

LISTONE Residence

AFFORDABLE LUXURY MADE SMART

Presented by



www.abragroup.ae

AFFORDABLE
LUXURY
MADE SMART



DUBAI

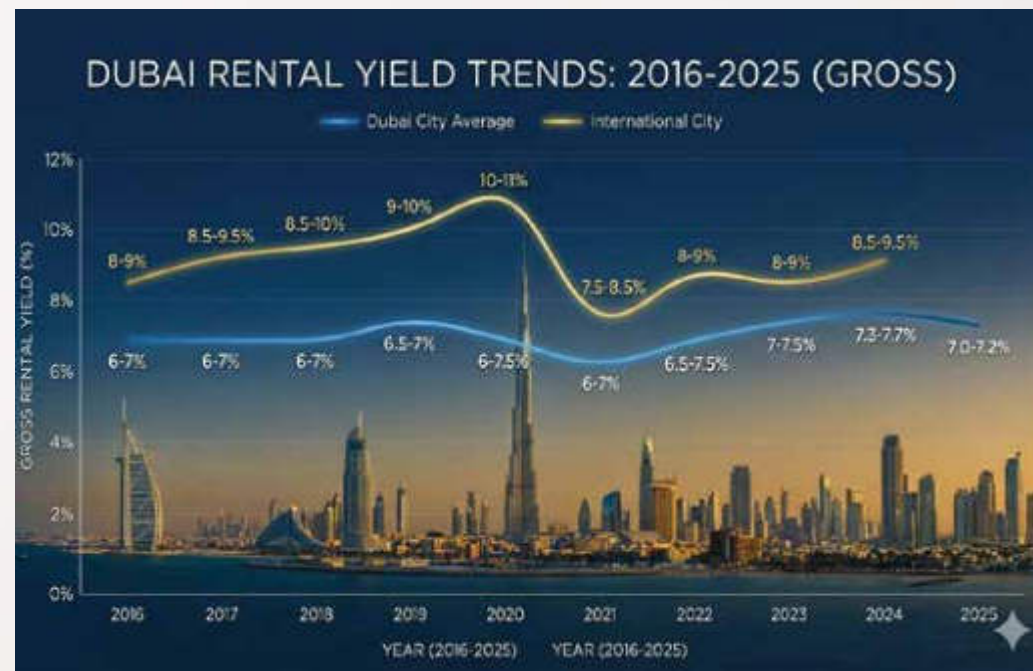
Dubai is not defined only by its landmarks. It is one of the world's most powerful migration cities —attracting not only global millionaires, but also a vast inflow of working professionals, families, and long-term residents across income levels. This rare, multi-layered population structure creates genuine diversity and sustained everyday housing demand, making affordable residential communities the true foundation of Dubai's property market.



INTERNATIONAL CITY

International City is a high-density residential zone designed to support Dubai's population-led growth. Unlike landmark-driven districts, it absorbs large volumes of long-term residents across income levels, creating one of the city's most consistent rental markets. Its scale, density, and everyday functionality make it a core engine of Dubai's real residential demand.

In recent years, International City has consistently delivered rental returns above Dubai's average, supported by its mature and abundant amenities such as parks, supermarkets, and schools—creating favorable conditions for investors.





INTRODUCTION

WHERE NEBULA MEETS LUXURY

Listone Residence invites you to dwell in the soft celestial glow of a nebula, where flowing architectural lines meet curated luxury living and panoramic terraces that frame the sky like a work of art.



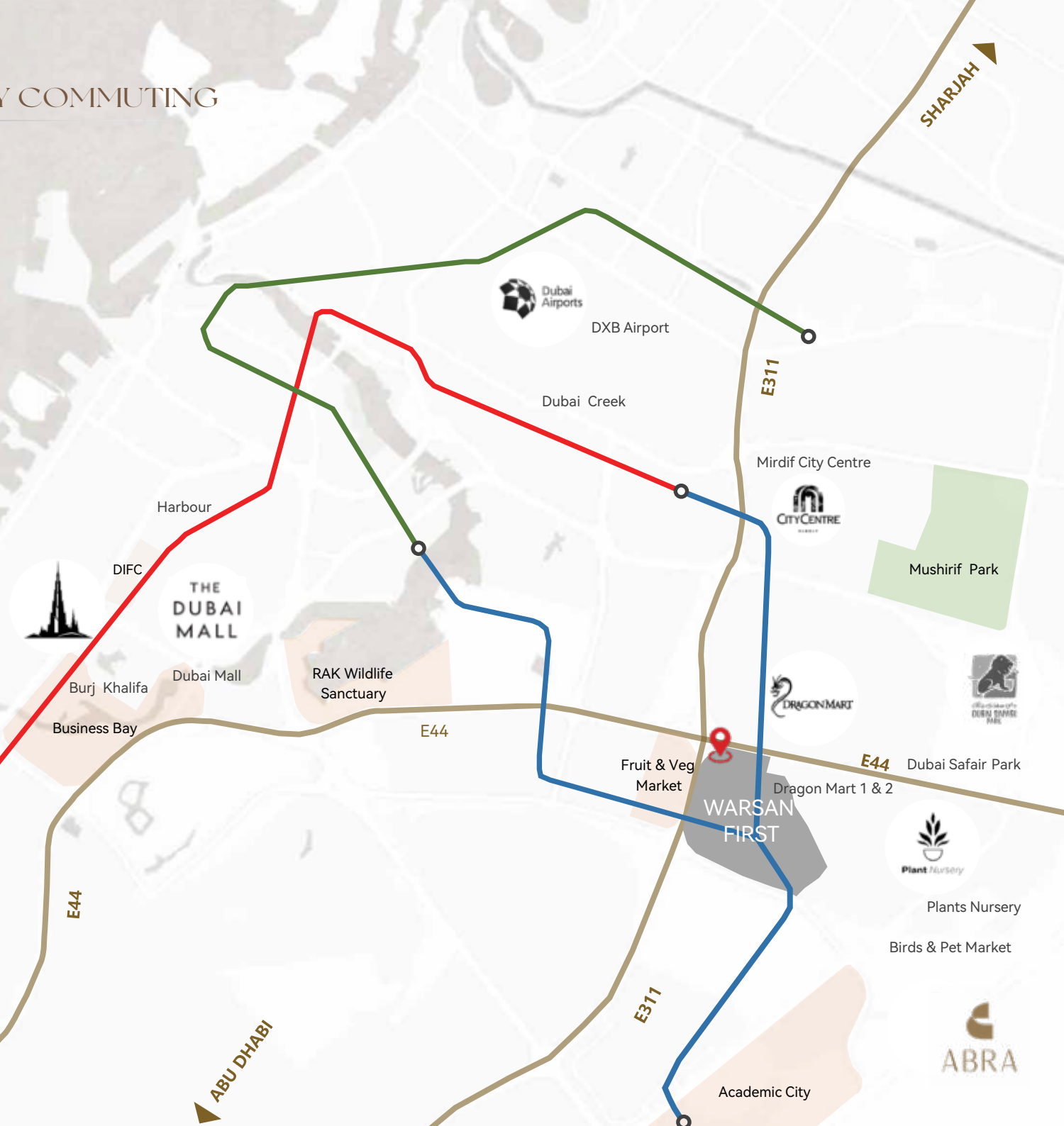
WELL-CONNECTED FOR DAILY COMMUTING

- 3 mins to Dragon Mart 1 & 2
- 5 mins to Fruit & Veg Market
- 10 mins to Dubai Safari Park
- 12 mins to Dubai Creek Harbour
- 15 mins to Dubai International Airport
- 20 mins to Downtown Dubai & Dubai Mall

DUBAI METRO LINES

- RED LINE
- GREEN LINE
- FUTURE BLUE LINE

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LIFE
WITHIN REACH

LISTONE RESIDENCE

E44



20+ Schools and Nurseries
In Al Warqa



METRO Station



Bus Stop



Bus Stop



Bus Stop



Dragon Mart



Bus Stop



Bus Stop



Bus Stop



Bus Stop



Bus Stop



Bus Stop



35+ Supermarkets,
200+ Restaurants

Park

Park

Park

Park



Planned School



Planned School



Dubai Fruit & Veg Market



Nesto Hypermarket,
Al Warsan



The Fresh Market



ABRA

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LIVING FACILITIES

Life is not a race against the clock, but a journey to be savored. In an era that glorifies speed and excess, the wisdom of choosing a life of slowness and simplicity has never been more profound.



ROAD CONNECTIVITY

Road Connectivity—Direct access to E311, E44, D77 supports efficient daily commuting to key areas across Dubai, including DXB Airport.



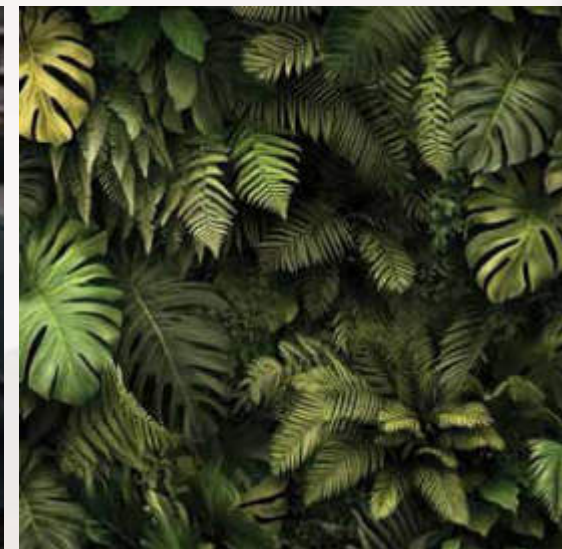
DAILY AMENITIES

Everyday Convenience—Groceries, clinics, laundries, salons and community retail—all within walking distance.



SCHOOLS NEARBY

Education Nearby—A planned school lies just across the road, while the neighborhood Al Warqa district and the academic city area offer a broad and well-established educational landscape.



COMMUNITY PARKS

Park surrounded—Enjoy sports and green park at next door.

STABLE RENTAL DEMAND

International City is a well-established residential district with steady rental demand from families and working professionals, including educators and service-industry personnel — making it a practical choice for long-term investment.





BUILDING STRUCTURE	G+2P+6 floors
RESIDENTIAL UNITS	312 units
UNIT MIX	Studio, 1 & 2 Bedroom
UNIT SIZE	341 - 1555 SQ FT

LISTONE RESIDENCE

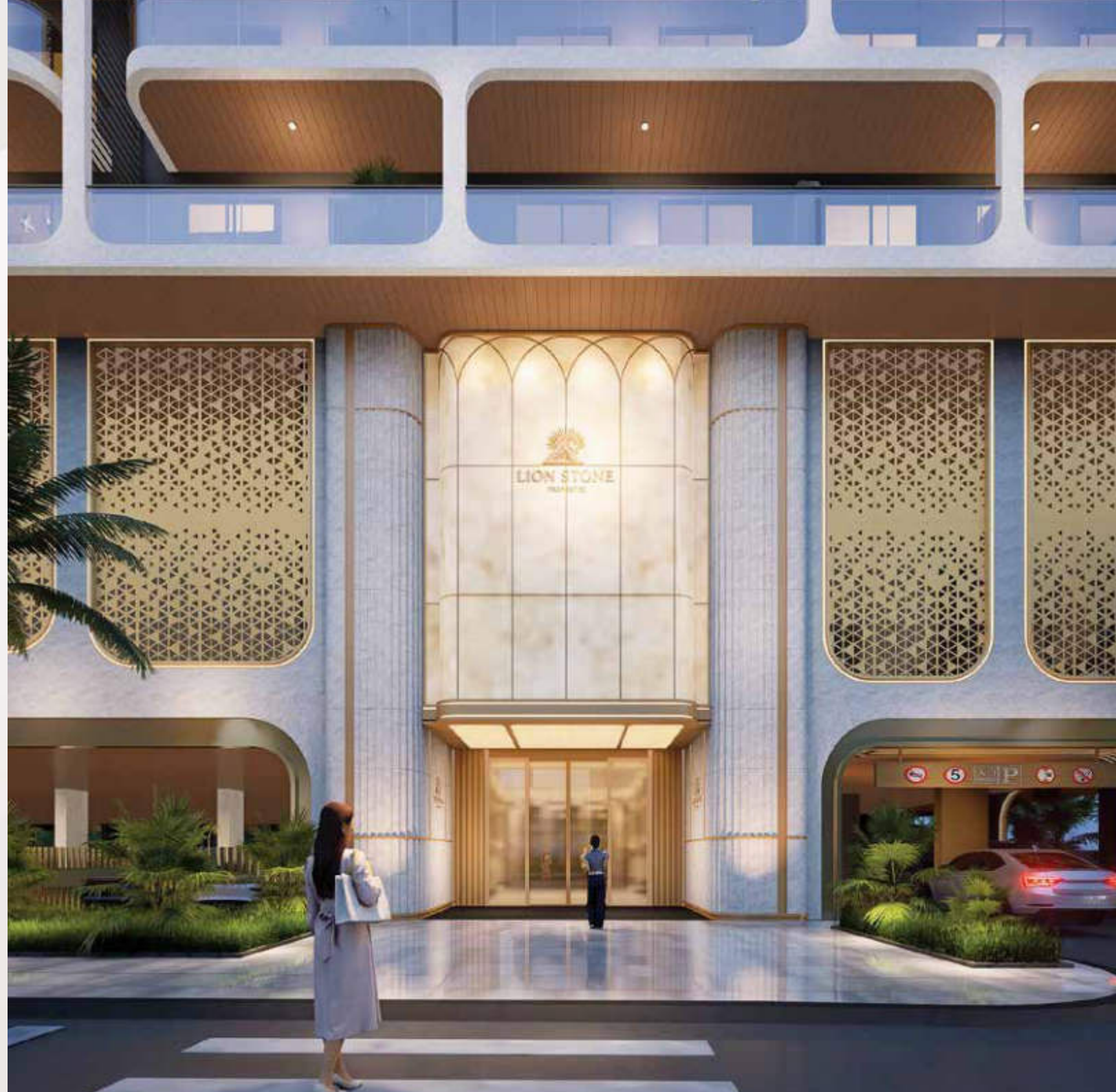
Beneath golden sunrises and starlit evenings, the residence blends nature's serenity with refined comfort — where garden breezes fill each home, polished finishes meet soft greenery, and everyday living feels both elevated and grounded in beauty.

LISTONE RESIDENCE

Family-Oriented Community. Calm, affordable and practical living, with parks, playgrounds and family-focused amenities.

ICONIC ENTRANCE

Level of quality beyond expectations, turning every return home into a moment of joy. Clean lines, controlled lighting, and refined finishes create a calm and confident first impression.





LOBBY

Stepping into the lobby, the marble floor is bathed in soft lighting, adding a touch of futuristic charm to the space as we step into our welcoming home.

AMENITIES

- Badminton Court
- Infinity Pool
- Padel Court
- Kids' Pool
- Table Tennis Tables
- Children's Playground
- Jogging Track
- Outdoor Cinema / Events Area
- Indoor Yoga Studio
- BBQ Area
- Indoor Gym



At Listone Residence, life unfolds with multifaceted grace — dive into the pool's serene embrace, ignite vitality in the fitness studio, and savor the dynamism of the padel court. Every amenity weaves into your rhythm, creating a life where relaxation and energy coexist in harmony.



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