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OFF PLAN

SOL Luxe

Location: Sheikh Zayed Road, Dubai

Starting From: AED 1,900,000

Permit No: 2

SOL Luxe

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sol Properties	**Apartments & Offices**	**Q1 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

SOL Luxe by SOL Properties is a landmark luxury mixed-use development on **Sheikh Zayed Road, Dubai**, combining premium residences, Grade A++ commercial offices, retail and elevated lifestyle amenities within a striking new addition to the city's central skyline.

Occupying a highly prominent position in **Trade Centre First**, SOL Luxe is designed for residents and businesses seeking direct access to the commercial and lifestyle heart of Dubai. The development places Downtown Dubai, DIFC, Business Bay and the World Trade Centre within the surrounding urban corridor while providing immediate connectivity through Sheikh Zayed Road and nearby public transport.

SOL Luxe rises as a **63-storey architectural landmark**, with the DLD register describing the project configuration as **B + G + 59 + Roof**. Its bronze-toned exterior, extensive glazing and curved architectural elements create a distinctive identity designed to stand out along one of Dubai's most recognisable boulevards.

The project is conceived as a vertical destination where living, working and leisure coexist. Commercial offices occupy the lower levels, while the residential collection rises above them to take advantage of panoramic views towards **Burj Khalifa, Downtown Dubai, the Arabian Gulf and Burj Al Arab**.

SOL Properties describes the residential component as comprising **288 residences**, including **1-bedroom, 2-bedroom plus study and 3-bedroom plus study apartments**, alongside an exclusive collection of

larger penthouses.

Standard residences begin at approximately **783 sq. ft.**, giving 1-bedroom buyers comparatively generous internal space for such a central Sheikh Zayed Road location. Current recorded and marketed 1-bedroom layouts generally extend into the mid-800 sq. ft. range.

Two-bedroom residences provide significantly larger layouts, with examples around **1,100–1,256 sq. ft.** These homes are designed for couples, professionals and smaller families seeking additional living, working and guest space.

Three-bedroom residences extend to approximately **1,721 sq. ft.** in currently marketed inventory, creating a more substantial family-oriented residential option within the tower. Registered sales confirm transactions across 1, 2 and 3-bedroom configurations.

At the top of the residential hierarchy, SOL Luxe introduces an exclusive penthouse collection. The developer currently presents both **4-bedroom simplex penthouses and 5-bedroom duplex penthouses**, substantially broadening the project beyond its core apartment collection.

The residences occupy elevated levels of the building, with residential accommodation concentrated above the commercial component. This vertical separation allows homeowners to enjoy a more private residential environment while maintaining access to the conveniences of an integrated mixed-use development.

Interiors are designed around contemporary luxury, combining sophisticated materials with generous ceiling heights, expansive glazing and private outdoor spaces. Floor-to-ceiling windows maximise natural light and turn Dubai's skyline into an integral part of the residential experience.

Living and dining areas prioritise open space and visual connectivity, while private terraces extend the residences outdoors. Higher-floor homes can benefit from particularly expansive perspectives across central Dubai and the coastline.

The project's position also creates a distinctive contrast between city and sea views. Depending on orientation, residences can look towards **Burj Khalifa and Downtown Dubai** or across the urban landscape towards the **Arabian Gulf and Burj Al Arab**.

Lifestyle amenities are distributed across dedicated residential levels and elevated spaces rather than being confined to a conventional ground-level podium.

A **rooftop swimming pool** provides residents with an elevated leisure environment overlooking Dubai, complemented by landscaped relaxation spaces designed for enjoying the tower's panoramic setting.

Wellness is another important component of the development. Residents have access to a **fully equipped fitness centre, spa and dedicated yoga areas**, creating opportunities for exercise and relaxation within the building.

SOL Luxe also incorporates elegant residential lounges and entertainment spaces where residents can meet guests, work informally or socialise outside their apartments. Additional amenities include a **mini-golf**

facility, boardroom and dedicated changing facilities, supporting both leisure and professional lifestyles.

The commercial component further differentiates SOL Luxe. Grade A++ office spaces occupy dedicated levels within the development, positioning the building as a destination where professionals can potentially live and work within the same address.

Its location is among the project's strongest advantages. SOL Properties places the **Financial Centre/DIFC Metro Station approximately one minute away**, providing residents with direct access to Dubai's public transport network.

Dubai Mall and Burj Khalifa are approximately five minutes away, while DIFC is around seven minutes from the development according to the developer's location information. Business Bay is approximately ten minutes away, and Dubai International Airport can be reached in roughly fourteen minutes under typical stated conditions.

This central positioning gives SOL Luxe substantial appeal to professionals working within **DIFC, Downtown Dubai, Business Bay and the World Trade Centre district**.

For international owners, the proximity to Dubai International Airport, luxury hotels, restaurants, shopping destinations and cultural attractions creates a convenient base for both permanent and occasional residency.

From an investment perspective, SOL Luxe occupies a distinctive segment of the market. Sheikh Zayed Road offers a fundamentally different proposition from Dubai's emerging suburban off-plan districts because the surrounding commercial, hospitality, retail and transport infrastructure is already highly established.

The development also benefits from a limited residential component relative to its overall scale. With the developer identifying **288 residences**, SOL Luxe is positioned as a more exclusive residential collection within a major mixed-use skyscraper rather than a purely high-density apartment tower.

DLD transaction records provide buyers with an additional layer of pricing transparency. As of mid-September 2026, the project had recorded **88 sales during the preceding 12 complete months**, with a median transaction value of approximately **AED 3 million** and median pricing of approximately **AED 3,332 per sq. ft.** across the recorded property types in that dataset.

For investors, 1-bedroom residences offer the project's most accessible residential category and can target executives and professionals seeking accommodation close to DIFC and Downtown Dubai. Larger 2 and 3-bedroom residences broaden the potential tenant and resale audience towards couples, families and high-income executives.

The 4 and 5-bedroom penthouses address a significantly more specialised luxury market, with scarcity, floor level, views and internal configuration becoming increasingly important factors in their long-term positioning.

For end-users, SOL Luxe offers the opportunity to combine a highly central Dubai address with modern residences, extensive amenities and exceptional connectivity. Residents can access some of the city's most important commercial and lifestyle destinations without sacrificing the facilities expected from a contemporary luxury development.

With DLD Project Number **4016** and registered completion scheduled for **15 March 2029**, SOL Luxe represents one of SOL Properties' most prominent developments and a significant new mixed-use addition to the Sheikh Zayed Road skyline.

Why Buy SOL Luxe Through A1 Properties?
Buying a residence at **SOL Luxe through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residences according to exact square footage, floor level, orientation, Burj Khalifa or sea views, layout, DLD transaction benchmarks, price per square foot and payment structure.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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