

Beyond the office skyline.

Three propositions along Dubai's Sheikh Zayed Road corridor.
Compare the workplace, the capital and the ownership purpose.

LUMENA South · SOL LUXE · Shahrukhz

Original comparison published 10 October 2026 · Visual edition · 13 October 2026

Cover: LUMENA South, OMNIYAT crown visualisation. Proposed architecture, not completed construction.

Original IWR comparison and developer imagery.

Compare the offering. Then compare actual units.

Scope	LUMENA South	SOL LUXE	Shahrukhz
Identity	OMNIYAT's South tower in Business Bay; distinct from original LUMENA.	Mixed-use Sheikh Zayed Road scheme; office and residential products separate.	Danube's Sheikh Zayed Road office proposition.
Acquisition evidence	Office lift and building parking totals do not establish unit allocations.	Office 50/50 plan is not the residential 60/40 schedule.	An advertised entry ticket is not an office-area price comparison.
Occupation test	Floorplate, circulation, parking entitlement and delivered fit-out scope.	Office arrival, fit-out budget and completion funding.	Unit layout, full instalments and usable-workspace cost.
Same missing inputs	Dated available-unit quotes, consistent area definitions, actual parking allocations and complete annual ownership budgets.		

A building-level specification is a starting point—not a unit-level investment result.

Primary developer research recorded 9–12 October 2026: OMNIYAT LUMENA South project page; SOL LUXE office page; Danube Shahrukhz page. No independent building-grade certification, current available-unit eligibility or return ranking asserted. Original comparison10 October 2026.



LUMENA South · OMNIYAT developer visualisation. Proposed fitted interior—not evidence of included unit fit-out.

LUMENA South.

380m / 73 levels

Q1 2030 developer completion target
South tower—not the original LUMENA North.

Separate the building from the unit.

The official specification lists 18 double-deck office elevators and 1,000 parking spaces across the building. Neither figure establishes an individual office's allocation.

Test the actual unit: arrival route, lift bank, parking entitlement and delivered fit-out.

A render is not a scope of works.

This proposed interior makes the working environment visible. Purchase underwriting still needs the unit specification, usable area, fit-out budget and annual occupancy costs.

Source: OMNIYAT, official LUMENA South project page; accessed 12 October 2026. Native office render 5,120×2,880. Developer visualisation; proposed design, not completed construction. Comparison first published 10 October 2026.

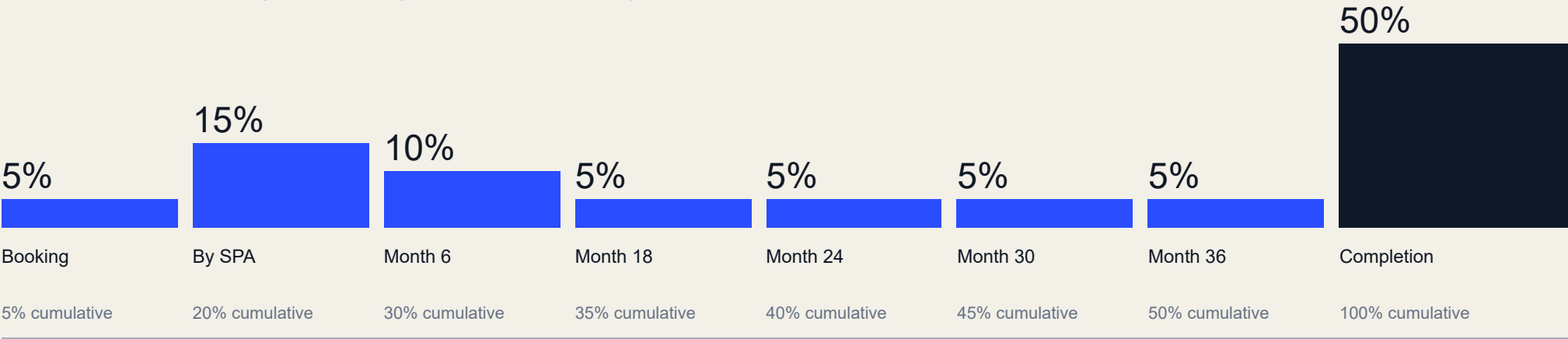
Half the price remains at completion.

The displayed office plan is 50/50. The deposit sequence and the completion balance are separate funding decisions.

50% of purchase price due at completion



SOL LUXE · proposed office interior. Delivered fit-out must follow the office contract.



20% by SPA

Booking and the SPA payment together commit one fifth of the purchase price. Another 10% follows at month six.

Fit-out is another budget

A payment plan spreads the purchase price. It does not establish the capital needed to fit out and open the office.

Source: SOL LUXE official office page, checked 9–10 October 2026. Months run from SPA; months 24/30/36 follow the stated six-monthly sequence starting at month 18. No month-12 instalment is shown. Completion is a contractual milestone, not a plotted calendar date. Residential 60/40 terms excluded. Bar heights/lengths compare instalment sizes, not elapsed time.

Shahrukhz. Start with the unit.

An entry ticket cannot tell you the
cost of usable workspace.

Ask what the price buys.

A meaningful comparison needs a dated available-
unit price, office area definition, delivered fit-out
scope and parking allocation.

Then map the capital dates.

A monthly-payment headline is not the full funding
schedule. Establish booking, construction and
completion obligations, then add acquisition and
opening costs.

Danube official Shahrukhz project page; source imagery acquired 12 October
2026. No current price/area pair, yield or ranking asserted. Original
comparison 10 October 2026.

Danube developer visualisation.



Shahrukhz · Danube developer visualisation
Proposed architecture—not completed construction.

Price is the first cheque. Not the last.

A capital bridge from the sale agreement to a functioning office.

01 / PURCHASE

The unit.

Exact dated quote.
Payment dates.
Area denominator.

02 / ACQUISITION

The transaction.

Applicable fees.
Registration costs.
Financing costs, if used.

03 / FIT-OUT

The workplace.

Delivered scope.
Design and approvals.
Works, MEP and furniture.

04 / READINESS

The opening.

Utilities and access.
Operating reserves.
Time to occupation.

Cash to occupation = purchase cash paid + acquisition costs + fit-out capital + opening reserves.

The right tower depends on the ownership purpose.

Mandate	Headquarters	Owner-occupation	Income ownership
Start with	Contiguous workspace, headcount and expansion.	Business fit, move date and cash to occupation.	Tenant demand at the actual office size.
Building test	Arrival, lifts, loading and building services.	Parking, licensing needs and delivered fit-out scope.	Lettable layout, access and competing supply.
Capital test	Purchase, fit-out and capacity for future changes.	Instalments, opening works and operating reserves.	Acquisition costs, vacancy and recurring expenditure.
Evidence that matters	Floorplate, unit allocation and operational specification.	Dated unit quote and a priced fit-out programme.	Comparable leases and a supported net-income model.

One skyline. Three different acquisition decisions.

IWR mandate framework applied to LUMENA South, SOL LUXE and Shahrukhz. No project ranking or tenant-demand result implied. Building claims and unit evidence remain separate. Original comparison published 10 October 2026.