

AREA GUIDE  
**SPORTS CITY**

**Object 1**





# A THRIVING COMMUNITY

Welcome to Dubai Sports City, a thriving residential community where sports, leisure, and a vibrant way of life. Nestled close to the visionary Dubai Green Spine project, this area offers a unique blend of urban convenience and natural beauty.

With top-tier sports facilities and proximity to essential amenities and schools, it offers a balanced lifestyle. Whether you're into sports, family living, or exploring the city, Dubai Sports City has something to offer everyone.





# CONNECTED TO THE CITY

Dubai Sports City has a strong infrastructure and is accessible from many areas of Dubai. Major highways including Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), making it simple to commute to different parts of the city.



## Attractions

**8**  
MINUTES

- Dubai Butterfly Garden
- Dubai Autodrome

**13**  
MINUTES

- Global Village
- IMG Worlds of Adventure

**17**  
MINUTES

- Dubai Marina
- Palm Jumeirah

**23**  
MINUTES

- Burj Khalifa Downtown



## Education

**1**  
MINUTE

- Bradenton Preparatory Academy

**4**  
MINUTES

- Victory Heights Primary School
- Renaissance School



## Sport

**3**  
MINUTES

- Dubai International Stadium
- Sports Village

**7**  
MINUTES

- ICC Academy
- The Els Club
- LaLiga Academy



## Healthcare

**2**  
MINUTES

- Saudi German Clinic
- Aster Clinic

**9**  
MINUTES

- Mediclinic Parkview Hospital



## Transport

**25**  
MINUTES

- Al Maktoum International Airport
- Dubai International Airport





# PREMIUM VIEWS





# PREMIUM VIEWS





# DYNAMICALLY DEVELOPING ECONOMY

**507.53 \$ BLN** GDP of UAE

**32nd  
PLACE**

In terms of nominal **GDP**  
**(\$503.9 bln) with a share of**  
**0.5%** of world GDP

**20th  
PLACE**

**World GDP per capita**  
**(\$47 793)**

**Economic growth in the UAE amounted to 3.8% in the first quarter of 2023. GDP grew to \$113.9 billion, the Emirates Ministry of Economy reports.**



# DUBAI 2040 URBAN MASTER PLAN

2040 **دبي**  
DUBAI

1.7 billion sq. ft

Of the emirate's land dedicated to industrial and economic activities

60%

Of the emirate's land to comprise of nature reserves and natural areas

+134%

Increase in space for hospitality and tourism activities

5.8 million

Population increase by the year 2040 (from 3.3 million now to 7.8 million)

+105%

Doubling the size of green and recreational areas

55%

Of the population to live within 800 meters of a main public transport station

+25%

Increase in spaces designated for educational and health facilities

+400%

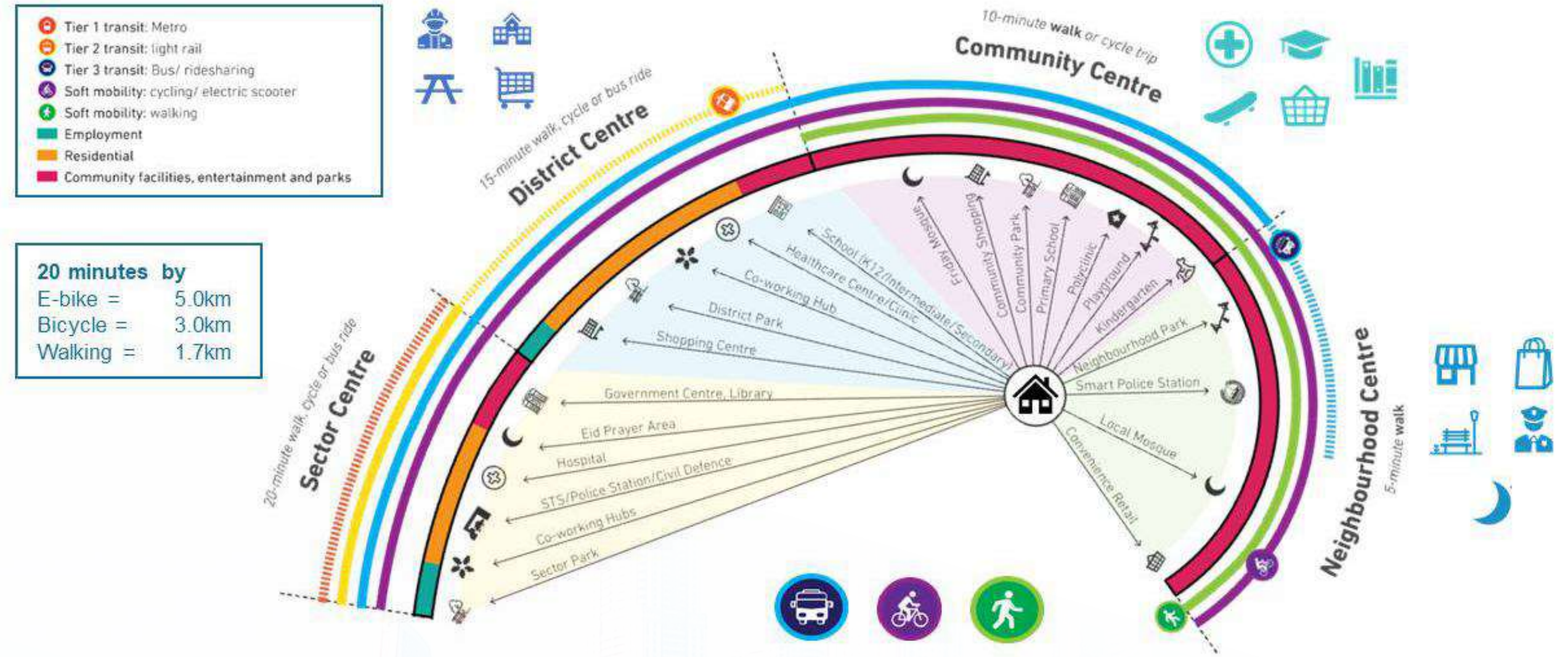
Increase in length of public beaches



# DUBAI 2040 URBAN MASTER PLAN

The Dubai 2040 Urban Master Plan recognizes the significance of time in people's lives and acknowledges that effectively managing and utilizing time for commuting and meeting basic needs is a crucial pillar in enhancing the quality of life and achieving happiness and contentment.

2040 دبی DUBAI



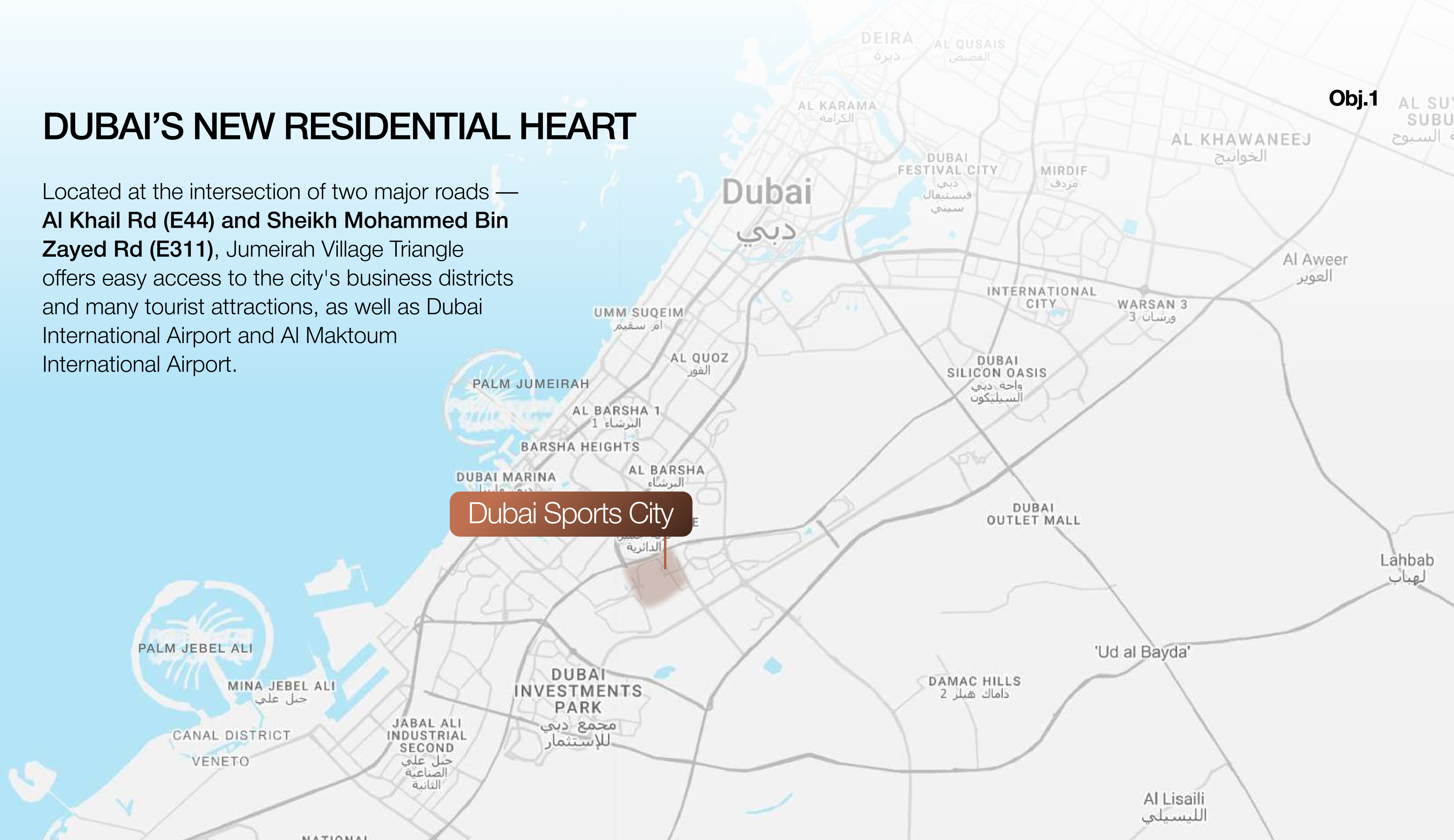
## The 20 Minutes City

The city will have integrated service centres with all the necessary facilities that allow residents to reach their destinations within a 20-minute timeframe on foot or by bicycle through facilitating sustainable pedestrian, bicycle and transportation trips across the city.



# DUBAI'S NEW RESIDENTIAL HEART

Located at the intersection of two major roads — **Al Khail Rd (E44)** and **Sheikh Mohammed Bin Zayed Rd (E311)**, Jumeirah Village Triangle offers easy access to the city's business districts and many tourist attractions, as well as Dubai International Airport and Al Maktoum International Airport.



Obj.1

AL SU  
SUBU  
السيوح

AL KHAWANEEJ  
الخوانيج

Dubai  
دبي

Al Aweer  
العوير

INTERNATIONAL  
CITY

WARSAN 3  
ورسان 3

UMM SUQEIM  
أم سقيم

AL QUOZ  
القوز

DUBAI  
SILICON OASIS  
واحة دبي  
السيليكون

PALM JUMEIRAH

AL BARSHA 1  
البرشاء 1

BARSHA HEIGHTS

AL BARSHA  
البرشاء

DUBAI MARINA

Dubai Sports City  
الدائرية

DUBAI  
OUTLET MALL

Lahbab  
لهباب

PALM JEBEL ALI

MINA JEBEL ALI  
حبل علي

CANAL DISTRICT

VENETO

JABAL ALI  
INDUSTRIAL  
SECOND  
حبل علي  
الصناعية  
الثانية

DUBAI  
INVESTMENTS  
PARK  
مجمع دبي  
للإستثمار

DAMAC HILLS  
داماك هيلز 2

'Ud al Bayda'

Al Lisaili  
الليسيلي



# DUBAI GREEN SPINE

Obj.1

The Dubai Green Spine project is a transformative urban development initiative designed to redefine the Sheikh Mohammad Bin Zayed Road (E311) into a 64-kilometer-long sustainable corridor, exemplifying Dubai's commitment to innovative, sustainable, and integrated urban planning

## Key Facts



64km sustainable urban corridor



300 megawatts solar power



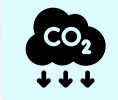
Promotes biodiversity with 1 million trees



Aligns with Dubai 2040 Plan



Promotes non-motorized transport



Significantly reduces carbon footprint



Enhances community connectivity



Incorporates urban farms and gardens



Utilizes porous drainage systems



Fosters economic and social growth



# DUBAI GREEN SPINE IN NUMBERS

Obj.1

64 km

Total length of the entire project

2024

Aligns with Dubai's 2040 Urban Master Plan goals

20 mins

Supports Dubai's 20-minute city initiative

300 MW

Harvests 300 Megawatts of clean energy

1 million

Reduces CO2 emissions by 1 Million tonnes annually

130,000

Powers approximately 130,000 homes

100 %

Trams powered entirely by solar energy

1 million

Features over 1 Million trees



# DUBAI GREEN SPINE FEATURE

Obj.1

The project integrates seamless public transportation systems including electric trams and dedicated pathways for bicycles and pedestrians, fostering a shift from car-dependent to more sustainable modes of transport.





# DUBAI GREEN SPINE FEATURE

Obj.1

The infrastructure will be embedded with smart technology, including IoT sensors for optimizing traffic management and energy use, making the Green Spine a benchmark for modern urban ecosystems. Pedestrian paths and cycling tracks will be lined with native flora, contributing to biodiversity and offering natural cooling and cleaner air.

This approach encourages residents and visitors to engage more actively with their environment, promoting health and wellness through increased physical activity and reduced air pollution.





# DUBAI IS A RELIABLE CITY FOR INVESTMENT

Dubai is among the top cities with the lowest percentage of real estate bubble risk





# GOLDEN VISA

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license