

THE  
COMUNITY  
×  
*SPORTS ARENA*



# Live . Work . Play

The Community – Sports Arena

#LiveTogether





# Dubai

## A City of Infinite Possibilities

Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai has evolved into a city of unparalleled opportunities. With an ambitious plan to develop its urban infrastructure and housing by 2040.

Dubai is committed to becoming eco- and pedestrian-friendly, thereby enhancing the quality of life for its residents. Central to this vision is the '20-minute city' concept, which aims to ensure that most destinations will be accessible within 20 minutes by 2033.

Living and investing in Dubai present numerous benefits. The city holds over 425 Guinness World Records, showcasing its accomplishments. It is known for its high safety standards, boasting a safety index of 83.5 and a low crime index of 16.5.

Moreover, Dubai's 0 income and property taxes offer significant financial benefits for residents and investors, boosting investment opportunities and making it an attractive destination for economic growth and personal prosperity.



# Dubai Sports City

## A Place to Build Connections

Located with direct access to Al Khail Road and Hessa Street, Dubai Sports City presents a great opportunity with its offering of freehold properties.

Dubai Sports City stands as an attractive investment choice, boasting the headquarters of the International Cricket Council (ICC) and an esteemed 18-hole Ernie Els-designed golf course and clubhouse. This all-inclusive community caters to both families and young professionals.

Dubai Sports City is particularly tailored for sports enthusiasts, providing extensive facilities for activities ranging from rugby to football. Additionally, families benefit from access to international schools that integrate sports classes into their core curriculum.

The neighbourhood is further enriched by essential amenities, such as healthcare facilities, grocery and retail outlets, hotels, and other conveniences, ensuring a diverse and enriching residential experience.









# Interior & Finishing

## The Apartment

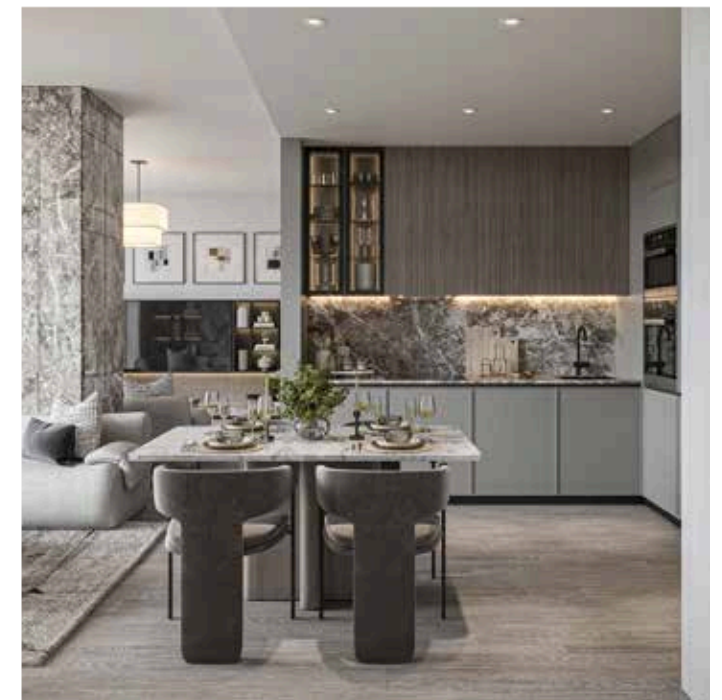
The interiors of the residences feature elegant full-body porcelain tiles inspired by timeless Spanish and Italian designs, enhancing both walls and floors. The sanitary ware and fixtures are selected to reflect the sophistication of European craftsmanship, adding a refined touch to every space.

## Common Areas

Within The Community spaces, elegant meeting lounges are located in the grand quadruple-height lobby. Artistic lighting enhances the exposed ceilings, while terrazzo flooring is accented with brass expansion joints and complemented by designer furniture.

Co-working floors offer flexible workspaces tailored for professionals who work remotely feature seating stairs. Co-working floors come with flexible working spaces for those working from home.









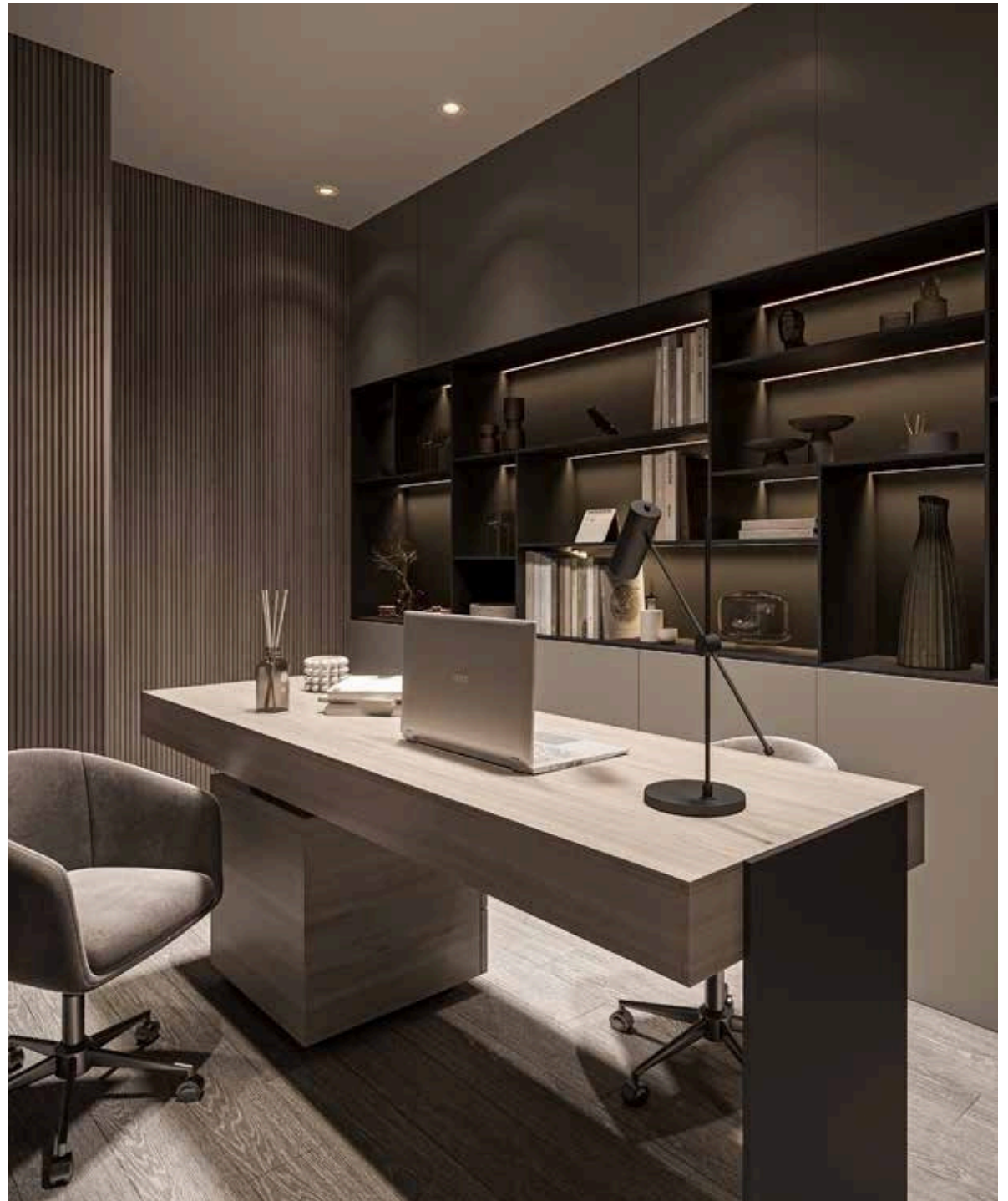


# Home Office

Our fully IT-integrated offices are equipped with all the necessary installations for a seamless setup, enabling you to connect your equipment and get to work straight away

Although office equipment is not provided, the infrastructure for high-speed internet, network cabling, and power outlets is in place, facilitating quick and efficient integration.

This setup ensures that your office can operate smoothly from day one, minimising downtime and allowing you to focus on productivity.









# The Community Facilities

The Community places a high premium on connectivity and includes amenities that aim to foster social interaction, ensuring residents can enjoy quality time with friends and family in shared spaces.

A commitment to quality permeates every stage of the project's development, ensuring it emerges as the most desirable and convenient residence for both short-term and long-term stays.



Lap Pool &  
Kids' Swimming Pool



Indoor &  
Outdoor Gym



SPA & Wellness  
Centre



Steam  
Room



Sauna



Prayer  
Rooms



Children's  
Play Area



BBQ Area



Dog  
Park



Zen  
Garden



Multipurpose  
Hall



Business Centre  
& Co-Working Space





# Business Centre & Co-Working Space

## Thrive Together

Envision a dynamic workspace designed to cultivate collaboration and innovation at your discretion.

Achieve optimal work-life balance with access to a professional Business Centre, where you can unleash your potential and connect with like-minded individuals in your vicinity.







# Swimming Pools

Dive into Your Own Paradise

Whether you seek respite from daily routines or a welcoming venue to host gatherings with friends and family, the expansive pool caters to all desires and preferences.



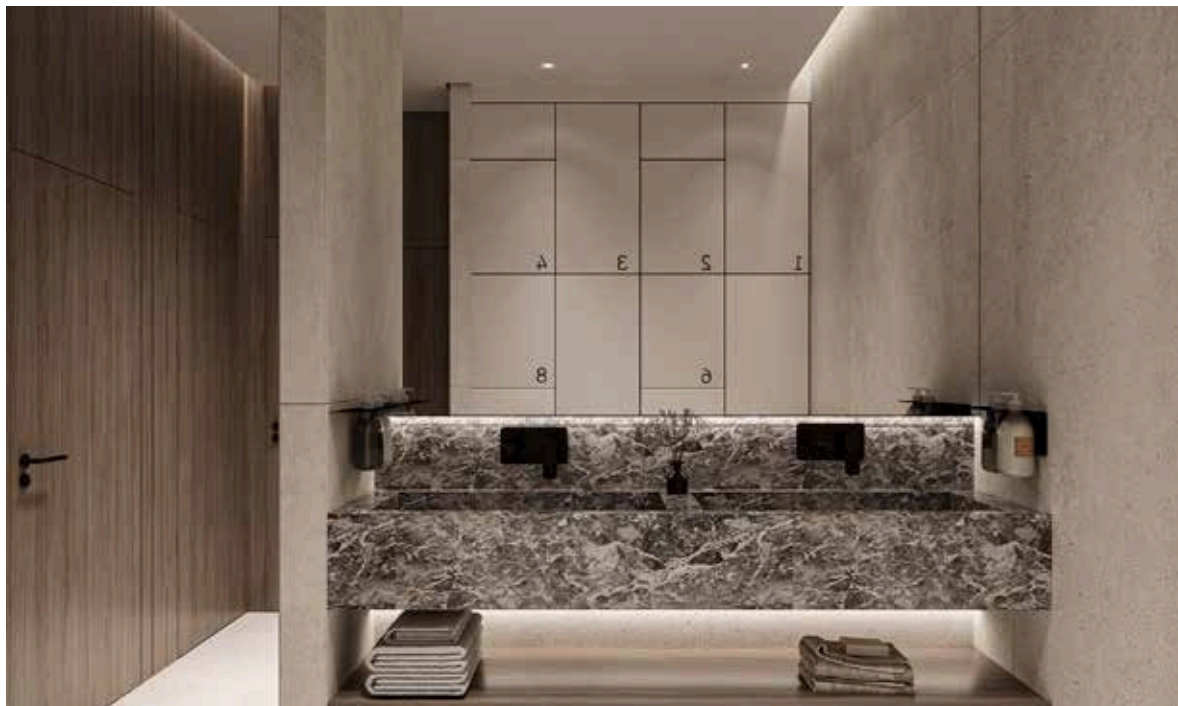


# Indoor & Outdoor Gyms

## Live Life to the Fittest

Prioritise your well-being with our state-of-the-art outdoor and indoor gyms, conveniently located within your residence.

Carefully curated and equipped with the latest fitness technology, these facilities offer everything necessary to help you achieve your wellness objectives in the comfort and privacy of your home.











# Roof Top Amenities

- Swimming Pools with Changing Rooms
- Indoor & Outdoor Gym
- SPA & Wellness Centre
- Steam Room
- Sauna
- Prayer Rooms
- Children's Play Area
- BBQ Area
- Dog Park
- Zen Garden
- Sky Gardens
- Multipurpose Hall
- Business Centre & Co-Working Space







# Location

## Where to Find Us

Dubai Sports City embodies a vibrant spirit of sportsmanship and community, continually expanding to offer a diverse array of residential and commercial opportunities alongside world-class sports facilities. It stands as a supportive environment that celebrates achievements both on and off the field.

Dubai Sports City boasts exceptional connectivity via major highways, a high walkability score, and close proximity to other prominent Dubai neighbourhoods and landmarks such as Motor City, Global Village, Ain Dubai, Bluewaters Island, Mall of the Emirates, Burj Al Arab, Dubai Marina, and Al Maktoum International Airport, among others.

1-Minute walk to the canal

1-Minute walk to the upcoming shopping mall

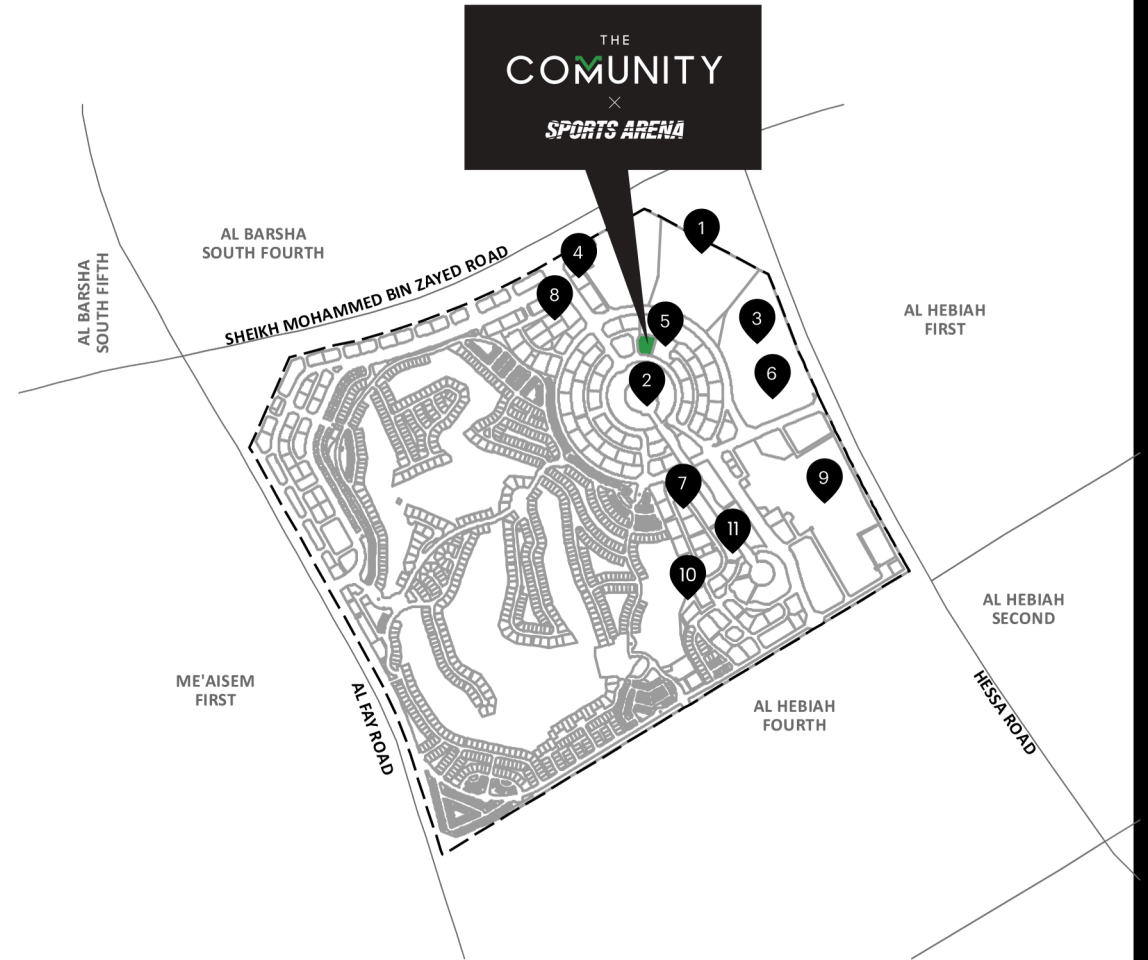
3-Minute walk to the upcoming metro station

2-Minute drive to Dubai International Cricket Stadium

7-Minute drive to Dubai Miracle and Butterfly Garden

25-Minute drive to Al Maktoum International Airport

28-Minutes drive to Dubai International Airport



① Dubai International Cricket Stadium

② Canal

③ Outdoor Play Area

④ Metro Station

⑤ Shopping Mall

⑥ Sports Court

⑦ Carrefour City

⑧ School

⑨ Yoga Center

⑩ School

⑪ Clinic

# Location Map

- ① Dubai International Cricket Stadium
- ② Dubai Miracle and Butterfly Garden
- ③ Dubai Autodrome and Go Kart Track
- ④ Arabian Ranches
- ⑤ Mall of the Emirates
- ⑥ Burj Al Arab
- ⑦ Palm Jumeirah
- ⑧ Dubai Marina
- ⑨ Ain Dubai, Bluewaters
- ⑩ Al Maktoum International Airport
- ⑪ Burj Khalifa, Downtown Dubai
- ⑫ Dubai International Airport



**2**  
mins  
Dubai International  
Cricket Stadium

**7**  
mins  
Dubai Miracle and  
Butterfly Garden

**10**  
mins  
Dubai Autodrome  
and Go Kart Track

**14**  
mins  
Arabian Ranches

**15**  
mins  
Mall of the  
Emirates

**18**  
mins  
Dubai Marina

**20**  
mins  
Burj Al Arab

**20**  
mins  
Palm Jumeirah

**20**  
mins  
Ain Dubai, Bluewaters

**25**  
mins  
Al Maktoum  
International Airport

**25**  
mins  
Burj Khalifa,  
Downtown

**28**  
mins  
Dubai International  
Airport









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