

98 BAKER STREET

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# SHERLOCK

*News*



# LONDON

## *Lifestyle*

London is a destination that requires no introduction. Renowned as a high-paced global powerhouse with an affluent lifestyle in culture, business and living, boasting endless landmarks and attractions for all walks of life. A city that never ceases to amaze, with two millennia of history and architecture on every corner, integrating seamlessly with modern-day technology and accessibility, positioning it as one of the world's most sought-after destinations.

# MAGICAL *Marylebone*

A central London location in Westminster, within minutes, reach of Mayfair, Regent Street, Soho and Camden, Marylebone is one of the most desirable and well-placed addresses in the capital. Filled with chic character and rich heritage, Marylebone is home to some of the city's most sought-after culinary delicacies, designer boutiques and exquisite art collections, as well as home to the unmistakable fictional sleuth, Sherlock Holmes.





# SUBURBAN *Serenity*

An address that is home to the renowned fictional sleuth, Sherlock Holmes, Baker Street surrounds itself with refined character and elevated lifestyle convenience. A central location outside the hustle and bustle of London city, surrounded by some of the most iconic parks, including the famed Royal Parks - Regent's Park and Hyde Park, residents are treated to centre stage access to the refined London living.

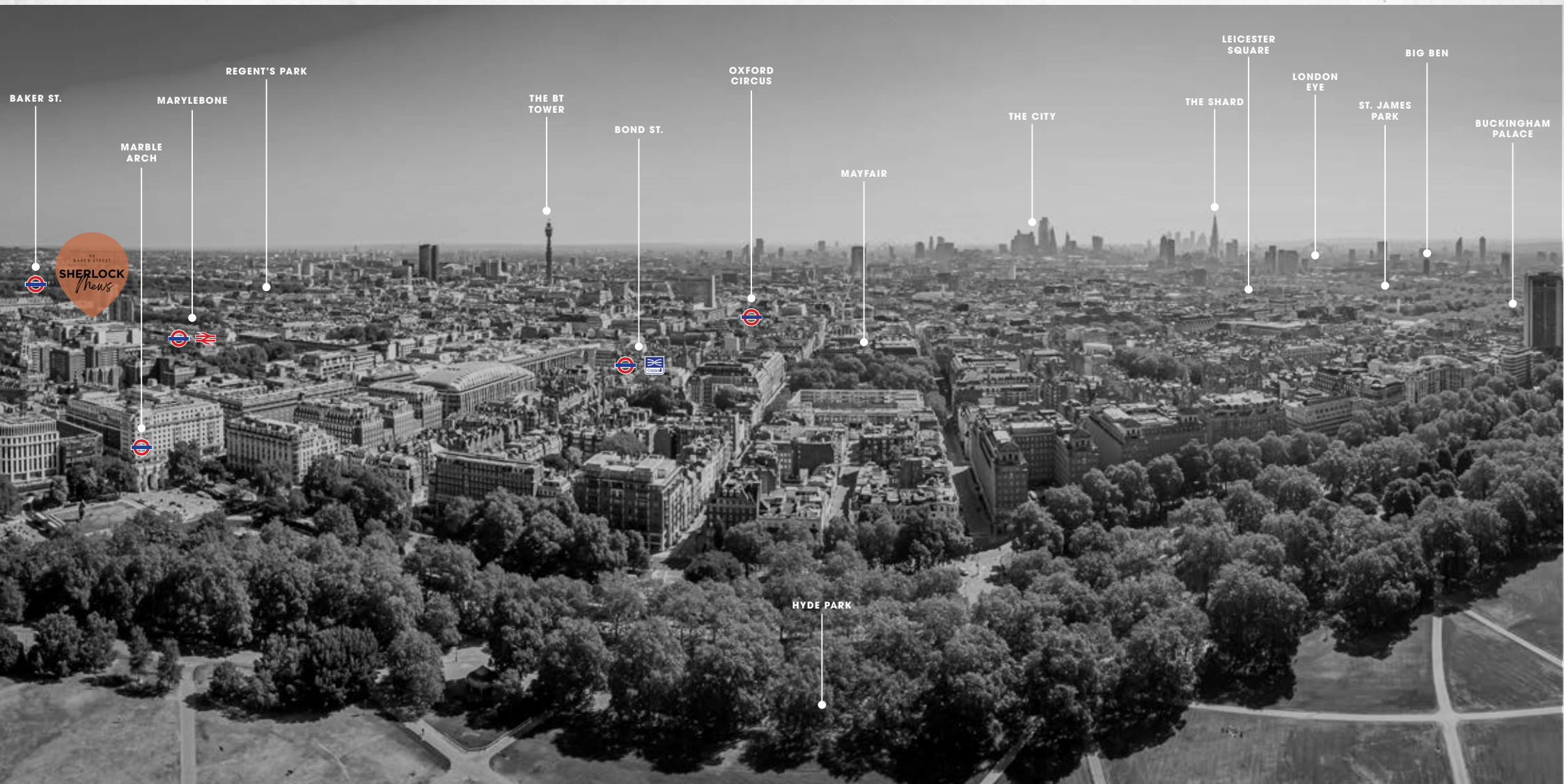
# SHERLOCK *Mews*

A one-of-a-kind residential address, Sherlock Mews at 98 Baker Street offers a unique lifestyle value proposition in the heart of Marylebone. The three-bedroom Mews offers residents a privileged entrance via a private ground floor parking garage to an elegant multi-story residence. Filled with premium finishes and elevated detail, along with its envied address, Sherlock Mews delivers the essence of the London lifestyle.



98 BAKER STREET

SHERLOCK *Mews*



# CENTRAL *Location*

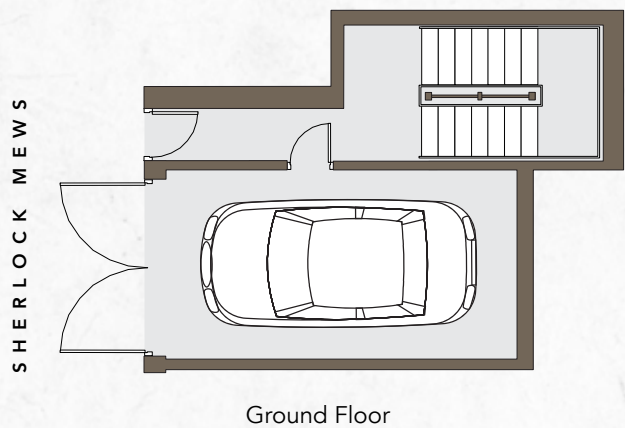






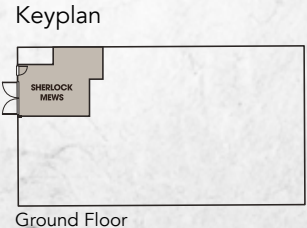


# FLOOR *Plan*

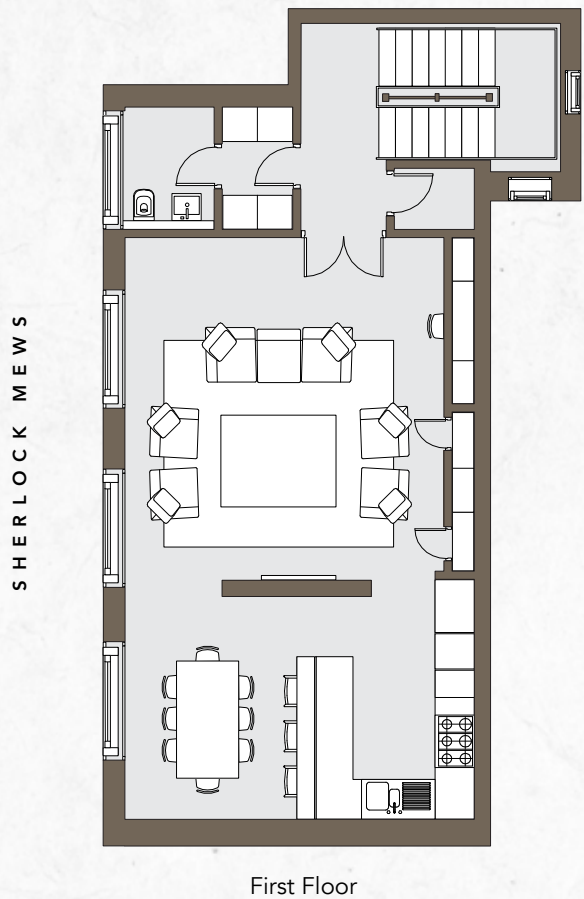


Ground Floor	34.56 sq.m.	372 sq.ft.
1st Floor	80.92 sq.m.	871 sq.ft.
2nd Floor	81.29 sq.m.	875 sq.ft.
Total Area	196.77 sq.m.	2,118 sq.ft.

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

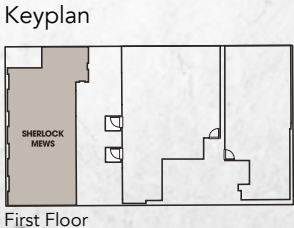


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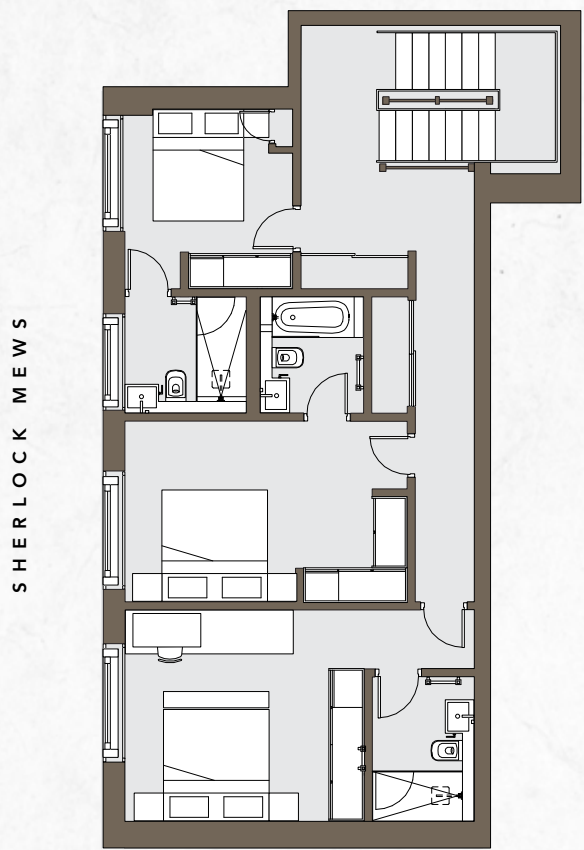


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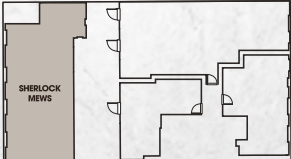


Second Floor

Ground Floor	34.56 sq.m.	372 sq.ft.
1st Floor	80.92 sq.m.	871 sq.ft.
2nd Floor	81.29 sq.m.	875 sq.ft.
Total Area	196.77 sq.m.	2,118 sq.ft.

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Keyplan



Second Floor



## CRAFTING A SECURE TOMORROW SINCE 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region's largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn't have a place at Select Group – as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division's continuous quest for quality.

The group's direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry – whether that's suppliers, partners or employees – for unparalleled results.

## DEVELOPMENT TIMELINE

Six Senses Residences The Palm, Dubai Peninsula Three	Dubai, UAE Dubai, UAE	Under Development Under Development	2022
15 Northside 98 Baker Street Echo Building Avenue Road Peninsula One Peninsula Two Peninsula Five	Dubai, UAE London, UK Liverpool, UK London, UK Dubai, UAE Dubai, UAE Dubai, UAE	Under Development Under Development Under Development Under Development Under Development Under Development	2021
Jumeirah Living Marina Gate Niu Air	Dubai, UAE Frankfurt, Germany		2020
Studio One Marina Gate II Ibis Hotel	Dubai, UAE Dubai, UAE Sheffield, UK		2019
Marina Gate I No. 9 The Hive	Dubai, UAE Dubai, UAE Dubai, UAE		2018
Pacific	Ras Al Khaimah, UAE		2017
Ballochmyle Estate	Scotland, UK		2016
InterContinental Dubai Marina Alexandra Tower Radisson Blu Hotel Velocity Tower	Dubai, UAE Liverpool, UK Birmingham, UK Sheffield, UK		2015
West Avenue Nottingham One	Dubai, UAE Nottingham, UAE		2014
Bay Central	Dubai, UAE		2012
Botanica The Torch	Dubai, UAE Dubai, UAE		2011
The Point Royal Oceanic	Dubai, UAE Dubai, UAE		2009
Yacht Bay	Dubai, UAE		2007
SELECT GROUP	Dubai, UAE		2002