



COVENTRY PLACE

A PROJECT BY



Live Elevated in Dubai Production City (IMPZ)
An exclusive collection of residences blending sleek
design, premium finishes, and unbeatable connectivity
in one of Dubai's most dynamic communities



Welcome to Coventry Place, where modern living meets timeless elegance. Our vision is to create a home that reflects your lifestyle, offering comfort, convenience, and exclusivity in every detail. This is more than an address; it's your new beginning in Dubai's thriving Production City.



About

Coventry Place is a boutique residential development of just 116 apartments, each thoughtfully designed to maximize space, natural light, and comfort. Every residence is a statement of style, with clean architectural lines, high-quality finishes, and a community atmosphere that redefines city living.

DEVELOPER *Profile*

Brought to you by a trusted name in UAE real estate, our team has delivered landmark projects across Dubai, known for innovation, quality, and timely handovers. Coventry Place is the latest expression of our commitment to creating spaces where people love to live.





COVENTRY
PLACE

https://maps.app.goo.gl/2kpASV3w4vqEJAqcA?g_st=awb



PRIME *Location*

Located in the heart of Dubai Production City, Coventry Place offers unmatched access to the city's most popular destinations. Whether it's work, leisure, or travel, you'll always be close to where you need to be.



TRAVEL TIMES

Chart

Dubai Marina / JBR – 15 mins
Downtown Dubai – 20 mins
DXB Airport – 20 mins
DWC Airport – 25 mins
City Centre Me'aisem – 2 mins
Dubai Hills Mall – 15 mins

NEIGHBORHOOD

Highlights

From shopping and dining to education and healthcare, everything you need is just minutes away. Explore nearby malls, enjoy fine dining at vibrant restaurants, and benefit from easy access to schools, hospitals, and entertainment venues.





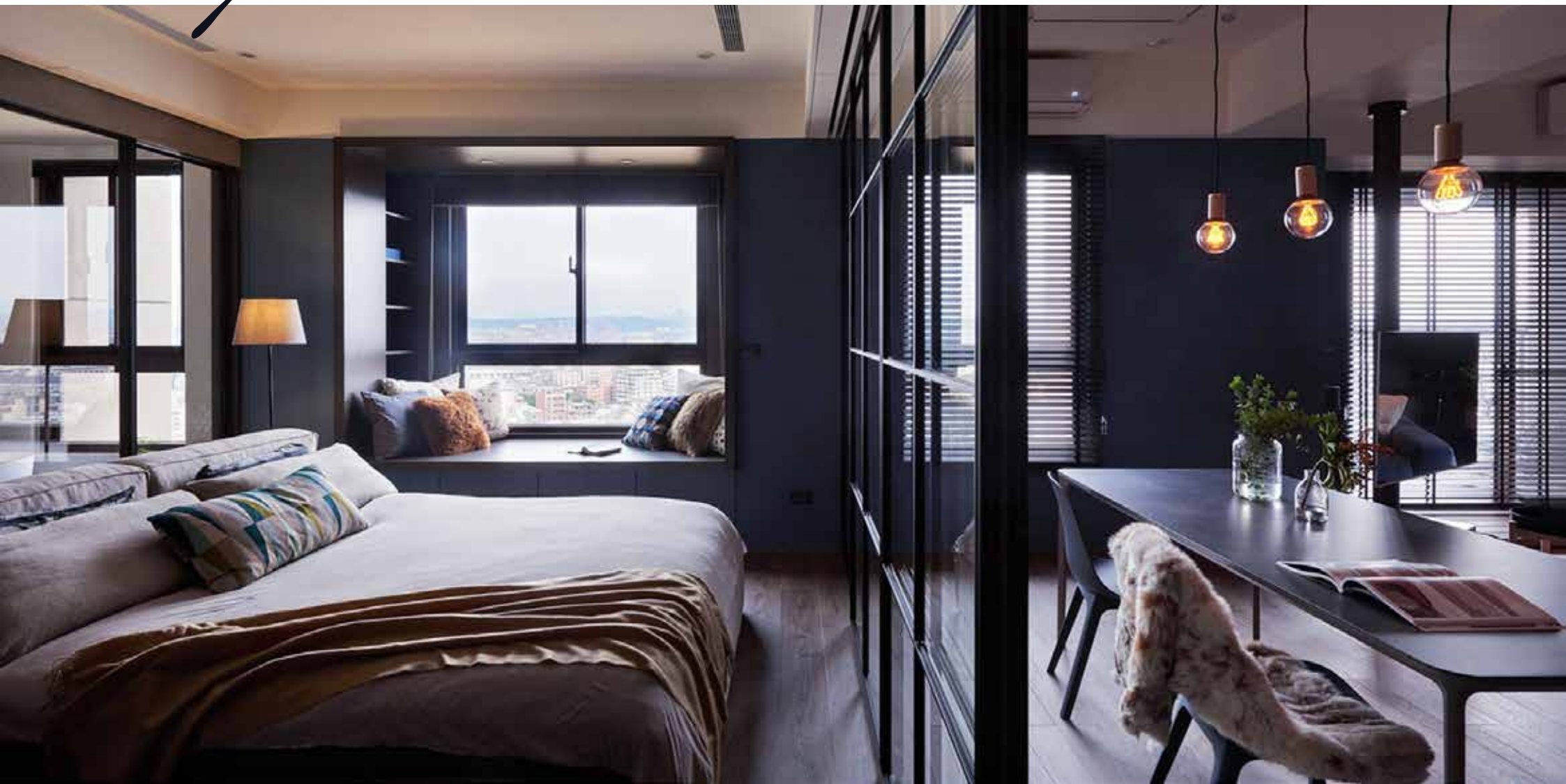
STYLISH RESIDENCES

Introduction

Coventry Place offers a range of thoughtfully designed residences, each tailored to different lifestyles. From compact and efficient studios to spacious two-bedroom layouts, every home combines style, functionality, and comfort.

Studios

Studios starting from 397 sq.ft at AED 666,960. Perfect for singles or young professionals seeking modern living in a prime location. Open layouts, premium finishes, and access to all building amenities.



1-BEDROOM

One-bedroom apartments from 717 sq.ft at AED 1,144,332. Ideal for couples or small families, with well-defined living spaces, elegant kitchens, and private balconies.

Apartments



2-BEDROOM

Two-bedroom apartments from 1,168 sq.ft at AED 1,716,960. Spacious layouts designed for family living, featuring generous bedrooms, large living areas, and premium fixtures.

Apartments



LIFE AT COVENTRY PLACE

Wake up to breathtaking rooftop views, spend your afternoons relaxing by the pool, and evenings entertaining friends in beautifully designed community spaces. Life here is about balance, comfort, and style.



PREMIUM AMENITIES *Overview*

From fitness to relaxation, Coventry Place provides world-class facilities for every lifestyle.




ROOFTOP SWIMMING

Pool

An infinity-edge rooftop pool offering panoramic views of Dubai's skyline. A perfect retreat for relaxation and leisure.



A woman with long blonde hair and a man are performing sit-ups on a black mat in a gym. The woman is in the foreground, wearing a black t-shirt and black leggings with white diagonal stripes. She has her hands behind her head and is looking to the side. The man is behind her, also in a black t-shirt, with his hands behind his head. In the background, there are several large black and white exercise balls on a rack, and a blue and yellow resistance band is visible. The gym has a dark, industrial feel with concrete walls and various fitness equipment.

FITNESS & WELLNESS

Spaces

A fully equipped gym with the latest machines, spacious workout areas, and a healthy living environment. Covered parking and 24/7 security add to your peace of mind.



GROUND FLOOR PLAN
TOTAL NO.OF PARKING - 29 NO.S

1

PROJECT:

PROPOSED RESIDENTIAL BUILDING (G+2P+09+ROOF) ON PLOT NO. 6850761 @ ME'AISEM FIRST

NOTE:

- * DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY
- * ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL
- * FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

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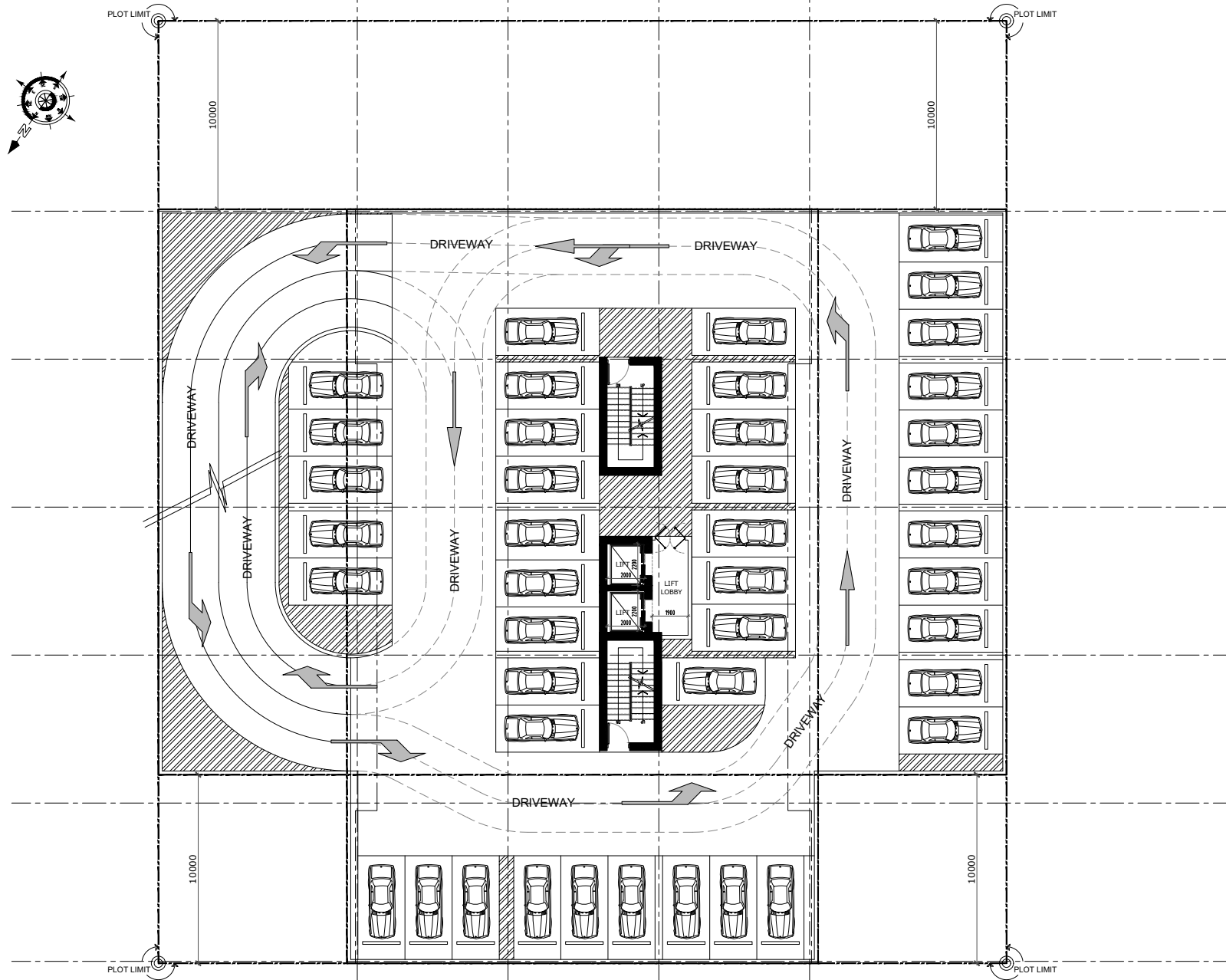
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CONSULTANT:





FIRST PODIUM FLOOR PLAN
TOTAL NO.OF PARKING - 42 NO.S

1

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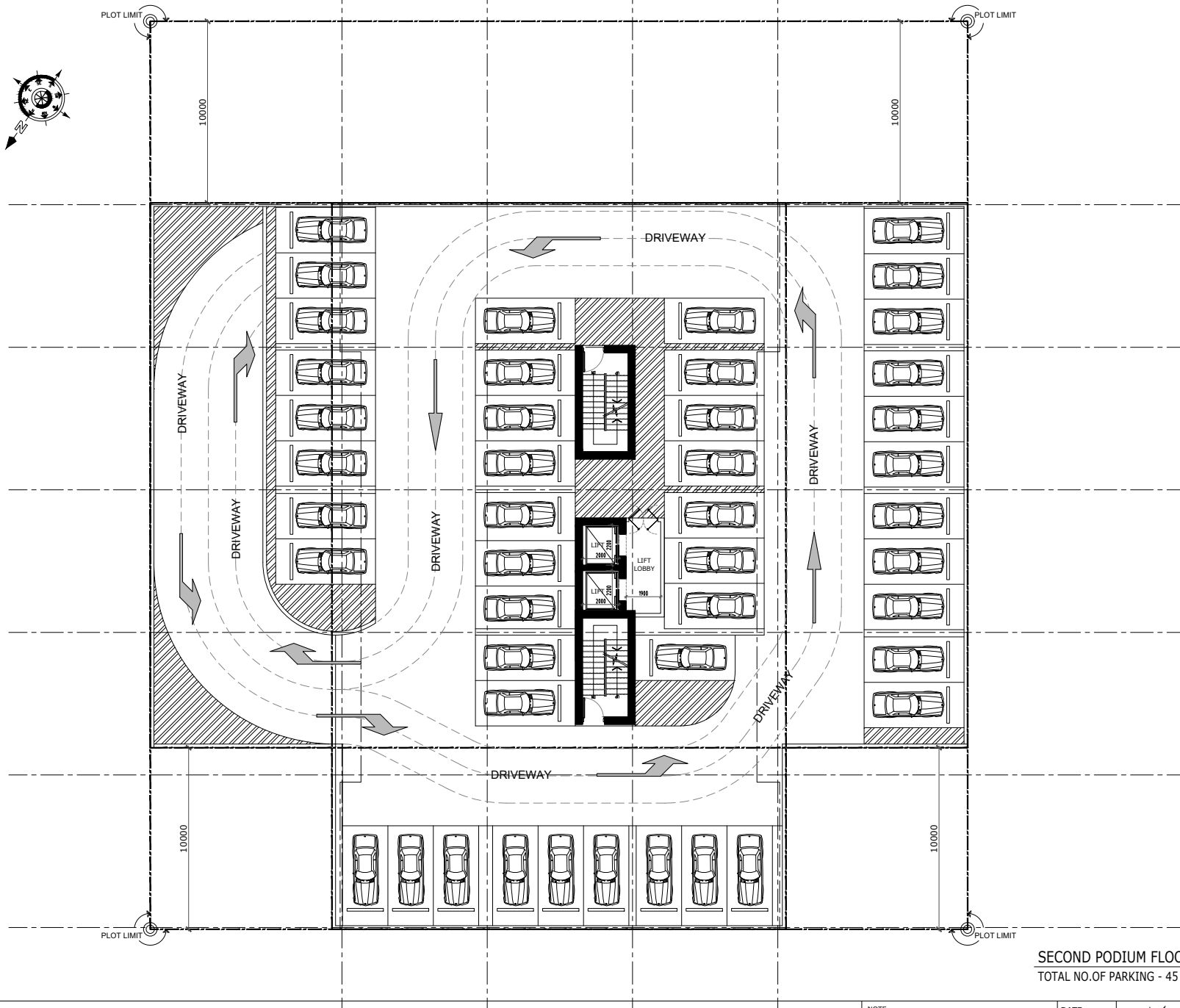
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CONSULTANT:



ENGINEERING CONSULTANT
ARCHITECTS-CIVIL ENGINEERS-INTERIORS
P.O. Box 56383 Dubai, UAE - +971 4 2728809 Fax: +971 4 2728834
email: emsquare@emsquare.ae



SECOND PODIUM FLOOR PLAN
TOTAL NO.OF PARKING - 45 NO.S

1

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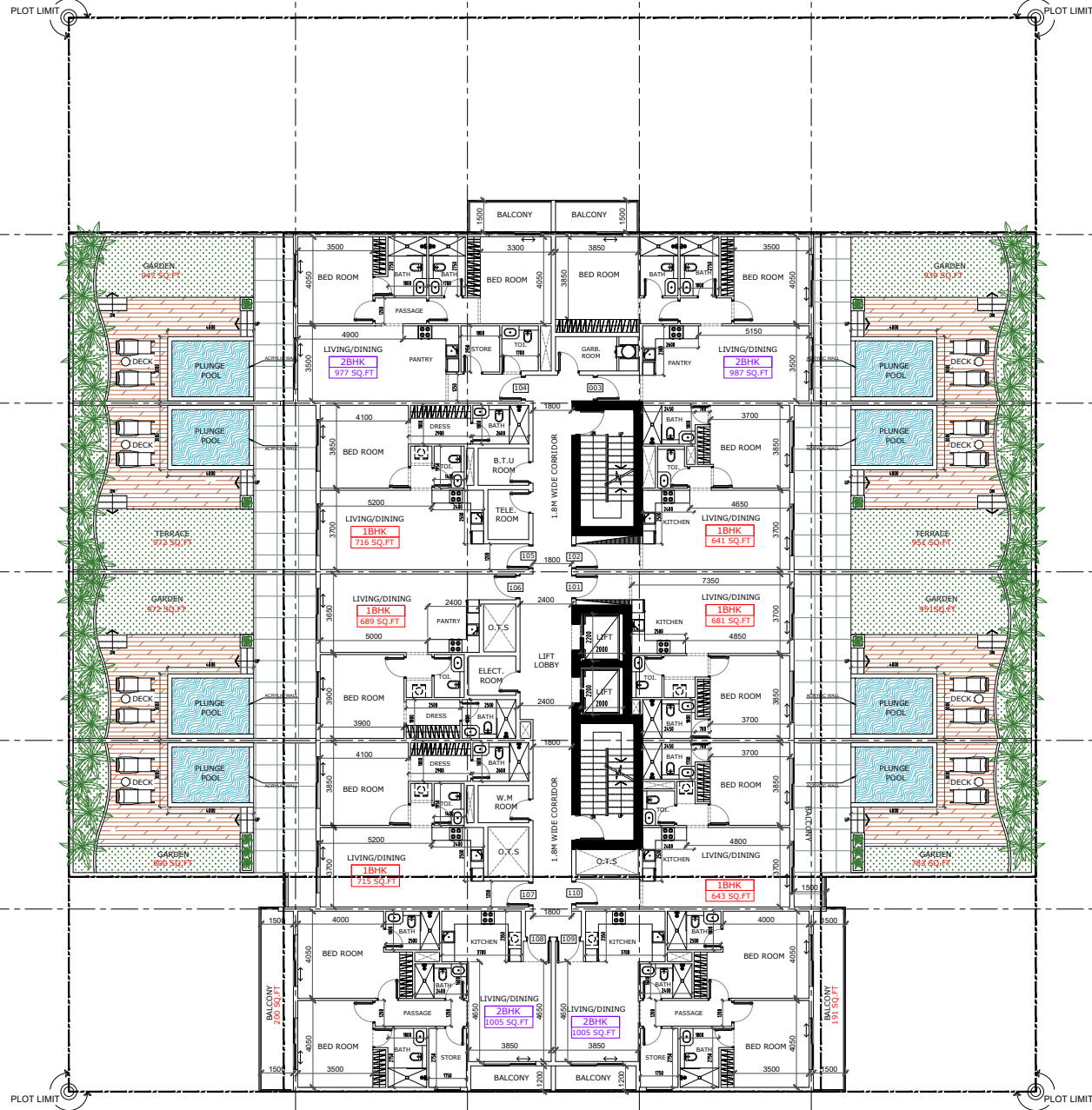
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CONSULTANT:





APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS FIRST FLOOR)
STUDIO	00 NOS.
1 BHK FLAT	06 NOS.
2 BHK FLAT	04 NOS.
TOTAL	10 NOS.

FIRST FLOOR PLAN

1

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CONSULTANT:





APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (2ND TO 3RD FLOOR)
STUDIO	06 NOS.
1 BHK FLAT	06 NOS.
2 BHK FLAT	02 NOS.
TOTAL	14 NOS.

2ND & 3RD FLOOR PLAN

1

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CONSULTANT:



ENGINEERING CONSULTANT
ARCHITECTS-CIVIL ENGINEERS-INTERIORS
PLOT NO. 6850761 DURG, TEL: +91 9 229889 FAX: +91 9 229889
WWW.EMSQUARE.COM



APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS (04TH TO 08TH FLOOR)
STUDIO	04 NOS.
1 BHK FLAT	07 NOS.
2 BHK FLAT	02 NOS.
TOTAL	12 NOS.

4TH TO 09TH FLOOR PLAN

1

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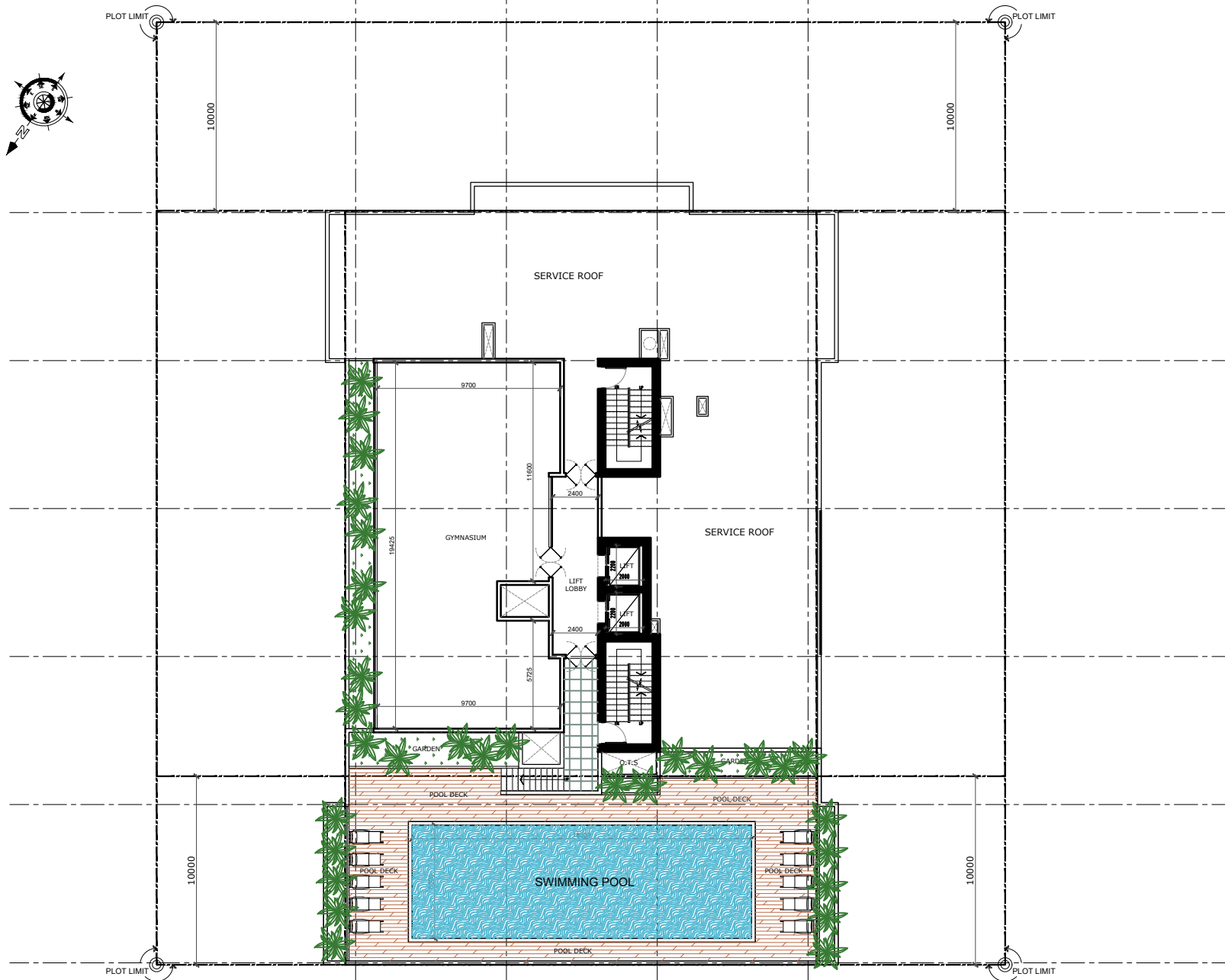
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CONSULTANT:

EMSQUARE
ENGINEERING CONSULTANT
ARCHITECTS-CIVIL ENGINEERS-INTERIORS
P.O. Box 51858 Jeddah, KSA +913 4722680 fax +913 4722634
email: emsquare @ emirates.net.ae

F.A.R CALCULATION

PLOT NO. 6850761
PLOT AREA - 2,250.00 M2 (24,218.80 FT2)
ALLOWED FLOOR AREA RATIO = 3.697
F.A.R AREA ALLOWED = 8,318.25 M2 (89,536.90 FT2)
F.A.R AREA ACHIEVED = 8,318.25 M2 (89,536.90 FT2)

RETAIL ALLOWED - 332.73 M2 (3581.50 FT2)
 RETAIL ACHIEVED - 325.53 M2 (3504 FT2)
 RESIDENTIAL ALLOWED - 7,985.52 M2 (85956 FT2)

SUMMARY OF TOTAL FLOOR AREA RATIO	
FLOORS	Sqft
GROUND FLOOR	5041 Sq. ft
FIRST FLOOR PLAN	9149 Sq. ft
2ND TO 3RD FLOOR PLAN (9218 SQ. FT X 02)	18436 Sq. ft
4TH TO 09TH FLOOR PLAN (9216 SQ. FT X 06)	55296 Sq. ft
TOTAL FLOOR AREA	87922 Sq.ft

1614 Sq.ft

APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO	36 NOS.
1 BHK FLAT	60 NOS.
2 BHK FLAT	20 NOS.
TOTAL	116 NOS.

SUMMARY OF CAR PARKING

NO.	CALCULATION	PARKING REQUIRED
STUDIO	1.0 PARKING FOR EACH STUDIO	36 X 1.0 = 36
NO.OF 1 BHK	1.0 PARKING FOR EACH 1-BHK	60 X 1.0 = 60
NO.OF 2 BHK	1.0 PARKING FOR EACH 2-BHK	20 X 1.0 = 20
NO.OF 3 BHK	2.0 PARKING FOR EACH 3-BHK	--
NO.OF 3 BHK	1.0 PARKING FOR EACH 70 SQ.M	332.73 / 70 = 4.75
POD PARKING	2% OF THE TOTAL REQUIRED PARKING	= 2% OF 116 = 2.32 NOS.
	TOTAL CAR PARKING REQUIRED	123.07 NO'S
	TOTAL CAR PARKING PROPOSED	114 NO'S

SHORTAGE OF CAR PARKING ————— 09 NO'S

PEOPLE OF DETERMINATION - CAR PARKING CALCULATION

PARKING REQUIRED FOR P.O.D = 2% OF THE TOTAL REQUIRED PARKING
 = 2% OF 116 = 2.32 NOS.

CONSTRUCTION AREA

FLOORS	Sqft
GROUND FLOOR	17222 SQ.FT
1ST TO 2ND PODIUM FLOOR (17128 SQ.FT X2)	34256 SQ.FT
FIRST FLOOR	10842 SQ.FT
2ND FLOOR TO 09TH FLOOR (10842 X08)	86736 SQ.FT
LOWER ROOF	2810 Sq. ft
TOTAL FLOOR AREA	151866 SQ.FT

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CFS

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