

DIFC Living YOUR GATEWAY TO AN ELEVATED LIFESTYLE

DIFC Living

RESIDENCES

WORKSPACES

DINING EXPERIENCES



DIFC Living

Best in class
real estate

Strategic location

Contemporary
architecture and design

1-3 bedroom
apartments and lofts

▪ One Bedroom ▪ Executive One Bedroom ▪ Two Bedrooms ▪
▪ Three Bedrooms ▪ One Bedroom Loft ▪ Three Bedroom Loft ▪

Lack of high quality
accommodation

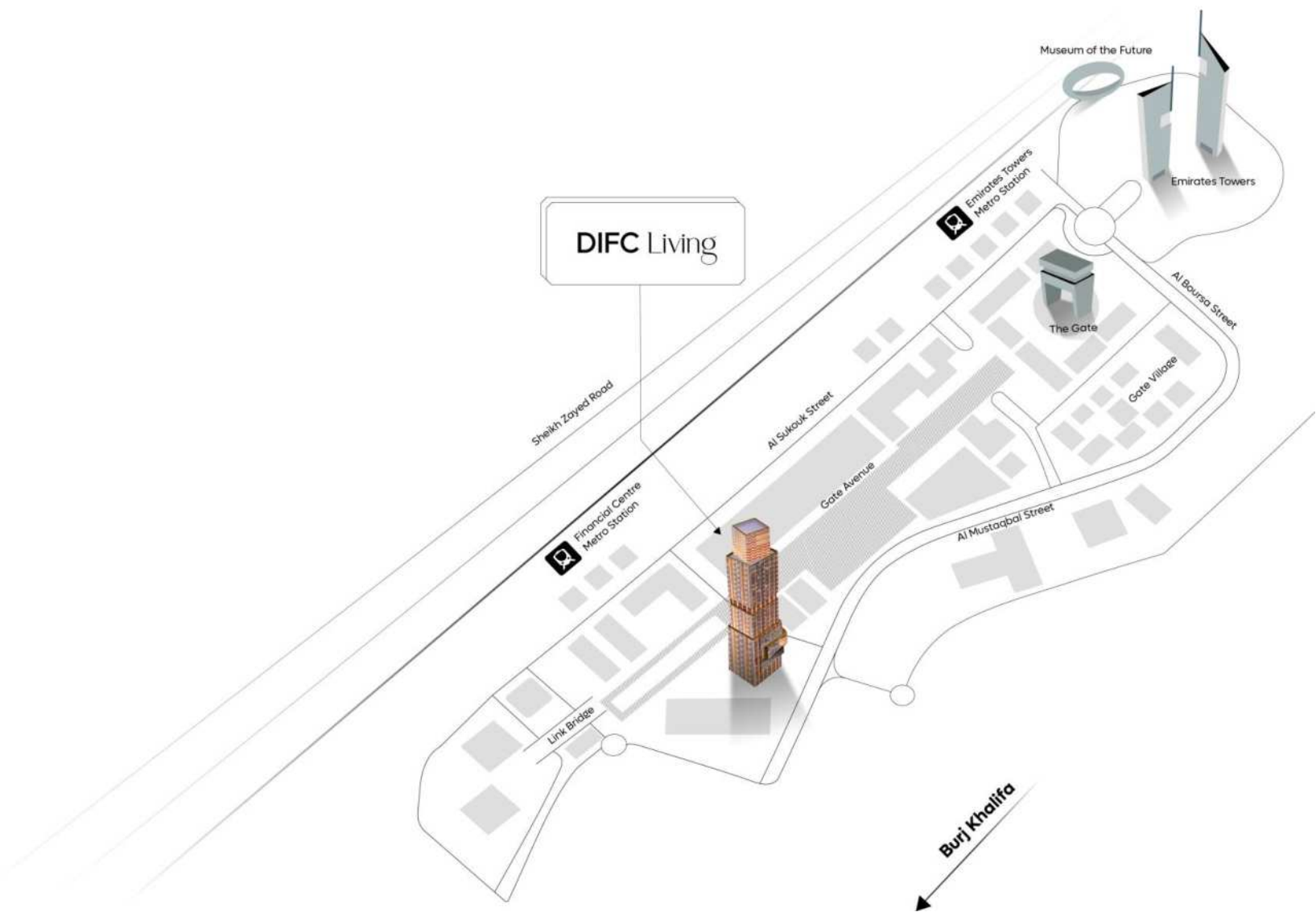
Appeals to a
global audience

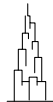
Access to Gate
Avenue

Superb amenities



DIFC Living The Location



-  **5 MINS** (WALK)
DUBAI METRO
-  **5 MINS***
MUSEUM OF THE FUTURE
-  **5 MINS***
BURJ KHALIFA
-  **12 MINS***
DUBAI FRAME
-  **15 MINS***
JUMEIRAH BEACH
-  **20 MINS***
DUBAI INTERNATIONAL AIRPORT
-  **22 MINS***
BURJ AL ARAB

* DISTANCE BY CAR

DIFC Lifestyle Hotspot

FINANCE HUB

FOODIE HOTSPOT

RETAIL EXPERIENCES



DIFC

The DIFC is the premier banking, investment and insurance freezone in the region home to over 4,300 companies, 23 of the world's top 25 banks and more than 100 global financial institutions.

It is the gold standard for commercial office space in Dubai with occupancy levels consistently at 99%.



LWK +PARTNERS

h2r design



Architect

Award-winning architecture and design practice and a top 10 “World Architecture 100 2022” winner.

Previous projects include:

- Burj Crown (Emaar)
- Hanging Garden Bridge – Dubai Creek
- Other numerous government, residential and commercial projects in Hong Kong & China

Interior Design

A progressive design house that has made its mark creating spaces with significance, influence and soul.

Previous projects include:

- Matcha Club
- Arabian Ranches III Bliss & Ruba Townhouses
- Burj Crown
- Cle D’Or
- Vida Resort UAQ

Construction Engineering

A Globally recognised and award-winning firm with 850+ associates operating globally.

Previous projects include:

- Abu Dhabi Airport Arrivals Terminal
- Dubai Cultural Village
- Dubai International Airport Terminal Expansion
- Emirates Towers
- JW Marriott Marquis Hotel Dubai
- Nad Al Sheba Racecourse
- One Palm
- One Za’abeel
- The Index Tower
- Yas Waterworld

DIFC Living Specifications|Materials

Interiors

The residences at DIFC Living showcase interiors that exude warmth and a welcoming atmosphere.

The use of carefully curated textured and high-quality materials and finishes create a tactile living space that is both alluring to the eyes and pleasing to the touch.

Kitchens and bathrooms feature natural stone, while attention to detail and accents can be seen throughout the residence.

Innovative storage solutions maximize the utility value of the space.



Flooring

Name: Porcelain Tile

Finish: Naturele

Size: 600W x 600H (mm)



Paint

Name: Emulsion Paint

Colour: RAL 9010

Finish: Matte



Joinery

Name: Solid Wood

Finish: Matte

Vein: Vertical

DIFC Living Specifications|Materials

Kitchen

The kitchen spaces at DIFC Living have been designed to be highly functional and durable, while providing a feeling of ease and maintainability.

High-quality materials have been chosen to create smart storage spaces and sculpted countertops, with appropriate finishes that enhance the aesthetic value as well as the function and level of use.

Brand of included appliances: **Bosch**



Flooring
Name: Porcelain Tile
Finish: Naturale
Size: 600W x 600H (mm)



Counter
Name: Reconstituted Stone
Finish: Polished
Thickness: 20mm



Joinery
Name: High Pressure Laminate
Colour: Taupe
Finish: Matte



Appliance: **Built-in Fridge**
Energy Efficiency: **A++**

Appliance: **Built-in Electric Oven**

Appliance: **Built-in Gas**

Appliance: **Built-in Dishwasher**
Energy Efficiency: **A+++**

Appliance: **Built-in Microwave**

Appliance: **Built-in Washer Dryer**
Energy Efficiency: **A+++**

DIFC Living Specifications|Materials

Bathroom

The right mix of materials, finishes, lighting, and fittings used in the bathrooms transform a functional space into an oasis of well-being.

From the taps to accessories, all have been sourced from Sanipex Group, UAE, a name with a worldwide reputation for innovative, design-led products that deliver a truly inspiring experience.



Flooring

Name: Porcelain Tile

Finish: Naturale

Size: 600W x 600H (mm)



Counter

Name: Reconstituted Stone

Finish: Matte

Thickness: 20mm



Walls

Name: Porcelain Tile

Colour: Naturale

Finish: Varies



DIFC Living Unit Mix|Pricing Range

	Price from (AED)	Price to (AED)	Size from (sq./ft.)	Size to (sq./ft.)
1 Bedroom	1,495,000	1,990,000	647	823
1 Bedroom Executive Suites	2,355,000	3,500,000	1,066	1,460
2 Bedroom	3,600,000	4,495,000	1,315	1,456
3 Bedroom	7,700,000	8,090,000	2,176	2,253
1 Bedroom Loft	4,735,000	-	1,983	-
3 Bedroom Loft	8,870,000	-	2,372	-

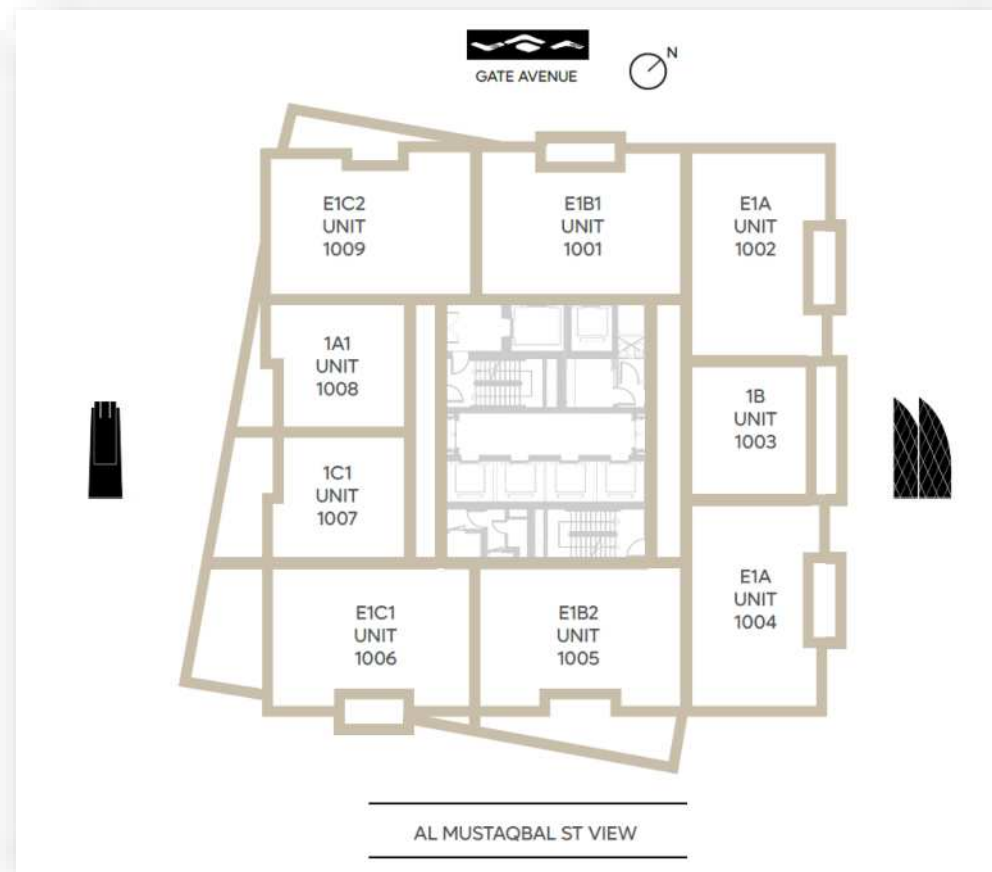
DIFC Living **Payment Plan**



*5% Registration transfer fee at SPA signing
**Anticipated handover by Q3 2026

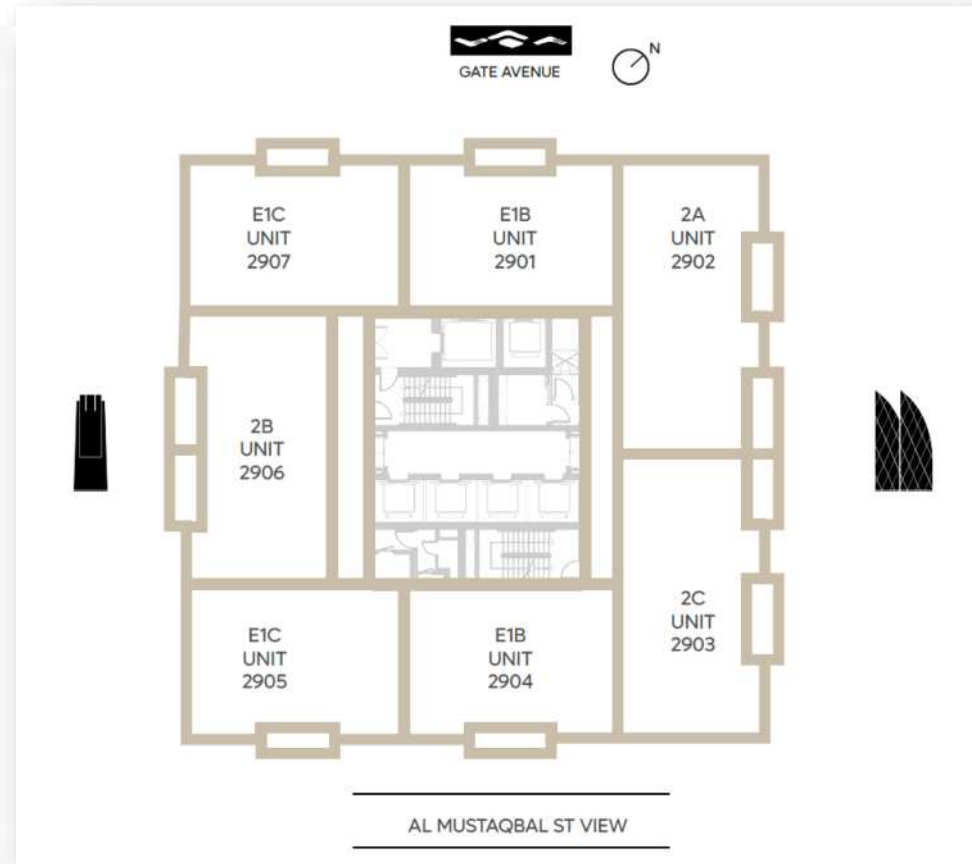
DIFC Living Floor Plates

10-17th Floor



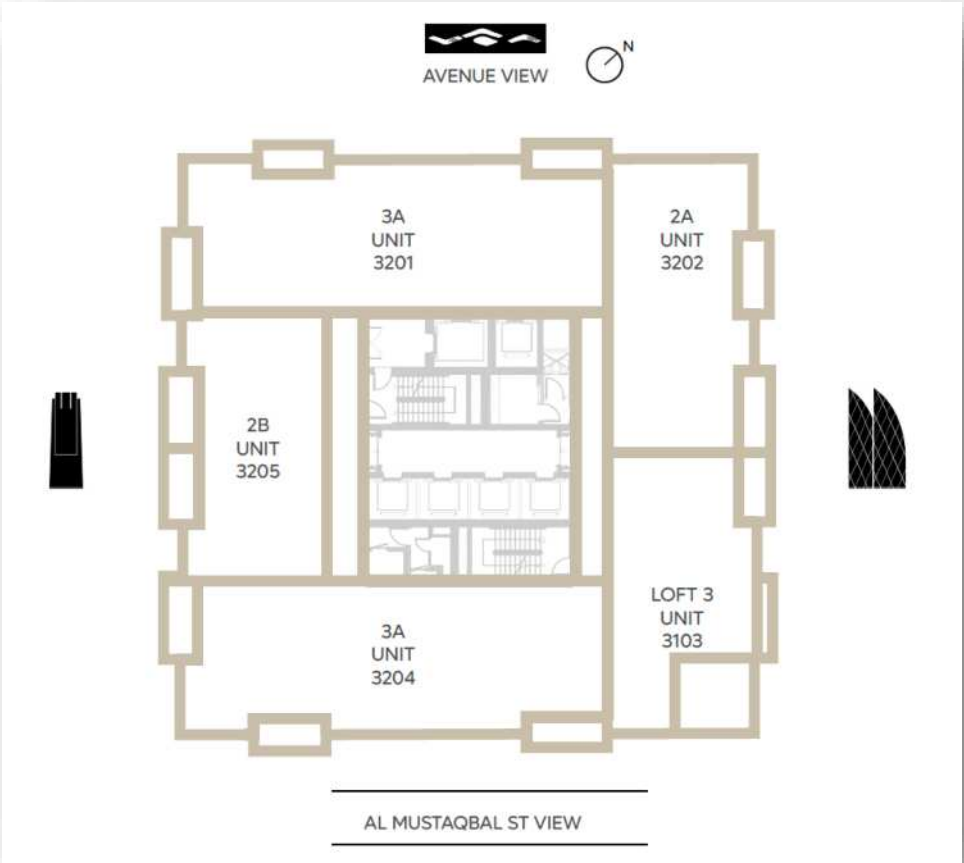
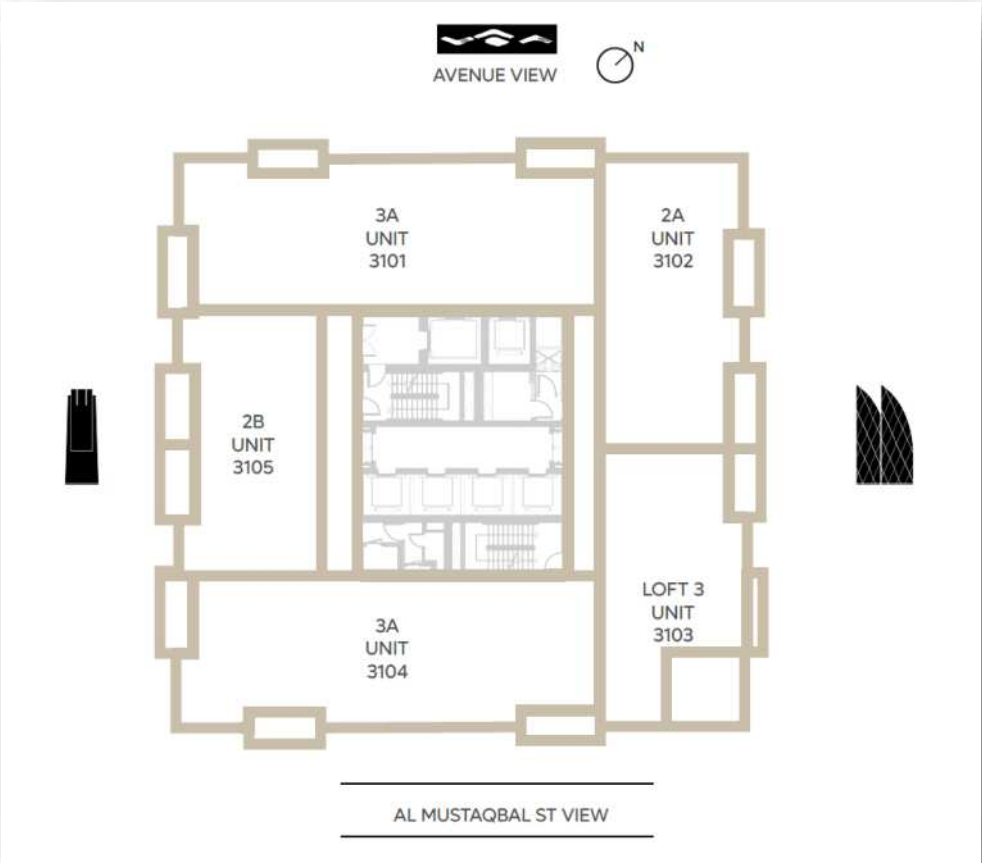
DIFC Living Floor Plates

19-30th Floor



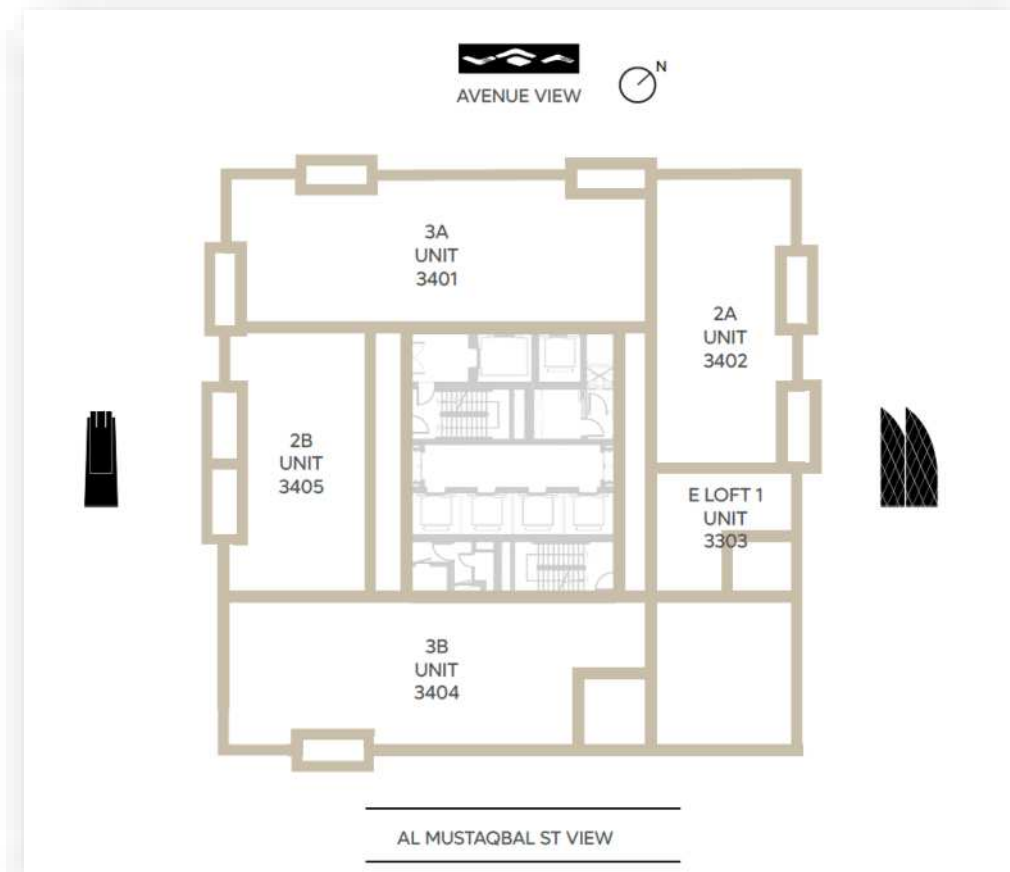
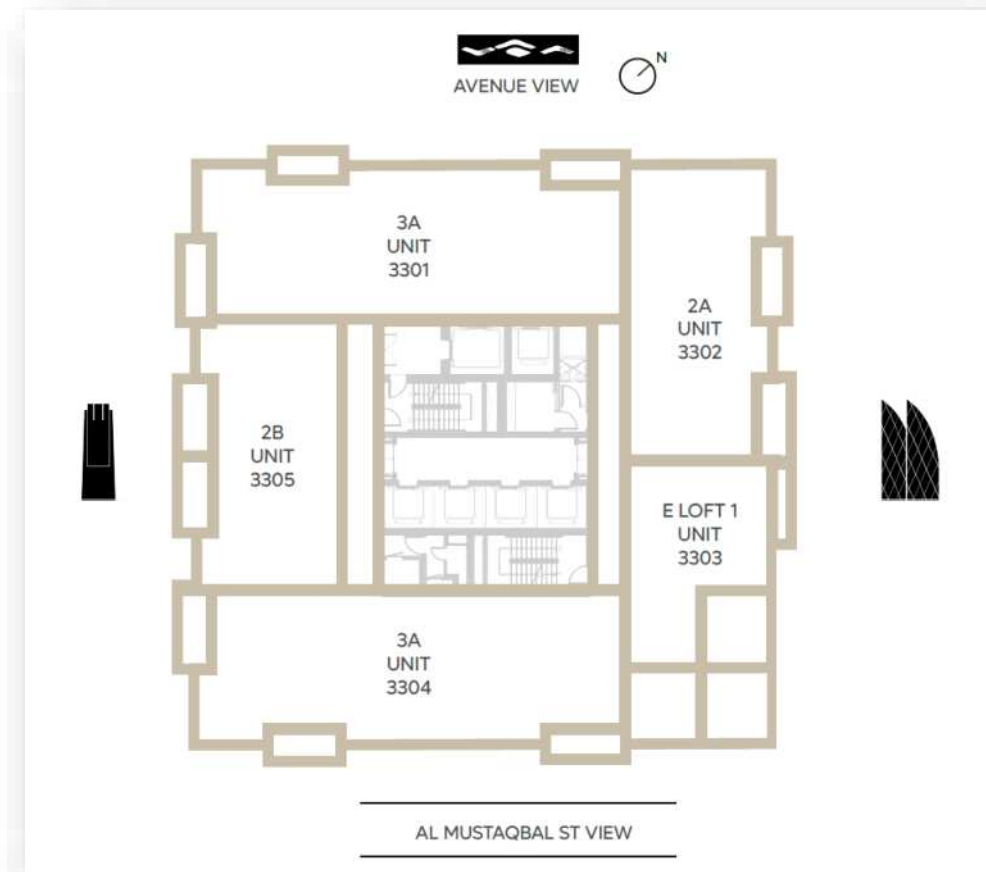
DIFC Living Floor Plates

31-32nd Floor



DIFC Living Floor Plates

33-34th Floor



DIFC Living



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Main Lobby

DIFC Living



Residential Lobby

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Residents Lounge



Gym

DIFC Living



Typical Living Room



Kitchen

DIFC Living



Typical Living Room

DIFC Living



Loft



Typical Bedroom





DIFC Living

YOUR GATEWAY TO REFINED LIVING.