A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Raw District

Location: Downtown Jebel Ali, Dubai

Starting From: AED 649,000

Permit No: 1608131024

Raw District

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Imtiaz Developments	**Apartments & Offices**	**Q1 2029**	**55/5**	**Off Plan**

ABOUT THE PROJECT

Raw District is an innovative mixed-use development by **Imtiaz Developments**, strategically positioned on **Sheikh Zayed Road** in **Downtown Jebel Ali**. Designed as a next-generation urban destination, the project combines premium residential apartments, Grade A office spaces, retail outlets, and lifestyle amenities within a vibrant, integrated community. Inspired by industrial-modern architecture, Raw District embraces exposed materials, open-plan spaces, and contemporary design while creating an environment where living, working, and socialising seamlessly coexist. One of the project's defining features is its **direct pedestrian bridge connection to the Dubai Metro**, offering exceptional accessibility for residents and professionals.

The development comprises **1,072 fully furnished residences** alongside **201 commercial units**, offering an exclusive collection of **studio, 1, 2, and 3-bedroom apartments** ranging from approximately **380 sq. ft. to 1,400 sq. ft.** Every residence features smart home technology, floor-to-ceiling windows, premium furnishings, contemporary kitchens with integrated appliances, elegant bathrooms, built-in storage, and intelligently designed layouts that maximise space and natural light. The fully furnished concept allows homeowners and investors to benefit from a turnkey property that is ready for immediate occupancy or leasing upon completion.

Residents enjoy a curated collection of lifestyle amenities that support a modern urban lifestyle. Facilities include rooftop swimming pools, a state-of-the-art fitness centre, landscaped podium gardens, co-working

spaces, creative studios, residents' lounges, children's play areas, cafés, restaurants, retail promenade, concierge services, covered parking, and 24-hour security. The integration of residential, office, and retail components creates a self-contained neighbourhood where convenience, productivity, and leisure are all within walking distance. Direct metro connectivity further enhances the project's appeal for professionals working across Dubai's business districts.

Strategically located in **Downtown Jebel Ali**, Raw District offers outstanding connectivity to **Expo City Dubai**, **Jebel Ali Free Zone (JAFZA)**, **Dubai Marina**, **Palm Jebel Ali**, **Al Maktoum International Airport**, and **Dubai South** via **Sheikh Zayed Road** and the **Dubai Metro Red Line**. The area is rapidly emerging as one of Dubai's most promising investment corridors, supported by major infrastructure projects, growing commercial activity, and increasing residential demand. Developed by **Imtiaz Developments**, renowned for delivering premium fully furnished communities, Raw District represents an exceptional opportunity for homeowners and investors seeking strong rental yields, flexible payment plans, and long-term capital appreciation in a high-growth location.

Why Buy Raw District Through A1 Properties?
Purchasing **Raw District** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in emerging investment destinations and premium mixed-use developments. Our consultants provide personalised guidance to help you identify the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** Our in-depth understanding of Downtown Jebel Ali's transformation and Imtiaz Developments' proven track record enables us to help you secure a premium property with exceptional lifestyle value and outstanding long-term investment potential.

PAYMENT PLAN

20%	**35%**	**5%**	**40%**
Down Payment	During Construction	On Handover	Post Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.