



WATER GARDENS

DIFC

THE PLACE



THE EPICENTRE OF DUBAI

DIFC is the leading global financial centre in the Middle East, Africa and South Asia region, bringing together business, hospitality, culture, and lifestyle in one dynamic destination.

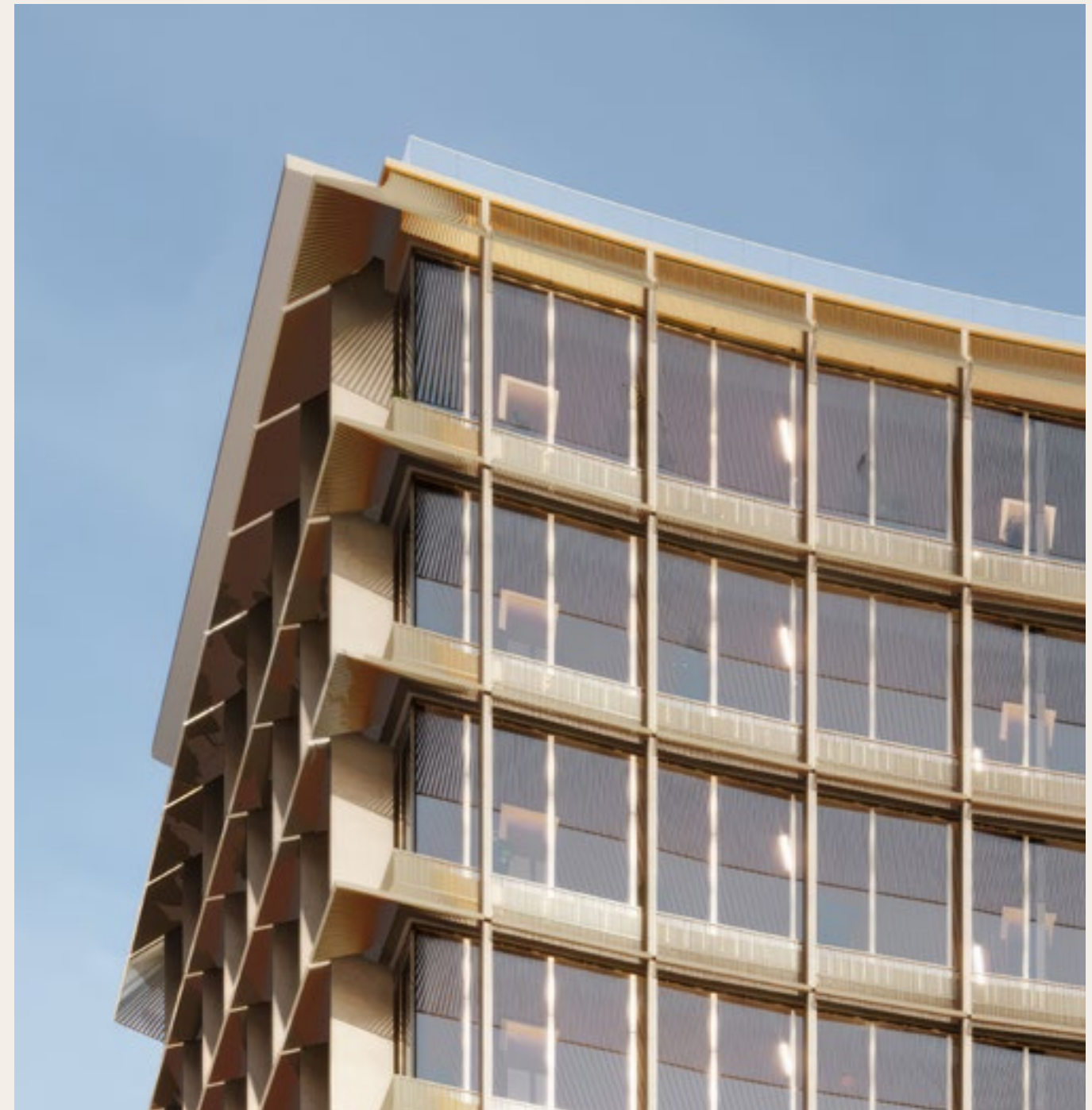
Water Gardens occupies a privileged position at the heart of this vibrant ecosystem, placing businesses within a walkable, connected, and aspirational destination where work and lifestyle converge.





Arrival staircase to the central plaza

THE PLACE



Arriving at Water Gardens is an impressive experience, with the beautifully designed buildings revealing themselves as you ascend the wide stairway to the central plaza.

THE PLACE

A centre that defines space. Frontage, linkage and threshold establish the city, while volumes, profiles and blocks compose a balance of feature and character, diversity and unity, horizontality and verticality. The result is a destination defined by intention, aspiration and experience.

DAVID CHIPPERFIELD ARCHITECTS





Aerial view of the central water feature at Water Gardens

THE PLACE



A SERENE, CENTRAL GATHERING PLACE

The landscaping, thoughtful planting and calming water feature that sits at the centre of the Water Gardens development create a peaceful public realm that connects all the surrounding buildings.

This lush planted area and water feature by globally renowned WET Design will serve as a vibrant gathering place for residents, office users, hotel guests, and visitors.



THE PLACE

SEAMLESSLY CONNECTED

Water Gardens is uniquely positioned for easy access to Dubai’s most significant places.

WALKING

The Gate Retail – 200m | 3 mins

Financial Centre Metro Station – 300m | 4 mins

Emirates Towers – 500m | 7 mins

BY CAR

Dubai World Trade Centre – 5 mins

Museum of the Future – 5 mins

Zabeel Park – 10 mins

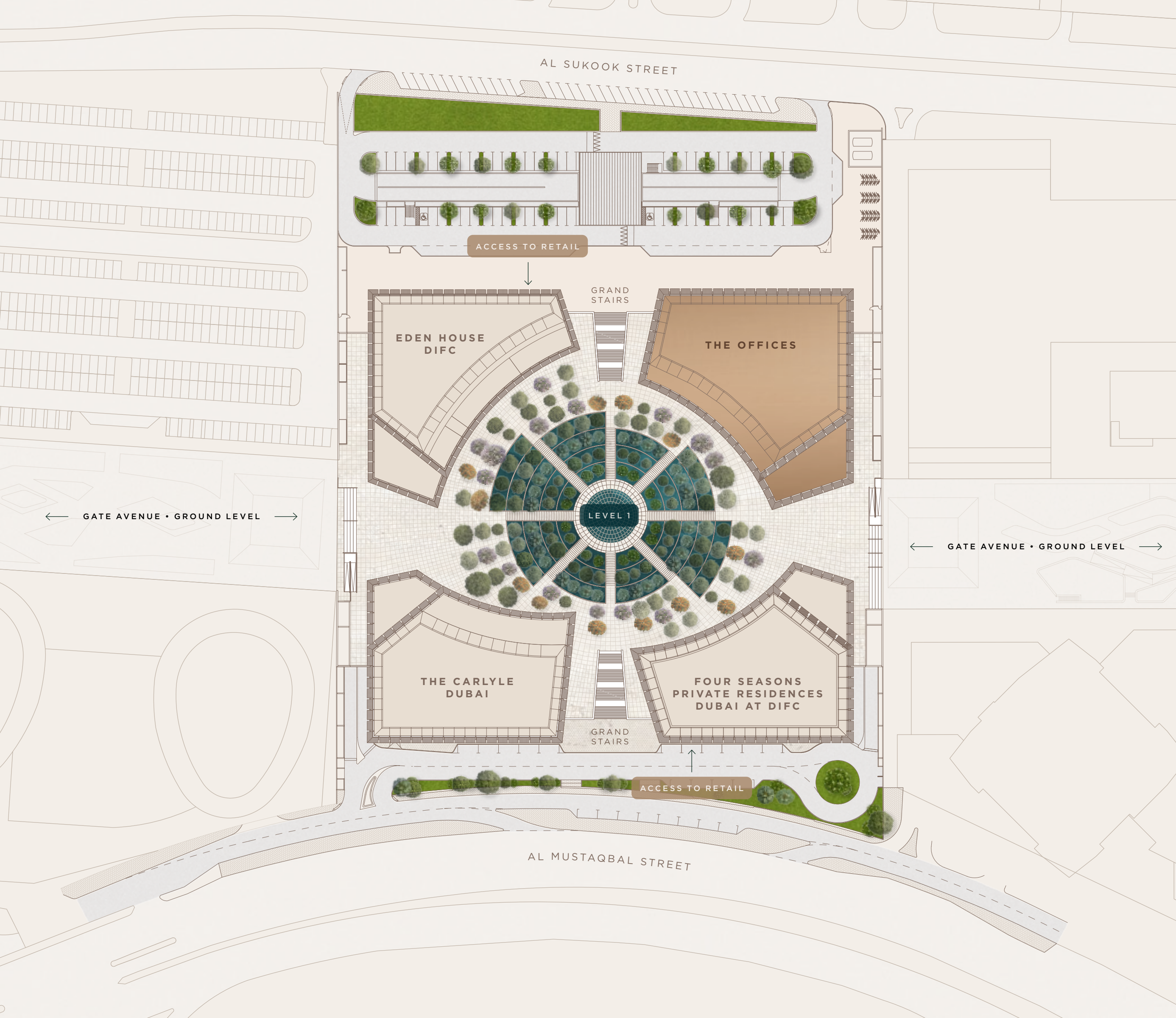
Dubai Mall & Burj Khalifa – 12 mins

Dubai Opera – 15 mins

Alserkal Avenue – 20 mins

DXB Airport – 20 mins

DWC Airport – 45 mins



THE PLACE

THE MASTERPLAN

All four buildings are connected by a central water feature, blending the offices with branded residences, a world-renowned hotel, a residential tower, retail and F&B experiences.

LEVEL 1

WATER GARDENS

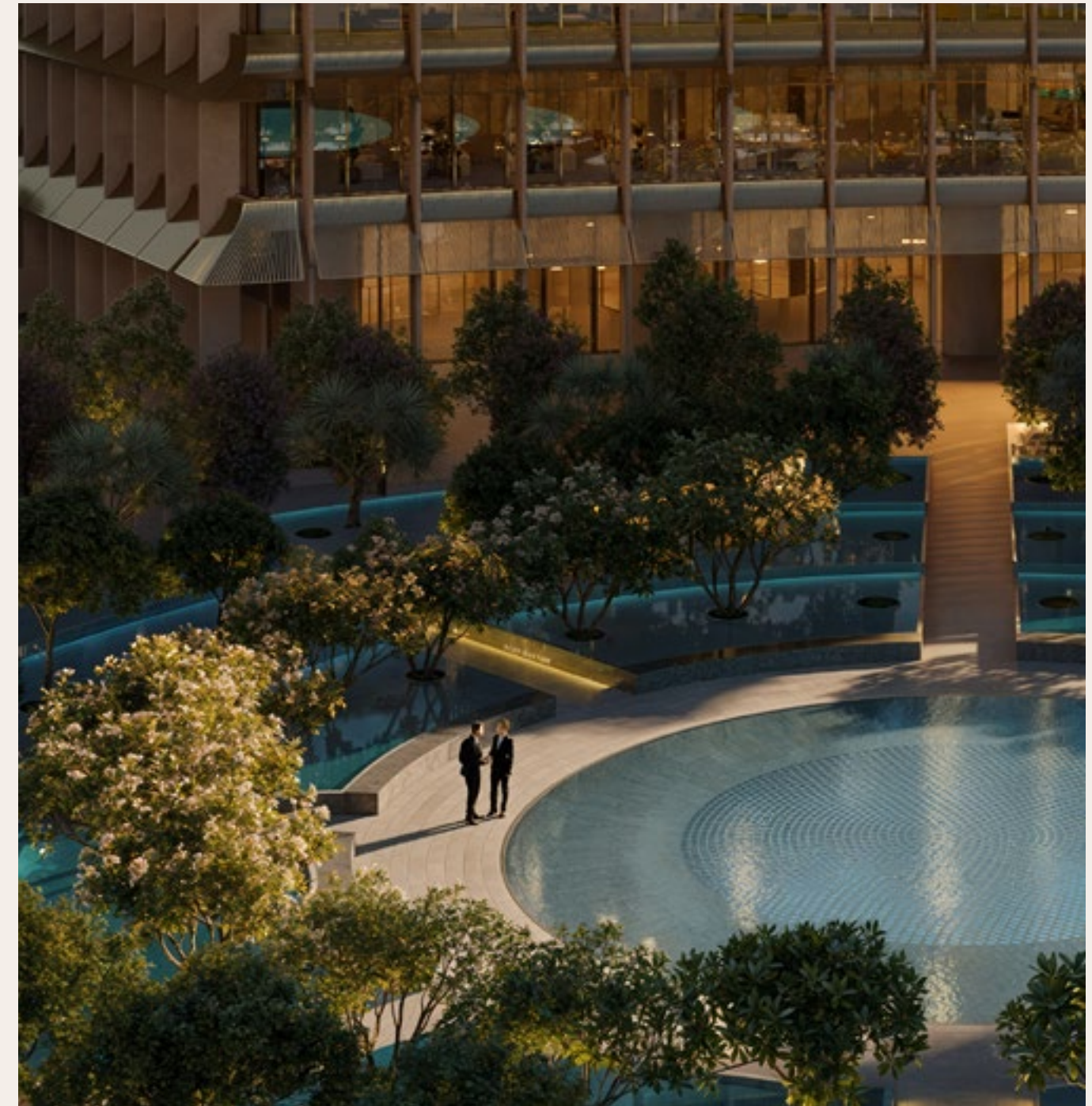
GROUND LEVEL

THE RETAIL, WATER GARDENS

THE PLACE

LIFE, BEAUTIFULLY CONNECTED

Four distinctive towers – home to branded residences, world-class hospitality, and thoughtfully curated spaces – embrace the immersive garden and pedestrian-only public realm at their centre, creating a truly walkable destination that buzzes with gentle energy.





The Offices and Eden House DIFC, view from Al Sukook Street

THE PLACE



FOUR SEASONS

PRIVATE RESIDENCES

DUBAI AT DIFC

A DEVELOPMENT BY H&H



The Four Seasons presents 59 exceptional residences and 2 penthouses with interiors by New York-based studio Tihany Design set within this iconic new development.





THE PLACE

The Carlyle *Dubai*



The Carlyle offers 40 residences with interiors by Tristan Auer and 154 hotel rooms with interiors by 44LLC, delivering unrivalled hospitality and exquisite service. As its curtain rises at Water Gardens, residents experience a distinctive sense of community, spontaneous pleasure and highly personal service.

THE PLACE



EDEN HOUSE

DIFC



Eden House DIFC comprises 132 residences in an exclusive, community-inspired residential concept from H&H. Offering sophisticated homes with interior design by Patricia Urquiola within the Water Gardens DIFC.

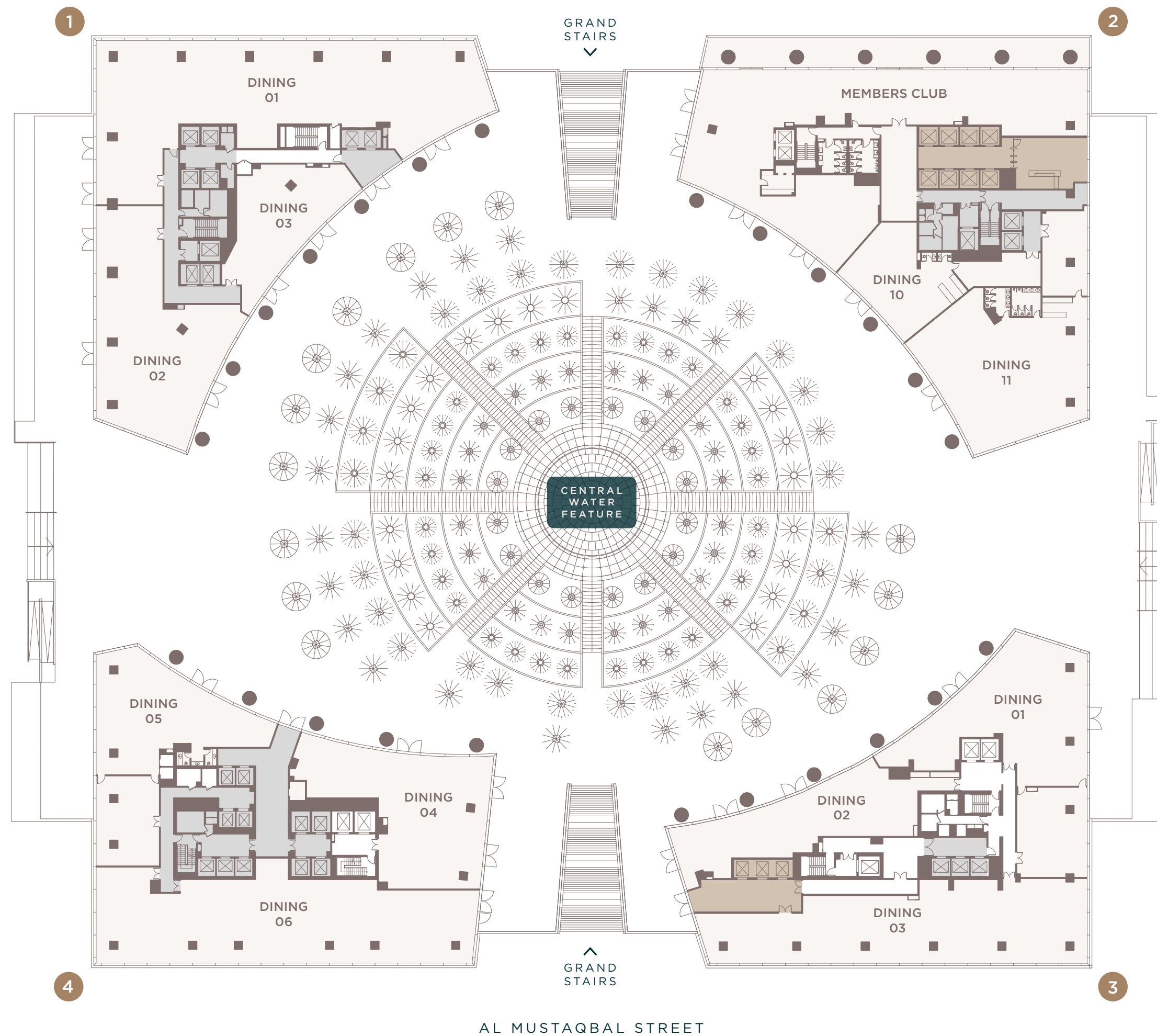




Destination dining at Level 1

AL SUKOOK STREET

THE PLACE



AN ELEVATED DINING EXPERIENCE

Water Gardens is a refined indoor-outdoor destination. From breakfast and business lunches to evening drinks and exceptional dining, its mix of level one cafés and restaurants creates a vibrant setting that evolves throughout the day and into the evening.

- 1 Eden House DIFC
- 2 The Offices
- 3 Four Seasons Private Residences Dubai at DIFC
- 4 The Carlyle Dubai



The water feature at Level 1

THE PLACE

THE MEMBERS CLUB

13,939 SQ FT / 1,295 SQ M
TERRRACE: 2,497 SQ FT / 232 SQ M

GROUND FLOOR

AL SUKOOK STREET



GATE AVENUE
ZONE 1

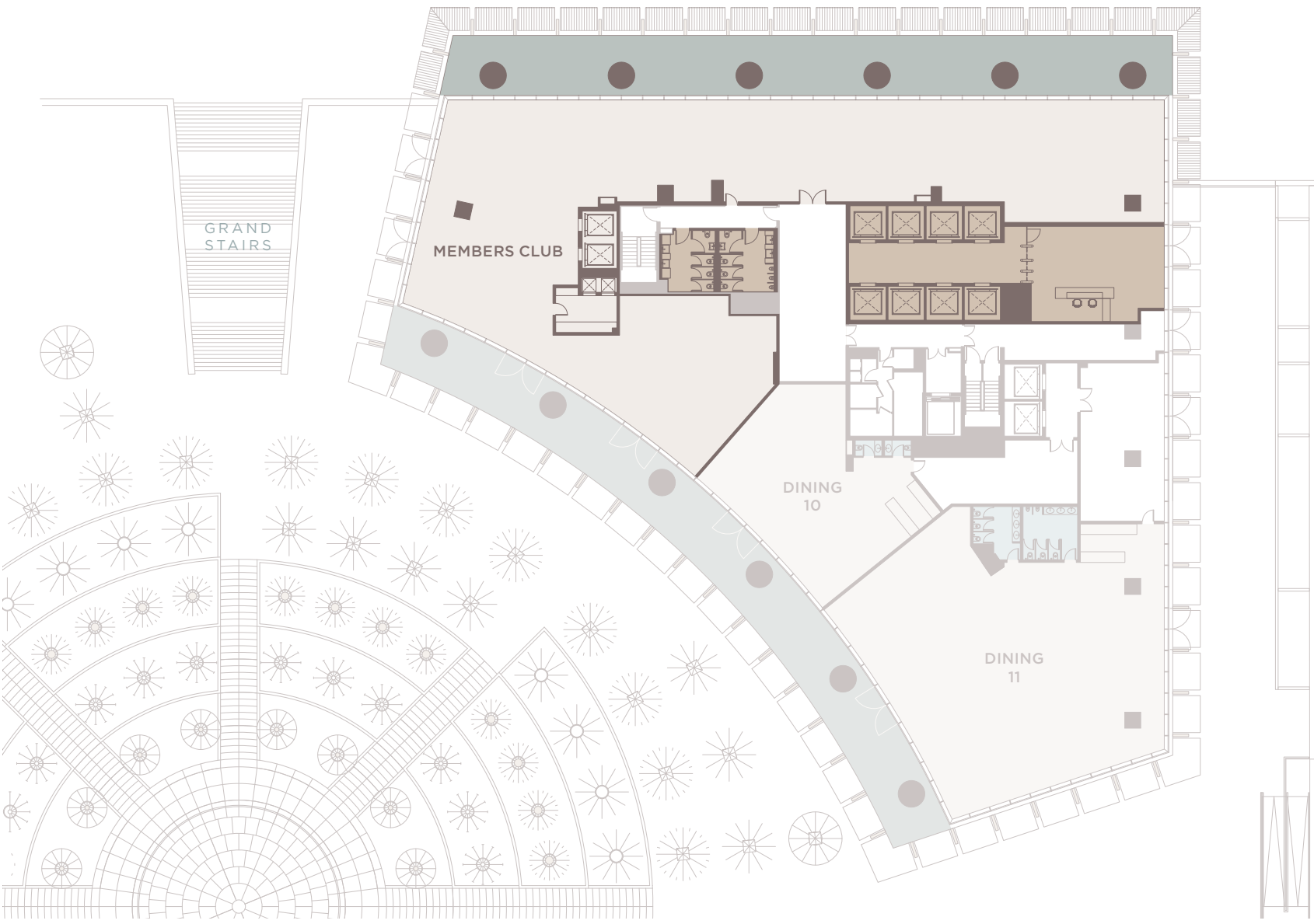
GATE AVENUE

A private members club, operated by a world-renowned hospitality brand, will span Ground Level and Level 1 of The Offices, bringing an additional layer of exclusivity and amenity to the building.



LEVEL 1

AL SUKOOK STREET



GATE AVENUE

THE OFFICES

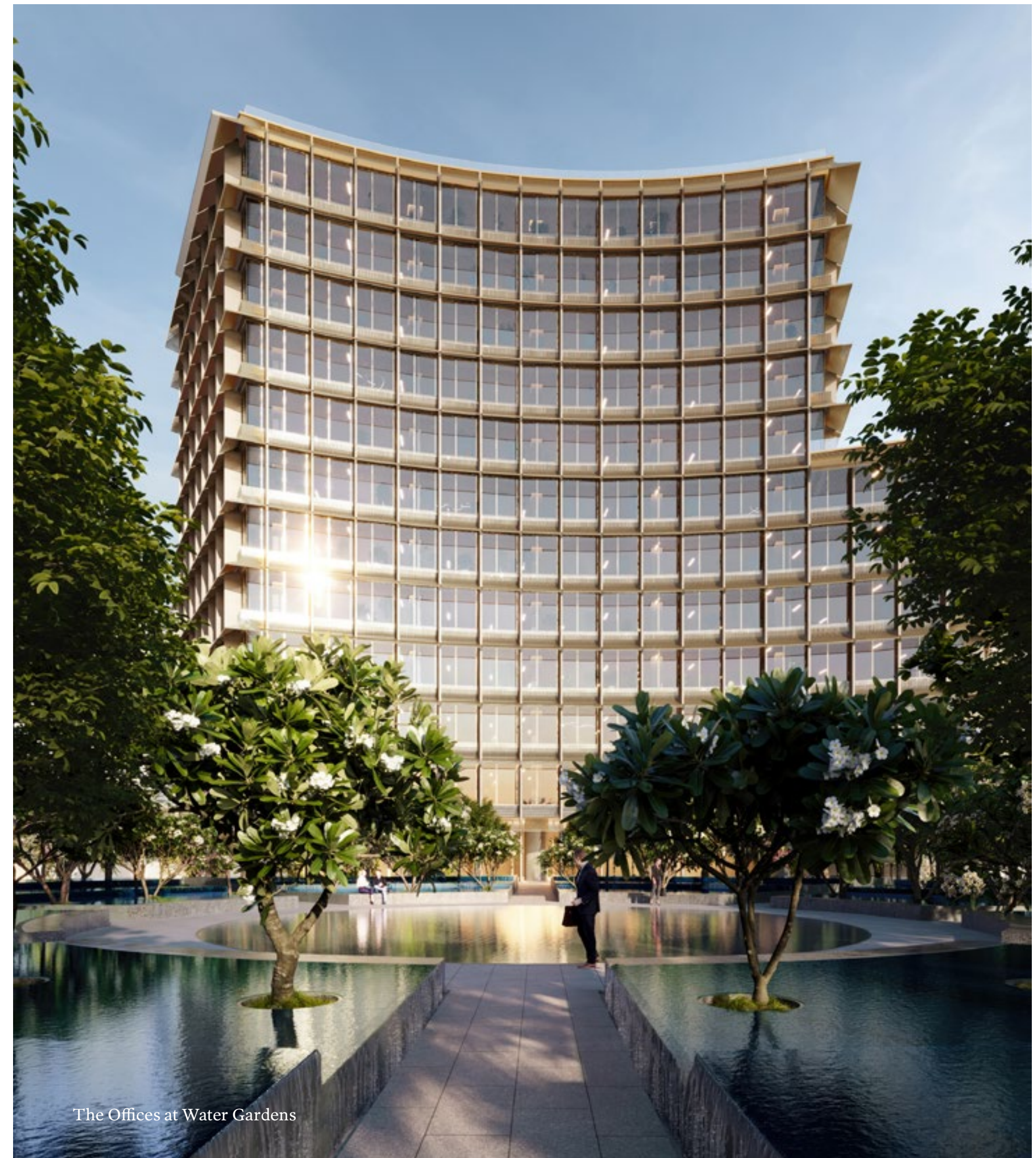


THE EPITOME OF EXCELLENCE

Introducing the offices at Water Gardens,
a rare opportunity to occupy brand-new exclusive
office space in the beating heart of the Dubai
International Financial Centre (DIFC).

This is where refined workplaces, opulent living,
world-class hospitality and retail seamlessly encircle
a peaceful, gracefully designed water feature.

A new focal point for all the potential that DIFC
represents, the office spaces at Water Gardens
will deliver 246,737 sq ft of Grade A office space.



The Offices at Water Gardens



The drop-off experience at The Offices, Water Gardens from Al Sukook Street



The lobby

THE OFFICES



The lobby

The office interiors by Studio Patricia Urquiola blend cool stone, warm wood and metallic tones to create a timelessly serene working environment.



The lift landing



The boardroom overlooking the level 8 terrace



View from level 2 office space

THE OFFICES

UNCOMPROMISING, BY DESIGN

Twelve floors of unrivalled Grade A office space,
impeccably designed by globally renowned
David Chipperfield Architects.

Deliberately discreet, considered and thoughtful,
the low-rise office building creates a refined air
of understated exclusivity.



The Offices at Water Gardens

FLOORPLATE AREAS

PENTHOUSE LET

LEVEL 12 14,254 SQ FT / 1,324 SQ M

LEVEL 11 18,656 SQ FT / 1,733 SQ M

LEVEL 10 18,656 SQ FT / 1,733 SQ M

LEVEL 9 18,656 SQ FT / 1,733 SQ M

LEVEL 8 22,703 SQ FT (INCLUDING 3,855 SQ FT TERRACE) / 2,109 SQ M

LEVEL 7 22,336 SQ FT / 2,075 SQ M

LEVEL 6 22,336 SQ FT / 2,075 SQ M

LEVEL 5 22,336 SQ FT / 2,075 SQ M

LEVEL 4 22,336 SQ FT / 2,075 SQ M

LEVEL 3 22,336 SQ FT / 2,075 SQ M

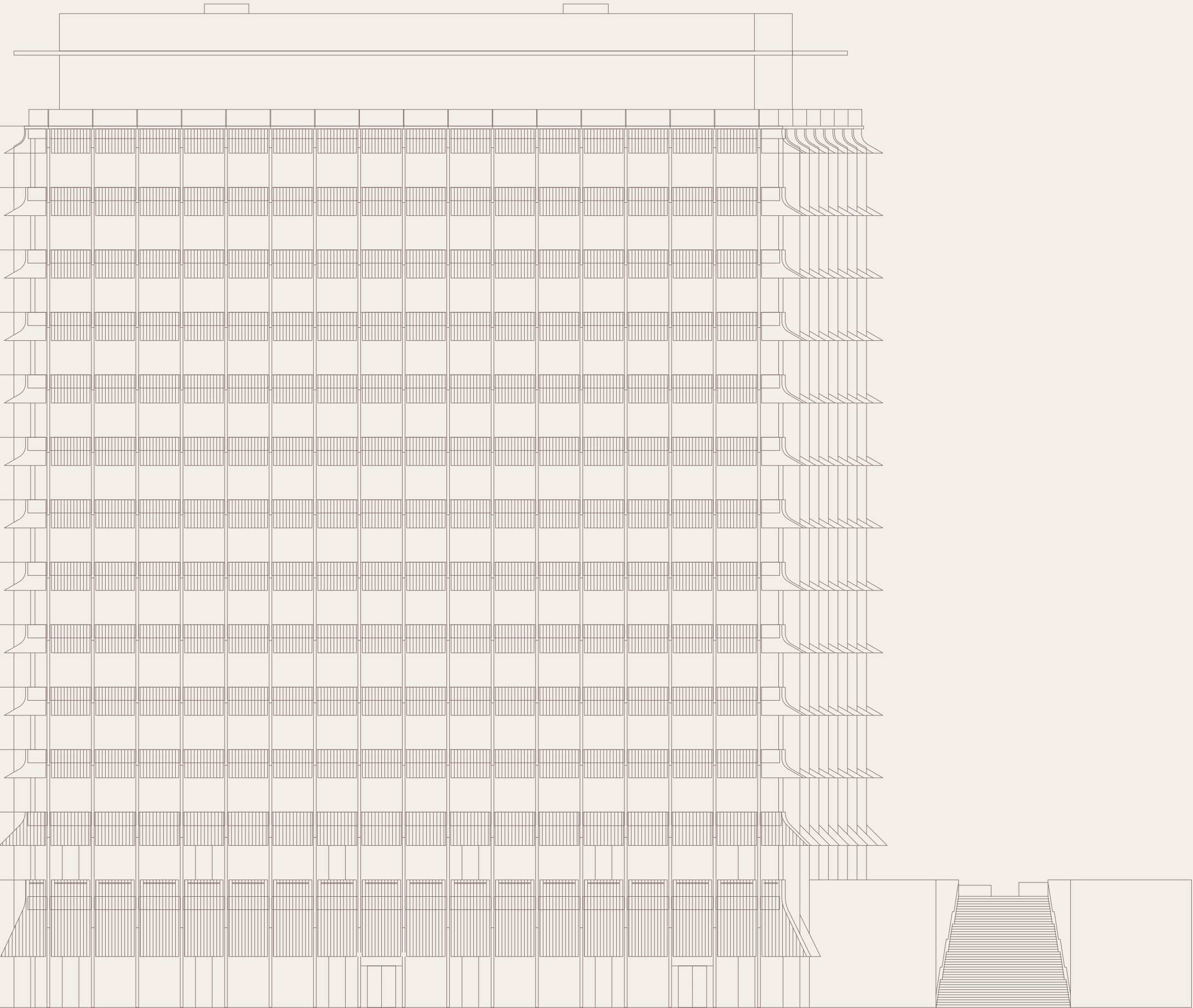
LEVEL 2 22,336 SQ FT / 2,075 SQ M

LEVEL 1 DINING

GROUND THE OFFICES AND MEMBERS CLUB

TOTAL 246,737 SQ FT / 22,923 SQ M

THE OFFICES



Areas quoted are measured in accordance with IPMS 3.2 (Leasable Space).

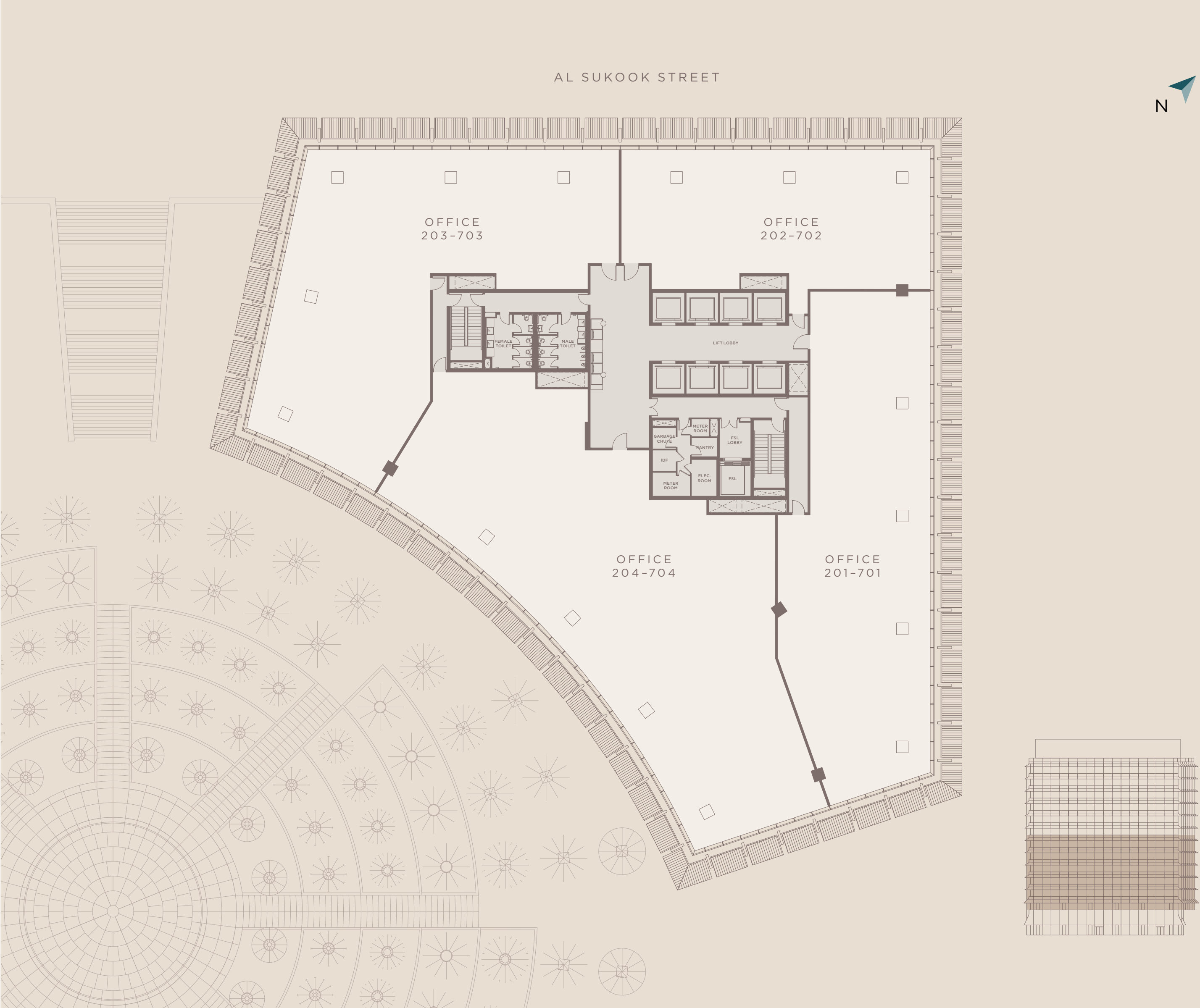


LEVEL 2-7

22,336 SQ FT
2,075 SQ M

OFFICE 201-701	OFFICE 202-702
5,282 SQ FT 491 SQ M	3,408 SQ FT 317 SQ M
OFFICE 203-703	OFFICE 204-704
5,782 SQ FT 537 SQ M	7,863 SQ FT 731 SQ M

○ OFFICE ● CORE





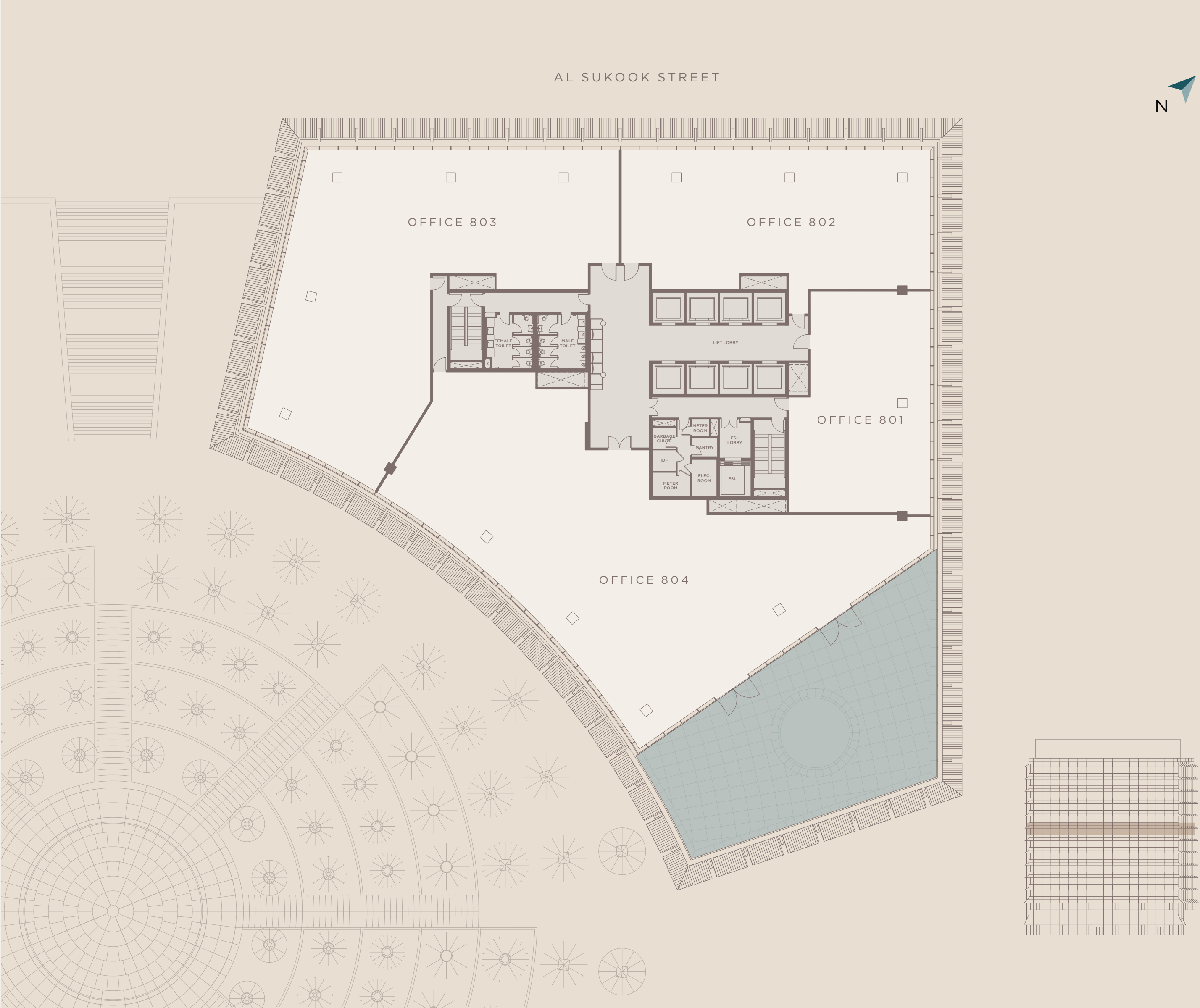
LEVEL 8

22,703 SQ FT
2,109 SQ M

OFFICE 801	OFFICE 802
2,324 SQ FT 216 SQ M	3,408 SQ FT 317 SQ M
OFFICE 803	OFFICE 804
5,782 SQ FT 537 SQ M	7,334 SQ FT 681 SQ M

TERRACE
3,855 SQ FT
358 SQ M

○ OFFICE ● CORE ● TERRACE





LEVEL 9-11

18,656 SQ FT
1,733 SQ M

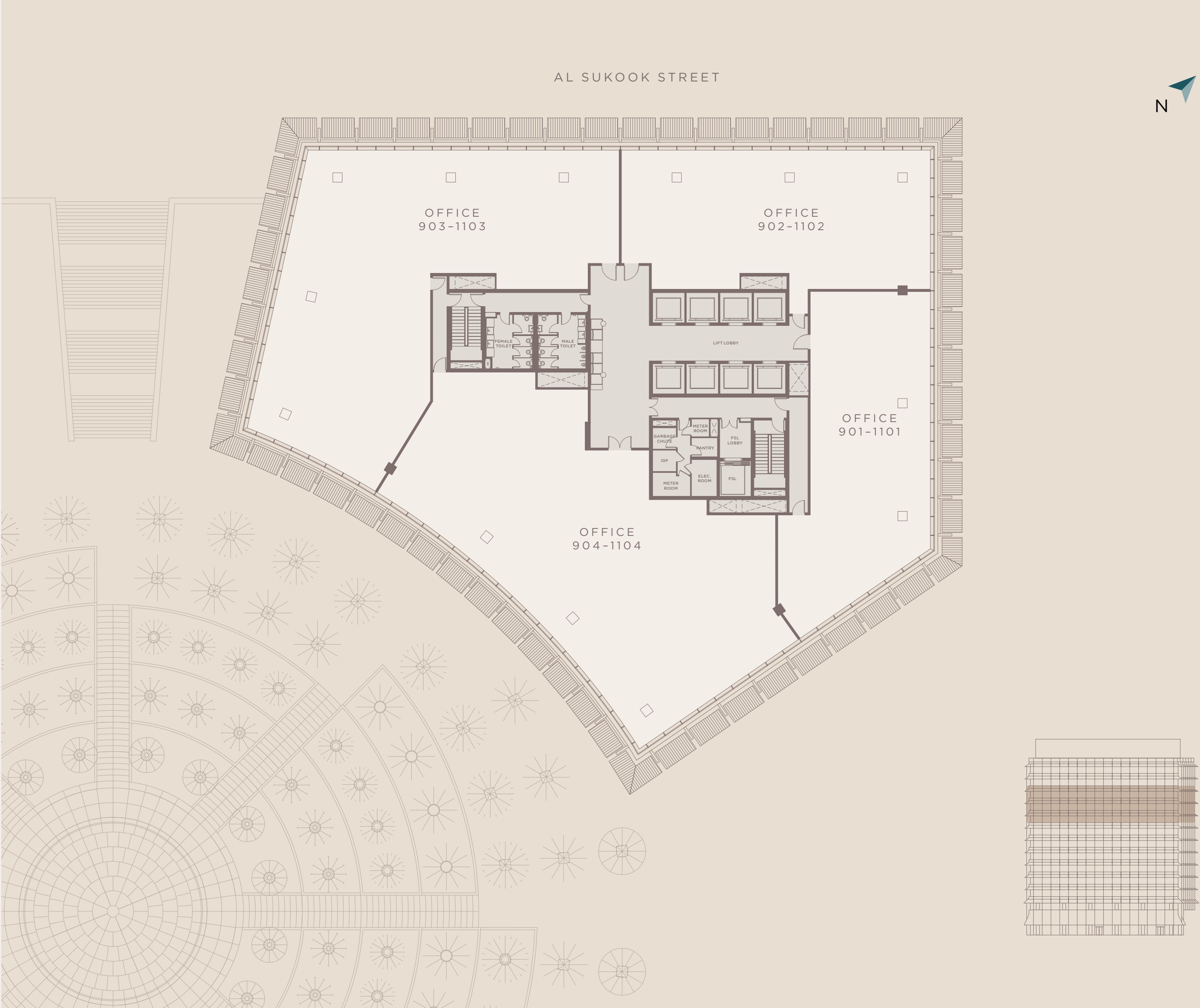
OFFICE
901-1101
3,189 SQ FT
296 SQ M

OFFICE
903-1103
5,782 SQ FT
537 SQ M

OFFICE
902-1102
3,408 SQ FT
317 SQ M

OFFICE
904-1104
6,278 SQ FT
583 SQ M

○ OFFICE ● CORE



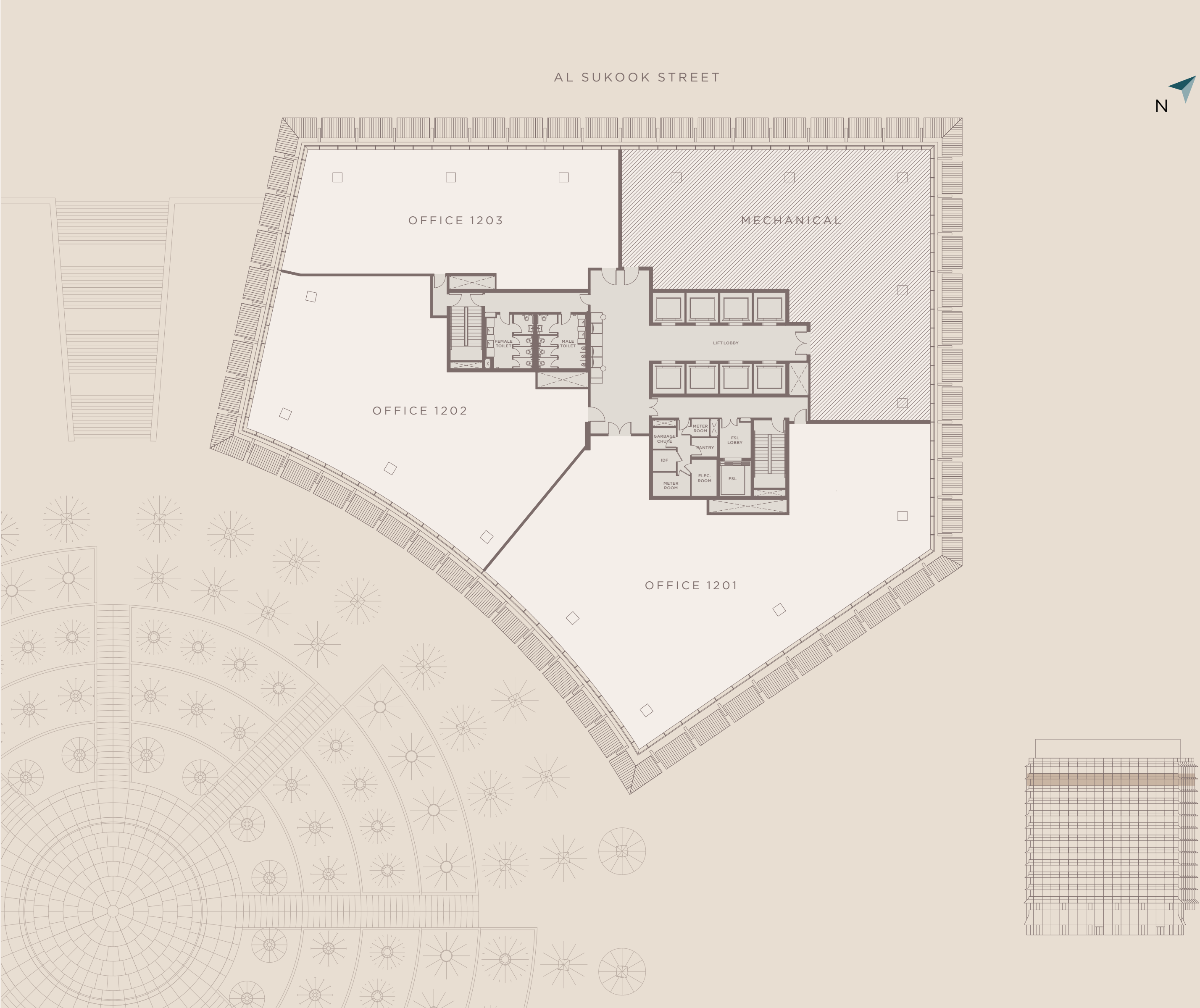


LEVEL 12

14,254 SQ FT
1,324 SQ M

OFFICE 1201	OFFICE 1202
6,358 SQ FT 591 SQ M	4,558 SQ FT 423 SQ M
OFFICE 1203	
3,337 SQ FT 310 SQ M	

○ OFFICE ● CORE





THE OFFICES

BUILDING SPECIFICATION

Prestigious arrival experience with 24/7 reception

•

Flexible and efficient office floorplates

•

4.5 m slab-to-slab heights with 3.2 m
slab-to-underside-of-ceiling heights

•

Shell & core delivery with services provisioned
for tenant fit-out

•

Intelligent destination-controlled lift system

•

Targeting LEED Platinum certification

•

Advanced MEP and building management systems

•

Designed to support occupant health,
wellbeing and productivity

•

Future-ready digital connectivity infrastructure

•

Extensive basement parking provision with
2,700 spaces, 500 dedicated for The Offices

•

Dedicated loading and servicing facilities

THE OFFICES

SUSTAINABILITY & WELLBEING

Targeting LEED Platinum certification



High-performance glazing to minimise solar gain
and optimise energy consumption



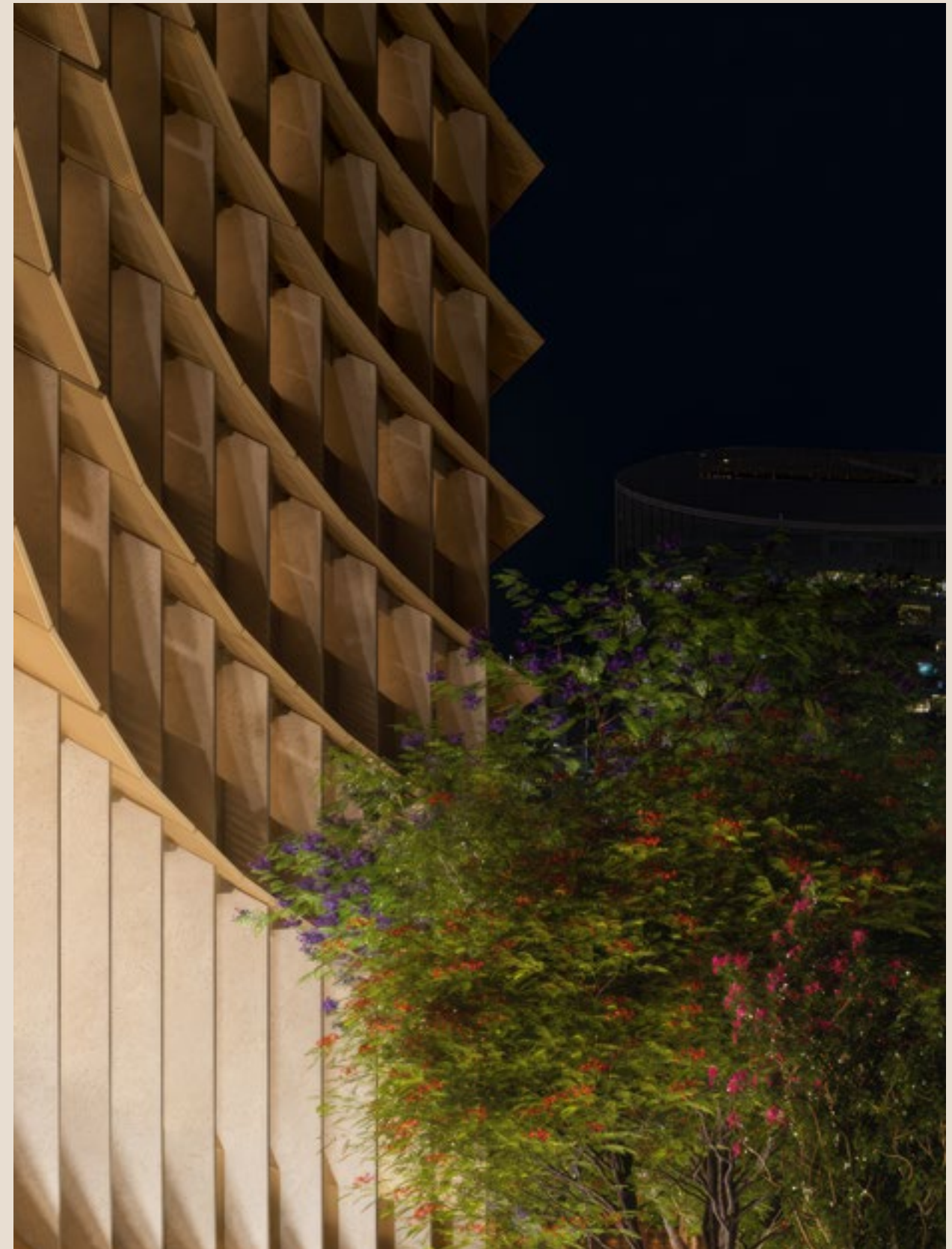
Energy-efficient base-building systems throughout



CO₂ air control sensors to improve fresh air quality



Integrated water management with
multi-separation recycling



THE BUILDING
STRUCTURE

- Building height: 76.25 m to top roof
- Configuration: 3 basements, ground, 12 office floors · executive floor (L13), roof
- Slab-to-slab 4.5 m (typical)
- Floor-to-ceiling 3.2 m, pending final fit-out
- Raised floor zone: 150 mm
- Structural grid: 9.6 m × 9.6 m

STRUCTURAL LOADING
(ALL LOADS PER M²)

- Live load: 2.5 kN/m²
- Partitions: 2.0 kN/m²
- SDL (finishes, raised floor, MEP) 2.0 kN/m²

OCCUPANCY & HANDOVER

- Occupancy density: 1 person per 10 m²
- Shell & core delivery with services provisioned for tenant fit-out
- Security gates to access office floors
- 24/7 Reception
- WiFi throughout common areas

THE OFFICES

VERTICAL TRANSPORTATION



Centralised core, destination control,
lifts by Hitachi

•
Speeds 2.5 m/s

•
7 dedicated passenger lifts servicing
office floors, 1 dedicated service lift

•
3 car park lifts from basement to ground level

•
25–30 second average waiting time for a lift

POWER & ELECTRICAL

Standby 1,000 kVA generator
supporting full power requirement

H V A C

System type: Chilled water

•
Fresh air rate: 2.5 l/s per person
+ 0.3 l/s per m²

P A R K I N G

3 basements with
500 car parking spaces

•
Valet parking



THE RETAIL

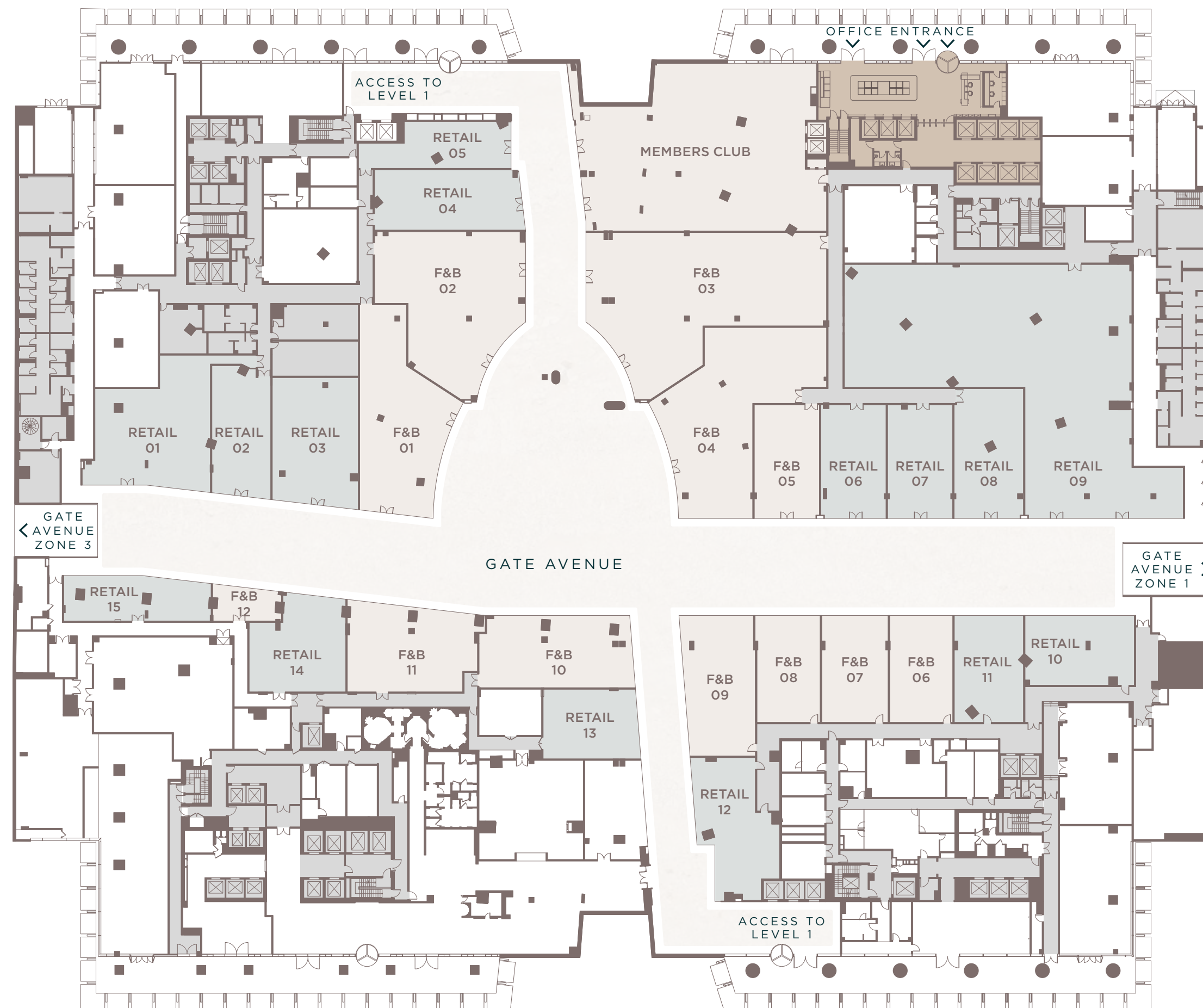


A MOMENT BEYOND THE EVERYDAY

Serving those who live, work and visit the Water Gardens is a considered mix of fine dining and elevated retail offerings.

From globally renowned fashion, beauty and accessories to international cuisine and speciality coffee houses, Water Gardens offers a wealth of high-end options for everyone who spends time there.

AL SUKOOK STREET



AL MUSTAQBAL STREET

THE RETAIL

A CONSIDERED RETAIL OFFERING

The retail at Water Gardens is a highly curated collection of the world's finest brands, encompassing fashion, jewellery, beauty, fragrance, art galleries and gourmet dining experiences.

Carefully designed to offer a diverse mix of experiences, this is retail at its most thoughtful and distinctive.



The avenue view of the retail offering at Water Gardens

NEIGHBORHOOD

A GLOBAL ADDRESS

With an internationally recognised legal framework, business-friendly free zone status and one of the region's most established financial communities, DIFC provides the certainty and connectivity businesses need to expand across MEASA.

8,800+ active companies



50,000+ professionals



100% foreign ownership



3bn+ people served across
the MEASA region

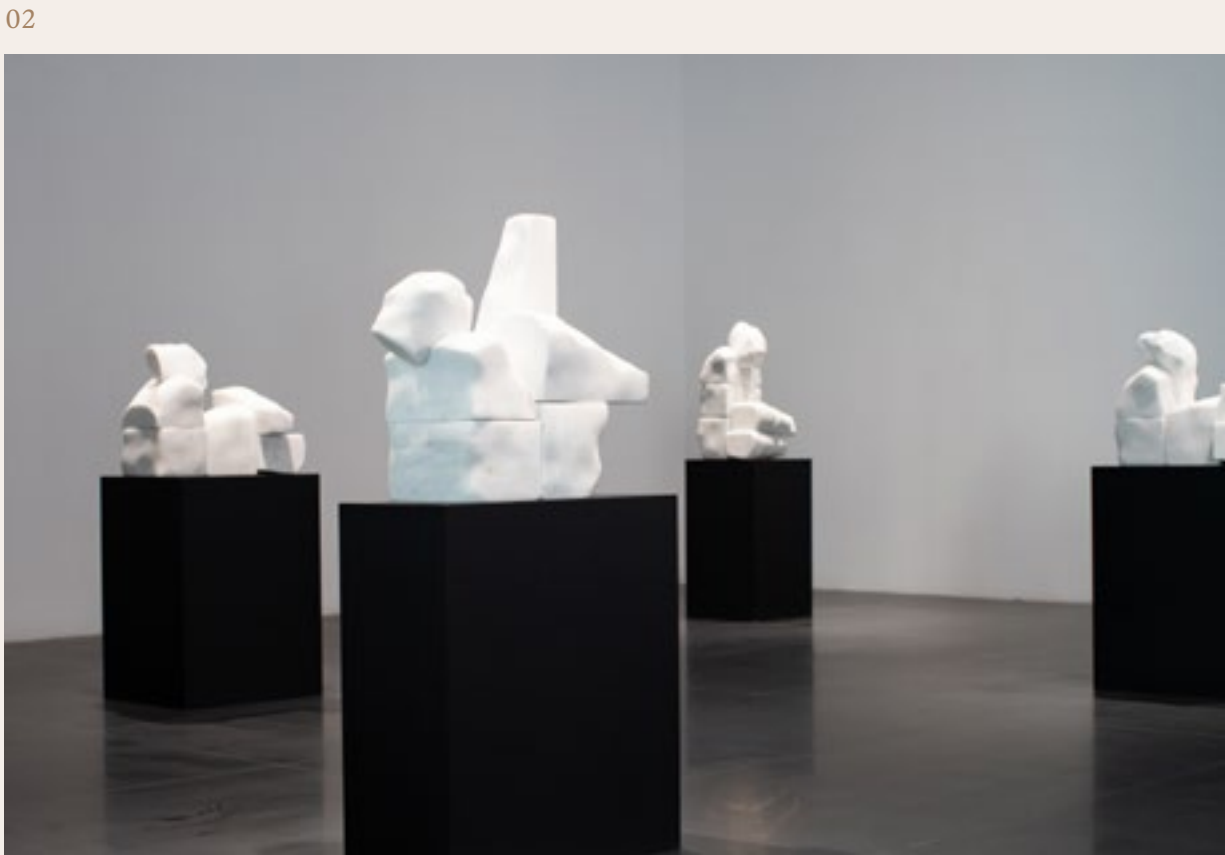
*Sources: Dubai International Financial Centre (DIFC) Annual Report 2025;
Dubai Financial Services Authority (DFSA); DIFC.com



NEIGHBORHOOD

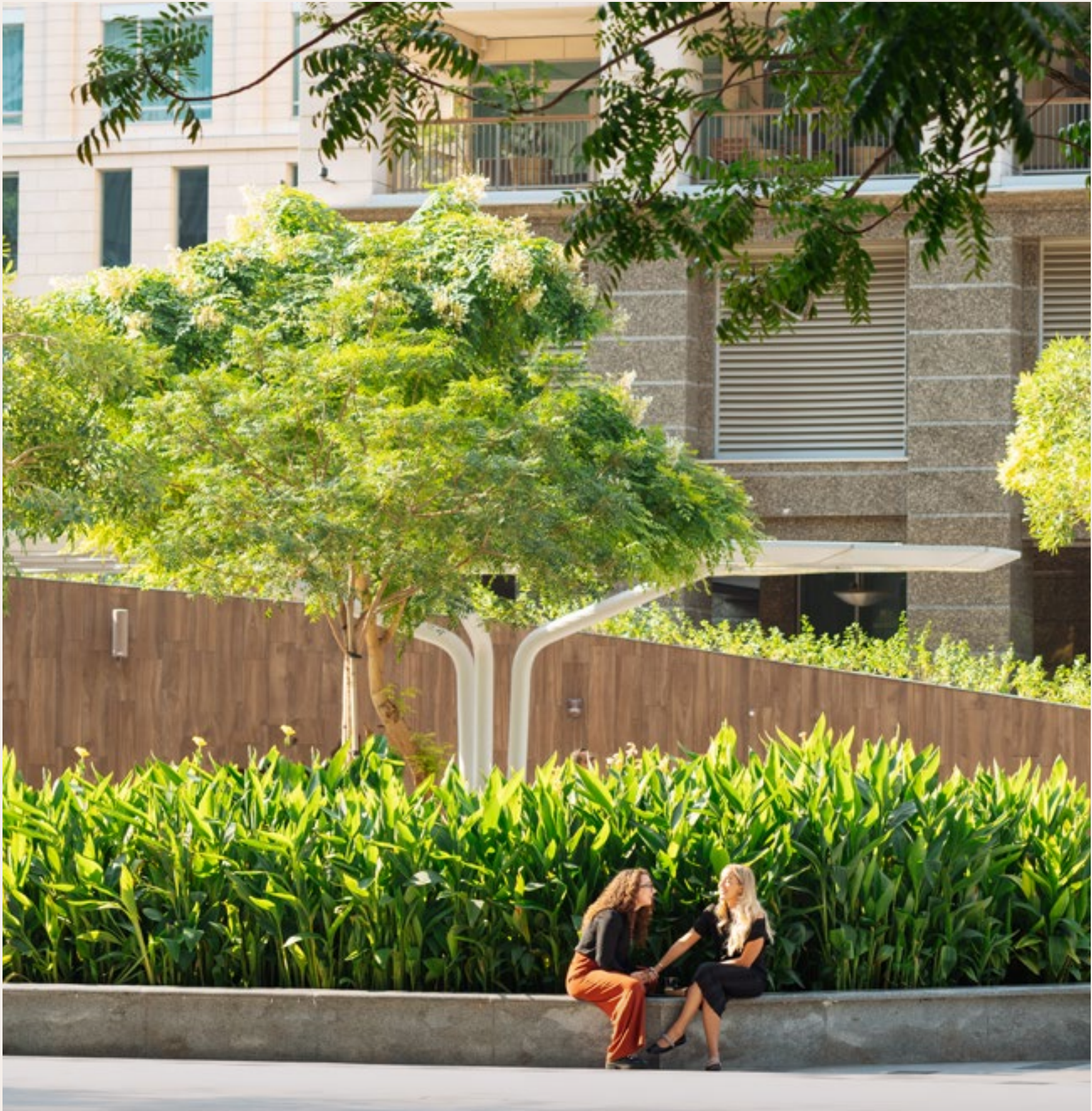


01



02

03



01 Four Seasons Hotel DIFC Lounge
02 Opera Gallery DIFC
03 ICD Brookfield Place Garden

NEIGHBORHOOD

THE ULTIMATE OFFICE LOCATION

Pritzker Prize-winning David Chipperfield Architects



Developed by renowned Dubai-based developer H&H



Positioned in the heart of Dubai's most prestigious
financial and business hub



Views over the DIFC skyline, Za'abeel Palace
and Burj Khalifa



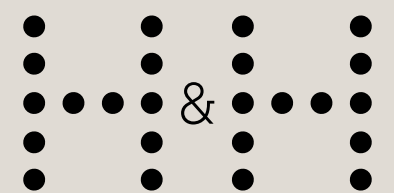
Four Seasons Private Residences, The Carlyle Hotel
& Residences, and Eden House DIFC



An exclusive private members' club at The Offices

THE TEAM

DEVELOPER



Guided by its ‘Development is Creation’ philosophy, H&H creates distinctive destinations defined by design excellence, quality, careful detail and enduring service.

MASTERPLAN ARCHITECT

David
Chipperfield
Architects

David Chipperfield Architects brings a thoughtful, context-led approach to the masterplan, informed by Sir David Chipperfield’s Pritzker Prize-winning architectural vision.

LANDSCAPE ARCHITECT

B U R E A U B A S S M E T S

Bas Smets is a Belgian landscape architect and founder of Bureau Bas Smets. His inventive approach combines landscape architecture, scientific research and natural processes to create resilient urban ecologies.

WATER FEATURE

WET

WET unleashes the magic of water to create shared experiences of movement, light and emotion that reconnect people with their world, their senses and each other. Blending creativity with innovation, WET transforms public spaces into destinations that inspire connection and wonder.

THE TEAM

INTERIOR DESIGNER
THE OFFICES & EDEN HOUSE DIFC

URQUIOLA

Patricia Urquiola brings warmth, craft and contemporary sophistication to the office interiors, creating workplace spaces defined by material richness, comfort and a distinctive human touch.

INTERIOR DESIGNER
FOUR SEASONS PRIVATE RESIDENCES DUBAI DIFC

TIHANY
DESIGN

New York-based Tihany Design creates bespoke interiors that elevate the luxury lifestyle experience. Combining creativity, intuitive sensibility and timeless elegance, the studio crafts immersive spaces that enchant the senses and express an authentic sense of place.

INTERIOR DESIGNER
THE CARLYLE RESIDENCES DUBAI

Tristan Auer

Tristan Auer creates beautifully sensual and singular interiors, defined by rich colour, light and refined era mixes. As an ambassador of the French art de vivre, he combines a contemporary vision with exceptional craftsmanship to redefine modern luxury.

INTERIOR DESIGNER
THE RETAIL

STUDIO
KKD

Studio KKD creates architecture, interiors and brand experiences that strengthen identity and foster meaningful connections between people and place. Guided by research, collaboration and a deep understanding of culture, each project is uniquely shaped by its setting and those who use it.

CONTACT US



BEN JOHNSTON, MRICS
Head of Commercial Agency, UAE
ben.johnston@jll.com
+971 56 446 3491

WATER GARDENS

DIFC

A DESTINATION BY H&H

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