



COVENTRY
RESIDENCE III
FACT SHEET

A PROJECT BY



PROJECT DETAILS

PROJECT NAME	COVENTRY RESIDENCE III
DEVELOPER	GFS DEVELOPMENTS
MAIN CONSULTANT	EMSQUARE ENGINEERING CONSULTANT
PLOT AREA	4187.59 SQ.M (45074.85 SQ.FT)
TOTAL SALEABLE AREA	79701 SQ.FT
TOTAL UNITS	185 UNITS
BUILDING CONFIGURATION	2 PARKING LEVELS, 5 APARTMENT LEVELS
ELEVATORS	2 ELEVATORS
UNIT MIX	STUDIO - 165 (89.2%) 1 BEDROOM - 20 (10.8%)
EFFICIENCY	98.25 %
TOTAL GFA ALLOWED	7536.60 SQ.M (81123.29 SQ.FT)
TOTAL GFA PROPOSED	7536.60 SQ.M (81123 SQ.FT)

BANK ACCOUNT DETAILS

BANK NAME	MASHREQ BANK
ACCOUNT NAME	GFS REAL ESTATE LLC
ACCOUNT NUMBER	019120210159
IBAN	AE590330000019120210159
SWIFT	BOMLAEADXXX
BRANCH ADDRESS	DOWNTOWN

PAYMENT PLAN

5% DOWN PAYMENT	20% ON COMPLETION
15% IN 30 DAYS	GET THE KEYS 
1% PER MONTH FOR 24 MONTHS DURING CONSTRUCTION	1% PER MONTH FOR 36 MONTHS POST-HANDOVER

DETAILED PROJECT SNAPSHOT

Coventry Residence III is a boutique residential development located in DIC, one of Dubai’s most well-connected and evolving districts. With five residential floors above a two-level parking podium, it combines clean modern architecture with amenities that support both relaxation and activity. Landscaped terraces, panoramic windows, and efficient layouts enhance space and natural light. Rooftop and podium-level features – including pools, green areas, and wellness spaces – create a calm, balanced lifestyle in a vibrant urban setting.



KEY ADVANTAGES

- Located in DIC, it offers a tranquil yet well connected location to Dubai's main districts.
- Dual amenity zones on the podium rooftop and upper level, featuring pools, outdoor cinema, gym, and relaxing spaces

APARTMENT HIGHLIGHTS



- Thoughtfully designed layouts that maximize space and functionality.
- Floor-to-ceiling windows providing abundant natural light.
- High-quality finishes with a modern, neutral palette.
- Open-plan kitchens integrated with living areas for a seamless flow.
- Private balconies offering views of the surroundings.
- Comfortable bedrooms designed for privacy and relaxation.
- Carefully selected materials that enhance comfort and durability.

DEVELOPER

The fastest growing private developer in the UAE. GFS Developments has over 20 years of experience as a trusted property developer in Dubai real estate industry. Leading name and a pioneer in the Dubai property market, known for our hard work and dedication in providing, quality, innovation and excellence in real estate development sector

PARKING CALCULATION

STUDIO	1 PARKING FOR EACH STUDIO	165 X 1.0 = 165
1 BEDROOM	1 PARKING FOR EACH 1 BEDROOM	20 X 1.0 = 20
TOTAL CAR PARKING REQUIRED		185 NO'S + 4 FOR P.O.D
TOTAL CAR PARKING PROVIDED		191 NO'S

PEOPLE OF DETERMINATION – CAR PARKING CALCULATION

Parking required for P.O.D = 2% of the total required parking = 2% of 185 = 3.7 nos

AMENITIES



- Sitting areas
- Swimming pool
- Kids pool
- Splash pad
- Jogging track
- Gazebo
- Outdoor cinema
- BBQ area
- Fire pits
- Lazy river
- Multi purpose hall
- Entrance lobby
- Gym
- Yoga&Meditation
- Indoor games



COVENTRY RESIDENCE III



BASEMENT FLOOR WITH PARKING SPACES

GROUND FLOOR WITH PARKING & LOBBY

1ST FLOOR WITH APARTMENTS & AMENITIES

2-5 FLOORS WITH APARTMENTS

ROOFTOP – INDOOR/OUTDOOR AMENITIES



WHY DUBAI SOUTH

HOME TO THE WORLD'S LARGEST FUTURE AIRPORT

Dubai South hosts Al Maktoum International Airport, which will become the world's largest airport with a planned capacity of 260 million passengers annually. This major global aviation hub will anchor tourism, trade, and business activity in the area

ETIHAD RAIL INTEGRATION ENHANCING CONNECTIVITY

Dubai South is part of the Etihad Rail network, linking it directly to Abu Dhabi, Dubai, Sharjah, and eventually the wider GCC. This strategic rail connection will drastically reduce travel time for people and cargo, improving accessibility and logistics for investors and residents

MASSIVE MASTER-PLANNED DEVELOPMENT

Spanning 145 square kilometers, Dubai South is a government-backed master community designed to house over 1 million residents and create 500,000 jobs, supporting a self-sustaining urban ecosystem built around live-work-play principles

EXPO 2020 LEGACY – DISTRICT 2020 TRANSFORMATION

The former Expo 2020 site is evolving into District 2020 – a global innovation hub for tech, R&D, and smart mobility. It is attracting multinational companies, startups, and skilled professionals, driving long-term real estate demand

FREE ZONE & BUSINESS-FRIENDLY ENVIRONMENT

Dubai South features multiple free zones, offering:

- 100% foreign ownership
- 0% corporate and income tax
- Streamlined company setup

This pro-investor environment attracts global companies across aviation, logistics, and e-commerce sectors

CENTRAL LOGISTICS AND TRADE GATEWAY

Situated between Jebel Ali Port and Al Maktoum Airport, Dubai South is part of the Dubai Logistics Corridor, enabling seamless air-sea-land freight movement. It's a preferred hub for global trade and distribution companies

HIGH DEMAND FOR RESIDENTIAL AND WORKFORCE HOUSING

With thousands of businesses and employees operating in the area, there is growing demand for affordable, well-planned housing

INFRASTRUCTURE-READY & SMART CITY FEATURES

- Smart traffic systems
- Sustainable energy networks
- Digital building standards

This supports eco-conscious living and business operations, aligning with Dubai's long-term sustainability goals

GOVERNMENT-LED VISION AND STABILITY

Backed by the Dubai Government, Dubai South is a key pillar of Dubai's 2040 Urban Master Plan, ensuring continuous growth, policy support, and infrastructure funding. This enhances investor confidence and long-term stability