

SOUK WARSAN

TOWNHOUSES

Unmatched Living Experience



SOUK WARSAN

TOWNHOUSES

SOUK WARSAN

SOUK WARSAN PRESENTS THE
BEST OF BOTH WORLDS

Maintain a sense of being connected when you are surrounded by all that
you need while living atop with uninterrupted views.



SATISFY LIFE'S BASIC DEMANDS



Live a happy and productive life amidst all that you need. Abundance as its emphasis and convenience the end goal, Souk Warsan offers the great luxury of choosing from prolific retail options and occupying the most sought-after space. The Souk is home to 650,000 sq. ft. of retail space, 1,170 shops, 30 restaurants and cafés, and spreads across eight buildings comprising of two floors of retail. When you live at Souk Warsan, you won't have to go anywhere else.



HAVE IT ALL



Have it all at the comfort of your own home, particularly a time spent out with loved ones. Enjoy your friend's company a few meters away from home. Live where options abound and a night-out close to home will feel like a night-in, but better.

RETAIL ABOUND



Private and secure, with the retail center at the heart, the scenery unfolds around each property. Step into a lifestyle of convenience and luxury in a beautifully crafted community of linear shops sleeping underneath rows of elegant townhouses, offering each property direct access to its wide variety of convenient stores and fun activities.

SOUK WARSAN

TOWNHOUSES

THE TOWNHOUSES



ELEVATED LIVING AT ITS BEST

The perfect mix of duplex-living, convenience, and elevation, Souk Warsan townhouses will allow you to live the life you've always imagined. Long commutes and tedious shopping sprees are a thing of the past, as the townhouses live atop a renowned retail center with restaurants and coffee shops spread all around you.



LIVE AT THE TOP

Stretching the limits of design, the exclusive Souk Warsan townhouses will delight avid shoppers with a state-of-the-art retail center, world-class restaurants, and numerous convenient stores.

Located above Souk Warsan and spread across eight buildings, Souk Warsan Townhouses comprises of a collection of modern three-bedroom townhouses with expansive outdoor spaces. Souk Warsan offers almost 1,170 stores as well as 30 cafes and restaurants with indoor and outdoor dining.





A BREATH OF FRESH
AIR ACCOMPANIED BY
UNINTERRUPTED VIEWS

SOUK WARSAN

TOWNHOUSES

FACT SHEET

MASTER COMMUNITY

- ❑ An ideal living destination for you and your family, with a great property investment opportunity
- ❑ Souk Warsan includes a wide range of retail outlets such as restaurants, supermarkets, small businesses, gyms and recreational sports facilities, as well as a wide range of retail services
- ❑ The Souk is home to 650,000 sq. ft. of retail space, 1,170 shops, 30 restaurants and cafés, and spreads across eight buildings comprising of two floors of retail
- ❑ Souk Warsan is located in the international city belt and only a 5-minute drive to restaurants, malls, movie theaters, clinics, and major super and hypermarket chains
- ❑ 10 minutes away from the international airport
- ❑ 20 minutes away from The Dubai Mall and The Mall of the Emirates
- ❑ Al Khail road has a direct exit

TOWNHOUSES

- ❑ The units are townhouses on the podium level with stunning views and offers private community living
- ❑ Souk Warsan Townhouses comprises of a collection of modern three-bedroom townhouses with expansive outdoor spaces
- ❑ The units are large, with an average built-up area of 2300 square feet and two parking places on the ground floor
- ❑ The townhouses on the podium level are big and boast uninterrupted views.
- ❑ The townhouses offer plenty of indoor living spaces, balconies, and outdoor seating to take in the views and enjoy the beautiful weather
- ❑ The townhouses feature large living areas and are home to big kitchens, giving its residents all of the space they need to live a happy and comfortable life.
- ❑ 3 bedroom townhouses that come with 2 parking spaces

INTERNATIONAL CITY



International City is one of the most affordable housing areas of Dubai's ever-expanding real estate market. According to Bayut 2020 Dubai Market Report, investing in property is a popular option with the best rental yield recorded. Besides affordable accommodation, residents enjoy various perks living in Dubai International City. They have access to the grand Dragon Mart and a range of reputed educational institutes.



SOUK WARSAN

TOWNHOUSES

THE INTERIORS

LEAD A LIFE THAT SUITS YOU

Souk Warsan offers a collection of single-row ready townhouses with clean finishes and elegant structures. The property warmly welcomes you with an entryway leading to comfort that screams home. The sequence continues into the spacious main internal living rooms on the ground floor, which are surrounded by an ample terrace.





3-BEDROOM TOWNHOUSES



3-Bedroom
Townhouses



2 Parking
Spots



Area
2,300 Sq ft



Terrace

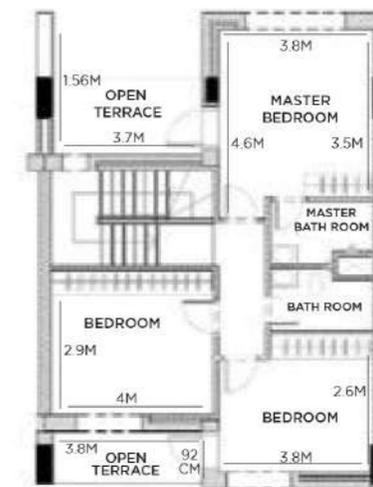


TYPICAL FLOOR PLANS

G+1 STRUCTURE



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Size 2300 Sq Ft + 2 Parking

SOUK WARSAN

TOWNHOUSES

THE AMENITIES

NOURISH YOUR SOUL IN WHATEVER
WAY YOUR HEART DESIRES

MAKE THE MOST OF YOUR LEISURE



This unmatched development provides luxury living on a grand scale where indoor and outdoor living blends seamlessly throughout the Souk and the all-inclusive retail center at its heart. The community offers world-class amenities that include Warsan Club, featuring a restaurant, sports lounge, state-of-the-art gym and pool, sports court, karaoke rooms, sports treatment rooms, and children's pool and park.



AN UNMATCHED LIVING EXPERIENCE

Perfectly situated at proximity to International City where the neighborhood has everything to please every eye and nourish each soul.

- ❑ Churches, Temples and Mosques in International City Dubai
- ❑ Nurseries and Schools in international city Dubai
- ❑ Shopping, Dining and Nightlife & Supermarkets in the international city
- ❑ Dragon Mart Mall 1 & 2
- ❑ Beaches Near international city
- ❑ Leisure activities and notable landmarks
- ❑ Outdoor activities, fitness and beauty
- ❑ Dubai International airport is 25 minutes away
- ❑ A 30 to 35-minute drive to the Central District, Dubai Marina
- ❑ Dubai central fruit and vegetable market is just 8 minutes away
- ❑ Sheikh Zayed road is 30 minutes away
- ❑ Academic City and Residential hub Dubai Silicon Oasis are close neighbours

COMMUNITY MAP



SOUK WARSAN

TOWNHOUSES

THE LOCATION

MADE FOR BETTER LIVING

Perfectly situated at proximity to International City and only a stone's throw away from Dragon mart, Al Warsan brims with life, energy and vibrancy. Choose your ideal lifestyle from the hustle and bustle of the city to the gorgeous surroundings of luscious greens, the neighborhood has everything to please every eye and nourish each soul.



LOCATION

Enviably located in the center of Dubai

5 mins from Dragon Mart

5 mins from Mirdif City Centre

10 mins from Global Village

15 mins from Downtown

20 mins from Dubai Marina



SOUK WARSAN

TOWNHOUSES

6.

THE DEVELOPER

RANGE

INTERNATIONAL PROPERTY INVESTMENTS

With a combined experience of over two decades, Range is one of the most experienced Real Estate brokers in the region and has seen the Dubai market grow from its early days to the incredible opportunities that it offers today.

Dubai-based Nakheel is a world-leading master developer whose innovative, landmark projects form an iconic portfolio of master communities and residential, retail, hospitality and leisure developments that are pivotal to realizing Dubai's vision. Nakheel's waterfront projects, including the world-famous, award-winning Palm Jumeirah, have added more than 300 kilometres to Dubai's original, 70km coastline, paving the way for the development of hundreds of seafront homes, resorts, hotels and attractions.

