



# GATE AVENUE



Gate Avenue at DIFC - Fact Sheet <a href="http://www.GateAvenue.difc.ae">www.GateAvenue.difc.ae</a>	
Summary	<p>Gate Avenue at DIFC will serve as the central link within the financial district, seamlessly connecting all building podiums located in the DIFC – aesthetically and artistically.</p> <p>Offering DIFC’s global community and visitors an integrated community-living experience, the Gate Avenue will provide a plethora of retail, fashion, lifestyle and dining options.</p> <p>DIFC has long been home to the world’s elite businesses. Gate Avenue at DIFC will represent a step forward in transitioning the financial district into a global-calibre destination - not only for its own resident and professional community but also for visitors and tourists. Hailed as Dubai’s most sophisticated urban environment, Gate Avenue at DIFC will comprise of pristine retail areas and an inviting green space.</p>
Organisation Structure	<p>The <b>DIFC Property Development team</b> oversees the development of real estate assets in the district. The department is responsible for executing the completion of an integrated world-class mixed-use development and financial centre that serves the growing needs of regional and international clients.</p> <p>The <b>DIFC Property Management team</b> manages the commercial leisure and retail facilities of the financial district for the benefit of its employees and residents. The team is responsible for ensuring that real estate assets are efficiently operated in order to achieve solid returns on investment.</p>
Total Investment	AED475 million.



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Total Build Up Area (BUA)	660,000 sq. ft.
Structure	<p>Gate Avenue at DIFC will feature three integrated zones, with a promenade level.</p> <p><b>North Zone</b> will extend from the Marble Walk at the Gate building. Geared primarily towards professionals working in the financial district, it will feature exclusive retail offerings, high-end stores and luxury outlets.</p> <p><b>Central Zone</b> will be home to a new community of culinary excellence, combining beautiful indoor restaurants and sumptuous al-fresco eateries. Alongside them, the zone will also incorporate high-street retail, fashion and beauty brands as well as convenience stores serving the metro traffic.</p> <p><b>South Zone</b> will cater primarily to the residential community and visiting families. Its retail mix comprises lifestyle, health and leisure categories, kids' edutainment, family recreational activities and F&amp;B.</p> <p><b>Promenade Level:</b> Apart from dedicated entrances, the zones will also be accessible through the Promenade that acts as an iconic connector. Covering approximately an area of 1km, the Promenade will bridge the space of the entire free zone with its magnificent green architecture and well-appointed outdoor spaces, ideal for leisurely strolls.</p> <p>One of the key highlights of the Promenade will be its modern and contemporary mosque, which will accommodate 500 worshippers. With a separate section for women, the emblematic mosque will also offer Friday prayers.</p>
Unique Selling Points	<ul style="list-style-type: none"><li>• A vibrant destination, Gate Avenue at DIFC will boast a rich cosmopolitan spirit.</li><li>• Gate Avenue at DIFC will house the region's most coveted dining establishments as well as top retail, luxury and entertainment options, evolving into a place to see and be seen.</li></ul>



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	<ul style="list-style-type: none"><li>• In line with Dubai's spirit of innovation, Gate Avenue at DIFC will feature a sleek and modern architectural design - built with connectivity in mind.</li><li>• Each tenant will be carefully selected to fit within the exclusive DIFC community, playing a part in enriching, inspiring and entertaining Gate Avenue at DIFC's residents, workers and visitors.</li><li>• Setting a new standard in pristinely presented urban environment, Gate Avenue at DIFC will become synonymous with luxury and quality.</li><li>• Gate Avenue at DIFC is ideally located in the centre of Dubai. Just five minutes from Downtown Dubai and 15 minutes from Dubai International Airport, it truly is the heart of the city.</li><li>• With ample parking and only a short walk from the Financial Centre Metro Station, the venue will offer ease of access.</li></ul>
Number of Retail Outlets	A unique mix of more than 150 restaurants, convenience stores, fashion and lifestyle shops, and service outlets.
Name of the Architects	RMJM
Construction details	Construction will start in Q3 2016 and is scheduled to be completed by Q4 2017
Number of Parking Spots	1,100 parking spaces, in addition to third-party parking facilities
Opening Hours	<b>Retail Outlets:</b> 10:00am to 10:00pm  <b>F&amp;B Outlets:</b> 8:00am to 10:00pm
Website	<a href="http://www.GateAvenue.difc.ae">www.GateAvenue.difc.ae</a>



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