



## Residential Project

This development is nestled between Jafza/Techno Park/Jebel Ali Industrial Area 2, Dubai, UAE. and benefits from its proximity to the new airport and the Dubai waterfront.

It is located along Dubai's most important development corridor, Sheikh Zayed Road. Limitless the master developer has a master plan that will be a model for future developments in the region. The strategically located four zones of the project have been conceived as well-designed pedestrian-friendly urban communities which also maintain a scale that is consistent with the current development that is taking shape along Sheikh Zayed Road.

The design of Jebel Ali will leverage these transit advantages by clustering mixed-use development around each new station area. Unlike many developments in Dubai, Jebel Ali will combine housing, shops, restaurants, and commercial buildings in a traditional urban pattern.

This mix will create 24-hour communities with opportunities for people to walk to work, to shop, or for entertainment. Pedestrian-oriented streets and human scaled buildings knit together a broad range of uses and densities. Shops will line local streets serving the office workers by day and the residents by night.

The project statistics are:

The project will be G+3P+9 Floors and a total of 153 residential units:

26 x Studio, 119 x 1 Bedroom, 8 x 2 Bedroom Apartments

Plot Area – 26,739.81 Ft<sup>2</sup> BUA – 234,241.86 Ft<sup>2</sup>

This residential project is being built by a private Developer.

**Position:**  
**Project Manager**

**Architect/Engineer**  
**GEO Consulting Engineers**

**Contractor**  
**N/A**

**Contract Value**  
**AED 95 Million**

**Completion**  
**September 2020**

**Service Delivery**  
**Feasibility Studies**  
**Master Planning**  
**Authority Approvals**  
**Project Management**  
**Pre-Construction**  
**Procurement**

