

THE  
**COMUNITY**  
×  
***SPORTS ARENA***





# Live . Work . Play

The Community - Sports Arena

#LiveTogether





# DELIVERING BEYOND YOUR EXPECTATION SINCE 2010

Since its establishment in 2010, AQUA Properties FZ-LLC has grown to become one of the leading diversified international real estate companies in the Middle East.

The company specializes in delivering premier residential and commercial developments, meticulously designed to meet its clients' needs with quality finishes, smart home technologies, and prime locations.







COMPLETION Q4 2026



### The Central Downtown

Development, Contracting, and Exclusive Sales & Marketing

COMPLETION Q4 2025



### The Community - Motor City

Development, Contracting, and Exclusive Sales & Marketing

COMPLETION Q4 2024



### The Community - JVT

Development, Contracting, and Exclusive Sales & Marketing

# AQUA Developments

## Award-Winning Real Estate Development Company

HANDED OVER



### O Ten

Development, and Exclusive Sales & Marketing

HANDED OVER



### J5

Development, and Exclusive Sales & Marketing

HANDED OVER



### J8

Development, and Exclusive Sales & Marketing

AQUA Developments' mission is to transform our clients' visions into reality, from design to completion and beyond handover. Our skilled team of professionals manages every facet of each real estate project.

Our exclusive projects stand as a witness to this promise, motivated by our passion to playing a key role in Dubai's evolving urban landscape.







# Dubai

## A City of Infinite Possibilities

Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Dubai has evolved into a city of unparalleled opportunities. With an ambitious plan to develop its urban infrastructure and housing by 2040.

Dubai is committed to becoming eco- and pedestrian-friendly, thereby enhancing the quality of life for its residents. Central to this vision is the '20-minute city' concept, which aims to ensure that most destinations will be accessible within 20 minutes by 2033.

Living and investing in Dubai present numerous benefits. The city holds over 425 Guinness World Records, showcasing its accomplishments. It is known for its high safety standards, boasting a safety index of 83.5 and a low crime index of 16.5.

Moreover, Dubai's 0 income and property taxes offer significant financial benefits for residents and investors, boosting investment opportunities and making it an attractive destination for economic growth and personal prosperity.



# Dubai Sports City

## A Place to Build Connections

Located with direct access to Al Khail Road and Hessa Street, Dubai Sports City presents a great opportunity with its offering of freehold properties.

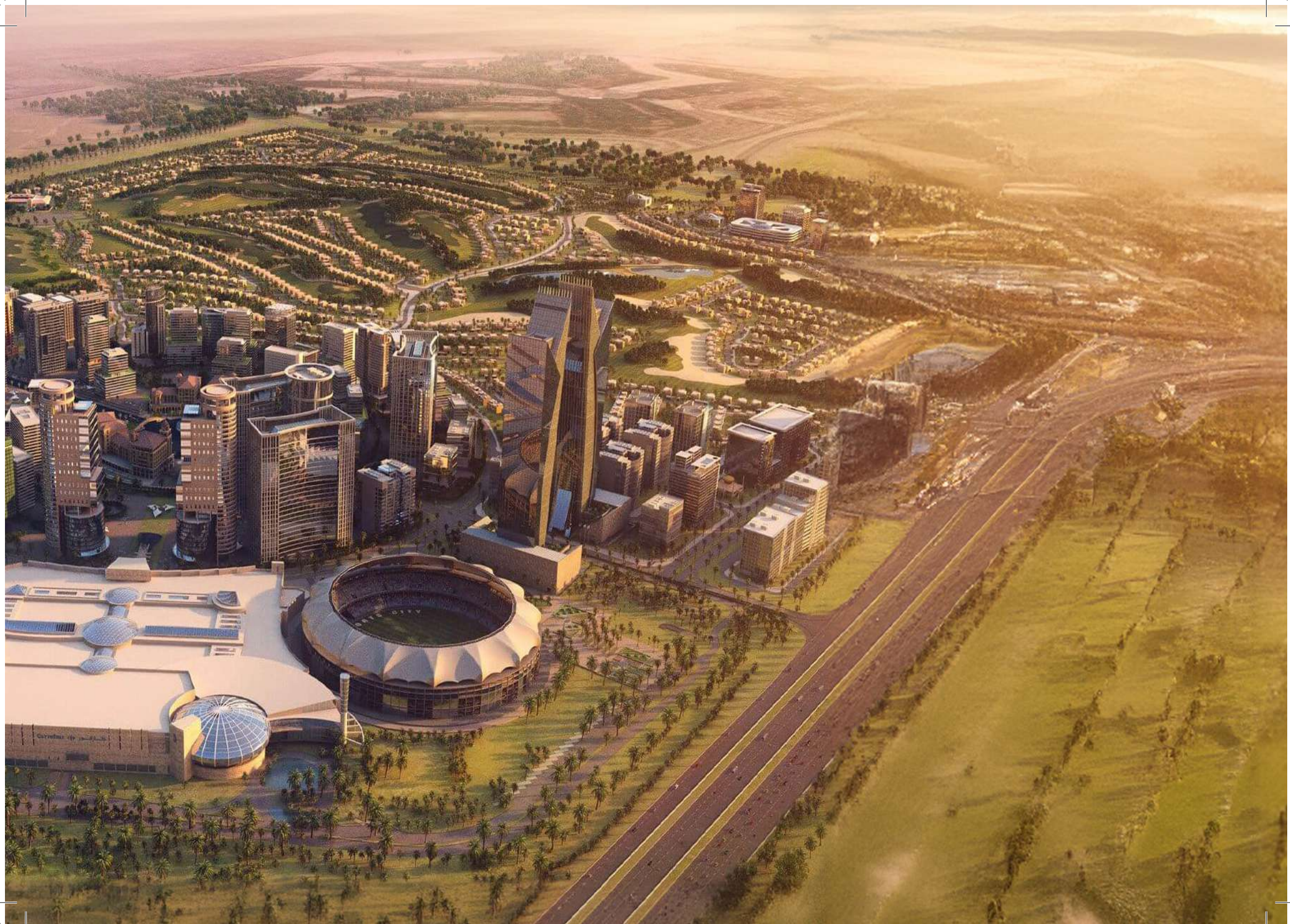
Dubai Sports City stands as an attractive investment choice, boasting the headquarters of the International Cricket Council (ICC) and an esteemed 18-hole Ernie Els-designed golf course and clubhouse. This all-inclusive community caters to both families and young professionals.

Dubai Sports City is particularly tailored for sports enthusiasts, providing extensive facilities for activities ranging from rugby to football. Additionally, families benefit from access to international schools that integrate sports classes into their core curriculum.

The neighbourhood is further enriched by essential amenities, such as healthcare facilities, grocery and retail outlets, hotels, and other conveniences, ensuring a diverse and enriching residential experience.















# The Community

## The Future of Living

The Community Sports Arena is a versatile mixed-use development spanning over 66,628 sq.ft offering 396 residential units that promise unmatched convenience and accessibility. Residents of The Community Sports Arena will relish in a variety of amenities, including a rooftop pool, an indoor-outdoor gym, and meticulously landscaped parks.

The Community is also strategically positioned ensuring maximum visibility from the Dubai International Cricket Stadium and seamless connectivity to all that Dubai Sports City has to offer. With easy access to major highways, the entirety of Dubai is within reach, complemented by a high walk score that allows for convenient access to on-site services without dependency on a vehicle.

Embracing the co-living concept, The Community fosters an active and interconnected lifestyle. This innovative approach encourages social engagement and offers residents the ideal blend of urban living and recreational amenities.





# Interior & Finishing

## The Apartment

The interiors of the residences feature elegant full-body porcelain tiles inspired by timeless Spanish and Italian designs, enhancing both walls and floors. The sanitary ware and fixtures are selected to reflect the sophistication of European craftsmanship, adding a refined touch to every space.

## Common Areas

Within the community spaces, elegant meeting lounges are located in the grand quadruple-height lobby. Artistic lighting enhances the exposed ceilings, while terrazzo flooring is accented with brass expansion joints and complemented by designer furniture.

Co-working floors offer flexible workspaces tailored for professionals who work remotely feature seating stairs. Co-working floors come with flexible working spaces for those working from home.











# Home Office

Our fully IT-integrated offices are equipped with all the necessary installations for a seamless setup, enabling you to connect your equipment and get to work straight away

Although office equipment is not provided, the infrastructure for high-speed internet, network cabling, and power outlets is in place, facilitating quick and efficient integration.

This setup ensures that your office can operate smoothly from day one, minimising downtime and allowing you to focus on productivity.











THE  
COMUNITY





# The Community Facilities

The Community places a high premium on connectivity and includes amenities that aim to foster social interaction, ensuring residents can enjoy quality time with friends and family in shared spaces.

A commitment to quality permeates every stage of the project's development, ensuring it emerges as the most desirable and convenient residence for both short-term and long-term stays.



Lap Pool &  
Kids' Swimming Pool



Indoor &  
Outdoor Gym



SPA & Wellness  
Centre



Steam  
Room



Sauna



Prayer  
Rooms



Children's  
Play Area



BBQ Area



Dog  
Park



Zen  
Garden



Sky  
Gardens



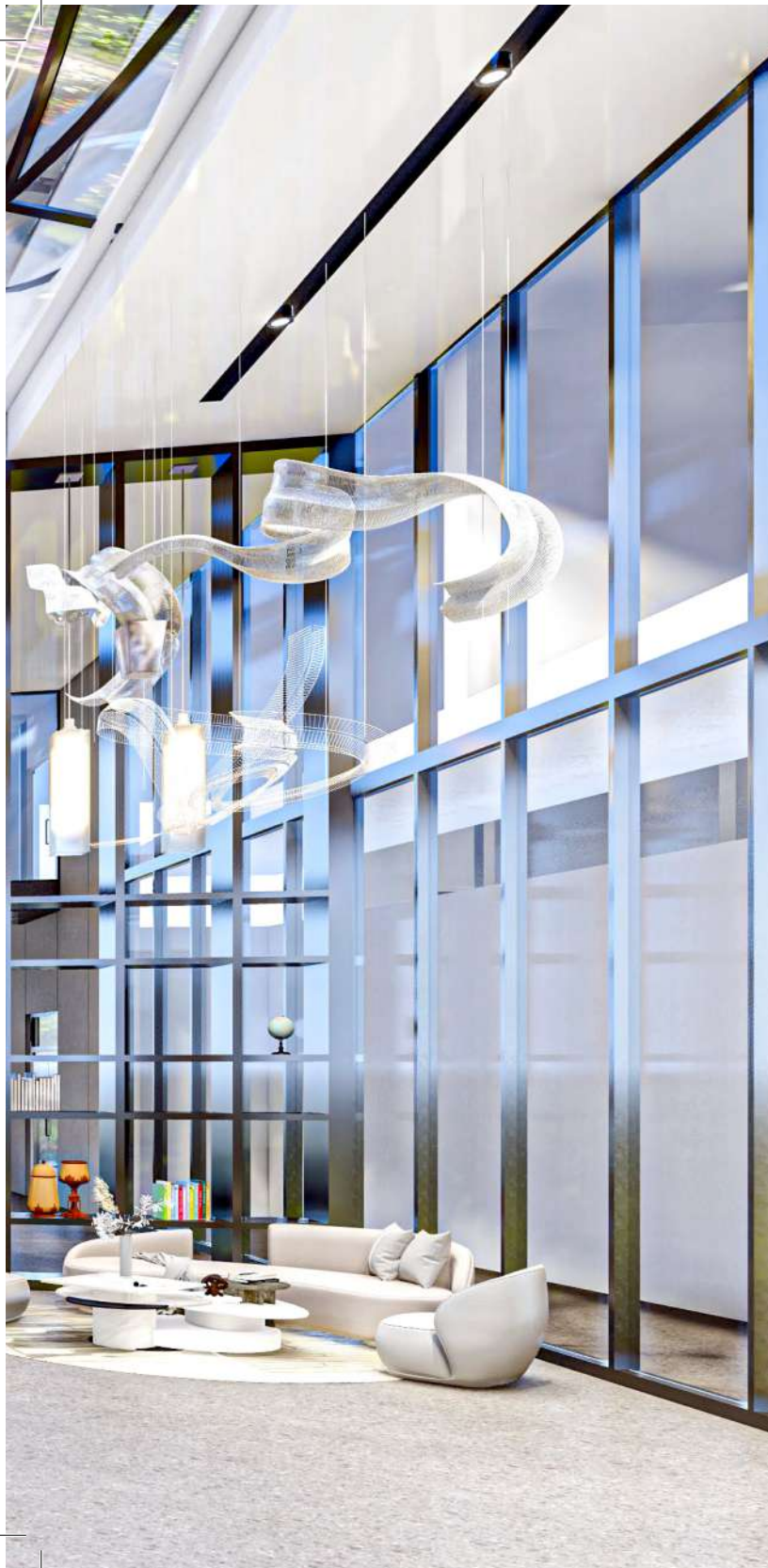
Rainforest



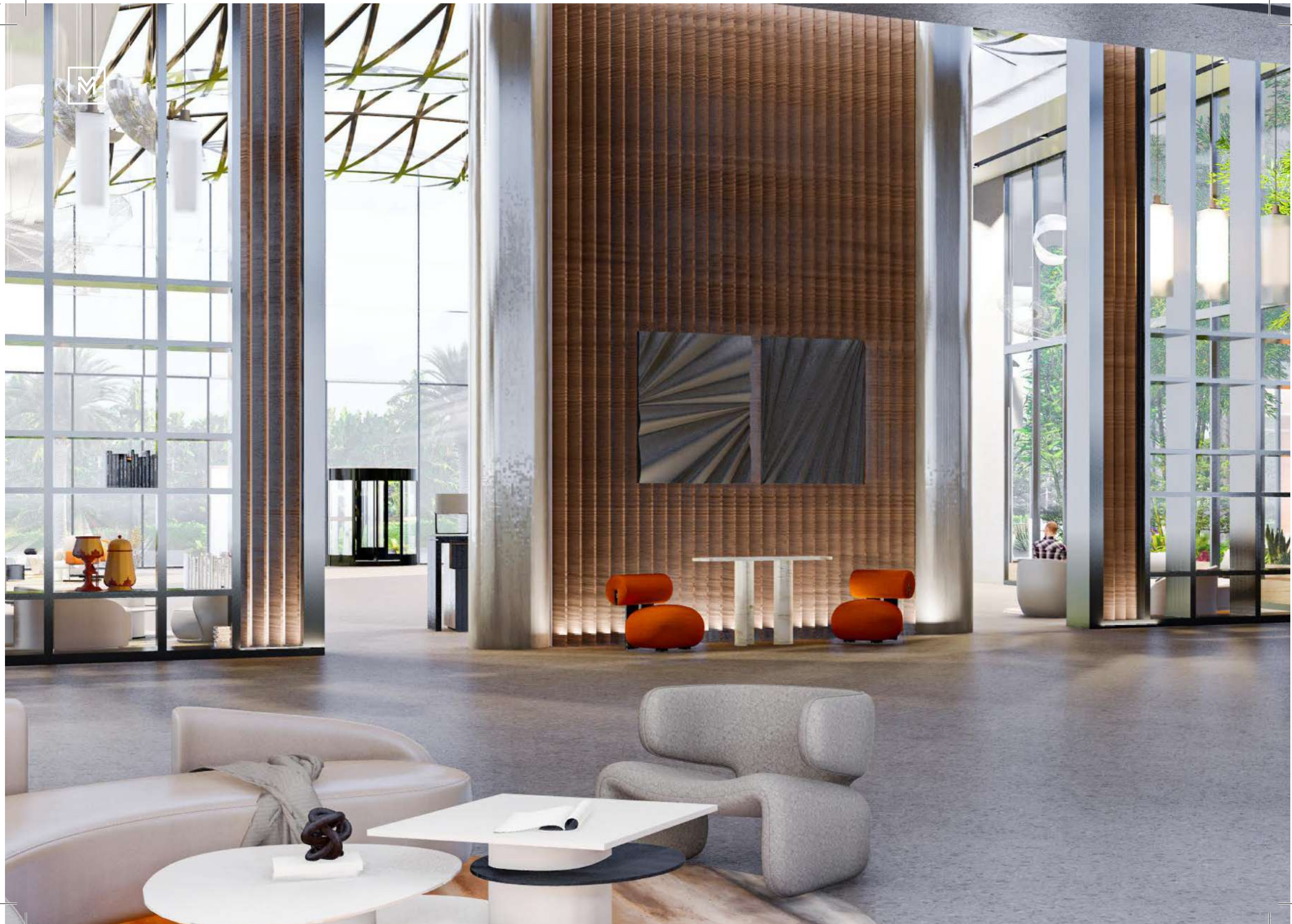
Multipurpose  
Hall



Business Centre  
& Co-Working Space











# Business Centre & Co-Working Space

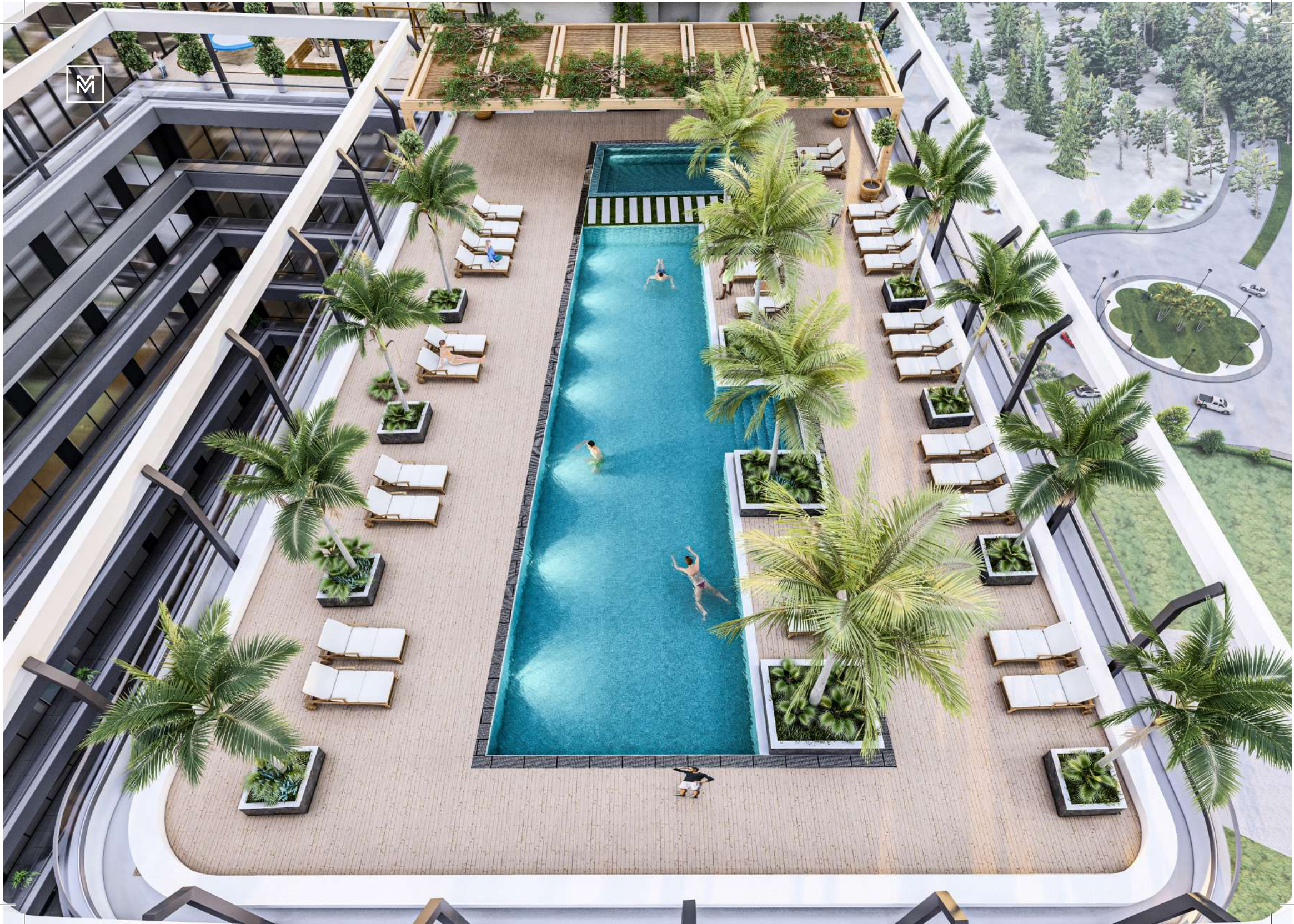
## Thrive Together

Envision a dynamic workspace designed to cultivate collaboration and innovation at your discretion.

Achieve optimal work-life balance with access to a professional Business Centre, where you can unleash your potential and connect with like-minded individuals in your vicinity.











# Swimming Pools

Dive into Your Own Paradise

Whether you seek respite from daily routines or a welcoming venue to host gatherings with friends and family, the expansive pool caters to all desires and preferences.







# Indoor & Outdoor Gyms

## Live Life to the Fittest

Prioritise your well-being with our state-of-the-art outdoor and indoor gyms, conveniently located within your residence.

Carefully curated and equipped with the latest fitness technology, these facilities offer everything necessary to help you achieve your wellness objectives in the comfort and privacy of your home.





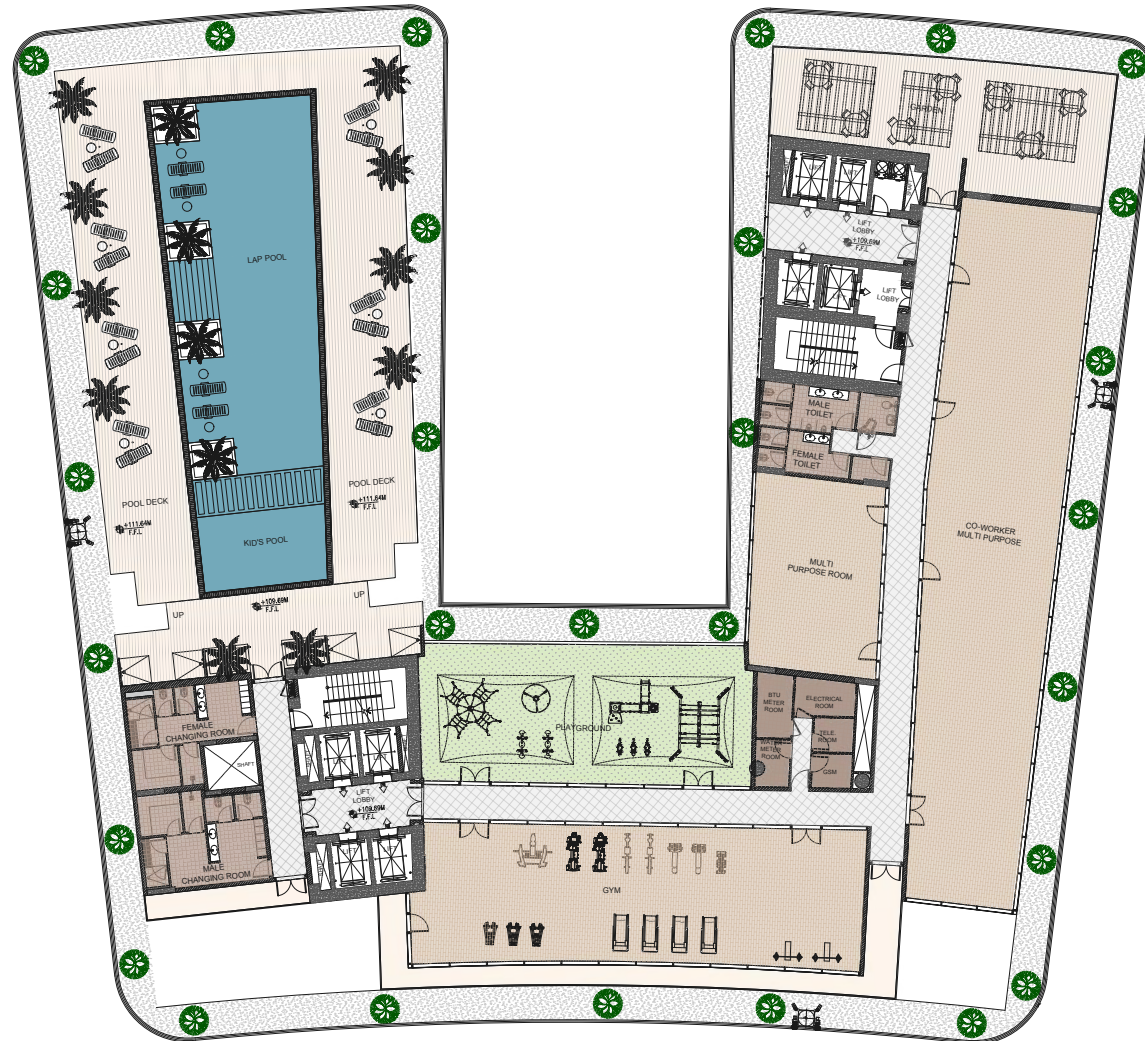






# Roof Top Amenities

- Swimming Pools with Changing Rooms
- Indoor & Outdoor Gym
- SPA & Wellness Centre
- Steam Room
- Sauna
- Prayer Rooms
- Children's Play Area
- BBQ Area
- Dog Park
- Zen Garden
- Sky Gardens
- Rainforest
- Multipurpose Hall
- Business Centre & Co-Working Space









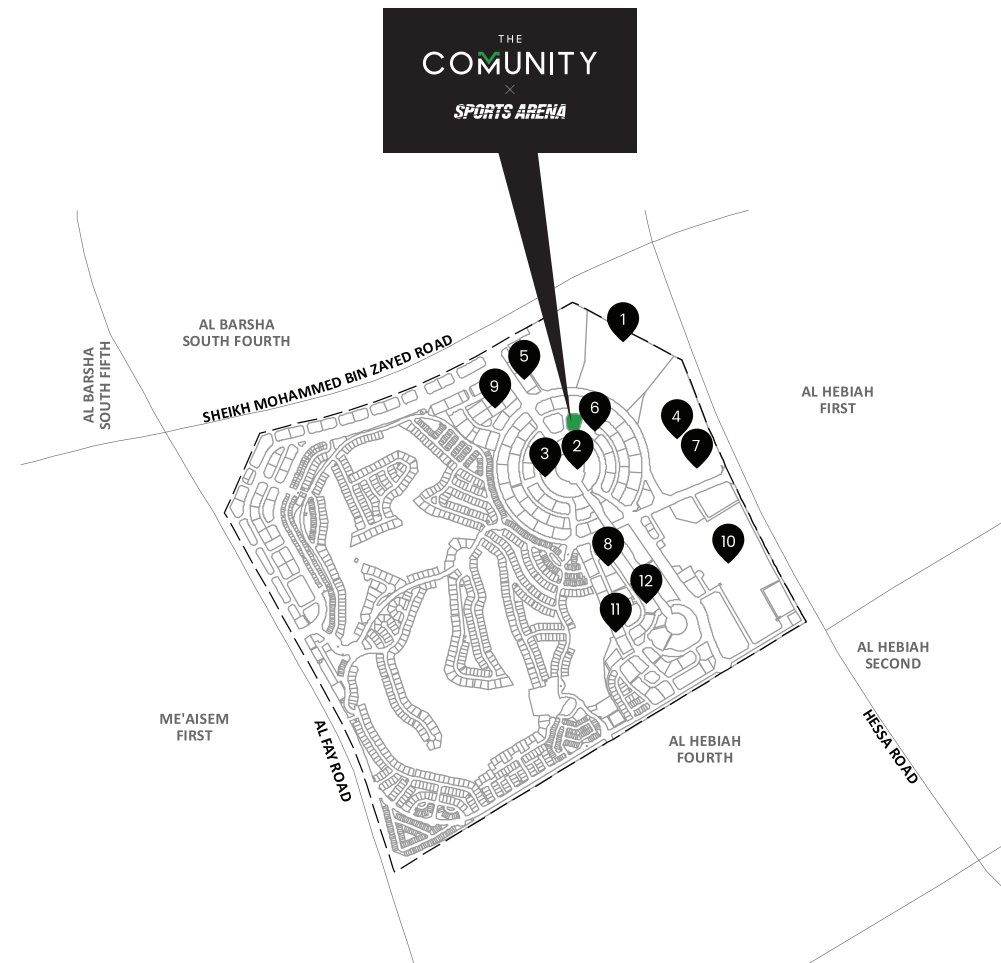


# Location

## Where to Find Us

Dubai Sports City embodies a vibrant spirit of sportsmanship and community, continually expanding to offer a diverse array of residential and commercial opportunities alongside world-class sports facilities. It stands as a supportive environment that celebrates achievements both on and off the field.

Dubai Sports City boasts exceptional connectivity via major highways, a high walkability score, and close proximity to other prominent Dubai neighbourhoods and landmarks such as Motor City, Dubai Marina, Global Village, Ain Dubai, Bluewaters Island, Mall of the Emirates, Burj Al Arab, Dubai Marina, and Al Maktoum International Airport, among others.



- 1 Dubai International Cricket Stadium
- 2 Canal
- 3 Canal Walk
- 4 Outdoor Sports Arena
- 5 Metro Station
- 6 Shopping Mall
- 7 Outdoor Sports Arena
- 8 Carrefour City
- 9 Renaissance School
- 10 Lotus Holistic Yoga Center
- 11 Victory Heights Primary School
- 12 Aster Clinic



# Location Map

- ① Dubai International Cricket Stadium
- ② Dubai Miracle and Butterfly Garden
- ③ Dubai Autodrome and Go Kart Track
- ④ Arabian Ranches
- ⑤ Mall of the Emirates
- ⑥ Burj Al Arab
- ⑦ Palm Jumeirah
- ⑧ Dubai Marina
- ⑨ Ain Dubai, Bluewaters
- ⑩ Al Maktoum International Airport
- ⑪ Burj Khalifa, Downtown Dubai
- ⑫ Dubai International Airport

















# FLOOR PLANS





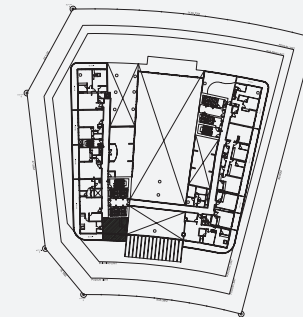
## Floor Plan



## Studio

Type	1
Total Area	574.47 sq.ft.

## Key Plan



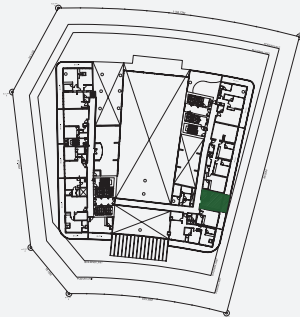
Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. All materials, dimensions, and drawings are approximate only.



## Studio

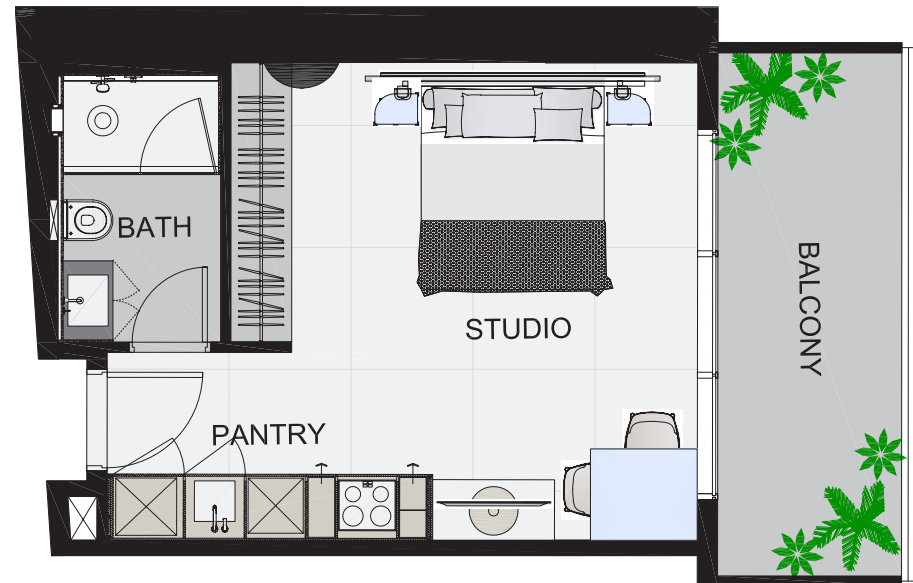
Type	2
Total Area	480.93 - 534.21 sq.ft.

Key Plan



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Floor Plan







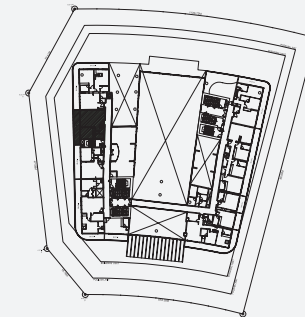
## Floor Plan



## 1 Bedroom

Type	1
Total Area	958.10 sq.ft.

## Key Plan



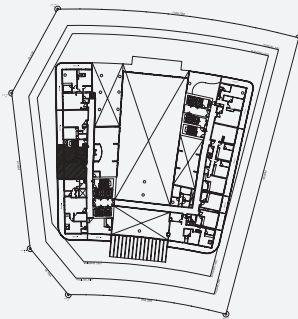
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## 1 Bedroom

Type	2
Total Area	922.90 sq.ft.

### Key Plan



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### Floor Plan







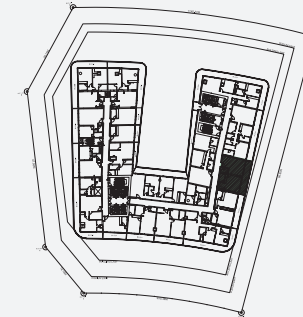
## Floor Plan



## 1 Bedroom

Type	3
Total Area	1,018.91 sq.ft.

## Key Plan



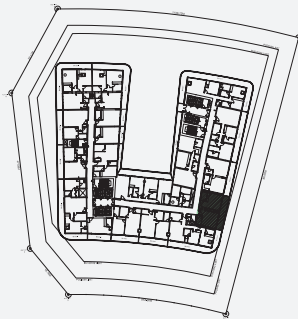
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## 1 Bedroom

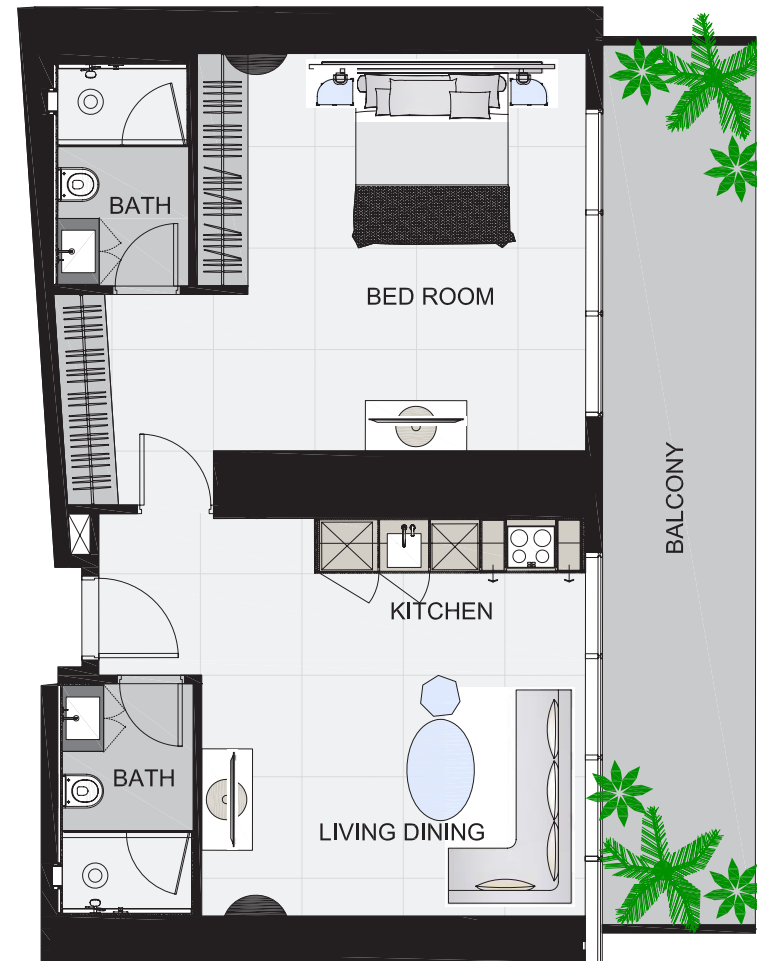
Type	4
Total Area	977.47 sq.ft.

### Key Plan



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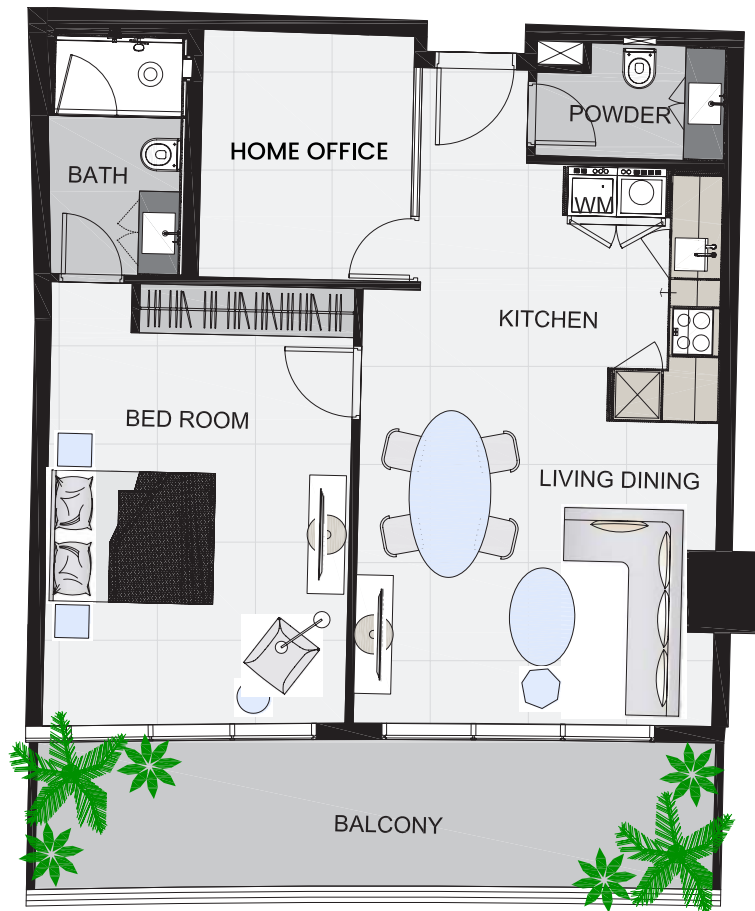
### Floor Plan







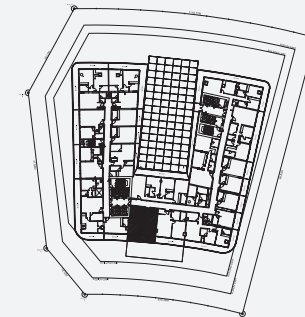
## Floor Plan



## 1 Bedroom + Home Office

Type	1
Total Area	968.97 sq.ft.

## Key Plan



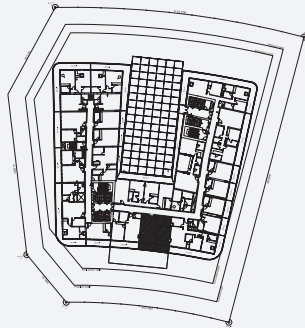
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## 1 Bedroom + Home Office

Type	2
Total Area	1,001.37 sq.ft.

Key Plan



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Floor Plan







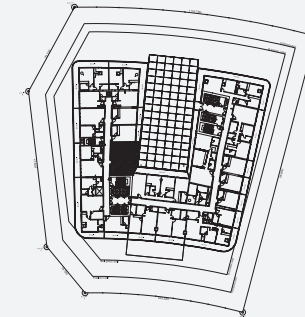
## Floor Plan



## 1 Bedroom + Home Office

Type	3
Total Area	881.03 sq.ft.

## Key Plan



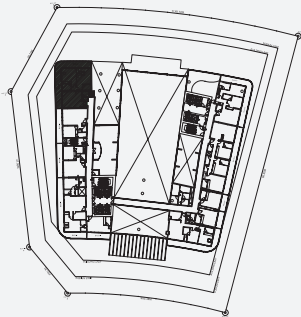
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## 2 Bedroom

Type	1
Total Area	1,634.54 - 1,653.66 sq.ft.

### Key Plan



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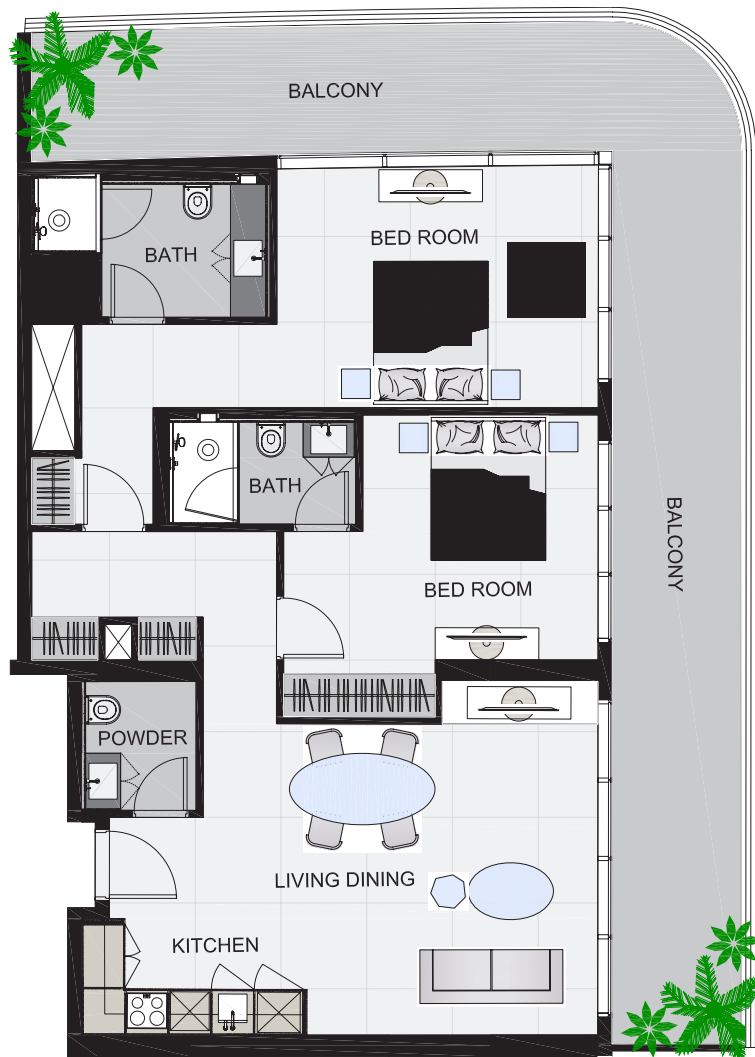
### Floor Plan







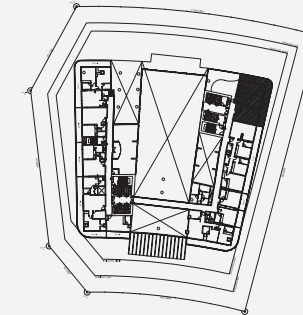
## Floor Plan



## 2 Bedroom

Type	2
Total Area	1,522.99 sq.ft.

## Key Plan

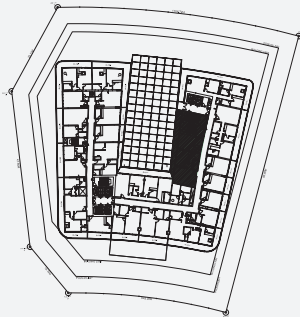


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## 2 Bedroom

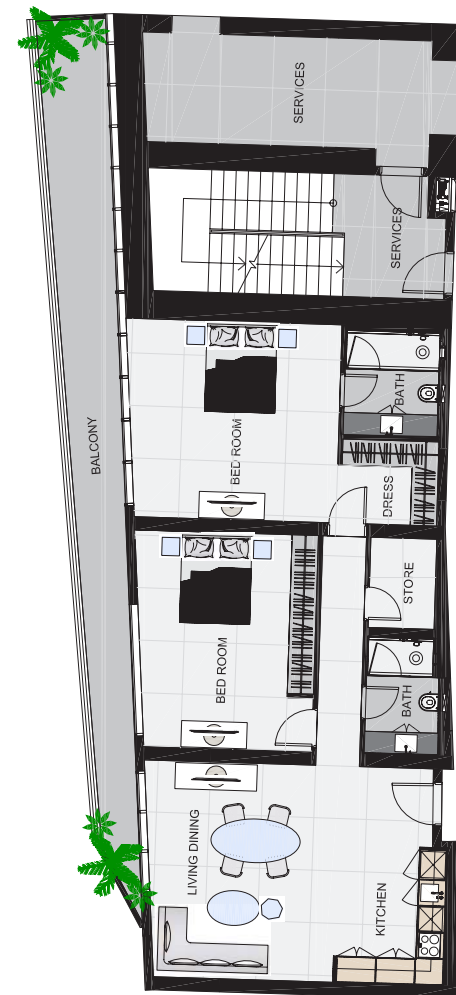
Type	3
Total Area	1,498.66 sq.ft.

### Key Plan



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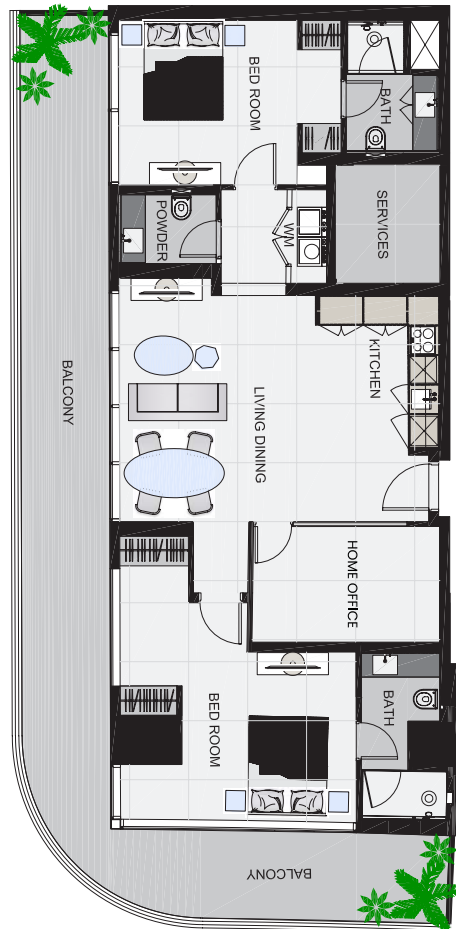
### Floor Plan







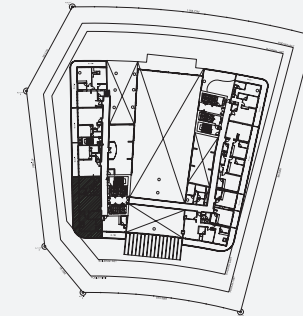
## Floor Plan



## 2 Bedroom + Home Office

Type	1
Total Area	1,662.92 sq.ft.

## Key Plan

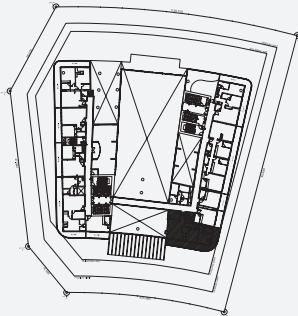


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## 2 Bedroom + Home Office

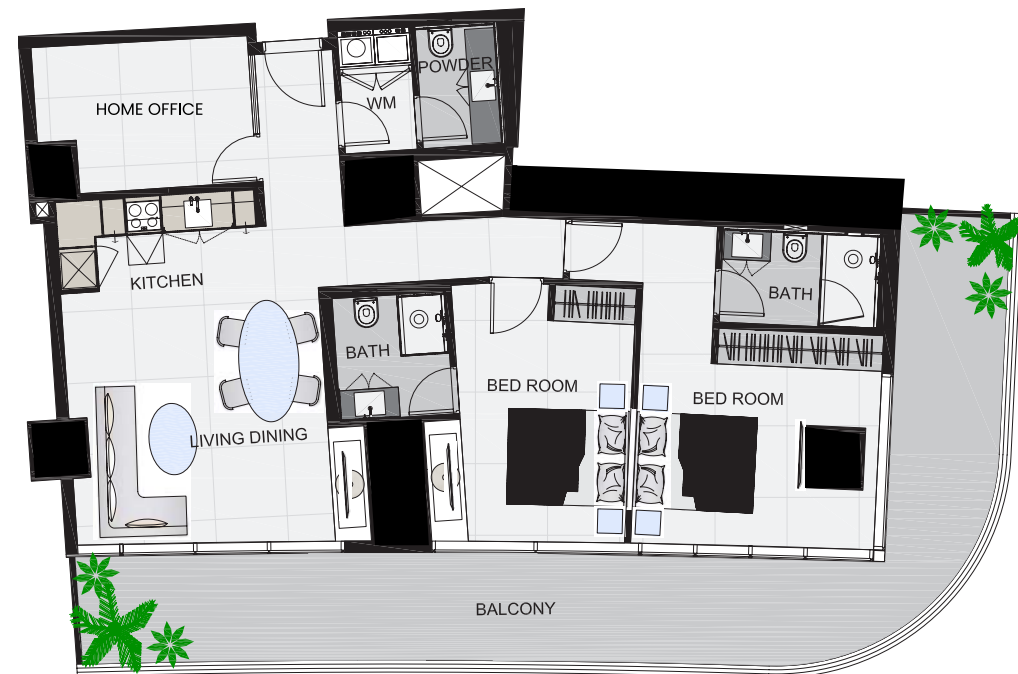
Type	2
Total Area	1,527.40 sq.ft.

Key Plan



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Floor Plan







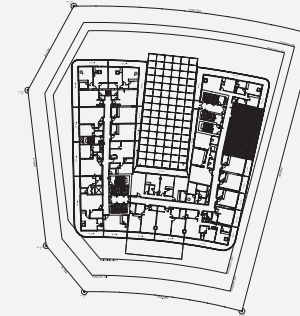
## Floor Plan



## 2 Bedroom + Home Office

Type	3
Total Area	1,596.61 sq.ft.

## Key Plan

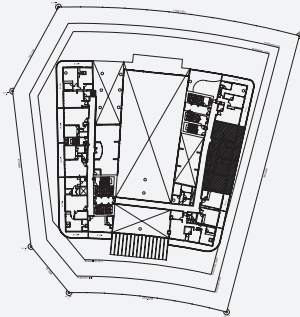


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### 3 Bedroom

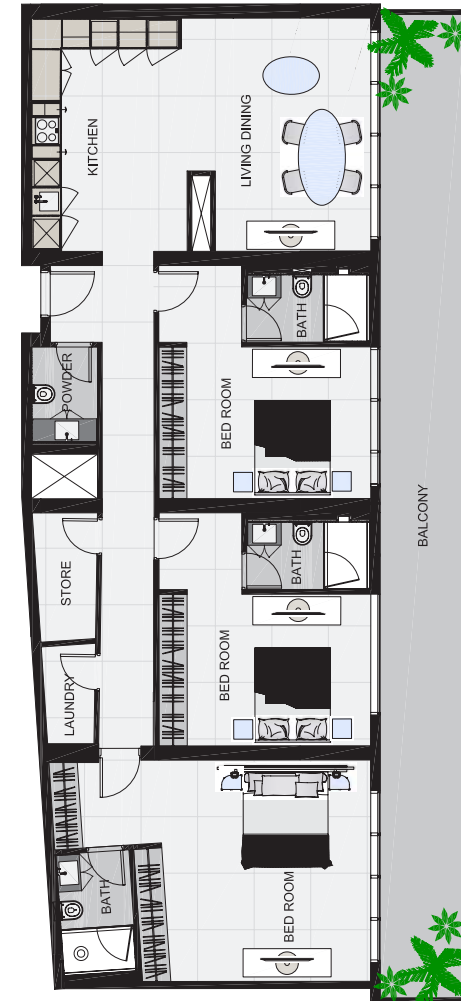
Type	1
Total Area	2,063.44 sq.ft.

### Key Plan



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### Floor Plan







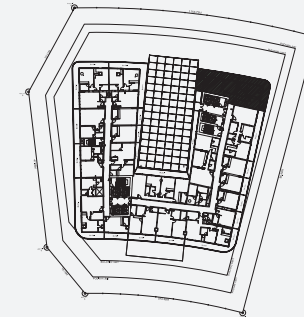
## Floor Plan



## 3 Bedroom

Type	2
Total Area	2,052.14 - 2,062.15 sq.ft.

## Key Plan

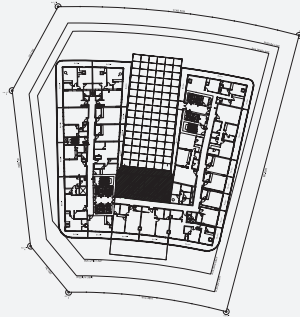


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### 3 Bedroom

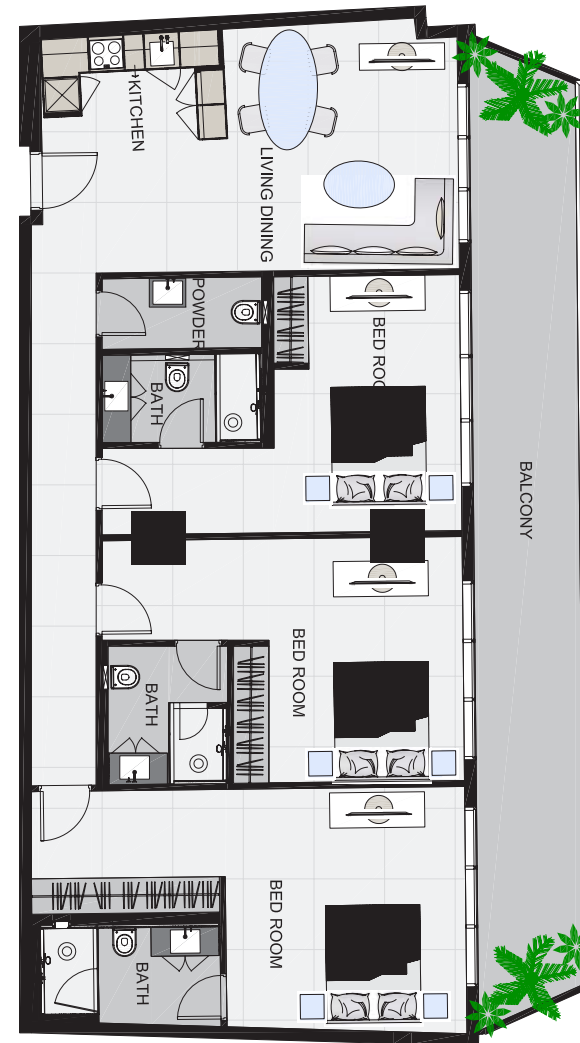
Type	3
Total Area	1,765.17 sq.ft.

### Key Plan



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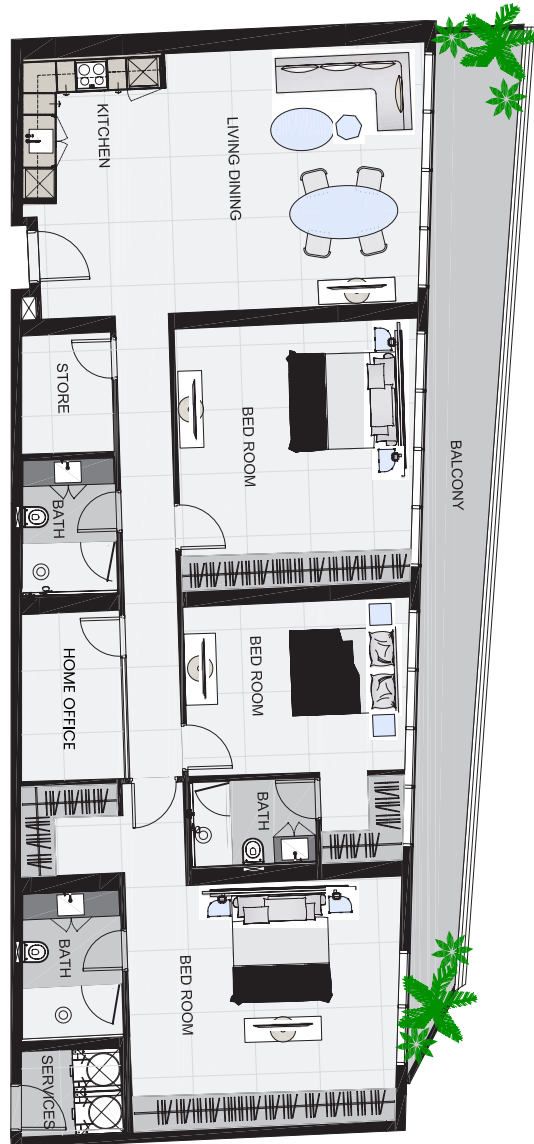
### Floor Plan







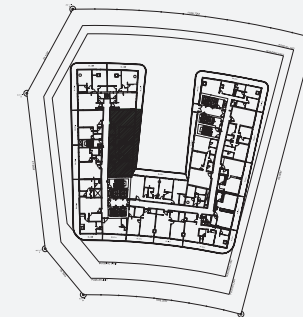
## Floor Plan



### 3 Bedroom + Home Office

Type	1
Total Area	1,946.12 sq.ft.

### Key Plan



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