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o  
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# Table of Contents

Property Description .....	3
Contact Details .....	3
Development .....	4

## Property Description:



### 30,710 Sq. Ft. Plots

An enchanting commercial plot of Residential City located in Dubai World Central. PL102990 For more information regarding this property, please contact our Customer Service Helpdesk on +971 4 4394300.

- **Type** Commercial Plot
- **Status** Property Unavailable
- **Bedrooms** 0
- **Price** 29,975,575 AED
- **Area** 30,710 Sq. Ft.
- **Location** UAE » Dubai » Dubai World Central » Residential City

## Contact Details:

- **Name** Smith & Ken Real Estate
- **Phone** +971-4-4394300
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- **Cell**
- **Address**

## Information About Residential City:



Housing around 260,000 people and employing around 20,000 more, Residential City will be geared to service the new airport and its main facilities, providing suitable and appropriate housing for employees and their families. DWC's vision is three-fold - firstly, the obvious convenience of living close to the workplace. Secondly, the availability of end-users ensuring housing demand, and thirdly, as an area where affordability and compatibility to specific targeted income groups is paramount. Every aspect required by the community has been factored into the masterplan guidelines, including ample open public space, public facilities and health care centres. As the majority of Residential City's population will work at the new airport and its adjoining components, designers have carefully assessed the needs and demands of the inhabitants. Accommodation options will comprise luxury apartment buildings with varying heights ranging from five to ten storeys and a selection of two-storey villas.

Most of the higher buildings are concentrated along Residential City's main spine. Plot sizes range from 2200m<sup>2</sup> to around 12,000m<sup>2</sup>. Open public spaces play an integral role in the success of Residential City, giving residents access to green recreational spaces for leisure and relaxation. Residential City will be linked to the Peripheral Road that runs around the Dubai World Central International (JXB) airport allowing easy access to other DWC components and surrounding developments. At the core of the master plan is the light rail system, which will run along Residential City's main spine, serving both the eastern and western edges of the city's heart. A comprehensive and integrated road network, with a clearly defined road hierarchy, will cater for easy accessibility between the various areas within the City. The transport links ensure the citizens of Residential City will benefit from efficient, reliable access to their workplaces, and allow them to make full use of the incredible facilities throughout DWC's 140 square kilometre borders.

Residential City will also boast a variety of commercial components along its main spine. In addition to an office and hotel zone, there will also be three hotels five-star, four-star and three-star properties and a shopping mall. There will also be community facilities - schools, hospitals, health care

centres, religious facilities, post offices, police stations, civil defence and public libraries. In keeping with its commitment to delivering a best-of-breed eco-friendly environment, Residential City will be served by a comprehensive system of district cooling through eight Central Utility Complexes around the city. Run at substantially lower costs than individual cooling systems, both residents and developers will benefit from the installation of the CUCs. Set in landscaped surroundings, Residential City will also be home to a showpiece Staff Village.

A dedicated area of 75 hectares have been allocated at the south east corner of Residential City for this purpose-built community which will house around 43,000 of DWC's blue-collar staff. Hosting amenities including open spaces, restaurants, community facilities, shops, service centres and recreational and sports facilities, Staff Village will be a desirable living environment in picturesque surroundings with direct access to relevant warehouses, buildings and offices. Designed to cater for the needs of the residing blue-collar workers, Staff Villlage exemplifies how Residential City is set-up to provide opportunities for all sectors of the community. As the Staff Village will have direct links to DWC's other components, employers with the urban aviation community will be able to save costs on transporting their workforces to their relevant places of employment. A gated community separating it from Residential City, the Peripheral Road and Outer Bypass, Staff Village will be operated by DWC to ensure development integrity.

➤ Residential City Image Gallery:



Residential City Exterior View



Residential City Exterior View 3



Residential City Exterior View 2



Residential City Exterior View 4



Residential City Park 2



Residential City Park

For larger view click link below  
[http://www.bayut.com/uae\\_dubai\\_plots/residential\\_city\\_plot\\_for\\_sale-411272.html](http://www.bayut.com/uae_dubai_plots/residential_city_plot_for_sale-411272.html)