

ALL SEASONS

RESIDENCE

EXCLUSIVELY PRESENTED BY

DECA

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DECA



PASSION FIND ITS PLACE

A community for everyone to enjoy and celebrate their passion

All Seasons Residence in Dubai Sports City is the perfect home for the driven and the inspired. Surrounded by world-class facilities—whether it's the swing of the golf course, the roar of the cricket fields, or the thrill of the rugby grounds—this is where excitement lives.

DUBAI SPORTS CITY

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The Best of Dubai at Your Doorstep

Dubai Sports City is surrounded by the most happening spots, offering a pulse of excitement and action just minutes away.

Business Bay	15 min.
Dubai Marina	16 min.
DIFC	20 min.
Jumeirah Beach	20 min.
Mall of the Emirates	20 min.
Palm Jumeirah	20 min.
Burj Khalifa Downtown	25 min.
Dubai International Airport	25 min.



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AMENITIES

WELLNESS & RELAXATION

- Swimming Pool & Kids Pool
- Jacuzzi on Terrace
- Sauna & Steam Rooms (separate for men and women)
- Yoga Terrace

OUTDOOR LIVING

- Outdoor Games Terrace
- Barbeque Deck
- Outdoor Terrace Lounge

FITNESS & ACTIVITY SPACES

- Ladies Gym
- Men's Gym
- Kids' Play Area (Outdoor)

COMMUNITY & SOCIAL SPACES

- Multipurpose Hall
- Library and Meeting Room
- Reading Cabins

GUEST FACILITIES

- Guests Accommodation/Garden Suites for Guests



UNITS	AVAILABILITY	SIZE	STARTING PRICE
Studio Apartments	216 units	406 sq. ft	AED 670k
1-Bedroom Apartments	108 units	859 sq. ft	AED 1.26M
2-Bedroom Apartments	27 units	1379 sq. ft	AED 1.99M
3-Bedroom Apartments	27 units	1394 sq. ft	AED 2.16M

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PAYMENT PLAN

10% TO BOOK

15% AFTER 1 MONTH

10% ON HANDOVER

1% FOR 6 YEARS WITH 3-YEAR POST HANDOVER



BOOKING PROCESS

RESERVATION / BOOKING FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA.

DOCUMENTATION REQUIRED

PRIVATE / INDIVIDUAL

National / UAE Resident

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details
- Undertaking Form Company

Non-UAE Resident

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- Undertaking Form



Mainland

- Board of Resolution
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English & Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate
- Undertaking Form

Offshore

- Owner's Passport Copy
- Board of Resolution / POA
- Copy of Trade License
- Incumbency Certificate
- MOA - English & Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate
- Undertaking Form

Legend:

- SPA: Sales & Purchase Agreement ,
- DLD: Dubai Land Department
- RERA: Real Estate Regulatory Agency
- DED: Department of Economy & Tourism,
- DMCC: Dubai Multi Commodities Centre
- MOA: Memorandum of Association,
- NOC: No Objection Certificate,
- POA: Power of Attorney

Escrow Details

- Bank Name:
- Branch:
- Account Number:
- SWIFT Code:
- IBAN:
- Account Title/Project Name:

THE DEVELOPER

Shaping progress since 1960



AL ZAROONI
DEVELOPMENTS

Al Zarooni Development is the next chapter of a story that began in 1960.

Building on this legacy and deep-rooted connections to the UAE's growth, we focus on developments that combine innovative design with long-term value.



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