

INTERNATIONAL CITY PHASE 2
08 LIFE

DENIZ REAL ESTATE





CONTENT

01

About Us

02

Location

03

Layout Design

04

Facilities

05

Payment Plan

06

Construction

07

Highlights

08

Next Project

Deniz Real Estate Development LLC, with a project management team boasting 22 years of industry experience in Dubai's real estate development sector, partners with the well-known UAE design institute MEA MIMAR Engineering Consultants and the established construction company 3D Construction LLC, which has over 20 years of experience, to create a truly high-quality home for you.

ABOUT US

Deniz is a seasoned real estate developer with 22 years of experience across China and Central Asia in both property development and management.

Now, Deniz has officially entered the UAE market, and we are excited to unveil our first project in the region — 08 Life.

Backed by decades of hands-on development experience and deep market insight, we are confident that 08 Life will set a new benchmark in quality, comfort, and design.



08 Life Top-Tier Architectural Lineup

Deniz Real Estate Development LLC, with a project management team boasting 22 years of industry experience in Dubai's real estate development sector, partners with the well-known UAE design institute MIMAR Engineering Consultants and the established construction company 3D Construction LLC, which has over 20 years of experience, to create a truly high-quality home for you.

Developed by Deniz in collaboration with MIMAR—MIMAR spearheading the master planning and architectural design.

About MIMAR :

Based in the Middle East, MIMAR has regional offices across the UAE, Qatar, Saudi Arabia, Egypt, Libya, and Iraq. The firm specialises in delivering high-quality architectural solutions that blend local culture with global perspectives. With a strong in-house team and extensive international partnerships, MIMAR continually pushes boundaries in architectural innovation throughout the MENA region.

In the UAE, MIMAR has partnered with top developers such as **EMaar** and **ARADA**, and notably led the planning and design of **AI JADA**, the future city-center of Sharjah.

Signature Projects by MIMAR: AL JADA by ARADA



CBD – AL JADA

[Commercial Offices]

CLIENT/ ARADA DEVELOPMENTS
CITY/ SHARJAH, UAE
AREA/ 192,342 sqm
STATUS/ IN PROGRESS

Concept by Arada Developments

[DESCRIPTION]

Given its scale and complexity, CBD AL JADA is set to become a major business hub in Sharjah upon completion. The design phase faced numerous challenges, especially in developing the shared podium and aligning the building cores within the overall layout. One of the buildings will house Arada's headquarters, featuring a distinctive triple-volume atrium with a striking span.



EMAAR DCH SALES PAVILION

[Commercial Offices]

CLIENT/ EMAAR
CITY/ DUBAI, UAE
AREA/ 2,778 sqm
STATUS/ COMPLETED

Concept by Square 8



PARK SIDE VIEWS

[Residential]

CLIENT/ EMAAR
CITY/ DUBAI, UAE
AREA/ 76,000 sqm
STATUS/ IN PROGRESS
YEAR/ 2027

[DESCRIPTION]

A U-shaped design that embraces the intimacy of the urban space while allowing openness on the communal public spaces, providing a cascading layout that guarantees a holistic view for all inhabitants. The project is a part of the mega-scale development 'Dubai Hills Estate', offering amenities such as a championship golf course, parks, retail outlets, dining options, healthcare facilities, schools, sports facilities, community centers, security services, and convenient transportation options.



VIDA ALJADA HOTEL & VIDA RESIDENCES

[Residential, Hospitality]

CLIENT/ ARADA DEVELOPMENTS/VIDA HOTELS & RESORTS
CITY/ SHARJAH, UAE
AREA/ 95,025 sqm
STATUS/ UNDER CONSTRUCTION

Concept by Arada Developments



MIMAR PROJECTS

Designed by  MIMAR

CBD – AL JADA

[Commercial Offices]

CLIENT/ ARADA DEVELOPMENTS

CITY/ SHARJAH, UAE

AREA/ 192,342 sqm

STATUS/ IN PROGRESS

Concept by Arada Developments

[DESCRIPTION]

Given its scale and complexity, CBD AL JADA is set to become a major business hub in Sharjah upon completion. The design phase faced numerous challenges, especially in developing the shared podium and aligning the building cores within the overall layout. One of the buildings will house Arada's headquarters, featuring a distinctive triple-volume atrium with a striking span.



VIDA ALJADA HOTEL & VIDA RESIDENCES

[Residential, Hospitality]

CLIENT/ ARADA DEVELOPMENTS/VIDA HOTELS & RESORTS

CITY/ SHARJAH, UAE

AREA/ 95,025 sqm

STATUS/ UNDER CONSTRUCTION

Concept by Arada Developments



PARK SIDE VIEWS

[Residential]

CLIENT/ EMAAR
CITY/ DUBAI, UAE
AREA/ 76,000 sqm
STATUS/ IN PROGRESS
YEAR/ 2027

[DESCRIPTION]

A U-shaped design that embraces the intimacy of the urban space while allowing openness on the communal public spaces, providing a cascading layout that guarantees a holistic view for all inhabitants. The project is a part of the mega-scale development 'Dubai Hills Estate', offering amenities such as a championship golf course, parks, retail outlets, dining options, healthcare facilities, schools, sports facilities, community centers, security services, and convenient transportation options.



EMAAR DCH SALES PAVILION

[Commercial Offices]

CLIENT/ EMAAR
CITY/ DUBAI, UAE
AREA/ 2,178 sqm
STATUS/ COMPLETED

Concept by Square 8



DESIGNED BY  MIMAR



GLOBAL MIND GLOBAL STANDARD

2040 DUBAI

Dubai, the best city
for living in the world.

5 Urban Centres



Deira / Bur Dubai

The City's Historical Essence

Celebrating Dubai's history and
preserving its traditions and heritage

Downtown / Business Bay

Global Financial Hub

An international business hub
for economic, financial and
business activity

Dubai Marina / JBR

Tourism and Entertainment

A global destination for tourism,
leisure and hotel hospitality

Expo 2020

International Gate for Exhibitions and Events

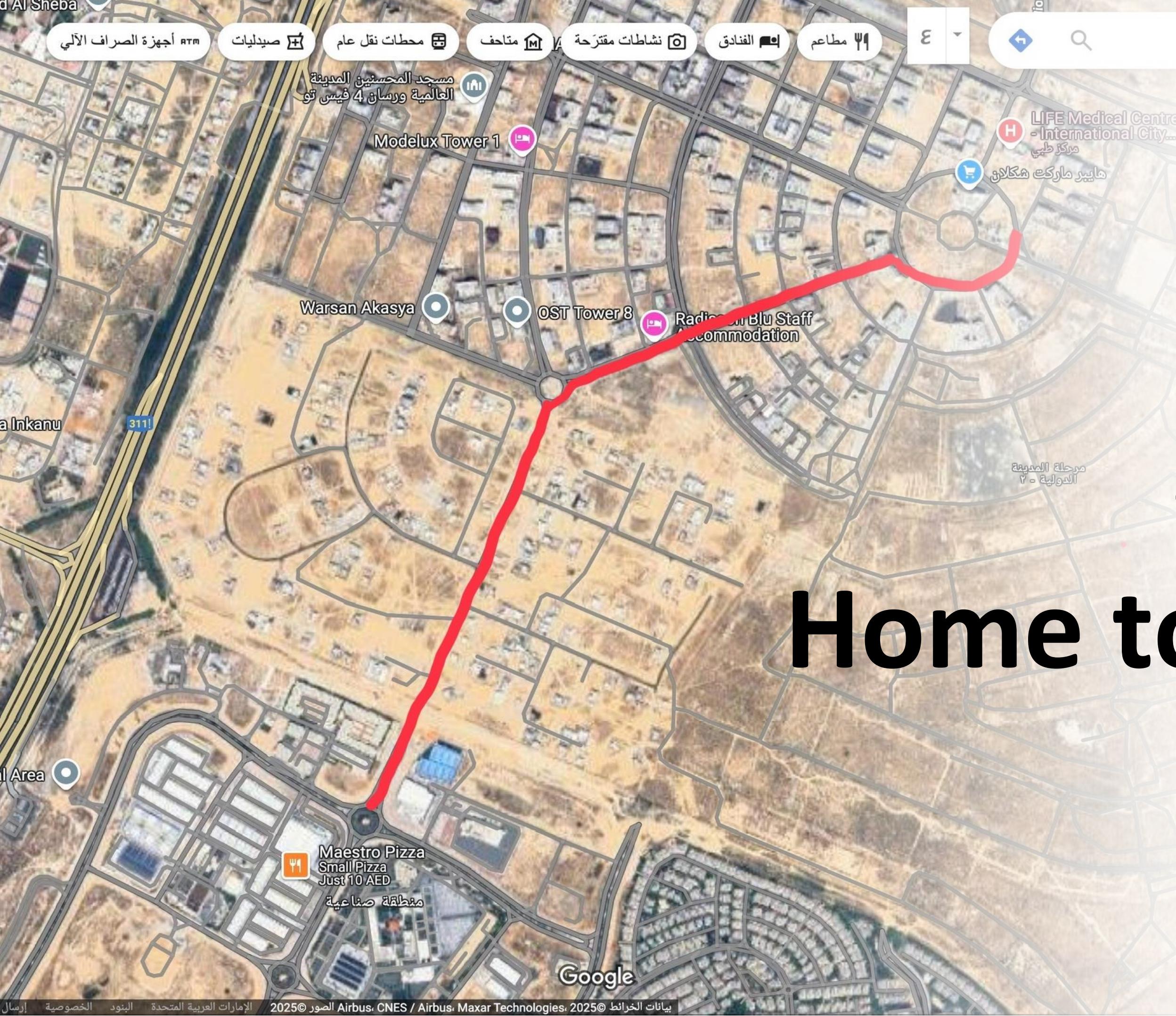
A new engine for economic growth,
supported by the activities of
exhibitions, global events and
integrated logistics services

Dubai Silicon Oasis

Knowledge and Innovation Centre

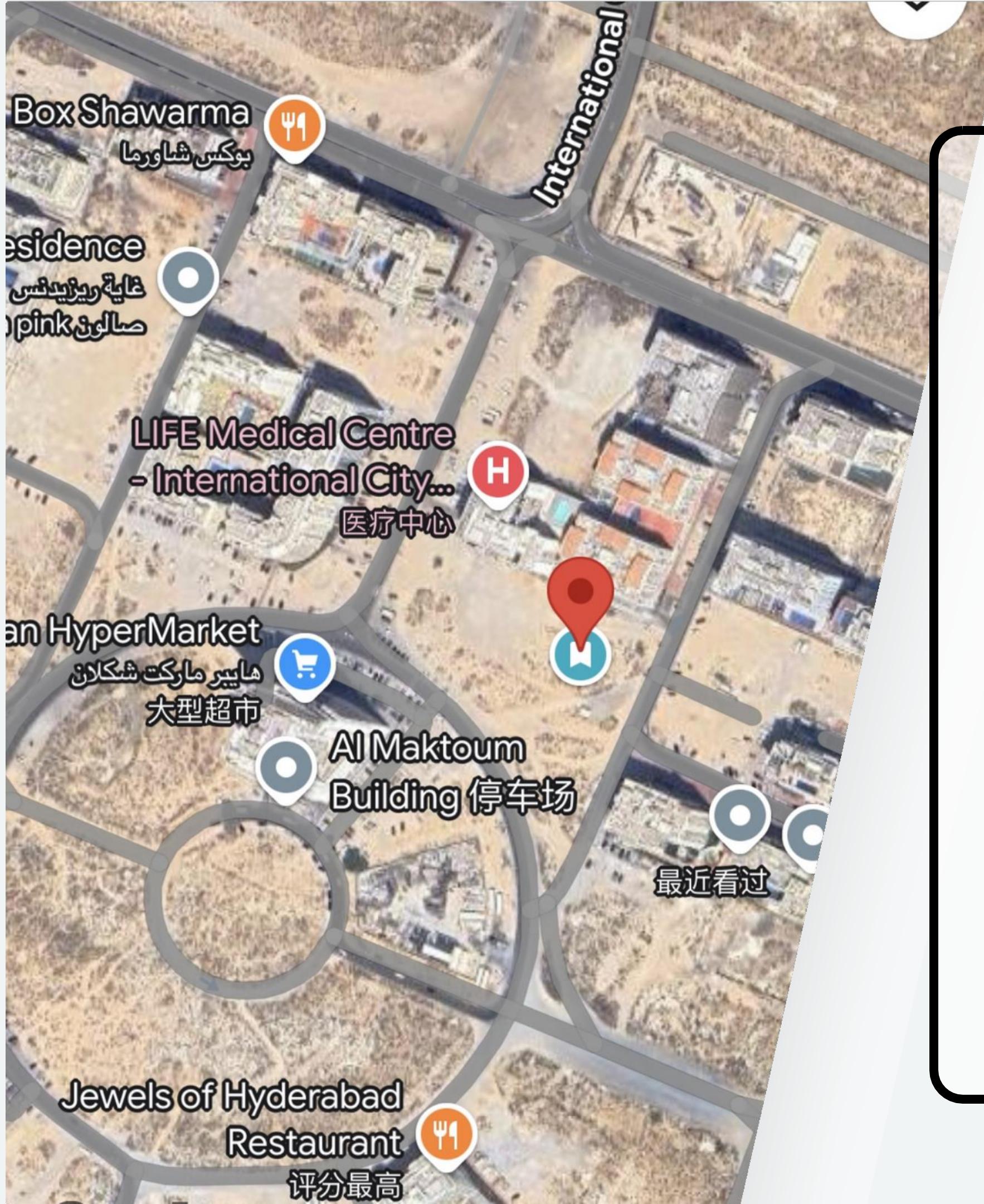
International Centre that attracts
talents and minds, contributing to the
global growth and leadership of Dubai





8 mins drive

Home to the CBD



LOCATION



Silicon Oasis

- One of the five future CBD of Dubai
- 8-minute drive to Silicon Oasis
- Free Trade Zone | Schools | Mall | Hospitals ...



International City Phase1

- 5 minutes drive to International City 1
- Restaurant | Supermarket | Pharmacy | Dragon Mart ...



LOCATION



Acedemic City

10 minutes drive to Academic City
University of Birmingham Dubai
Amity University
More coming soon



Others

15 minutes drive to Burj Khalifa
15 minutes drive to Dubai International Airport
30 minutes drive to Palm Jumeirah



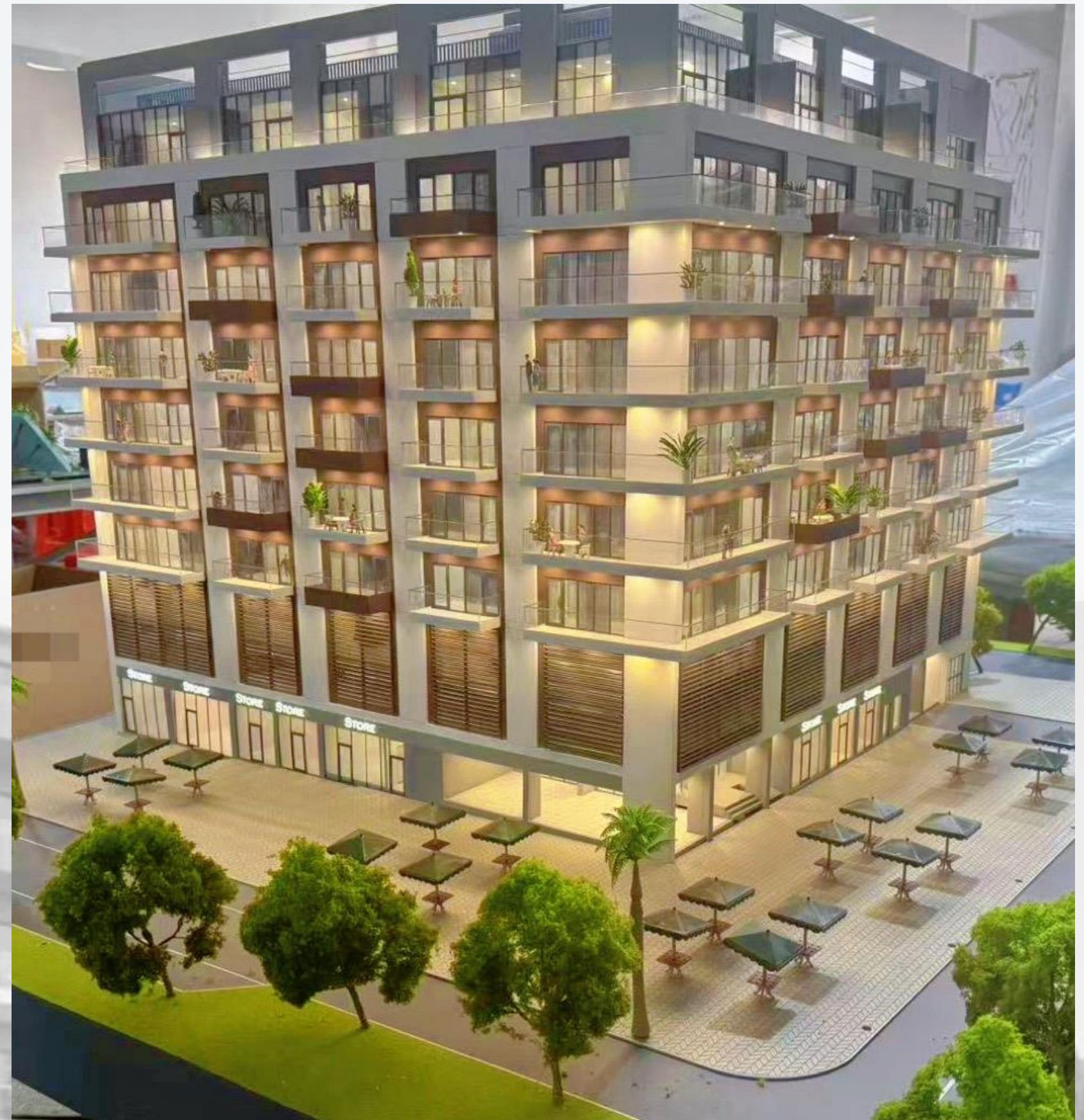
Community green space

Better view

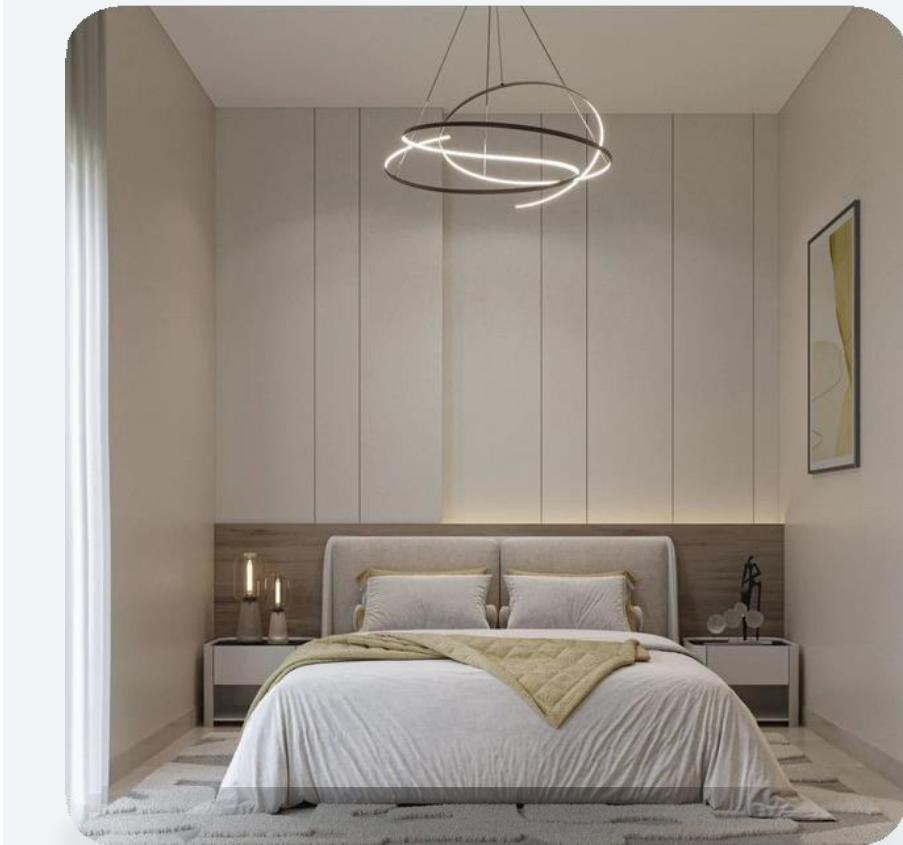


G+2P+7



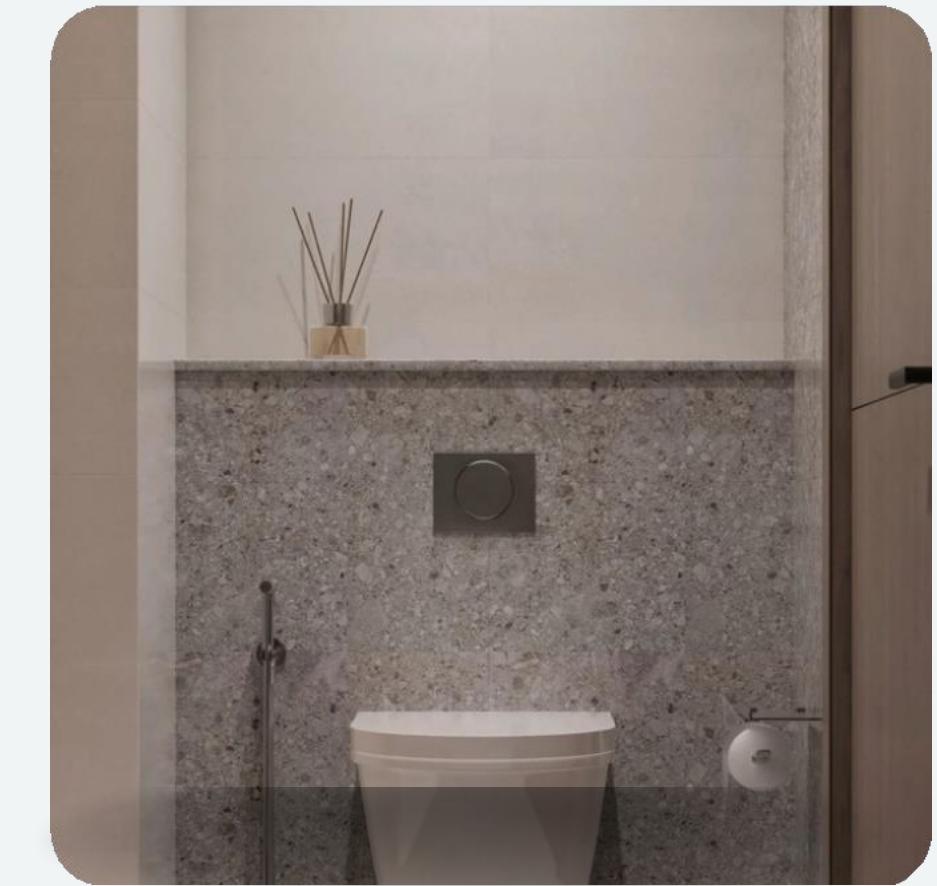
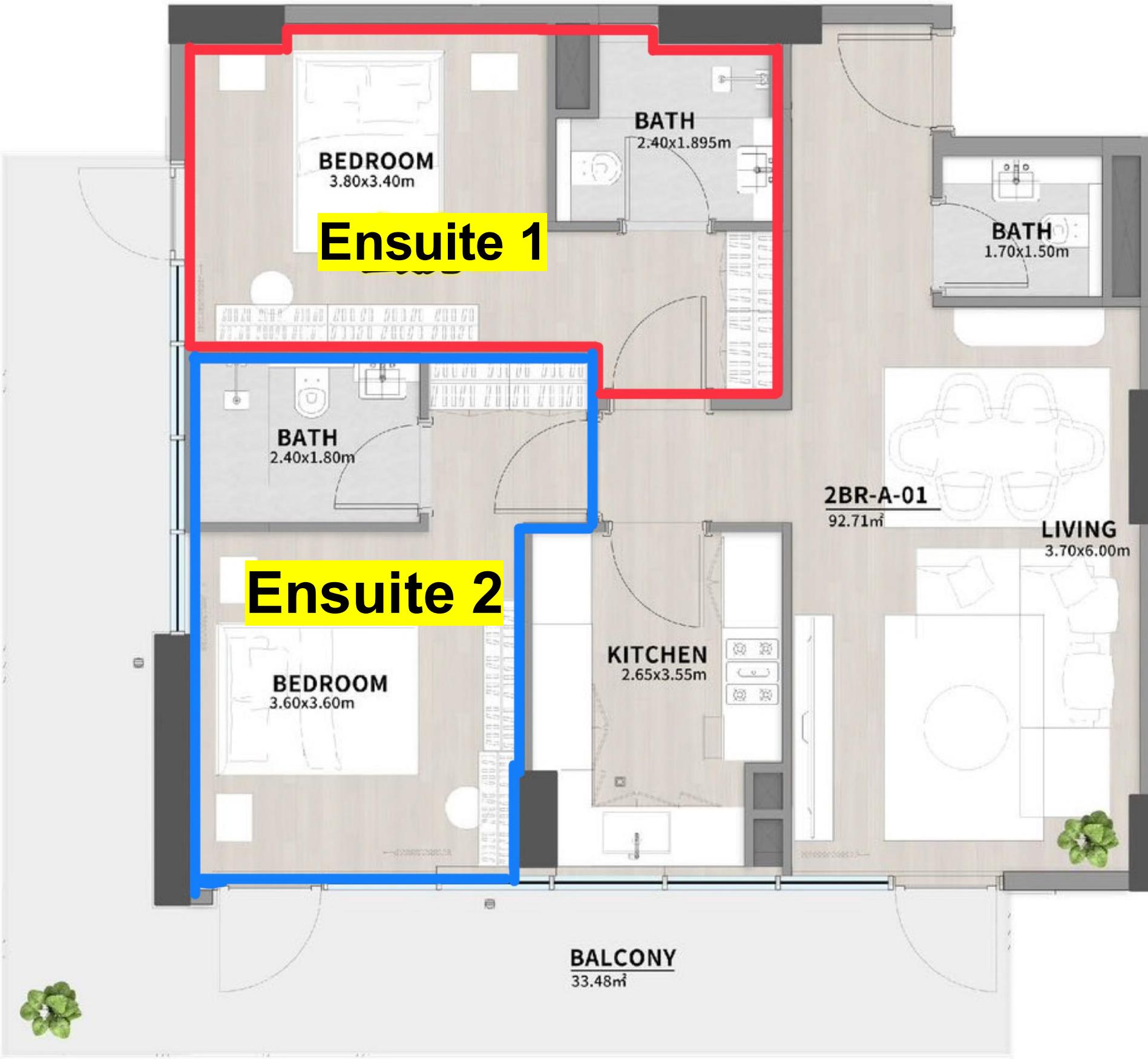


AYOUT-1BR+STU

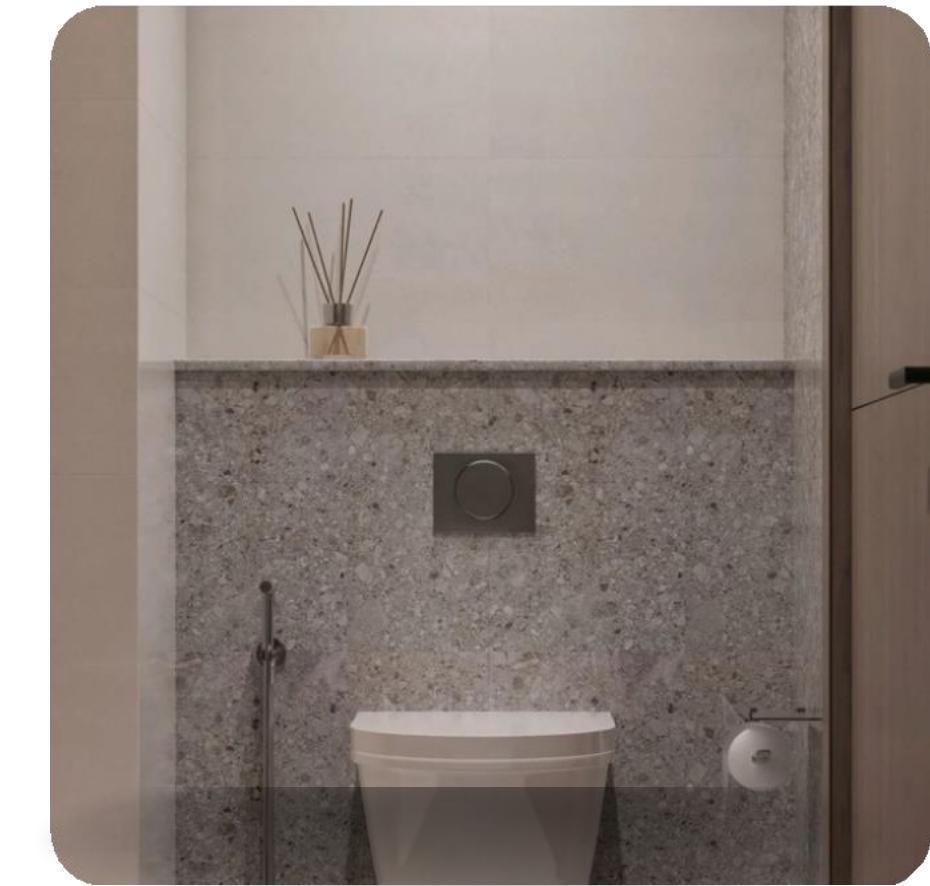
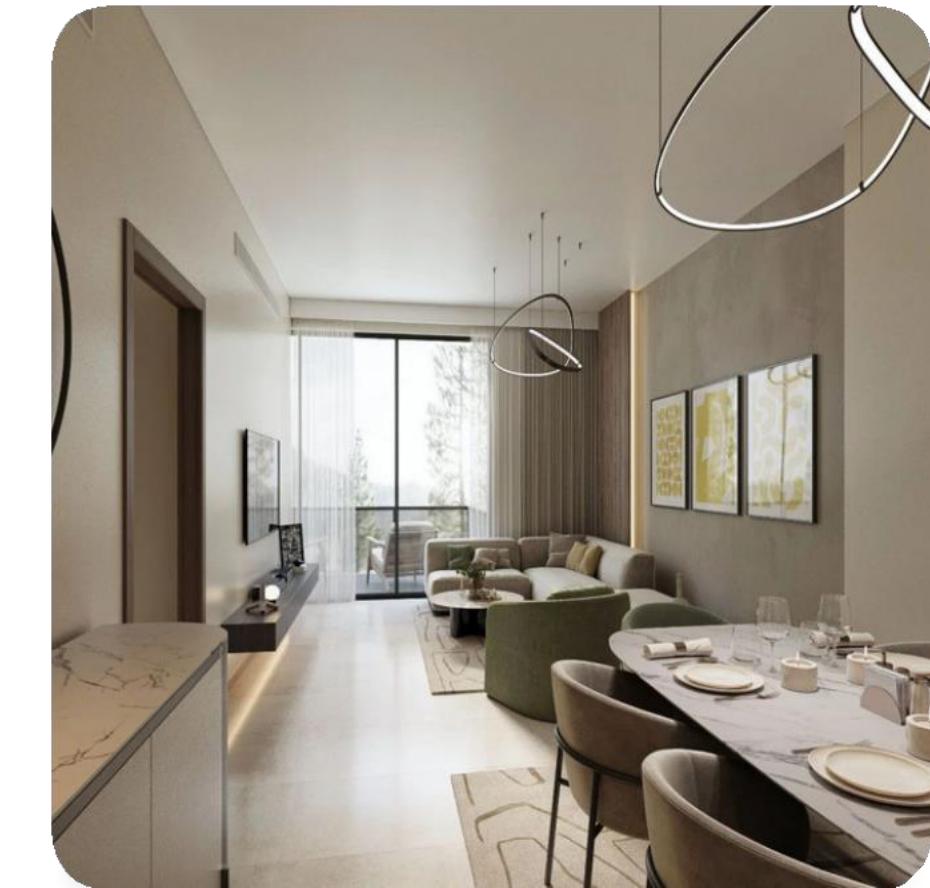
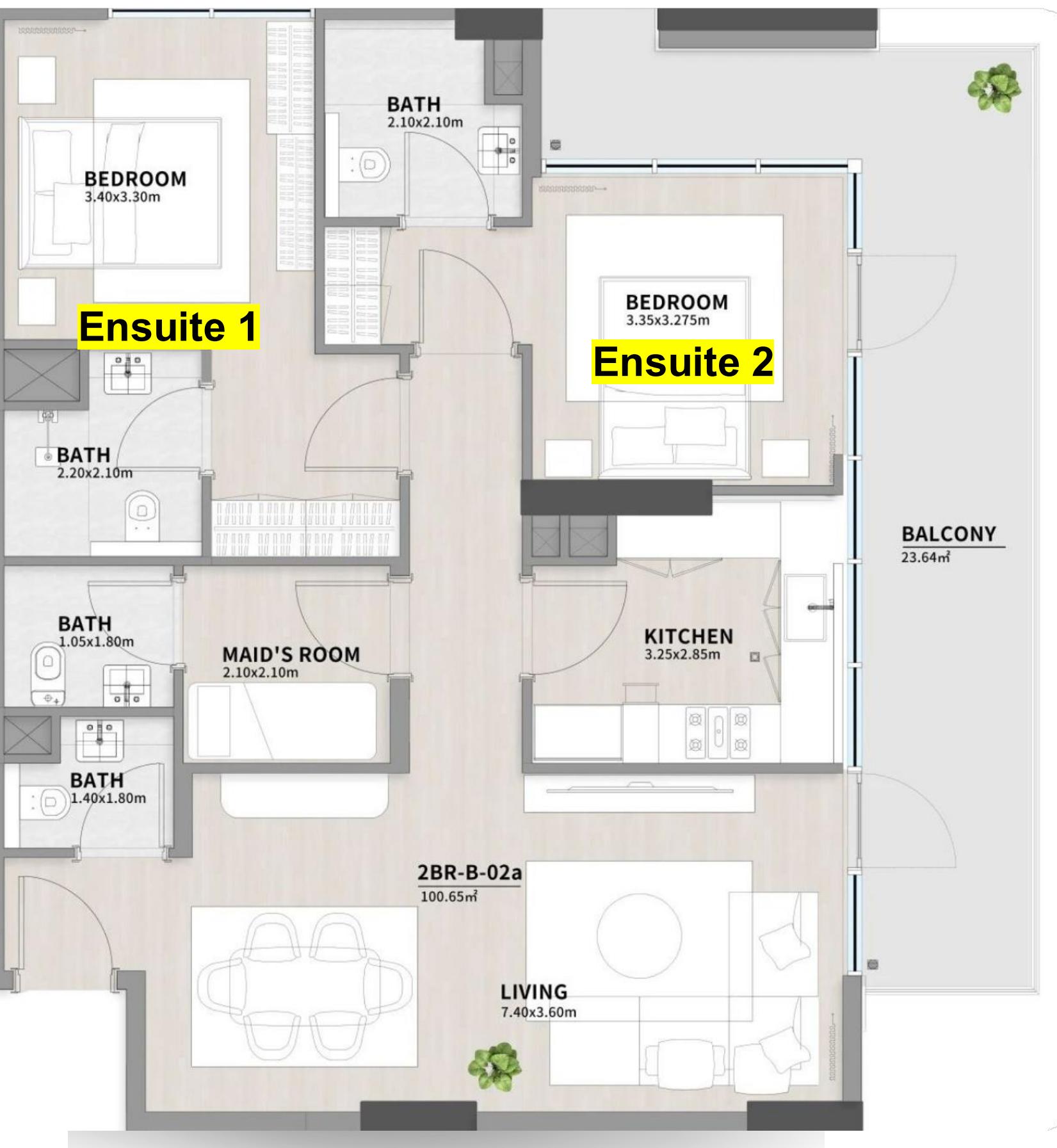


AYOUT . 2BR

Area: 1344 sq ft | Starting price : Dh1,244,870



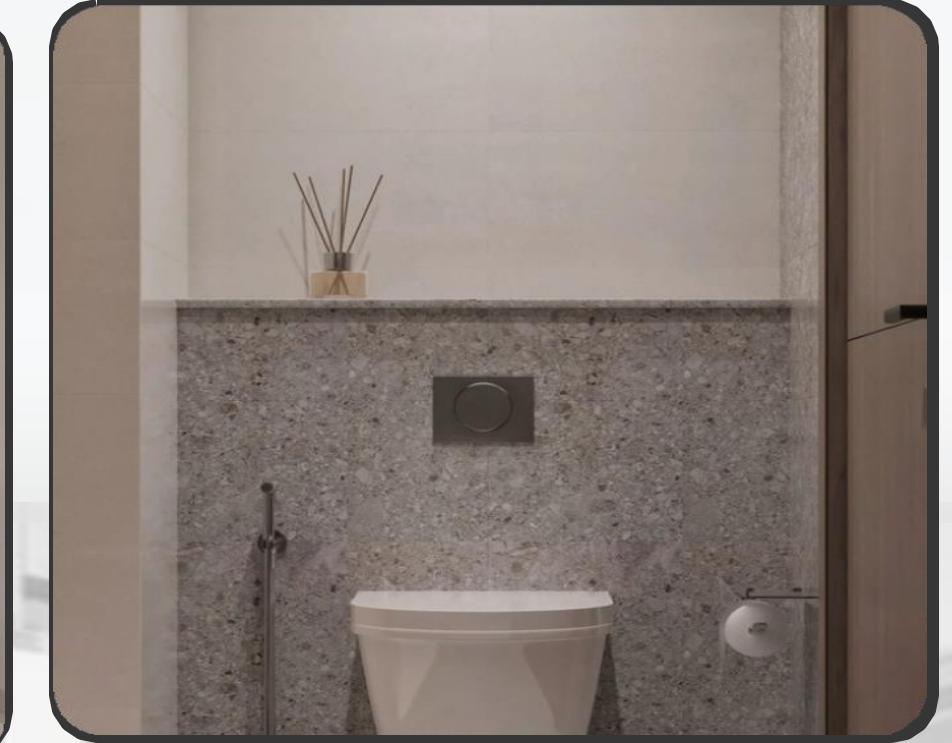
AYOUT . 2BR+MAID





Fully Furnished

What you see, what you get



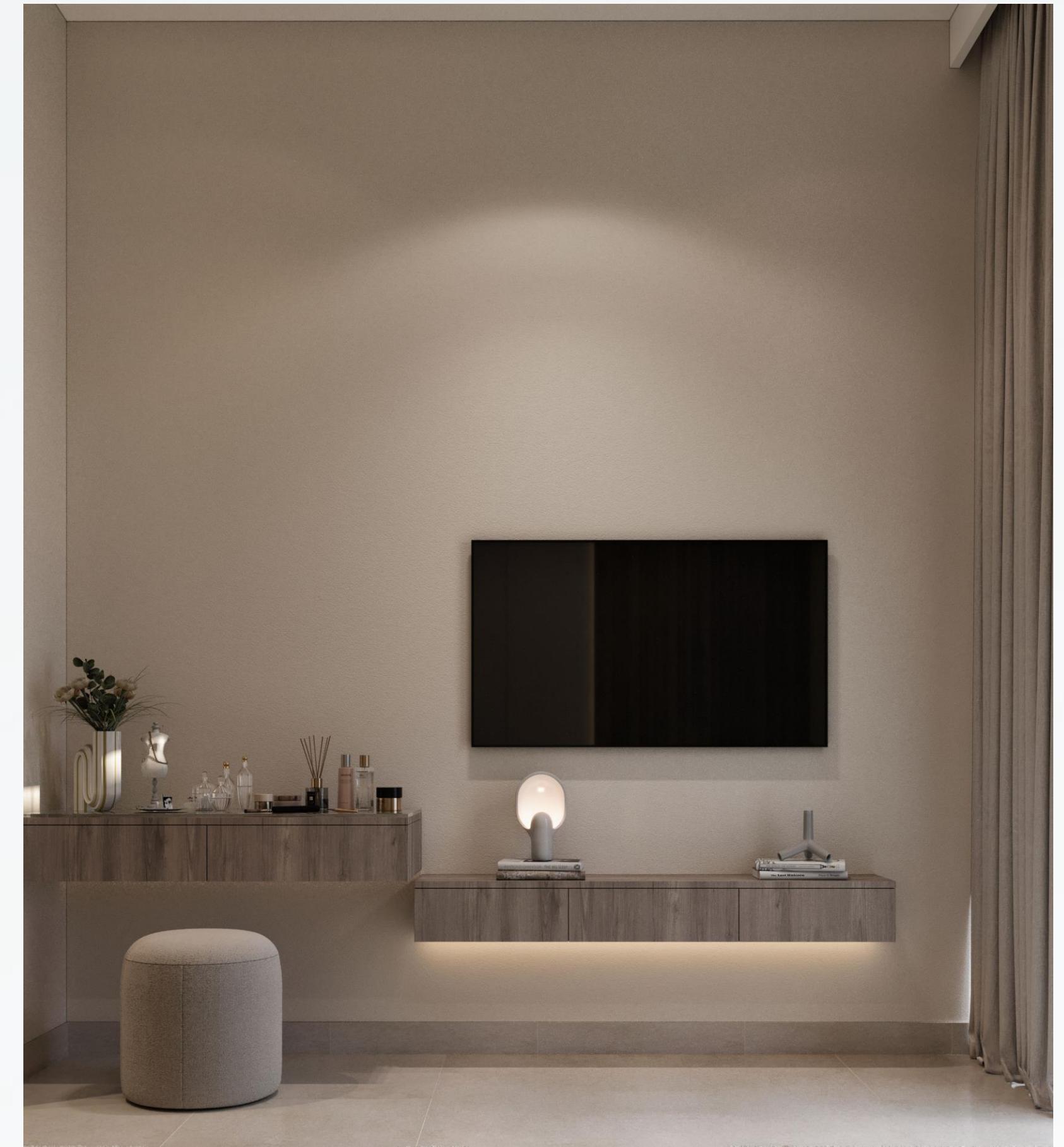


Detail Matters

A faint, grayscale photograph of a modern architectural complex, possibly a residential or office building, featuring multiple towers and a complex structural design. The image serves as a background for the central text.











FACILITIES AND AMENITIES

08 LIFE RESIDENCES has carefully created a wealth of community facilities to meet the diverse needs of modern urban life.

Swimming pool



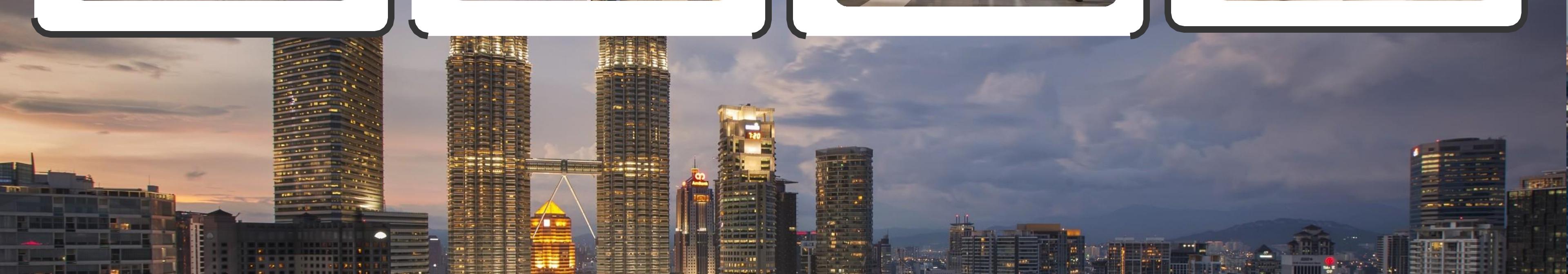
Kids Area



Gym



Parlour Lounge

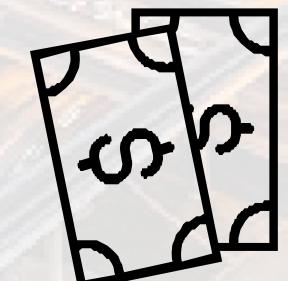


PAYMENT PLAN

Payment options are flexible and varied, starting at 890/sf with complimentary whole-house smart home appliances, only 20% down payment, 60/40 payment plan with 2-year post handover plan, 40% of the house payment can be paid off within 2 years after handover.

DOWN PAYMENT

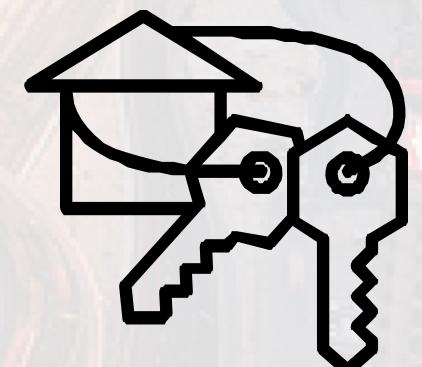
20%



PAYMENT PLAN
60/40



PHPP
2 YEARS' POST
HANOVER
PAYMENT PLAN
(Studio not included)





Payment Plan

Booking	10%
SPA	10%
After 3 months	10%
After 6 months	10%
After 9 months	10%
After 12 months	10%
On Handover	40%



CONSTRUCTION PROGRESS

Built by a quality local builder with over 20 years of experience :

3D Construction LLC.

Quality and speed guaranteed.

The foundation of the project has already been laid.

Expected to be handed over in the second quarter of next year (2026-Q2).



PROJECT HIGHLIGHTS

01

LOCATION

The project is located in the International City phase 2. 15 minutes Dubai International Airport, Silicon Oasis, Burj Khalifa.

02

LAYOUT

The project has Studio, 1 bedroom+study room, 2 bedroom+maid room, 1 bedroom can be converted into 2 bedrooms, 2 bedrooms + nanny room can be converted into 3 bedrooms, each with balcony and car parking.

03

FACILITIES

The whole house is equipped with intelligent home system, high-end home appliances and exquisite soft furnishing design, bringing convenient and comfortable modern living experience.

04

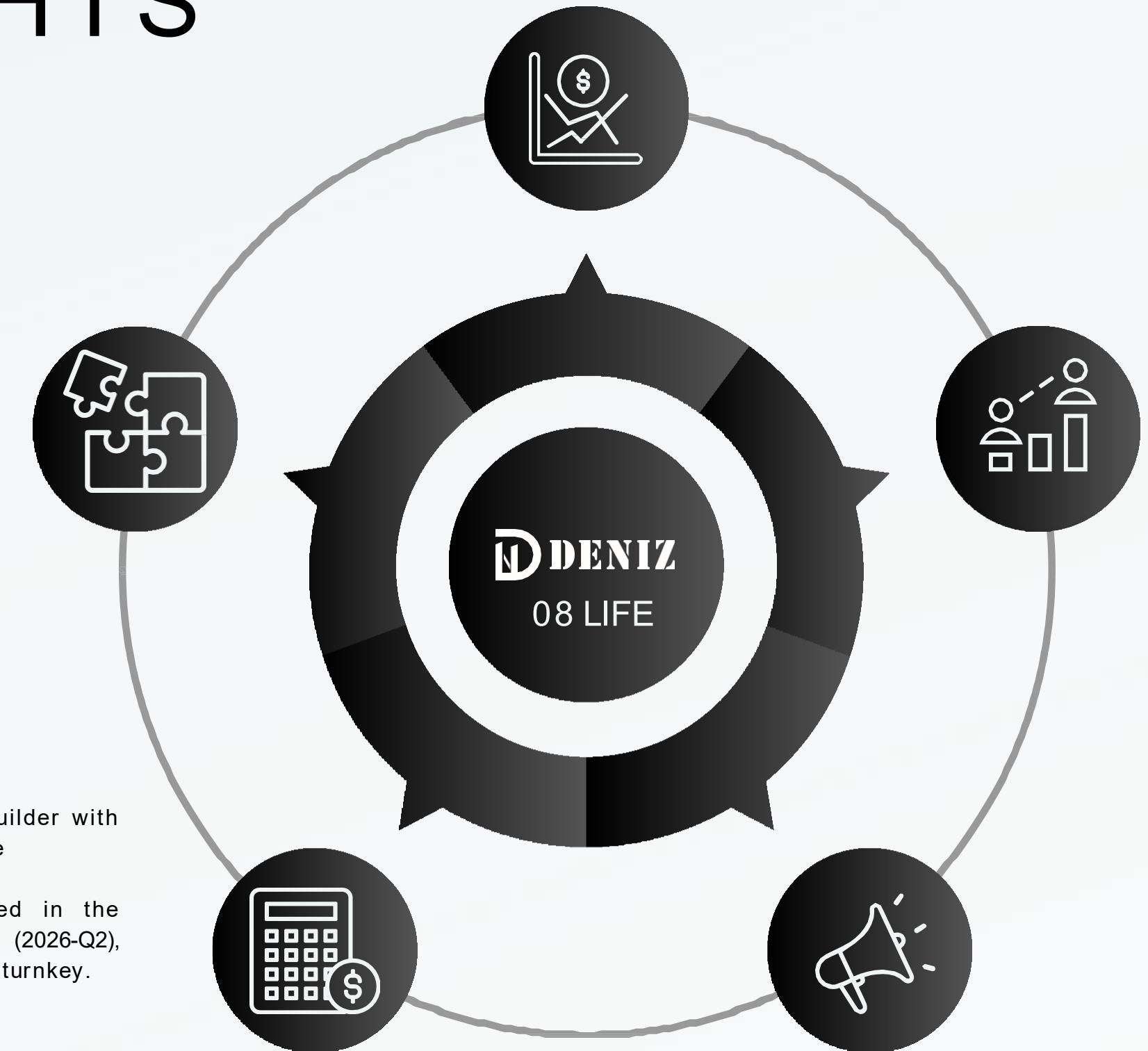
PAYMENT PLAN

Flexible payment plan with 20% down, 60/40 payment plan with option for two year deferred payment. Discounts can be applied for full payment.

05

HANDOVER

Built by a quality local builder with over 20 years of experience 3D Construction LLC Expected to be delivered in the second quarter of 2026 (2026-Q2), lightning fast delivery and turnkey.





VALUES

Studio in International City Similar units are currently rented at DH43 ,000-45 ,000 furnished, and based on an average rent increase of 10% after one year, Studio units can be rented at DH47 ,000-50, 000 after handover. Conservative estimate of rental return: 8%.



8%



12%



NEXT PROJECT COMING SOON

D DENIZ



THANK'S FOR WATCHING

