

V-SUITES

BY ANAX

Imagined by

Venetian Enrico

OVERVIEW

OVERVIEW



A Multi-billion Dollar
Conglomerate



The Developer

PAST



PRESENT



FUTURE

Dubai Island
Warsan
Bu Kadra



THE GROUP

THE GROUP



ANAX Development is part of ANAX Holding, a multi-billion dollar conglomerate started over 24 years ago.

- Operating in:
- UK
 - Europe
 - South Asia
 - Middle East (since 2014)

- Industry segments include:
- Asset Management
 - Media
 - Hospitality
 - Real Estate
 - Trading
 - Technology
 - Venture Capital

- 10 years in the region with multiple businesses
- Started ANAX Developments to elevate neighbourhoods



THE DEVELOPER

THE DEVELOPER



TOP DISTRICTS

We focus on prime and upcoming areas across Dubai’s residential landscape

PROVEN DEVELOPER

ANAX Developments has already launched EVORA, its latest project in Business Bay, which sold out in record time—with construction now full-speed ahead.

LIVEABLE SPACES

ANAX focuses on the needs of its end-users and provides highly liveable, spacious sanctuaries which also act as great investment opportunities.

THE DEVELOPER



FUTURE PLANS

Upcoming launches in:

- Business Bay
 - Warsan
- Dubai Islands
 - MBRC

Plus many other premium locations
boasting of almost
2000 units over the next 12 months.

FLEXIBLE PAYMENT

With a sincere commitment to deliver,
and its financial strength through its
parent company,

ANAX proudly offers
30:70 payment plans

in line with end-user demands and
mortgage requirements.



THE PHILOSOPHY

LIVE LARGE

Living Holistically

Living to Create Impact

Living a Full Life

ANAX Developments focus on elevating the lifestyle of its residents and giving them a reason to live large.

LIVE LARGE

The pipeline symbol of what we stand for.

OUR EXISTING PORTFOLIO

- 3 buildings in the UK
- Evora in Al Furjan

OUR UPCOMING LAUNCH

- V-Suites Business Bay

OUR FUTURE PROJECTS

- MBRC
- Warsan
- Dubai Island



An aerial photograph of the Dubai Business Bay skyline at dusk. The Burj Khalifa stands prominently in the center, its spire reaching into a dark, cloudy sky. The surrounding area is filled with numerous skyscrapers, many of which are illuminated with warm lights, creating a contrast with the cool tones of the twilight. In the foreground, a complex network of highways and bridges is visible, with traffic lights and streetlights adding to the urban glow. The overall atmosphere is one of a modern, bustling metropolis.

BUSINESS BAY

B U S I N E S S B A Y

WHERE INFLUENCE CONVERGES

Moments from Downtown and
the Burj Khalifa.

Seamless connectivity via Sheikh
Zayed Road, Al Khail Road, and the
Yacht Marina Station.

Adjacent to DIFC.

World-class retail and
cultural icons like City Walk,
Dubai Mall and Dubai Opera.

Linked to Marasi Drive and the
Business Bay Canal

Linked to the largest park in the
Business Bay/Downtown area.

Access to private clubs, five-star hotels,
and fine dining along the waterfront.



ACCESS TO WHAT MATTERS

Within 5 Minutes

Sheikh Zayed Road
Al Khail Road
Dubai Canal
Metro Station

Within 10 Minutes

Dubai Mall
Dubai Opera
Jumeirah Beach
Burj Khalifa
DIFC

Within 20 Minutes

Dubai International Airport

R E S I D E N T I A L A P P E A L

Business Bay offers:

- Perfect blend of connectivity and convenience
- Prestigious address in the Burj Khalifa District
- World-class lifestyle offerings
- Iconic views
- Lucrative returns
- Strong rental yields
- High capital appreciation
- 230 Towers
- 975 Operating outlets
- 396 Restaurants and cafés
- 35 Clinics & pharmacies
- 7 Gyms and yoga studios
- 4 Parks
- 2 Beaches
- 3.2 KM Canal sidewalk



R E S I D E N T I A L A P P E A L

Landmarks:

- Dancing Fountains at Dubai Mall
- Dubai Ice Rink
- Dubai Aquarium
- Dior Spa The Lana
- Burj Khalifa (Tallest tower in the world)
- Dubai Water Canal (Connecting cities)
- Dubai Opera
- Yacht station
- The twin towers of JW Marriott Marquis Hotel

Local Amenities:

- Dubai Mall
- Souk al Bahar
- Bay Avenue Mall & Park
- Gate Avenue



INVESTMENT APPEAL



 BUSINESS BAY

12,032
Sales Volume

 18% vs. 2023

AED 2.3k
Average Price per Sqft

 10.9% vs. 2023

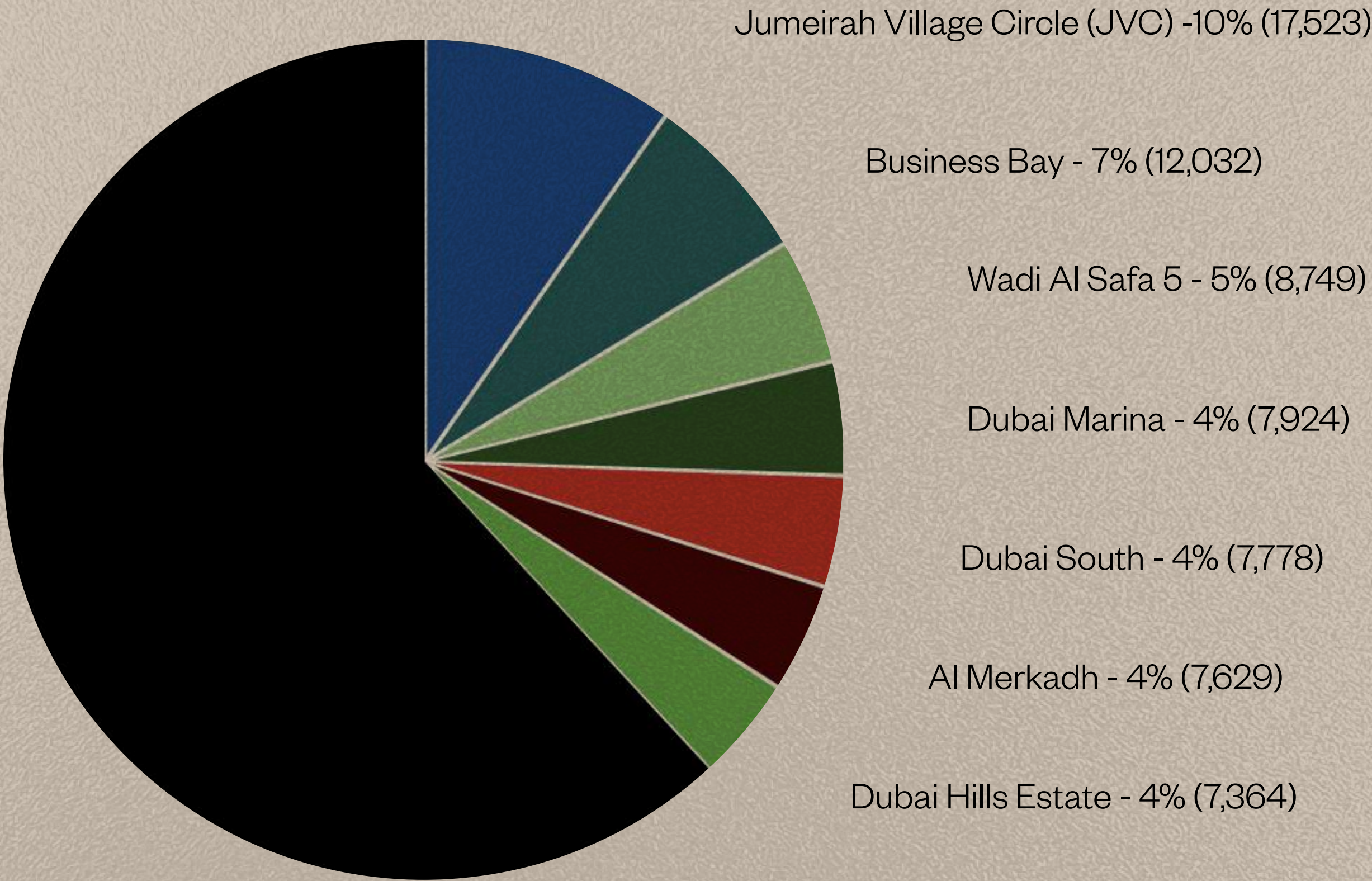
AED 1.6M
Average Property Price

 11.5% vs. 2023

*Source: DXBInteract

I N V E S T M E N T A P P E A L

Top Performing Areas,
Market Share (Sales Volume)



Jumeirah Village Circle (JVC) Business Bay Wadi Al Safa 5 Dubai Marina Dubai South Al Merkadh Dubai Hills Estate Others

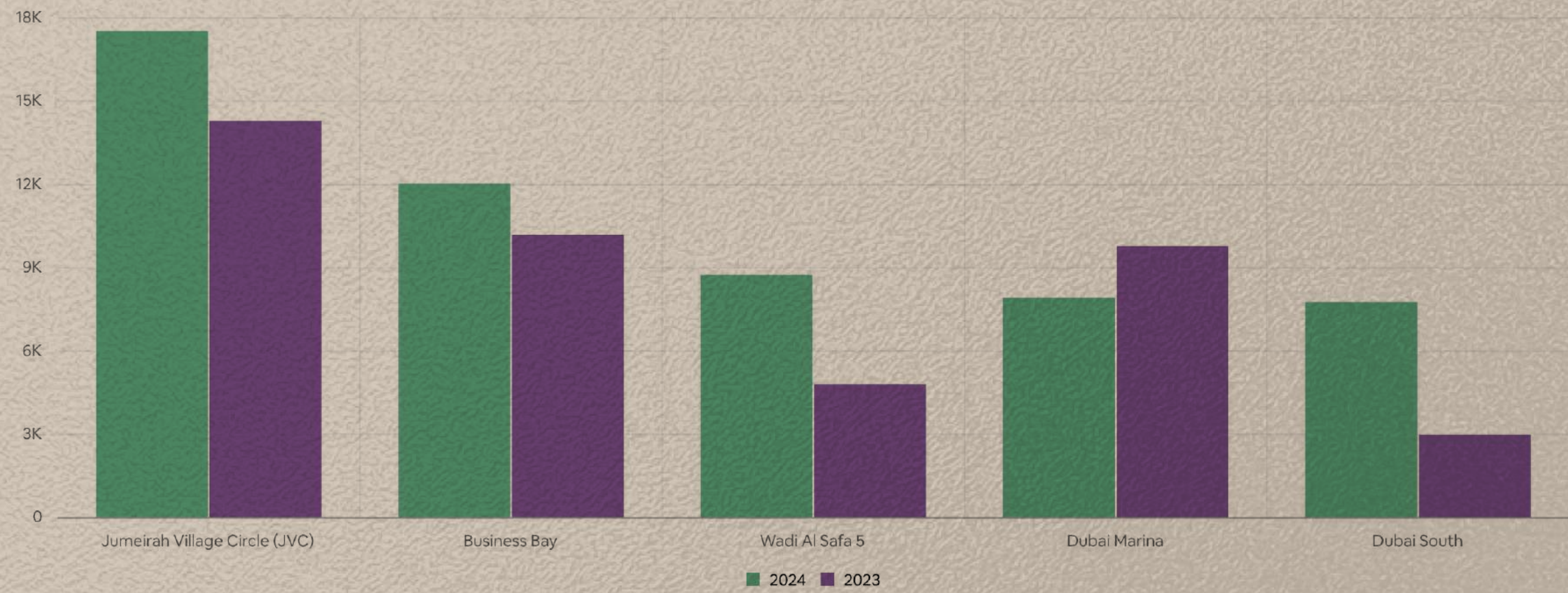
*Source: DXBInteract

INVESTMENT APPEAL

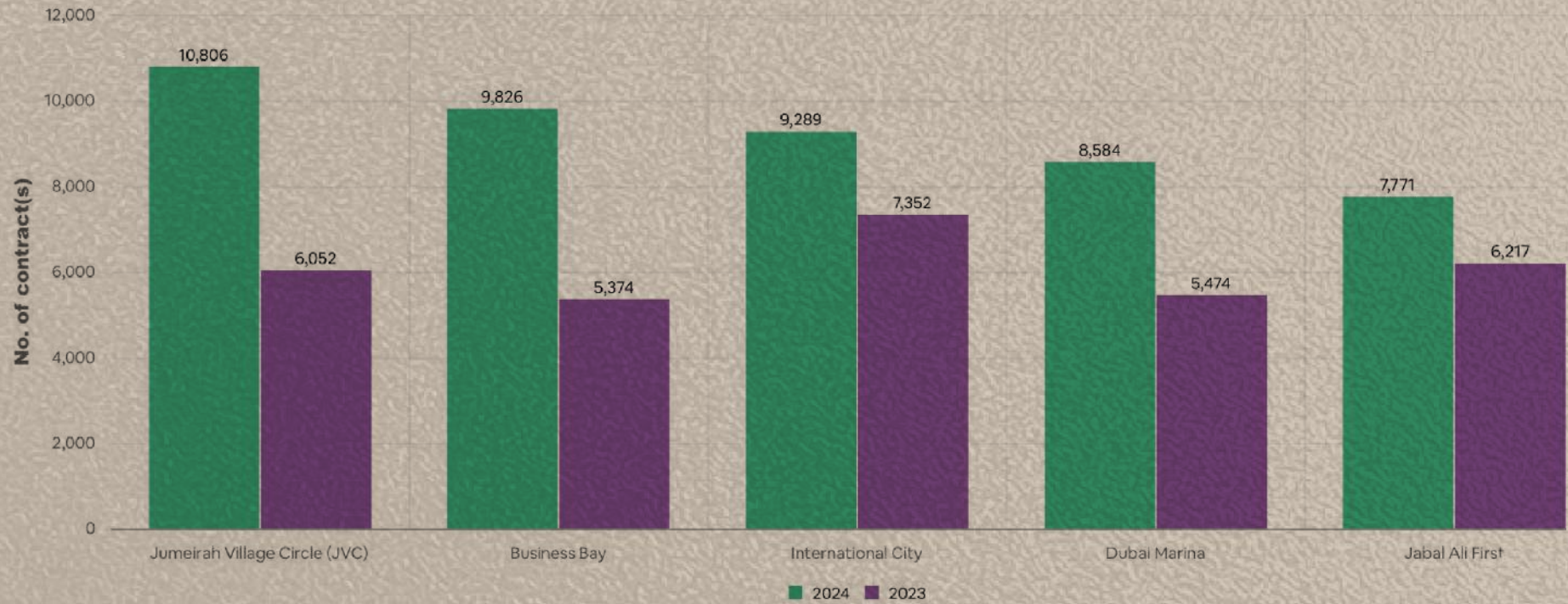
2nd Highest
most demanded area in Dubai for 2 years in a row.

82% Increase
in new rental contracts in Business Bay

Top 5 performing areas (Sales volume)



Top 5 performing areas (Rental volume)

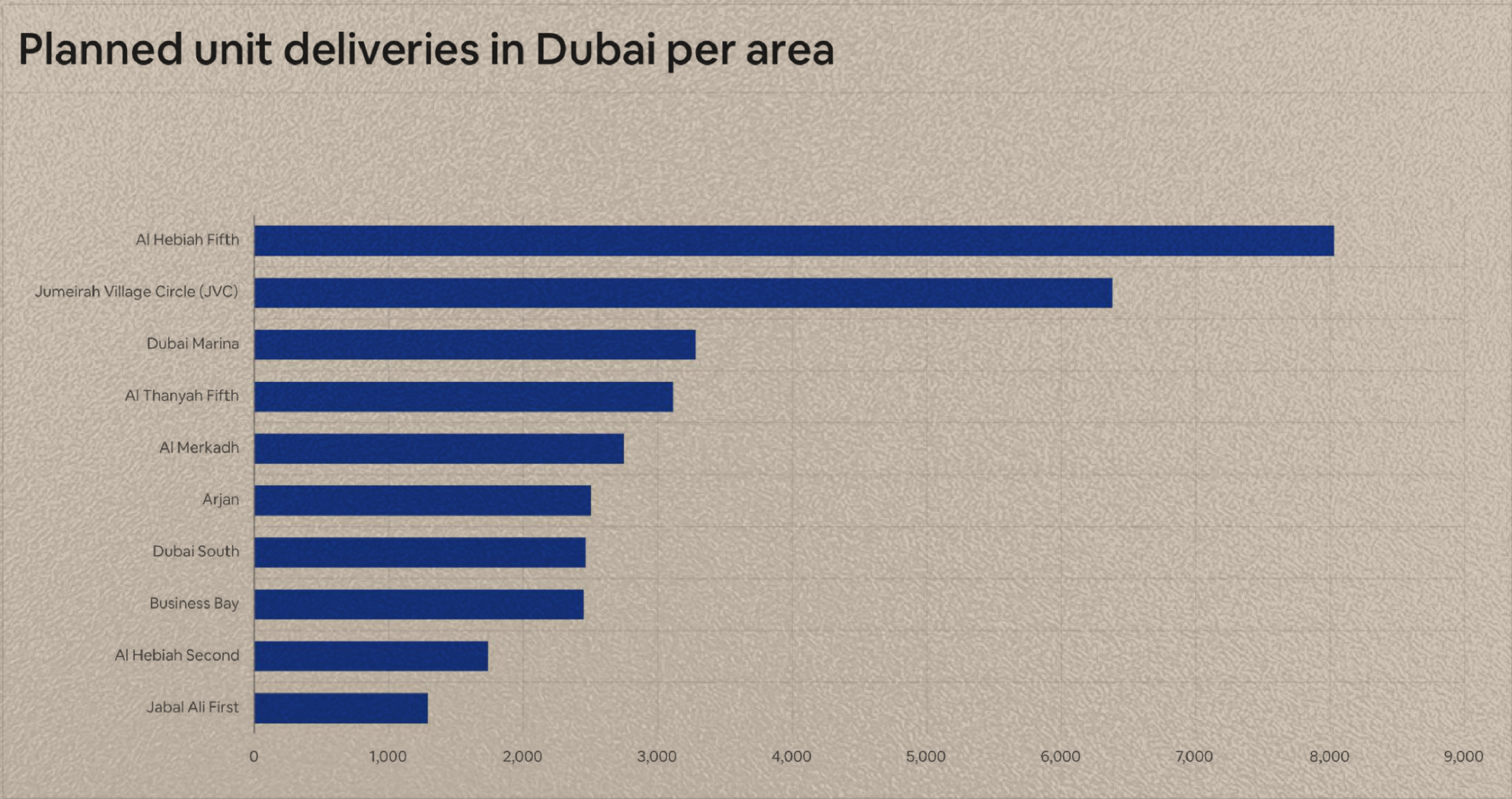


*Source: DXBInteract

I N V E S T M E N T A P P E A L

Only 17,067 new units
being delivered in the
next 5 years

No New Supply
after 2027



*Source: DXBInteract

FUTURE OUTLOOK

Masterplan Driven Growth

As a central pillar of the Dubai 2040 Urban Master Plan, Business Bay is set to evolve into a walkable, mixed-use district that blends global business with high-end lifestyle.

20-Minute City Initiative

Business Bay aligns with the "20-minute city" concept, ensuring that residents can access 80% of their daily needs within a 20-minute walk or bike ride.

The Centre of Luxury

Business Bay is poised to dominate as the world's #1 luxury destination, backed by global brands and investors, with property values set to overtake New York and London.

Investment Outlook

With strong rental yields, limited premium office supply, and sustained demand, Business Bay presents a resilient commercial and investment hub, poised for continued growth and capital appreciation.

THE PROJECT

V-SUITES

BY ANAX

Imagined by

Venetian Enrico

V-SUITES

BY ANAX

Following their celebrated design philosophy, Venetian Enrico brings a clear, deliberate approach to V-Suites. Known for high-end residences defined by restraint and precision, the Italian interior design house focuses on spaces that are both refined and highly usable.

At V-Suites, their involvement is evident in the careful attention to proportion, material, and flow, resulting in interiors that are considered, functional, and lasting.

V-SUITES
BY ANAX





FROM VENICE TO DUBAI A GLOBAL DESIGN ICON

*“To design is to compose life itself -
every space should be a love letter to
those who inhabit it.”*

Venetian Enrico

LUXURY MEETS LEGACY

V E N E T I A N E N R I C O

Hailing from the magnificent city of Venice, Enrico carries with him the legacy of Italian elegance and craftsmanship. His designs are infused with the timeless beauty of Venice, reimagined for the modern world. In Dubai, a city synonymous with ambition and innovation, Enrico's presence has elevated the landscape of architecture and interior design, blending the best of Italian heritage with Dubai's futuristic vision.

For those who seek more than just design, for those who aspire to live amidst art, Venetian Enrico offers an invitation to experience luxury like never before.

Welcome to the Art of Extraordinary Living. Welcome to Venetian Enrico.



In the pantheon of contemporary design, where true artistry intersects with architectural brilliance, Venetian Enrico stands as a colossus - a maestro whose work transcends trends to create spaces of enduring magnificence. With an extraordinary portfolio spanning 263 meticulously crafted projects across five continents, Enrico has redefined the very essence of luxury living through his singular vision that marries audacious creativity with sublime comfort.

The Enrico Philosophy: Where Nature Meets Grandeur

At the heart of Venetian Enrico's design ethos lies a profound understanding that true luxury is an immersive experience rather than mere visual spectacle.

Quintuple winner of the International Design Excellence Award
First designer to receive the Venetian Heritage Foundation's Lifetime Achievement Medal
Named "Design Innovator of the Decade" by Architectural Digest Global

What sets Enrico apart in the world of luxury design is his unwavering commitment to creating spaces that feel simultaneously spectacular and intimately familiar. His rooms don't intimidate - they embrace. His designs don't follow trends - they define eras. With each project, he continues to prove that the ultimate luxury isn't in the price tag, but in the perfect harmony of beauty, function, and emotional resonance.





ALEXANDER PROPERTIES



AEGEAN MINIMAL



ATLAS MINIMAL MAJLIS



FRANK MULLER AETERNITAS TOWER



CINCO PROPERTIES ONE RESIDENCES



FRANK MULLER VANGUARD



BELMONT DEVELOPERS BELMONT 99



LAGUNA HOTEL

A GLOBAL PORTFOLIO OF ICONIC DESIGNS BY - VENETIAN ENRICO



THE PRACTICE OF PRECISION

Venetian Enrico is defined by an unwavering attention to detail—scale, weight, and how space holds emotion. With over 260 projects across 18 countries, Venetian is recognized for a disciplined approach that avoids spectacle and embraces clarity.

**Each project begins with context:
location, light, and purpose.**

Materials are selected by hand; finishes are tested under natural conditions. Every decision is made with intention, at a pace that ensures precision.

The studio's interiors move with quiet rhythm. Light is treated as material. Rooms unfold without hierarchy. Furniture is often designed in collaboration with long-standing partners like Fendi Casa and Promemoria.

In 2024, Venetian Enrico was awarded the Golden Compass by the Triennale di Milano—marking the first time the prize honored a practice working between architecture and interior design.

Design should hold. Not perform
— Venetian Enrico

Inspired by Global Capitals.
Made for Dubai.

V-Suites is crafted for those who demand more
from where they live.

High-Function Meets Italian Design



Lobby



Atrium

THE V CLUB

Designed in collaboration with Venetian Enrico, The V Club's interiors echo his signature spatial rhythm—calm, intuitive, and purposefully understated.

- Grand Lobby
- Business Lounge
- Coffee bar
- Co-working lounge
- Video Call Pods
- Chill Out Lounge
- Grand Atrium
- Meetings Rooms
- Conference Room
- Gym
- Sauna
- Steam room
- Ice plunge
- Outdoor cinema
- Pools
- Pool Bar
- Sun deck
- Zen Gardens
- Barbeque Station
- Cabana dining
- Capri El fresco
- Meditation park





Grand Lobby



Business Lounge



Co-Working Spaces, Meeting Rooms & Conference Room



V Club Social Areas – Recreation tables and Atrium Lounge



Reflective Pools



19 Meters Lap Pool & Pool Bar



Gym



Male & Female Spa –Sauna, Steam room, Showers, Cold Plunge and relaxation areas



Zen Garden



Outdoor Cinema



Barbecue Areas



Capri El Fresco Dining



Chill out Lounge - Outdoor



Milano Suite - For Private Parties

A New Benchmark in Amenities

Spaces conceived by Venetian Enrico to unfold gradually—
never rushed, never loud

Lifestyle & Leisure

- BBQ & Picnic Area
- Outdoor Lounge
- Open-Air Cinema
- Pool Bar
- On-water Sunloungers & Cabanas
- Meditation Zone
- Billiards & Pool Tables
- Bookable Suite

Wellness & Fitness

- Male & Female Wellness Studios
- State of the Art Gymnasium
- Cold Plunge Lounge
- Outdoor Workout Area
- Zen Garden
- 6 Senses Garden
- Meditation Area
- Reflective Pools

Business Convenience

- Co-working Space
- Acoustic Office Pods
- Meeting Rooms
- Conference Room
- Shareable Library
- Business Café
- Lobby Lounge

Comfort & Security

- Concierge Service
- Package & Mailbox Handling
- 24/7 Security



A Residence With A Résumé

Crafted by global designers and furnished
with custom Italian pieces.

V-Suites offers a rare balance of city
energy and peaceful, garden-facing views.
Its private residents' club brings together
professionals who value connection,
comfort, and convenience. Delivered fully
furnished and investment-ready, this is
a home where thoughtful design meets
lasting demand.



Why V-Suites

Luxury Resort-Inspired Living

Designed for Professionals

Optimized Space Planning

Masterful use of every square inch
Blend of luxury and function

A Unique Investment Opportunity

A rare balance of city energy and peaceful
garden-facing views

**Delivered fully furnished
and investment - ready**

V-Suites emerges as a sophisticated answer
to Dubai's growing appetite for executive
luxury. Crafted for investors who recognize
long-term value.





THE APARTMENTS

Shaped by the measured hand of Venetian Enrico, each residence is carefully proportioned and materially grounded.

Timeless, sophisticated design inspired by
New York, Manhattan, and London living.
Executed by an Italian master



Expansive views offering:

- Park View
- Partial Canal View
- Burj Khalifa View
- Community View



Executive Suite

- Luxury Italian Furniture
- Modular 1 Bedroom
- Innovative Swivel TV Design
- Privacy for Bedroom
- Separated Living Room
- Designer Wardrobes
- Integrated Kitchens that look like Panel Walls
- Cold Fire Place
- Spa Style Bathrooms
- Fluted Glass Pocket Doors

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	42.61 sq.m.	458.65 sq.ft.
BALCONY AREA	8.44 sq.m.	90.89 sq.ft.
TOTAL AREA	51.05 sq.m.	549.54 sq.ft.



Signature Suite

- Luxury Italian Furniture
- Large Private Bedrooms
- Designer Wardrobes
- Integrated Kitchens
- Cold Fire Place
- Spa Style Bathrooms

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	51.74 sq.m.	556.97 sq.ft.
BALCONY AREA	13.33 sq.m.	143.44 sq.ft.
TOTAL AREA	65.07 sq.m.	700.42 sq.ft.



FAST FACTS - SUMMARY

AMENITIES

The V Club

2 floors for dedicated amenities
curated areas elevated living and
productivity

ANTICIPATED COMPLETION

2026

Estimated Service Charges AED 19 SPF

LOCATION

Business Bay

FEATURES

Luxury finishes with walnut, bronze
sepia tones

Modular Designs
Flexible living
Fully Furnished with Italian Furniture

FLOORS

PAYMENT PLAN

30 / 20 / 50

STARTING PRICE

AED 62M

UNITS

Executive Suite
Signature Suite
Sterling Suite
The Villa

NO. UNITS

Total: 225

- Grand Lobby

Business Lounge

Coffee bar

working lounge

Video Call Pods

Chill Out Lounge

Grand Atrium

Meetings Rooms

Conference Room

Gym

Sauna

Steam room
- Ice plunge

Outdoor cinema

Pools

Pool Bar

Sun deck

Zen Gardens

Barbeque Station

Cabana dining

Capri El fresco

Meditation park

CONSTRUCTION
IS IN
FULL SWING

BROKER COMMISSION

5%

THANK YOU