

DESIGN QUARTER AT DUBAI DESIGN DISTRICT



DESIGN QUARTER AT d3

📍 LOCATION: D3 📅 COMPLETED: Q2 2027

Meraas Design Quarter at d3 is the first project of its kind in Dubai's cultural epicenter, the Dubai Design District. This bright and bold development will include 1-3 bedroom residences and 3-bedroom duplex units, which all come with breathtaking views and access to unique amenities in the heart of the creative district. D3 is known as a vibrant workplace and community that houses plenty of cool dining venues, pop-up stores and concept spaces.

FACILITIES



SIZES & PRICES

1 BR - 799 SQFT TO 1,498 SQFT	FROM AED 1,870,000
2 BR - 1,176 SQFT TO 2,510 SQFT	FROM AED 2,890,000
3 BR - 1,545 SQFT TO 2,951 SQFT	FROM AED 4,260,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Allday Minimart D3, Gala Supermarket, Old Town Minimart, Choithrams Bay Square, Al Maya Supermarket,

PUBLIC TRANSPORT: METRO – Financial Centre St, BUS- Al Madar Scala Tower 2, Coral Tower 1

SCHOOLS/NURSERIES: Hartland International School, North London Collegiate School, Blossom Design District Nursery

MEDICAL FACILITIES: Haton Medical Center, Monroe Medical Center, Haton Medical Center, Aster Clinic Business Bay

RETAIL/F&B: Design District, Dubai Mall, The Boulevard, On-site,

PETROL STATION: Emarat Abu Kadfra, ADNOC Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, The Dubai Fountains, Meydan Mall

LOCATION FACTORS

- ADJACENT TO THE HEART OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- 10 MINUTE DRIVE TO DUBAI MALL
- GREAT VIEWS OF THE WHOLE CITY
- EASY ACCESS TO THE AL KHALIL ROAD AND FINANCIAL CENTER ST
- EXCELLENT ROAD CONNECTIVITY
- PLENTY OF DINING OPTIONS AND RETAIL STORES IN DESIGN DISTRICT
- LESS THAN 20 MINUTES TO DXB AIRPORT
- LESS THAN 10 MINUTES TO BUSINESS BAY
- EXCELLENT LOCATION FOR BUSINESS PROFESSIONALS AND CREATIVE INDIVIDUALS



+7 969 179 97 79



Design Quarter at d3 will have cool and contemporary interiors with accents of colour. Residences will be elegantly constructed, and the distinctive character of the community is further enhanced by carefully selected materials and superior finishes. Meraas has collaborated with global artists to bring their spirit and soul to this bold and bright development, including Sebastian Curi, Tom Brolga and Miguel Angel Camprubi.

PITCH POINTS / WHY BUY?

- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES TO PURCHASE
- GREEN SPACES WITH GOLDEN GARDENS, TENNIS COURTS, SPORTS, FIELDS AND JOGGING PATHS
- EXCLUSIVE ACCESS TO POOL, STATE-OF-THE-ART GYM, CHILDREN'S PLAYLAND AND AN EXCITING LIST OF DINING VENUES
- EXCELLENT LOCATION AND ROAD CONNECTIVITY
- EXCELLENT VIEWS OF THE REST OF THE CITY
- GREAT DESTINATION FOR CREATIVE INDIVIDUALS – LOTS OF CONCEPT STORES AND DESIGN INSPIRATION
- VERY CLOSE TO DOWNTOWN DUBAI, BUSINESS BAY AND THE DIFC
- SPACIOUS RESIDENCES COMPARED TO SIMILAR PROJECTS IN THE CITY CENTRE
- ONE OF THE MOST POPULAR PLACES 'TO BE IN DUBAI'
- HIGHER THAN AVERAGE ROI

PAYMENT PLAN: 60/40 (20% booking fee)

ROI: 7%

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

THINGS TO KNOW

SERVICE CHARGE:	AED TBC – CHECK WITH DEVELOPER
ALLOCATED PARKING:	YES (UNDERGROUND)
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 500M AL KHAIL ROAD
- 600M BLOSSOM NURSERY
- 650M ALL DAY MINIMART D3
- 1.9KM EMARAT PETROL STATION
- 3.8KM BUS- CORAL TOWER 1
- 6.8KM HARTLAND INTERNATIONAL
- SCHOOL
- 6.4KM HATON MEDICAL CENTER
- 4.1KM THE DUBAI MALL



KEY FEATURES

- ALMOST ALL UNITS COME WITH AT LEAST ONE BALCONY OR TERRACE (SELECT 1BR UNITS DO NOT INCLUDE A BALCONY)
- EACH RESIDENCES INCLUDE A UTILITY ROOM
- 2-3BR UNITS COME WITH A POWDER ROOM
- 3BR AND 3BR DUPLEX UNITS COME WITH A MAID'S ROOM AND BATHROOM
- MASTER BEDROOMS IN 3BR UNITS INCLUDE AN EN SUITE AND OTHER BEDROOMS HAVE A SHARED BATHROOM
- ALL MASTER BEDROOMS COME WITH A WIC AND ALL OTHER BEDROOMS INCLUDE BUILT-IN WARDROBES