

MÖVENPICK

RESIDENCES
DUBAI MOTOR CITY

USPs

- First & only branded residence in Motor City
- Branded living, priced below the area average
- Investor friendly payment terms
- Rent ready from day one
- Accor ownership benefits program
- Active wellness lifestyle incorporating Technogym equipment.
- Resort style amenities
- Premium specifications
- Dual aspect premium views of Arabian Ranches & Dubai skyline
- Minutes from Dubai's lifestyle attractions
- Acredible developer behind the project
- Construction on site already started



Brand Overview

Accor Overview

1967
Founded

5,700+
Hotels

45+
Hotel Brands

40+
Branded
Residences





Accor Ownership Benefits Program

GLOBAL VVIP STATUS FOR MOVENPICK RESIDENCE OWNERS

Residence owners are eligible to participate in the Accor Ownership Benefits Program, affording them VVIP status on a global basis.

- Exclusive invitation to join PLATINUM status in Accor Live Limitless
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings
- Automatic upgrades on arrival across more than 5,700 hotels and resorts worldwide (subject to availability)**
- 20% off best available rate worldwide at participating Accor hotels and resorts

**Eligibility continues for as long as Purchaser owns MOVENPICK branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.*

***At participating Accor brands and properties.*



MÖVENPICK

Introduction

Mövenpick is a globally recognized **Swiss hospitality brand** established in 1948. The brand is known for its **Swiss heritage, quality, reliability, and premium hospitality standards**. Operates under the umbrella of Accor, one of the world's largest hospitality groups.

Present in numerous countries across **Europe**, the **Middle East, Asia**, and **Africa**. Positioned within the upscale hospitality segment, appealing to both business and leisure travelers.



VISION

We believe that the most precious moments are those when we are truly engaged, truly there



MISSION

Reconnecting close ones through extra ordinary moments, with a spirit of 'joie de vivre'



Offering joyful reconnection





LUXURY

RAFFLES

ORIENT  EXPRESS

FAENA

BANYAN TREE

DELANO

SOFITEL
LEGENO

Fairmont

EMBLEMS
COLLECTION

SLS

SO/

SOFITEL

THE HOUSE OF
ORIGINALS

RIXOS

onefinestay

PREMIUM

mantis



Art Series

MONDRIAN

pullman

swissôtel

ANGSANA

25h
twenty five hours hotels

HYDE

MÖVENPICK
HOTELS & RESORTS

GRAND MERCURE
HOTELS AND RESORTS

PEPPERS

THE
SEBEL

MIDSCALE

mantra

MERCURE
HOTELS

NOVOTEL

 adagio

MAMA
SHELTER

TRIBE

ECONOMY

BreakFree 

ibis

ibis
STYLES

greet

ibis
budget

hotelF1

Mövenpick Residence Properties

GLOBAL OVERVIEW



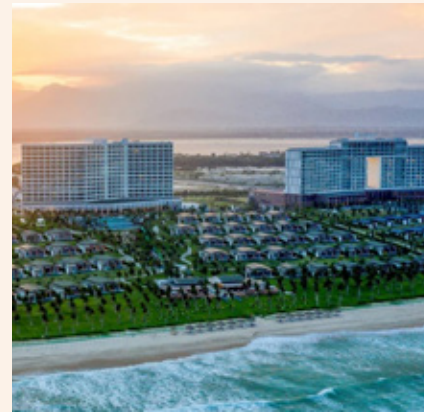
Mövenpick Residences Kvarner Bay

Novi Vinodolski, Croatia
Branded Residence
304 units · Opening Summer 2026



Mövenpick Residences Teuta Kotor Bay

Kotor Bay, Montenegro
Branded Residence
66 beachfront freehold units



Mövenpick Residences Cam Ranh

Cam Ranh, Vietnam
Branded Residence
118 villas + 132 studio apartments



Mövenpick Villas & Residences Phu Quoc

Phu Quoc, Vietnam
Branded Residence
79 villas + 329 residences



Mövenpick Hotel & Residences Nairobi

Westlands, Nairobi, Kenya
Hotel + Residences
Operating

Mövenpick Residence Properties

GLOBAL OVERVIEW



Mövenpick Resort & Residences Aqaba

Aqaba, Jordan
Resort + Residences
Operating · Red Sea



Mövenpick Hotel & Residences Riyadh

Riyadh, Saudi Arabia
Hotel + Residences
269 rooms + 90 residences



Mövenpick Hotel & Residences Makkah

Makkah, Saudi Arabia
Hotel + Residences
Abraj Al Bait, Clock Towers



Mövenpick Residences Ekkamai Bangkok

Ekkamai, Bangkok, Thailand
Serviced Residences
First Mövenpick serviced residence in Asia



Mövenpick Resort Bangtao Beach Phuket

Phuket, Thailand
Resort + Residences
40 residences

The Developer



CITYVIEW

CITYVIEW Developments is a UAE-based developer with a global outlook, recognised for its distinctive approach to residential and commercial projects.

Partnering with global brands and award-winning architects, the company delivers developments defined by enduring long-term value. The story begins with a landmark project — Hyde Residences, Dubai Hills Estate — the first lifestyle-branded residence in the community, developed in partnership with Accor Group, one of the world's leading hospitality operators.

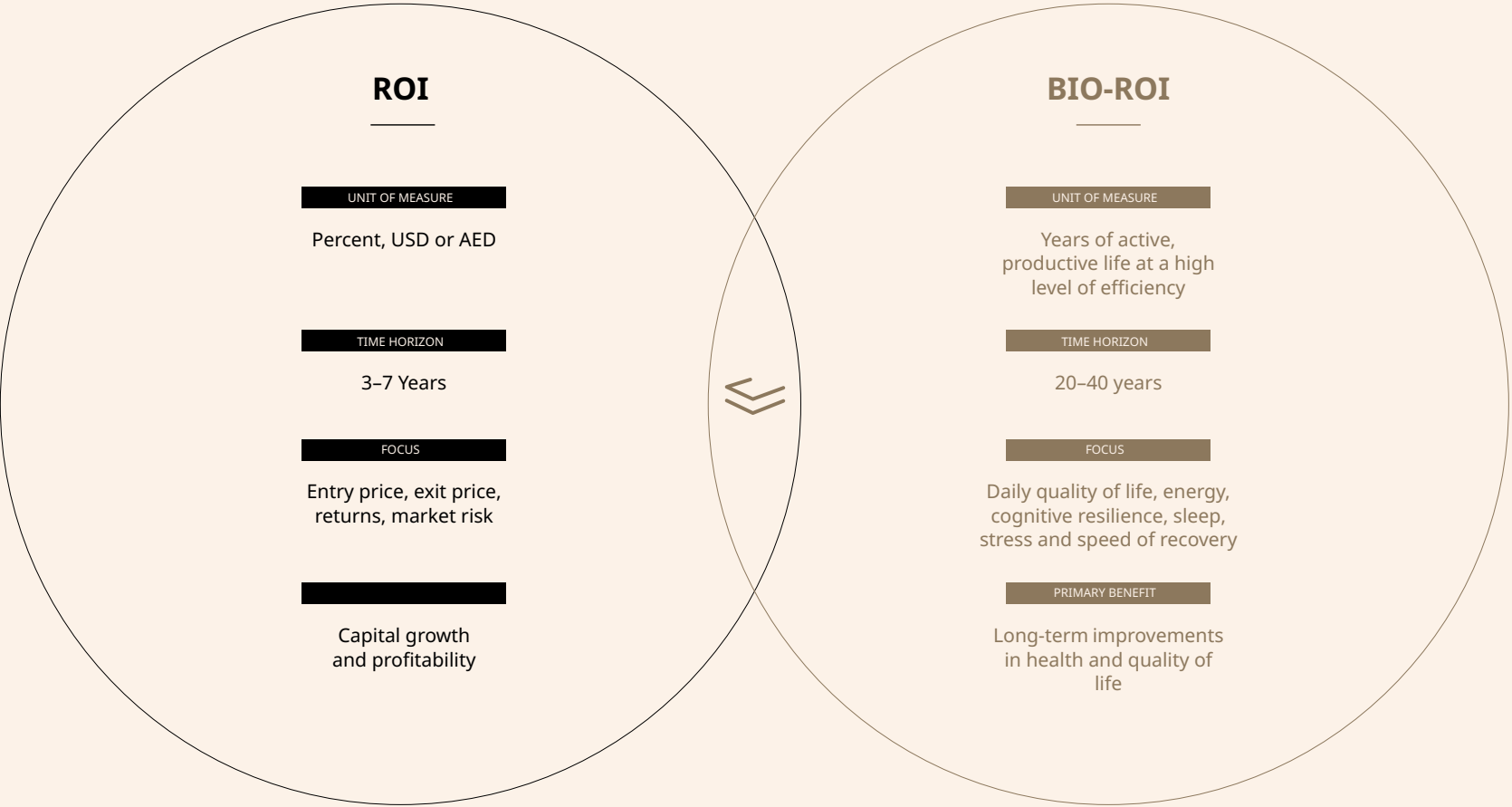


BIO-ROI

Our Approach to Long-Term Value

Traditional ROI measures financial returns. Bio-ROI expands the definition of value by measuring wellbeing, longevity, and sustained human performance.

It focuses on extending years of peak productivity, improving quality of life, and creating lasting returns that compound over decades.



Strategic Evolution

- **UAE PROJECT PORTFOLIO**
Growing portfolio of residential, commercial, and hospitality developments, delivering thoughtfully designed destinations across the UAE.
- **STRATEGIC MOVE INTO BRANDED RESIDENCES LAUNCH OF HYDE RESIDENCES**
Dubai Hills, marking the developer's partnership with global lifestyle giant Ennismore under Accor.
- **STRENGTHENING MARKET PRESENCE IN DUBAI**
Entry into high-demand communities such as Dubai Hills Estate and Motor City.
- **PARTNERSHIPS WITH GLOBAL FIRMS**
Collaborations with top-tier names including Accor, La Casa, Bishop Design, Whoop, Technogym.



Development Portfolio



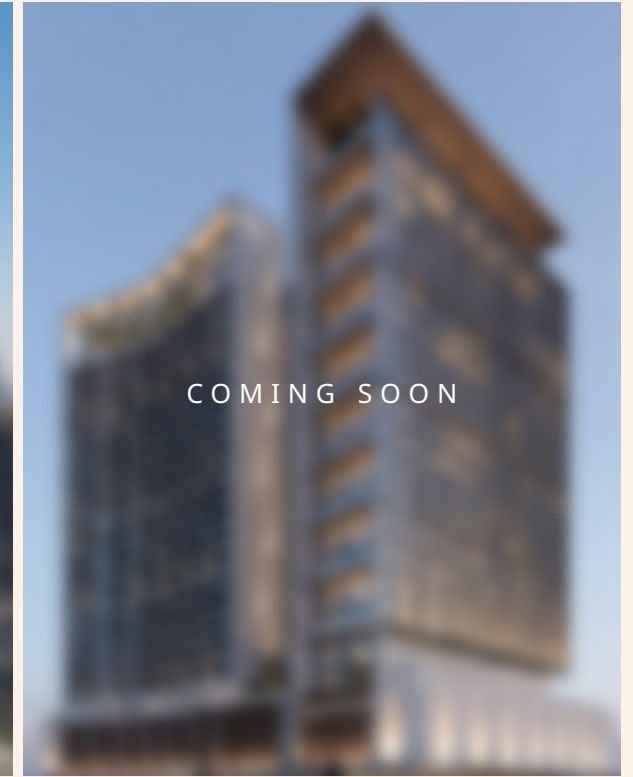
HYDE RESIDENCES
DUBAI HILLS ESTATE



MOVENPICK RESIDENCES DUBAI
MOTOR CITY



BRANDED RESIDENCES
DOWNTOWN DUBAI



BRANDED RESIDENCES & OFFICES
MEYDAN DUBAI

Location

At the Centre of It All

- | | | |
|----|--------------------------------|--------|
| 1 | Dubai Autodrome | 2 min |
| 2 | Medcare Medical Centre | 2 min |
| 3 | Gems Metropole School | 3 min |
| 4 | The Els Club | 5 min |
| 5 | Dubai Polo & Equestrian Club | 7 min |
| 6 | Dubai Hills Mall | 9 min |
| 7 | Mall of the Emirates | 13 min |
| 8 | Burj Al Arab | 17 min |
| 9 | Dubai Marina | 19 min |
| 10 | Burj Khalifa | 21 min |
| 11 | Dubai International Airport | 23 min |
| 12 | Al Maktoum International (DWC) | 28 min |



Why Motor City?

- **ESTABLISHED INFRASTRUCTURE**

80% ready community surrounded with green areas, mostly low-rise buildings, villas and townhouses.

- **CONNECTIVITY**

Located on Sheikh Mohammad bin Zayed Road and positioned between Umm Suqeim and Hessa Street. Positioned to benefit from Dubai's 2040 metro expansion along the Al Khail corridor.

- **PROXIMITY TO DUBAI'S HOTSPOTS**

Dubai Autodrome 2 mins, Dubai Polo Club 7 mins, Dubai Marina 19 mins, Palm Jumeirah 20 mins, Downtown Dubai 21 mins.

- **ALL CONVENIENCES AND AMENITIES**

Cafe's, restaurants and essential services. Top-rated schools nearby include GEMS Metropole School, Jebel Ali Village Nursery and Emirates British Nursery. Healthcare minutes away including, Emirates Hospital Day Surgery, Medcare Medical Center and Prime Medical Center along with parks, playgrounds and sports facilities.

- **A COMMUNITY ON THE RISE**

Motor City is an established address now entering a new chapter, as a wave of premium developments rises alongside its earlier stock. With most transactions taking place off-plan, investors secure today's pricing through a two-to-four-year build and are well positioned to benefit from the area's upward momentum at handover.

- **STRONG AND STEADY RENTAL DEMAND**

High demand from end-users and long-term tenants especially Studios and 1 Beds. Steady yield of 7.24%

- **PROVEN GROWTH**

AED 1,100 to AED 1,924 per sq ft since 2023 (+75%)



MÖVENPICK

RESIDENCES
DUBAI MOTOR CITY

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FINAL DESIGN, SPECIFICATIONS AND FEATURES MAY VARY.



Tower Configuration

G+2P+30+R

FLOORS 27TH - 30TH

1 Bedrooms
2 Bedrooms

FLOORS 2ND - 26TH

Studios
1 Bedrooms
2 Bedrooms

PODIUM (P1 & P2)

Parking

ROOFTOP

Amenities

FLOORS 21ST

Amenities

1ST FLOOR

Amenities

GROUND

Lobby



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Unit Sizes

UNIT TYPE	NO. OF UNITS	% OF UNITS	AVERAGE AREA SQFT	FURNISHING OPTION
Studio	101	33%	366	Fully Furnished
1 BR	161	52%	698	Semi Furnished
2 BR	45	15%	1,018	Semi Furnished
Total	307	100%		



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Amenities

The home of active wellness

Amenities at Movenpick Residences Dubai Motor City are designed to support every aspect of daily life, from high-energy activity to moments of rest, connection and recovery.

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Key Plan - First Floor

G+2P+30+R

- 01. Outdoor Gym
- 02. Indoor Gym
- 03. Outdoor Kids Play Area
- 04. Indoor Kids Play Area
- 05. Outdoor Cinema
- 06. Jogging Track
- 07. Basketball Half Court
- 08. Padel Court
- 09. Green Area
- 10. Sky Garden Meditating Area
- 11. Mediterranean Themed Garden
- 12. Japanese Zen Garden
- 13. Pet Area
- 14. Lounge Area
- 15. Beverage Bar
- 16. Multi-Purpose Area
- 17. Family Pool Area
- 18. Kids Pool Area
- 19. Podium Entrance
- 20. Lifts
- 21. Changing Rooms



Key Plan - 21st Floor

2ND AMENITIES FLOOR



- 01. Co-working Zone
- 02. Sitting Area
- 03. Entrance

Key Plan - Roof

3RD AMENITIES FLOOR



- 01. Rooftop Infinity Pool
- 02. Sitting Area
- 03. Entrance



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DROP-OFF AREA



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LOBBY



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INFINITY POOL



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FAMILY POOL AREA



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BEVERAGE BAR



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YOGA AREA



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JAPANESE ZEN GARDEN



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JOGGING TRACK



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OUTDOOR CINEMA



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LOUNGE AREA



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MULTI - PURPOSE AREA



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INDOOR GYM



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OUTDOOR KIDS PLAY AREA



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INDOOR KIDS PLAY AREA



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PET AREA



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21ST FLOOR - SITTING AREA



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21ST FLOOR - SITTING AREA

Quality Specification

GENERAL

- High-performance glazing for external noise shield
- Acoustically sealed windows and doors
- Smart locks in all apartments
- Porcelain tile with wood-look effect for flooring
- Porcelain tile with wood-look effect for skirting
- Off white paint for walls and ceiling
- Curtain pelmets with recessed LED strips
- Modern design stainless steel finish switches and power socket
- Floor to ceiling windows with outdoor views
- Infinity Pool Depth - 1.8m
- Family Pool Depth - 1.3m
- Lobby Ceiling - 6.6m
- Chandelier provisions at the center of main areas

KITCHENS

- Full suite of integrated appliances
- Natural oak and matt plain laminate cabinetry
- Kitchen Ceiling - 2.7m
- Quartz stone with terrazzo finish countertop and backsplash

BEDROOMS

- Closed wardrobes with plain matte laminate finish
- Bedroom / Living Room Ceiling - 3.3m

BATHROOMS

- Built-in mirrors with integrated LED strips
- Quartz stone top with terrazzo effect on vanity with minimal integrated sink design
- Mosaic terrazzo effect on vanity backsplash
- Natural oak wood storage cabinetry under vanity and above WC area
- Travertine look porcelain tile on shower walls
- Cement look porcelain tile on floor & walls
- Walk-in shower with floor to ceiling glazing with metal frame
- Chrome metal finish to bathroom fixtures



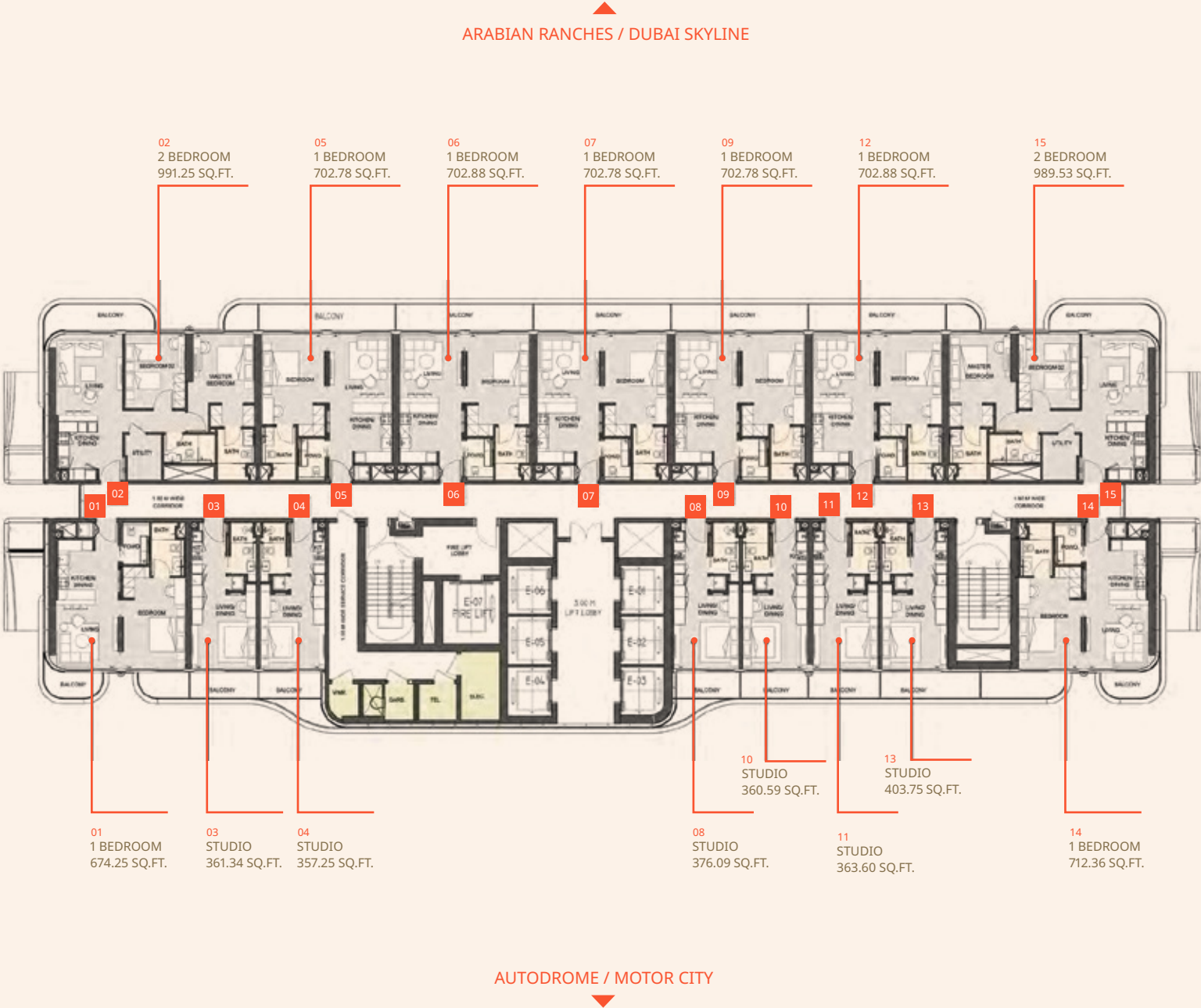
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Floor Plate

FLOOR PLAN

RESIDENTIAL
FLOORS

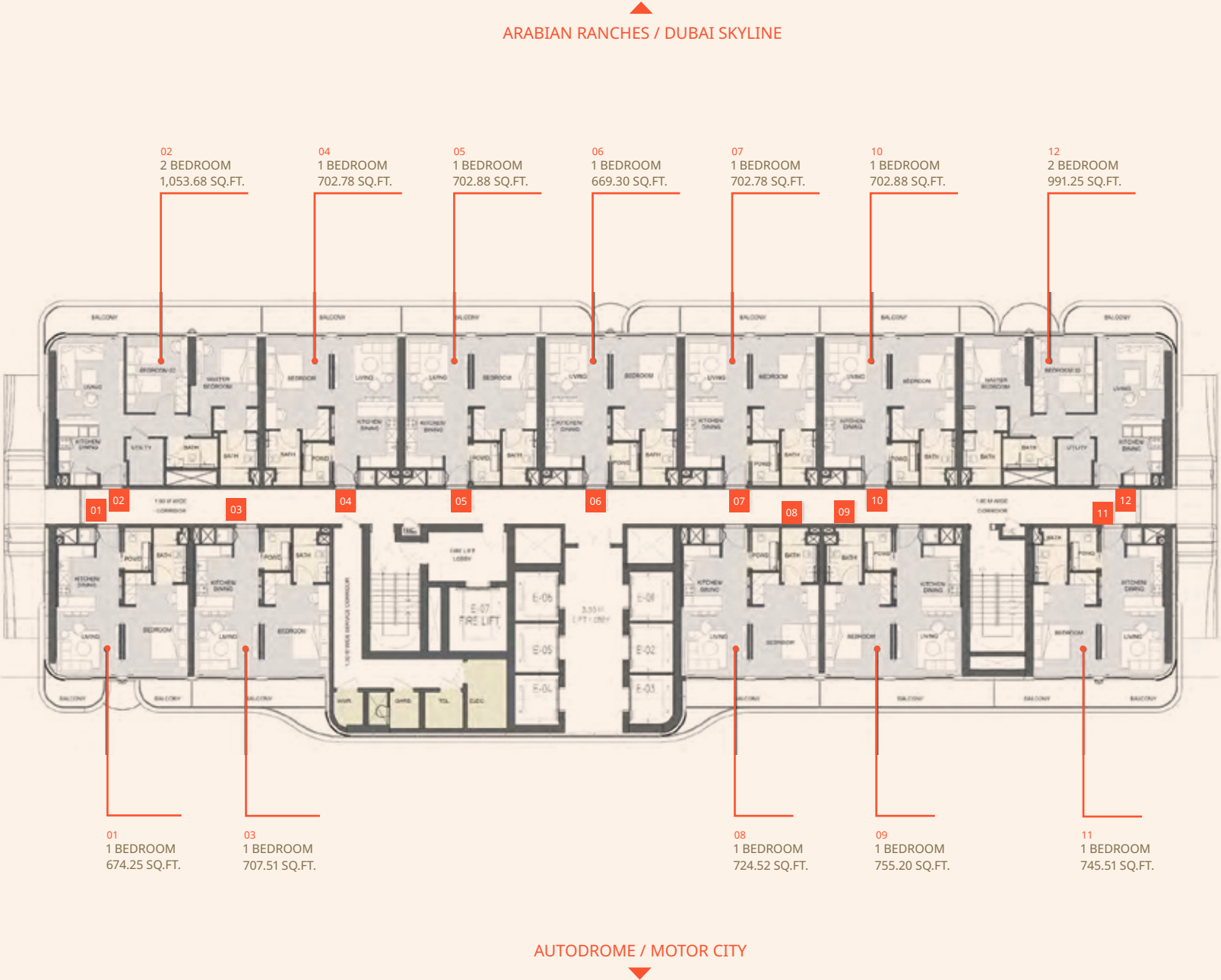
2nd - 26th FLOOR



FLOOR PLAN

RESIDENTIAL
FLOORS

27th - 30th FLOOR



Unit Layouts

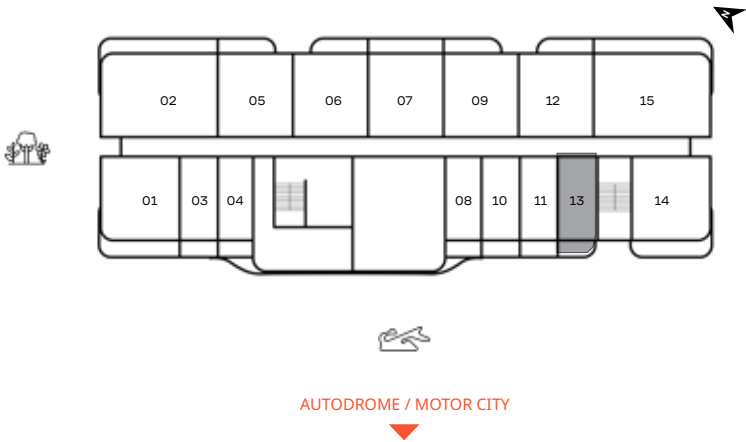
Studios

SUITE AREA	316.57 SQ.FT.
BALCONY AREA	51.77 SQ.FT.
TOTAL AREA	368.34 SQ.FT.

TYPICAL 05 FLOOR KEY PLAN

7TH, 13TH & 19TH

ARABIAN RANCHES / DUBAI SKYLINE



All dimensions are provided in both imperial and metric, measured from finish to finish, excluding construction tolerances. Materials, dimensions, and drawings are approximate, and the information is subject to change without notice at the developer's discretion. The actual area may vary from the stated area, and drawings are not to scale. Images used are for illustrative purposes only and may not reflect the actual size, features, specifications, fittings, or furnishings. The developer reserves the right to make revisions or alterations without any liability.



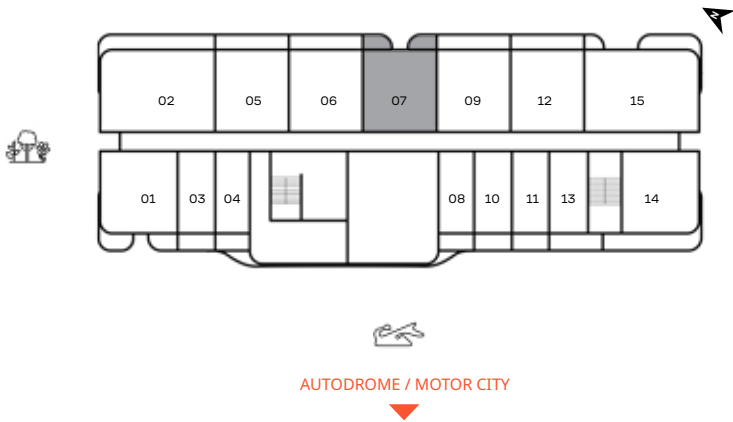
1 Bedroom

SUITE AREA	589.22 SQ.FT.
BALCONY AREA	80.19 SQ.FT.
TOTAL AREA	669.41 SQ.FT.

TYPICAL 01 FLOOR KEY PLAN

3RD, 09TH, 15TH & 23RD

ARABIAN RANCHES / DUBAI SKYLINE



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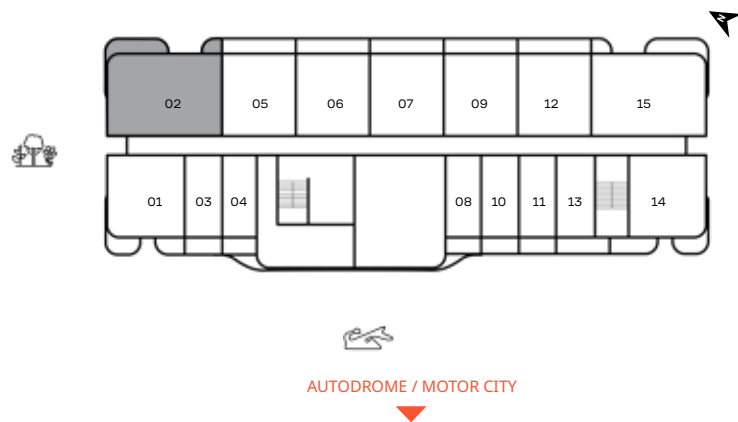
2 Bedroom

SUITE AREA	875.32 SQ.FT.
BALCONY AREA	115.93 SQ.FT.
TOTAL AREA	991.25 SQ.FT.

TYPICAL 02 FLOOR KEY PLAN

4TH, 10TH, 16TH & 24TH

ARABIAN RANCHES / DUBAI SKYLINE



AUTODROME / MOTOR CITY

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Unit Price

UNIT TYPE	STARTING PRICE	MAX PRICE
Studio	799,000 AED	885,000 AED
1 BR	1,137,000 AED	1,381,000 AED
2 BR	1,837,000 AED	2,102,000 AED



Payment Plan & Handover

Anticipated Completion Date

Q4 2028

Payment Plan

40/60

INSTALLMENT	MILESTONE	PERCENTAGE
Booking	On booking / reservation	5%
1st Installment + DLD	Within 60 days of booking	15%
2nd Installment	6 months after booking	5%
3rd Installment	12 months after booking	5%
4th Installment	18 months after booking	5%
5th Installment	24 months after booking	5%
Final Installment	On Handover	60%

Core Services

HOSPITALITY

- Residence concierge
- Doormen & valet
- Owner services
- Summer house staff

DESIGN PHILOSOPHY

- Smart layouts, spacious amenities, wellness oriented
- Optimized natural light and healthy living environments

SECURITY & PROTECTION

- Security
- Property insurance

PROPERTY OPERATIONS

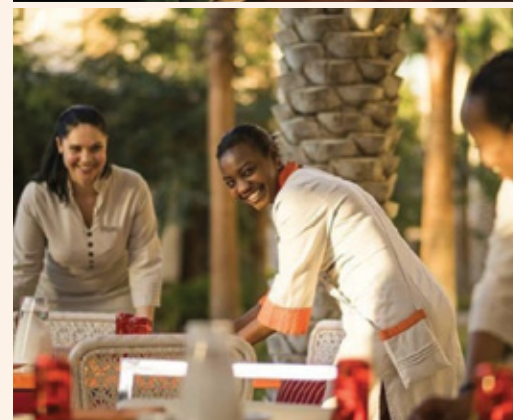
- Common area maintenance, housekeeping & utilities
- Common area 'Reserve for Replacement'
- General & administrative

PERFORMANCE & LONGEVITY

- Technogym-powered wellness spaces to support longevity
- Steam and sauna for recovery.
- Integrated fitness and wellness experiences

RESIDENT BENEFITS

- Accor Ownership Benefits Program annual fee
- WIFI in residents' lounge



USPs

- First & only branded residence in Motor City
- Branded living, priced below the area average
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DUBAI MOTOR CITY

DEVELOPED BY



POWERED BY

