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## **Abyaar launches VentiQuattro development in Dubai's Marina**

*Completed Marina tower opens for sales to discerning investors*

### **Dubai, United Arab Emirates, 20 May 2008:**

Boutique luxury GCC property developer, Abyaar tonight launches the completed VentiQuattro (VQ) residential tower in Dubai's Marina and, simultaneously opens the luxuriously-finished development up to investors for the first time.

Marzooq Al Rashdan, Vice Chairman and MD, Abyaar says, "VentiQuattro marks our first development handover since entering the UAE market 3 years ago. Discerning investors now want to see and touch high quality before signing on the dotted line – this project summarizes our quest and commitment to extremely high quality."

Anan Fakhreddin, Sales and Marketing Head, Abyaar continues, "We pride ourselves on over-delivering a designer blend of prestigious location, superior structures, finishes and interiors, bringing not only excellent but also acclaimed suppliers on board in all that we do."

Fakhreddin confirms that this is the first tower in Dubai to be sold ready-for-residency, complete with designer interiors and furnishings custom designed in Italy by famed Matteo Nunziati. With a keen insistence on quality, Abyaar to date have embarked on projects with Christian Lacroix and Andree Putman.

Adjacent to Marina Mall, currently under construction, the development ascends 20 levels into the skyline, featuring 152 luxury apartments ranging from studios to one and two bedroom apartments. Floors 1-15 are hotel suites operated by Rezidor Radisson SAS, which allow investors to maximize returns via a rental pool. Investors on floors 16-20 will have the option of residing or similarly leasing out to Radisson SAS.



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A feasibility study commissioned by Abyaar has estimated conservative returns of 8-12%, based on operating incomes and exclusive of capital gains.

Five star facilities provided by Radisson SAS include separate gymnasiums and rooftop swimming pools for men and women, children's play area, 24-hour room service and 24-hour security.

The ground floor will house retail outlets, restaurants and cafés adding to the development's convenience.

Fakhreddin adds, "Our aim is to continually outdo customer satisfaction and benefit the landscapes in which we operate. VentiQuattro provides something luxuriously different to the norm, leaving nothing to the imagination."