

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



THE FUTURE HAS
AN ADDRESS

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DISTRICT



DEFYING ORDINARY
DESIGNING TOMORROW

The UAE's Premier Business District Designed
for Human-Centric Innovation



AL MARWAN GROUP

Built on 47 Years
of Unbroken Trust



Legacy in Numbers:

3,700+

Visions Realized:

From desert highways to paving
Sharjah's landmarks of progress.

AED 2.0B+

Turnover (2025):

A portfolio built on speed,
scale and zero debt.

5,100+

Diverse Workforce:

A collective force shaping
progress and building legacy.



Awards:

2023 Sharjah's Leading Hotel |
GCC's Heavy Equipment Titans.

2024 Sharjah's Leading Hotel |
GCC's Heavy Equipment Titans.



Divisions:

 Construction	 Real Estate	 Robotics
 Heavy Equipment Ports	 Oilfield Services	
 Hospitality	 Strategic Investments	

The AI Marwan Trifecta

-  **Vertical Control**
Design, machinery and execution, all under one roof.
-  **Global Scalability**
Delivered projects across the GCC, Canada, Africa and the Far East.
-  **Tech-Forward DNA**
Robotics and AI aren't trends, they're our tools.



ALMARWAN | DEVELOPMENTS

Proven Developer

Building on Solid Foundations.

Al Marwan Development isn't just a developer—it architects ecosystems, not buildings—harnessing AI-crafted blueprints to hand-polished details with razor-sharp precision.

Backed by 47 years of Al Marwan Group's industrial power, we merge engineering rigor with visionary design. From blueprint to living skyline, we engineer communities where cities pulse with purpose and investments crystallize into legacy.



No concessions, no half-measures: Just precision-engineered futures

End-to-End Mastery

Full control of design, engineering and delivery—eliminating delays, maximizing efficiency.

AI-Driven Innovation

Robotics, 3D modeling and smart logistics—future-proofing projects for tomorrow's demands.

Built for the World

Global standards, local precision.

About District 11

Where Innovation lives

The UAE's first AI-designed business ecosystem, where innovation meets human-centric design. A dynamic hub crafted for productivity, collaboration and seamless connectivity—empowering businesses to thrive while prioritizing well-being and accessibility.



Our Approach



A visionary blend of technology, architecture and purpose. District 11 reimagines the future of work with flexible commercial spaces set within a walkable, human centered environment. Located in the heart of New Sharjah, it balances ambition with well-being, providing effortless access for clients and talent alike.

Where innovation meets accessibility, businesses grow with purpose and work-life balance becomes a reality.

Our Formula

AI-Curated, Human-Focused - Data shapes our design, but humanity defines it - transforming code into connection and spaces into experiences that inspire.

By the Numbers

3.5 Million sqft
Built up Area

3,000+
Total Parking Slots

11
interconnected ecosystems for work, collaboration and innovation.

368
Total Hotel Keys

1,000+
adaptive hubs: offices, retail, healthcare and education.



Next-gen mobility: Autonomous shuttles and aerial links



Eco-efficient design driving sustainability and economic agility.



Architectural innovation led by global design pioneers.



Agile spaces empowering SMEs and entrepreneurs to scale strategically.



Sheikh Mohammed Bin Zayed Road

Al Dhaid Road

E311

E88

District11


Sharjah International Airport

RTI Research and Technology Park

House of Wisdom

City Center Al Zahia

Villa Community

Residential Community

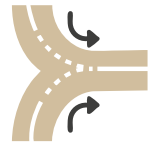
Sharjah American University City


South to Dubai International Airport (DXB)
20 minutes
▼

S116



Centrally positioned in the heart of the UAE, easily accessible to all major Emirates.



Direct access to key highways and main roads, providing seamless connectivity to Dubai, and the Northern Emirates.



In the heart of business, away from the noise – a location where clarity, comfort, and focus naturally align.



Minutes to airports and thriving business zones, ideal for regional and international businesses.

20

Minutes to Dubai International Airport



10

Minutes to Sharjah International Airport



10

Minutes to University City



30

Minutes to Dubai Downtown



Why D11?

THE FUTURE HAS
AN ADDRESS

DISTRICT11

Five Pillars of Progress



AI-Architected Design

Designed for Tomorrow
AI-powered urban planning merges innovation with human-centric spaces, redefining work and mobility.



Workflow Recharge

Balance Built In - Courtyards, cafés and wellness zones create moments to connect, reset and refocus.



Sustainability

Eco-Intelligent Foundations
11 Modular buildings built with renewable materials and energy-smart systems for a resilient future.



Built For Business

Sculpted for Purpose
tailored units, smart logistics, healthcare and retail—streamlined to empower growth.



Prime Connectivity

Bridging Ambition and Access - 5 mins to the airport, 25 to Dubai's core and walkability at its heart—global reach, local ease.

AI-Architected Design

Where algorithms dream, humans refine.



HWKN's Generative Alchemy: HWKN's Generative Alchemy: An exclusive fusion of AI-powered creativity, MidJourney's visionary imagery and precision-engineered 3D innovation.



1,200+ Concepts Curated: Bold explorations refined into 11 visionary designs—optimized for natural light, airflow and human flow.



Emotional Architecture: Curves that draw you in, open spaces that spark connection and layouts that feel alive.



ROI Built to Last: Spaces that morph with tomorrow's needs—no demolition, only evolution.

Workflow Recharge-Balance Built In.



Biophilic Intelligence

Air quality sensors, circadian lighting and acoustic zones engineered to amplify focus and calm.



Ground Floor Alchemy

Coworking lounges blend with café-lined courtyards, fostering transparency and spontaneous collaboration.



Sculptural Ingenuity

Vertical fins that cool spaces while doubling as iconic design landmarks.



Stress-Proof Design

Noise-dampened zones, collaboration hubs and hidden pockets of stillness.



Community Magnet

Pre-programmed spaces for pop-ups, wellness workshops and art—transforming tenants into vibrant communities.



Eco-Intelligent Foundations

11 Modular Buildings:

Crafted from renewable materials like cross laminated timber and low-carbon concrete.



Energy-Smart Systems:

Solar-integrated façades, AI-optimized HVAC and rainwater harvesting.

Resilient Evolution:

Structures designed for disassembly and reuse, minimizing waste over decades.



Built For Business Sculpted for Purpose.

Workflow OS:

24/7 smart pods, AI concierge services and seamless tech integration to accelerate workflows.

Epicurean Engine:

Chef-driven cafés, concept retail and rooftop lounges designed for networking.

Cultural Syntax:

A modern mosque alongside AI-curated art plazas, blending tradition and innovation.

Time Calculus:

EV charging, drone delivery hubs and automated daycare—reclaiming 10+ productive hours weekly.

Investment Clarity

A future-focused address with competitive value — aligned with today's needs and tomorrow's growth.

Prime Connectivity

Bridging Ambition and Access.



Strategic Hub:

20 minutes to Dubai Airport, 30 to Downtown.
Direct access to Sheikh Mohammed bin Zayed Road.



Future Mobility:

Ready for 2030 with smart transport hubs,
scooter lanes and integrated drone ports.



15-Minute Ecosystem:

Walkable offices, retail and leisure—all
within a pedestrian-friendly radius.



Talent Proximity:

50,000+ students and researchers in a 5km
radius, fueling innovation pipelines.

1 District, 11 Stories

Each building a chapter in innovation







*Where Design
Translates to Demand*





D1

COLLABORATION UNLEASHED

V-shaped columns lift ideas skyward—workspaces where minds collide and deals ignite.



D2

INNOVATION MIRRORED

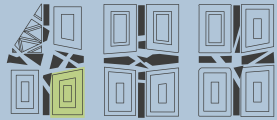
Reflective façades mirror street energy; elevated bases invite the city into your boardroom.



D3

IDEAS IN LAYERS

Terraced floors stack breakthroughs — a vertical ecosystem for relentless innovation.



D4

BOLDNESS EMBODIED

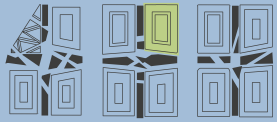
Angular cuts slice through convention
a monument for those who rewrite rules.



D5

FOCUS, FORGED IN GLASS

A curved entrance sharpens ambition—
spaces where clarity drives billion-dollar ideas.



D6

FLUIDITY IN FORM

Triangle Entrances – creativity flows as freely as the architecture.



D7

TECH'S ARTISTIC EDGE

Copper-clad crystals house disruptors—where algorithms meet aesthetics.



D8

SHAPESHIFTING GENIUS

Fluid voids adapt—spaces bend to ambition, never break under pressure.



D9

SKYLINE DISRUPTOR

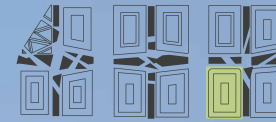
Shapes that pierce horizons—landmark ideas demand iconic frames.



D10

GATEWAY TO INGENUITY

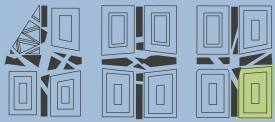
Entrances that frame imagination—where creativity becomes concrete.



D11

CROWNING LUMINOSITY

A veil of light and arched base—District 11's grand finale of innovation.





Step Into Possibility
Where Innovation Breathes

ADDRESS

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Floor Plan