Sales Presentation

SOFITEL

RESIDENCES DUBAI CITY VIEW



USPs

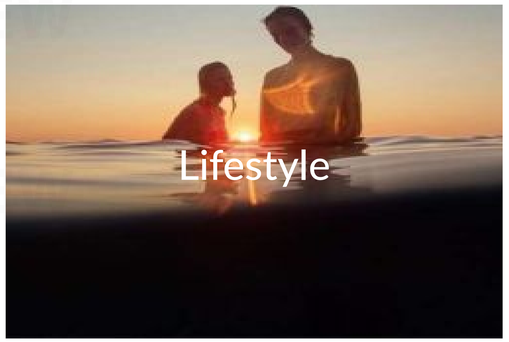
- Location
- Sofitel branded & managed
- Unique unit mix
- Layouts / sizes
- Interiors
- Flexible payment plan
- Wellness



Brand *Overview*

Accor Overview





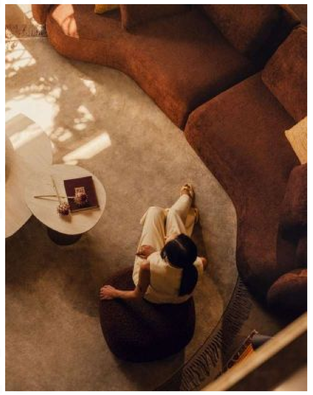




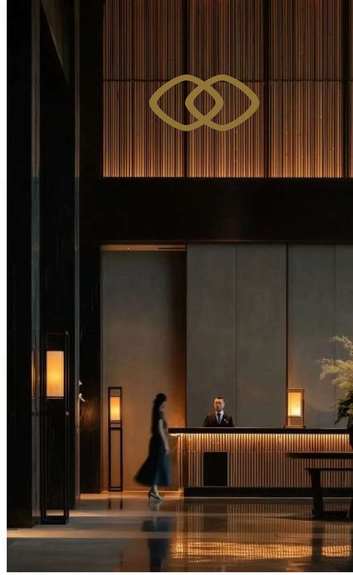


1967	5,700+	40+	135+
Founded	Hotels	Hotel Brands	Branded Residences

Accor *Owner Benefits* Program







Sofitel Residence owners are eligible to participate in the Accor Ownership Benefits Program*, affording them VIP status on a global basis.

ACCOR LIVE LIMITLESS

Sofitel Global Ownership Benefits include:

Exclusive invitation to join the DIAMOND tier of Accor Live Limitless.
- Automatic upgrades on arrival across more than 5,700 hotels and resorts worldwide (subject to availability).**
- 20% off best available rate at more than 5,700 hotels and resorts worldwide
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings.

*Eligibility continues for as long as Purchaser owns Sofitel branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.
**At participating Accor brands and properties.


SOFITEL
61 years of French
luxury hospitality



Touching guests' *soul* and having a positive social *impact* on the communities where we are located.

French Zest

The art of maximizing pleasures & effortless style



Heartfelt Service Culture

The art of anticipation & effortless service



Committed Luxury

A responsible and sustainable approach to modern luxury hospitality

Cultural Link

The encounter of cultures, people & ideas



The first *French* and *global luxury hospitality* brand.

100% of HOTELS ECO-CERTIFIED by 2025

123
Hotels



32K
Rooms



110+
Countries

21%	24%	21%	22%	12%
Europe & North Africa	Asia-Pacific	Greater China	IMEA	Americas
34 Hotels || 6.9k Rooms	28 Hotels || 7.7k Rooms	20 Hotels || 6.8k Rooms	24 Hotels || 7.2k Rooms	17 Hotels || 3.8k Rooms

Urban Flagships

Le Scribe Paris Opera
FRANCE





Sydney Darling Harbor
AUSTRALIA

London St. James
UK



Singapore City Centre
SINGAPORE



Mexico City Reforma
MEXICO



Flagship Resorts



Bali Nusa Dua
INDONESIA



Dubai the Palm
UAE

Kia Ora Moorea
FRENCH POLYNESIA



Fiji Denarau Island
FIJI



Developer *Overview*

CITYVIEW

CITYVIEW Developments is a UAE private developer. The company holds a UAE project portfolio with a GDV exceeding AED 3.5 billion.

Known for their collaboration with world-renowned architects and hospitality brands, CITYVIEW positions itself as a boutique yet ambitious developer offering high-quality living environments that appeal to both investors and end-users.

History & *Milestones*

UAE project portfolio
GDV over AED 3.5 billion

Strategic Move into Branded Residences
Launch of Hyde Residences Dubai Hills, marking the developer's partnership with global lifestyle giant Ennismore under Accor.

Strengthening Market Presence in Dubai
Entry into high-demand communities such as Dubai Hills Estate and Motor City.

Partnerships with Global Firms
Collaborations with top-tier firms including La Casa, Bishop Design, Morganti and hospitality leaders.



Development Portfolio

Flagship and Well-Known Projects



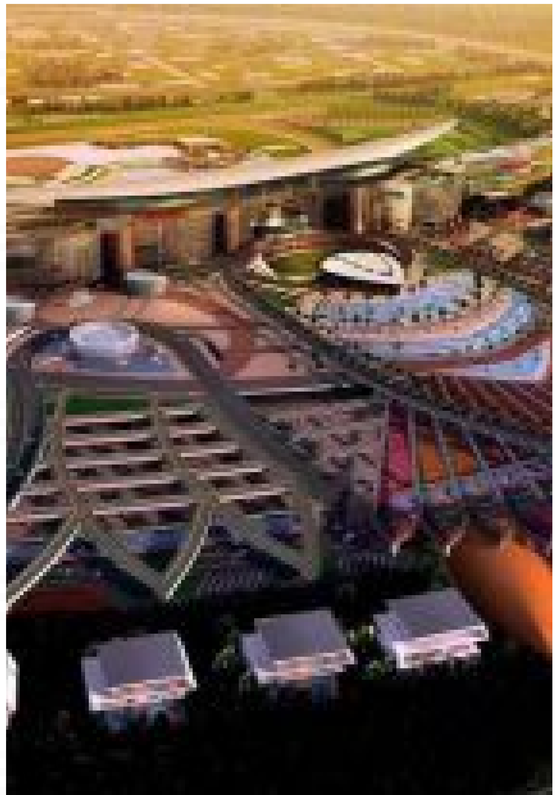
Hyde Residences
DUBAI HILLS ESTATE

Velos Residence
MOTOR CITY





Planned Future Developments
DOWNTOWN DUBAI



Planned Future Developments
MEYDAN HORIZON



Location

Points Of Interest

Mohammed Bin Rashid Blvd:	2 min
Burj Park:	4 min
Dubai Opera:	4 min
Burj Khalifa Lake:	4 min
Burj Khalifa:	5 min
Dubai Mall:	5 min
City Walk:	9 min
DIFC:	12 min
Jumeirah Beach:	12 min
The Dubai Edition Hotel:	7 min
The Dubai Fountain:	7 min
Dubai Mall Fashion Avenue:	6 min

Restaurants

Burj Khalifa — 5 min

- *Armani Ristorante*
- *At.mosphere*
- *Armani/Amal*

The Dubai Edition Hotel — 7 min

- *Duomo Dubai*
- *Sumosan Dubai*
- *Masti*

The Address Sky View Hotel — 9 min

- *CÉ LA VI Dubai*











Downtown *Dubai*





SOFITEL

RESIDENCES DUBAI CITY VIEW

Minimalist Urban Architecture

A new Downtown landmark in a city of icons.
A wellness sanctuary floating above the cosmopolitan metropolis.
French joie de vivre with Downtown's magnetic energy.


CITYVIEW


226
Meters
54
Floors
254
Residences

Tower *Configuration*

2B + G + 54 + R



Rooftop
Amenities

46th–53rd Floors
2 & 3BR Sky Villas (Duplexes)

5BR Penthouses (Duplexes)

28th–45th Floors
2 & 3BR Sky Villas (Duplexes)

27th Floor
Amenities

6th–26th Floors
1BR, 2BR, 3BR Residences (Simplexes)

5th Floor
Amenities

Ground Floor
Lobby & Retail

Meeting Rooms

Basements & Podiums
Residents' Parking

Amenities Designed for *Inspired Living*

Ground Floor

Lobby
Cafe Patisserie
Retail

Top ofPodium Level

Club Millisime
Le Petit Prince - Kids play area
Fitness studio
Changing room, sauna & ice room
Treatment rooms
Vitality pool
Vitality garden
Lap pool
Jacuzzi
Cold plunge pool
Jogging track
Splash pad
Ping pong tables
Children's pool
Event lawn & children's play area
BBQ areas
Sky cinema
Outdoor fitness
Pétanque court

27th Floor

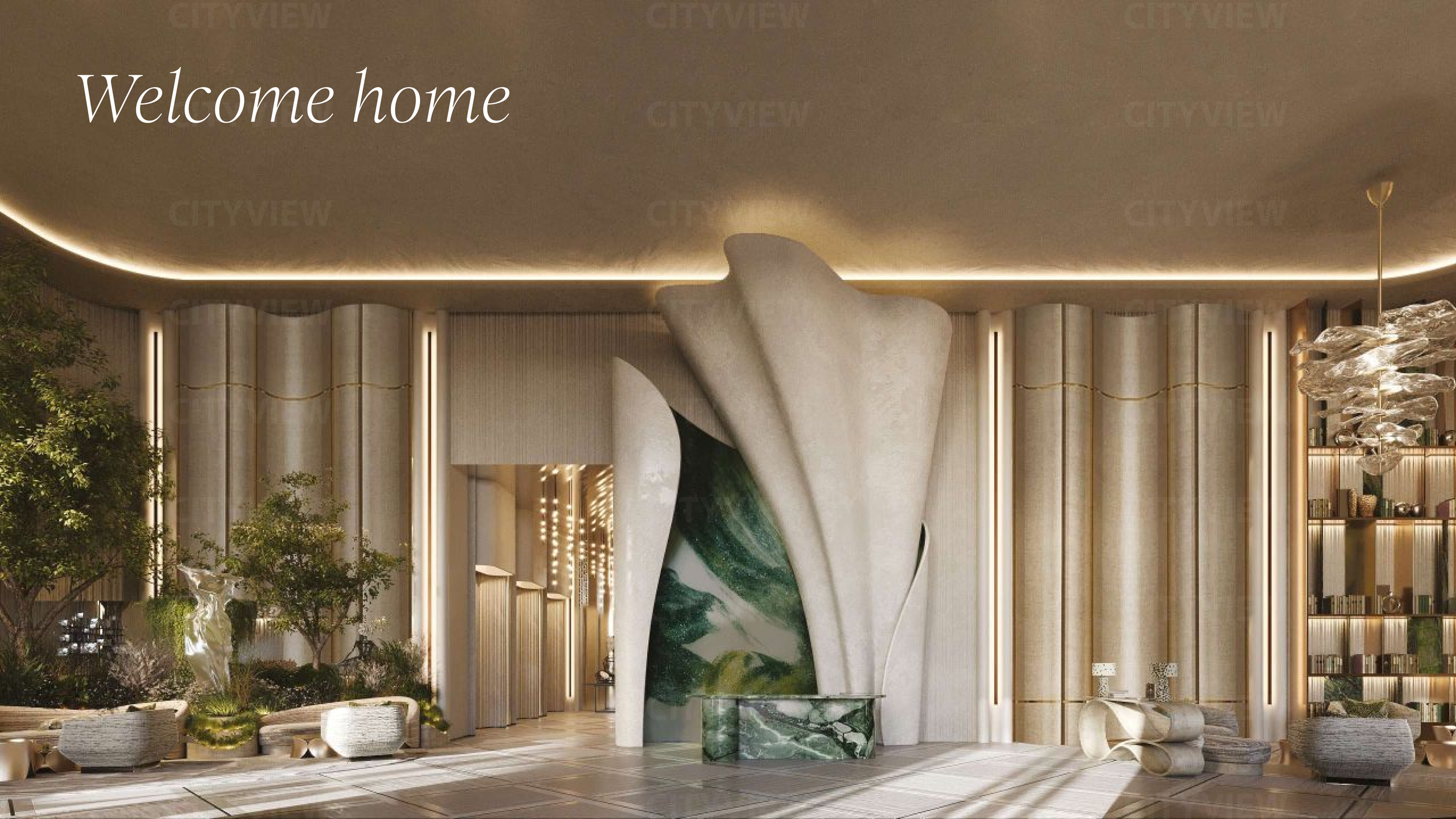
Indoor cinema
Guest suites
Yoga deck
Seating deck

Rooftop

Infinity pool
Lounge area
BBQ & seating area
Wellness area



Welcome home





























Core *Services*

Core Services are made available to all Residences owners and are included in the service charge assessed to each homeowner. The final menu of core services include:

- Residence concierge
- Doormen & valet
- Security
- Owner services staff
- Clubhouse / residence lounge staff
- Property insurance (base building/common areas)
- Accor ownership benefits program annual fee
- Common area maintenance
- Common area housekeeping
- Common area utilities
- Common area “reserve for replacement”
- Wifi internet in residence lounge
- General & administrative



À la carte services

À la carte services are optional and subject to additional charges, not included in the service fee. Any selected services will typically be billed directly to the residence owner's personal account.

- In-residence catering, personal chef
- Shopping services, personal assistant
- Childcare
- Dog walking service
- Dry cleaning & laundry
- Private transportation / limousine services
- In-residence housekeeping (daily, weekly etc.)
- In-residence maintenance
- "While you are away" maintenance package
- Turnkey in-residence maintenance solution for residents who frequently reside elsewhere



Unit Size *Ranges*

	SQ. M	SQ. FT
1BR Residences	85 sqm – 97 sqm	916 sq ft – 1,048 sq ft
2BR Residences	127 sqm – 128 sqm	1,367 sq ft – 1,383 sq ft
3BR Residences	168 sqm - 176 sqm	1,812 sq ft – 1,897 sq ft
2BR Sky Villas	174 sqm – 217 sqm	1,878 sq ft – 2,339 sq ft
3BR Sky Villas	248 sqm	2,671 sq ft – 2,672 sq ft
5 BR Penthouses	534 sqm – 551 sqm	5,750 sq ft – 5,935 sq ft



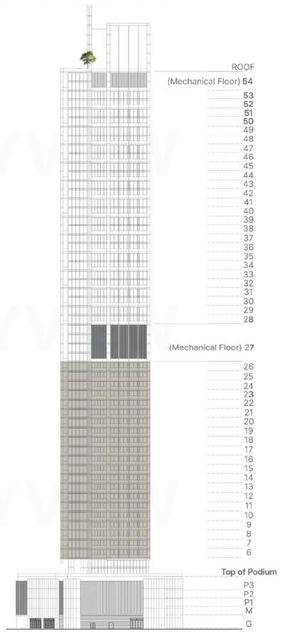
Floor Plans


Residences

1 BEDROOM APARTMENT TYPE A1

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 03 & 07 | FLOOR NO: 6 - 26 | SUITE AREA - 709 SQ.FT / 66 SQ.M | BALCONY AREA - 212 SQ.FT / 20 SQ.M | TOTAL AREA - 921 SQ.FT / 86 SQ.M





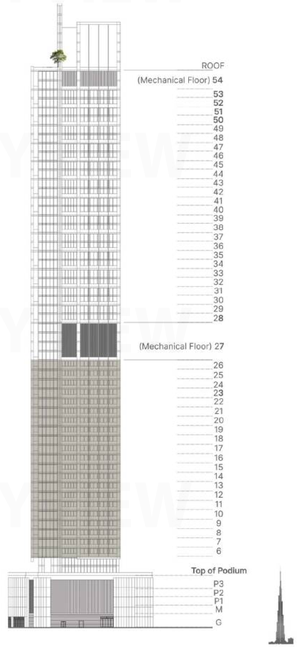


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1 BEDROOM APARTMENT TYPE A2

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 02	FLOOR NO: 6 - 26	SUITE AREA - 704 SQ.FT / 65 SQ.M	BALCONY AREA - 239 SQ.FT / 22 SQ.M	TOTAL AREA - 943 SQ.FT / 88 SQ.M





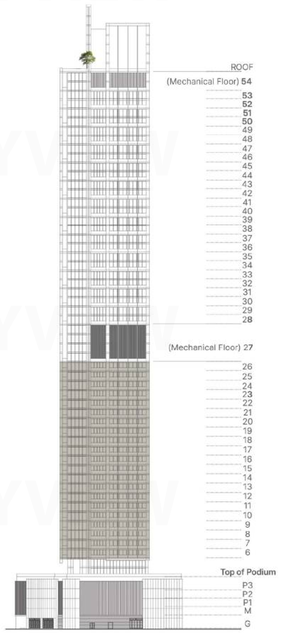


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1 BEDROOM APARTMENT TYPE B

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 01	FLOOR NO: 6 - 26	SUITE AREA - 752 SQ.FT / 70 SQ.M	BALCONY AREA - 223 SQ.FT / 21 SQ.M	TOTAL AREA - 975 SQ.FT / 91 SQ.M





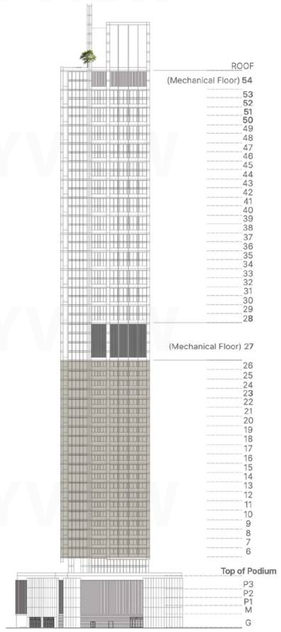


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1 BEDROOM APARTMENT TYPE C

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 06 | FLOOR NO: 6 - 26 | SUITE AREA - 785 SQ.FT / 73 SQ.M | BALCONY AREA - 263 SQ.FT / 24 SQ.M | TOTAL AREA - 1048 SQ.FT / 97 SQ.M





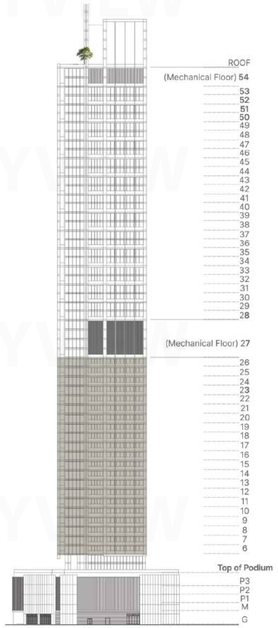


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2 BEDROOM APARTMENT TYPE A

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 05 | FLOOR NO: 6 - 26 | SUITE AREA - 1055 SQ.FT / 98 SQ.M | BALCONY AREA - 312 SQ.FT / 29 SQ.M | TOTAL AREA - 1367 SQ.FT / 127SQ.M





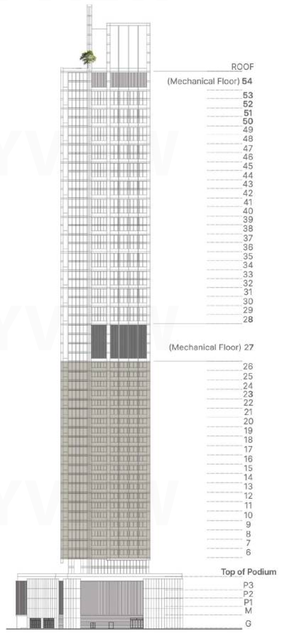


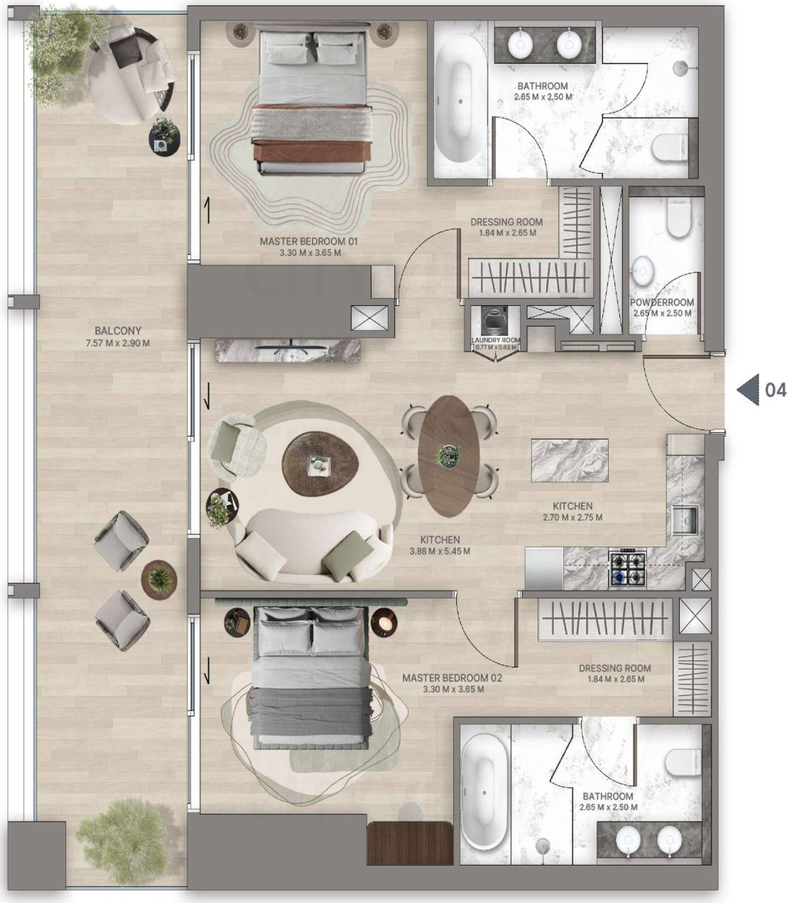
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2 BEDROOM APARTMENT TYPE B

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 04 | FLOOR NO: 6 - 26 | SUITE AREA - 1068 SQ.FT / 99 SQ.M | BALCONY AREA - 315 SQ.FT / 29 SQ.M | TOTAL AREA - 1383 SQ.FT / 128 SQ.M





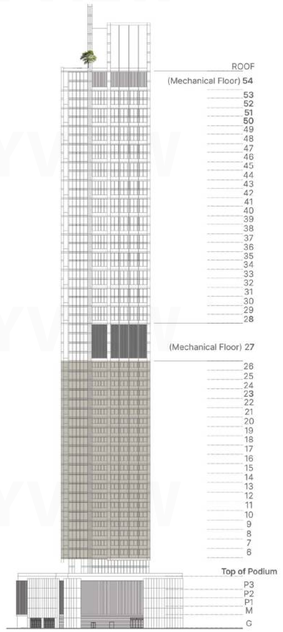


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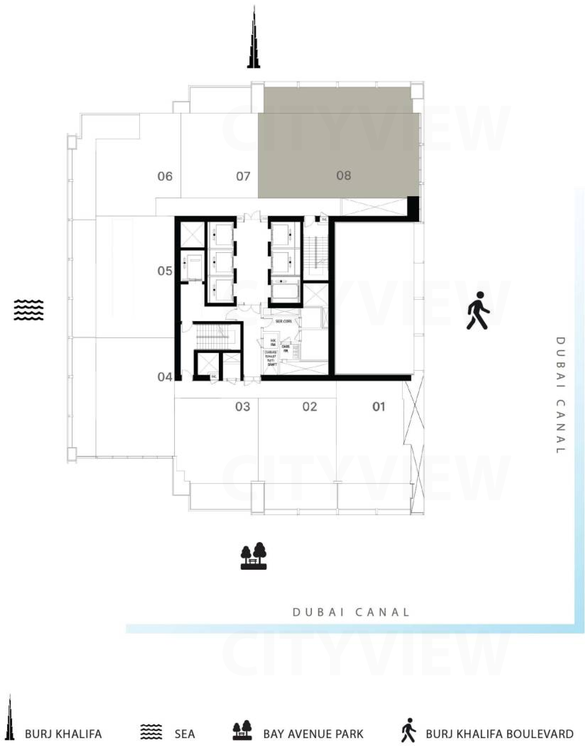
3 BEDROOM APARTMENT TYPE A

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 08 | FLOOR NO: 6 - 26 | SUITE AREA - 1436 SQ.FT / 133 SQ.M | BALCONY AREA - 375 - 460 SQ.FT / 34 - 43 SQ.M | TOTAL AREA - 1812 - 1896 SQ.FT / 168 - 176 SQ.M







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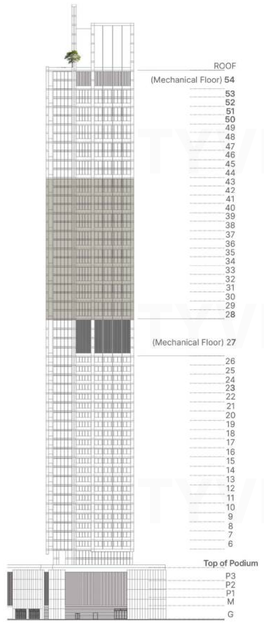


Sky Villas

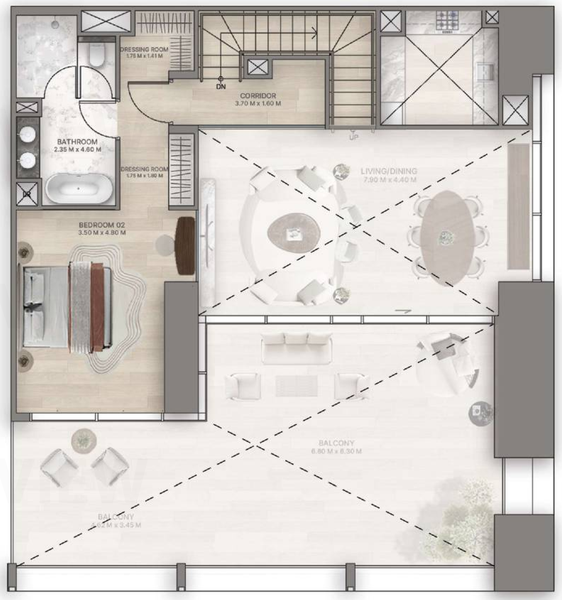
2 BEDROOM DUPLEX APARTMENT TYPE A

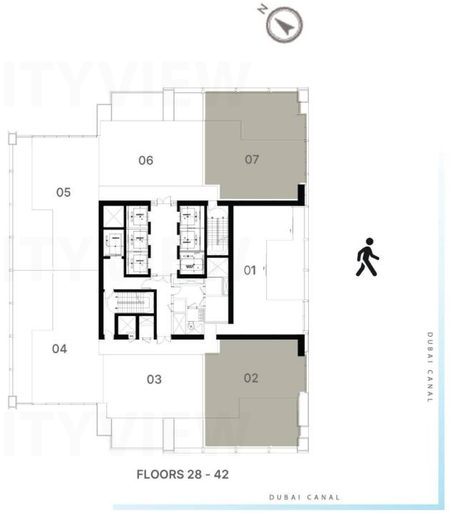
SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 02 & 07 | FLOOR NO: 28 - 42 | SUITE AREA - 1709 SQ.FT / 159 SQ.M | BALCONY AREA - 623 SQ.FT / 58 SQ.M | TOTAL AREA - 2332 SQ.FT / 217 SQ.M









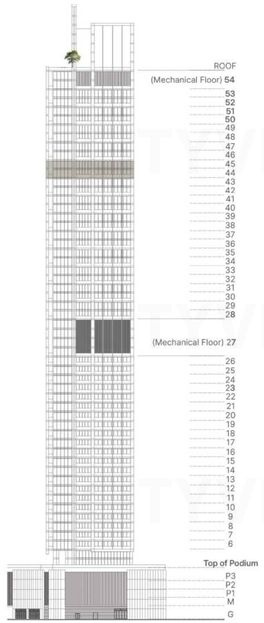
BURJ KHALIFA | SEA | BAY AVENUE PARK | BURJ KHALIFA BOULEVARD

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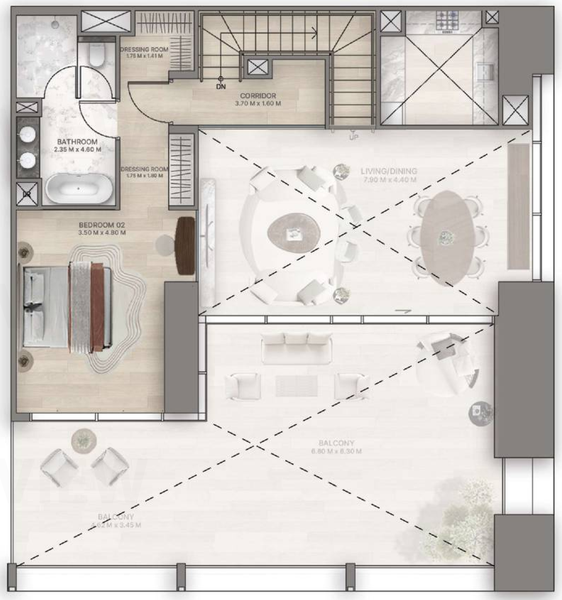
2 BEDROOM DUPLEX APARTMENT TYPE A

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 01 & 06 | FLOOR NO: 44 | SUITE AREA - 1709 SQ.FT / 159 SQ.M | BALCONY AREA - 623 SQ.FT / 58 SQ.M | TOTAL AREA - 2332 SQ.FT / 217 SQ.M









FLOOR 44 (MECHANICAL FLOOR)

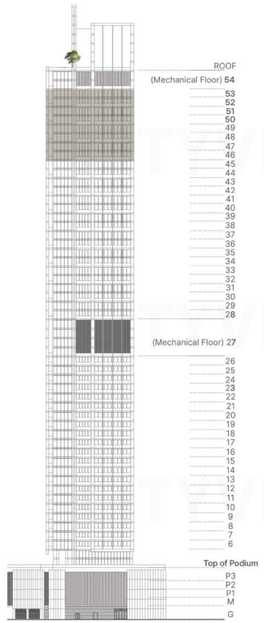
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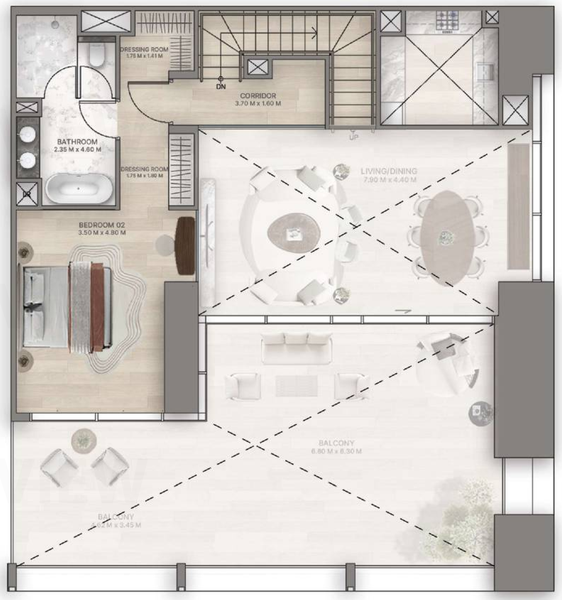
2 BEDROOM DUPLEX APARTMENT TYPE A

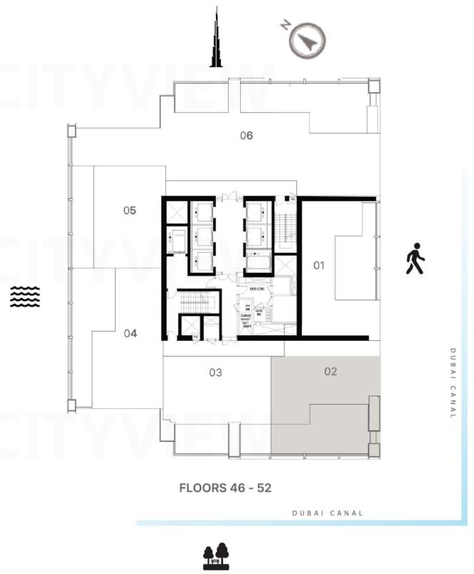
SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 02 | FLOOR NO: 46- 52 | SUITE AREA - 1709 SQ.FT / 159 SQ.M | BALCONY AREA - 623 SQ.FT / 58 SQ.M | TOTAL AREA - 2332 SQ.FT / 217 SQ.M









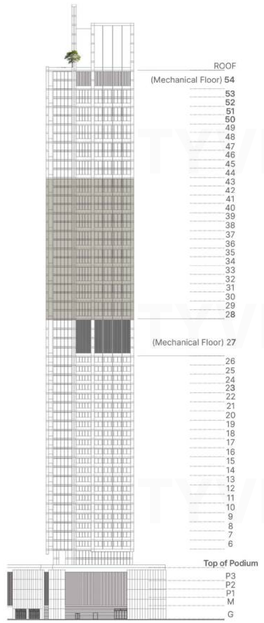
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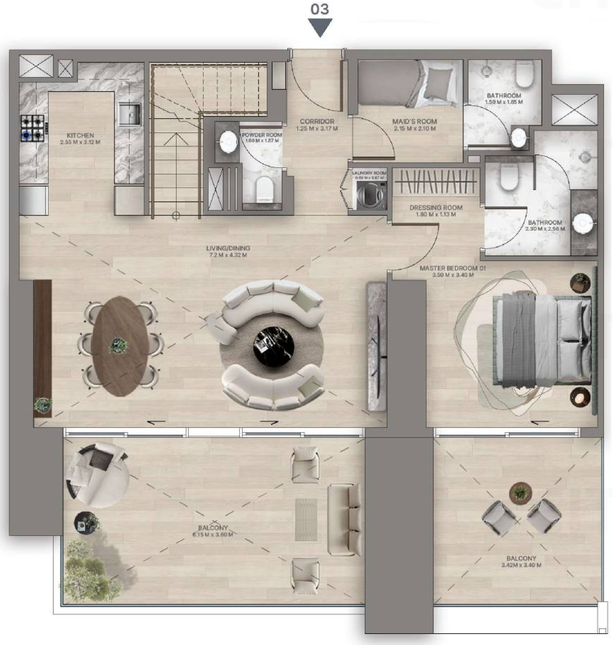
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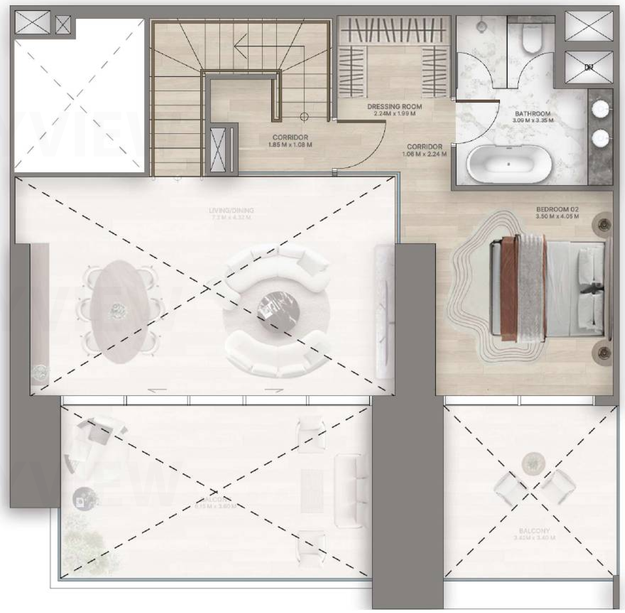
2 BEDROOM DUPLEX APARTMENT TYPE B

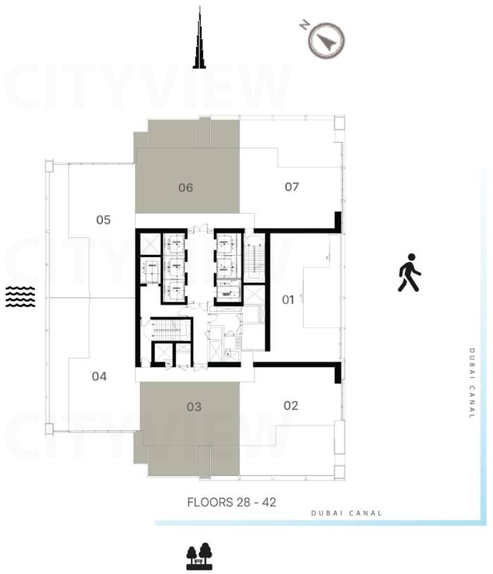
SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 03 & 06 | FLOOR NO: 28 - 42 | SUITE AREA - 1540 SQ.FT / 143 SQ.M | BALCONY AREA - 430 SQ.FT / 40 SQ.M | TOTAL AREA - 1969 SQ.FT / 183 SQ.M









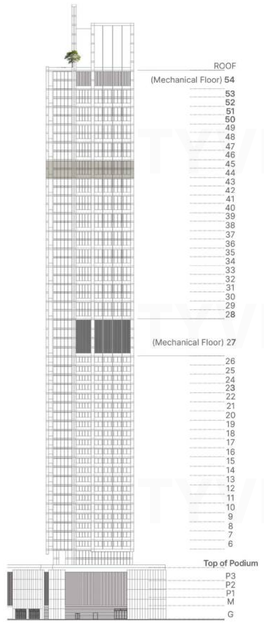
BURJ KHALIFA | SEA | BAY AVENUE PARK | BURJ KHALIFA BOULEVARD

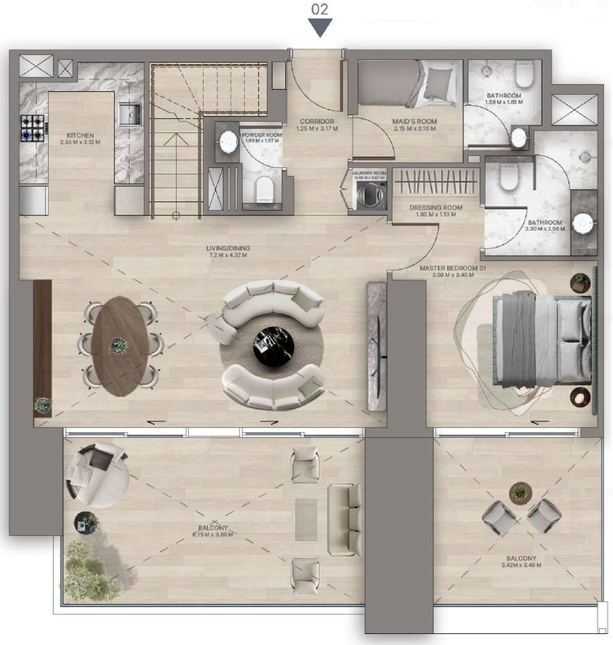
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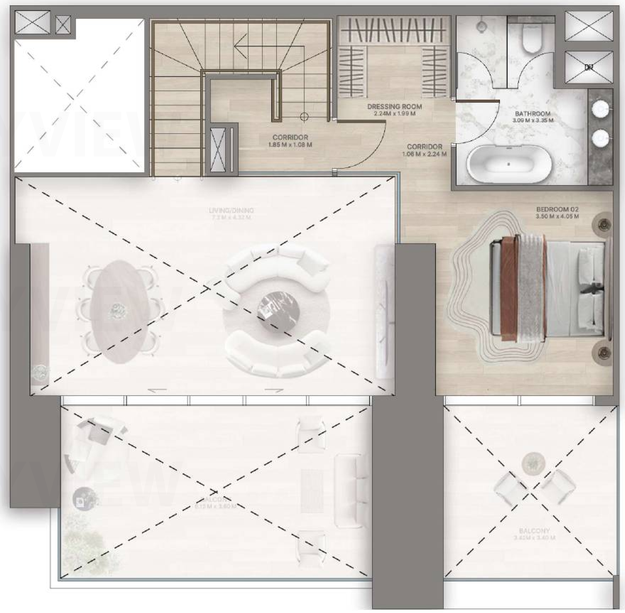
2 BEDROOM DUPLEX APARTMENT TYPE B

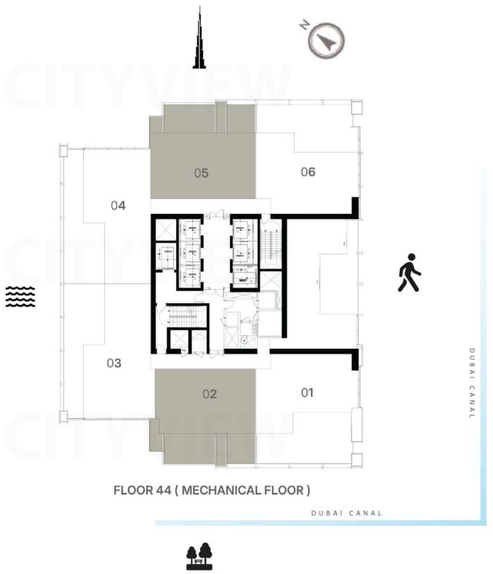
SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 02 & 05 | FLOOR NO: 44 | SUITE AREA - 1540 SQ.FT / 143 SQ.M | BALCONY AREA - 430 SQ.FT / 40 SQ.M | TOTAL AREA - 1969 SQ.FT / 183 SQ.M









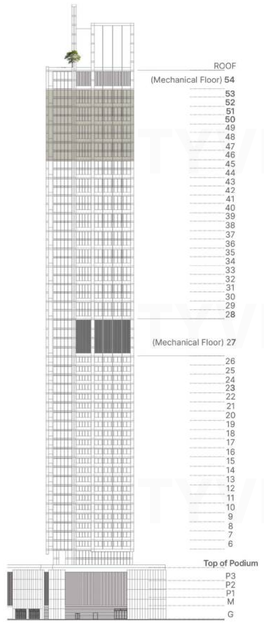
BURJ KHALIFA | SEA | BAY AVENUE PARK | BURJ KHALIFA BOULEVARD

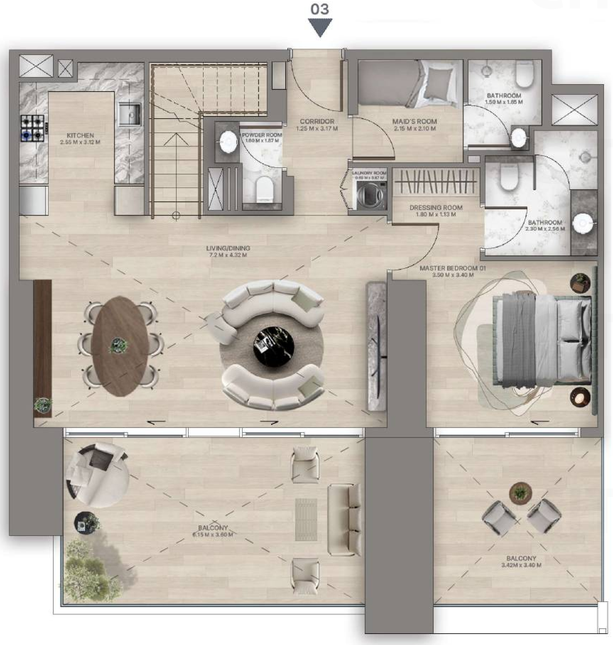
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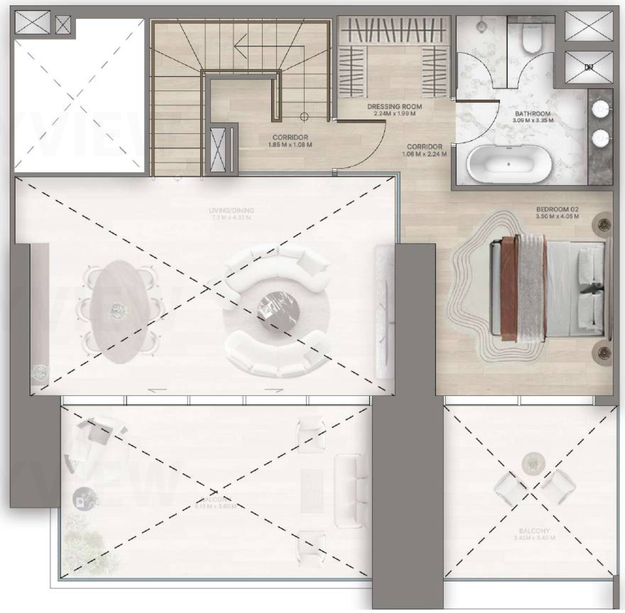
2 BEDROOM DUPLEX APARTMENT TYPE B

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 03 | FLOOR NO: 46- 52 | SUITE AREA - 1540 SQ.FT / 143 SQ.M | BALCONY AREA - 430 SQ.FT / 40 SQ.M | TOTAL AREA - 1969 SQ.FT / 183 SQ.M









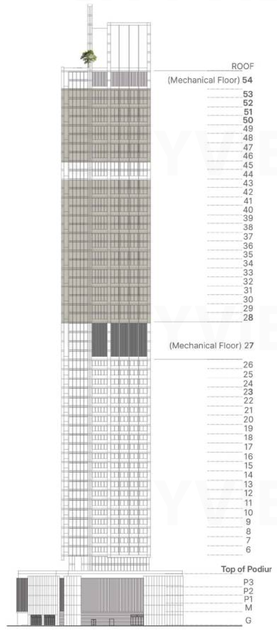
BURJ KHALIFA | SEA | BAY AVENUE PARK | BURJ KHALIFA BOULEVARD

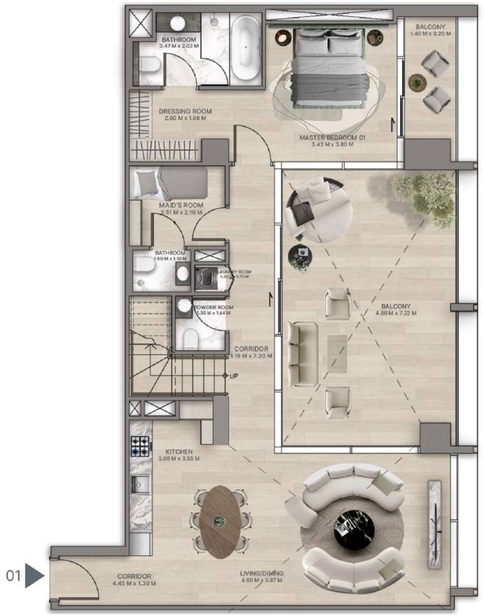
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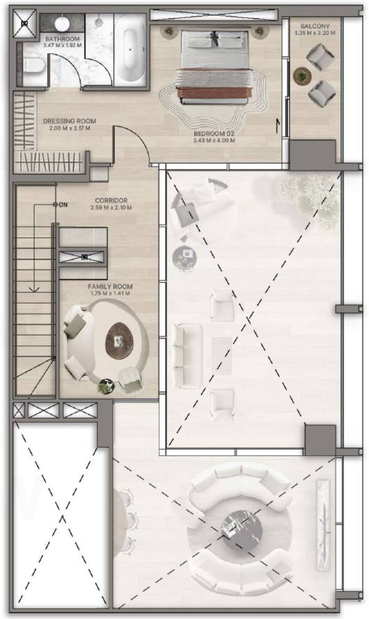
2 BEDROOM DUPLEX APARTMENT TYPE C

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 01 | FLOOR NO: 28 - 42 & 46 - 52 | SUITE AREA - 1742 SQ.FT / 162 SQ.M | BALCONY AREA - 486 SQ.FT / 45 SQ.M | TOTAL AREA - 2228 SQ.FT / 207 SQ.M







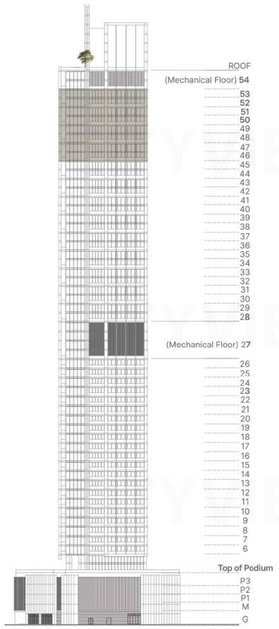


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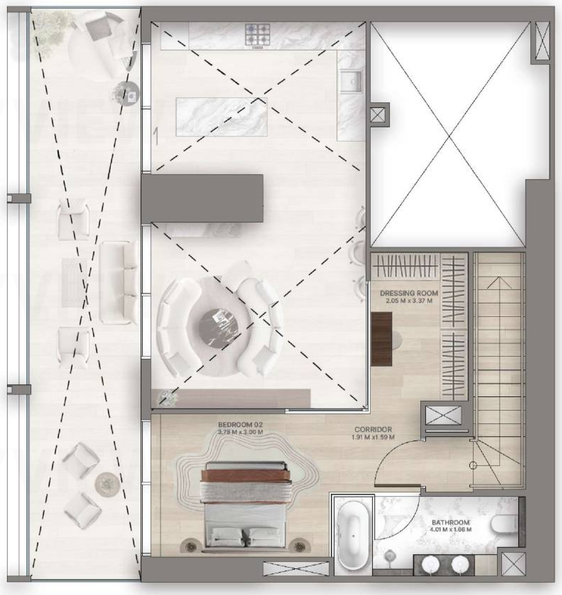
2 BEDROOM DUPLEX APARTMENT TYPE D

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 05 | FLOOR NO: 46-52 | SUITE AREA - 1567 SQ.FT / 146 SQ.M | BALCONY AREA - 311 SQ.FT / 29 SQ.M | TOTAL AREA - 1878 SQ.FT / 175 SQ.M







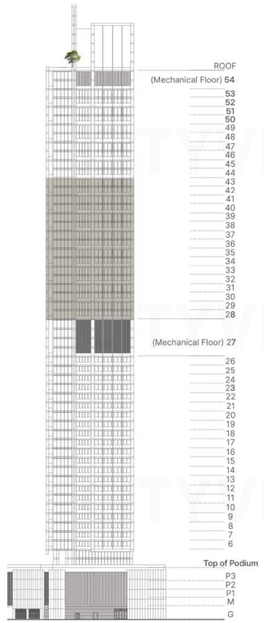


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3 BEDROOM DUPLEX APARTMENT TYPE A

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 04 & 05 FLOOR NO: 28 - 42 SUITE AREA - 2058 SQ.FT / 191 SQ.M BALCONY AREA - 614 SQ.FT / 57 SQ.M TOTAL AREA - 2671 SQ.FT / 248 SQ.M







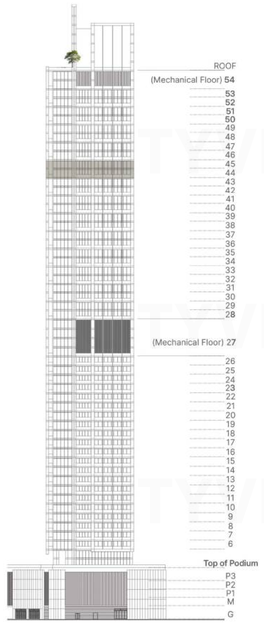


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3 BEDROOM DUPLEX APARTMENT TYPE A

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 03 & 04	FLOOR NO: 44	SUITE AREA - 2058 SQ.FT / 191 SQ.M	BALCONY AREA - 614 SQ.FT / 57 SQ.M	TOTAL AREA - 2671 SQ.FT / 248 SQ.M







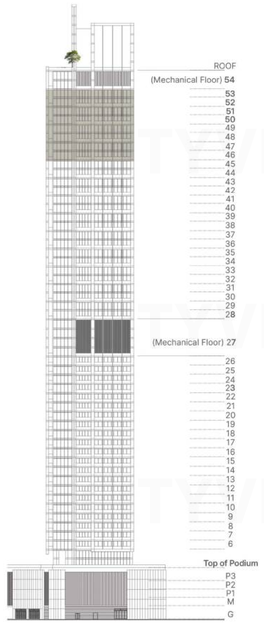


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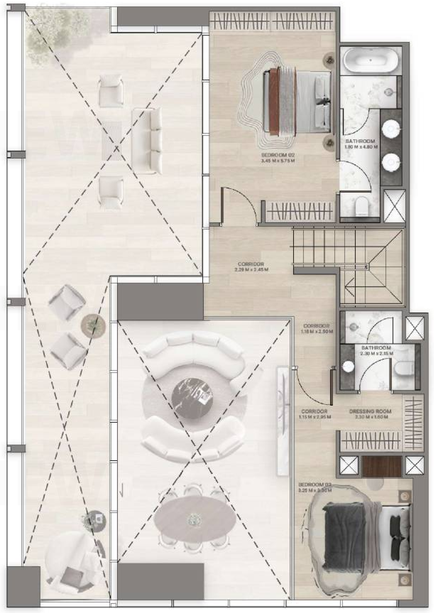
3 BEDROOM DUPLEX APARTMENT TYPE A

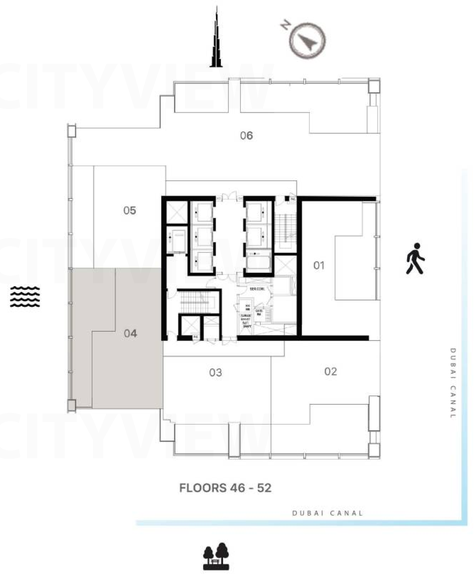
SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 04 | FLOOR NO: 46- 52 | SUITE AREA - 2058 SQ.FT / 191 SQ.M | BALCONY AREA - 614 SQ.FT / 57 SQ.M | TOTAL AREA - 2671 SQ.FT / 248 SQ.M









BURJ KHALIFA | SEA | BAY AVENUE PARK | BURJ KHALIFA BOULEVARD

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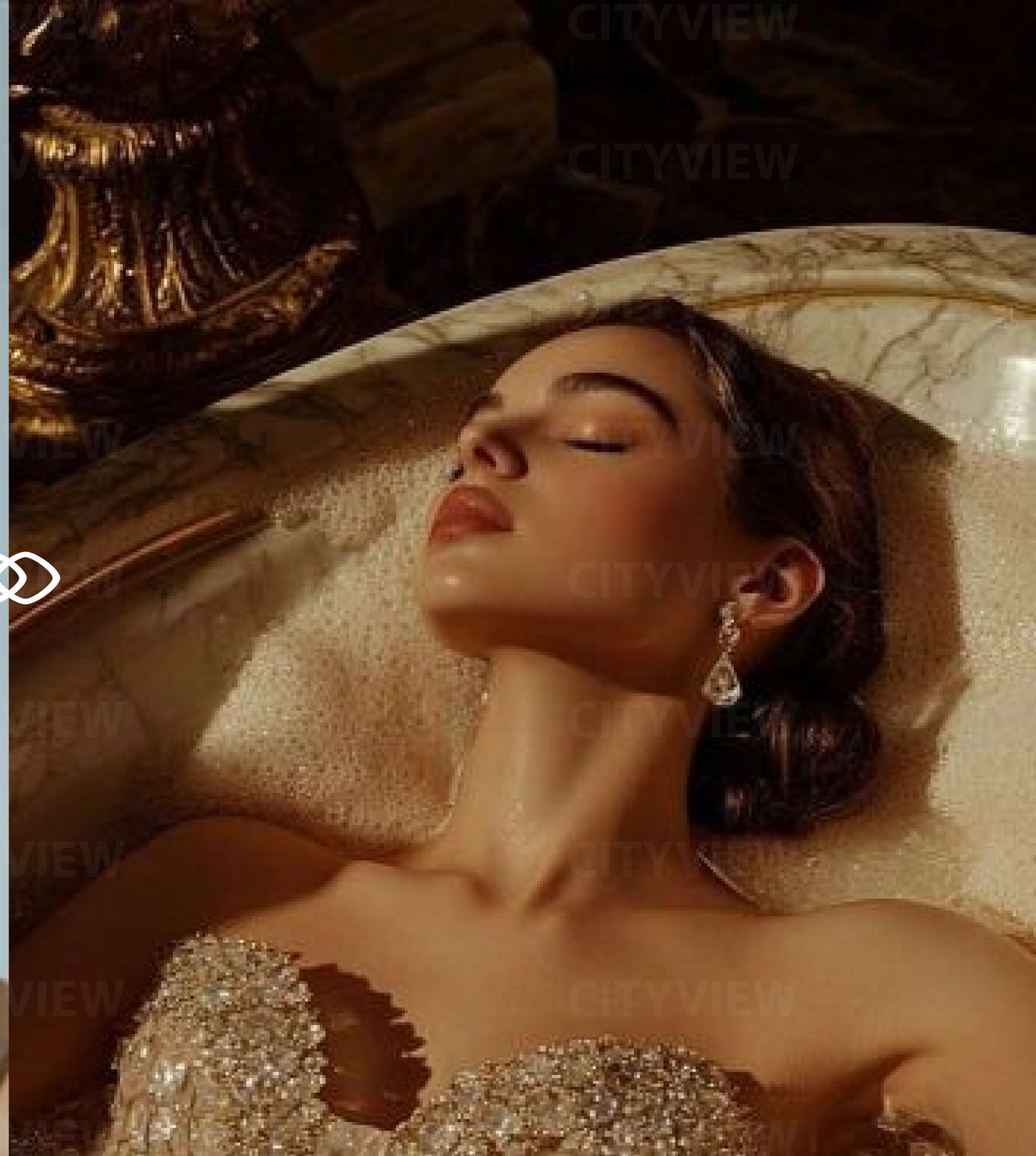














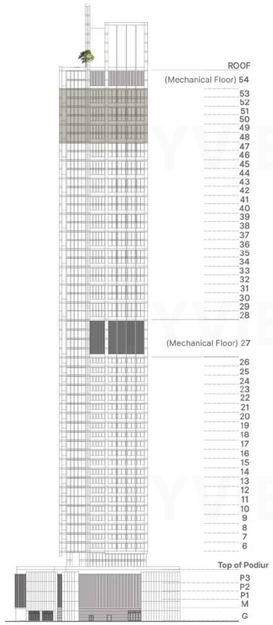



Penthouses

5 BEDROOM PENTHOUSE APARTMENT TYPE A1

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 06 FLOOR NO: 48 - 52 SUITE AREA - 4338 SQ.FT / 403 SQ.M BALCONY AREA - 1597 SQ.FT / 148 SQ.M TOTAL AREA - 5935 SQ.FT / 551 SQ.M





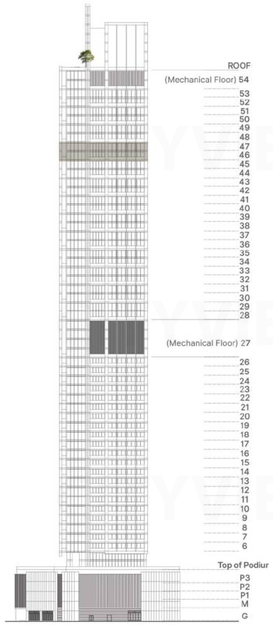


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5 BEDROOM PENTHOUSE APARTMENT TYPE A2

SOFITEL
RESIDENCES DUBAI CITY VIEW

UNIT NO: 06 | FLOOR NO: 46 | SUITE AREA - 4338 SQ.FT / 403 SQ.M | BALCONY AREA - 1412 SQ.FT / 131 SQ.M | TOTAL AREA - 5750 SQ.FT / 534 SQ.M







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Commercial *Overview*



Unit Type	Min Area (Sqft)	Max Area (Sqft)	Minimum Price AED	Maximum Price AED	Average of Sales Rate
1BR Residences	916	1,048	2.61MN	3.62MN	3,227
2BR Residences	1,367	1,383	4.01MN	4.82MN	3,178
3BR Residences	1,812	1,896	5.71MN	6.91MN	3,347
2BR Sky Villas	1,878	2,339	6.74MN	8.78MN	3,508
3BR Sky Villas	2,671	2,672	9.37MN	10.37MN	3,576
5 BR Penthouses	5,750	5,750	30.6MN	30.6MN	5,289
Grand Total	**916**	**5,750**	**2.61MN**	**30.6MN**	**3,358**

Payment *Plan Overview*

50:50
Payment Plan

Q4 2029
Anticipated Completion Date

Milestone	Date	Percentage
Down Payment	On Booking	20% + 4%
Installment 1	Jun-26	5%
Installment 2	Dec-26	5%
Installment 3	Jun-27	5%
Installment 4	Dec-27	5%
Installment 5	Jun-28	5%
Installment 6	Dec-28	5%
On Completion	Q4 2029	50%



USPs

- Location
- Sofitel branded & managed
- Unique unit mix
- Layouts / sizes
- Interiors
- Flexible payment plan
- Wellness

SOFITEL

RESIDENCES DUBAI CITY VIEW

DEVELOPED BY

CITYVIEW

SOFITEL

ACCOR

POWERED BY

refine