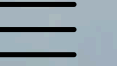




COMING SOON...



VIOA



DUBAI INDUSTRIAL CITY PROJECT

Contemporary residential project in Dubai Industrial City designed for modern urban lifestyles. Featuring a G + 1P + 6 + R layout with stylish studios, 1 and 2-bedrooms apartments, it combines elegant architecture with functional design. Inspired by the warm glow of dusk, this project offers residents a refined living experience that captures the soul of the sunset while providing the convenience and connectivity of one of Dubai's most dynamic districts.

Residence that Captures the Sunset's Soul.

APARTMENT TYPES

- 2 Bedrooms
- 1 Bedroom
- Studio

G+1P+6+R

Residential Building

DIC, Dubai



Project Theme:



Why Dubai Industrial City?

One of the UAE's largest purpose-built manufacturing & logistics districts, part of TECOM Group. Hosts 1,100+ companies and 350+ operational factories across six sector zones. Its location sits between Jebel Ali Port and Al Maktoum International (DWC), with highway access and an Etihad Rail freight connection.

SCALE, SECTORS & INFRASTRUCTURE

Masterplanned around six sector-specific zones: Food & Beverage, Base Metals, Machinery, Minerals, Transport equipment & parts, and Chemicals—designed to encourage clustering and circular-economy practices.

1. Located in Dubai South's "**growth belt**", a fast-developing economic and logistics hub.
2. Excellent connectivity through **Etihad Rail** and Dubai's expanding road network.
3. **Rising demand** for industrial, commercial, and residential spaces.
4. Early investment potential similar to Dubai South 10 years ago, with **strong value appreciation expected**.

STRATEGIC LOCATION

Dubai Industrial City places it at the crossroads of global trade and logistics — a core driver for capital appreciation, high rental yields, and sustained investor demand in both commercial and off-plan residential properties.

- **Prime Location:** Positioned near major landmarks including Dubai Parks, Expo City, Jebel Ali Downtown, Yas Island Abu Dhabi, and central Dubai.
- **Logistics Powerhouse:**
 - **Jebel Ali Port** – the largest in the Middle East, handling 15M+ TEUs annually.
 - **Al Maktoum International Airport (DWC)** – set to become the world's largest airport.
 - **Direct connection to Etihad Rail**, linking Dubai to Abu Dhabi and the northern Emirates.
- **Growth Corridor:** Part of Dubai South, a mega development zone designed for over 1 million residents and 500,000 jobs.
- **Global Reach:** Dubai's central position gives access to 2.5 billion consumers within a 4-hour flight.
- **Business Synergy:**
 - Easy road access to Khalifa Industrial Zone Abu Dhabi (KIZAD).
 - Close to Abu Dhabi Global Market (ADGM) — a leading international financial hub.
- **Investment Hotspot:** Excellent connectivity and infrastructure make it a strategic base for trade, logistics, and real estate growth.
- **Dubai Economic Agenda D33:** Dubai aims to double its economy in the next decade, and DIC is a star player in making that happen, particularly by nurturing high-value manufacturing, world-class logistics, and attracting foreign direct investment (FDI)

HIGH-POTENTIAL INVESTMENT ZONES

Dubai Industrial City is a high-potential investment zone due to its strategic location. Backed by **Dubai Industrial Strategy 2030**, the area is rapidly expanding with strong infrastructure, **affordable entry prices, and high ROI potential**. It's surrounded by major developments like Dubai South and Khalifa Industrial Zone Abu Dhabi, making it ideal for both off-plan and long-term investments.

FREEHOLD OWNERSHIP FOR FOREIGN INVESTORS

Dubai Industrial City allows foreign investors to purchase property on a freehold basis, granting them **full ownership and long-term rights**. This enables international buyers to **hold, lease, or sell** their properties with complete control and flexibility.

VISIONARY MASTER PLAN - DUBAI 2040 PLAN

DIC is conceived as an integrated industrial-residential zone, blending logistics, warehouses, light-industries, and residential/destination living. The master plan emphasizes mixed uses, smart infrastructure, and future-ready facilities such as green industrial zones, advanced utility systems, and tech hubs that support Dubai's push toward Industry 4.0 and sustainable growth.

HIGH RENTAL YIELDS

Industrial or mixed-use zones often outperform pure residential areas in yield. Given the worker housing demand and scarcity of modern supply in DIC, projects here can command rental yields ranging 6-10%+, especially for high-quality units with smart amenities and connectivity.

1. Off-plan projects near industrial corridors **offer lower entry prices than Central Dubai** areas like Downtown, Business Bay, or Marina.
2. Ideal for mid-level investors seeking **strong ROI and long-term capital growth**.
3. High demand from expat workers and executives drives **strong rental yields**, fast leasing, and stable occupancy near DIC.

RISING CAPITAL APPRECIATION

With fast infrastructure upgrades (road expansions, metro/rail link proposals, improved utility corridors) and limited new land allocated for industrial/residential hybrid zones, land value in DIC is poised for strong appreciation. As demand tightens and supply constraints grow, early investors stand to capture solid value growth over time.



Strategic Location



 **Al Maktoum International Airport** (10mins.)

 **Dubai Parks and Resorts** (12mins.)

 **Palm Jebel Ali** (16mins.)

 **IBN Battuta Mall** (12mins.)


 **Palm Jumeirah** (18mins.)

 **Mall of the Emirates** (25mins.)

 **Burj Khalifa** (40mins.)

 **Expo City** (15 mins.)

Easy Access to **ADU DHABI**

 **Zone Abu Dhabi (KIZAD)** - (30 mins.)

 **Yas Islands**- (46 mins.)

 **Abu Dhabi City** - (45mins.)



Abu Dhabi

Dubai Parks
and Resort

Palm Jebel Ali

IBN Battuta Mall

Palm Jumeirah

Mall of the
Emirates

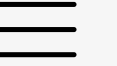
Burj Khalifa

Al Maktoum
International Airport



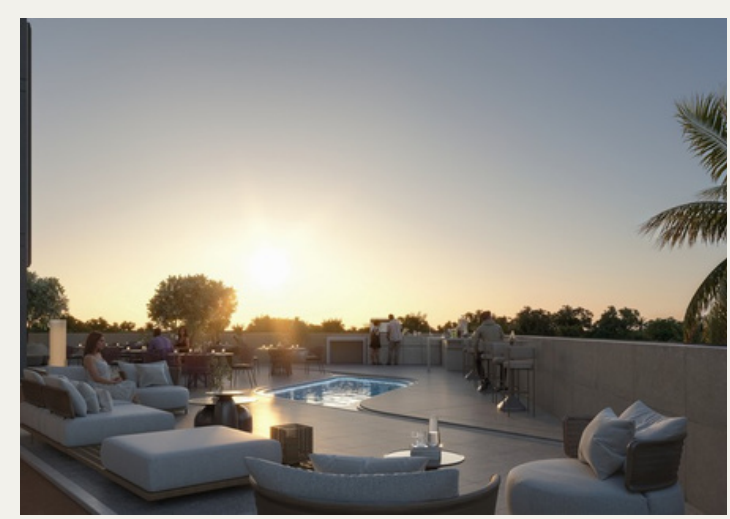
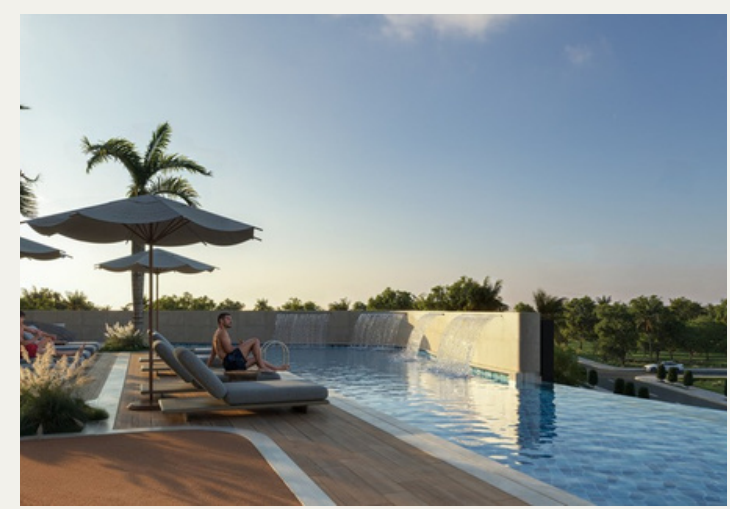
PROPOSED PROJECT







INTERIORS



AMENITIES

- Lobby Area
- Co-Space Area
- Swimming pool with Infinity Edge
- Pool deck
- Kids play area
- Outdoor cinema
- Outdoor gym
- Indoor Gym
- Outdoor Seating Area
- Jogging track
- Koi pond
- Open shower area
- Working pods
- Landscaped seating areas
- B.B.Q. area

PRE-LAUNCH PRICE

139 APARTMENTS

STUDIO

STARTING
599K AED

1BR

STARTING
899K AED

2BR

STARTING
1.45M AED

PAYMENT PLAN

70/30

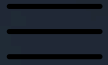
70% / 30 WITH 3 YEARS POST HANDOVER (30%)

30/70

30% DOWN - 70% AT HANDOVER



REGISTER YOUR INTEREST NOW!!



Thank You