RAW DISTRICT

SHEIKH ZAYED ROAD, DUBAI

LIFE IN DISPLAY



RAW
DISTRICT
DUBAI

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

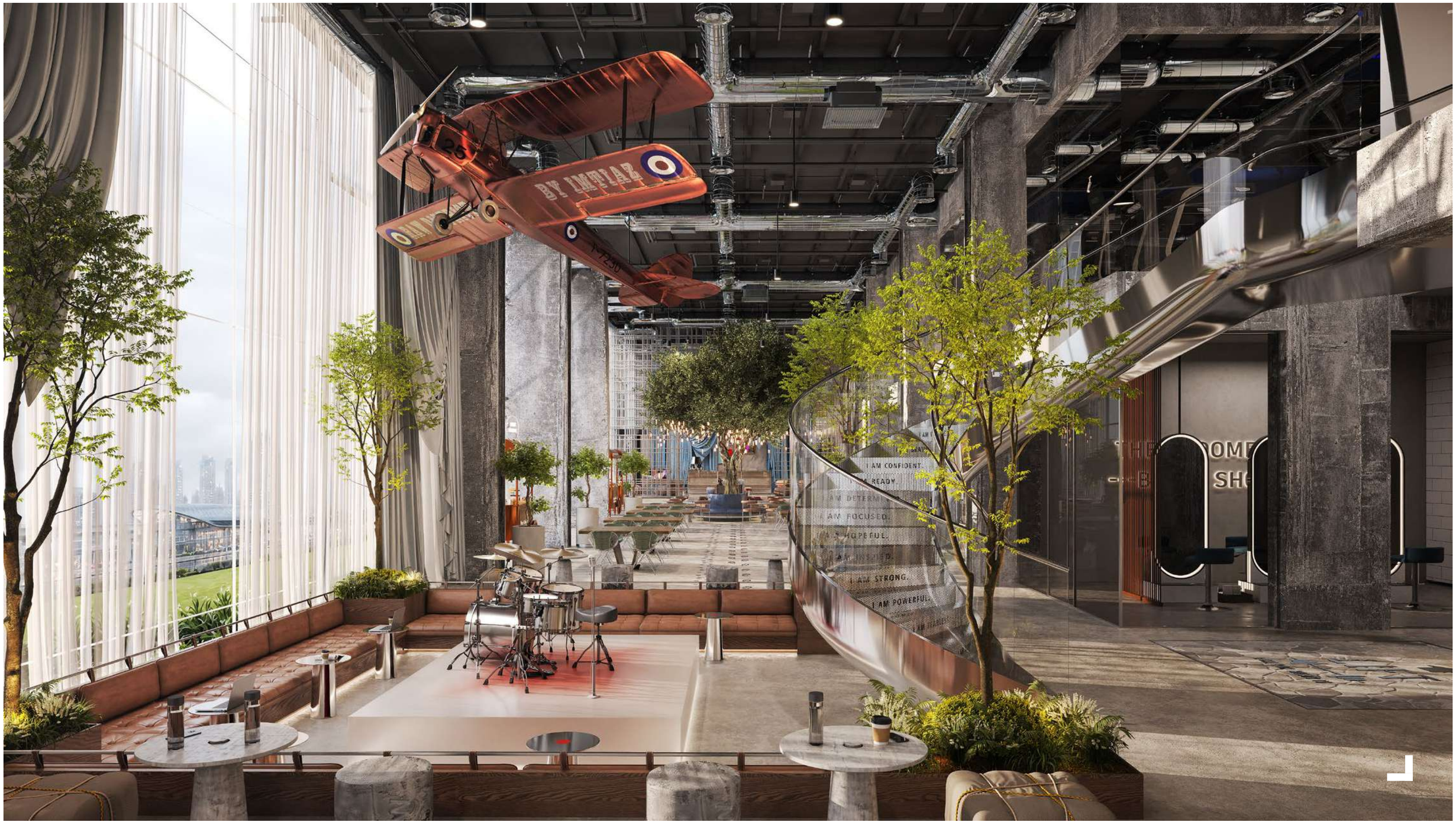
Built on contrast. Different disciplines, cultures and speeds of thinking. Something real can happen here.

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

Here and There

The first RAW will set the standard in downtown Jebel Ali. Creating a cultural centre of gravity that others will follow. Sitting at the convergence of Dubai Marina, Expo City, Palm Jebel Ali and the future world's largest airport Al Maktoum International, this is the corridor 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

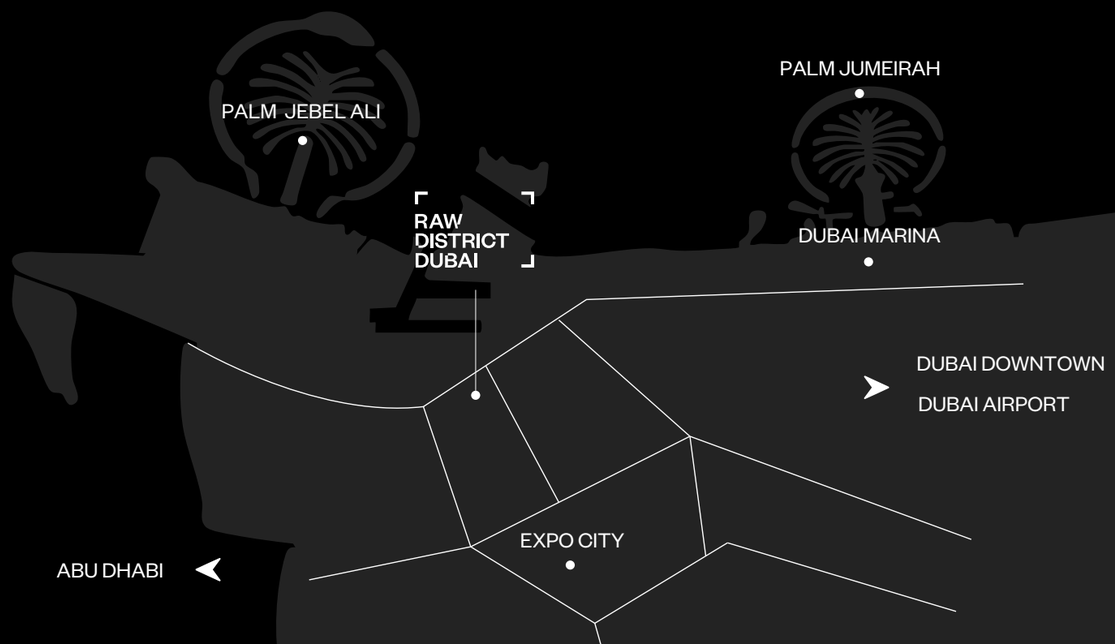
DUBAI MARINA
15 minutes

PALM JUMEIRAH
20 minutes

AL MAKTOUM INT'L AIRPORT
25 minutes

DUBAI INT'L AIRPORT
30 minutes

ABU DHABI
50 minutes

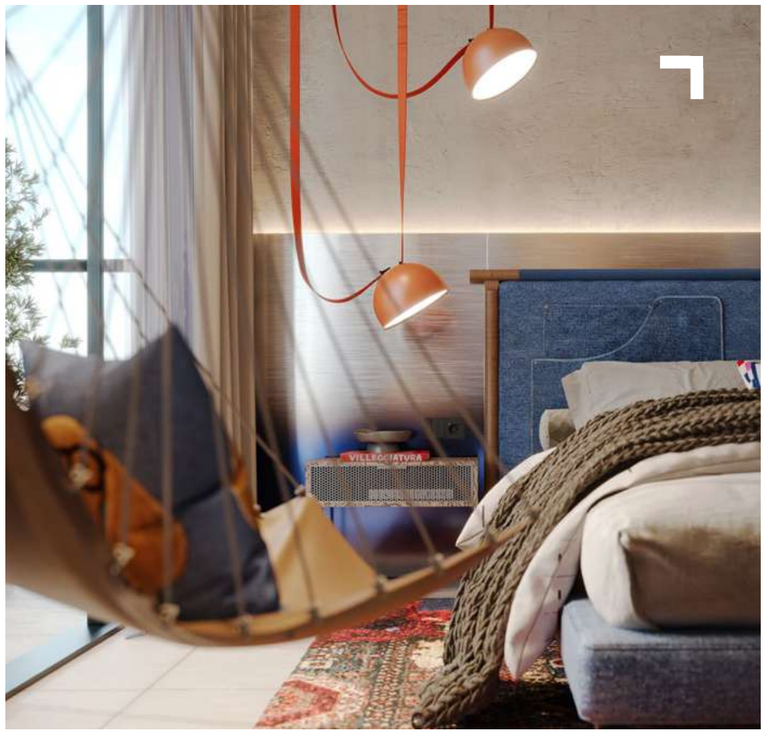


A PLACE TO EXIST IN

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 District 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 PRO GYM
Full-fledged, membership-focused facility

RAW STAY
Serviced apartments owned and operated by Imtiaz

6AM COFFEE CLUB
Restaurant and cafe

THE DESIGN 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

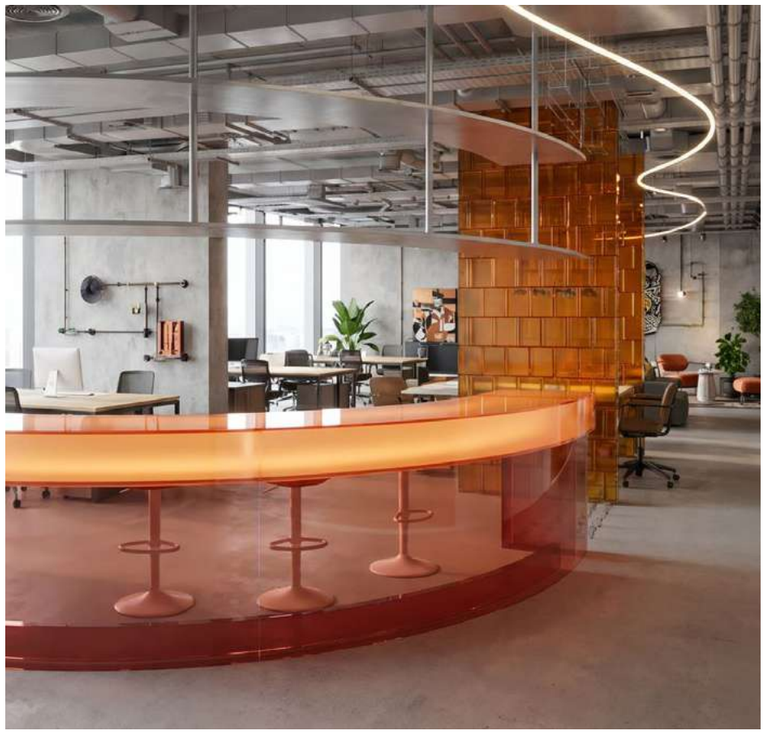
RAW STATIONS
Dedicated floor for leased co-working spaces

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

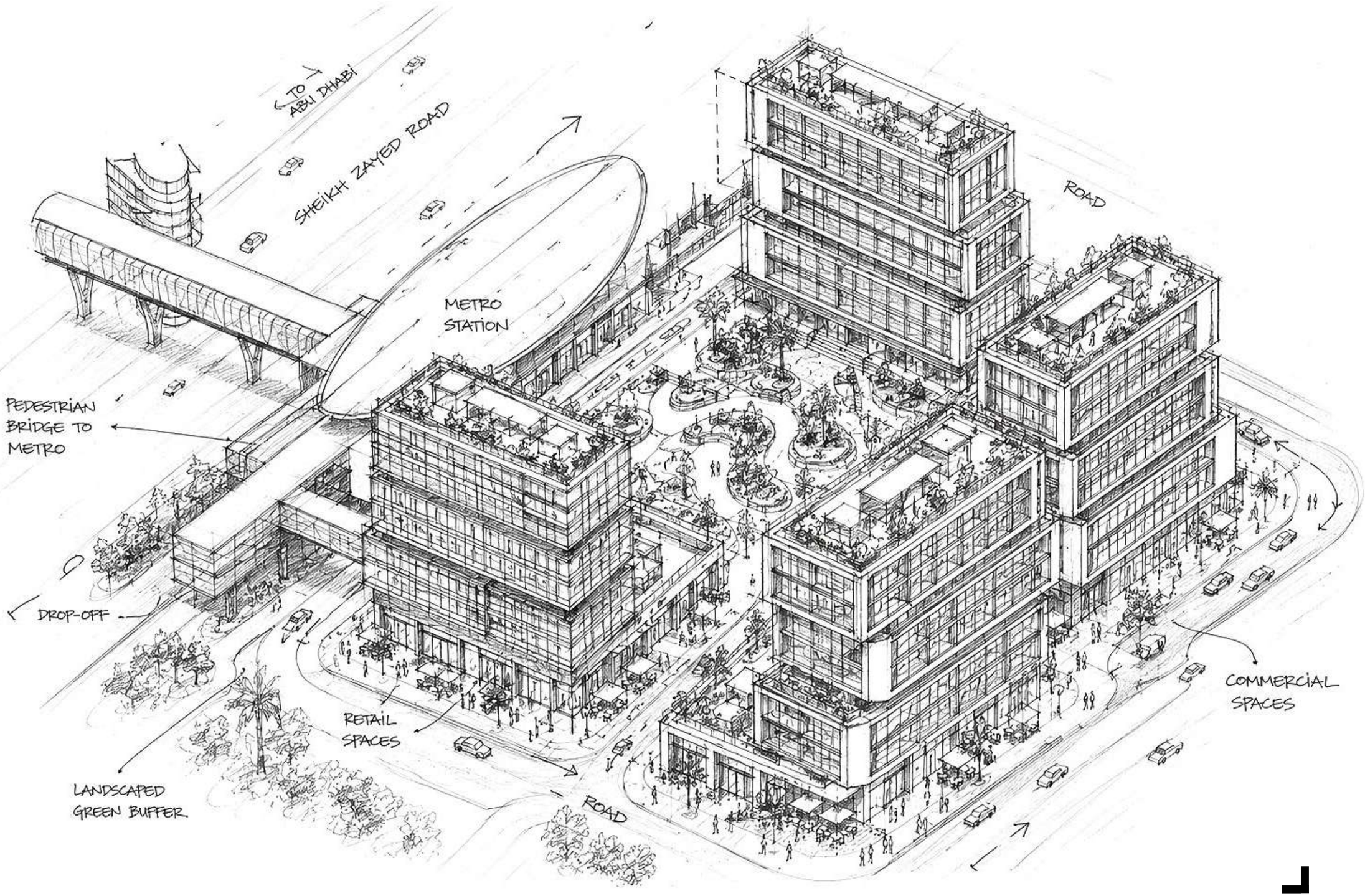
You are already planning the next move before this one is finished. New city. New room full of people you haven't met yet. In most places that means starting from zero. In RAW, you start from inside. Walking straight into the same world you left behind. RAW membership doesn't give you a discount. It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

Q1 2029

Payment Plan :

50% during construction
50% on completion

Post Handover Payment Plan:

60% during construction
40% 3 years post handover



Đ 649K
STUDIO
starting 380 sq.ft

Đ 889K
1-BED SUITE
starting 610 sq.ft

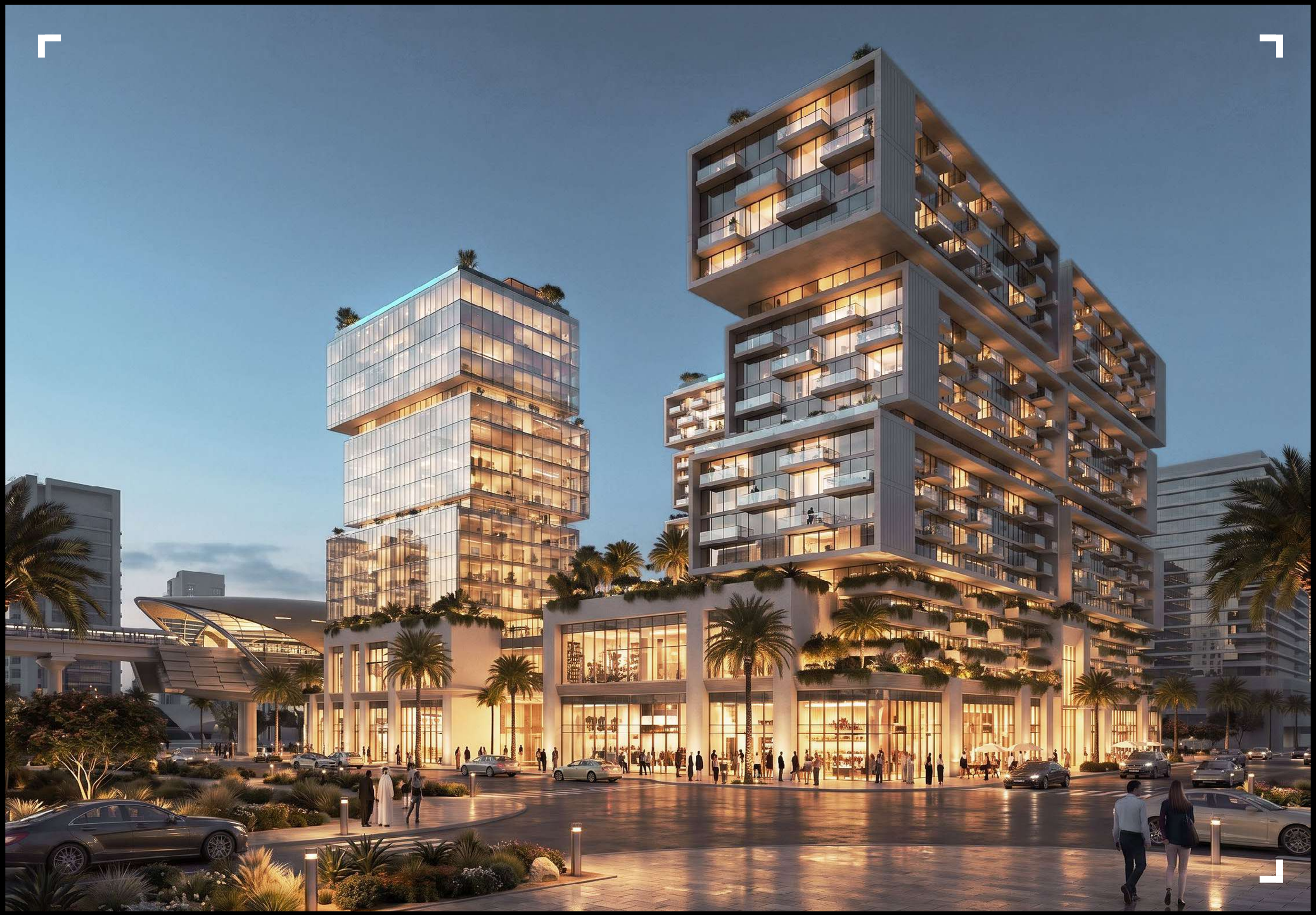
Đ 1.0 M
1-BEDROOM
starting 720 sq.ft

Đ 1.4 M
2-BEDROOM
starting 1054 sq.ft

Đ 1.9 M
3-BEDROOM
starting 1400 sq.ft

Đ 1.2 M
OFFICE SPACE
starting 700 sq.ft

Đ 2.5 M
RETAIL SPACE
starting 1000 sq.ft





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



One Bedroom Apartment









Clubhouse





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

RAW
DISTRICT
DUBAI

DUBAI - LONDON - MIAMI - MADRID

COMING SOON