



## **EMPIRE TOWER - GENERAL FAQ**

### **Q: When will Empire Tower be completed?**

A: The estimated completion date of Empire Tower is end 2011.

### **Q: What community facilities does Empire Tower offer?**

A: Within Empire Tower itself residents will have access to a wealth of state of the art facilities including; a luxurious swimming pool and sun deck, fitness centre and exercise room, landscaped outdoor gardens, undercover secure residents and visitors parking and 24 hour security.

### **Q: How many floors and what type of units are in Empire Tower?**

A: There are 60 floors offering a mix of spacious 1, 2, 3 and 4 bed apartments. 1 & 2 beds – 1 parking space, 3 & 4 beds – 2 parking spaces.

### **Q: How are the room dimensions calculated?**

A: The dimensions on the floor plans are calculated from mid wall to mid wall measurements for adjoining walls and for all others, it is the whole wall and may vary +/- 5% from the stated area.

### **Q: What about visitor parking?**

A: In addition to residents parking there are 90 allocated visitors parking.

### **Q: What amenities are located nearby?**

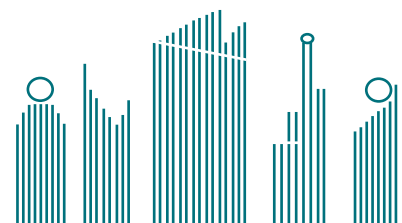
A: The prime location of Empire Tower within Shams Abu Dhabi, adjacent to Tameer Tower, will allow easy access to 1 million square feet of landscaped parkland within Central Park. A focal point for the Shams development, Central Park will offer three levels of underground parking and provide leisure and entertainment facilities including; restaurants, cafes, shops, sports complexes, waterways and canal promenades.

### **Q: What type of development will Shams Abu Dhabi Be?**

A: Shams Abu Dhabi is a planned community which will be home to 55,000 residents, developed by master developers Sorouh Real Estate. It will offer high end living in a beautifully landscaped new city district on Reem Island combining parks, waterways and canals with residential, commercial and leisure/entertainment areas.

### **Q: Where in Abu Dhabi is Reem Island located?**

A: Reem Island is a natural island located off the North East coast of Abu Dhabi. It will be connected to the main island by numerous bridges and offers easy access to Abu Dhabi International Airport, 25 minutes away and Dubai, 1 hour via the Abu Dhabi/Dubai highway.





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### **Q: Who is the developer?**

A: The developer is Dubai based Empire International Investments, a leading investment group with a focus on real estate. The company aims to develop iconic projects which are financially structured to maximize value generation. Empire collaborates on these projects with an elite global partner network.

### **Q: Who is the architect?**

A: Empire Tower was designed by the globally renowned AEDAS team. Currently the 4th largest architectural practice in the world with 1600 highly qualified architectural consultants working in 25 offices across 6 regions. AEDAS also designed the dancing towers in Abu Dhabi and the Jebel Hafeet Resort in Al Ain.

### **Q: Can I get a mortgage for Empire Tower?**

A: ADCB is offering up to 70% mortgages.

### **Q: What additional costs might I have to pay?**

A: Additional costs include:

- Transfer Fee (if you sell the unit on before completion)
- Land Registry Fee (to register ownership – payable on completion of the building)
- Maintenance and Service charges
- Tax – there is no tax payable in Abu Dhabi; however purchasers should check their tax liability in their country of residence

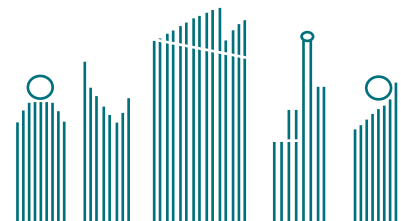
### **Q: Can I sell my property before completion?**

A: Yes, providing you have paid a percent of the purchase price which will be detailed in the contract.

### **Q: What are the current expectations of the rental market in Abu Dhabi?**

A: Currently the demand for rental units in Abu Dhabi far exceeds supply so rental yields are good. With the announced investment and development within the city the demand for residential and commercial accommodation is anticipated to rise.

## **Information supplied by Empire International Investments**



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