



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

CONCEPT PROPOSAL

RESIDENTIAL BUILDING

(G + 3P +11 F)

DUBAI LAND
RESIDENCE COMPLEX

DUBAI - UAE

Presented to:
TARRAD

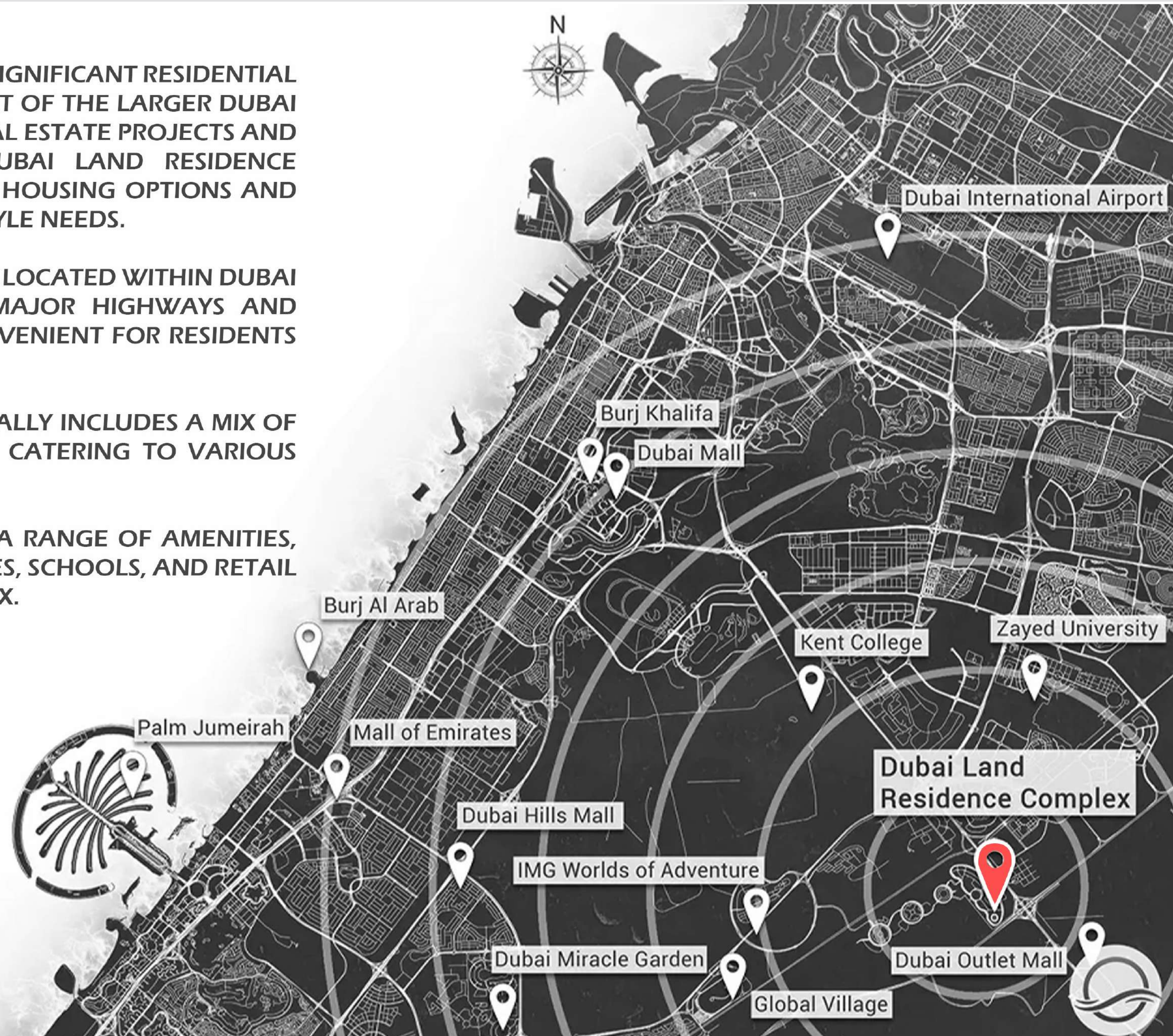
REV-01-2025-12-03

THE DUBAI LAND RESIDENCE COMPLEX IS A SIGNIFICANT RESIDENTIAL DEVELOPMENT PROJECT IN DUBAI. IT IS PART OF THE LARGER DUBAI LAND AREA KNOWN FOR ITS EXPANSIVE REAL ESTATE PROJECTS AND MASTER-PLANNED COMMUNITIES. THE DUBAI LAND RESIDENCE COMPLEX IS DESIGNED TO OFFER VARIOUS HOUSING OPTIONS AND AMENITIES, CATERING TO DIFFERENT LIFESTYLE NEEDS.

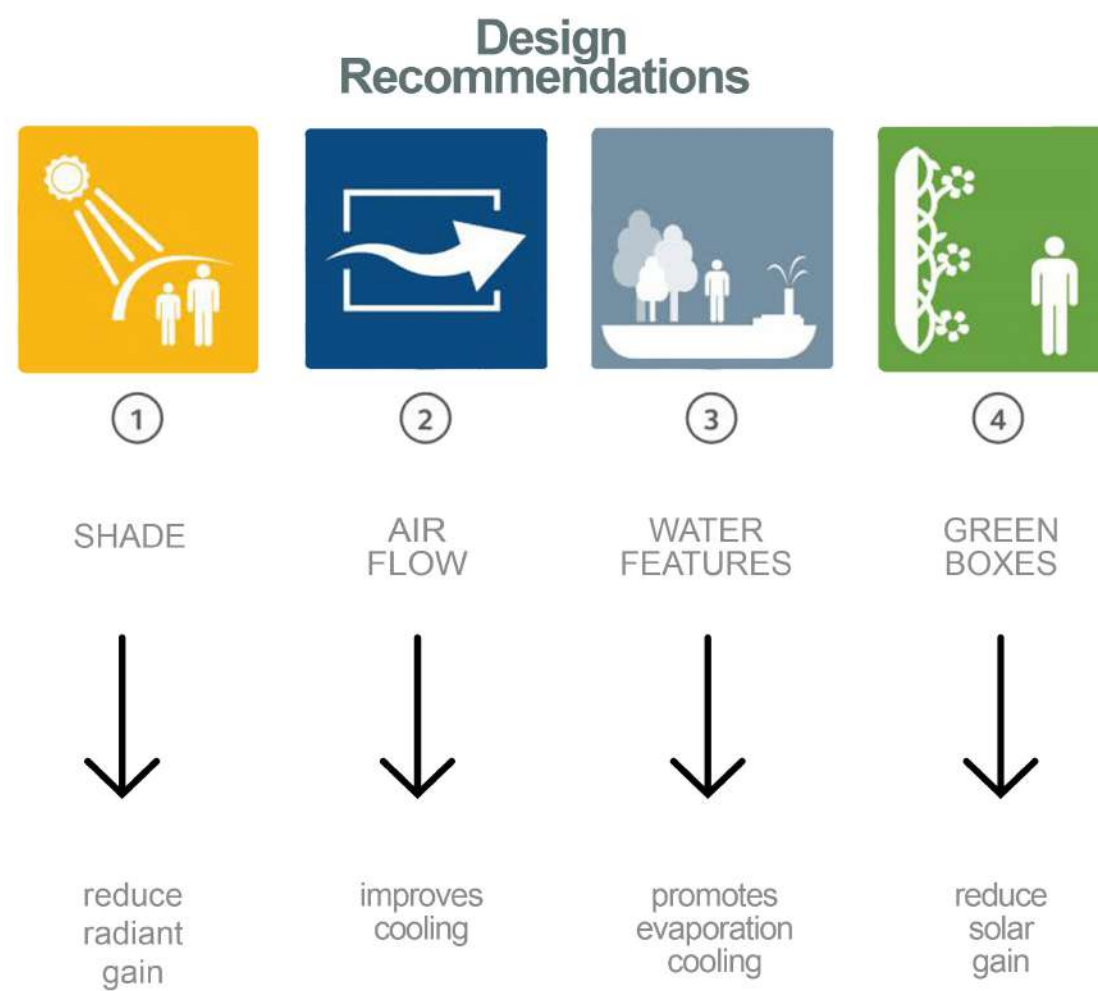
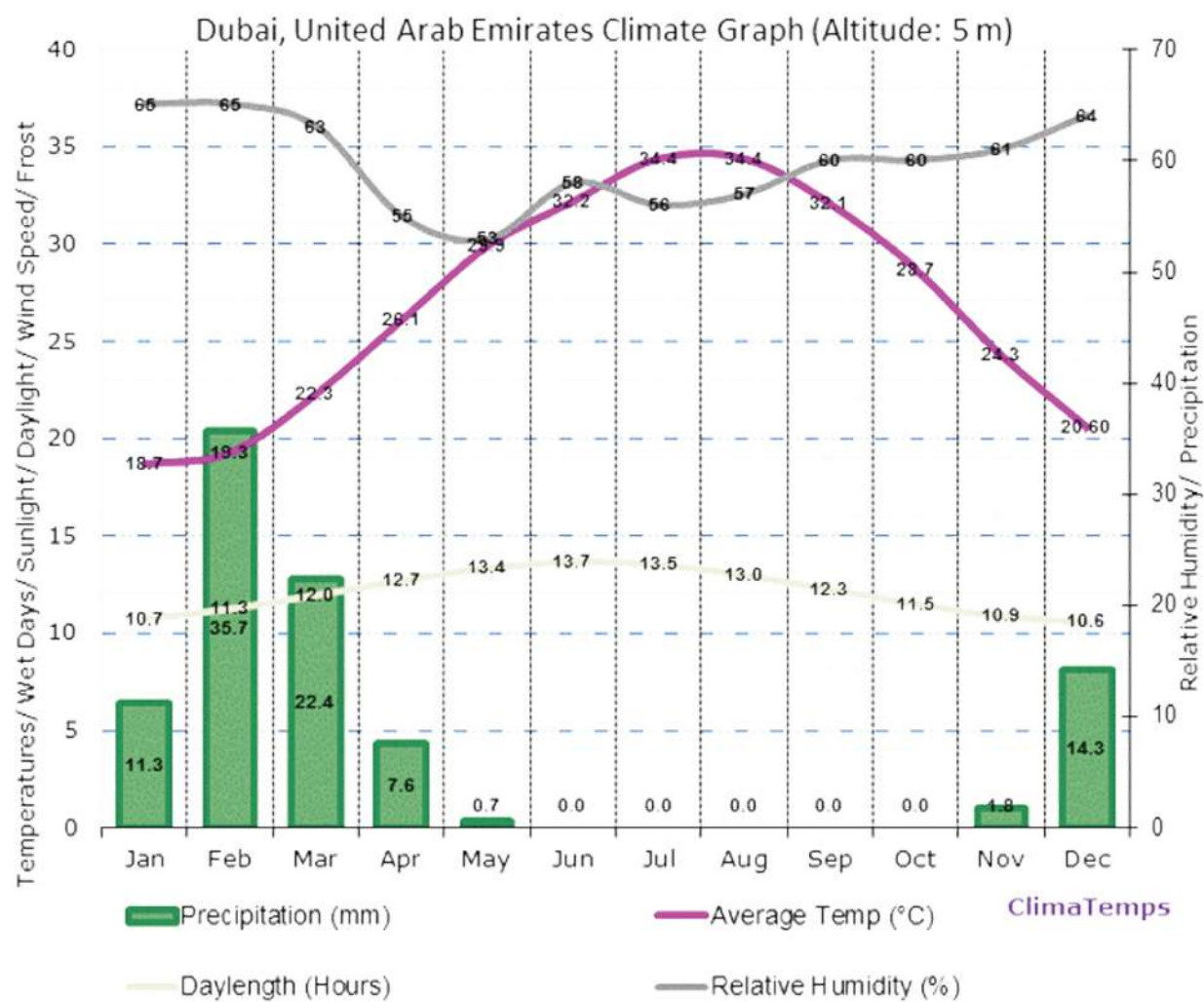
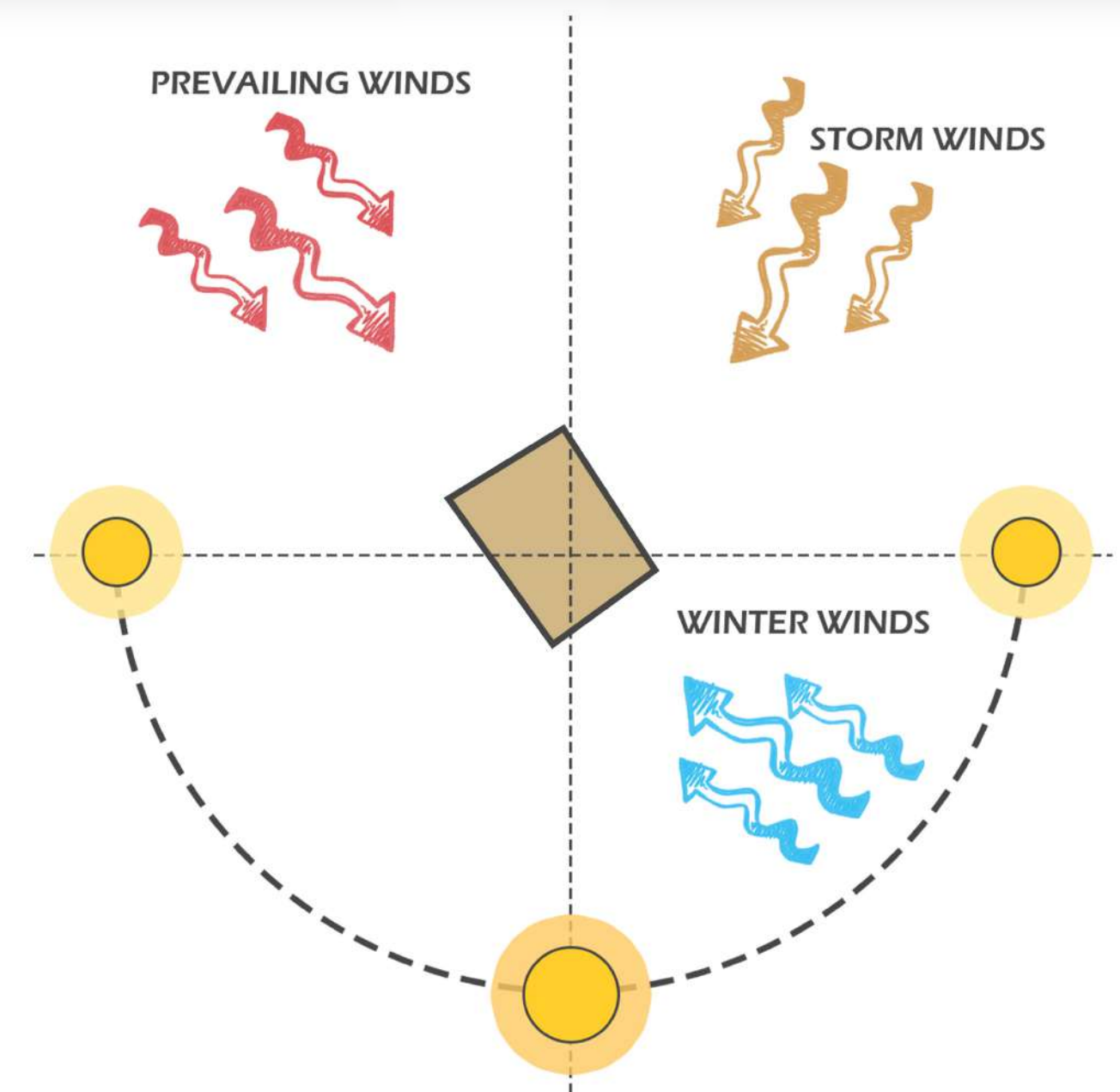
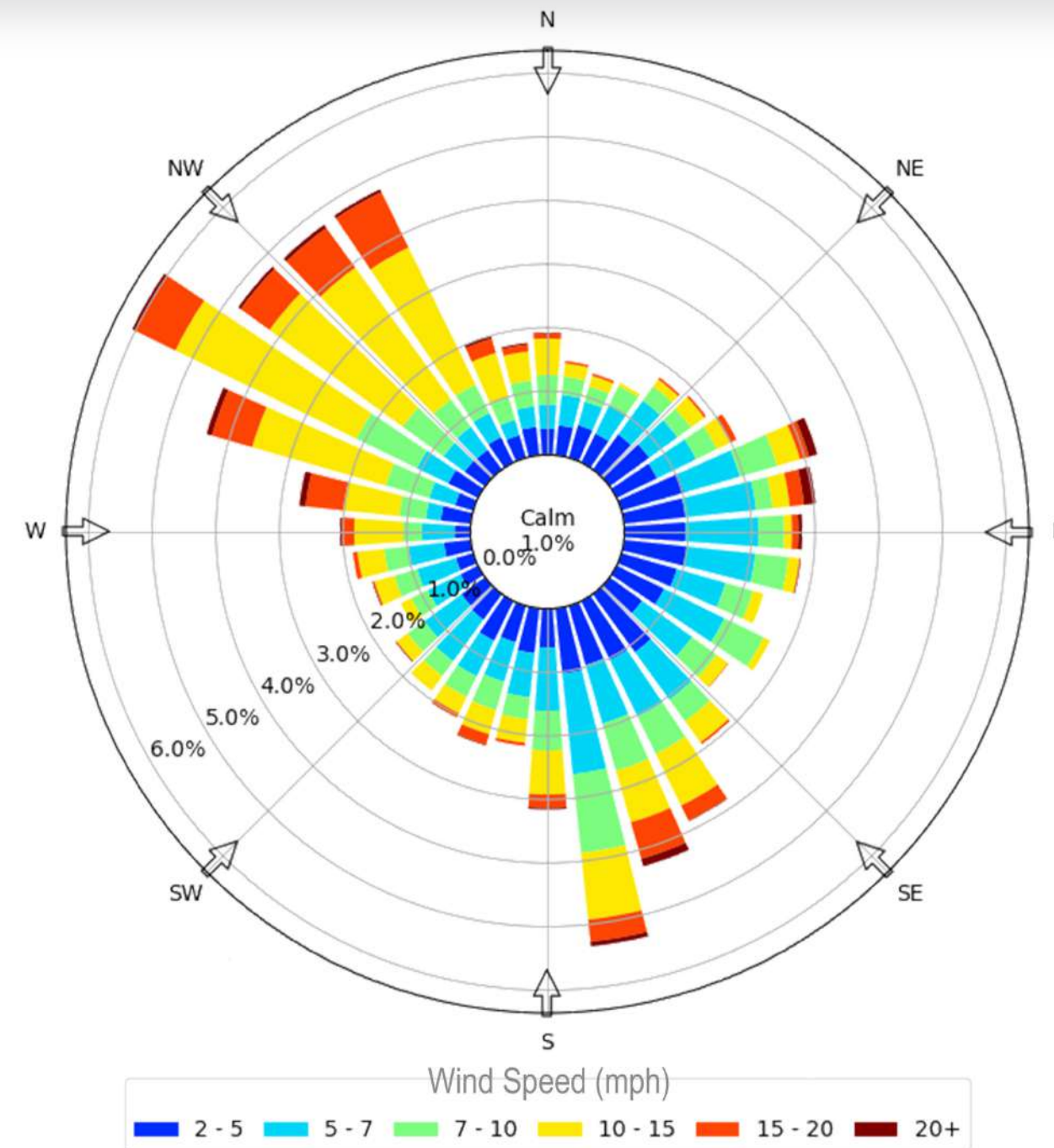
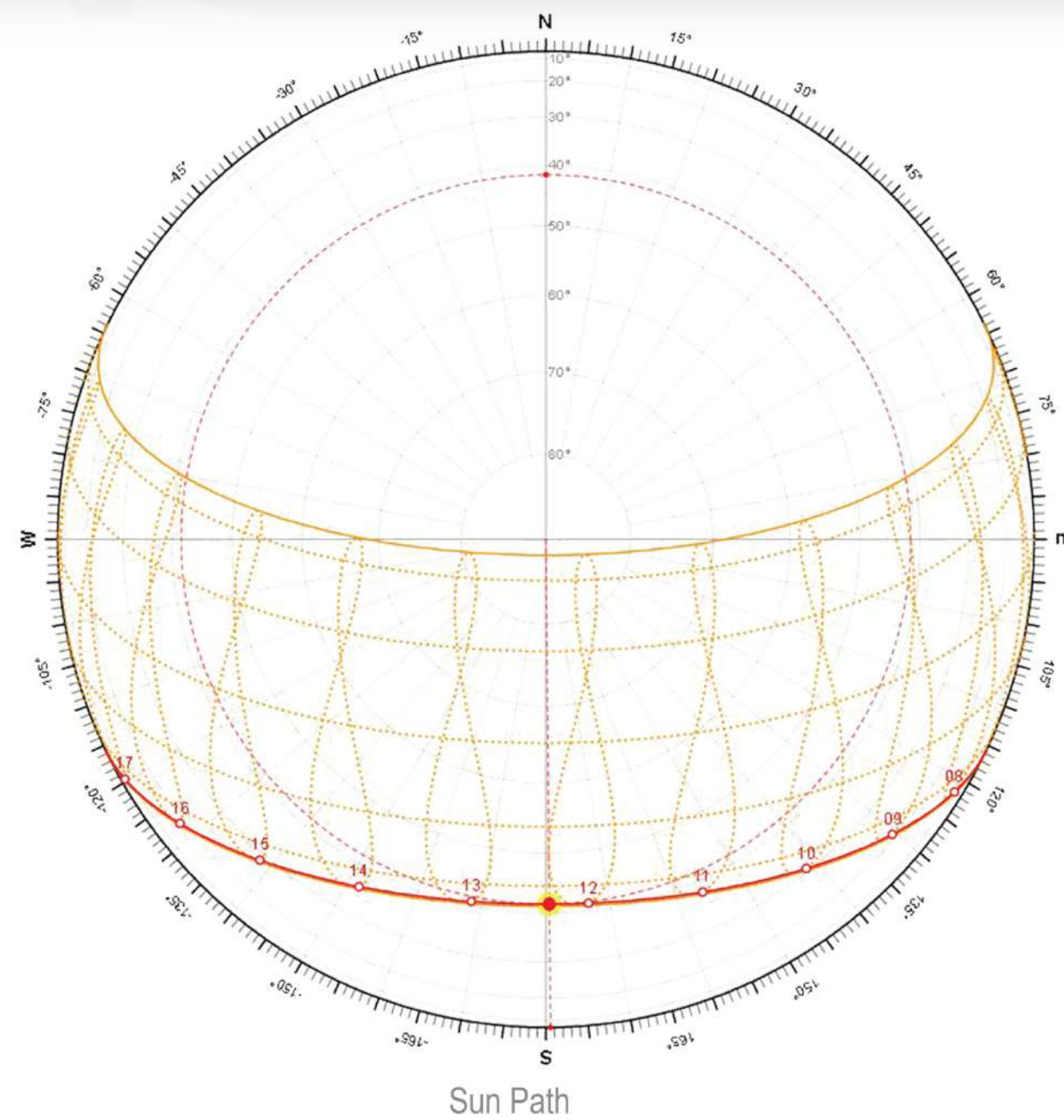
LOCATION: THE COMPLEX IS STRATEGICALLY LOCATED WITHIN DUBAI LAND, WHICH IS WELL-CONNECTED TO MAJOR HIGHWAYS AND OTHER PARTS OF THE CITY, MAKING IT CONVENIENT FOR RESIDENTS TO TRAVEL AND ACCESS VARIOUS SERVICES.

RESIDENTIAL OPTIONS: THE COMPLEX TYPICALLY INCLUDES A MIX OF VILLAS, TOWNHOUSES, AND APARTMENTS, CATERING TO VARIOUS FAMILY SIZES AND PREFERENCES.

AMENITIES: RESIDENTS CAN OFTEN ENJOY A RANGE OF AMENITIES, INCLUDING PARKS, RECREATIONAL FACILITIES, SCHOOLS, AND RETAIL OPTIONS WITHIN OR CLOSE TO THE COMPLEX.



CLIMATE STATUS



Dubai has a hot desert climate characterized by extremely high temperatures, especially during the summer months.

1. Summer (June to September):

- Temperatures often exceed 40°C (104°F) and can reach up to 50°C (122°F) on particularly hot days.
- High humidity levels can make the heat feel even more intense.
- Minimal rainfall, if any, during this period.

2. Winter (December to February):

- Much milder temperatures, ranging from 14°C (57°F) to 24°C (75°F).
- More comfortable humidity levels.
- Occasional rainfall, though it is usually light.

3. Spring and Autumn:

- Transitional seasons with moderate temperatures.
- Temperatures in spring (March to May) and autumn (October to November) range from 25°C (77°F) to 35°C (95°F).

4. Rainfall:

- Dubai receives very little rainfall, averaging about 100 mm (4 inches) annually.
- Most of the rain occurs between December and March.

5. Sandstorms:

- Sandstorms can occur, especially during the hotter months, reducing visibility and air quality temporarily.



LOCATION



LIWAN

ACADEMIC
CITY

FALCONCITY
OF WONDERS

THE CENTRO

DUBAI LAND
RESIDENCE COMPLEX

THE VILLA

AL ROWAIYAH THIRD

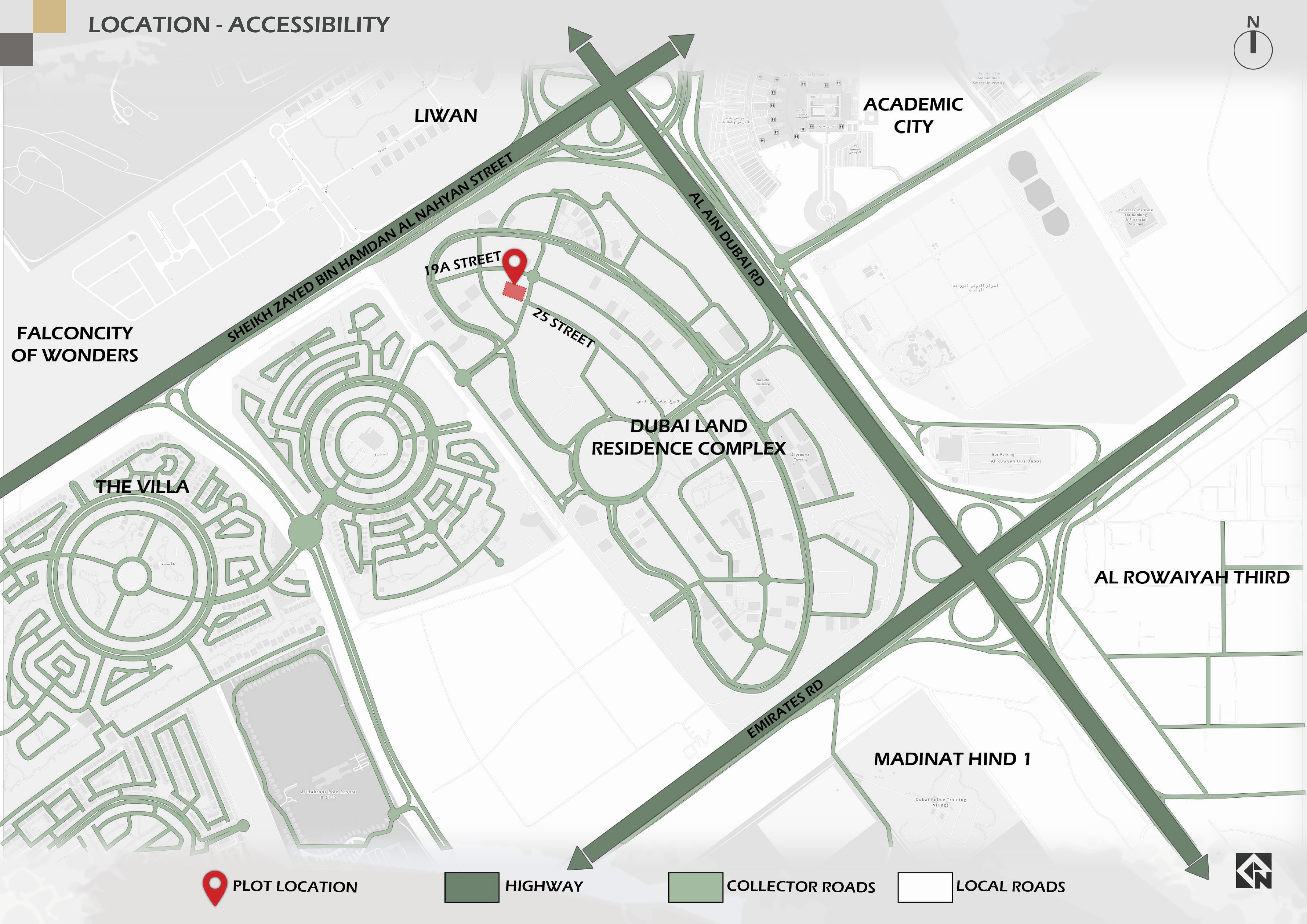
MADINAT HIND 1



PLOT LOCATION



LOCATION - ACCESSIBILITY



LIWAN

ACADEMIC CITY

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

AL AIN DUBAI RD

19A STREET

25 STREET

DUBAI LAND RESIDENCE COMPLEX

FALCONCITY OF WONDERS

THE VILLA

AL ROWAIYAH THIRD

MADINAT HIND 1

EMIRATES RD



PLOT LOCATION



HIGHWAY



COLLECTOR ROADS



LOCAL ROADS



LOCATION - LAND USES



 **PLOT LOCATION**

 **PARK**

 **MOSQUE**

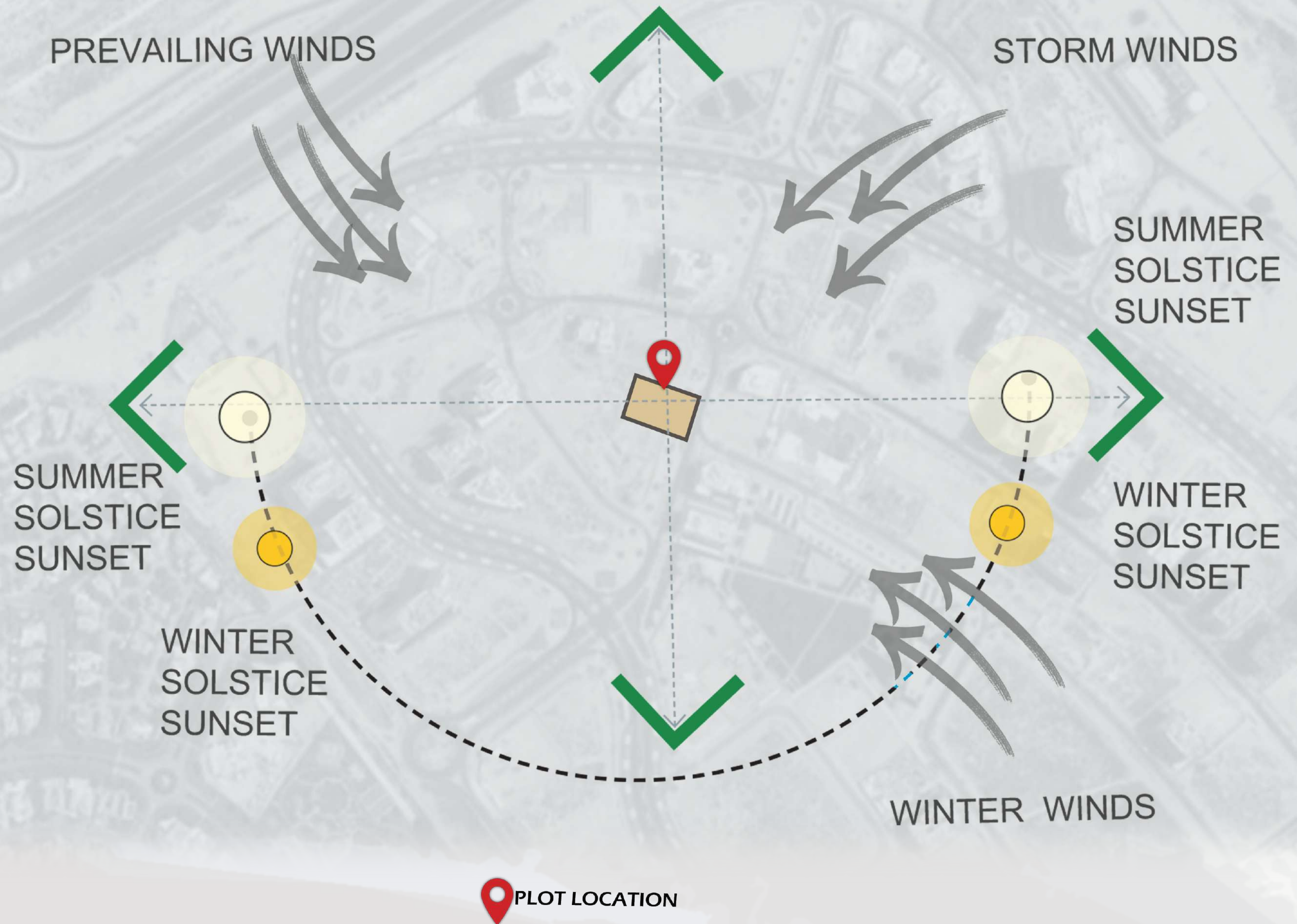
 **RESIDENTIAL**

 **COMMERCIAL**

 **EDUCATION**

 **GOVERNMENTAL**



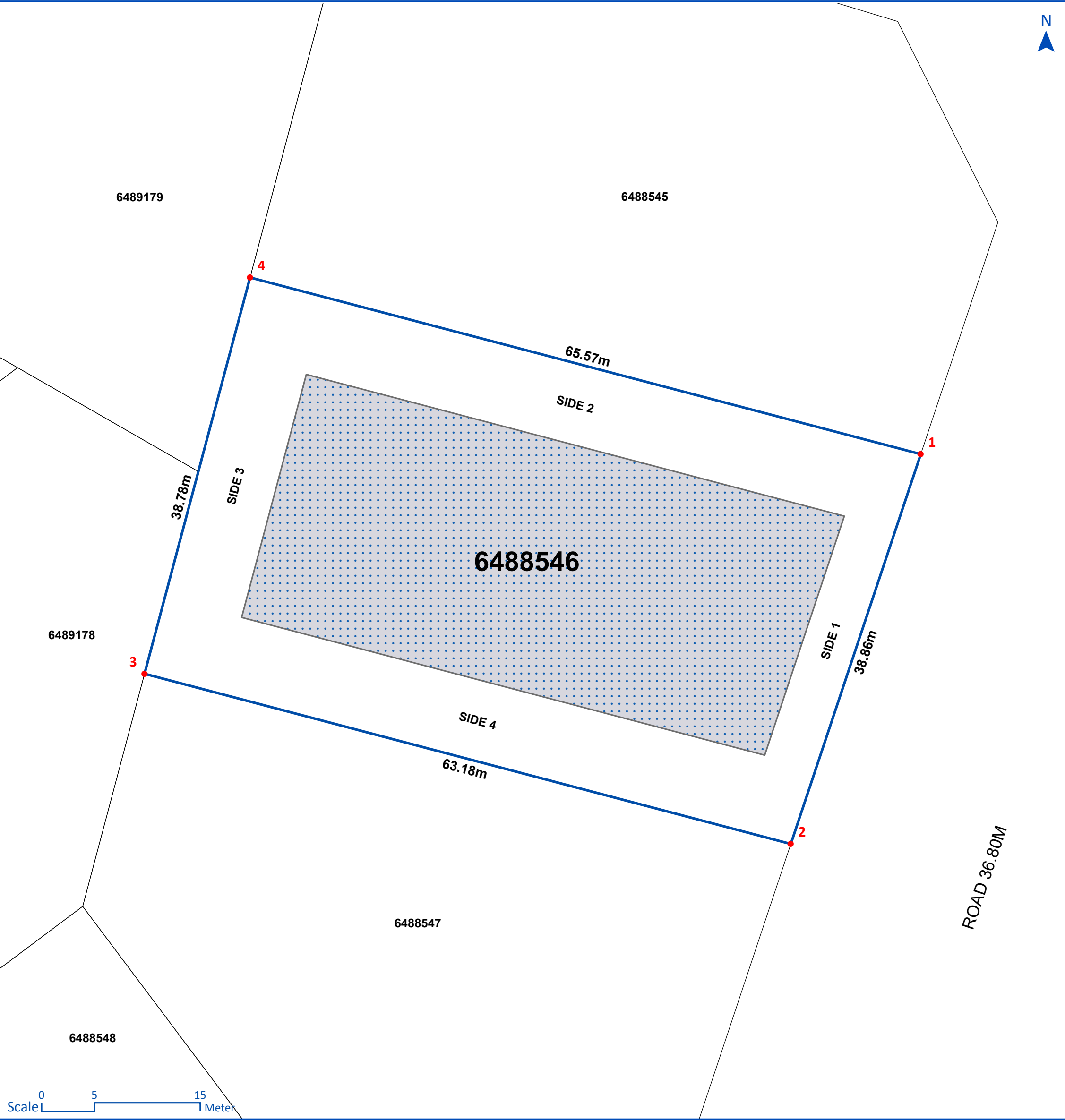


AFFECTION PLAN

PLOT NUMBER	6488546	
OLD NUMBER	RC-D-019	
PLOT AREA	2,496.58 M ² (26,872.96 FT ²)	
MAX. GFA	8,738.03 M ² (94,055.37 FT ²)	
MAX. HEIGHT	G+11	
MAX. COVERAGE	N/A	
SETBACK (M)	BUILDING	PODIUM
SIDE (1)	5	5
SIDE (2)	7.5	7.5
SIDE (3)	7.5	7.5
SIDE (4)	7.5	7.5

LAND USE / GFA SPLIT		
RESIDENTIAL : APARTMENT		
PLOT COORDINATES		
ID	EAST	NORTH
1	504223.717	2776793.825
2	504211.434	2776756.955
3	504150.341	2776773.048
4	504160.310	2776810.528

COORDINATES SYSTEM IS DLTM



GENERAL NOTES	- PARKING: ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150 SQ.M GFA AND TWO BAYS FOR EACH UNIT EXCEEDING 150 SQ.M GFA. - THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.
---------------	---

THIS DOCUMENT IS FOR ILLUSTRATION PURPOSE. FINAL DATA CAN BE OBTAINED THROUGH SITE PLAN AND DEMARCATION CERTIFICATES REQUESTS.

حكومة دبي
GOVERNMENT OF DUBAI



سلطة دبي للتطوير
Dubai Development
Authority

PLOT DETAILS

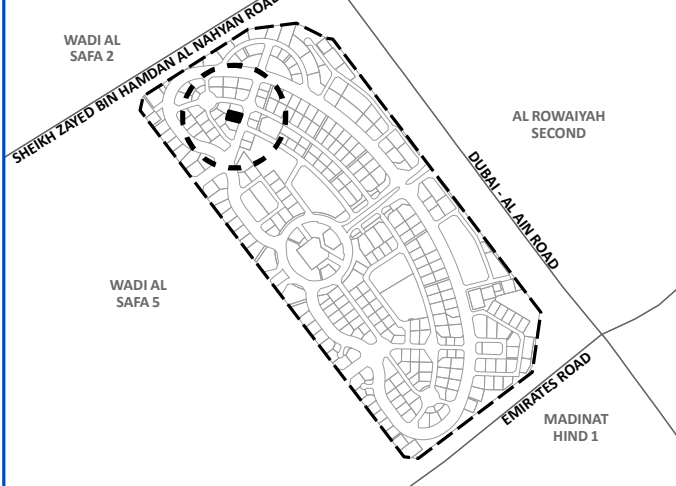
MASTER DEVELOPER

DUBAI LAND RESIDENCES (L.L.C)

PROJECT NAME

DUBAI LAND RESIDENCE COMPLEX

LOCATION MAP



COMMUNITY

WADI AL SAFA 5

LEGEND

- PROJECT LIMIT
- PLOT
- PODIUM LIMIT
- BUILDING LIMIT

For live information please scan the QR code or visit
<https://gis.dda.gov.ae/dis/?PlotNumber=6488546>



ISSUE DATE 18/11/2025 7:05:49 PM





3D RENDERS



3D RENDERS - TOP VIEW



3D RENDERS - AERIAL VIEW



Home,
perfected





LIVING,
ELEVATED





art of redefined
living



Your sanctuary
in the city



home in
harmony



Live above
expectation



GYM



POOL



POOL
BBQ
KIDS AREA



POOL

