



A Wonder Rediscovered

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 managed 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 breath-taking. 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

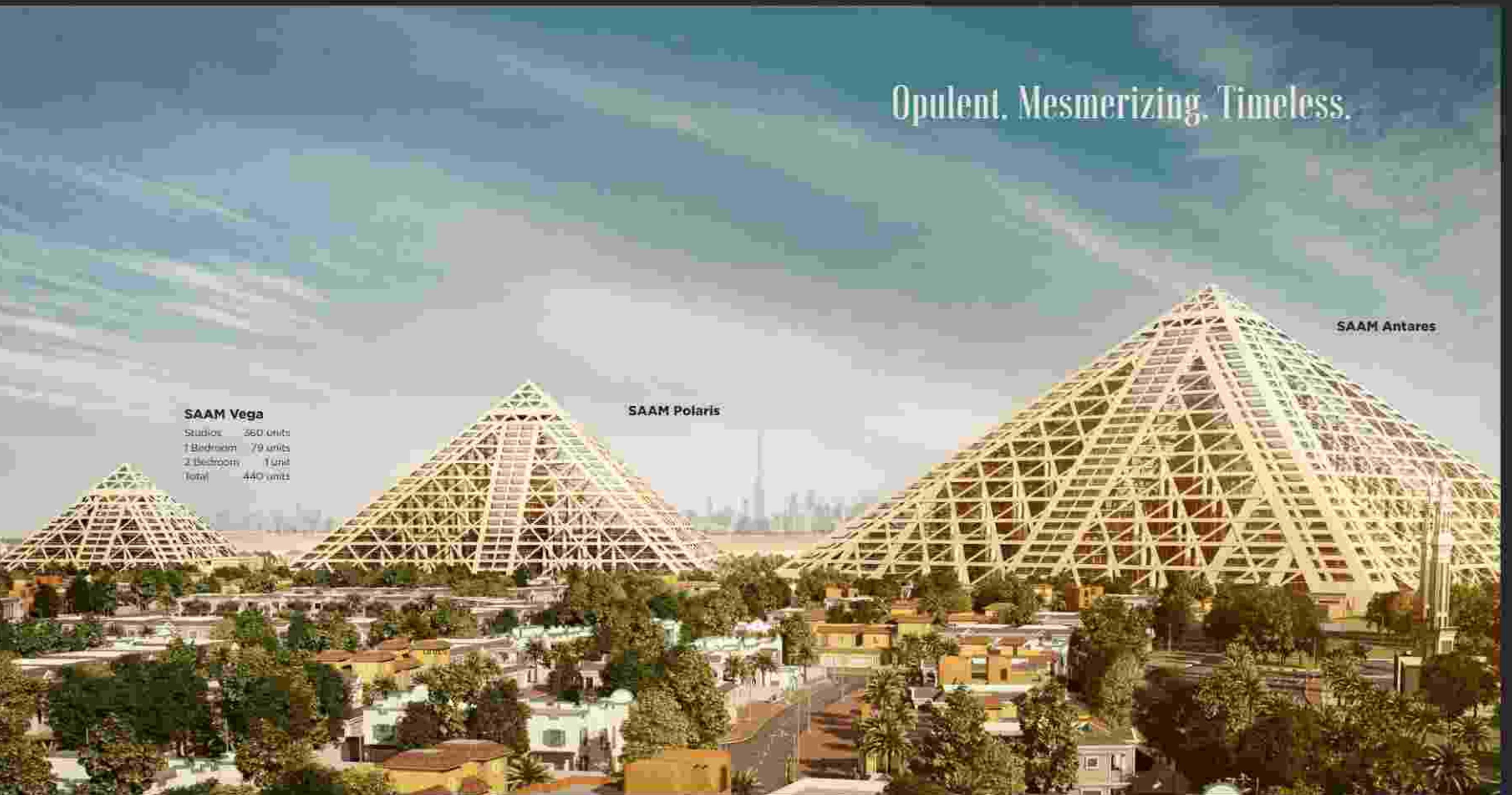
Opulent. Mesmerizing. Timeless.

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.



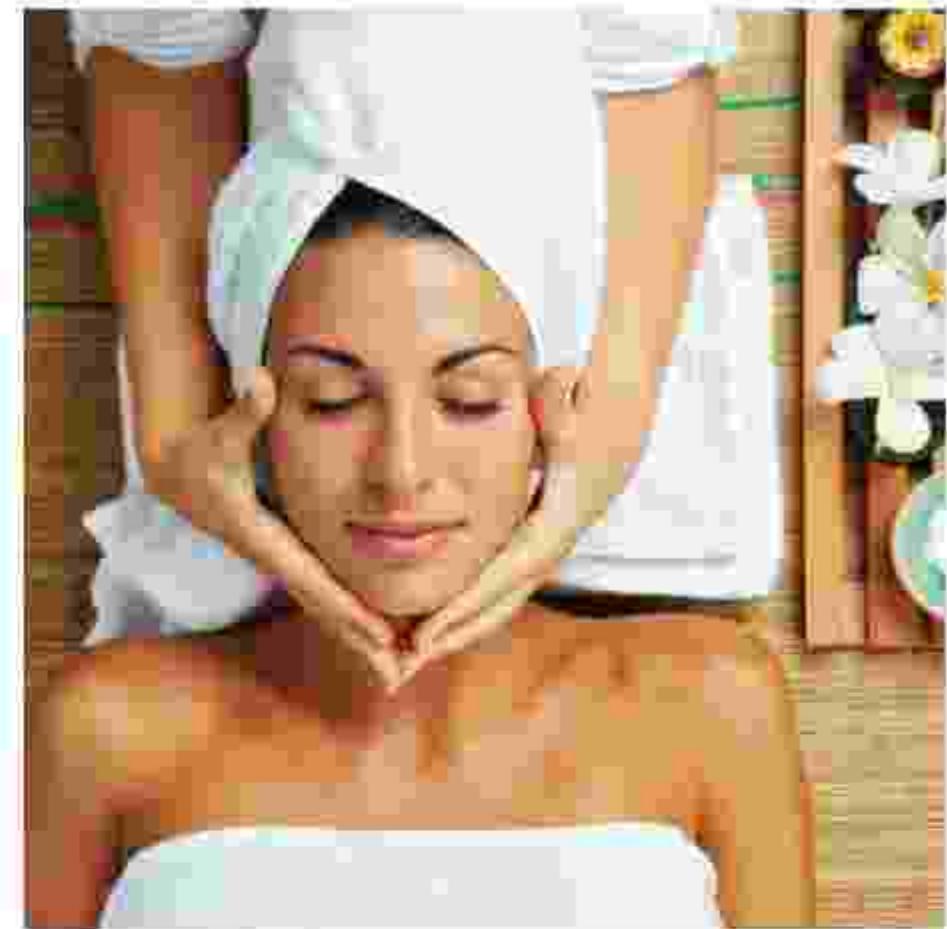


Compassion, rediscovered.

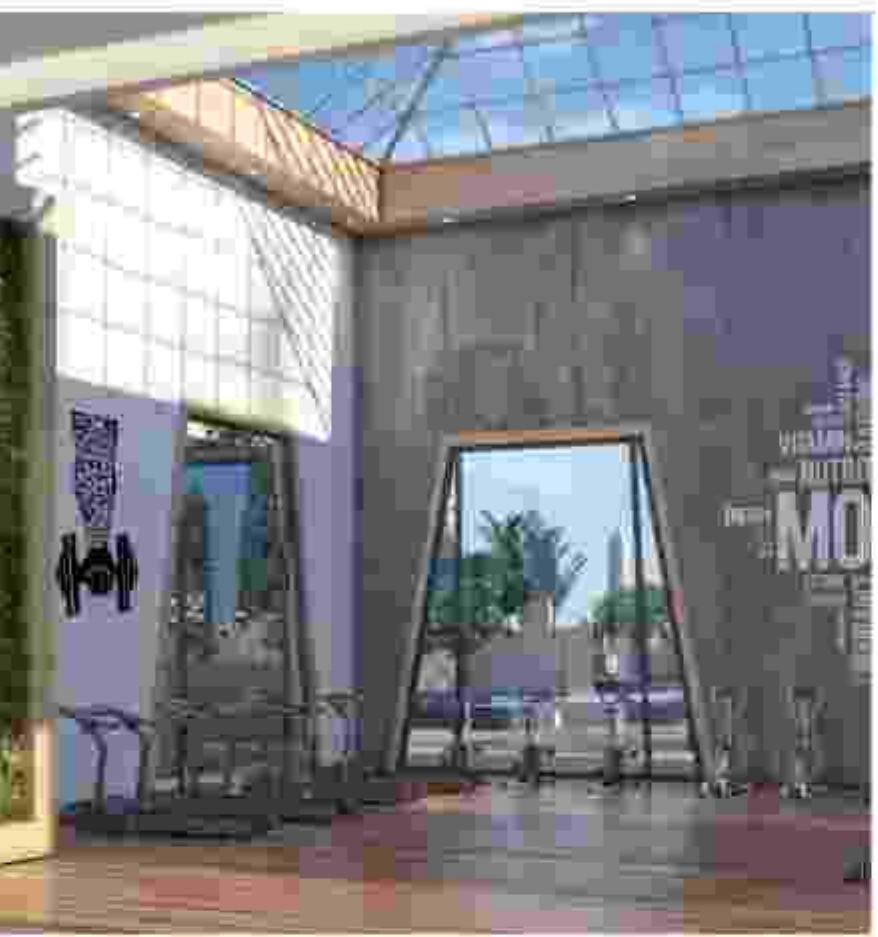


Managed by Oakwood

The pyramid-shaped hotel apartment is more than a hotel apartment as it 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 serviced hotel apartments
- Well-connected with Shaikh Mohammed Bin Zayed Road & Shaikh Zayed Bin Hamdan Al Nahyan Street
- 15 mins to Downtown and Dubai International Financial Center
- 15 mins to DXB airport
- 20 min to Expo2020
- 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

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.

So 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 on your behalf. 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 products 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.



DUBAI

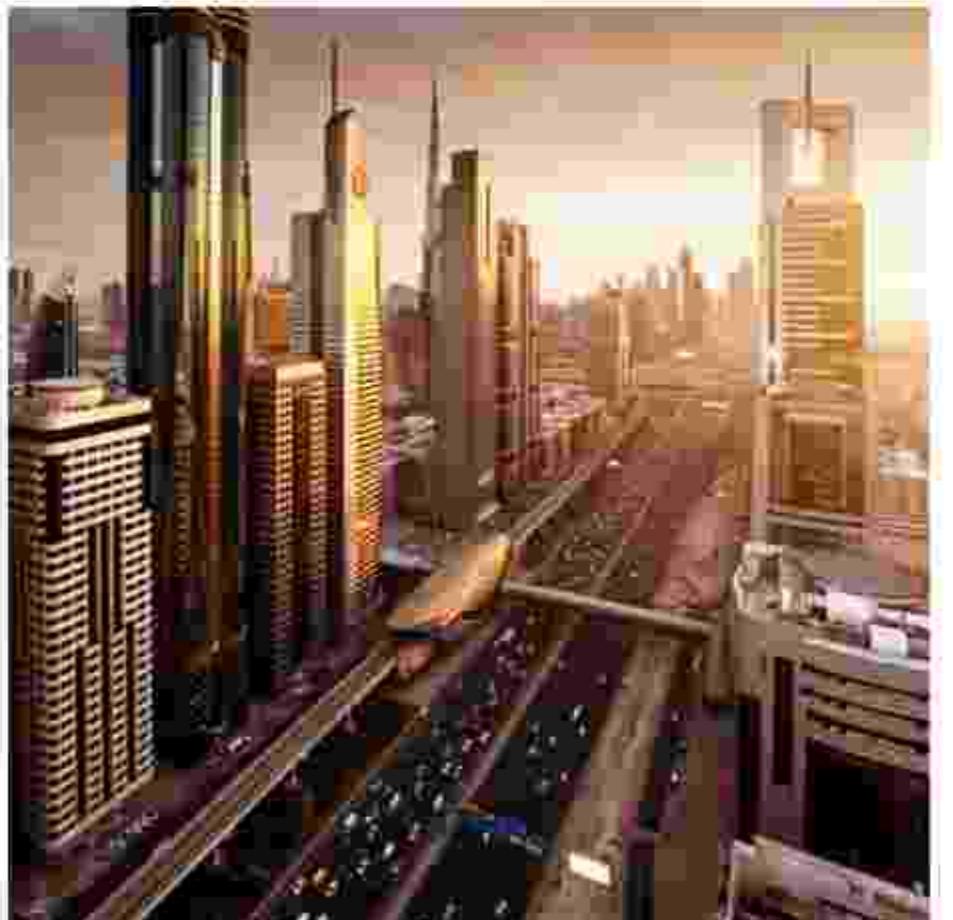
is the only emirate that is also known as the City of Dreams, a land that has infinite potential to turn sown dreams into reality. It is led by an ever-growing expat population that is highly skilled, guided by the visionary government that promotes new ventures and supported by state-of-the-art technology 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 will always keep you busy
- Manmade marvels and structures that will enthrall and enamour everyone
- Zoos
- Public Libraries
- Beaches
- Public Parks
- Art Galleries
- Museums
- Entertainment and Theme Parks



Businessmen prefer Dubai because

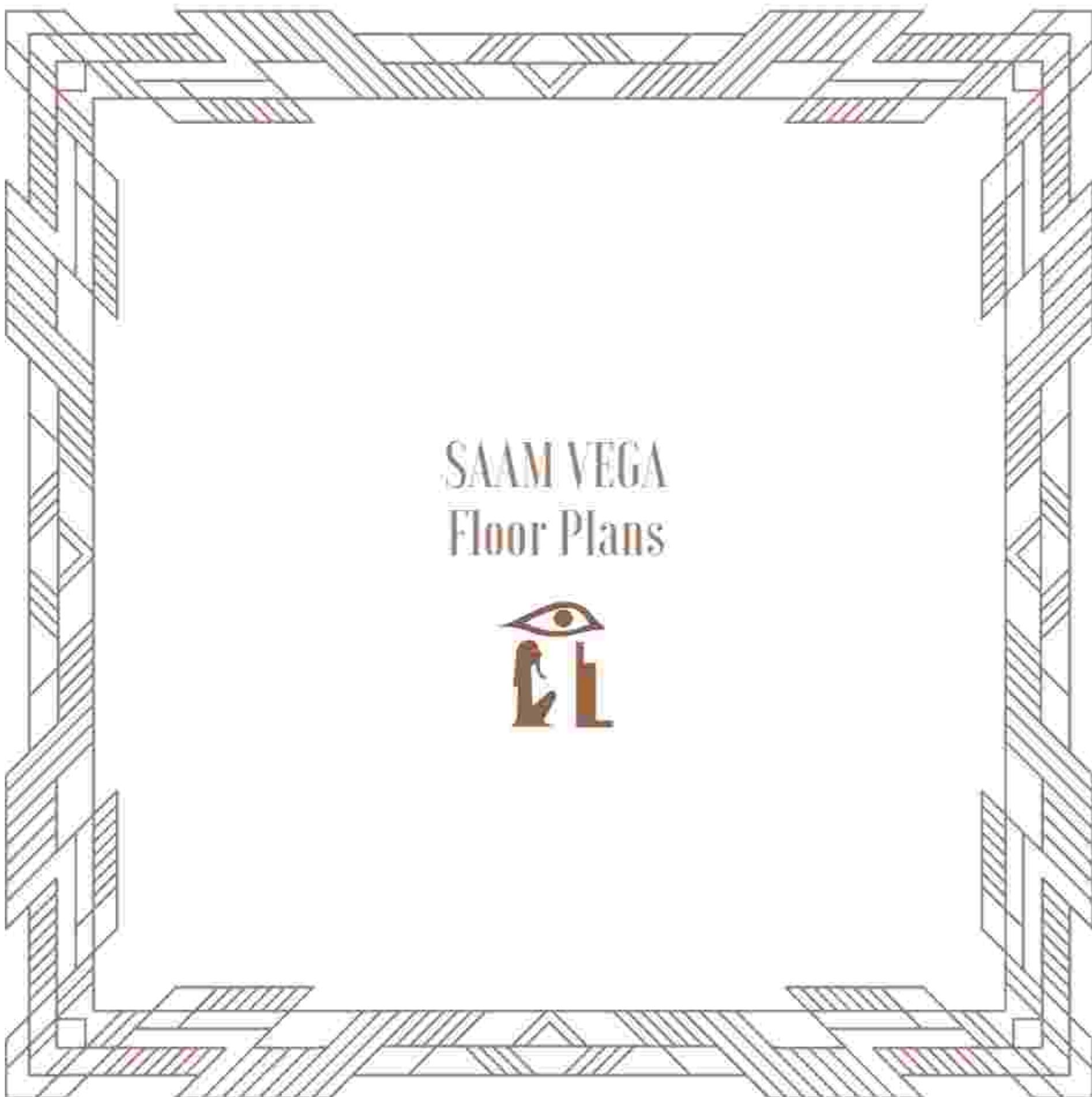
Dubai is the most business-friendly emirate. UAE is a hub of business opportunities due to its geographical location.

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

- 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 and profit transfer
- Dubai is a window to the MENA Region. So for anyone who wishes to expand to the Middle East or North African region, Dubai sits at the heart of the process.



SAAM VEGA
Floor Plans

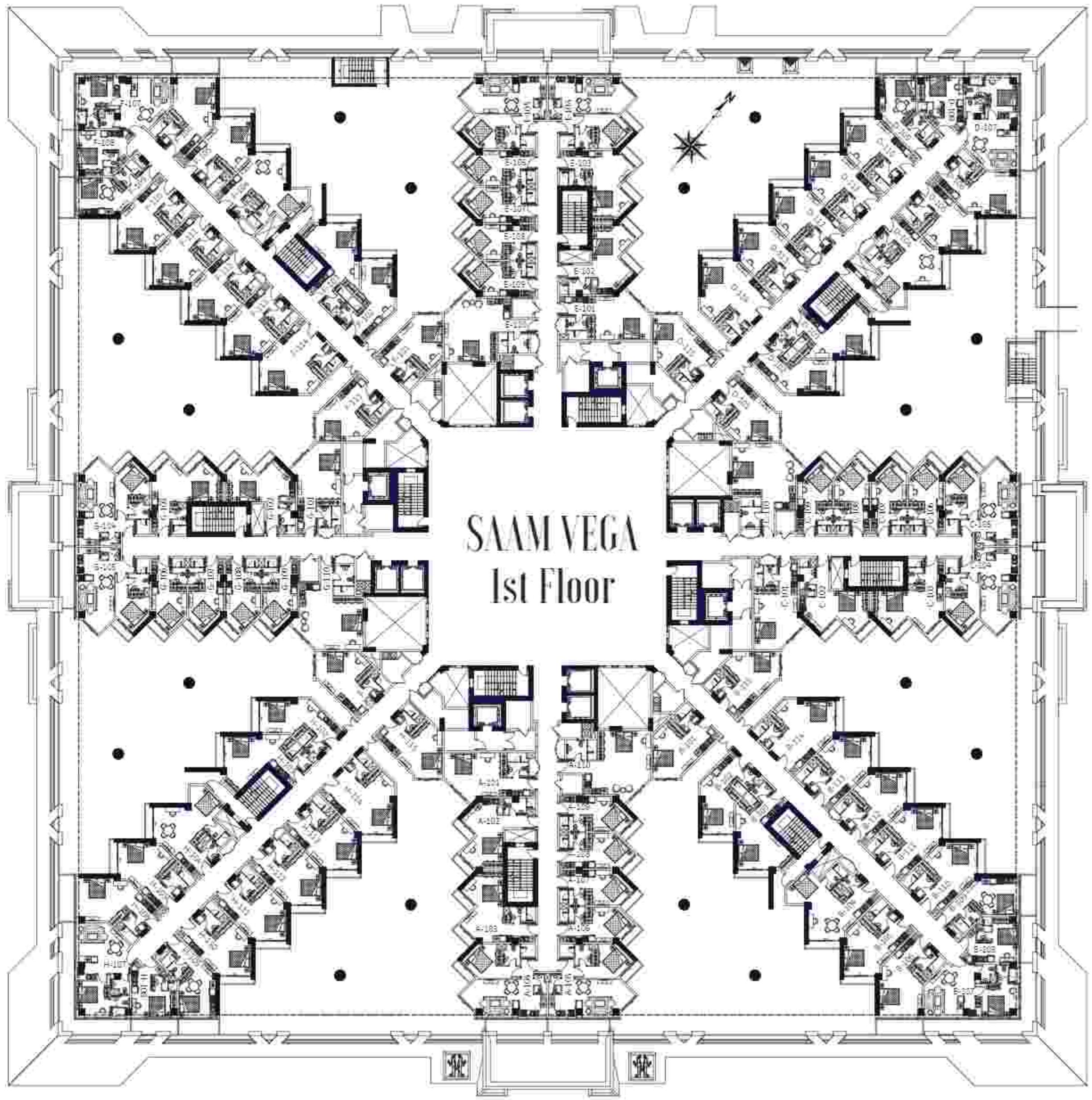


1st Floor

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-101	Studio	423	0	423
A-102	Studio	393	45	438
A-103	Studio	428	45	473
A-104	1 Bedroom	616	120	736
A-105	1 Bedroom	616	120	736
A-106	Studio	275	21	296
A-107	Studio	275	21	296
A-108	Studio	279	21	300
A-109	Studio	271	21	292
A-110	Studio	537	0	537
B-101	Studio	564	0	564
B-102	Studio	354	29	383
B-103	Studio	425	29	454
B-104	Studio	496	29	525
B-105	Studio	384	29	413
B-106	Studio	414	72	486
B-107	1 Bedroom	557	268	825
B-108	Studio	271	76	347
B-109	Studio	331	65	395
B-110	Studio	394	29	425
B-111	Studio	395	29	424
B-112	Studio	385	29	414
B-113	Studio	394	29	425
B-114	Studio	471	29	500
B-115	Studio	364	0	364
C-101	Studio	443	0	443
C-102	Studio	393	43	436
C-103	Studio	428	43	471
C-104	1 Bedroom	616	120	736
C-105	1 Bedroom	616	120	736
C-106	Studio	275	21	297
C-107	Studio	275	21	296
C-108	Studio	279	21	300
C-109	Studio	271	21	292
C-110	Studio	537	0	537
D-101	Studio	423	0	423
D-102	Studio	354	29	383
D-103	Studio	426	29	454
D-104	Studio	496	29	525
D-105	Studio	384	29	413
D-106	Studio	414	72	486
D-107	1 Bedroom	557	268	825
D-108	Studio	271	75	347
D-109	Studio	331	65	395
D-110	Studio	394	29	423
D-111	Studio	395	29	424
D-112	Studio	385	29	414
D-113	Studio	394	29	423
D-114	Studio	471	29	500
D-115	Studio	364	0	364

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
E-101	Studio	423	0	423
E-102	Studio	393	45	438
E-103	Studio	428	43	471
E-104	1 Bedroom	616	120	736
E-105	1 Bedroom	616	120	736
E-106	Studio	275	23	297
E-107	Studio	275	21	296
E-108	Studio	279	21	300
E-109	Studio	271	21	292
E-110	Studio	537	0	537
F-101	Studio	364	0	364
F-102	Studio	354	29	383
F-103	Studio	425	29	454
F-104	Studio	496	29	525
F-105	Studio	384	29	413
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F-111	Studio	395	29	424
F-112	Studio	385	29	414
F-113	Studio	394	29	425
F-114	Studio	471	29	500
F-115	Studio	364	0	364
G-101	Studio	423	0	423
G-102	Studio	393	43	436
G-103	Studio	428	43	471
G-104	1 Bedroom	616	120	736
G-105	1 Bedroom	616	120	736
G-106	Studio	275	21	297
G-107	Studio	275	21	296
G-108	Studio	279	23	300
G-109	Studio	271	23	292
G-110	Studio	537	0	537
H-101	Studio	364	0	364
H-102	Studio	354	29	383
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H-104	Studio	496	29	525
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H-114	Studio	471	29	500
H-115	Studio	364	0	364



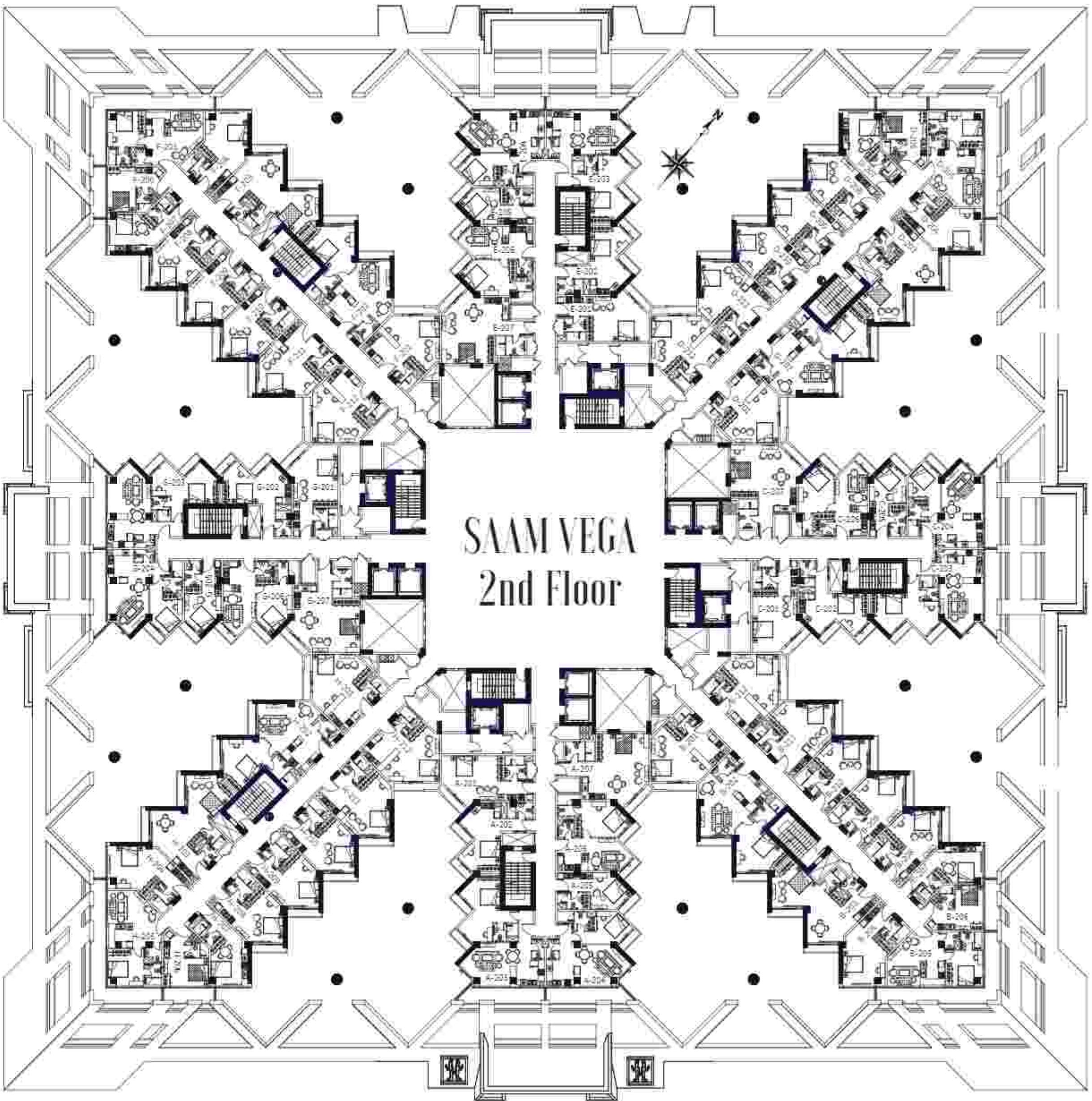
2nd Floor

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-201	Studio	437	29	466
A-202	Studio	393	43	436
A-203	1 Bedroom	779	179	959
A-204	1 Bedroom	626	165	792
A-205	Studio	282	22	303
A-206	1 Bedroom	549	43	592
A-207	Studio	558	31	589
B-201	Studio	446	40	486
B-202	1 Bedroom	764	58	822
B-203	Studio	609	58	667
B-204	Studio	404	0	404
B-205	1 Bedroom	557	288	845
B-206	Studio	274	85	360
B-207	Studio	334	0	334
B-208	Studio	394	29	423
B-209	Studio	385	29	414
B-210	Studio	394	29	423
B-211	Studio	465	29	494
B-212	Studio	461	38	499
C-201	Studio	437	29	466
C-202	Studio	393	43	436
C-203	1 Bedroom	779	179	959
C-204	1 Bedroom	626	165	792
C-205	Studio	282	22	303
C-206	1 Bedroom	549	43	592
C-207	Studio	558	31	589
D-201	Studio	446	40	486
D-202	1 Bedroom	764	58	822
D-203	Studio	609	58	667
D-204	Studio	404	0	404
D-205	1 Bedroom	557	288	845
D-206	Studio	274	85	360
D-207	Studio	334	0	334
D-208	Studio	394	29	423
D-209	Studio	385	29	414
D-210	Studio	394	29	423
D-211	Studio	465	29	494
D-212	Studio	461	38	499

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
E-201	Studio	437	29	466
E-202	Studio	393	43	436
E-203	1 Bedroom	779	179	959
E-204	1 Bedroom	626	165	792
E-205	Studio	282	22	303
E-206	1 Bedroom	549	43	592
E-207	Studio	558	31	589
F-201	Studio	446	40	487
F-202	1 Bedroom	764	58	822
F-203	Studio	609	58	667
F-204	Studio	404	0	404
F-205	1 Bedroom	557	288	845
F-206	Studio	274	85	360
F-207	Studio	334	0	334
F-208	Studio	394	29	423
F-209	Studio	385	29	414
F-210	Studio	394	29	423
F-211	Studio	465	38	499
G-201	Studio	437	29	466
G-202	Studio	393	43	436
G-203	1 Bedroom	779	179	959
G-204	1 Bedroom	626	165	792
G-205	Studio	282	22	303
G-206	1 Bedroom	549	43	592
G-207	Studio	558	31	589
H-201	Studio	446	40	487
H-202	1 Bedroom	764	58	822
H-203	Studio	609	58	667
H-204	Studio	404	0	404
H-205	1 Bedroom	557	288	845
H-206	Studio	274	85	360
H-207	Studio	334	0	334
H-208	Studio	394	29	423
H-209	Studio	385	29	414
H-210	Studio	394	29	423
H-211	Studio	465	38	499
H-212	Studio	461	38	499

*Disclaimer to be added here



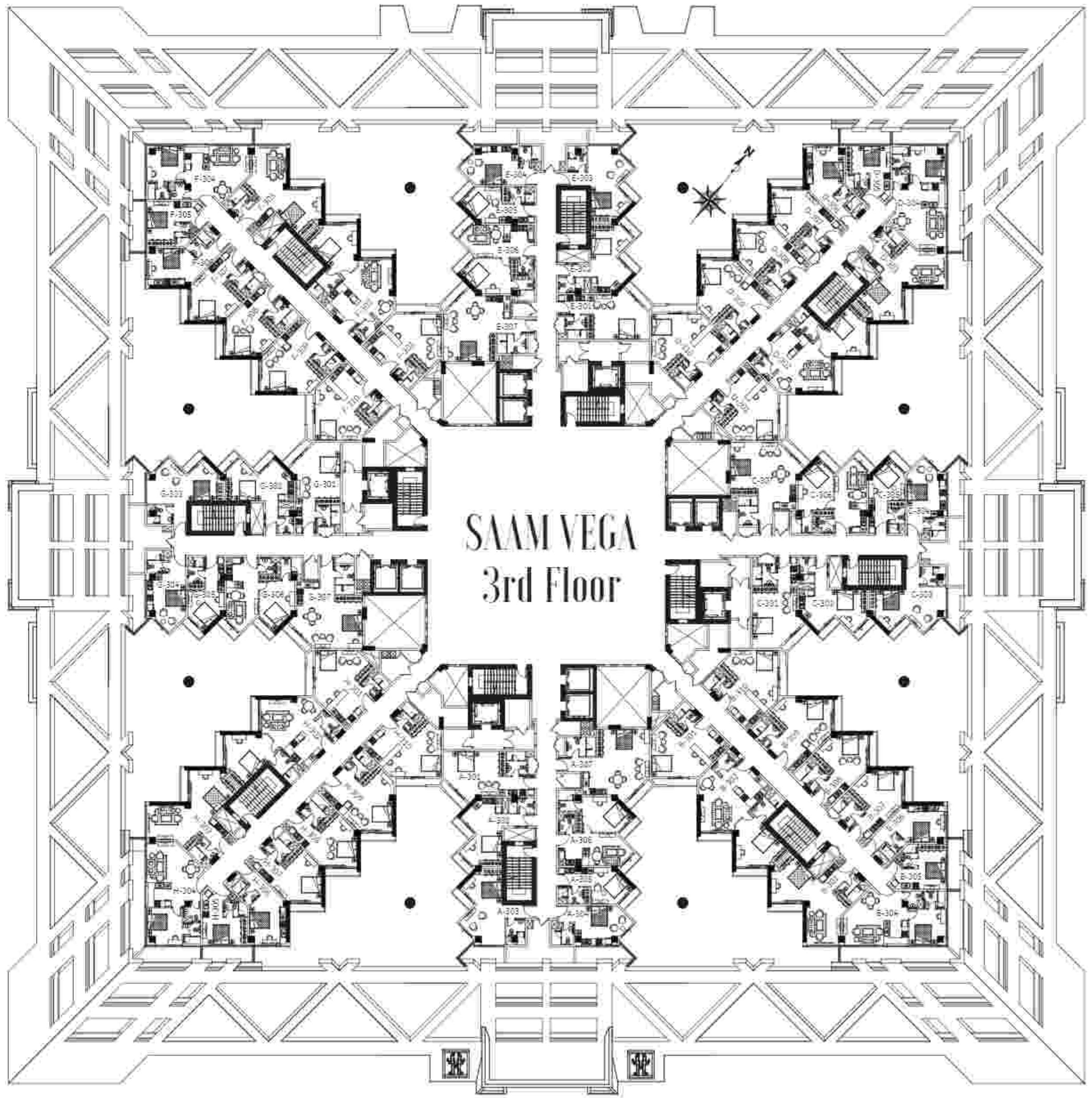
3rd Floor

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-301	Studio	455	30	485
A-302	Studio	593	43	636
A-303	Studio	444	75	519
A-304	Studio	324	101	425
A-305	Studio	282	21	303
A-306	1 Bedroom	548	43	591
A-307	Studio	554	28	582
B-301	Studio	449	37	486
B-302	1 Bedroom	764	58	822
B-303	Studio	587	29	616
B-304	1 Bedroom	607	288	895
B-305	Studio	274	85	359
B-306	Studio	531	0	531
B-307	Studio	585	29	614
B-308	Studio	389	29	418
B-309	Studio	466	29	495
B-310	Studio	460	35	495
C-301	Studio	435	30	465
C-302	Studio	593	43	636
C-303	Studio	444	75	519
C-304	Studio	324	101	425
C-305	Studio	282	21	303
C-306	1 Bedroom	548	43	591
C-307	Studio	554	28	582
D-301	Studio	449	37	486
D-302	1 Bedroom	764	58	822
D-303	Studio	587	29	616
D-304	1 Bedroom	607	288	895
D-305	Studio	274	85	359
D-306	Studio	531	0	531
D-307	Studio	585	29	614
D-308	Studio	389	29	418
D-309	Studio	466	29	495
D-310	Studio	460	35	495

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
E-301	Studio	435	30	465
E-302	Studio	593	43	636
E-303	Studio	444	75	519
E-304	Studio	324	101	425
E-305	Studio	282	21	303
E-306	1 Bedroom	548	43	591
E-307	Studio	554	28	582
F-301	Studio	449	37	486
F-302	1 Bedroom	764	58	822
F-303	Studio	587	29	616
F-304	1 Bedroom	607	288	895
F-305	Studio	274	85	359
F-306	Studio	531	0	531
F-307	Studio	585	29	614
F-308	Studio	389	29	418
F-309	Studio	466	29	495
F-310	Studio	460	35	495
G-301	Studio	435	30	465
G-302	Studio	593	43	636
G-303	Studio	444	75	519
G-304	Studio	324	101	425
G-305	Studio	282	21	303
G-306	1 Bedroom	548	43	591
G-307	Studio	554	28	582
H-301	Studio	449	37	486
H-302	1 Bedroom	764	58	822
H-303	Studio	587	29	616
H-304	1 Bedroom	607	288	895
H-305	Studio	274	85	359
H-306	Studio	531	0	531
H-307	Studio	585	29	614
H-308	Studio	389	29	418
H-309	Studio	466	29	495
H-310	Studio	460	35	495

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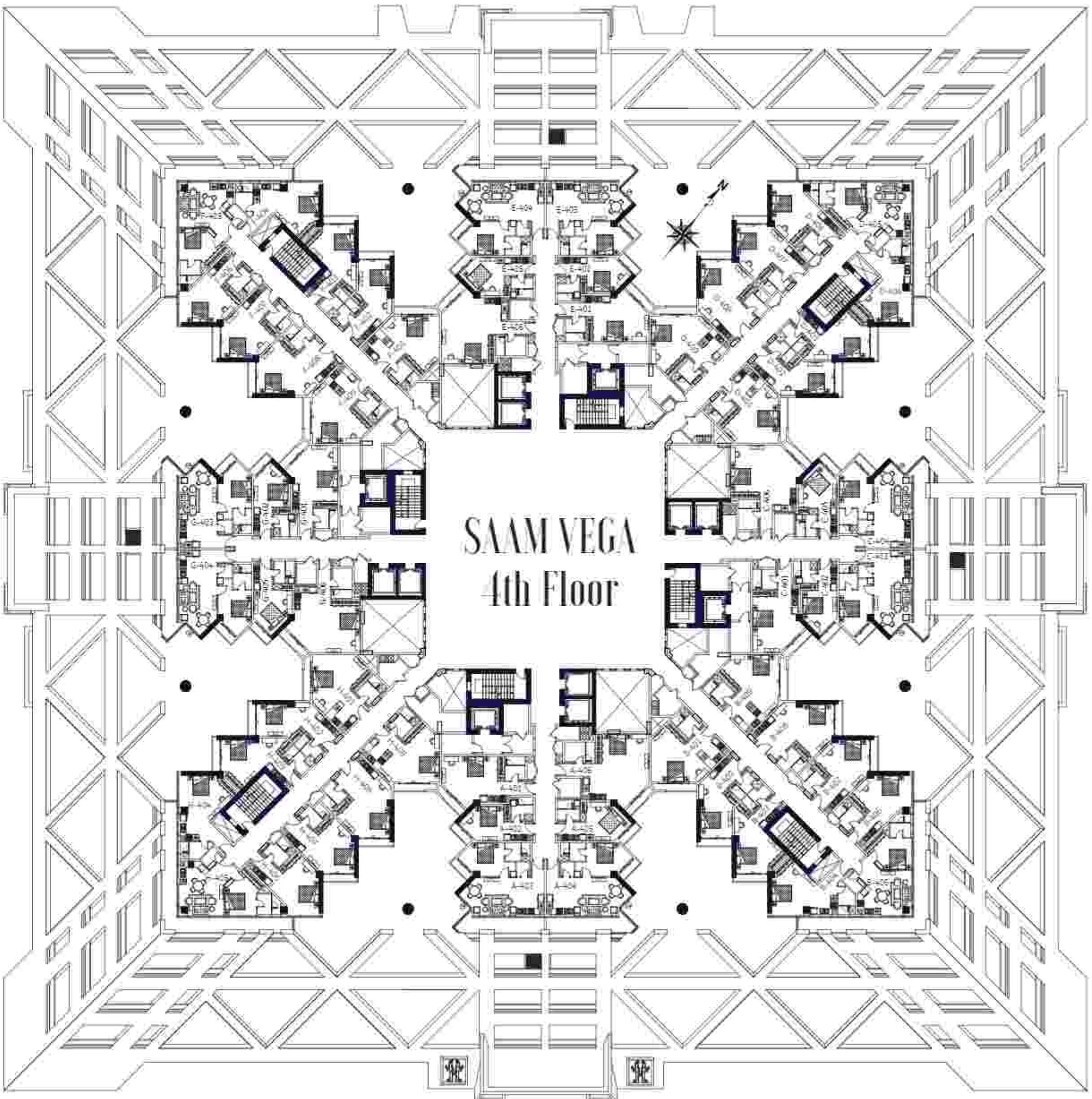
4th Floor

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-401	Studio	453	30	484
A-402	Studio	300	21	322
A-403	1-Bedroom	617	166	783
A-404	1-Bedroom	617	166	783
A-405	Studio	302	21	323
A-406	Studio	562	27	589
B-401	Studio	446	37	483
B-402	Studio	359	29	388
B-403	Studio	396	29	425
B-404	Studio	429	99	528
B-405	1-Bedroom	561	308	870
B-406	Studio	396	0	396
B-407	Studio	366	29	415
B-408	Studio	457	29	486
B-409	Studio	464	33	497
C-401	Studio	453	30	484
C-402	Studio	300	21	322
C-403	1-Bedroom	617	166	783
C-404	1-Bedroom	617	166	783
C-405	Studio	302	21	323
C-406	Studio	562	27	589
D-401	Studio	446	37	483
D-402	Studio	359	29	388
D-403	Studio	396	29	425
D-404	Studio	429	99	528
D-405	1-Bedroom	561	308	870
D-406	Studio	396	0	396
D-407	Studio	366	29	415
D-408	Studio	457	29	486
D-409	Studio	464	33	497

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
E-401	Studio	453	30	484
E-402	Studio	300	21	322
E-403	1-Bedroom	617	166	783
E-404	1-Bedroom	617	166	783
E-405	Studio	302	21	323
E-406	Studio	562	27	589
F-401	Studio	446	37	483
F-402	Studio	359	29	388
F-403	Studio	396	29	425
F-404	Studio	429	99	528
F-405	1-Bedroom	561	308	870
F-406	Studio	396	0	396
F-407	Studio	366	29	415
F-408	Studio	457	29	486
F-409	Studio	464	33	497
G-401	Studio	433	30	464
G-402	Studio	300	21	322
G-403	1-Bedroom	617	166	783
G-404	1-Bedroom	617	166	783
G-405	Studio	302	21	323
G-406	Studio	562	27	589
H-401	Studio	446	37	483
H-402	Studio	359	29	388
H-403	Studio	396	29	425
H-404	Studio	429	99	528
H-405	1-Bedroom	561	308	870
H-406	Studio	396	0	396
H-407	Studio	366	29	415
H-408	Studio	457	29	486
H-409	Studio	464	33	497

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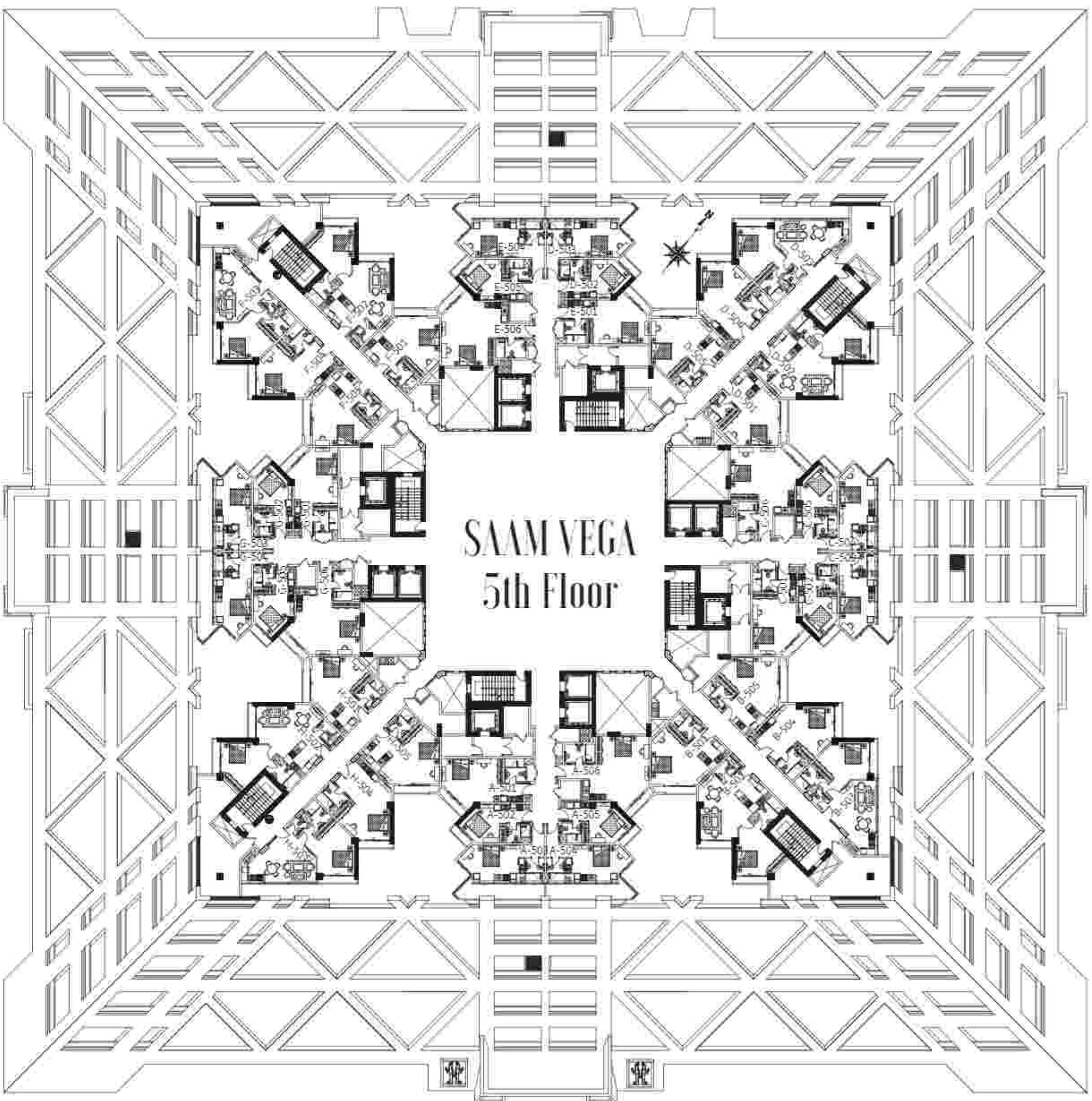


5th Floor

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-501	Studio	424	27	451
A-502	Studio	282	21	303
A-503	Studio	368	146	514
A-504	Studio	368	146	514
A-505	Studio	282	21	313
A-506	Studio	560	28	588
B-501	Studio	454	34	488
B-502	1 Bedroom	755	58	813
B-503	1 Bedroom	669	151	821
B-504	Studio	465	29	494
B-505	Studio	462	36	498
C-501	Studio	424	27	451
C-502	Studio	282	21	303
C-503	Studio	368	146	514
C-504	Studio	368	146	514
C-505	Studio	292	21	313
C-506	Studio	560	28	588
D-501	Studio	454	34	488
D-502	1 Bedroom	755	58	813
D-503	1 Bedroom	669	151	821
D-504	Studio	465	29	494
D-505	Studio	462	36	498
E-501	Studio	424	27	451
E-502	Studio	282	21	303
E-503	Studio	368	146	514
E-504	Studio	368	146	514
E-505	Studio	292	21	313
E-506	Studio	560	28	588
F-501	Studio	454	34	488
F-502	1 Bedroom	755	58	813
F-503	1 Bedroom	669	151	821
F-504	Studio	465	29	494
F-505	Studio	462	36	498
G-501	Studio	424	27	451
G-502	Studio	282	21	303
G-503	Studio	368	146	514
G-504	Studio	368	146	514
G-505	Studio	292	21	313
G-506	Studio	560	28	588
H-501	Studio	454	34	488
H-502	1 Bedroom	755	58	813
H-503	1 Bedroom	669	151	821
H-504	Studio	465	29	494
H-505	Studio	462	36	498

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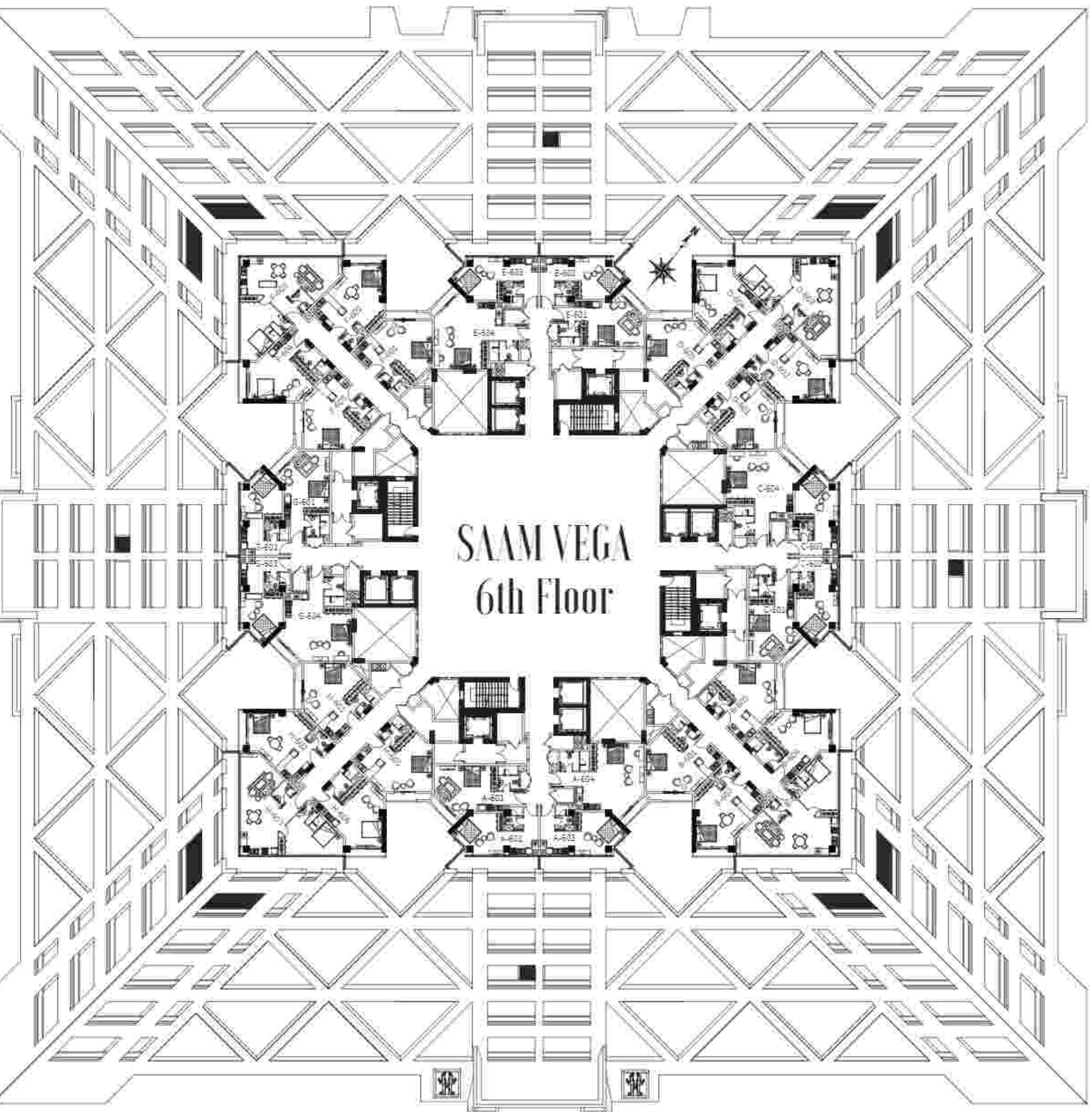


6th Floor

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-601	Studio	426	27	452
A-602	Studio	387	147	534
A-603	Studio	398	147	544
A-604	Studio	565	27	592
B-601	Studio	451	35	486
B-602	Studio	462	32	494
B-603	1 Bedroom	751	361	1112
B-604	Studio	442	31	473
B-605	Studio	463	34	497
C-601	Studio	426	27	452
C-602	Studio	387	147	534
C-603	Studio	398	147	544
C-604	Studio	565	27	592
D-601	Studio	451	35	486
D-602	Studio	462	32	494
D-603	1 Bedroom	751	361	1112
D-604	Studio	442	31	473
D-605	Studio	463	34	497
E-601	Studio	426	27	452
E-602	Studio	387	147	534
E-603	Studio	398	147	544
E-604	Studio	565	27	592
F-601	Studio	451	35	486
F-602	Studio	462	32	494
F-603	1 Bedroom	751	361	1112
F-604	Studio	442	31	473
F-605	Studio	463	34	497
G-601	Studio	426	27	452
G-602	Studio	387	147	534
G-603	Studio	398	147	544
G-604	Studio	565	27	592
H-601	Studio	451	35	486
H-602	Studio	462	32	494
H-603	1 Bedroom	751	361	1112
H-604	Studio	442	31	473
H-605	Studio	463	34	497

* Disclaimer: To be added later.

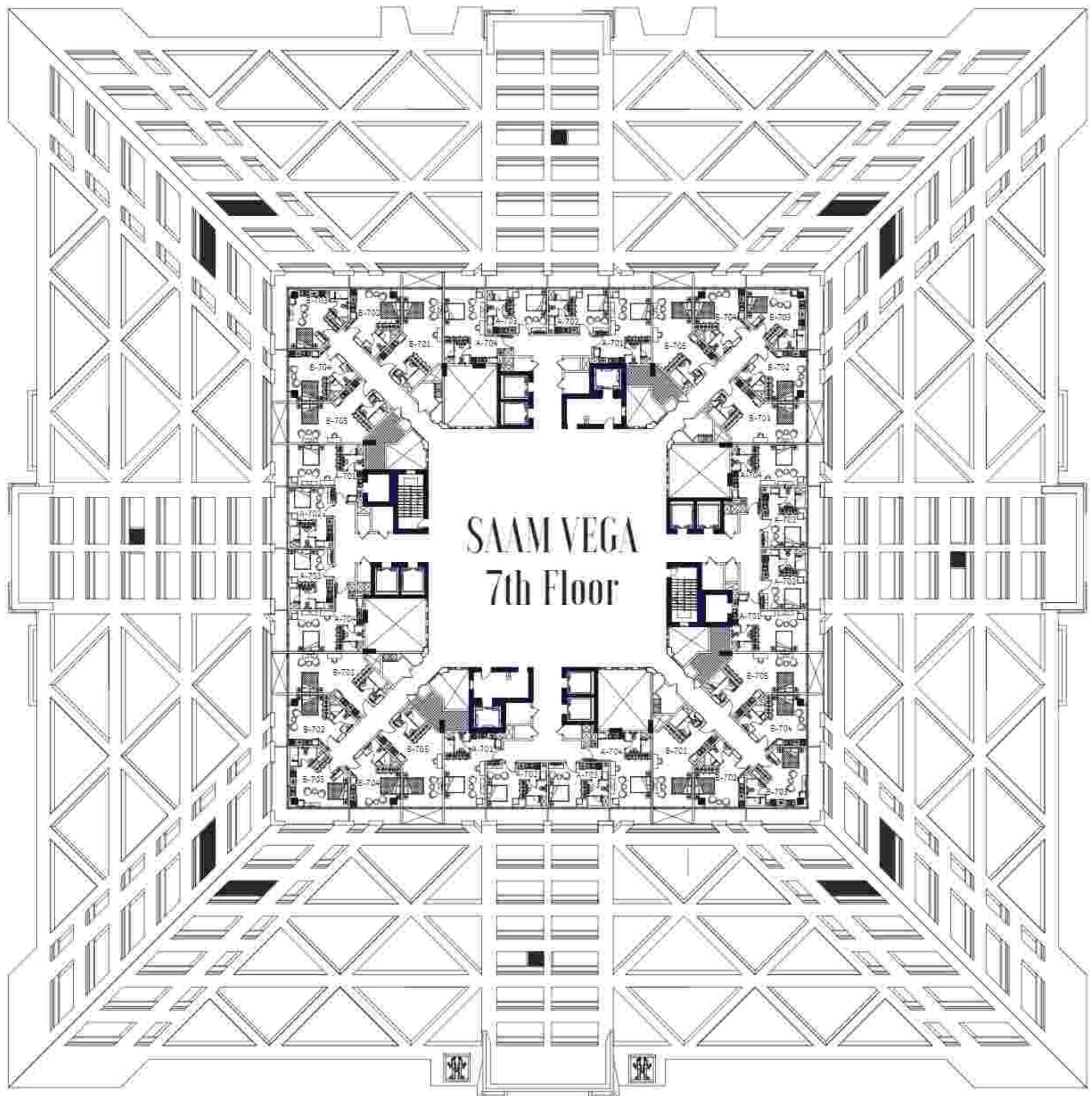


7th Floor

All measurements in Square Feet:

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-701	Studio	409	65	473
A-702	Studio	308	97	405
A-703	Studio	514	97	411
A-704	Studio	419	67	486
B-701	Studio	488	0	488
B-702	Studio	352	85	416
B-703	Studio	565	218	583
B-704	Studio	353	81	413
B-705	Studio	485	0	485
C-701	Studio	409	65	473
C-702	Studio	308	97	405
C-703	Studio	514	97	411
C-704	Studio	419	67	486
D-701	Studio	488	0	488
D-702	Studio	352	85	416
D-703	Studio	565	218	583
D-704	Studio	353	81	413
D-705	Studio	485	0	485
E-701	Studio	409	65	473
E-702	Studio	308	97	405
E-703	Studio	514	97	411
E-704	Studio	419	67	486
F-701	Studio	488	0	488
F-702	Studio	352	85	416
F-703	Studio	565	218	583
F-704	Studio	353	81	413
F-705	Studio	485	0	485
G-701	Studio	409	65	473
G-702	Studio	308	97	405
G-703	Studio	514	97	411
G-704	Studio	419	67	486
H-701	Studio	488	0	488
H-702	Studio	352	85	416
H-703	Studio	565	218	583
H-704	Studio	353	81	413
H-705	Studio	485	0	485

*Disclaimer to be added later

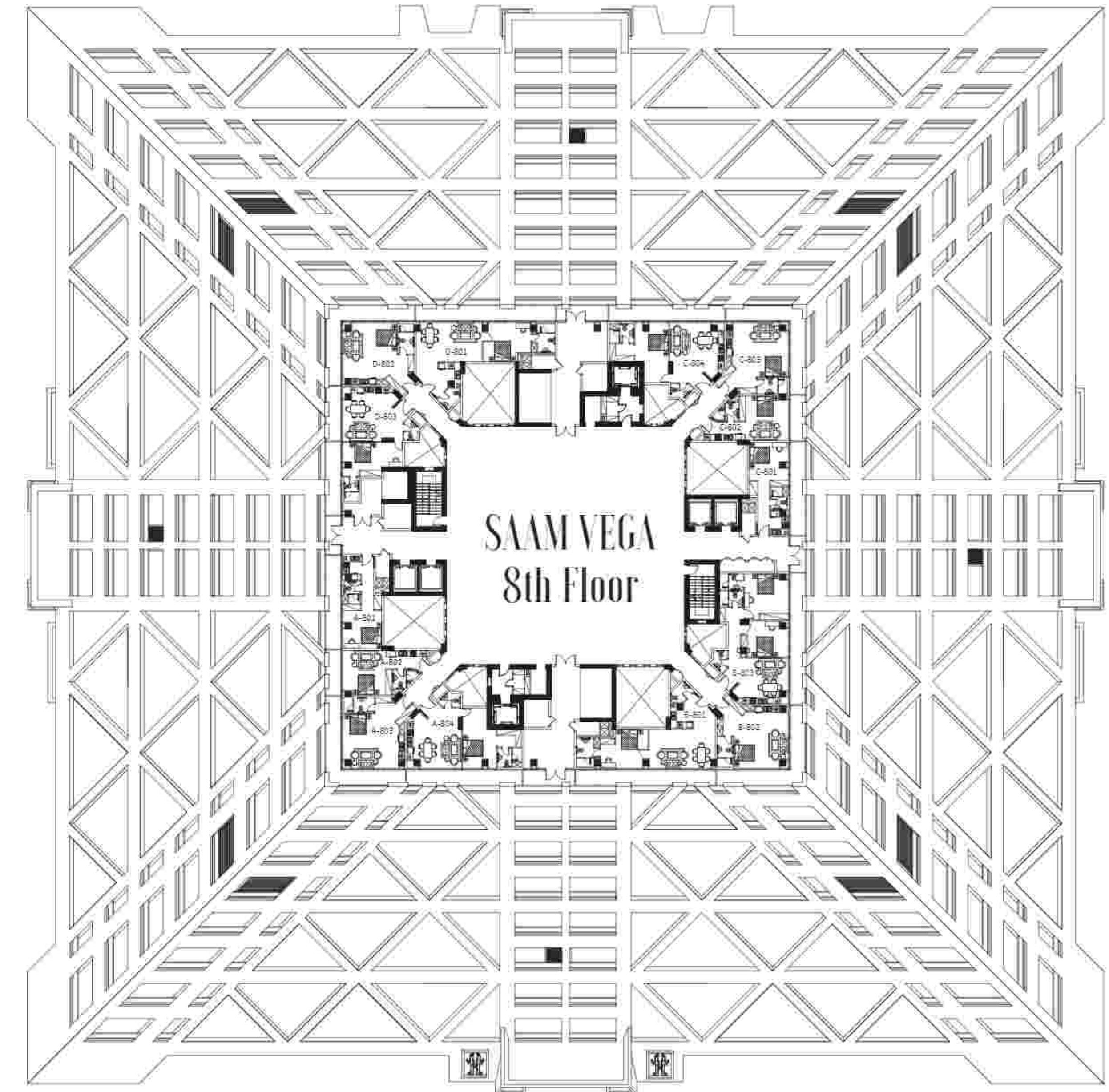


8th Floor

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-801	Studio	598	150	557
A-802	Studio	594	73	467
A-803	Studio	530	242	772
A-804	1-Bedroom	742	182	924
B-801	1-Bedroom	771	222	993
B-802	Studio	529	243	772
B-803	2-Bedroom	987	209	1176
C-801	Studio	568	149	537
C-802	Studio	399	72	471
C-803	Studio	530	243	773
C-804	1-Bedroom	748	184	932
D-801	1-Bedroom	771	221	991
D-802	Studio	530	243	773
D-803	1-Bedroom	685	203	888

* Extra charge to be added here.



9th Floor

All measurements in Square Feet

Flat No.	Unit Type	Flat Net Area	Balcony	TOTAL
A-901	1-Bedroom	797	335	1132
B-901	1-Bedroom	664	197	861
C-901	1-Bedroom	802	335	1137
D-901	1-Bedroom	799	335	1132
E-901	1-Bedroom	665	197	860
F-901	1-Bedroom	800	335	1136

* Disclaimer to be added here.

