DISTRICT11
by ALMARWAN

DISTRICT 11

THE FUTURE HAS AN ADDRESS

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THE UAE'S FIRST AI-DESIGNED BUSINESS COMMUNITY

GRADE A OFFICES

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ABOUT DISTRICT 11

SPANNING 3+ MILLION SQ.FT
OF FUTURE-READY INFRASTRUCTURE

11 INTERCONNECTED BUILDINGS
IN A FULLY WALKABLE ECOSYSTEM

FLEXIBLE OFFICES
BUILT FOR EVOLVING BUSINESS MODELS

PREMIUM RETAIL SPACES
FOR LIFESTYLE AND CONVENIENCE

GENEROUS PARKING SLOTS
FOR BUSINESSES AND VISITORS

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LOCATION HIGHLIGHTS

STRATEGICALLY LOCATED IN SHARJAH, DIRECTLY ON SHEIKH MOHAMMAD BIN ZAYED ROAD

10 MINUTES
TO SHARJAH
INTERNATIONAL AIRPORT

20 MINUTES
TO DUBAI
INTERNATIONAL AIRPORT

10 MINUTES
TO UNIVERSITY CITY
& RESIDENTIAL COMMUNITIES

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DESIGNED FOR THE FUTURE

AI-DRIVEN PLANNING
OPTIMIZING FLOW, FLEXIBILITY, AND EXPANSION

HUMAN-CENTERED DESIGN
WITH WELLNESS ZONES, NATURAL LIGHT, AND WALKABILITY

SMART MOBILITY
EV CHARGING, AUTONOMOUS SHUTTLES, AND DRONE DELIVERY HUBS

SUSTAINABILITY
RENEWABLE MATERIALS, SOLAR FAÇADES, AND ECO-EFFICIENT SYSTEMS