GRID

PRODUCTION CITY, DUBAI

THE CRAFTSMEN OF ENDURING MASTERPIECES

GRID



50+

DEVELOPMENT PROJECTS

11.6 MN SQ.FT.

DEVELOPMENT PORTFOLIO

11.4 BN+

DEVELOPMENT VALUE

2.8 MN SQ.FT.

HANDED OVER

WELLNESS INDUSTRY

$6.8 T

Current Global Wellness Economy

$9.8 T

Projected global wellness economy by 2029*

A Growing Opportunity

Wellness real estate is shaping new expectations of home.



Bali | Switzerland | Maldives | Japan | Costa Rica





DUBAI

&

the fast-paced life!

LIVE WELL

is the need of the hour





Now enjoy WELLNESS at Home



Artist’s impression

Building Configuration:

2B+2P+9 floors+Rooftop

Artist’s impression

THE LOCATION

At the Centre of What Matters



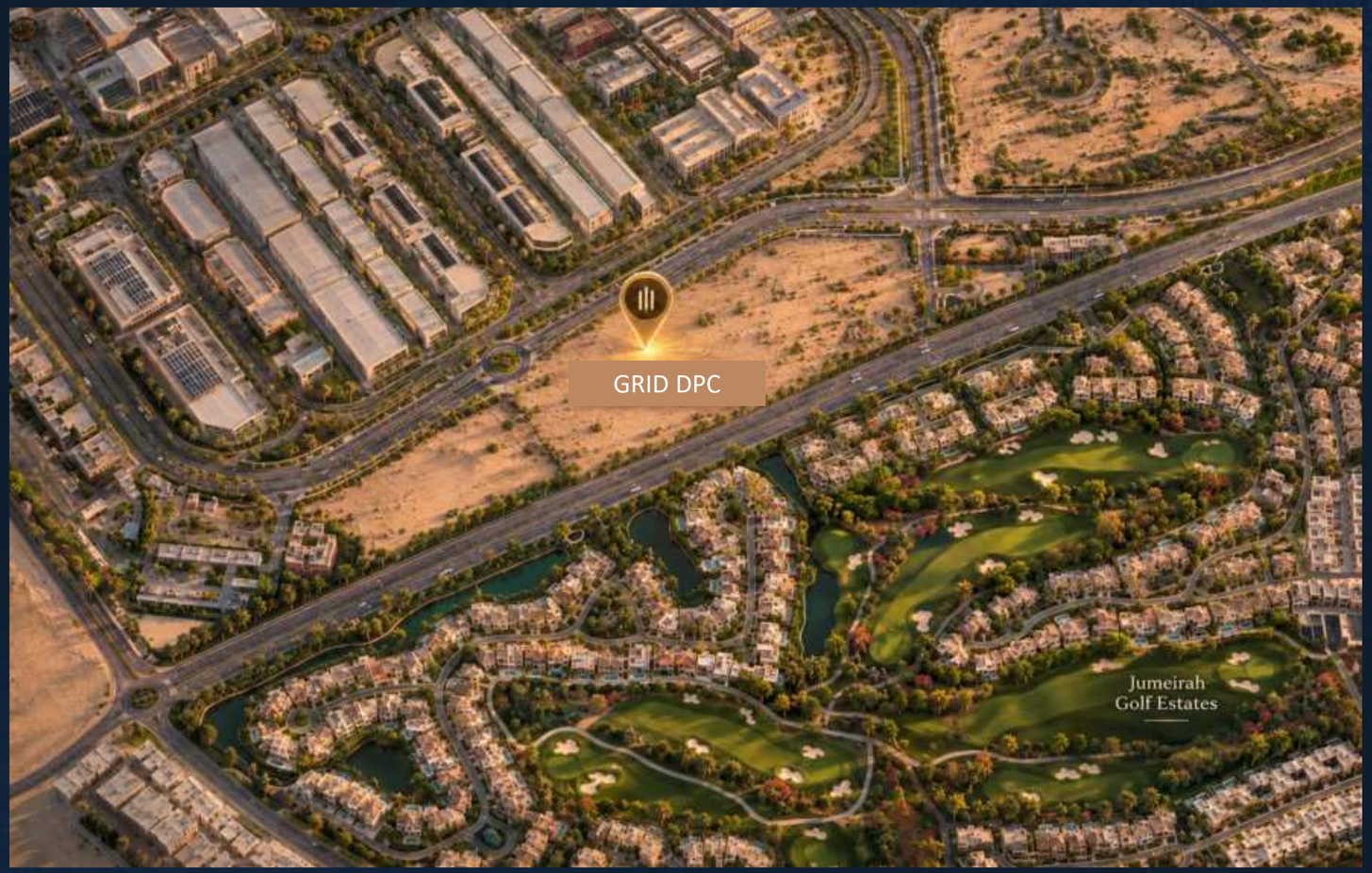
CONNECTED TO THE PULSE OF DUBAI.

Dubai Marina – 20 min
Palm Jumeirah – 22 min
Downtown/Burj Khalifa – 25 Min
Dubai International Airport – 25 min
Al Maktoum International Airport (DWC) - 35 min



EXACT PLOT LOCATION AT PRODUCTION CITY

A well-connected address, just minutes from Al Khail Road and Jumeirah Golf Estates.









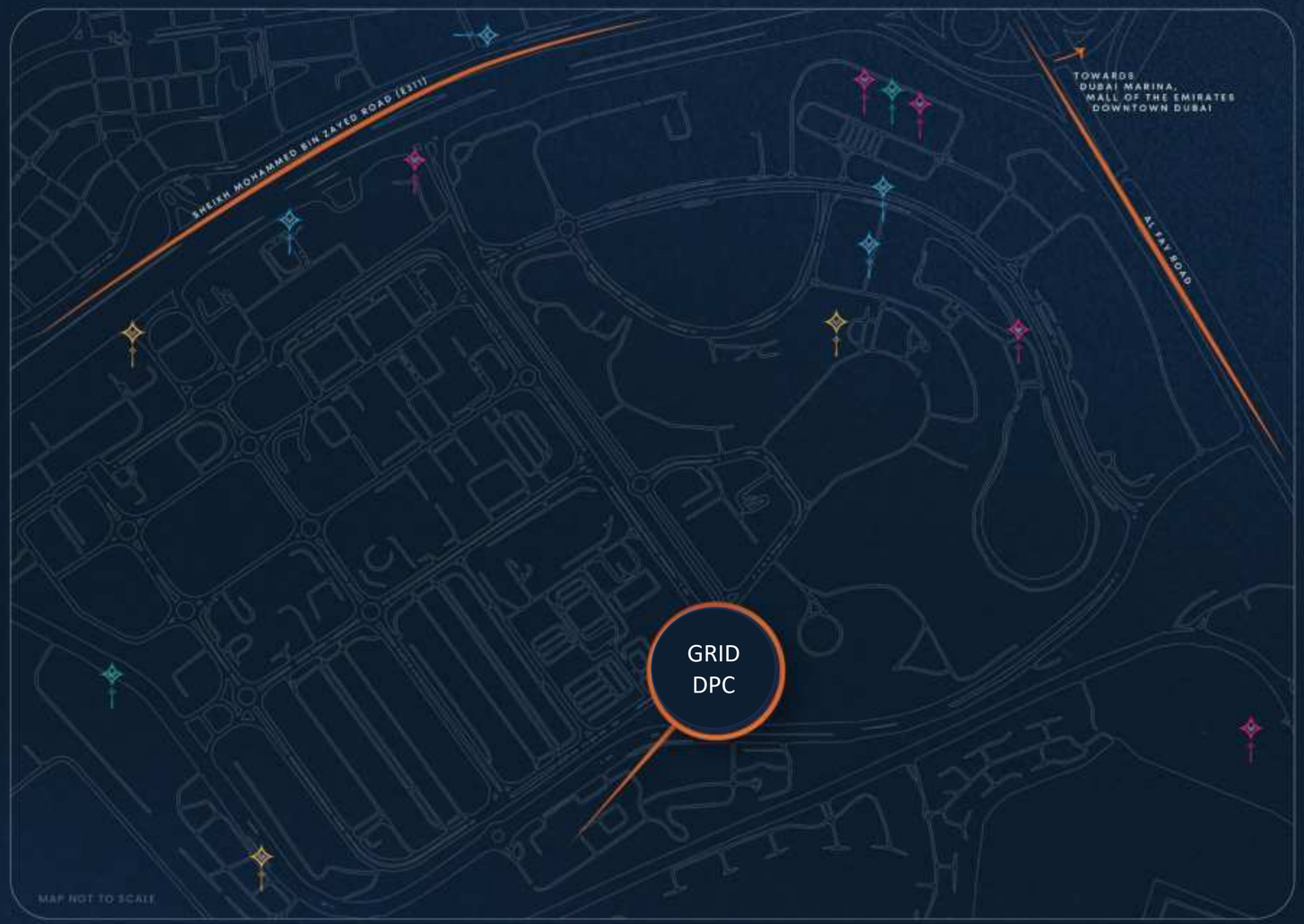
6,800+
Professionals working in Dubai Production City

220+
Companies inside the free zone

Less than 10 mins
To schools, clinics, City Centre Me'aisem, Production City Lake

Key USP
Bus stop at the doorstep
Permanent low-rise front views

THE BEST OF THE NEIGHBOURHOOD, RIGHT AROUND YOU.



LEGEND

- FITNESS & LEISURE
- SCHOOLS & EDUCATION
- HOTELS & HOSPITALITY
- HEALTHCARE

FITNESS & LEISURE

City Centre Me'aisem - 6 mins
IMPZ Pond Running Track - 6 mins
First Entry Mall - 7 mins
Jumeirah Golf Estates - 7 mins
Carrefour Hypermarket - 8 mins

SCHOOLS & EDUCATION

Victory Heights Nursery - 5 mins
Treetops Nursery IMPZ - 7 mins
Roots Montessori Nursery – Makateb - 7 mins

HOTELS & HOSPITALITY

Aloft by Marriott Me'aisam - 7 mins
Element by Marriott Me'aisam - 7 mins
Four Points by Sheraton Production City - 7 mins
Mövenpick Hotel Jumeirah Village Triangle - 13 mins

HEALTHCARE

Your Center Polyclinic - 7 mins
Mediclinic Me'aisem - 9 mins

BUILT AROUND DUBAI'S NEXT INFRASTRUCTURE WAVE

THE BLUE LINE

30 km network | 14 stations
Expected by 2029

THE GOLD LINE

42 km network | 18 stations
Connecting 15 strategic districts and 55 developments
Dedicated Production City station expected
Expected completion: 2032



A GRAND ARRIVAL

Inspired by the World’s Finest





Artist’s impression

DISCOVER PROJECT'S FOUR WELLNESS ZONES

THE FITNESS ATELIER



THE VITALITY ZONE



THE RECOVERY ZONE



THE FAMILY ZONE





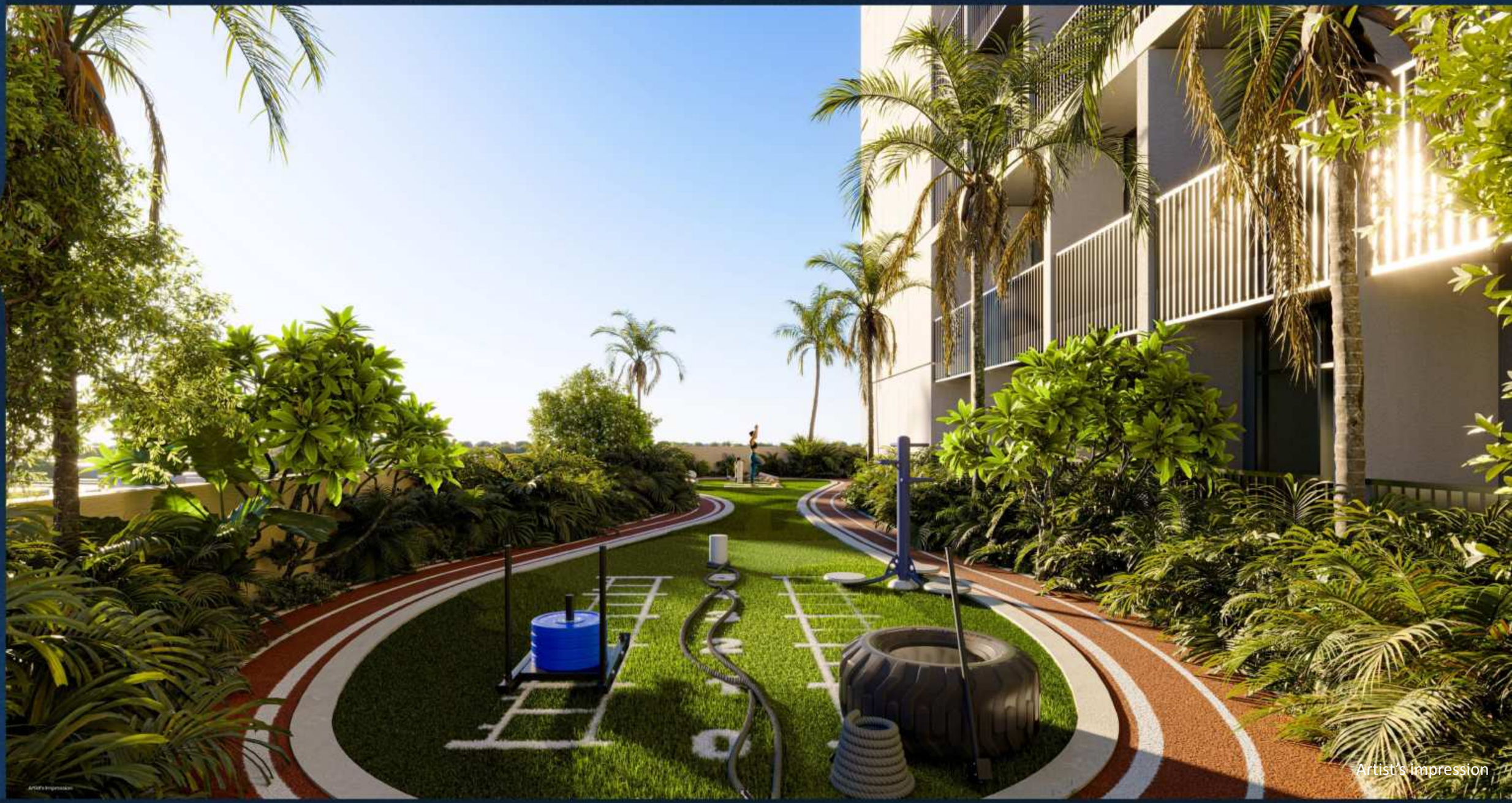
THE FITNESS ATELIER

Artist’s impression

PODIUM LEVEL AMENITY

STRETCH TOWARDS THE SUN, WITH FRESH GRASS BENEATH YOU.

A dedicated setting for yoga and meditation, where mindful movement and moments of stillness find their place.



PODIUM LEVEL AMENITY

TAKE YOUR TRAINING BEYOND FOUR WALLS.

An outdoor functional training zone brings a fresh perspective to fitness, creating space to build strength, improve agility and push your limits.



Artist's impression

ROOFTOP AMENITY

A SPACE TO CHALLENGE YOURSELF.

Whether building strength, improving endurance or simply staying active, a dedicated fitness space makes room for every personal pursuit.



THE VITALITY ZONE

WHERE NATURE FINDS ROOM TO FLOURISH.

Landscaped outdoor spaces offer a refreshing change of setting, with room to unwind and connect.

At least 100+ plants and trees at just podium producing ~22,000 kg of oxygen per year

Artist's impression

THE RECOVERY AND LEISURE ZONE





Artist's impression

ROOFTOP AMENITY



Artist’s impression

ROOFTOP AMENITY

SUNKEN INTO THE MOMENT.

Sunken poolside beds and inviting cabanas create the perfect setting to stretch out, soak in the sunshine and let the afternoon unfold.



Artist’s impression

ROOFTOP AMENITY

LENGTHS THAT END WITH THE WHOLE SKYLINE IN VIEW.

Artist’s impression

ROOFTOP AMENITY

THE PLEASURE OF A PERFECT RESET.

A refreshing contrast of temperatures offers a dedicated space to unwind and restore after an active day.

Artist’s impression

ROOFTOP AMENITY

GATHER AROUND. LET THE GOOD TIMES LINGER.

An outdoor setting designed for gatherings, good food and conversations that carry on long after the day ends.

THE FAMILY ZONE



Artist’s impression

PODIUM LEVEL AMENITY

FIND YOUR FLOW, BEYOND YOUR FRONT DOOR.

Artist’s impression

PODIUM LEVEL AMENITY

A PLAYGROUND WHERE CHILDHOOD HAPPENS OUTDOORS.

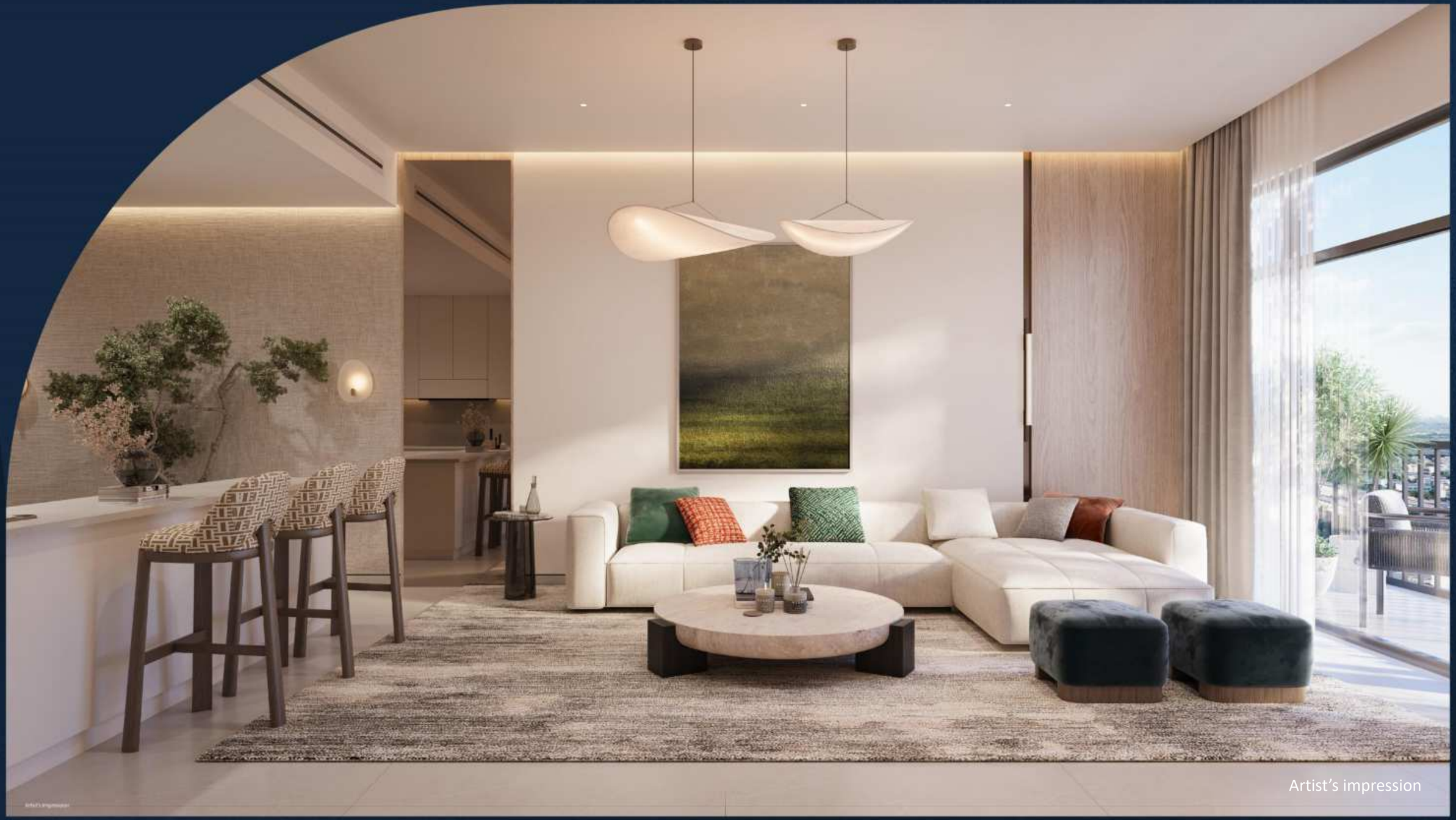
A sheltered play area invites the youngest residents to run, climb and explore, with room for imagination to roam freely, right within the community.



PODIUM LEVEL AMENITY

EVERY COMFORT, EXTENDED TO YOUR PETS.

A dedicated pet garden with playful agility features gives our loyal companions the freedom to run, play and explore, because every member of the family deserves to live well.



Artist’s impression

A STRIKING PRESENCE.
A THOUGHTFUL PERSPECTIVE.

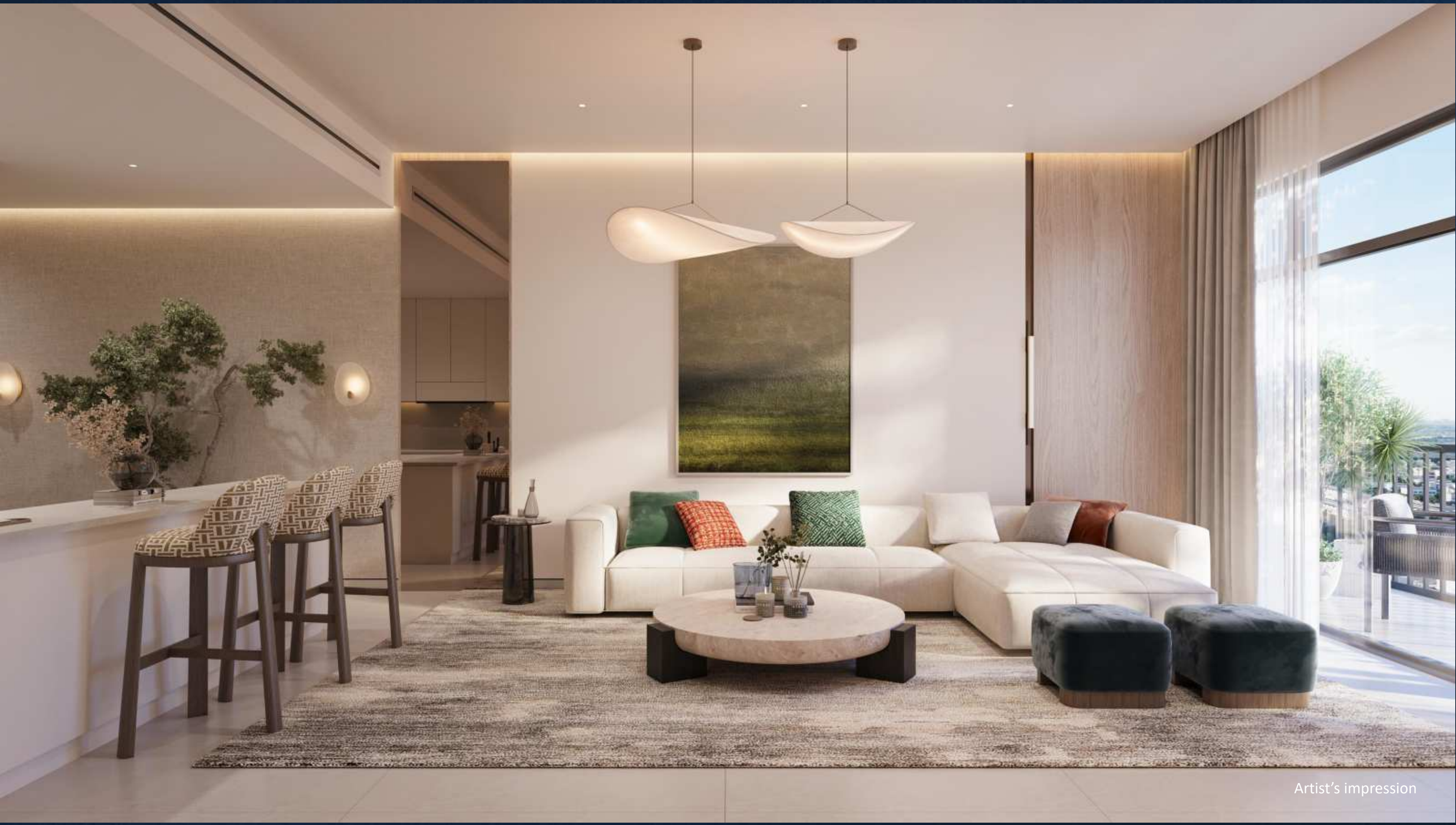
Defined by contemporary lines and considered proportions, the architecture brings together a modern aesthetic and a timeless design sensibility.

STUDIO RESIDENCES



Artist’s impression

1 BED RESIDENCES



Artist’s impression



Artist’s impression

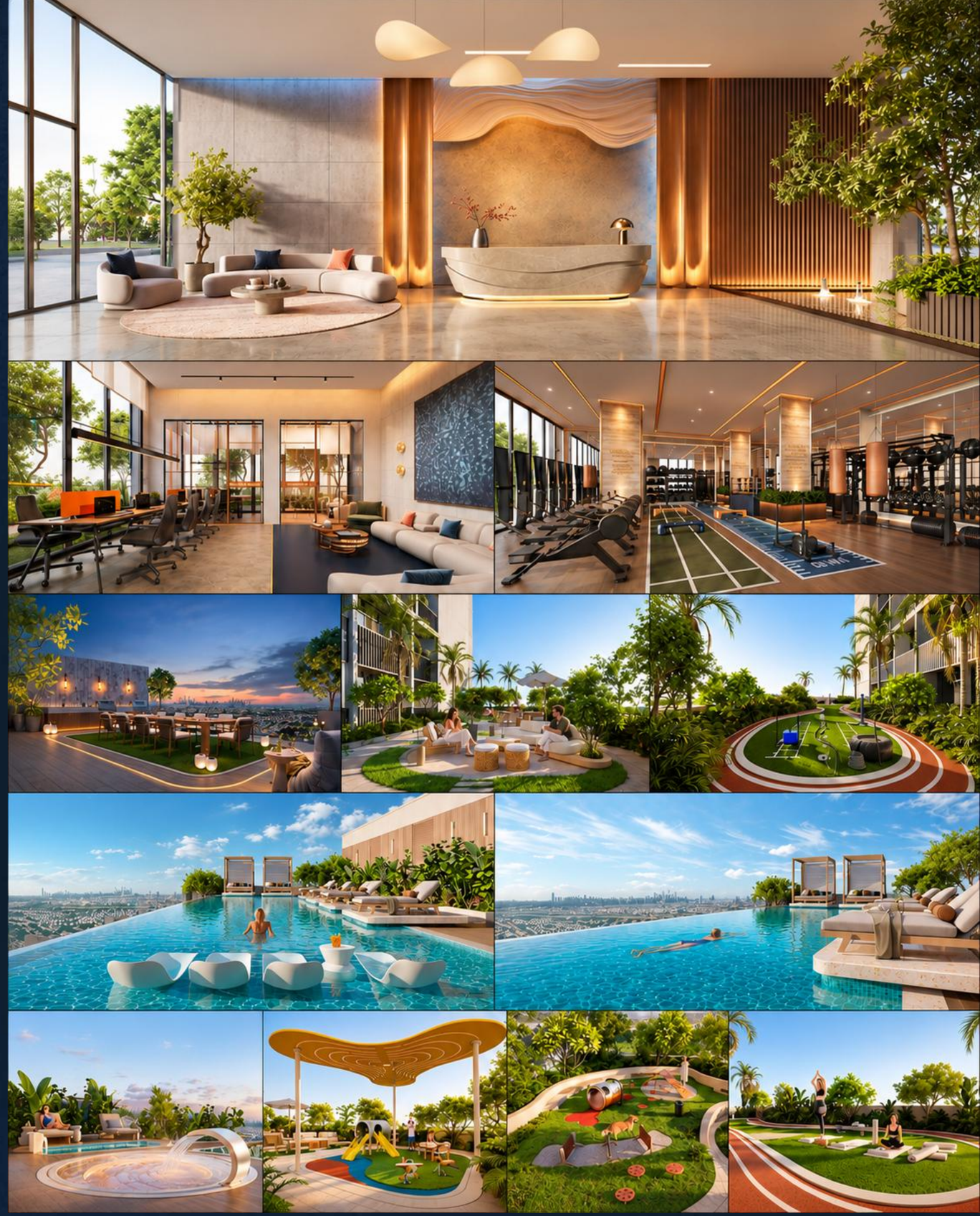


Artist’s impression

2 BED RESIDENCES RENDERS

COMING SOON

15 Amenities to LIVE WELL

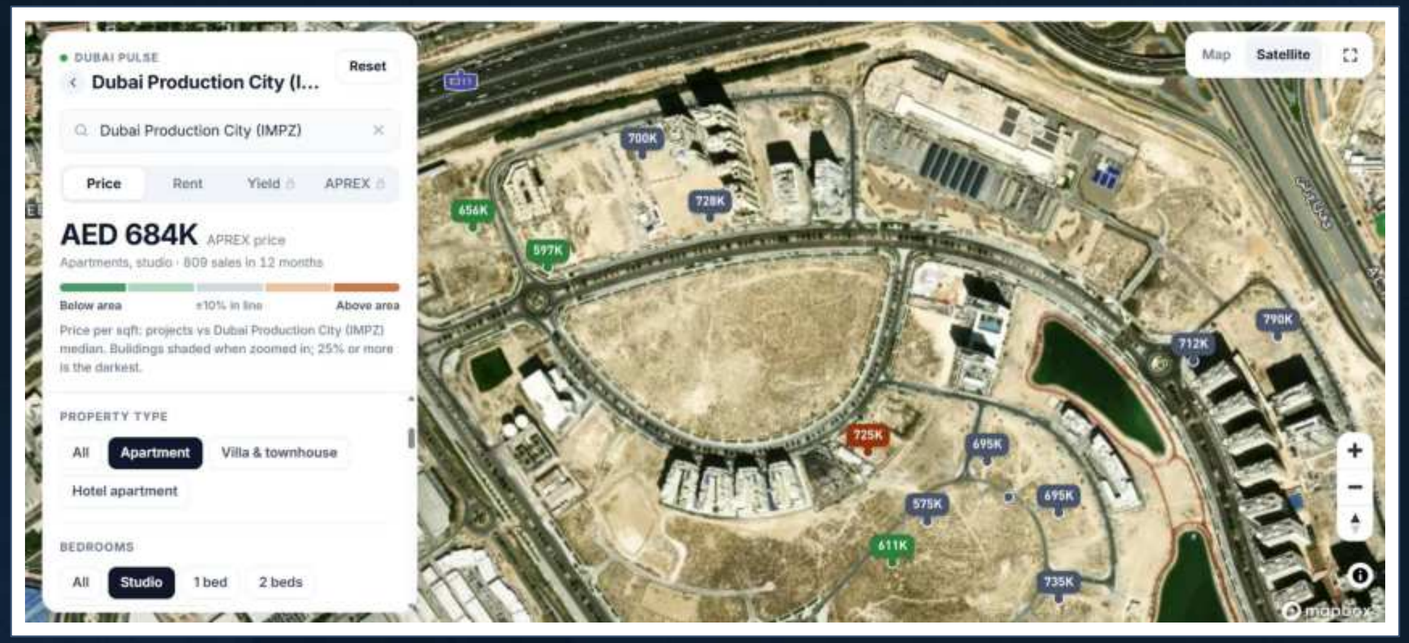


PRODUCT, PRICE & PAYMENT PLAN



GRID

Product, pricing and value
will determine where buyers invest



19
Off-plan projects

9
Developers

2,109
Sales in 12 months

THE MARKET CHOSE ITS PRODUCT

GRID

84%

of every apartment sold off-plan in DPC is a studio or a one bedroom

DXB Interact - DLD transaction data

AND WE BUILT FOR IT

GRID

84%

of the market

Studios and one bedrooms sold in DPC

89%

of GRID PRODUCTION CITY

Is studios and one bedrooms

GRID PRODUCTION CITY

GRID



STUDIO

AED 585K

350 sq ft

GRID PRODUCTION CITY

GRID



STUDIO LUX

AED 686K

445 sq ft

GRID PRODUCTION CITY

GRID



1 BEDROOM

AED 978K

700 sq ft

GRID PRODUCTION CITY

GRID



TWO BEDROOM

AED 1.32M

910 sq ft

THE INVENTORY

GRID

GRID PRODUCTION CITY at a glance

STUDIO	STUDIO LUX	ONE BEDROOM	TWO BEDROOM
AED 585K	AED 686K	AED 978K	AED 1.32M
350 sq ft	445 sq ft	700 sq ft	910 sq ft

Anticipated Completion Date: March 2029

GRID

The payment plan

THE PAYMENT PLAN

GRID

40:10:50

LAUNCH OFFER
Limited time

Half the purchase price payable over four years after handover.

10%	10%	10%	10%	10%	50%
On booking	Within 30 days	During 2027	During 2028	On handover	Post handover for 4 years

THE STRUCTURE

GRID

50% by handover, the rest across eight instalments

DURING CONSTRUCTION · 40%

HANDOVER 10%

AFTER HANDOVER 50%

10%	10%	5%	5%	5%	5%	10%	50%
On booking	+30 days	Jun 2027	Dec 2027	Jun 2028	Dec 2028	Mar 2029	2029–33

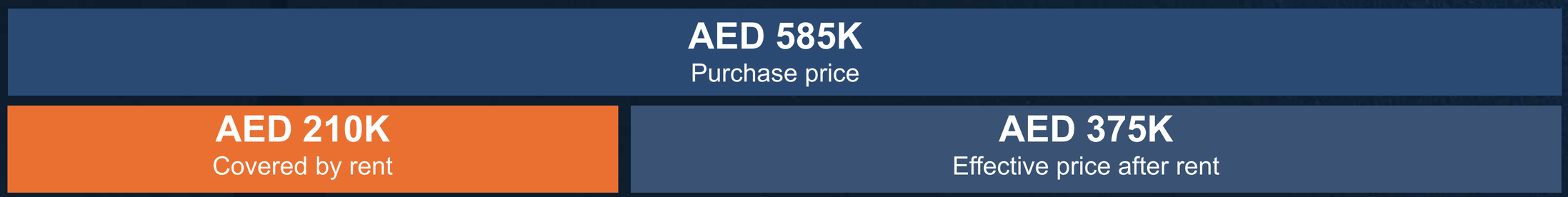
RENTAL INCOME FROM MARCH 2029

THE INVESTMENT EFFECT

GRID

4 years of rent covers ~36% of the price

AED 585K		**~AED 52,000**	×	**4 years**	=	**AED 210,000**
Studio price		Average annual rent *9% of price* *rental yield on studios in DPC*		To final instalment		Rent collected



~36% **collected in rent before the final instalment is due**

Illustrative only.

FOR YOUR CLIENTS

GRID

LAUNCH
OFFER
Limited time

4%

DLD waiver

On all typologies for a limited time only.

SECURE YOUR ALLOCATION

GRID

AED 10,000

EOI token, all typologies

Allocation in order of receipt.

GRID

GRID PRODUCTION CITY | Highlights

UNITS & PRICING

Typology	From	Area (Sq ft)
Studio	AED 585K	350
Studio Lux	AED 686K	445
1 bedroom	AED 978K	700
2 bedroom	AED 1.32M	910

LAUNCH OFFER

AED 10,000
EOI token

40:10:50
Post-handover payment plan

4%
DLD waiver

Mar 2029
Completion