



DG1 LIVING

LOCATION: BUSINESS BAY

COMPLETED: Q4 2026

DG1 Living is a 20-storey premium complex that will be located along the Dubai Water Canal in Business Bay. The incredible project will have a distinctive twisted architecture that is designed to create shade without compromising the views. The development is being created and designed by the world-renowned Gensler architects. DG1 Living will include apartments with 1-3 bedrooms that all come with incredible views of the city and the canal. All units come unfurnished but include kitchen appliances.

FACILITIES

- GYM
- PARKING
- CHILDREN'S PLAYGROUND
- GREEN SURROUNDINGS
- BALCONIES
- INCREDIBLE VIEWS
- KITCHEN APPLIANCES

SIZES & PRICES

1 BR – 721 SQFT TO 850 SQFT	FROM AED 1,720,000
2 BR – 1,120 SQFT TO 1,539 SQFT	FROM AED 2,420,000
3 BR – 1,580 SQFT	FROM AED 4,310,000
FULL FLOOR	FROM AED 34,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: EPPCO-Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Al Safa Park

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- THE COMPLEX IS CLOSE TO MAJOR HIGHWAYS OF THE CITY AND PUBLIC TRANSPORT STATIONS
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 5 MINUTES TO DOWNTOWN DUBAI
- 5 MINUTES FROM THE DUBAI MALL
- 20 MINUTES TO DXB AIRPORT
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



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Residences in DG1 Living are made for real 'visionaries' who see themselves living in an architectural masterpiece in the heart of the city. All units are open-plan and come with floor-to-ceiling windows that make the most of the incredible views. Interiors in the communal spaces will be futuristic yet functional with lots of whites and creams with minimal furniture, however areas will still be warm and inviting.

PITCH POINTS / WHY BUY?

- ONLY 13 UNITS PER FLOOR
- A TOTAL OF 200 UNITS
- WORLD-RENOWNED ARCHITECT – THE BUILDING WILL BE A MODERN MASTERPIECE ONCE COMPLETED
- AT LEAST 6.1% ROI WITH MINIMUM AED 55K ANNUAL RENTAL PRICE FOR 1BR UNITS
- GREAT LOCATION WITH EXCELLENT ROAD CONNECTIVITY IN THE HEART OF THE CITY
- WELL-KNOWN REPUTABLE DEVELOPER WITH OTHER VERY SUCCESSFUL DEVELOPMENTS ACROSS THE CITY
- CITY LIVING BUT WITH SERENE AND CALM GREEN SURROUNDINGS WITHIN THE DEVELOPMENT
- THE BUILDING'S DESIGN HAS A SENSE OF CALMNESS THAT IS DIFFICULT TO FIND IN THE HEART OF THE CITY

PAYMENT PLAN: 70/30 inc 20% booking fee
ROI: 6.1% in the Business Bay area for 1BR

DEVELOPER OVERVIEW

Established in 2017, DarGlobal combines experience and innovation that delivers the highest quality properties. World-class architects curate DarGlobal's homes, which are modeled by renowned design and fashion icons; and each home is built with the highest quality materials and maintained by top experts within the field. DarGlobal has delivered over 15,000 units and has USD 8.2B in assets, with projects in Bosnia, Oman, Qatar and the UAE.

THINGS TO KNOW

SERVICE CHARGE:	AED 17 – 25 PER SQFT TBC
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 24% PAYMENT (CONFIRMED BY DEVELOPER)

IN CLOSE PROXIMITY

- 230m MEDICAL CLINIC
- 1.5km PETROL STATION
- 1.6km SUPERMARKET
- 3km METRO STATION
- 3km SHEIKH ZAYED ROAD
- 5km JSS SCHOOL
- 5km NURSERY
- 6km THE DUBAI MALL



KEY FEATURES

- ALL UNITS COME WITH A SPACIOUS BALCONY OR ELONGATED TERRACE WITH STUNNING VIEWS OF THE CITYSCAPE
- WALK-IN-CLOSETS IN EVERY MASTER BEDROOM
- 3-BEDROOM UNITS INCLUDE A MAID'S ROOM
- ALL BEDROOMS COME WITH A BATHROOM
- FLOOR-TO-CEILING WINDOWS
- RESIDENCES COME UNFURNISHED BY INCLUDE KITCHEN APPLIANCES
- ALL RESIDENCES INCLUDE A POWDER ROOM AND MOST COME WITH A LAUNDRY ROOM