



The RESIDENCES

DIFC Zabeel District

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Zabeel District

MASTER PLAN





The region's most extensive demand-led expansion of a financial centre.

DIFC Zabeel District marks a new chapter in Dubai's urban evolution-expanding beyond business into a vibrant, connected community. Envisioned by the Dubai International Financial Centre, the district blends innovation, culture, and lifestyle, where glass towers, public spaces, and social hubs come together seamlessly.

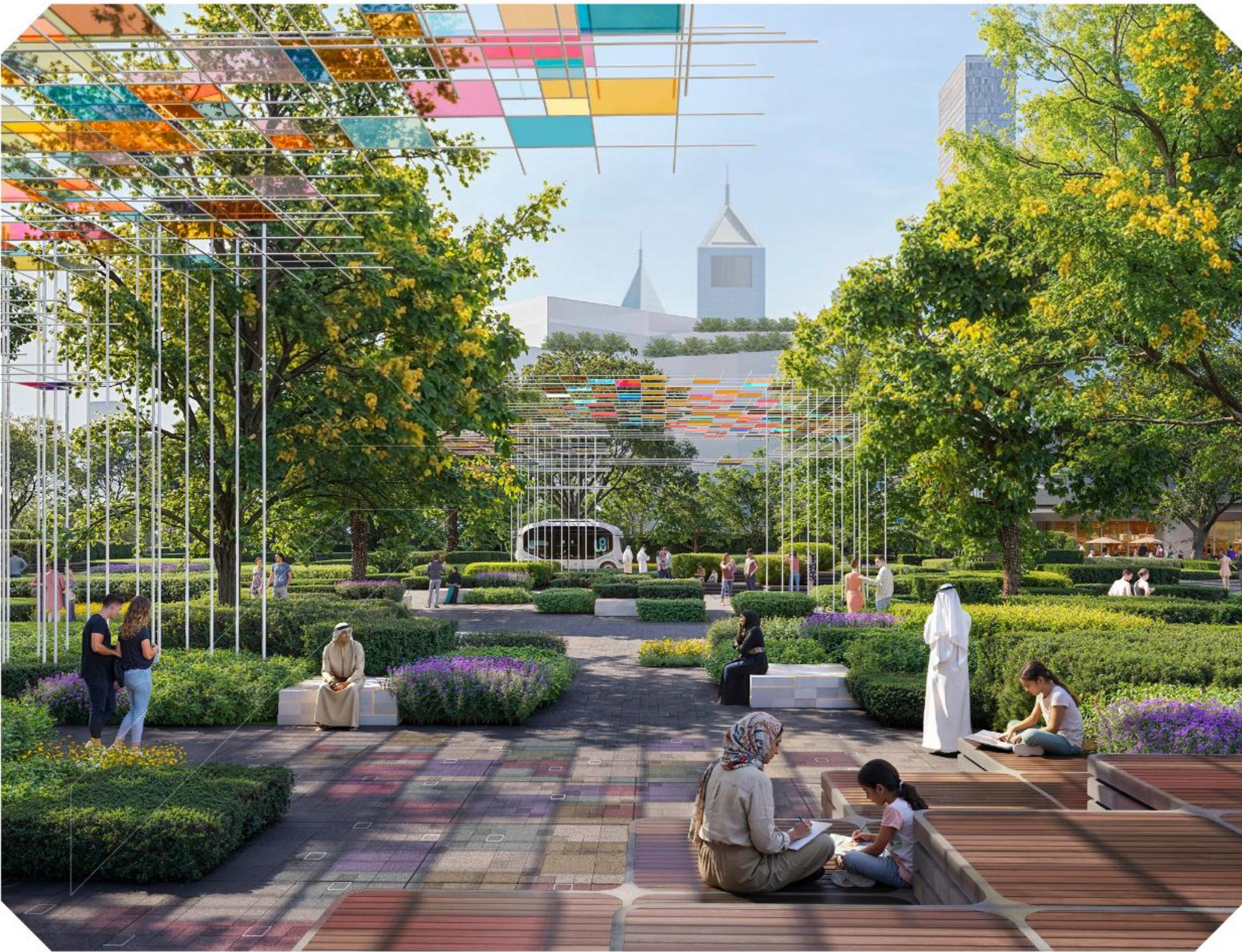
It is a place where commerce meets creativity, shaping a dynamic environment that reflects Dubai's forward-looking spirit and its role as a global hub for the future.



DIFC Zabeel District Masterplan Statics

-  Office **6,800,000 sq.ft.** GFA
Innovation **1,000,000 sq.ft.** GFA
-  Residential **6,200,000 sq.ft.** GFA (21 Plots)
-  Hotel **1,450,000 sq.ft.** GFA
(Up to 1,000 keys spread over 4 locations)
-  Academy / Universities **370,000 sq.ft.**
GFA It will have DIFC Academy (tallest
of the three), 2 x University Buildings
(LBS, Georgetown, Marangoni, etc.)
-  Retail **1,000,000 sq.ft.** GFA
of which Boulevard Retail shall be
366,000 sq.ft. GFA
-  Conference Centre **121,000 sq.ft.**
GFA, (Large – Up to **2,500 pax**, Small
x 2 – Up to **600 pax** each)
-  AI Campus **100,000 sq.ft.** GFA
(Experience Floor, Conference floor,
co-working floors)





DIFC Zabeel District Masterplan Summary



Stable **23,000 sq.ft.** of GFA (Single storey with retractable roof, home grown F&B concepts)



Juma Mosque **38,000 sq.ft.** GFA



K12 School circa **1,000** students /
320,000 sq.ft. GFA **200,000 sq.ft.** plot area



Population Metrics
Workforce – **75,000**
Residential – **10,000**



Art Pavilion **68,000 sq.ft.** GFA
(G+5, rotating art galleries / roof terrace F&B / multi use spaces for creators' club, etc.). Expected Art Pavilion Footfall.
Expected annual footfall @ **300,000** visitors



Gross Development Value >**AED 100 billion**
Delivery Date – **2040**



DIFC Zabeel District Amenities





DIFC Zabeel District
The Boulevard



DIFC Zabeel District

Inner Circle

A Curated Urban Oasis for Living, Leisure, and Mobility Network

Inner Circle

A continuous 2km landscape experience promoting wellness and connectivity. Activated across various nodes with sports activities, pop-up retail and art.

Open Space Allocation:

Approx. 20% of the site dedicated to parks, sikkas, buffer zones, and open space.

Experiential Spine:

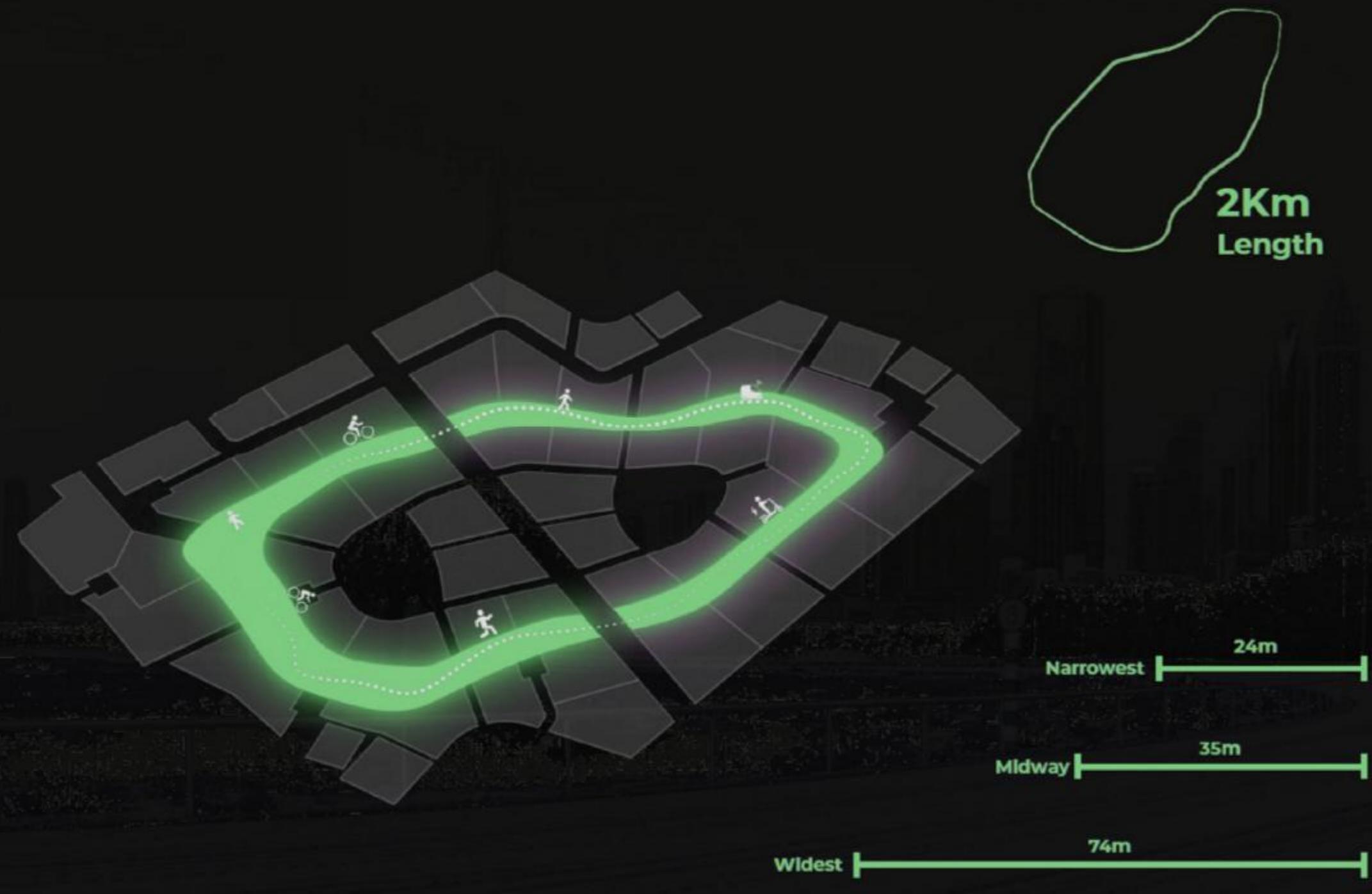
Pedestrian only immersive corridor integrating light, sound, and storytelling.

DIFC Zabeel District

Inner Circle

The community's uniquely curated open spaces and parks will be filled with abundant levels of greenery and thriving biodiversity, underpinning healthier working, living and social connections.

- A continuous 2km landscape experience promoting wellness and connectivity.
- Activated across various nodes with sports activities, pop-up retail and art.



DIFC Zabeel District

Luxury Living Experience

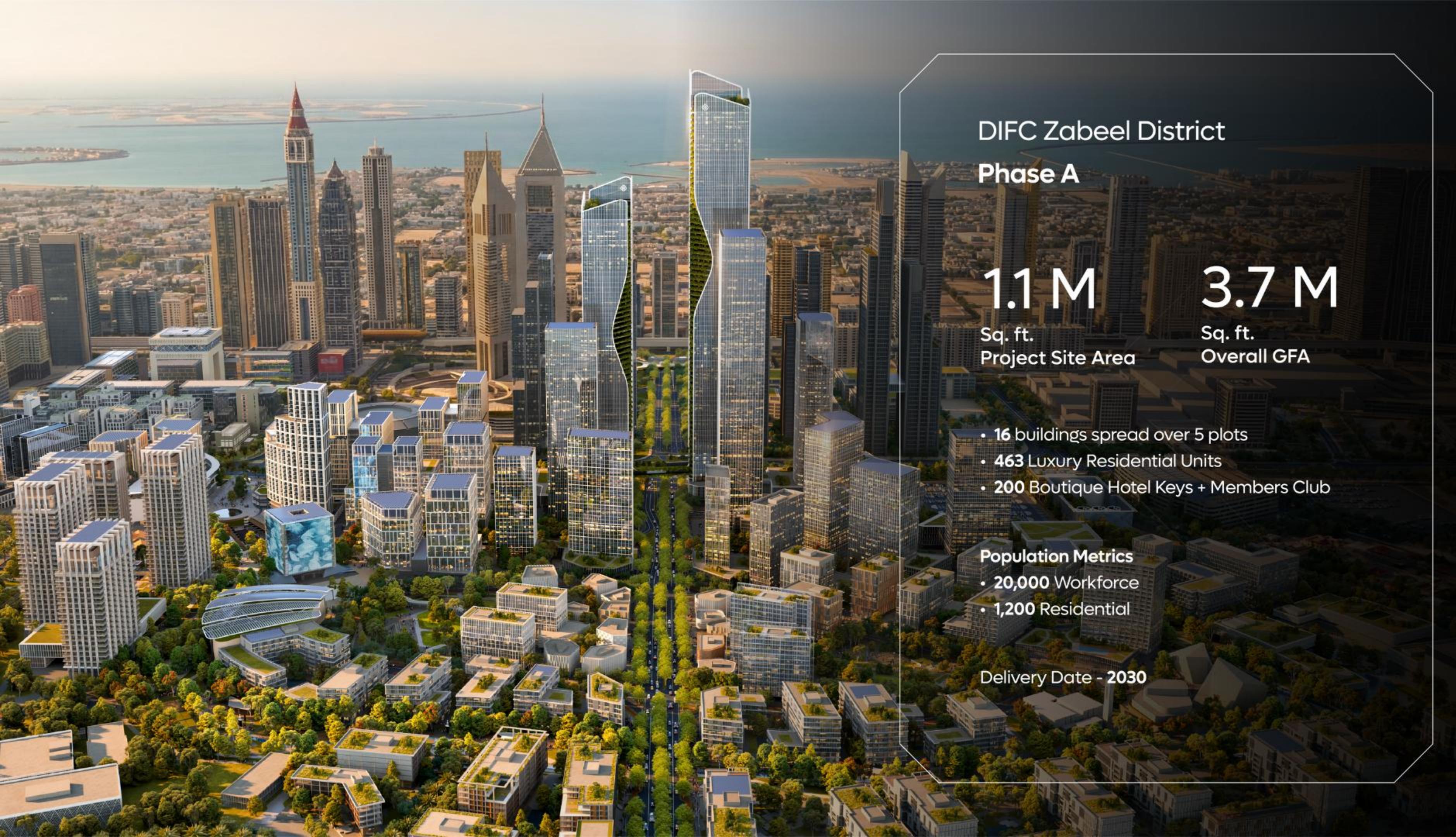
Creating Powerful Communities



Zabeel Village

A new generation of destination retail
activating streets and squares





DIFC Zabeel District

Phase A

1.1 M

Sq. ft.
Project Site Area

3.7 M

Sq. ft.
Overall GFA

- 16 buildings spread over 5 plots
- 463 Luxury Residential Units
- 200 Boutique Hotel Keys + Members Club

Population Metrics

- 20,000 Workforce
- 1,200 Residential

Delivery Date - 2030

DIFC Zabeel District

Phase A



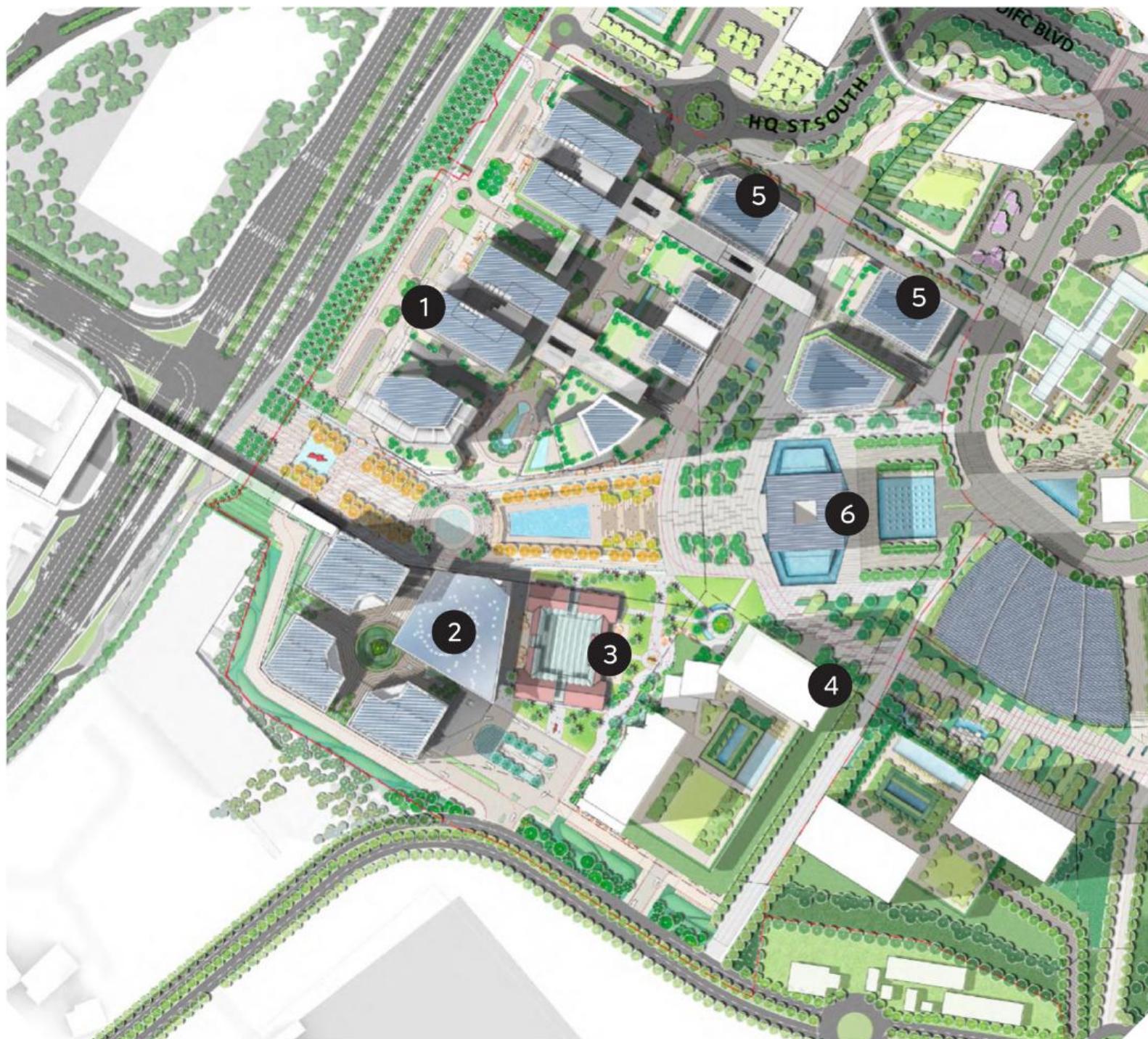
1. HQ Offices



2. Art Pavilion + DIFC Academy



3. Stable



4. The Residences By DIFC



5. Innovation Hub



6. AI Campus

DIFC Zabeel District

Phase A

Entrance Plaza



DIFC Zabeel District

Phase A

Class A Offices



DIFC Zabeel District

Phase A

AI Campus + Sunken Plaza

The world's largest
Innovation Hub and the
world's first purpose-built
AI Campus



DIFC Zabeel District

Art Pavilion + Academy

UAE's leading global destination for further and higher education.

First-of-its-kind Art Pavilion, Deepening DIFC's standing as Dubai's home to art and culture.



DIFC Zabeel District

Phase A

Restored Historic Stables

A living heritage
experience
reimagined for today.





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DIFC
Developments