



Oakwood®

A timeless story, retold.

Pyramids Park is an ancient story retold as a modern wonder. The stunning new project by Falconcity of Wonders offers 3 pyramid-shaped hotel apartments that will redefine luxury hospitality forever.

SAAM Vega, the small pyramid operated by **Oakwood**, brings to life an epic wonder from one of the most fascinating civilizations of our times. The architectural marvel is ground-breaking and the attention to details is breathtaking. The stylish interiors seamlessly blend contemporary aesthetics with classic cultural touches whereas precious materials merge harmoniously in the structures, making them both traditional and timeless.

Being Dubai's first hotel apartment to be shaped like a World Wonder, Pyramids Park won't just stop the clock for you, but also take you back to the most fascinating era of our times.



Fall in love with an ageless wonder, again.

Nothing compares to the rebirth of an ancient civilization in a modern world. **SAAM Vega** brings a sliver of the most fascinating civilization of our times at Falconcity, and is set to become a new cornerstone of Dubai's hospitality landscape.

With a traditional architectural design fused with elegant furnishings and the welcoming warmth shown by the staff, this will be what every other hotel apartment aspires to be. Poised to be the most iconic luxury hotel destination in the world, it is centred around the lives of modern individuals and engineered to offer a relaxing and rejuvenating time to the guests at all times.

As a wonder that has enthralled generations in the past, this marvel is now reborn as a luxury hotel apartment, designed in a unique sustainable atmosphere with a finely crafted creative layout, both inside and outside, that offers a very comforting and tranquil atmosphere to its residents.





A
wonderful
marvel
reborn



Pyramids Park

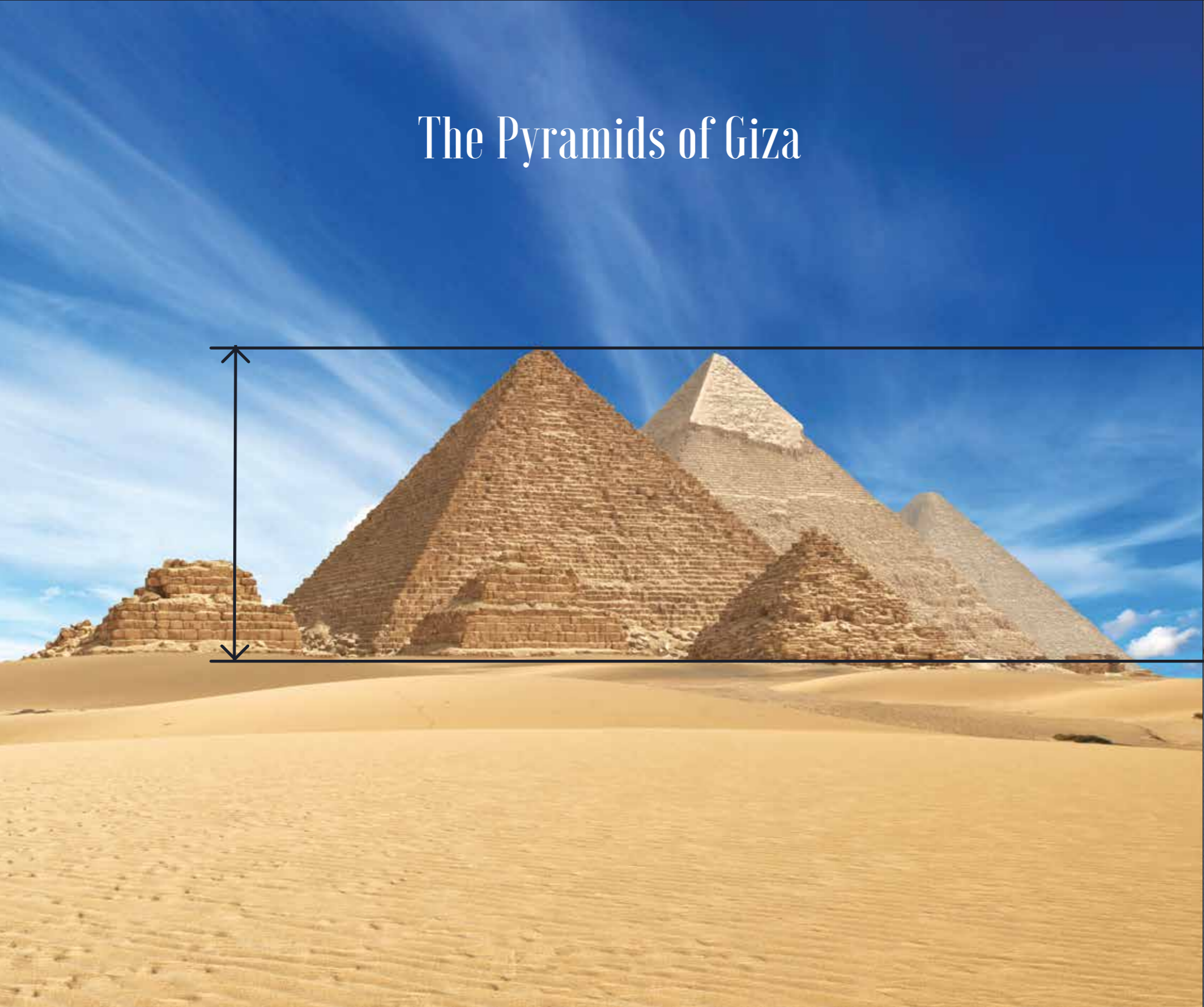
brilliantly ties together Falconcity's core values of artistic mastery, contemporary techniques and spellbinding craftsmanship.

The architectural language of the **Pyramids Park** is defined by the traditional yet urbane interiors that stream along the edifice interspersed with stark colours and gilded elements. This sequence of overlying patterns creates an elegant and pleasantly informal environment, giving the hotel a charm of its own.

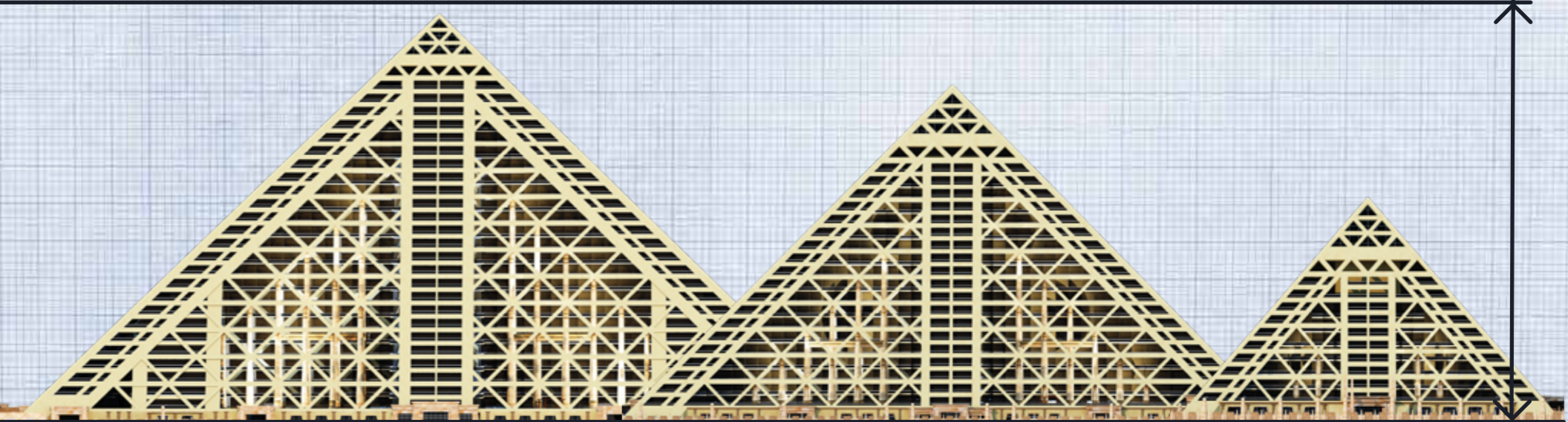
Characterized by its efforts to create perfect harmony between the old times and new, the development aims to seamlessly integrate the physical elements present during the time of the original structure and become an indelible part of it: the ubiquitous use of limestone is reminiscent of the golden sands of the desert, and also harks back to the timeless sculpted architecture of an ancient era.



The Pyramids of Giza



Re-created on a Monumental Scale



SAAM Antares

SAAM Polaris

SAAM Vega

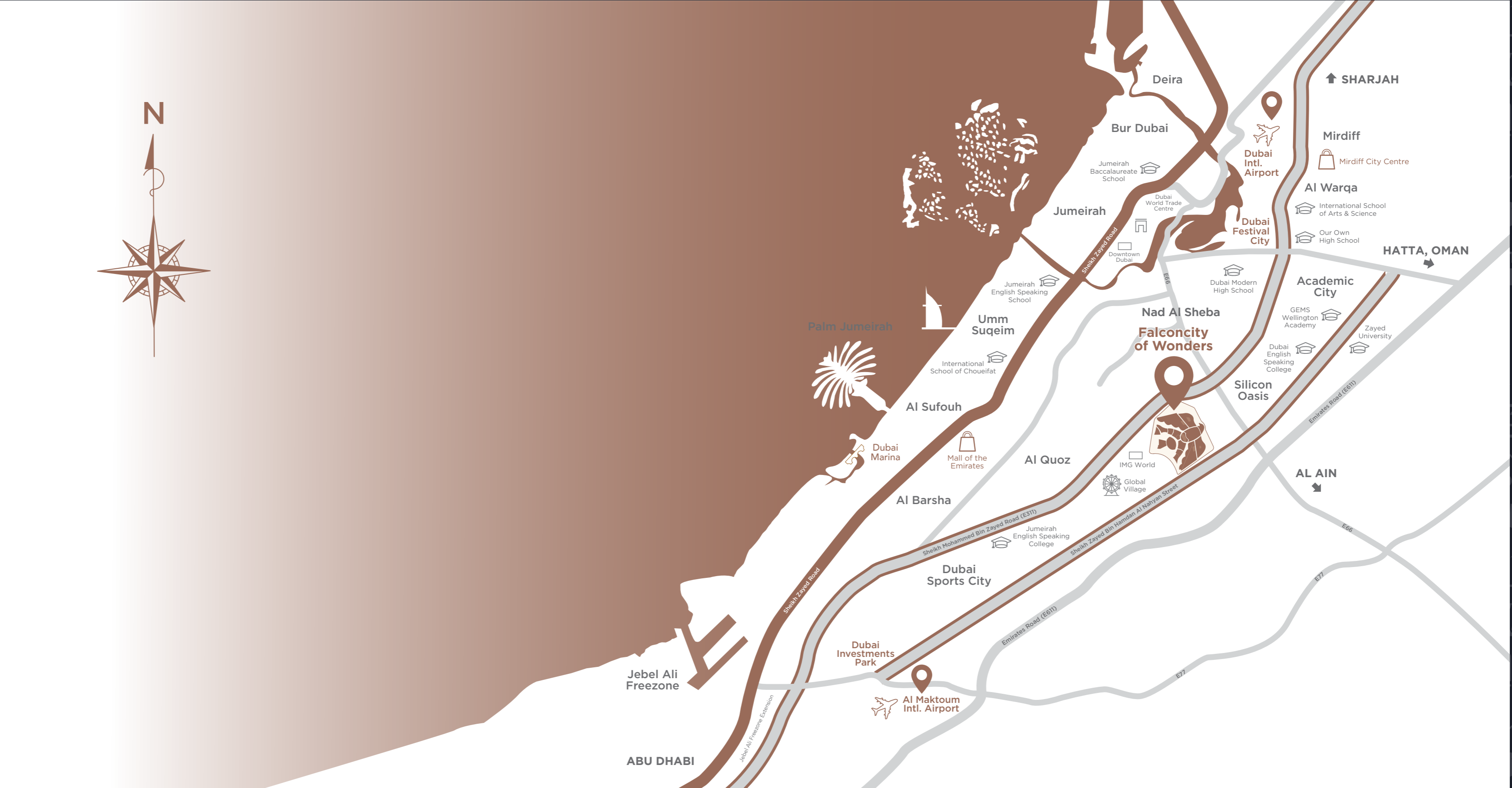
Studios	360 units
1 Bedroom	79 units
2 Bedroom	1 unit
Total	440 units
57.20 m / 187.66 ft	



Strategic Location

In the centre of the emirate.
At the heart of everything.

- Well-connected with Sheikh Mohammed Bin Zayed Road & Sheikh Zayed Bin Hamdan Al Nahyan Street
- 15 mins to Downtown and Dubai International Financial Center
- 15 mins to DXB airport
- 20 min to Expo2020



Compassion, rediscovered.



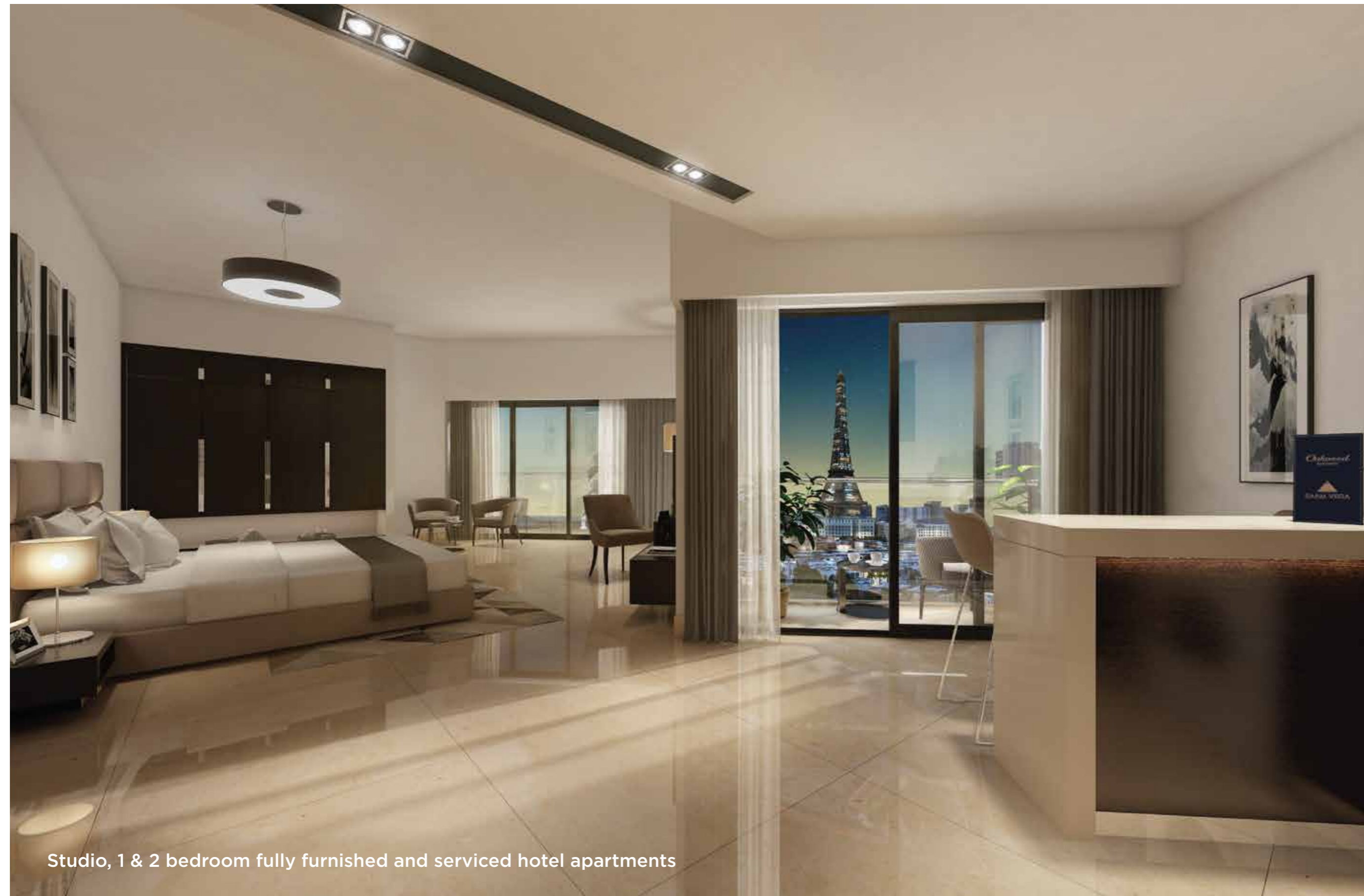
The pyramid-shaped hotel apartment aims to bring people closer by offering them a relaxing time with its luxurious 5-star living experience. It is designed in a unique sustainable atmosphere with a finely crafted creative layout, both inside and outside, that offers a very comforting and tranquil atmosphere to its residents.











Studio, 1 & 2 bedroom fully furnished and serviced hotel apartments





Studio





Features & Amenities

Safety

Starting from sprinklers in every apartment to round-the-clock security across the premises, SAAM Vega makes safety and security a top priority in today's time, with all the modern techniques to prevent any untoward incidence.

Hygiene

SAAM Vega is designed to be a happy place as special care is taken of its residents in every way. All the hygiene parameters are also in place, housing an Advanced Garbage Disposal System behind the main facade, it is purpose-designed to keep the entire premise clean and odor-free.

Convenience

Being a modern and premium hotel apartment building, convenience and care is prime for all our residents. Precisely why, we have created a hassle-free ground level parking, dedicated to women.



- Luxury amenities
- State-of-the-art health club - gym, spa, sauna, Jacuzzi & swimming pool
- Multisport yard
- 5-star dining outlets
- Spacious terraces & kids play area
- Dedicated parking for each unit
- 24/7 concierge services
- Round-the-clock security and valet parking
- World-class room service, laundry and house keeping

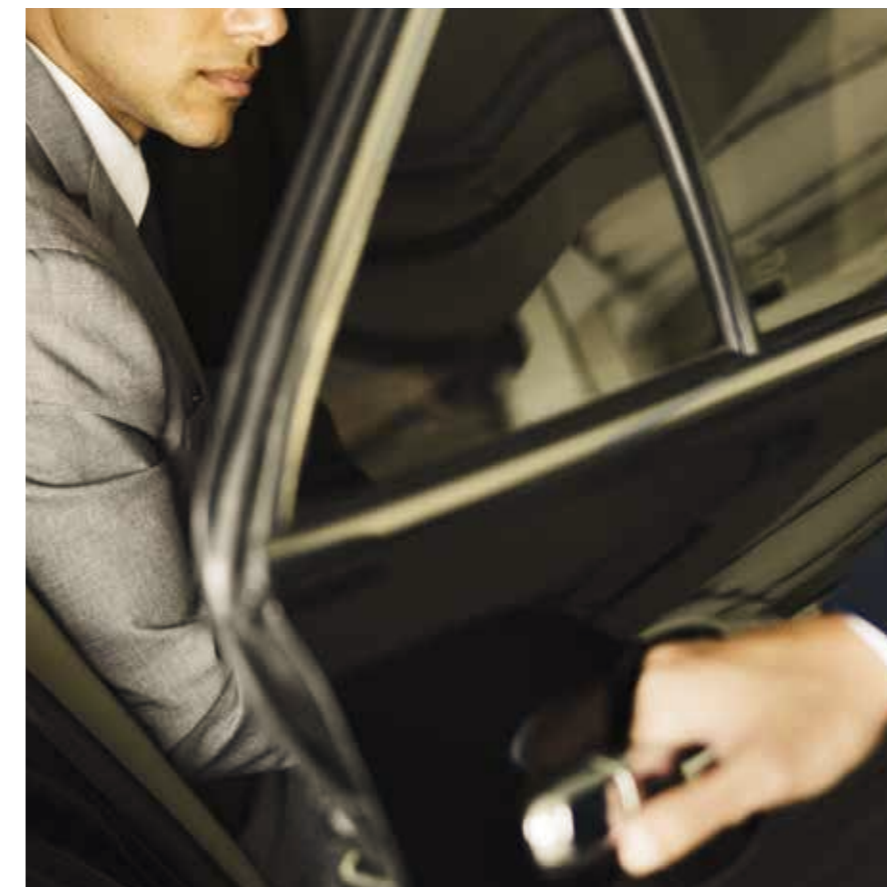


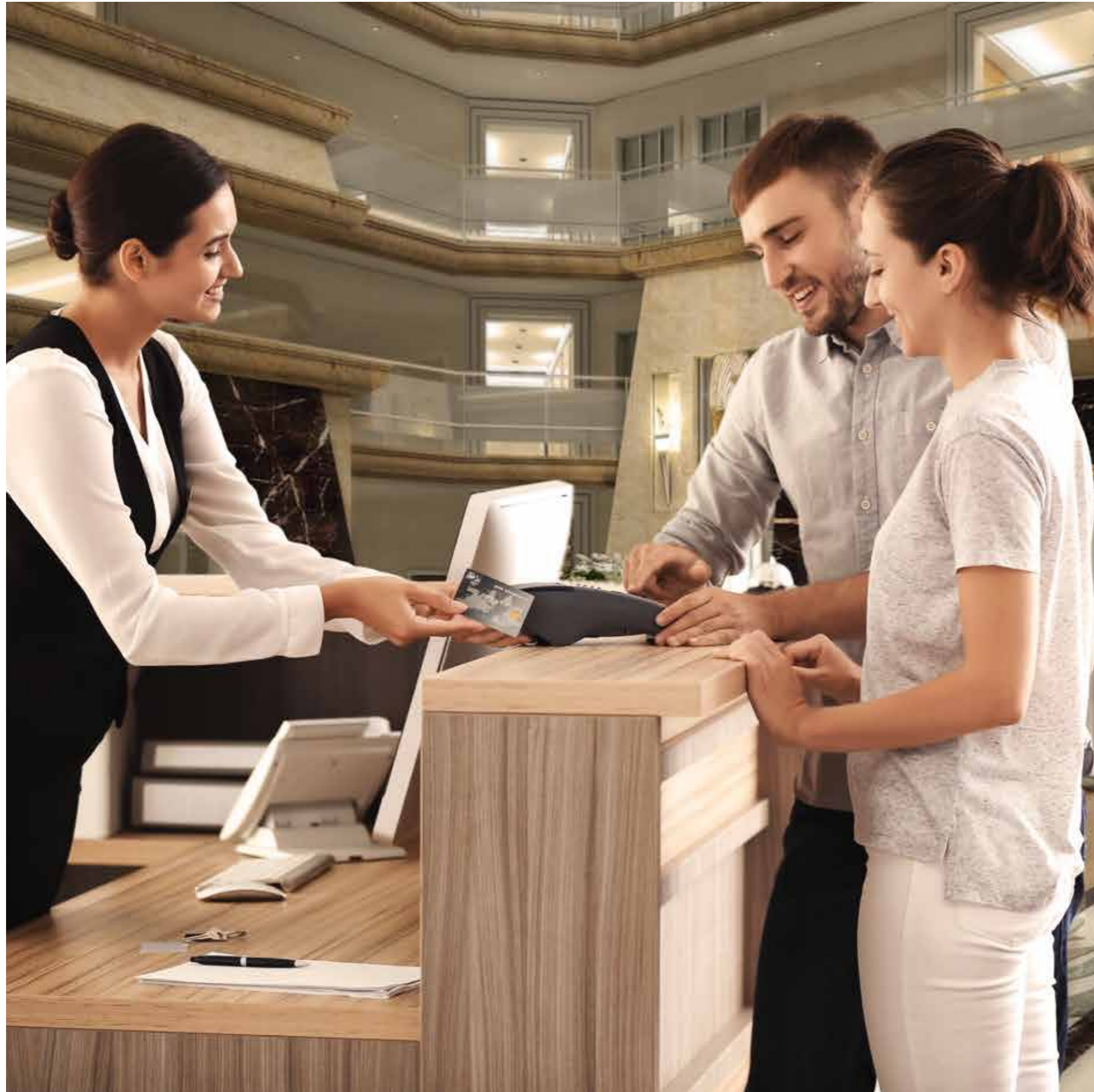


Oakwood

Oakwood Worldwide is the premier provider of corporate housing and serviced apartment solutions through its well-known brands, **Oakwood and ExecuStay**. With a presence in more than 85 countries, the award-winning company provides accommodation to meet the needs of global organizations, individual business and leisure travellers alike. Oakwood Worldwide was founded in and continues to base its corporate headquarters in Los Angeles and operates regional headquarters in London, Phoenix and Singapore.

Since it started more than 50 years ago, **Oakwood** has grown to be the largest serviced apartment operator in the world with close to 25,000 serviced apartments throughout North America, Asia and Europe.





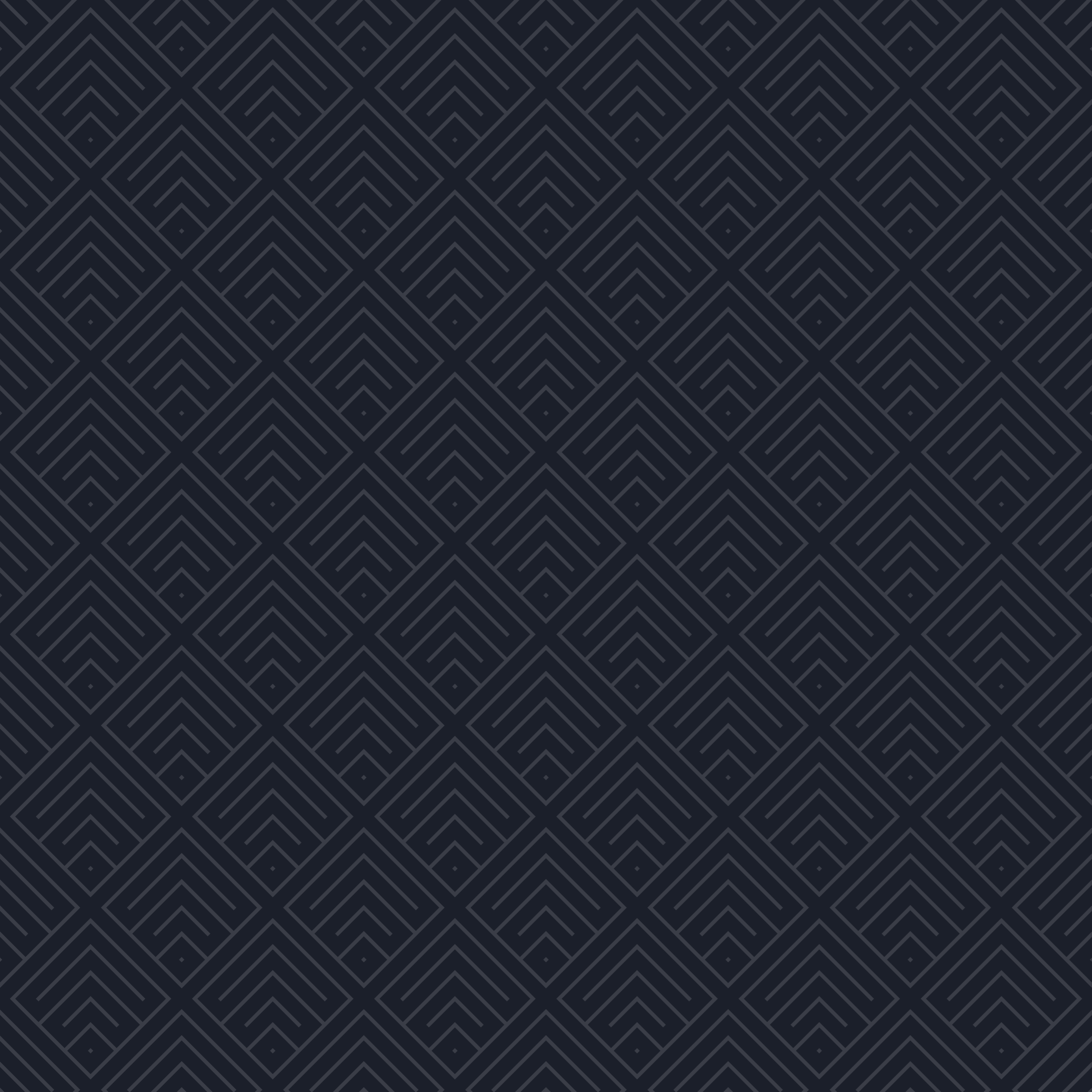
Operated by **Oakwood**

Exclusive Rental Pool Programme

The purchase of a hotel apartment at Pyramids Park enables you to opt for our Rental Pool Programme that is managed exclusively by our hospitality division, Falconcity Hotels & Resorts.

As an owner, you can earn rental income from your property when you are not staying there. Furthermore, our team members are adept at handling luxury clients in the hospitality segment and well-trained in marketing of these properties that is best suited to maximising revenue for you. So your asset is not just actively promoted to the discerning clientele but also well-taken care of and 'owner ready' whenever you wish to return to it.





Falconcity of Wonders

is an iconic project in Dubai that ties the past, present and future in a single thread. Covering 41 million sq. ft. of land, it is designed to host a vast variety of sub-projects, including residential villa communities, luxury hotel apartments, a theme park, a mall, a business centre, World Wonders that will be great tourist attractions along with many more offerings.



Falconcity of Wonders

is considered to be one of the most progressive projects of the emirate, bringing traditional values close to modern technology through design and engineering. These monuments are carefully crafted and well-defined from ground up, finely detailed at every corner and envisaged to be a symbol of pride for everyone associated with it.







Why invest in DUBAI

Known as the City of Dreams, Dubai is a land that has infinite potential to turn sown dreams into reality. It is led by an ever-growing expat population that is highly skilled, guided by the visionary government that promotes new ventures and is supported by state-of-the-art technology and innovation.

Having a vibrant and dynamic outlook and an affinity to change, makes this city one of the most desirable places to live in. Tourism too plays a key role in making Dubai a modern hub of cultures and ideas, as it is the 4th most visited tourist destination in the world. Above everything else, it is the warm and welcoming nature of the locals that truly makes this country one of the greatest places of our times. It is not just home to some of the greatest visionaries and entrepreneurs, but is also recognized for the nobility and compassion it shows towards everyone.

In short, this truly is the City of Dreams where everyone is welcomed with open arms.



The City of Dreams



The Ultimate Tourist Destination of the 21st Century

Dubai is more than just a city of high-rises and wide roads. It is a treasure trove of ancient cultural influences that have inspired generations since the very beginning. From a fishing port to a metropolis of trade, business, craft and real estate icons, Dubai has transformed into a megacity par excellence.



Luxury Hotel Apartments - The Perfect Investment Avenue

Dubai is dubbed as the Tourism Capital of UAE for countless reasons.

- 4th Most Visited Country in the World
- Expo2020 to welcome 25 Million+ unique visitors
- 10.2% Compound Annual Growth Rate (CAGR) for occupied rooms
- Average hotel occupancy in the region is 78%
- Hospitality sector is worth more than US\$43 billion
- Numerous attractions -
- Expo2020 | Museum of the Future | Dubai Shopping Festival | Dubai Frame



Iconic Tourist Attractions

A host of attractive features and facilities make Dubai the 4th most visited tourist destination in the world.

- Biggest malls in the world with the largest collection of brands under one roof
- From luxury to budget hotels, everyone has a reason to come to Dubai at least once
- Adventures like desert safari, camel rides, dune bashing, zip-line, entertainment parks
- Manmade marvels that enthrall everyone
- Zoos
- Public Libraries
- Beaches
- Public Parks
- Art Galleries
- Museums
- Entertainment and Theme Parks



First Choice for Business in MENA - Dubai

There are a number of other reasons that make Dubai an excellent platform for traders, businessmen and entrepreneurs.

Dubai is the most business-friendly emirate. UAE is a hub of business opportunities due to its geographical location.

- Numerous free zones
- Excellent infrastructure and open to innovation
- No taxes and low import duties
- Business-friendly laws and procedures to open a new company
- 100% foreign ownership allowed
- Convenient leasing of offices and flexi desks
- Easy money as well as profit transfer
- Window to the MENA Region for anyone who wishes to expand to the Middle East or North African region





How It Began

From the Chairman's Desk

"Inspired by the visionary leaders of this land, Salem Ahmad Almoosa Enterprises (SAAE) was established in 1975 to complement, collaborate and contribute to the efforts of these great minds. Since then, we have been standing at the helm of change for the last 4 decades, pioneering and engineering innovative methods and techniques to achieve what is otherwise considered impossible.

Our spirit and dedication has made us one of the most sought-after international enterprise that specializes in various sectors including real estate development, interior design, retail, project management, management consultancy, business training, travel and tourism and many more.

The force behind our success is a diverse group of dedicated professionals and craftsmen who have a laser-sharp focus on our mission and goals. Partnering with them has enabled us to offer our world-class services, technology solutions and smart investment opportunities to clients from around the world.

Falconcity of Wonders is our largest venture till date, an upscale mixed-use property project comprising of residential, commercial, retail, tourism and hospitality avenues that are designed to be a class apart.

With picturesque residential communities, wonders from around the world, an expansive shopping mall and numerous commercial complexes all in one place, Falconcity of Wonders will pivot Dubai towards the vision of our esteemed leadership of making Dubai the investment capital of the world."

Salem Ahmad Almoosa
Chairman





Falconcity of Wonders

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RERA Project Number: 1375 **Developer Number:** 1247 **Building Name:** SAAM Vega

Developer Name: SAAM Pyramid Real Estate Development LLC