

BY MARRIOTT



DUBAI'S FIRST FREEHOLD, LICENSED F&B RETAIL SPACES

FOR INVESTORS INTERESTED IN RETAIL UNITS

Explore an attractive investment opportunity within our hotel's retail units, offering higher ROI potential compared to traditional options. Ideal for investors seeking strong returns without prior F&B industry experience. Benefit with a prime location and world renowned brands ensuring a profitable investment with minimal operational involvement.

FOR F&B COMPANIES SEEKING OWNERSHIP

Secure a permanent flagship location for your brand. Own retail space in our hotel through freehold ownership, enhancing your market presence and profitability. Leveraging your F&B identity in the region.

FOR INTERNATIONAL BRANDS LOOKING TO ESTABLISH

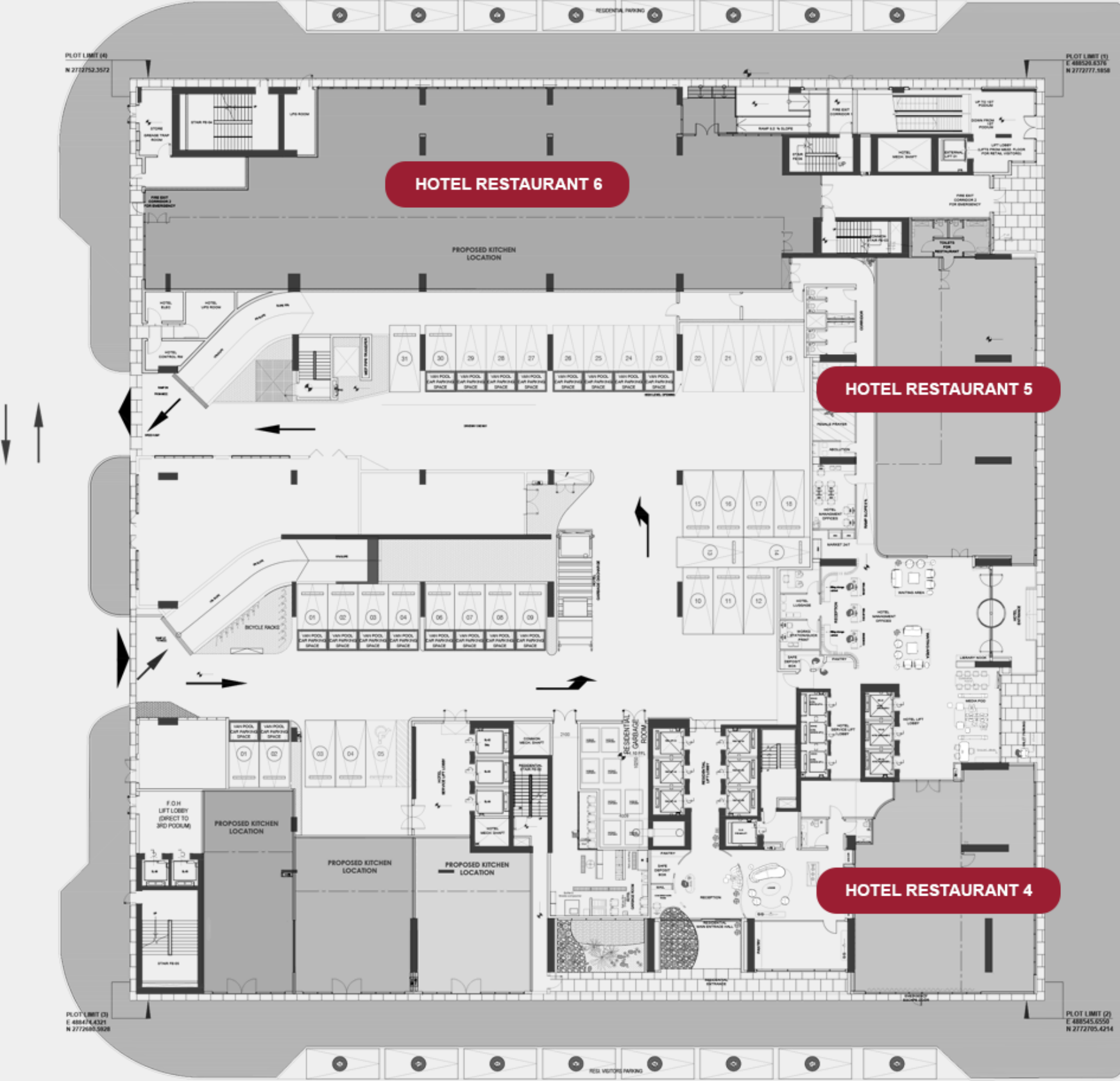
Establish your international brand's foothold within Dubai. Move beyond leasing to own prime retail space, positioning your brand to establish a long term presence on the UAE's ever growing hospitality sector.



GROUND FLOOR RESTAURANTS

HOTEL COMPONENTS

HOTEL RESTAURANT 4	2,795 SQ.FT.
HOTEL RESTAURANT 5	4,323 SQ.FT.
HOTEL RESTAURANT 6	8,607 SQ.FT.



PODIUM 1 & 2

SPECIALITY 7

3,429 SQ.FT.

PODIUM 1

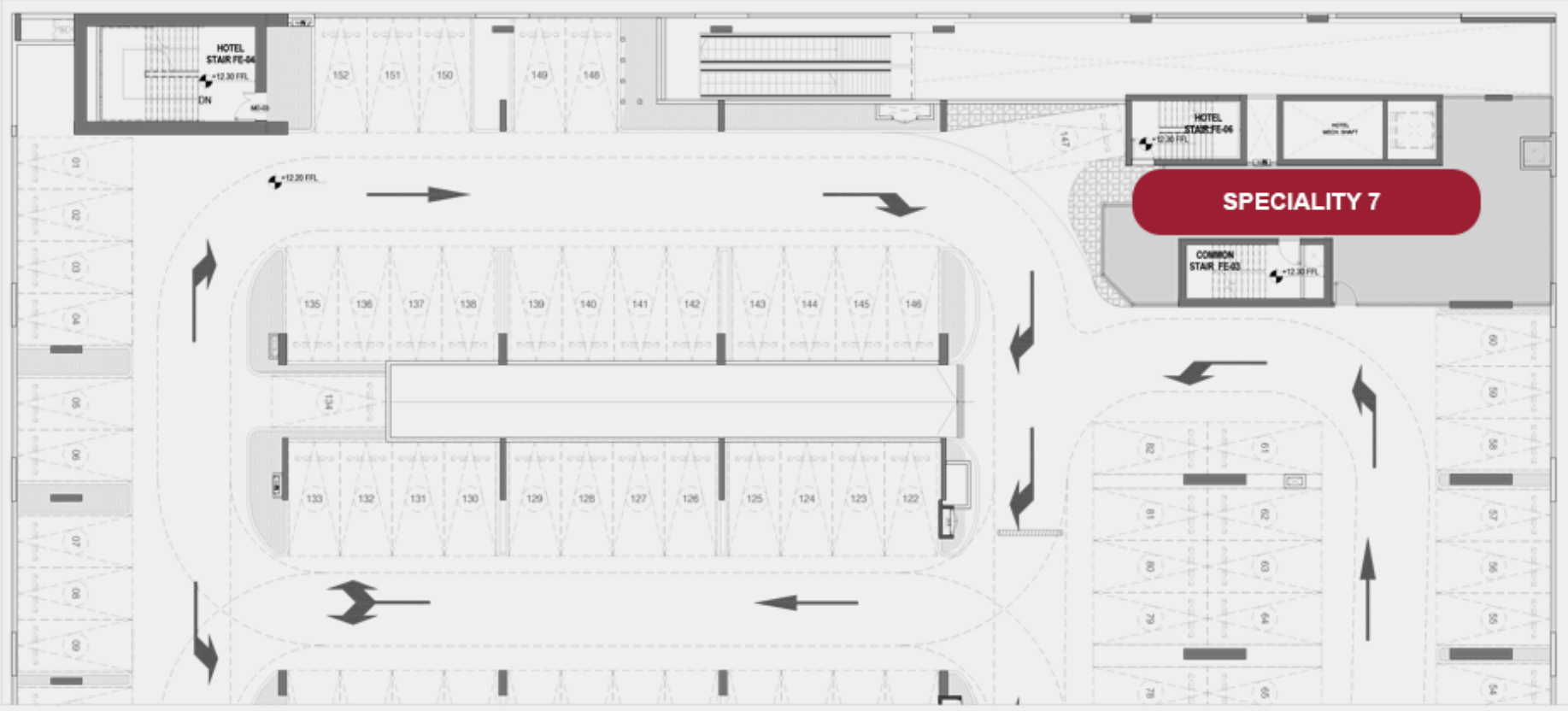
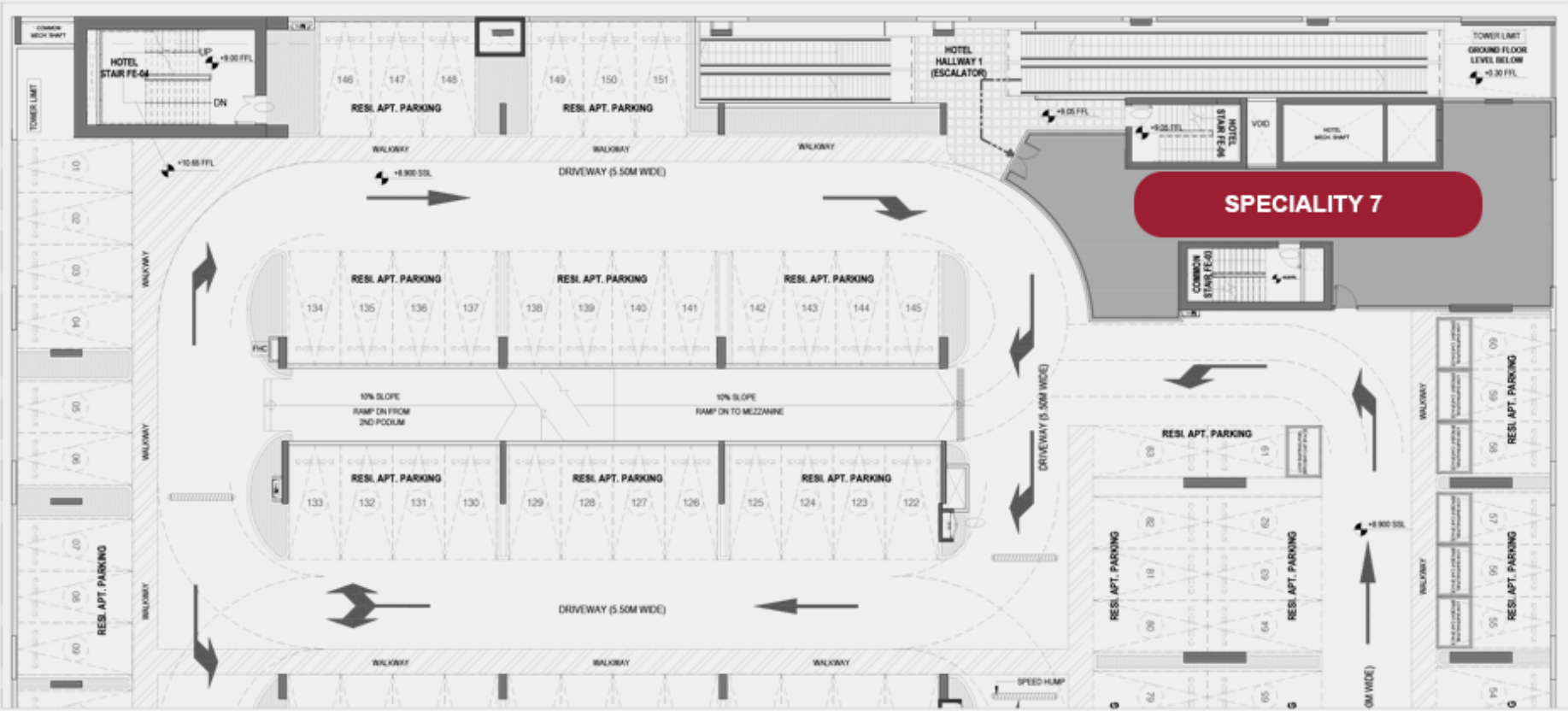
INTERNAL

1,892 SQ.FT.

PODIUM 2

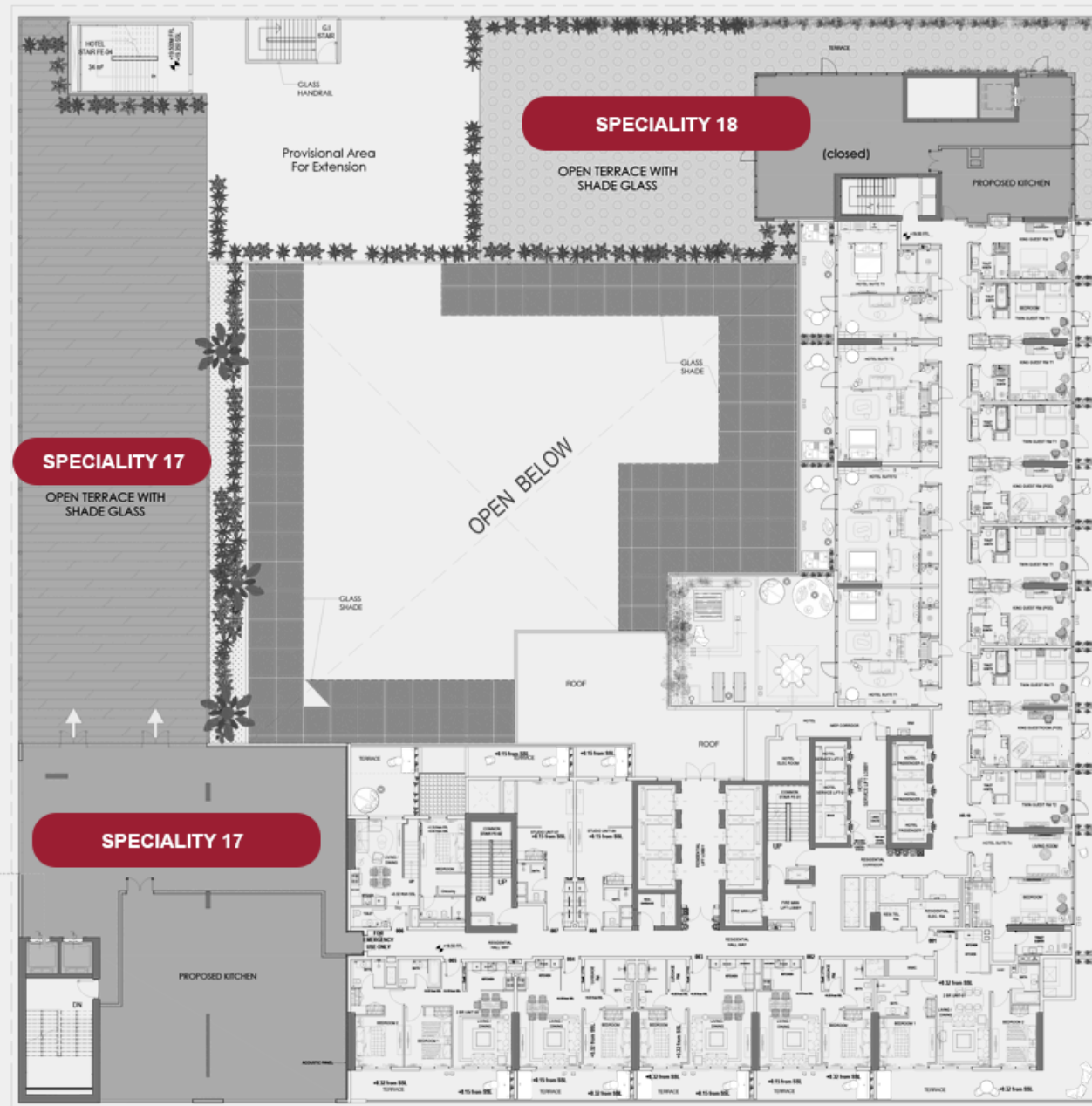
INTERNAL

1,537 SQ.FT.



PODIUM 3

1ST & 2ND FLOOR LEVEL



1ST FLOOR

The lift is coming directly from the ground floor .

SPECIALITY 17

INTERNAL

5,300 SQ.FT.

TERRACE ON 1ST FLOOR

7,724 SQ.FT.

TERRACE ON 2ND FLOOR

5,300 SQ.FT.

TOTAL

18,324 SQ.FT.

SPECIALITY 18

INTERNAL

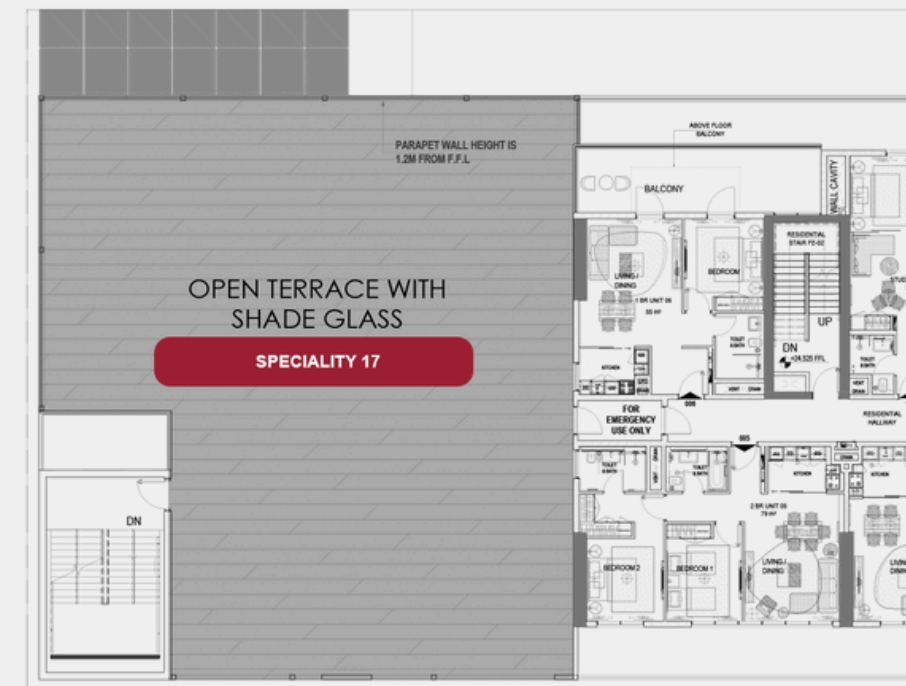
1,905 SQ.FT.

TERRACE

7,865 SQ.FT.

TOTAL

9,770 SQ.FT.

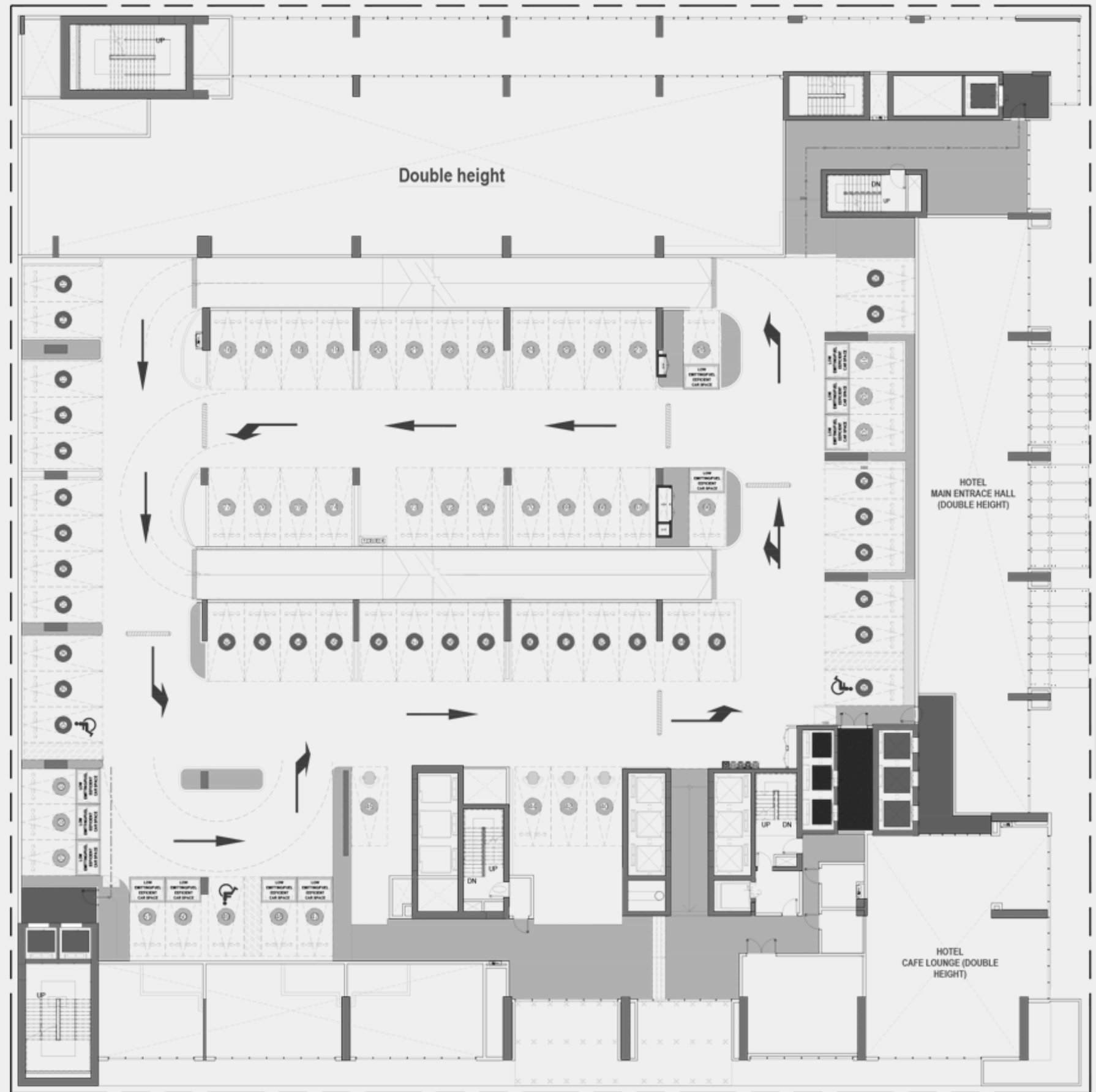


2ND FLOOR

MEZZANINE FLOOR PARKING LEVEL

DEDICATED TO HOTEL USE &
3RD PODIUM SHOPS

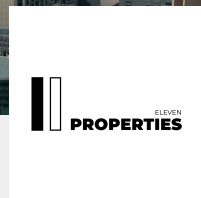
- F.O.H Entrances
- B.O.H Circulations
- Hotel Back Offices





TEN HOLDING

Ten Holding is the umbrella for all entities.



11 PROPERTIES

Specializes in investing in luxury real estate projects.



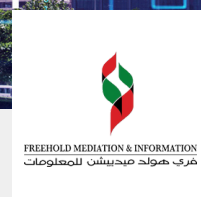
SIX HOSPITALITY

Offers unique and innovative F&B concepts in partnership with Motion Hospitality.



BUY & SELL PROPERTIES

Provides sales brokerage expertise for iconic residential, commercial, and leisure properties.



FREEHOLD MEDIATION & INFORMATION

Specializes in real estate market assessment and analysis.



EMIRATES MEDIATION

Resolves property-related conflicts mediation, resolution, settlement and asset relocation.