

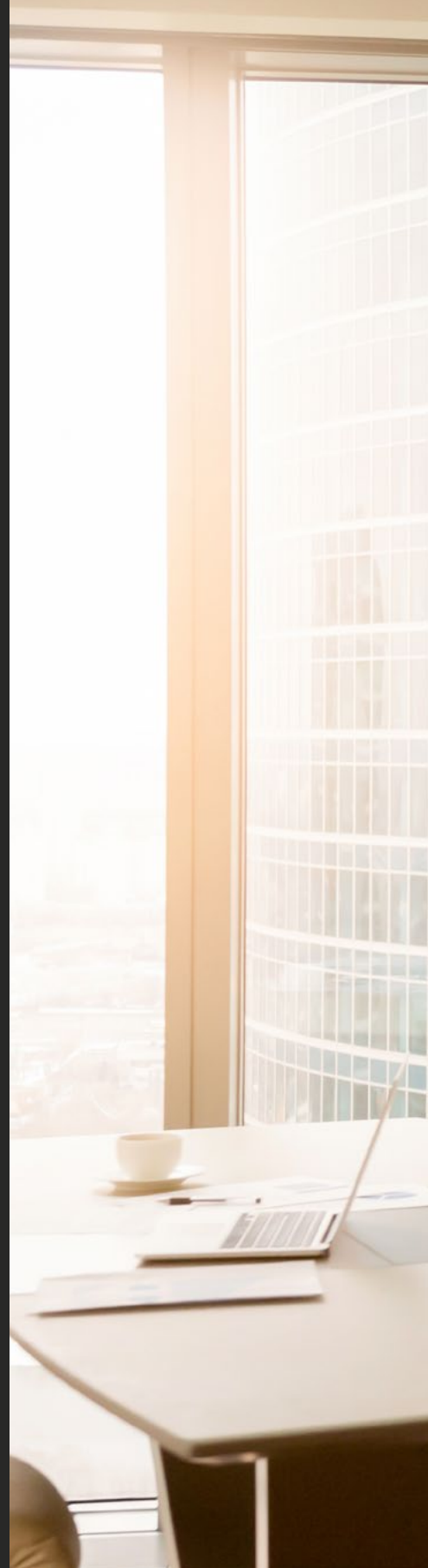
— 101 —



PROPERTIES
DMCC



REDEFINES
AFFORDABLE
LUXURY





LIVE IN DUBAI

- First-world lifestyle safety and luxury
- Entertainment and hospitality
- World-class infrastructure
- An excellent investment destination





WHY DUBAI?

The Emirate of Dubai has a long history as a trade hub between East and West, and also as a gateway to surrounding markets.

With 33.3% of the world's population within reach of a 4 hours flight, and 66.6% accessible in under 8 hours by plane, Dubai's geographical location makes it an excellent investment destination.

With a population of over 2 million inhabitants representing 140 nationalities, Dubai offers safety, security, and a high standard of luxury living.

As a lifestyle destination, Dubai is among the best in the world. The Emirate's leadership is committed to a strategy of inclusion, modernisation and opportunity creation.

As an investment location, the Emirate has shown the vision and foresight to create a vibrant economy and stay relevant and attractive.

EXPERIENCE JUMEIRAH LAKE TOWERS (JLT)

- A premium vibrant community
- Parks and restaurants
- Near Expo 2020 site
- Connected by the Dubai Metro
- Easily accessible from Sheikh Zayed Road





WHY JLT?

JLT is a desirable freehold community in New Dubai close to the Expo 2020 world event site. Situated off the Sheikh Zayed Road and served by two metro stations, JLT is one of Dubai's most desirable addresses for people to live, work, and invest.

Spread over 200 hectares, the dynamic lake-front community hosts 64 residential and commercial towers.

Hotels, leisure venues and 160 retail outlets create a dynamic community.

Four winding man-made lakes are threaded through the development, and host an array of amenities, outdoor cafés, restaurants and retail options.

Upgraded road infrastructure keeps traffic moving even at peak hours. JLT is ideally situated, mere minutes from key commercial hubs such as the Dubai Internet City and Dubai Media City.

The development also rubs shoulders with Dubai Marina and its waterfront lifestyle. It is minutes away from the new Dubai World Central airport which is designed to eventually become the world's largest global gateway.

Its location, connectivity, build quality and amenities make JLT a very desirable investment destination.

WHY iGO? ?

iGO tower redefines affordable luxury in one of Dubai's premium areas. The project is a first in offering low ticket prices in JLT, one of Dubai's most attractive communities.

Through a combination of intelligent design and precise project management, the iGO tower makes premium apartments in a luxury structure available at a competitive price point.

Standing 40 storeys tall (G+39) to stretch 175 metres into the sky, iGO has been crafted to make the best possible use of space to deliver a smart, appealing and integrated lifestyle.

iGO's location puts it adjacent to the Sheikh Zayed Road - Dubai's main arterial highway. The cluster also rubs shoulders with the vibrant Dubai Marina waterfront community, and is minutes away from the Dubai World Central Airport, soon to become the world's largest passenger hub.

- Affordable luxury in a premium location
- State of the art apartment design
- Among the last high-quality projects being delivered in JLT
- Accessible pricing in a Tier A location
- Smart building design
- Excellent amenities





TRUST IGO

- Real estate development experts
- Superb track record of delivering on time and budget
- Decades of experience
- Always delivers more than promised
- Dependable, recognised and transparent

ARCHITECTURE AND DESIGN

Every square inch of IGO has been optimised for convenient living through smart design.

It's this emphasis on intelligent design that helps IGO deliver superb value to homeowners and investors at an accessible price.



ARCHITECTURE

IGO's architecture is contemporary and urban. The design accentuates the qualities of the structure's surrounding areas, adapts to the culture of its immediate locale, and is optimised for Dubai's specific climates.



LANDSCAPING

Indigenous plant species to create sustainable green stretches while optimising water use and reducing maintenance needs. Concealed ambient lighting is used to highlight the foliage and landscaping.



THE LOBBY

The lobby's beautiful high-ceilinged design makes it instantly welcoming for residents and visitors alike. The décor complements the spacious design and also creates private enclaves separated from the main flow of traffic.

APARTMENTS

Each floor hosts an average of 13, one and two-bedroom units, with the structure's top floors reserved for larger three bedroom units with spacious balconies opening out to panoramic views.

Larger units are oriented to have their living areas facing superb views of the lakes and the Dubai Marina skyline.

High quality finishes come standard, with space cleverly used to host a large lounge, discrete dining area, and separated bedrooms.

The master bedroom accommodates an en-suite bathroom, with built-in closets featured in all master and secondary bedrooms. Larger units also boast a powder room and laundry closet, and most apartments include a balcony.





















AMENITIES

IBO makes space for 449 beautifully appointed apartments, outdoor swimming pools, health club, squash court and dedicated kids' play area.

A fully-equipped gymnasium boasts aerobic and resistance machines complemented by an array of free weights.

The adjoining squash court is an ideal meeting point for an active and competitive lifestyle.

Outdoors, a pool deck with spectacular views of the lake below hosts an adult swimming pool, kids pool, Jacuzzi and sun-deck with sun loungers.

The promenade and concourse levels host food, beverage and retail outlets for integrated living. **IBO** is designed for convenient vehicular and pedestrian access, and hosts spacious podium and basement parking areas.

F&B OUTLETS



KIDS' PLAY AREA



SWIMMING POOL



RETAIL



SQUASH COURT



PEDESTRIAN ACCESS









iGO






squash court



↑
HEALTH
CLUB

UNITS

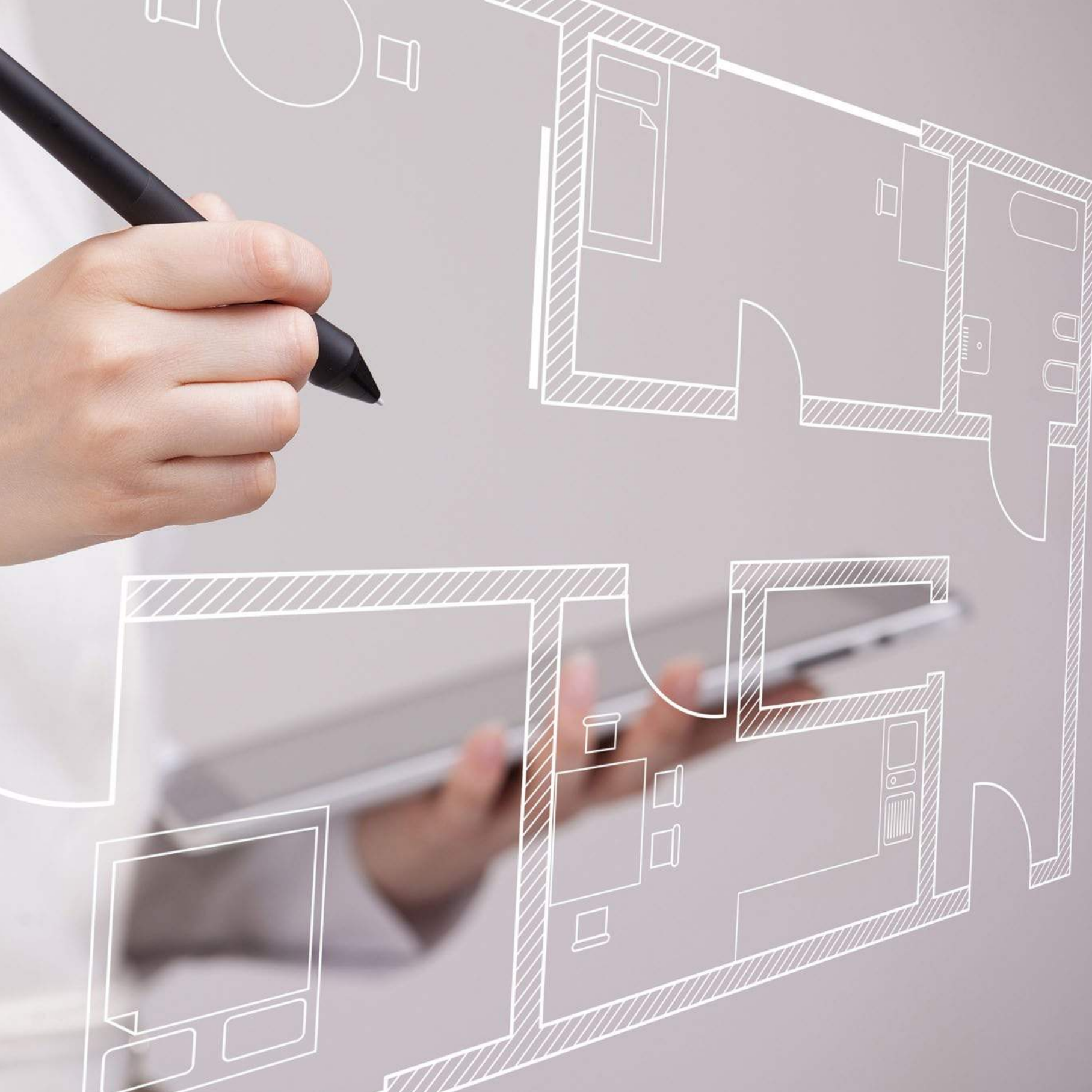
The  Residential Tower offers several options for 1 bedroom, 2 bedrooms and 3 bedrooms apartment sizes.

The living areas are furnished with carefully selected accessories designed to make efficient use of space.

Interiors benefit from a sophisticated colour palette that supports warm finishes accentuated by modern pieces.

An emphasis on open plan design and modern furnishings, creates space, removes barriers and delivers the flexibility to cater for individual lifestyles.





1 BEDROOM TYPE A (1 - 20th floor)

Unit Area: 58.74 sq.m / 632.27 sq.ft
Balcony Area: 6.30 sq.m / 67.81 sq.ft
Total Area: 65.04 sq.m / 700.08 sq.ft

Design of open plan concept that maximizes flexibility and visual connectivity.

- Kitchen
- Living/Dining
- Bedroom
- Bathroom/Powder room
- Balcony



1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances | 2. All materials, dimensions, and drawings are approximate only | 3. Information is subject to change without notice, at developer's absolute discretion | 4. Actual area may vary from the stated area | 5. Drawings not to scale | 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings | 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM TYPE A1 (1 - 35th floor)



Unit Area: 60.64 sq.m / 652.27 sq.ft
Balcony Area: 6.30 sq.m / 67.81 sq.ft
Total Area: 66.94 sq.m / 720.54 sq.ft

Design of open plan concept that maximizes on space flexibility and visual connectivity.

This unit has a dedicated laundry space provided as part of the bathroom

- Kitchen
- Living/Dining
- Bedroom
- Bathroom/Powder room
- Balcony

1 BEDROOM TYPE A2 (2 - 35th floor)

Unit Area: 66.14 sq.m / 711.92 sq.ft
Balcony Area: 6.30 sq.m / 67.81 sq.ft
Total Area: 72.44 sq.m / 779.74 sq.ft

Contemporary design of open plan one bedroom, with kitchen, dining and living areas combined. Offers a separate powder room and bedroom with en-suite bathroom.

- Kitchen/Dining
- Living
- Powder room
- Bedroom with en-suite Bathroom
- Balcony



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1 BEDROOM TYPE A3 (1st floor)



Unit Area: 66.14 sq.m / 711.92 sq.ft
Balcony Area: 24.29 sq.m / 261.455 sq.ft
Total Area: 90.43 sq.m / 973.375 sq.ft

Design of open plan modern one-bedroom type, with kitchen, dining and living areas combined. Offers a separate powder room and bedroom with en-suite bathroom.

Located on the 1st floor with spacious balcony looking out over the lake.

- Kitchen/Dining
- Living
- Powder room
- Bedroom with en-suite Bathroom
- Balcony

1 BEDROOM TYPE B (1 - 35th floor)

Unit Area: 65.22 sq.m / 702.02 sq.ft
Balcony Area: 7.49 sq.m / 80.62 sq.ft
Total Area: 72.71 sq.m / 782.64 sq.ft

Design of open plan modern one-bedroom type, with kitchen, dining and living areas combined. Offers a separate powder room and bedroom with en-suite bathroom.

- Kitchen/Dining
- Living
- Powder room
- Bedroom with en-suite Bathroom
- Balcony



1 BEDROOM TYPE C (1-20th floor)

Unit Area: 63.99 sq.m / 688.78 sq.ft
Balcony Area: 15.51 sq.m / 166.95 sq.ft
Total Area: 79.50 sq.m / 855.73 sq.ft

Design of open plan modern one-bedroom type, with kitchen, dining and living areas combined. Offers a separate powder room and bedroom with en-suite bathroom.

- Kitchen/Dining
- Living
- Powder room
- Bedroom with en-suite Bathroom
- Balcony



1 BEDROOM TYPE D (1-20th floor)

Unit Area : 56.13 sq.m / 604.18 sq.ft
Balcony Area : 6.45 sq.m / 69.43 sq.ft
Total Area : 62.58 sq.m / 673.60 sq.ft

Design of open plan concept to maximise flexibility and visual connectivity.

- Kitchen
- Living/Dining
- Bedroom
- Bathroom/Powder room
- Balcony



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2 BEDROOM TYPE A (1-20th floor)



Unit Area	: 120.09 sq.m / 1292.64 sq.ft
Balcony Area	: 21.90 sq.m / 235.73 sq.ft
Total Area	: 141.99 sq.m / 1528.37 sq.ft

Corner two-bedroom unit offering two superb views of the lake. Offers two large balconies attached to the living room and both bedrooms.

Open plan living areas lead to a modern kitchen and separate guest power room, maid's room, and dedicated laundry room.

Both master and secondary bedrooms benefit from built-in closets and built-in closets.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Secondary Bedroom with en-suite Bathroom
- Powder room
- Laundry Closet/ Store room
- Maid's Room with Shower
- Balconies

2 BEDROOM TYPE A1 (21-35th floor)

Unit Area: 120.09 sq.m / 1292.64 sq.ft
Balcony Area: 12.11 sq.m / 130.35 sq.ft
Total Area: 132.20 sq.m / 1422.99 sq.ft

Corner two-bedroom unit offering two superb views of the lake. Offers two large balconies attached to the living room and both bedrooms.

Open plan living areas lead to a modern kitchen and separate guest power room, maid's room, and dedicated laundry room.

Both master and secondary bedrooms benefit from built-in closets and built-in closets.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Secondary Bedroom with en-suite Bathroom
- Powder room
- Laundry Closet/ Store room
- Maid's Room with Shower
- Balcony



2 BEDROOM TYPE A2 (1st floor)

Unit Area: 120.09 sq.m / 1292.64 sq.ft
Balcony Area: 66.43 sq.m / 715.053 sq.ft
Total Area: 186.52 sq.m / 2007.693 sq.ft

Corner two-bedroom unit situated on the first floor, with spacious wrap-around balcony accessible from all rooms.

Open plan living areas lead to a modern kitchen and separate guest power room, maid's room, and dedicated laundry room.

Both master and secondary bedrooms benefit from built-in closets and built-in closets.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Secondary Bedroom with en-suite Bathroom
- Powder room
- Laundry Closet/ Store room
- Maid's Room with Shower
- Balcony



3 BEDROOM TYPE A (36th floor)

Unit Area: 200.96 sq.m / 2163.11 sq.ft
Balcony Area: 44.45 sq.m / 478.46 sq.ft
Total Area: 245.41 sq.m / 2641.57 sq.ft

This three-bedroom apartment offers two distinct stunning views from two balconies, and a large roof terrace.

A spacious living area with terrace access flows into a dining space. The separate family kitchen is bathed in natural light.

All bedrooms come with en-suite bathrooms, built-in closets and balcony access.

Your apartment also includes a guest powder room, maid's room with bathroom, and a dedicated laundry and storage room.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Two Secondary Bedrooms with en-suite Bathrooms
- Powder room
- Laundry Closet/ Storage room
- Maid's Room with Bathroom
- Large Balcony



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3 BEDROOM TYPE A1 (37th and 38th floor)

Unit Area: 200.96 sq.m / 2163.11 sq.ft
Balcony Area: 29.03 sq.m / 312.48 sq.ft
Total Area: 229.99 sq.m / 2475.59 sq.ft

This three-bedroom apartment offers two distinct stunning views from two balconies, and a large roof terrace.

A spacious living area with terrace access flows into a dining space. The separate family kitchen is bathed in natural light.

All bedrooms come with en-suite bathrooms, built-in closets and balcony access.

Your apartment also includes a guest powder room, maid's room with bathroom, and a dedicated laundry and storage room.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Two Secondary Bedrooms with en-suite Bathrooms
- Powder room
- Laundry Closet/ Storage room
- Maid's Room with Bathroom
- Large Balconies



3 BEDROOM TYPE B (36th floor)

Unit Area: 208.36 sq.m / 2242.77 sq.ft
Balcony Area: 44.45 sq.m / 478.46 sq.ft
Total Area: 252.81 sq.m / 2721.22 sq.ft

This three-bedroom apartment offers two distinct stunning views from two balconies, and a large roof terrace.

A spacious living area with terrace access flows into a dining space. The separate family kitchen is bathed in natural light. All bedrooms come with en-suite bathrooms, built-in closets and balcony access.

Your apartment also includes a guest powder room, maid's room with bathroom, and a dedicated laundry and storage room.

- Kitchen
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Two Secondary Bedrooms with en-suite Bathrooms
- Powder room
- Laundry Closet/ Storage room
- Maid's Room with Bathroom
- Large Balcony



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3 BEDROOM TYPE B1 (37th and 38th floor)

Unit Area: 208.36 sq.m / 2242.77 sq.ft
Balcony Area: 29.03 sq.m / 312.48 sq.ft
Total Area: 237.39 sq.m / 2555.24sq.ft

This three-bedroom apartment offers two distinct stunning views from two balconies.

A spacious living area with terrace access flows into a dining space. The separate family kitchen is bathed in natural light. All bedrooms come with en-suite bathrooms, built-in closets and balcony access.

Your apartment also includes a guest powder room, maid's room with bathroom, and a dedicated laundry and storage room.

- Kitchen/Dining
- Living/Dining
- Master Bedroom with en-suite Bathroom
- Two Secondary Bedrooms with en-suite Bathrooms
- Powder room
- Laundry / Utility/ Store room
- Maid's Room with Bathroom
- Large Balconies



THERE
ARE MANY
REASONS
WHY
CLIENTS
PREFER IGO



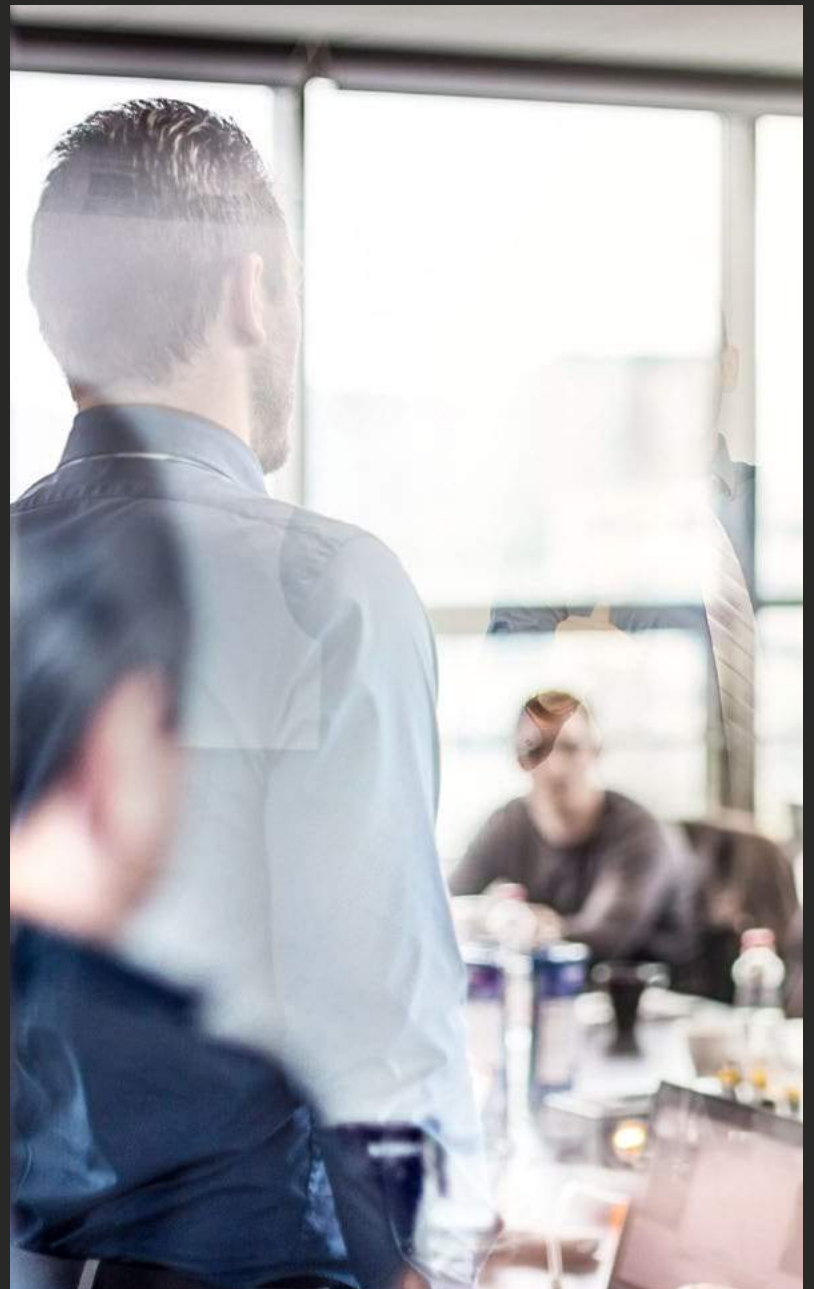
DEPENDABLE

We spend countless hours planning every project, and optimising time to completion. We take our commitments to our investors very seriously, and always deliver on what we promise.



RECOGNISED

The company's sound reputation, combined with the experience brought to the table by our leadership, helps us lower costs of capital, create new investment flows, connect investors with opportunities, and liaise effectively with regulators to deliver results time after time.



TRANSPARENT

IGO thrives on a customer-first ethos. Our management team and decision-makers are always accessible to our clients. We believe in complete transparency, complemented by an exceptional customer service experience. Rest assured you're in safe hands.

ABOUT IGO

Invest Group Overseas (IGO) is an expert investment and real estate development concern that connects investors and homeowners with beautifully crafted opportunities and lifestyle experiences.

IGO has a group of experienced business leaders at its helm, enabling the company to offer unparalleled market insight and industry experience for its clients.

Today, IGO group's reputation rests on a premium portfolio of developments.

With a focus on excellence, quality, timely delivery and complete transparency, IGO has become a preferred partner for investors and homeowners alike.





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