



INTERNATIONAL CITY PHASE 2

**08 LIFE**

DENIZ REAL ESTATE







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Deniz Real Estate Development LLC, with a project management team boasting 22 years of industry experience in Dubai's real estate development sector, partners with the well-known UAE design institute MEA MIMAR Engineering Consultants and the established construction company 3D Construction LLC, which has over 20 years of experience, to create a truly high-quality home for you.



# ABOUT US

Deniz is a seasoned real estate developer with 22 years of experience across China and Central Asia in both property development and management.

Now, Deniz has officially entered the UAE market, and we are excited to unveil our first project in the region — 08 Life.

Backed by decades of hands-on development experience and deep market insight, we are confident that 08 Life will set a new benchmark in quality, comfort, and design.



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## 08 Life Top-Tier Architectural Lineup

Developed by Deniz in collaboration with MIMAR—MIMAR spearheading the master planning and architectural design.

### About MIMAR :

Based in the Middle East, MIMAR has regional offices across the UAE, Qatar, Saudi Arabia, Egypt, Libya, and Iraq. The firm specialises in delivering high-quality architectural solutions that blend local culture with global perspectives. With a strong in-house team and extensive international partnerships, MIMAR continually pushes boundaries in architectural innovation throughout the MENA region.

In the UAE, MIMAR has partnered with top developers such as **EMAAR** and **ARADA**, and notably led the planning and design of **AL JADA**, the future city-center of Sharjah.

Signature Projects by MIMAR: AL JADA by ARADA







# CBD – AL JADA

[Commercial, Offices]

**CLIENT/** ARADA DEVELOPMENTS  
**CITY/** SHARJAH, UAE  
**AREA/** 192,342 sqm  
**STATUS/** IN PROGRESS

*Concept by Arada Developments*

[DESCRIPTION]

Given its scale and complexity, CBD AL JADA is set to become a major business hub in Sharjah upon completion. The design phase faced numerous challenges, especially in developing the shared podium and aligning the building cores within the overall layout. One of the buildings will house Arada's headquarters, featuring a distinctive triple-volume atrium with a striking span.



## EMAAR DCH SALES PAVILION

[Commercial, Offices]

**CLIENT/** EMAAR  
**CITY/** DUBAI, UAE  
**AREA/** 2,178 sqm  
**STATUS/** COMPLETED

*Concept by Square 8*



## PARK SIDE VIEWS

[Residential]

**CLIENT/** EMAAR  
**CITY/** DUBAI, UAE  
**AREA/** 76,000 sqm  
**STATUS/** IN PROGRESS  
**YEAR/** 2027

[DESCRIPTION]

A U-shaped design that embraces the intimacy of the urban space while allowing openness on the communal public spaces, providing a cascading layout that guarantees a holistic view for all inhabitants. The project is a part of the mega-scale development 'Dubai Hills Estate', offering amenities such as a championship golf course, parks, retail outlets, dining options, healthcare facilities, schools, sports facilities, community centers, security services, and convenient transportation options.



## VIDA ALJADA HOTEL & VIDA RESIDENCES

[Residential, Hospitality]

**CLIENT/** ARADA DEVELOPMENTS/VIDA HOTELS & RESORTS  
**CITY/** SHARJAH, UAE  
**AREA/** 95,025 sqm  
**STATUS/** UNDER CONSTRUCTION

*Concept by Arada Developments*



# MIMAR PROJECTS



**Designed by  MIMAR**



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*Concept by Square 8*



2A



DESIGNED BY  **MIMAR**



**GLOBAL MIND   GLOBAL STANDARD**



# 2040 دبی DUBAI

## Dubai, the best city for living in the world.

### 5 Urban Centres

01



Deira / Bur Dubai

#### The City's Historical Essence

Celebrating Dubai's history and preserving its traditions and heritage

02



Downtown / Business Bay

#### Global Financial Hub

An international business hub for economic, financial and business activity

03



Dubai Marina / JBR

#### Tourism and Entertainment

A global destination for tourism, leisure and hotel hospitality

04



Expo 2020

#### International Gate for Exhibitions and Events

A new engine for economic growth, supported by the activities of exhibitions, global events and integrated logistics services

05



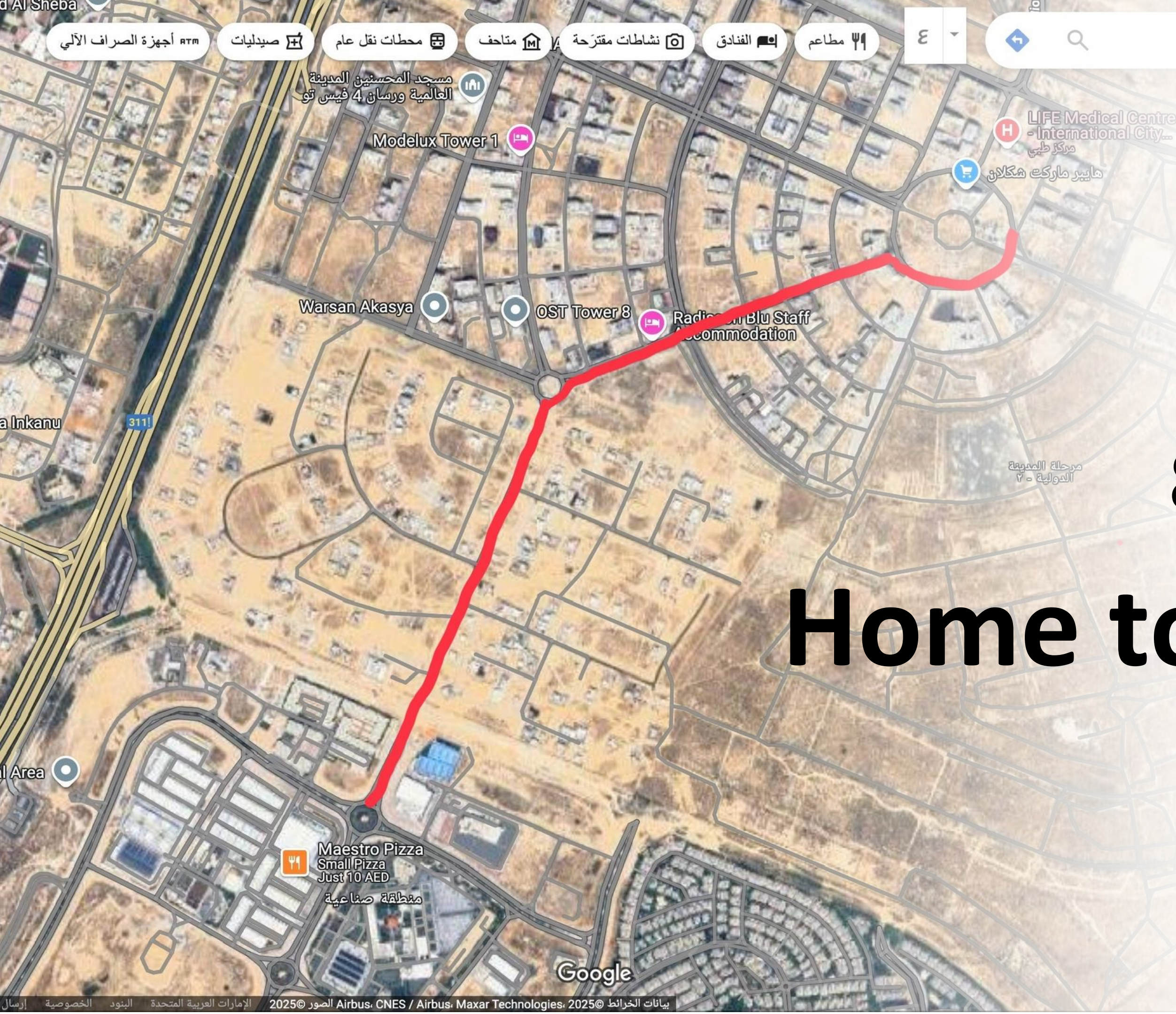
Dubai Silicon Oasis

#### Knowledge and Innovation Centre

International Centre that attracts talents and minds, contributing to the global growth and leadership of Dubai







8 mins drive  
Home to the CBD





# LOCATION



## Silicon Oasis

- One of the five future CBD of Dubai
- 8-minute drive to Silicon Oasis
- Free Trade Zone | Schools | Mall | Hospitals ...



## International City Phase1

- 5 minutes drive to International City 1
- Restaurant | Supermarket | Pharmacy | Dragon Mart ...





# LOCATION



## Acedemic City

10 minutes drive to Academic City

University of Birmingham Dubai

Amity University

More coming soon



## Others

15 minutes drive to Burj Khalifa

15 minutes drive to Dubai International Airport

30 minutes drive to Palm Jumeirah





**Community green space**  
**Better view**

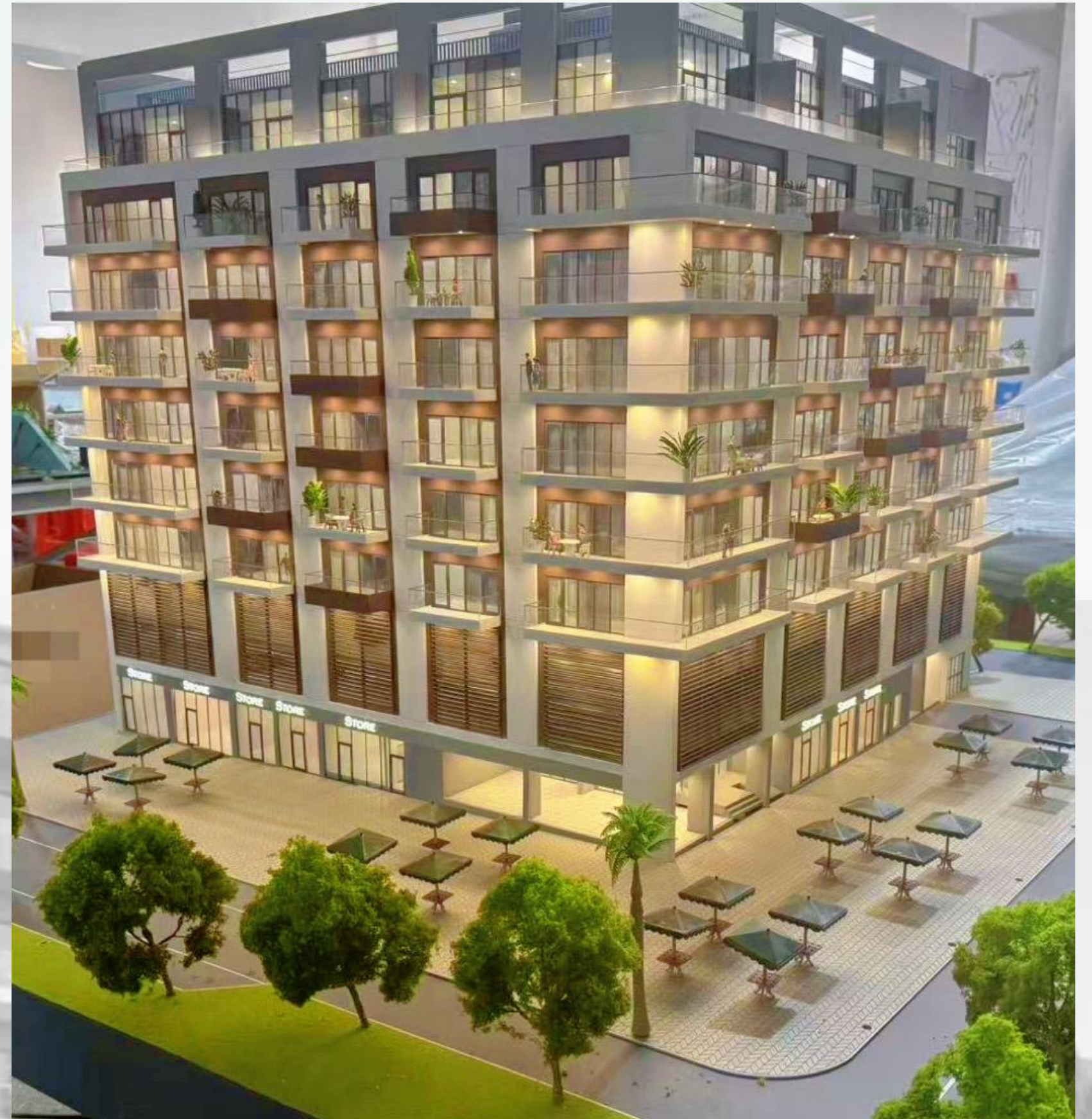
**Green  
Spece**













# LAYOUT - 1BR+STU

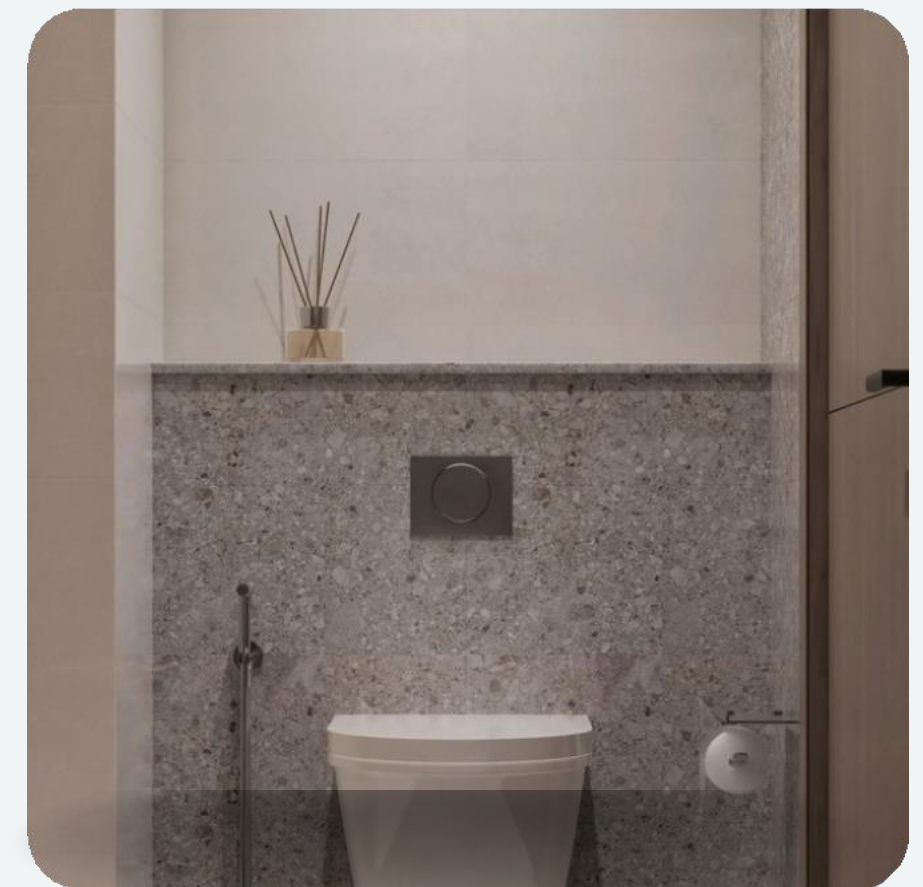
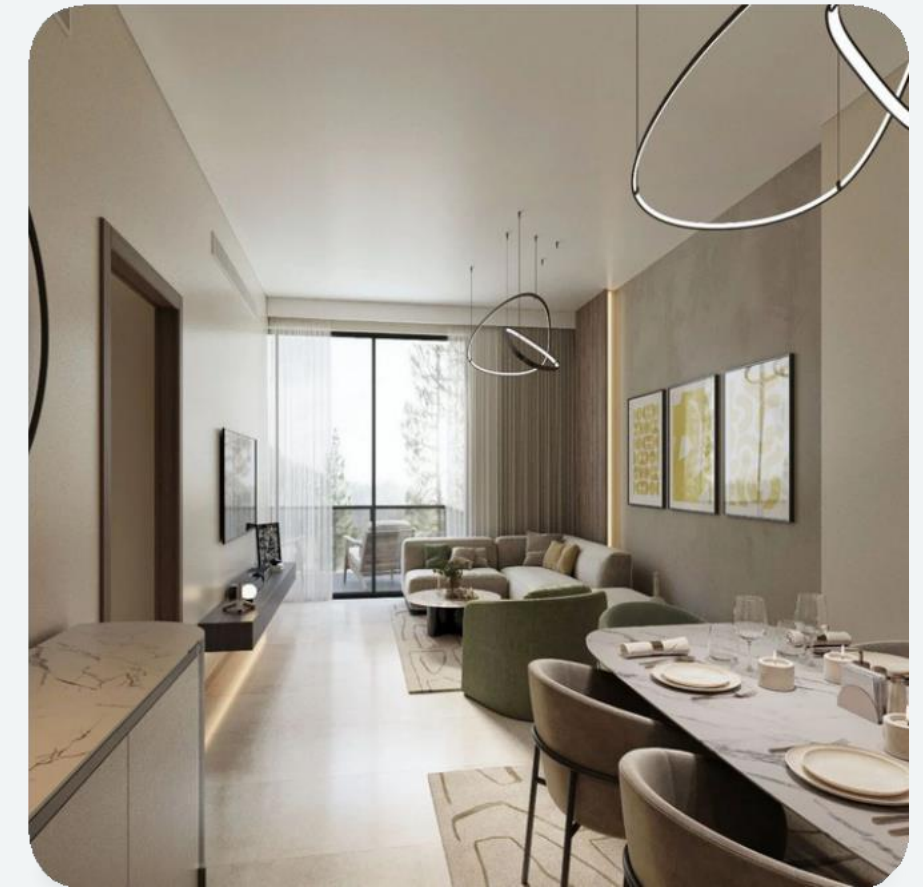
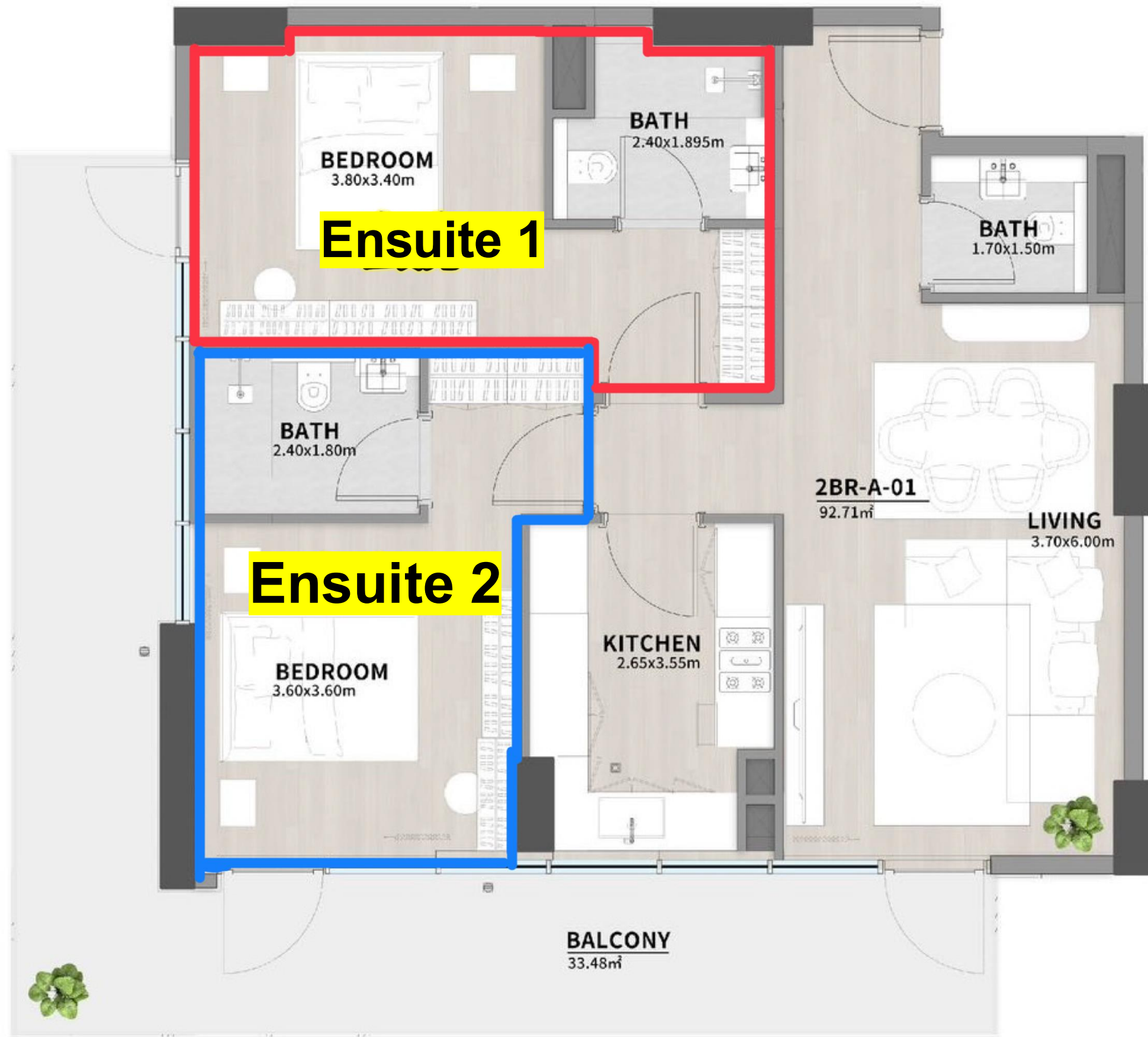
Minimum area: 769.2 sq ft | Starting price : Dh723,000





LAYOUT - 2BR

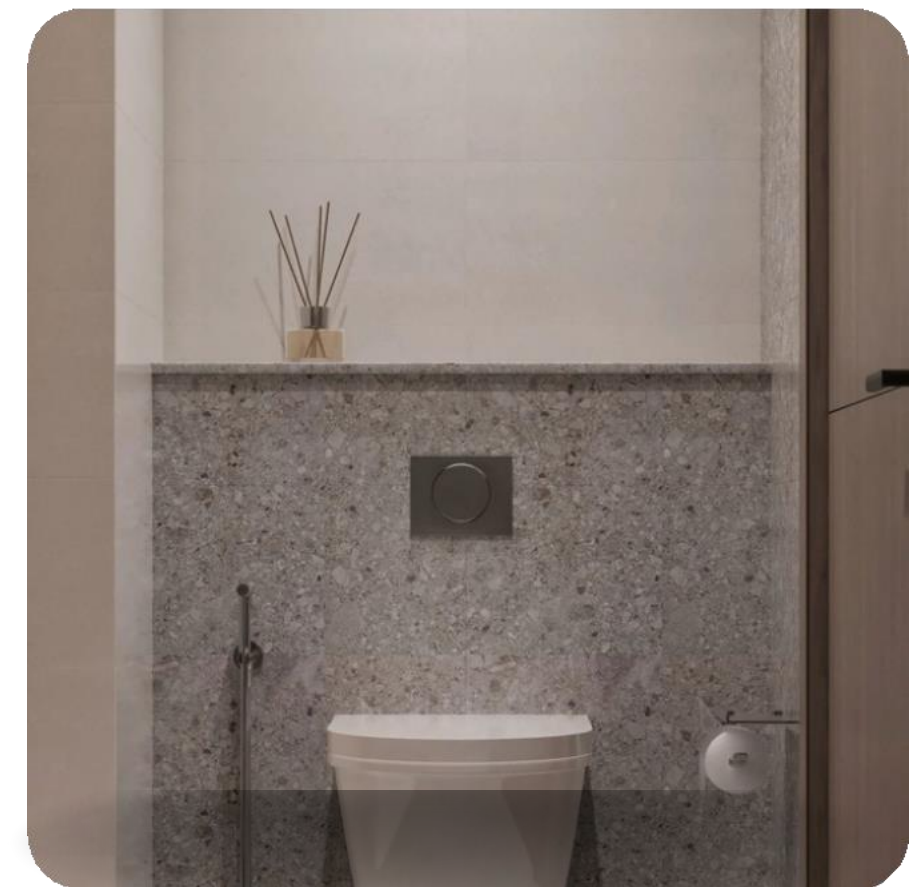
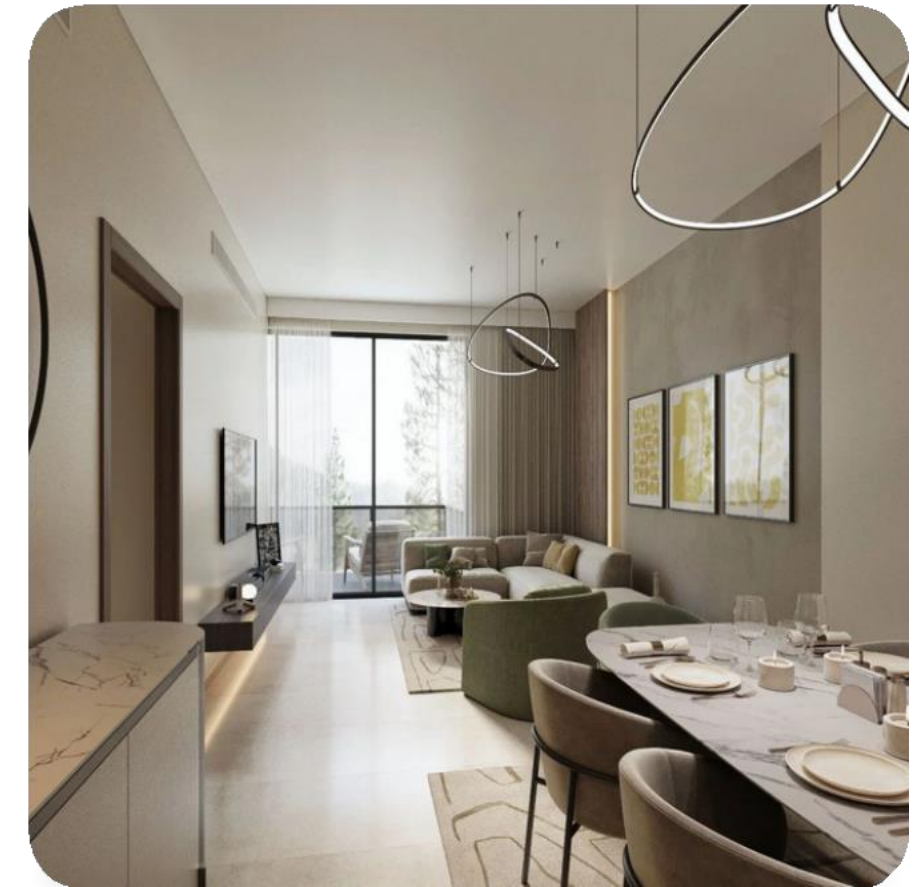
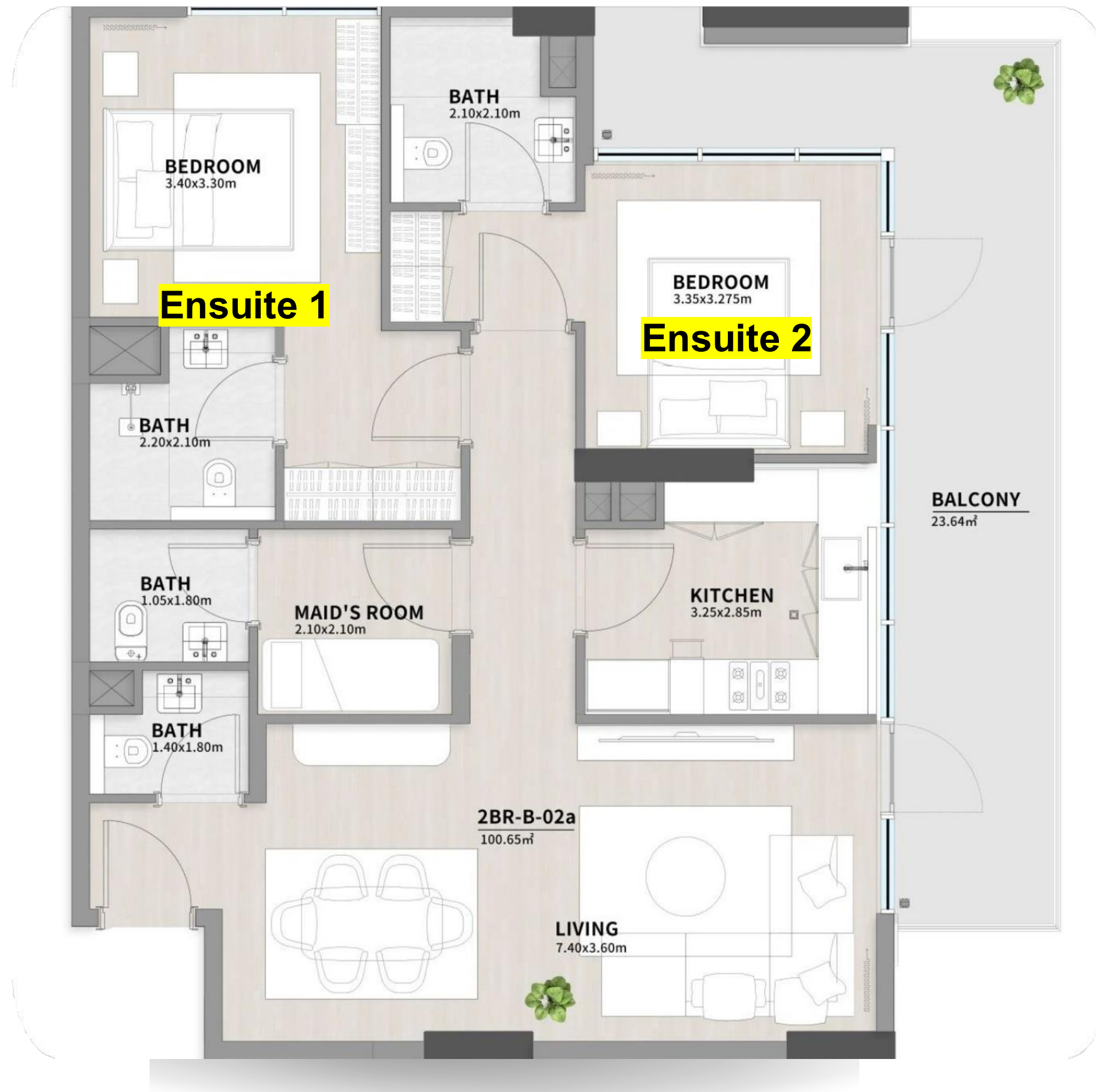
Minimum area: 1,152.55sq ft | Starting price : Dh1,018,000





# LAYOUT - 2BR+MAID

Minimum area: 1,328sq ft | Starting price : Dh1,185,000

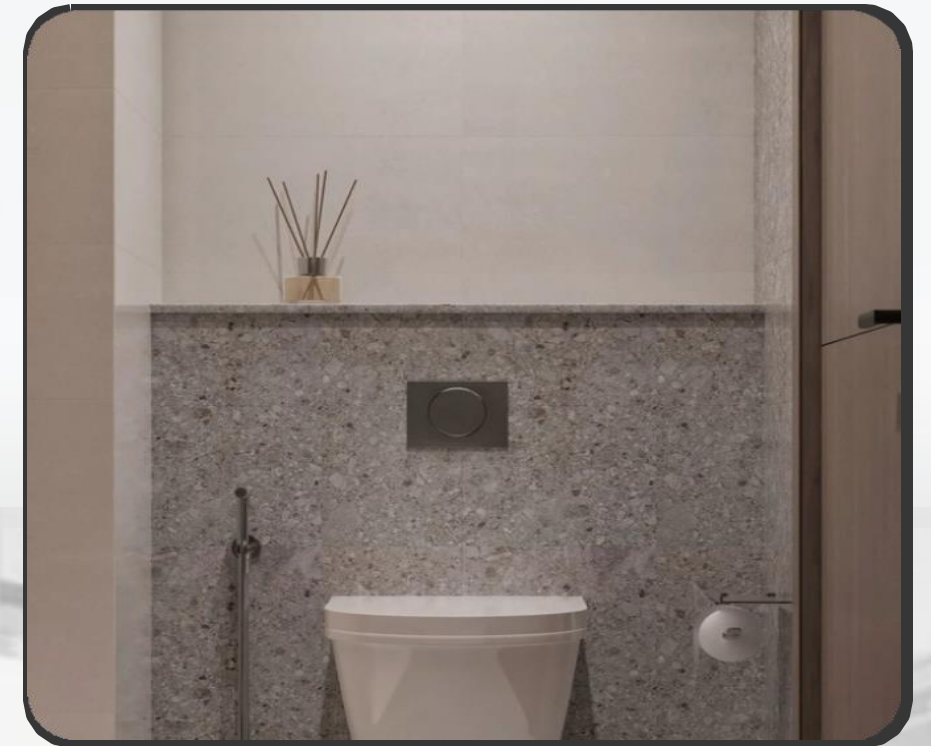






# Fully Furnished

What you see, what you get





# Detail Matters























# FACILITIES AND AMENITIES

08 LIFE RESIDENCES has carefully created a wealth of community facilities to meet the diverse needs of modern urban life.

**Swimming pool**



**Kids Area**



**Gym**



**Parlour Lounge**





# PAYMENT PLAN

Payment options are flexible and varied, starting at 890/sf with complimentary whole-house smart home appliances, only 20% down payment, 60/40 payment plan with 2-year post handover plan, 40% of the house payment can be paid off within 2 years after handover.

DOWN PAYMENT  
20%



PAYMENT PLAN  
60/40



PHPP  
2 YEARS' POST  
HANDOVER  
PAYMENT PLAN  
(Studio not included)







## Payment Plan

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Booking	10%
SPA	10%
After 3 months	10%
After 6 months	10%
After 9 months	10%
After 12 months	10%
On Handover	40%





# CONSTRUCTION PROGRESS

Built by a quality local builder with over 20 years of experience :

3D Constraction LLC.

Quality and speed guaranteed.

The foundation of the project has already been laid.

Expected to be handovered in the second quarter of next year (2026-Q2).





# PROJECT HIGHLIGHTS

## 01

### LOCATION

The project is located in the International City phase 2. 15 minutes Dubai International Airport, Silicon Oasis, Burj Khalifa.

## 02

### LAYOUT

The project has Studio, 1 bedroom+study room, 2 bedroom+maid room, 1 bedroom can be converted into 2 bedrooms, 2 bedrooms + nanny room can be converted into 3 bedrooms, each with balcony and car parking.

## 03

### FACILITIES

The whole house is equipped with intelligent home system, high-end home appliances and exquisite soft furnishing design, bringing convenient and comfortable modern living experience.

## 04

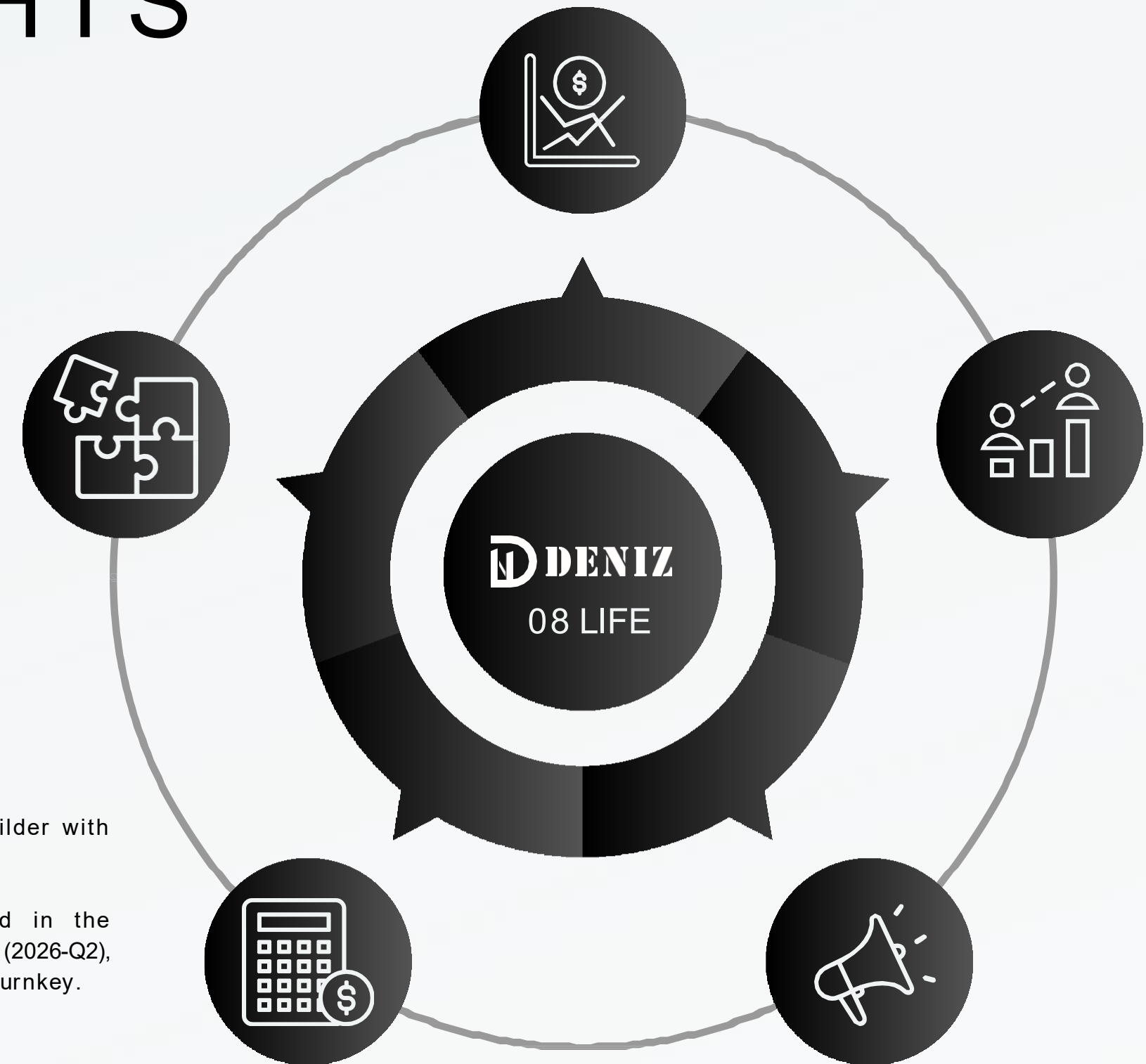
### PAYMENT PLAN

Flexible payment plan with 20% down, 60/40 payment plan with option for two year deferred payment. Discounts can be applied for full payment.

## 05

### HANDOVER

Built by a quality local builder with over 20 years of experience 3D Construction LLC Expected to be delivered in the second quarter of 2026 (2026-Q2), lightning fast delivery and turnkey.







# VALUES

Studio in International City Similar units are currently rented at DH43,000-45,000 furnished, and based on an average rent increase of 10% after one year, Studio units can be rented at DH47,000-50,000 after handover. Conservative estimate of rental return: 8%.



8%



12%





# NEXT PROJECT COMING SOON





**THANK'S FOR WATCHING**

