ALL SEASONS

RESIDENCE

EXCLUSIVELY PRESENTED BY

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SHAPING PROGRESS SINCE 1960

Al Zarooni Developments is the next chapter of a story that began in 1960.

Building on this legacy and deep-rooted connections to the UAE's growth, we focus on developments that combine innovative design with long-term value.

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AL ZAROONI

DEVELOPMENTS

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EXCELLENCE THROUGH GENERATIONS

Al Zarooni Development, a core division of the diversified Al Zarooni Group, draws on extensive expertise across sectors like construction, engineering, hospitality, and real estate. With robust in-house capabilities and shared resources, we are committed to delivering projects that embody the highest standards of quality and innovation.

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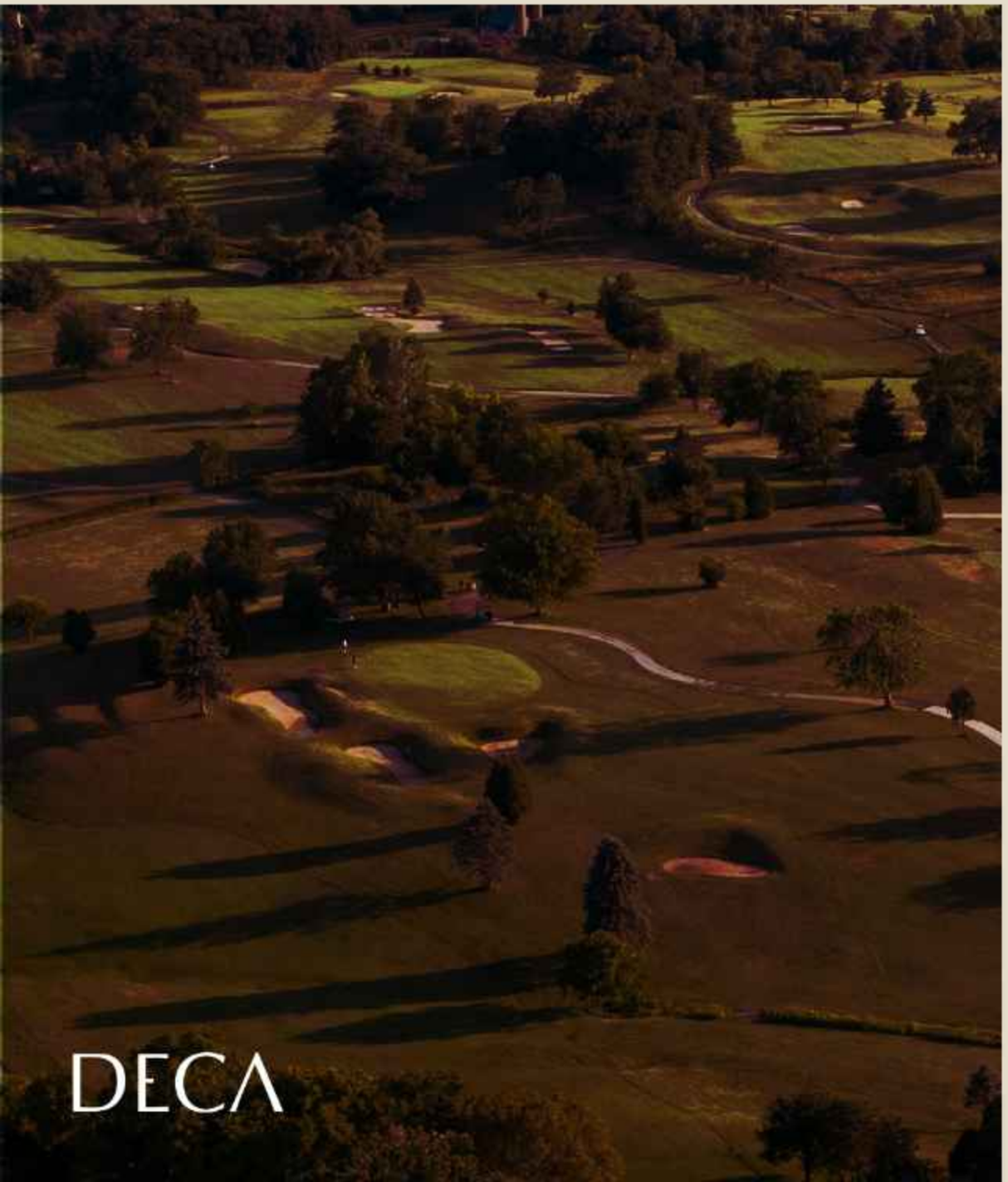

FULLY DEVELOPED COMMUNITY

Dubai Sports City is one of Dubai's – and the world's – most unique integrated residential, retail, and sporting communities. Dubai Sports City's fantastic facilities, central location close to major arterial roads, and community atmosphere are reflected in its consistently high average occupancy rates and rental returns.

ACTIVE EVERY SEASON

Every season brings a new way to experience the best of Dubai Sports City. Whether you're a sports enthusiast, a casual fan, or someone who loves the vibrant atmosphere, there's always something to enjoy.

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WINTERS FOR OUTDOOR EVENTS AND THRILL

Cricket at Dubai International Stadium

Golf at The Els Club

Rugby and Football Programs at Dubai Knights Eagles

Rugby Club and LaLiga Academy

ISD Athletics for Track and Field activities

Oktoberfest at The Dome

Tennis and Padel courts.

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SUMMER FO INDOOR ACTIVITIES AND TRAINING

Indoor Football and Cricket Training at ICC Academy and LaLiga Academy with specialized indoor programs.

Fit Republik

Claude Harmon III Performance Golf Academy

ISD Indoor Padel and Tennis

Swimming at The Els Club

Dubai Hoop School for Basketball enthusiasts

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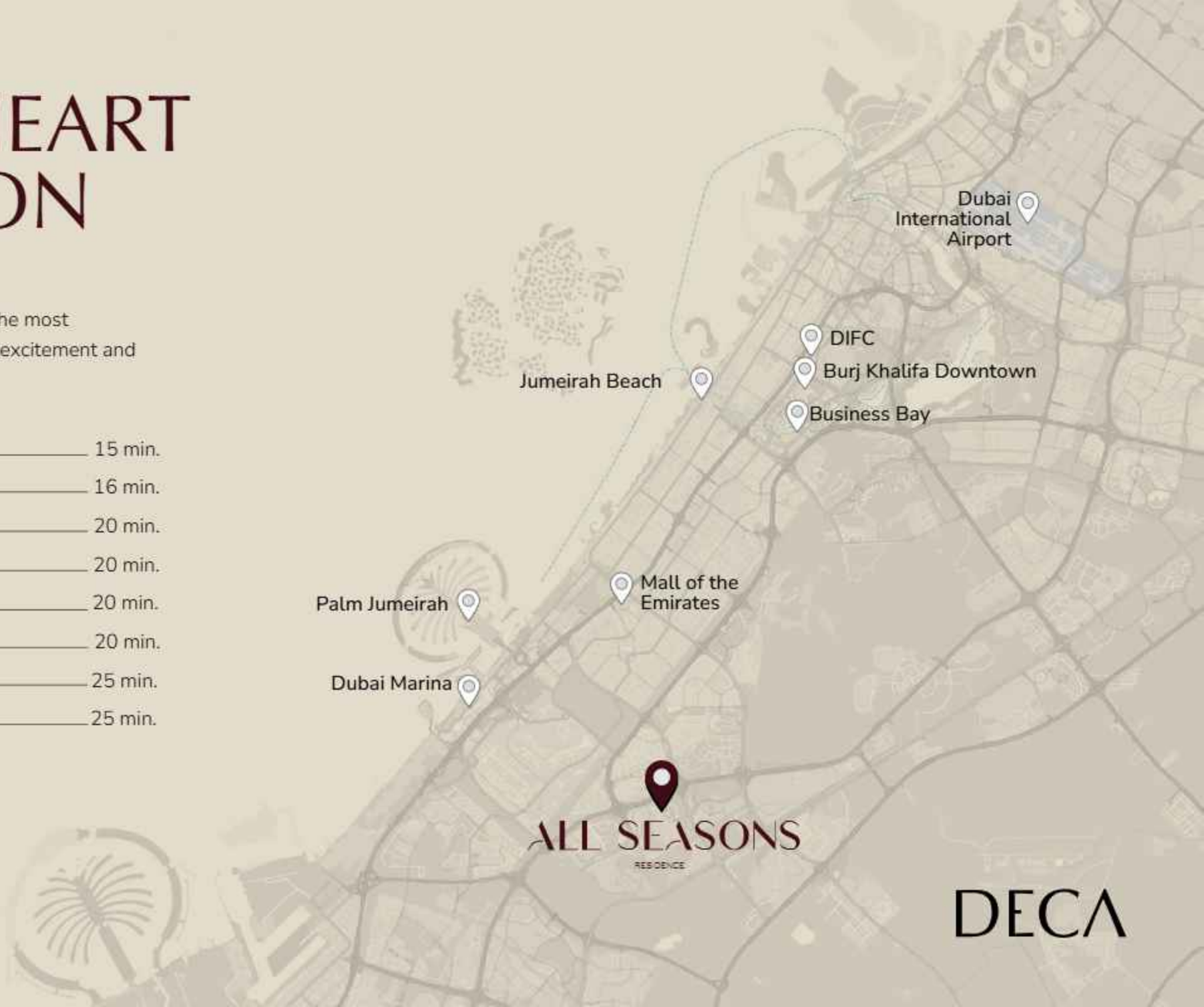
AT THE HEART OF ACTION

Dubai Sports City is surrounded by the most happening spots, offering a pulse of excitement and action just minutes away.

Business Bay	15 min.
Dubai Marina	16 min.
DIFC	20 min.
Jumeirah Beach	20 min.
Mall of the Emirates	20 min.
Palm Jumeirah	20 min.
Burj Khalifa Downtown	25 min.
Dubai International Airport	25 min.



A LIFESTYLE DESTINATION

MEDICAL

- Aster Clinic & Pharmacy
- Health First Pharmacy
- Star Veterinary Clinic
- BinSina Pharmacy

RETAIL

- Al Maya Supermarket
- Big Value Supermarket
- Grandiose Supermarket

DINING

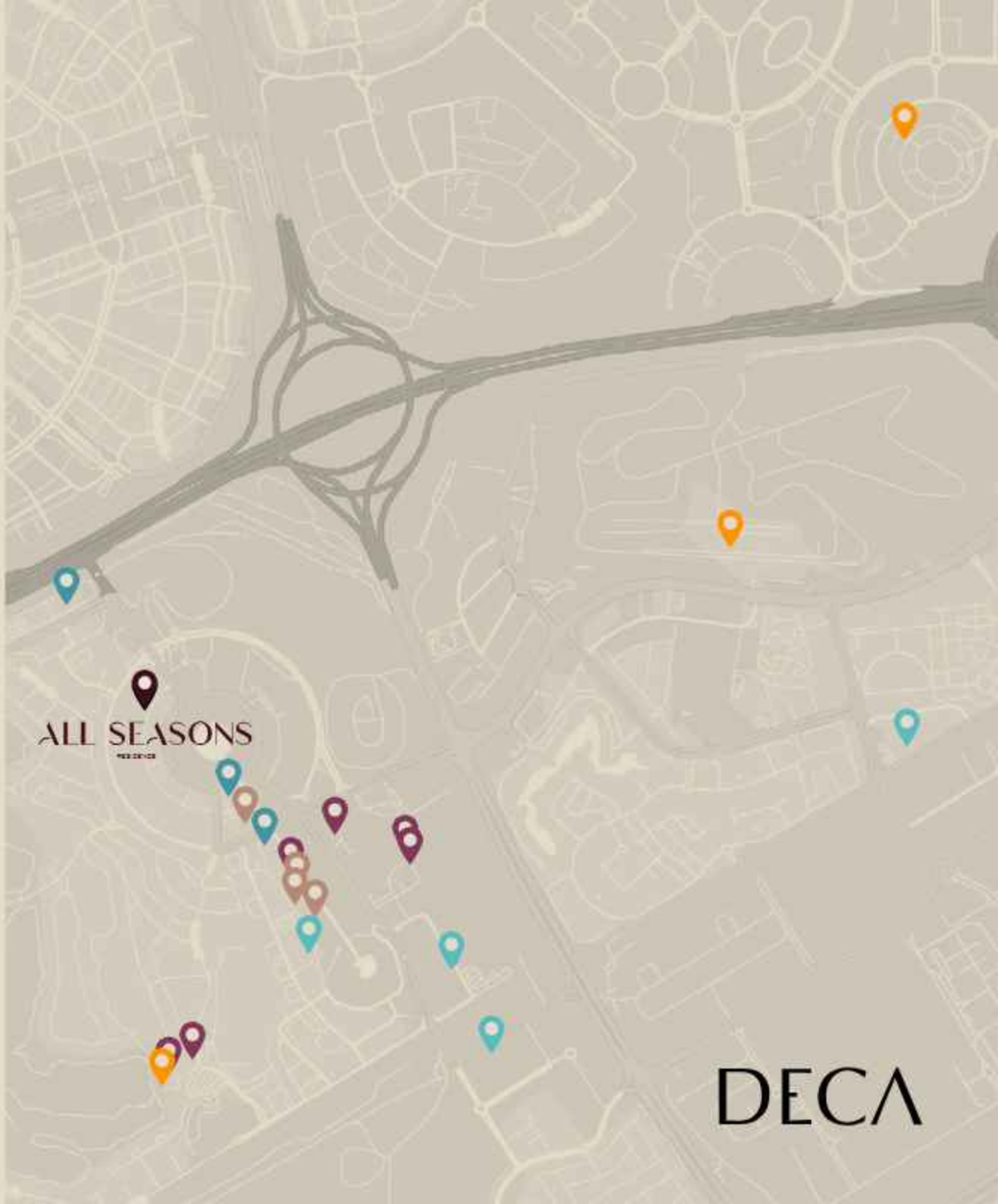
- Pulcinella
- The Pangolin
- Starbucks Coffee
- 261 Restaurant
- Kickers Sports Bar
- Champs Café

SCHOOLS

- Victory Heights Primary School
- Dwight School Dubai
- The Royal Grammar School
- GEMS Metropole School Motor City

Leisure

- Dubai Miracle Garden
- Els Golf Club
- Dubai Autodrome



WELCOME TO

ALL SEASONS

RESIDENCE

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PASSION FIND ITS PLACE

A community for everyone to enjoy and celebrate their passion

All Seasons Residence in Dubai Sports City is the perfect home for the driven and the inspired. Surrounded by world-class facilities—whether it's the swing of the golf course, the roar of the cricket fields, or the thrill of the rugby grounds—this is where excitement lives.

STRIKING ARCHITECTURE

All Seasons Residence is designed to be both striking and functional. The building features a sleek, modern look with clean lines and large glass panels that let in plenty of natural light.

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WELCOMING INTERIORS

All Seasons Residence offers amenities thoughtfully designed to suit every lifestyle and passion.

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RESIDENCE

LOBBY

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LIVING ROOM

DECA

LIVING ROOM AND KITCHEN

DECA

KITCHEN

DECA

BEDROOM

DECA

DECA

BEDROOM

BATHROOM

EVERYDAY EXPERIENCES

At All Seasons Residence, a range of thoughtfully designed amenities ensures that every resident can find something that fits their lifestyle and passions.

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WELLNESS AND RELAXATION

Swimming Pool & Kids Pool

Jacuzzi on Terrace

Sauna & Steam Rooms
(separate for men and women)

Yoga Terrace

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OUTDOOR LIVING

Outdoor Games Terrace

Barbeque Deck

Outdoor Terrace Lounge

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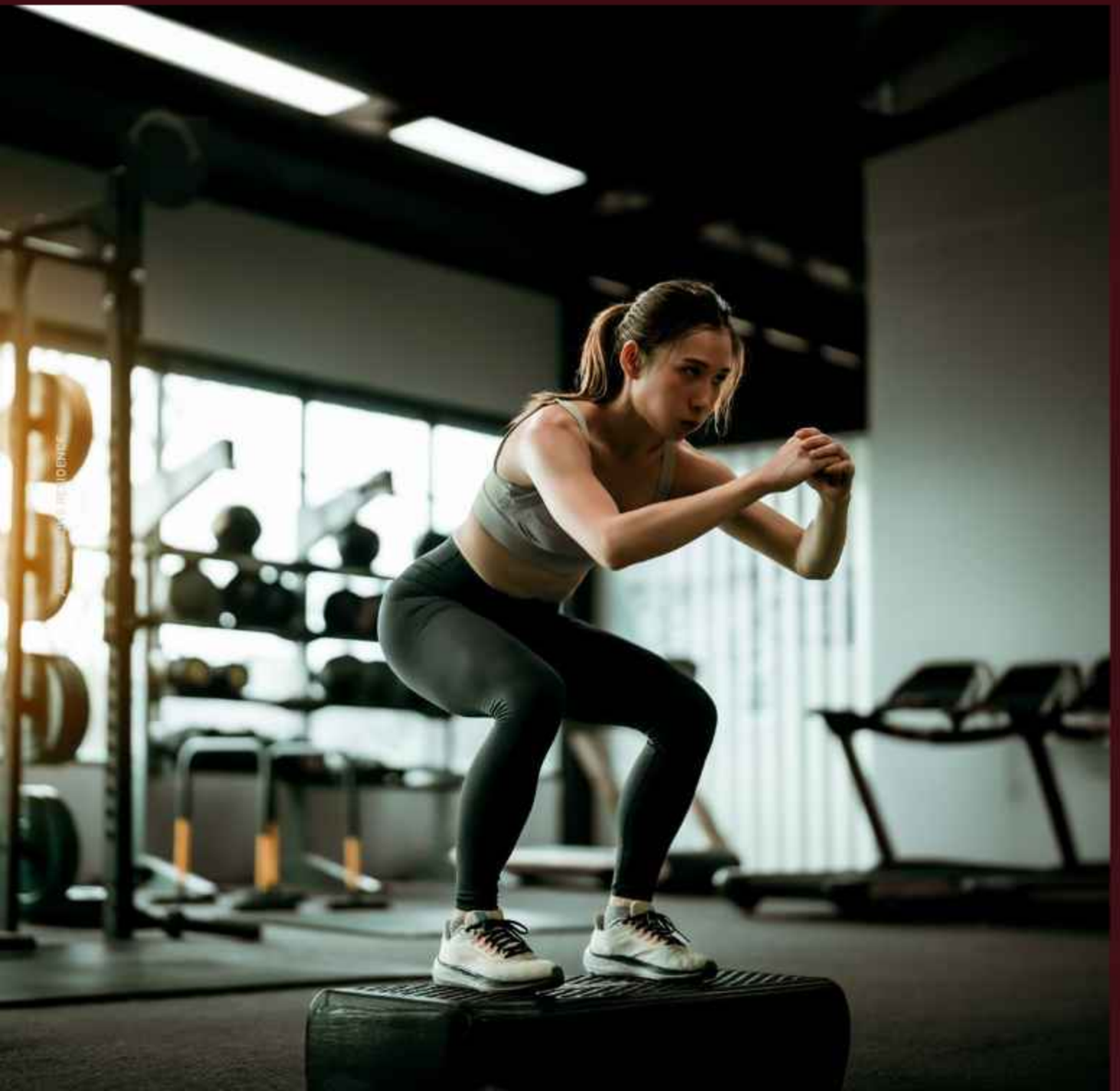

FITNESS AND ACTIVITY

Ladies Gym

Men's Gym

Kids' Play Area (Outdoor)

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GYM

COMMUNITY AND SOCIAL SPACES

Multipurpose Hall

Library and Meeting Room

Reading Cabins

LIBRARY

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MULTIPURPOSE HALL

GUEST FACILITIES

Garden Suites for Guests

Residents can enjoy access to four garden-access studio apartments, available for complimentary pre-booking when hosting guests.

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PROJECT DETAILS

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PROJECT NAME
All Seasons Residence

PROJECT TYPE
Apartments

UNITS
378

LOCATION
Dubai Sports City

COMPLETION
December 2027

UNIT TYPES & SIZES

STUDIO	406 sq.ft
1- BEDROOM APARTMENTS	859 sq.ft
2- BEDROOM APARTMENTS	1394 sq.ft
3- BEDROOM APARTMENTS	1379 sq.ft

Studio : 216 Units

1 Bedroom: 108 Units

2 Bedroom: 27 Units

3 Bedroom: 27 Units

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