

DISTRICT**11**  
by **ALMARWAN**

# ***DISTRICT 11***

***THE FUTURE HAS AN ADDRESS***



DISTRICT**11**  
by **ALMARWAN**

***THE UAE'S FIRST AI-DESIGNED  
BUSINESS COMMUNITY***

***GRADE A OFFICES***



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by **ALMARWAN**

# 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

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## **ADDRESS:**


**AL MARWAN DEVELOPMENTS HEAD OFFICE**


OFFICE NO. 504 - 2 | 5TH FLOOR,  
FESTIVAL TOWER, DUBAI FESTIVAL CITY,  
DUBAI, UAE


## **DISTRICT 11**

SALES OFFICE  
SHARJAH, UAE

## **CONTACT:**

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 [www.almarwanddevelopments.com](http://www.almarwanddevelopments.com)

## **FLOOR PLAN**

