SHEIKH ZAYED ROAD, DUBAI

LIFE IN DISPLAY

COMMERCIAL AND
RETAIL SPACES

RAW
DISTRICT II
DUBAI

IMTIAZ

RAW
DISTRICT II
DUBAI

The Raw DNA

Raw District is not a residence and not an office. It is an urban lifestyle philosophy — a declaration of shared DNA. A short walk from the first, fronted by its own park, a second building rises on Sheikh Zayed Road under the same beliefs, the same finishes, the same name. The first gave the district somewhere to live. This gives it somewhere to build. Two addresses, one ecosystem — the SZR district, completing itself. This is life in display, continued.



NOT FOR THE *DEFAULT*

We believe in evolution, shaped by the people, responsive of culture.

CULTURE COMPOUNDS *WE JUST START IT*

Grown from the inside out. Every person who enters adds to it.

LONG LIVE *REAL*

Our spaces are alive and honest. We're not in the amenity business, we're in the transformation business.

SAME ATTITUDE *DIFFERENT CITY*

Raw does not photocopy itself across cities.
It's built from the culture of the place it lands in.

LET IT *COLLIDE*

Built on contrast. Different disciplines, cultures and speeds of thinking. Something real can happen here.

WE ARE NEVER *FINISHED*

We believe in evolution, shaped by the people, responsive of culture.

BRING WHAT
YOU'RE CREATING

Most buildings ask what you do. We'd rather know what you're working on. You don't arrive here finished — you arrive mid-idea, mid-project, mid-pivot, and the place is built to meet you there. Not sorted by income. Not filtered by industry. By appetite. By instinct. By the refusal to be ordinary. If that sounds like you, you already belong here.



A PARK AWAY

Step out and the city doesn't begin with traffic. It begins with a park. 80,000 square feet of flame trees that set the front of the district alight every summer — and on the far side, the metro. Getting there isn't a commute. It's an experience: a walk through colour, under canopy, before the day has even started. The first Raw District set the standard on Sheikh Zayed Road. The second gives the corridor its centre of gravity.



METRO STATION
A park away

PALM JEBEL ALI
10 minutes

EXPO CITY
10 minutes

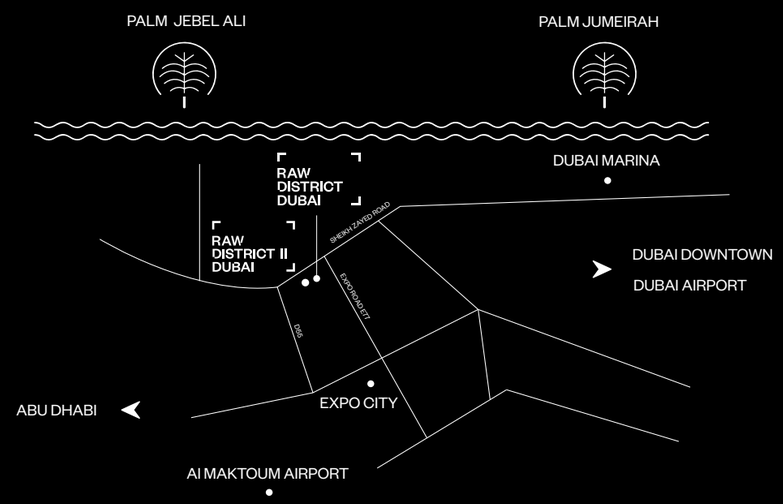
DUBAI MARINA
15 minutes

PALM JUMEIRAH
20 minutes

AL MAKTOUM INT'L AIRPORT
25 minutes

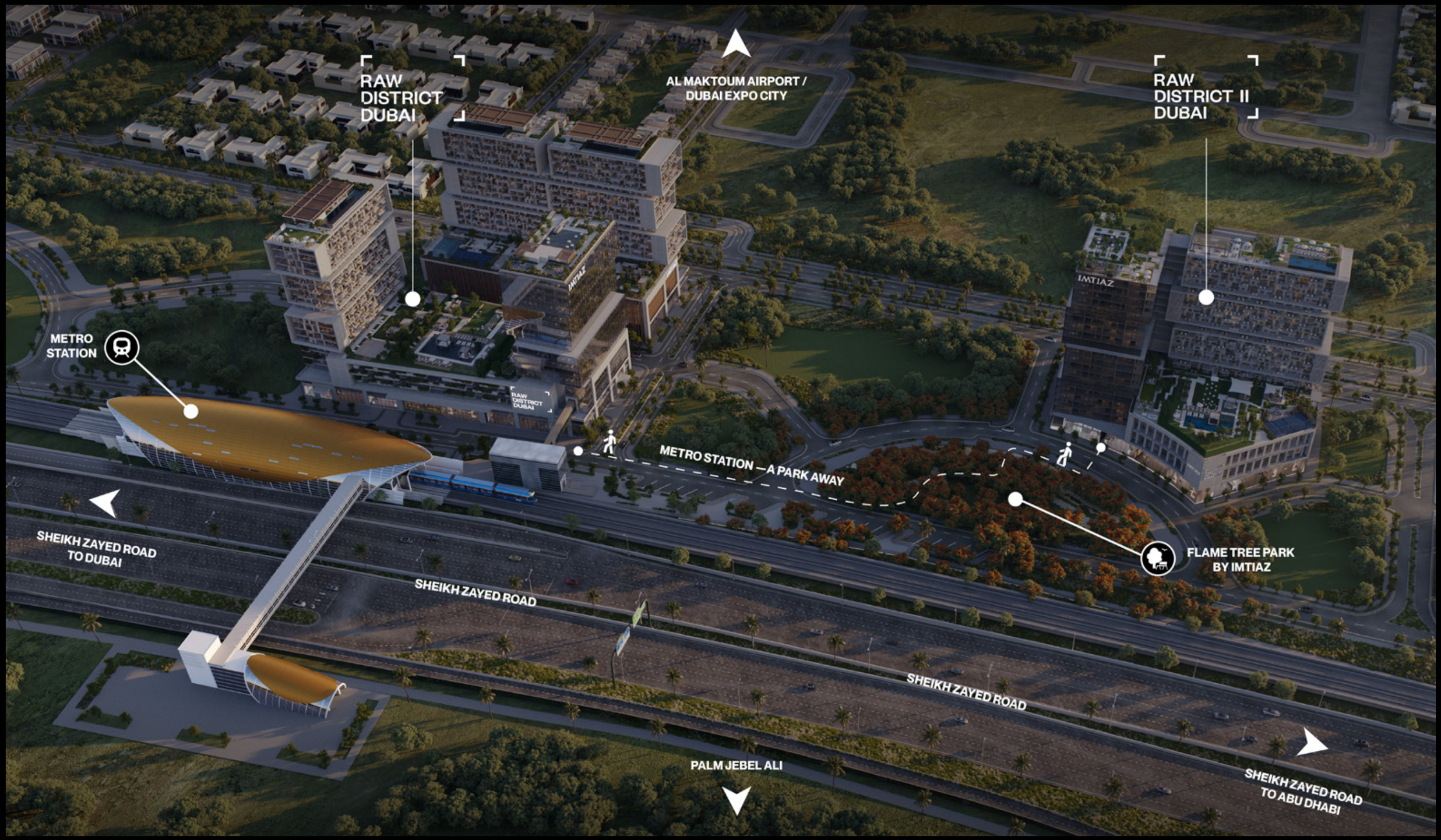
DUBAI INT'L AIRPORT
30 minutes

ABU DHABI
50 minutes



CONNNECTED
YET CALM

The proximity to the Metro Station places you close enough to move instantly, yet far enough to stay in control. The city stays accessible. Your space stays yours.



BUILT TO BOND

This ecosystem has one job: to make sure you never have to work alone. Offices that flex as you grow. A fully managed co-working ecosystem that puts a founder, a filmmaker and a creative on the same floor. And above it all, a level that exists for a single reason — so people meet on purpose, make something together, and leave with more than they came in with. We're not in the office business. We're in the transformation business.





WHERE THE ENERGY FLOWS

The workday does not end here. It changes tempo. A space designed for crossover. Ideas, people, disciplines, all finding each other in real time. This is where founders meet collaborators. Where something casual turns into something real. Where the network becomes visible. Not an amenity. A catalyst.



WORK MEETS PLAY

Amenities designed for collision. Ideas move from thought to prototype, from voice to broadcast, from concept to something people can step into. Each space has a role, but none stand alone. The lab feeds the studio. The forum challenges the stage. The rally turns moments into momentum. This is not a collection of amenities. It is a system built to keep things moving.



THE DESIGN LAB

Print and prototyping. Where the idea stops being a slide
and becomes a thing you can hold.

THE STUDIO

Podcast, media and photography rooms.
Your voice, your work, broadcast-ready.

THE FORUM

A stepped amphitheatre for talks, screenings and demos.
Sit on the steps. Watch something start.

THE STAGE

A bookable stage and event space for 50 to 70.
Launches, showcases, late nights. Book the room. Fill it.

THE SHUFFLE

A team bonding zone through play.
(Table tennis, pool, air hockey, chess and cards playing area)
The things that bond a team rarely happen at a desk.

ZERO GRAVITY NAP PODS // CO-WORKING SPACES AND MEETING ROOMS // THE READING ROOM (LIBRARY)

INDOOR AND OUTDOOR CINEMA // ADULT AND KIDS SWIMMING POOLS // POOL TERRACES AND SHALLOW WATER FEATURES

BODY WEIGHT TRAINING PARK (OUTDOOR GYM) // COLD PLUNGES // YOGA DECK AND OBSERVATION DECK

BREAK THE ROUTINE

Some days start with a call before the coffee. Others end somewhere you didn't expect. This building was built for work that refuses to sit still — an ecosystem that stretch as you grow, redraw themselves as fast as the work changes, hold whatever the day throws at them. Walls move. Plans move. You move. Different disciplines, one address. Lunch downstairs. A meeting across the floor. The metro a park away when the city calls. Most days, you won't need to go far.







SPACE WITH PACE

Nothing here exists to complete an amenity checklist. Every space earns its place through what it sparks, who it connects, the energy it adds to the district. Each zone is built to move things forward. Ideas turn into action, and people connect without planning to. Conversations start easily, and often last longer than expected.



THE CREATIVE FLOOR

Design Lab · Studio · Forum · Stage · The Shuffle

CO-WORKING ECOSYSTEM

Open desks, private offices, meeting rooms, studios

MODULAR OFFICES

Built to flex as you grow

RETAIL WORKS

Ground-floor, leaning toward making, not just buying

RAW THEORY

2,000 sq. ft. indoor gym and outdoor sand training zone

DISTRIKT TABLE

Communal table with integrated delis

THE FLAME TREE PARK

Extended amenity - 80,000 sq.ft., a park away from the metro

JOIN THE TABLE

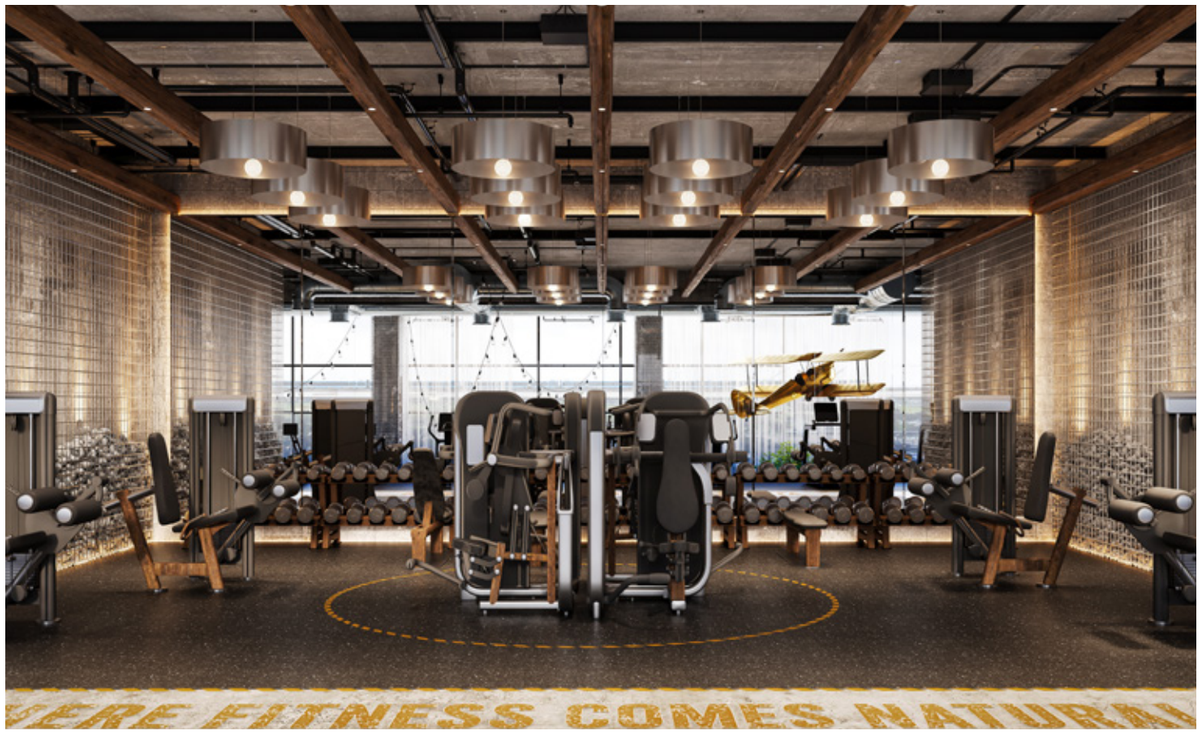
Culture doesn't compound in meeting rooms alone. It compounds over food, too. At the centre is the Distrikt Table — one long communal table with delis built in, where conversations carry end to end and lunch becomes the afternoon's best idea. The programming isn't here to fill space. It's the mechanism the district uses to grow itself. People in, ideas out.





RAW
THEORY

A space where discipline settles into your everyday rhythm, shaping strength over time. Quiet focus, steady effort, and the freedom to move at your own pace. Nothing rushed. Everything earned.



BUILT IN NATURE

Train on a surface that gives nothing back. Sand that slows you down, pushes you deeper, and builds real strength. Outfitted with battle ropes, pull up rigs, sled tracks, and functional strength stations designed for outdoor performance. Every movement works harder here.





ARRIVAL
WITH A BEAT

Before you go up or down, you pass through here, a space that doesn't just move people, it makes an impression. Bold visuals. Sharp lines. A little attitude on the walls. It turns a simple wait into a moment, a transition into something with character.



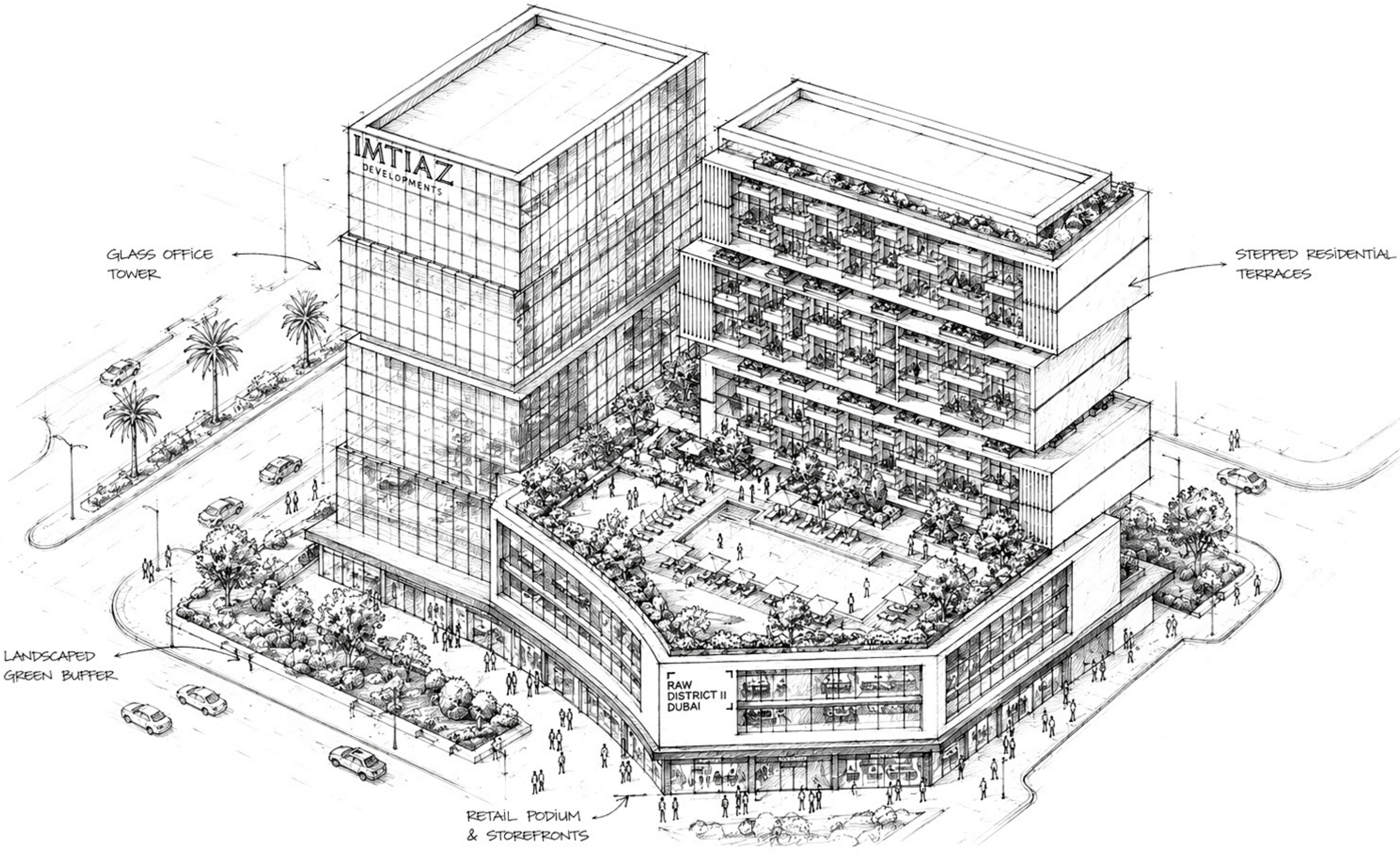
A CURATED ARRIVAL

The lobby doesn't behave like a lobby. Draped, layered and lit like a gallery — art, texture and the odd unexpected detail turn the walk to your door into something you notice every time. An arrival, impossible to pass through unmoved.



A WORLD OF ITS OWN

We've built an environment that learns from the world around it, but dares to build its own. Two buildings — one to make in, one to land in — set a short distance apart, sharing one ground and one park. A place where cultures don't just coexist; they immerse, influence, and evolve into something entirely new.




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LOEWE



MAKE IT YOURS

Handover Date:

Q2 2029

~~Đ~~ 1.4 M

OFFICE SPACE

starting 700 sq.ft.

~~Đ~~ 2.9 M

RETAIL SPACE

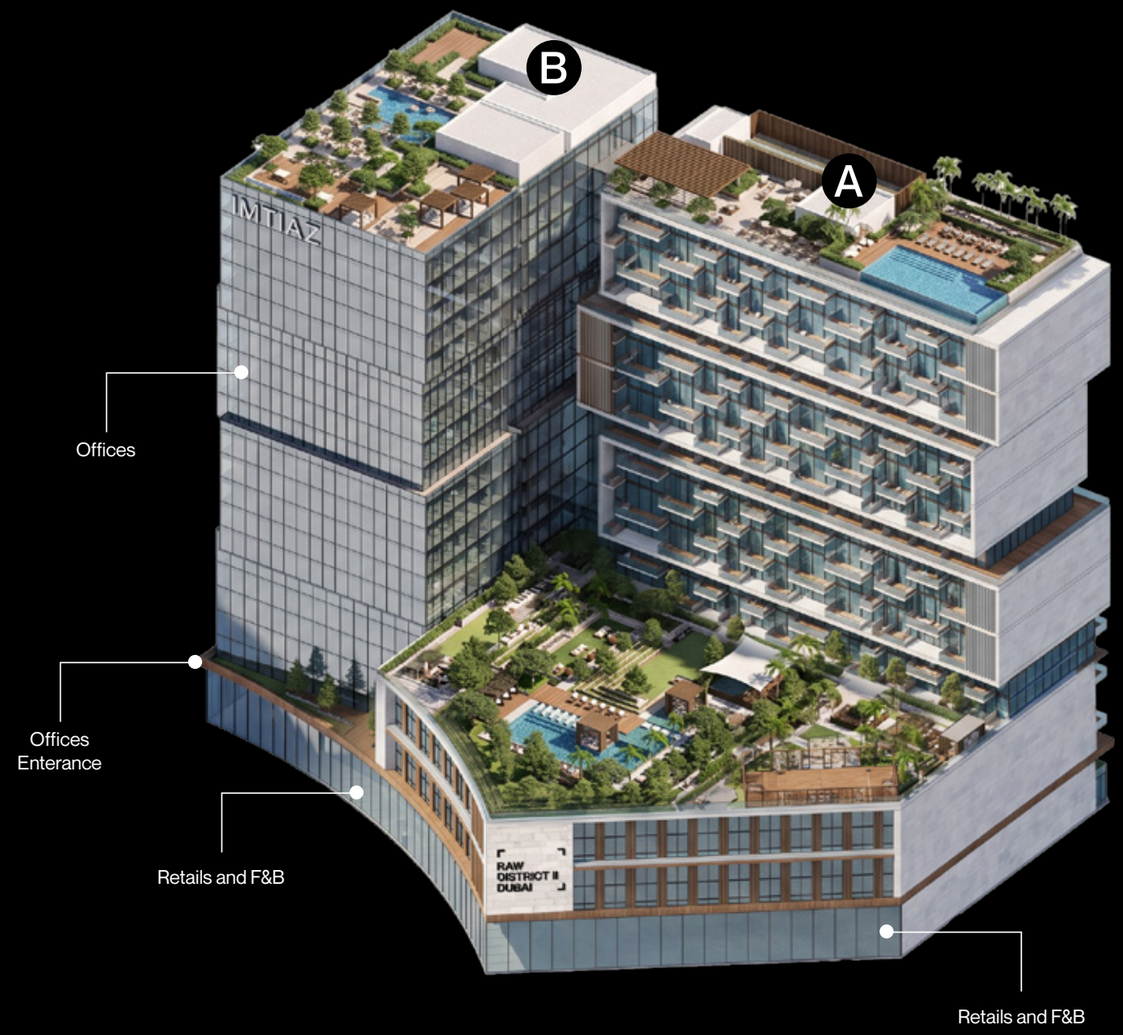
starting 1000 sq.ft.


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BUILDING CONFIGURATION

Residential + Office + Retail (3B + G + 5P + 16 + R)

Typologies Offered	Total Units	Size Range (including balconies) (min. size in sq. ft.)	Size Range (including balconies) (max. size in sq. ft.)
Tower B Commercial			
Office	275	634	3065
Retails and F&B	35	696	3195
Total	**310**		





Payment Plan

50% during construction
50% on completion

Installment	Payment	Date
1st	(20% + 4% DLD Fee + Admin Fee)	On Booking
2nd	5%	15/11/2026*
3rd	5%	01/04/2027*
4th	5%	15/08/2027*
5th	5%	01/01/2028*
6th	5%	15/05/2028*
7th	5%	01/10/2028*
On Completion	50%	Q2 2029

Post Handover Payment Plan

60% during construction
40% 3 years post handover

Installment	Payment	Date
1st	(20% + 4% DLD Fee + Admin Fee)	On Booking
2nd	5%	15/11/2026*
3rd	10%	01/04/2027*
4th	5%	15/08/2027*
5th	10%	01/01/2028*
6th	5%	15/05/2028*
On Completion	5%	Q2 2029
Post Handover	40% (3.3% Quarterly)	in 3 Years


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OFFICE AMENITIES

LEVEL 1

Office Gathering Lawn // Lunch Tables & Outdoor Pantry // Coffee Break Garden // Outdoor Meeting Pavilions // Amphitheater Step Seating // Outdoor Co-Working Area & Quiet Space // Entrance Court & Glowing Cube Seating // Viewing Bar // Creative, Social & Work Amenities // The Design Lab // The Studio // The Stage // The Shuffle // Co-Working Spaces // Meeting Rooms

ROOF

Coffee Break Lounge & Gathering Area // Edible & Lunch Garden // Meeting Pavilion // Water Feature Plaza // Movable Glowing Cube Seating // Tree-Integrated Co-Working Bar with Water Feature // Quiet Place

GROUND

Office Lobby // Social Lobby // District Table // Lounge Seating // Office Reception // Mezzanine Floor

JOURNEY TO PERFECTION

Imtiaz Developments is a Dubai-based real estate developer founded in 1993, with an AED 15 billion portfolio across 40+ projects and 2,000+ delivered units. Led by CEO Masih Imtiaz, it operates a fully integrated model spanning design, construction, joinery, aluminium and glass, investment, property management and after-sales. This vertical integration ensures every detail is refined in-house, creating spaces shaped by craftsmanship, control and long-term thinking rather than outsourced delivery. Guided by its philosophy “A Journey To Perfection”, Imtiaz develops environments designed to evolve with the people who inhabit them.



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