



**THE SUSTAINABLE CITY**

A PROJECT BY DIAMOND DEVELOPERS



**SUSTAINABLE LIVING**



# THE SUSTAINABLE CITY

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## WHO WE ARE...



**DIAMOND**  
DEVELOPERS

Established in 2003, Diamond Developers was one of the first companies in Dubai to enter the freehold property and real estate development industry. Since the early days, Diamond Developers has conceptualised and delivered a portfolio of premium developments of high economic and aesthetic value. Embracing the principles of sustainability, Diamond Developers is focusing on urban development projects that minimize the impact on the environment and improve the quality of life of the community without compromising the needs of future generations.

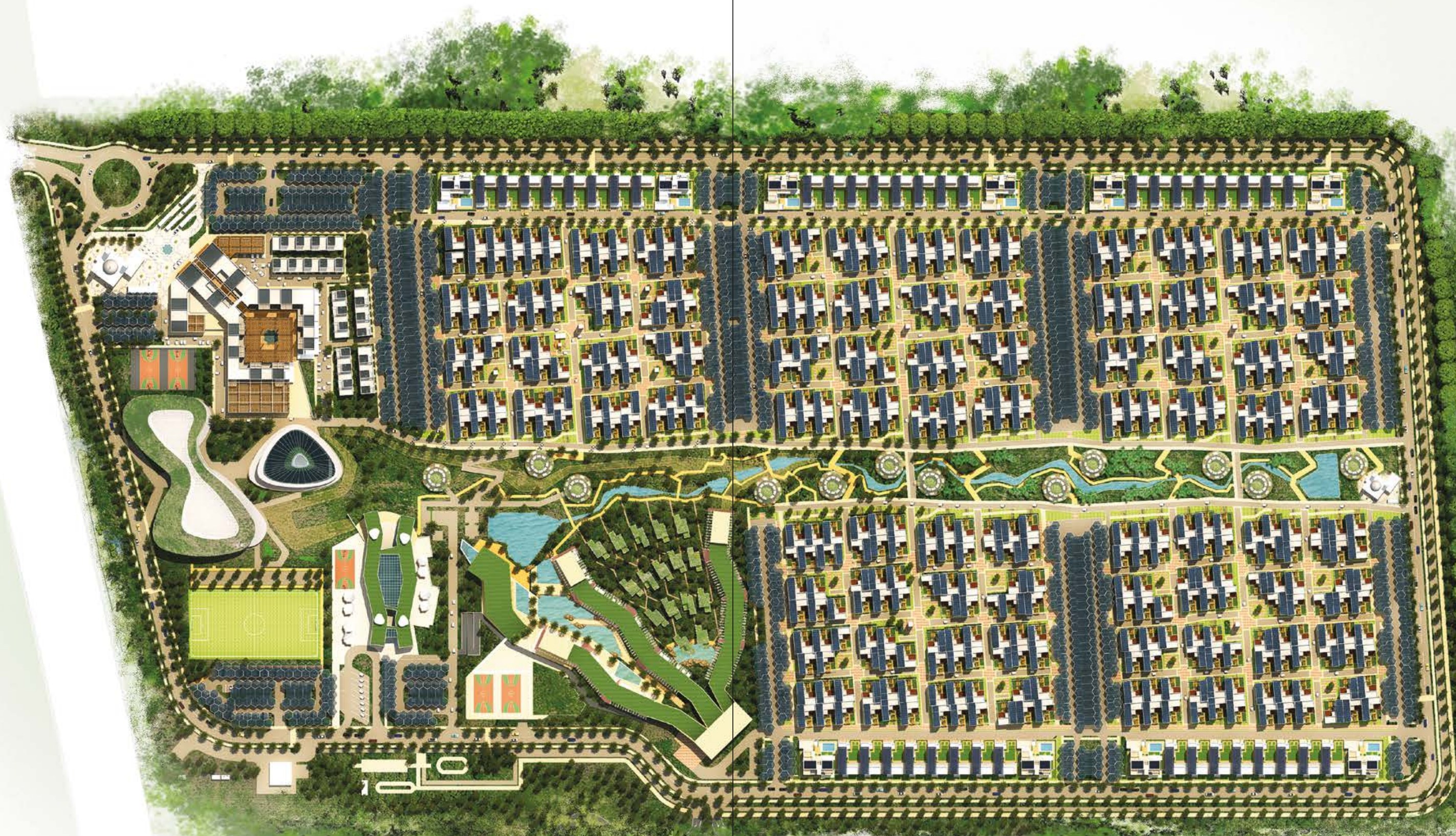
Diamond Developers' vision is to become a regional leader in offering practical sustainable living solutions and to inspire people to lead healthy lifestyles.

## WHERE WE ARE...

25°1'31.64"N  
55°16'37.45"E



- 15 minutes' drive from Downtown Dubai, Burj Khalifa, Dubai Mall, Mall of the Emirates, Dubai Marina, Jumeirah Beach Residences.
- 20 minutes' drive from Dubai International Airport.
- Surrounded by Arabian Ranches, Akoya, Mudon and Al Waha developments.
- 10 minutes' drive from World Expo 2020 location.



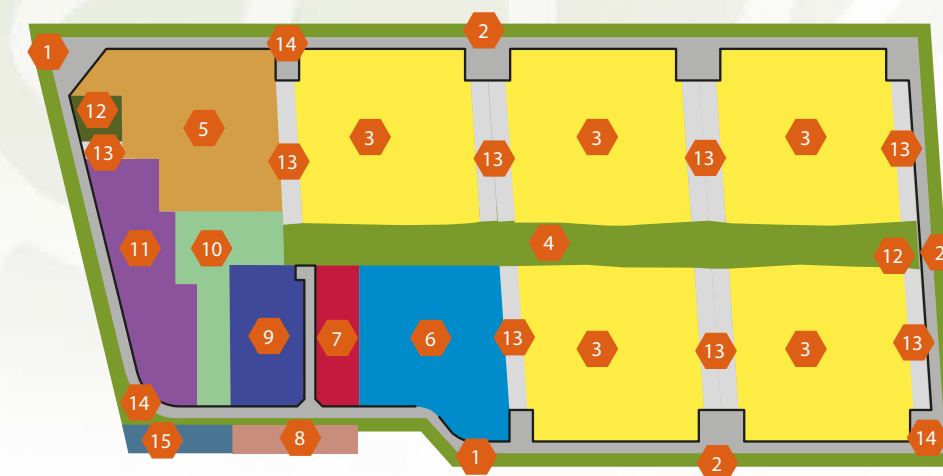
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The Sustainable City



## MASTERPLAN

- |   |                                                         |    |                                  |
|---|---------------------------------------------------------|----|----------------------------------|
| 1 | Entrances                                               | 8  | Equestrian Centre                |
| 2 | Buffer Zone (Green Belt, Cycling and Equestrian Trails) | 9  | Green School                     |
| 3 | Residential Villas                                      | 10 | Planetarium                      |
| 4 | Organic Farm and Biodomes                               | 11 | Sustainability Excellence Centre |
| 5 | Community Centre                                        | 12 | Mosques                          |
| 6 | Eco-resort                                              | 13 | Solar Covered Parking            |
| 7 | Community Club                                          | 14 | Ring Road                        |
|   |                                                         | 15 | Utilities                        |



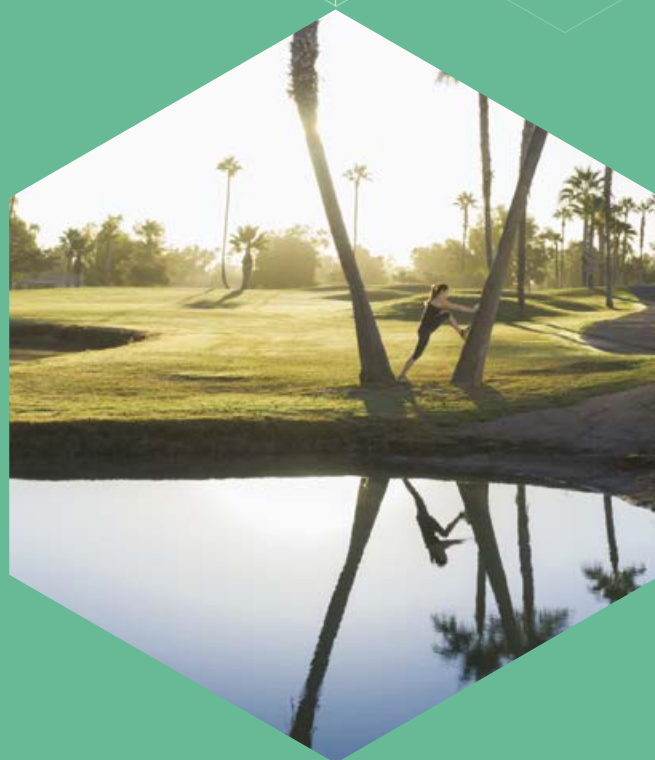


10 MWp  
SOLAR PRODUCTION



2016  
CITY COMPLETED

500  
VILLAS



100%  
RECYCLING OF  
WASTE & WATER

5,000,000  
Sq ft (46 HECTARES) TOTAL AREA



10,000 TREES

2,700  
RESIDENTS

## PROJECT HIGHLIGHTS

- Cycling and Equestrian Trails
- Shaded Pedestrian Paths
- Car-Free Zones
- 26 Community Plazas
- Green-Belt with 5 layers of trees
- Central Farm including Wadi and Biodome Greenhouses



# WHERE WE LIVE...

- L-shaped units offering maximum privacy
- North-facing windows minimizing solar heat gains
- Energy efficient design reducing electricity bills
- Solar panels on rooftops generating renewable energy

- Type 1 Inner Courtyard Villa
- Type 2 Corner Courtyard Villa
- Type 3 Plaza Courtyard Villa
- Type 4 Farm Inner Courtyard Villa
- Type 5 Farm Corner Courtyard Villa
- Type 6 Garden Villa





## 3 Bedroom Courtyard Villa

Built up Area  
3,362 - 3,423 sq ft

### FLOOR PLANS



Roof Top



First Floor



Ground Floor



# 4 Bedroom Courtyard Villa

Built up Area  
3,777 - 3,847 sq ft

Roof Top



First Floor



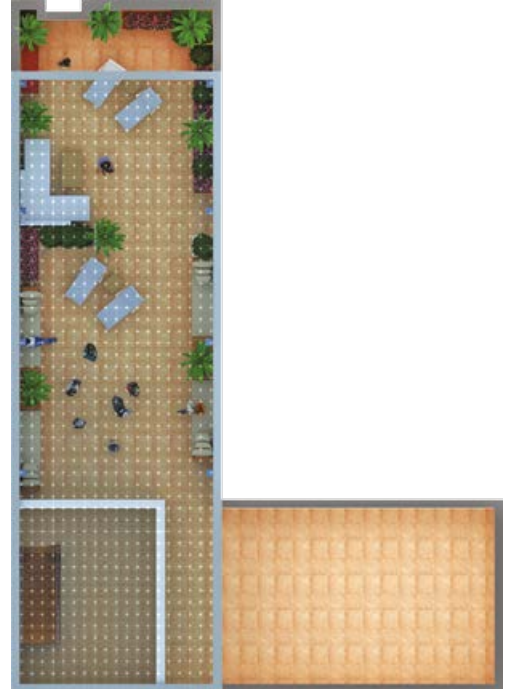
Ground Floor



# 4 Bedroom Garden Villa

Built up Area  
5,140 sq ft

Roof Top



First Floor



Ground Floor





**FREE**  
SOLAR ROOFTOP  
SYSTEM

**FREE**  
LANDSCAPED  
GARDEN

**ZERO net**  
SERVICE FEES

**ZERO net**  
MAINTAINANCE FEES



**ELECTRIC  
VEHICLE SUBSIDY**

## KEY BENEFITS



**FREE GREEN STAR  
HOME APPLIANCES**

**FREE**  
ELECTRIC  
BUGGIE



The Sustainable City provides owners with unique and highly attractive benefits. It demonstrates that luxury living is possible while following sustainability standards. The City will generate much of its own electricity through city-wide and rooftop solar panels. The inspiring architectural designs take into consideration the natural aspects of sunlight, wind and orientation in order to improve air quality and ensure a cooler city microclimate.

## WHERE WE RECREATE...



**4km**  
Equestrian Trail

**450,000sqft**  
OF PARKS, PLAYGROUNDS  
AND LANDSCAPED AREAS

**4km CYCLING  
TRAIL**



Active lifestyles are very much encouraged here. Over 50% of the City consists of parks and landscaped open spaces all linked together with pedestrian-only streets and sikkas. Places of recreation include:

- Central green spine, including farm and biodomes.
- Equestrian trail, cycling trail and pedestrian-only sikkas for an approximately 25km urban network.
- A community club with both indoor and outdoor swimming pools, tennis and squash courts, spa, fitness and wellness centre.
- An Equestrian Centre with stables and training facilities.

## WHERE WE FARM...



The Development promotes the idea of urban agriculture with the inclusion of a 3 hectare farm running across the City's central spine. This community farm accommodates 38,000 sqft (3,500 sqm) of Biodome Greenhouses dedicated to the growing of fruits, herbs and vegetables allowing residents to enjoy local year round healthy food.

Residents will have the opportunity to participate in community farming groups and a Community Supported Agriculture food box program that will see fresh produce and trays of herbs weekly delivered door to door.

The landscape in our city is not just for beautification but, following the principles of permaculture, it strives to have more than one purpose such as creating a cooler microclimate, producing food, cleaning the air, creating habitat or stabilizing and fixing nitrogen in the soils.

## WHERE WE LEARN...



We look at our city as a living laboratory - it is so full of innovation and examples of sustainable living, that it will be constantly presenting opportunities for research, learning and inspiration on how we can live more lightly on Earth. Educational facilities will include a green, nature inspired curriculum Nursery and Elementary School and a Diploma/Degree-level Sustainability Excellence Centre. Learning at The Sustainable City is not just limited to the classroom.

- Learn and Participate in Community Gardening programs
- Learn and Participate in our "Zero Waste" Recycling programs
- Attend outdoor activities and events
- Enjoy entertaining and educational shows about the natural world at the community's Sustainability Science Centre and Planetarium



## WHERE WE GATHER...



The Community Centre includes 45,000 sqft of retail, food and beverage and community services based on the traditional "souk" arrangements of shopping around a central plaza.

- Restaurants and Cafés
- Convenience Store and other Service Outlets
- Fresh Fruit and Vegetable Market
- Open-Area Retail
- Shaded Central Plaza



BE PART OF OUR COMMUNITY