





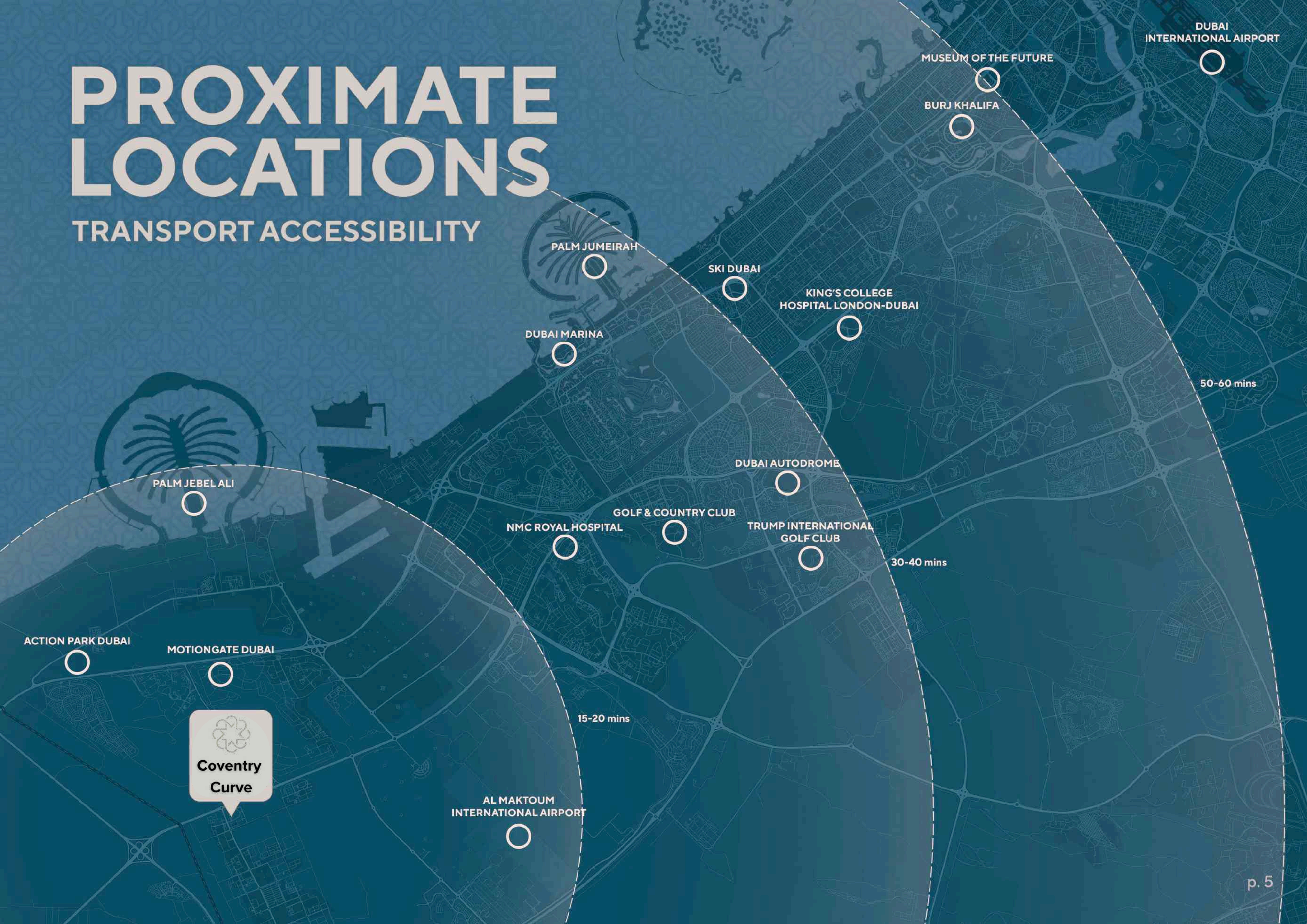


VIEW 1 SWIMMING POOL

PROPOSED RESIDENTIAL BUILDING (B+G+6+ROOF)

PROXIMATE LOCATIONS

TRANSPORT ACCESSIBILITY



WHY THE SOUTH SIDE

HOME TO THE WORLD'S LARGEST FUTURE AIRPORT

Dubai South hosts Al Maktoum International Airport, which will become the world's largest airport with a planned capacity of 260 million passengers annually. This major global aviation hub will anchor tourism, trade, and business activity in the area

ETIHAD RAIL INTEGRATION ENHANCING CONNECTIVITY

Dubai South is part of the Etihad Rail network, linking it directly to Abu Dhabi, Dubai, Sharjah, and eventually the wider GCC. This strategic rail connection will drastically reduce travel time for people and cargo, improving accessibility and logistics for investors and residents

MASSIVE MASTER-PLANNED DEVELOPMENT

Spanning 145 square kilometers, Dubai South is a government-backed master community designed to house over 1 million residents and create 500,000 jobs, supporting a self-sustaining urban ecosystem built around live-work-play principles

EXPO 2020 LEGACY – DISTRICT 2020 TRANSFORMATION

The former Expo 2020 site is evolving into District 2020 – a global innovation hub for tech, R&D, and smart mobility. It is attracting multinational companies, startups, and skilled professionals, driving long-term real estate demand

FREE ZONE & BUSINESS-FRIENDLY ENVIRONMENT

Dubai South features multiple free zones, offering:

- 100% foreign ownership
- 0% corporate and income tax
- Streamlined company setup

This pro-investor environment attracts global companies across aviation, logistics, and e-commerce sectors

CENTRAL LOGISTICS AND TRADE GATEWAY

Situated between Jebel Ali Port and Al Maktoum Airport, Dubai South is part of the Dubai Logistics Corridor, enabling seamless air-sea-land freight movement. It's a preferred hub for global trade and distribution companies

HIGH DEMAND FOR RESIDENTIAL AND WORKFORCE HOUSING

With thousands of businesses and employees operating in the area, there is growing demand for affordable, well-planned housing

INFRASTRUCTURE-READY & SMART CITY FEATURES

- Smart traffic systems
- Sustainable energy networks
- Digital building standards

This supports eco-conscious living and business operations, aligning with Dubai's long-term sustainability goals

GOVERNMENT-LED VISION AND STABILITY

Backed by the Dubai Government, Dubai South is a key pillar of Dubai's 2040 Urban Master Plan, ensuring continuous growth, policy support, and infrastructure funding. This enhances investor confidence and long-term stability

DIC:GROWTH ACCESS,VALUE

AFFORDABLE LIVING IN A STRATEGIC LOCATION

DIC offers residents cost-effective housing options with close proximity to major business hubs like Dubai South, Al Maktoum Airport, and Jebel Ali, providing easy access without the high city center costs

HIGH RENTAL DEMAND = STRONG ROI

With thousands of workers and professionals based in and around the industrial zones, the demand for nearby accommodation is consistent, offering stable rental returns for investors

MIXED-USE, SELF- CONTAINED COMMUNITY

DIC is more than just an industrial zone. It includes residential clusters, retail centers, medical clinics, supermarkets, mosques, and parks, making it a fully functional community for daily life

WELL-PLANNED INFRASTRUCTURE

The community is built with modern roads, utilities, and smart infrastructure, ensuring reliable services and efficient connectivity for both residents and business owners

FAMILY-FRIENDLY ENVIRONMENT

The area is planned to include green spaces, play areas, and recreational zones, making it suitable not only for workers but also for families seeking peace, space, and safety

EXCELLENT CONNECTIVITY ACROSS DUBAI

Located on Emirates Road (E611), DIC provides quick access to key destinations like Downtown Dubai, Dubai Marina, and Abu Dhabi, with minimal traffic congestion

GROWING COMMUNITY WITH FUTURE UPSIDE

As part of Dubai's 2030 industrial vision, DIC is set for long-term growth, which means capital appreciation opportunities for early property investors


OPPORTUNITY FOR CORPORATE HOUSING INVESTMENT

Companies in the area often seek bulk residential units for their staff — creating a unique opportunity for landlords to secure long-term lease agreements with corporate tenants

SUPPORTED BY GOVERNMENT

DIC is part of a larger master plan by Dubai Holding and TECOM, ensuring ongoing support, upgrades, and infrastructure improvements — giving investors and residents confidence and long-term security


ARCHITECTURE



approach to urban living, emphasizing style, functionality, and harmony with the surroundings. The facade features a refined yet striking design, combining high-quality materials such as glass, metal, and brick. Its low-rise structure creates a welcoming, human-scale presence, while panoramic glazing allows for abundant natural light and a sense of openness. Dynamic horizontal lines on the façade and rooftop add rhythm and character, giving the building a distinctive and memorable appearance. Coventry Residence III features ergonomic, comfortable, and thoughtfully designed apartment layouts for modern living

- STUDIOS,
- 1 BEDROOM

BUILDING CONCEPT

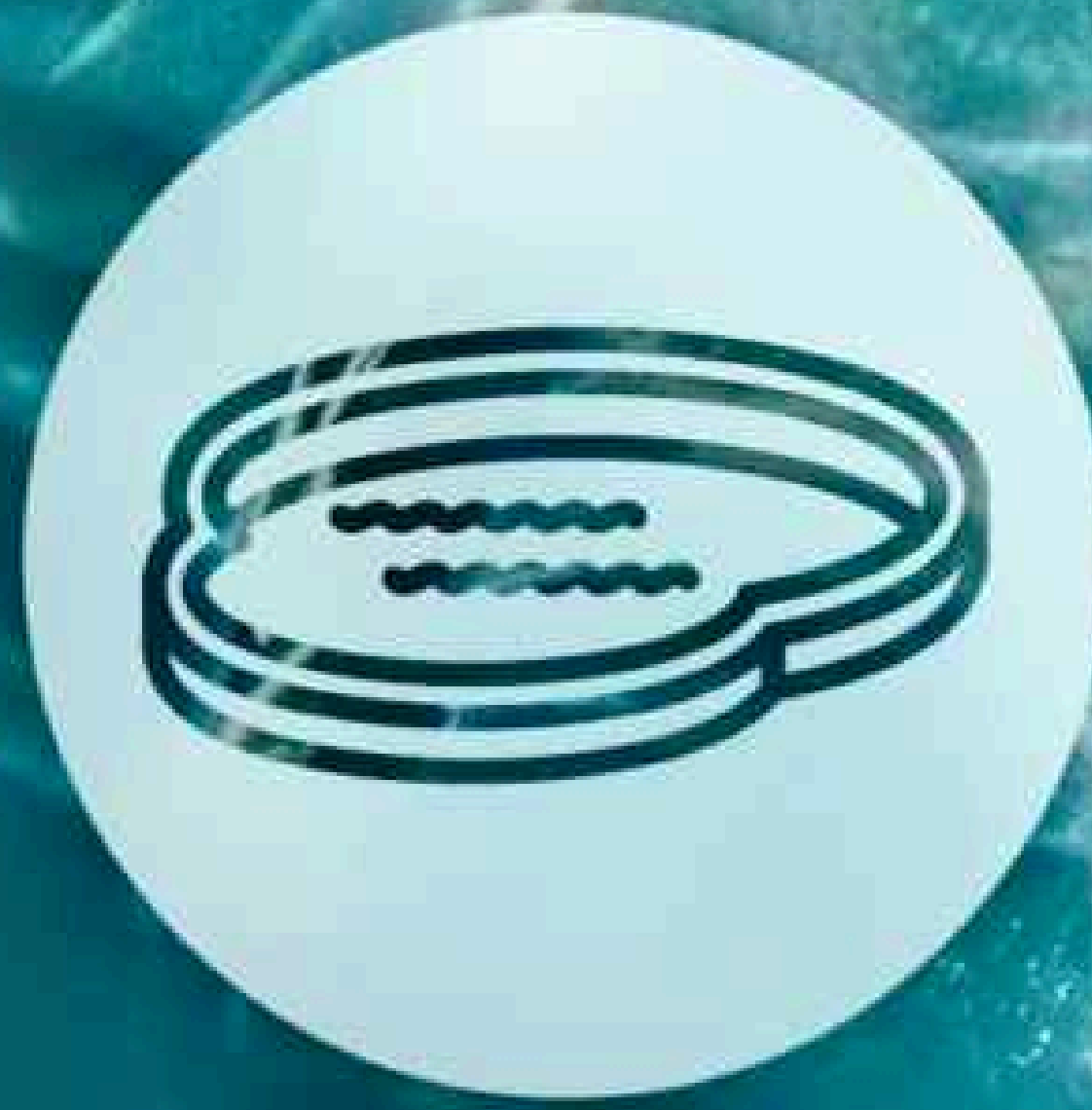


volumes, each serving a distinct function. The first volume is the podium, which houses the main entrance lobby and parking area, part of which extends underground. On the accessible rooftop of the podium, a variety of leisure amenities are provided, including swimming pools, sun loungers, and cozy lounge areas. The second volume is the residential section, which rises organically from the podium and extends five floors upwards. On the rooftop of the residential part, additional amenities are available exclusively for residents, including sports areas, an open-air cinema, and a dedicated barbecue zone — all designed to support an active and social lifestyle in a comfortable setting

AMENITIES



SWIMMING POOL



KIDS POOL



GAZEBO



SPLASH PAD



MULTI PURPOSE HALL



OUTDOOR CINEMA



INDOOR GAMES



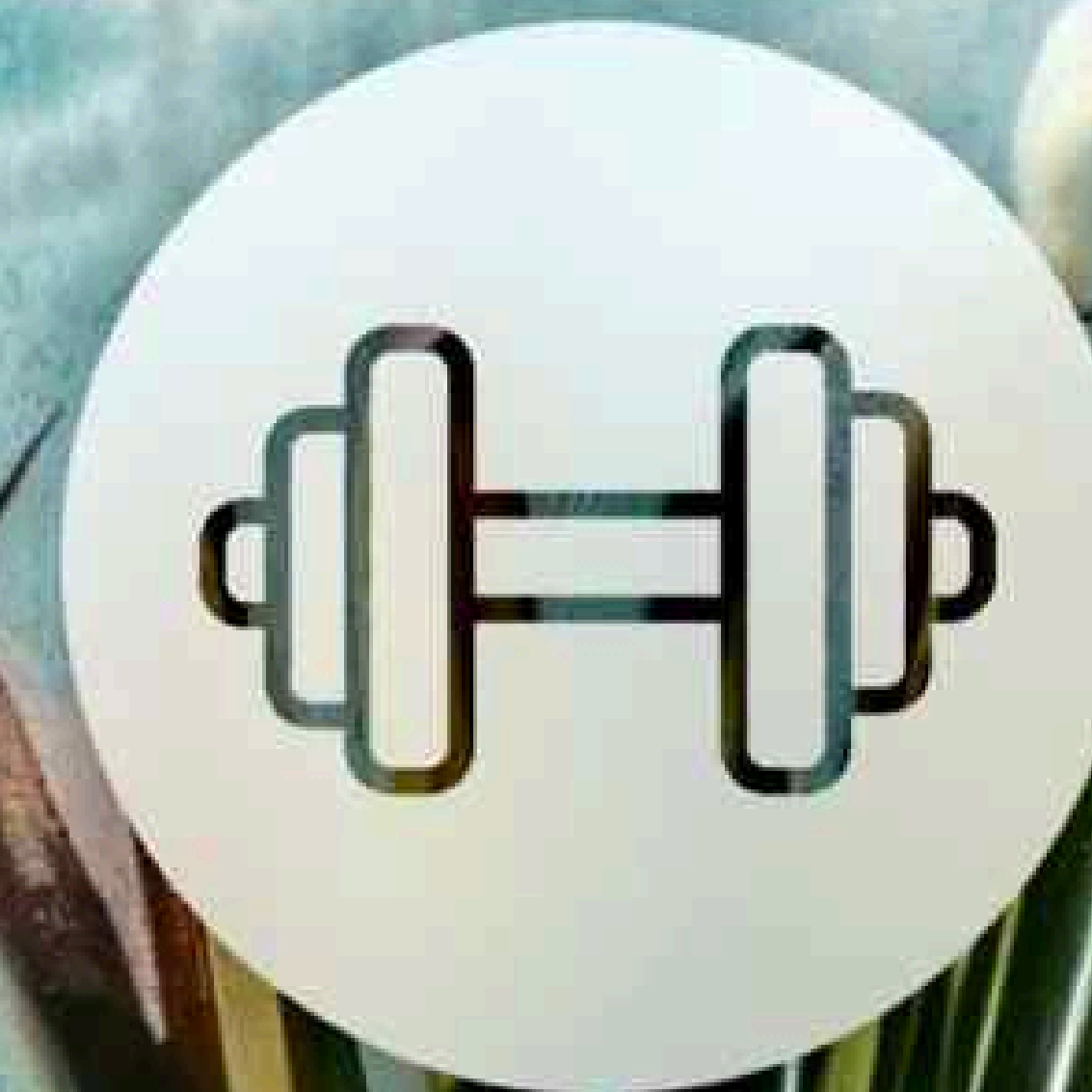
YOGA & MEDITATION



FIRE PITS & BBQ AREA



SITTING AREAS



GYM



ENTRANCE LOBBY

PODIUM ROOFTOP



ENTRANCE LOBBY





GYM

PANORAMIC FITNESS STUDIO

The gym is located on the topmost level of the building, offering a truly elevated and energizing fitness experience. Outfitted with state-of-the-art training equipment, it caters to a wide range of workout needs — from cardio and strength training to stretching and mobility. Floor-to-ceiling panoramic windows flood the space with natural light and open up to breathtaking views of the city skyline, turning every workout into a visually inspiring and motivating experience. The design promotes focus, energy, and well-being, making it an ideal space to maintain a healthy and active lifestyle

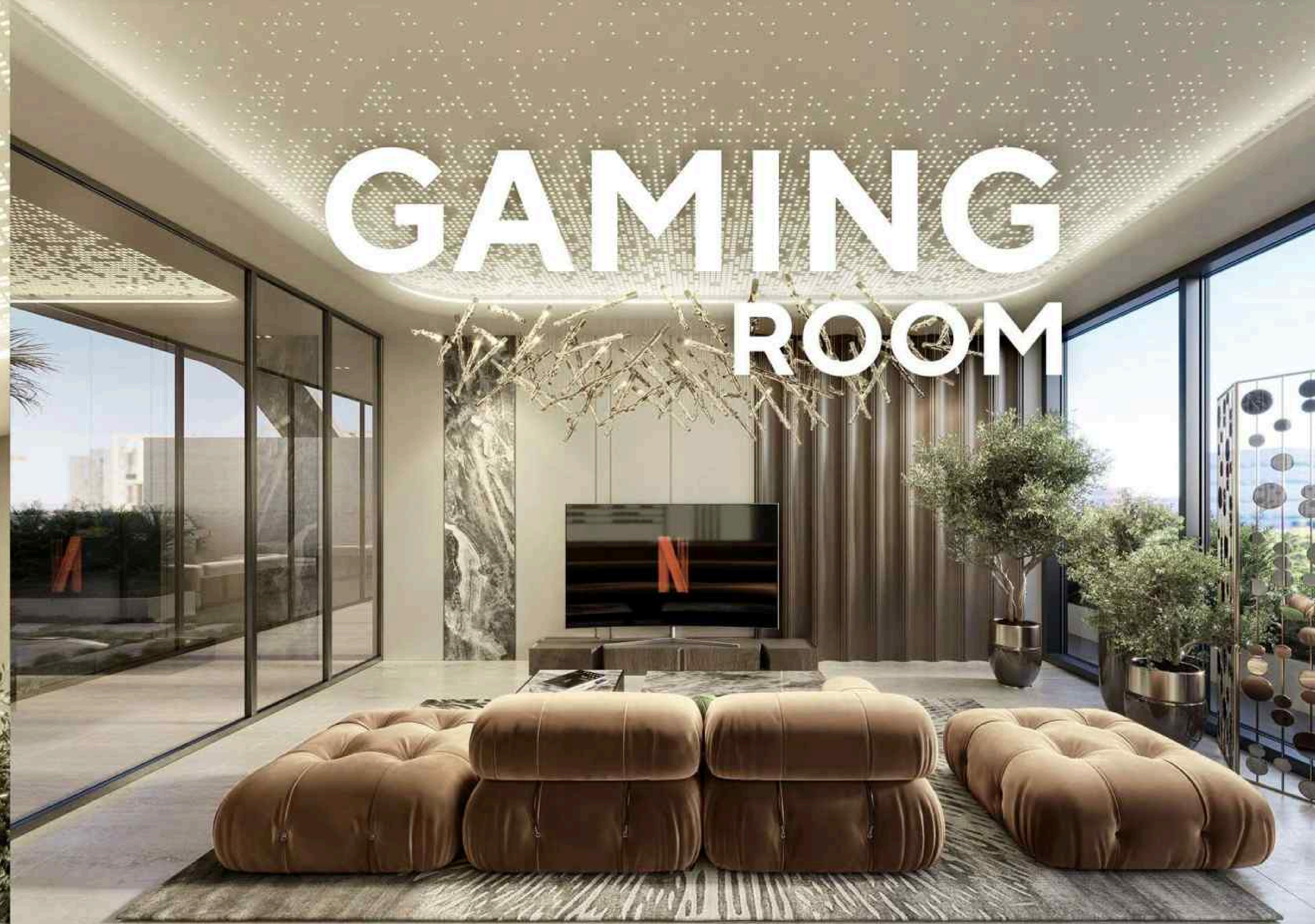


ROOFTOP GAMING LOUNGE

The gaming room, located on the rooftop level, offers a relaxed social atmosphere with a dedicated billiards area and a cozy lounge space. Outfitted with a large-screen TV and a gaming console, the room invites residents to unwind, connect, and enjoy friendly competition in a stylish, comfortable setting



GAMING ROOM





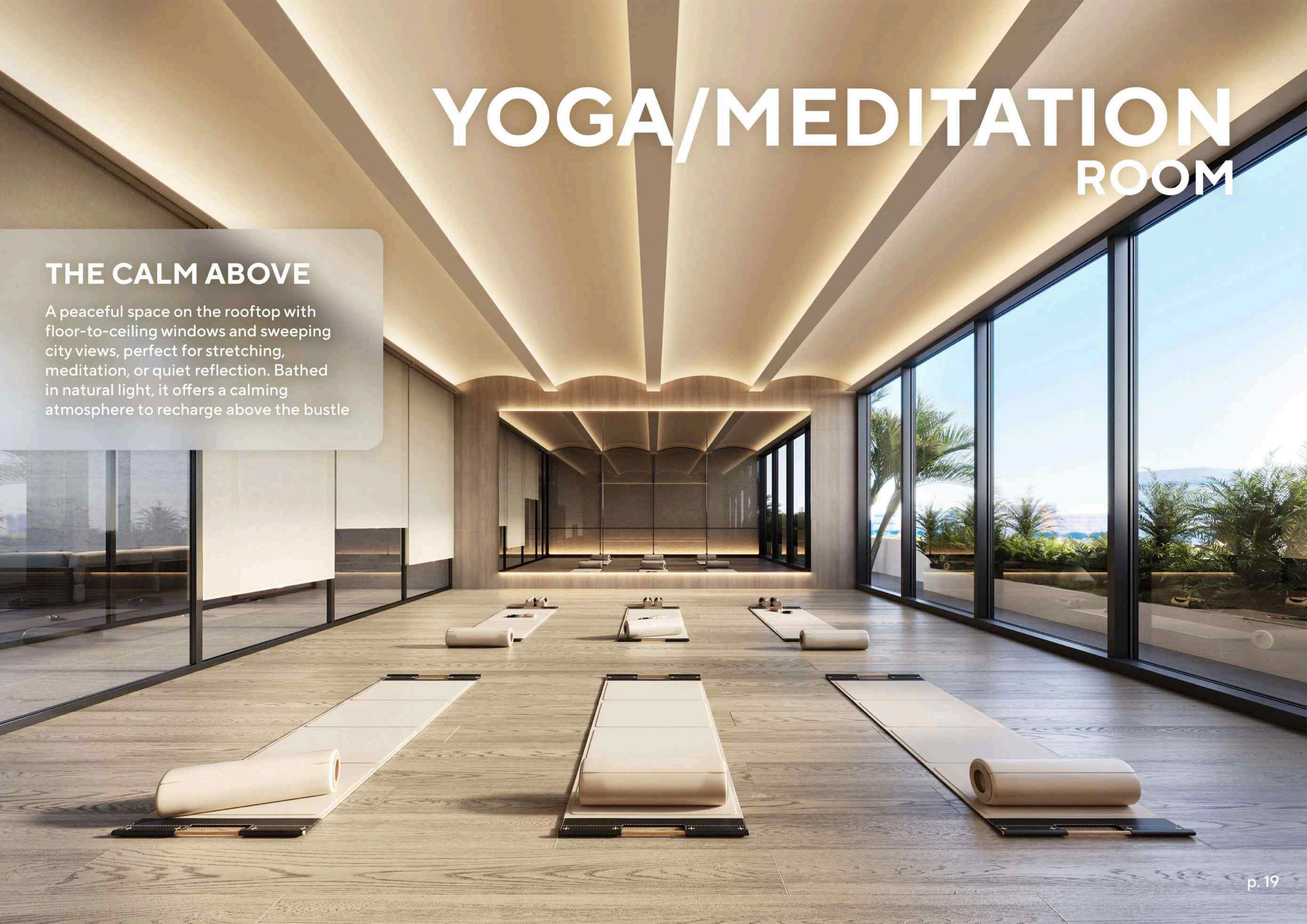
MULTI PURPOSE HALL



YOGA/MEDITATION ROOM

THE CALM ABOVE

A peaceful space on the rooftop with floor-to-ceiling windows and sweeping city views, perfect for stretching, meditation, or quiet reflection. Bathed in natural light, it offers a calming atmosphere to recharge above the bustle





KIDS PLAY AREA



JOGGING TRACK



BADMINTON COURT



ELEGANT



MODERN



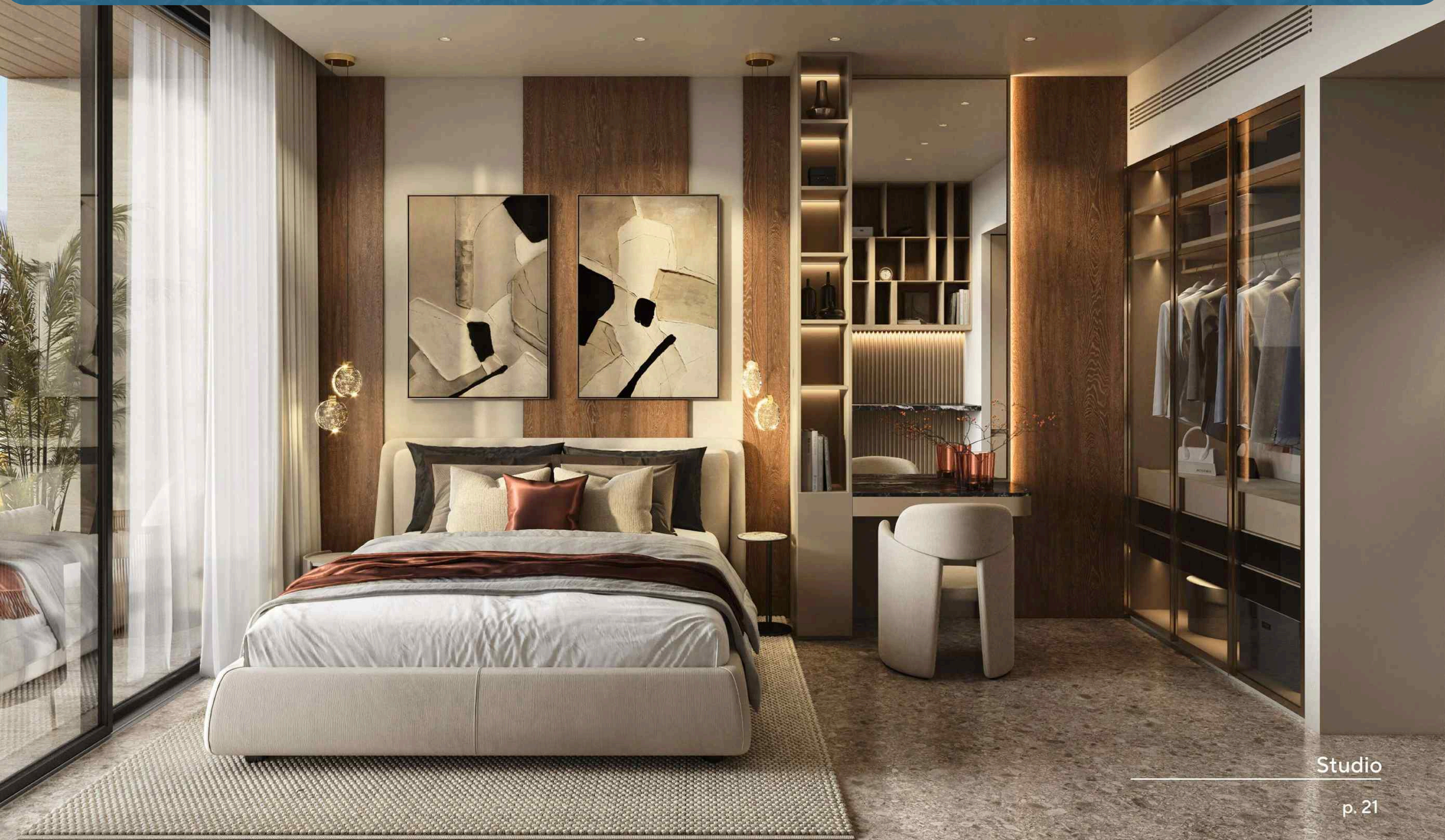
BALANCED



COZY



TAILORED FOR COMFORT



STYLE MEETS COMFORT

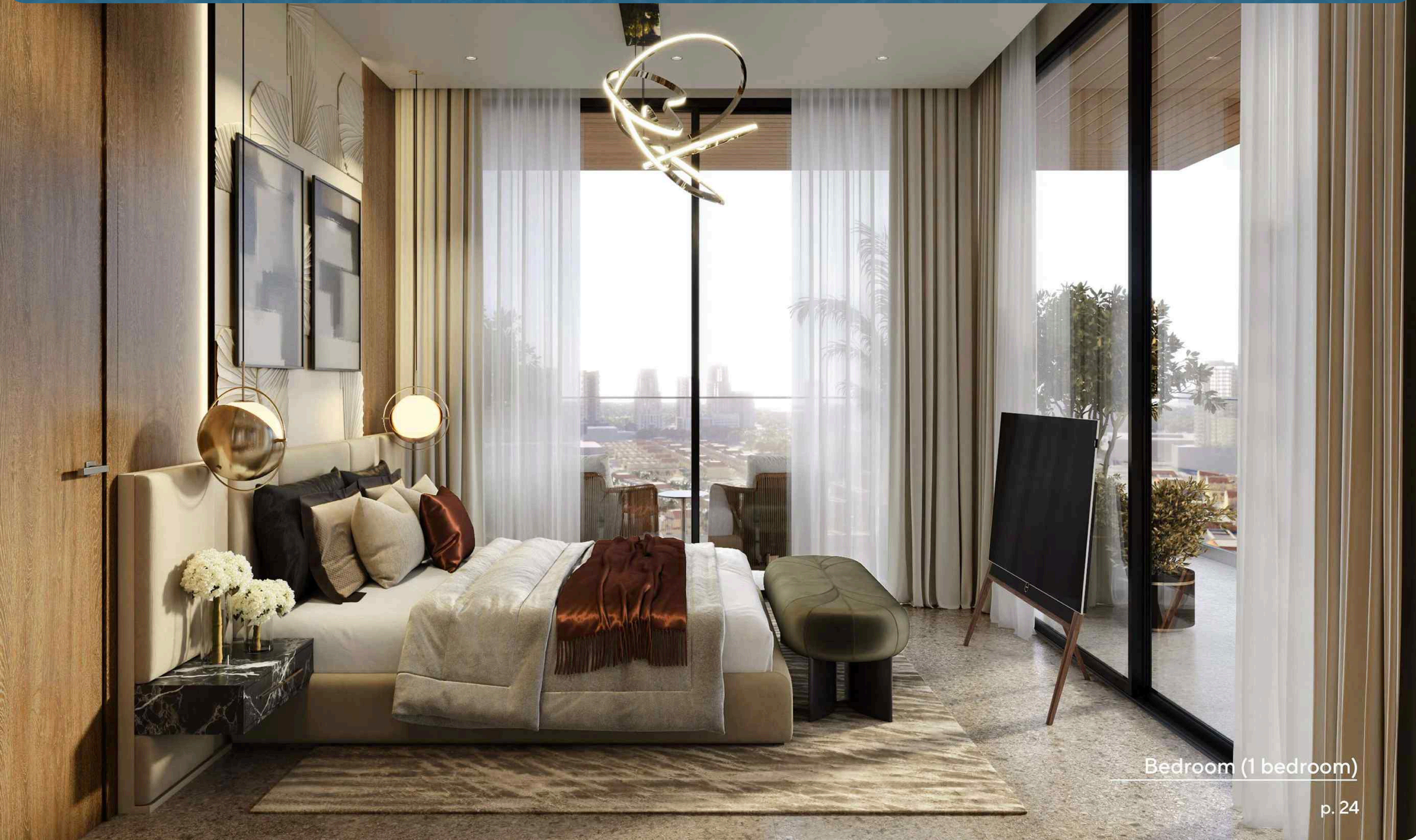


REFINED SPA VIBES



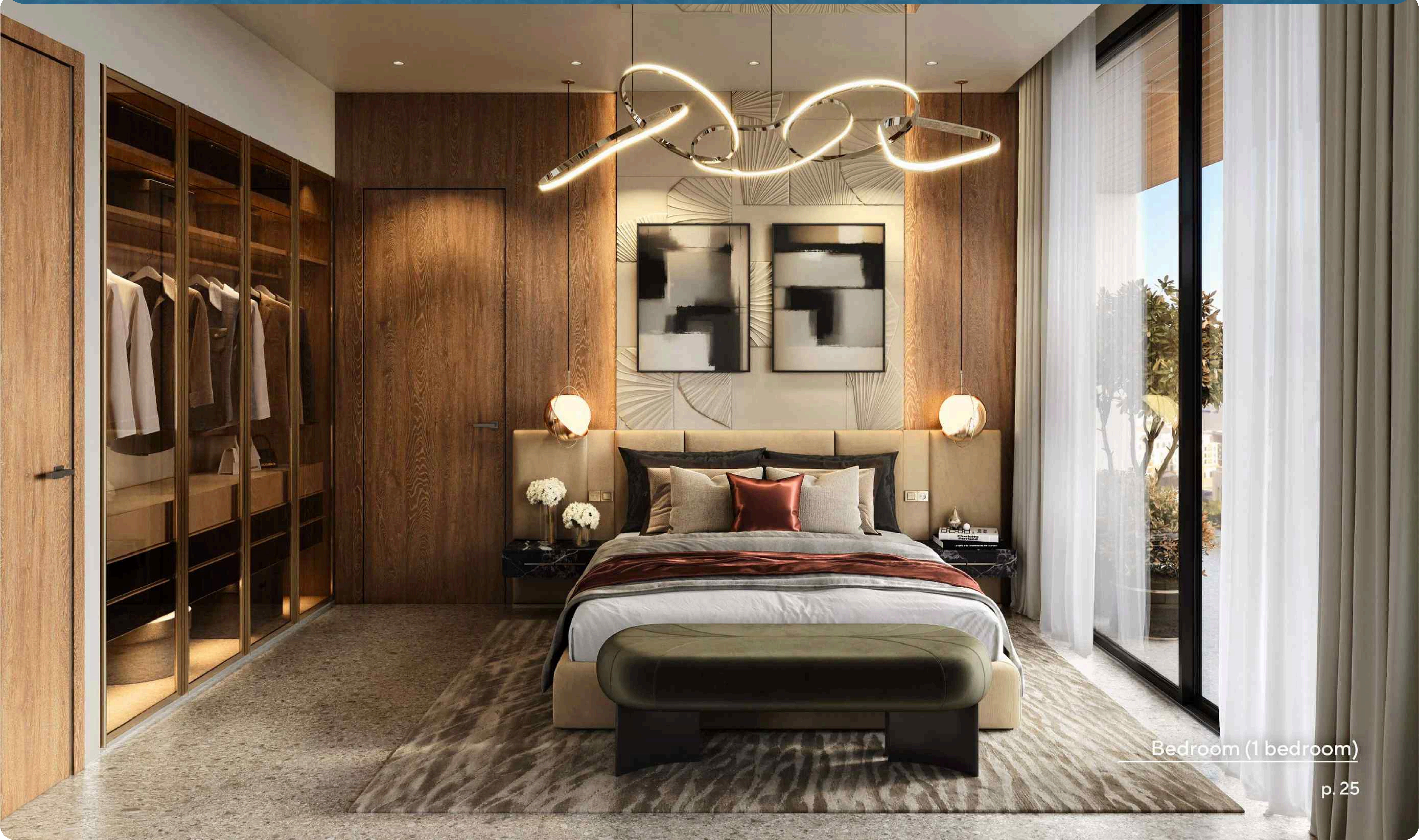
Bathroom (1 bedroom)

DESIGN MEETS FUNCTION



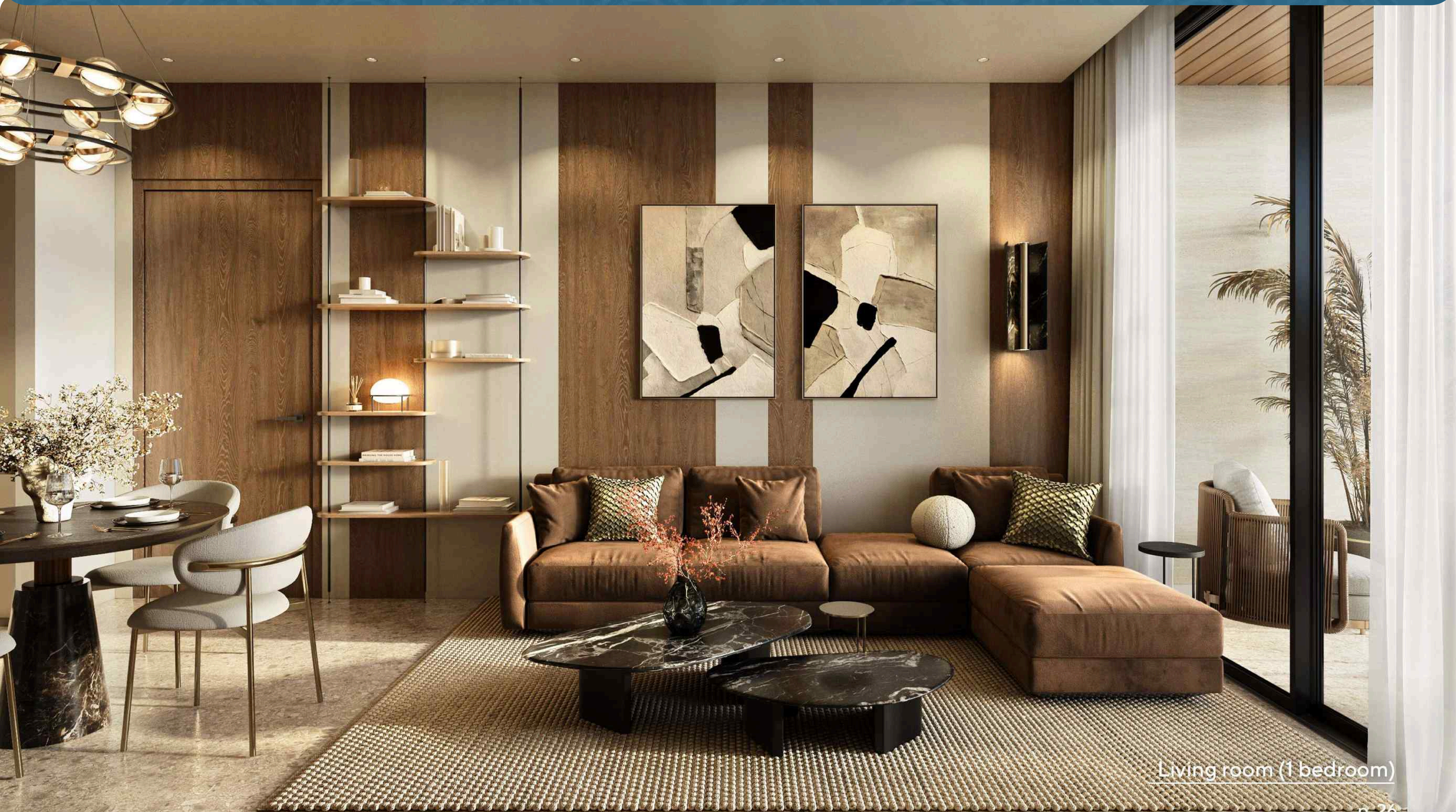
Bedroom (1 bedroom)

REFINED EVERYDAY LIVING



Bedroom (1 bedroom)

REFINED URBAN LIVING



Living room (1 bedroom)

LUXURY LIVING WITH A PERSONAL TOUCH



Living room (1 bedroom)

PAYMENT PLAN

5% DOWN PAYMENT

20% ON COMPLETION

15%
IN 30 DAYS

GET THE KEYS



1% PER MONTH
FOR 24 MONTHS
DURING CONSTRUCTION

1% PER MONTH
FOR 36 MONTHS
POST-HANDOVER



ABOUT GFS DEVELOPMENTS

The fastest growing private developer in the UAE.

GFS Developments welcomes you, as your all-time favorite destination to luxurious living and excellent real estate opportunities. GFS Developments has over 20 years of experience as a trusted property developer in Dubai real estate industry, and are committed to customer satisfaction. We are a leading name and a pioneer in the Dubai property market, known for our hard work and dedication in providing, quality, innovation and excellence in real estate development sector.

- Top real estate services
- 100% Client Satisfaction – Guaranteed!
- A dedicated team of real estate professionals
- Timely dealings

GFS DEVELOPMENTS VISION & MISSION

GFS thrives on redefining luxurious living by offering incredible and extraordinary spaces that bring opulence, comfort, and cutting-edge innovation. Furthermore, we are committed to delivering potential real estate solutions that meet and exceed the diverse requirements and desires of our clients. GFS Development's main aim is to provide high-class property ownership experience depicted by meticulous attention to detail, groundbreaking design and supreme quality. GFS Developments goal is to set grounds as a global leader in the real estate sector, and become a recognized name and be known for our excellence in craftsmanship and sustainable development. We want to be known globally and to continually advance our practices whilst pushing the boundaries of design and construction. Becoming a name, a brand, an example that inspires and motivates others in terms of innovation and excellence. We stay focused on quality and honesty as we build the future of real estate in Dubai – something our clients truly value and trust.

WHY CHOOSE GFS DEVELOPMENTS?

Simply because we are the best! Not only do we have over 20 years of real estate experience, but we have a distinguished and well-known reputation for providing best real estate services, through hard-work and experience. Our portfolio speaking for itself – a testament to our committed quality, best projects that embody luxury, comfort and strategic location benefits.