

IWR / INVEST WITH RAJ / OFFICE
ACQUISITIONS

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.

Identity

[LUMENA South](#)

OMNIYAT's South tower in Business Bay; distinct from original LUMENA.

[SOL LUXE](#)

Mixed-use Sheikh Zayed Road scheme; office and residential products separate.

[Shahrukhz](#)

Danube's Sheikh Zayed Road office proposition.

Acquisition evidence

[LUMENA South](#)

Office lift and building parking totals do not establish unit allocations.

[SOL LUXE](#)

Office 50/50 plan is not the residential 60/40 schedule.

[Shahrukhz](#)

An advertised entry ticket is not an office-area price comparison.

Occupation test

[LUMENA South](#)

Floorplate, circulation, parking entitlement and delivered fit-out scope.

[SOL LUXE](#)

Office arrival, fit-out budget and completion funding.

[Shahrukhz](#)

Unit layout, full instalments and usable-workspace cost.

Same missing inputs

[LUMENA South](#)

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.



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.

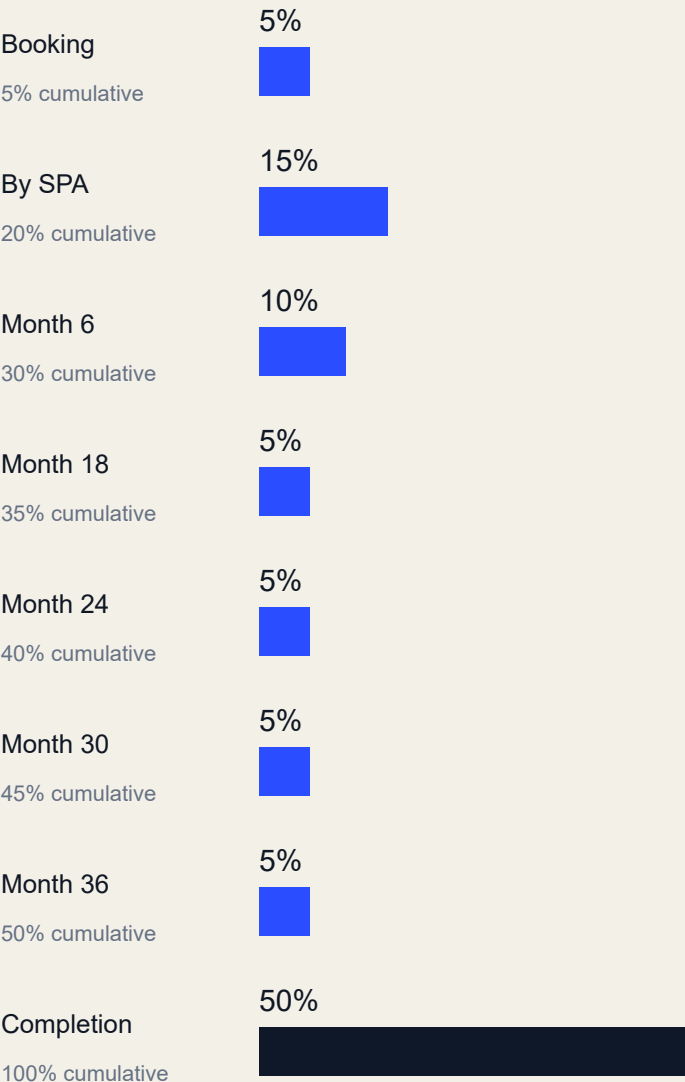


SOL LUXE · proposed office interior. Delivered fit-out must follow the office contract.

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



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 · Danube developer visualisation
Proposed architecture—not completed construction.

IWR / SHEIKH ZAYED ROAD OFFICES

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.

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.

Start with

Headquarters

Contiguous workspace, headcount and expansion.

Owner-occupation

Business fit, move date and cash to occupation.

Income ownership

Tenant demand at the actual office size.

Building test

Headquarters

Arrival, lifts, loading and building services.

Owner-occupation

Parking, licensing needs and delivered fit-out scope.

Income ownership

Lettable layout, access and competing supply.

Capital test

Headquarters

Purchase, fit-out and capacity for future changes.

Owner-occupation

Instalments, opening works and operating reserves.

Income ownership

Acquisition costs, vacancy and recurring expenditure.

Evidence that matters

Headquarters

Floorplate, unit allocation and operational specification.

Owner-occupation

Dated unit quote and a priced fit-out programme.

Income ownership

Comparable leases and a supported net-income model.

One skyline. Three different acquisition decisions.