

THE  
COMUNITY

THE  
COMUNITY  
×  
*MOTORCITY*





# Live . Work . Play

in the New Community of Motor City

#LiveTogether





# DELIVERING BEYOND YOUR EXPECTATION SINCE 2010

Established in 2010, AQUA Developments turned into a full-service development company delivering the most selective residential and commercial properties designed to cater to its clients' needs in terms of quality finishes, smart homes and prime locations.





# AQUA Developments

## Award-winning real estate development company

With the help of our skills and expertise, we can turn our clients' visions into reality through our exclusive projects, which are based on a desire to play a key role in Dubai's changing urban landscape.

We sincerely believe in adding value to all of our endeavours by performing with integrity, honesty, and transparency. From design to completion and even beyond handover, our skilled team of professionals can handle every facet of a real estate project.



**J5**

Developer and exclusive sales and marketing



**J8**

Developer and exclusive sales and marketing



**Mysk**

Developer, contractor and exclusive sales and marketing



**O Ten**

Developer and exclusive sales and marketing



**The Community - JVT**

Developer, contractor and exclusive sales and marketing



**The Community - Motor City**

Developer, contractor and exclusive sales and marketing



# Dubai

## The City That Never Stops

As a modern and dynamic city, Dubai is constantly growing upwards and outwards. Under the visionary leadership of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, the ambitious growth plans outlined in the government's Vision 2021 have resulted in Dubai's extraordinary success in diversified development.

A safe haven location for private investors looking for both prime residential and commercial property, conveniently located at the gateway between east and west, political stability, business transparency and 0% taxation on capital appreciation, has made Dubai one of the world's most attractive destinations for investment.

The region's most important business hub and home to many of the world's most famous tourist attractions and international commercial exhibitions, as well as a number of new theme parks, the city's ongoing development is forecast to attract millions of visitors and generate tens of billions of Dirhams in revenue per annum.

**0% taxation on capital appreciation has made Dubai one of the world's most attractive destinations for investment.**







# Motor City

## A Place to Live Your Dreams

The Community Motor City is ideally located in the heart of Motor City, a well-developed community with its unique infrastructure. The project offers easy access to major roads, such as Hessa Street, Umm Suqeim Street and Sheikh Mohammad Bin Zayed Road.

It is roughly a 20-minute drive away from the bustling city areas, such as Downtown Dubai, Palm Jumeirah and Dubai Marina. Motor City is best known for its Dubai Autodrome, a racing venue that attracts yearly over 300 thousand car enthusiasts from around the globe.

Furthermore, surrounded by popular communities, such as Dubai Sports City, Jumeirah Village Circle and Arabian Ranches, the residents benefit from a multitude of hospitality, recreational and leisure destinations at hand.





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WONIC FARMERS MODS SEPORA





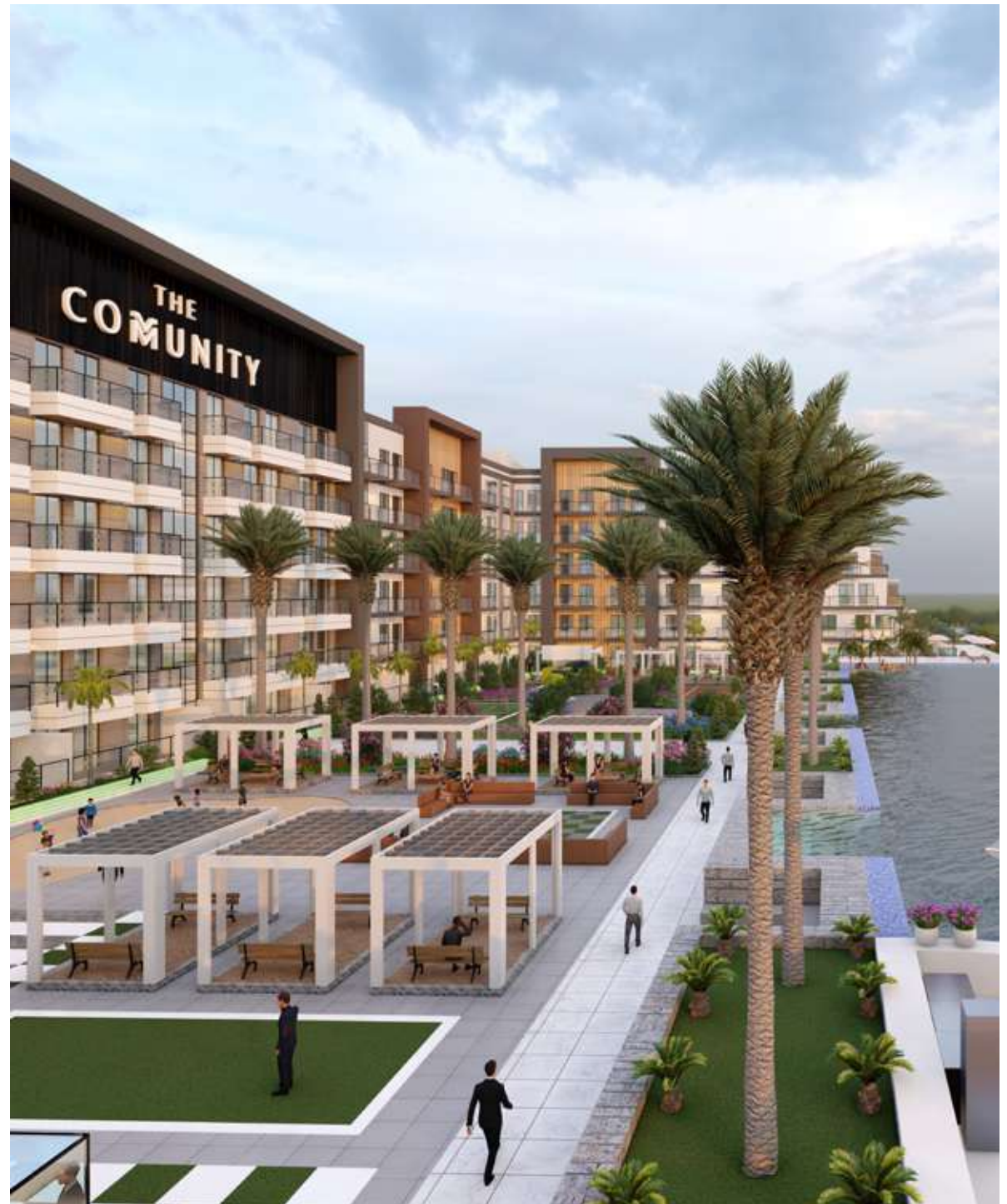
# The Community

## The Future of Living

The Community Motor City combines a family-oriented neighbourhood with a cutting-edge co-living concept which is popular with millennials, young families, and entrepreneurs throughout the world. The project fosters community connection among residents giving them a sense of belonging with less financial strain while providing an affordable yet sociable housing choice. This fully integrated lifestyle development offers over 58,000 sq.ft. of unrivalled amenities at your doorstep.

With a range of appealing amenities, the residents are encouraged to lead a healthy active lifestyle and to socialise. This concept allows like-minded people to spend time together outside work and achieve professional and personal growth through networking, forming new friendships, supporting each other and creating new business connections.

The Community is more than just a co-living concept, it's a co-working space allowing young professionals to work from the comfort of their home. It is a premium hotel-style living with a novel approach to daily activities.







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# The Community

## Unique Investment Opportunity

Just like the first The Community project located in JVC, this is an ideal project for investors who are looking for a sound return on investment through resale or rental income.

Due to high-end facilities and more affordable rental prices of co-living projects in comparison to regular apartments, there is an increase in demand for this type of living concept on the market, giving investors an additional edge and assuring steady rental yields.

The best features of The Community Motor City are its unrivalled number of unique facilities which include jogging track, business centre, cafe/juice bar, state-of-the-art gym, skate park, open-air chess, badminton court, padel court, open-air golf simulator, longest infinity swimming pool (90m), restaurants, cafe and retail stores.

The Community's units set a new benchmark of comfort. Finished with the highest standards and attractive interior design, this co-living concept ensures a true sense of home away from home.

**Studio sizes range from 443 sq.ft. to 637 sq.ft.**

**1 Bedroom sizes range from 655 sq.ft. to 893 sq.ft.**

**2 Bedroom sizes range from 1075 sq.ft. to 2104 sq.ft.**

**3 Bedroom sizes range from 1891 sq.ft. to 2521 sq.ft.**





The longest pool in Dubai – 90M –  
with unrivalled amenities right at your doorstep.







# Interior & Finishing

## The Apartment

The residences' walls and floors are laid with full-body porcelain tiles by the renowned Spanish brand Living Ceramic. Sanitary ware and sanitary brassware are of another esteemed Spanish brand, International Water & Wellness.

## Common Areas

Vibrant meeting lounges are set in the majestic quadruple-height lobby. Exposed ceilings are enriched with artistic lighting. Terrazzo pavements are separated with brass expansion joints and decorated with designer furniture.

Restaurant floors are connected with convenient oversize feature seating stairs. Co-working floors come with flexible working spaces for those working from home.

The entertainment area includes: jogging track, business centre, cafe/juice bar, state-of-the-art gym, skate park, open-air chess, badminton court, padel court, open-air golf simulator, longest infinity swimming pool (90m), restaurants, cafes and retails stores.





# The Community Facilities

The concept behind The Community revolves around socialising, so a total area of 58,095 sq.ft. of public spaces has been dedicated to numerous facilities, encouraging residents to spend quality time together.

Meticulous attention to detail has been paid to every aspect of the building to make it the most desirable and convenient place to stay either short-term or long-term.



Infinity  
Swimming Pool



Jogging  
Track



State-of-  
the-art Gym



Open-Air  
Chess



Badminton  
Court



Padel  
Court



Restaurants  
& Cafe



Retail  
Stores



Cafe &  
Juice Bar



Skate Park



Open-Air  
Golf Simulator



Business  
Centre





# Location

## Where To Find Us

The Community is situated in Motor City, Dubai's sport-themed community. This established, self-contained community is ideally located in the centre of everything the city has to offer, and provides easy access to the city's business districts and many tourist attractions, as well as Dubai International Airport and Al Maktoum International Airport.

