

Antalya

BY **KARMA**



SHAPING DUBAI'S FUTURE TOGETHER

THE 2040 VISION

His Highness Sheikh Mohammed unveils the 20-Minute City—part of the Dubai 2040 Urban Master Plan—where 80% of daily needs are accessible within 20 minutes by foot or bike. With 60% of land dedicated to green spaces, enhanced connectivity, and vibrant urban hubs, Dubai is redefining sustainable, future-ready living. Designed to accommodate significant population growth, this visionary plan drives strong demand for prime real estate. Invest now in a city where innovation, livability, and long-term value converge seamlessly.

INVESTING IN DUBAI REAL ESTATE

WHY IT'S THE SMART CHOICE



EXCEPTIONAL RETURN
ON INVESTMENT (ROI)



STRATEGIC LOCATION



PERSONAL TAX FREE
ENVIRONMENT



STRONG REGULATORY
FRAMEWORK - ESCROW



WORLD-CLASS
INFRASTRUCTURE



GOLDEN VISA

A COMMUNITY BUILT FOR CHAMPIONS

DUBAI SPORTS CITY

Dubai Sports City stands as a truly exceptional destination where elite sports infrastructure harmoniously converges with dynamic residential communities. Meticulously crafted to cater to professional athletes, passionate sports enthusiasts, and modern families, this vibrant enclave redefines urban living through the lens of wellness and activity. Boasting state-of-the-art stadiums, training academies, and recreational amenities, Dubai Sports City fosters an environment that inspires movement, excellence, and a balanced lifestyle. Nestled strategically in the heart of Dubai, it offers not just a place to live, but a thriving, energetic atmosphere where health, ambition, and community thrive in unison.

CHOOSE YOUR SPORT



DUBAI INTERNATIONAL CRICKET STADIUM



FOOTBALL ACADEMIES AND FIELDS



BASKETBALL & VOLLEYBALL COURTS



TENNIS COURTS



THE ELS CLUB – CHAMPIONSHIP GOLF COURSE



ATHLETICS TRACK



FITNESS CENTER



CHILDREN'S SPORTS ACADEMIES



RUGBY TRAINING GROUNDS & EVENTS

WHY DUBAI SPORTS CITY?



STRATEGIC LOCATION

Centrally located with easy access to Al Khail Road, Hessa Street, and Sheikh Mohammed Bin Zayed Road, ensuring seamless connectivity across Dubai.



WORLD-CLASS SPORTS FACILITIES

Home to top-tier venues including the ICC Cricket Academy, Els Golf Club, and Dubai Sports Village, offering unparalleled sporting and training opportunities.



VIBRANT COMMUNITY LIVING

A well-planned, family-friendly neighborhood with parks, fitness centers, schools, and retail hubs, creating a perfect balance between work, life, and leisure.



AFFORDABLE LUXURY PROPERTIES

Unlike the high-end price tags seen in areas like Downtown Dubai or Dubai Marina, Dubai Sports City presents an opportunity to own elegant and well-designed properties at a fraction of the cost.



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Step into a world where elegance meets innovation—an extraordinary haven where luxury is not simply defined, but redefined. This architectural masterpiece blends timeless sophistication with visionary design, creating a sanctuary of unmatched refinement and indulgence.

From its striking façade to meticulously crafted interiors, every detail speaks of artistry, taste, and a quiet grandeur. Revel in breathtaking views, world-class amenities, and an atmosphere reserved for the truly discerning.

Here, opulence transcends expectation—it is a way of life. Welcome to a place where the exceptional is not imagined, but beautifully brought to life.





AMENITIES

- | | | | | |
|--------------------|--------------------|-------------------------|-----------------------------|--------------------------|
| 1. INFINITY POOL | 6. BBQ AREA | 11. FAMILY SITTING AREA | 16. PARTY HALL / CLUB HOUSE | 21. MOCKTAIL BAR |
| 2. OVERFLOW POOL | 7. KIDS PLAY AREA | 12. DOGS PARK | 17. MALE SAUNA | 22. SNOOKER |
| 3. CHILDREN'S POOL | 8. YOGA | 13. MINI GOLF | 18. FEMALE SAUNA | 23. COVERED PARKING |
| 4. JACUZZI | 9. ZEN GARDEN | 14. OUTDOOR GYM | 19. MALE CHANGING AREA | 24. NANNY ON CALL |
| 5. OUTDOOR CINEMA | 10. INSTAGRAM SPOT | 15. INDOOR GYM | 20. FEMALE CHANGING AREA | 25. HOUSEKEEPING ON CALL |

TRANQUILITY

A space where stillness speaks and togetherness blooms. In the heart of the Zen garden, every stone, leaf, and breeze invites you into quietude—a pause from the pulse of life. Just steps away, the family sitting area welcomes laughter, stories, and unhurried moments. Surrounded by sylvan textures and soft light, this is where serenity and bonding coexist. A shared breath, a gentle hush—this is where you simply be.





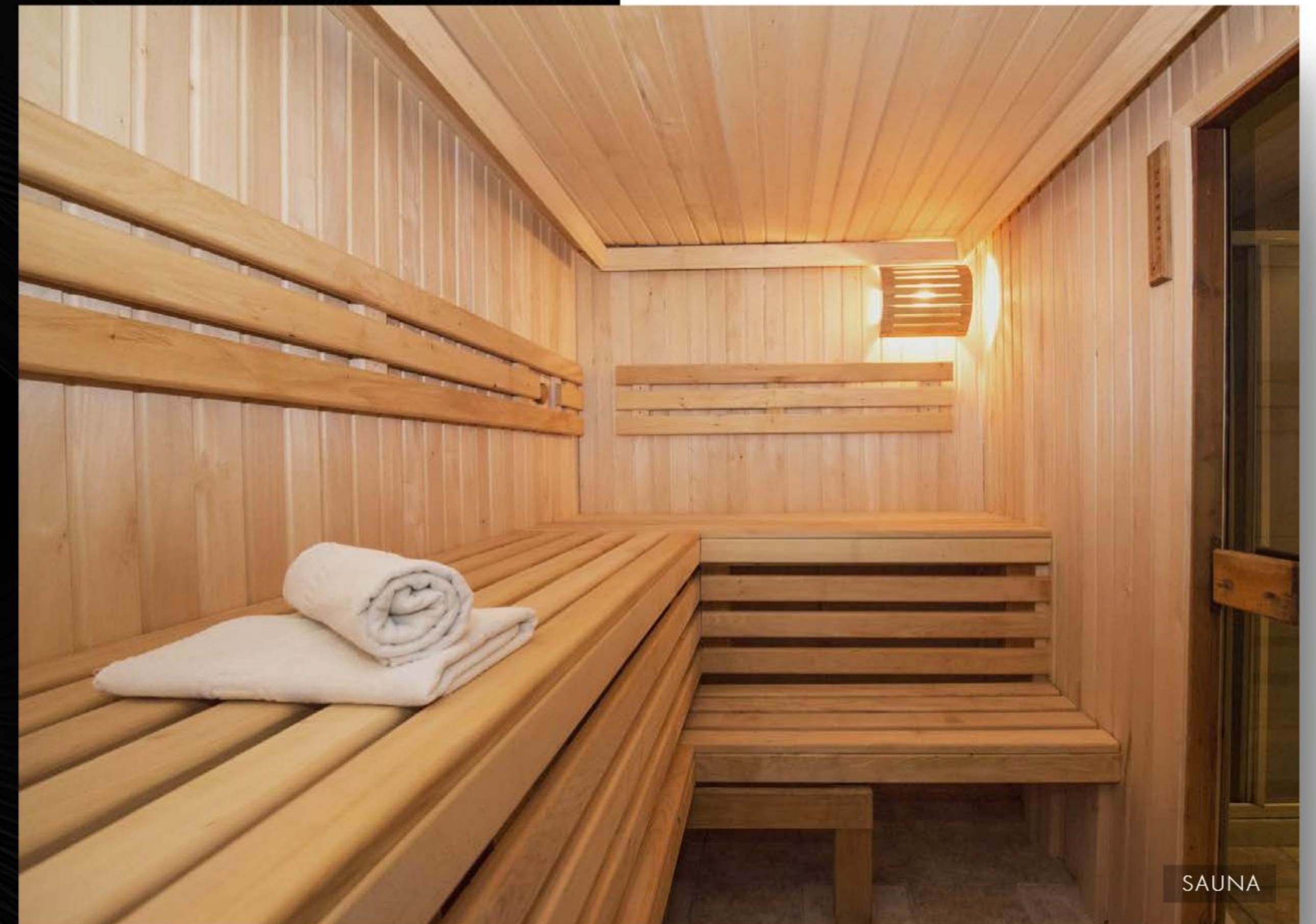
PLAY LOUD SAVOR SLOW

Where giggles echo and flavors linger. The kids' play zone bursts with joy, inviting little adventurers to climb, laugh, and explore in a space designed for imagination to run free. Just steps away, the BBQ area offers a cozy spot for grown-ups to gather, grill, and unwind under open skies. Framed by nature and filled with life, this is where energy meets ease—a shared space where families come alive in every way.



ALIGN. EMERGE. EXHALE.

Begin in stillness, move with grace. In our open-air yoga haven, you'll flow through breath and body beneath the sky, anchored in eunoia and surrounded by verdant calm. Then, retreat to the lumen-warmed sauna, where time softens and serene quiets the mind. Here, wellness is not a routine, it's a ritual. A space to align your essence, emerge renewed, and fully, deeply exhale.



SAUNA



YOGA AREA



INDOOR GYM



OUTDOOR GYM

TRAIN WITH INTENTION

This isn't just a gym—it's your ritual of resilience. Step into a space where focus sharpens and energy ignites. With thoughtfully curated equipment, natural light, and a setting that inspires movement, every session becomes a journey—from sweat to stillness, from effort to elevation. Whether you're building strength, chasing clarity, or simply showing up, this is where you forge your edge and flow into your best self.



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