FOR THOSE WHO SET *THE PACE*

V-SUITES

BY ANAX

THE ADDRESS OF INFLUENCE

BUSINESS BAY, *DUBAI*

Imagined by

Venetian Enrico





MOMENTUM THAT PROPELS PROGRESS

Some move with the world.
Others move the world forward.

This is V-Suites
For those who set the pace.

The source of an experience beyond limits,
A name spoken in the right circles.
An address recognized by all, but reserved
for few.

THE PERFECT ADDRESS



DUBAI

A confluence of global vision, Dubai offers a singular sanctuary for those who define success.

The unique fusion of urban dynamism, desert majesty, and coastal serenity provides a canvas for enduring legacies.

It is here,, where ambition and artistry come together, that Venetian Enrico's design narrative finds new expression. A city built on bold ideas, now home to one more.

WHY INVEST







- Golden Visa
- Global Safety
- Strategic Location
- World-Class Education & Healthcare
- Investor-Friendly Policies
- Outstanding Quality of Life
- Cutting-Edge Infrastructure
- Tax-Free Economy
- Sustainability Focus*
- Cultural Diversity**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.
** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'



BUSINESS BAY



Welcome to Business Bay, where the city's pulse resonates, offering a lifestyle defined by both dynamic opportunity and tranquil elegance along a shimmering canal.

THE NEXUS





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

VENETIAN ENRICO

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

LANDMARKS OF DISTINCTION

The district's architectural icons, including the Burj Khalifa and Dubai Fountain, alongside cultural landmarks of global significance.





CULINARY JOURNEYS

The district's culinary scene excels, with Atmosphere's elevated dining, Time Out Market's curated talent, and rooftop lounges offering sophisticated evenings and panoramic views.

IMMERSIVE EXPERIENCES

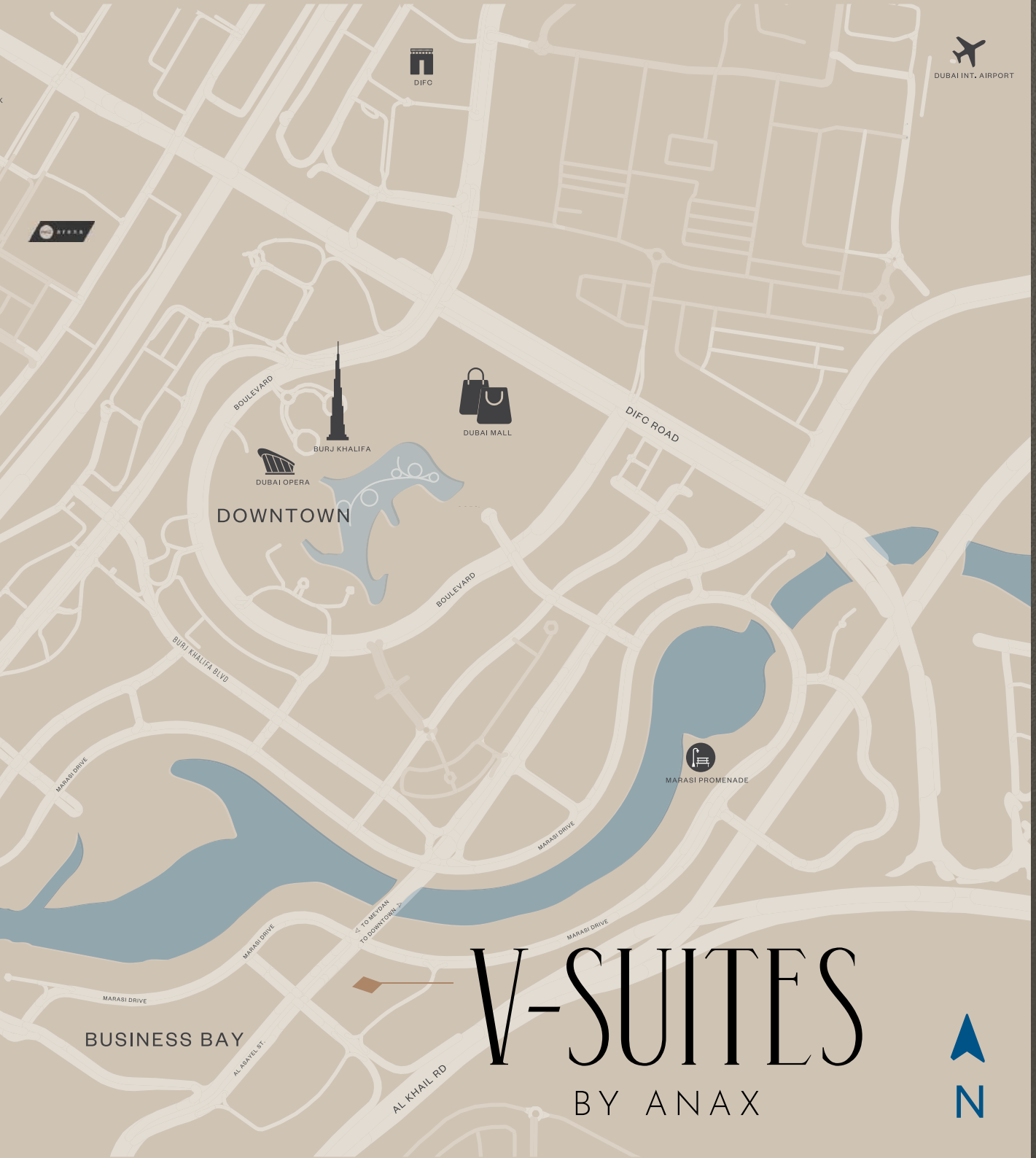
The Burj Khalifa District delivers captivating experiences, from luxury retail and marine wonders at The Dubai Mall, to world-class performances at the Dubai Opera.





SERENE ESCAPES

The Burj Khalifa District offers serene escapes; from Burj Park's verdant views to Souk Al Bahar's refined Arabian ambiance, providing essential moments of tranquility.



All you need, wherever you have to go, never out of reach.

Within

5 MINS

Sheikh Zayed Road
Al Khail Road
Dubai Canal
Business Bay Metro Station

Within

10 MINS

Dubai Mall
Dubai Opera
Jumeirah Beach
Burj Khalifa
DIFC

Within

20 MINS

Dubai International Airport

DUBAI'S DEFINITIVE EXECUTIVE RESIDENCE



A LIFESTYLE THOUGHTFULLY CURATED

V-Suites is a statement of success, purpose-built for those who operate at a different bandwidth.

Every line, texture, and proportion has been shaped by Venetian Enrico, resulting in a building that reads cleanly at every scale, from skyline presence to doorframe detailing.
From the spatial flow to the smallest finish, this is executive living with cultural intelligence.

Designed for those who lead, create, and influence, V-Suites is where achievement finds its atmosphere.



ARCHITECTURE

Designed to capture the city's soft light, the building offers a sense of quiet elevation—where striking design meets an atmosphere of reserved calm.



A VISION IN DESIGN



From the onset,
one can tell it's a place where thoughtful design meets a sense of openness and ease.



PRELUDE TO

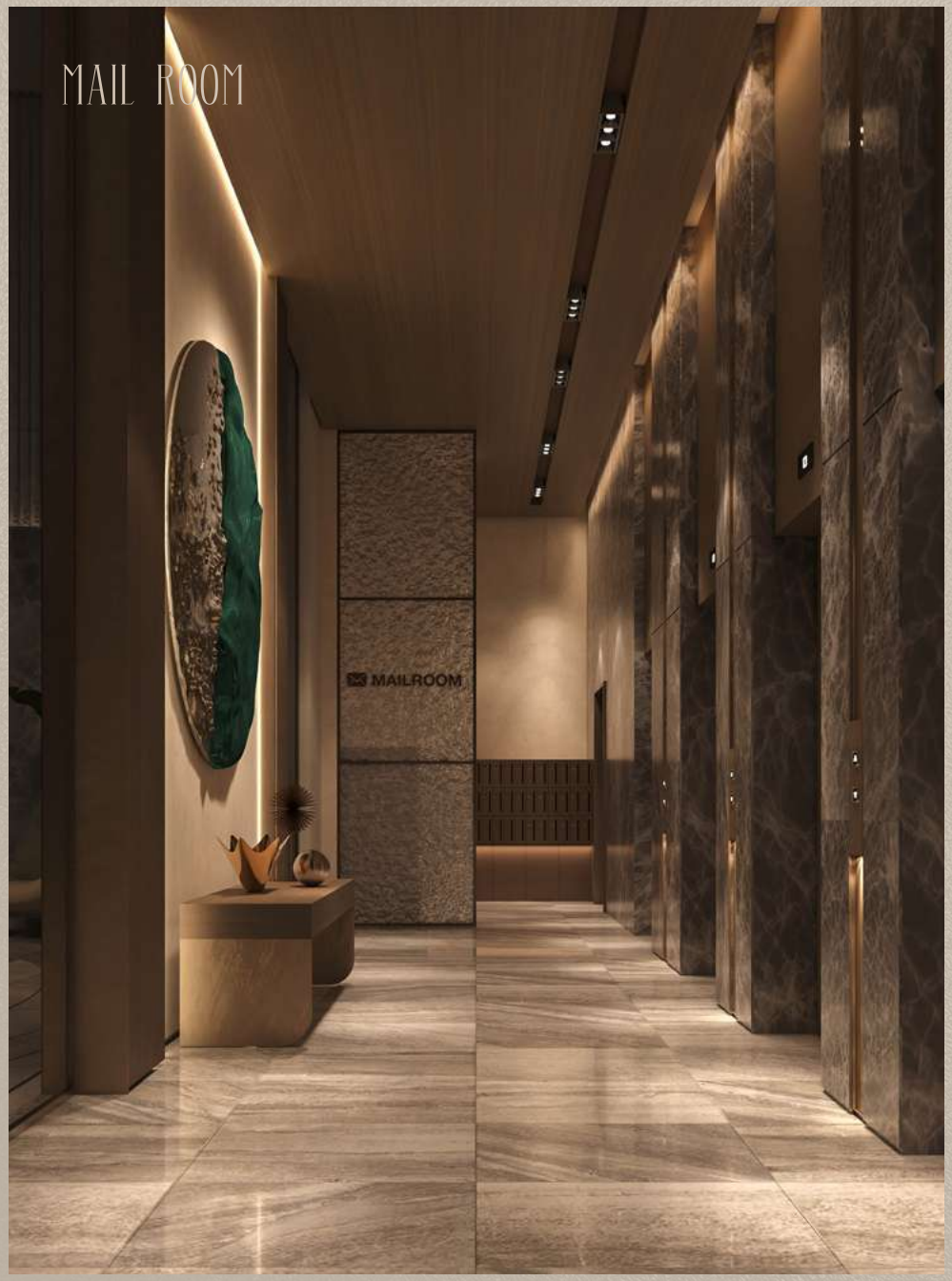


UNPARALLELED LIVING

V-Suites' grand lobby is a Venetian Enrico signature—high drama through considered calm, with textures and scale echoing the spirit of old Venice and the clarity of modern Dubai.


V-SUITES
BY ANAX


ATRIUM


MAIL ROOM
MAILROOM


V-SUITES






LOBBY LOUNGE
coffee
club
V-SUITES
BY ANAX


V-SUITES
BY ANAX
V-SUITES
BY ANAX
ACOUSTIC PODS



225 EXPRESSIONS OF DISTINCTION

THE *ART* OF ELEVATED LIVING

SPACES THAT TELL A *STORY*

Custom Italian furnishings, curated lighting, and timeless materials make every unit an expression of luxury rooted in legacy while bringing Venetian soul to contemporary form.

An address in the heart of the world's most iconic district, recognized by all, *reserved for the few.*

PROJECT DETAILS

DEVELOPER	ANAX Developments L.L.C.
OWNERSHIP	Freehold
BUILDING SPECIFICATION	B+G+3 Podiums+19+R
TOTAL RESIDENTIAL FLOORS	19
TOTAL NUMBER OF UNITS	225
PARKING SPACES	229

INTERIORS

STATEMENT LIVING

Each residence, designed by Venetian Enrico, is a study in executive living, with an emphasis on proportion, flow, and tactile harmony.

The elevated material palette is edited, ensuring every element serves a spatial rhythm.



- Seamless indoor-outdoor living experience
- Interior Design by Venetian Enrico
- Custom Italian furniture furnishing all units
- Highest-quality materials and fittings





LIVING ROOM

Timeless, sophisticated design inspired by New York, Manhattan, and London living.

Expansive views offering Park View, Partial Canal/Burj View, and Community View

LIVING ROOM



Timeless, sophisticated design inspired by New York, Manhattan, and London living.



Expansive views offering Park View, Partial Canal/ Burj View, and Community View





MASATER BEDROOM

Maximized natural light with
floor-to-ceiling windows



Smart partitioned layout offering the comfort
and privacy of a dedicated bedroom

STUDIO





STUDIO





AMENITIES

FIVE-STAR STANDARD





At V-Suites Residence, we've curated a collection of services and spaces to *elevate the experience* of our residents.



INSPIRED LIVING

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

COMFORT SECURITY

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





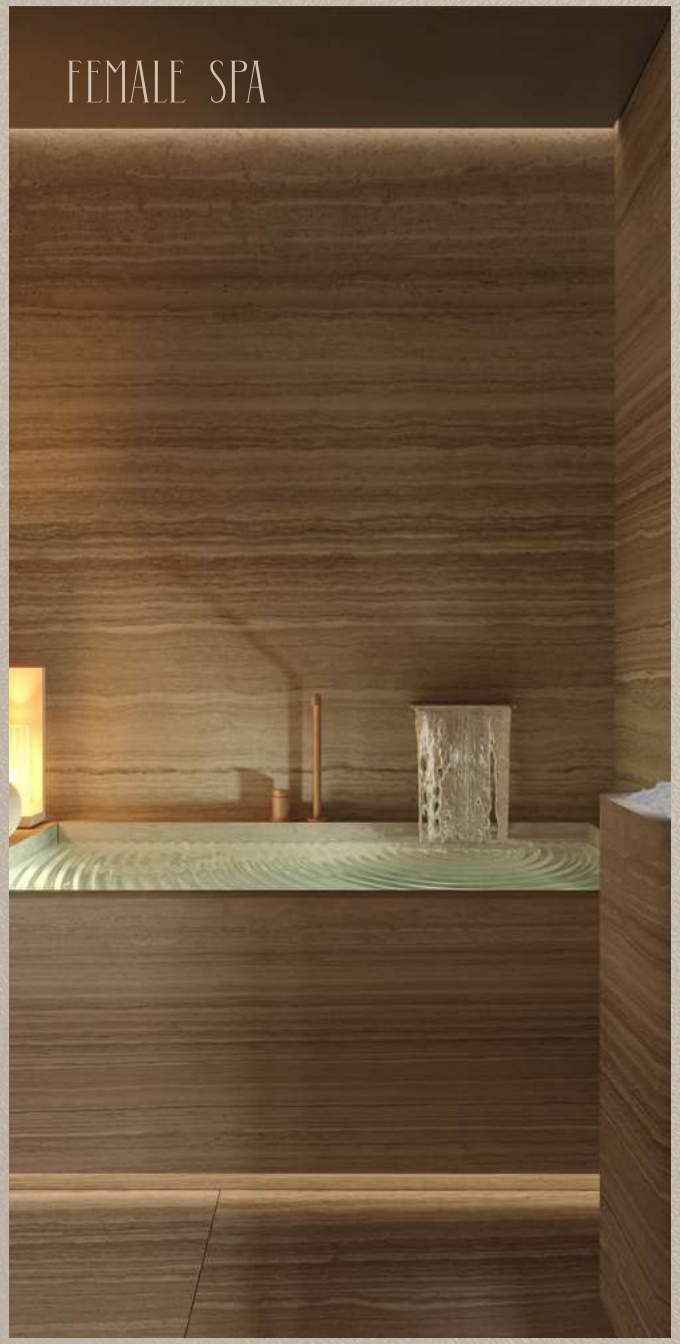
BUSINESS CONVENIENCE

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

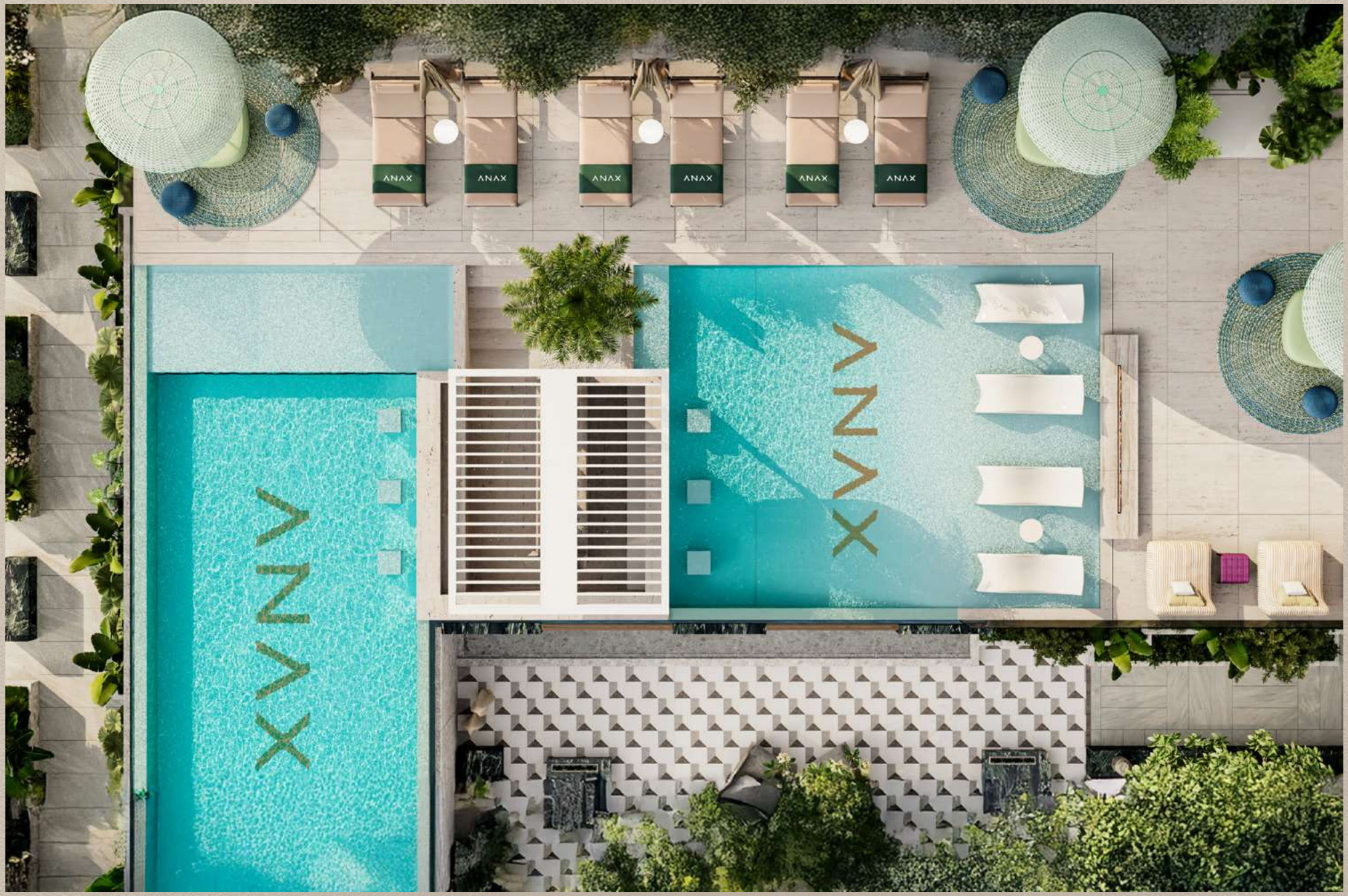



MALE SPA




FEMALE SPA




ANAX
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POOL BAR

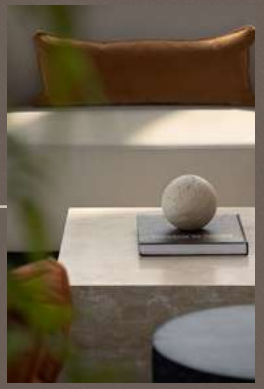


OUTDOOR LOUNGE









A private sanctuary reserved for residents, The V Club extends beyond the traditional.

It's a sophisticated members-only space designed for those who live with intention.

Imagined by Venetian Enrico, The V Club sets a new benchmark for exclusivity—where design becomes experience, and every surface tells a story.

AMENITIES

THE V CLUB

EVERY FEATURE DESIGNED WITH PURPOSE

Located on the ground floor and podium level, The V Club offers refined amenities tailored to complement studio and one-bedroom residences. Residents can expect thoughtfully crafted social and functional spaces.

Business Lounge & Co-working Suites

Private Dining & Entertainment Rooms







Resident Lounge & Café

Pool & Executive Fitness Studio



THE CORNERSTONE OF EXECUTIVE LIVING









THE V CLUB

plays a pivotal role in giving V-Suites the distinction of being the city's first executive residence.

It introduces a refined social framework within the building—designed to foster meaningful connection, personal comfort, and a sense of belonging among a like-minded community.

FLOOR PLAN

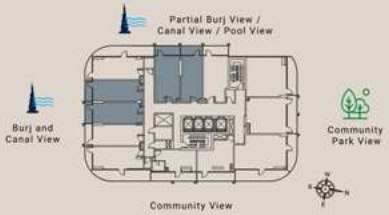
EXECUTIVE SUITES

EXECUTIVE SUITE TYPE 1



KEY PLAN

TYPICAL FLOOR PLAN (2ND-15TH)



	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.

UNITS: 201 to 1501
202 to 1502
211 to 1511
212 to 1512

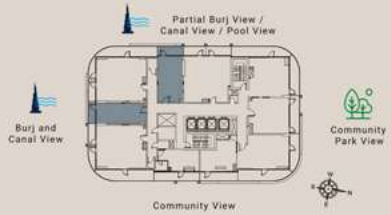
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EXECUTIVE SUITE TYPE 1



KEY PLAN

FLOOR PLAN (16TH-19TH)



	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.

UNITS: 1601,1701,1801,1901,1609,1709,1809, 1909

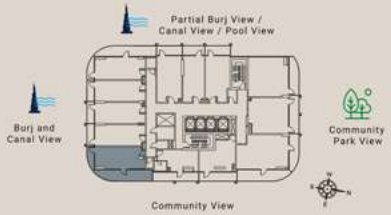
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EXECUTIVE SUITE TYPE 2



KEY PLAN

TYPICAL FLOOR PLAN (2ND-15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	42.29 sq.m.	455.21 sq.ft.
BALCONY AREA	26.55 sq.m.	285.81 sq.ft.
TOTAL AREA	68.84 sq.m.	741.00 sq.ft.

UNITS: 209,309,409,509,609,709,809,909,1009, 1109,1209,1309,1409,1509

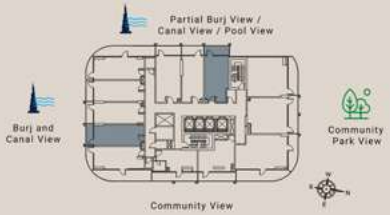
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EXECUTIVE SUITE TYPE 3



KEY PLAN

TYPICAL FLOOR PLAN (2ND-15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	41.35 sq.m.	445.00 sq.ft.
BALCONY AREA	8.36 sq.m.	90.00 sq.ft.
TOTAL AREA	49.71 sq.m.	535.00 sq.ft.

UNITS: 203 to 1503
210 to 1510

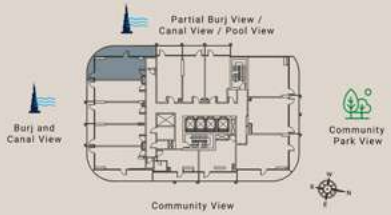
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EXECUTIVE SUITE TYPE 4



KEY PLAN

FLOOR PLAN (2ND-15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	42.29 sq.m.	455.21 sq.ft.
BALCONY AREA	26.05 sq.m.	280.42 sq.ft.
TOTAL AREA	68.34 sq.m.	735.63 sq.ft.

UNITS: 213,313,413,513,613,713,813,913,1013, 1113,1213,1313,1413,1513

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EXECUTIVE SUITE TYPE 6



KEY PLAN

TYPICAL FLOOR PLAN (2ND - 15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	35.04 sq.m.	377.13 sq.ft.
BALCONY AREA	14.16 sq.m.	152.38 sq.ft.
TOTAL AREA	49.19 sq.m.	529.51 sq.ft.

UNITS: 208,308,408,508,608,708,808,908,1008, 1108,1208,1308,1408,1508

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EXECUTIVE SUITE TYPE 6



KEY PLAN

TYPICAL FLOOR PLAN (16TH-19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	35.04 sq.m.	377.13 sq.ft.
BALCONY AREA	14.16 sq.m.	152.38 sq.ft.
TOTAL AREA	49.19 sq.m.	529.51 sq.ft.

UNITS: 1607,1707,1807,1907

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FLOOR PLAN

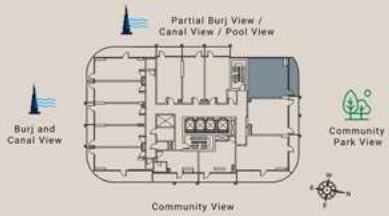
SIGNATURE SUITES

SIGNATURE SUITE TYPE 1



KEY PLAN

FLOOR PLAN (2ND)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	58.37 sq.m.	628.26 sq.ft.
BALCONY AREA	12.42 sq.m.	133.64 sq.ft.
TOTAL AREA	70.78 sq.m.	761.91 sq.ft.

UNITS: 204

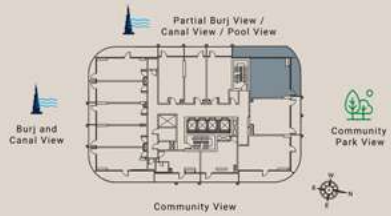
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SIGNATURE SUITE TYPE 2



KEY PLAN

TYPICAL FLOOR PLAN (3RD - 15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	58.37 sq.m.	628.26 sq.ft.
BALCONY AREA	33.09 sq.m.	356.13 sq.ft.
TOTAL AREA	91.45 sq.m.	984.39 sq.ft.

UNITS: 304,404,504,604,704,804,904,1004, 1104,1204,1304,1404,1504

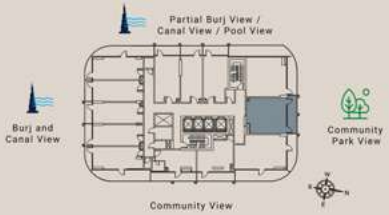
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SIGNATURE SUITE TYPE 3



KEY PLAN

TYPICAL FLOOR PLAN (2ND-15TH)



	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.

UNITS: 205,305,405,505,605,705,805,905,1005, 1105,1205,1305,1405,1505

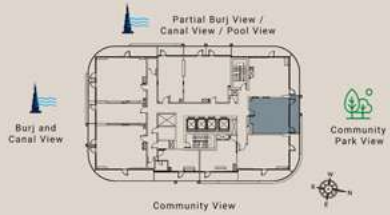
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SIGNATURE SUITE TYPE 3



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TYPICAL FLOOR PLAN (16TH-19TH)



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TOTAL AREA	65.07 sq.m.	700.42 sq.ft.

UNITS: 1604,1704,1804,1904

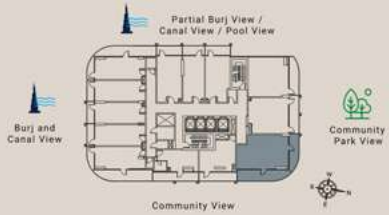
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SIGNATURE SUITE TYPE 4



KEY PLAN

TYPICAL FLOOR PLAN (2ND-15TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	62.76 sq.m.	675.54 sq.ft.
BALCONY AREA	31.48 sq.m.	338.9 sq.ft.
TOTAL AREA	94.24 sq.m.	1,014.44 sq.ft.

UNITS: 206,306,406,506,606,706,806,906,1006, 1106,1206,1306,1406,1506

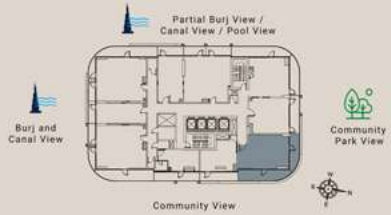
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SIGNATURE SUITE TYPE 4



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SUITE AREA	62.76 sq.m.	675.54 sq.ft.
BALCONY AREA	31.48 sq.m.	338.9 sq.ft.
TOTAL AREA	94.24 sq.m.	1,014.44 sq.ft.

UNITS: 1605,1705,1805,1905

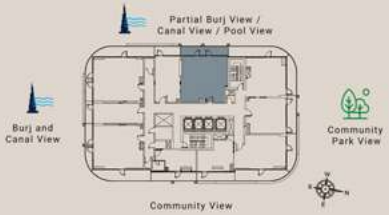
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SIGNATURE SUITE TYPE 5



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	77.99 sq.m.	839.44 sq.ft.
BALCONY AREA	15.7 sq.m.	168.97 sq.ft.
TOTAL AREA	93.68 sq.m.	1,008.41 sq.ft.

UNITS: 1602,1702,1802,1902

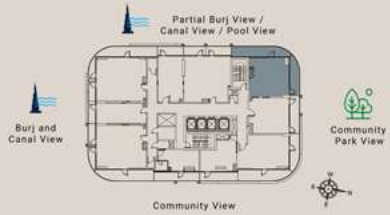
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SIGNATURE SUITE TYPE 6



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	58.38 sq.m.	628.37 sq.ft.
BALCONY AREA	33.09 sq.m.	356.13 sq.ft.
TOTAL AREA	91.46 sq.m.	984.5 sq.ft.

UNITS: 1603,1703,1803,1903

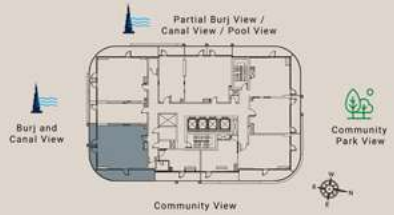
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SIGNATURE SUITE TYPE 7



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	80.84 sq.m.	870.14 sq.ft.
BALCONY AREA	32.33 sq.m.	348.05 sq.ft.
TOTAL AREA	113.17 sq.m.	1,218.19 sq.ft.

UNITS: 1608,1708,1808,1908

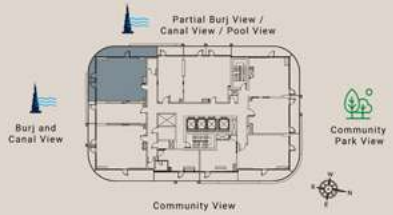
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SIGNATURE SUITE TYPE 8



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	80.84 sq.m.	870.14 sq.ft.
BALCONY AREA	32.33 sq.m.	338.05 sq.ft.
TOTAL AREA	113.17 sq.m.	1,208.19 sq.ft.

UNITS: 1610,1710,1810,1910

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FLOOR PLAN

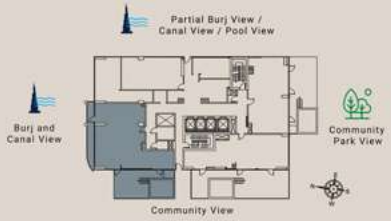
STERLING SUITES

STERLING SUITE TYPE 1



KEY PLAN

FLOOR PLAN (1ST)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	140.05 sq.m.	1,507.50 sq.ft.
BALCONY AREA	77.16 sq.m.	830.55 sq.ft.
TOTAL AREA	217.21 sq.m.	2,338.05 sq.ft.

UNITS: 103

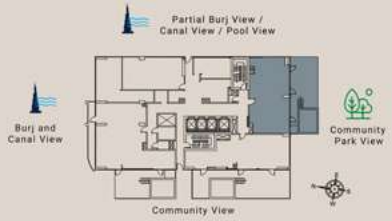
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STERLING SUITE TYPE 2



KEY PLAN

FLOOR PLAN (1ST)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	109.75 sq.m.	1,181.35 sq.ft.
BALCONY AREA	74.8 sq.m.	805.15 sq.ft.
TOTAL AREA	184.55 sq.m.	1,986.50 sq.ft.

UNITS: 101

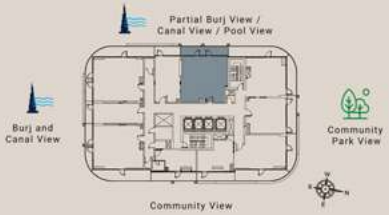
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SIGNATURE SUITE TYPE 5



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	77.99 sq.m.	839.44 sq.ft.
BALCONY AREA	15.7 sq.m.	168.97 sq.ft.
TOTAL AREA	93.68 sq.m.	1,008.41 sq.ft.

UNITS: 1602,1702,1802,1902

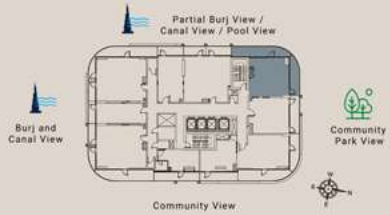
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SIGNATURE SUITE TYPE 6



KEY PLAN

TYPICAL FLOOR PLAN (16TH - 19TH)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	58.38 sq.m.	628.37 sq.ft.
BALCONY AREA	33.09 sq.m.	356.13 sq.ft.
TOTAL AREA	91.46 sq.m.	984.5 sq.ft.

UNITS: 1603,1703,1803,1903

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FLOOR PLAN

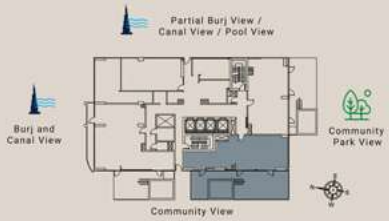
THE VILLA

THE VILLA



KEY PLAN

FLOOR PLAN (1ST)



	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	112.53 sq.m.	1,211.27 sq.ft.
BALCONY AREA	150.39 sq.m.	1,618.80 sq.ft.
TOTAL AREA	262.92 sq.m.	2,830.07 sq.ft.

UNITS: 102

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding 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 it's absolute discretion, without any liability whatsoever.

THE DEVELOPER

ANAX Developments is a Dubai-based real estate developer delivering curated projects across the city. As the real estate arm of ANAX Holding, we operate under one founding principle: Dubai's skyline deserves more than the ordinary. Every address is chosen with intention. Every space is designed around how life is actually lived, driven by experiential design and technology at every stage.

Driven by the ambition to become the UAE's most experiential and distinctive developer, every design decision, every standard held, and every project we release is a deliberate step toward that position.

At ANAX, we build homes and communities designed to feel different, because you deserve different.

This is why we are Built Different™.

In Motion :

AED 1B Project Value | 1,000 Units | 1M+ Sq.Ft GFA

Planned :

AED 2B+ Pipeline | 1,500 Planned Units | 1.5M Sq.Ft GFA



CURRENT PROJECTS

Evora Residences



Al Furjan

V-Suites by ANAX



Business Bay

ELLE Residences



Dubai Islands

KYOMI Residences



Warsan Fourth

COMING SOON IN

- Meydan
- Jumeirah Golf Estates
- Dubai Maritime City

ANAX

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