Without compromise

Main Contractor: Belhasa Engineering

Quantity Surveyor: De Leeuw (Middle East)

Project Management Team: De Leeuw (Middle East)

Manned Concierge Service: Quintessentially

Yacht Service: Sunseeker (Middle East)

ALEX VACHA

Architecture

GIO only collaborates with those who understand and share their passion and vision. Selecting an architect for the region's first branded residential tower was a simple task. There was only one contender able to fulfil the brief; one to arouse the spirit and fire the imagination of developer and resident alike. Alex Vacha was appointed as Architectural Consultant to materialise the vision of G Tower.

Alex Vacha is the ultimate in contradictory superlatives. He creates classics from the inimitable. He celebrates defying convention. Using powerful linear frames and Art Deco influences, he created the G Tower architecture design concept.

yoo by STARCK

Design

yoo, a property, design, marketing and investment company, is the brainchild of John Hitchcox and Philippe Starck. yoo designs add value for development partners globally, as evidenced by their current project portfolio valued at USD 10bn. An exclusive collaboration with GIO in Dubai, G Tower promises to be the Middle East's first taste of Starck's formidable approach to urban living.

GIO
A GOLDEN CULTURE

Developer

Innovation is the word. Collaboration is the ethos. The Galadari name has had a prominent influence in the Emirate for the past few generations. Involved with every facet of sophisticated living in Dubai, they built the first ever 5-star hotel in the Emirate in 1975 and brought the world's best luxury yacht company to the Middle East. GIO, the Galadari real estate arm, continues this tradition of innovation, stimulating the market with an authentic offering of style boldly embodied in the G Tower.

TOWER
yoo by STARCK

You & yoo 07
Form & Function 17
Nature & Culture 23
Relax & Rejuvenate 29
Service & Style 37
Where & Why 43
Facts & Figures 47
You & GIO 51

You&yoo

yoo by STARCK

"We don't speak about business, we speak about yoo – it's a human project." **Philippe Starck**

"The boy can't help it. At 50, Starck is the most celebrated designer in the world." **THE SUNDAY TIMES**

"Hitchcox, the man often credited with inventing London loft living." **EVENING STANDARD**

The designs of yoo by Starck have created something unique for G Tower: a contrast between the monumental design of the building's exterior and a sleek yet playful interior. Oversized decorative features dominate an uncluttered, gratifying design with great energy.

Starck has strongly shaped the design of the common areas and entrance areas of G Tower, as well as ensuring the striking impact of the kitchens and bathrooms within the residences.

Philippe Starck is a world-renowned French designer and pioneer of the New Design style. From a mouse for Microsoft to a Mexican Spaceport for Virgin Galactic, Starck has created revolutions in the design world. A true connoisseur on a global scale, Starck's output bears the essence of this signature style: new age, refreshingly elegant and unswayed by transient trends.

Enter through a magnificent portal into the lobby and you are confronted by seven metre high unicorns, lined proudly to greet you. Fabricated under the watchful eye of Starck himself in Paris. Carefully transported to a triple-height lobby, fixed to an Italian marble floor, and bathed with light from Baccarat's finest crystal chandeliers, they come alive. yoo by Starck has done it again.

TOWER
yoo by STARCK

The eye is drawn from the monochrome of the lobby to the coloured backlit glass walls which line the lift reception area.

Each of the six golden-walled high-speed lifts is clad with glass doors, and furnished with a black leather chaise. The perfect way to be transported to 45 levels of comfortable grandeur.

The G Sanctum features elements such as the library, the billiard room, and a cigar lounge. The marble flooring continues the Italian touch, and merbau wood adds to the air of refinement in a space designed to relax the body, and exercise the mind.

TOWER yoo by STARCK

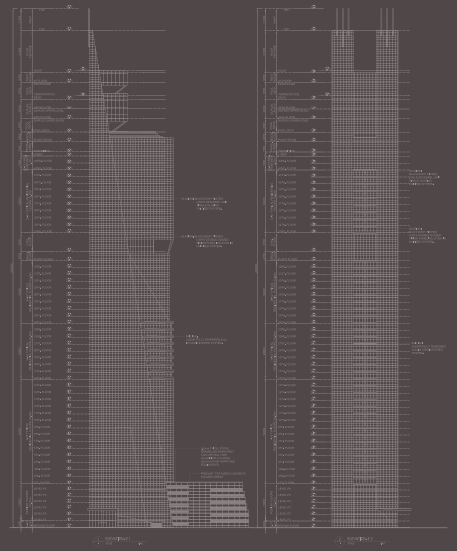
Form&Function

Soaring 280m high, the G Tower dominates the skyline with its substantial form, affirming its position as an onyx jewel in the City of Arabia crown.

Height: 280m
Floor plate: 14,888 SqFt
Plot size: 88,000 SqFt

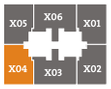
Shots are based on the model of the G Tower designed by Alex Vacha for GEO.

TOWER
yoo by STARCK



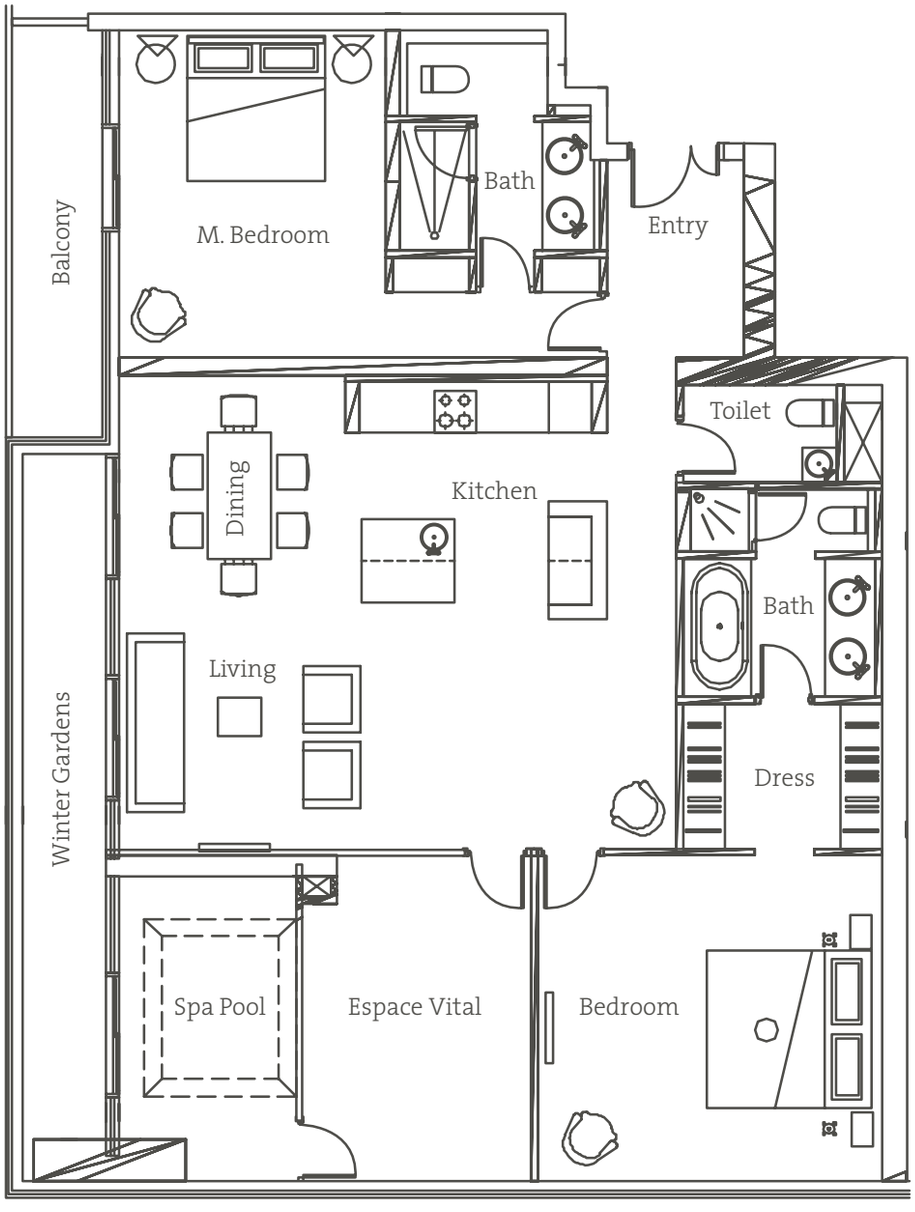
“Working with GIO and their team has allowed us, together, to further a visionary concept.”

Alex Vacha



Three Bedroom Apartments

X04



Nature&Culture

The collaboration of yoo by Starck is as seamless as the blend of nature and culture. The two styles of interiors (Nature or Culture) are a finely-tuned blend of the very best in materials, made real through the keen discipline of this superb global design team.

Nature:

yoo believes that interiors should be without pretension, a reflection of nature. Like nature, a space should live and breathe and add perspective to the lives of its occupants. Their ability to source materials and apply textures creates an arresting visual dynamic. Softer edges, pale-coloured stone and a white oak finish combine to suggest the glow of nature. Harmony is key.

Prime white oak floors form the foundations of the nature style. Kitchen tops capped with an exquisite arabescato marble, and a brilliant white chassos embellish the sense of lightness.

This Poggenpohl by yoo by Starck kitchen is typically airy, bright, and functional in its elegance.

Using the best designs from Hans Grohe, Poggenpohl, and Duravit ensures a matchless finish. These yoo by Starck signature ranges, orchestrated by the master himself, complete the holistic design circle. The benchmark of all kitchen appliances is the superlative Miele range.

TOWER
yoo by STARCK

Culture:

yoo believes culture to be the true source of inspiration. They believe in challenging the norm and our sense of the expected. Light and dark combined with the powerful statements made by his signature pieces. Rich earthy stone combines with a brilliant white finish to give a sleeker, sharper look to our Culture apartments. Contrast is crucial.

Open floor areas are a steamed beech finish throughout all apartments. For the kitchens, yoo by Starck takes off-white tones and combines them with a wooden finish. Bathrooms have matte finishes and open floor areas are again steamed beech. Truly a work of art.

A melting pot of creative styles will always produce original results. Proof is to be found in yoo by Starck's selection of appliances and finishes throughout G Tower. Every choice brings a fragment of rich diversity to the whole. He has drawn effortlessly on nature and global cultures to create his desired effect.

Using the best designs from Hansgrohe, Poggenpohl and Duravit ensures a matchless finish. These you by Starck signature ranges, orchestrated for G Tower by the maestro himself, complete the holistic design circle. The benchmark of all kitchen appliances is the superlative Miele range.

TOWER
yoo by STARCK

Relax&Rejuvenate

Lifestyle has no boundaries. No beginnings and no end. Your residence should be the same. Every inch of public space has been conceived and designed with your comfort in mind. Does membership of such a club appeal to you? No applications need to be made – membership is exclusively yours.

Eight floors above ground level, the pool comes with superb views extending out to other iconic Dubai landmarks. Changing rooms on the level below ensure you stay fresh on your way to and from the main pool deck.

Imagery is indicative of the yoo by Starck design for the G Tower main pool deck. (Area approximately 15,000 SqFt)

TOWER
yoo by STARCK

The G Tower's interior and exterior converge in the most intricate way on the 32nd floor, home to the gym and spa. A cut-away section of the building reveals the lap pool and day beds. Hit the reception and relaxation area for a quick breather before heading off for other pursuits in the G Sanctum.

Imagery is indicative of the yoo by Starck design of the G Tower gym and spa floor. (Area approximately 14,000 SqFt)

TOWER
yoo by STARCK

The G Sanctum
Relaxing in the spa tub on your air-conditioned balcony is delightful but mingling with convivial company brings equal pleasure. Get to know your neighbours in the drawing room or cigar lounge, spend some quiet time in the library or challenge yourself with a game of billiards.

Imagery is indicative of the yoo by Starck design of the G Tower G Sanctum. (Area approximately 6,000 SqFt)

TOWER
yoo by STARCK

Service&Style

World-class facilities are only one aspect of the G Tower residential experience. Welcome to a full-service concierge service with a global footprint, in addition to sea spray and wind in your weekend hair. G Tower is more than just a place to live – it is a lifestyle choice.

Quintessentially
Vogue, Vanity Fair, Condé Nast Traveller; they all agree. Quintessentially is the best concierge service in the world.

With over 40 offices worldwide, you can be sure Quintessentially will have the expertise and insider knowledge to get you what you want wherever you want it. With G Tower's own Quintessentially concierge present daily, these experts will be able to provide you with an efficient, personalised and proactive service.

Quintessentially can not only solve some of your most practical problems: where to find presents in a hurry, a good nanny or the best gym in town, getting priority status at the best restaurants around the world; but they can also help you make the most of your spare time. It is a tool as indispensable as your mobile phone and an inside track to the international events calendar.

Exclusive to GIO, the G Tower concierge desk is manned by a member of the Quintessentially team. Your membership to Quintessentially is currently enjoyed by many Hollywood A-listers, Royals and CEOs. Residents will be able to access Quintessentially's services 24 hours a day and 365 days a year.

GIO & Sunseeker Middle East
There are some things in life that GIO regard as a necessity where others consider them a luxury. GIO and Sunseeker Middle East have tied up exclusively to provide all GIO stakeholders with what it considers such a thing. A yacht.

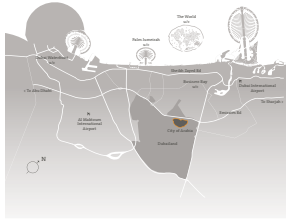
The GIO philosophy is of high expectations; the yacht is simply part of the lifestyle statement it would expect a GIO client to demand.

As part of the G Tower family, GIO considers you to be a premium partner, and invites you to experience this element of the GIO lifestyle. Powered by Sunseeker Middle East.

Sunseeker Middle East

Where & Why

Dubai, one of the seven United Arab Emirates, has caught the attention and the imagination of onlookers worldwide. It's little wonder really, as they see dreams emerge from the Arabian sands to become reality and a sound investment culture established.



This is a city whose economy grew 10.5% in 2005 and 9.4% in 2006 and where event the IMF had to increase its 2006 real GDP growth forecast from 7% to 10.5%.

Dubai is plugged into international financial markets, where you will rub shoulders with fellow investors and live the good life.

Dubai Statistics Department recently published a report that puts a human face on this growth. In 2007, an additional 108,000 people became residents here, taking the population to 1,530 million. That's around 300 new residents every day looking for somewhere to live, not forgetting the six million tourists beating a path to Dubai's door every year.

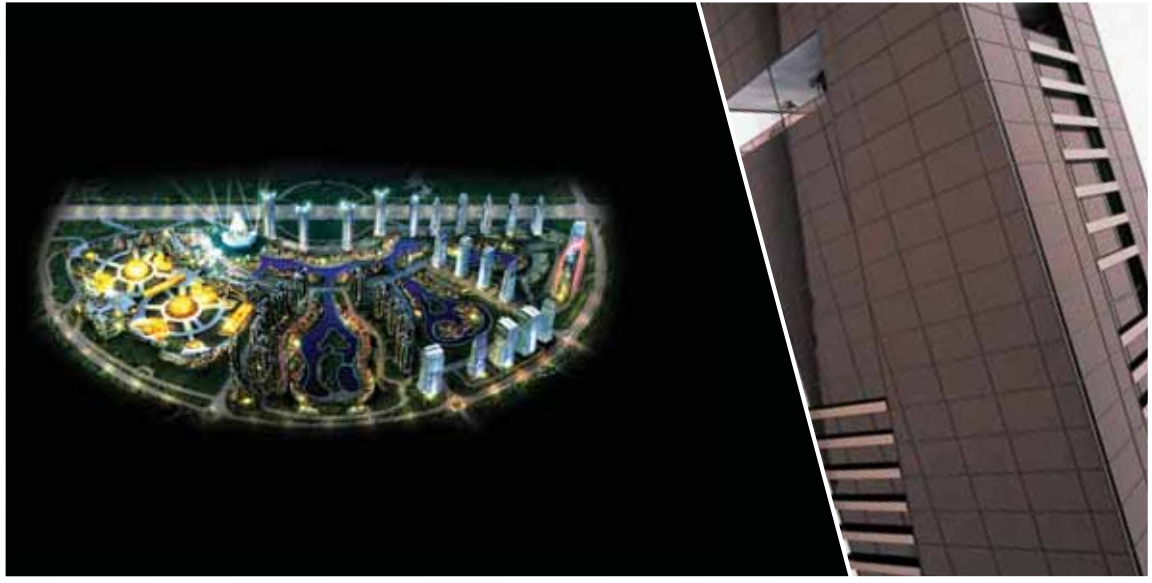
The tangible and intangible success stories are testament to stability. The foresight and fervent belief of the Emirate's ruler, HH Sheikh Mohammed bin Rashid Al Maktoum, state that this is 'just the beginning.' With all the investment flooding into Dubai, with the dreams becoming ever larger and more achievable, one vision stands above all others: Dubailand.

Dubailand is over three billion square feet of development land that will embrace 45 mega projects, some already operational, just a stone's throw from the downtown rush of Dubai and only 20 minutes away from the new Al Maktoum International Airport. City of Arabia also benefits by being the location for the main metro station of Dubailand.

G Tower is ideally located at the City of Arabia, and affords you immediate access to a true community, complete with schools, a hospital, clinics, retail and more. Generous green spaces in the master plan allow for a true luxury: recreation spaces near to every building, and vistas of the water on the front elevations.

DUBAILAND

City of Arabia
THE HEART OF DUBAILAND



At the heart of this immense Dubailand development area lies City of Arabia, conceived as the gateway, main residential and retail centre. It will be a key destination and urban community within the new Dubai and is the chosen location for G Tower.

The multi-cultural diversity of Dubai converges in City of Arabia, where world-beating innovation is moderated by tradition and history; where a thriving business culture sits alongside unequalled leisure opportunities; where innate sophistication is tempered by the rich regional heritage.

Step out of G Tower, into a taxi, and glide to a day filled with activity. From the Mall of Arabia and the Restless Planet dinosaur theme park, to the 10-kilometre canal flowing through the Wadi Walk, City of Arabia provides superb indoor and outdoor leisure and entertainment facilities.

With business and administrative offices, schools and clinics, shops, galleries, restaurants and unique attractions, City of Arabia will become a key destination and urban community within new Dubai.

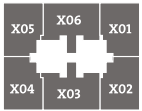
TOWER
yoo by starck

Facts&Figures

Features of G Tower

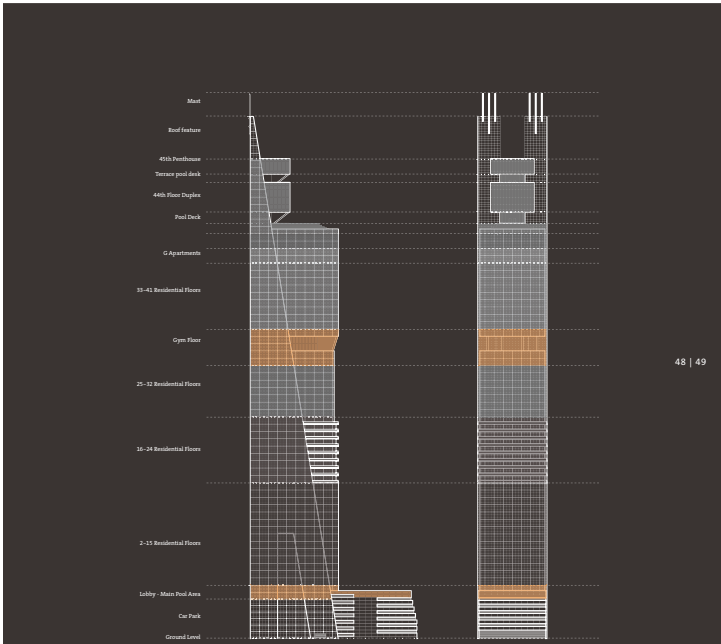
Respecting the personal nature of your investment is fundamental. Superb specifications throughout the G Tower building are also fundamental. Every facet of the design and amenities of G Tower has been considered with you in mind. Indulge yourself and take full advantage.

- Total number of apartments in building – 240 plus one penthouse
- 45 floors (B+G+7P+45)
- Height 280 metres (Footprint includes parking 29,999Sqft / 2,786.9Sqm)
- Residential 14,888Sqft / 1,383.13Sqm
- Architecture by internationally recognised architect Alex Vacha
- Interior designed by yoo by Starck
- Fully air-conditioned convertible balconies (Winter Gardens) on select floors. Larger balconies include a temperature-controlled Spa tub
- Poggenpohl kitchens and Miele appliances
- Hans Grohe 'Axor by Starck' signature range throughout
- 'Duravit by Starck' signature basins and baths throughout
- 24 hour valet and concierge service
- All apartments get two guaranteed car parking spaces
- Fully integrated home appliance networking / advanced building management system (intelligent home networking)
- 2 spacious communal sky decks – above the podium and on the 32nd floor
- Total communal pool / gym area 29,228 Sqft / 2,715.36^sqm
- Gym, steam room, sauna, library, business centre
- Maintenance fee levels will be set by GIO
- 2 styles offered: Nature or Culture
- Exception committee
- G Suites on the highest floors (hull/half floor apartments)
- 3 spacious sky decks, one of them converted into a themed swimming pool with themed rock formations, cave features, waterfalls and a full-fledged tropical garden
- Floors 44 and 45 comprise a 38,000 Sqft duplex penthouse with the sky-decks converted into private gardens
- Optional Starck-designed furniture packages for living rooms and bedrooms are available



Typical floorplan layout

X01 and X02: three bedrooms

X03 and X06: two bedrooms

X04 and X05: three bedrooms