



FACT BOOK





TOWER A

TOWER B

TOWER C

Disclaimer: The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

THE COASTAL CITY

Downtown UAQ is a visionary destination designed to elevate every moment by the shore. Spanning over 25 million sq. ft., it blends beachfront living, wellness, and purposeful design.

Strategically located between Dubai and Ras Al Khaimah, it offers both beachside tranquility and access to major growth corridors. The development at Downtown UAQ offers beachfront residences with access to a staggering 11 KM of uninterrupted shoreline, including 7 KM of pristine beaches and beach parks making it one of

the longest coastlines in the region.

Community Features



11km Uninterrupted Shoreline



7km Direct Beach & Beach Park Access



Luxurious Hotels & Resorts



50% Open Green Spaces



Multiple Marinas



Yacht Club & Harbour



Entertainment Arena & Museum



Art & Design District



Commercial Spaces

Strategically Located



40 Mins from Dubai



Connected via E11 & 311



ACD
JUNE 2028

PROJECT MIX

Beachfront Residences | Commercial hub
Entertainment | Arenas, etc.

COMMUNITY FEATURES

- Coastal paradise offering luxury, recreation, and relaxation
- Perfect union of Downtown & Beachfront living
- Mixed-use development with uninterrupted beach views
- Leisure community with passive & active water activities
- Vibrant retail promenades and marinas
- Multiple indoor and outdoor amenities



PROJECT FEATURES

- 3 towers Unit Configuration: 1- & 2-Bedroom
- Residences & 3-Bedroom Duplexes
- 1152 residences and multiple retail units
- Retail & parking on the ground floor
- Residences & parking on podium level 1 & 2
- Residences & Duplexes From 1st floor onwards

SPECIFICATIONS



LIVING ROOM:

Walls are finished with matt emulsion paint and feature skirting, creating a refined and elegant living space.

Porcelain tiles in all living area providing a durable and sophisticated aesthetic.

BEDROOM

The master bedroom includes an ensuite bathroom, providing added privacy and convenience.

Bedrooms feature walls with matt emulsion paint and skirting for a polished look.

Porcelain tiles are used in all bedrooms, ensuring a consistent and high-quality finish.





BATHROOMS & POWDER ROOM

The bathrooms and powder rooms are designed with a focus on quality and luxury.

Sanitary ware, including WCs and wash basins, are provided by premium brands.

Chrome-plated fittings add a touch of elegance and durability.

High-quality porcelain tiles are used for both floor and wall finishes, creating a sleek and modern aesthetic.



KITCHEN FEATURES

The kitchen comes equipped with a full suite of premium-brand appliances, including an oven, gas hob, hood, refrigerator, and washing machine.

The walls are finished with matt emulsion paint, and a high-quality finish is applied to the area between the base and wall cabinets.

The kitchen cabinetry is crafted from laminate or an equivalent material, ensuring durability and a sleek appearance.



HOME AUTOMATION

Future-ready provisions are integrated for smart home technology, allowing residents to effortlessly control lighting and temperature.

District Cooling System for reduced power consumption and carbon footprint.

FIXTURE AND FITTINGS

Door, kitchen, wardrobe, and vanity to be finished with laminate, melamine or equivalent offering both style and functionality.

EXTERNAL FAÇADE

Double-glazed façade with heat and sound insulation.

MASTER PLAN AMENITIES



Art and Design District

Retail F&B

Transportation Hub

Museum & Marine experience center

Arts & Cultural Center

Club House

Hotel & Souk

Public Beach

Marina

Wellness Park

Running Circuit

Beach Volleyball

Barbeque & Dinning Area

Event Cabana

Fiesta Square

Linear Park

Yoga Deck

Community Park

Community Garden

Trampoline zone

Sports Arena



LINEAR PARK WITH THE FOLLOWING AMENITIES

Amphitheatre BBQ & Dining Areas
Yoga Deck Trampoline Wellness
Park Ping Pong Tables Running
Circuit Tennis Courts Paddle
Courts Skateboarding Zone

AMENITIES FOR CLUBHOUSE

Entrance Lobby with reception

Library lounge

Gymnasium

Health club with Steam & Sauna

Multipurpose Hall

Indoor Games Area

Business Lounge / Meeting Space

Café Lounge

Swimming pool

Barbeque Area



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