

# SITE CONTEXT

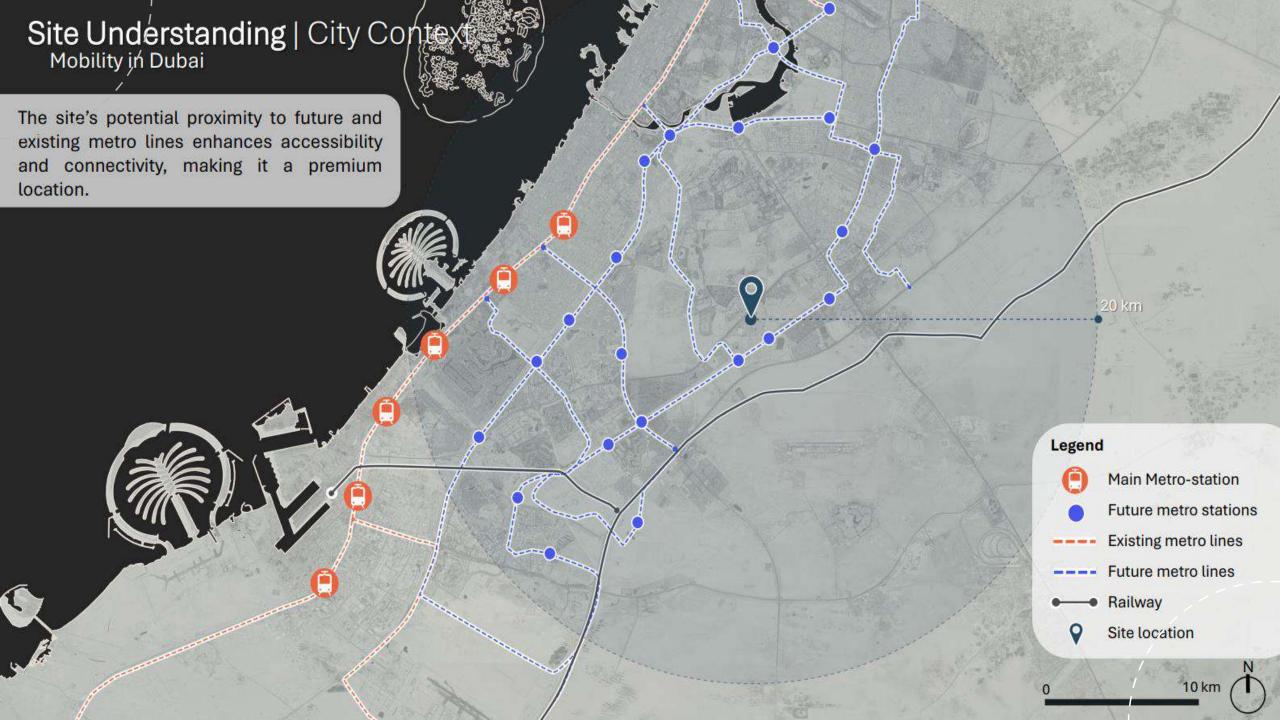
Located within the heart of the area that was originally called "City of Arabia", directly facing the Majan district, this semicircular plot occupies a strategic position at the crossroads of dynamic growth and urban connectivity.

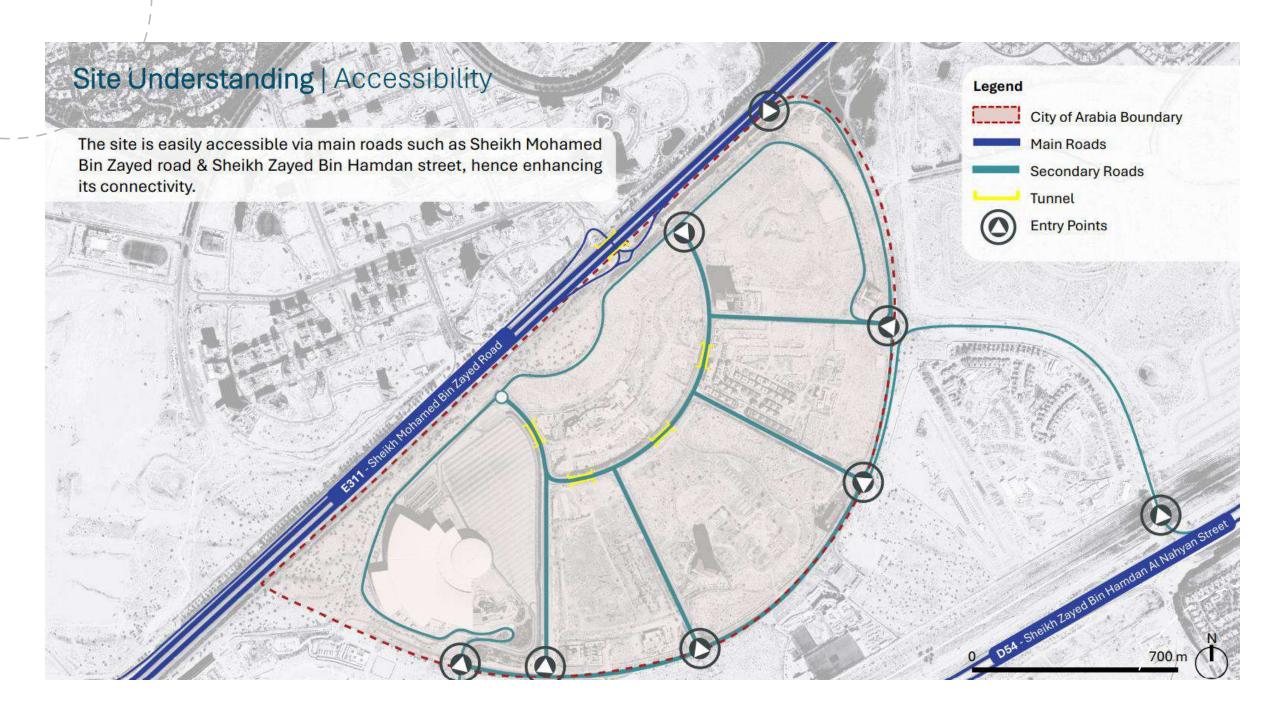
The site benefits from immediate visibility along Sheikh Mohammed Bin Zayed Road and is part of a larger vision that redefines urban living in this emerging area of Dubai.

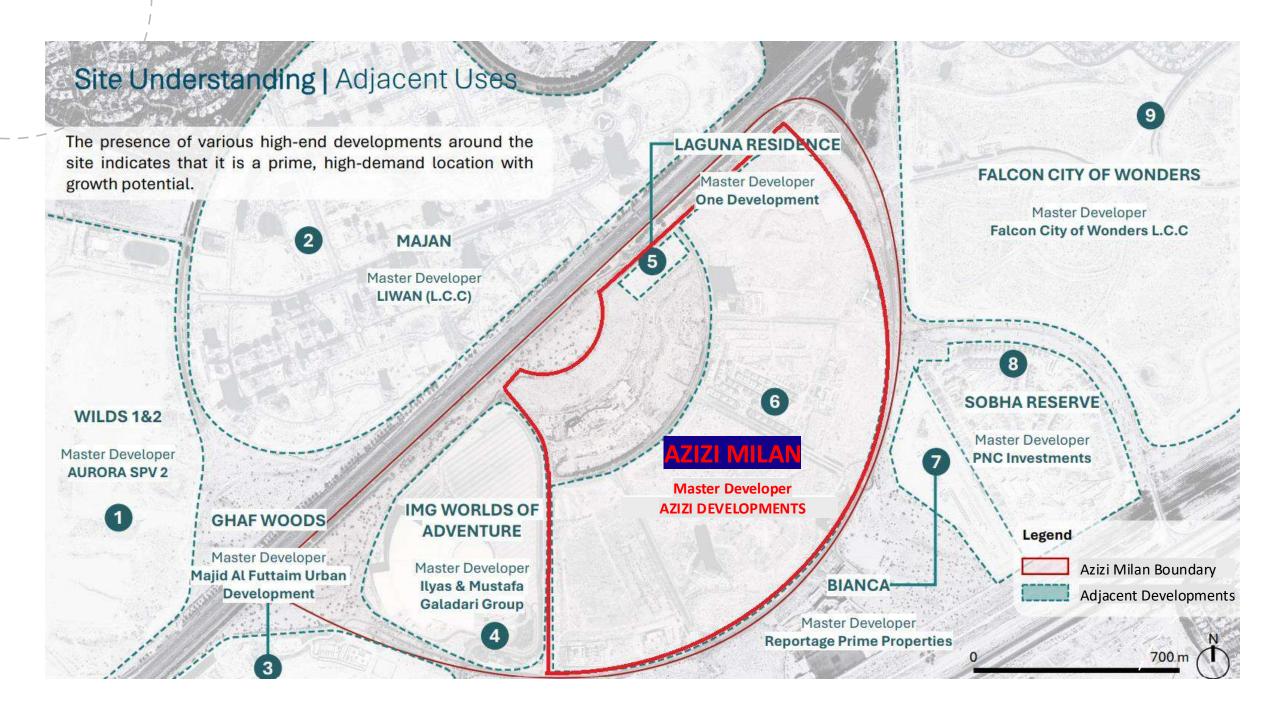
This area is poised to become a vibrant urban hub, capitalizing on the ongoing expansion of surrounding communities and the increasing demand for innovative, lifestyle-driven developments in this part of the city.

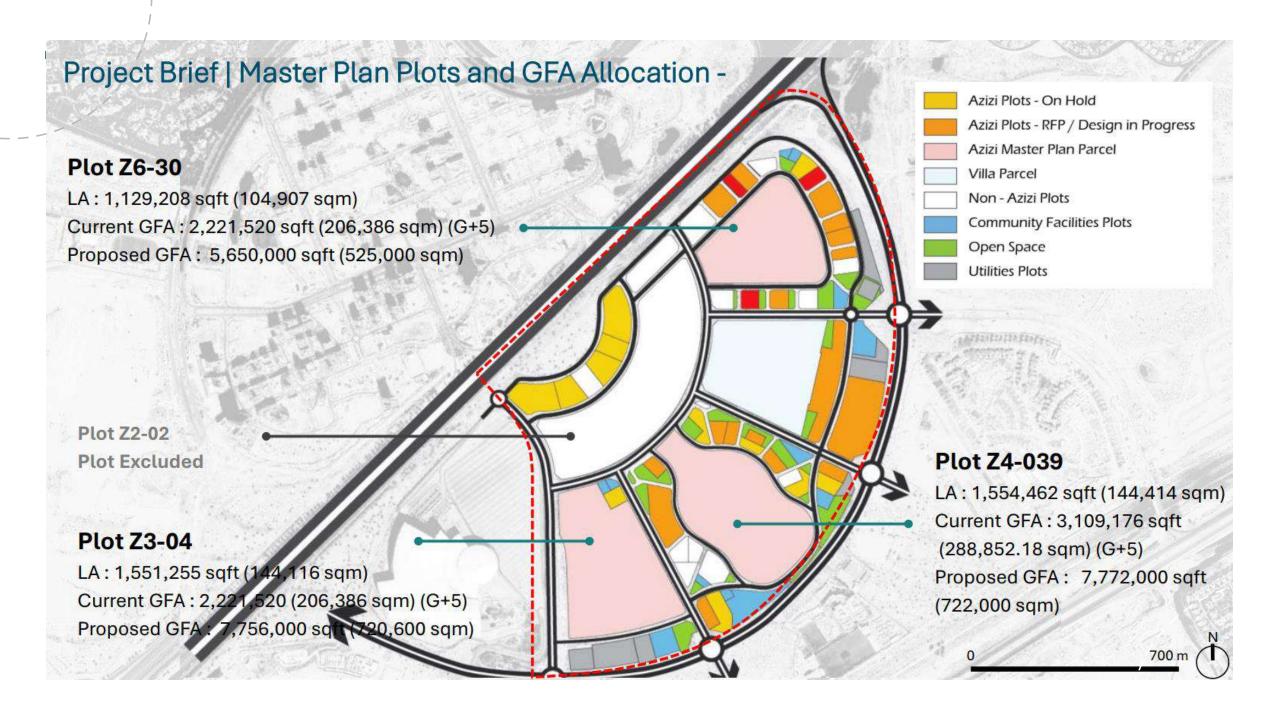


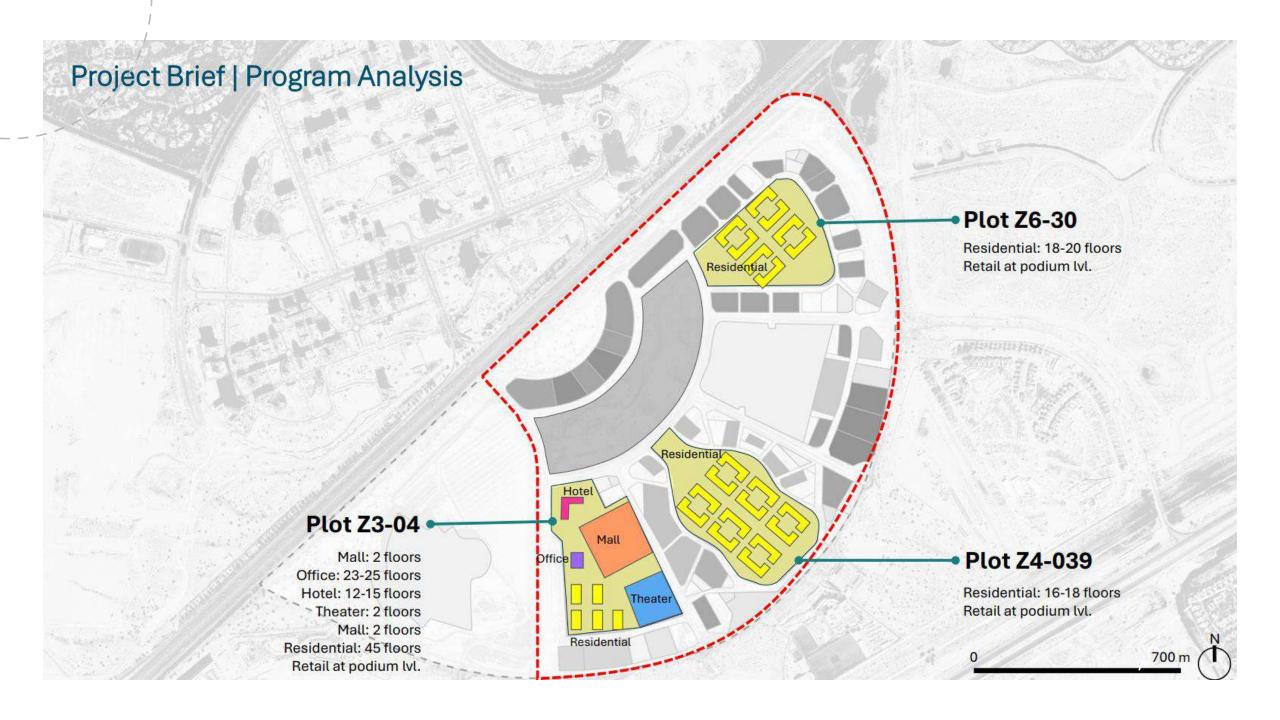
To Sharjah Site Understanding | City Context Destinations **Duration from site to significant locations** Shaikh Zayad Bin Handan Streat IMG World - 3 min. Silicon Central Mall - 15 min Dubai Miracle Garden - 15 min. Global Village - 15 min. Hamdan Sports Complex - 16 min. Dubai outlet mall - 18 min. Dubai Autodrome - 21 min. Expo city - 23 min. Dubai International Airport - 25 min. Badayer Downtown Dubai - 27 min. Blue Waters - 28 min. Palm Jumeriah - 29 min The site is strategically located near the city's Sheikh Mohamad Jebel Ali-Lehbab Road Bin Layed Street Burj Al-Arab - 31 min. landmarks, commercial centers, entertainment anchors. Al Maktoum International Airport (DWC) - 38 min. 10 km To Dubai To Abu idustrial city

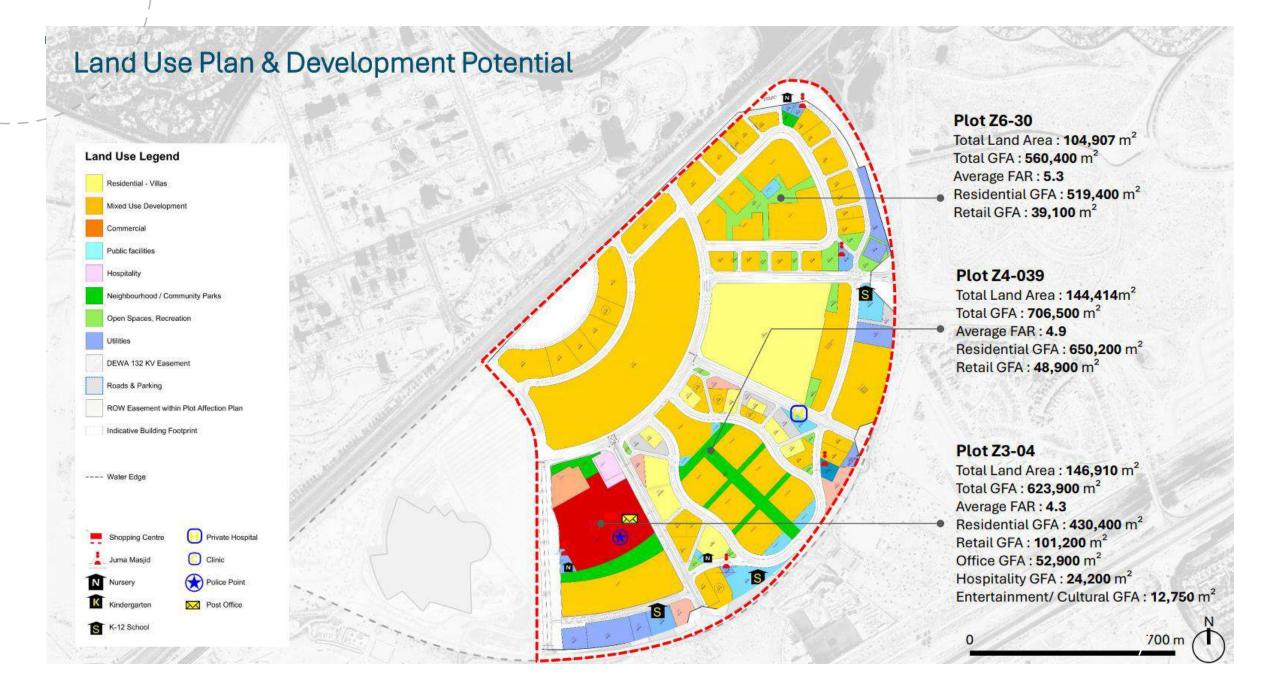


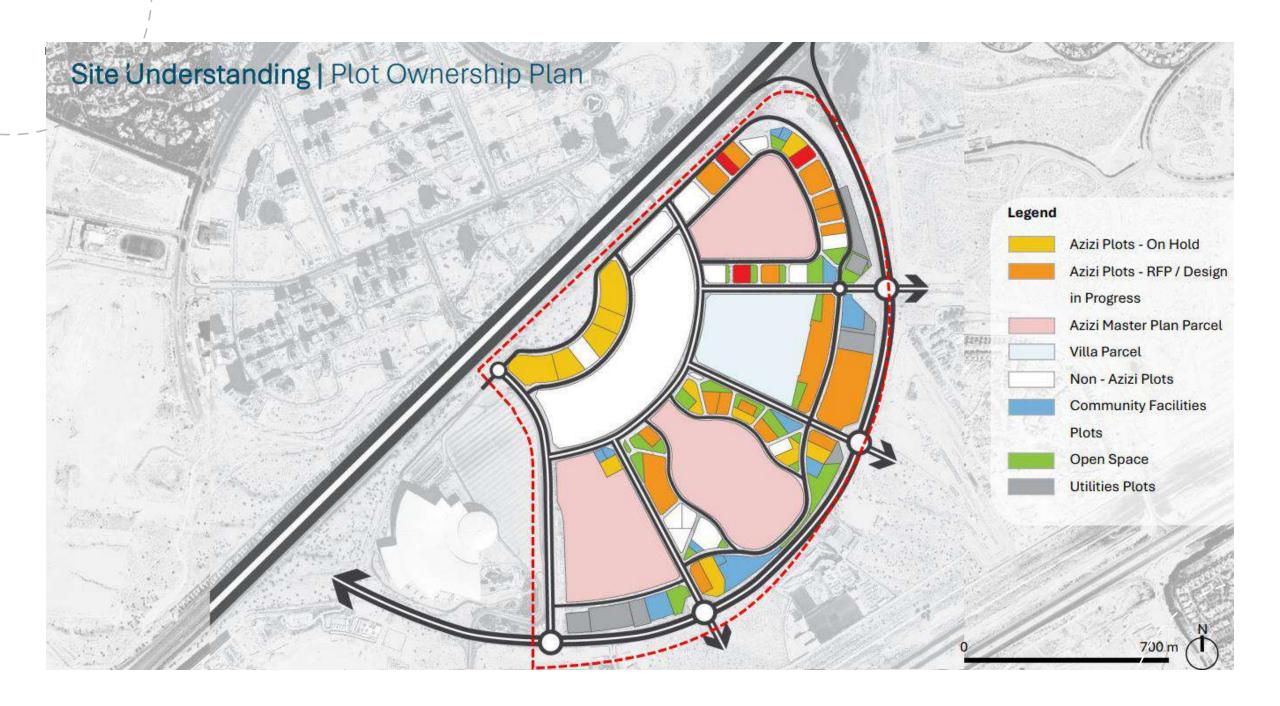




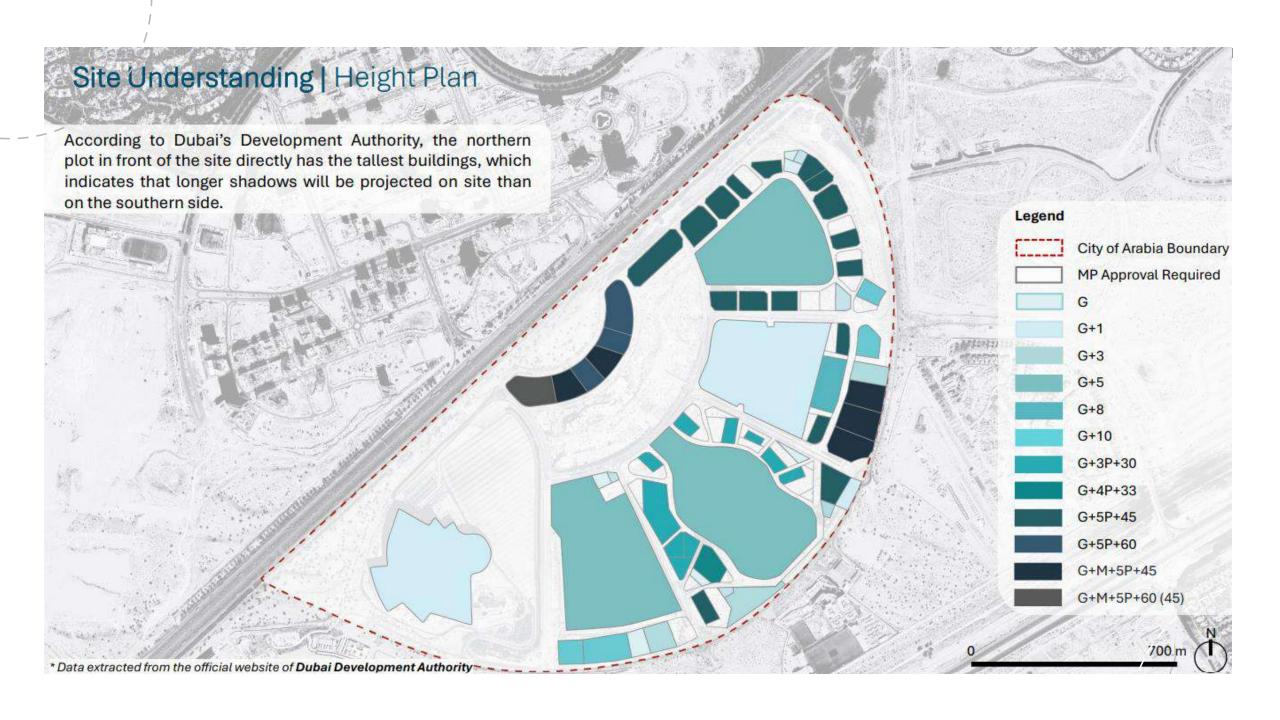












# Project Brief | GFA and Units Projections

Overall Target GFA : 40,000,000 sqft Assumed Apartment Sizes and Mix

Mall GFA : 700,000 sqft

Retail : 2,000,000 sqft - 2,5000,000 sqft

Hotels + Theatre : 700,000 sqft

Office GFA : 1,500,000 sqft

Clinic / Hospital : 100,000 sqft

Residential GFA : 34,500,000 sqft – 35,000,000 sqft

Assumed Efficiency : 80%

Studio

1 Bedroom

2 Bedroom

3 Bedroom

Average t Unit Size : 440 sqft

320 - 350 sqft

550 - 650 sqft

1,050 - 1,150 sqft

1,350 - 14,450 sqft

68 - 70%

25 - 26%

3-4%

2%

Estimated Number of Units : 80,500

Estimated Resident Population: 140,000

Current Azizi Owned GFA : 26,741,559 sqft

Target GFA : 40,000,000 sqft

Additional GFA required : 13,258,441 sqft

# Initial Development Potential

Total GFA 40,350,000 sqft

 Residential
 35,100,000 sqft

 Retail
 2,320,000 sqft

 Mall
 700,000 sqft

 Offices
 1,450,000 sqft

 Hotel
 780,000 sqft

Number of Hotel Keys 800

### **Number of Residential Units**

81,200

Studio Units

55,200

1 Bedroom Units

21,100

2 Bedroom Units

3,250

3 Bedroom Units

1,650

### **Estimated Resident Population**

144,000

Studio Unit Residents

83,000

1 Bedroom Unit Residents

42,000

2 Bedroom Unit Residents

11,050

3 Bedroom Unit Residents

8,000

# Milan stands as beacon of its ...



richness in culture & history



being a fashion & design hub

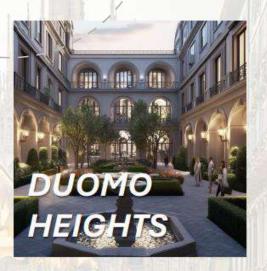


sustainability & innovation



vibrant interactive lifestyle

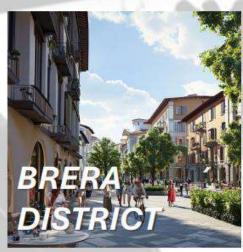
# Using Milan's Pillars as Inspiration to create the community's Character Zones





richness in culture & history



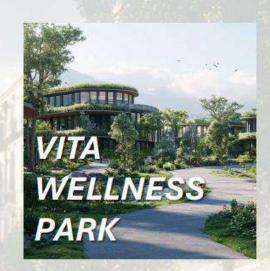


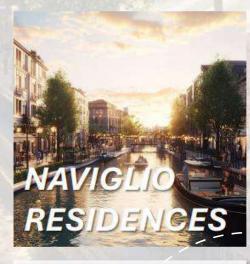
being a fashion & design hub



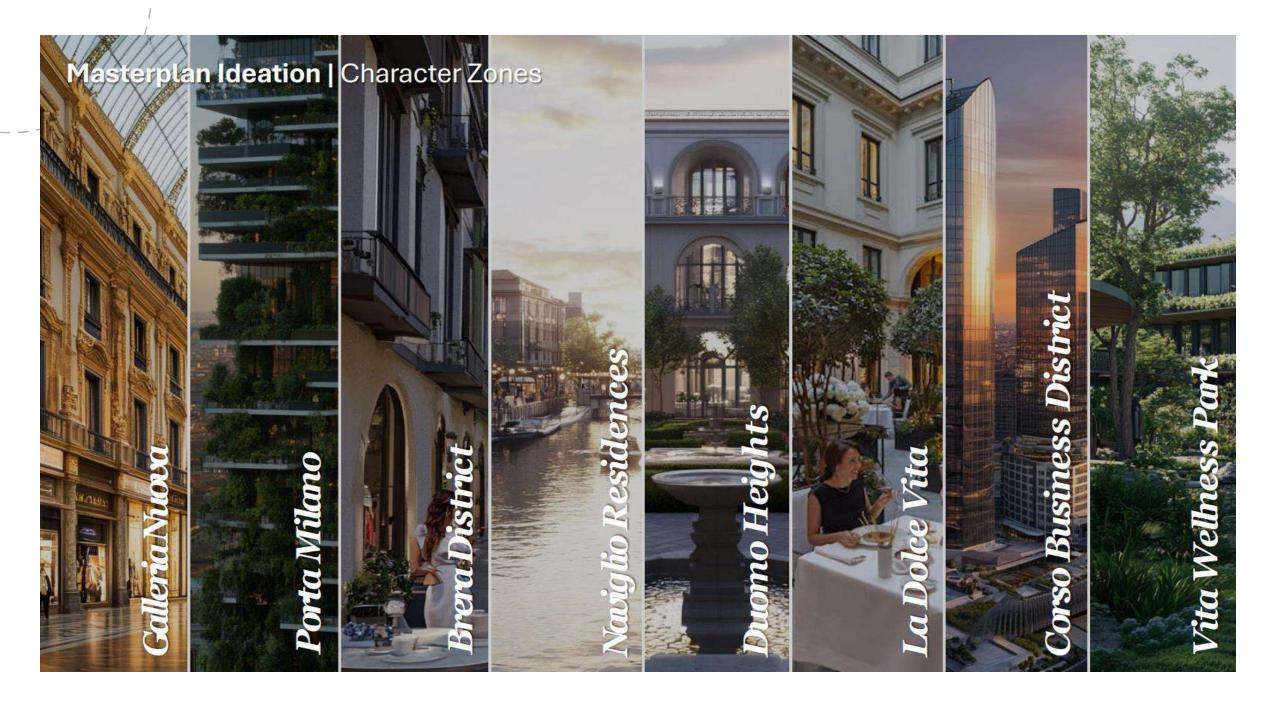


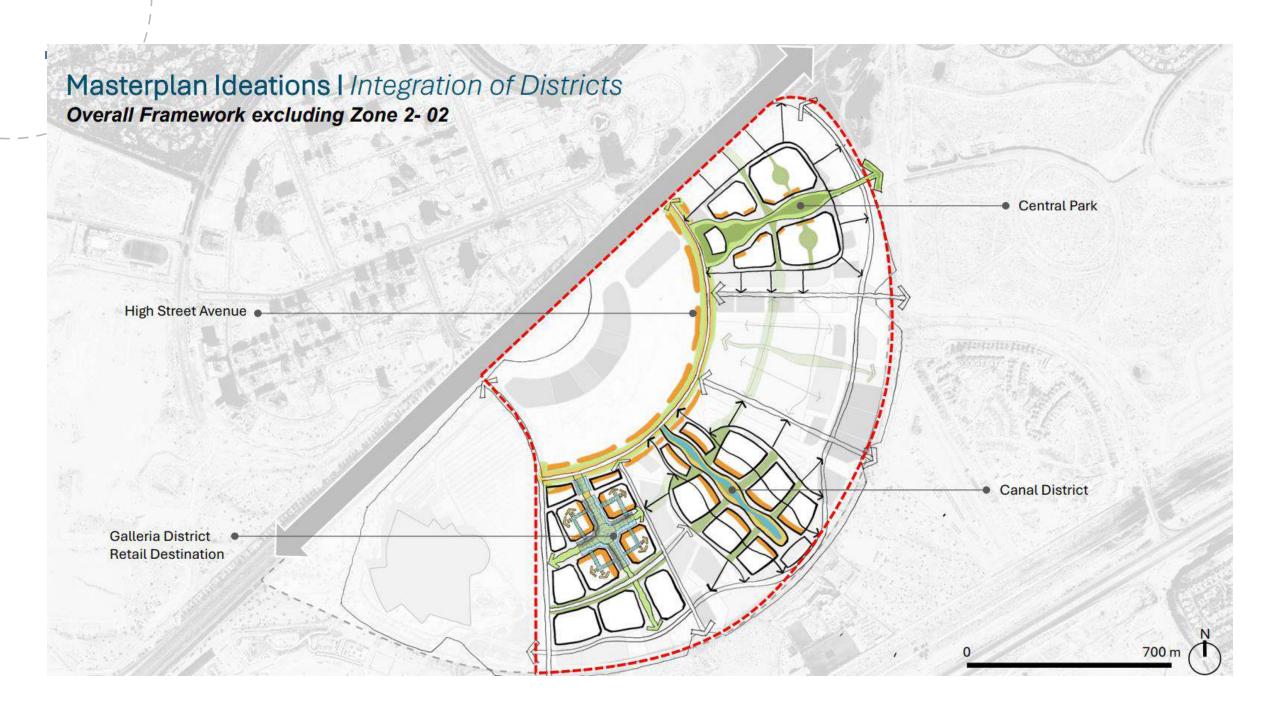
sustainability & innovation

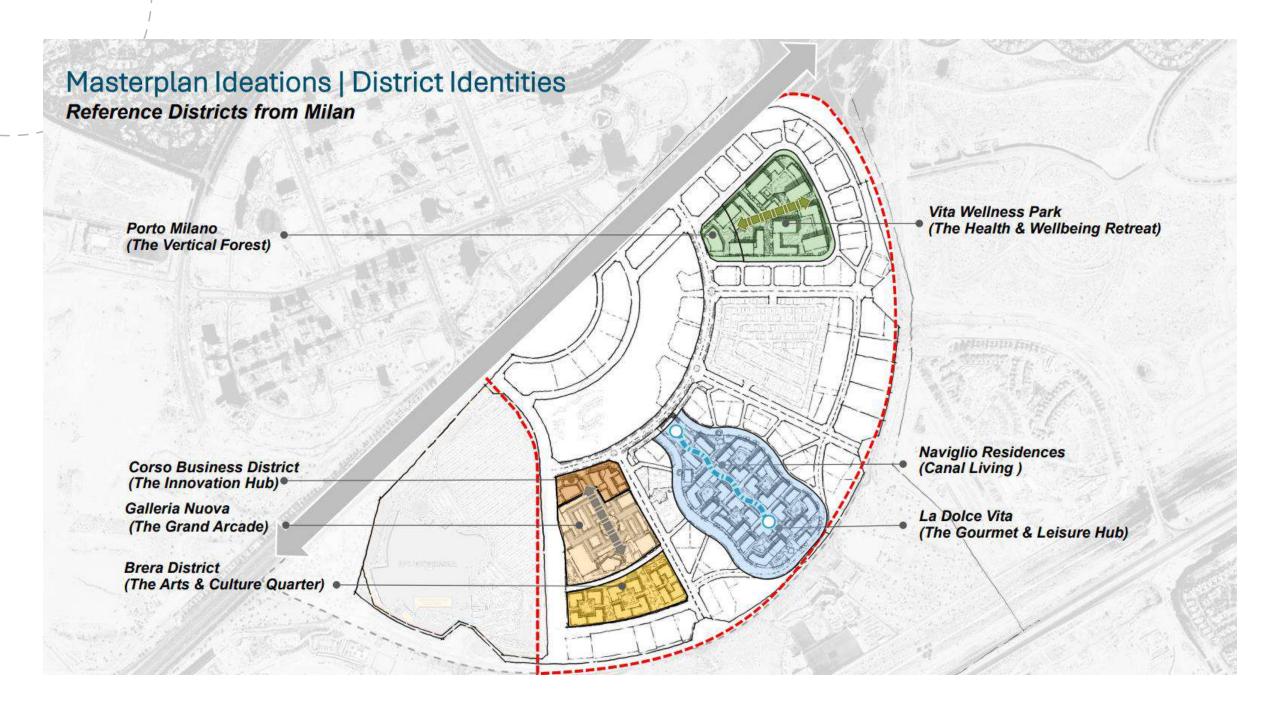




vibrant interactive lifestyle



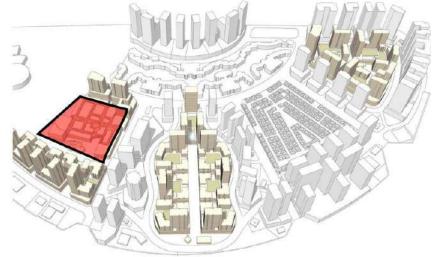


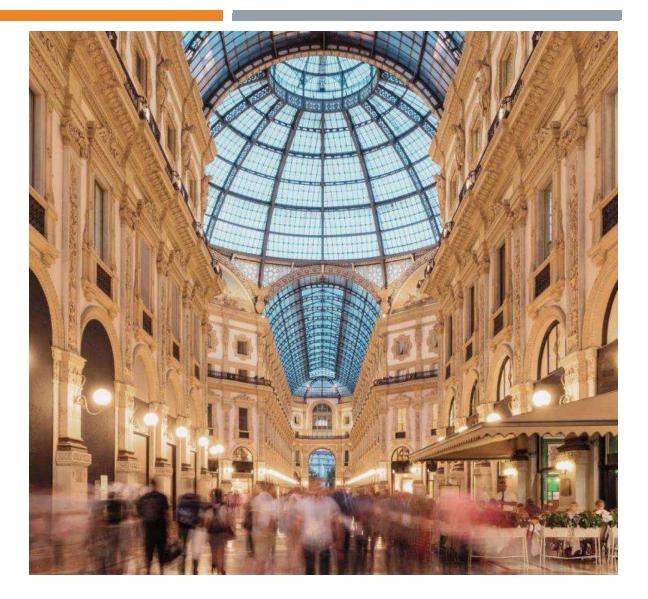






II.





# Character Zones I Luxury Retail

Galleria Nuova (The Grand Arcade)
inspired by Galleria Vittorio Emanuele II A Luxury Retail & Lifestyle Hub

#### Mall

it's an urban icon, seamlessly blending luxury retail, historic charm, cultural significance, and experiential design.

### Characteristics

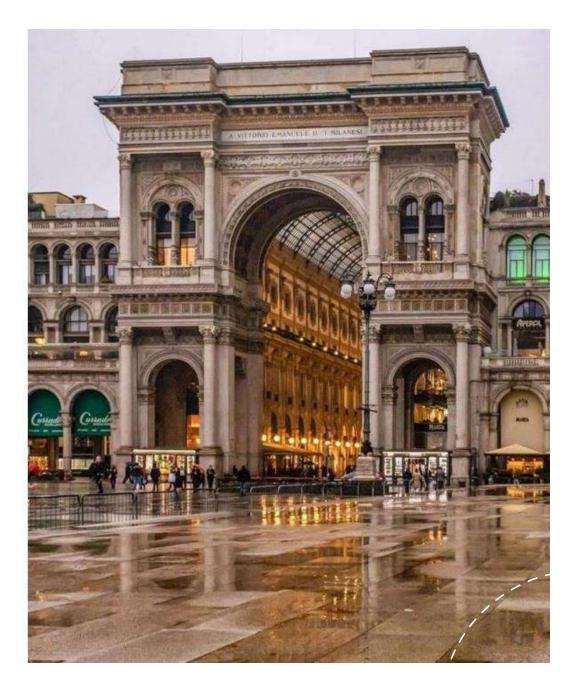
Architecture Landmark

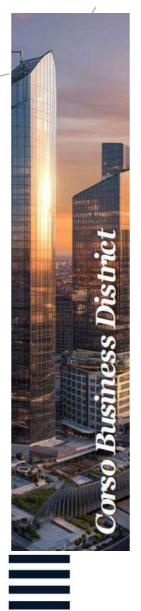
Luxury High end retail

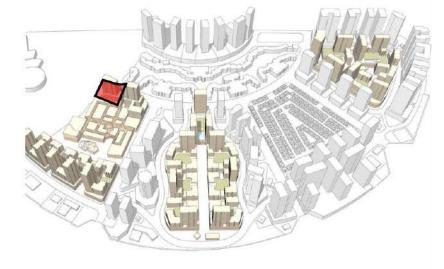
Social & Cultural Hub

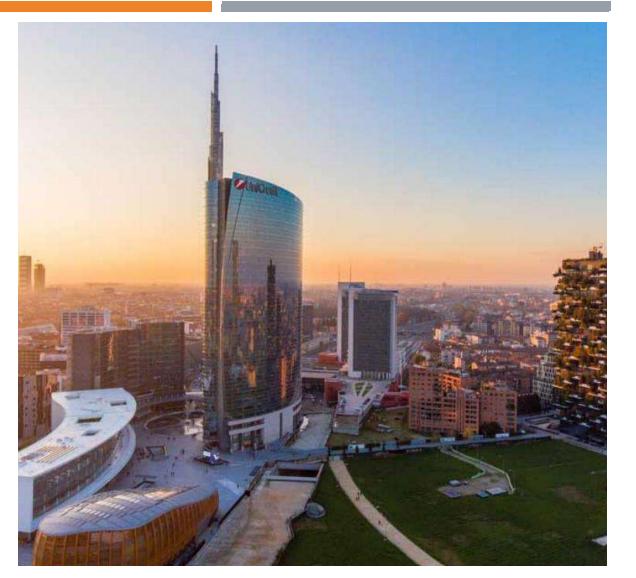












# Benchmarks | Milan

## Corso Business District (The Innovation Hub)

Inspired by Corso Como & Milan's Financial Center A New Business Core

#### Offices

A dynamic business core in Milan, designed to foster innovation and collaboration, featuring modern offices, vibrant public spaces, and sustainable urban design.

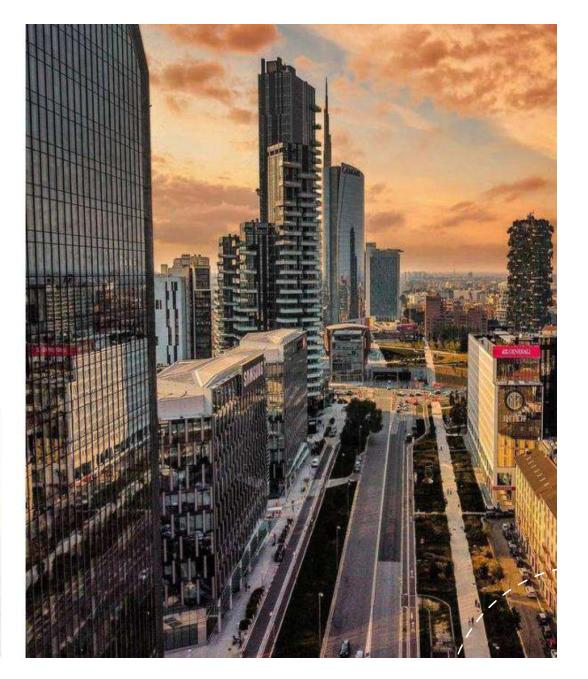
### Characteristics

Luxury office towers

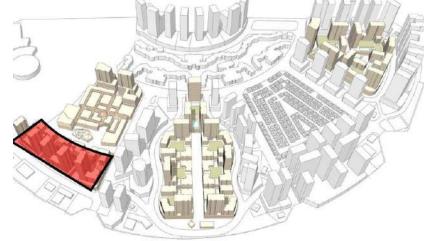
Boutique Conference Centers Wellness-Focused Work-Life Integration













# Character Zones I Residential

## Brera District (The Arts & Culture Quarter)

Inspired by Brera District Milan's Creative & Intellectual Hub

### **Residential Art & Culture District**

A vibrant cultural hub in Milan, renowned for its artistic heritage and creative atmosphere.

### Characteristics

Boutique residences artisan-style façades Hidden courtyards with cafés, bookstores & cultural pop-ups

Art galleries









# Galleria District | Development potential

Galleria Nuova, Brera District and Corso Business District

#### Plot Z3-04

Total Land Area: 146,910 m2

Total GFA: **623,900** m<sup>2</sup>

Average FAR: 4.3

Residential GFA: 430,400 m2

Retail GFA: **101,200** m<sup>2</sup> Office GFA: **52,900** m<sup>2</sup>

Hospitality GFA: 24,200 m2

Entertainment/ Cultural GFA: 12,750 m2



#### **Brera District**

Residential GFA: 325,800 m<sup>2</sup>

Retail GFA: **24,500** m<sup>2</sup>
Basements: **3** no.s
Podium: **G+5P** 

Max. Floors: **35** floors
No. of Apartments: **8350** 

#### Galleria Nuova

Mall GFA : **65,000** m<sup>2</sup> Office GFA : **26,800** m<sup>2</sup> Cultural GFA : **12,750** m<sup>2</sup>

Basements: 1 no.

Podium: NA

Max. Floors: 4 floors

#### Corso Business District (Tower 1)

Residential GFA: **57,600** m<sup>2</sup>
Office GFA: **26,100** m<sup>2</sup>
Retail GFA: **6,300** m<sup>2</sup>
Basements: **3** no.s

Podium: G+5P

Max. Floors : 35 floors No. of Apartments : 1480

#### Corso Business District (Tower 2)

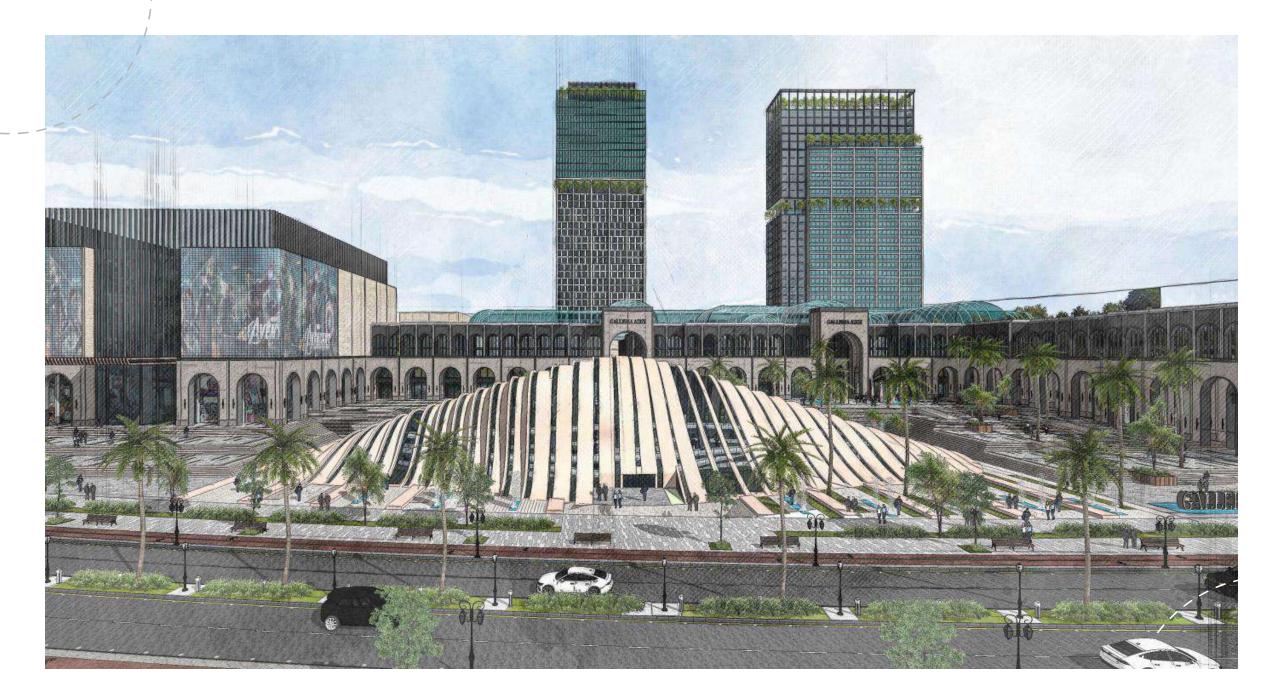
Residential GFA: 46,900 m<sup>2</sup>

Hotel GFA: **24,200** m<sup>2</sup> Retail GFA: **5,400** m<sup>2</sup> Basements: **3** no.s

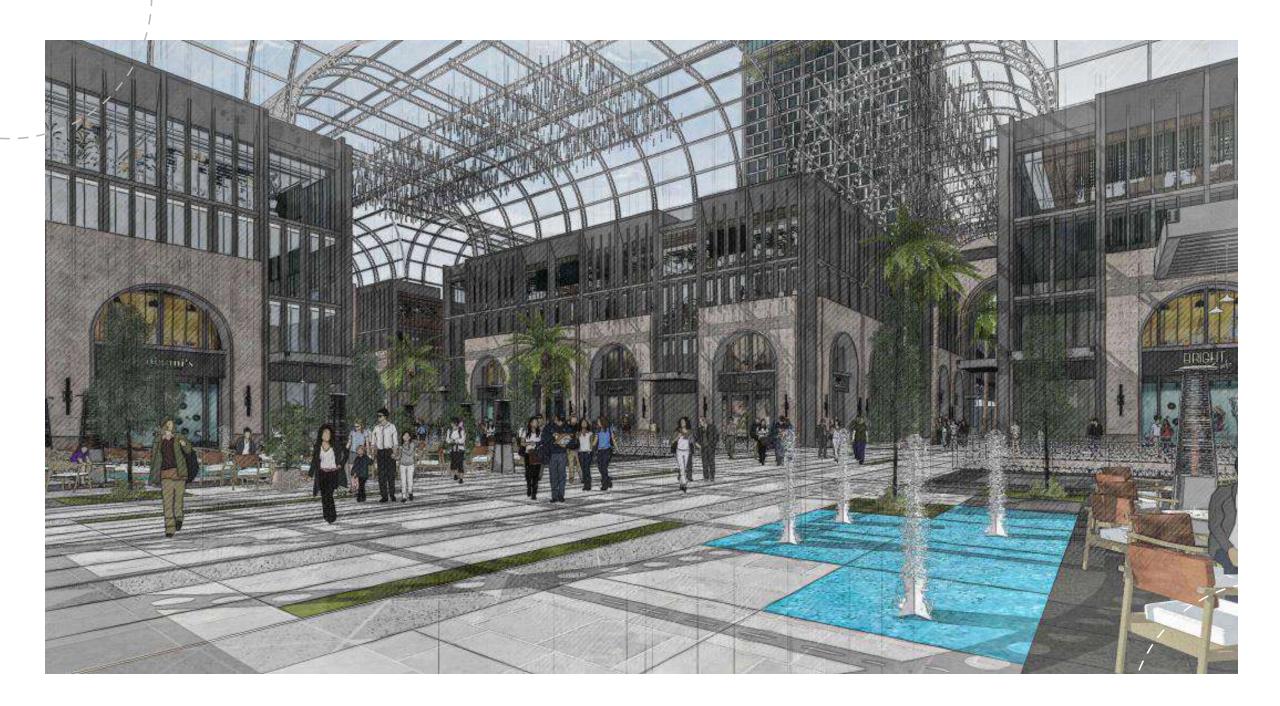
Podium: G+5P

Max. Floors: 30 floors No. of Apartments: 1200 No. of Hotel Keys: 270

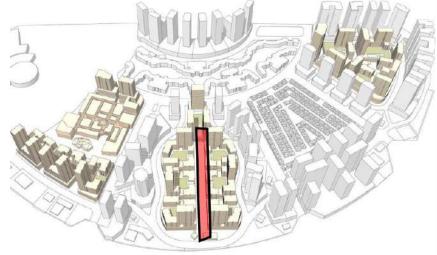














# Character Zones I Residential

# Naviglio Residences (Canal Living)

Inspired by Navigli Canals Vibrant Social & Nightlife Scene

### **Residential Waterfront**

A luxurious waterfront development that blends modern living with scenic views and vibrant public spaces.

### Characteristics

Waterfront Living

Floating restaurants

Live Performance Piazzas & Weekend Markets

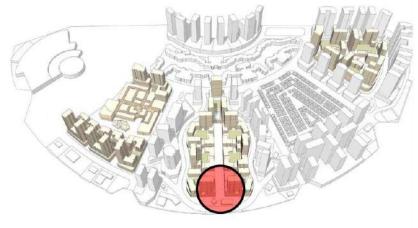


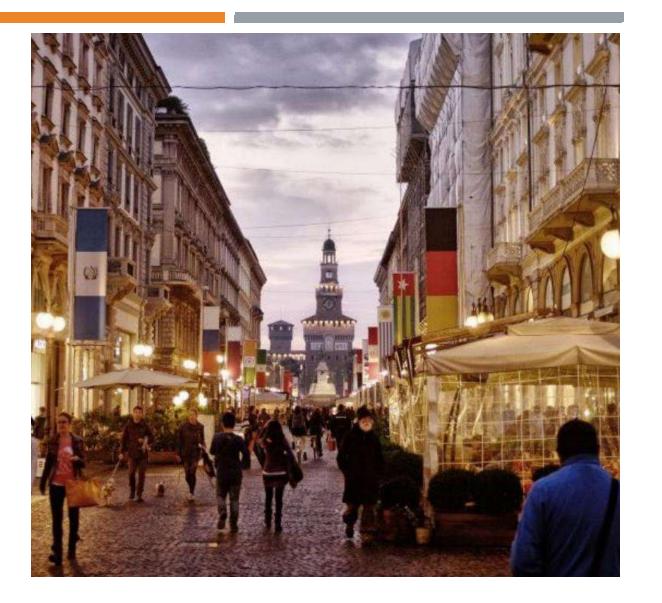












# Benchmarks | Milan

### La Dolce Vita (The Gourmet & Leisure Hub)

inspired by Milan's Culinary & Social Scene A Destination for Food & Celebration

### Leisure / F&B

A lively Gourmet & Leisure Hub offering upscale *dining*, *entertainment*, and *cultural experiences*, making it a key urban destination that strengthens Milan's reputation as a global center for fashion, design, and gastronomy.

### Characteristics

Gourmet & F&B

Retail & Experiential Spaces

Public Realm

Entertainment & Leisure









# Canal District | Development potential

# 3D Massing of Retail Boulevard, Naviglio Residences, and La Dolce Vita

#### Plot Z4-039

Total Land Area : **144,414**m<sup>2</sup> Total GFA : **706,500** m<sup>2</sup>

Average FAR: 4.9

Residential GFA: 650,200 m<sup>2</sup>

Retail GFA: 48,900 m<sup>2</sup>



#### **Triad-Iconic Towers**

Residential GFA: 126,400 m<sup>2</sup>

Retail GFA: 9,500 m<sup>2</sup> Basements: 3 no.s Podium: G+5P

Max. Floors: **35** floors
No. of Apartments: **3,240** 

### Naviglio Residences

Residential GFA: **523,800** m<sup>2</sup> Retail GFA: **39,400** m<sup>2</sup>

Basements: 3 no.s Podium: G+5P

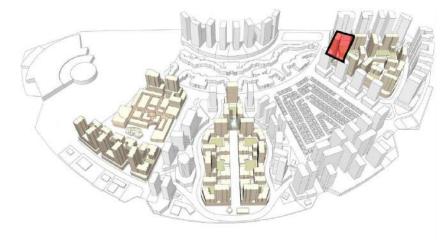
Max. Floors : 28 floors

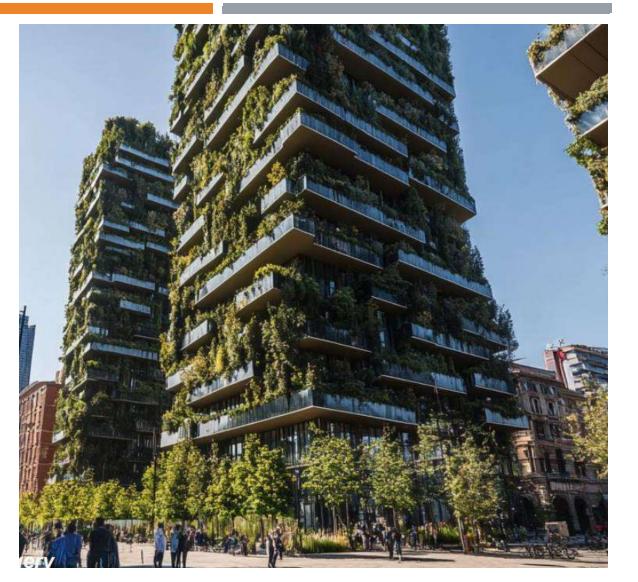
No. of Apartments: 13,420











# Character Zones I Mixed use

# Porta Milano (The Vertical Forest)

Inspired by Porta Nuova & Bosco Verticale A Fusion of Nature & Innovation

### Mixed use

A cutting-edge urban development concept that redefines city living with a focus on verticality and integrated lifestyle.

## Characteristics

Vertical Mixed-Use Towers Sky lounges & Rooftop Amenities Co-working spaces





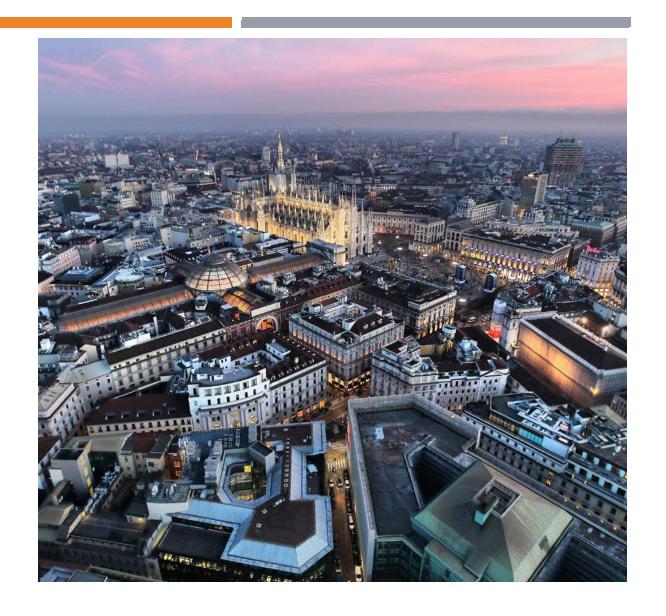






MASTERPLAN 3D

AREA



# Character Zones I Residential

## **Duomo Heights (The Classical Quarter)**

Inspired by Milan's Historic Core A Timeless Residential Haven

#### **Classical Residential**

A prestigious district that blends timeless classical architecture with modern luxury living.

## Characteristics

Neoclassical apartment blocks

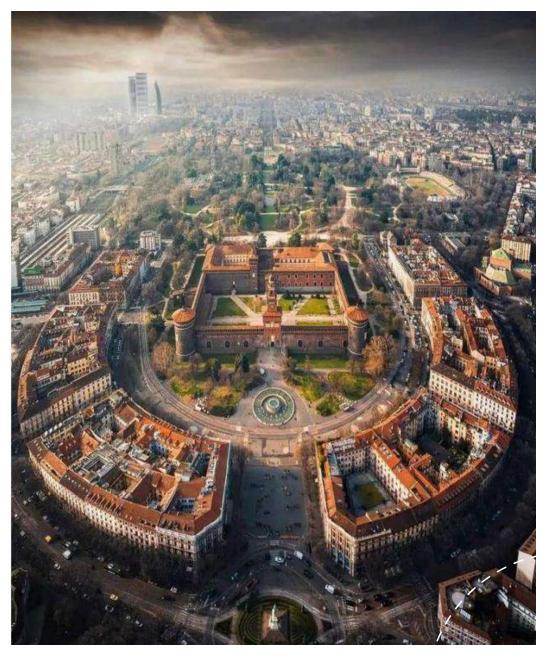


Elegant townhouses with rooftop terraces

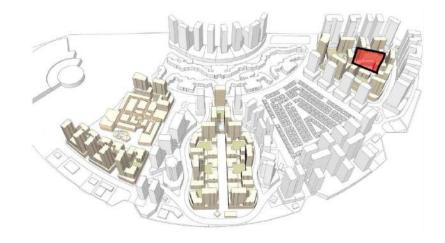
Fountains, sculptures, and Italianate gardens













# Character Zones I Facilities

# Vita Wellness Park (The Health & Wellbeing Retreat)

Inspired by Milan's Healthcare Excellence A Center for Wellness & Innovation

### **Health Retreat**

A serene, nature-centric destination focused on health, wellness, and rejuvenation.

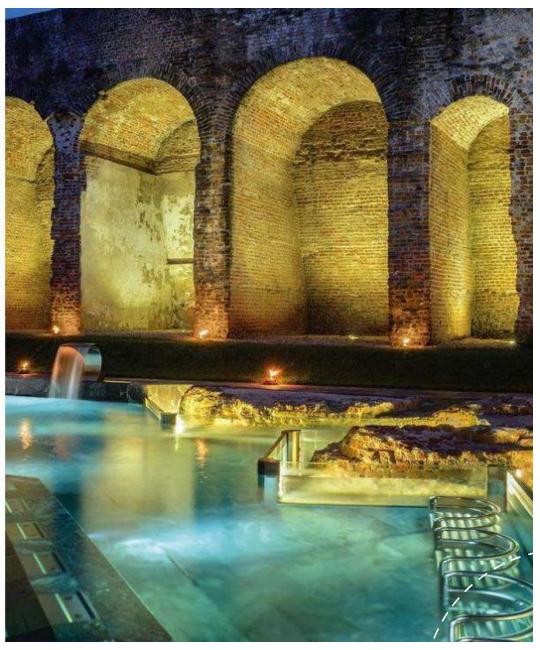
## Characteristics

Wellness Spa/ Holistic Health Centers Botanical Gardens/Outdoor Fitness Trails Health-focused Facilities









# Central Park | Development potential

# Porto Milano (The Vertical Forest) and Vita Wellness Park

#### Plot Z6-30

Total Land Area: **104,907** m<sup>2</sup> Total GFA: **560,400** m<sup>2</sup>

Average FAR: 5.3

Residential GFA: 519,400 m<sup>2</sup>

Retail GFA: 39,100 m<sup>2</sup>



#### Vita Wellenses Park

Residential GFA: 406,800 m<sup>2</sup>

Retail GFA: 30,600 m<sup>2</sup>
Basements: 3 no.s

Podium: G+5P

Max. Floors : 26 floors

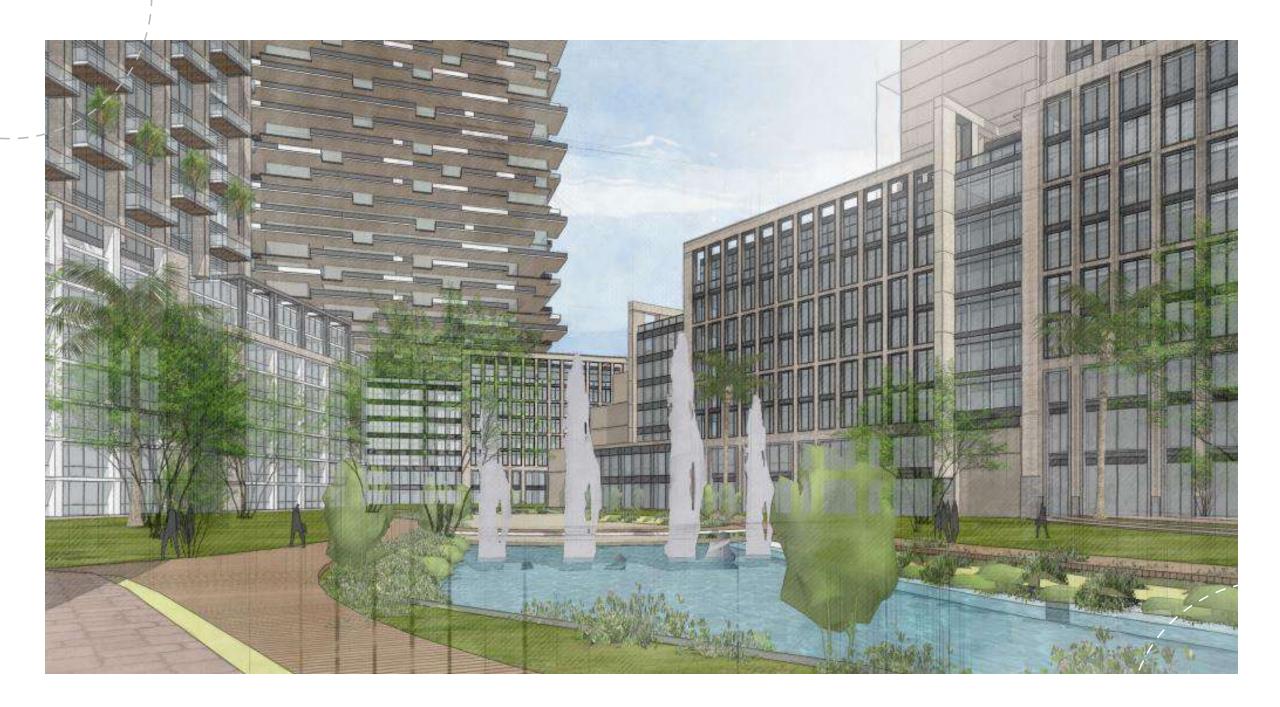
No. of Apartments: 10,430

#### Porto Milano (Urban Forest)

Residential GFA: 112,500 m<sup>2</sup>

Retail GFA: **8,500** m<sup>2</sup> Basements: **3** no.s Podium: **G+5P** 

Max. Floors: **35** floors No. of Apartments: **2,880** 







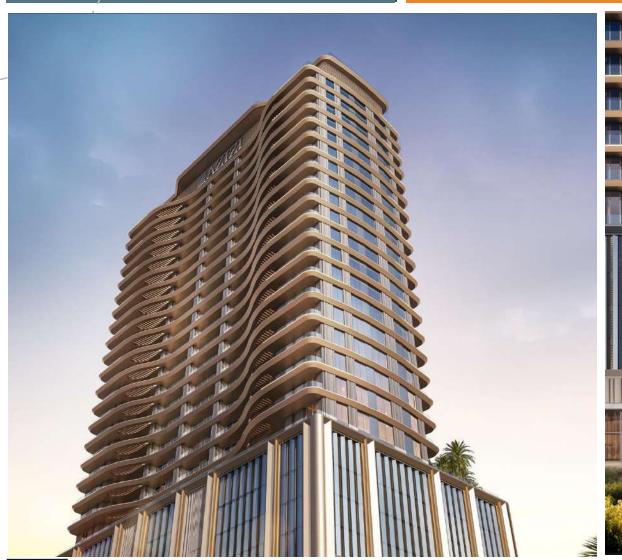
**Z4 – 08 plot** 

Consultants INK





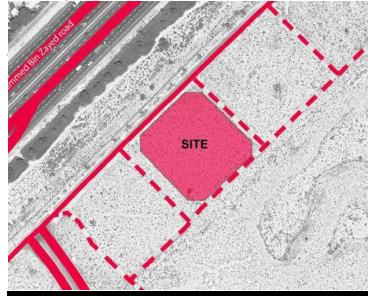










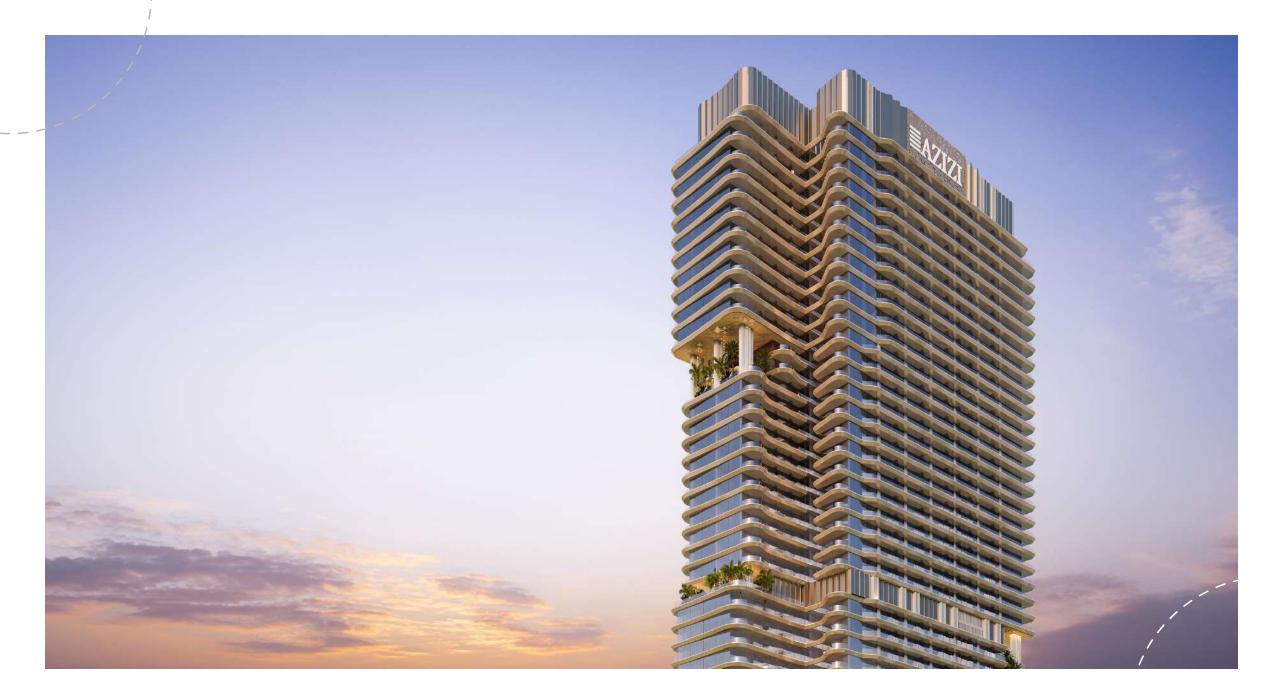


**Z6** – **02** plot

Consultants INK





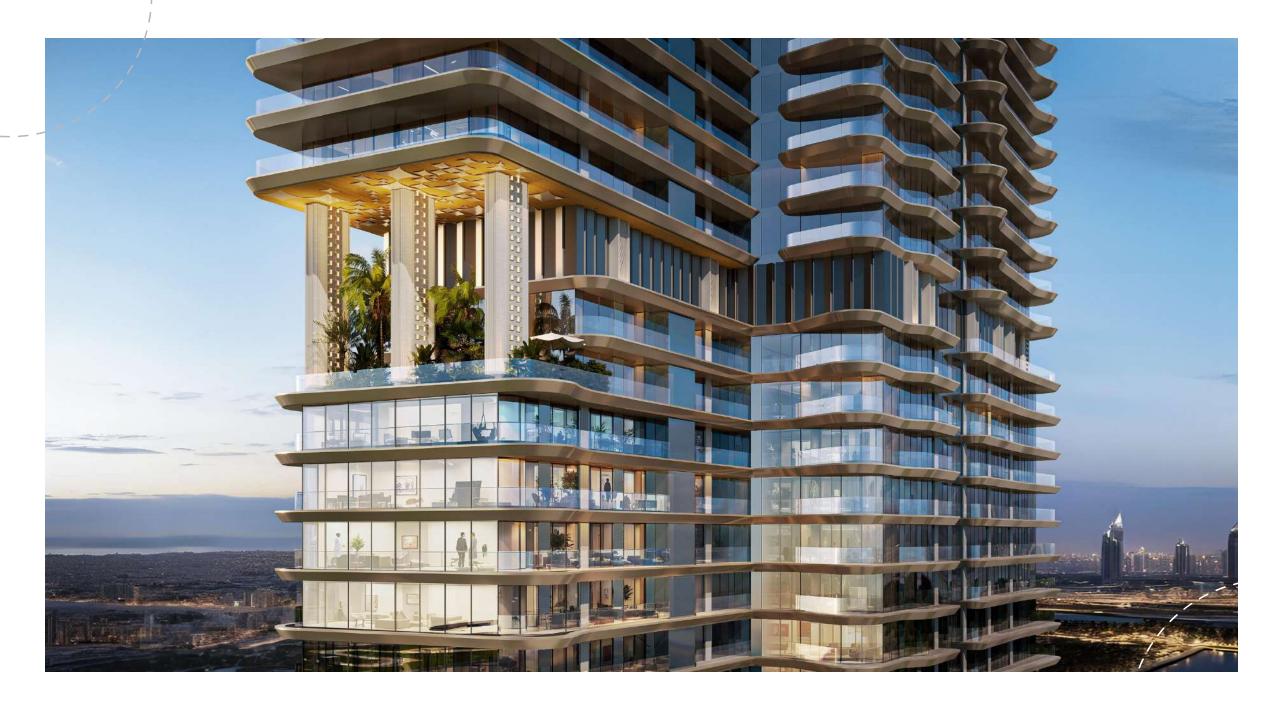














**Z6 – 11 plot** 

Consultants RECS



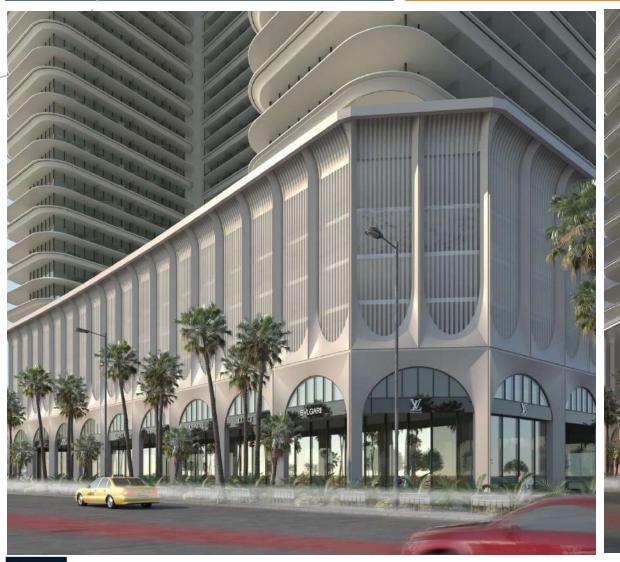
















**Z4** – **06** plot

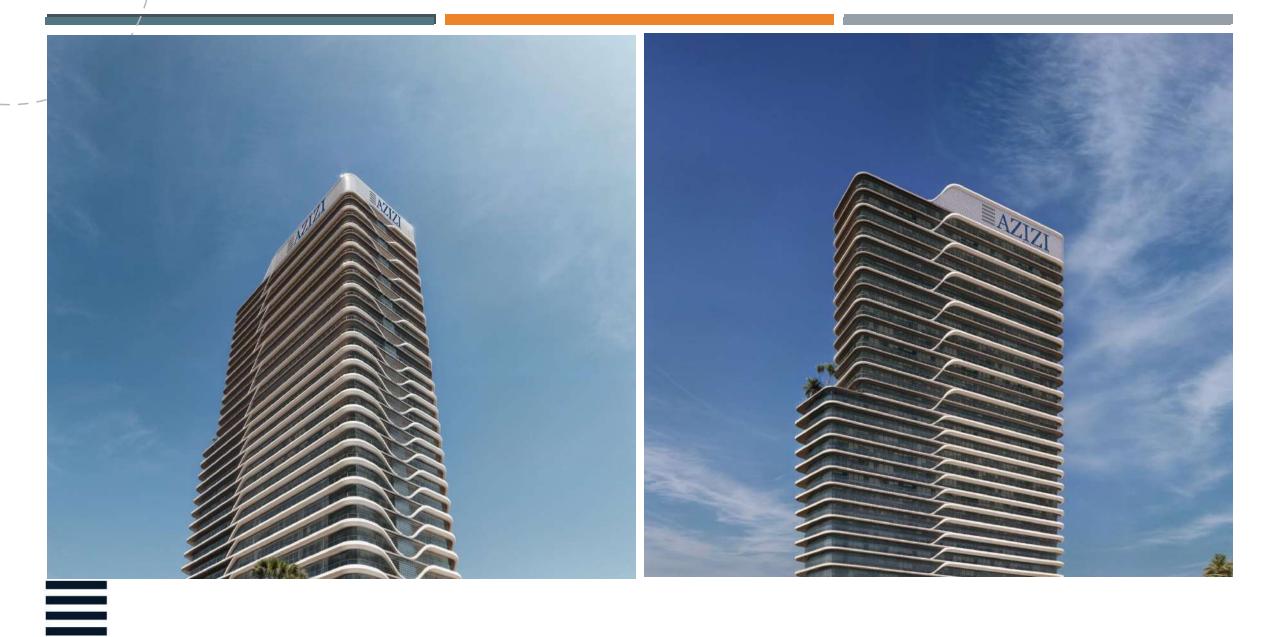
Consultants RECS

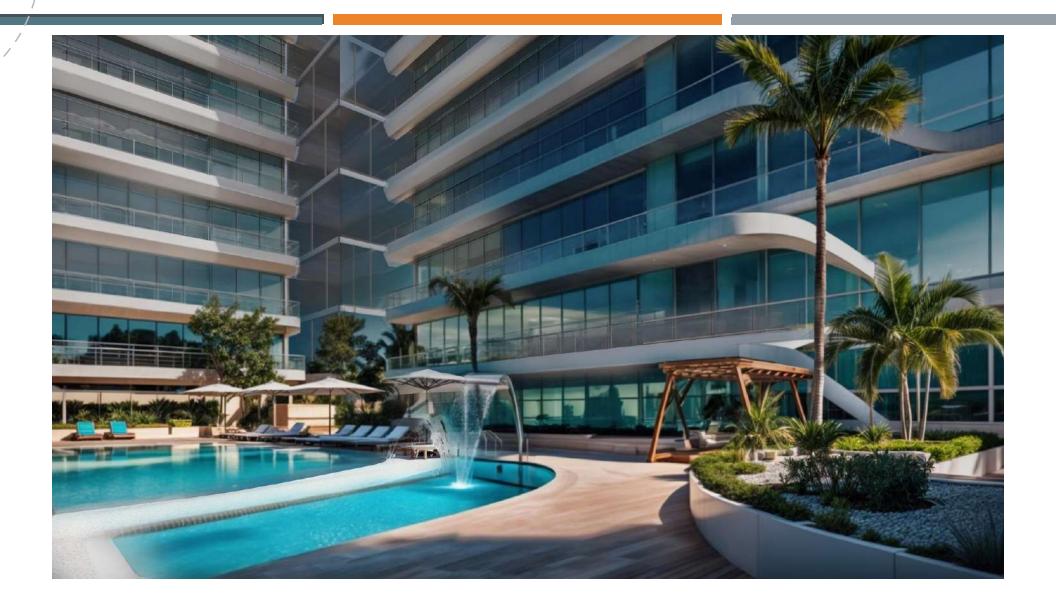














**Z4 – 12 plot** 

Consultants RECS





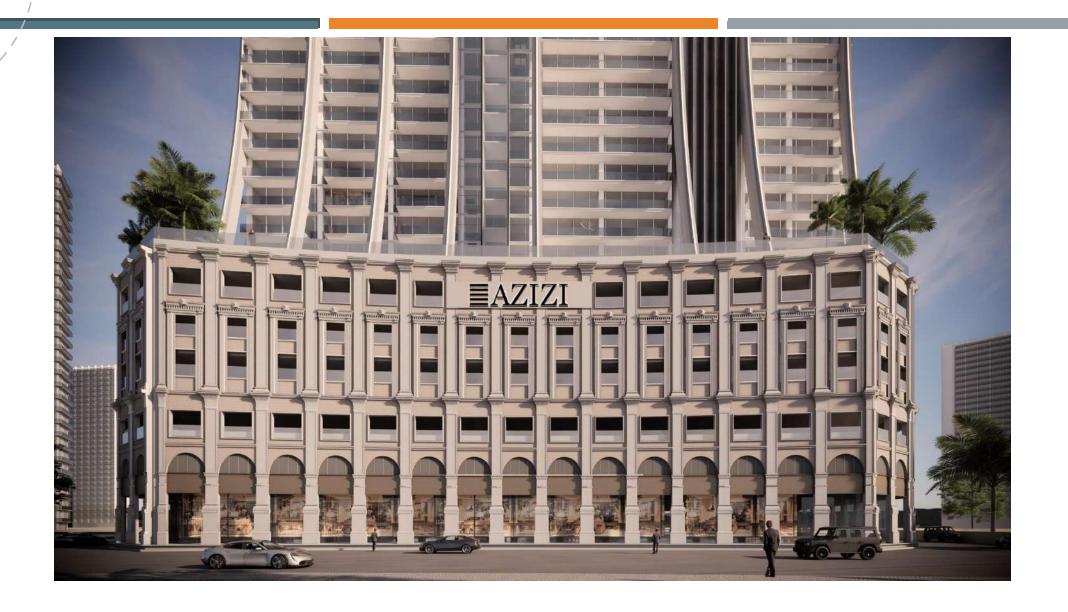
















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**Z6 – 14 plot** 

**Consultants STUDIO 360** 



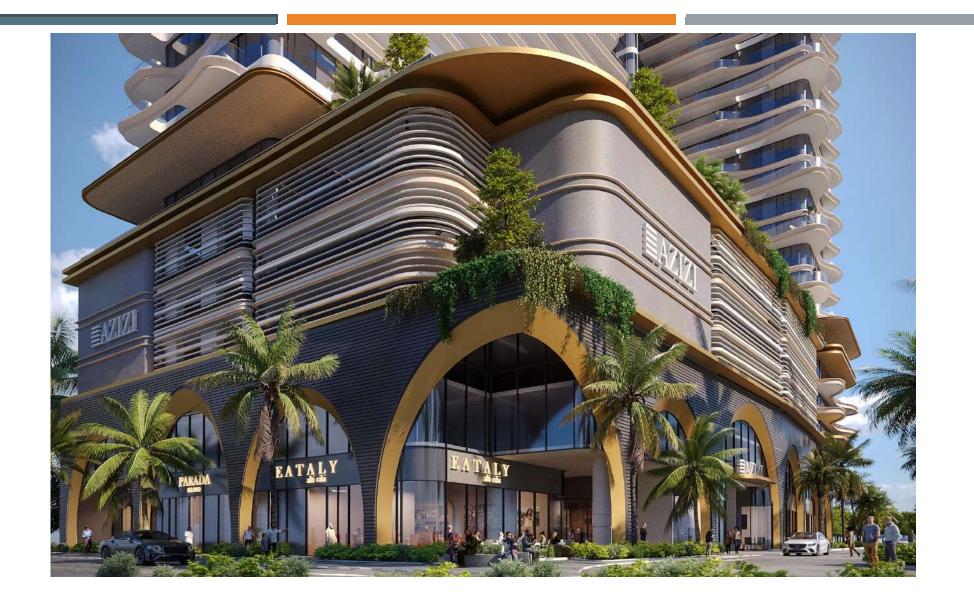










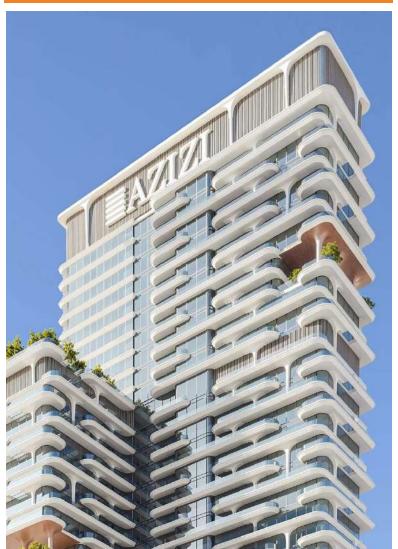


**Z6 – 25 plot** 

**Consultants STUDIO 360** 







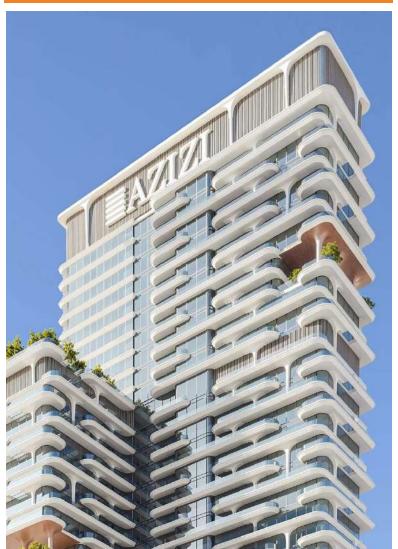


**Z6 – 27 plot** 

**Consultants STUDIO 360** 









**Z4 – 17** plot

Consultants ACE



**Z4 – 26 plot** 

Consultants ACE

