



دبي فستيفال سيتي  
Dubai Festival City



LIVE IN THE HEART OF URBAN SERENITY



## LIVE IN THE HEART OF URBAN SERENITY

Imagine living in a home nestled in the quiet calm of pure greenery, where the very sight of birds by the lake, are a soothing relaxation for your soul.

A place located closer to the finest shopping, dining, leisure and entertainment avenues. Where getting to work or heading to school is an absolute pleasure without rush hour traffic.

This is what living at the heart of urban serenity feels like at Dubai Festival City, a premier waterfront community lifestyle blending modern luxury with connectivity and comfort, spanning 1,300 acres.

Stay connected to  
community living at  
Al Badia Residences.



Explore life at  
Al Badia Hillside,  
a timeless fusion of  
Mediterranean Arabia.



Blend in with the  
stylishly cosmopolitan  
Marsa Plaza.



EXPERIENCE URBAN SERENITY  
IN 3 WONDERFUL WAYS.



# AL BADIA RESIDENCES

Where Community Living embraces a tranquil lifestyle.



## WELCOME TO YOUR HOME AT AL BADIA RESIDENCES

Set in lush, private landscaped gardens embraced by nature's calm, Al Badia Residences is an exclusive and luxurious retreat comprising architecturally distinct Mediterranean-style spacious townhouses and low-rise apartments in Dubai Festival City by the iconic Dubai Creek.

Phase III of Al Badia Residences is the latest addition to the versatile property offerings at Dubai Festival City with a choice of 1, 2 and 3 bedroom apartments, designed to the standards of quality and comfort that you would expect of modern living.





## PERSONALISE YOUR LIFESTYLE.

One of the distinct advantages of being away from the noise of everyday traffic is the sense of quietness that envelops you at Al Badia Residences. All townhouses have a distinct sense of space and privacy with dedicated gardens and covered parking.

Serenity moves up to another level of luxury altogether with apartments that benefit from private terraces and balconies showcasing scenic panoramic vistas.





## STAY CONNECTED TO COMMUNITY LIVING.

Tranquility however doesn't mean you have to compromise on convenience – you are located right at the heart of the city with popular global shopping and local outlets.

A diverse mix of restaurants and cafes and outstanding recreational and entertainment facilities are all well within walking distance, with the airport being just a short drive away!





# AL BADIA HILLSIDE

Welcome home to a slice of Arabia.





## DESIGNED TO TAKE YOU BACK IN TIME.

Urban serenity harks back to centuries of architectural tradition!

Inspired by the quaint hillside villages nestled along the Mediterranean coast, the earthy rich hues and textures of Al Badia Hillside are infused with a blend of century's old Arabian culture and design.

The cobbled streets and distinct architectural nuances are reflective of a bygone era, yet Al Badia Hillside is where traditional values meet modern day comfort.





## PERSONALISED LIFESTYLES THAT ARE DISTINCTIVE.

It's always nice to come home to a place that seems to step back in time with its spectacular Mediterranean architecture and distinctly Arabian flair.

One of the most striking details of Al Badia Hillside is that every one of its exclusively designed homes has completely individual identities.

Carefully planned, no two apartments are the same, creating unique living spaces complemented by exceptional amenities to provide residents with sophisticated contemporary homes.





# MARSA PLAZA

Home to a chic, cosmopolitan life.



## THE EPITOME OF CREEKSIDE LIVING

Urban chic meets creekside luxury at Marsa Plaza. Its signature shape and majestic architectural design is a striking landmark on the Dubai city skyline. A modern residential tower with upscale urban amenities it offers direct views of Dubai Creek and the cityscape.

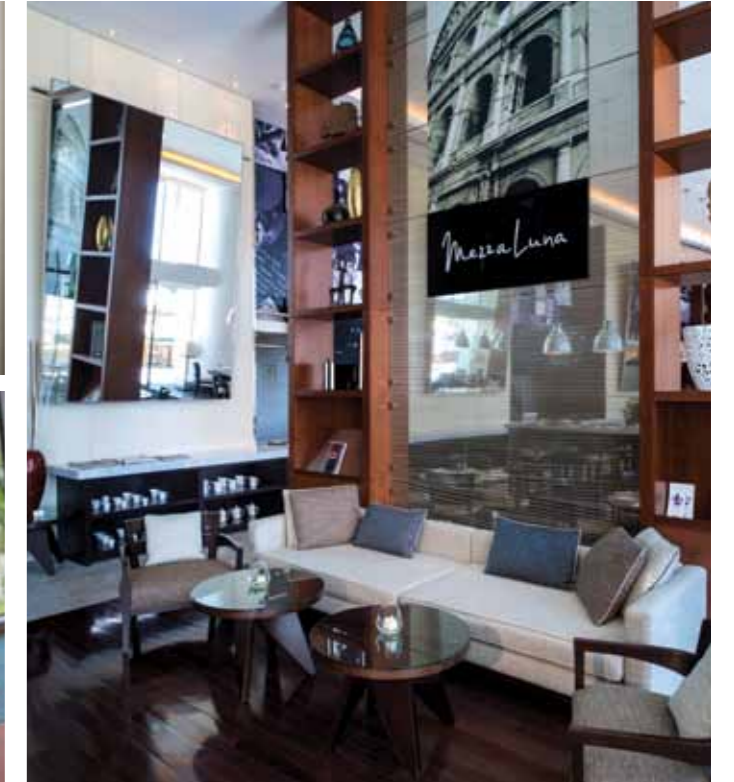
Apartments range from one, two and three bedrooms as well as three and four bedroom duplexes that benefit from a choice of superb lifestyle amenities including two levels of basement parking.





## MODERN DAY CONVENIENCE AT YOUR DOORSTEP.

At Marsa Plaza, residents can enjoy a state-of-the-art gym, outdoor swimming pools and fitness studios with regular classes. A local supermarket, hairdressers and dry cleaners along with a popular restaurant and bar, bring convenience to your doorstep.





## LOCATION, LOCATION, LOCATION

Make every trip a short trip, our properties central location is guaranteed to make your life more versatile..





# LIFE STYLE

World class neighborhood



## DUBAI FESTIVAL CITY MALL

Dubai Festival City Mall is a landmark 2m sq. ft. urban retail resort which forms the epicentre of Dubai Festival City now acknowledged to be one of UAE's most exciting retail, dining and leisure attractions. Set on the historic Dubai Creek, Dubai Festival City Mall, offers world class retailers, restaurants, cafés and bistros, a 12-screens Novo Festival Cinemas complex and a parking for 7,000 cars. It also boasts some of the emirate's most photographed sunset vistas.







## AL AREESH CLUB

Just a short walk away from Al Badia Hillside is Al Areesh Club offering members a private and professionally managed leisure and entertainment destination with state-of-the-art gym, sports facilities and fitness studios with regular classes. A local supermarket, pharmacy, and dry cleaners along a cosy restaurant and bar bring convenience to your doorstep.

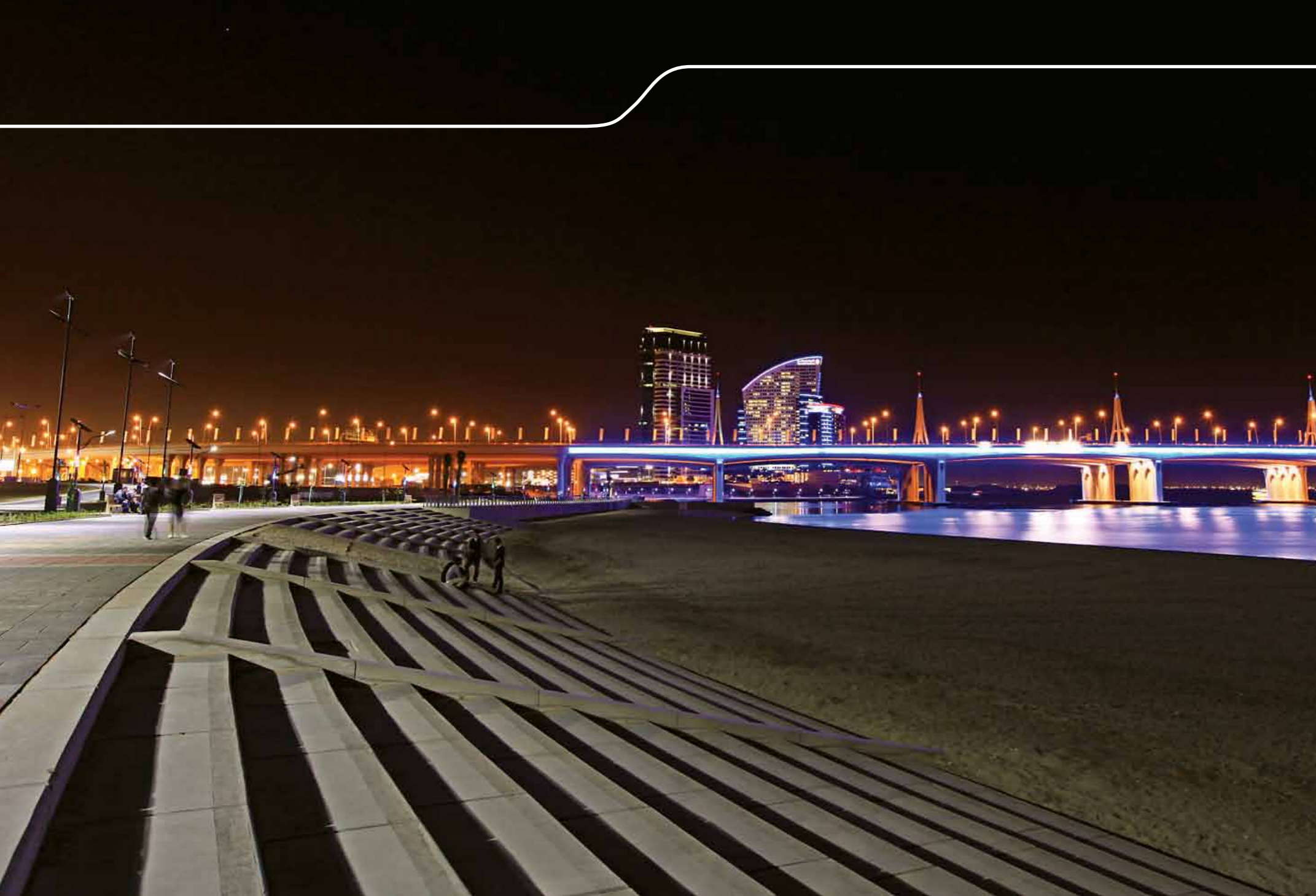




## FESTIVAL TOWER

“AAA” grade office building, Festival Tower is located in the thriving retail resort district of Dubai Festival City. The 33 storey business centre offers 530,000 sq ft of premium office space to various tenants including Emirates Bank, Willis Group and Al-Futtaim group. This iconic tower has an unrivalled 360 degrees view of the Dubai skyline and Creek.





## FESTIVAL PROMENADE

Stretching two kilometers along the Dubai Creek, Festival Promenade provides the ideal backdrop for a meal by the waterfront, a relaxing stroll along the creekside with unique views of the Dubai skyline.





## WORLD CLASS EDUCATION

Deira International School and Universal American School follow an extremely high standard of teaching, together serving the educational needs of 5,000 multi-cultural students.



## Al-Futtaim

Al-Futtaim operates through more than 100 companies in 29 countries. Headquartered in Dubai, UAE, the company employs in excess of 40,000 people and represents an unrivalled portfolio of world-class international brands.

## Al-Futtaim Group Real Estate

Al-Futtaim Group Real Estate (AFGRE) is the real estate development and operations arm of Al-Futtaim. AFGRE is responsible for the origination, conception, development, procurement and construction

of mega projects, and the leasing and operation of these projects after completion.

The three current flagship mixed use urban communities under the Festival City brand are Dubai Festival City, Cairo Festival City and Doha Festival City.



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