The

PARAGON

BY IGO

HAVE IT ALL

AT THE PARAGON
BY IGO


Tower Exterior

THE PARAGON

BY IGO.
UNLIKE ANY OTHER.


Tower Entrance Exterior

UNPARALLELED.
MATCHLESS.
BEYOND COMPARE.

Perfectly situated next to downtown and Dubai's prime economic hubs, The Paragon by IGO combines sophisticated city style with all of the benefits of trendy community living. An upscale lifestyle with more amenities than you could dream up, these apartments are created for the future-minded buyer who won't settle for anything but unmatched perfection.

Occupying a prime corner position in the vibrant heart of Business Bay, The Paragon offers 21 floors of residential living ranging from well-designed studios to spacious three-bedroom apartments. Each home is ultra-modern with impeccable aesthetics and boasts uninterrupted water views of the Dubai Canal or lush vistas of the park beneath. Whether you want to work, exercise or socialize - this building has it all. Take meetings in the co-working space, let off some steam in the super slick gym, kick back and relax in the indoor cinema, or challenge someone to a game in the full-sized squash court.

The Paragon creates a lifestyle that few residences can rival, blending city life with work and play.

"Architectural modernism meets cutting edge facilities for those who choose to thrive, not just survive."

A VIBRANT PROFESSIONAL AND RESIDENTIAL CENTER ON THE DOORSTEP OF DOWNTOWN DUBAI



Dubai Opera

Framed by the iconic Dubai skyline and set alongside the Dubai Canal, Business Bay is one of the most desirable places to own a property. Offering residents an exciting and modern neighborhood surrounded by luxury high-rises, upscale hotels and access to exclusive amenities, this is the hub of the city.

A stone's throw away from Dubai's most popular attractions and prime professional economic hubs, this is the perfect place for those who want to work hard and play hard.

An ideal location for couples, working professionals and dynamic families alike, Business Bay has an upbeat and trendy community energy within walking distance of the city's major attractions, such as Dubai Mall, The Museum of the Future and Dubai Opera.



While it is a professional district, home to high-rise offices and contemporary co-working spaces, Business Bay also neighbours areas such as Dubai International Financial Centre, Dubai Healthcare City and the Dubai World Trade Centre, making it a truly connected working hub in the heart of the city.

The offerings of Business Bay stretch beyond just work and city living with a thriving social scene. World-renowned restaurants, such as The Maine Brasserie, Zuma, Armani Ristorante, Nusr-Et Steakhouse and Gaia, are only a few minutes away. Alongside these popular restaurants are quaint cafes, trendy bars, leading-edge fitness centres and luxurious spas.

Complementing these luxurious offerings is Dubai Water Canal, which winds through Business Bay and adds the beauty of waterside living to this already popular district.

COMPLEMENTING THESE LUXURIOUS OFFERINGS IS DUBAI WATER CANAL, WHICH WINDS THROUGH BUSINESS BAY AND ADDS THE BEAUTY OF WATERSIDE LIVING TO THIS ALREADY POPULAR DISTRICT.



Linking Old Dubai to the Arabian Gulf, the canal offers 5 pedestrian bridges, 12 kilometers of cycle tracks, 6 kilometers of walkways and a 3 kilometers of running track to cater to health enthusiasts, tourists and families who want to spend time outdoors.

Finally, as one of the most well-connected areas of the city, there is no shortage of easy options for getting to and from Business Bay. There are two entry and exit points to Dubai's major motorways and streets – Sheik Zayed Road and Al Khail Road – and a dedicated metro station and four water taxi stations. A mere 15-minute drive away from Dubai International Airport, Business Bay is also a perfect destination for business travelers and leisure tourists.



Business Bay

The Paragon by IGO's central location makes it very convenient to commute to popular areas in Dubai, supported by the following public transport network:

METRO:

Red Line - serviced by a dedicated Dubai Metro Station, 'Business Bay'. Below are the travel times from Business Bay to other major metro stations:

- Burj Khalifa/Dubai Mall: 2 minutes
- Mall of the Emirates: 10 minutes
- Dubai International Airport (Airport Terminal 1): 20 minutes

BUS LINES:

RTA Bus stations are dotted around Business Bay and offer 8 distinct routes.

WATER TRANSPORT:

Access to four water taxis in Business Bay.



HAVE IT ALL. DO IT ALL. LIVE IT ALL.

COMMUNITY IS AT THE HEART OF THE PARAGON, AND THIS COMES TO LIFE THROUGH ITS HOST OF UNIQUE AND CUTTING-EDGE AMENITIES.

Experience the ultimate in contemporary alfresco living with a stylish outdoor deck, two glittering swimming pools and sun loungers. Residents working from home can take refuge in the building's very own co-working space or cafe, and those looking to relax can kick back and enjoy a movie in the indoor cinema.

If fitness is your passion, this community truly dazzles with a state-of-the-art gym, yoga deck, golf simulator and squash court with an amphitheater-style spectator's area. Finally, luxury and sophistication isn't just reserved for the human residents; pets can benefit from an in-building pet grooming salon created just for them!



AN UNPARALLELED LIFESTYLE



Tower Exterior Pool Deck Area & Park

PRIVATE RESIDENT AMENITIES

- Outdoor resort-style pools with sun loungers
- Adult pool and circuit pool
- Modern, spacious sundeck
- State-of-the-art gym and fitness center
- Open-air yoga deck and meditation zone
- Landscape garden deck
- Generous outdoor lounge terrace
- Barbecue area with private seating



Gym Interior









Golf Simulator





Squash Court

PRIVATE RESIDENT AMENITIES

- Poolside juice bar
- Café serving specialty coffee and light bites
- Co-working space with private a Business Center
- Multipurpose Room with flexible layouts for community events and parties
- Private residence cinema
- Hi-tech golf simulator
- Squash court with an amphitheater-style spectator's area
- Pet grooming salon



Indoor Cinema

A HOME FOR THE PASSIONATE

THE PARAGON HAS AN EDGY URBAN ARCHITECTURAL DESIGN AND IS BUILT WITH THE HIGHEST QUALITY MATERIALS AND FINISHES, MAKING IT THE DEFINITION OF ULTIMATE SOPHISTICATION.



Tower Lobby Interior



Floor to ceiling windows on this prime corner property allows year-round sunlight to stream into the apartments for a beautiful, airy aesthetic. With an indoor / outdoor living flow and functional balcony in each home, residents can take in breathtaking views of the surrounding cityscape, water canal and park. The Paragon is a true urban sanctuary for those who appreciate the finest things in life.

- Studio Apartments.
- One Bedroom Apartments.
- Executive One Bedroom Apartments.
- Two Bedroom Apartments.
- Three Bedroom Apartments.



1 Bedroom Kitchen

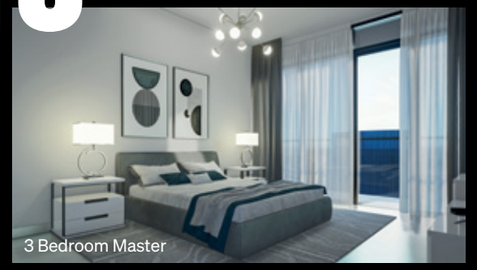


3 Bedroom Living Room

APARTMENT HIGHLIGHTS



3 Bedroom Bathroom



3 Bedroom Master

- SPACIOUS ROOMS
- PRIVATE BALCONIES WITH INDOOR / OUTDOOR LIVING FLOW
- PREMIUM, HANDPICKED FIXTURES AND FITTINGS
- ARCHITECTURAL DESIGN EXCELLENCE
- AMENITIES DECK SECOND TO NONE
- NEIGHBORING COMMUNITY PARK

ENJOY BESPOKE INTERIORS


2 Bedroom Master

STUDIOS FROM	416 sq.ft.
1 BEDROOMS FROM	596 sq.ft.
EXECUTIVE 1 BEDROOMS FROM	723 sq.ft.
2 BEDROOMS FROM	1,281 sq.ft.
3 BEDROOMS FROM	2,382 sq.ft.

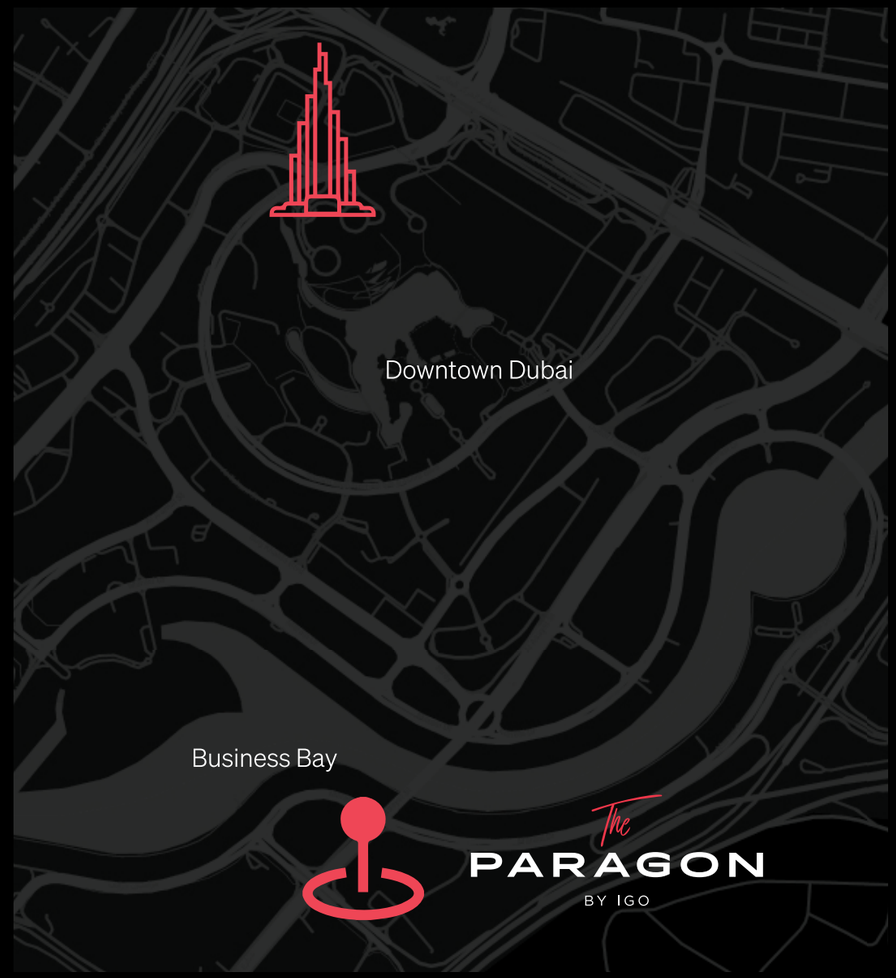

2 Bedroom Living Room

The Paragon apartments succeed in fusing an upmarket and stylish design with a harmonized and balanced atmosphere. Porcelain-tiled floors flow smoothly throughout each home, while European light fixtures are fitted within every room. Double glazed, floor to ceiling windows work functionally to keep out noise and heat, but also aesthetically to create a bright and open living space. The neutral color palette adds a touch of understated elegance or acts as the perfect base for owners to decorate to their own liking.

Ultra-modern kitchens feature premium countertops with a sophisticated marble design backsplash and high gloss cabinetry. They also come complete with top of the range appliances including an oven, stovetop, fridge and washing machine. Bathrooms have a minimalist and spacious layout with porcelain vanity countertops, mirrors and electrical shaving points. Finally, the en-suite style bedrooms are equipped with in-built wardrobes and impeccable finishing, providing the perfect place for respite.

The residential towers will have parking bays allotted for each apartment, in addition to the visitor parking.





THE LOCATION

LIVING IN BUSINESS BAY IS THE ESSENCE OF CENTRALIZED LIVING. WITH PROXIMITY TO THE ICONIC BURJ KHALIFA, YOU ARE ALWAYS IN THE CENTER OF THE ACTION.

Next to Downtown Dubai, this community offers everything anyone could ever want; a modern residential district - 24/7 entertainment, various 5*hotels, the best restaurants with top chefs, phenomenal shopping, and all conveniently located in your neighbouhood.

This prime location offers easy access to the Business Bay Metro station, Sheikh Zayed Road, and is only 15 minutes away from the international airport. The Paragon's strategic placement is perfect for your new home.

WORLD CLASS EXPERTISE



The Polo Townhouses - UAE

INVEST GROUP OVERSEAS
مجموعة الاستثمار

The Paragon by IGO is developed by IGO RED Real Estate Development, a branch of Invest Group Overseas LLC.

Over the last 18 years, Invest Group Overseas has proudly become a significant contributor to the region's robust growth by providing real estate developments and master plans that offer premium properties with an established reputation for quality, excellence, and global design.

Having consistently delivered to buyers and investors across the region, IGO pursues the path of becoming a leading force on quality project development.

At present, they continue to deliver landmark projects that ensure maximum return on investment and contribute significantly to the development and growth of their host cities and countries.

Today, an expanded and impressive portfolio of premium properties, which includes some of the most sought-after properties by meticulous clients worldwide, serve as a testament to IGO's well-deserved reputation as one of the top regional investment companies.



The Gate - UAE