

# QUEUE POINT

FOR THOSE WHO VALUE GOOD LIVING AT LIWAN



MAZAYA

AIM TO LEAD



DUBAILAND

A DUBAI PROPERTIES GROUP DESTINATION



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## DUBAI.. THE PLACE TO BE

Dubai, the incredible metropolis of the Arab peninsula, is poised between the developed West and far rising East. With the economic boom taking off once again, people have a very pro-business attitude. Dubai strives for continuous growth. This creates an enduring demand for property ownership.





## WELCOME TO DUBAI LAND

Dubai Land was launched by Dubai's ruler Sheikh Mohammed bin Rashid Al Maktoum envisioned as a regional and global tourism hub, Dubai Land is spread over 3 billion square feet and hosts a number of sports, leisure, entertainment and shopping attractions that are either operational or under development.

Today, Dubai Land is a growing district of Dubai that includes exceptional sporting, entertainment, shopping, and residential communities. The destination will continue to draw and host diverse attractions scheduled to open in the coming years to reinforce Dubai's position as an international hub for family tourism.

# QUEUE POINT..



DESTINATION: Liwan

TOTAL AREA: 13 million sq. ft.

COMPOSITION: Residential  
Commercial  
Mixed Use  
Hotel



# WHERE YOU WANT TO BE



To meet Dubai's overwhelming real estate demand, Al Mazaya Real Estate FZ introduces Queue Point living. Queue Point properties are located in Liwan, in Dubai Land.

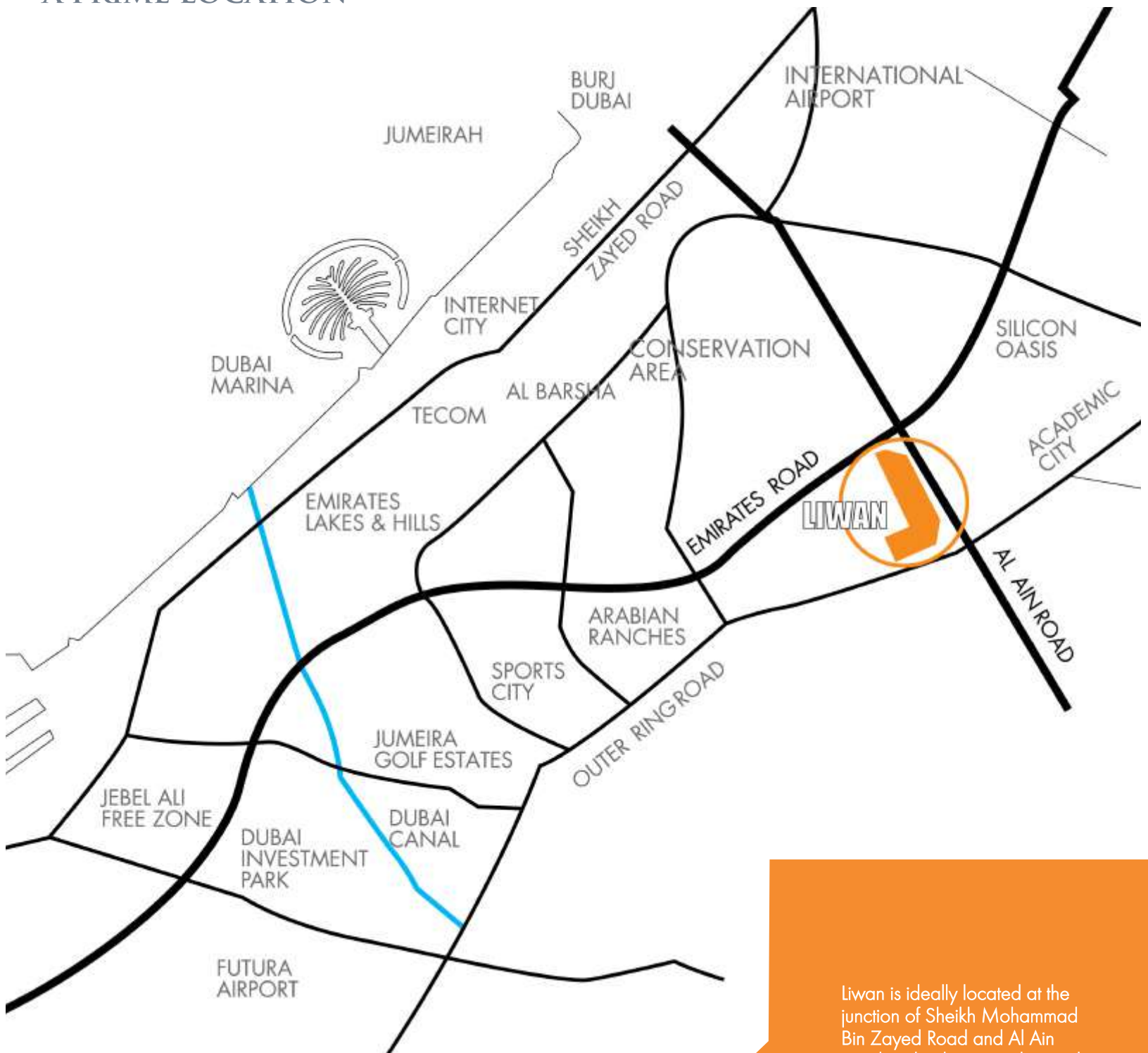
Dubai Land is based on six different theme worlds. With Liwan's strategic location, Liwan becomes the Eastern gateway to Dubai Land. Liwan is a self-sufficient community spread out over 13 million sq.ft.

Inspired by the San Francisco city urban structure, Liwan incorporates different architectural themes and thrives on over 40 hectares of open public space.

Welcome to Queue Point, your dream home and discover your perfect space from the elegant & modern 1, 2, or 3 bedroom apartments. The design and fit out of the apartments marks a new benchmark for modern living, architecture and interior design.

# QUEUE POINT

A PRIME LOCATION



Liwan is ideally located at the junction of Sheikh Mohammed Bin Zayed Road and Al Ain Road and right across the road from Academic City and Dubai Silicon Oasis.





## QUEUE POINT, LIWAN BEING WHERE IT MATTERS

Queue Point residents enjoy all of Dubai City's benefits without the hassles of big city life.

Just a short drive from the centre of the city, Queue Point is situated within the city's prosperous and most desired locality. Its prime location allows easy access to the main network system that makes it few minutes adjacent to key destinations in Dubai.

- 15 km ( 09 mins ) from DUBAI INTERNATIONAL AIRPORT
- 29 km ( 17 mins ) from DUBAI MALL
- 10 km ( 06 mins ) from OUTLET MALL
- 16 km ( 09 mins ) from GLOBAL VILLAGE
- 26 km ( 15 mins ) from EMIRATES MALL
- 14 km ( 08 mins ) from EMIRATES TOWERS
- 06 km ( 03 mins ) from ACADEMIC CITY
- 13 km ( 07 mins ) from DIFC
- 15 km ( 09 mins ) from DUBAI WORLD TRADE CENTER

# DISTRICTS & THEMES

The Liwan Master Plan is derived from the urban structure of San Francisco. To reflect this, Liwan is divided into four districts:

## GOLDEN GATE DISTRICT AND PARK

A residential district with exclusive high-rise residential architecture containing a large plaza and lake.

## THE RIDGE

Takes its cues from hilly San Francisco, with residential buildings centered around a large lake in a valley.

## DOWNTOWN

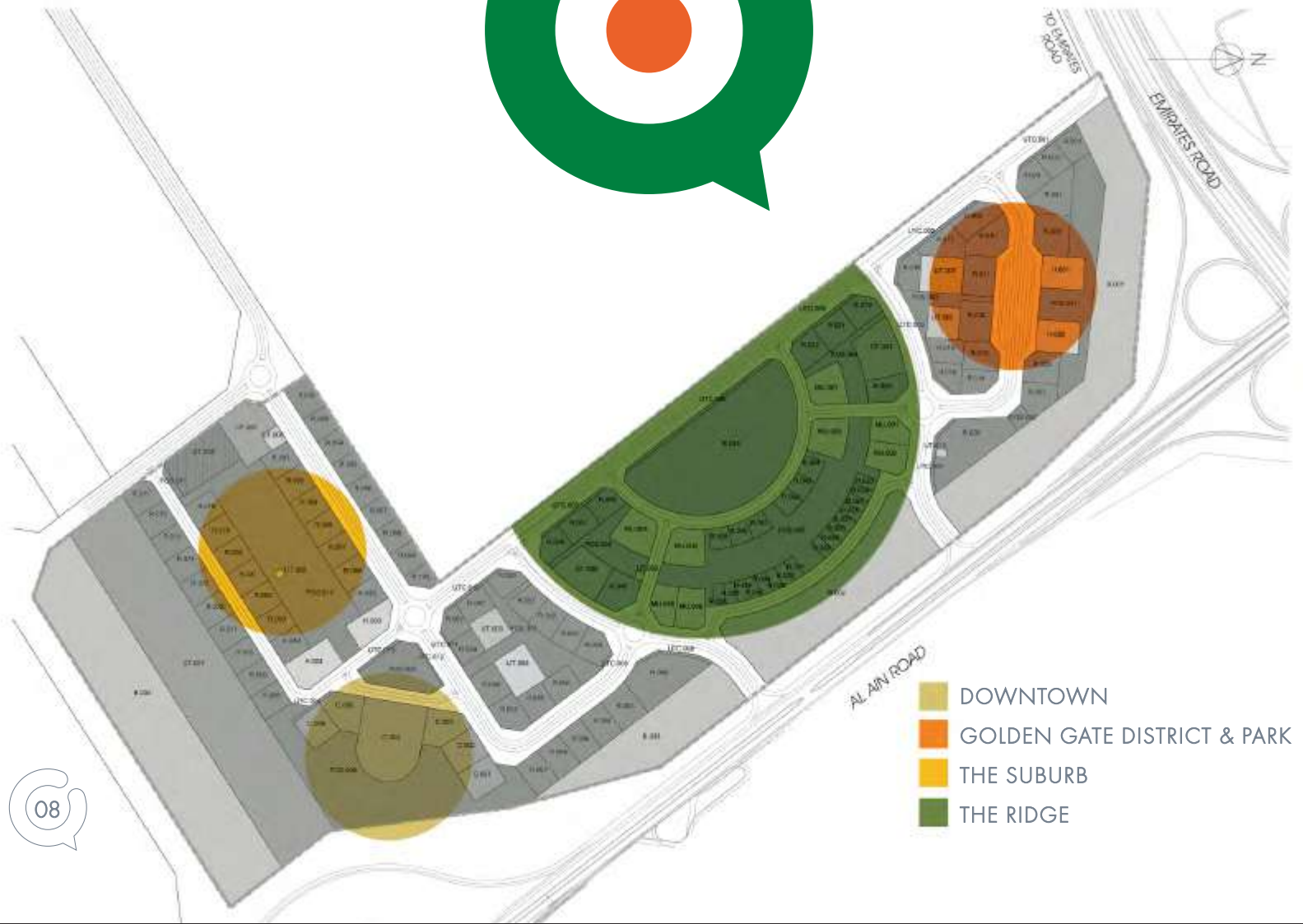
A cluster of office space towers with a forty-storey signature pyramidal shaped building.

## THE SUBURB

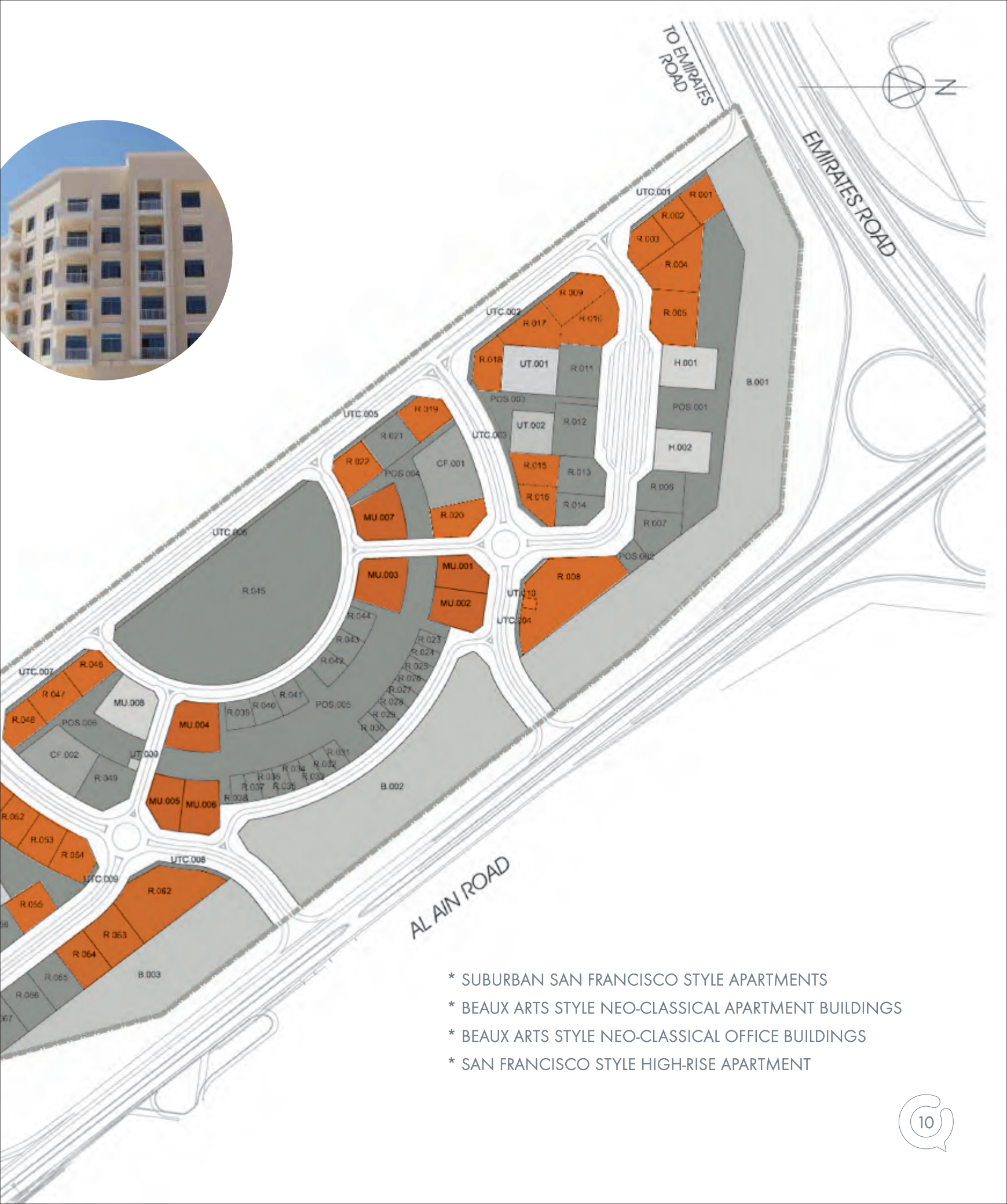
A residential district that features a large, central parkland offering a tranquil haven.

There are numerous architectural themes throughout the Liwan districts. The theming of selected plots at key locations instills the Master Plan with its unique sense of place.

Queue Point properties are located throughout Liwan and are designed accordingly to the respected themes.







- \* SUBURBAN SAN FRANCISCO STYLE APARTMENTS
- \* BEAUX ARTS STYLE NEO-CLASSICAL APARTMENT BUILDINGS
- \* BEAUX ARTS STYLE NEO-CLASSICAL OFFICE BUILDINGS
- \* SAN FRANCISCO STYLE HIGH-RISE APARTMENT

# QUEUE POINT PLOT DETAILS

PLOT #	TYPE	AREA (sq.ft)	BUILDING HEIGHT (Floors)
MU.005	Mixed Use	35,674	15
MU.006	Mixed Use	43,226	15
R.002	Residential	26,847	10
R.003	Residential	32,520	10
R.004	Residential	55,797	15
R.005	Residential	53,351	15
R.008	Residential	122,609	6
R.046	Residential	29,116	6
R.047	Residential	32,055	6
R.048	Residential	27,713	6
R.050	Residential	26,542	10
R.051	Residential	31,551	6
R.052	Residential	31,547	6
R.053	Residential	31,547	6
R.054	Residential	33,409	10
R.062	Residential	101,224	5
R.063	Residential	43,763	10
R.064	Residential	37,001	10
R.069	Residential	32,292	6
R.070	Residential	32,292	6
R.071	Residential	32,292	6
R.072	Residential	32,292	6

PLOT #	TYPE	AREA (sq.ft)	BUILDING HEIGHT (Floors)
R.092	Residential	36,026	6
R.093	Residential	26,910	6
R.094	Residential	26,910	6
R.095	Residential	26,910	6
R.096	Residential	26,910	6
R.097	Residential	26,910	6
R.098	Residential	26,910	6
R.099	Residential	26,910	6
MU.001	Mixed Use	35,732	15
R.019	Residential	32,893	6
MU.007	Mixed Use	50,600	10
MU.004	Mixed Use	52,399	10
MU.003	Mixed Use	52,435	10
R.100	Residential	19,879	6
R.068	Residential	32,292	6
MU.002	Mixed Use	43,242	15
R.001	Residential	27,137	10
R.020	Residential	35,592	10
R.022	Residential	34,589	6
R.055	Residential	31,757	10
R.009	Residential	41,276	10
R.018	Residential	29,065	10

## DESIGN CONFIGURATION

Queue Point is architecturally designed to cover all segments in the market with a variety of layouts and areas

DESCRIPTION	AREA
1 Bedroom	650 sqft - 800 sq.ft
2 Bedrooms	1,000 sqft - 1,200 sq.ft
3 Bedrooms	1,600 sqft - 1,800 sq.ft



## LIWAN.. ALL IN ONE

Queue Point is a unique living experience that offers a luminous lifestyle, reputed for its aesthetic designs and thoughtful space planning. Every apartment at Queue Point makes you feel unique. It offers a wide range of modern residential apartments including 1, 2 and 3 bedroom apartments.



A PLACE  
FOR ALL  
BUDGETS & LIFESTYLES

## QUEUE POINT FOR THOSE WHO VALUE GOOD LIVING

Queue Point, a new standard in residential development, is an ultimate combination of convenience and modern living where you can experience a lavishness living at its most intimate. A generous mix of spacious apartments and outdoor spaces, Queue Point has been designed for modern life living. Each apartment is a benchmark in quality and is always at par with international standards.

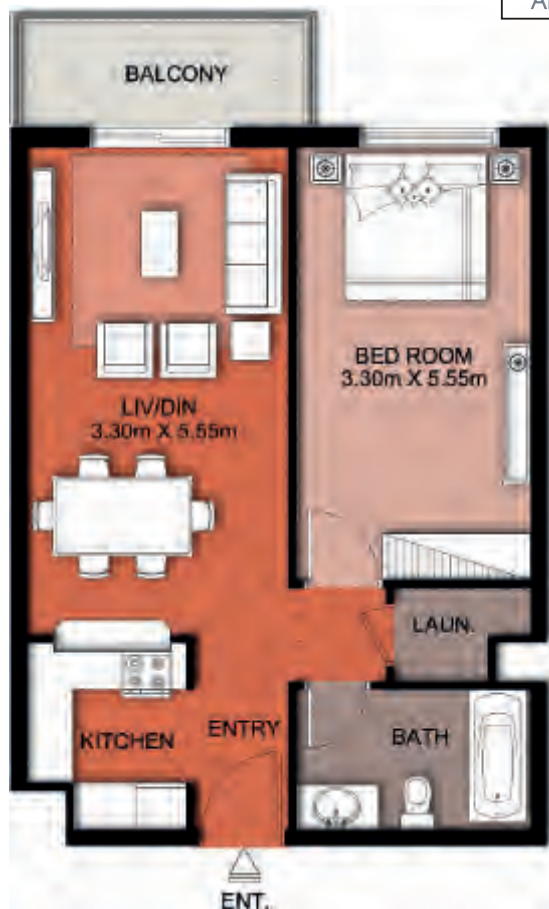
The Ultra modern apartments at Queue Point promise a truly convenient & tranquil living experience and add a unique feel with its cutting edge architecture. Queue Point promises a great community living in an exclusive neighborhood.



1 BEDROOM - SAMPLE (1)

1 BEDROOM - SAMPLE (2)

AREA	650 - 800 sq.ft
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# WELCOME TO THE NEIGHBOURHOOD

One Bedroom Apartments are designed to be practical and convenient with large windows to provide lots of natural light.

Throughout Queue Point, the one bedroom apartments come in several layouts with different areas.



## 1 BEDROOM APARTMENT



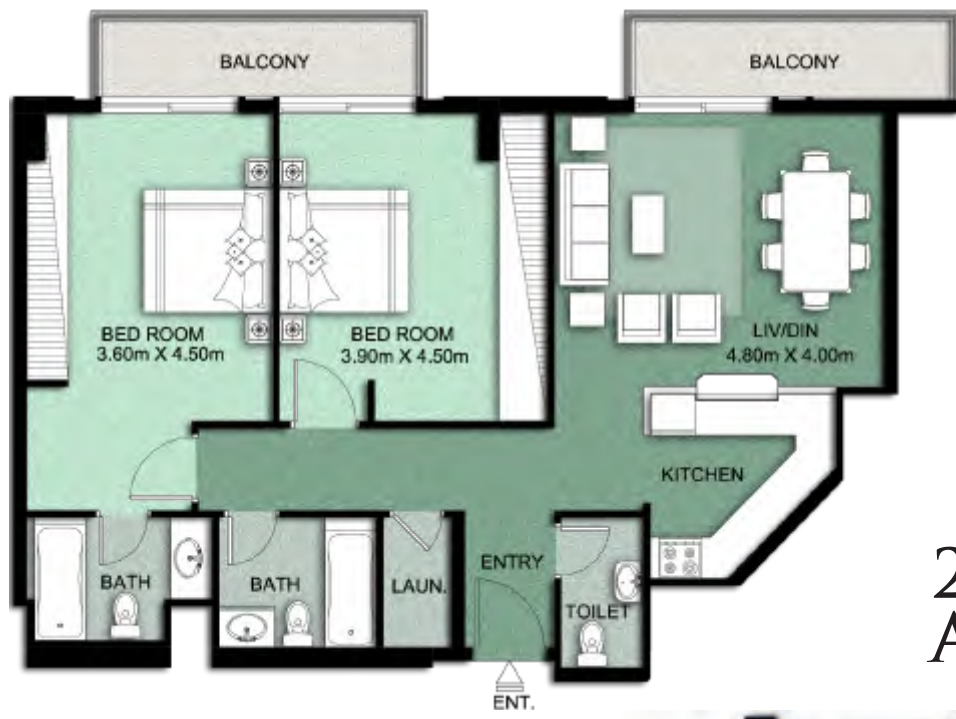




# THIS IS WHERE WE WANT TO LIVE

Two Bedroom Apartments also come in several layouts of different size and are spacious and equipped to suit the lifestyle of contemporary living.

2 BEDROOM - SAMPLE (1)



## 2 BEDROOM APARTMENTS

2 BEDROOM - SAMPLE (2)



AREA	1,000 - 1,200 sq.ft
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# 3 BEDROOM APARTMENTS

## 3 BEDROOM - SAMPLE

AREA 1,600 - 1,800 sq.ft





## HOMES CONTEMPORARY LIVING

Three Bedroom Apartments are designed with large living areas and spacious bedrooms to comfortably accommodate the whole family.

