

NEWSLETTER



Volume 1, Issue 2

The Onyx
The Centre Of Business

JULY 2010

MANAGEMENT MESSAGE

Dear Investor,

Greetings from Ishraqah!

Welcome to our second issue of the newsletter, your window to The Onyx Project.

In this edition, along with construction updates, we would like to share with you some of the advantages of "Freehold" properties and an overview of The Onyx Project and its facilities.

Please visit our **NEW ENHANCED** website at www.ishraqah.com which will provide you with current information about the Project, supported by recent construction images. Please provide us with your suggestions under Customer Care at our website in order to include new topics in our future edition.



The Holy month of Ramadan unites all who are in fasting, worship and prayer. It is a time for contemplation, spirituality and brotherhood.

On Behalf of the Management Team

RAMADAN KAREEM

PROJECT DESCRIPTIONS

The ONYX is a multi-purpose **FREEHOLD** development which offers Office and Retail space and a Business Hotel located on Sheikh Zayed Road, next to Emaar Business Park at the Greens, Dubai, UAE. Built on a 237,366 sq.ft. land plot, with a total built-up area of 2,193,305 sq.ft., the development is made up of the following components:

- **Tower 1:** a 16-storey building with 12 leasable office floors, 8 elevators (7-high speed and 1 service). The offices have an unobstructed view of the Palm Jumeirah.
- **Tower 2:** a 25-storey building with 21 leasable office floors, 14 elevators (13-high speed and 1 service). The offices have a perfect view of the Greens Golf Course.
- **Tower 3—Business Hotel:** a corporate travelers' hotel with 10 floors, served by 9 elevators and 210 rooms. The hotel offers an effortless combination of easy living with luxurious lifestyle. The hotel facilities include stylish rooms and suites and a day spa.
- **Podium & Retail Areas:** A variety of restaurants, cafes and retail stores are located in 4 floors of podium.

THE ONYX - A FREEHOLD COMMERCIAL PROPERTY

FREEHOLD COMMERCIAL PROPERTIES - There are no restrictions as to which kind of business can be set up in FREEHOLD properties. Hence, the investors can lease their properties to a variety of businesses/industries. Currently, there are very few freehold commercial properties in Dubai, most notably are Business Bay, **THE ONYX** and Escan Tower.

Investing in **Freehold** areas is simpler and has more advantages and benefits, which ultimately increases the value of the respective investment.

Investing in **Free Zone** areas is more complex since the businesses to be set up in these areas should conform to the rules and regulations of the respective Free Zone governing authority.

CONSTRUCTION UPDATES OF THE ONYX

- Hotel Reinforced Concrete Raft Foundation has been cast and completed in full on 15th of July 10.
- Tower 2 Reinforced Concrete Raft Foundation has been cast and completed in full on 9th of July 10.
- Reinforced Concrete Raft of the Podium strip adjacent to Tower 2 has been cast and completed in full on 27th of July 10.
- Steel reinforcement (top & bottom) has been fixed at the podium area adjacent to the hotel and is targeted to be cast during the first week of August.
- Thermal and Moisture protection works is in progress.



Visit our website for more construction images and Consultant Completion Certificates



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