



# COVENTRY PLACE

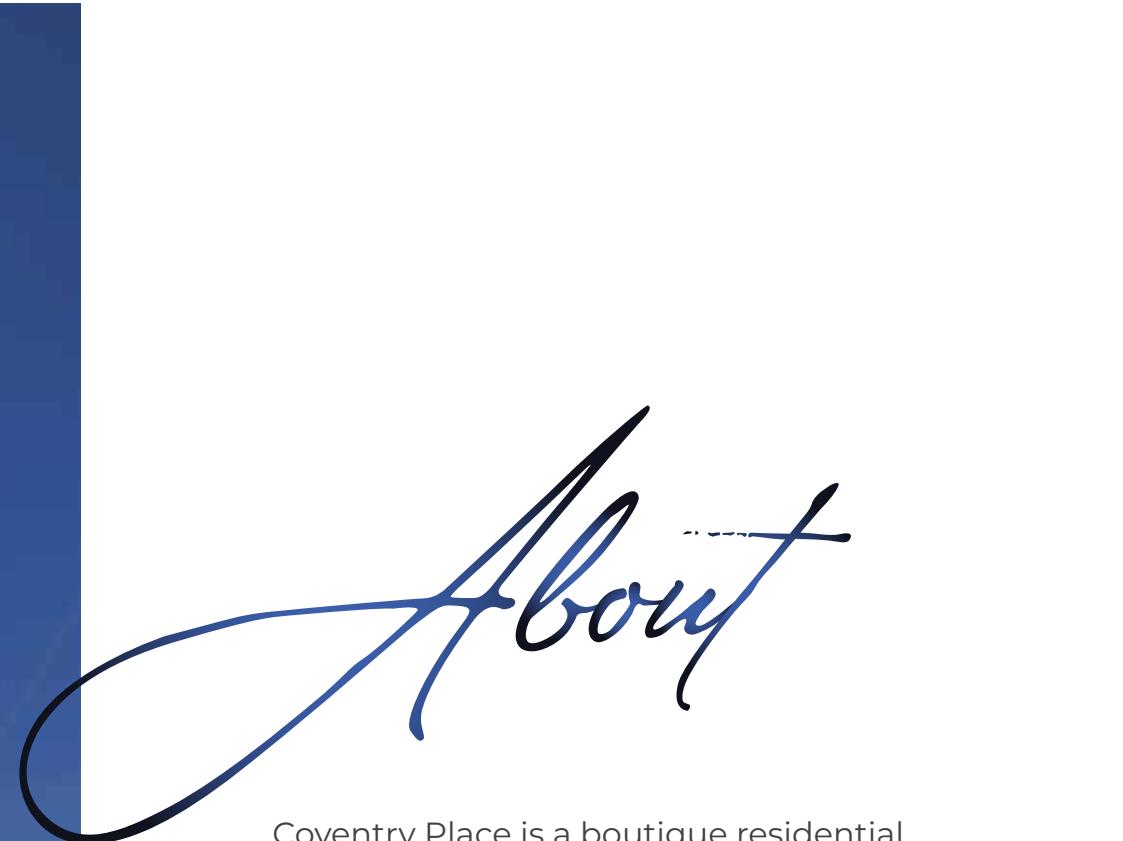
A PROJECT BY



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.



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](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.





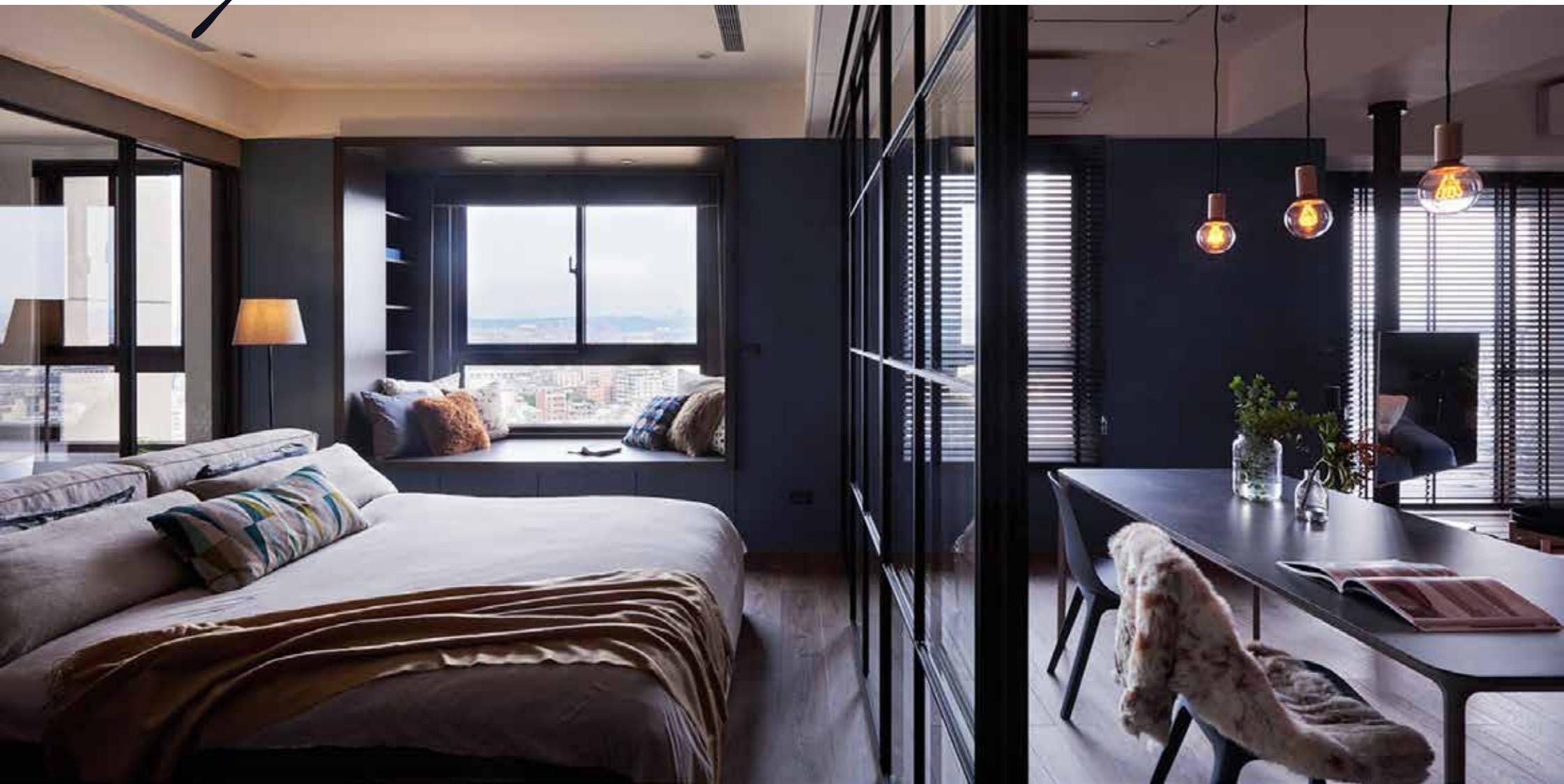
STYLISH RESIDENCES

# *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.

# Q 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

*Apartment*

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.



2-BEDROOM

*Apartments*

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.



# 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*

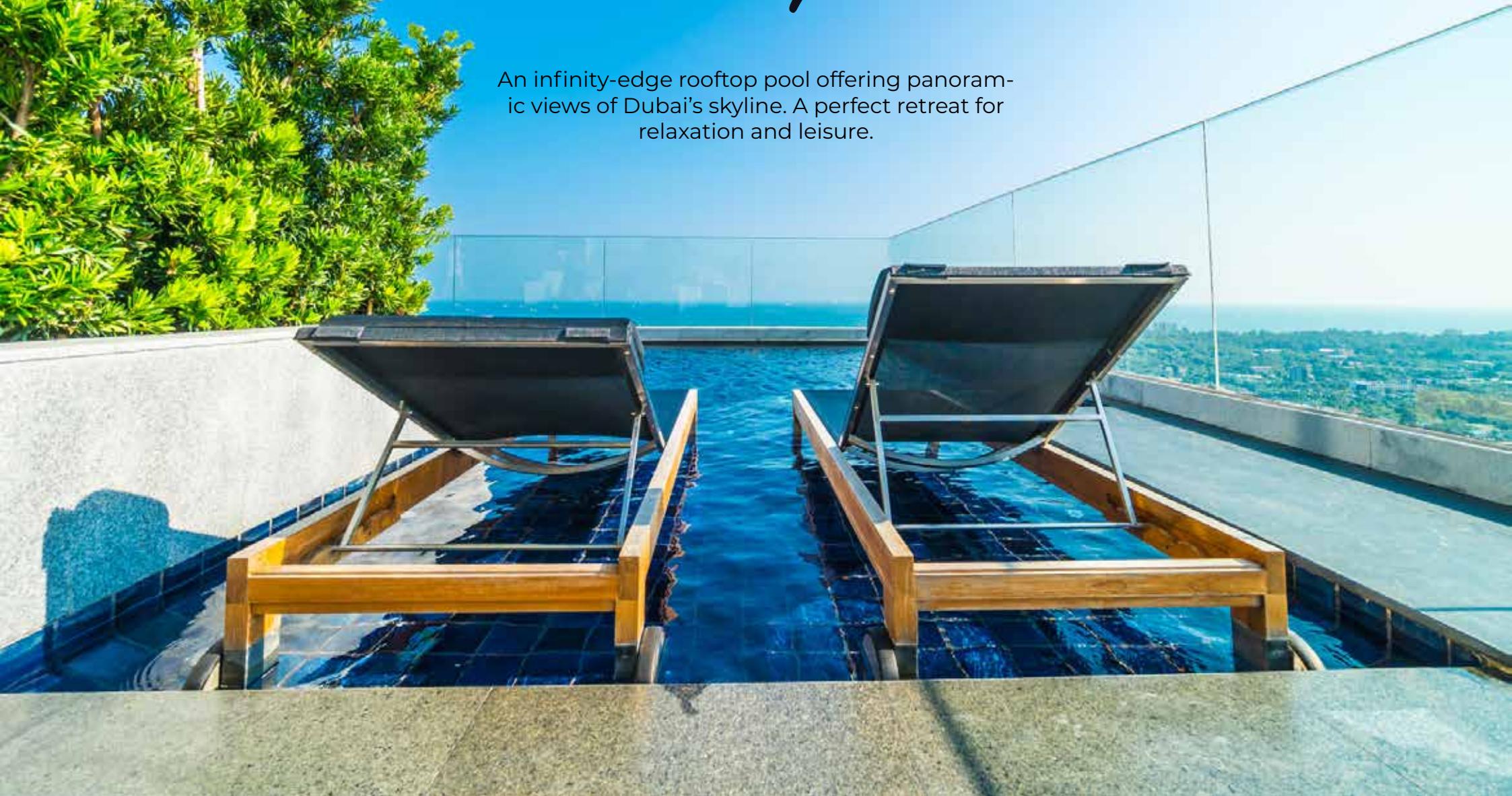
From fitness to relaxation, Coventry Place provides world-class facilities for every lifestyle.



## ROOFTOP SWIMMING

Pool

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





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.



PROJECT:

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

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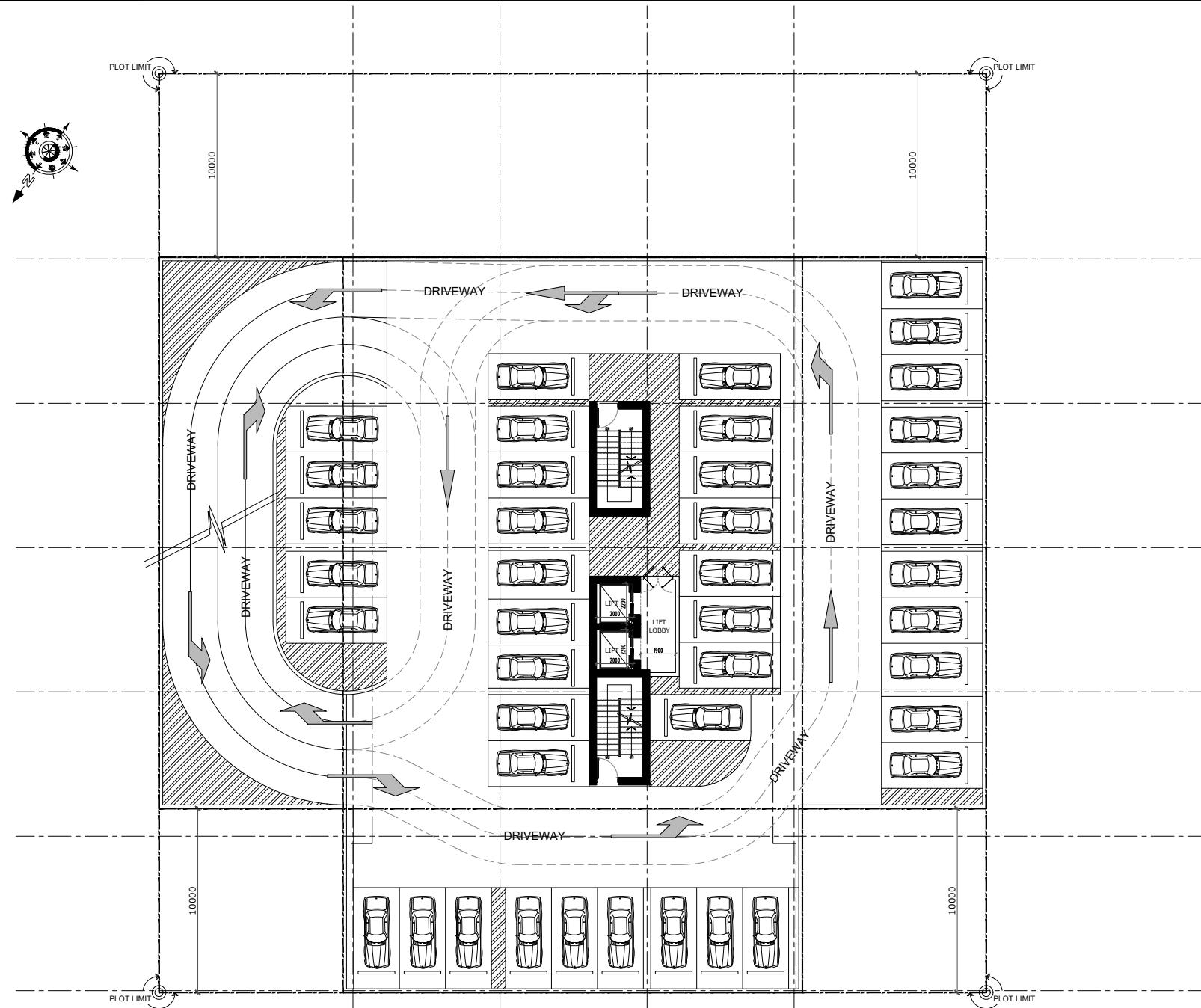
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- \* FINAL NO. OF PARKING IS SUBJECT TO STRUCTURAL DESIGN REQUIREMENT

DATE:  
21-JULY-2025

REV.0



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

1

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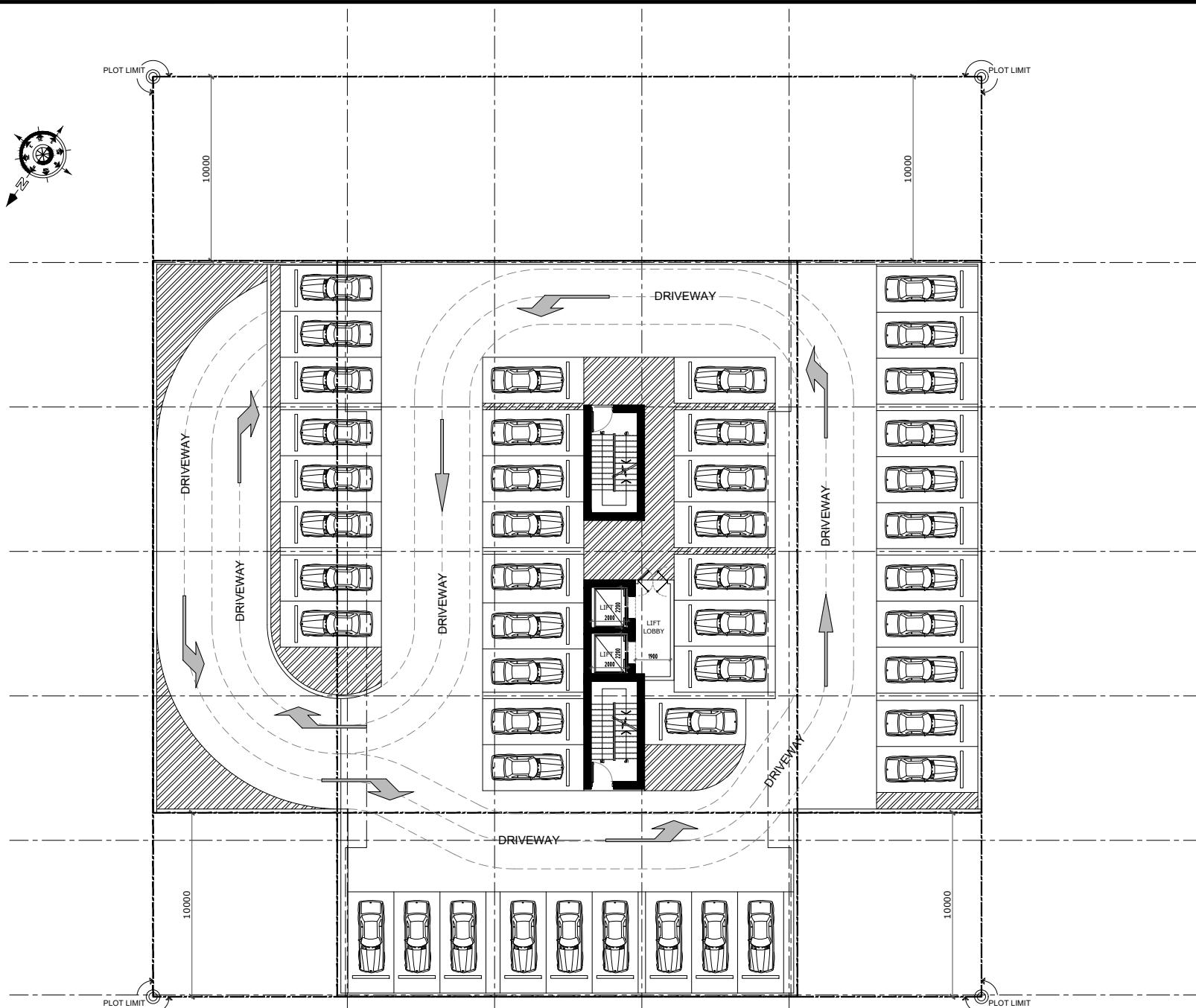
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SECOND PODIUM FLOOR PLAN  
TOTAL NO.OF PARKING - 45 NO.S

1

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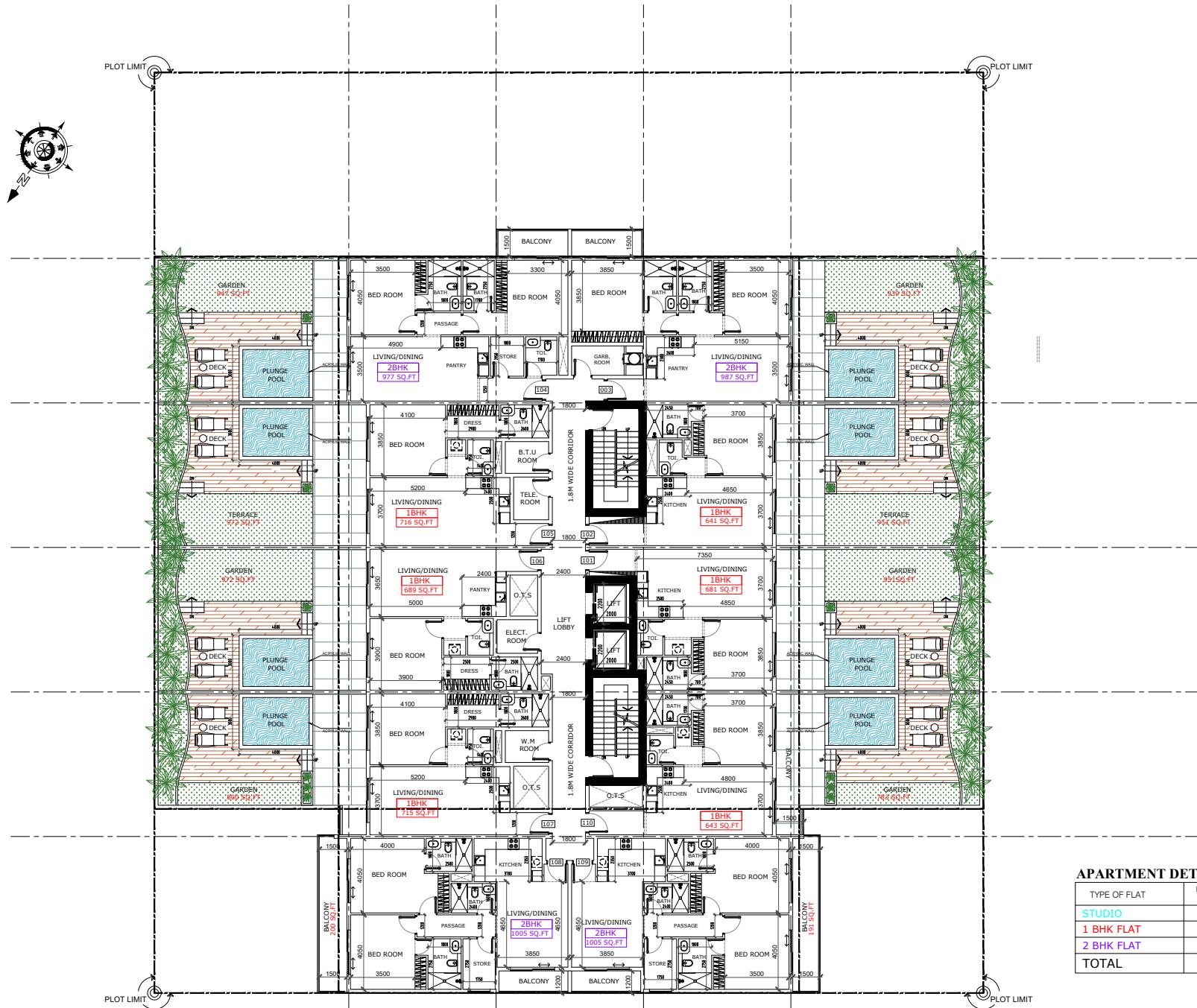
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#### APARTMENT DETAILS

TYPE OF FLAT	NO. OF FLATS FIRST FLOOR
STUDIO	00 NOS.
1 BHK FLAT	06 NOS.
2 BHK FLAT	04 NOS.
<b>TOTAL</b>	<b>10 NOS.</b>

FIRST FLOOR PLAN 1

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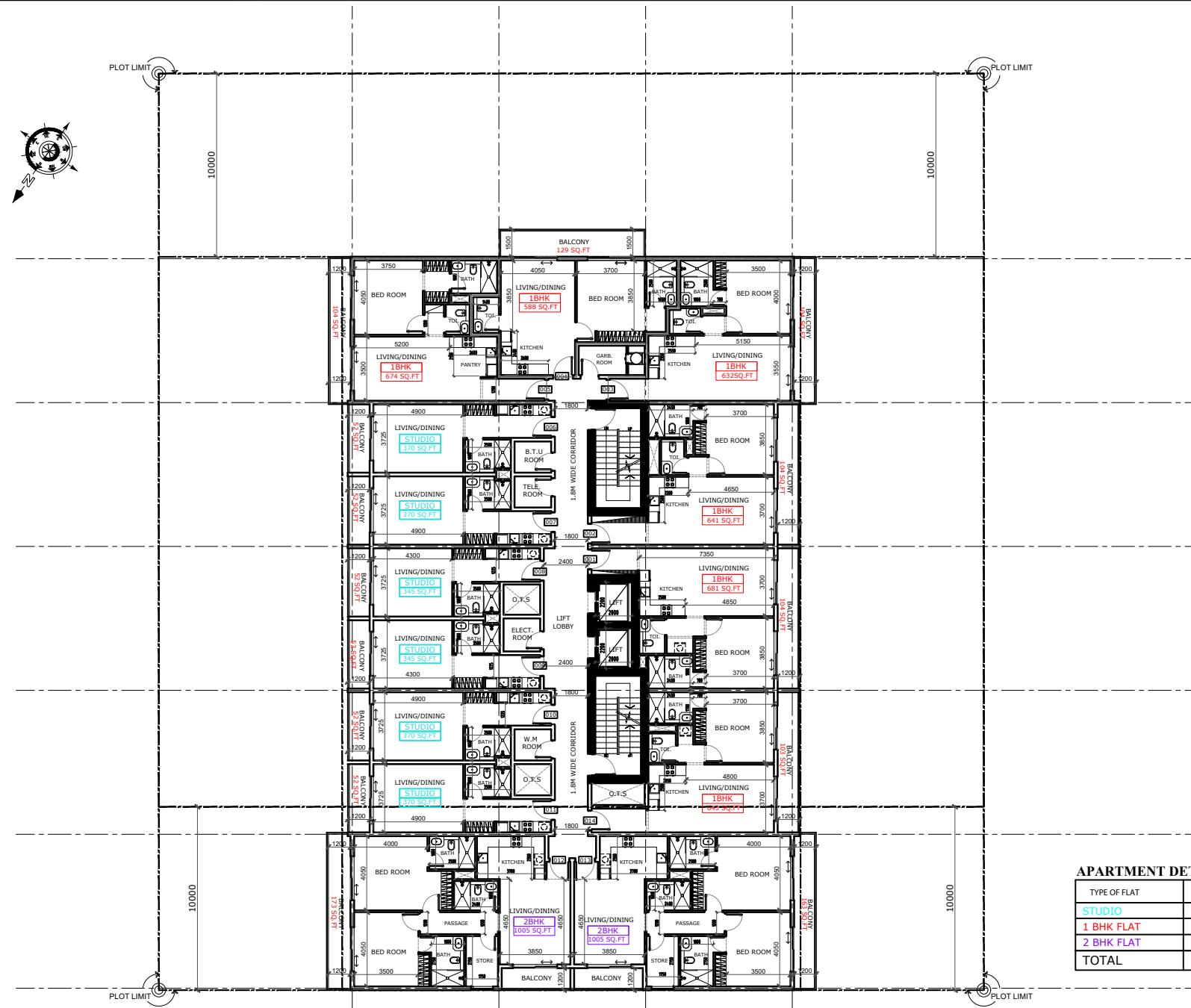
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#### APARTMENT DETAILS

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

2ND & 3RD FLOOR PLAN

1

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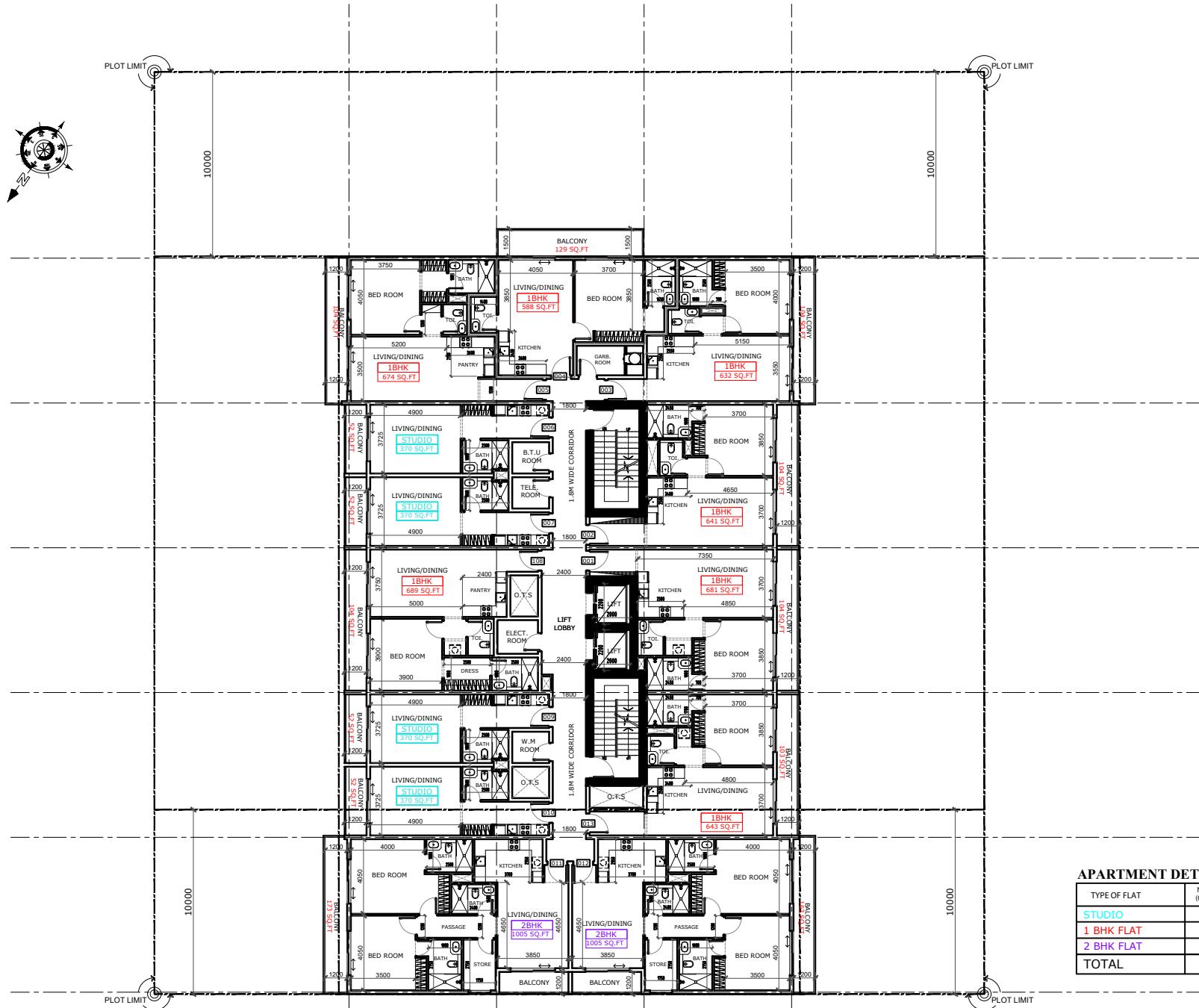
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4TH TO 09TH FLOOR PLAN 1

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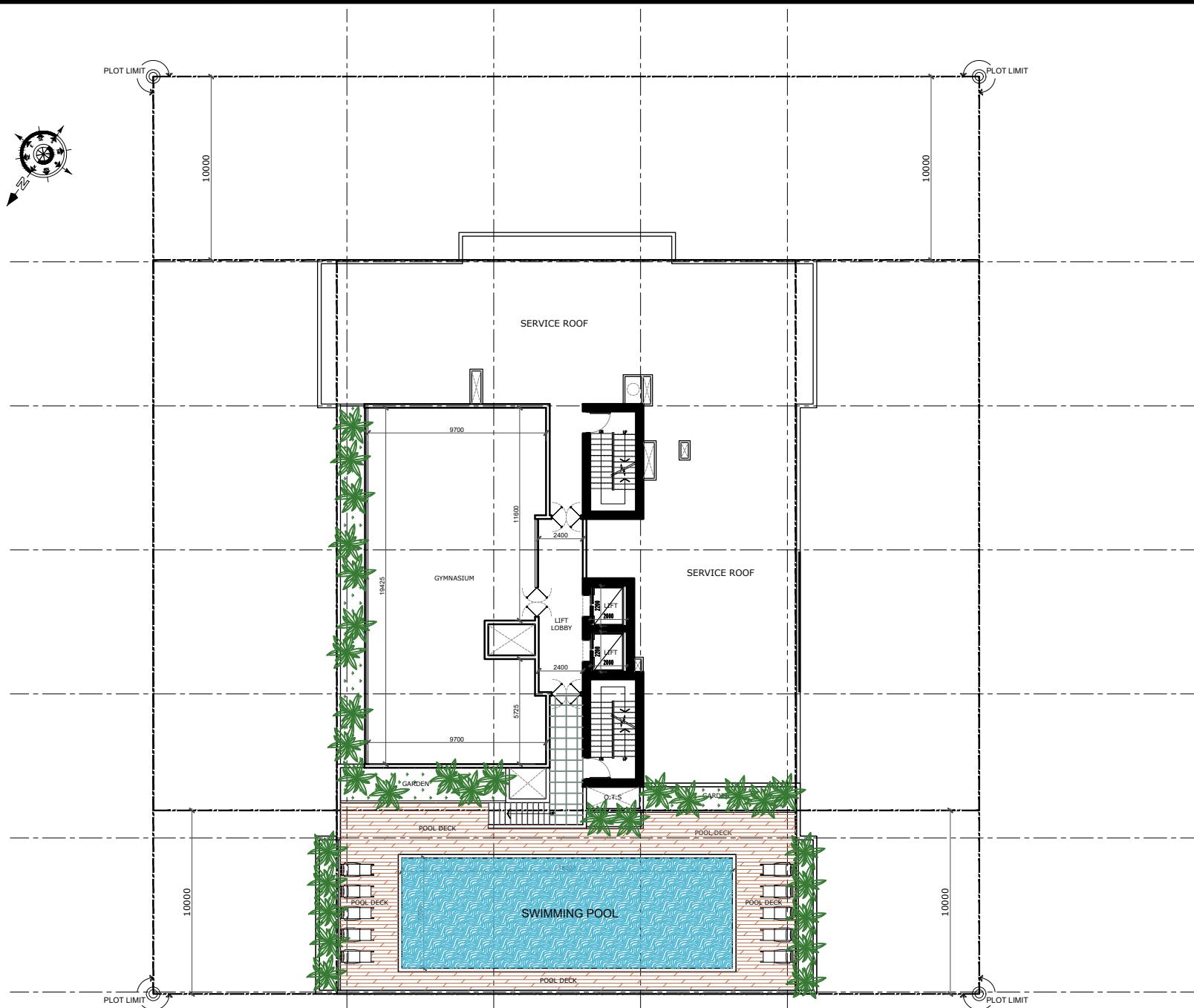
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LOWER ROOF FLOOR PLAN 1

## PROJECT

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

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## 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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