The RESIDENCES

DIFC Zabeel District

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DIFC Developments


DIFC
Zabeel District
MASTER PLAN

DIFC

The region’s most extensive demand-led expansion of a financial centre.

DIFC Zabeel District marks a new chapter in Dubai's urban evolution-expanding beyond business into a vibrant, connected community. Envisioned by the Dubai International Financial Centre, the district blends innovation, culture, and lifestyle, where glass towers, public spaces, and social hubs come together seamlessly.

It is a place where commerce meets creativity, shaping a dynamic environment that reflects Dubai's forward-looking spirit and its role as a global hub for the future.



DIFC Zabeel District
Masterplan Statics

Office **6,800,000 sq.ft.** GFA
Innovation **1,000,000 sq.ft.** GFA

Residential **6,200,000 sq.ft.** GFA (21 Plots)

Hotel **1,450,000 sq.ft.** GFA
(Up to 1,000 keys spread over 4 locations)

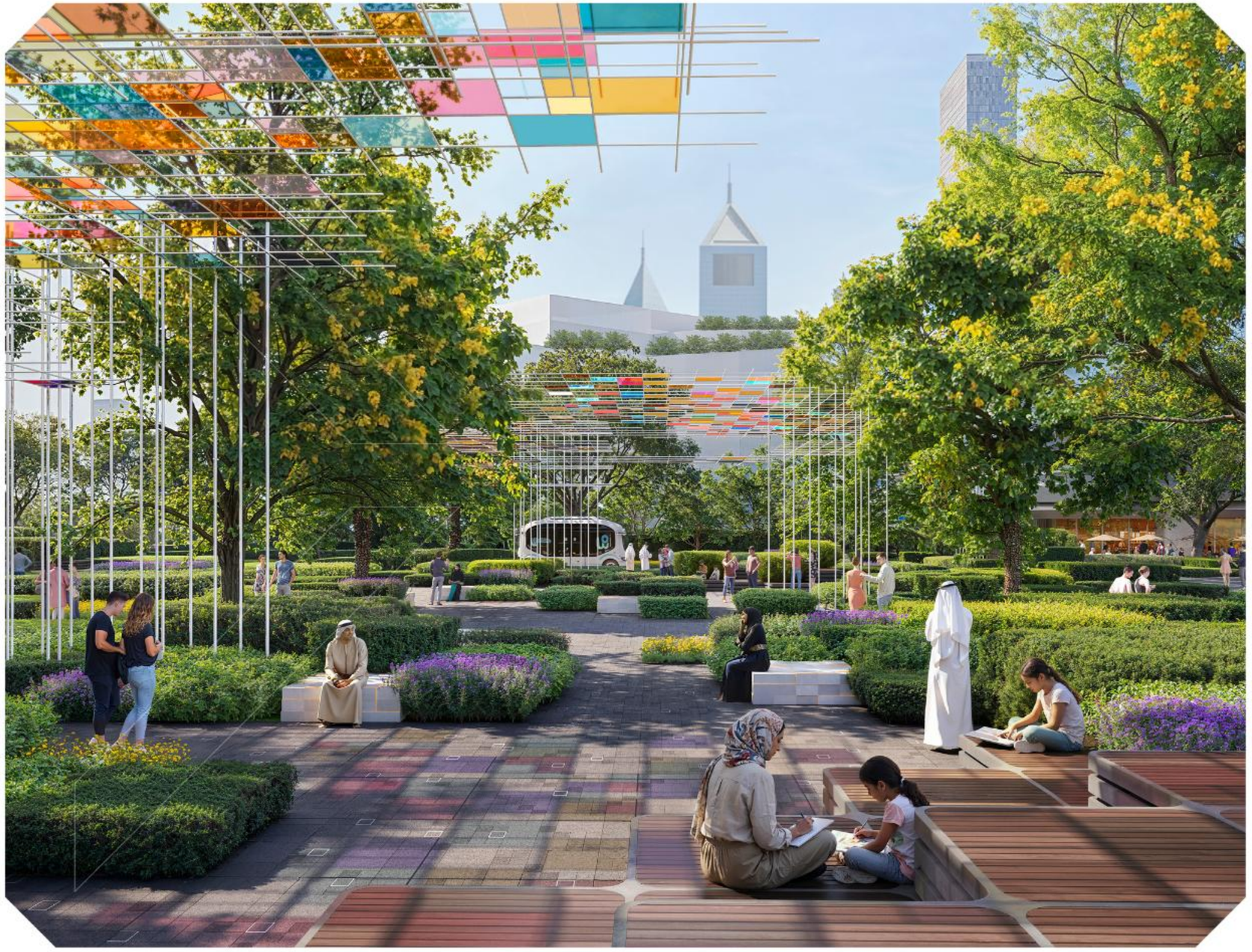
Academy / Universities **370,000 sq.ft.** GFA It will have DIFC Academy (tallest of the three), 2 x University Buildings (LBS, Georgetown, Marangoni, etc.)

Retail **1,000,000 sq.ft.** GFA
of which Boulevard Retail shall be **366,000 sq.ft.** GFA

Conference Centre **121,000 sq.ft.** GFA, (Large – Up to **2,500 pax**, Small x 2 – Up to **600 pax** each)

AI Campus **100,000 sq.ft.** GFA
(Experience Floor, Conference floor, co-working floors)





DIFC Zabeel District

Masterplan Summary

Stable **23,000 sq.ft.** of GFA (Single storey with retractable roof, home grown F&B concepts)

Juma Mosque **38,000 sq.ft.** GFA

K12 School circa **1,000** students / **320,000 sq.ft.** GFA **200,000 sq.ft.** plot area

Population Metrics
Workforce – **75,000**
Residential – **10,000**

Art Pavilion **68,000 sq.ft.** GFA (G+5, rotating art galleries / roof terrace F&B / multi use spaces for creators' club, etc.). Expected Art Pavillion Footfall. Expected annual footfall @ **300,000** visitors

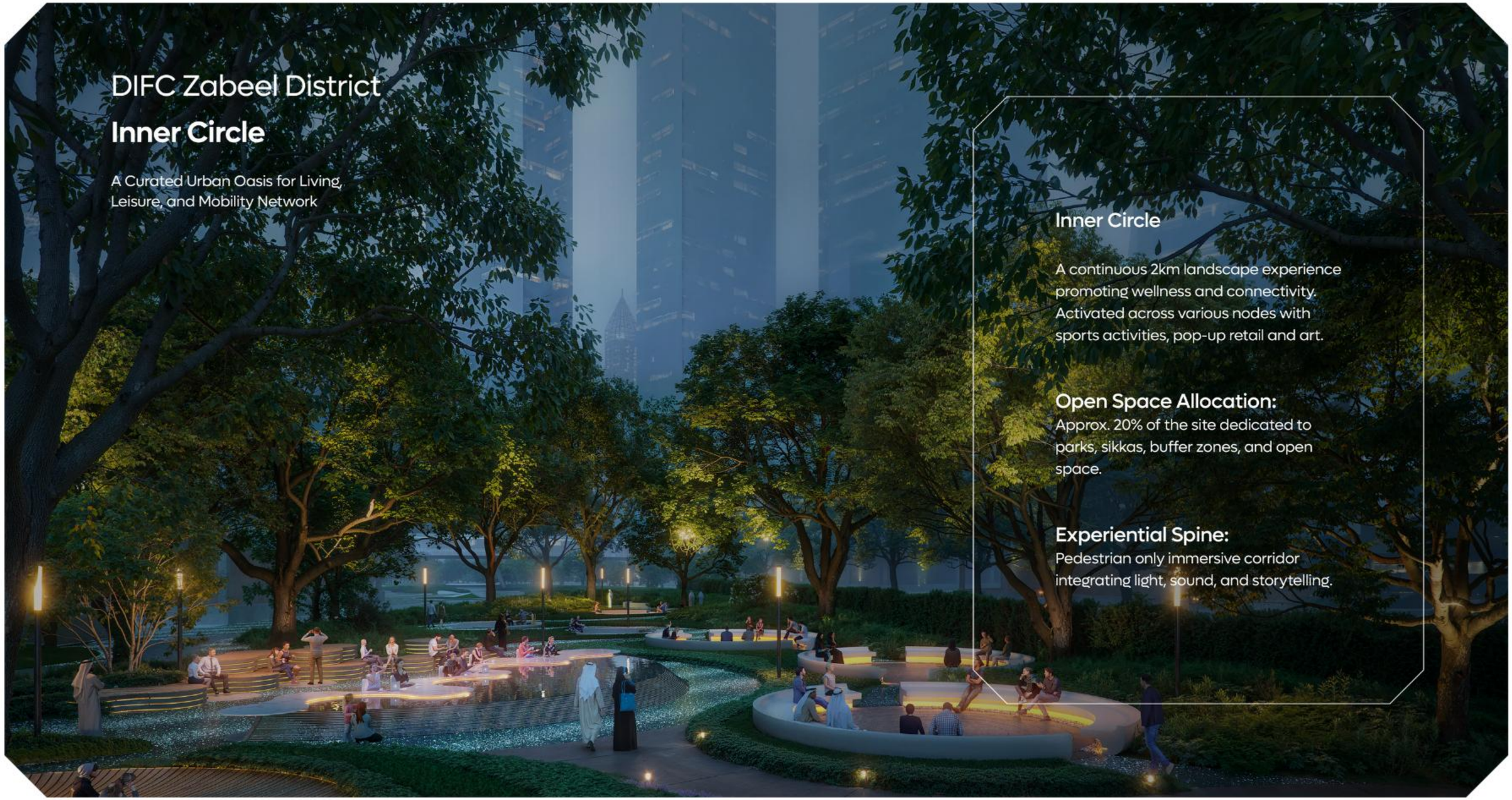
Gross Development Value >**AED 100 billion**
Delivery Date – **2040**

DIFC Zabeel District

Amenities




DIFC Zabeel District
The Boulevard


DIFC Zabeel District
Inner Circle
A Curated Urban Oasis for Living, Leisure, and Mobility Network
Inner Circle
A continuous 2km landscape experience promoting wellness and connectivity. Activated across various nodes with sports activities, pop-up retail and art.
Open Space Allocation:
Approx. 20% of the site dedicated to parks, sikkas, buffer zones, and open space.
Experiential Spine:
Pedestrian only immersive corridor integrating light, sound, and storytelling.

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Inner Circle

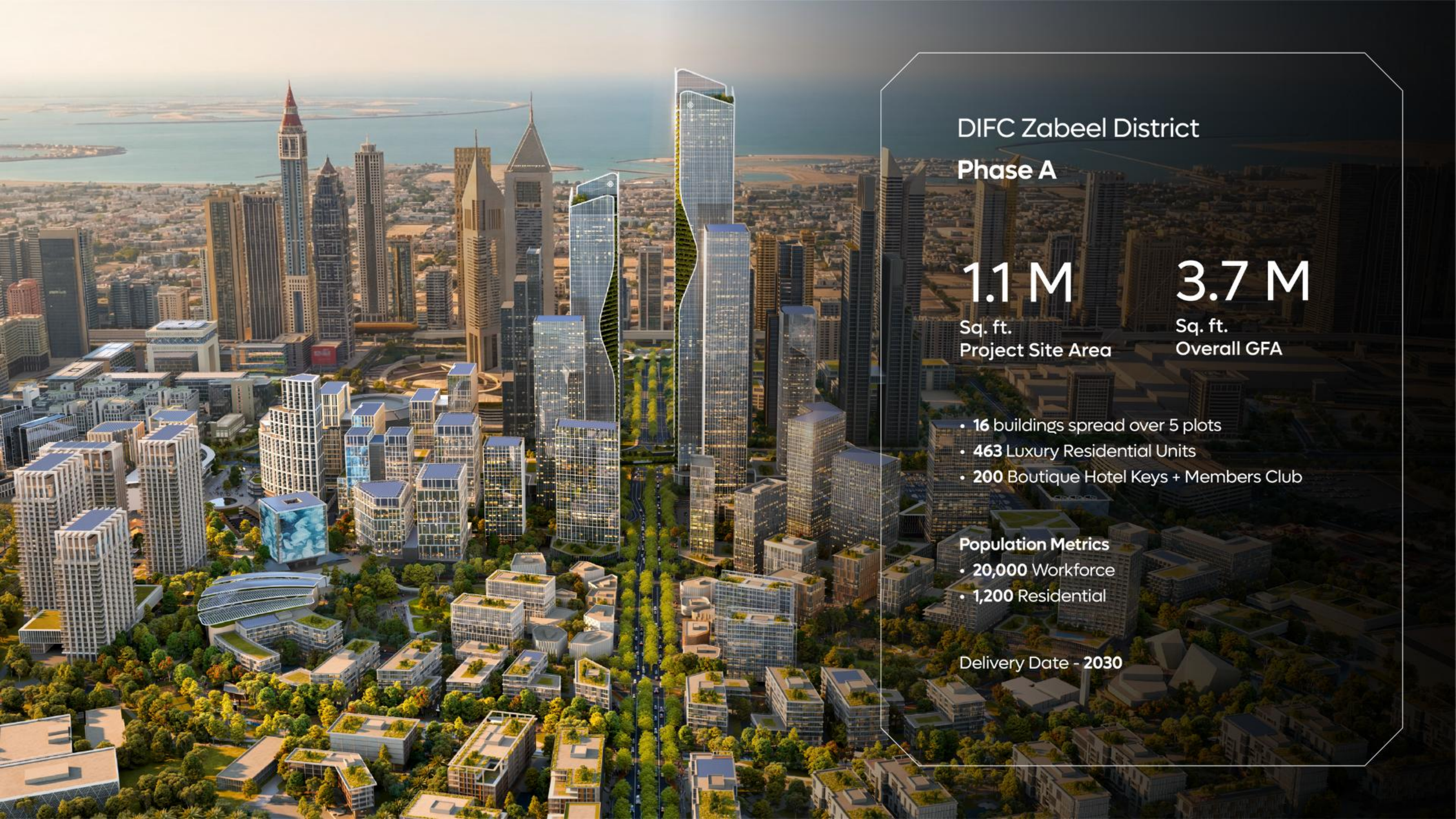
The community's uniquely curated open spaces and parks will be filled with abundant levels of greenery and thriving biodiversity, underpinning healthier working, living and social connections.

- A continuous 2km landscape experience promoting wellness and connectivity.
- Activated across various nodes with sports activities, pop-up retail and art.




DIFC Zabeel District
Luxury Living Experience
Creating Powerful Communities


Zabeel Village
A new generation of destination retail
activating streets and squares



DIFC Zabeel District

Phase A

1.1 M
Sq. ft.
Project Site Area

3.7 M
Sq. ft.
Overall GFA

- **16** buildings spread over 5 plots
- **463** Luxury Residential Units
- **200** Boutique Hotel Keys + Members Club

Population Metrics
- **20,000** Workforce
- **1,200** Residential

Delivery Date - **2030**

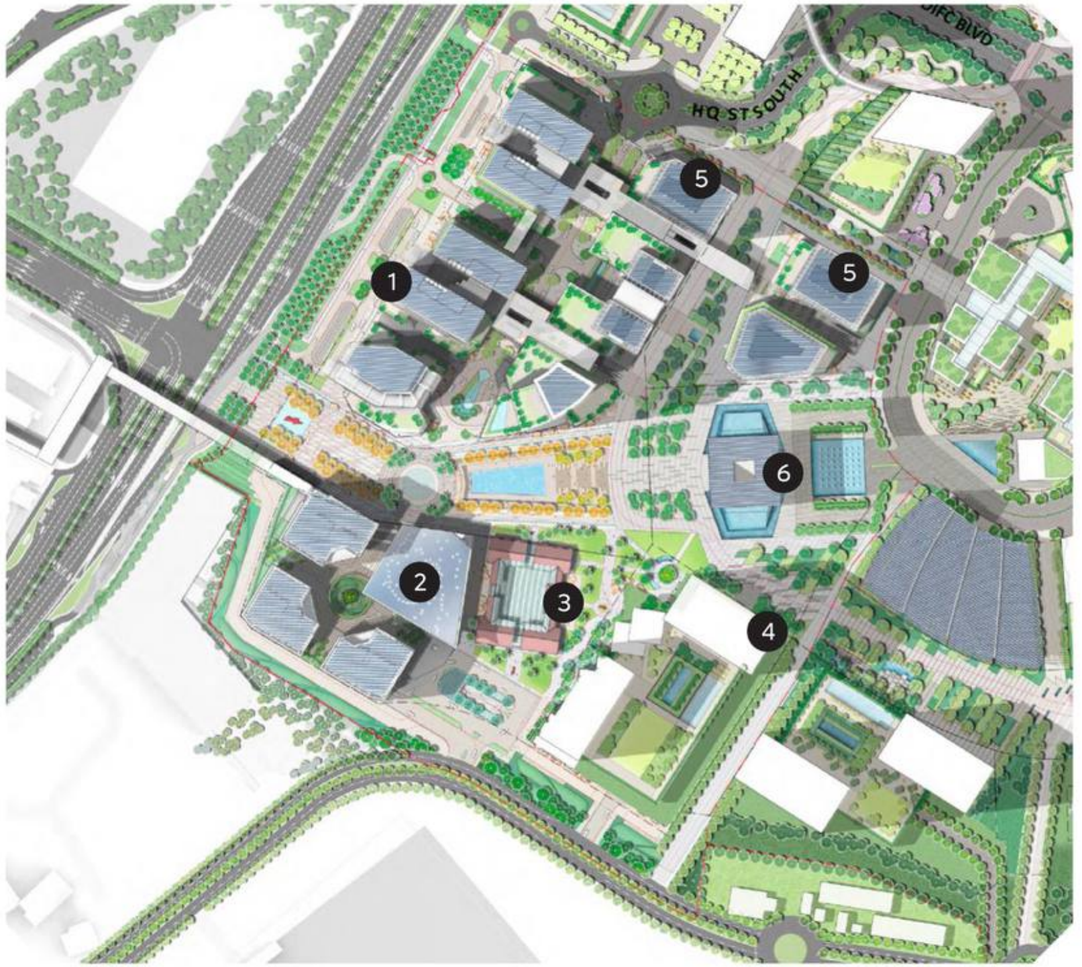
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Phase A









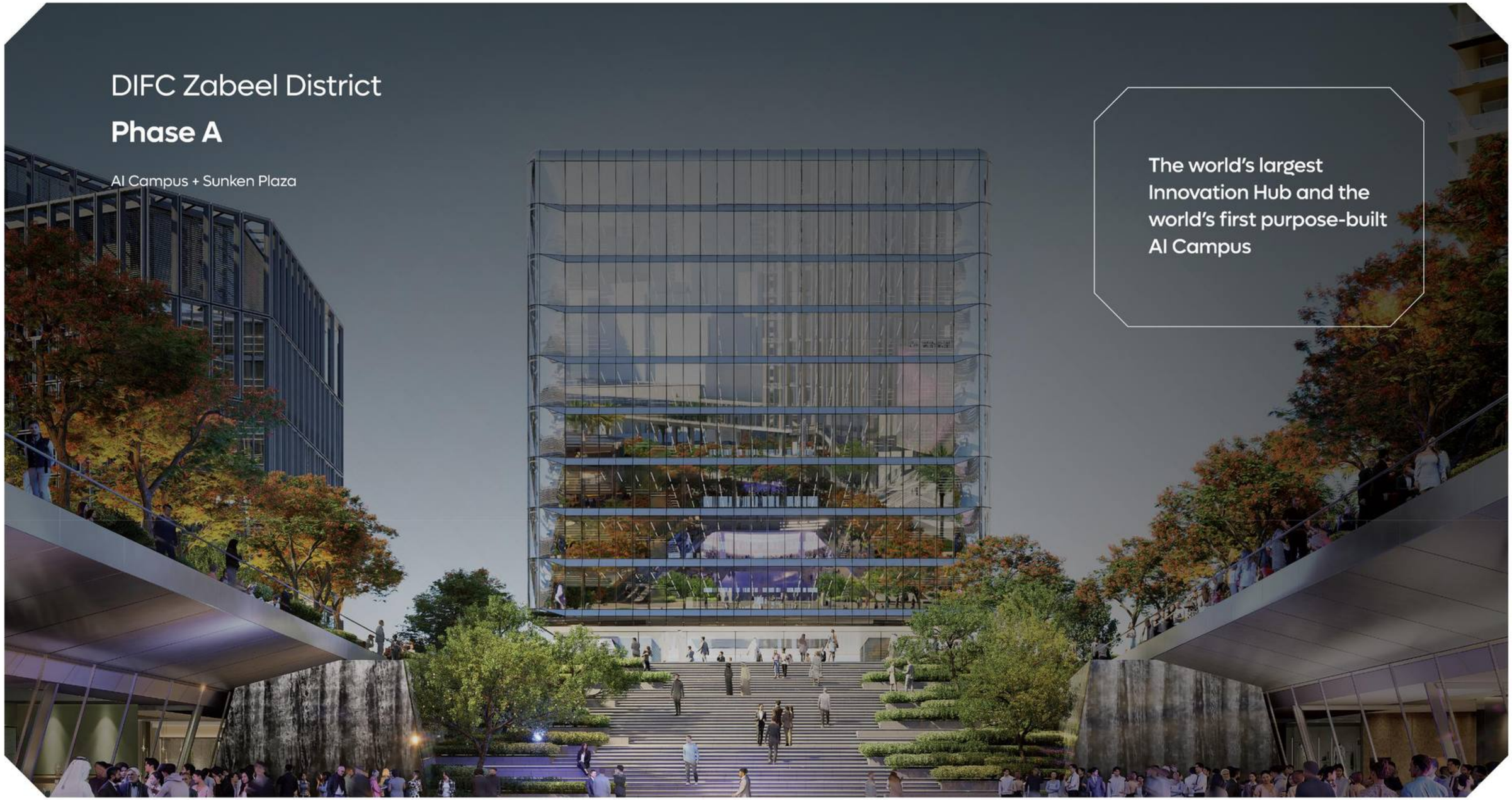






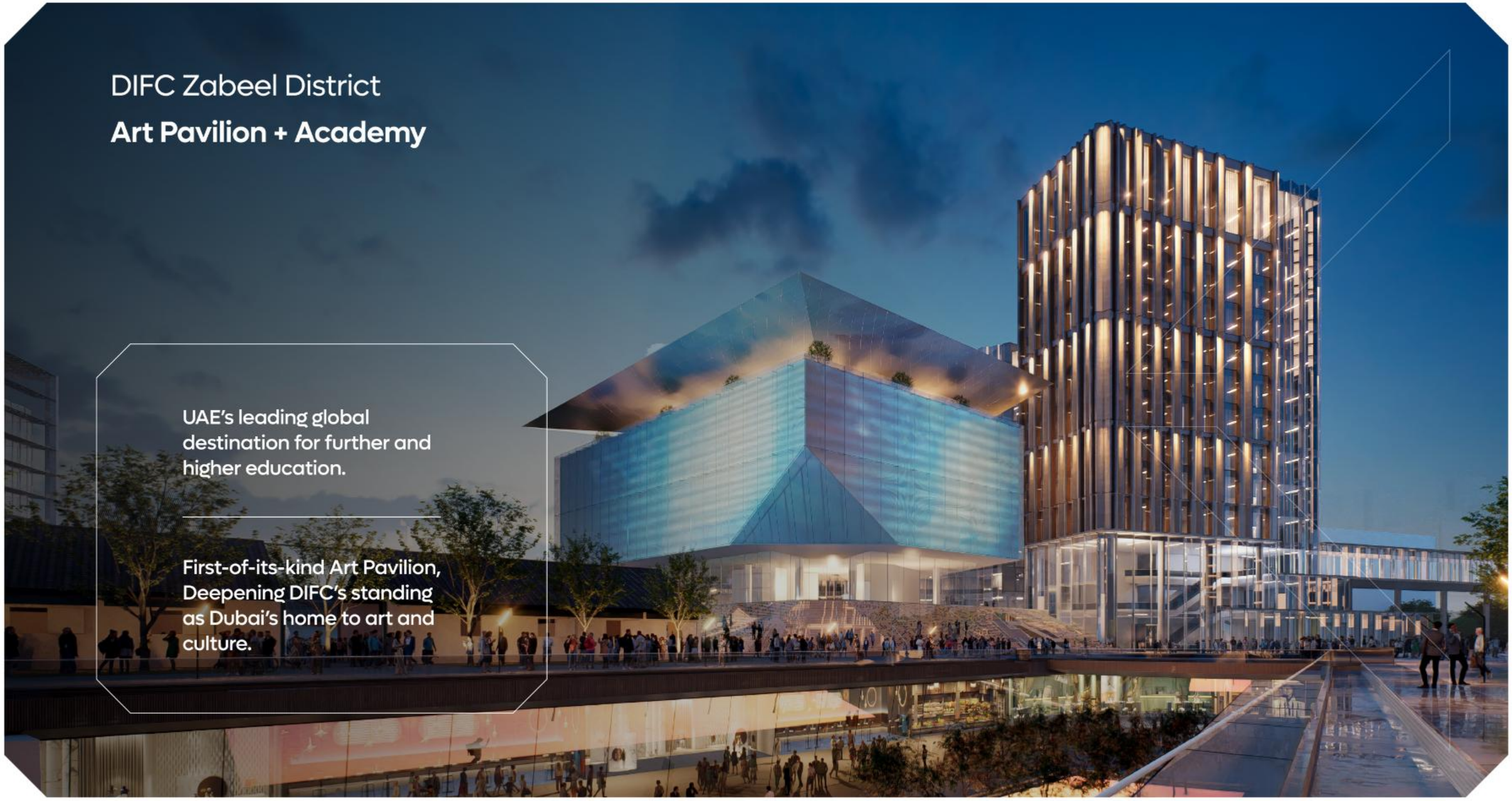

DIFC Zabeel District
Phase A
Entrance Plaza
DIFC
ZABEEL


DIFC Zabeel District
Phase A
Class A Offices
DIFC
ZABEEL


DIFC Zabeel District
Phase A
AI Campus + Sunken Plaza
The world's largest Innovation Hub and the world's first purpose-built AI Campus

DIFC Zabeel District

Art Pavilion + Academy



UAE's leading global destination for further and higher education.

First-of-its-kind Art Pavilion, Deepening DIFC's standing as Dubai's home to art and culture.


DIFC Zabeel District
Phase A
Restored Historic Stables
A living heritage
experience
reimagined for today.




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