



**WHERE
HAPPINESS
COMES
FIRST**



CELESTIA

LUXURY FURNISHED APARTMENTS

— DUBAI SOUTH —



**LUXURY
FURNISHED
APARTMENTS**

DUBAI SOUTH

The city of you



A 145-square-kilometre master-planned city and host to the first World Expo in the Middle East, Dubai South is set to become one of the world's most desirable destinations for

work and play. A city based on enhancing the happiness of the individual, Dubai South aims to change the fundamental concept of a community and its purpose. Launched as a

Government of Dubai project in 2006, it is also the home of the world's largest airport in the making, Al Maktoum International, as well as a host of landmark events.

DUBAI SOUTH

Inspiring happiness and creativity



Dubai South is the emirate's flagship urban project designed to make business easier than anywhere else in the world, which includes being an appealing place to live, work

and invest. The economic Free Zones of Dubai South will empower business and entrepreneurship, while a mix of accommodation will provide an unparalleled quality of life.

145 km²
The emirate's largest city

PROJECTED TO SUSTAIN A POPULATION OF A MILLION

200,000
square metres of flexible office space

CREATING 500,000 JOBS

100%

- Income tax exemption
- Personal income tax exemption
- Import and export tax exemption
- Foreign ownership
- Repatriation of capital profits


200 km²
Dedicated logistics corridor connecting Jebel Ali port and Dubai South


AL MAKTUUM

INTERNATIONAL AIRPORT



 **16** MILLION TONNES
annual cargo capacity after
expansion completion

 **5** MILLION PASSENGERS
current annual capacity

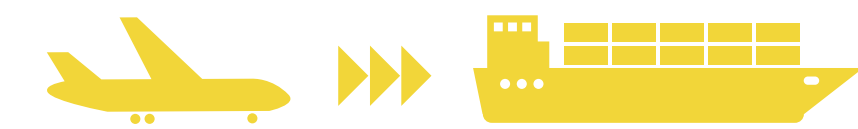
 **26** MILLION PASSENGERS
a year capacity by 2018

Built for the future, Al Maktoum International Airport will have the ability to accommodate 26 million passengers per year by 2018 and an ultimate capacity to handle more than 220 million passengers, 240 million bags and 16 million tonnes of cargo annually. With 64 aircraft stands, a state-of-the-art 92-metre air traffic control tower, five parallel runways and a host of other cutting edge features, it will be the world's first ever aerropolis.

THE REGION'S FIRST INTEGRATED MULTI-MODAL PLATFORM



4 HOURS AIR-SEA CONNECTIVITY

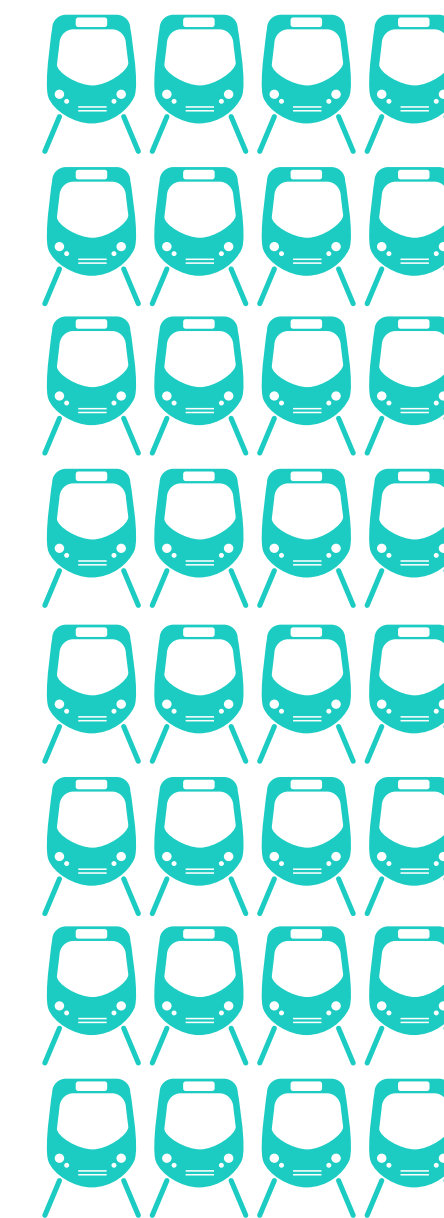


Achievable between Jebel Ali Port and Al Maktoum International Airport

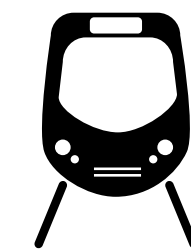
Source: www.dubaairports.ae

DUBAI METRO

ROUTE 2020



ROUTE 2020



will be a 15km extension to the Red Line, including 7 new stations

320km

planned of metro line to be in place by 2020

PUBLIC TRANSPORT

is planned to be able to carry

30%

of the population by 2030

The Roads and Transport Authority (RTA) Route 2020 project to extend the Dubai Metro by 15 kilometres, branching out from Nakheel Harbour and Tower station to the Expo 2020 site in Dubai South is now well underway.

This means Celestia will let you stay connected to Dubai city with a dedicated metro line, and to the world through Al Maktoum International Airport. The much anticipated extension is expected to link the Etihad Rail as well. Route 2020 will

provide a vital transit corridor linking various Dubai districts.

But this is just part of the story. Three new lines are planned, which in addition to the existing ones, will span 421 kilometres by 2030.

DUBAI METRO IS THE WORLD'S LONGEST DRIVERLESS METRO



EXPO 2020 DUBAI



AED 121
BILLION

The combined value of Expo 2020-related development projects in the UAE so far*



25 MILLION VISITORS
expected



70% VISITORS
from overseas

275,000

Jobs are estimated to be created in and around the region to service the expo over the next 6 years

As the site for Expo 2020, Dubai South will bring its unrivalled connectivity, superb logistics and world-class infrastructure into global focus. This

ground-breaking new master development will give further credence to Dubai's leading position as a logistics and trading hub, poised to deliver a

World Expo that will inspire all who experience it, and leave a valuable legacy too.

THE RESIDENTIAL DISTRICT

The home of happiness



Dubai South's Residential District is designed to promote happiness and wellbeing. World-class design and a huge

choice of lifestyle amenities are all placed so as to be available within a 10-minute walking radius. This includes

everything from work spaces and educational institutions to fitness destinations, dining and entertainment.



CELESTIA

A new dimension to happiness



Celestia is strategically located at the heart of The Residential District. In close proximity to the nerve centre of the Expo 2020 site, the world's largest aviation hub and host of first-

class facilities, the furnished homes have direct access to Al Maktoum International Airport, Jebel Ali Port and Dubai Metro. Three major roads: Sheikh Mohammed bin Zayed Road

(E311), Sheikh Zayed Road (E11) and the Emirates Road (E611) help you stay connected to the whole of the city.

