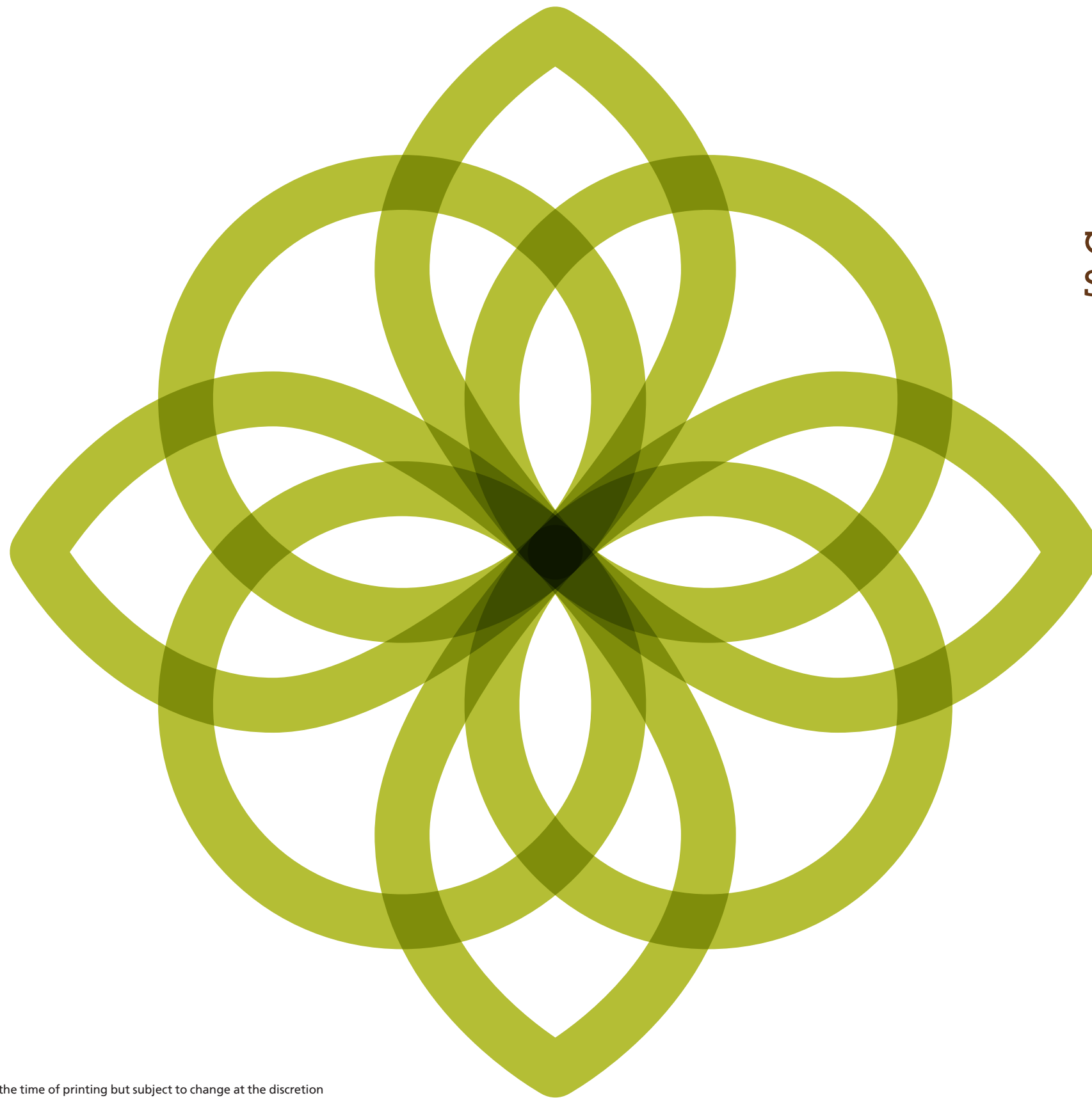


سيليكون سنترال
SILICON CENTRAL



DEVELOPER:

LINE INVESTMENTS
& PROPERTY L.L.C.

A DIVISION OF LULU GROUP INTERNATIONAL

Building retail excellence

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Developer - The Vision

Line Investments & Property L.L.C. (L.I.P.), a shopping development & management division of Abu Dhabi based Lulu Group International, is surging ahead into the future with an impressive line-up of shopping centers in the Middle Eastern countries and India.

Armed with extensive experience in retail business environments across the GCC, Line Investments & Property's expertise stretches over a selection of strategic locations, design & development, management & marketing – offering the optimal support required for the brands to come.

The goal is to position Silicon Central as one of Dubai's leisure and destination icons, and every effort is underway to realise this vision.

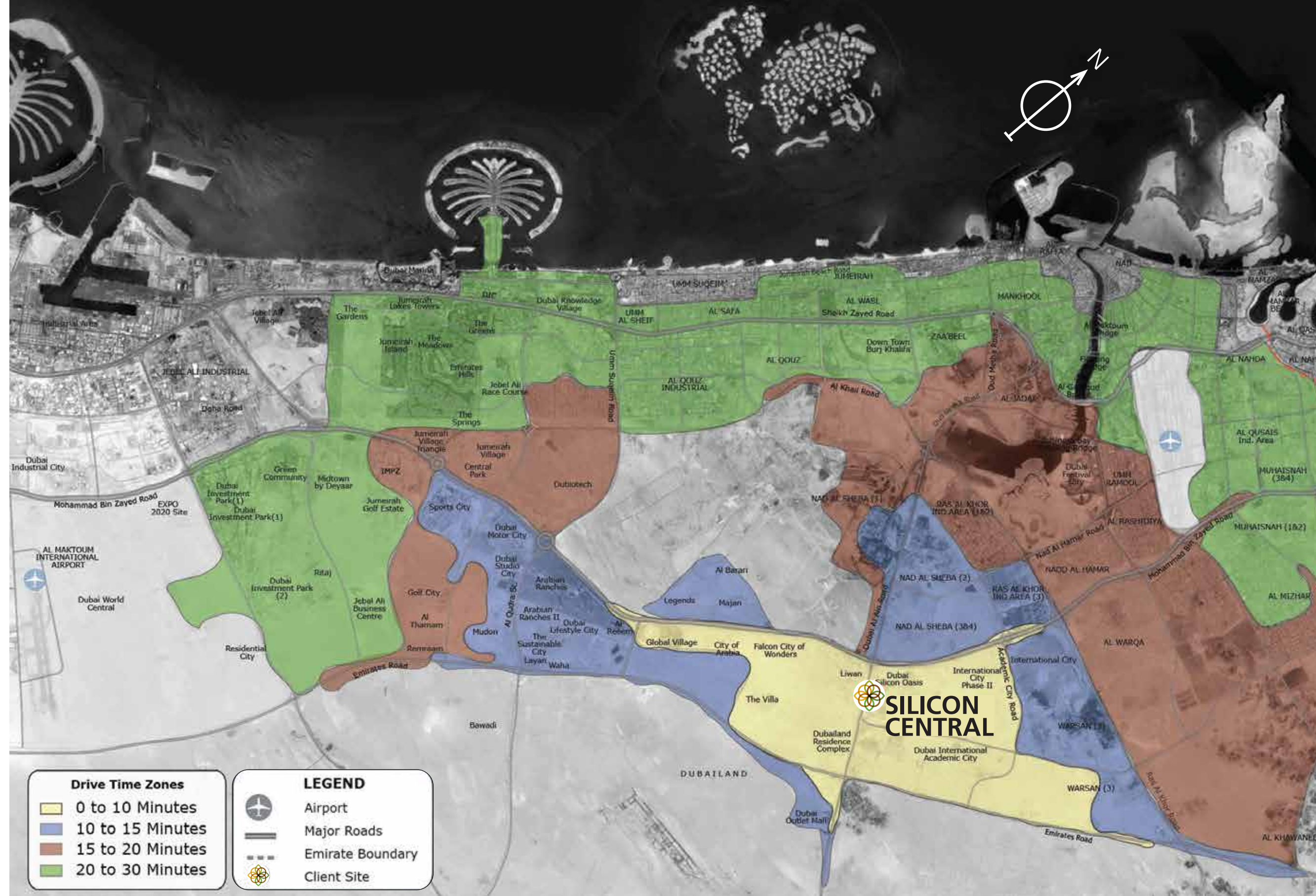


سيليكون سنتر
SILICON CENTRAL

Catchment Area

The primary trade area includes a selection of several affluent residential communities like Nad Al Shiba, The Villa, Al Barari, Warqaa 2-5, Arabian Ranches, and extends to most of Dubai and Sharjah due its location on the intersection of Dubai's main two arteries (Mohammed Bin Zayed road & Dubai Al Ain road).

The catchment area has a population of 500,000 people primary and secondary catchment areas.





سيليكون سنترال
SILICON CENTRAL MALL



Silicon Central

Silicon Central, a three level retail and leisure destination, will present an enhanced shopping experience to its neighbouring communities.

With a total of 81,500 sqm GLA, the mall will include a 9,000 sqm hypermarket, a 7,800 sqm department store, with a 35,500 sqm array of retail shops and services that will offer a comprehensive retail mix of brands tailored to ensure shoppers' satisfaction.

Adding to the unique shopping experience, a diverse range of dining options will comprise of 24 casual restaurants and cafes as well as 21 food court units, a perfect place to catch up with friends and families in an enjoyable atmosphere, or just a quick snack on the run.



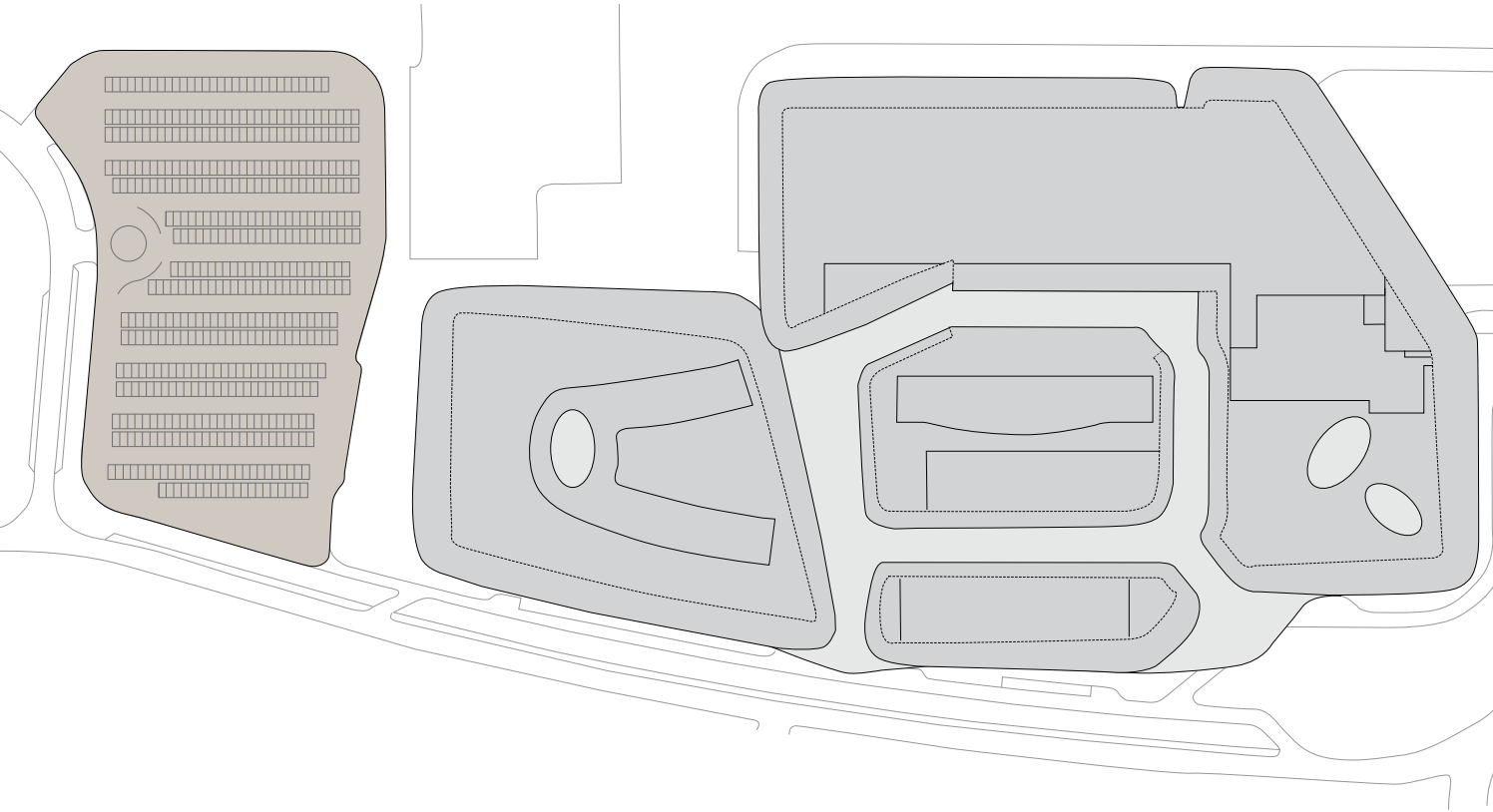
Silicon Central

With so many leisure options to choose from, Silicon Central will be the destination of choice for families and entertainment seekers.

A wide range of entertainment options including 12 screens cinema, a 6,800sqm Family Entertainment Centre with 1,900sqm Laser Tag for kids and grownups to stay active, and 2,000sqm Gym to keep the community in shape.

It's all about convenience and accessibility and the 3,200 car parking spaces allocated for mall shoppers will ensure everyone gets their space.

MASTER PLAN



TOTAL GLA **81,500.00** SQM

GROUND FLOOR



- Legend
- Retail
 - MSU
 - Anchor
 - Hypermarket
 - Food & Beverage
 - Restaurant
 - Service Shops

HYPERMARKET **9,000.00** SQM

RETAIL STORES **35,500.00** SQM

FIRST FLOOR

FOOD COURT

1,600.00 SQM



Legend

- Retail
- Anchor
- Department Store
- Food & Beverage
- Entertainment Centre
- Restaurants

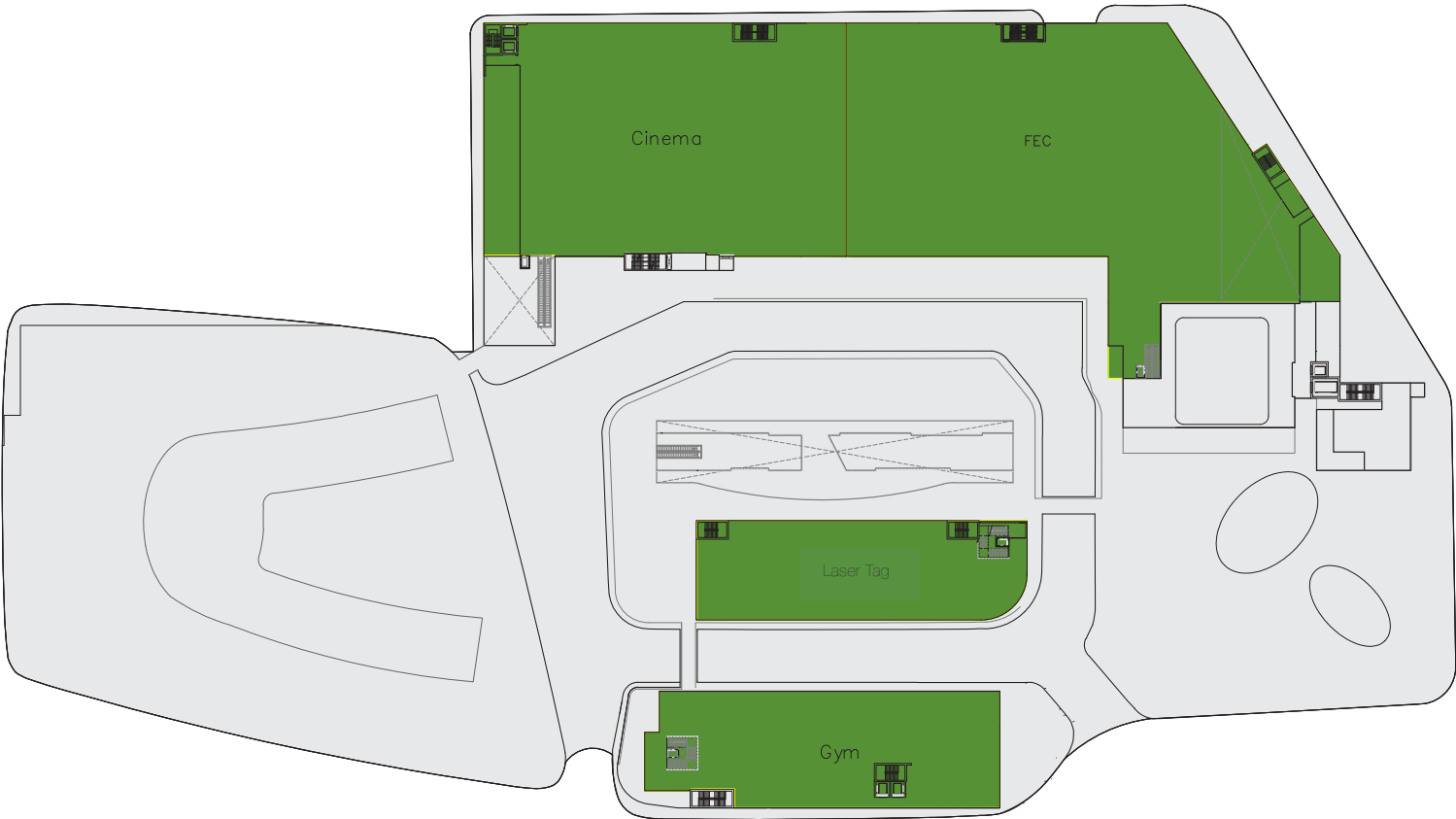
DEPARTMENT STORE

7,800.00 SQM

SECOND FLOOR

FEC

6,800.00 SQM



CINEMAS

4,860.00 SQM

PARKING LEVEL 1



3,200 PARKING SPACES

PARKING LEVEL 2



- Legend
- Service Shops
 - Lobby

