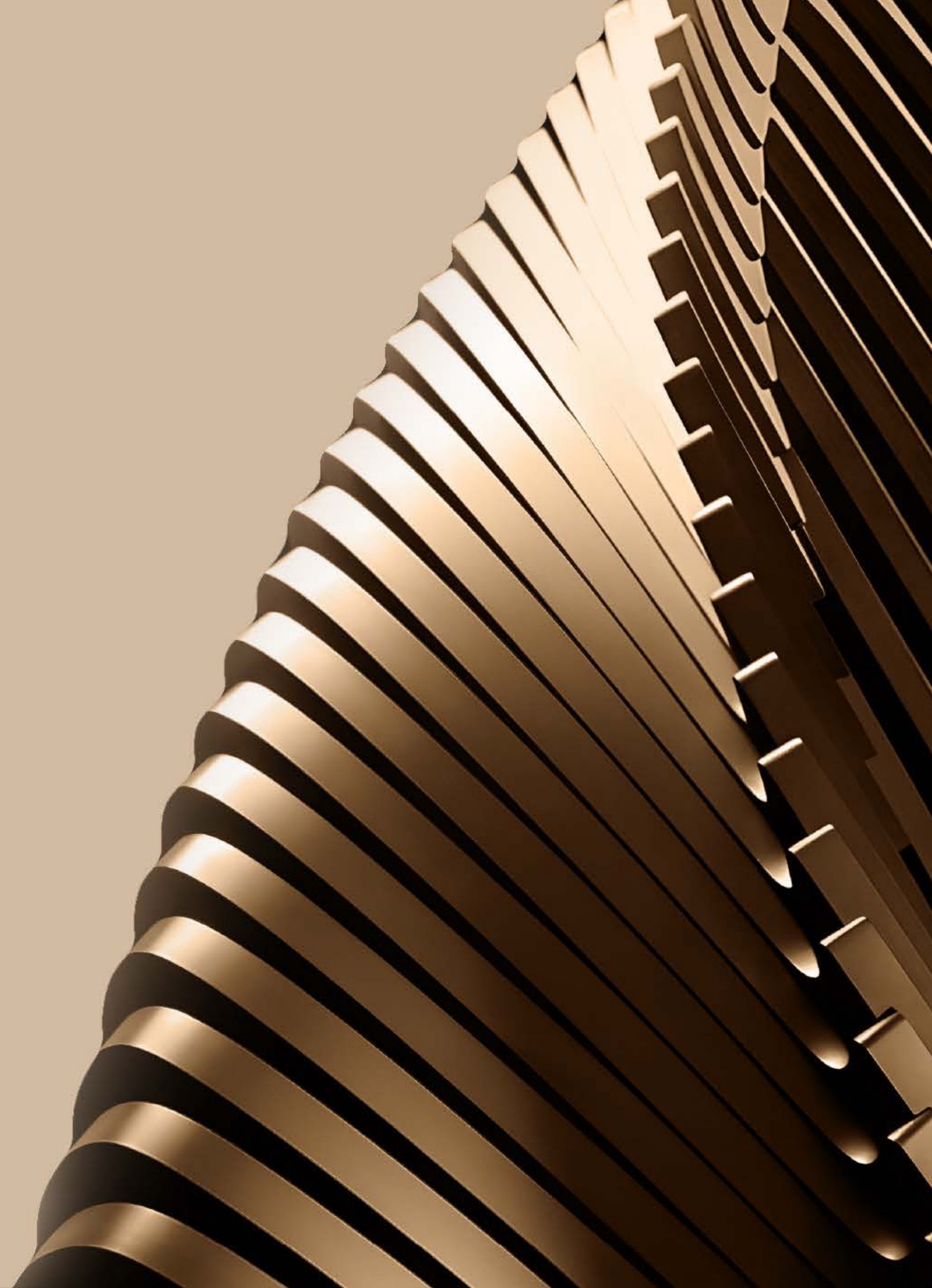
DISTRICT11

by ALMARWAN



THE FUTURE HAS
AN ADDRESS

DISTRICT11
by ALMARWAN


DISTRICT
11

DEFYING ORDINARY

DESIGNING TOMORROW

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



ALMARWAN | 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 Al 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

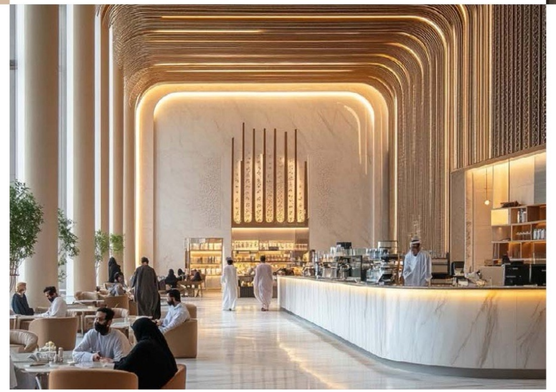
Proven Developer

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.

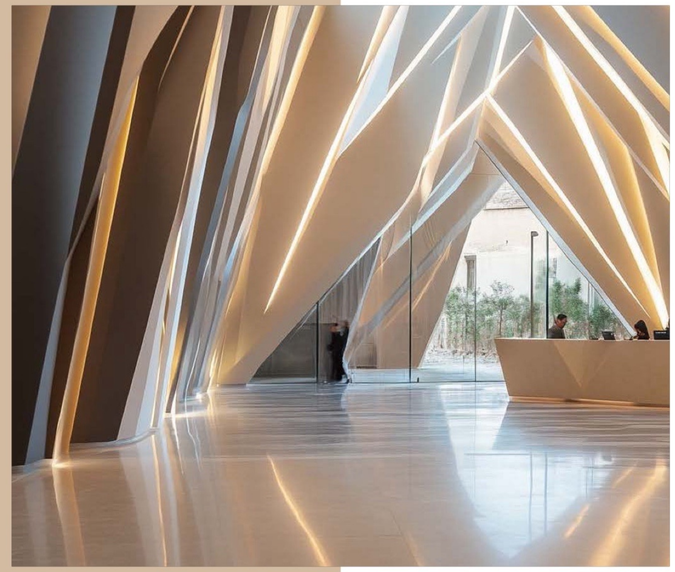
About District 11

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 withwell-being, providin 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

2,866
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.



Location with Purpose

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

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

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

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

20	10	10	30
Minutes to Dubai International Airport	Minutes to Sharjah International Airport	Minutes to University City	Minutes to Dubai Downtown

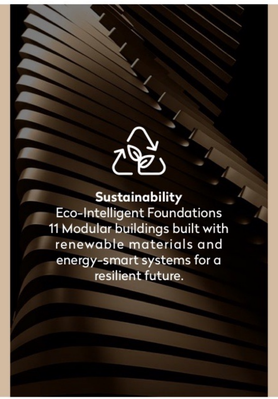
Why D11?

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

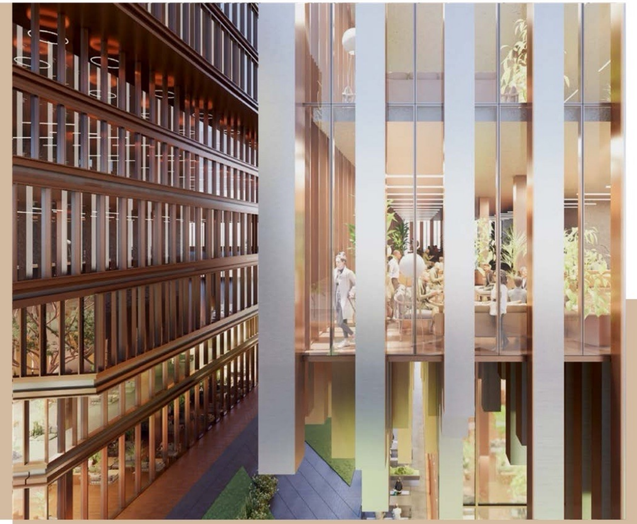
Vertical fins that cool spaces while doubling as iconic design landmarks.

Stress-Proof Design

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

Community Magnet

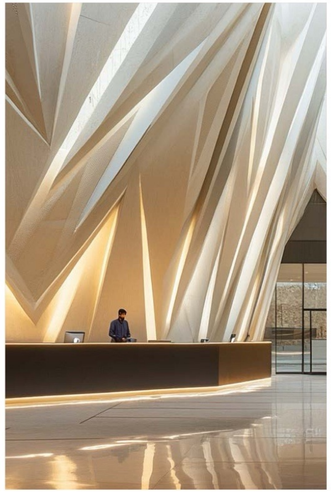
Pre-programmed spaces for pop-ups, wellness workshops and art—transforming tenants into vibrant communities.

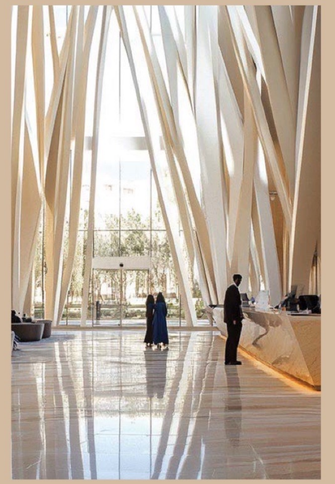


Eco-Intelligent Foundations

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:

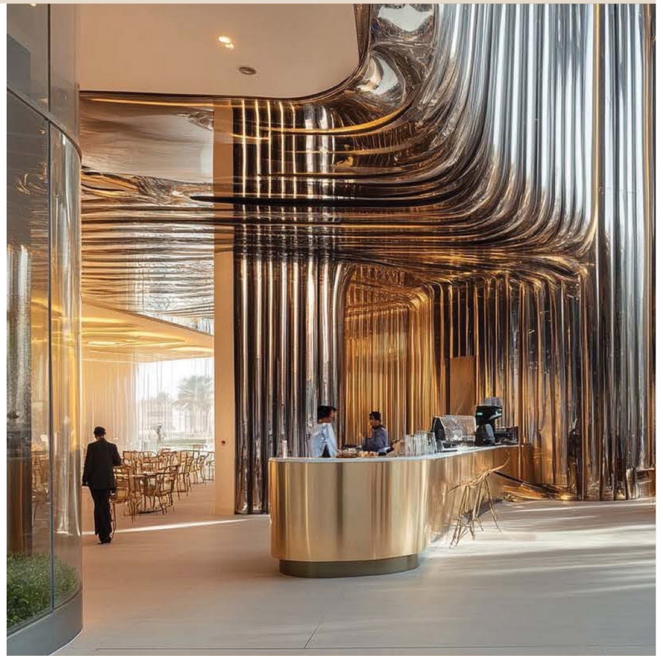
EV charging, drone delivery hubs and automated daycare—reclaiming 10+ productive hours weekly.

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

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

D3

IDEAS IN LAYERS

Terraced fl oors 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 triangular entrance sharpens ambition—
spaces where clarity drives billion-dollar ideas.



D6

FLUIDITY IN FORM

Curves dissolve walls—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

Triangles pierce horizons—landmark ideas demand iconic frames.



D10

GATEWAY TO INGENUITY

Arched entrances frame imagination—where creativity becomes concrete.



D11

CROWNING LUMINOSITY

A veil of light and green-arched base—District 11's grand fi nale of innovation.



Step Into Possibility

Where Innovation Breathes