



YOU ARE A GUIDE TO THE
WORLD OF LUXURY

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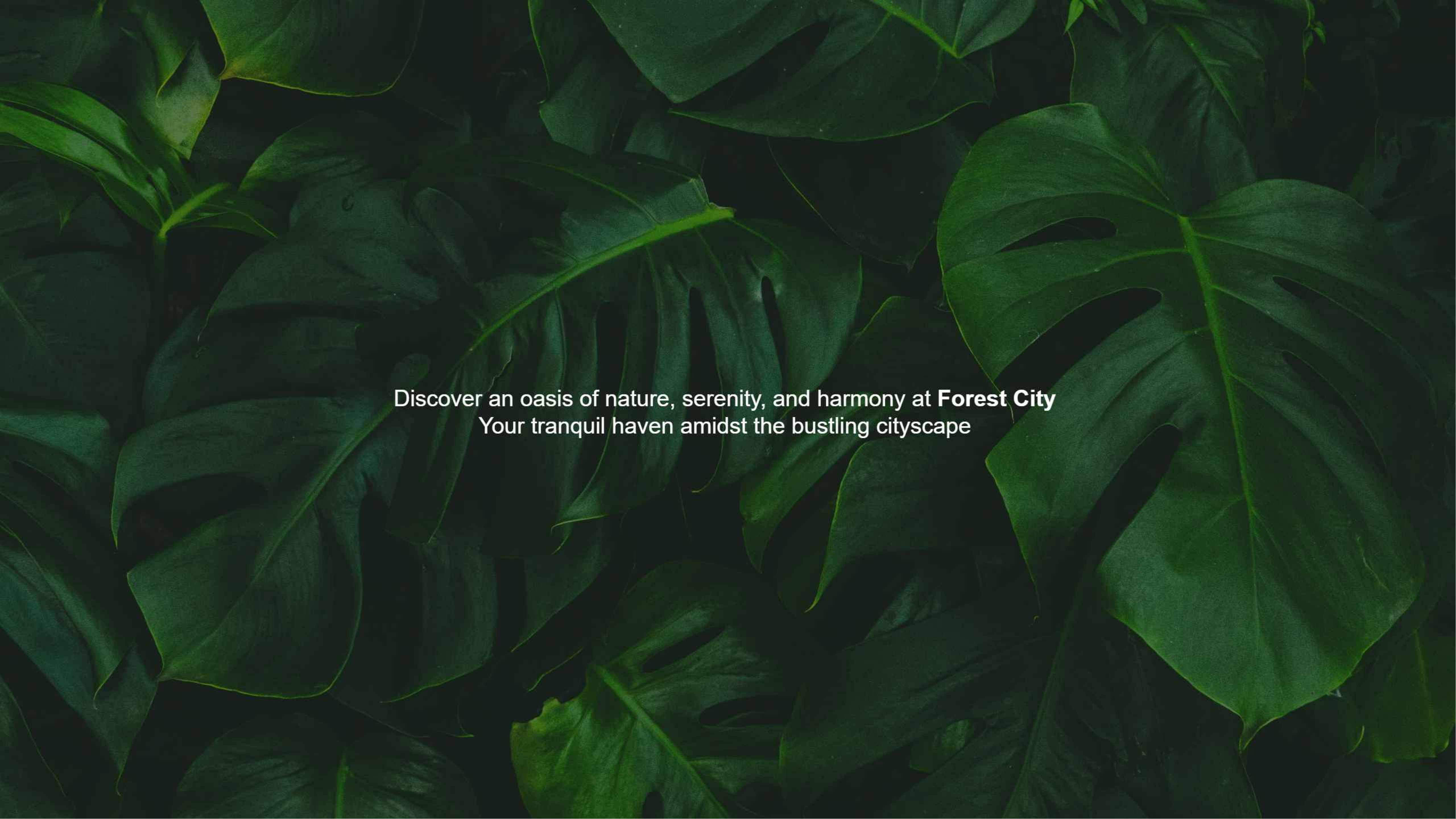
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FOREST CITY



AL HELAL AL ZAHABY REAL ESTATE
H.Z.DEVELOPMENT



Discover an oasis of nature, serenity, and harmony at **Forest City**
Your tranquil haven amidst the bustling cityscape



DESERT MIRACLE

Dubai, a desert miracle where tradition meets modernity. A beacon of innovation, luxury, and uniqueness that attracts elites from around the globe. In this vibrant city, green living intertwines seamlessly with everyday life, defining Dubai's modern lifestyle.



An upscale community that seamlessly blends comfort,
health, and harmony.

Transportation Convenient Living

D54 core site

- The world is within your reach
Dubai International Airport - 25 min
Al Maktoum International Airport - 30 min
- Living next to the landmarks
Burj Khalifa - 23 min
Burj Al Arab - 23 min
Palm Jumeriah - 24 min
Jumeriah Mosque - 25 min



Neighborhood

Everything within your reach

Education ●

Dunecrest American School - 5min
Rochester Institute of Technology | DSO (RIT Dubai) - 10min
Zayed University UAE - 10min
German International School Dubai DISD - 11min
University of Dubai - 13min

Medical ●

Prime Medical Center - Al Barari - 8min
Mediclinic Parkview Hospital - 12min
Fakeeh University Hospital - 12min
King's College Hospital London - 18min



Neighborhood

Everything within your reach

Recreation

- Falcon City of Wonders - 4min
- Al Barari Playground - 4min
- Global Village - 6min
- IMG Worlds of Adventure - 5min
- Dubai International City - 13min

Sport

- 365 Indoor Courts - 3min
- Meydan Academy and Driving Range - 12min
- Hamdan Sports Complex - 13min
- The Els Club At Dubai Sport City - 15min
- Dubai Hills Golf Club - 16min

Shopping Mall

- Cityland Mall - 7min
- Silicon Central Mall - 11min

Grocery

- Spinneys 1, The Villa - 14min



2040 Future Planning

The Green Spine Project

The Green Spine Project aims to transform Sheikh Mohamed Bin Zayed Road into a sustainable infrastructure and green space, integrating recreational and functional areas such as parks and stores. It will create a network of paths for walking, cycling, driving, and metro travel. The project will utilize millions of plants to enhance the public space, promoting a comfortable, inclusive, and accessible environment. This initiative not only reduces nearby road noise but also plays a crucial role in improving the convenience of living in Forest City.

64km



Living in Dubai's hidden gem



An apartment blossoming out of the concrete jungle



A harmonious rhythm in the geometry



A modern serene haven - meet nature in your private garden



An aerial night view of a modern, multi-story building with a central courtyard. The building features a central vertical core and two wings with staggered, cantilevered balconies. The balconies are illuminated from within, creating a warm glow. The central courtyard contains a large, rectangular swimming pool with people swimming and lounge chairs around the perimeter. The ground floor of the building is visible at the bottom, showing various commercial units like a supermarket, restaurant, and dry cleaning shop. The surrounding area includes palm trees and a street with cars.

Amenities

To enrich your living quality in Forest City

Forest City offers limitless opportunities to cater to your individual needs and interests. Here, you can enjoy shopping in **boutique stores**, socializing with friends at **cafes and restaurants**, or conveniently picking up daily essentials from ground-floor **grocery stores**. With **24-hour doormen** ensuring your safety, and amenities like an **outdoor swimming pool** and **indoor gym** supporting your health goals, life within Forest City is defined by its boundless convenience and diversity.



1 Liftlobby

2 Swimming Pool

3 Sun Lounger

4 Exercise Trail

5 Barbecue Area

6 Fitness Center

7 Basketball Courts & Badminton Courts & Tennis Courts

8 Children's Play Area





Sports ground

Pool





Seating Area

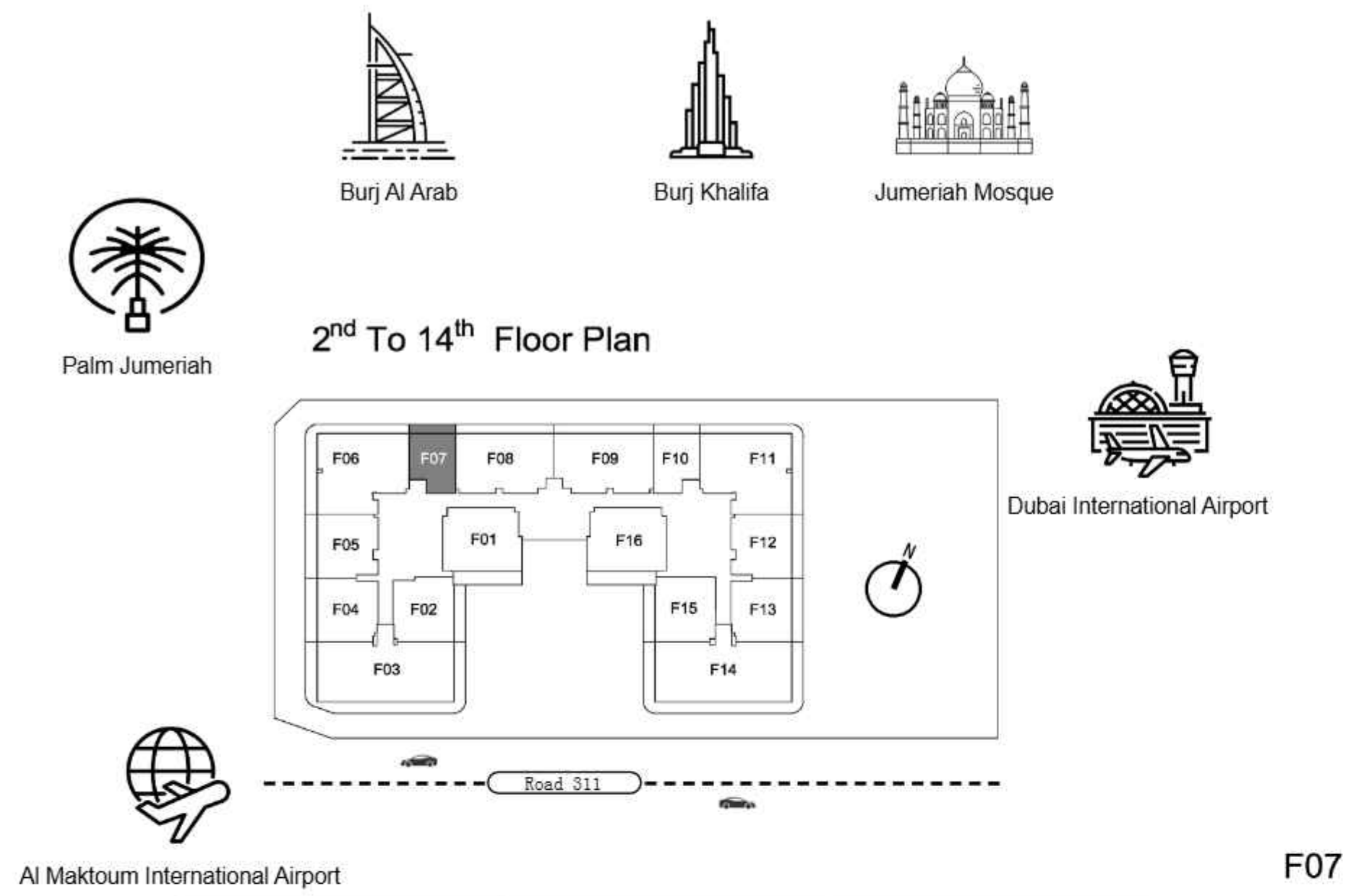




A luxurious living
experience



STUDIO

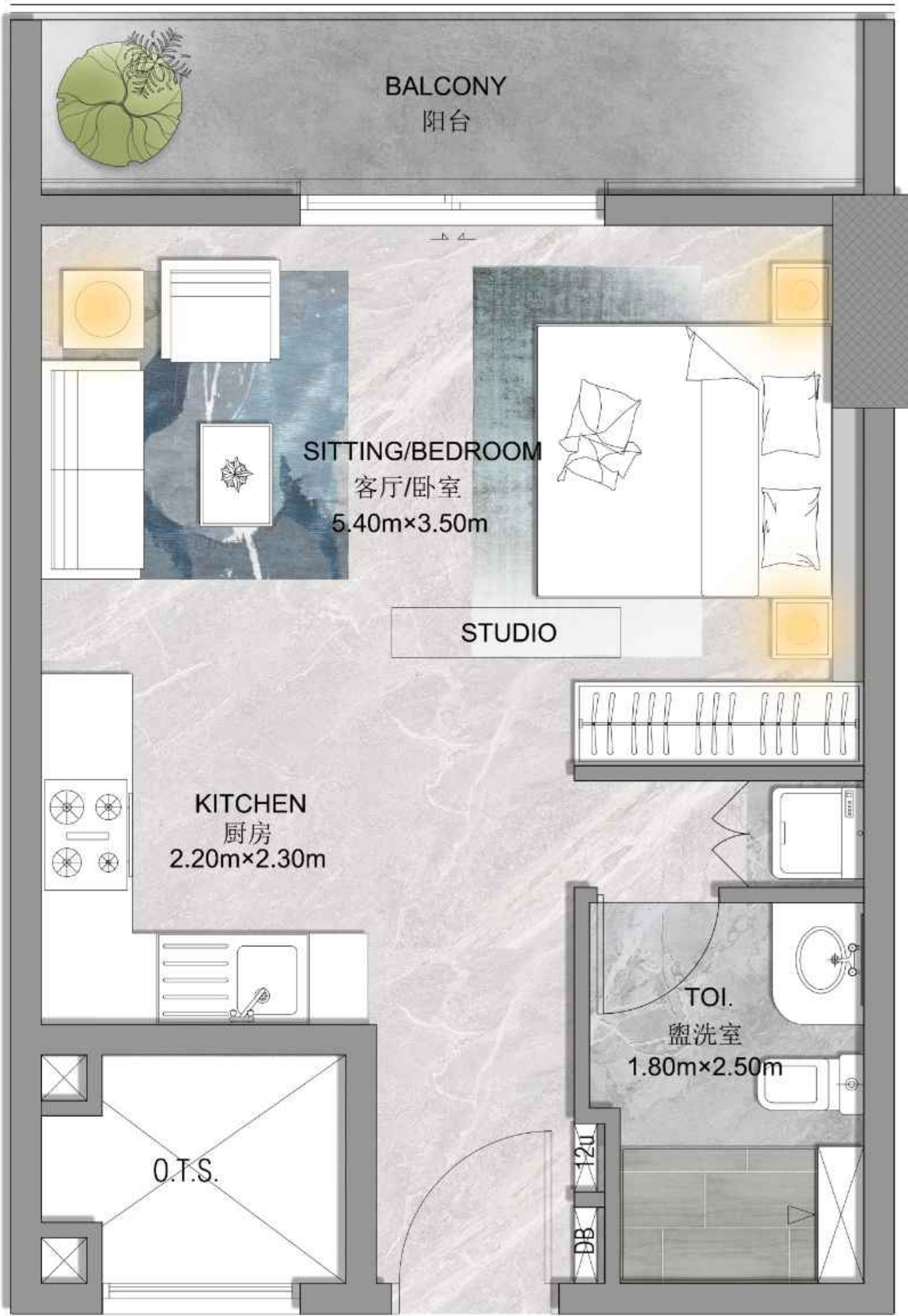


Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
36.32	390.95	7.17	77.18	43.49	468.12

F07



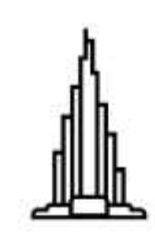
Disclaimer: The plan and images are for illustrative purposes as an example of a typical layout only.



1 BEDROOM A



Burj Al Arab



Burj Khalifa

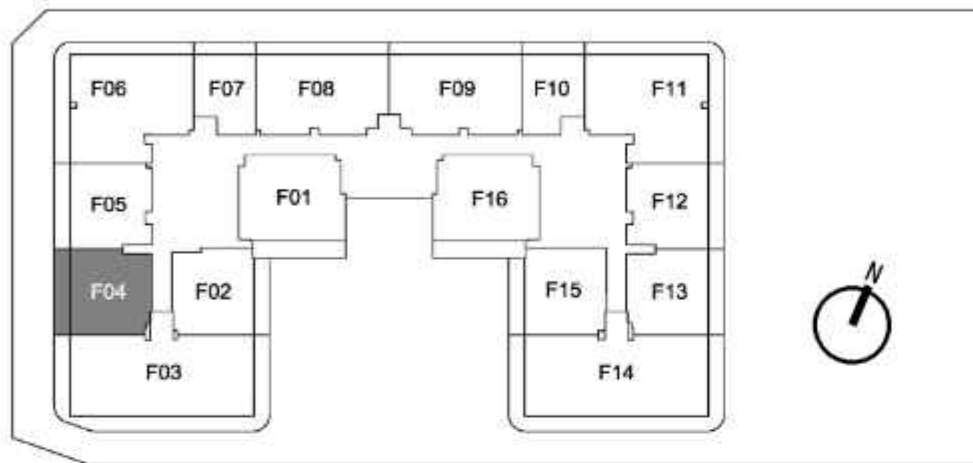


Jumeriah Mosque



Palm Jumeriah

2nd To 14th Floor Plan

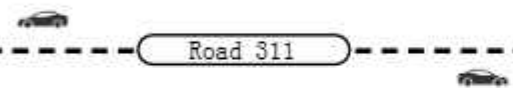


Dubai International Airport





Al Maktoum International Airport



Road 311

F04

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
53.52	576.08	12.27	132.07	65.79	708.16

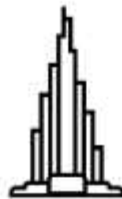


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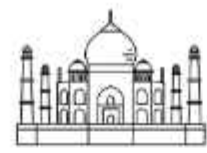
1 BEDROOM B



Burj Al Arab



Burj Khalifa

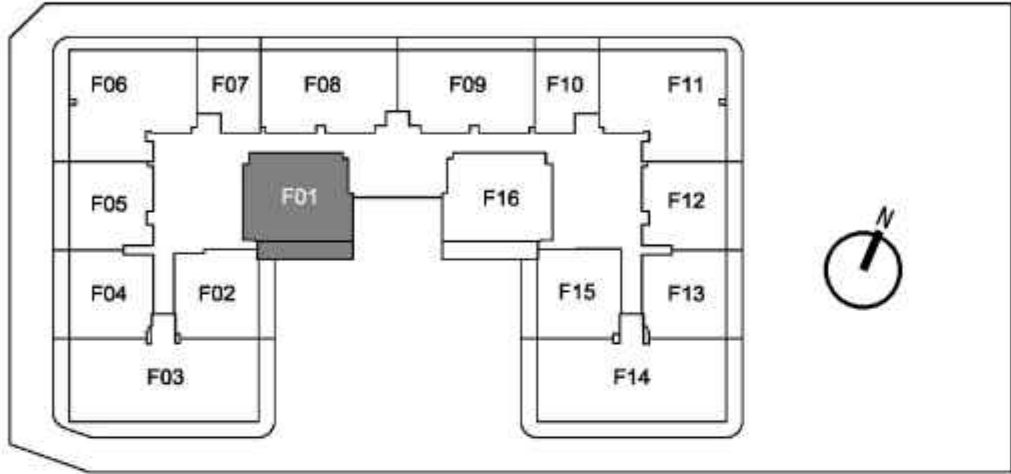


Jumeriah Mosque



Palm Jumeriah

2nd To 14th Floor Plan



Dubai International Airport





Al Maktoum International Airport

Road 311

F01

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
69.71	750.35	14.59	157.05	84.30	907.40

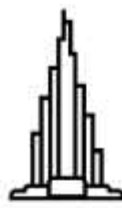


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2 BEDROOM A



Burj Al Arab



Burj Khalifa

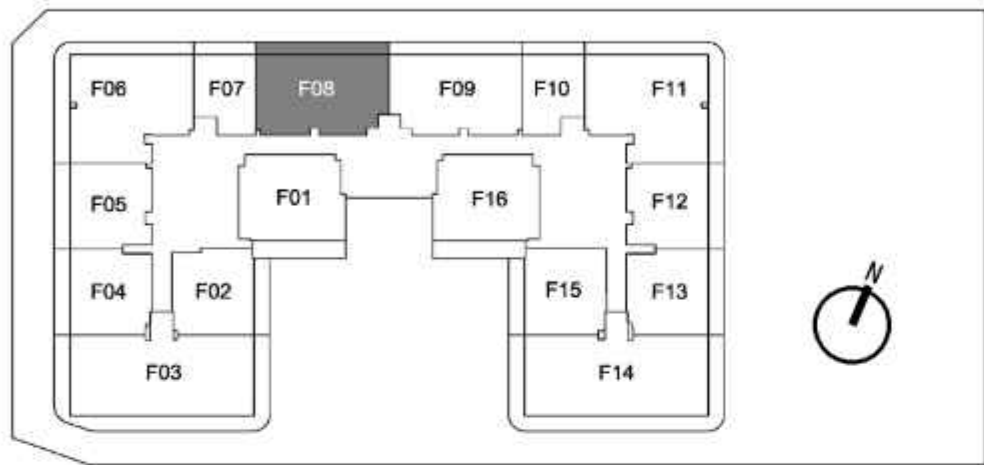


Jumeriah Mosque



Palm Jumeriah

2nd To 14th Floor Plan



Dubai International Airport



Al Maktoum International Airport

Road 311

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
80.94	871.23	15.19	163.50	96.13	1034.73

F08



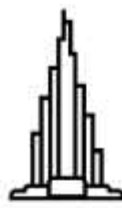
2nd to 14th



2 BEDROOM B



Burj Al Arab



Burj Khalifa

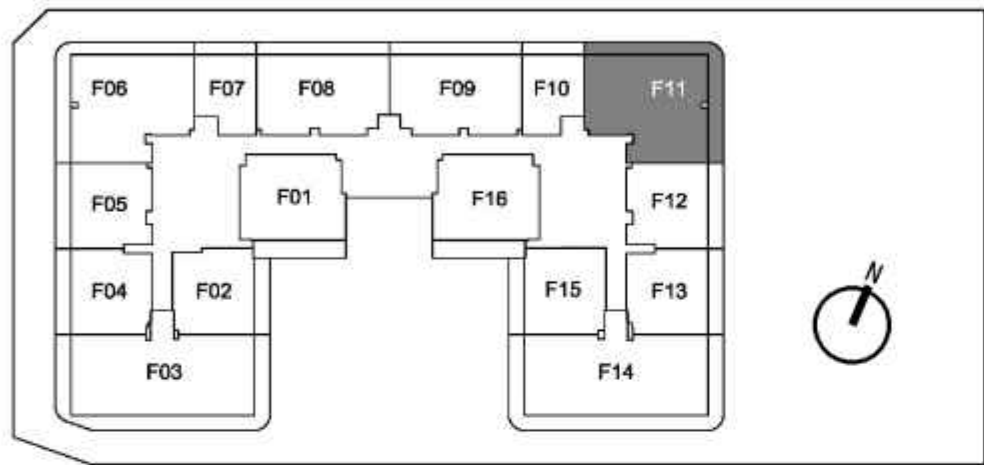


Jumeriah Mosque



Palm Jumeriah

2nd To 14th Floor Plan



Dubai International Airport



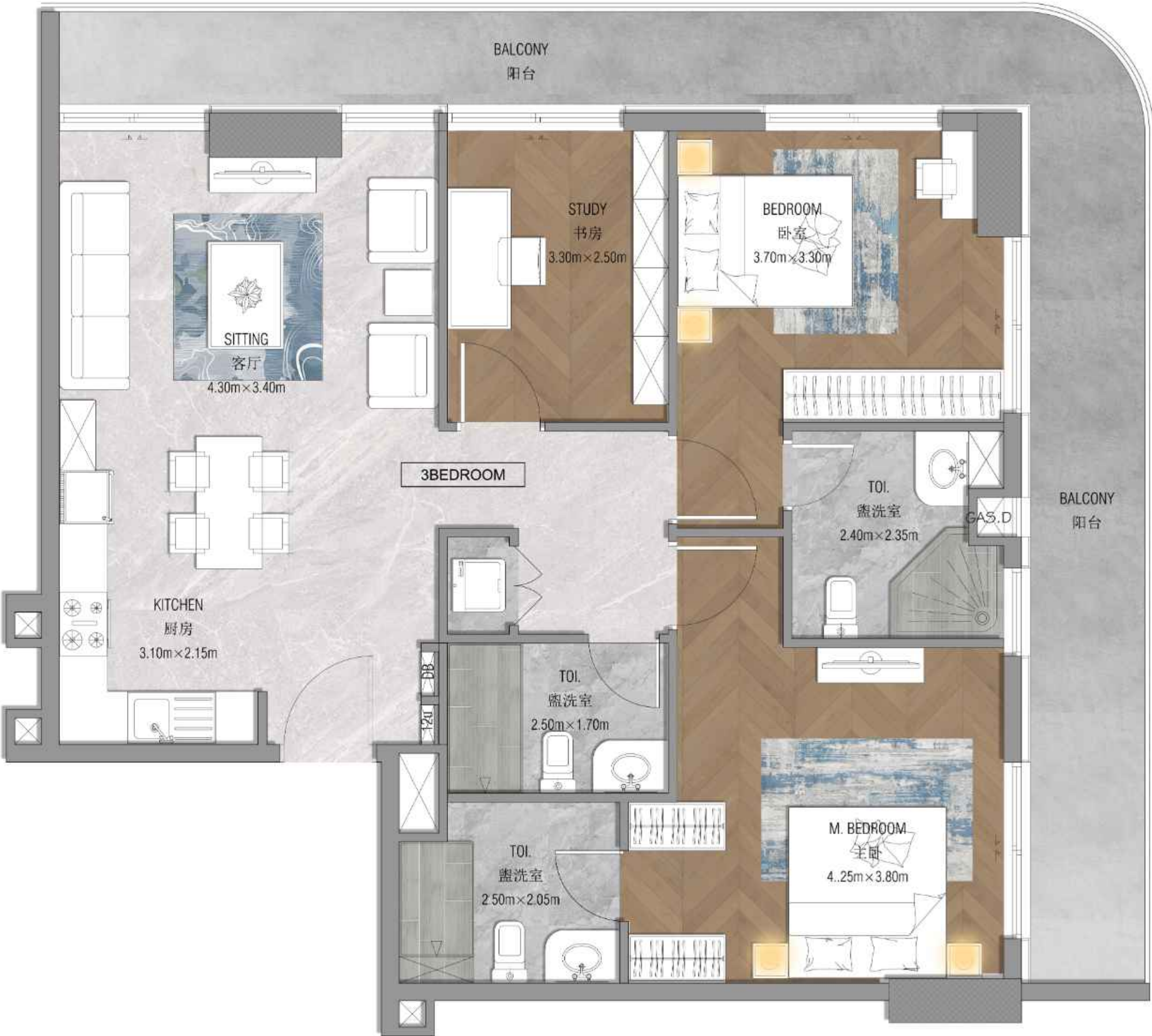
Al Maktoum International Airport

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
96.29	1036.46	30.94	333.04	127.23	1369.49

F11



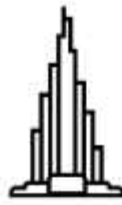
2nd to 14th



3 BEDROOM



Burj Al Arab



Burj Khalifa

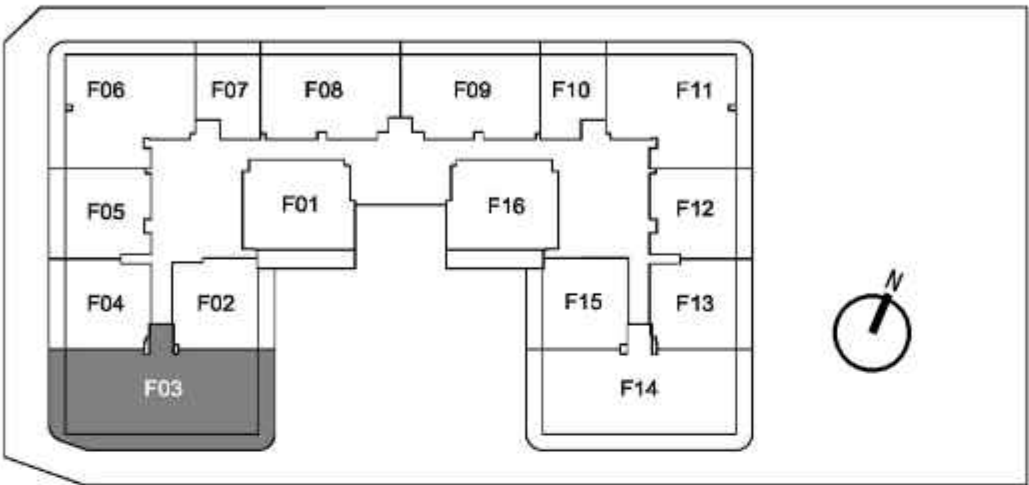


Jumeriah Mosque



Palm Jumeriah

2nd To 14th Floor Plan



Dubai International Airport



Al Maktoum International Airport

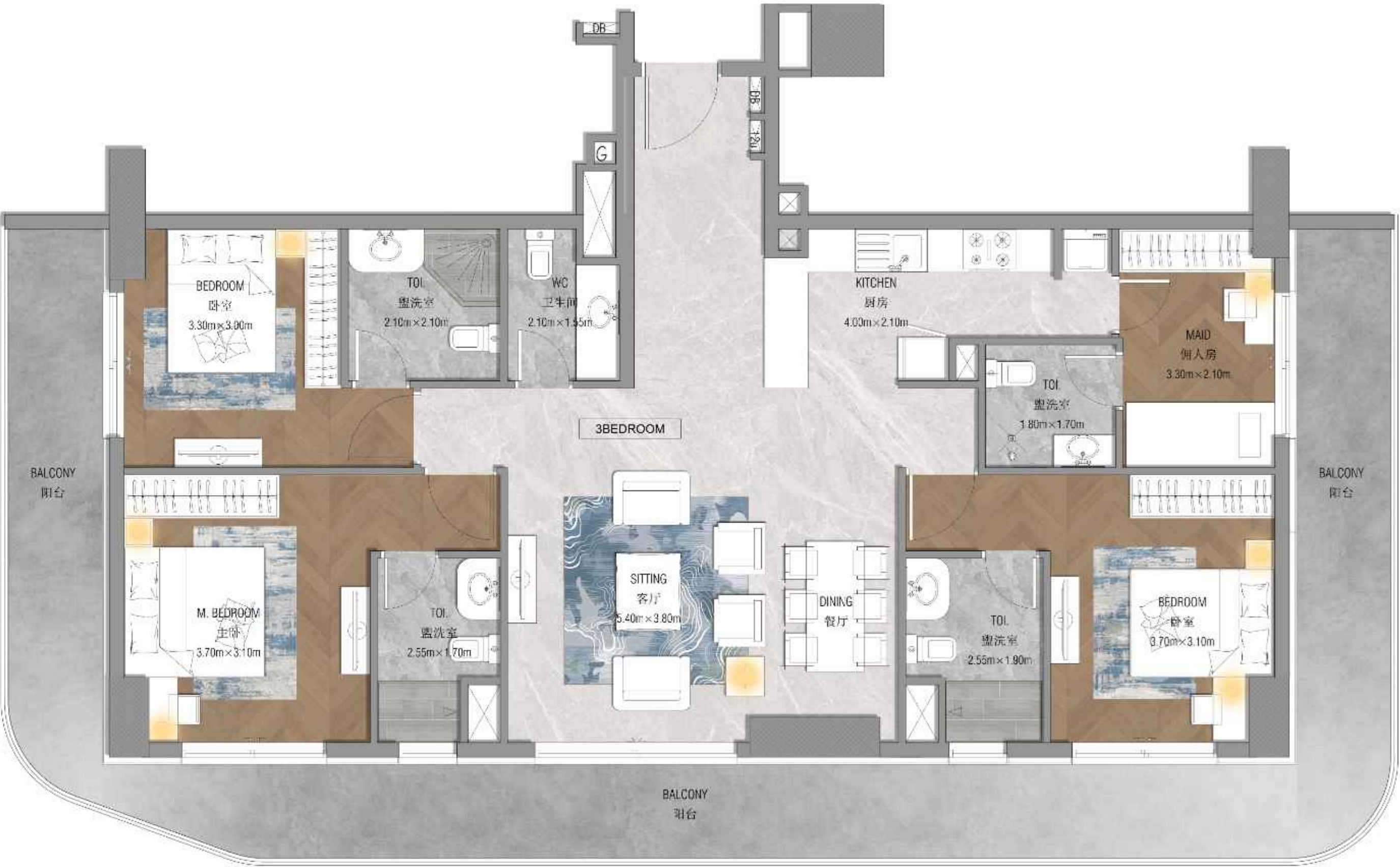
Road 311

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
119.71	1288.55	49.95	537.66	169.66	1826.21

F03



2nd to 14th

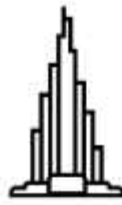


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6 BEDROOM



Burj Al Arab



Burj Khalifa

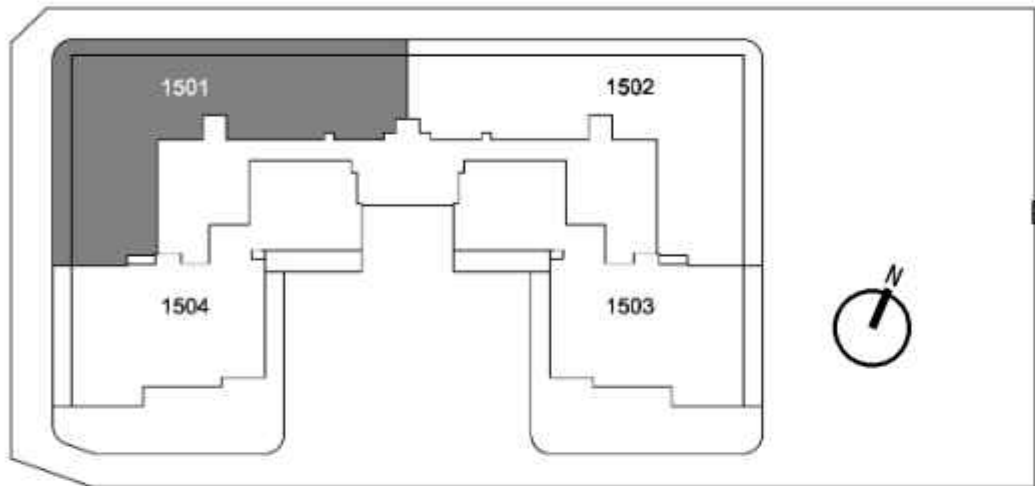


Jumeriah Mosque



Palm Jumeriah

15th Floor Plan



Dubai International Airport



Al Maktoum International Airport

Road 311

1501

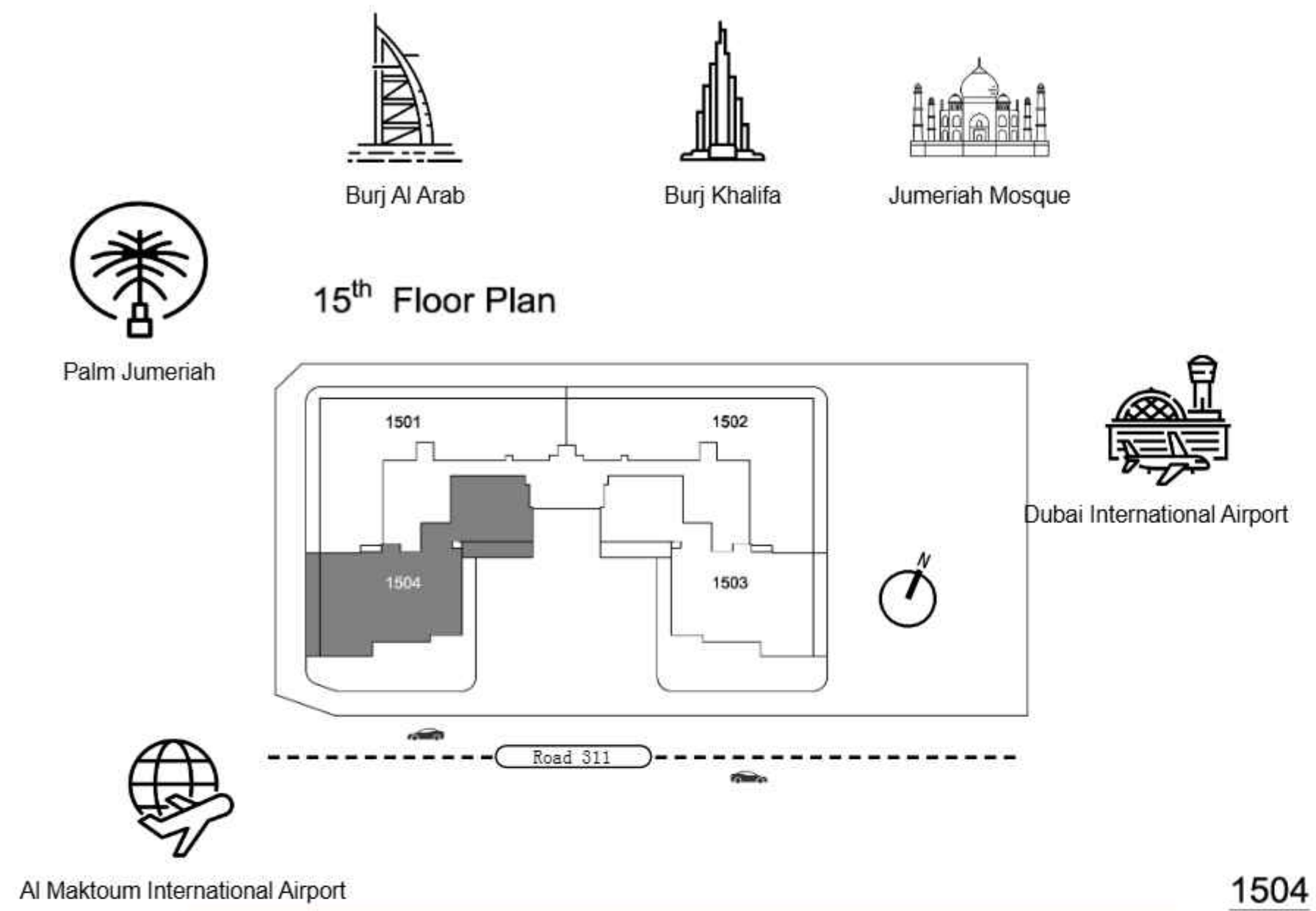
Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
269.31	2898.83	66.44	715.15	335.75	3613.98



15th



4 BEDROOM



1504

Suite Area NIA		Balcony Area		Total Area NSA	
SQM	SQFT	SQM	SQFT	SQM	SQFT
249.71	2687.86	147.86	1591.55	397.57	4279.41



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AM 10 39



1 Bedroom



Living Room



Master Bedroom



2 Bedroom



Living Room



Kitchen



Master Bedroom



Guest Bedroom



Bathroom



3 Bedroom



Corridor



Kitchen Island



Kitchen



Master Bedroom



Guest Bedroom 1



Guest Bedroom 2



Bathroom



Discover your own tranquil haven
in **Forest City**



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THANKS FOR WATCHING

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