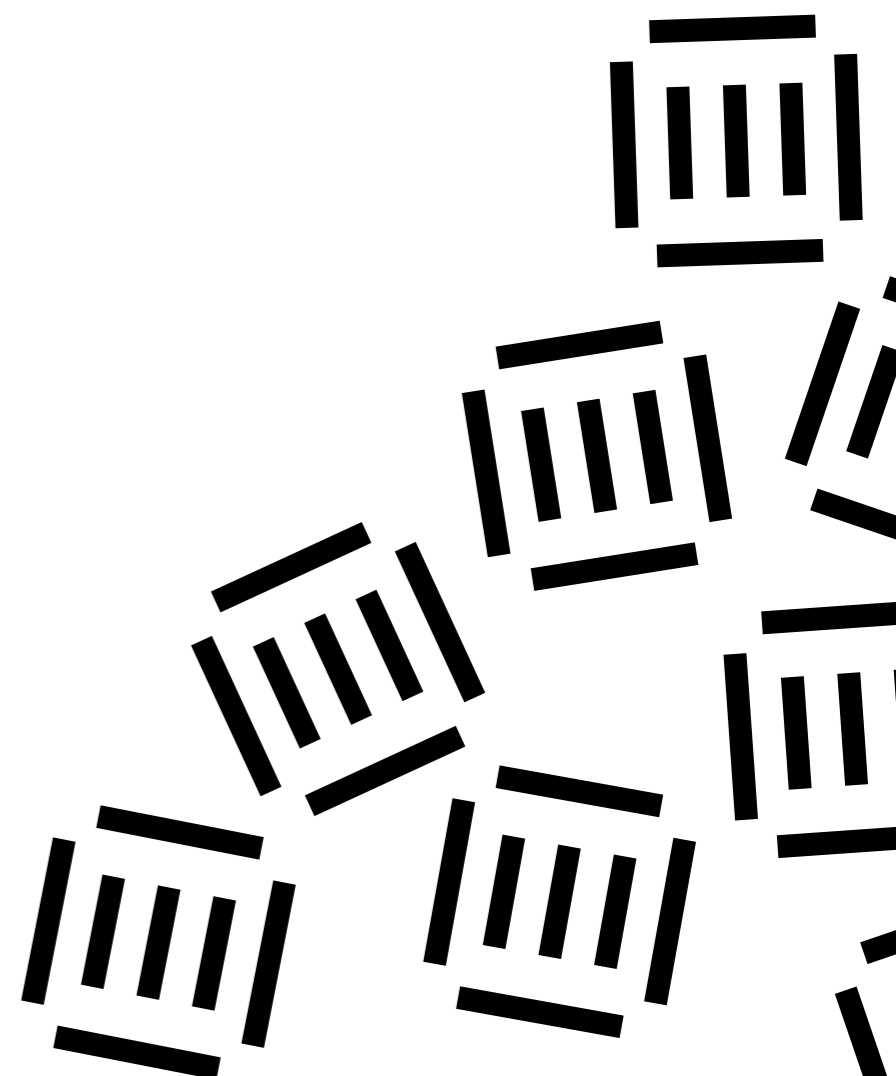


Al Warsan First



Al Warsan First Redevelopment is planned as a mixed-use residential community in the Warsan First Community in Dubai with several plots available. Situated in Dubai International City and adjacent to well-established communities in Al Warqa and Al Khawaneej, the project site is well connected with the existing road network and located adjacent to Dubai's arterial roads such as Sheikh Mohammed bin Zayed Road (E-311) and Ras Al Khor Road (E-44).



Al Warsan First

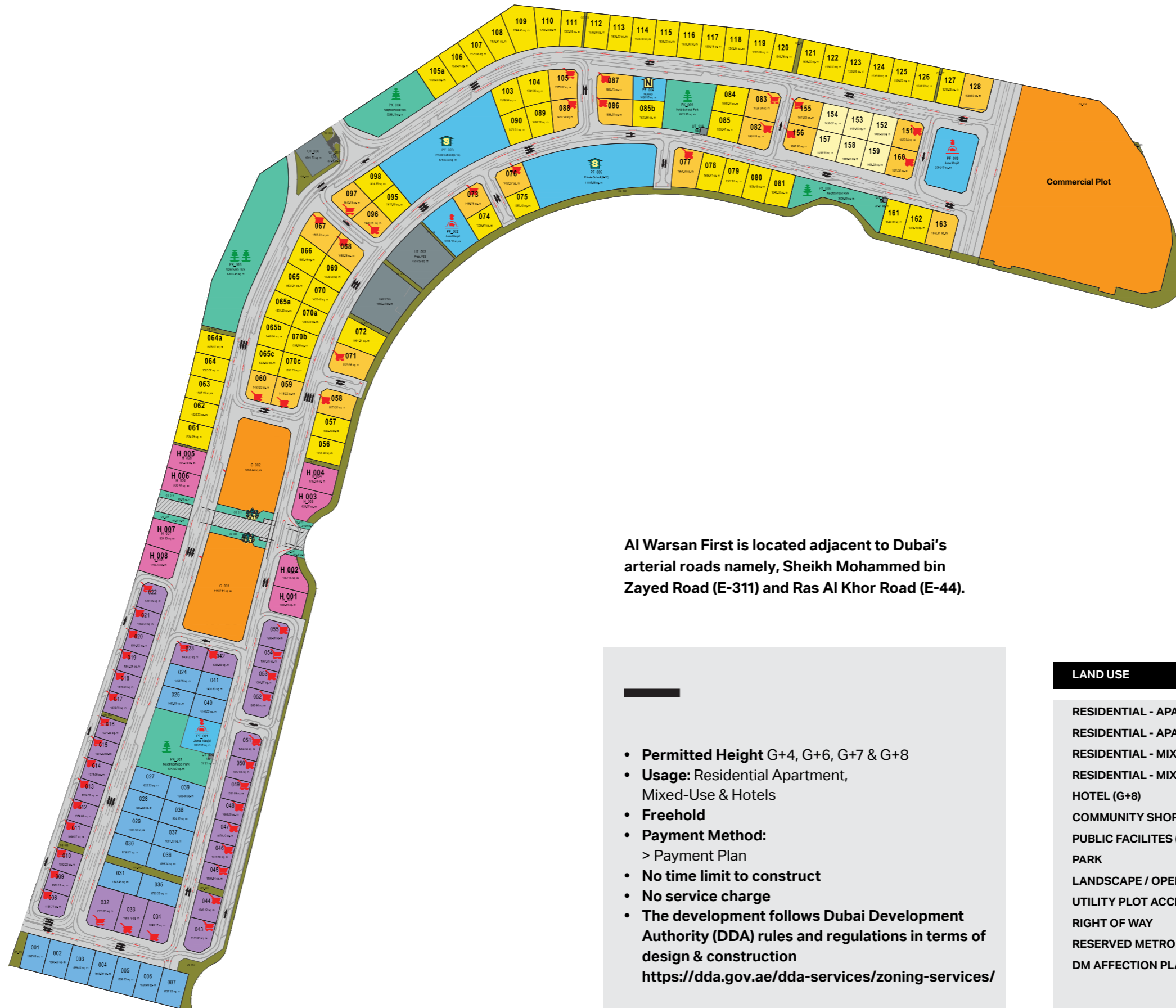


Al Warsan First

AL AWIR ROAD



SHEIKH MOHAMMED BIN ZAYED



Al Warsan First is located adjacent to Dubai's arterial roads namely, Sheikh Mohammed bin Zayed Road (E-311) and Ras Al Khor Road (E-44).

- **Permitted Height** G+4, G+6, G+7 & G+8
- **Usage:** Residential Apartment, Mixed-Use & Hotels
- **Freehold**
- **Payment Method:**
> Payment Plan
- **No time limit to construct**
- **No service charge**
- **The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction**
<https://dda.gov.ae/dda-services/zoning-services/>

LAND USE	PLOT TYPE
RESIDENTIAL - APARTMENT (G+4)	
RESIDENTIAL - APARTMENT (G+6)	
RESIDENTIAL - MIXED-USE APARTMENT (G+4)	
RESIDENTIAL - MIXED-USE APARTMENT (G+7)	
HOTEL (G+8)	
COMMUNITY SHOPPING CENTRE (G+2)	
PUBLIC FACILITIES (G TO G+3)	
PARK	
LANDSCAPE / OPEN SPACE	
UTILITY PLOT ACCESS ROAD	
RIGHT OF WAY	
RESERVED METRO RAIL TRACK	
DM AFFECTATION PLAN BOUNDARY	