



COVENTRY PLACE



Introduction to Coventry Place

Coventry Place is an ode to elegance. Every line, curve, and impression is thoughtfully curated to create a space that brings out the best in you. Integrating nature's soft touch with luxurious concrete finishes is a work of art that you will call home.

Location & Distance

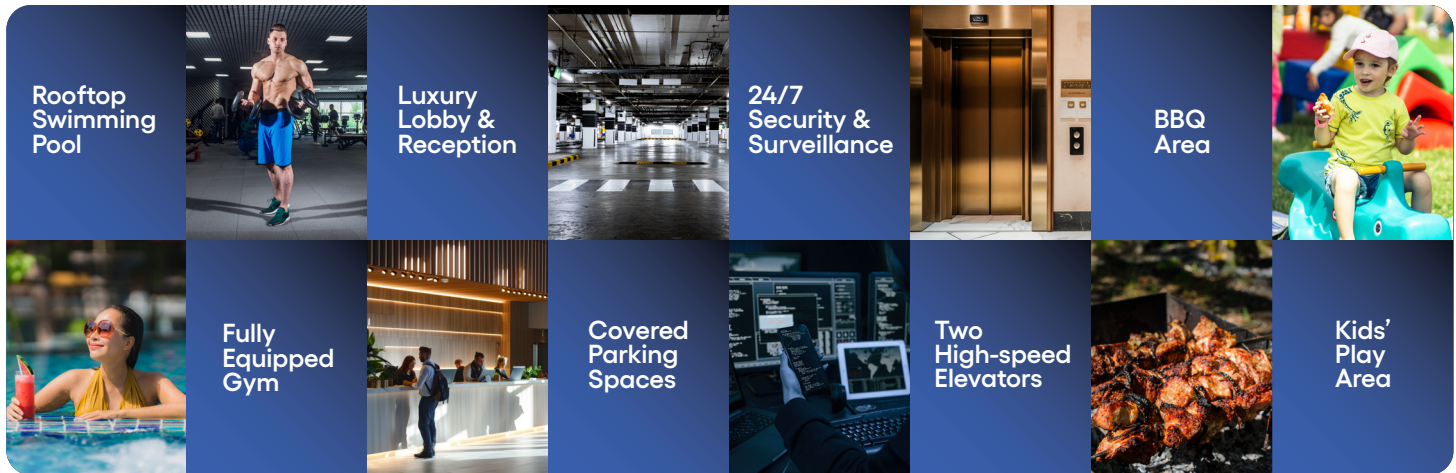
Located in Production City (IMPZ)

- Dubai Marina / JBR – 15 mins
- Downtown Dubai – 20 mins
- Al Maktoum International Airport (DWC) – 25 mins
- Dubai International Airport (DXB) – 20 mins
- City Centre Me'aisem Mall – 2 mins
- Dubai Hills Mall – 15 mins

Coventry Place, located in Production City (IMPZ), offers prime connectivity — just 15 mins to Dubai Marina/JBR, 20 mins to Downtown and DXB Airport, 25 mins to DWC Airport, and only 2 mins to City Centre Me'aisem Mall.

Amenities

Enjoy modern amenities like a gym, swimming pool, and landscaped green areas, all within a vibrant, well-connected neighborhood surrounded by supermarkets, restaurants, and essential conveniences.



Number of Units

- Studio: 36
- One Bedroom: 60
- Two Bedroom: 20

Payment Plan

- 64% during construction
- 36% post-handover over 3 years

Available Units

- Studio – starting from 397 sq. ft | Prices from AED 666,960
- 1-Bedroom Apartment – starting from 717 sq. ft | Prices from AED 1,144,332
- 2-Bedroom Apartment – starting from 1,168 sq. ft | Prices from AED 1,716,960

- Broker Commission: 5%
- Total Units: 116
- Handover: Q4 2027

A Project By GFS Developments

At GFS, we craft more than homes—we create timeless experiences. With over a decade of building trust, quality, and community, our spaces bring aspirations to life. Coventry Place is our latest masterpiece, blending serene sophistication with exceptional design for an inspiring, enduring lifestyle.

SUMMARY OF TOTAL FLOOR AREA RATIO

FLOORS	SQ.FT
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

CONSTRUCTION AREA

FLOORS	SQ.FT
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

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)