

The RESIDENCES

DIFC Zabeel District

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Developments



DIFC



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

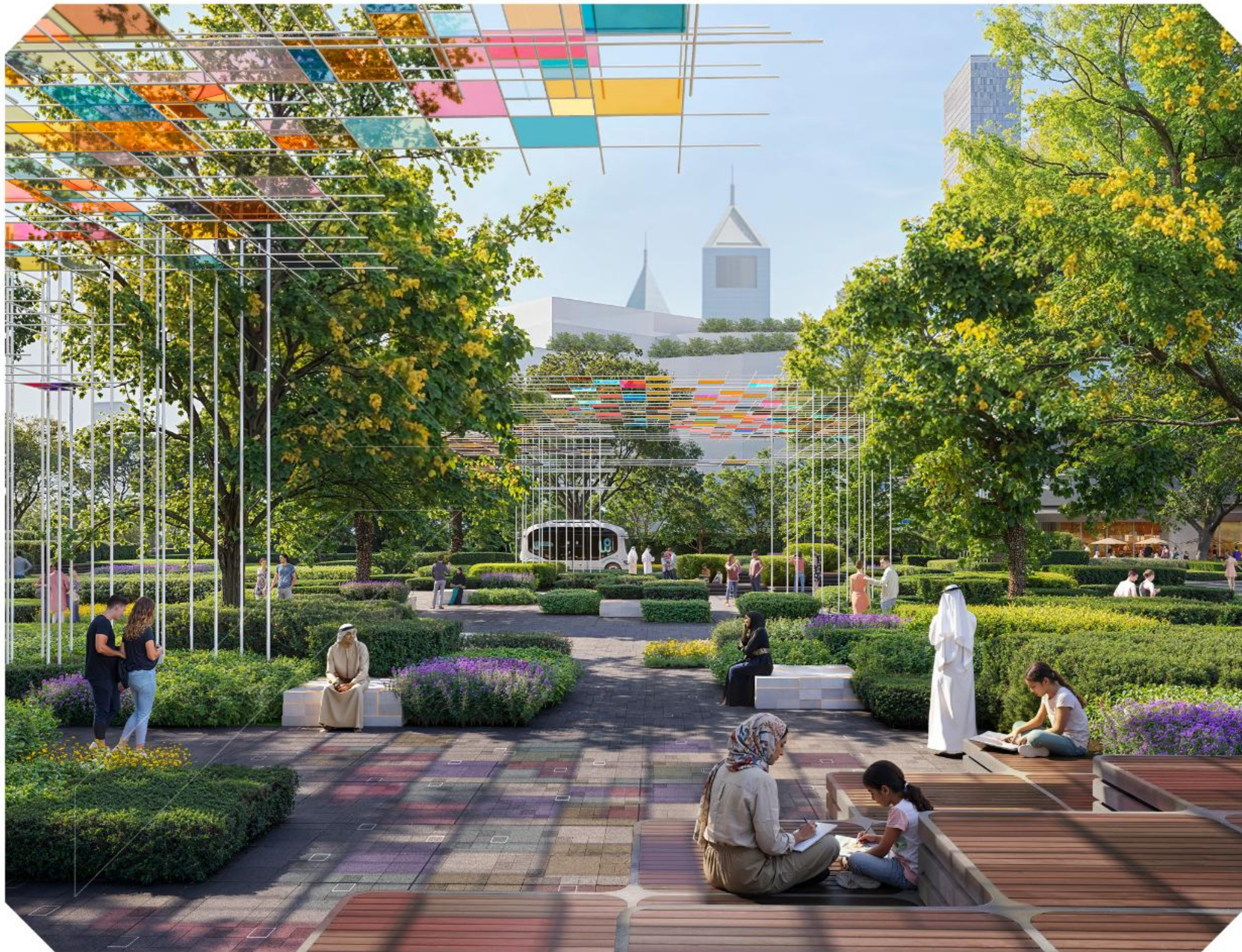


Conference Centre **121,000 sq.ft.**
GFA, (Large – Up to **2,500 pax**, Small
x 2 – Up to **600 pax** each)



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 Pavillion 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.

Inner Circle

- 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

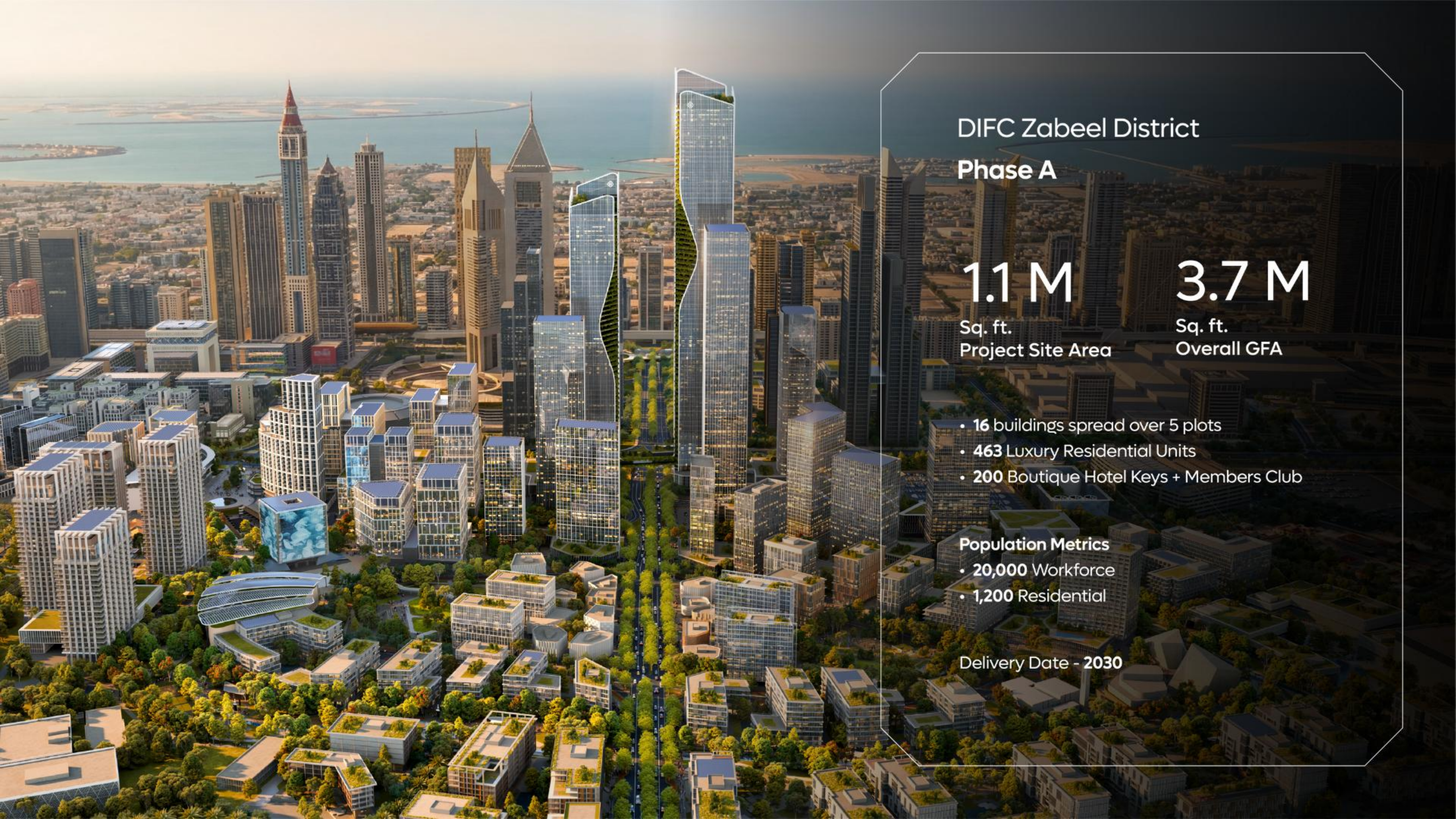
Creating Powerful Communities



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

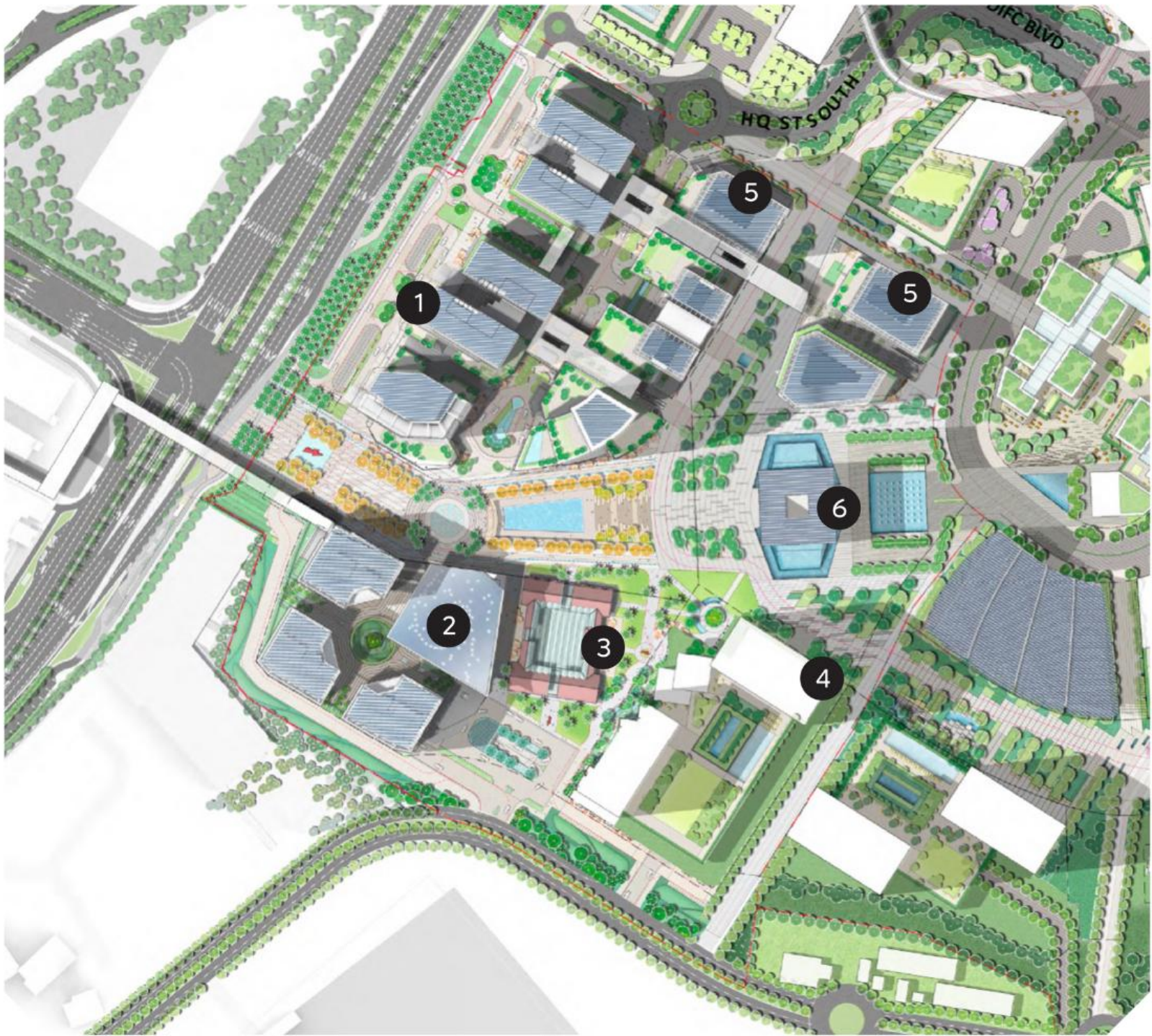
Population Metrics

- 20,000 Workforce
- 1,200 Residential

Delivery Date - 2030

DIFC Zabeel District

Phase A



DIFC Zabeel District

Phase A

Entrance Plaza



DIFC Zabeel District

Phase A

Class A Offices

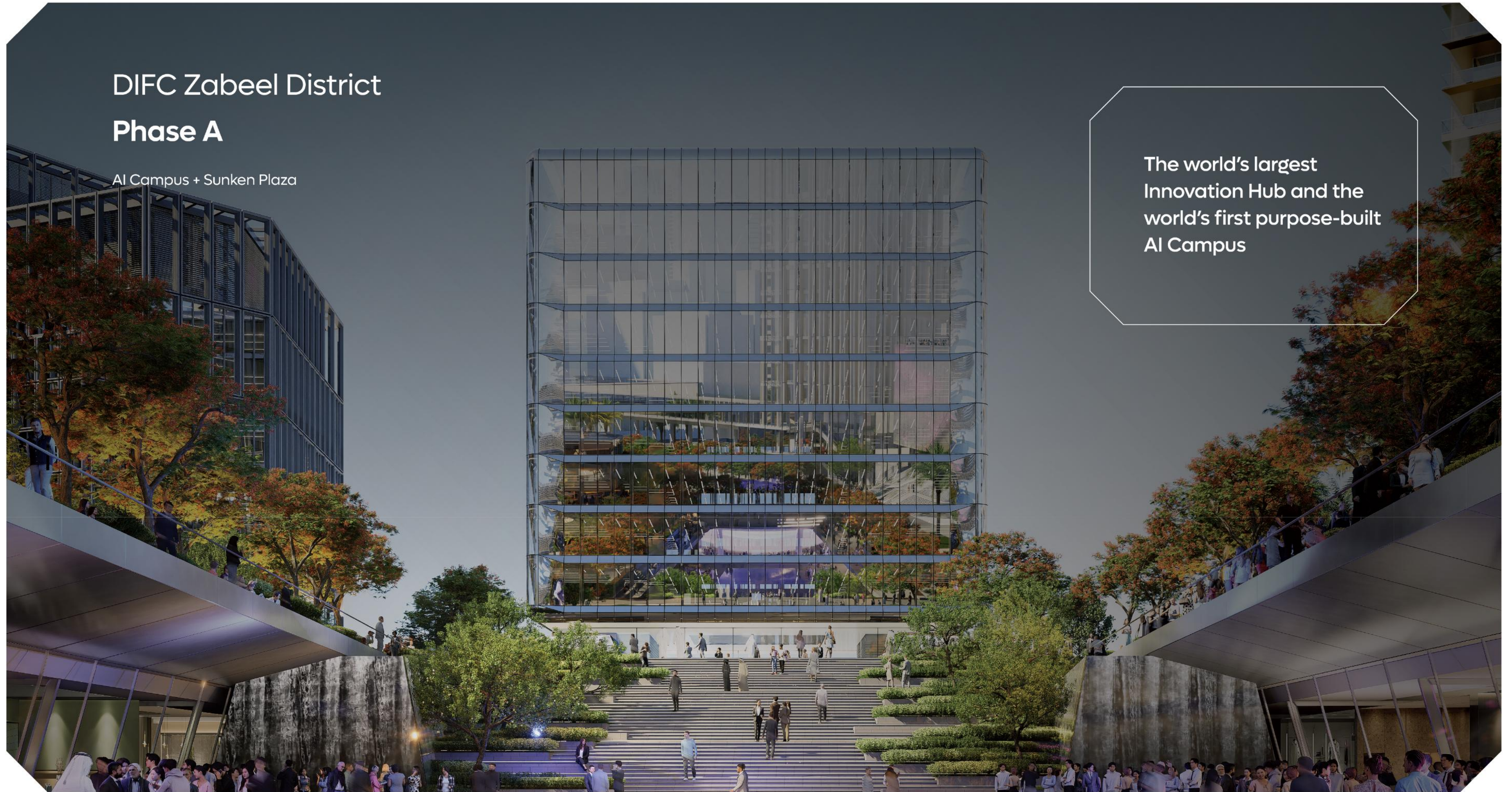


DIFC Zabeel District

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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