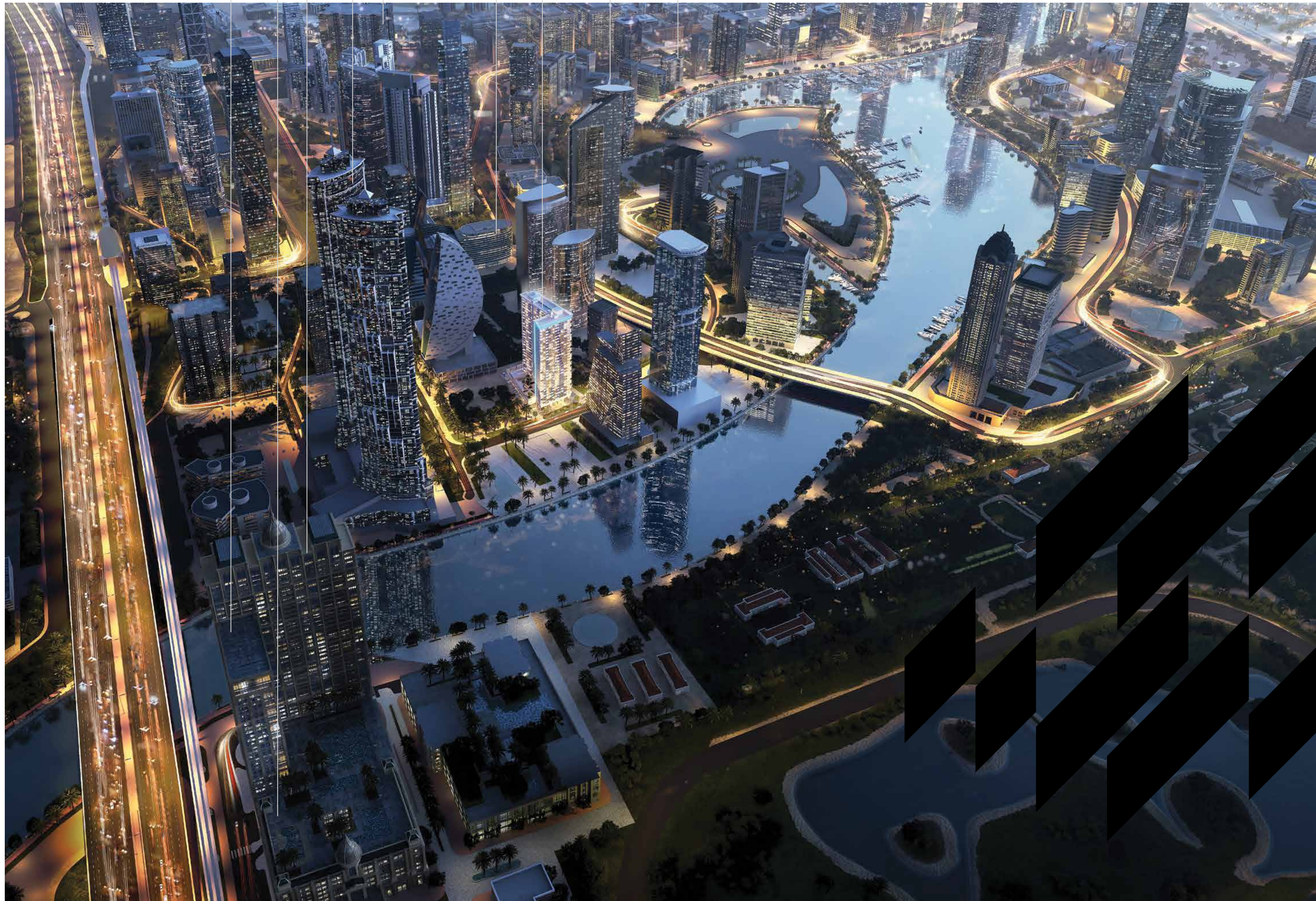
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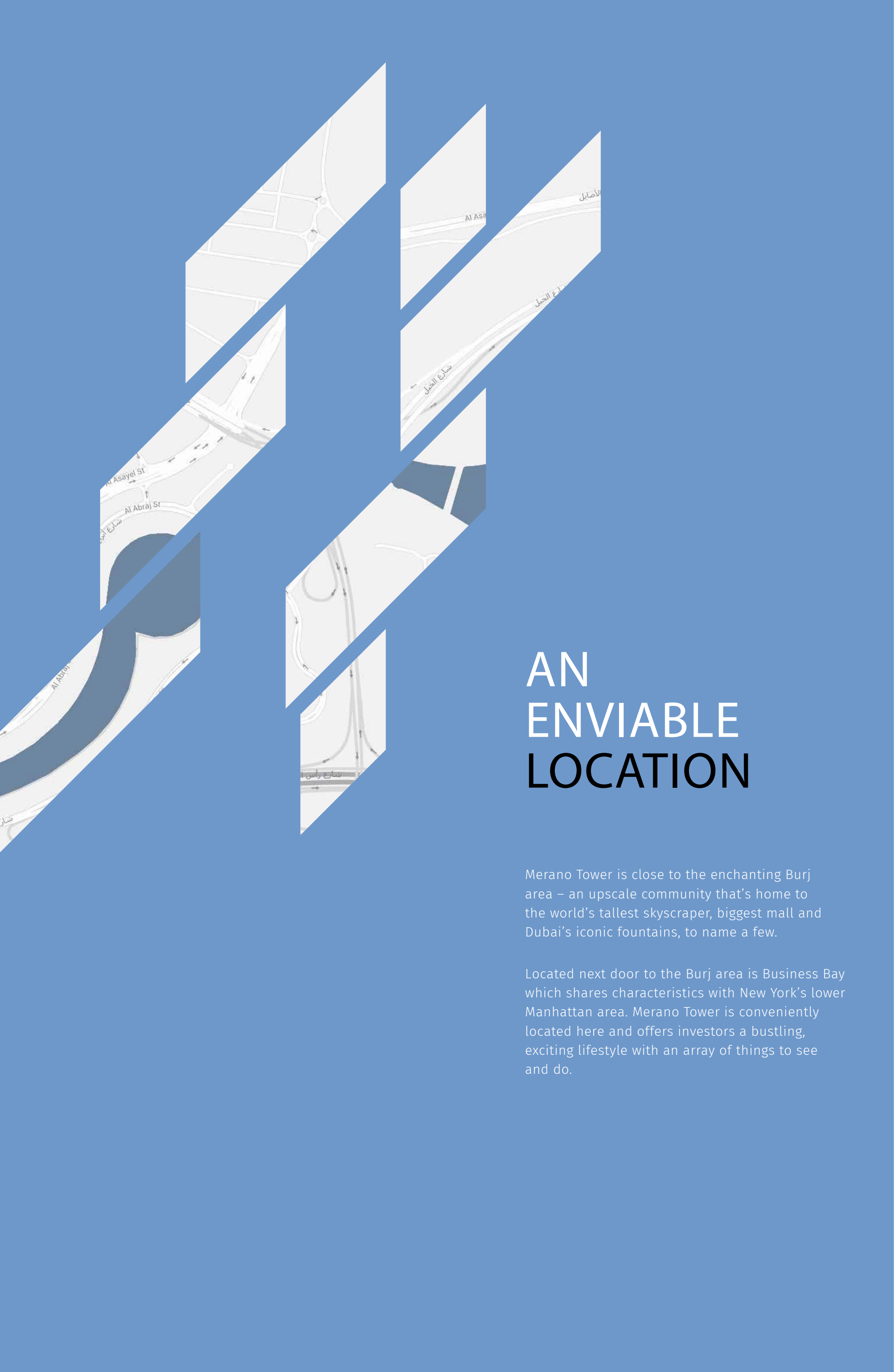
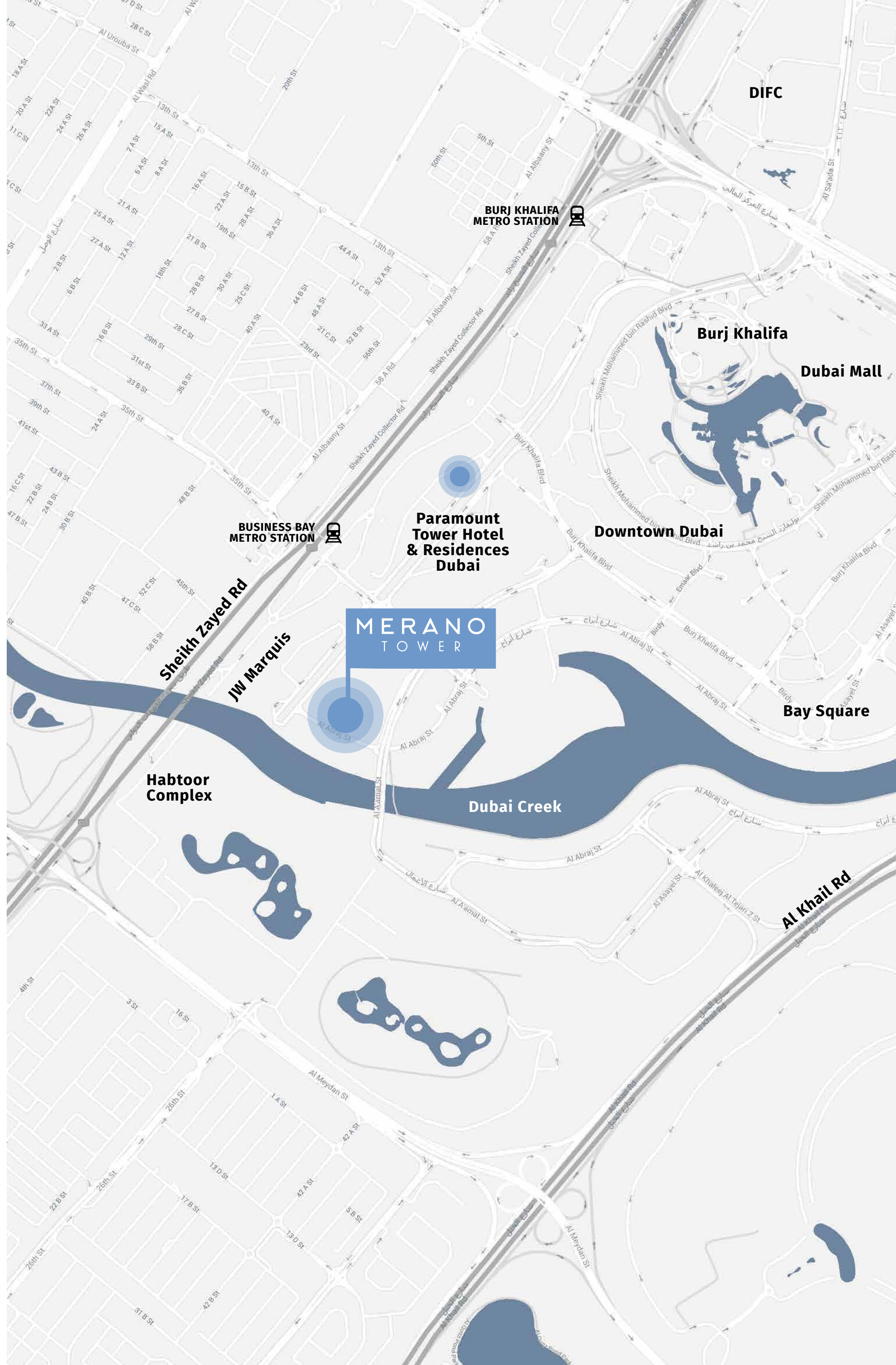
MERANO  
TOWER

DAMAC MAISON  
COUR JARDIN

STEIGENBERGER  
HOTEL







# AN ENVIABLE LOCATION

Merano Tower is close to the enchanting Burj area – an upscale community that’s home to the world’s tallest skyscraper, biggest mall and Dubai’s iconic fountains, to name a few.

Located next door to the Burj area is Business Bay which shares characteristics with New York’s lower Manhattan area. Merano Tower is conveniently located here and offers investors a bustling, exciting lifestyle with an array of things to see and do.



AN INSPIRED



URBAN CONCEPT



# PRESENTING A STELLAR URBAN LIVING EXPERIENCE

Adjacent to the world's tallest twin-tower hotel complex, the 29-storey Merano Tower boasts stunning views of the azure waterways to the front and incredible city views all around.

## Facilities

- Studios as well as one, two and three bedroom apartments
- Swimming pool
- State-of-the-art gymnasium
- Ample parking space
- Elegant lobby with reception desk
- Round-the-clock security
- Manicured landscaping







## A CALMING AMBIENCE

From the moment you enter Merano Tower, you'll experience the refined ambience of the elegantly styled lobby, which sets the scene for your arrival home. Apartments feature thoughtfully arranged spaces along with breathtaking views.





## REFRESHING LEISURE FACILITIES

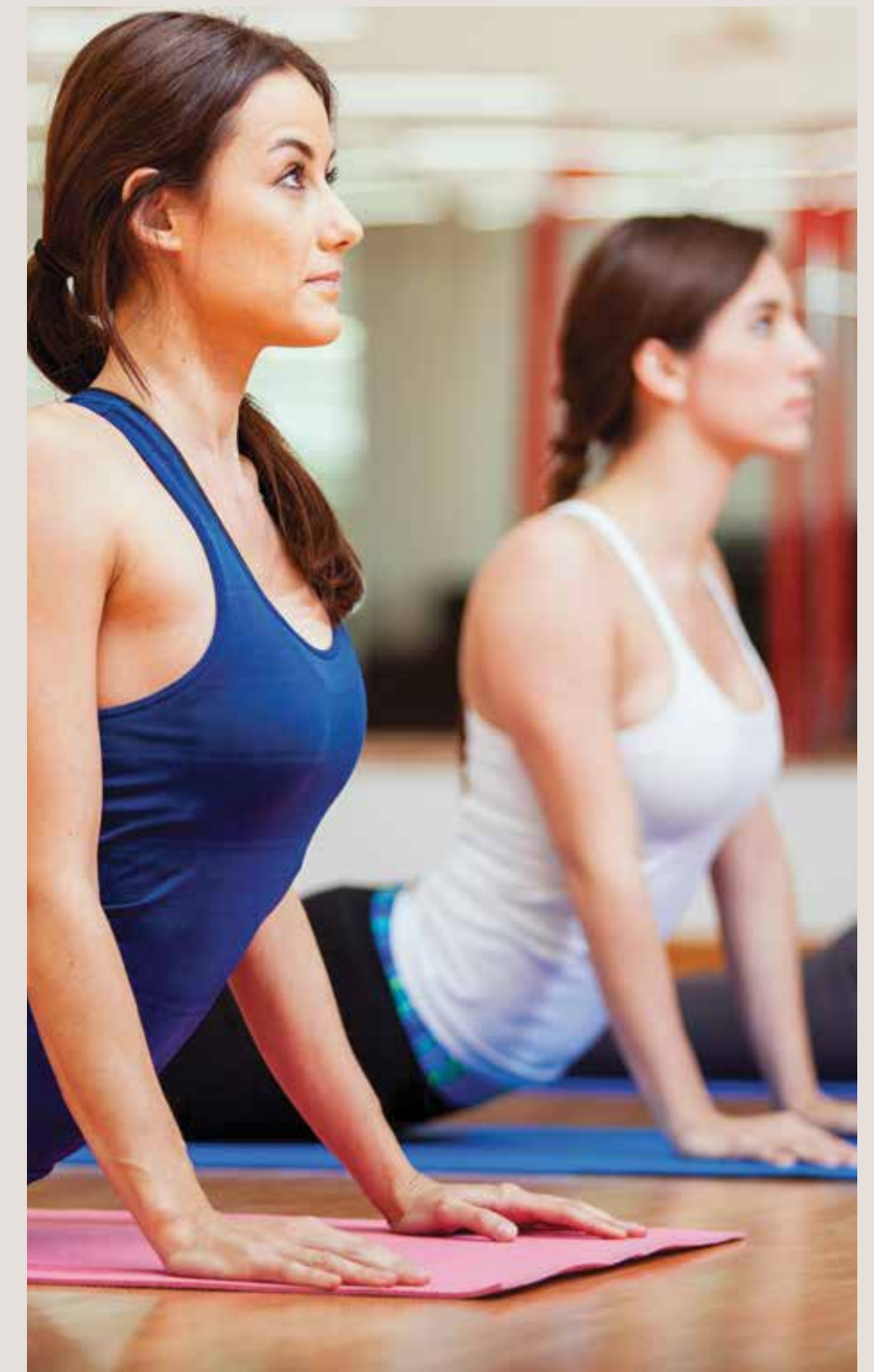
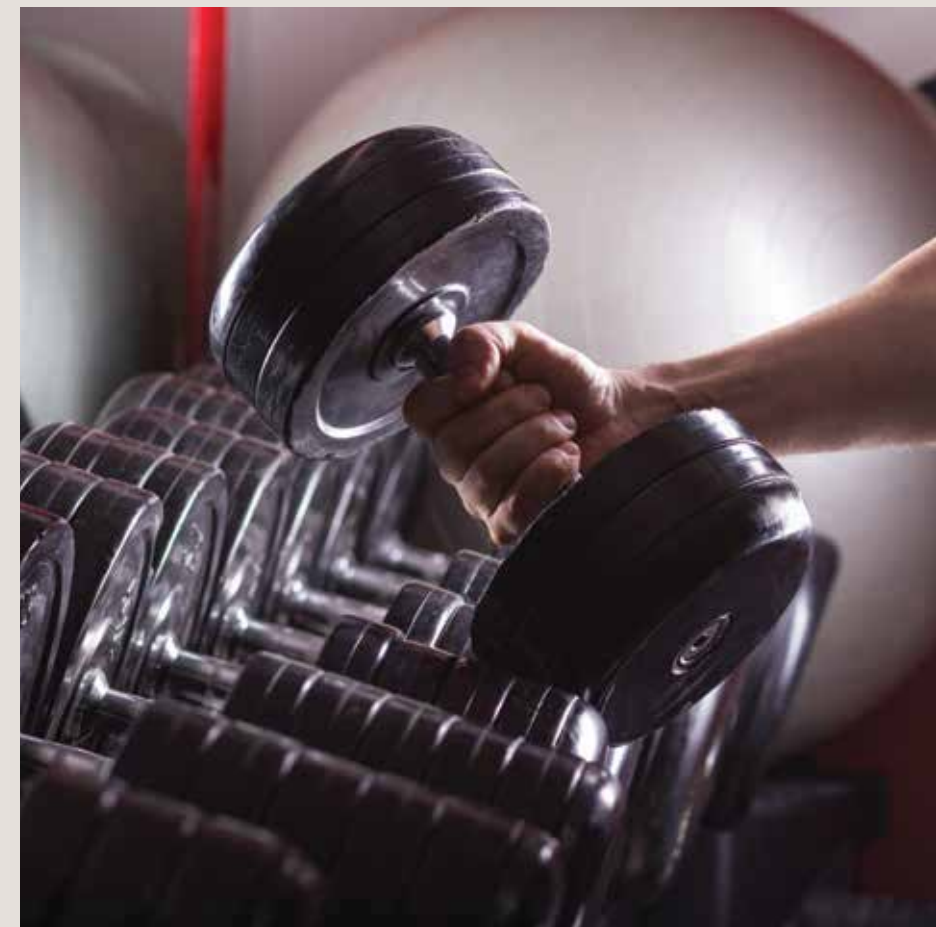
When the day is done, why not retreat to the comforts of the temperature-controlled swimming pool. Go for a swim and enjoy a little downtime in the calming waters – there's no better way to let go of everyday stress.



## EXERCISING



## THE ART OF RELAXATION



Energise yourself with a challenging work-out at the state-of-the-art gymnasium, with all of the latest premium fitness equipment. Then enhance your wellbeing with a session of relaxation in the plush steam rooms and sauna.



## CENTRALLY LOCATED



## IN GLITZY DUBAI



It's no surprise that Dubai has become a popular tourist destination. With its pristine beaches, world-class facilities, leisure escapes and fascinating landmarks; the city is known for bringing dreams to life.

Merano Tower is perfectly positioned in Dubai's 'lower Manhattan' – Business Bay. The area is a hotspot for the up-and-coming while offering easy and convenient ways to get around.

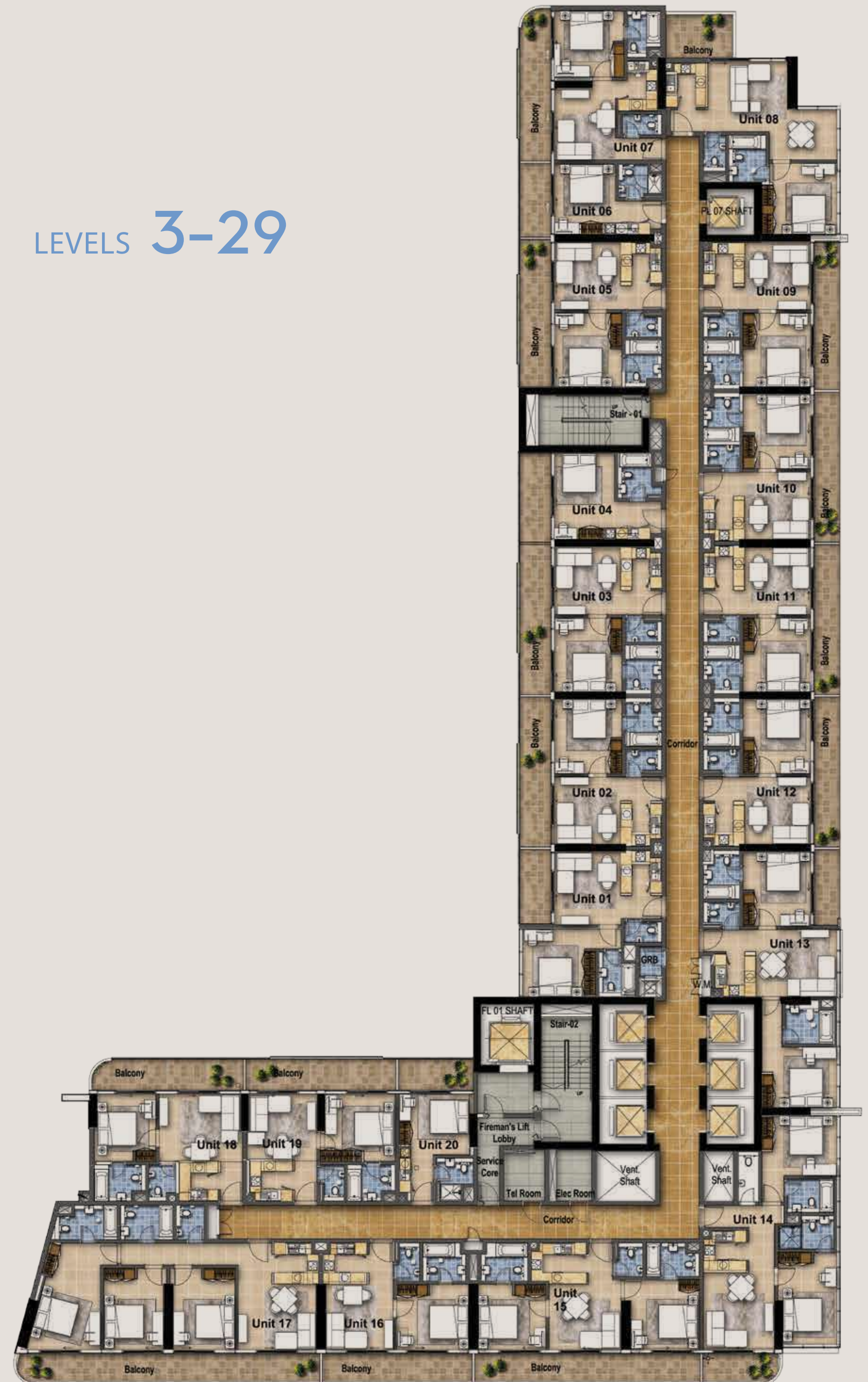


# TYPICAL FLOOR PLANS

## LEVEL 2



## LEVELS 3-29



Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.

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# LIVE THE LUXURY SCM PROPERTIES

To date, SCM Properties has completed 15,800 units and currently has a development portfolio of over 44,000 units at various stages of planning and progress. SCM Properties' hospitality portfolio will extend to reach around 13,000 units of hotel rooms, serviced hotel apartments and serviced villas.\*

With prestigious projects spanning the entire Middle East, the SCM brand is synonymous with quality and luxury.

\*As of 31st March 2016.

## LUXURY BY APPOINTMENT

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**SCM** SOVEREIGN  
CAPITAL  
MANAGEMENT