Dubai Sustainable City

by Diamond Developers
With experience in several development projects in Dubai over the past decade, cognisant of the emerging trend in sustainable development and in line with His Highness, Sheikh Mohammed Bin Rashid’s initiative towards a “green economy for sustainable development”, Diamond Developers sought to envisage a project that would fit the needs of the people living in urban Dubai while respecting the country's heritage and environment.
As a result, Diamond Developers' inspiration for this project follows from two very distinct communities: Al Bastakiya, Dubai and UC Davis' West Village, California, USA.
Dubai Sustainable City is approximately 46 hectares in area and is located in the heart of Dubailand between Mohammad Bin Zayed Road and Dubai Bypass / Emirates Road which is approximately 25min away from Mall of the Emirates by car.
Project Highlights

- Mixed-Use Area
- Productive Agricultural Landscape & Biodome Greenhouses
- Research Institute
- Museum & Planetarium
Project Highlights

Solar-Shaded Parking

Residential

Mosque

School, Kindergarten & Nursery

Eco-resort & Spa
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Project Highlights - List

- A total of **500 residential** units over 5 Clusters.
- A **Resort** comprised of **43 bungalows** and **100 units**.
- **Institute** campus to withhold a capacity of **600 students**.
- Educational facilities comprised of a **Primary School, Kindergarten, Nursery** and playground, all of which share common sports facilities.
- On-grade mixed use activities comprised of **Retail shops, Plazas, Apartments, Offices, Country Club** and **Mosque** with underground parking level.
- **Open spaces**, buffer zones and cycling/walking trails.
- **Productive agricultural landscapes** and **biodome greenhouses**.
- **Equestrian Centre** offering horse-riding classes and an **equestrian trail** running along the perimeter of the city.
Dubai Sustainable City will build an enduring legacy for Dubai, by developing a first-of-its-kind fully-sustainable community from the environmental, economic and social aspects.

In this context we see Sustainable Development as a mode of human development in which resource use aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come.
Sustainable Development

Environmental
- A Viable Natural Environment

Social
- Nurturing Community

Economic
- Sufficient Economy

Sustainable Natural & Build Environment
Sustainable Economic Development
Equitable Social Environment
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Embracing all aspects of urban sustainable development.
• 70% of the development planned as green open space.
• 30 meter-wide ‘green belt’ all around the city including leisure track.
• City’s central spine dedicated organic farming land with biodome greenhouses.
• Buildings will consume 30% less energy when compared to conventional residential houses in the region.
• Extensive use of solar panels that will be used on the residential units and expected to produce around 50% of each household's required energy.
• Potable water treated and used for irrigation.
• A 'low-carbon' community development with several designated “vehicle-free” zones.
Central spine and biodome greenhouses dedicated for organic farming
• Every unit owner, will automatically be assigned shares in the commercial zone.

• The annual dividends from the operating profits of the mixed-used / commercial space are expected to compensate for any maintenance costs and part of the household's DEWA bill.

• Residential homes, institute, school, offices, and the resort will be provided with the following to meet the target of 30% reduction in energy consumption:
  – Solar water Heater;
  – LED lights;
  – Energy star home appliances.

• Subsidized electric car for unrestricted vehicular access throughout the city.
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Solar panels on rooftops and parking areas
• Low-population density and family-friendly community development
• Facilitate the nurturing of community-conscious neighbourhoods allowing all members of the community to organise and participate in the activities within the city.
• Range of facilities made available in the city will meet the different personal and communal needs of its residents.
• Not only set on providing residential space but it is also envisaged to have the capacity to provide everyone the opportunity to study, work and enjoy his/her leisure time.
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Nurturing of community-conscious neighbourhoods
• The agreed selling prices will include:
  – Green appliances
  – Rooftop solar panels
  – Dedicated parking lot
  – Subsidiary for electrical car
  – Electric golf car
  – Rooftop garden area
  – VRV HVAC systems
  – LED lighting design
  – Community ownership share 1/1000.
For expression of interest and enquiries, we invite you to contact us or visit our office:

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