

COVENTRY 49

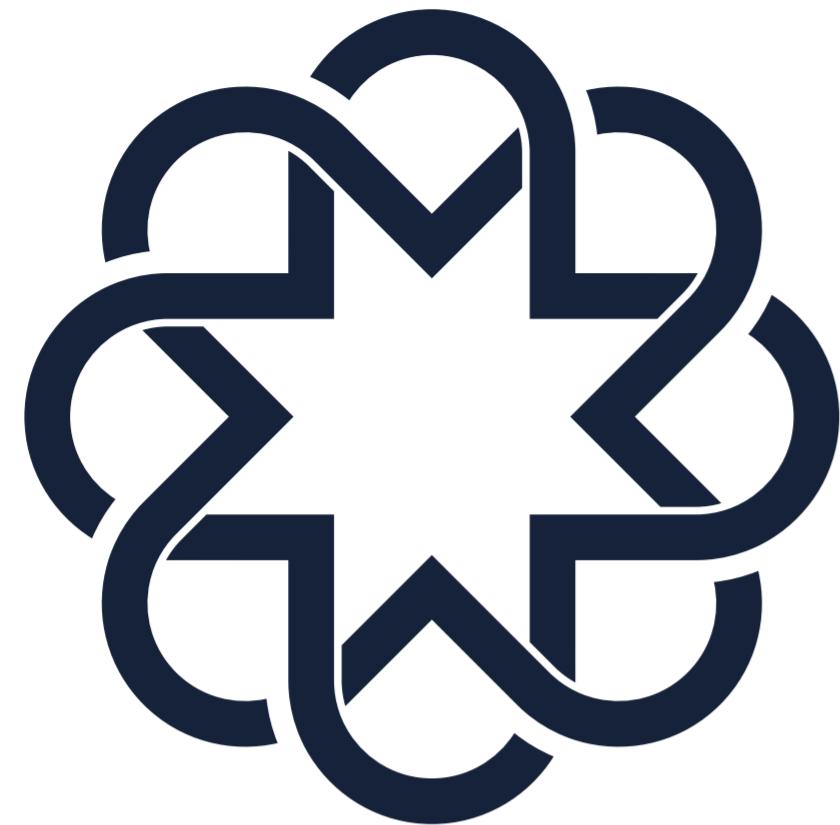
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Refined Living at Dubai South





Coventry 49 Is A Mid-rise Residential Building Offering Studio, 1-bedroom, And 2-bedroom Apartments. Located In The Growing Community Of Dubai South, It Combines Urban Convenience With Modern Comfort.





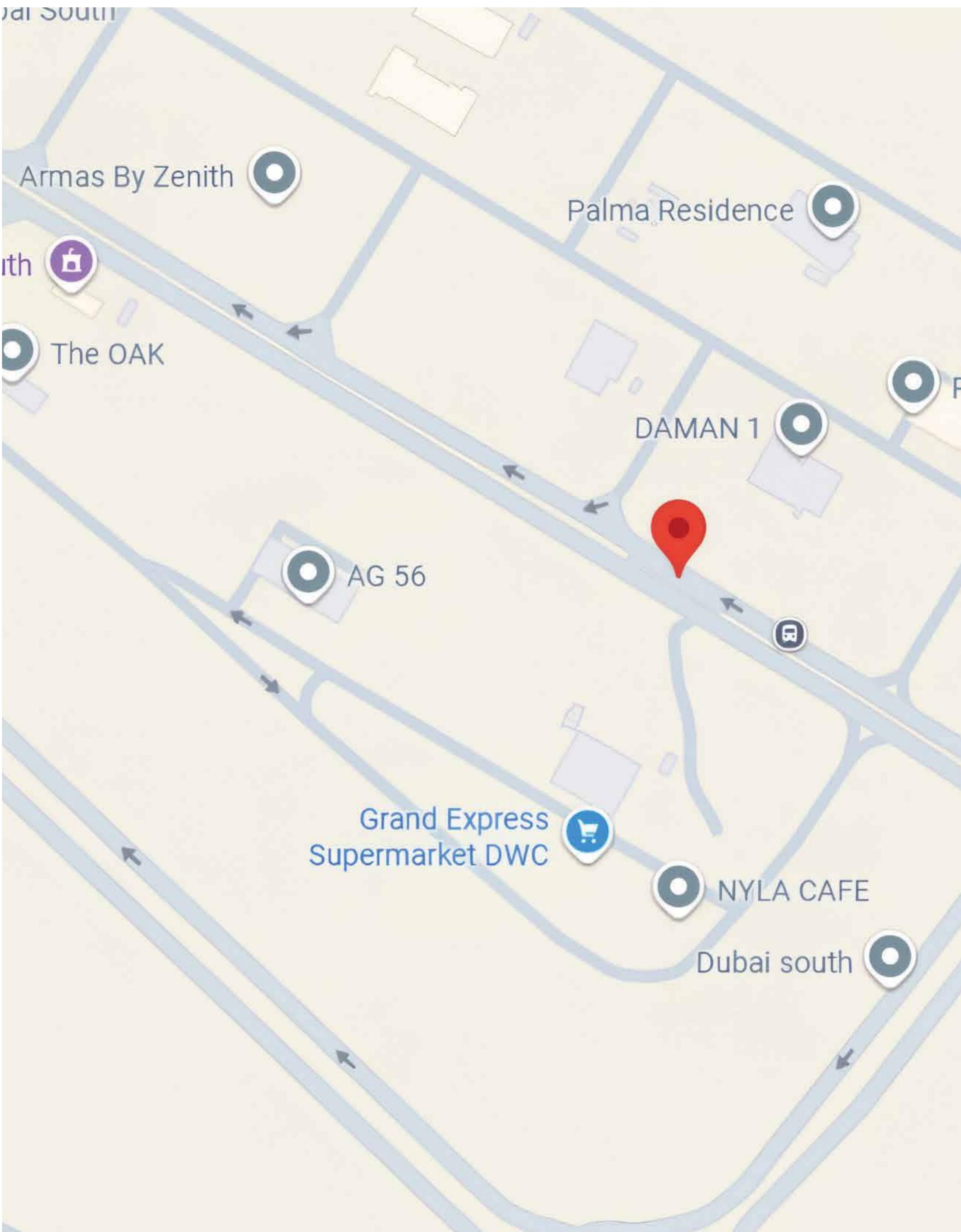






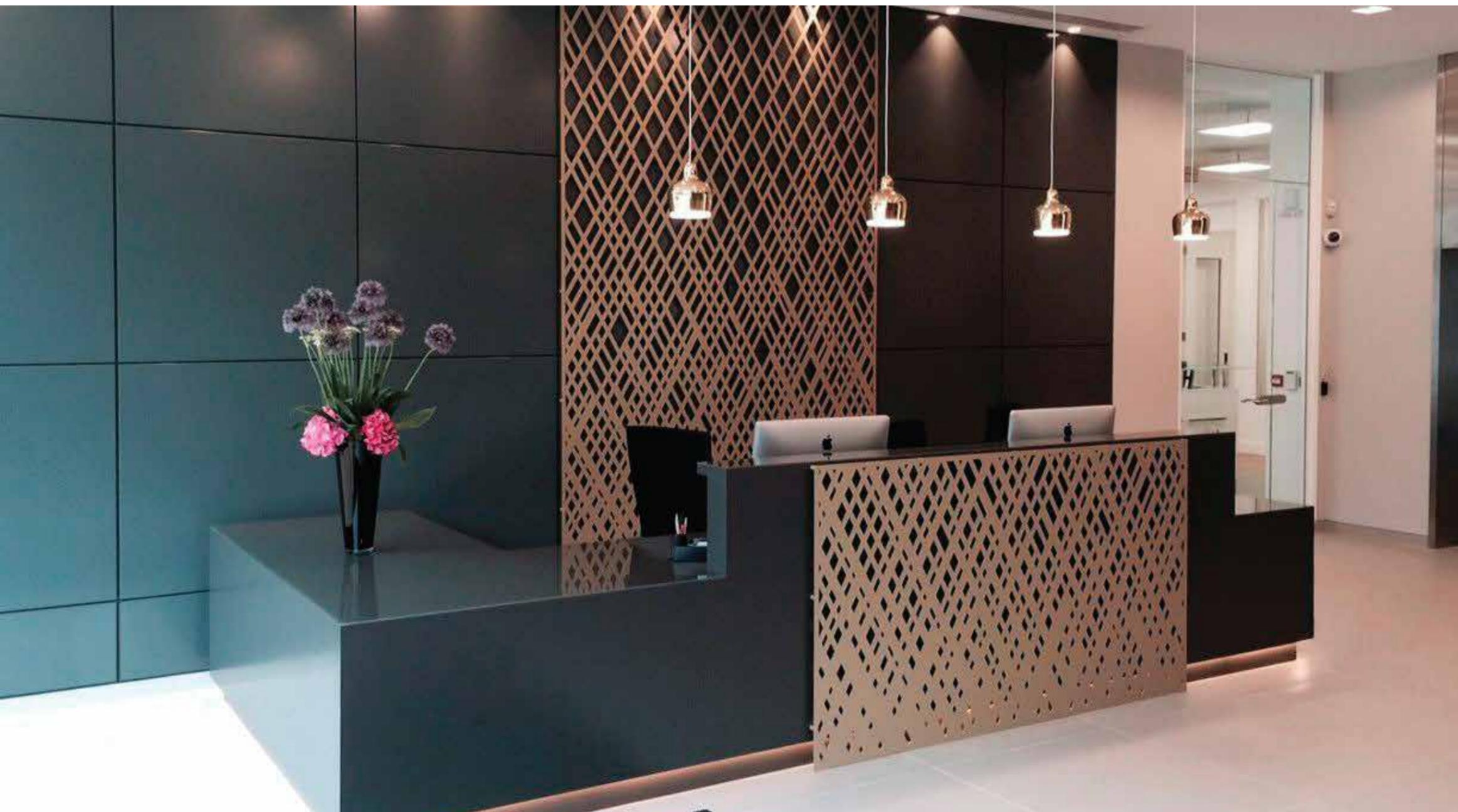
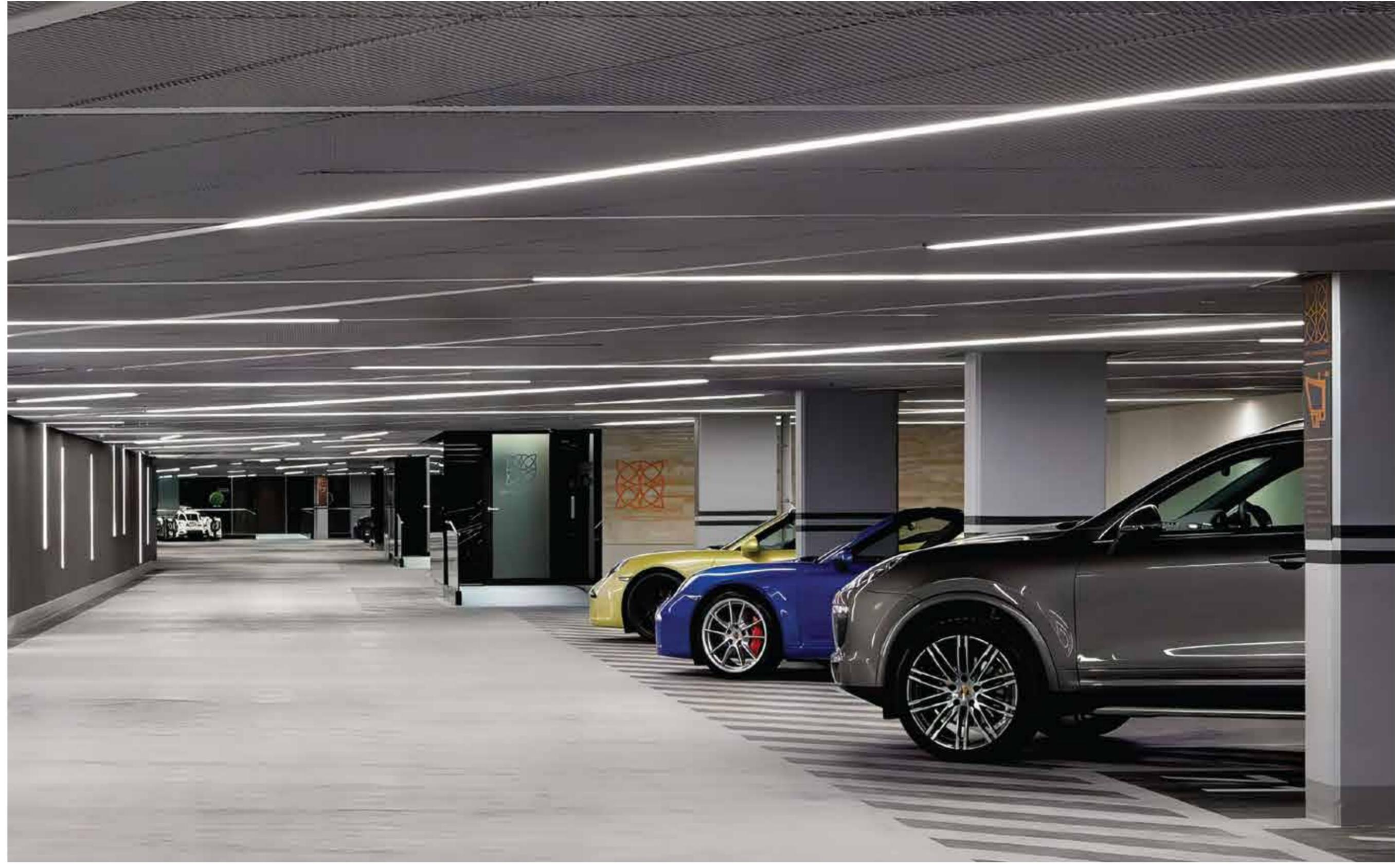
Project Summary

- G + 4 Residential Building with Roof
- Total Units: 51 Apartments
- Flat Types: Studio, 1BHK (with store), 2BHK
- Modern design with rooftop lifestyle amenities



Location

- 12 minutes to Expo Metro Station
- 15 minutes to Al Maktoum International Airport
- 30 minutes to the Mall of the Emirates
- 35 minutes to Downtown Dubai



Ground Floor Overview

- Reception & Entrance Lobby
- Total Parking: 51 Vehicles
- Controlled Entry/Exit Points



First Floor Summary

- Mix of Studio and 2BHK Flats
- Efficient corridor layout
- Private balconies in all units
- Floor Area: 892.44 sq.m

Typical Floor Plan (2nd–4th Floor)

- 11 Units per Floor
- 1 BHK Apartments (3units)
- 2 BHK Apartments (8units)
- All apartments with dual balconies



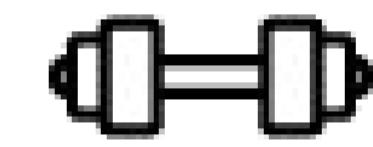


Rooftop Swimming Pool



Fitness Center





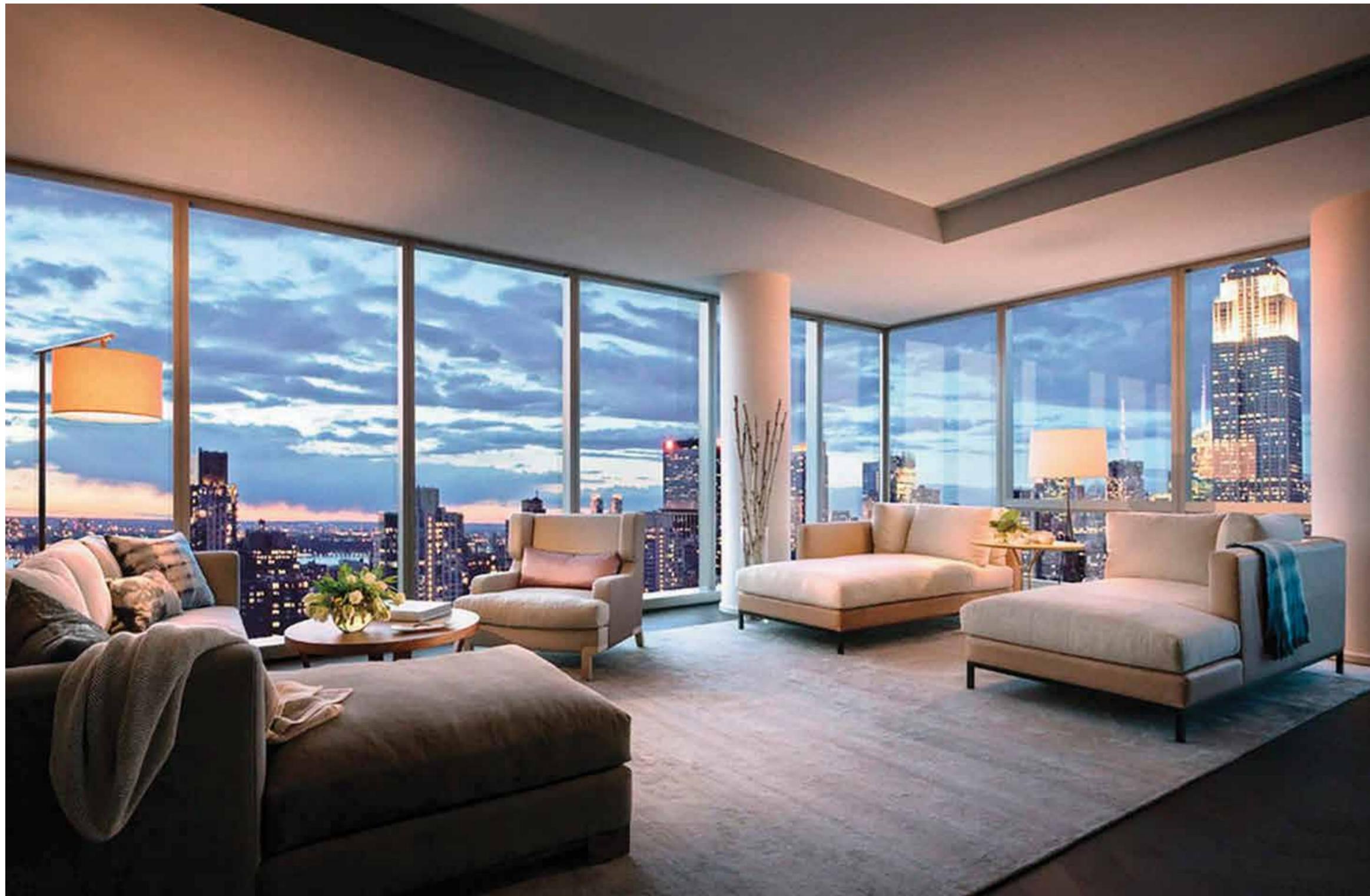
Male & Female
Gymnasiums



Kids Play Area



Rooftop Lounge



APARTMENT TYPES & SIZES

- Studio: 12 Units – 304 sq.ft + balcony
- 1BHK with Store: 3 Units – 608 sq.ft + 125 sq.ft balcony
- 2BHK: 39 Units – 737–758 sq.ft + balconies

NEIGHBOUR



PROJECT:

PROPOSED RESIDENTIAL BUILDING (G+4+ROOF) ON PLOT NO. RB-49 @ DUBAI SOUTH

NOTE:

* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY
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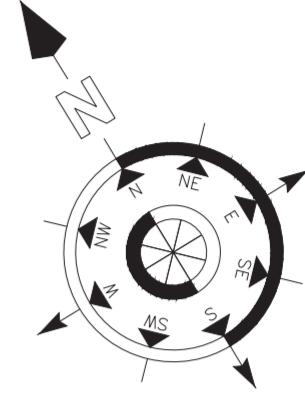
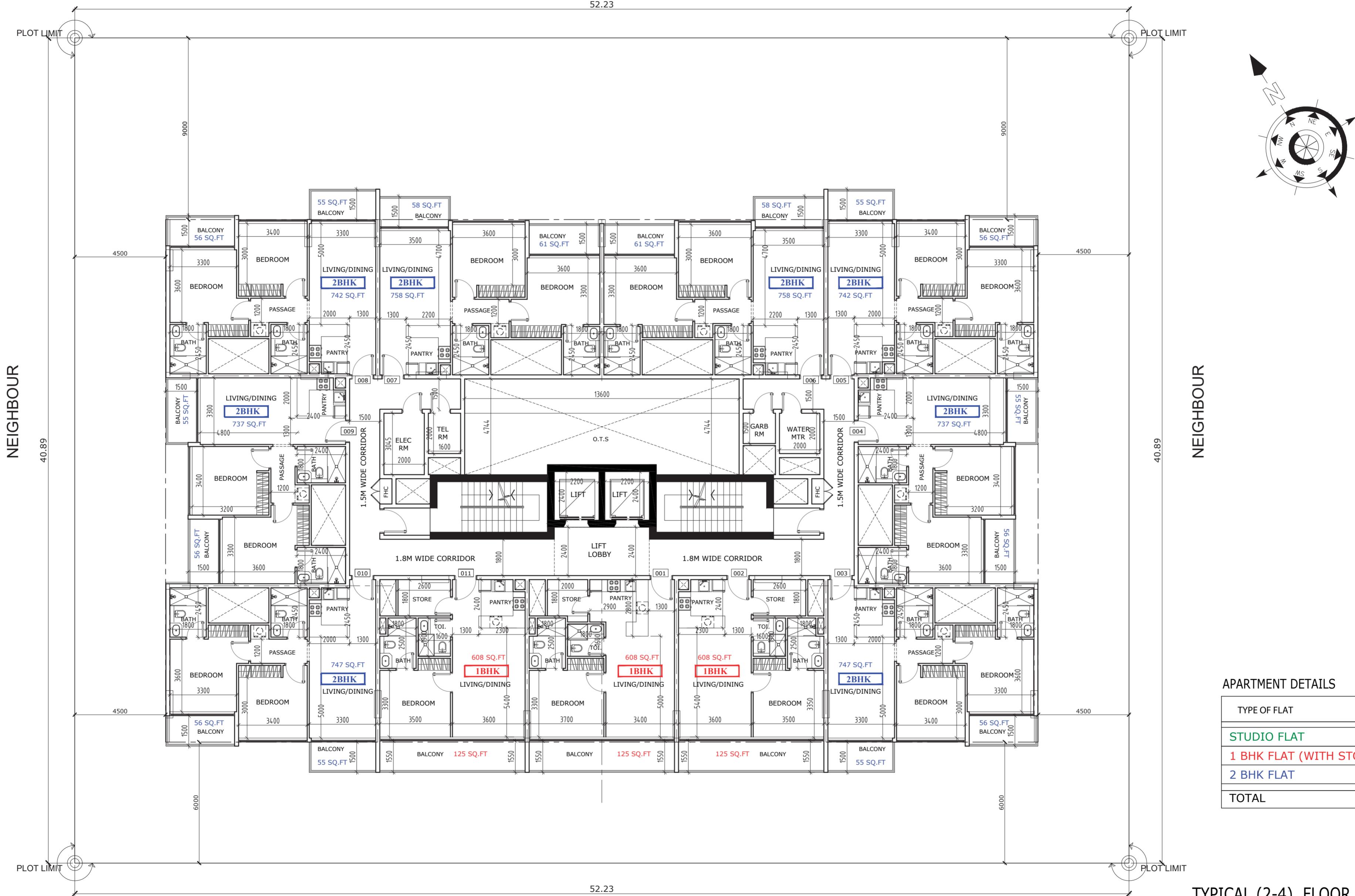
DATE:
AUGUST-2025

REV.0

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NEIGHBOUR



NEIGHBOUR

APARTMENT DETAILS

TYPE OF FLAT	TOTAL
STUDIO FLAT	---
1 BHK FLAT (WITH STORE)	03 NOS.
2 BHK FLAT	08 NOS.
TOTAL	11 NOS.

TYPICAL (2-4) FLOOR PLAN

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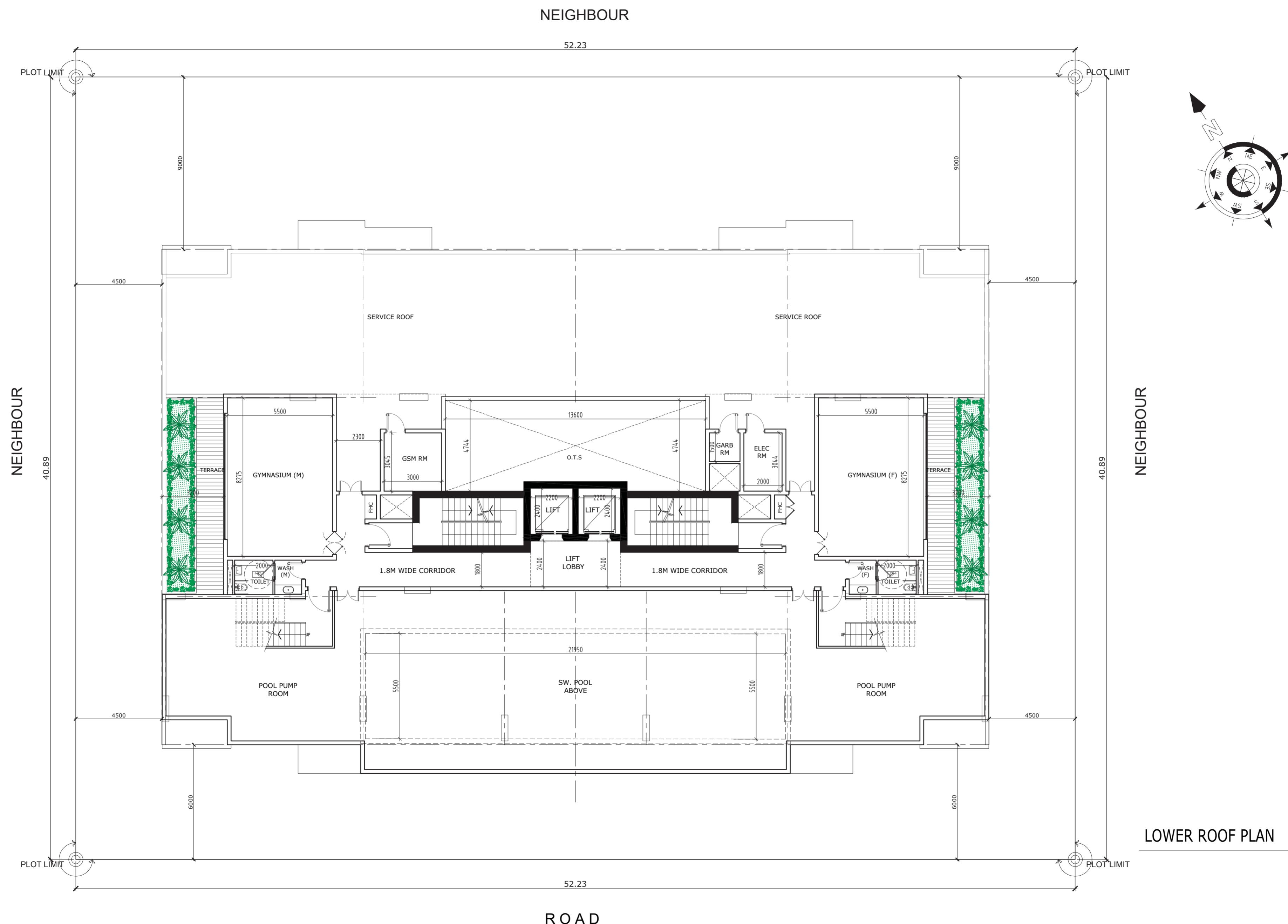
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NEIGHBOUR

52.23

This architectural site plan illustrates a building complex with the following key features and dimensions:

- Building Footprint:** The main building has a total width of 9000 units and a total depth of 9000 units. The building is 4500 units wide at the base and 4500 units wide at the top, with a central section of 9000 units depth.
- Roof Top Garden:** The roof features a "ROOF (LEVEL AS PER LIFT SUPPLIER REQ.)" and a "CASCADE WATER" feature. It is surrounded by a "ROOF TOP GARDEN" with a 4500-unit wide base.
- Swimming Pool:** A large rectangular "SWIMMING POOL" is located at the bottom center, measuring 1950 units wide and 5500 units long. It is flanked by "POOL DECK" areas on both sides, each 354.7 units wide and 6000 units long. The pool is connected to an "INFINITY CHANNEL" at the bottom.
- Roof Areas:** The roof has two "SERVICE ROOF BELOW" sections, each 4500 units wide and 9000 units long. The left section contains "BENCH" and "SITTING" areas, while the right section contains a "BBQ AREA" and "SITTING" areas.
- Ground Level:** The ground level features "TERRACE BELOW" sections on both the left and right sides, each 4500 units wide and 6000 units long. The left terrace includes "BENCH" and "SITTING" areas, while the right terrace includes a "BBQ AREA" and "SITTING" areas.
- Vertical Access:** Stairs on the left and right sides provide access between the "UP" and "DN" levels, with labels "TO UPPER ROOF" and "TO LOWER ROOF ROOF".
- Neighbour Boundary:** The plan is bounded by a "NEIGHBOUR" on the left and "40.89" on the right.
- Plot Limits:** The plan is framed by "PLOT LIMIT" markers at the top, bottom, and sides.

The plan is labeled with "52.23" at the bottom center.

NEIGHBOUR

UPPER ROOF PLAN

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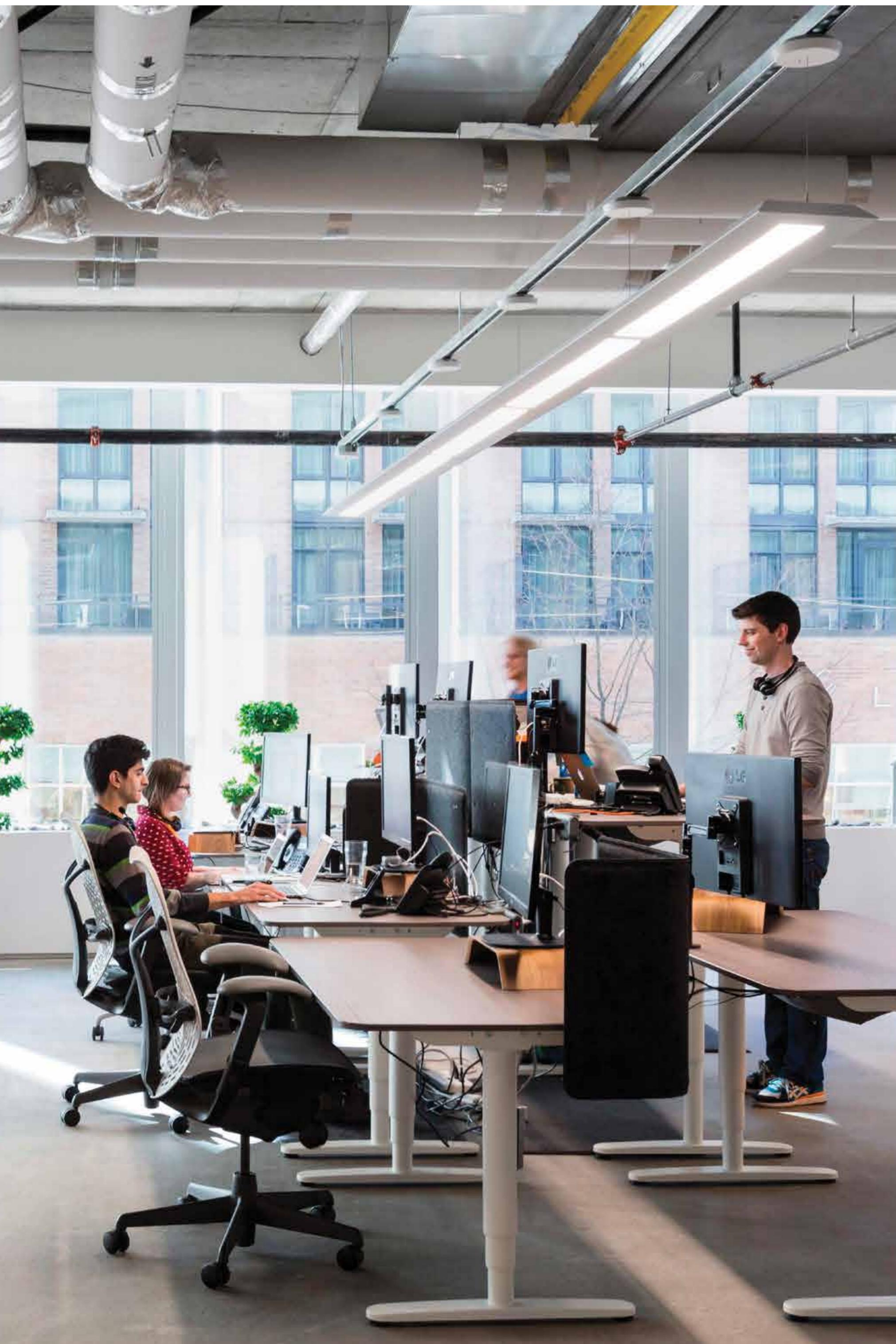
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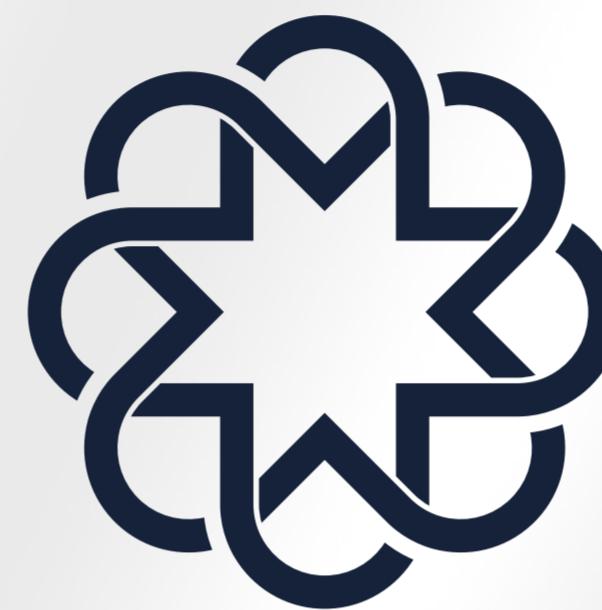


INNOVATING THE WAY YOU LIVE

At GFS, We Craft More Than Homes, We Create Timeless Experiences. Our Vision Transcends Walls And Structures, Delivering Spaces Where Life Flourishes And Aspirations Come To Life.

With A Foundation Built On Trust, Quality, And A Relentless Pursuit Of Excellence, We Have Spent Over Two Decades Transforming Communities Into Landmarks Of Luxury, Comfort, And Sustainability.

Coventry 49 Is Our Latest Masterpiece, A Testament To Our Unwavering Commitment To Serene Sophistication And Unparalleled Living. Here, Every Detail Reflects The Art Of Exceptional Design, Ensuring A Lifestyle That Is Both Inspiring And Enduring



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