

RAW DISTRICT

SHEIKH ZAYED ROAD, DUBAI

LIFE IN DISPLAY



BROUGHT TO YOU BY:

IMTIAZ

We are not just a residence.
We are an urban lifestyle philosophy.

A declaration of shared DNA. No matter the location, we carry a shared sense of belonging built around people with a common mindset. We have designed this environment for continuous use, where spaces adapt, overlap and activate. This is where constant exchange is enabled and ideas and conversations move freely between people. This is life in display. Welcome to your tribe.



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

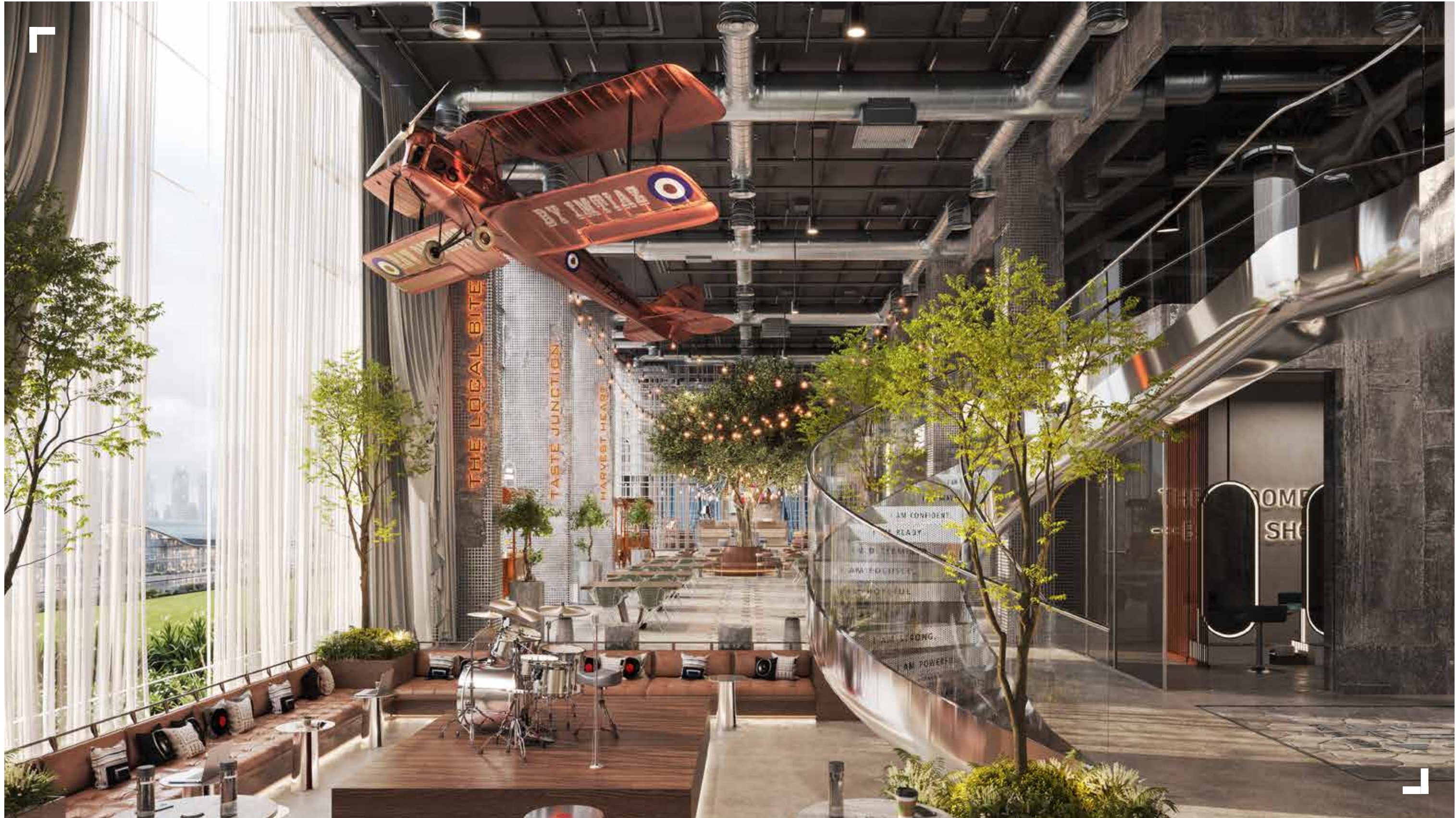
Built on contrast. Different disciplines, cultures and speeds of thinking. Something real can happen here.

WE ARE NEVER FINISHED

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

YOUR SPACE YOUR STORY

The building is the least interesting thing about us. Most places want you to fit in, we want to know what you're building to stand out.



THE URBAN ANCHOR

At the edge of what matters next

The first Raw District will set the standard in downtown Jebel Ali. This is an urban culture for others to meet in, live with and travel to. Sitting at the convergence of Dubai Marina, Expo City, Palm Jebel Ali and the future world’s largest airport Al Maktoum International. Here stands a location that will define the next chapter of the city. Not at the centre of what already exists, but at the edge of what’s about to



PALM JEBEL ALI
10 minutes

EXPO CITY
10 minutes

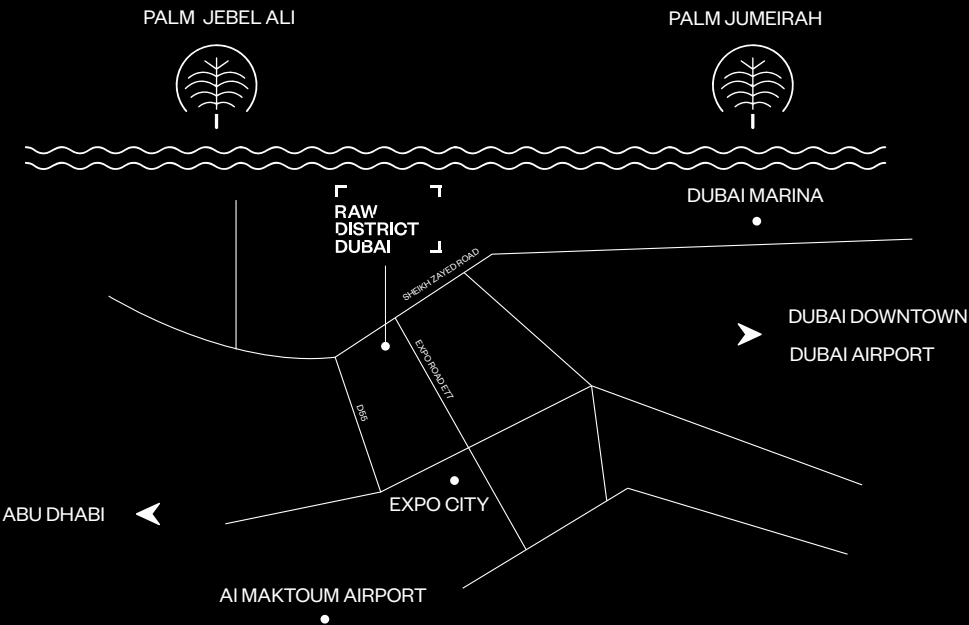
DUBAI MARINA
15 minutes

PALM JUMEIRAH
20 minutes

AL MAKTOUM INT’L AIRPORT
25 minutes

DUBAI INT’L AIRPORT
30 minutes

ABU DHABI
50 minutes



A PLACE TO EXIST IN

The Residences

Nothing here is dressed up to impress. The spaces are open, honest and deliberately unrefined; built to be used, not staged. A community for creators, by creators, where like-minded people come together to form a tribe. That same thinking extends into the apartments. Fully furnished and minimal by design, they prioritise ease, function and quiet quality. Open kitchens, integrated appliances, smart storage and layered lighting create spaces that feel effortless and uncluttered, while smart home integration and acoustic detailing make daily living seamless. This is living stripped back to what matters: function, clarity and ease.





SOMEWHERE BETWEEN WORK & LIFE

The Hours In Between

Some days start with a call before the coffee. Others end somewhere you didn't expect. These offices were designed for the kind of work that doesn't stay in one place — and for the days when everything you need is already here. Lunch downstairs. A meeting across the floor. The metro at the door when the city calls. Sheikh Zayed Road outside, Dubai Marina within reach, Jebel Ali at the threshold. Most days, you won't need to go far. On the days you do, you won't have to think twice.



SPACE WITH PACE

Unscripted Flow

Nothing in Raw exists to complete a standard amenity checklist. Every space earns its place through the ideas it sparks, the connections it creates and the energy it adds to the district. At the centre is the Distrikt Table; a shared dining space where open kitchens and rotating collaborations turn meals into conversation and culture. Around it, spaces support how life actually unfolds: maker studios, podcast rooms, wellness zones, reading lounges, cinema spaces and areas designed for movement, recovery and reflection. Pop-ups, residencies, talks and takeovers continuously reshape how each space is used, creating a living ecosystem that stays in constant motion.



THE GALLERY

Featuring the Masih Imtiaz Art Collection

THE VAULT

Logistical hub for receiving items

RAW THEORY

Full-fledged, membership-focused facility

RAW STAY

Serviced apartments owned and operated by Imtiaz

6AM COFFEE CLUB

Restaurant and cafe

RAW LAB

3D print lab and creative zone

THE STUDIO

Podcast, media, and photography room

DISTRIKT TABLE

Communal table with integrated delis

INNER CIRCLE

Sunken seating concept for phone-away time

RAW STATION

Dedicated floor for leased co-working spaces

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

This is Your New Work Club

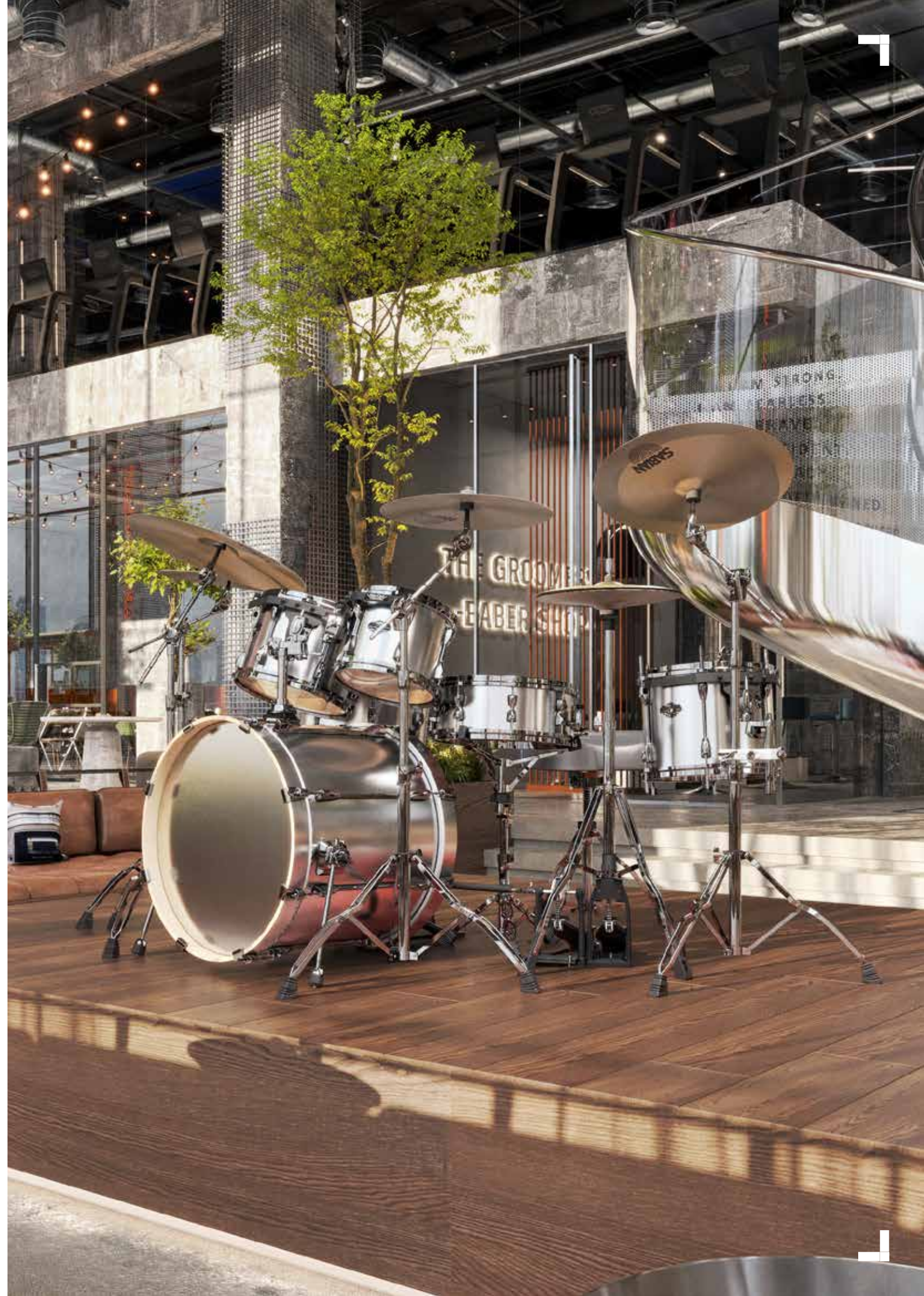
The commercial building is designed for a new generation of work defined by flexibility, movement and interaction over rigid structure. Office spaces are modular, allowing businesses, creators and founders to adapt, expand and evolve as they grow. Alongside leased offices, an entire floor is dedicated to a fully managed Imtiaz co-working environment, an active ecosystem of private offices, open desks, meeting rooms, podcast studios and collaborative lounges. It brings different disciplines into one connected environment, encouraging exchange across industries. This is a workplace built around energy, conversation and the constant flow of ideas.



STAY FOR LONGER

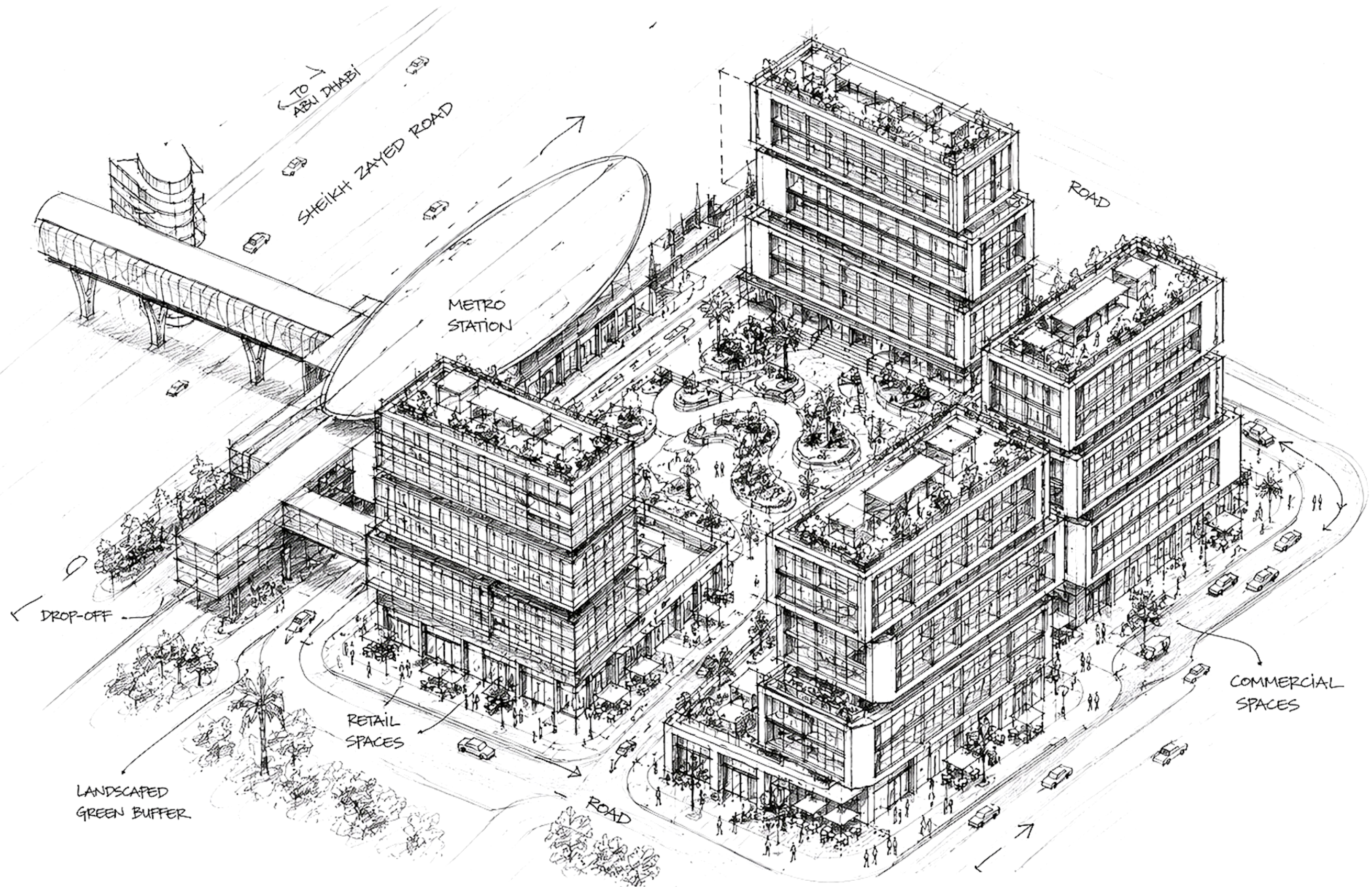
Same World, Different Doors

You are already planning the next move before this one is finished. New city. New room full of people you haven't met yet. In most places that means starting from zero. In Raw District, you start from inside. Walking straight into the same world you left behind. Raw membership doesn't give you a discount. It gives you a head start. Every single time.



A WORLD OF ITS OWN

We've crafted an environment that learns from the world around it, but dares to build its own. A place where cultures don't just coexist; they immerse, influence, and evolve into something entirely new.





MAKE IT YOURS

Handover Date	Payment Plan	Post Handover Payment Plan
Q1 2029	50% during construction 50% on completion	60% during construction 40% 3 years post handover



₹ 649K
STUDIO
starting 380 sq. ft.

₹ 889K
1-BED SUITE
starting 610 sq. ft.

₹ 1.0 M
1-BEDROOM
starting 720 sq. ft.

₹ 1.4 M
2-BEDROOM
starting 1054 sq. ft.

₹ 1.9 M
3-BEDROOM
starting 1400 sq. ft.

₹ 1.2 M
OFFICE SPACE
starting 700 sq. ft.

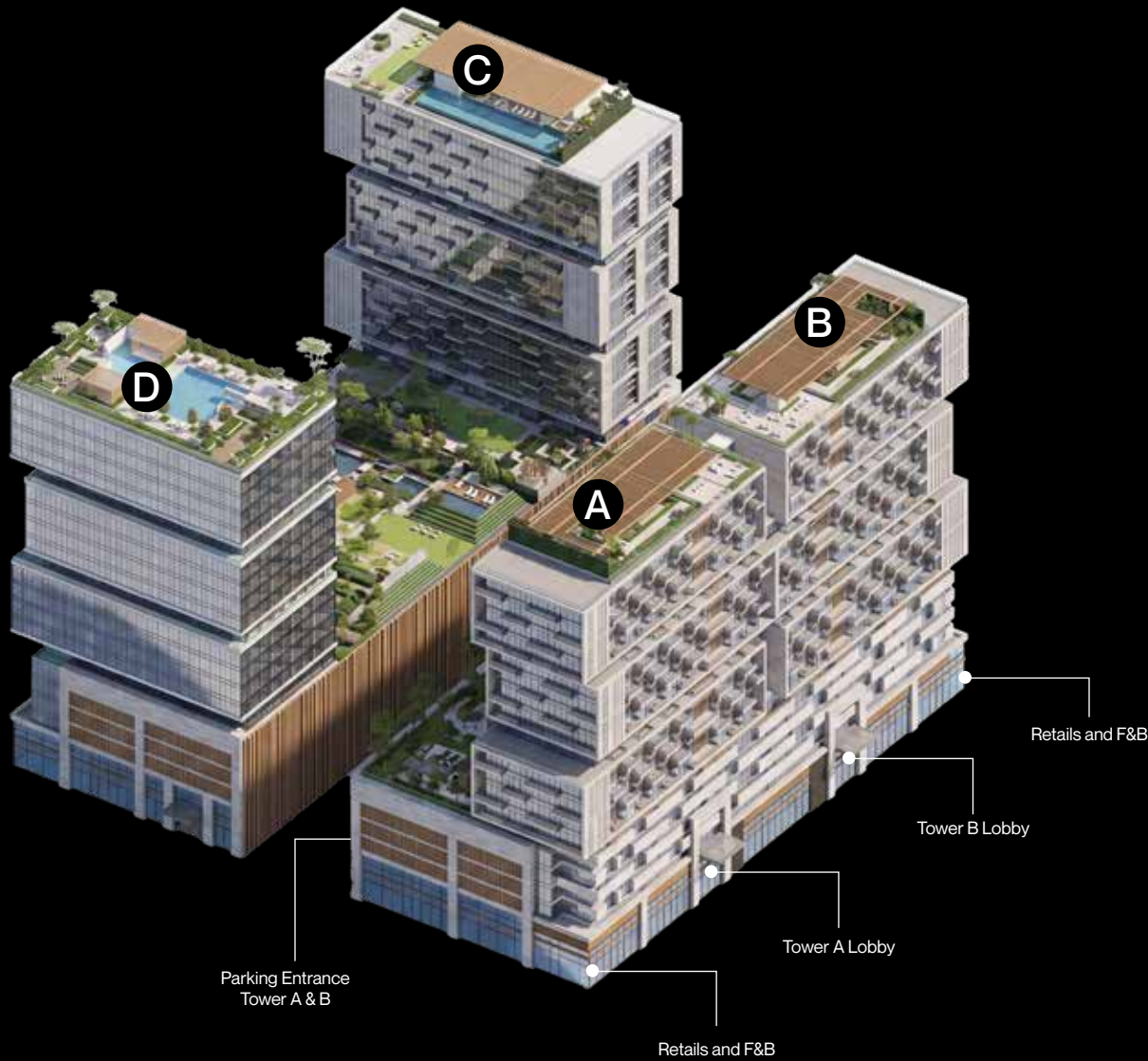
₹ 2.5 M
RETAIL SPACE
starting 1000 sq. ft.





BUILDING CONFIGURATION

Residential + Office + Retail (G + 5P + 15 + R)



Typologies Offered	Total Units	Size Range (including balconies) (min. size in sq. ft.)	Size Range (including balconies) (max. size in sq. ft.)
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Tower A

Studio	181	384	1223
1BD-Suite	49	624	723
1 BD	59	720	1071
2 BD	23	1121	1464
3 BD	7	1609	1885
Total	319		

Tower B

Studio	219	384	1223
1BD-Suite	45	624	723
1 BD	43	720	1071
2 BD	22	1121	1464
3 BD	6	1609	1609
Total	335		

Tower A & B

Retails and F&B	17	742	3205
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Typologies Offered	Total Units	Size Range (including balconies) (min. size in sq. ft.)	Size Range (including balconies) (max. size in sq. ft.)
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Tower C

Studio	252	384	495
1BD-Suite	64	625	855
1 BD	36	720	1276
2 BD	41	963	1138
3 BD	8	1461	1463
Total	401		

Tower D

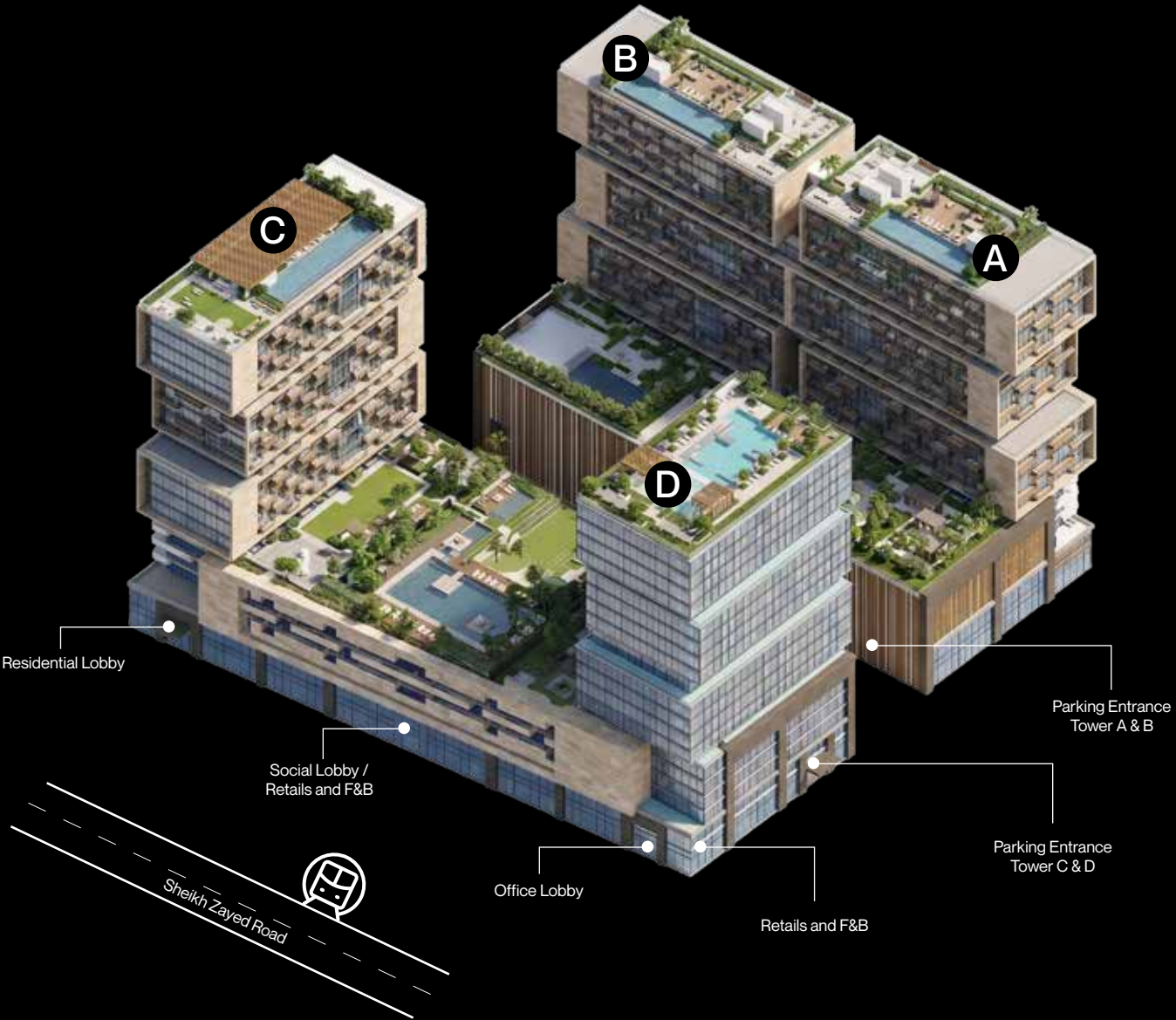
Offices	185	556	2472
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Tower C & D

Retails and F&B	17	777	2587
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BUILDING CONFIGURATION

Residential + Office + Retail (G + 5P + 15 + R)





OUTDOOR AMENITIES

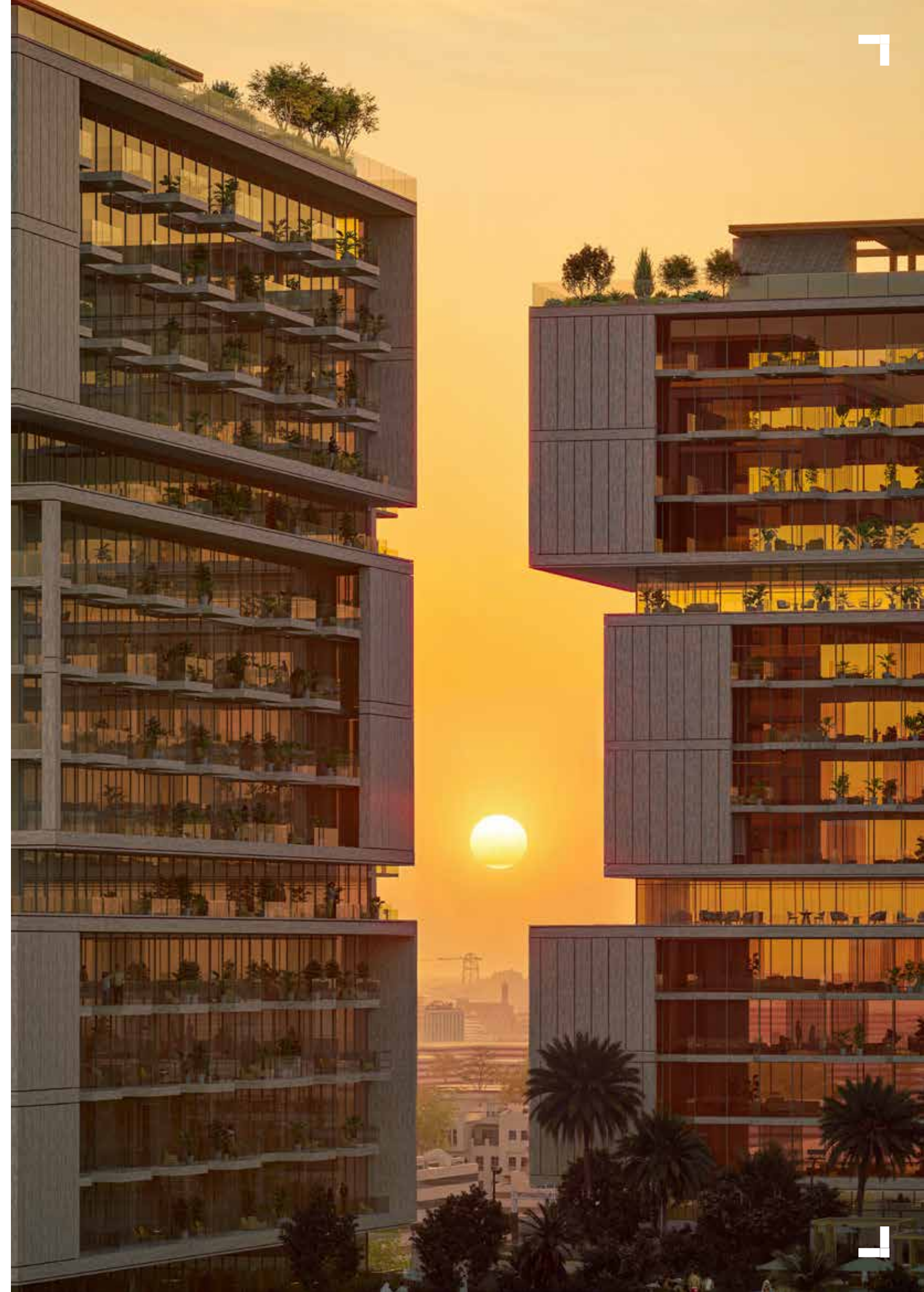
Amenities Grand Total area: 180,362 sq. ft.

LEVEL 1

Outdoor Co-Working Area // Conversation Pit // Half Basketball Court // Padel Court // Pebble Garden & Movable Pebble Seat // Sculpture Garden & Yoga Lawn // Water Feature (Tray) // Lantern Garden // Water Bubbling // Entrance Court // Sensory Garden with Mist // Edible Garden // BBQ Pavilion & Dining Table // Family Lawn // Labyrinth Garden & Family Lounge // Playground // BBQ Pavilions // Step Terrace // Outdoor Gym // Kids' Pool & Terrace // Family Pool // Pool Bar // Floating Pavilion // Shallow Pool Lounge & Terrace // Pool Terrace // Hydrotherapy Pool Seating // Pocket Seating // Outdoor Cinema Lawn with Movable Bean Bags // Office Gathering Lawn // Lunch Table & Outdoor Pantry // Coffee Break Garden // Outdoor Meeting Pavilions // Winter Market

ROOF

Infinity Leisure Pool // Pocket Lounge Seating // Yoga Lounge // Rooftop Bar // Rooftop Swing Lounge // Rooftop Barbeque & Dining // Meeting Pavilion // Coffee Break Lounge // Edible or Lunch Garden // Movable Glowing Cube Seating // Rooftop Co-Working Bar // Water Feature Plaza // Quiet Rooftop Garden





INDOOR AMENITIES

Amenities Grand Total area: 180,362 sq. ft.

GROUND FLOOR

RAW Stay // Residential Gallery A, B & C // Lounge Seating Areas // Communal Table // Reception Desk / Concierge Reception // Main Lift Lobby Area // Male Washroom // Female Washroom // POD Toilet // Feature Accent Swing Chair // Imtiaz Art Collection // The Vault Social Hub // The Vault // F&B Restaurants // Internal Parks Dining Area // Grooming Quarter // Salon // Feature Staircase & Lift // Sunken Seating & The Inner Circle // Outdoor F&B Dining // Grab & Go // Bakery // Coffee Corner (6AM Coffee Club) // The Raw District Table // Internal Parks Dinner Area

Office Gallery Lobby // The Vault // Seating Lounge Area // Game Distrikt // Casual Co-Working Spaces // Male Washroom // Female Washroom // POD Toilet // Main Lift Lobby // Reception Lobby // Imtiaz Art Collection

MEZZANINE FLOOR

GYM – RAW THEORY // Gym Reception // Refreshment Lounge Area // Pantry // Male Toilets & Changing Rooms with Steam & Ice Bath // Female Toilets & Changing Rooms with Steam & Ice Bath // Male Lockers // Female Lockers // Spinning Room // AI Power Gym // Zumba Area // Meditation Area // Pilates Area // Cardio Zone // Strength Zone // Stretching Zone // RAW 15 Minutes // HIIT Equipment & Training // Yoga Area with Hammock

PODIUM

Female Prayer Room with Shoe Storage // Male Prayer Room with Shoe Storage // Male & Female Washrooms with Ablution Areas // POD Toilet

LEVEL 1

Design Lab // Library // Co-Working Spaces // Podcast Studio // Meeting Rooms // Board Room // Pantry // Phone Booths // Zero-Gravity Nap Pods // Male & Female Washrooms // POD Toilet // Photography Studio // Hot Desks // Communal Tables // Integrated Workbench Stations // Pods // Printing Stations // Lounge Seating Areas

Majlis – Clubhouse // Bar Counter // Communal Table // Lounge Seating Areas

Residential Gym // Strength Zone // Cardio Zone // Stretch Zone // Pilates Area



DESIGNED FOR HOW YOU LIVE

Curated essentials across Raw District

Gym & Changing Rooms

- Fridge & Microwave
- Coffee Machine & Beverage Cooler
- Water & Ice Dispenser
- Hair Dryer and Hand Dryer
- Vending Machines

Workstations

- Fridge
- Microwave
- Water Dispenser
- Vending Machines

Studio

- Built-In Fridge & Freezer Unit
- Built-In Compact Oven & Microwave
- Built-In Gas Cooker & Hood
- Front-Loaded Washing Machine

Residential 1 & 2 BHK

- Built-In Fridge, Freezer Unit
- Built-In Compact Oven & Microwave
- Tempered Glass Hob & Hood
- Built-In Washer Dryer Machine
- Laundry room

Residential 3 BHK

- Built-In Fridge, Freezer Unit & Dishwasher
- Built-In Compact Oven & Microwave
- Tempered Glass Hob & Hood
- Built-In Washer Dryer Machine
- Laundry room



Payment Plan :

Installment	Payment	Date
1st	(20% + 4% DLD Fee + Admin Fee)	On Booking
2nd	5%	15/10/2026*
3rd	5%	01/03/2027*
4th	5%	15/07/2027*
5th	5%	01/12/2027*
6th	5%	15/04/2028*
7th	5%	01/09/2028*
On Completion	50%	Q1 2029

Post Handover Payment Plan:

Installment	Payment	Date
1st	(20% + 4% DLD Fee + Admin Fee)	On Booking
2nd	5%	15/10/2026*
3rd	10%	01/03/2027*
4th	5%	15/07/2027*
5th	10%	01/12/2027*
6th	5%	15/04/2028*
On Completion	5%	Q1 2029
Post Handover	40% (3.3% Quarterly)	In 3 Years

JOURNEY TO PERFECTION

Imtiaz Developments is a Dubai-based real estate developer founded in 1993, with an AED 10 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.



IMTIAZ

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RAW
DISTRICT
DUBAI └

DUBAI - LONDON - MIAMI - MADRID