A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

The S Tower

Location: Dubai Internet City, Dubai

Starting From: AED 16,000,000

Permit No: 1406947585

The S Tower

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Apartments & Penthouses**	**Q2 2025**	**60/40**	**Off Plan**

ABOUT THE PROJECT

The S Tower is an iconic ultra-luxury residential landmark by **Sobha Realty**, strategically located on **Sheikh Zayed Road** in **Dubai Internet City**. Rising elegantly above one of Dubai's most prestigious corridors, the tower has been designed to redefine luxury high-rise living through exceptional craftsmanship, expansive residences, and world-class hospitality-inspired services. The striking contemporary architecture, combined with uninterrupted views of the Arabian Gulf, Emirates Golf Club, Palm Jumeirah, and the Dubai skyline, positions The S Tower among the city's most exclusive residential addresses. Every aspect of the project reflects Sobha Realty's renowned commitment to quality, precision engineering, and timeless design.

The development comprises only **84 ultra-luxury residences**, including expansive **4 and 5-bedroom sky apartments** together with extraordinary **6-bedroom sky penthouses**. Residences range from approximately **4,850 sq. ft. to nearly 19,800 sq. ft.**, offering private lift lobbies, double-height living spaces, floor-to-ceiling glazing, oversized terraces, show kitchens and service kitchens, en-suite bedrooms, walk-in wardrobes, premium marble finishes, designer kitchens equipped with luxury appliances, and panoramic sea and golf course views. Every residence has been meticulously crafted to deliver exceptional privacy, generous proportions, and sophisticated interiors that rival the world's finest luxury homes.

Residents enjoy an exclusive collection of five-star lifestyle amenities designed to elevate everyday living. Facilities include a temperature-controlled infinity-edge swimming pool, indoor and outdoor fitness centres,

wellness spa, steam and sauna rooms, outdoor Jacuzzi, yoga spaces, children's indoor and outdoor play areas, residents' lounge and library, The S Café, business lounge, mini outdoor theatre, concierge services, valet parking, electric vehicle charging stations, retail and dining outlets, and 24-hour security. Dedicated concierge and hospitality services further reinforce the tower's reputation as one of Dubai's most prestigious luxury residential developments.

Strategically positioned within **Dubai Internet City**, The S Tower provides seamless connectivity to **Dubai Marina**, **Palm Jumeirah**, **Dubai Media City**, **Emirates Golf Club**, **Mall of the Emirates**, **Downtown Dubai**, **DIFC**, and **Dubai International Airport** via **Sheikh Zayed Road**. Residents enjoy immediate access to Dubai's leading business hubs, international schools, luxury hotels, and entertainment destinations. Developed by **Sobha Realty**, one of the UAE's most respected luxury developers, The S Tower represents an exceptional opportunity for discerning homeowners and investors seeking trophy real estate with enduring value, strong capital appreciation, and an unparalleled luxury lifestyle.

Why Buy The S Tower Through A1 Properties?
Purchasing **The S Tower** through **A1 Properties** gives you access to experienced Dubai luxury real estate professionals with extensive expertise in ultra-prime residences and Sobha Realty's flagship developments. Our consultants provide personalised guidance to help you identify the ideal sky residence based on your lifestyle aspirations or investment objectives while ensuring access to the best available inventory in both the primary and secondary markets. From property selection and market analysis to legal documentation, ownership transfer, mortgage assistance, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai's luxury property market and Sobha Realty's exceptional standards of craftsmanship, we help you secure one of the city's most prestigious residential addresses with outstanding long-term investment potential.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.