

GIO

A DESIGN CULTURE

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www.gio.ae

where you work

Main Contractors: Belhasa Engineering
Quantity Surveyors: De Leeuw (Middle East)
Project Management Team: De Leeuw (Middle East)
Interiors designed by yoo (A Philippe Starck Company)
Consulting Architects: Zas (CAN)
Consulting Structural Engineers: Ove Arup (UK)
Foundations / Piling: Habtoor STEA Soils Group (HSSG)



O F F I C E
yoo at work



G Office where yoo work

You spend half your life there, so why shouldn't your office be the most inspiring place you can imagine?

One of two towers in the G Emporium, the G Office is developed by GIO, architecture by Alex Vacha, interior design by the world renowned yoo at work and backed by the ACI investment fund.

GIO understand their market and they know their competitors. So by bringing together the world's most respected design and investment talent they continue to distinguish the G brand as the marque to watch in Dubai's dynamic property market.

And just like its residential twin, the yoo by Starck designed G Tower, the 45 storey G Office's unique yoo at work branded offices and business centres add real value to both your work life and your long term investments.

GIO
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yoo at work



OFFICE
yoo at work



Interiors thinking inside the box

yoo believes that offices should do more than simply store stationary or resemble drawers in a non-descript filing cabinet.

So from your first glimpse of the reception area through to the smooth surface landscape of every desk, you'll find each yoo created workplace is an imaginative space that avoids the seasonal design clichés that usually leave you feeling foolish once the designers have gone.

As no two projects are alike yoo uses the selective nuance of palette, contents and design elements to create a sense of belonging and inspiration throughout the 360 uniquely designed office units and the five floor business centre.

The G Office truly reflects your individual needs. It features fixtures and fittings by Hans Grohe's Axor by Starck, and the Duravit by Starck ranges, as well as an advanced building management system with intelligent device networking. But that's not all; even the finer details have been taken care of for you from the simple things like guaranteed secure car parking spaces, valet and concierge services, to the two luxurious and spacious sky decks above the 7th and 43rd floors.

yoo at work the designers

'It's definitely worth it.' - WALL STREET JOURNAL

The yoo touch is that indefinable special something sought after by the world's leading developers and architects, but what is it exactly? Is it the ability to sell out projects in hours or days rather than months or years? Yes, but it's more than that. How about adding real long term value to your investments? Sure, absolutely, but that's not the whole story either.

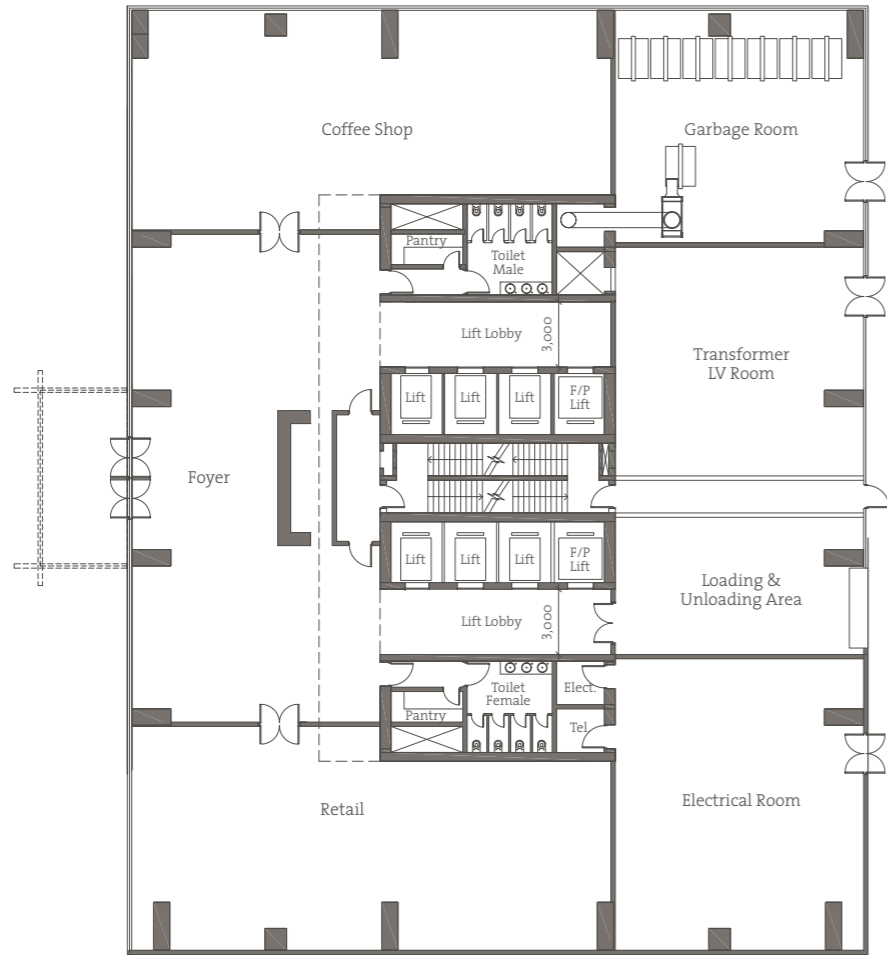
It's the combined energies of John Hitchcox, Philippe Starck and Jade Jagger, who between them have made yoo one of the most innovative and daring property developers and commercially successful design houses in the world. They have quite simply redefined the cosmopolitan aesthetic for the 21st Century and everyone else is playing catch up.

So you see the brand really does mean something. That's why the G Emporium is yoo designed. With branded office and business centres designed by yoo at work the G Office is set to be one of the most in-demand business towers in Dubai.

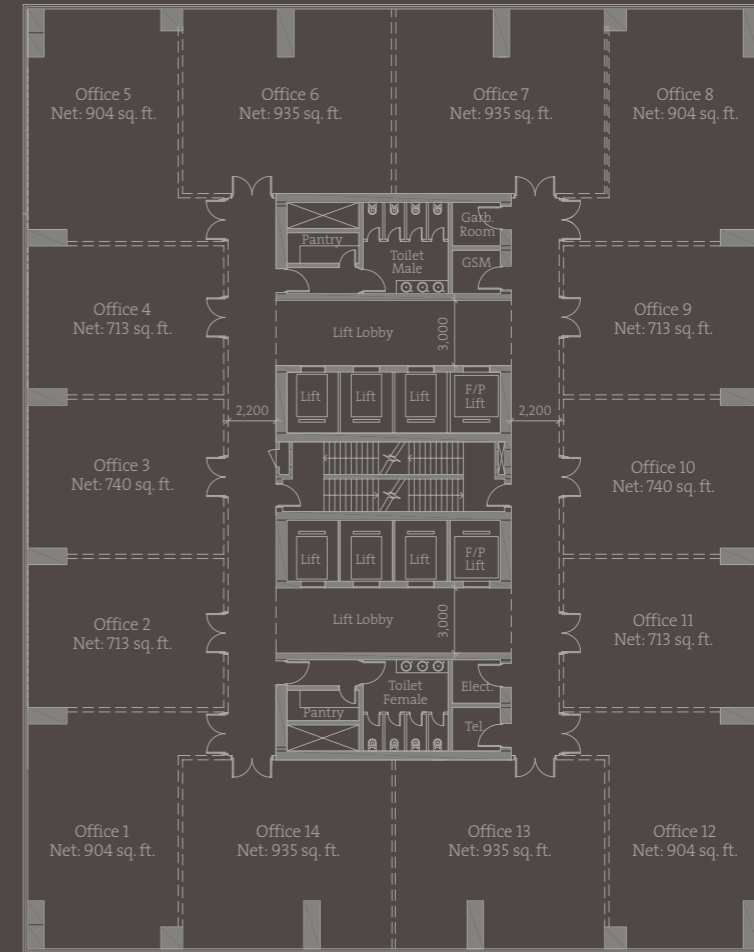
And you're going to be a part of it?

Lucky you.

Ground Floor



Typical Office Floor





Dubai the investment capital

Thanks to HRH Sheikh Mohammed's ambitious vision, Dubai has rapidly become a convergence point for world cultures and the link for the powerful new economies on its doorstep with the rest of the world.

Dubai's leadership in the property, financial and tourism sectors consistently secures global attention and inspires year on year GDP growth. Global organisations such as the IMF regularly increase their economic forecasts in an effort to keep up.

The city's population is also growing at an astonishing rate and hundreds of thousands of new residents arrive each year ensuring that demand for top quality housing and commercial space is at an all time high. It's a market that's only going to get bigger.

It's no surprise then that Dubai's iconic buildings continue to amaze the world. GIO is at the forefront of this Arabian architectural renaissance and their partnership with world renowned designers yoo at work who is responsible for the interior of this project, and visionary abilities of architectural designer, Alex Vacha, is setting the benchmark that others aspire to.

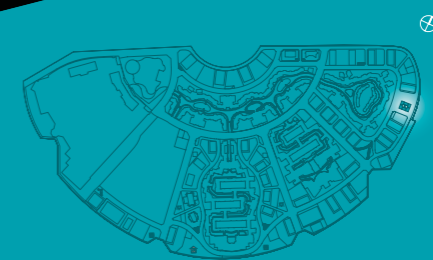
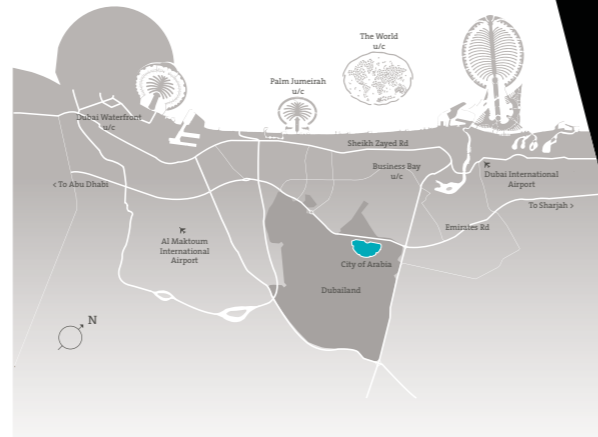


Location the centre of all things

At the heart of the immense Dubailand development is the City of Arabia, the gateway residential and retail centre of new Dubai and the chosen location for the G Office.

The City of Arabia represents the perfect synthesis of leisure and business environments. Equidistant between Dubai Airport and the new Dubai World Central it has free monorail for residents, links to the Dubai light rail system and easy access to Emirates Road, the beach, and Dubai's most notable business districts.

It also benefits from a 10km canal, Mall of Arabia (the biggest mall in the world) and the Restless Planet entertainment complex as well as administrative offices, schools, medical facilities, shops, restaurants, galleries and open areas. In short it contains everything essential for a vibrant urban residential and business community.





ACI the investment partners

The Alternative Capital Invest (ACI) Group are international leaders in asset management, structured finance, risk management and real estate. They recognised the potential of Dubai's rapidly expanding economy early on and quickly established themselves in the market as a trend setting real estate investment house with a clientele of high calibre international and local investors.

ACI applied their skill and expertise to launch a variety of mixed use commercial and residential developments in Jumeirah Lakes Towers, Business Bay and City of Arabia and have been instrumental in expanding market awareness of Dubai internationally.

They played an important role in opening up the German investment market to opportunities in the emirate. Their activities there have been so successful that they have attracted international sports heroes to act as brand ambassadors for many of their headline developments, including tennis ace Boris Becker and Formula One legends Niki Lauda and Michael Schumacher.

They are committed to identifying new premium locations and high value assets such as the G Office that attract substantial international investment and significantly enhance the value of the group's development portfolio.



GIO the developers

Established more than 100 years ago the Galadari group have blazed a pioneering trail across the emirate's commercial landscape to become one of the region's most prominent and influential names. They understand the difference between calling yourself world-class and actually being world-class.

In the 1970s they set the tone and direction of today's market with the launch of the first five-star hotel brands in the territory – first Intercontinental then Hyatt Regency – and continued their expansion into high profile consumer brands, retail outlets, malls, automotive brands, media ownership, banking, gems, jewellery, travel, tourism, industrial equipment and engineering services.

Never content to rest on their laurels in 2005 the group created GIO, their luxury real estate development arm responsible for the sales, leasing, architectural design, land acquisition and development of world-class international property projects. They are now positioned as the five-star developer capable of marrying world-class talent with projects and capital that define and drive the market.

