

CANAL
RESIDENCE
WEST




A PERFECT COMMUNITY LIVING EXPERIENCE



A SIGNATURE DEVELOPMENT OF



A VISIONARY CITY OF THE FUTURE

A wide-angle photograph of the Dubai skyline at sunset. The sky is a deep blue with scattered white clouds. The sun is low on the horizon, casting a golden glow on the buildings and their reflections in the water. The water is calm, creating a clear mirror image of the city. The skyline is dominated by modern skyscrapers, with the Burj Khalifa being the tallest and most prominent. Several construction cranes are visible, indicating ongoing development. The overall mood is one of progress and vision.

Dubai is a glittering city built on extraordinary vision and ambition. It looks across the barren desert and sees infinite opportunities. It welcomes with open arms the innovators, the big thinkers, the dreamers and all those who are willing to ask the “why not?” and imagine the “what if?”

As the result of Dubai's enterprising spirit, the city today is a remarkable center for trade, tourism and finance. Its willingness to invest in its future has seen the rise of awe-inspiring feats of engineering, excellent infrastructure and global connectivity on par with, and in many instances superior to, leading cities around the world.



The awarding of the World Expo 2020 is the latest acknowledgement of Dubai's global status. It is as much an affirmation of its present-day achievements as it is a show of confidence in Dubai's ability to deliver on its future promises and aspirations.



With an eye on the bright horizon, Dubai Sports City is primed to take advantage of the increased focus on investment and infrastructure enhancements along the burgeoning

district below Sheikh Mohammed bin Zayed Road, which include the future site of World Expo 2020 and the expanding Al Maktoum International Airport.

THE CITY OF CHAMPIONS



NOT JUST A PLACE TO LIVE, A WAY TO LIVE.

A 50-million-square-foot master-planned development, Dubai Sports City (DSC) has been designed to capture the passion, spirit, camaraderie and excitement of sports. The premise of its fundamental design is an understanding that what makes sports universally loved is also what makes for a great community.

A strong sense of belonging is equally important to a high-caliber football team as it is a world-class residential community. A communal space for fans to celebrate a team's big win is as important as thoughtfully designed public spaces for families to celebrate personal achievements and milestones. Taking inspiration from the theater of sports, DSC has designed a cohesive, sustainable living community environment so that rather than simply being a place to live, it becomes a way to live.



Athletics track



Tennis and basketball courts



Rugby park



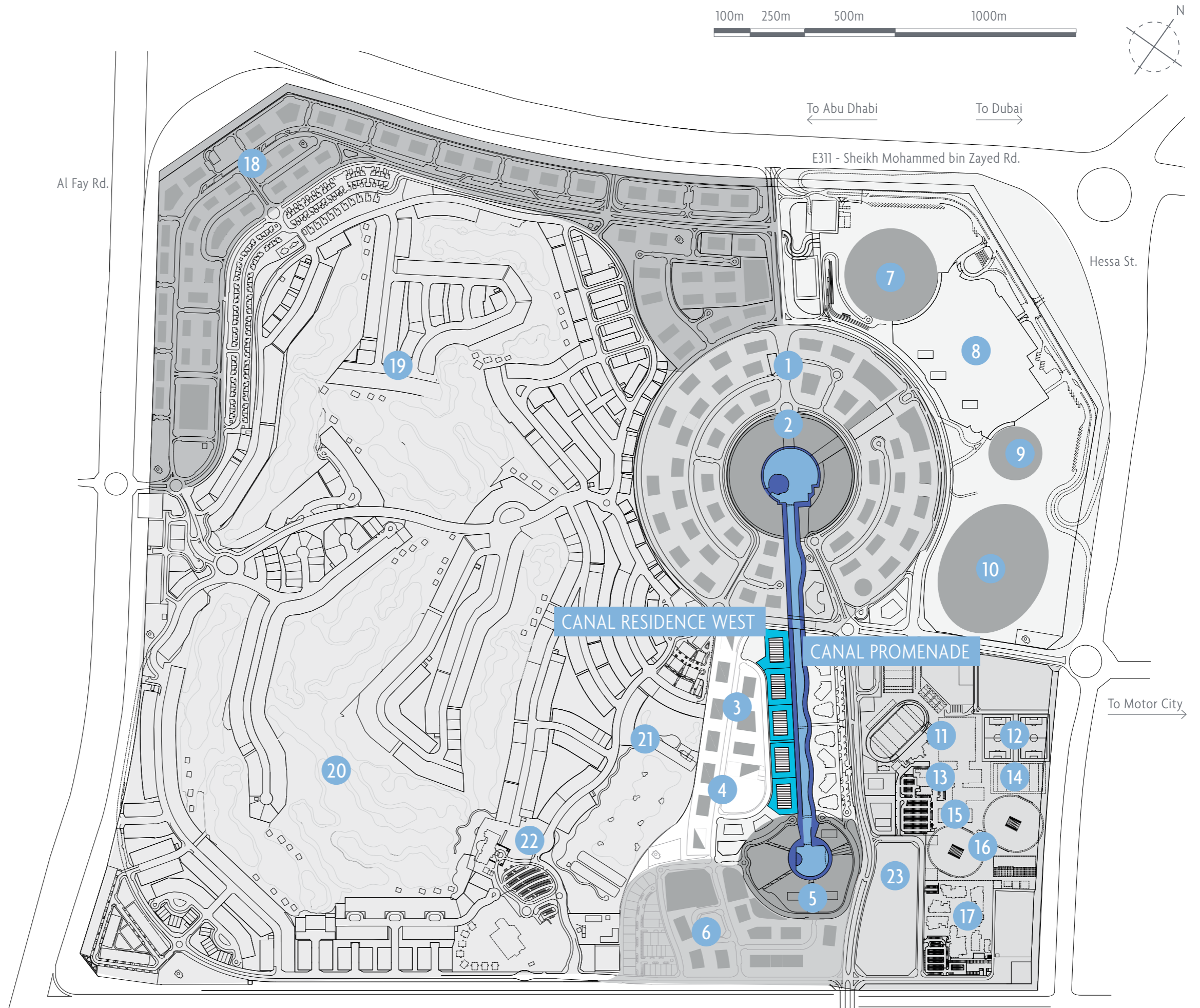
ICC Academy



Football pitches

DUBAI SPORTS CITY MASTERPLAN AND KEY COMPONENTS

- 1 Canal North
- 2 North Point
- 3 Canal Central
- 4 Victory Heights Primary School
- 5 South Point
- 6 Canal South
- 7 Cricket Stadium
- 8 Arena Mall
- 9 Multi-purpose indoor stadium
- 10 Multi-purpose outdoor stadium
- 11 Spanish Soccer Schools
- 12 Football fields
- 13 Swimming Academy
- 14 Rugby Academy
- 15 Gym and sauna
- 16 ICC Cricket Academy
- 17 Bradenton Preparatory Academy
- 18 North Commercial District
- 19 Victory Heights
- 20 The Els Club golf course
- 21 Butch Harmon School of Golf
- 22 The Els Clubhouse
Big Easy Steakhouse
261 Bar and Restaurant
- 23 GEMS World Academy



CANAL RESIDENCE WEST:
IN THE HEART OF
DUBAI SPORTS CITY



SPLENDID PROMENADE LIVING

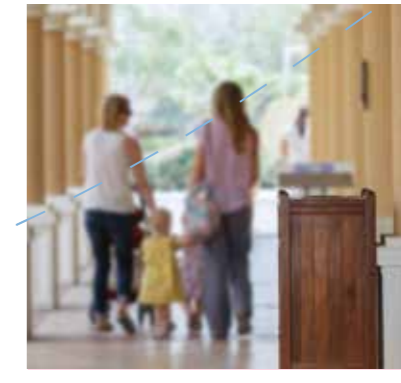
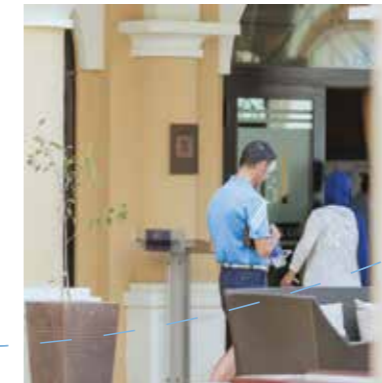


PROVIDING LIFE'S ESSENTIALS SO YOU WON'T HAVE TO

Canal Residence West is situated along the promenade of Dubai Sports City. One of the development's central features, the man-made canal and the promenade along its banks will buzz with activity as families stroll from

shop to shop, dine in one of the many restaurants' outdoor patios or gather with friends to watch the big game.

To the south and north of Canal Residence West lie North Point and South Point - a retail, entertainment and hospitality complex. This will add even more leisure, dining and shopping options all within easy walking distance.





COME HOME, GO PLAY

Whether it's cycling along the promenade or watching your children play at one of the many play areas, the development's location allows residents to live life at their own pace and do what they enjoy.

Across the canal, world-class sporting academies are offering

classes in cricket, soccer, golf, swimming and rugby.

And while beautiful scenes of the promenade play out to the south of Canal Residence West, the views to the north are filled with the verdant resplendency of an 18-hole championship golf course designed by legendary golf pro Ernie Els.



THE FINAL PIECES OF A MAGNIFICENT COLLECTION

Five wonderfully designed apartment buildings taking their architectural inspiration from the very best of European and Arabian styles make up Canal Residence West. The Mediterranean and European towers have been successfully completed and the Venetian Tower will be completed

shortly. Residents who have moved in are already enjoying the attractive lifestyle each building offers.

The next phase of Canal Residence West will encompass the development of the fourth and fifth towers in the collection - the Spanish Tower and the Arabian Tower.

Arabian Tower:
192 Units



The Els Golf Club:
18 holes, 7,624 yards.
Clubhouse, restaurants and bars

Spanish Andalusian Tower:
193 Units



Promenade Walk:
More than 40 retail outlets from fine dining and bakeries to spas and salons

Mediterranean Tower:
Completed

European Tower:
Completed

Canal
15m wide, 1.2km long
4 bridges linking promenades

Venetian Tower:
Completed by Q1 2015





A TASTE OF MEDITERRANEAN IN THE COMFORT OF HOME

The Spanish Andalusian Tower takes its architectural inspiration from the Andalusia region perched on the southern coast of Spain on the Mediterranean Sea. The tower's vibrant, earthy tones and clean design evoke the warm winds of the Mediterranean sweeping across the coastline.

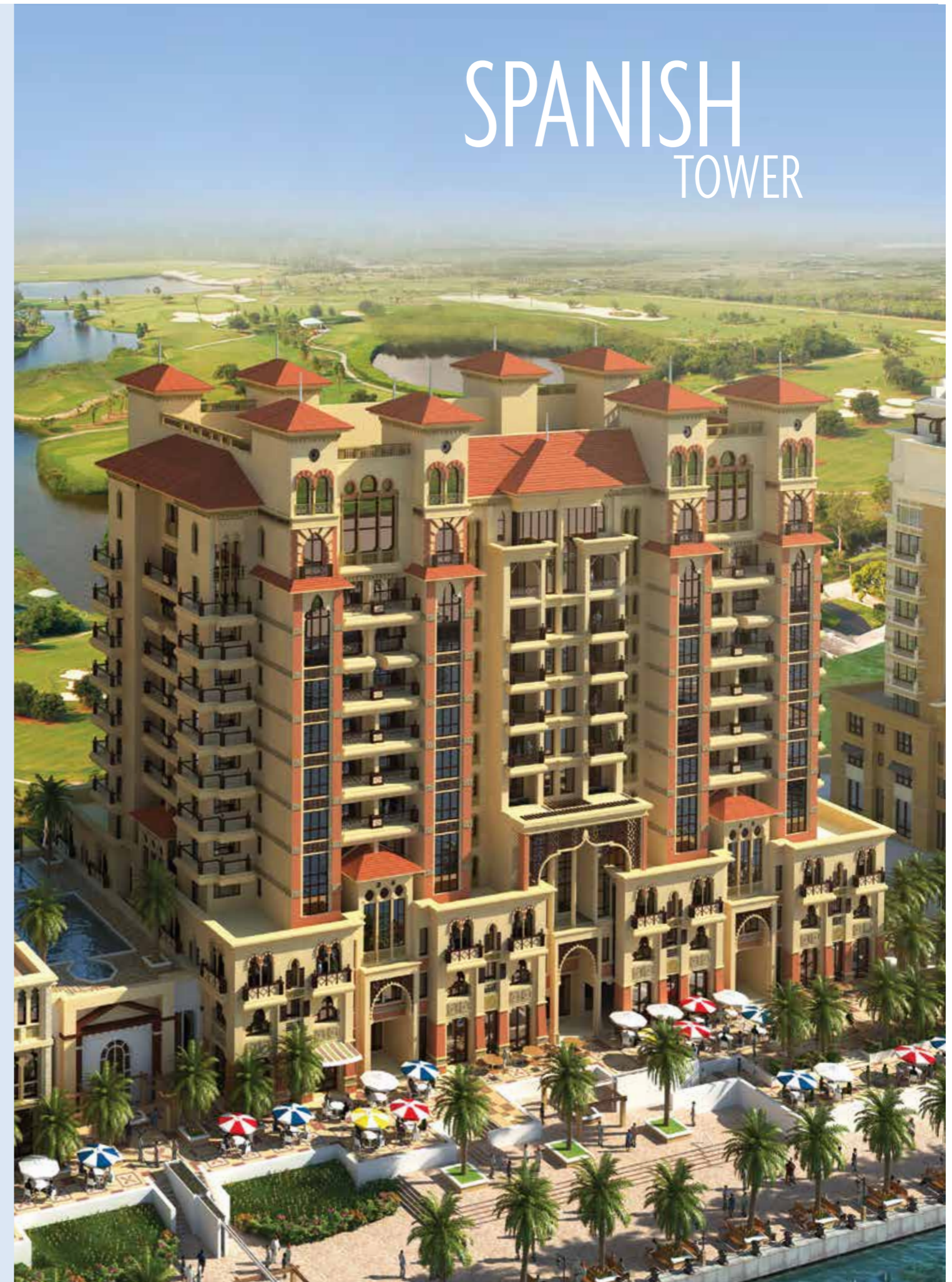
Inside, the Spanish Andalusian Tower offers the option of a studio, 1-bedroom, 2-bedroom or 3-bedroom apartment. With thoughtful planning and execution, each angle of the building was taken into careful consideration to create a warm living space where there is beauty in simplicity.

193 Units total:

- 77 Studios
- 72 One bedroom
- 40 Two bedroom
- 4 Three bedroom

Right at your doorstep:

- Swimming Pool
- Barbecue Area
- Children's Play Area
- Gymnasium
- Sauna
- Beauty Spa and Hair Salons
- Supermarket
- Pharmacy
- Restaurants & Cafés
- Bakery
- Electronics & Mobile Stores
- Toys & Games Stores



SPANISH TOWER

ARABIAN TOWER



A BALANCE OF MODERN STYLE AND TRADITIONAL ELEGANCE

The Arabian Tower was designed with the region's best and most celebrated architectural styles in mind. Capped with traditional Arabic malqafs and adorned with ornate floral stonework, the simple conversion of the living room into a majlis might make residents feel as though they are residing in a grand Arabian palace.

The curvature of each line was carefully plotted and the planning of each room carefully considered. Complete with high ceilings and spacious rooms, the option of a studio, 1-bedroom, 2-bedroom or 3-bedroom apartment, residents can find a living space suitable for any size family.

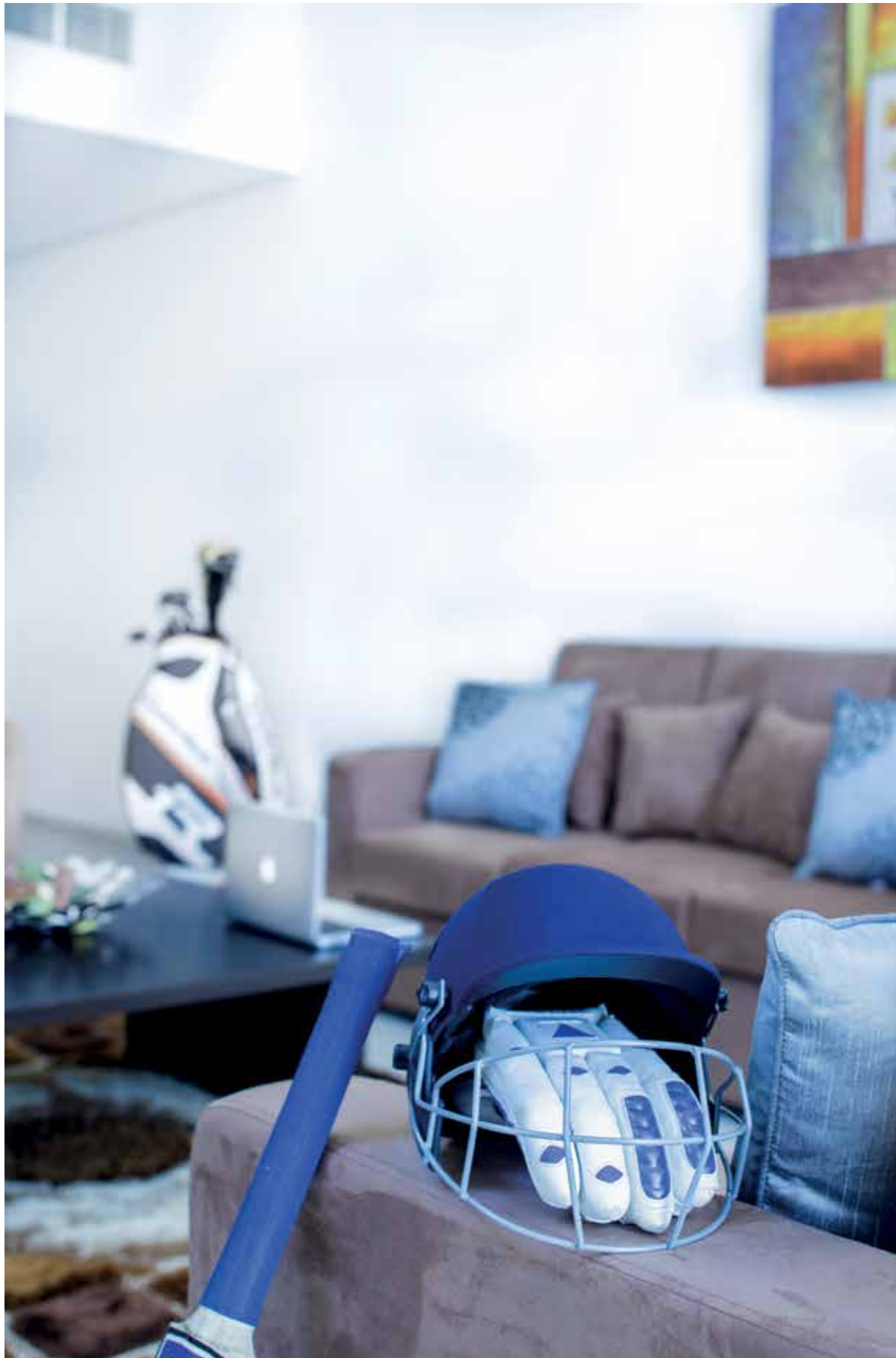
192 Units total:

- 52 Studios
- 90 One bedroom
- 42 Two bedroom
- 8 Three bedroom

Right at your doorstep:

- Swimming Pool
- Barbecue Area
- Children's Play Area
- Gymnasium
- Sauna
- Beauty Spa and Hair Salons
- Supermarket
- Pharmacy
- Restaurants & Cafés
- Bakery
- Electronics & Mobile Stores
- Toys & Games Stores





Model apartment in Canal Residence West

A STYLISH HOME FOR THOSE WHO APPRECIATE TRUE QUALITY

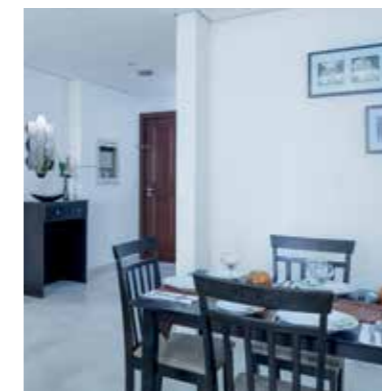
The Arabian and Spanish towers were conceived to appeal to those who appreciate quality craftsmanship and architectural elegance. From the beautiful balconies to the polished bathrooms, each corner of every

room was designed with great detail, keeping style and comfort a priority.

Outfitted with the highest-quality materials, including solid wood doors and marble counter tops in the kitchen and bathroom, the apartments are something their residents are proud to call their own. In addition to the elements of style, the high ceilings and spacious rooms make for a comfortable lifestyle for everyone from the single professional to the fun-loving family.



Model apartment, golf course view



Model apartment, dining room



Model apartment, bedroom



CONVENIENCE

AT YOUR DOORSTEP

ARABIAN TOWER



SPANISH TOWER



Restaurant



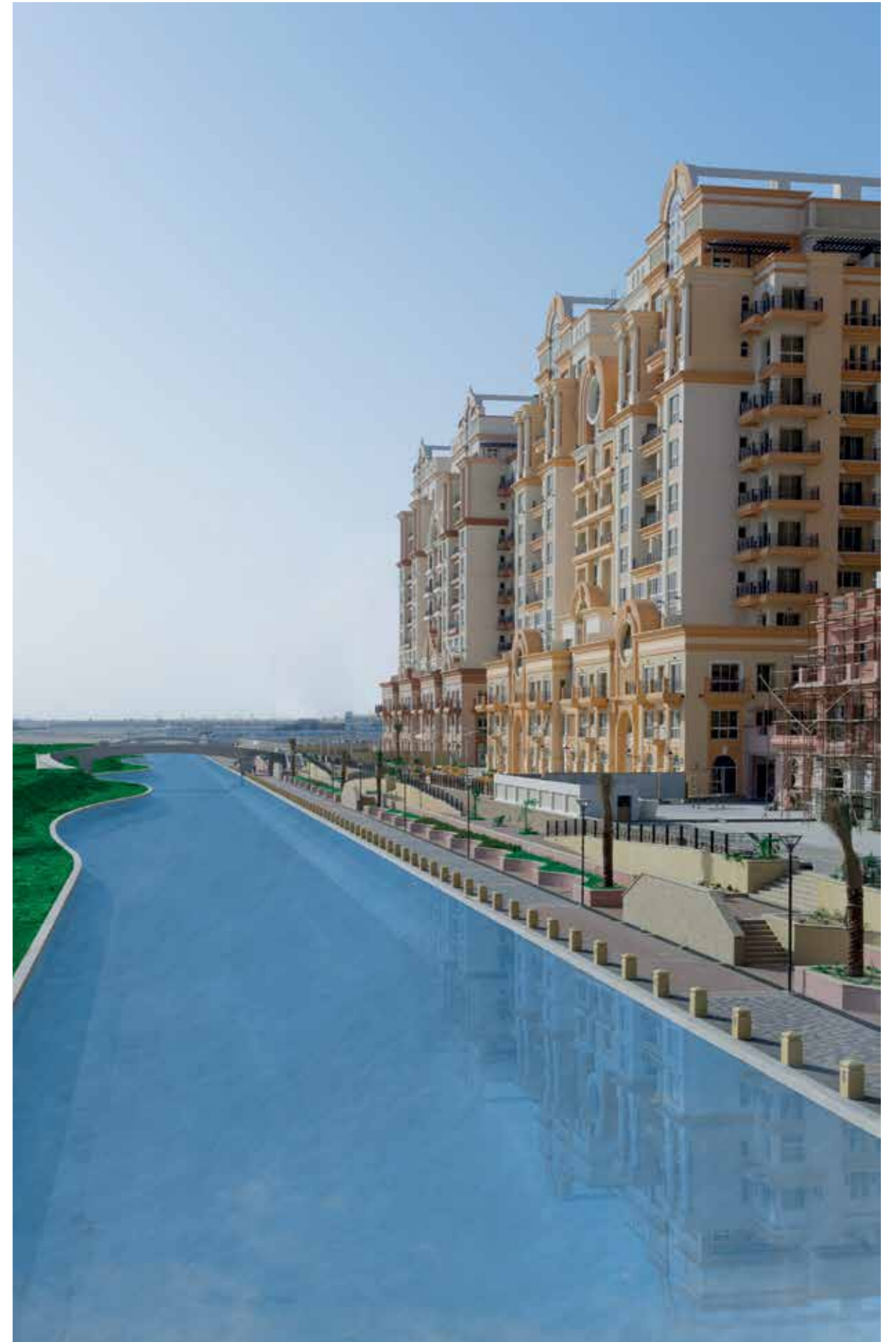
Pharmacy



Ice cream parlour



Optician



CONVENIENCE AT YOUR DOORSTEP

Only a 6 minute walk from end to end
←→

ARABIAN TOWER



SPANISH TOWER



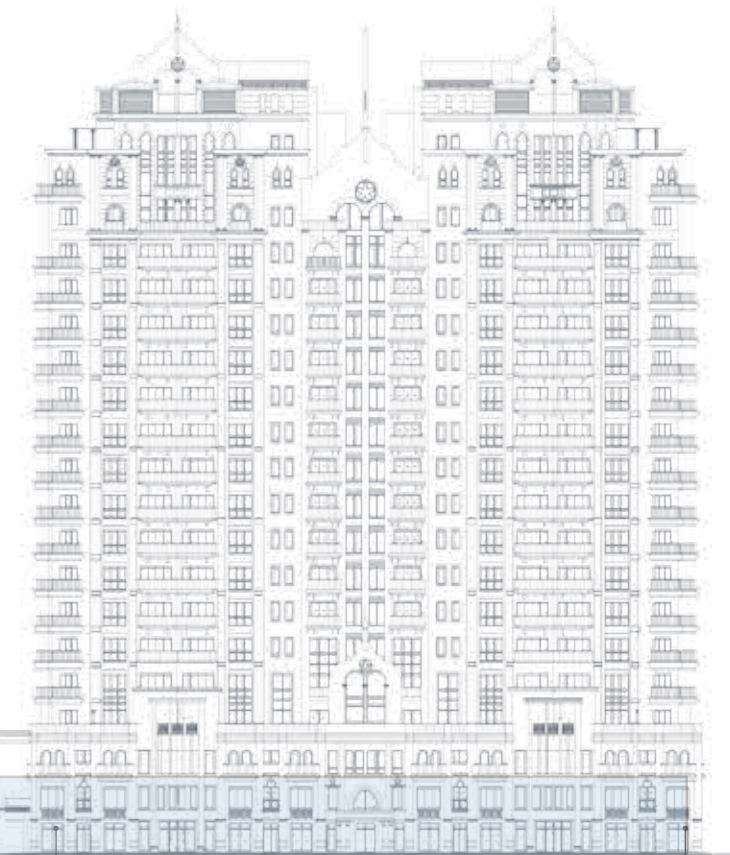
MEDITERRANEAN TOWER



EUROPEAN TOWER



VENETIAN TOWER



Restaurant



Pharmacy



Hair salon



Fashion and accessories



Nail and beauty spa



Bakery



Ice cream parlour



Optician



Toy store



Electronics retailer



Coffee shop



Supermarket

THE SPIRIT OF SPORT.
THE ESSENCE OF LIVING.



EVERY OPPORTUNITY JUST MOMENTS AWAY

Over 10 years in the making, Dubai Sports City already has amazing amenities with many more yet to come. The Butch Harmon School of Golf is in operation, as are academies dedicated to rugby, football, cricket and swimming.

The Bradenton Preparatory Academy is offering quality education through its American college preparatory curriculum, which incorporates sports education from the nearby sporting academies.



Spanish Soccer Schools



The Els Golf Club



Butch Harmon School of Golf



Big Easy Steakhouse



Gentlemen's Club



Shah Rukh Khan concert



Cricket match



ICC Cricket Stadium

The first golf course in the Middle East designed by legendary golfer Ernie Els is in full swing offering 18 holes of gently rolling fairways, and its Mediterranean-styled clubhouse is refreshing golfers at the 261 Bar and Restaurant and serving families delicious meals at the Big Easy Steakhouse.

Those who prefer the view from the stands have the best sports and

entertainment facilities right at their doorstep. Dubai International Stadium has already been a venue for live music concerts and international cricket matches. With three other stadiums planned, seating capacity will soon top 100,000, forever changing the athletic fabric of Dubai and making it a premier sporting destination for the world.



Canal Residence West

Sports Village Hotel

Sports Village
Serviced Apartments

Rugby park

Athletics track

Rugby field

Basketball and tennis courts

ICC Academy

Fit Republik
(High performance gymnasium)

Indoor olympic
swimming pool

Champs Cafe

Indoor football pitch

Football schools

Kickers

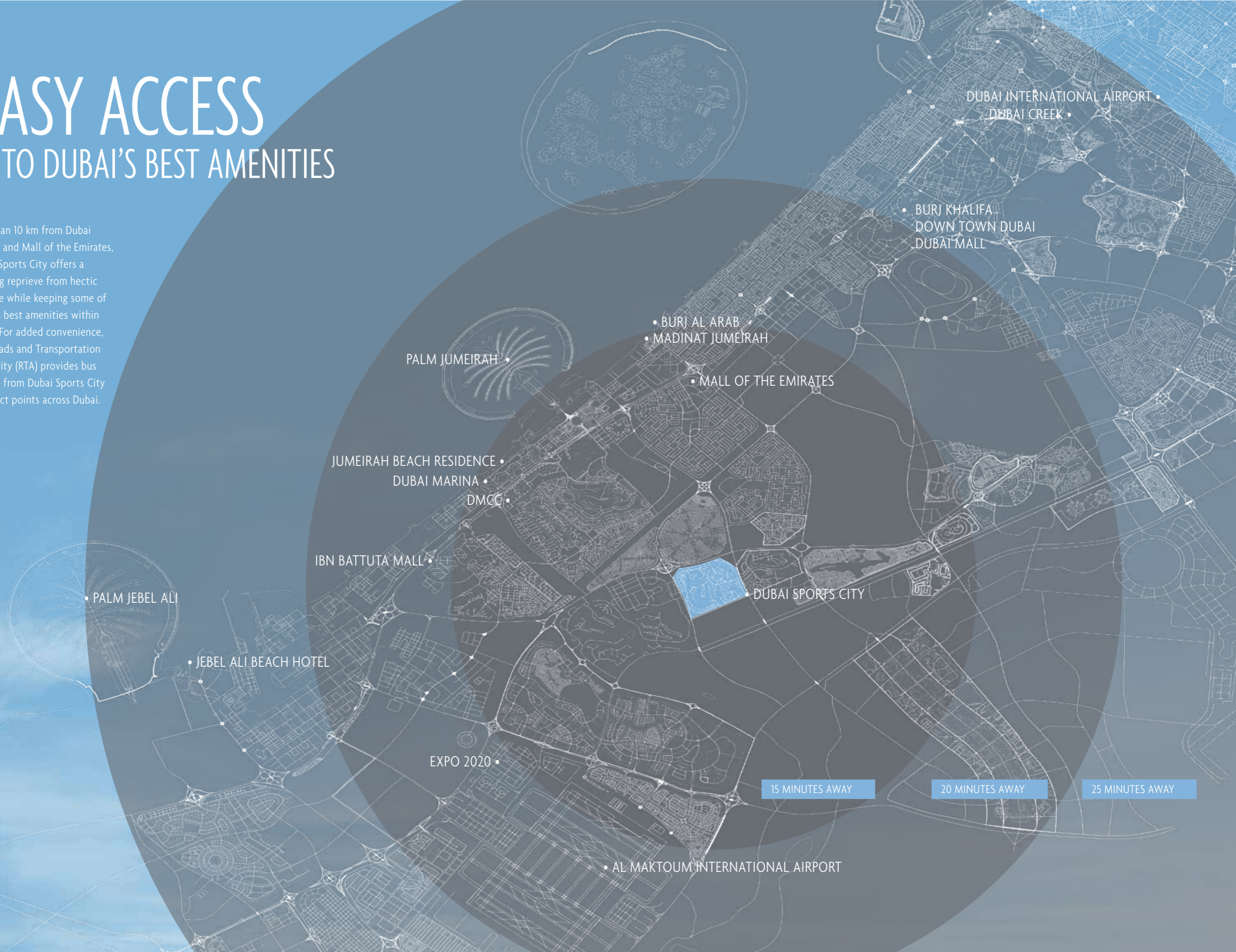
Cricket field

Rugby pitch

SPORTS VILLAGE

EASY ACCESS TO DUBAI'S BEST AMENITIES

Less than 10 km from Dubai Marina and Mall of the Emirates, Dubai Sports City offers a relaxing reprieve from hectic city life while keeping some of Dubai's best amenities within reach. For added convenience, the Roads and Transportation Authority (RTA) provides bus service from Dubai Sports City to select points across Dubai.



• DUBAI INTERNATIONAL AIRPORT •
• DUBAI CREEK •

• BURJ KHALIFA
• DOWN TOWN DUBAI
• DUBAI MALL

• BURJ AL ARAB
• MADINAT JUMEIRAH

• PALM JUMEIRAH •

• MALL OF THE EMIRATES

• JUMEIRAH BEACH RESIDENCE •
• DUBAI MARINA •
• DMCC •

• IBN BATTUTA MALL •

• DUBAI SPORTS CITY

• PALM JEBEL ALI

• JEBEL ALI BEACH HOTEL

• EXPO 2020 •

15 MINUTES AWAY

20 MINUTES AWAY

25 MINUTES AWAY

• AL MAKTOUM INTERNATIONAL AIRPORT

DEVELOPERS DRIVEN BY
A PASSION AND VISION



A CITY BUILT ON A LOVE FOR SPORT AND AN EXTENSIVE KNOWLEDGE OF BUSINESS

Abdul Rahim Al Zarooni, Abdulrahman Bukhatir and Abdulrahman Falaknaz are the three leading entrepreneurs of the UAE that brought the vision of Dubai Sports City to life. Their passion for sports fuels their dedication to the Dubai Sports City development

and inspires the lifestyle they want to share with all the community's residents. The three men have been pillars of the Dubai business community for decades and are emboldened daily by the steady progression of Dubai Sports City.

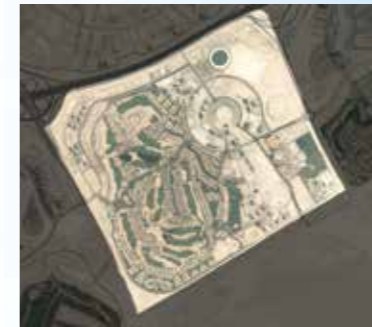
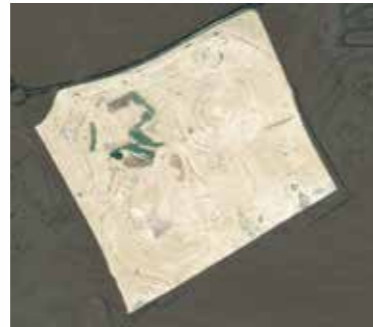
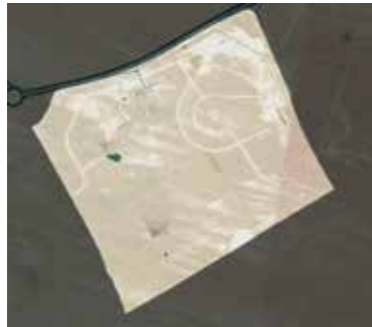
As the development grows, Dubai Sports City ensures its residents a safe and clean community by providing comprehensive property management that runs with optimum efficiency and effectiveness. The holistic approach taken by Dubai Sports City means

that each branch of maintenance works seamlessly with the others so the grounds are kept pristine, the stadiums are well-maintained and the facilities are in top shape.



DUBAI SPORTS CITY

OFF AND RUNNING



Map data: Google, DigitalGlobe





CALL NOW. THE PERFECT LIFE IS WAITING.

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