

About

AQUA Properties FZ-LLC

Established in 2010, AQUA Properties FZ-LLC turned into a full-service development company delivering the most selective residential and commercial properties designed to cater to its clients' needs in terms of quality finishes, smart homes, and prime locations.

Built on a vision to be a significant part of Dubai's evolving cityscape, combined with our expertise and experience, we transform our clients' dreams into a reality. Performing with integrity, honesty and transparency, we firmly believe in adding value to all our projects.

Our experienced team of professionals can manage every aspect of a real estate project from concept idea to completion and even post-handover.





AQUA Group of Companies





Our Development Projects



The Community Sports Arena



The Central Downtown



The Community Motor City



Tumbi Hotel



The Community



O Ten









THE COMUNITY

SPORTS ARENÁ

Live . Work . Play

#LiveTogether

Community

Dubai Sports City

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

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.

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.





Location Map

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



Overview

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





Development Summary

Plot Type	Mixed-Use Residential
Plot Size	66,628 sq.ft.
No. of Floors	4B+G+22+R
No. of Units	396





The Community

The Future of Living

The Community Sports Arena is a versatile mixeduse 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 easy connectivity to all that 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.

















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 building's development, ensuring it emerges as the most desirable and convenient residence for both short-term and long-term stays.

- 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



















Introductory Offers

UAE Golden Visa Eligibility

Purchases starting from AED 2M will qualify for a UAE Golden Visa, with our team handling the application process to ensure a smooth experience.

Trade License Option*

Buyers of select office units will be eligible for a trade license, providing added value and business opportunities.

Fully IT-Integrated Offices

While equipment is not included, all necessary installations for IT infrastructure are already in place, allowing for a seamless office setup.

44-Month Interest-Free Payment Plan

44-month interest-free post-handover payment plan offering extended financial flexibility post-handover.

Kitchen Appliances

Kitchen Appliances such as dishwashers, ovens, and refrigerators, will be provided for limited time.





Price

Unit Type	Size Range	Price Range
Studio	481–574 sq.ft.	AED 603,000 - 781,000
1-Bedroom / 1-Bedroom + Home Office	914-1,006 sq.ft.	AED 1,000,000 - 1,200,000
2-Bedroom / 2-Bedroom + Home Office	1,542-2,023 sq.ft.	AED 1,700,000 - 2,400,000
3-Bedroom	1,740-2,045 sq.ft.	AED 1,800,000 - 2,400,000

7-Year Payment Plan







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