



DIFC Mixed-use

Commercial Office

12th November 2025





-  Site Location
-  Office Location



مرجع دائرة الأراضي
DLD Ref Number

سلطة دبي للتطوير
Dubai Development Authority

سلطة الترخيص
Authority

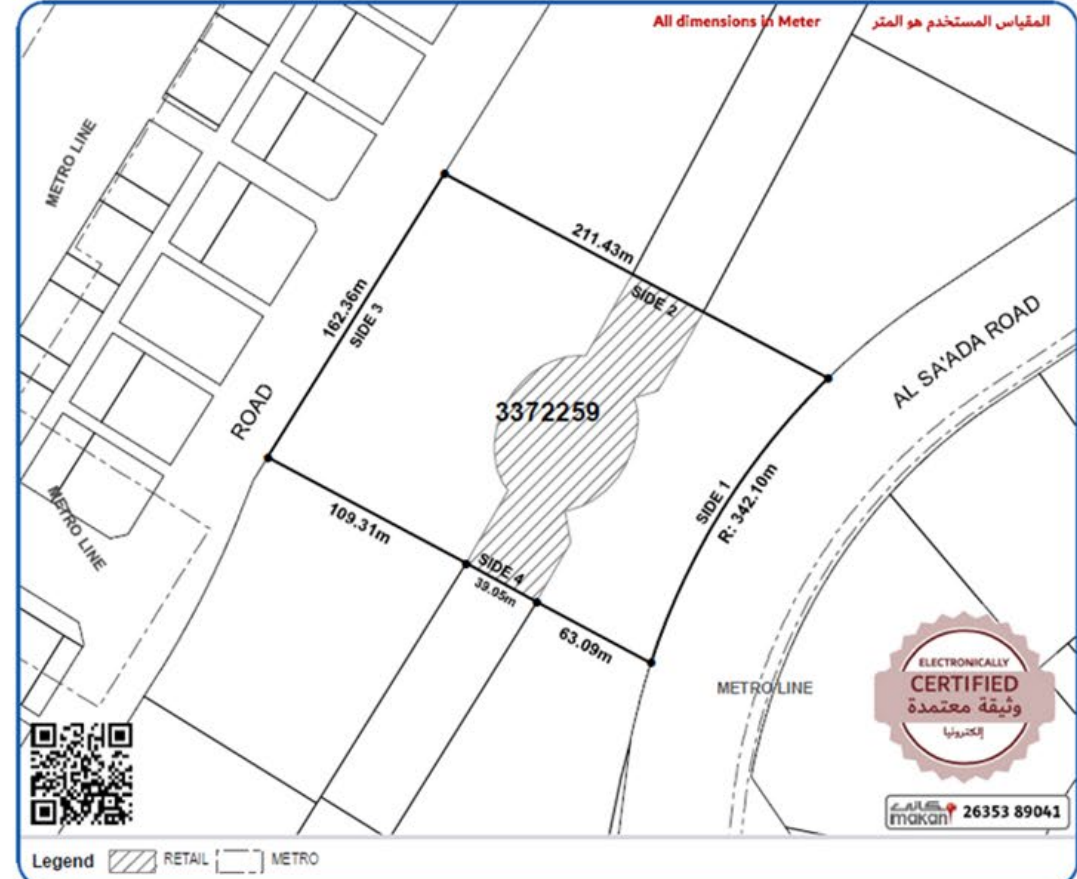
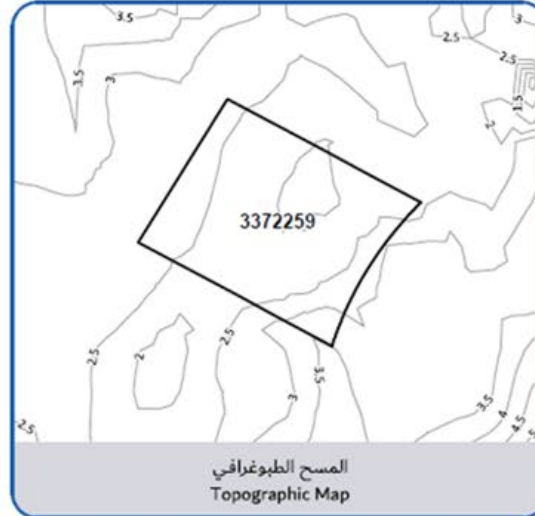
ZAA'BEEL SECOND

المنطقة
Community

3372259

رقم الأرض
Parcel ID

الخارطة الشاملة الموحدة لإمارة دبي
SITE PLAN — خريطة الموقع



RESIDENTIAL : APARTMENT (95225.62m ²) COMMERCIAL : OFFICES (27657.14m ²), RETAIL (11951.74m ²) HOSPITALITY : HOTEL (11999.99m ²) EDUCATIONAL : CHILDREN NURSERY HEALTHCARE : CLINICS RECREATIONAL : SPORTS FACILITY			الإستعمال Land Use	
153491.46 M ² (1652168.32 FT ²)			مساحة الطابقية Maximum GFA	
G+70 (250M)			الارتفاع Maximum Height	
N/A			التغطية البنائية Maximum Plot Coverage	
SETBACK (m)	BUILDING	PODIUM	الإرتداد Setback	
Side 1	SEE GUIDELINES	SEE GUIDELINES		
Side 2	SEE GUIDELINES	SEE GUIDELINES		
Side 3	SEE GUIDELINES	SEE GUIDELINES		
Side 4	SEE GUIDELINES	SEE GUIDELINES		
- PARKING: FOR RETAIL ONE BAY FOR EACH 70SQ.M OF TOTAL GFA; FOR OFFICES ONE BAY FOR EACH 50SQ.M OF TOTAL OFFICE GFA; FOR APARTMENTS ONE BAY FOR EACH UNIT LESS THAN OR EQUAL TO 150SQ.M (GFA) AND TWO BAYS FOR EACH UNIT EXCEEDING 150SQ. M. (GFA); FOR HOTEL ONE BAY FOR EACH 5 HOTEL ROOMS AND 1 BAY FOR EACH 2 SUITES AND ONE BAY FOR EVERY 50SQ.M (GFA) OF FOOD AND BEVERAGE, MANAGEMENT OFFICE AND RETAIL AREAS AND ONE BAY PER EVERY 20SQ.M (GFA) OF MEETING AND BALLROOM HALL AREA; FOR CHILDREN NURSERY ONE BAY PER CLASSROOM AND ONE BAY FOR EACH 50SQ.M OF STAFF OFFICE GFA AND ONE BUS PARKING; FOR CLINICS ONE BAY FOR EACH 50SQ.M OF TOTAL GFA; FOR SPORTS FACILITIES ONE BAY FOR EACH 70SQ.M OF TOTAL GFA. - NOC FROM DUBAI CIVIL AVIATION AUTHORITY MUST BE OBTAINED. - GROSS FLOOR AREA (GFA) FOR CHILDREN NURSERY, CLINICS AND SPORTS FACILITIES USES (6,656.97 SQ.M.) IS INCLUDED WITHIN THE TOTAL GFA OF THE PLOT (153,491.46 SQ.M.). - THE PARKING DEFICIENCY FOR RETAIL SPINE PLOTS 3372252 (DIFC.RM.GB), 3372249 (DIFC.RM.PB), 3372518 (DIFC.RM.CPA), & 3372519 (DIFC.RM.CPB) WILL BE COMPENSATED IN THE SURPLUS PARKING PROVIDED IN PLOT 3372259 (DIFC.CD.01). - THIS SITE PLAN TO BE READ IN CONJUNCTION WITH THE PLOT GUIDELINES FOR ADDITIONAL INFORMATION.				ملاحظات عامة General Notes
- Owner is responsible for relocating existing services within the plot (if any). - This information is applicable as long as it does not conflict with other approved planning regulations, and should always be reviewed for validity. Upon selling or purchasing please use Development Information System				- يتحمل المالك تكاليف نقل خطوط الخدمات إن وجدت - هذه المعلومات التخطيطية سارية المفعول ما لم تتعارض مع التشريعات التخطيطية المعتمدة، وللتأكد من صلاحيتها قبل البيع والشراء يرجى استخدام Development Information System

To validate the site plan information and to view infrastructure services, please scan the QR Code or visit the below link لتأكيد من معلومات الخارطة ولاستعراض خرائط البنية التحتية، يرجى مسح رمز الاستجابة السريع أو زيارة الرابط بالاسفل: https://gis.dda.gov.ae/dis/?PlotNumber=3372259		ملاحظات Remarks	Issue Date 11/01/2023	Expiry Date 10/01/2028
رقم المطور Developer Number		المطور Developer	جارة المالك Owner Title PRIVATE	
DUBAI INTERNATIONAL FINANCIAL CENTER		المالك Owner		
PORTLAND INVESTMENT L.L.C				
المساحة المتبقية Balance Area Can Be Built	N/A	مساحة التعويض كل 90 من Compensation Area	N/A	مساحة التردد Sikka Setback
N/A	N/A	N/A	N/A	N/A
المساحة المتأثرة Affected Area	33225.13 M ² 357632.00 FT ²	المساحة الكلية Total Area	33225.13 M ² 357632.00 FT ²	

ARCHITECTURE

- Designed developed by Sir David Chipperfield Architects who was been awarded the Pritzker Prize for Architecture in 2023.
- The mixed-use Development will consist of four towers surrounding a shared plaza that will provide vibrant F+B offering, a private members' club activated landscaping design by Bureau Bas Smets incorporating a central water feature
- The recently launched Carlyle Hotel & Residences will also provide a number of high-end restaurants , Café Carlye along with the Carlye & Co Club
- Four Season Branded residences
- A high-end retail and F+B offering within Gate Avenue
- Underground parking for c. 2000 cars



The
Pritzker
Architecture
Prize



DAVID
CHIPPERFIELD
ARCHITECTS

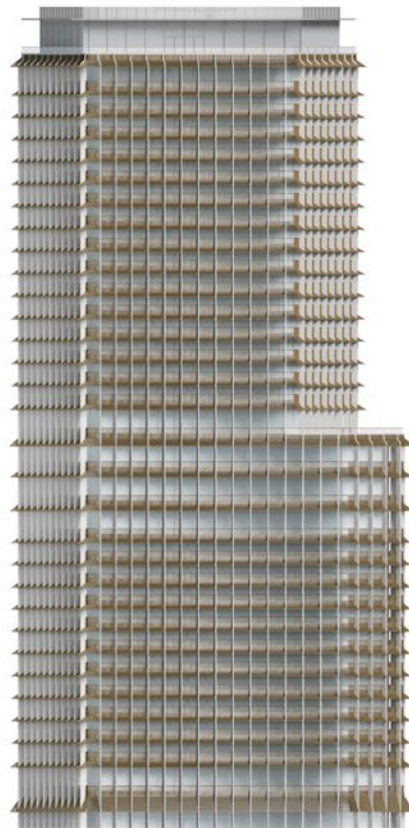




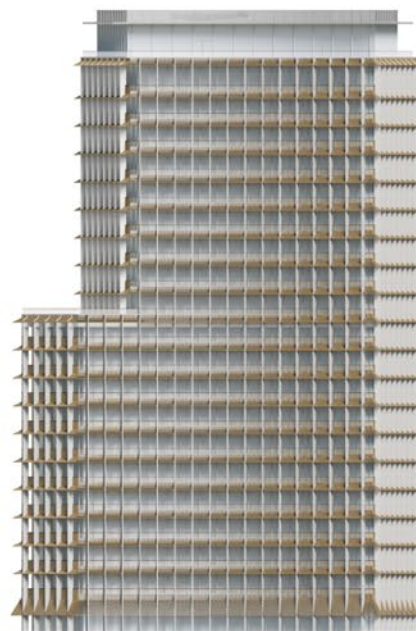
Commerical Office

EDEN House

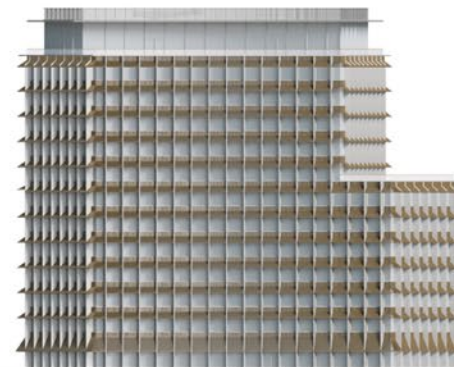




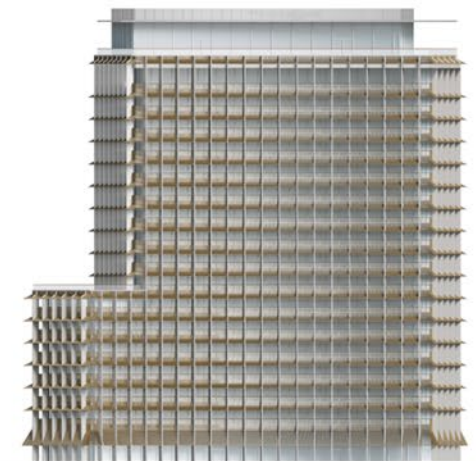
Carlyle Hotel/Club/Residences



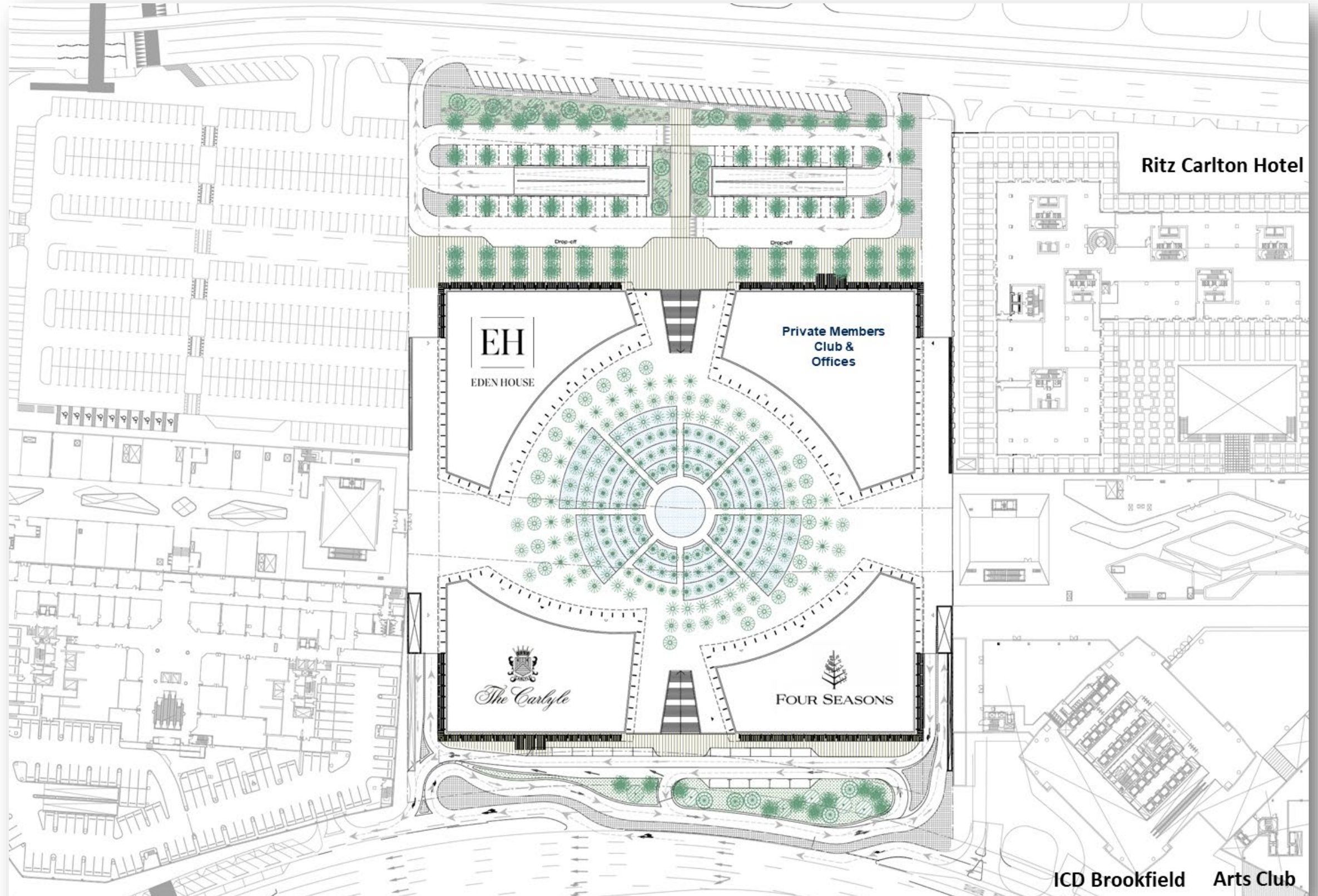
Four Seasons Residences



Branded Offices

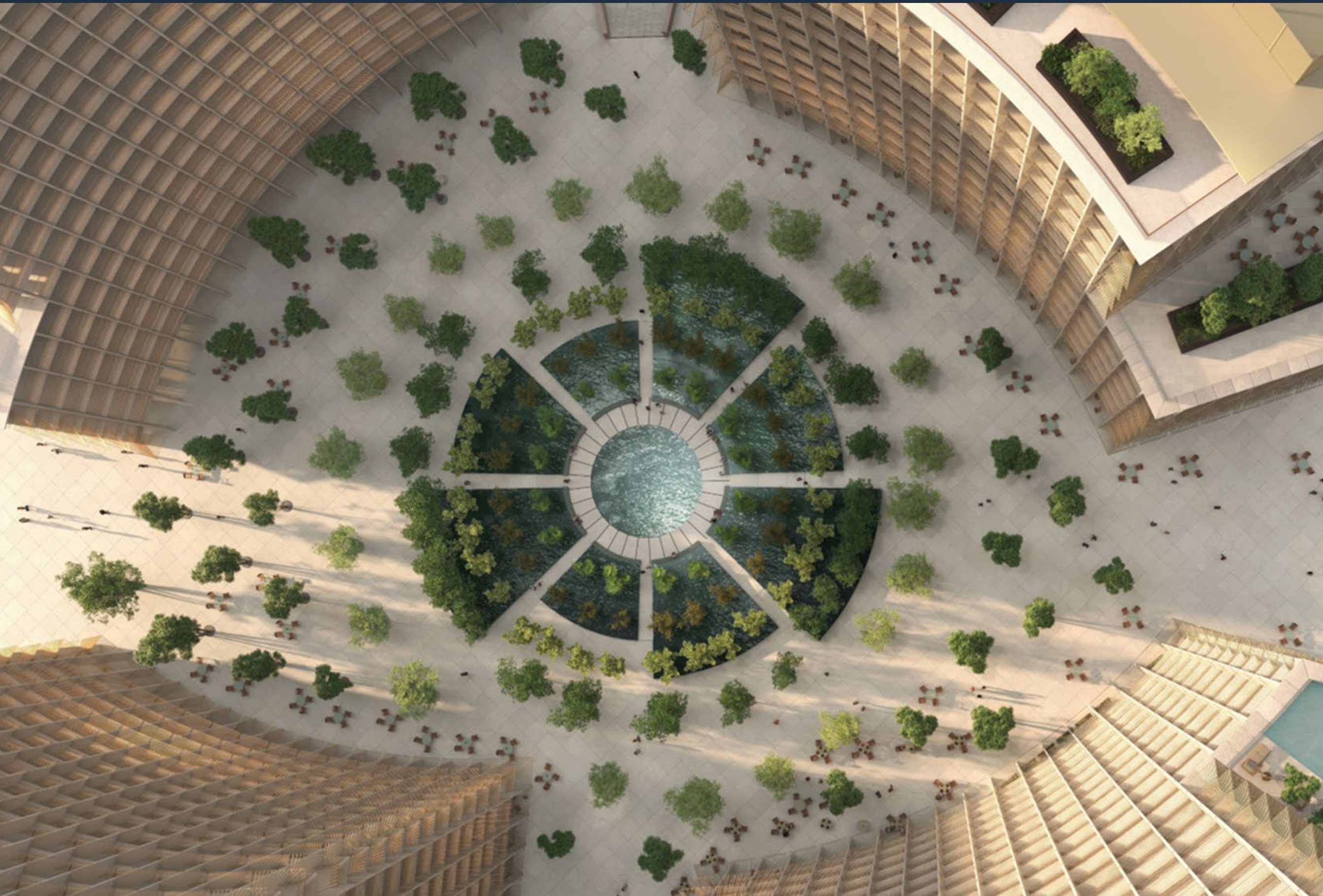


Eden Residences



Carlyle Hotel & Four Seasons Residences (Al Mustaqbal St)





Commercial Office



View of Commercial Office from Central Courtyard

PORTLAND
INVESTMENT LTD



















Commercial Office Meeting Room

PORTLAND
INVESTMENT LTD







Building Facts:

- Floor Plates
- Area Schedule
- Connection to Gate Avenue Retail
- Basement Car-parking

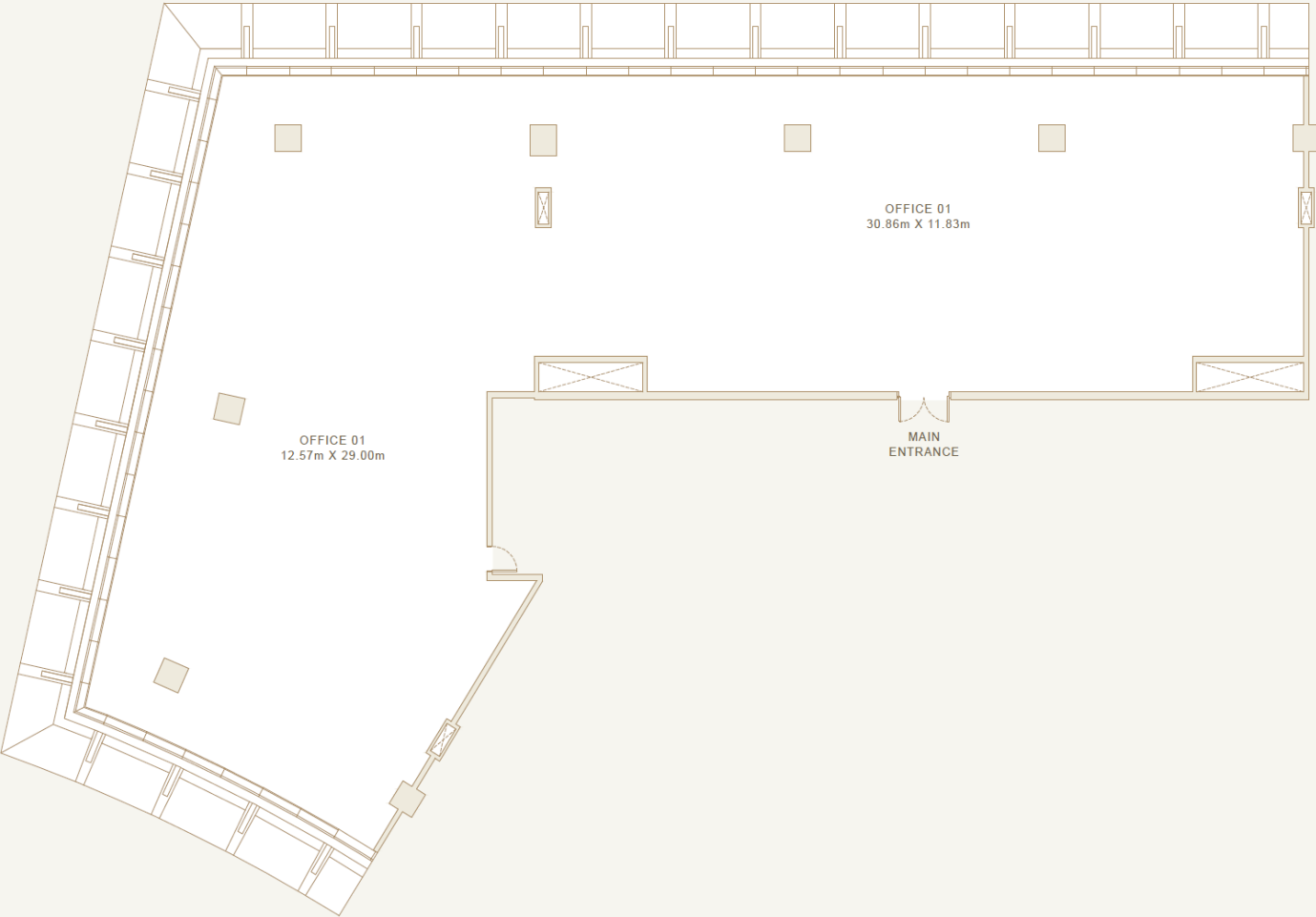
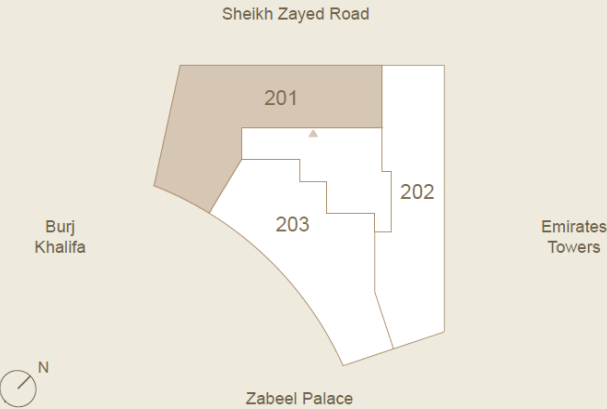


Branded Offices

LEVEL 02 - 07 | OFFICE 01

Internal Area: 720 sq. m / 7,751 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 720 sq. m / 7,751 sq. ft

KEYPLAN



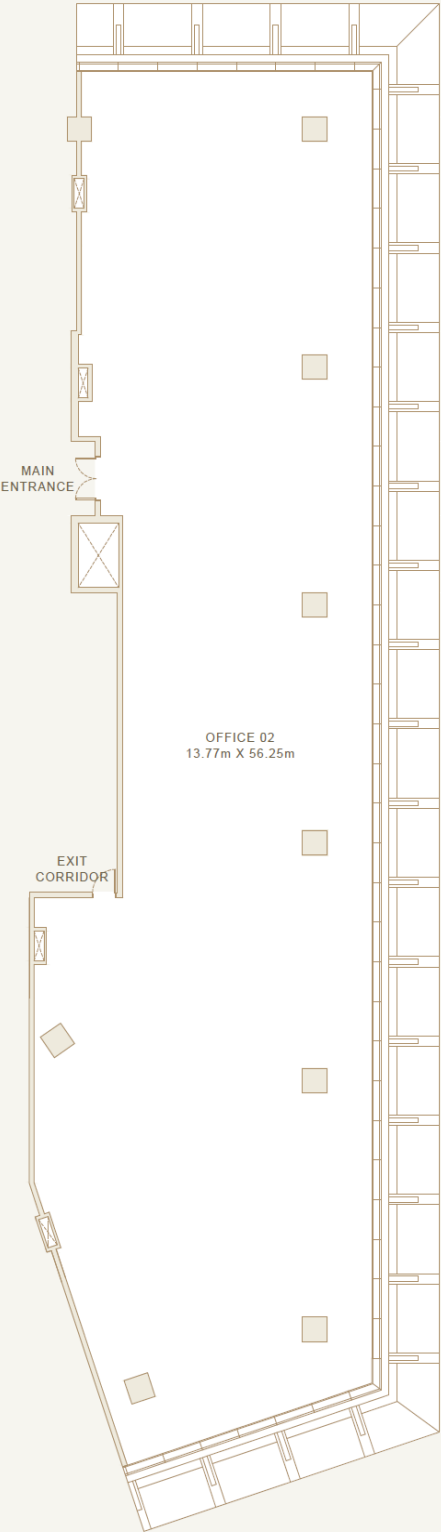
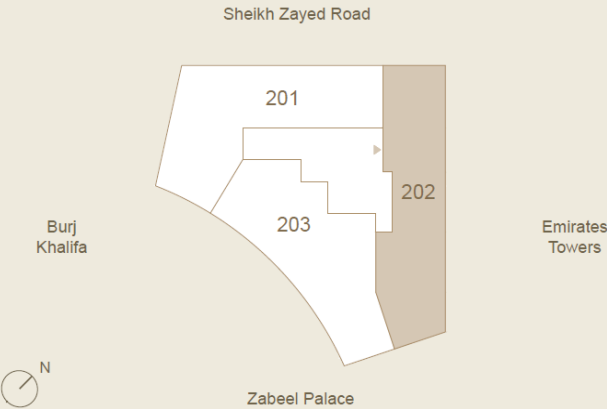
Disclaimer: All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

Branded Offices

LEVEL 02 - 07 | OFFICE 02

Internal Area: 673 sq. m / 7,249 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 673 sq. m / 7,249 sq. ft

KEYPLAN



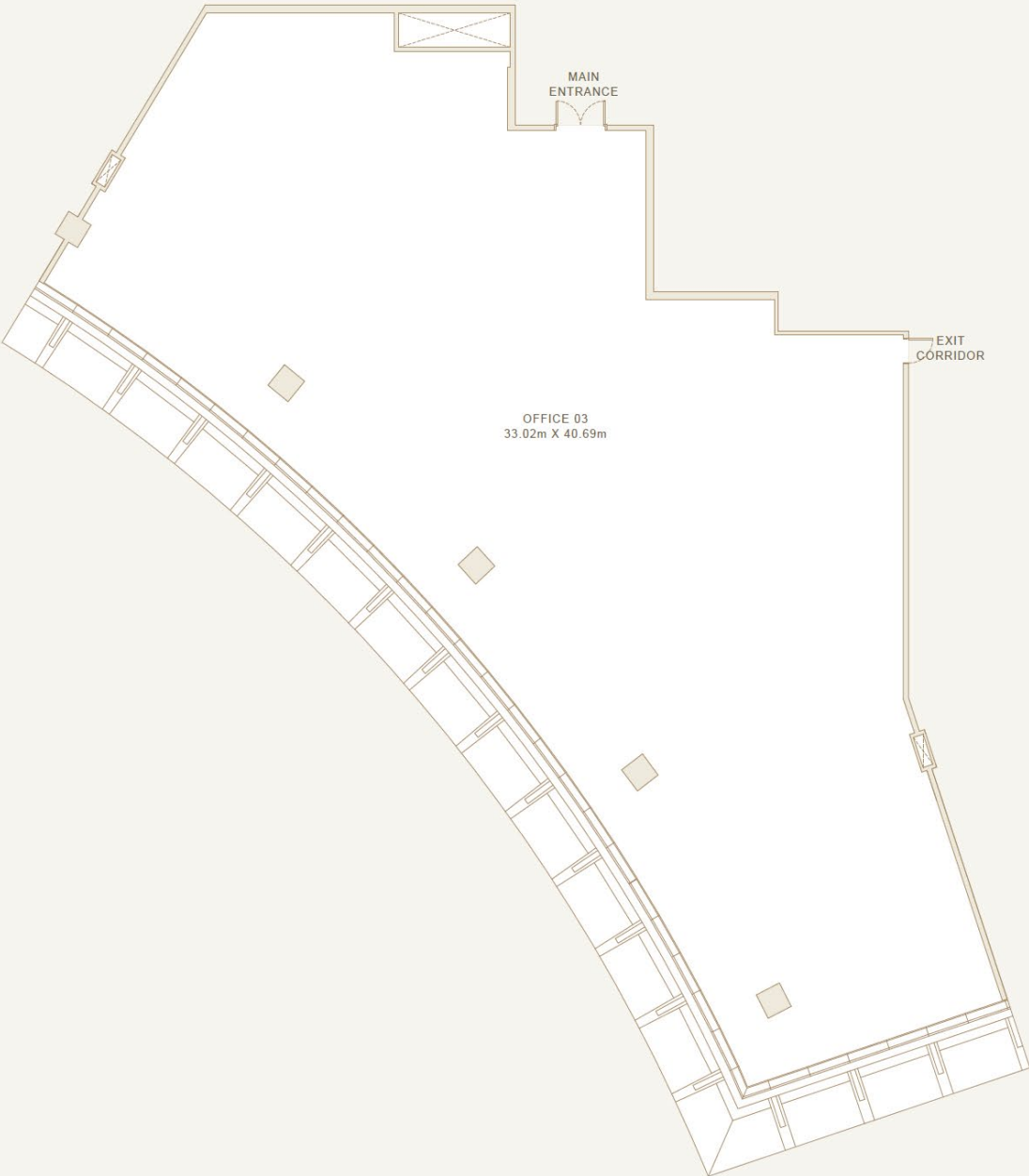
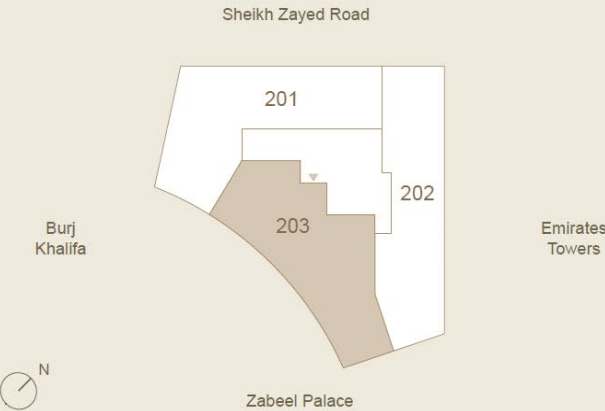
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Branded Offices

LEVEL 02 - 07 | OFFICE 03

Internal Area: 716 sq. m / 7,712 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 716 sq. m / 7,712 sq. ft

KEYPLAN



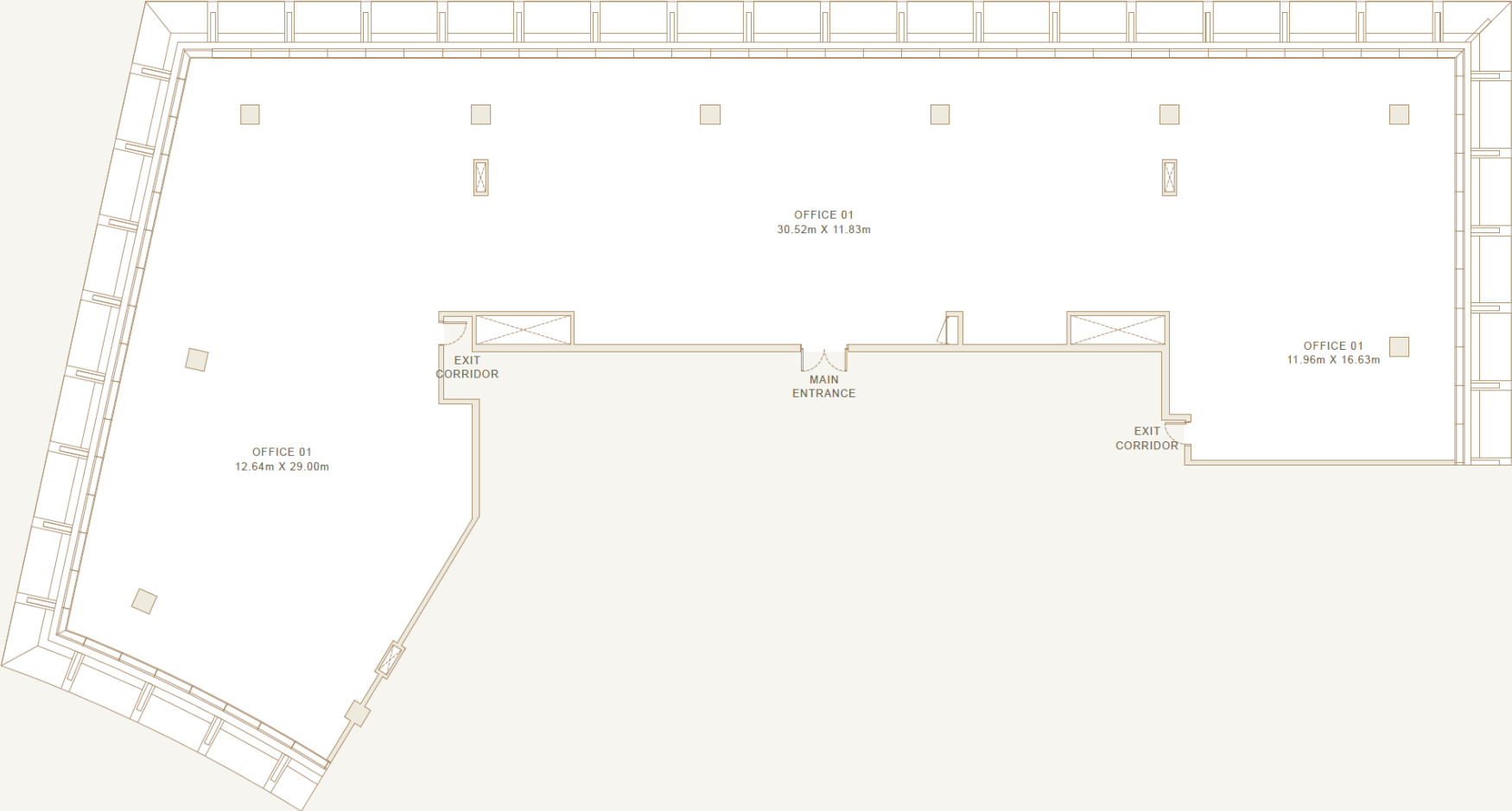
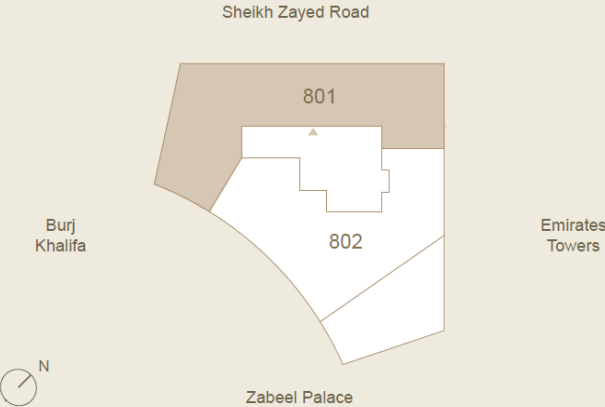
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Branded Offices

LEVEL 08 | OFFICE 01

Internal Area: 936 sq. m / 10,072 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 936 sq. m / 10,072 sq. ft

KEYPLAN



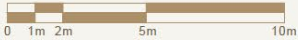
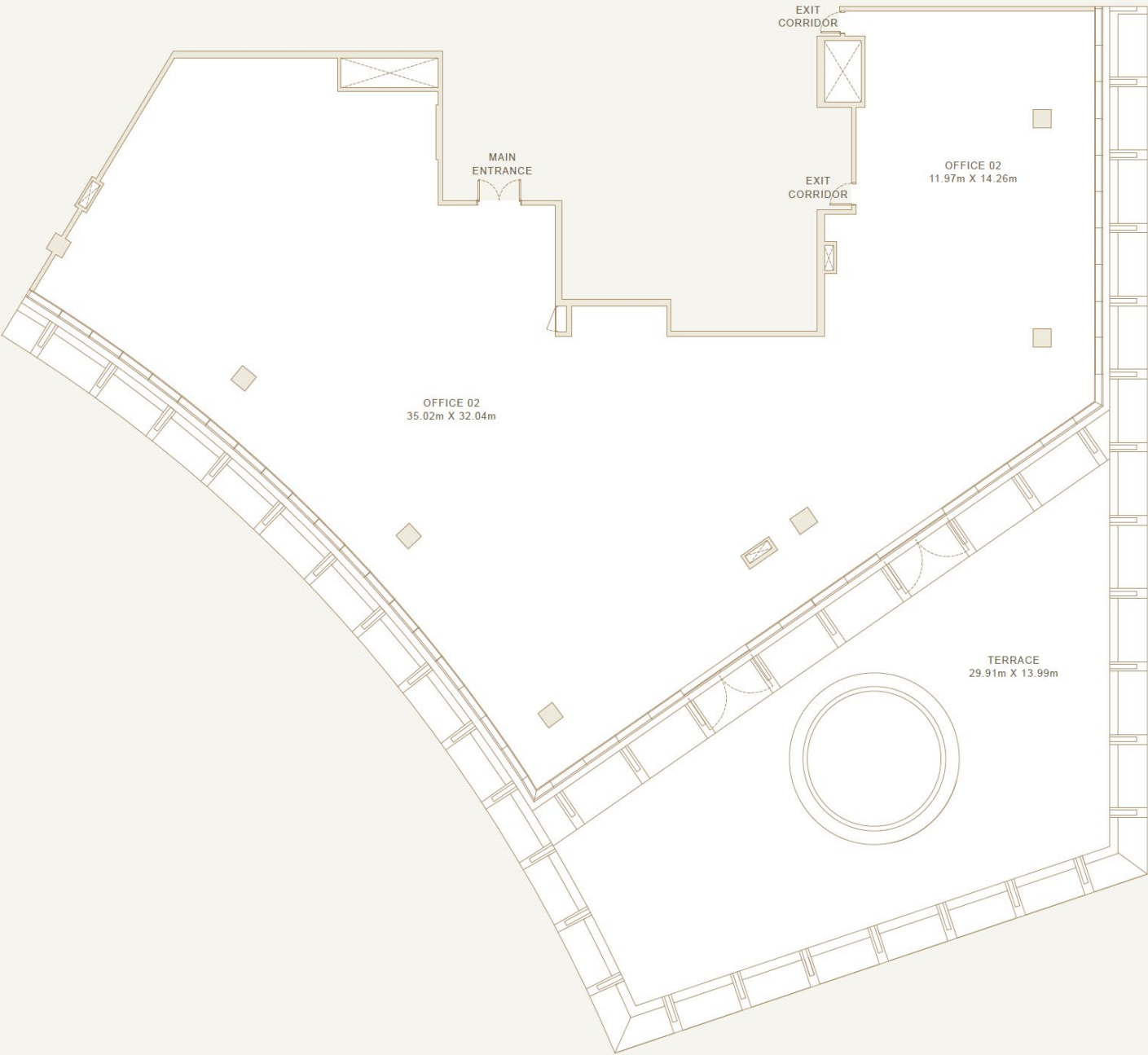
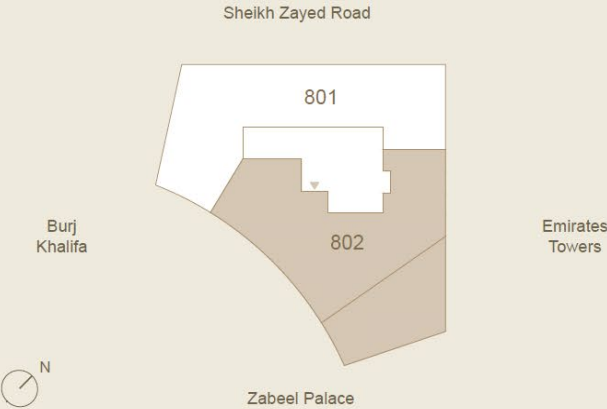
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Branded Offices

LEVEL 08 | OFFICE 02

Internal Area: 850 sq. m / 9,146 sq. ft
External Area: 370 sq. m / 3,985 sq. ft
Total Area: 1,220 sq. m / 13,131 sq. ft

KEYPLAN



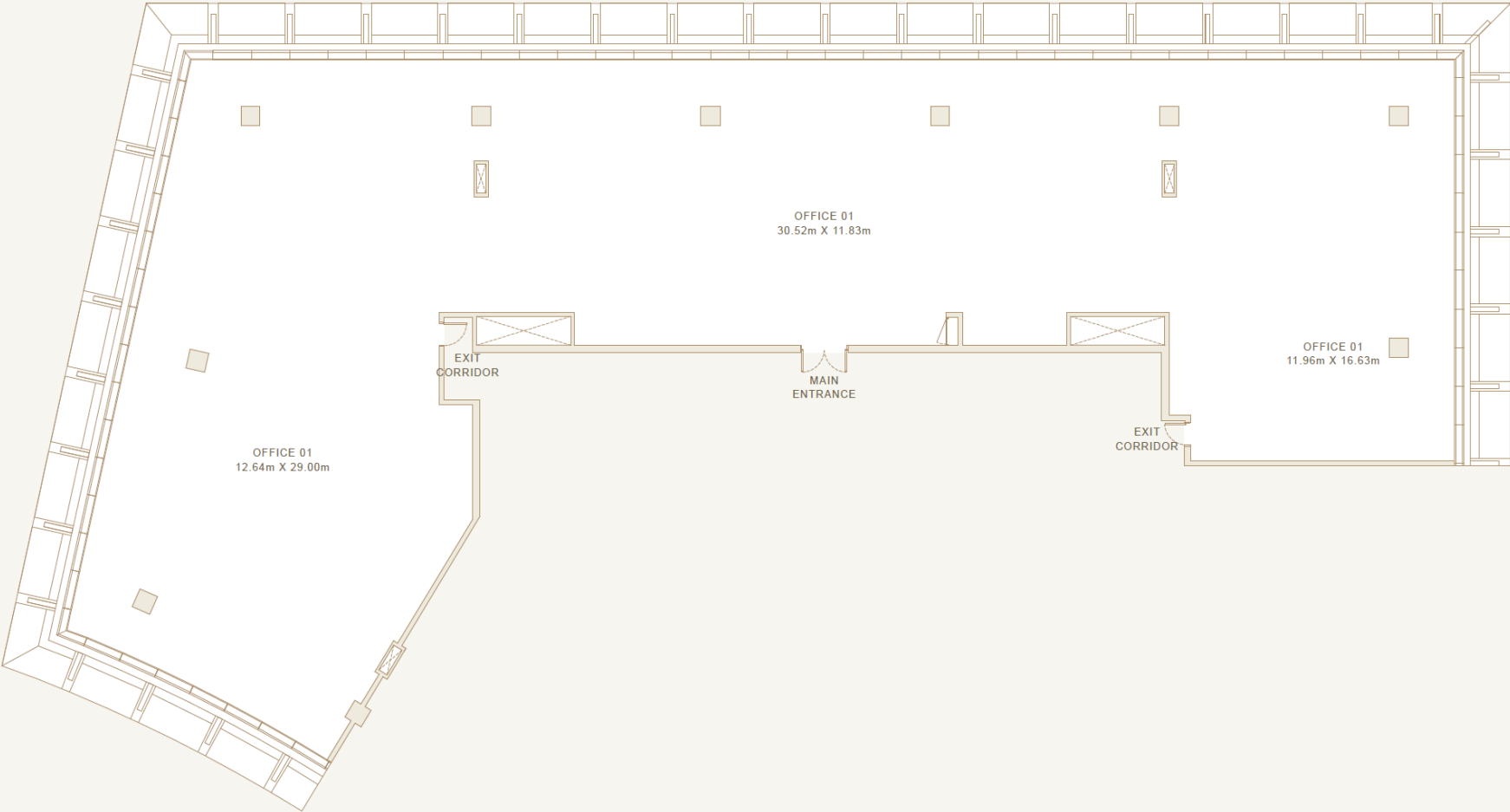
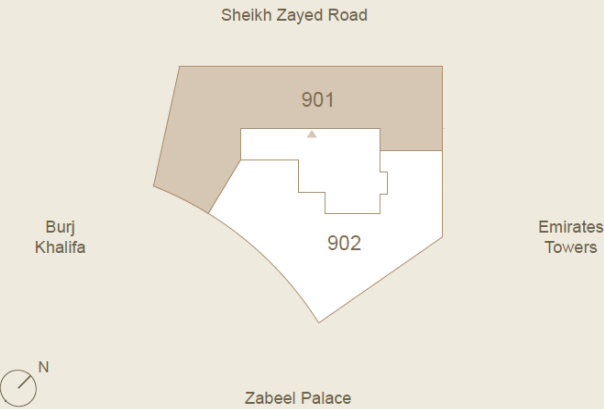
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Branded Offices

LEVEL 09 - 11 | OFFICE 01

Internal Area: 936 sq. m / 10,072 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 936 sq. m / 10,072 sq. ft

KEYPLAN



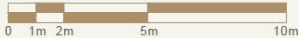
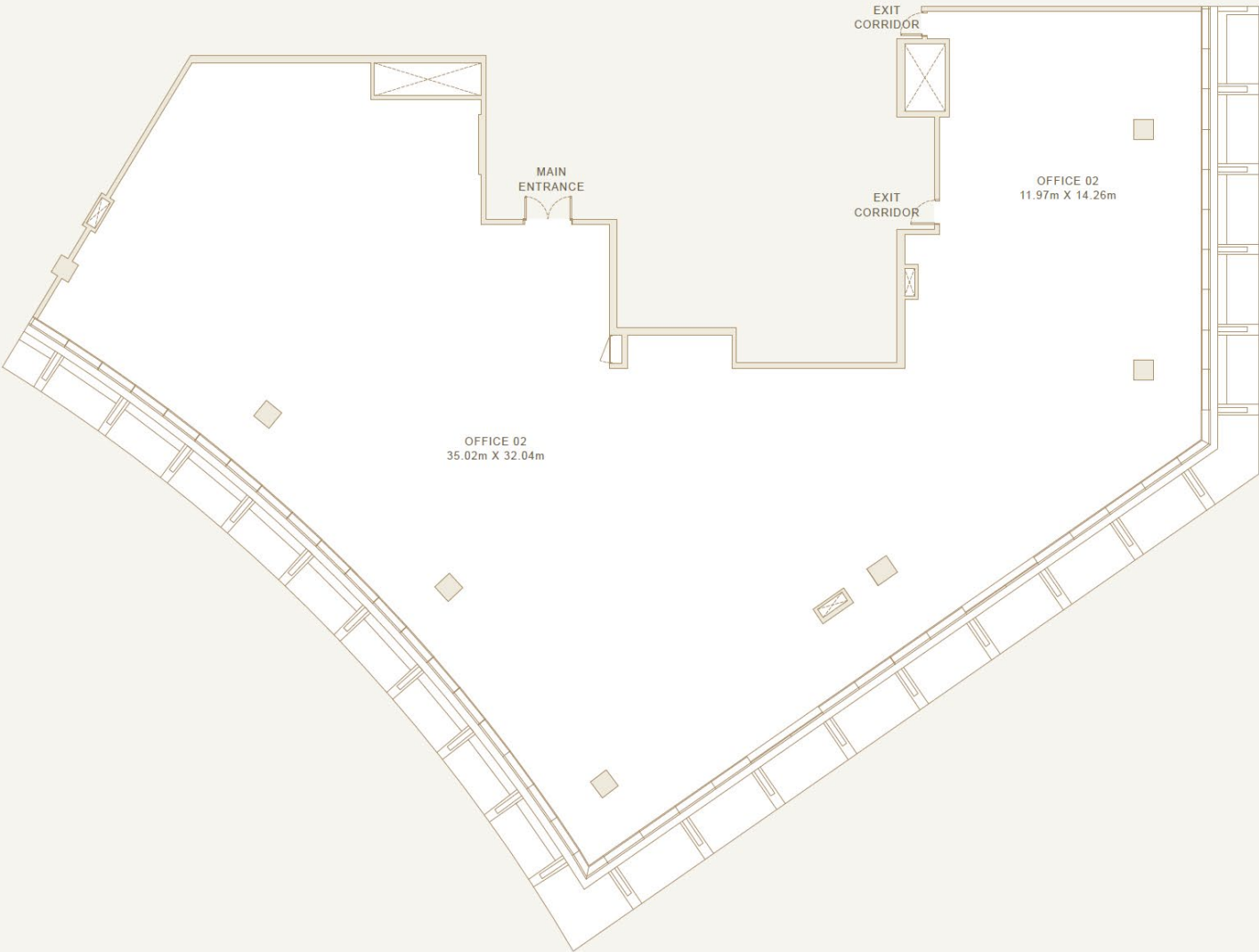
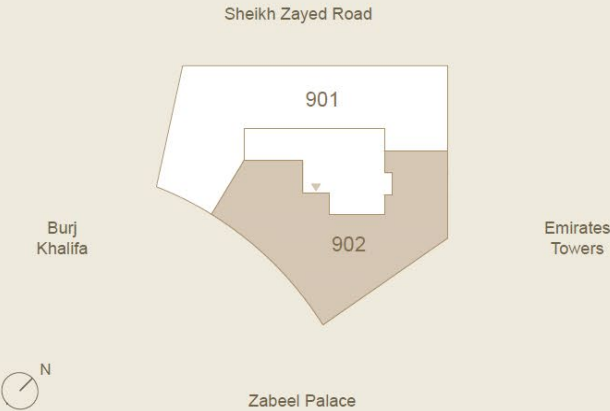
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Branded Offices

LEVEL 09 - 11 | OFFICE 02

Internal Area: 850 sq. m / 9,146 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 850 sq. m / 9,146 sq. ft

KEYPLAN



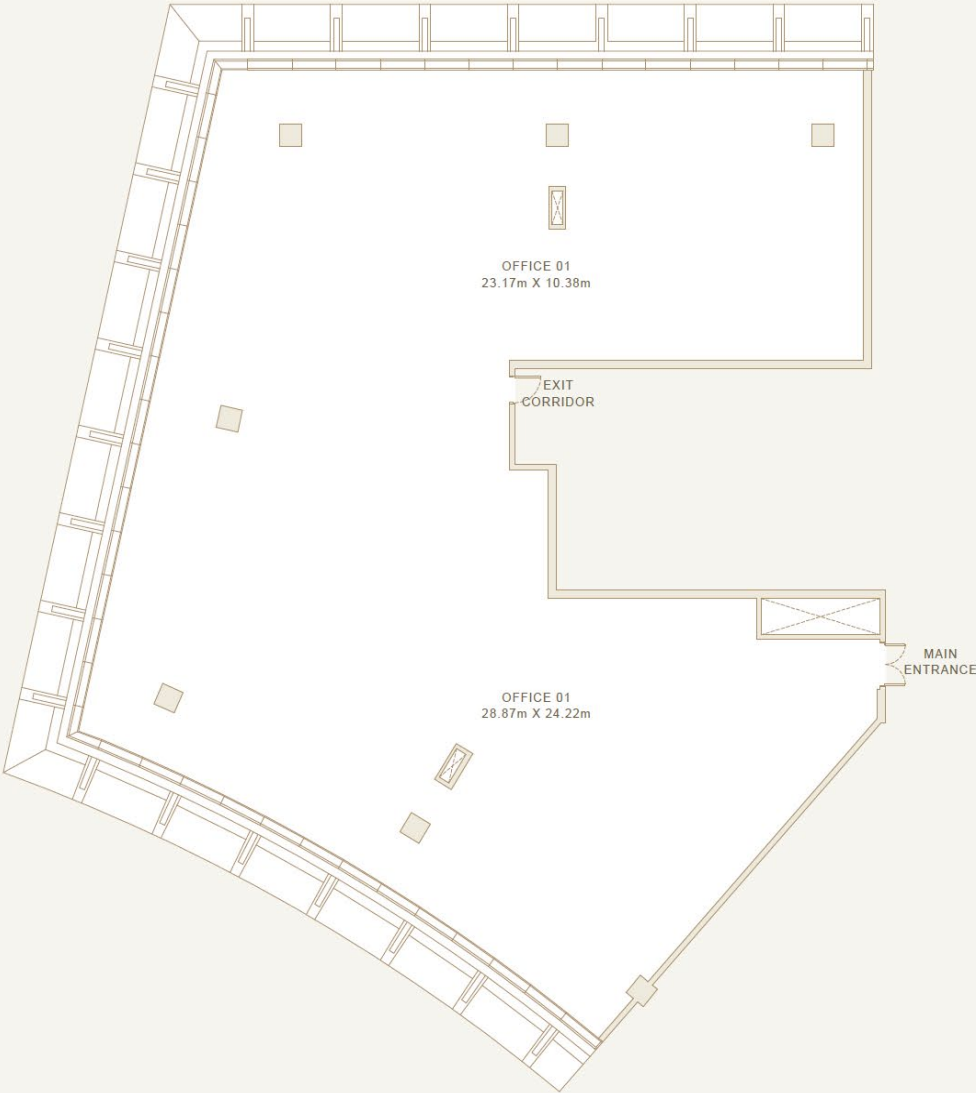
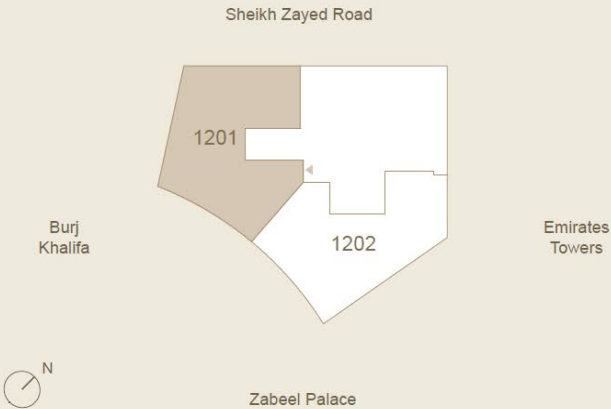
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Branded Offices

LEVEL 12 | OFFICE 01

Internal Area: 676 sq. m / 7,280 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 676 sq. m / 7,280 sq. ft

KEYPLAN



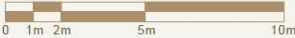
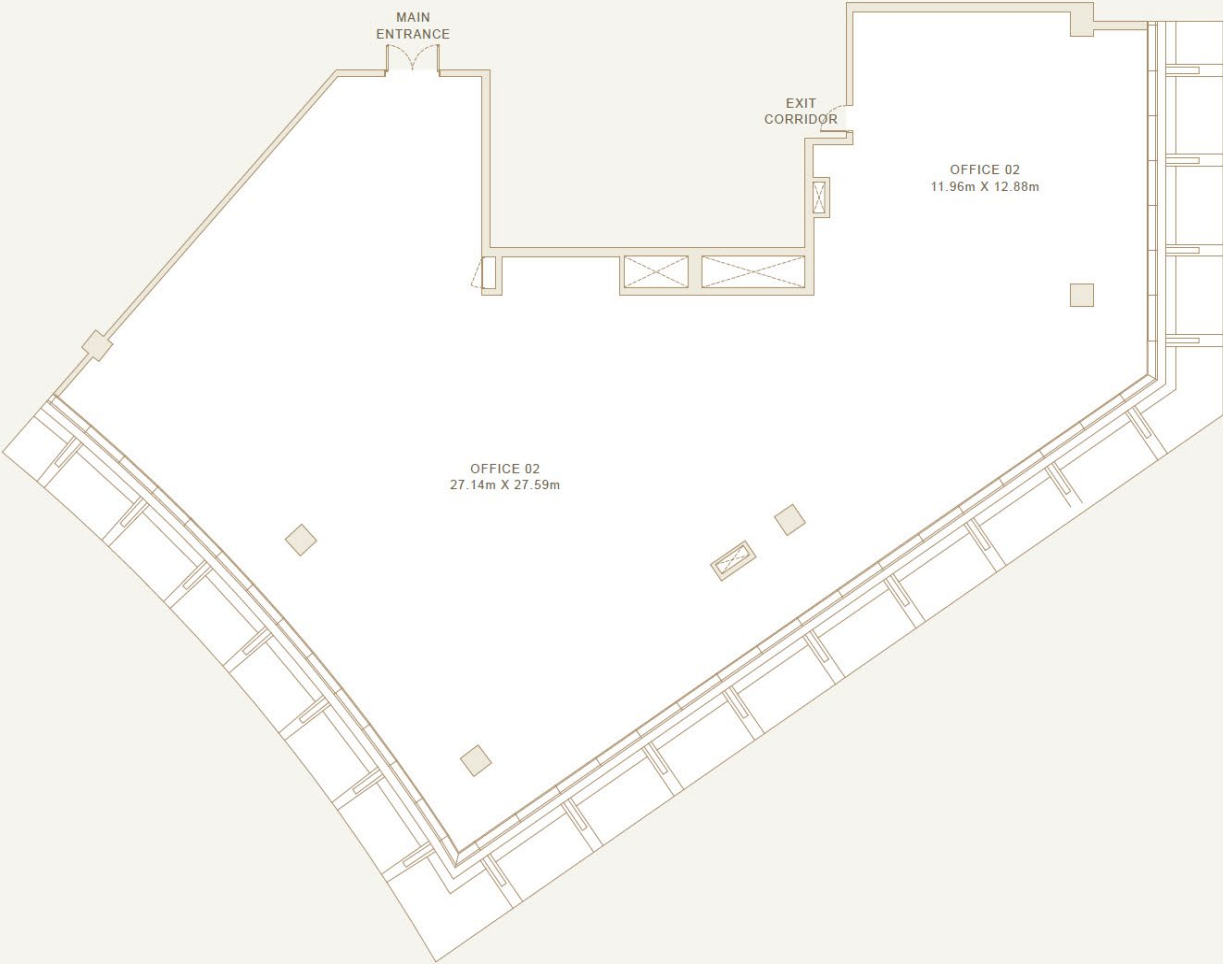
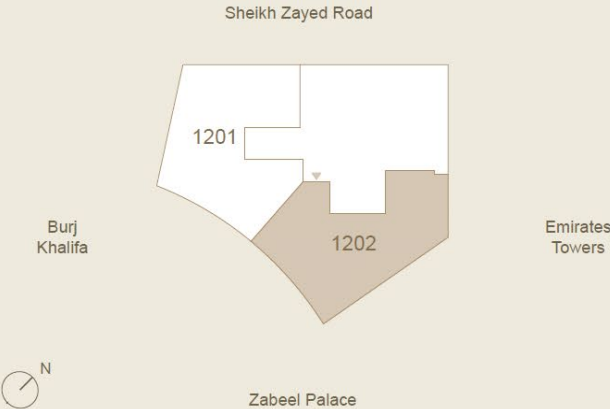
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Branded Offices

LEVEL 12 | OFFICE 02

Internal Area: 644 sq. m / 6,928 sq. ft
External Area: 0 sq. m / 0 sq. ft
Total Area: 644 sq. m / 6,928 sq. ft

KEYPLAN



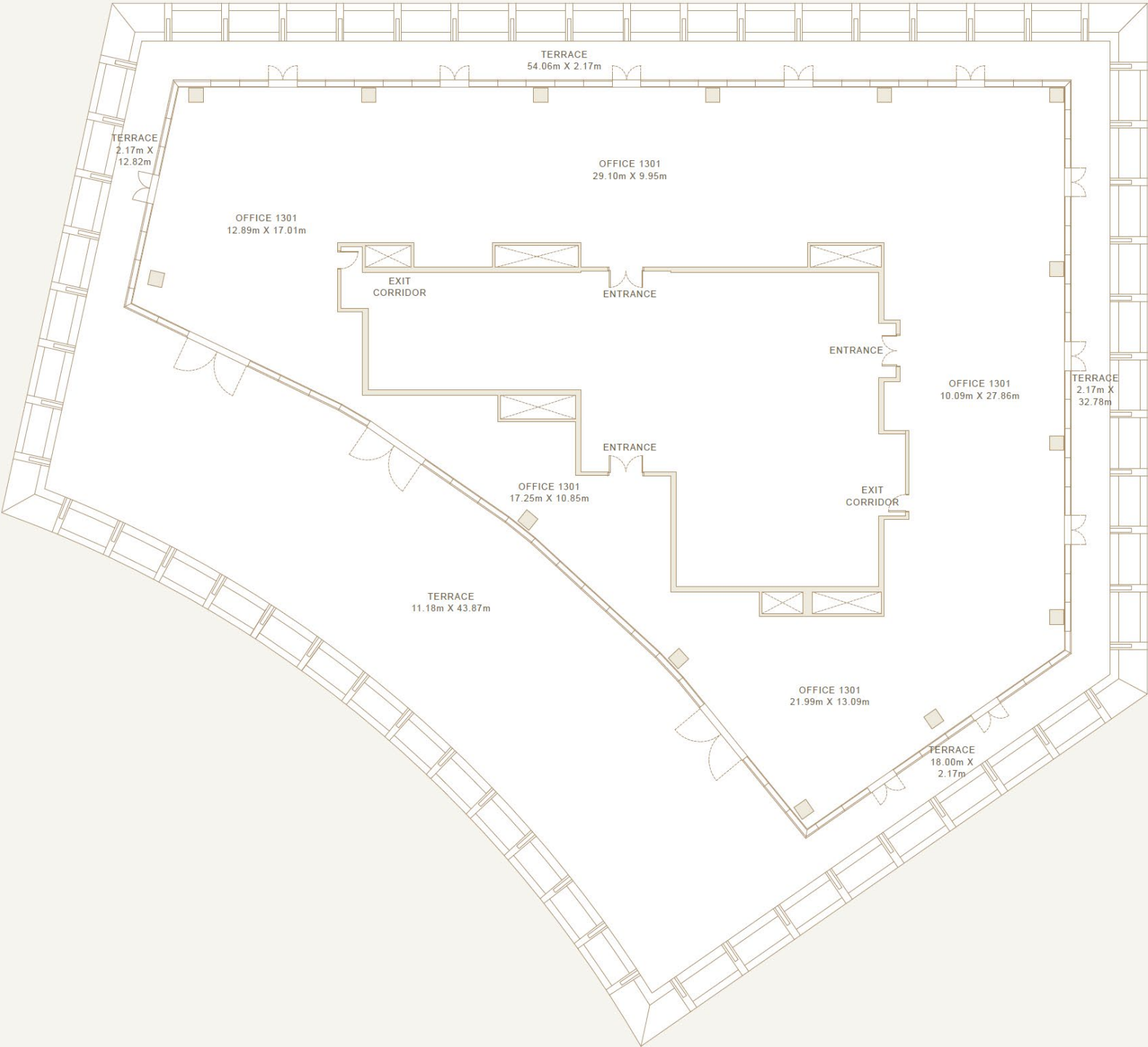
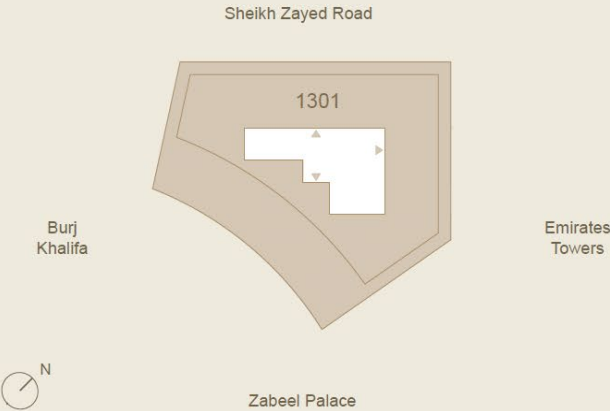
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Branded Offices

LEVEL 13 | OFFICE 01

Internal Area: 1,046 sq. m / 11,262 sq. ft
External Area: 863 sq. m / 9,289 sq. ft
Total Area: 1,909 sq. m / 20,551 sq. ft

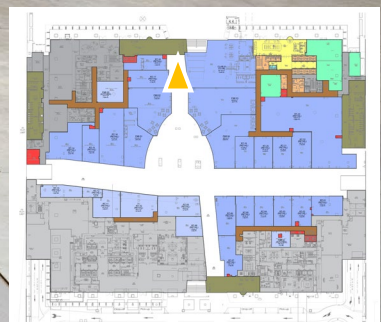
KEYPLAN



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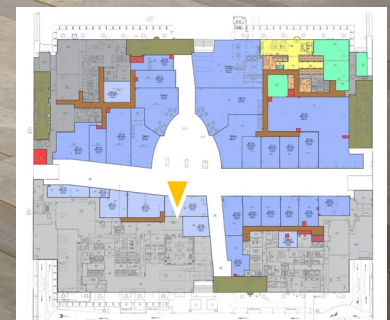
LEVEL	UNIT NO.	SUITE AREA (SQ.M)	TERRACE/BALCONY AREA (SQ.M)	TOTAL AREA (SQ.M)	SUITE AREA (SQ.FT)	TERRACE/BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
02	201	720	0	720	7751	0	7751
02	202	673	0	673	7249	0	7249
02	203	716	0	716	7712	0	7712
03	301	720	0	720	7751	0	7751
03	302	673	0	673	7249	0	7249
03	303	716	0	716	7712	0	7712
04	401	720	0	720	7751	0	7751
04	402	673	0	673	7249	0	7249
04	403	716	0	716	7712	0	7712
05	501	720	0	720	7751	0	7751
05	502	673	0	673	7249	0	7249
05	503	716	0	716	7712	0	7712
06	601	720	0	720	7751	0	7751
06	602	673	0	673	7249	0	7249
06	603	716	0	716	7712	0	7712
07	701	720	0	720	7751	0	7751
07	702	673	0	673	7249	0	7249
07	703	716	0	716	7712	0	7712
08	801	936	0	936	10072	0	10072
08	802	850	370	1220	9146	3985	13131
09	901	936	0	936	10072	0	10072
09	902	850	0	850	9146	0	9146
10	1001	936	0	936	10072	0	10072
10	1002	850	0	850	9146	0	9146
11	1101	936	0	936	10072	0	10072
11	1102	850	0	850	9146	0	9146
12	1201	676	0	676	7280	0	7280
12	1202	644	0	644	6928	0	6928
13	1301	1046	863	1909	11262	9289	20551



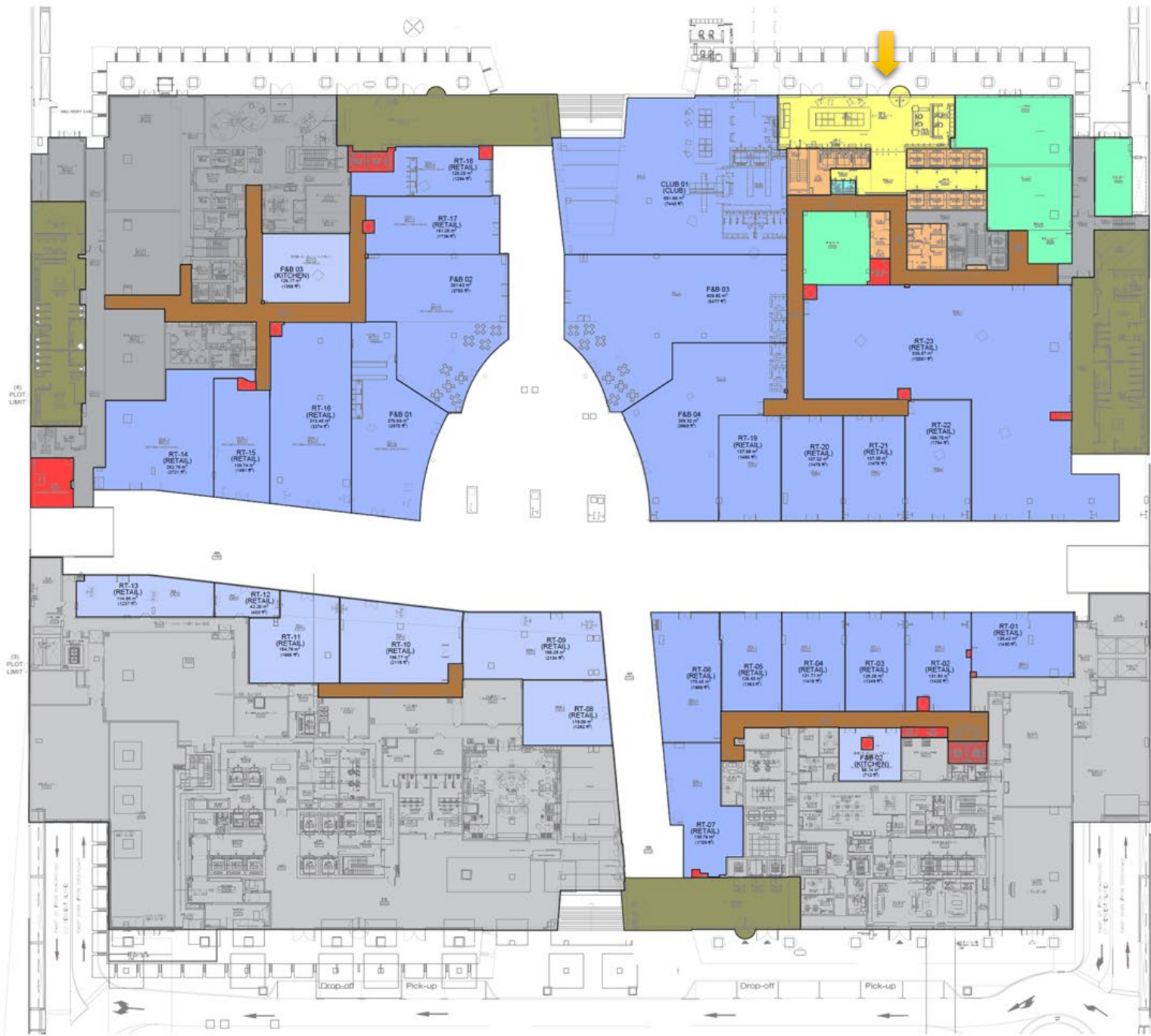








This drawing has been prepared using the most current available Preliminary Drawings. Any changes to the Final Design Drawings will be reflected in the updated final areas.



GROUND FLOOR

0 5 10
VISUAL SCALE 1:300 @ A1

Client: H&H



Eden House, Jumeirah Garden City, Dubai, UAE. +971 4 344 7483

- GENERAL NOTES:
1. LEASABLE SPACES ARE CALCULATED AS PER IPMS 3.2.
 2. AREA CALCULATED AS PER PRELIMINARY DRAWINGS AND IS SUBJECT TO CHANGE AS PER FINAL DESIGN.
 3. THE UNITS ARE NOT SURVEYED

LEGEND FOR LEASABLE SPACE

TOTAL RETAIL AREA

LEGEND FOR NON LEASABLE SPACE

OFFICE CORE AREA
OFFICE CIRCULATION AREA
WET AREA
RETAIL CORE
RETAIL FOH
RETAIL BOH
MEP
OTHERS

R01 FIRST ISSUE - PRELIMINARY		06/03/2025
No.	Description	Date
Survey Date:	Survey By:	
N/A		
Issue Date:	Prepared By:	
22/04/2025	FD	
Occupancy:	Checked By:	
N/A	SM	
Occupancy Type:		
RETAIL		
Floor / Level:	Scale:	@A1

Building: MIX USE LUXURY DEVELOPMENT DIFC

Address: DUBAI INTERNATIONAL FINANCIAL CENTER

Sheet No.: 1 OF 2

Drawing Name: Floor Plate Area Calculation IPMS 3.2

Dubai Office
Emar Square
Building 3
Office 401-1
PO Box 214450
Dubai, UAE
License 648003



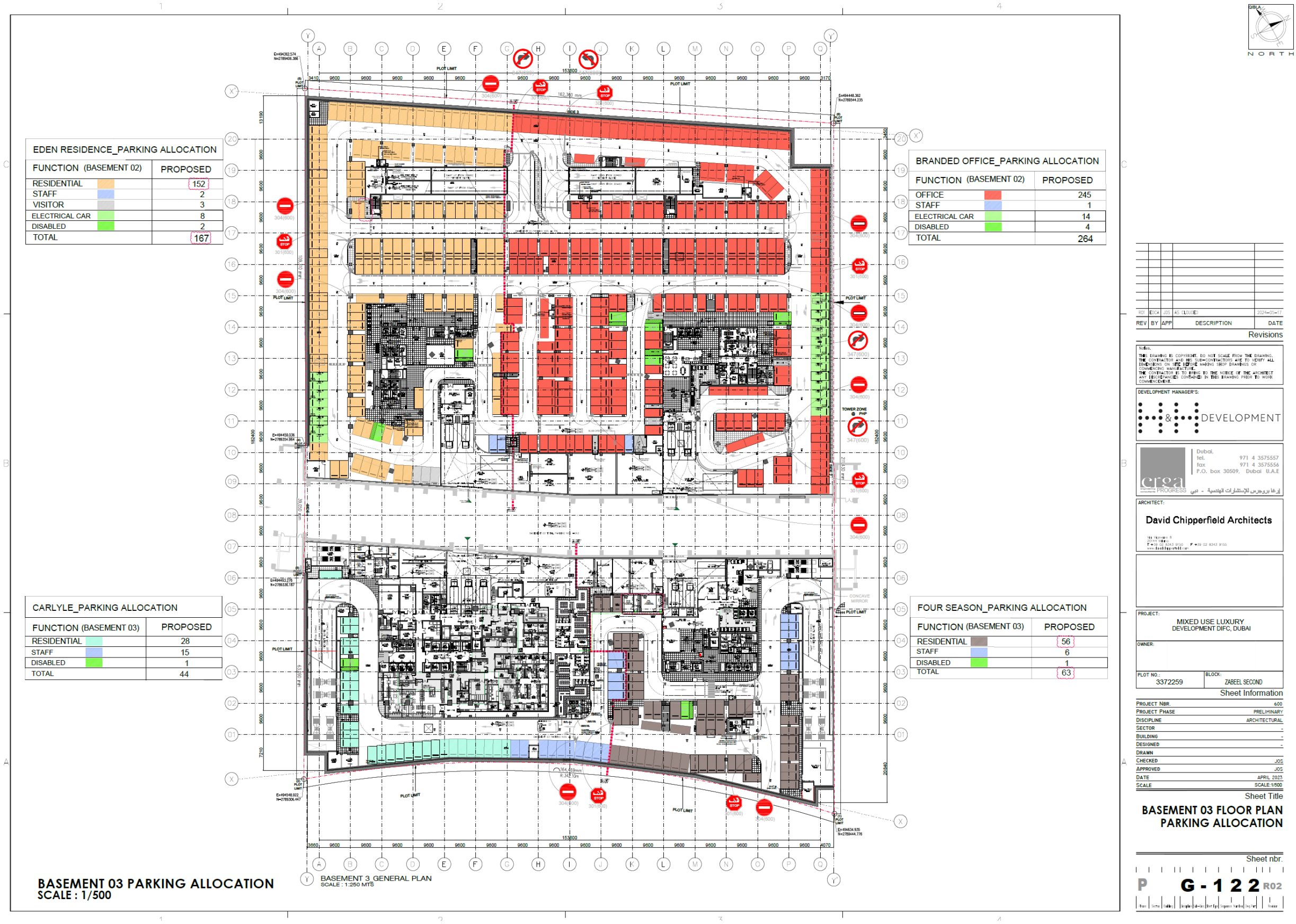
Tel: +971 4 321 3804
Fax: +971 4 321 3805
e-mail: info@prdsurvey.com
website: www.prdsurvey.com



FIRST FLOOR



Regulated by
RICS



REV	BY	APP	DESCRIPTION	DATE
001	ECSA	JOS	AS CLINIC	2024-05-17

Revisions

NOTES:

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM THE DRAWING.
THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
THE CONTRACTOR IS TO BE RESPONSIBLE TO THE NOTICE OF THE ARCHITECT ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.

DEVELOPMENT MANAGER'S:

& DEVELOPMENT

erga PROGRESS

Dubai, 971 4 3575557
tel. 971 4 3575556
fax P.O. box 30509, Dubai U.A.E

إيرغا بروجريس للإستشارات الهندسية - دبي

ARCHITECT:

David Chipperfield Architects

30 Avenue 8
P.O. Box 14825, Dubai 9715
F +971 02 8343 9155
www.dchipperfield.com

PROJECT:

MIXED USE LUXURY
DEVELOPMENT DFC, DUBAI

OWNER:

PLOT NO.: 3372259 BLOCK: ZABEEL SECOND

Sheet Information	
PROJECT Nbr.	600
PROJECT PHASE	PRELIMINARY
DISCIPLINE	ARCHITECTURAL
SECTOR	-
BUILDING	-
DESIGNED	-
DRAWN	-
CHECKED	JOS
APPROVED	JOS
DATE	APRIL 2023
SCALE	SCALE:1/500

Sheet Title

**BASEMENT 03 FLOOR PLAN
PARKING ALLOCATION**



FUNCTION (BASEMENT 02)		PROPOSED
RESIDENTIAL		88
ELECTRICAL CAR		4
DISABLED		1
TOTAL		93

FUNCTION (BASEMENT 01)	PROPOSED
F & B	133
ELECTRICAL CAR	6
DISABLED	2
TOTAL	141

FUNCTION (BASEMENT 02)	PROPOSED
OFFICE	202
ELECTRICAL CAR	8
DISABLED	2
TOTAL	212

FUNCTION (BASEMENT 02)	PROPOSED
RESIDENTIAL	75
ELECTRICAL CAR	10
DISABLED	1
TOTAL	86

FUNCTION (BASEMENT 02)		PROPOSED
RESIDENTIAL		76
STAFF		7
ELECTRICAL CAR		8
DISABLED		1
TOTAL		92

R01	EICA	JOS	AS CLOSED		2024-05-17
REV	BY	APP	DESCRIPTION		DATE

Revisions

NOTES:

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THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ARCHITECT
ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK
COMMENCEMENT.

DEVELOPMENT MANAGER'S:

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• • • •
• • • •

&

DEVELOPMENT

erga
PROGRESS

Dubai,
tel. 971 4 3575557
fax 971 4 3575556
P.O. box 30509, Dubai U.A.E

إرغا بروجرس للإستشارات الهندسية - دبي

ARCHITECT:
David Chipperfield Architects
10a Grosvenor St
20144 00000
T +39 02 8343 9150 F +39 02 8343 9150
www.dcaiperrfield.com

PROJECT:	
MIXED USE LUXURY DEVELOPMENT DIFC, DUBAI	
OWNER:	
PORTLAND INVESTMENT LTD	
PLOT NO.:	BLOCK:
3372259	ZABEEL SECOND

Sheet Information	
PROJECT NBR.	600
PROJECT PHASE	PRELIMINARY
DISCIPLINE	ARCHITECTURAL
SECTOR	-
BUILDING	-
DESIGNED	-
DRAWN	-
CHECKED	JOS
APPROVED	JOS
DATE	APRIL 2023
SCALE	SCALE: 1/500

Sheet Title

BASEMENT 02 FLOOR PLAN
PARKING ALLOCATION

Sheet nbr. _____

P G - 1 2 3 R03

Three Seven Twelve Complex 14-16 Short Eye Sequence Twelve Sixteen

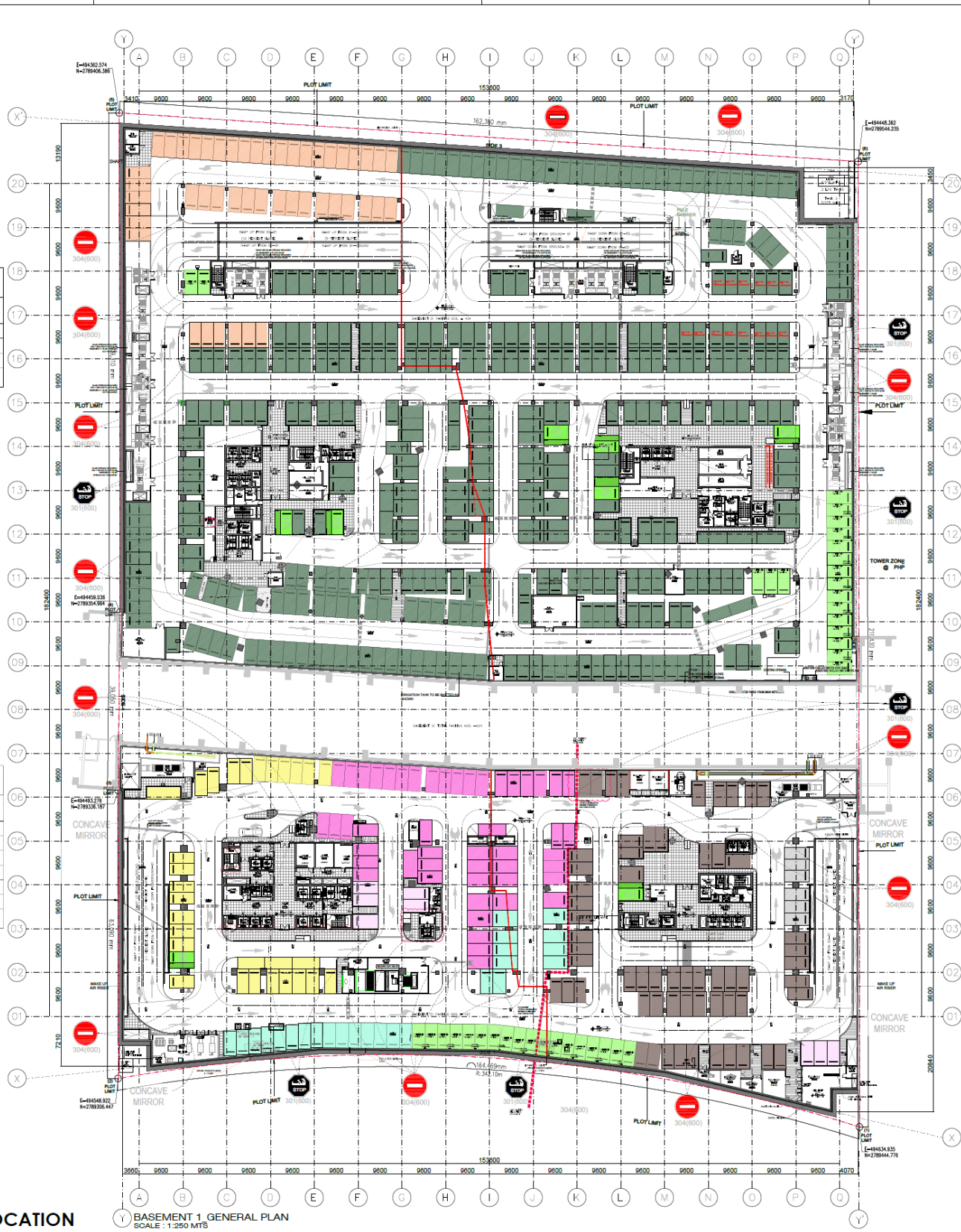


F&B AND RETAIL_PARKING ALLOCATION		
FUNCTION (BASEMENT 01)		PROPOSED
RETAIL		47
ELECTRICAL CAR		2
DISABLED		1
TOTAL		50

CARLYLE_PARKING ALLOCATION		
FUNCTION (BASEMENT 01)		PROPOSED
RESIDENTIAL		25
HOTEL		29
CLUB		49
VALET		5
ELECTRICAL CAR		10
DISABLED		1
TOTAL		119

DIFC_PARKING ALLOCATION		
FUNCTION (BASEMENT 01)		PROPOSED
DIFC		361
ELECTRICAL CAR		18
DISABLED		5
TOTAL		384

FOUR SEASON_PARKING ALLOCATION		
FUNCTION (BASEMENT 01)		PROPOSED
RESIDENTIAL		60
VISITOR		6
VALET		3
ELECTRICAL CAR		8
DISABLED		1
TOTAL		78



BASEMENT 01 PARKING ALLOCATION
SCALE : 1/500

BASEMENT 1 GENERAL PLAN
SCALE : 1:250 MTS

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DEVELOPMENT MANAGER'S:
& DEVELOPMENT

crea PROGRESS
Dubai, 971 4 3575557
Tel: 971 4 3575556
Fax: P.O. box 30509, Dubai U.A.E.
إدارة مشاريع التطوير - دبي

ARCHITECT:
David Chipperfield Architects
100 Victoria Road,
Dubai, U.A.E.
P.O. Box 333333, Dubai, U.A.E.
Tel: +971 4 333 3333
Fax: +971 4 333 3333
www.dca.com

PROJECT:
MIXED USE LUXURY
DEVELOPMENT DIFC, DUBAI

OWNER:
PORTLAND INVESTMENT LTD
PLOT NO.: 3372259 BLOCK: ZABEEL SECOND

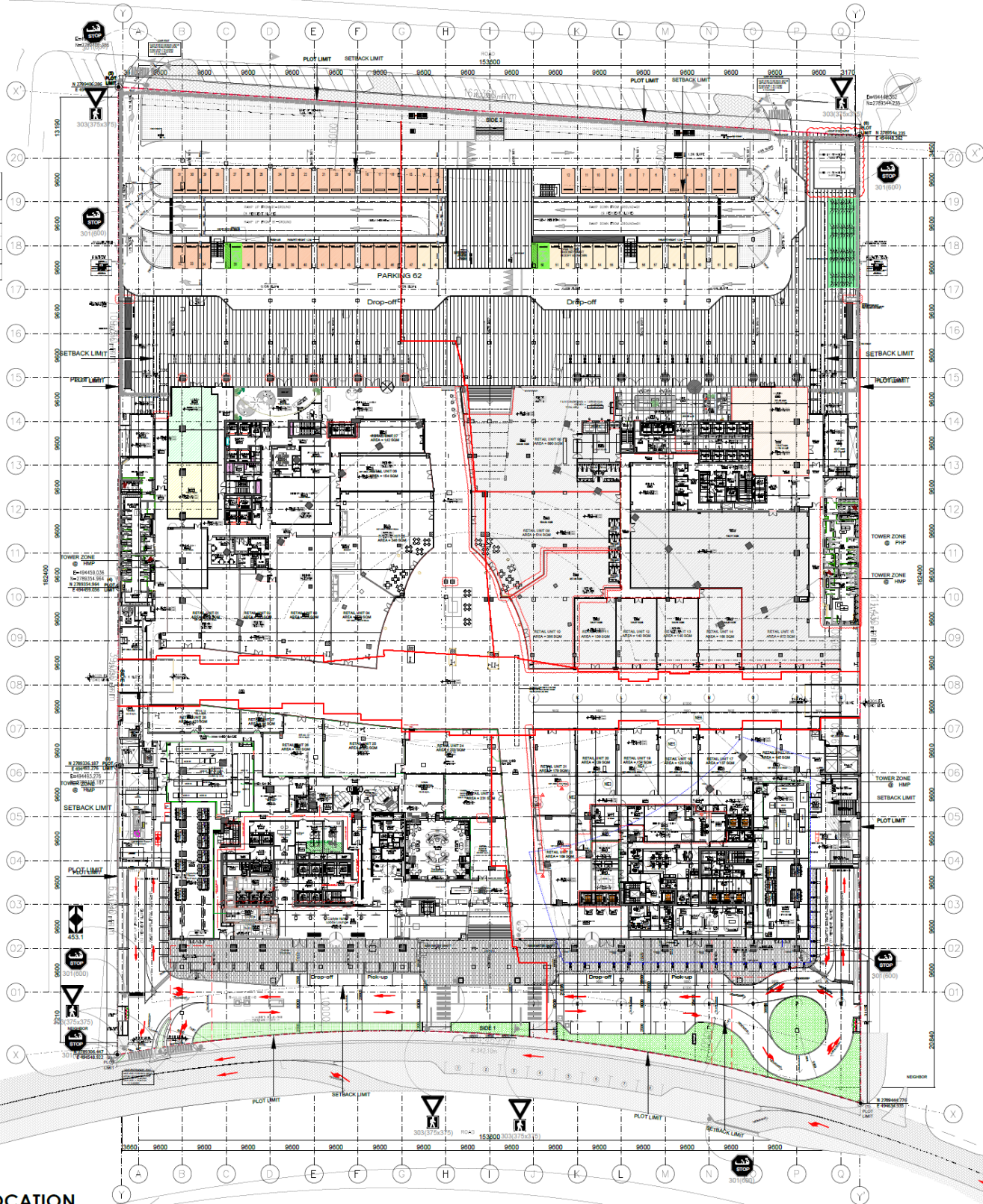
Sheet Information
PROJECT NBR: 600
PROJECT PHASE: PRELIMINARY
DISCIPLINE: ARCHITECTURAL
SECTOR: -
BUILDING: -
DESIGNED: -
DRAWN: -
CHECKED: JOS
APPROVED: JOS
DATE: APRIL 2023
SCALE: 1/500

Sheet Title
**BASEMENT 01 FLOOR PLAN
PARKING ALLOCATION**

Sheet nbr.
P G - 124 R03



WEST SIDE PARKING ALLOCATION		
FUNCTION (GROUND)		PROPOSED
F & B		14
RETAIL		46
DISABLED		2
TOTAL		62



GROUND FLOOR PARKING ALLOCATION
SCALE : 1/500

REV	BY	APP	DESCRIPTION	DATE

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DEVELOPMENT MANAGER'S:

DEVELOPMENT

erga PROGRESS
Dubai, 971 4 3575557
tel. 971 4 3575556
fax P.O. box 30509, Dubai U.A.E
إرجا بروجيس للإستشارات الهندسية - دبي

ARCHITECT:

David Chipperfield Architects

100 Victoria St
22nd Floor, Dubai
U.A.E. P.O. Box 50333
T +971 4 343 9100 F +971 4 343 9105
www.dca.com

PROJECT: MIXED USE LUXURY DEVELOPMENT DFC, DUBAI

OWNER:

PLOT NO: 3372259 BLOCK: ZABEEL SECOND

Sheet Information	
PROJECT NBR	600
PROJECT PHASE	PRELIMINARY
DISCIPLINE	ARCHITECTURAL
SECTOR	
BUILDING	
DESIGNED	
DRAWN	
CHECKED	JOS
APPROVED	JOS
DATE	APRIL 2023
SCALE	SCALE 1/500

Sheet Title

**GROUND FLOOR PLAN
PARKING ALLOCATION**

Sheet nbr.

P G - 125 R03

Drawn: [] Checked: [] Designed: [] Approved: []

Unit Mix:	Quantity:
Allowable GFA (Total)	127,276.89 m² (1,369,997.04ft²)
Four Seasons Residences	61
Carlyle Residences	40
EDEN Residences	132
Carlyle Hotel	146 Keys
Commerical Office Area (NLA)	c. 21,965 sqm
Retail Area (NLA)	c. 12,560 sqm
No. of Floors:	G+ 32 (Carlyle Hotel & Branded Residential) G+21 (Four Seasons) G+18 (EDEN House Residential) G + 13 (Office) G+ 1 (Retail) 3 no. Basements



MILESTONES:	DATE:
Shoring & Piling Completed	June 2025
Main Contractor Appointed (DCC)	01 July 2025
Office Floors available for fit-out works	Q2 2028
Completion & Handover	Q4 2028