URBAN

Everything Imagined | Everything Possible | Everything Real Estate

URBAN – PARK RESIDENCES

THE COMMUNITY

Dubai Sports City is a dynamic and modern neighbourhood known for its friendly atmosphere and convenience. It offers a comprehensive array of facilities and amenities within close reach. From dining, supermarkets, pharmacies, to top-tier sports facilities, it is an esteemed choice for individuals and families seeking an elevated lifestyle experience.

WHY URBAN – PARK RESIDENCES ?

Located within Dubai Sports City, Urban - Park Residences offers a luxurious living experience where residents can enjoy a plethora of facilities and activities tailored to diverse interests. Convenient access to state-of-the-art sports venues, stadiums and academies for football, cricket, golf, and tennis with trendy dining establishments, shopping destinations, and entertainment venues, ensuring a vibrant lifestyle. Parks, jogging tracks, and recreational spaces abound and proximity to major transportation options, providing you with easy connectivity to the wider city and it's attractions.

KEY FEATURES

- Panoramic views: Iconic landmarks such as the Dubai Marina skyline, the Emirates Golf Club, or the majestic Dubai Sports City Stadium right from the comfort of your home.
- Effortless Commuting: Whether you're commuting for work or leisure, with access to convenient public transportation options allow you to explore Dubai's vibrant cityscape with ease and efficiency.
- Premium Amenities: Access exclusive facilities including a fully equipped gym, lap-sized swimming pool, kids swimming area, and barbecue area for leisure and recreation.
- Pet-Friendly Environment: We warmly welcome your pets, providing special facilities and designated areas for their care and enjoyment within the community, fostering a friendly environment for both residents and their furry friends.
- Sporting Access: Embrace an active lifestyle with nearby access to the best sports venues and academies.
- Advanced Security: We ensure your safety with security features like CCTV surveillance, secure access controls, and 24/7 security personnel.



NEARBY ATTRACTIONS

- High Rated International Schools
- Dubai Autodrome
- Dubai International Cricket Stadium
- The Els Clubhouse & Golf Club
- Dubai Miracle Garden
- Burj Khalifa

Installment	Payment Percentage	Due Date
Reservation Fee	AED 50,000	
1st Installment	10% less the Reservation fee	On/Before the Reservation Date
DLD Registration + Oqood	4% of Sale Price + AED1615	On/Before the Reservation Date
2nd Installment	10%	On Signing of SPA
On Completion	80%	November 2026

*The 2nd Installment shall be due within 30 days of payment of the reservation fee.

Unit	No. of Units	Area - Sq. Ft.	Starting Price
Studio	56	417.75	AED 740k
1 Bedroom	73	739.27	AED 1.245m
2 Bedroom	58	1167.17	AED 1.620m
Total - 187			



AMENITIES



We redefine luxury with our carefully curated amenities, offering residents an unparalleled experience tailored to their needs.

- Fully Equipped Gym
- Lap Sized Swimming Pool
- Smart Homes
- BBQ Area
- Yoga Deck

THE DEVELOPER

Urban Venture is a real estate developer in Dubai, dedicated to transforming urban landscapes with innovative and high-quality residential projects.

With over 20 years of industry expertise, we focus on creating vibrant communities that seamlessly blend modern design, wellness amenities, and sustainable living.

We aim to redefine cityscapes and lifestyles across Dubai.