



The RESIDENCES

DIFC Zabeel District

First - CLASS LIVING

A nighttime photograph of the Dubai International Financial Centre (DIFC) skyline. In the foreground, a large, modern stone archway frames a view down a wide, illuminated pedestrian walkway. The walkway is lined with trees and modern streetlights. In the background, several skyscrapers are visible, including the DIFC Tower and the GEVORA HOTEL. The sky is a mix of deep blue and orange from the setting or rising sun. The overall scene is a blend of modern architecture and urban planning.

Rooted in enduring *legacy*

Dubai International Financial Centre (DIFC) is the region's foremost global financial hub, offering a fully integrated ecosystem for finance, innovation, culture, and lifestyle.

DIFC boasts a 20-year legacy that is spread across 272 acres, and is surrounded by Dubai's iconic architectural landmarks. As the leading global financial centre in the Middle East, Africa and South Asia (MEASA), DIFC drives excellence in the financial landscape across the region with cutting-edge infrastructure, innovation, and entrepreneurship.

DIFC is now evolving into a broader mixed-use district that attracts not just businesses, but residents, tourists, and lifestyle seekers. DIFC Developments, its real estate and urban planning arm responsible for all district-owned assets and future expansions has already delivered key projects such as DIFC Living, DIFC Heights Tower, Immersive Tower, and DIFC Square. These represent a diverse portfolio including residential, commercial, and retail components.

An aerial night view of the Dubai skyline, focusing on the DIFC Zabeel District. The image shows a dense cluster of modern skyscrapers and commercial buildings, many of which are illuminated. A prominent, tall, slender tower stands out in the center. The surrounding area includes lower-rise buildings, green spaces, and a network of roads. The overall atmosphere is one of a vibrant, modern urban environment.

The *illuminated* start of a new chapter.

DIFC Zabeel District

The DIFC Zabeel District is the new centerpiece of DIFC's growth strategy and reimagines the future of urban living in Dubai.

Located on Al Mustaqbal Street in the Zabeel neighbourhood, in the bustling heart of Dubai, the DIFC Zabeel District is spread over a cover of 661,498 sqm (7.1 million sqft) and delivers a total gross area of 17.7 million sq ft. It is a vibrant mixed-use community integrating residential, office, retail, cultural, and hospitality assets.

The DIFC Zabeel District emerges as a refined testament to visionary design. Shaped by some of the world's most celebrated architects, its sleek commercial chambers coexist with plush, high-rise residences, creating a harmonious balance of enterprise and ease. The result is a stylish urban enclave that re-imagines how Dubai's ambitious professionals live, work, and indulge.

Closer to *Everything*

- 01  DIFC Gate District
- 02  Downtown
- 03  Museum of the Future
- 04  Dubai Frame
- 05  Zabeel Palace
- 06  Safa Park
- 07  Ras Al Khor Wildlife Sanctuary
- 08  Burjuman
- 09  Deira Clock Tower
- 10  Heritage Village
- 11  Kite Beach
- 12  Jumeirah Beach



Tomorrow begins here





LEADING BY INNOVATING

DIFC Zabeel District is the city's next great chapter in business innovation. This modern enclave within Dubai International Financial Centre (DIFC) carries on the legacy of its parent district's standing as one of the world's leading financial hubs, all while forging new paths in fintech, investment, and forward-thinking enterprise.

It's a place that echoes with the hum of creative thinking - where business leaders, start-ups, and visionary thinkers gather to spark ideas that could reshape the future. Here, sleek research labs and collaborative spaces spark creativity, driving forward thinking solutions in artificial intelligence.

LUXURY RETAIL REDEFINED

A fusion of architectural brilliance, modern technology, and unparalleled luxury, residences at DIFC Zabeel District set a new standard for global leaders, innovators, and urban visionaries who demand the best. Every space is a visual masterpiece, thoughtfully crafted with eco-conscious materials that elevate the living experience without compromising on luxury. Expansive glass facades capture the city's shimmering lights, while clever layouts marry elegance with function. This is the modern skyline at its most captivating - every angle designed to enchant and inspire.

PROGRESSING WITH PURPOSE

The district holds the world's first purpose-built AI Campus, with enterprise-grade digital infrastructure, R&D labs and more. A dramatically expanded Innovation Hub, tripling in size, supports thousands of startups and tech professionals. With it, the district is also home to a unique FinTech Hive, a first-of-its-kind PropTech Hub and a Gaming and Immersive Technologies Hub.

BLENDING ART AND TECHNOLOGY

In DIFC Zabeel District, art and culture are not just appreciated – they're woven into the very fabric of the district. It's a place where technology meets tradition, and creativity flows as freely as the Dubai skyline. Every corner offers a new discovery, making it a must-visit destination for anyone seeking to experience the pulse of a city that celebrates both innovation and heritage. From cutting-edge digital art to global festivals, the district immerses visitors in a world of visual wonder and artistic discovery.



DIFC Zabeel District Inner Circle

A Curated Urban Oasis for Living,
Leisure, and Mobility Network

INNER CIRCLE

A continuous 2km landscape experience promoting wellness and connectivity. Activated across various nodes with sports activities, pop-up retail and art.

OPEN SPACE ALLOCATION

Approx. 20% of the site dedicated to parks, sikkas, buffer zones, and open space.

EXPERIENTIAL SPINE

Pedestrian-only immersive corridor integrating light, sound, and storytelling.





Transforming *urban* living

DIFC's vision is to redefine urban living by seamlessly integrating innovation, wellness, and cultural richness within a sustainable environment.

DIFC Zabeel District aims to cultivate a visionary oasis that empowers individuals and businesses to flourish amid a vibrant tapestry of work, leisure, nature, and culture.

Taking ahead the legacy of transforming lives, a refined lifestyle emerges. It quietly fuses beauty with exclusivity. Set in intimate proximity to global landmarks, shaped by world-class design, and elevated by impeccable amenities, these residences command universal appeal.

Crafted for those who demand the extraordinary, this is a world of meticulous detail woven seamlessly into daily life. The place where it all converges. Welcome to the DIFC life.

The RESIDENCES

DIFC Zabeel District





The *First* - ever residences in DIFC Zabeel District

The Residences by DIFC is a flagship residential offering, consisting of two towers, unified by a landscaped podium, shared amenities and an arrival courtyard.

The residential experience at The Residences by DIFC, is conceived as a refined and timeless environment, where hospitality-inspired comfort is seamlessly integrated into everyday living. Panoramic views across Dubai and the master community, paired with wellness-focused amenities, are thoughtfully curated to enhance clarity, calm, well-being.

**EVERYDAY
MADE BREATHTAKING**

The Residences by DIFC introduce framed view corridors, strategically oriented to maintain external skyline views and DIFC Zabeel District community views that include the Art Pavilion, Al Campus, water art feature, as well as the Inner Circle.

DIFC Zabeel District Phase A



An architectural rendering of a modern residential complex. The scene features two tall, multi-story buildings with glass facades and balconies, flanking a central landscaped podium. The podium is topped with a large, multi-tiered waterfall cascading over a stone wall. Above the waterfall is a glass-enclosed structure, possibly a lounge or common area, with people visible inside. The foreground is filled with lush landscaping, including tall grasses, purple flowers, and small trees. Several people are walking on a paved path in the foreground. The sky is a mix of blue and orange, suggesting a sunset or sunrise.

THINKING GREEN

With a landscaped podium enabling social gatherings, The Residences by DIFC creates a picturesque oasis for residents. They also enjoy immediate access to the 2km-long Inner Circle, designed to nurture healthier, more connected lifestyles.



AMENITIES THAT PUSH POSSIBILITIES

The Residences by DIFC hosts benchmark amenities in the name of large residential lounge spaces that are informed functionally with entertainment zones, workstations, multi-purpose rooms, kids' club and a private cinema. With it, a state-of-the-art shared clubhouse with premium gym, yoga studio, padel and squash courts.

Where *effortless*
living begins



Take your first step into *tomorrow*

A striking water feature creates a dramatic sense of arrival, complimented by the masterfully crafted façade elements to deliver a sleek, timeless and contemporary design.





Contemporary *crafting* like never before

The palette of materials used for the building's external envelope is intentionally minimal. GRC panels are used to represent stone, while aluminium windows are colour-matched to evoke a bronze finish. Focus is on craft, rhythmic and intricate detailing.



The
RESIDENCES
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The *inception* of
a design marvel

A restrained approach to materiality and detail ensures a sense of enduring quality, allowing crafted finishes and carefully considered spatial interfaces to define the character of the interiors. This is a home for those who appreciate elegance, serenity, and the quiet assurance of spaces designed with intention and permanence.









A wide-angle photograph of a modern rooftop pool and lounge area during sunset. The pool is rectangular with a dark, reflective surface. Several children are playing in the pool, reaching for water jets. The pool is surrounded by a paved deck with modern lounge chairs and small round tables. In the background, there are lush green trees and a modern building with a glass facade. The sky is a mix of orange and blue, with the sun low on the horizon. The overall atmosphere is serene and luxurious.

Harmony in every *amenity*







Expansive
views to Dubai
landmarks



Thematic
water features



Contemporary
architecture



Shared working
spaces



Access to a
2km Inner Circle
(green walkways)



Hospitality-
inspired arrival
experience



Clubhouse
with gym and
yoga studio



Lobby and
lounge spaces



Resort-style
pool with
cabanas



Padel court
and squash
courts



Social
gathering
spaces



Family pool
with kids'
splash pad



Curated
premium retail
and destination F&B



Future-*first* thinking

Dubai International Financial Centre (DIFC) is the world's most advanced financial centre, shaping the global financial landscape and cementing Dubai's reputation as a leading business destination across the Middle East, Africa, and South Asia (MEASA).

As the region's only financial centre operating at scale across all sectors, DIFC is home to 8,844 active firms and 50,200 professionals - the region's deepest pool of financial talent.

DIFC ensures efficient governance, underpinned by a trusted, world-class legal and regulatory framework, including the region's most utilised commercial courts.

Beyond business, DIFC provides the complete urban experience with world-class lifestyle amenities, establishing it as a highly sought-after destination. Through the 17.7mn sq. ft. DIFC Zabeel District expansion, DIFC is further solidifying Dubai's position as a top-four global financial centre.

Anchored in integrity, DIFC is the platform for success, driving the future of finance.

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RESIDENCES
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