WARSAN DUBAI

COVENTRY II

GFS DEVELOPMENTS x GRID


Representative image

A LIFE THAT
MESMERISES THE *Eyes*.

WHERE THE *Eye* SEES, BEAUTY LIVES.

Beauty is everywhere, but it is the eye that gives us the ability to truly discover it. In a fleeting moment, an unexpected detail, a captivating view or something we simply cannot look away from. It is through our eyes that these moments come alive and become part of how we experience the world around us. Coventry II is inspired by this simple thought, creating a life filled with beautiful surroundings, remarkable experiences and moments that give the eyes something new to discover every day.

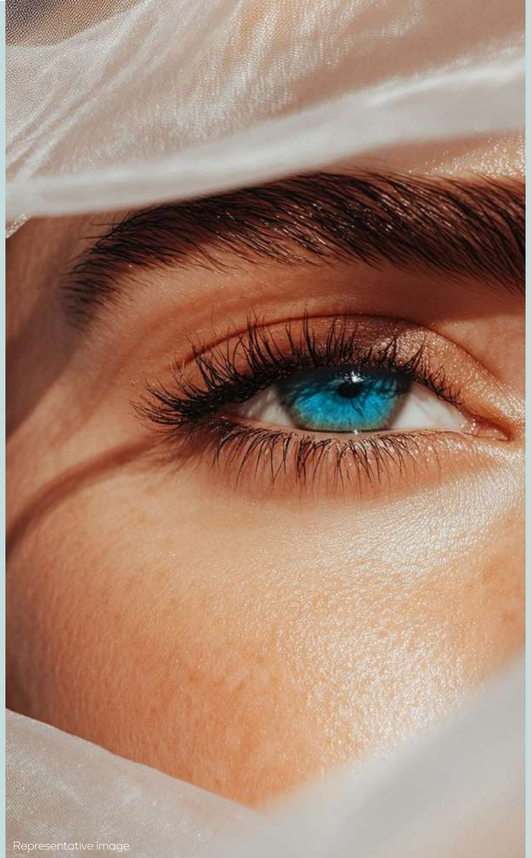


Representative image



Representative image

THE *Visionaries* BEHIND REMARKABLE ADDRESSES.



Representative image

GFS DEVELOPMENTS

GFS Developments brings over two decades of real estate experience to a growing portfolio of distinctive developments. Built on a commitment to quality, thoughtful design and lasting value, the company has steadily expanded its presence across international markets while continuing to create communities shaped around the way people aspire to live. Today, GFS combines its established experience with an ambitious vision for the future, creating developments that are contemporary, considered and built to stand the test of time.

GRID

We shape places that are designed to endure. Across global cities, our work is defined by a commitment to insight, thoughtful design, and long-term value. Every development begins with vision and is delivered with precision, creating environments that feel considered, timeless, and deeply connected to how people live.

With Coventry II, this philosophy takes a distinct new form, bringing together considered architecture, refined experiences, and enduring value to create an address that feels as effortless as it is exceptional.

ALL EYES ARE SET ON *Warsan.*

Warsan stands at the forefront of Dubai's next chapter. With landmark infrastructure, the upcoming Blue Line Metro and a new wave of development transforming its surroundings, this is an address whose potential is only beginning to unfold. A location poised to become one of the city's most exciting new residential destinations.



EVERYTHING'S CLOSER, FROM YOUR POINT OF *View.*

At the centre of a growing and increasingly connected neighbourhood, life here is surrounded by everything needed to make each day easier. Key destinations, everyday conveniences and important connections are all close by, while new infrastructure continues to bring even more within reach.

30 min	Dubai International Airport
35 min	Burj Khalifa/ Downtown Dubai
43 min	Dubai Marina
50 min	Al Maktoum International Airport





THE CITY'S *Finest* SPOTS, ALL CLOSE BY.

LIFESTYLE & *Leisure*

- Dubai Safari Park - 13 min
- Dubai Festival City Mall - 15 min
- Desert Palm Polo Club - 15 min
- Ras Al Khor Wildlife Sanctuary - 17 min
- Museum of the Future - 20 min
- Global Village - 20 min

Business DESTINATIONS

- Dubai Silicon Oasis - 8 min
- International City - 10 min
- Dubai International Academic City - 10 min
- Dubai Digital Park - 11 min
- Ras Al Khor - 21 min
- Downtown Dubai - 22 min
- Business Bay - 24 min

Schools & EDUCATION

- German International School - 12 min
- Repton School - 15 min
- Giggle Kids ELC - 15 min
- Kings' School - 17 min
- GEMS Modern Academy - 18 min

Connectivity/ TRANSPORT

- Sheikh Mohammed Bin Zayed Road - 5 min
- Ras Al Khor Road - 8 min
- Emirates Road (E611) - 11 min
- Dubai International Airport (DXB) - 17 min

A *Life* THAT
AWAKENS THE SOUL

LAUNCHING

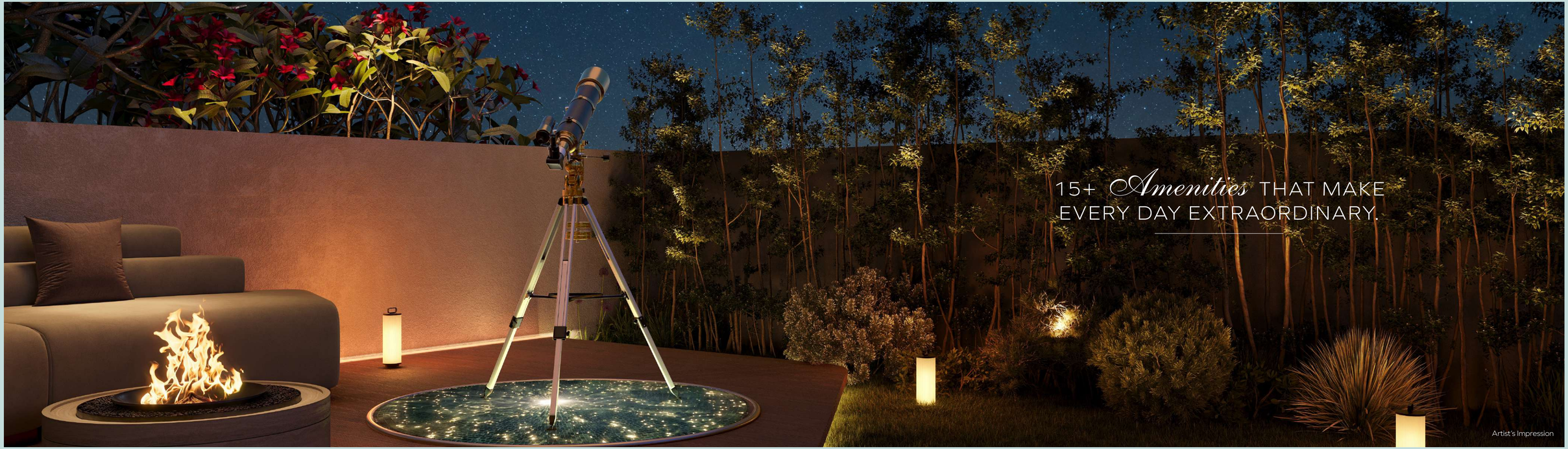
WARSAN DUBAI

COVENTRY II

GFS × GRID



Artist's Impression


15+ Amenities THAT MAKE
EVERY DAY EXTRAORDINARY.
Artist's Impression

Artist's Impression



LOBBY

Artist's Impression



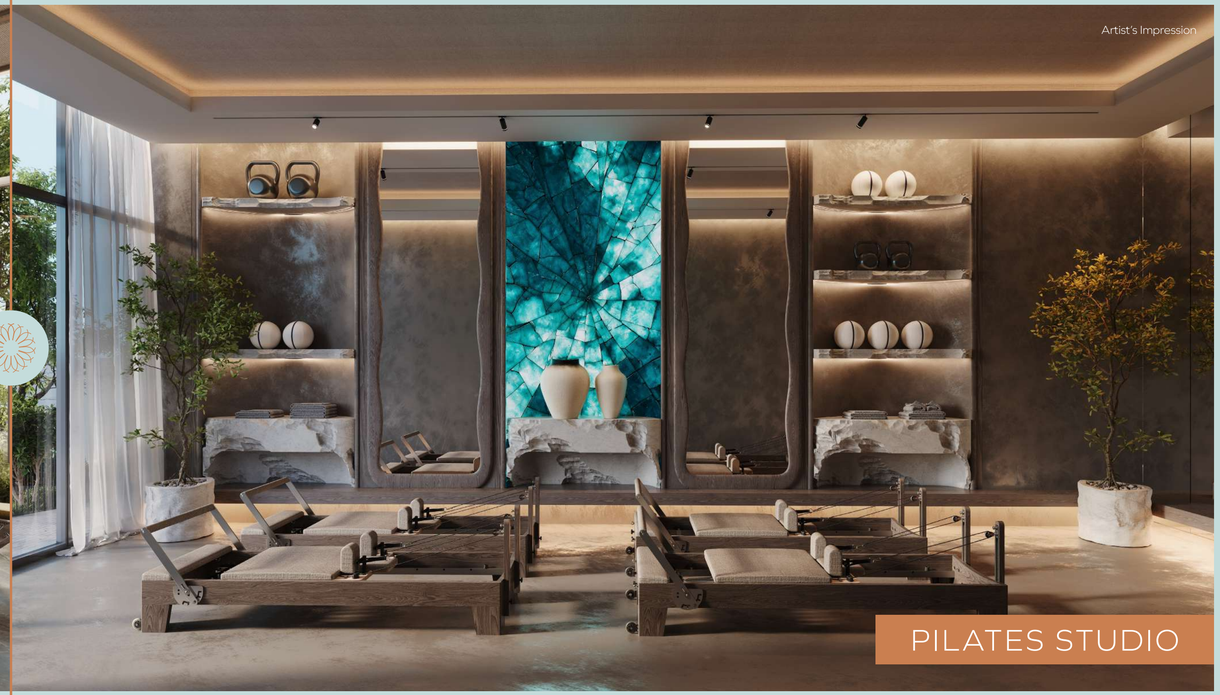
OUTDOOR POOL

Artist's Impression



GYM

Artist's Impression



PILATES STUDIO



KIDS' BOUNCE ROOM



KIDS' SPLASH & PLAY AREA



CAR WASH



ROOFTOP JOGGING TRACK



Artist's Impression



Artist's Impression

Soak in the *Splendour*
of your surroundings.

Find a little more *Beauty*
in every horizon.



Artist's Impression



Representative image

Residences AT COVENTRY II

Beautifully made to be remarkably lived.

There is beauty in what catches the eye, and even more in how a space makes you feel. Here, thoughtful design and everyday comfort come together to create homes that are as wonderful to live in as they are striking to look at.

EVERY *Life* FINDS ITS PERFECT FIT.

STUDIO

A beautifully composed residence for those who enjoy living on their own terms. Thoughtfully planned and effortlessly stylish, it brings sophisticated design and everyday ease together in one perfectly considered space.

1 BEDROOM

Generous proportions and distinct living spaces create a home that feels wonderfully expansive. Ideal for individuals or couples who appreciate the freedom to entertain, unwind and make every part of the home their own.

1 BEDROOM + STUDY

An additional study adds a whole new dimension to the home, with a dedicated setting for work, creativity or personal pursuits. Ideal for those who want their space to keep pace with everything their day holds.



Representative image



Artist's Impression

STUDIO



Artist's Impression

1 BEDROOM

WHERE LIFE BECOMES A *Beautiful* SIGHT.

A rich interplay of colour, texture and pattern brings every surface to life, from expressive tiles and artistic finishes to beautifully considered flooring.

01. LAMINATE FINISH
Door

02. WALL & FLOOR TILE
Washroom

03. WALL TILE
Washroom

04. BACKSPLASH TILE
Kitchen

05. QUARTZ
Kitchen Countertop

06. LAMINATE FINISH
Kitchen shutter

07. FLOOR TILE
Apartment, kitchen & balcony

08. LAMINATE FINISH
Wardrobe

09. VANITY COUNTER TILE
Washroom



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APARTMENTS

INTERIOR FINISHES

- Paint for main areas & porcelain tiles for kitchen and bathrooms
- Bespoke designed and fitted wardrobes in all bedrooms, (fitted internally with rails, shelves and drawers)
- Anti-break Front door with spyhole for the main door

SHOW KITCHEN

- Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors and drawers throughout
- High quality cupboard doors with quality durable finishes
- Concealed refuse and recycling storage
- Robust worktops with splash backs
- Deep single undermount kitchen sink

APPLIANCES (ELECTROLUX OR EQUIVALENT)

- Microwave-oven combo
- Cook hob 30cm for studios and 60cm for 1BR
- Recirculating hood
- Integrated fridge freezer
- Combi washer dryer for laundry

MASTER SUITES

- Porcelain tiled walls and floors in bathroom
- Vanity with washbasin
- Concealed lighting
- Frameless, glass shower screens
- Wall mounted shower heads
- Floor-mounted WCs and concealed cistern
- Premium accessories
- Bath mixer with hand shower – Grohe or equivalent
- Separate shower area

BATHROOMS

- Porcelain tiles on walls and floor in all bathrooms
- Vanity with washbasin
- Frameless, glass shower screens
- Floor-mounted WCs and concealed cistern with soft-close seat covers
- Premium accessories
- Hand shower kit in all bathrooms



Artist's Impression



Artist's Impression

COMMON AREA

ENTRANCE & CORRIDOR

- Feature entrance lobby with bespoke concierge desk
- Premium floor tiling
- Feature panels with stone skirting
- Tile flooring in common corridors & lift lobbies
- Walls finished with plaster paint & wallpapers

AMENITIES

- Outdoor temperature-controlled family pool
- Fitness center which includes gymnasium and pilates studio
- Wellness center equipped with cold plunge, steam & sauna rooms
- Multipurpose rooms and co-working room
- Kids' outdoor playing area
- Kids' indoor play area and creative studio
- Dedicated area for car wash by tenants
- Recording/Podcast studio
- Residents-focused designed landscape area on roof floor with jogging track and star gazing pavilion

APARTMENTS

DETAIL SPECS

- Air Conditioning – VRF, LG or equivalent
- Ceiling – Gypsum ceiling, MR Gypsum in wet areas
- Lift – Kone, Schindler, Mitsubishi or equivalent
- Paint – Premium range
- Switches & Sockets – Legrand, ABB or equivalent
- Porcelain – Premium Grade
- Façade System- Alumil or equivalent with sliding balcony doors and double glazed panels

ELECTRICAL

- Audio door entry system
- Slim line switches and sockets
- Energy efficient lighting throughout
- EV chargers for selective parking

TELECOMMUNICATIONS

- Containment/Wiring for TV, and data connection in all areas

PRIVACY AND SECURITY

- Controlled access to the building
- 24 hours security
- CCTV surveillance in common areas



Artist's Impression

SERIES 02

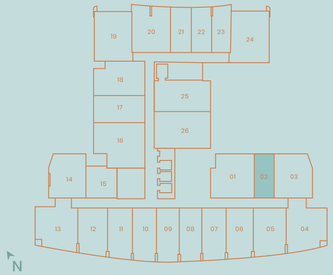
CONFIGURATION
STUDIO

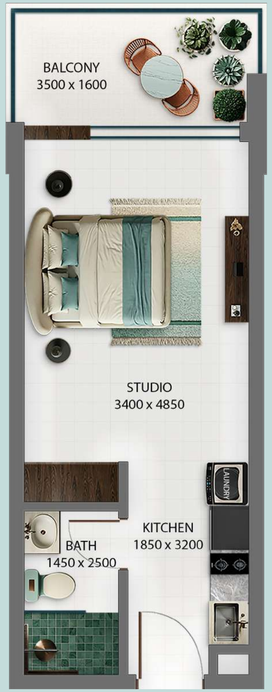
VIEW
AMENITY

SUITE AREA
317 SQ.FT.

BALCONY AREA
73 SQ.FT.

TOTAL AREA
390 SQ.FT.





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SERIES 06

CONFIGURATION
STUDIO

VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
72 SQ.FT.

TOTAL AREA
416 SQ.FT.





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SERIES 07

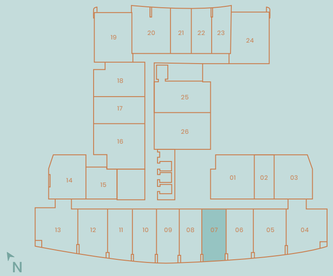
CONFIGURATION
STUDIO

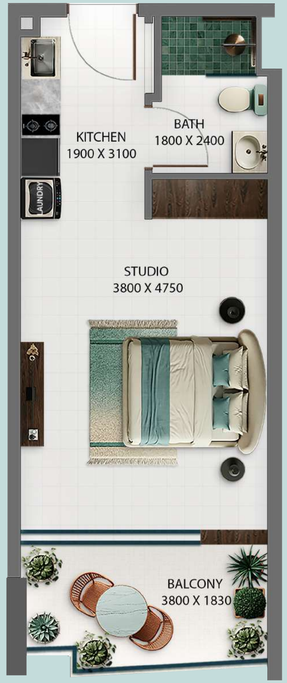
VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
83 SQ.FT.

TOTAL AREA
427 SQ.FT.





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SERIES 08

CONFIGURATION
STUDIO

VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
89 SQ.FT.

TOTAL AREA
432 SQ.FT.





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SERIES 09

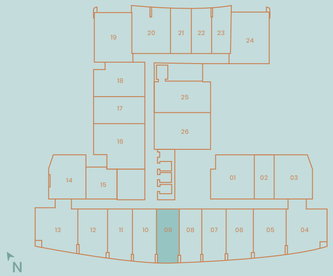
CONFIGURATION
STUDIO

VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
89 SQ.FT.

TOTAL AREA
432 SQ.FT.





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SERIES 10

CONFIGURATION
STUDIO

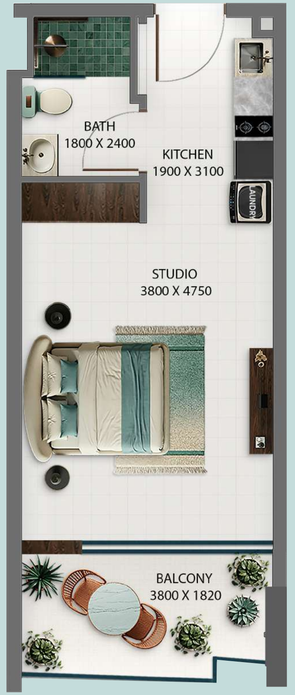
VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
83 SQ.FT.

TOTAL AREA
426 SQ.FT.





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SERIES 11

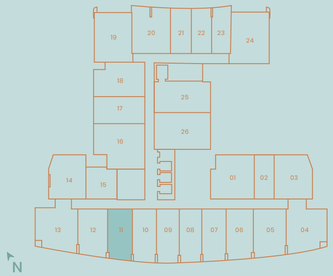
CONFIGURATION
STUDIO

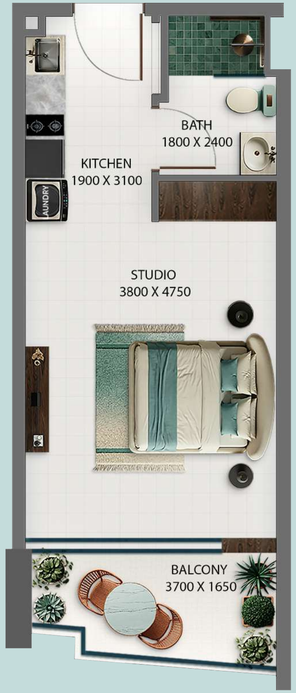
VIEW
COMMUNITY

SUITE AREA
344 SQ.FT.

BALCONY AREA
72 SQ.FT.

TOTAL AREA
416 SQ.FT.





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SERIES 15

CONFIGURATION
STUDIO

VIEW
AMENITY

SUITE AREA
323 SQ.FT.

BALCONY AREA
51 SQ.FT.

TOTAL AREA
373 SQ.FT.





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SERIES 21

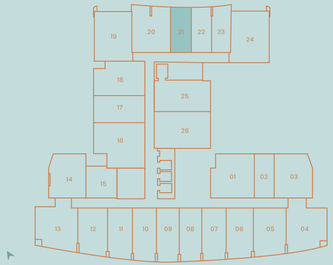
CONFIGURATION
STUDIO

VIEW
GARDEN

SUITE AREA
317 SQ.FT.

BALCONY AREA
51 SQ.FT.

TOTAL AREA
367 SQ.FT.





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SERIES 22

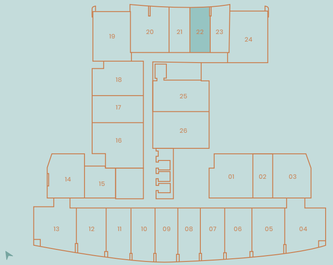
CONFIGURATION
STUDIO

VIEW
GARDEN

SUITE AREA
315 SQ.FT.

BALCONY AREA
53 SQ.FT.

TOTAL AREA
369 SQ.FT.





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SERIES 23

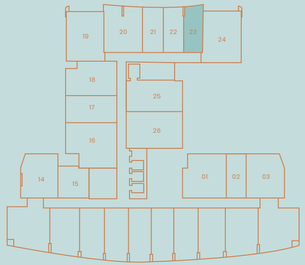
CONFIGURATION
STUDIO

VIEW
GARDEN

SUITE AREA
316 SQ.FT.

BALCONY AREA
65 SQ.FT.

TOTAL AREA
381 SQ.FT.





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SERIES 01

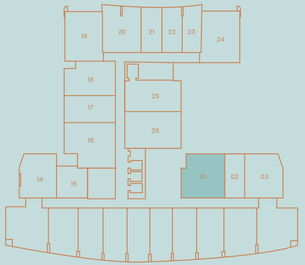
CONFIGURATION
1BR

VIEW
AMENITY

SUITE AREA
654 SQ.FT.

BALCONY AREA
195 SQ.FT.

TOTAL AREA
849 SQ.FT.





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SERIES 03

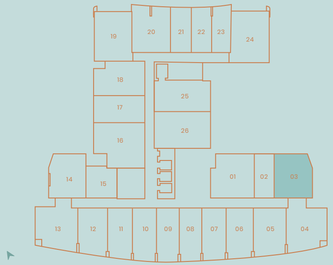
CONFIGURATION
1BR

VIEW
AMENITY

SUITE AREA
549 SQ.FT.

BALCONY AREA
166 SQ.FT.

TOTAL AREA
715 SQ.FT.





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SERIES 04

CONFIGURATION
1BR

VIEW
COMMUNITY

SUITE AREA
570 SQ.FT.

BALCONY AREA
155 SQ.FT.

TOTAL AREA
725 SQ.FT.





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SERIES 05

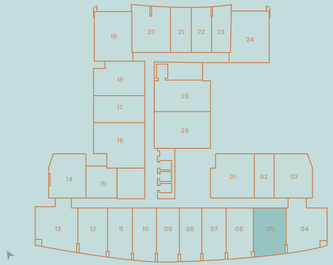
CONFIGURATION
1BR

VIEW
COMMUNITY

SUITE AREA
557 SQ.FT.

BALCONY AREA
213 SQ.FT.

TOTAL AREA
770 SQ.FT.





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SERIES 12

CONFIGURATION
1BR

VIEW
COMMUNITY

SUITE AREA
557 SQ.FT.

BALCONY AREA
212 SQ.FT.

TOTAL AREA
769 SQ.FT.





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SERIES 13

CONFIGURATION
1BR

VIEW
COMMUNITY

SUITE AREA
570 SQ.FT.

BALCONY AREA
153 SQ.FT.

TOTAL AREA
723 SQ.FT.





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SERIES 14

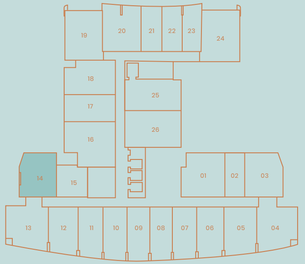
CONFIGURATION
1BR

VIEW
AMENITY

SUITE AREA
560 SQ.FT.

BALCONY AREA
171 SQ.FT.

TOTAL AREA
731 SQ.FT.





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SERIES 16

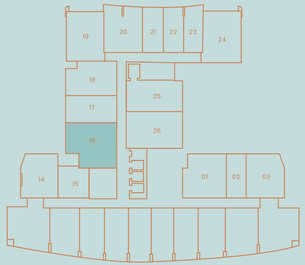
CONFIGURATION
1BR

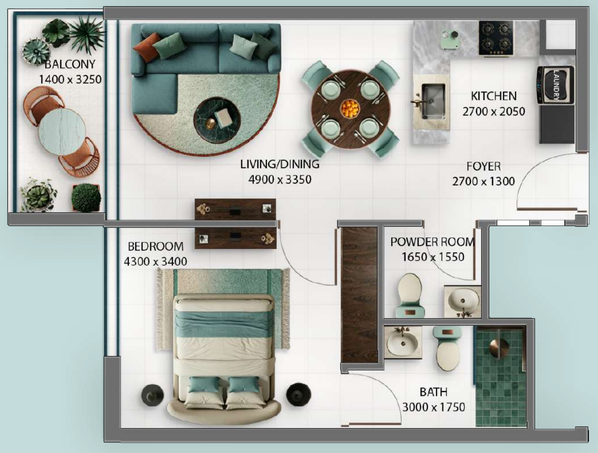
VIEW
AMENITY

SUITE AREA
550 SQ.FT.

BALCONY AREA
60 SQ.FT.

TOTAL AREA
610 SQ.FT.





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SERIES 17

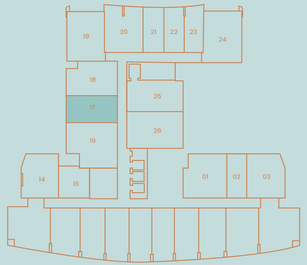
CONFIGURATION
1BR

VIEW
AMENITY

SUITE AREA
547 SQ.FT.

BALCONY AREA
175 SQ.FT.

TOTAL AREA
722 SQ.FT.





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SERIES 18

CONFIGURATION
1BR

VIEW
AMENITY

SUITE AREA
568 SQ.FT.

BALCONY AREA
151 SQ.FT.

TOTAL AREA
719 SQ.FT.





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SERIES 19

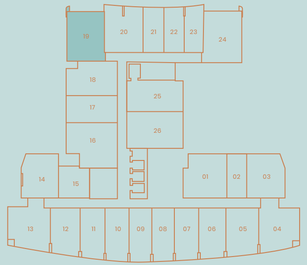
CONFIGURATION
1BR

VIEW
GARDEN

SUITE AREA
663 SQ.FT.

BALCONY AREA
201 SQ.FT.

TOTAL AREA
864 SQ.FT.





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SERIES 20

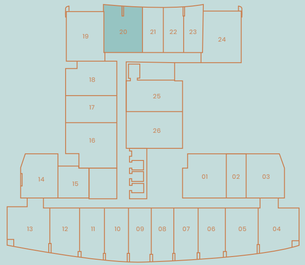
CONFIGURATION
1BR

VIEW
GARDEN

SUITE AREA
546 SQ.FT.

BALCONY AREA
155 SQ.FT.

TOTAL AREA
701 SQ.FT.





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SERIES 24

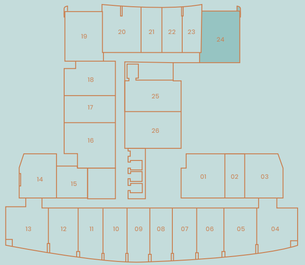
CONFIGURATION
1BR

VIEW
GARDEN

SUITE AREA
663 SQ.FT.

BALCONY AREA
201 SQ.FT.

TOTAL AREA
863 SQ.FT.





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SERIES 25

CONFIGURATION
1BR

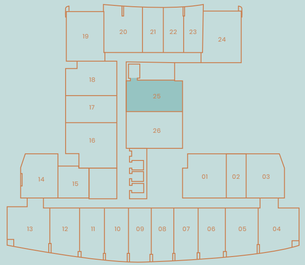
VIEW
AMENITY

SUITE AREA
547 SQ.FT.

BALCONY AREA
176 SQ.FT.

TOTAL AREA
723 SQ.FT.





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SERIES 26

CONFIGURATION
1BR

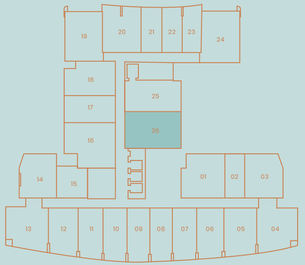
VIEW
AMENITY

SUITE AREA
544 SQ.FT.

BALCONY AREA
175SQ.FT.

TOTAL AREA
720 SQ.FT.





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GFS DEVELOPMENTS x GRID