

THE  
COMUNITY  
×  
*SPORTS ARENA*



# Live . Work . Play

The Community – Sports Arena

#LiveTogether

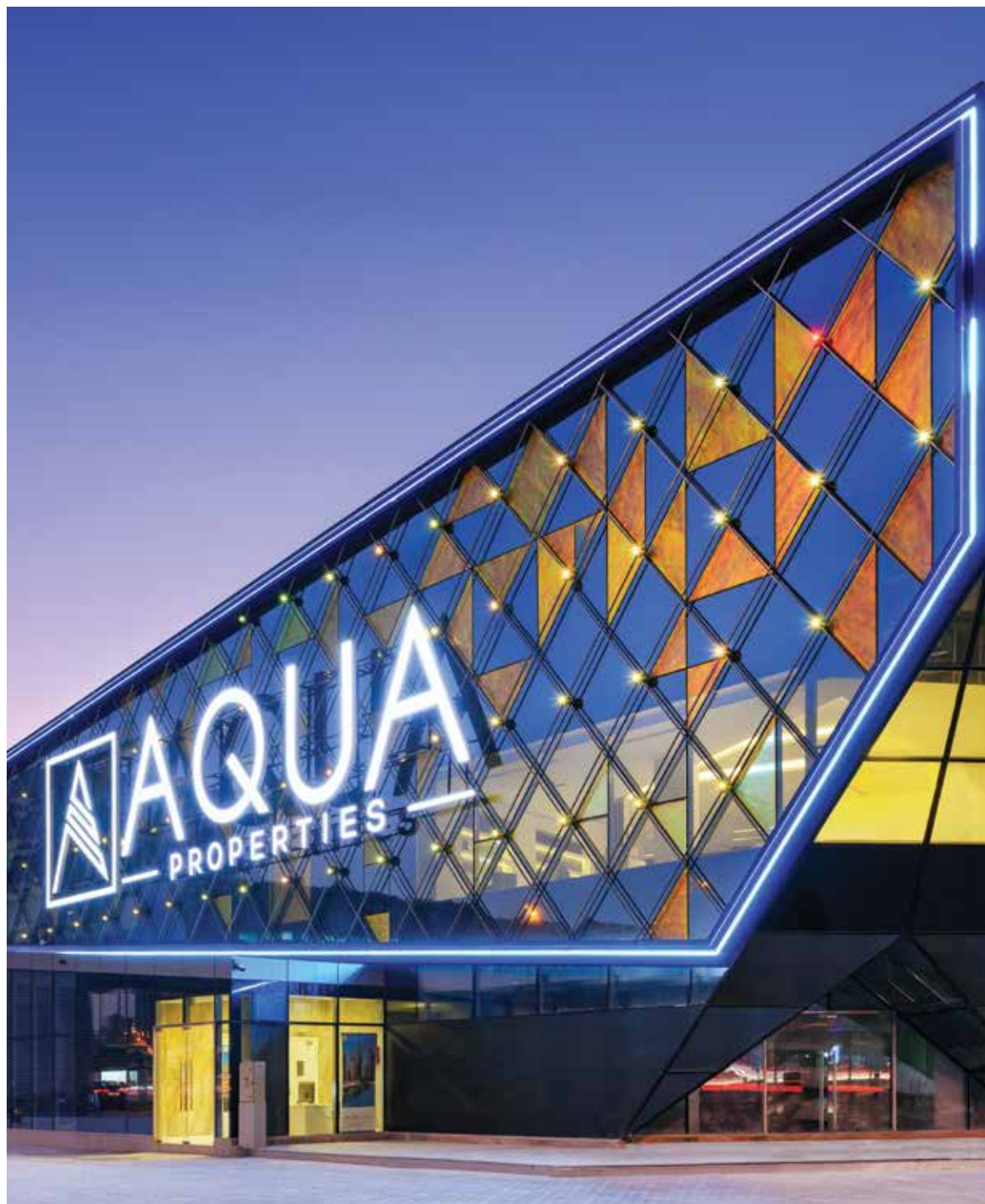




# DELIVERING BEYOND YOUR EXPECTATION SINCE 2010

Since its establishment in 2010, AQUA Properties FZ-LLC has grown to become one of the leading diversified international real estate companies in the Middle East.

The company specializes in delivering premier residential and commercial developments, meticulously designed to meet its clients' needs with quality finishes, smart home technologies, and prime locations.





COMPLETION Q4 2026

### **The Central Downtown**

Development, Contracting, and Exclusive Sales & Marketing



COMPLETION Q4 2025

### **The Community - Motor City**

Development, Contracting, and Exclusive Sales & Marketing



COMPLETION Q4 2024

### **The Community - JVT**

Development, Contracting, and Exclusive Sales & Marketing

# **AQUA Developments**

## **Award-Winning Real Estate Development Company**

AQUA Developments' mission is to transform our clients' visions into reality, from design to completion and beyond handover. Our skilled team of professionals manages every facet of each real estate project.

Our exclusive projects stand as a witness to this promise, motivated by our passion to playing a key role in Dubai's evolving urban landscape.



HANDED OVER

### **O Ten**

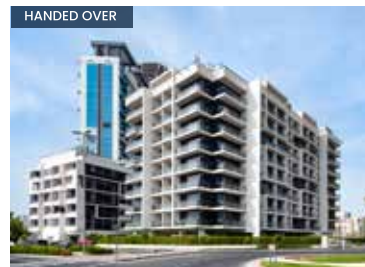
Development, and Exclusive Sales & Marketing



HANDED OVER

### **J5**

Development, and Exclusive Sales & Marketing



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### **J8**

Development, and Exclusive Sales & Marketing





# Dubai Sports City

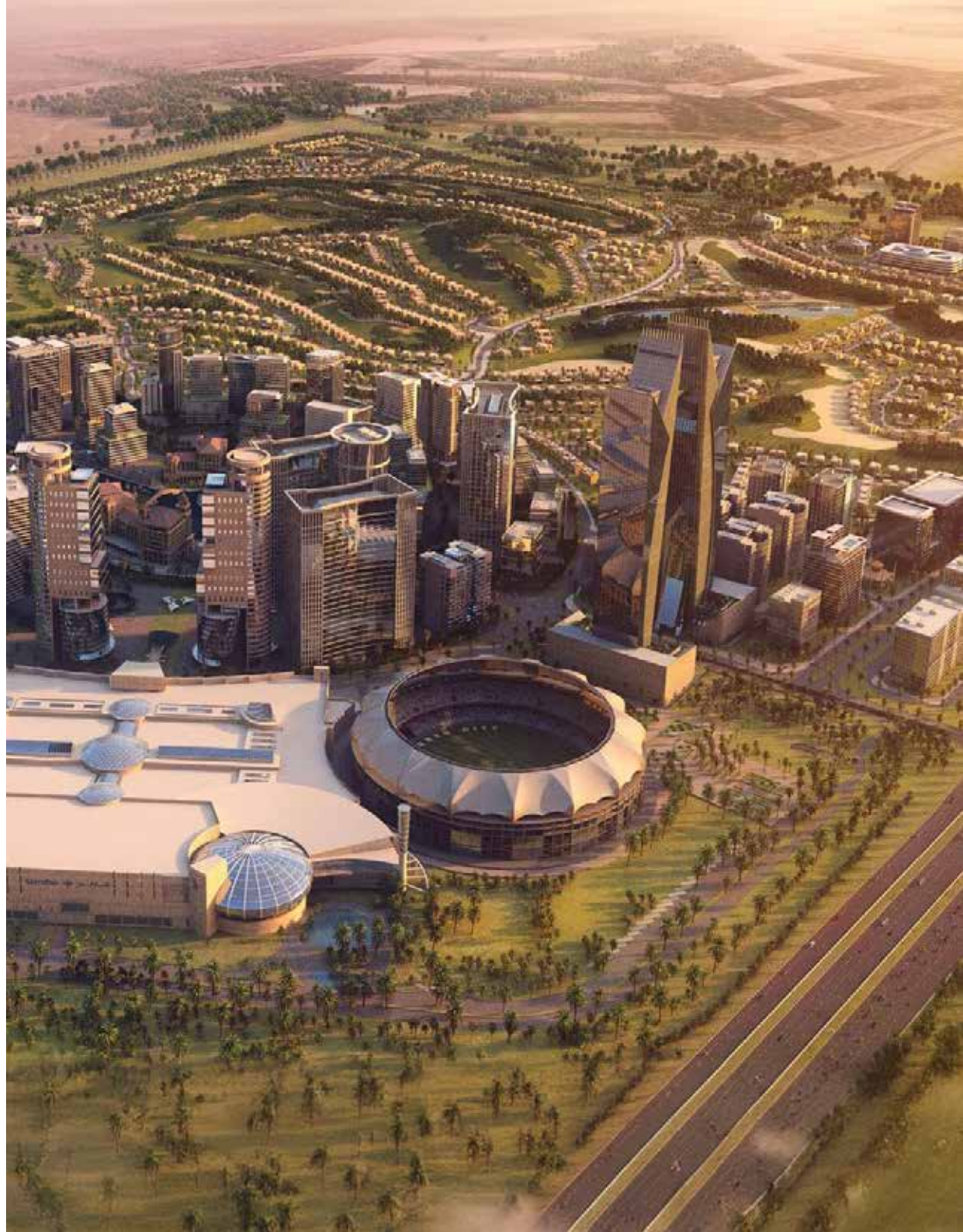
## A Place to Build Connections

Located with direct access to Al Khail Road and Hessa Street, Dubai Sports City presents a great opportunity with its offering of freehold properties.

Dubai Sports City stands as an attractive investment choice, boasting the headquarters of the International Cricket Council (ICC) and an esteemed 18-hole Ernie Els-designed golf course and clubhouse. This all-inclusive community caters to both families and young professionals.

Dubai Sports City is particularly tailored for sports enthusiasts, providing extensive facilities for activities ranging from rugby to football. Additionally, families benefit from access to international schools that integrate sports classes into their core curriculum.

The neighbourhood is further enriched by essential amenities, such as healthcare facilities, grocery and retail outlets, hotels, and other conveniences, ensuring a diverse and enriching residential experience.







# The Community

## The Future of Living

The Community Sports Arena is a versatile mixed-use development spanning over 66,628 sq.ft offering 396 residential units that promise unmatched convenience and accessibility. Residents of The Community Sports Arena will relish in a variety of amenities, including a rooftop pool, an indoor-outdoor gym, and meticulously landscaped parks.

The Community is also strategically positioned ensuring maximum visibility from the Dubai International Cricket Stadium and seamless connectivity to all that Dubai Sports City has to offer. With easy access to major highways, the entirety of Dubai is within reach, complemented by a high walk score that allows for convenient access to on-site services without dependency on a vehicle.

Embracing the co-living concept, The Community fosters an active and interconnected lifestyle. This innovative approach encourages social engagement and offers residents the ideal blend of urban living and recreational amenities.











# The Community Facilities

The Community places a high premium on connectivity and includes amenities that aim to foster social interaction, ensuring residents can enjoy quality time with friends and family in shared spaces.

A commitment to quality permeates every stage of the project's development, ensuring it emerges as the most desirable and convenient residence for both short-term and long-term stays.



Lap Pool &  
Kids' Swimming Pool



Indoor &  
Outdoor Gym



SPA & Wellness  
Centre



Steam  
Room



Sauna



Prayer  
Rooms



Children's  
Play Area



BBQ Area



Dog  
Park



Zen  
Garden



Sky  
Gardens



Rainforest



Multipurpose  
Hall



Business Centre  
& Co-Working Space









# Location Map

- ① Dubai International Cricket Stadium
- ② Dubai Miracle and Butterfly Garden
- ③ Dubai Autodrome and Go Kart Track
- ④ Arabian Ranches
- ⑤ Mall of the Emirates
- ⑥ Burj Al Arab
- ⑦ Palm Jumeirah
- ⑧ Dubai Marina
- ⑨ Ain Dubai, Bluewaters
- ⑩ Al Maktoum International Airport
- ⑪ Burj Khalifa, Downtown Dubai
- ⑫ Dubai International Airport

