LISTONE Residence

AFFORDABLE LUXURY MADE SMART

Presented by

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LUXURY
MADE SMART



DUBAI

Dubai is not defined only by its landmarks. It is one of the world's most powerful migration cities —attracting not only global millionaires, but also a vast inflow of working professionals, families, and long-term residents across income levels. This rare, multi-layered population structure creates genuine diversity and sustained everyday housing demand, making affordable residential communities the true foundation of Dubai's property market.

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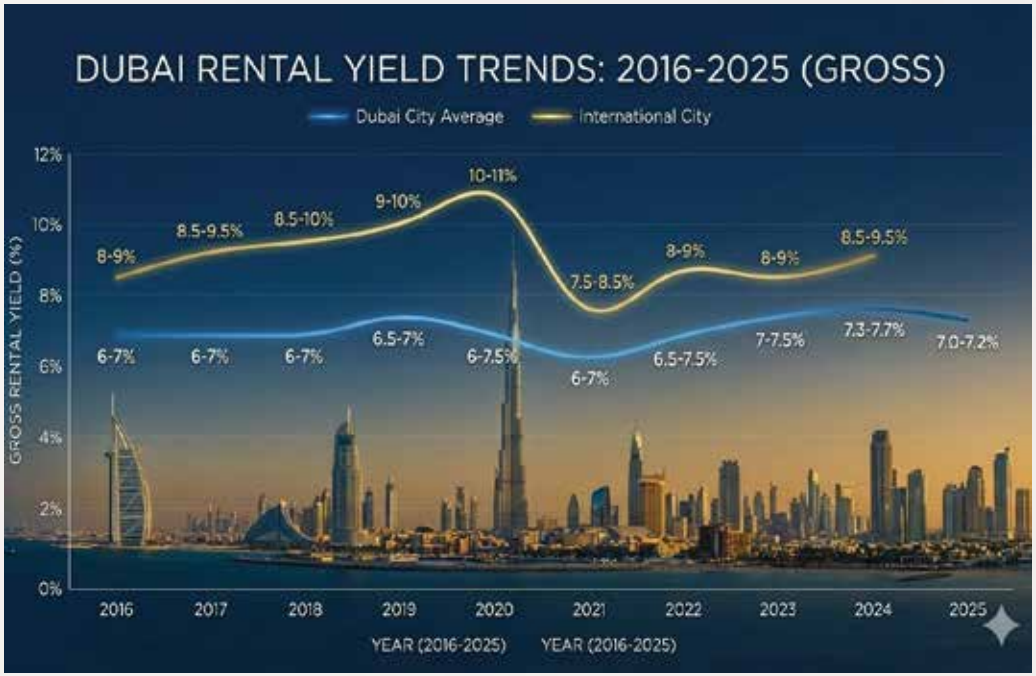
INTERNATIONAL CITY

International City is a high-density residential zone designed to support Dubai's population-led growth. Unlike landmark-driven districts, it absorbs large volumes of long-term residents across income levels, creating one of the city's most consistent rental markets. Its scale, density, and everyday functionality make it a core engine of Dubai's real residential demand.

In recent years, International City has consistently delivered rental returns above Dubai's average, supported by its mature and abundant amenities such as parks, supermarkets, and schools—creating favorable conditions for investors.









LISTONE Residence

INTRODUCTION

WHERE NEBULA MEETS LUXURY

Listone Residence invites you to dwell in the soft celestial glow of a nebula, where flowing architectural lines meet curated luxury living and panoramic terraces that frame the sky like a work of art.





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WELL-CONNECTED FOR DAILY COMMUTING

3 mins to Dragon Mart 1 & 2

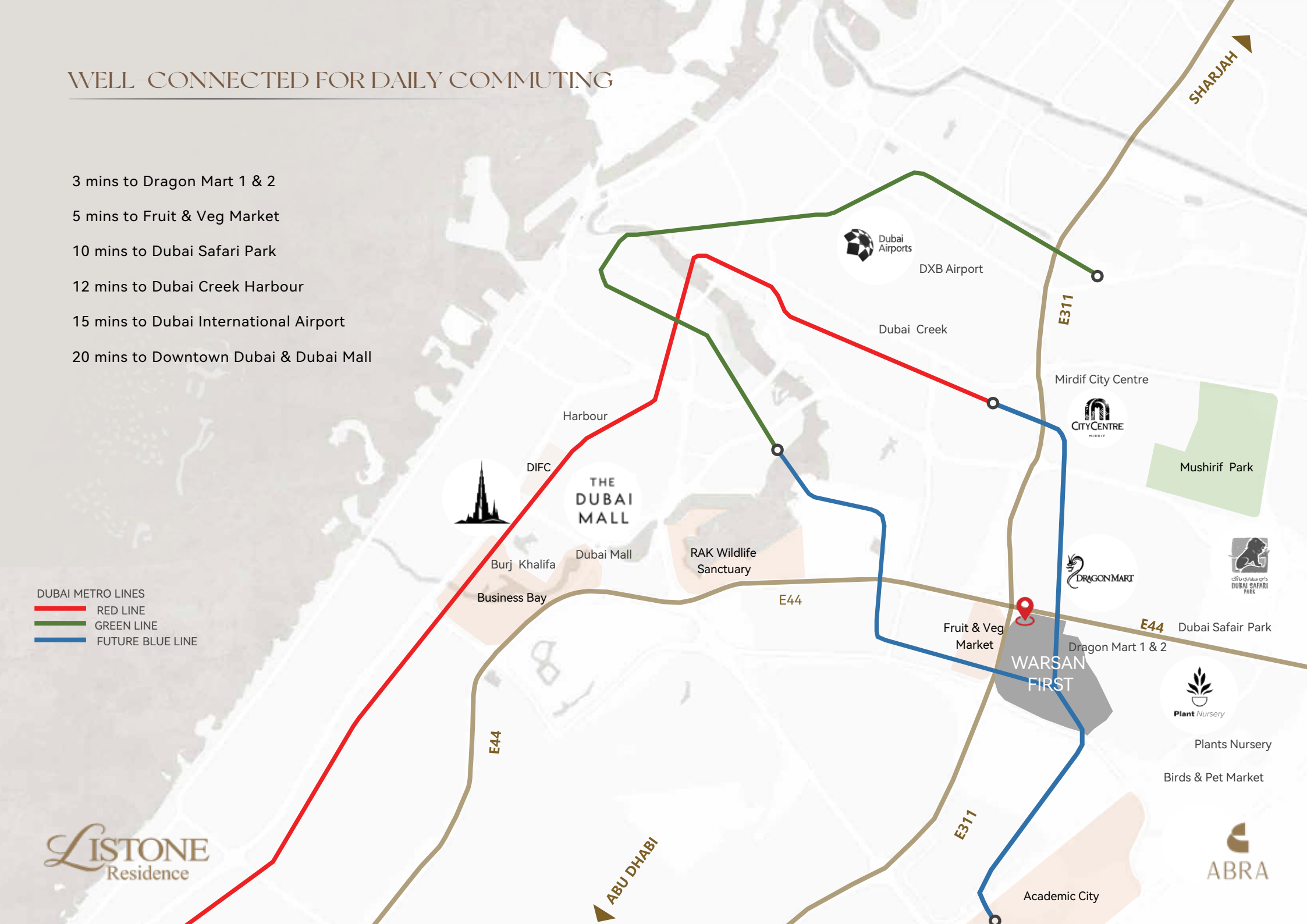
5 mins to Fruit & Veg Market

10 mins to Dubai Safari Park

12 mins to Dubai Creek Harbour

15 mins to Dubai International Airport

20 mins to Downtown Dubai & Dubai Mall



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LIFE
WITHIN REACH



LIVING FACILITIES

Life is not a race against the clock, but a journey to be savored. In an era that glorifies speed and excess, the wisdom of choosing a life of slowness and simplicity has never been more profound.



ROAD CONNECTIVITY

Road Connectivity—Direct access to E311,E44, D77 supports efficient daily commuting to key areas across Dubai, including DXB Airport.



DAILY AMENITIES

Everyday Convenience—Groceries, clinics, laundries, salons and community retail-all within walking distance.



SCHOOLS NEARBY

Education Nearby—A planned school lies just across the road, while theneighborhood Al Warqa district and theacademic city area offer a broad and wellestablished educational landscape.



COMMUNITY PARKS

Park surrounded—Enjoy sports and green park at next door.

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STABLE RENTAL DEMAND

International City is a well-established residential district with steady rental demand from families and working professionals, including educators and service-industry personnel — making it a practical choice for long-term investment.



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WELCOME TO

LISTONE RESIDENCE

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BUILDING STRUCTURE	G+2P+6 floors
RESIDENTIAL UNITS	312 units
UNIT MIX	Studio, 1 & 2 Bedroom
UNIT SIZE	341 - 1555 SQ FT

LISTONE RESIDENCE

Beneath golden sunrises and starlit evenings, the residence blends nature's serenity with refined comfort — where garden breezes fill each home, polished finishes meet soft greenery, and everyday living feels both elevated and grounded in beauty.

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LISTONE RESIDENCE

Family-Oriented Community. Calm, affordable and practical living, with parks, playgrounds and family-focused amenities.



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LIVELY LIFE

Minutes from major shopping malls, schools, and community parks, Listone Residence offers city convenience with residential tranquility.


ENJOY LIFE
This community is shaped for modern living — where architecture, landscape, and lifestyle meet in balance.
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ICONIC ENTRANCE

Level of quality beyond expectations, turning every return home into a moment of joy.
Clean lines, controlled lighting, and refined finishes create a calm and confident first impression.

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LOBBY

Stepping into the lobby, the marble floor is bathed in soft lighting, adding a touch of futuristic charm to the space as we step into our welcoming home.

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AMENITIES

- Badminton Court
- Padel Court
- Table Tennis Tables
- Jogging Track
- Indoor Yoga Studio
- Indoor Gym
- Infinity Pool
- Kids' Pool
- Children's Playground
- Outdoor Cinema / Events Area
- BBQ Area





At Listone Residence, life unfolds with multifaceted grace — dive into the pool's serene embrace, ignite vitality in the fitness studio, and savor the dynamism of the padel court. Every amenity weaves into your rhythm, creating a life where relaxation and energy coexist in harmony.

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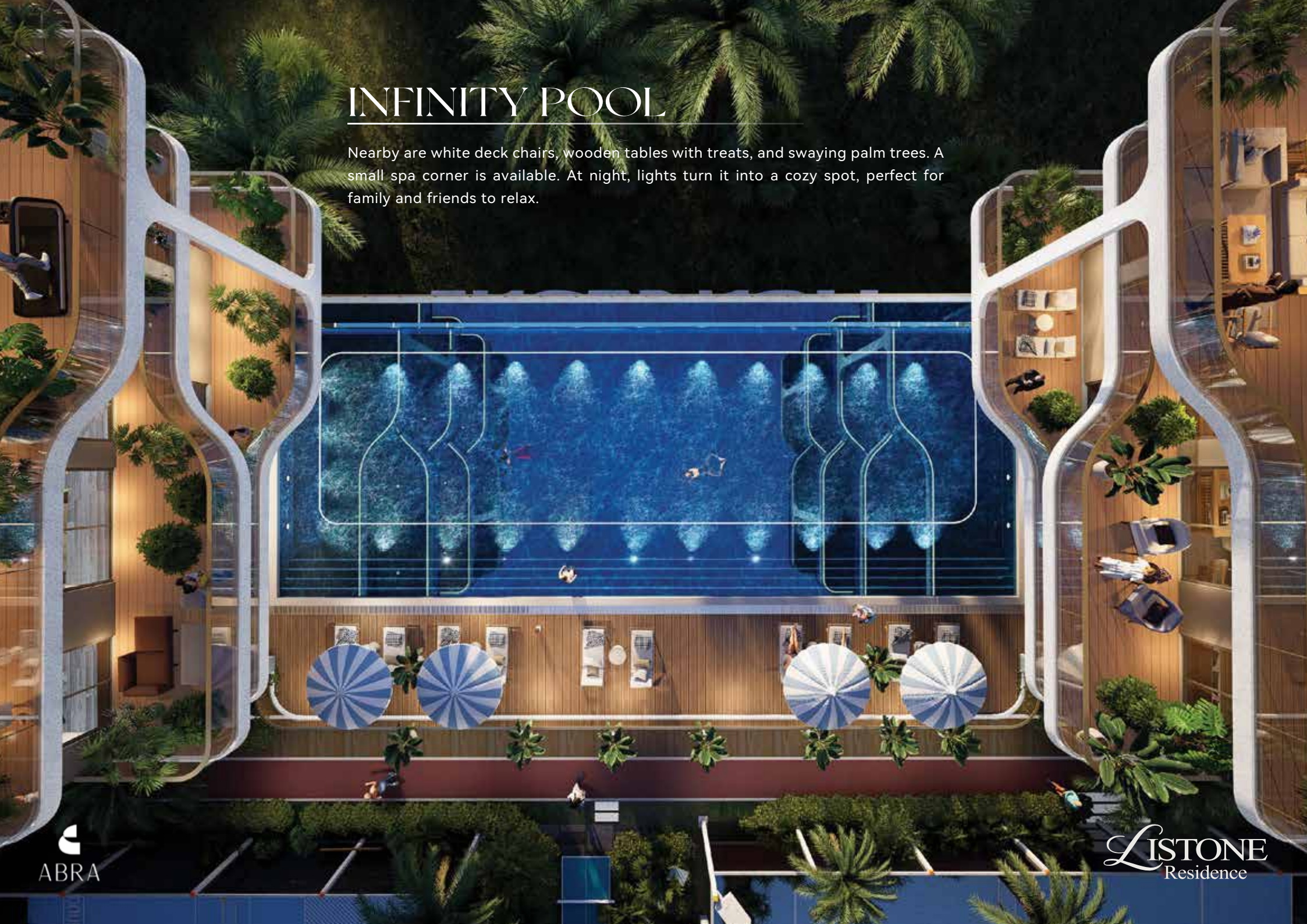

INFINITY POOL

Nearby are white deck chairs, wooden tables with treats, and swaying palm trees. A small spa corner is available. At night, lights turn it into a cozy spot, perfect for family and friends to relax.

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INFINITY POOL
Strolling in the pool, taking in the distant scenery.
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OUTDOOR EVENTS AREA

White deck chairs and wooden tables with treats are nearby. At night, lights turn it into a cozy spot, perfect for family and friends to relax.





Enjoy badminton with your family
inside your own building.

Enjoy daily fun with your friends
inside your own building.

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OUTDOOR COURT

Open-air courts and elevated living — where fresh breezes, passion, and prestige converge at Listone Residence.

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GYM

Unleash your energy and enjoy a healthy lifestyle.

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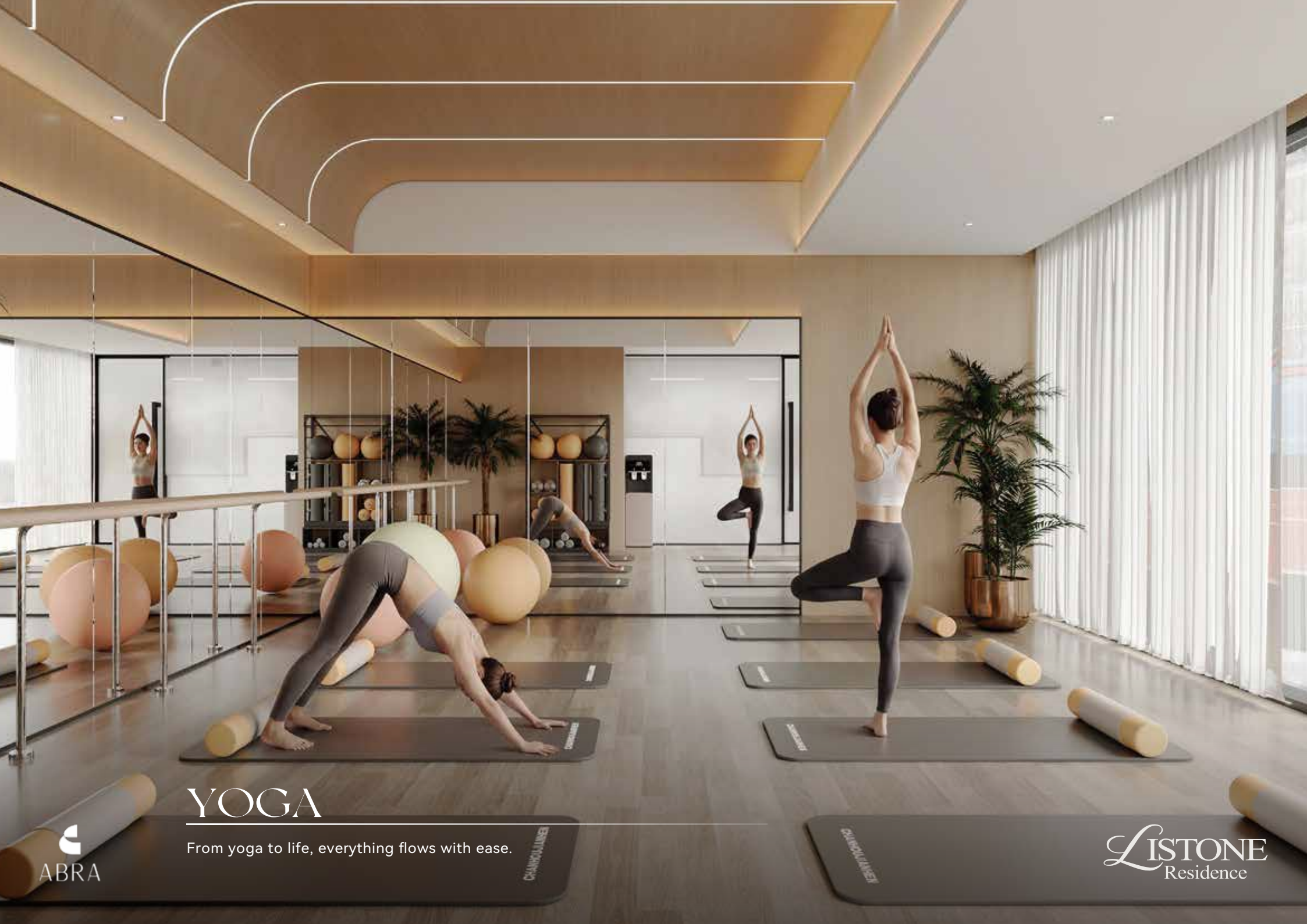
YOGA
From yoga to life, everything flows with ease.
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FLOOR PLANS

Meticulously Crafted Living

Designed around how people actually live. Well-proportioned rooms, practical layouts, and strong usability ensure everyday comfort for both owner-occupiers and long-term residents — turning moments into timeless elegance.

Disclaimer:
All materials, dimensions, and drawings are approximate and for illustration purposes only. Information is subject to change without notice. Actual suite and balcony areas may vary from floor to floor. Drawings are not to scale. The developer reserves the right to make revisions or alterations without liability. Apartments are sold unfurnished, without furniture or furnishings.

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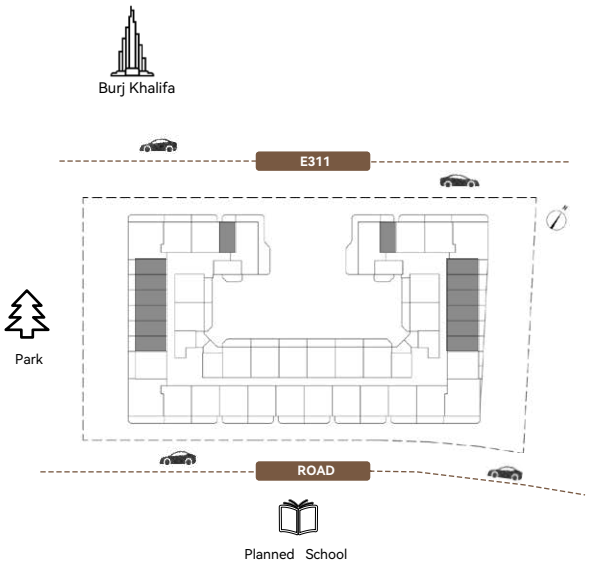
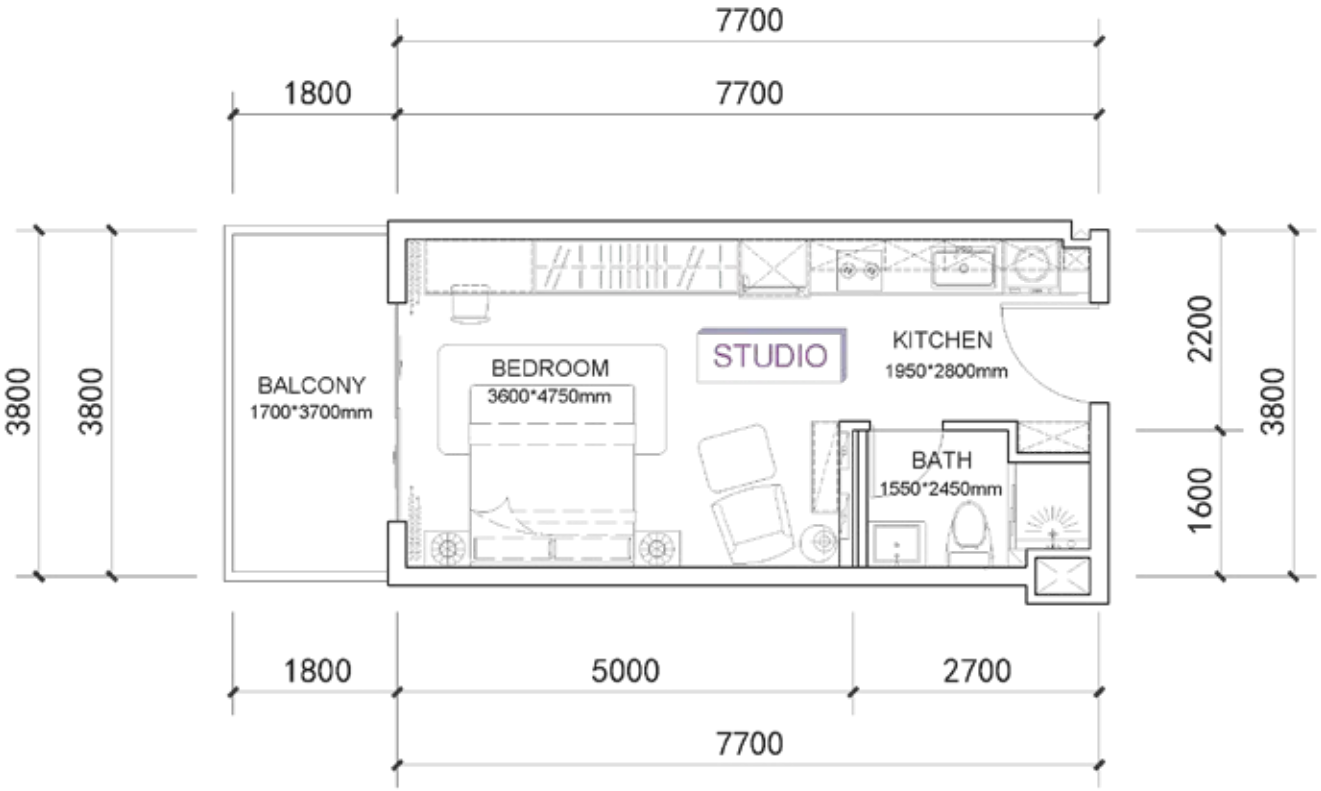
STUDIO
(A-1)





TOTAL AREA	36.2㎡	(389.3ft²)
INTERNAL AREA	29.4㎡	(315.7ft²)
BALCONY AREA	6.8㎡	(73.6ft²)

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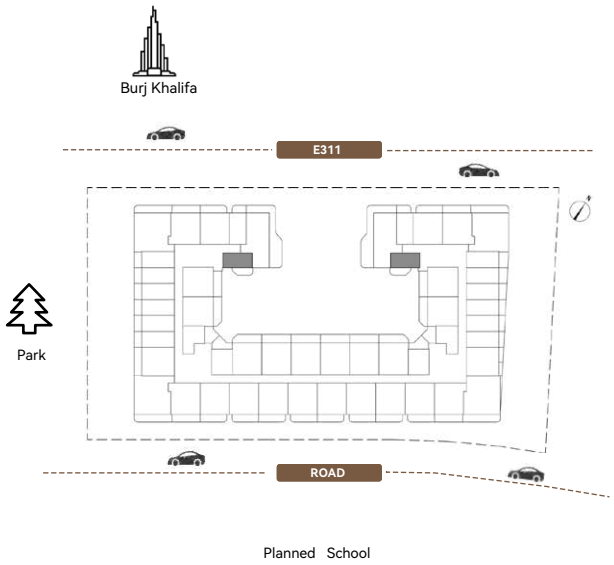
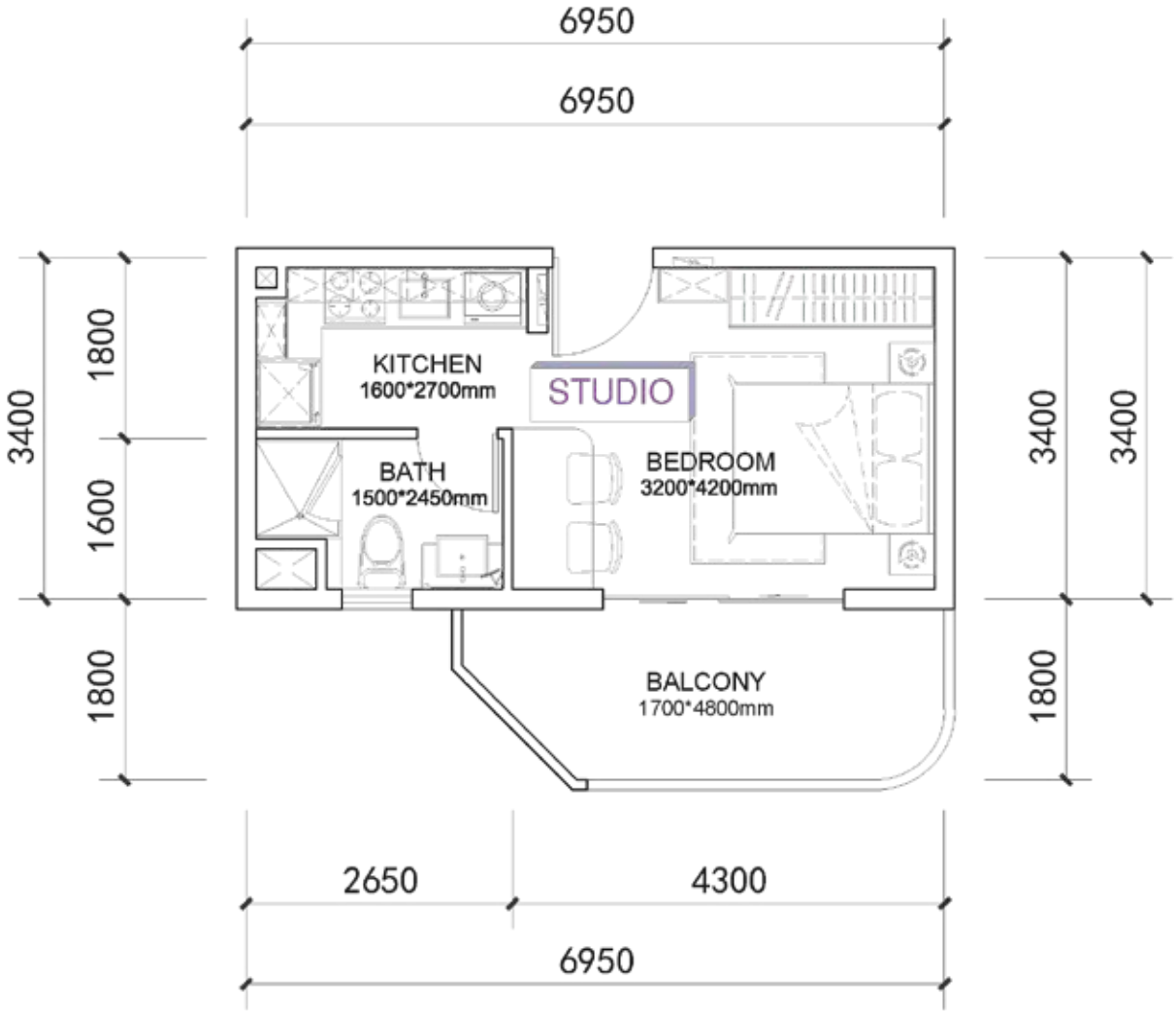
STUDIO
(A-2)





TOTAL AREA	32.3㎡	(347.2ft²)
INTERNAL AREA	24.2㎡	(259.6ft²)
BALCONY AREA	8.1㎡	(87.6ft²)

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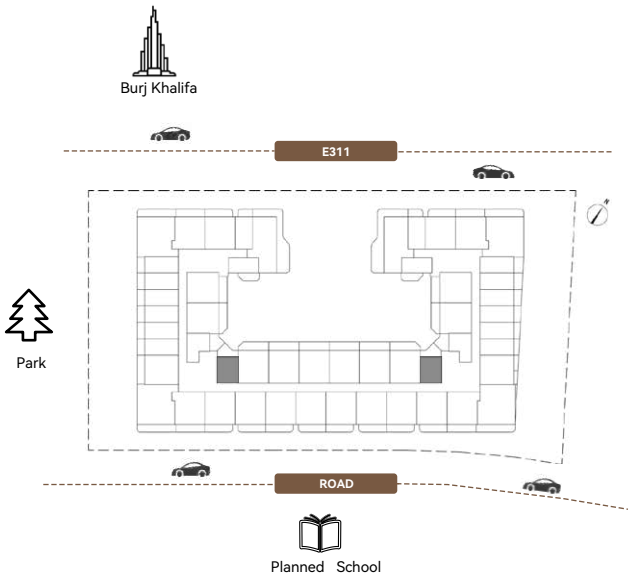
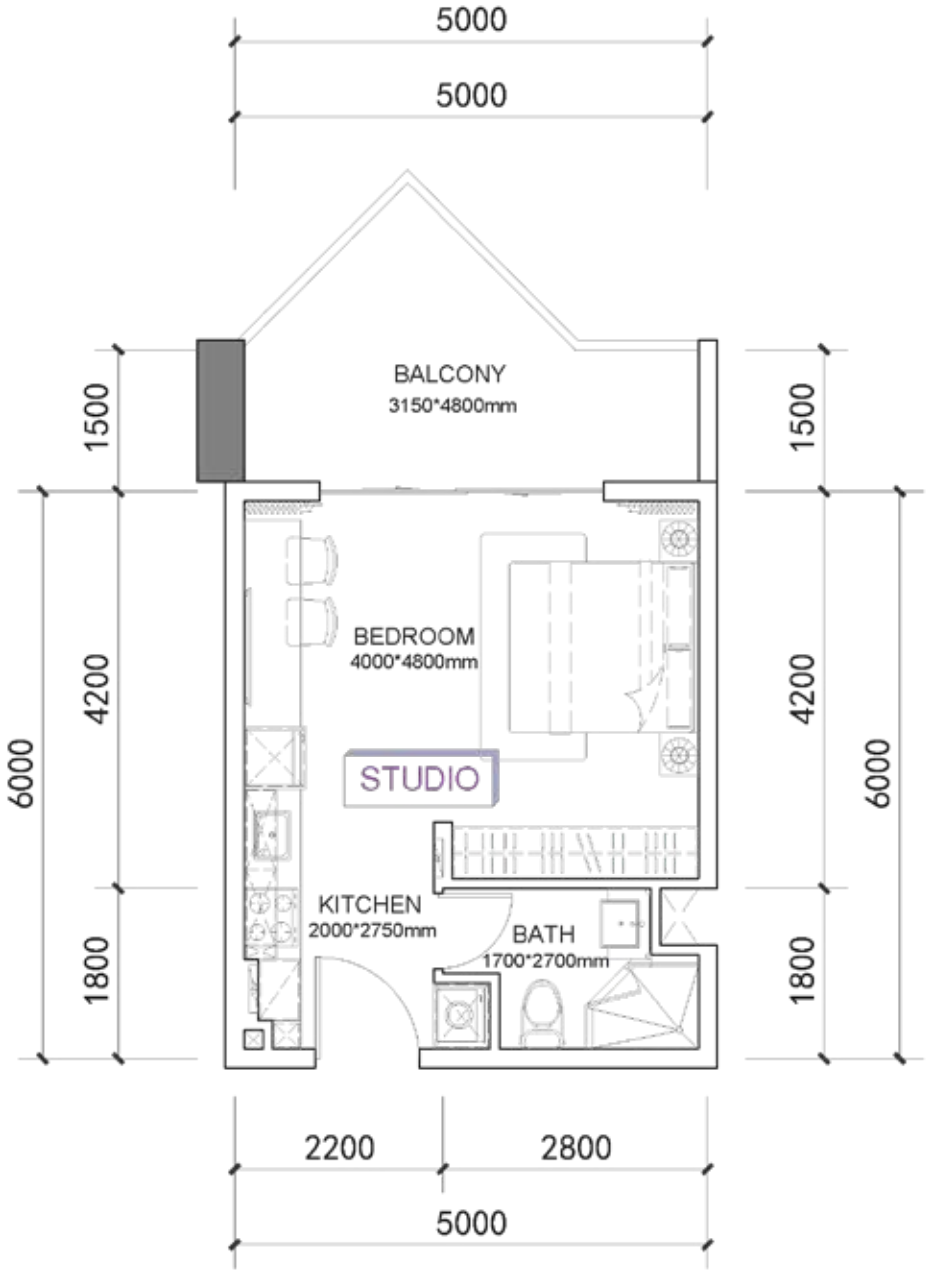
STUDIO
(A-3)



TOTAL AREA	40.6㎡ (437.4ft²)
INTERNAL AREA	30.3㎡ (326.2ft²)
BALCONY AREA	10.3㎡ (111.2ft²)



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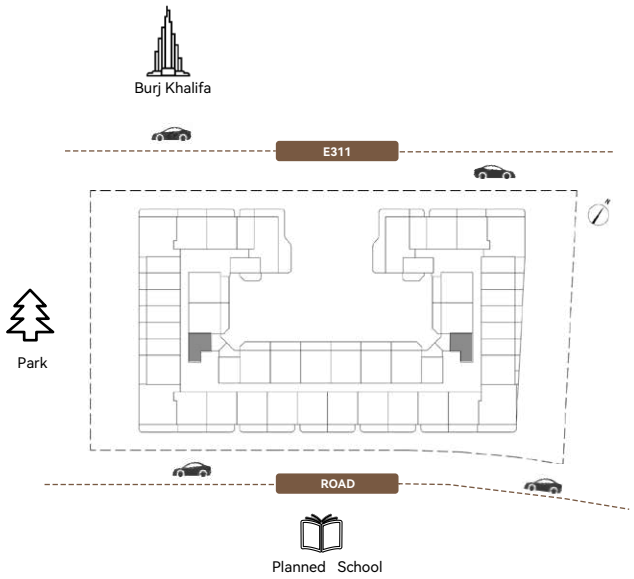
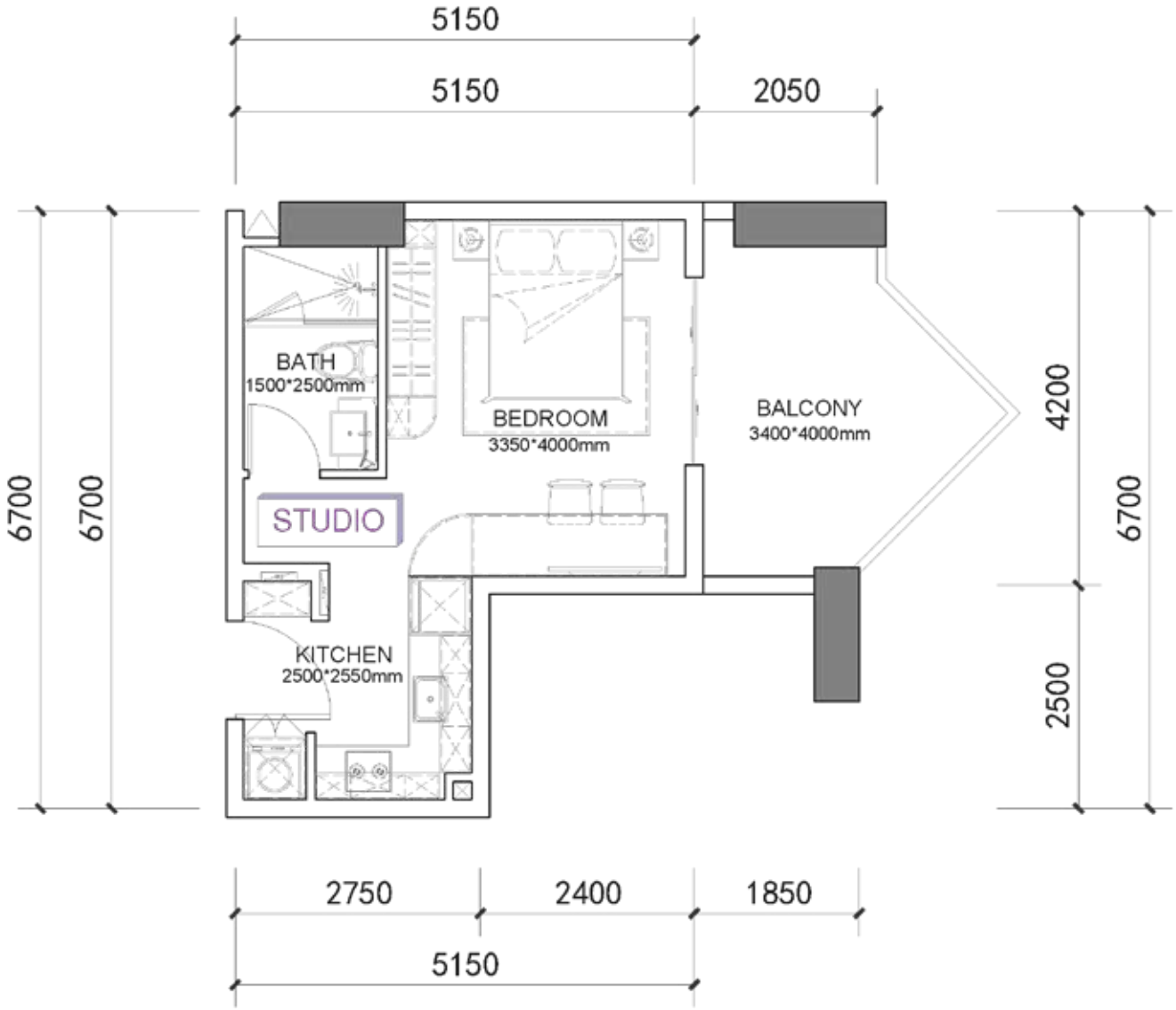
STUDIO
(A-4)





TOTAL AREA	39.2㎡	(422.6ft²)
INTERNAL AREA	28.8㎡	(310.2ft²)
BALCONY AREA	10.4㎡	(112.4ft²)

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STUDIO





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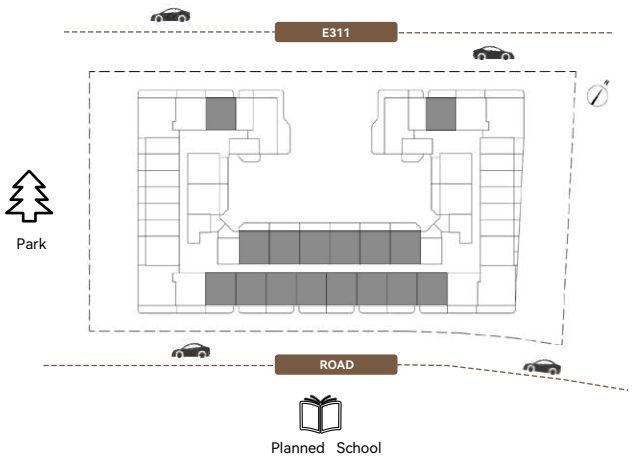
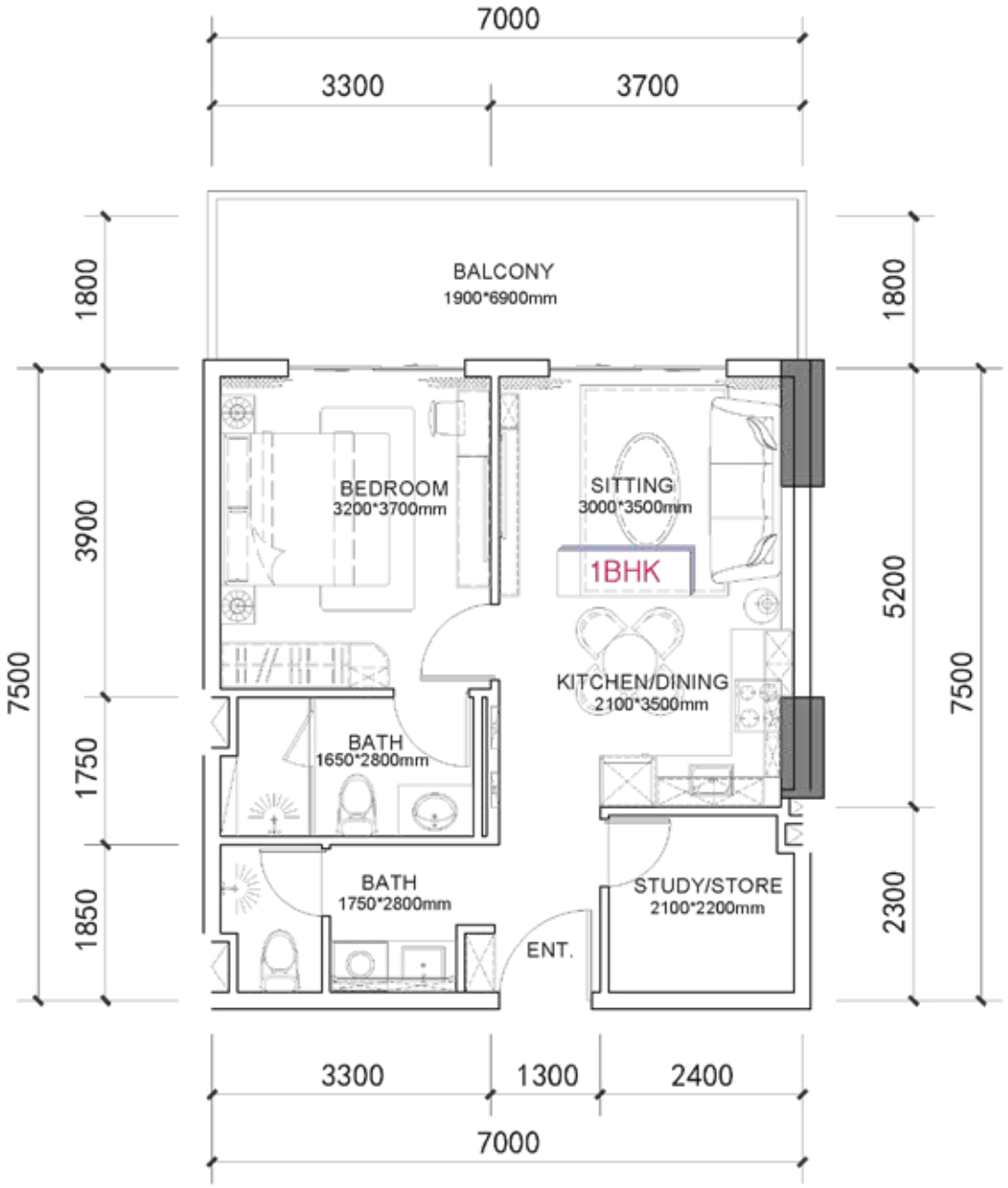
Standard toilet provided. Smart toilet optional upgrade.

1 BEDROOM

(B-1)



TOTAL AREA	66.7㎡	(717.7ft²)
INTERNAL AREA	52.7㎡	(567.1ft²)
BALCONY AREA	14.0㎡	(150.6ft²)



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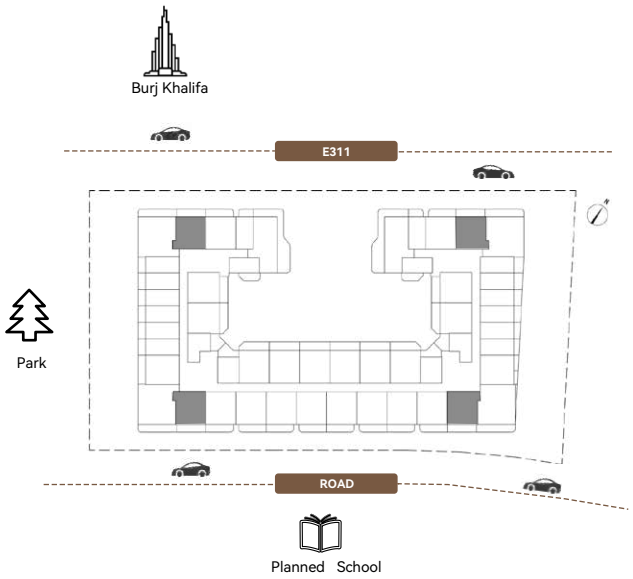
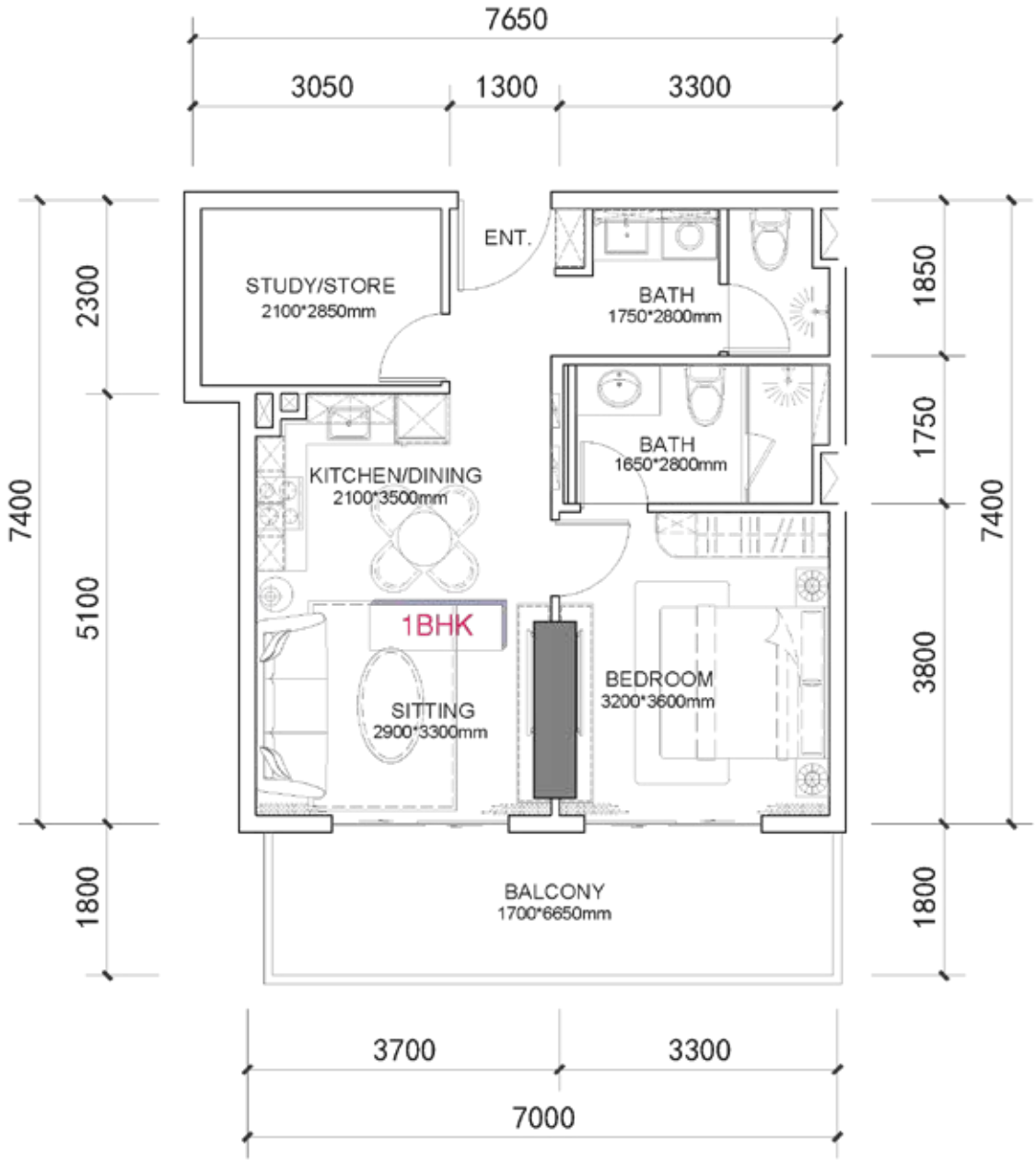
1 BEDROOM

(B-2)



TOTAL AREA	65.5㎡	(705.3ft²)
INTERNAL AREA	53.4㎡	(574.5ft²)
BALCONY AREA	12.1㎡	(130.8ft²)



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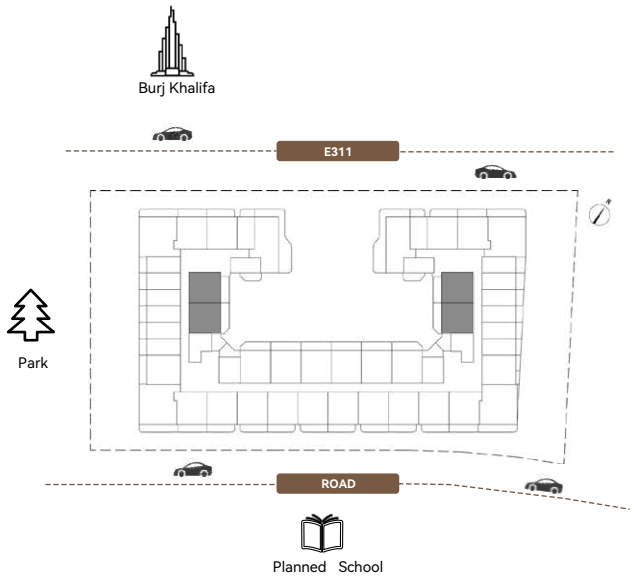
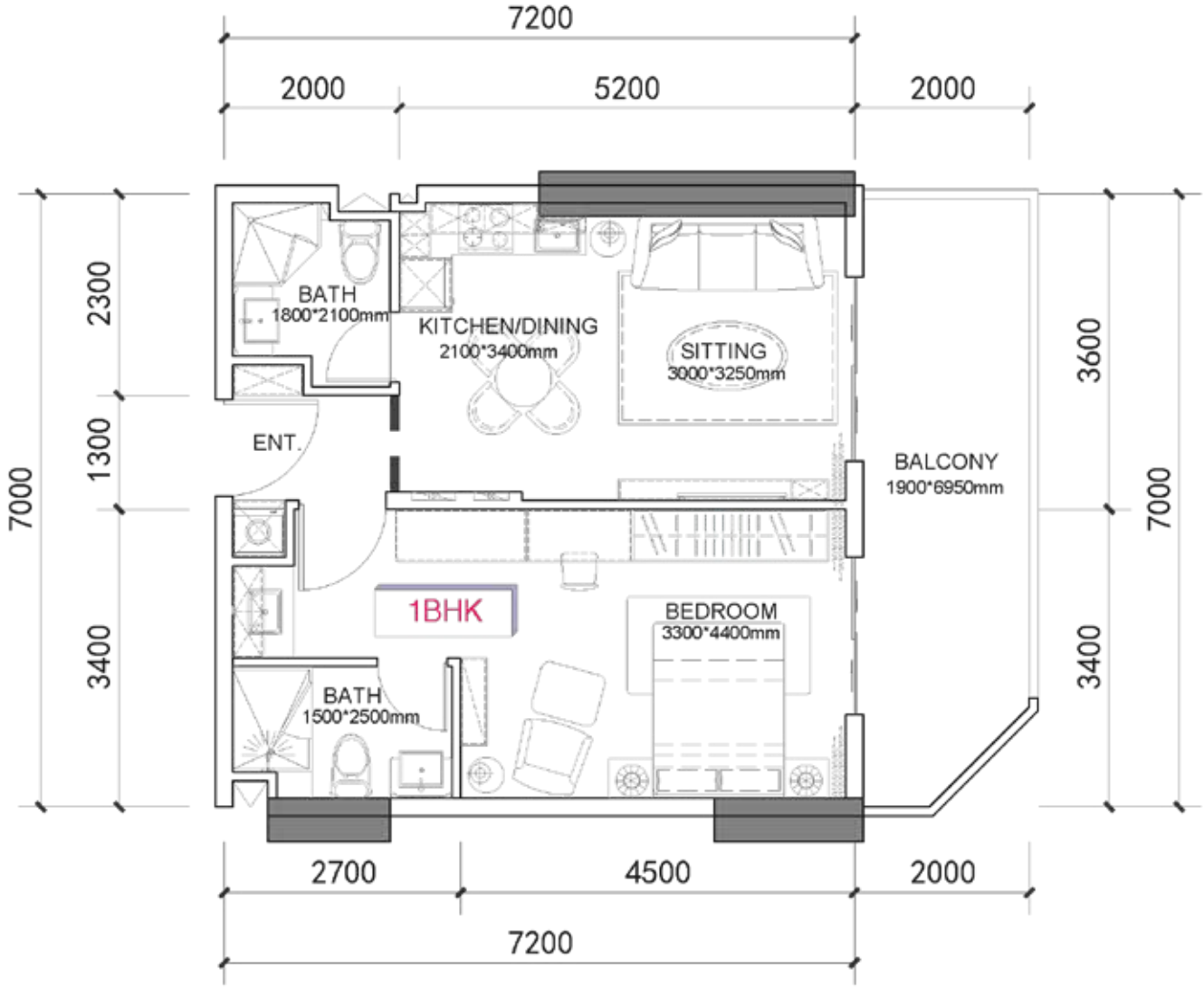
1 BEDROOM

(B-3)





TOTAL AREA	64.2㎡	(690.6ft²)
INTERNAL AREA	50.7㎡	(545.6ft²)
BALCONY AREA	13.5㎡	(145.0ft²)

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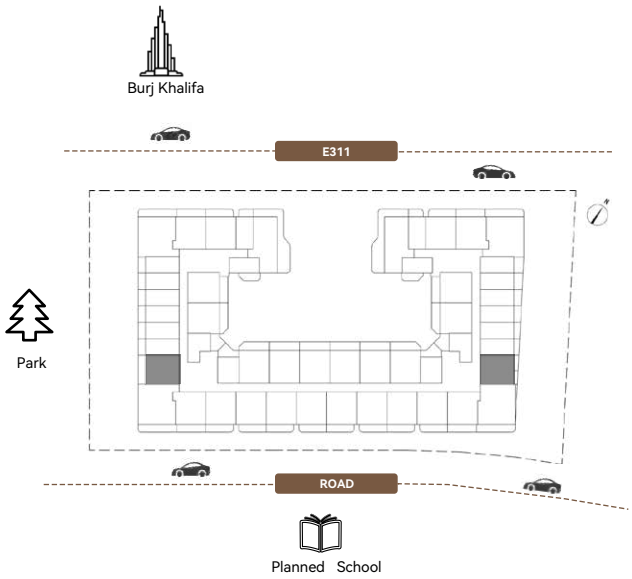
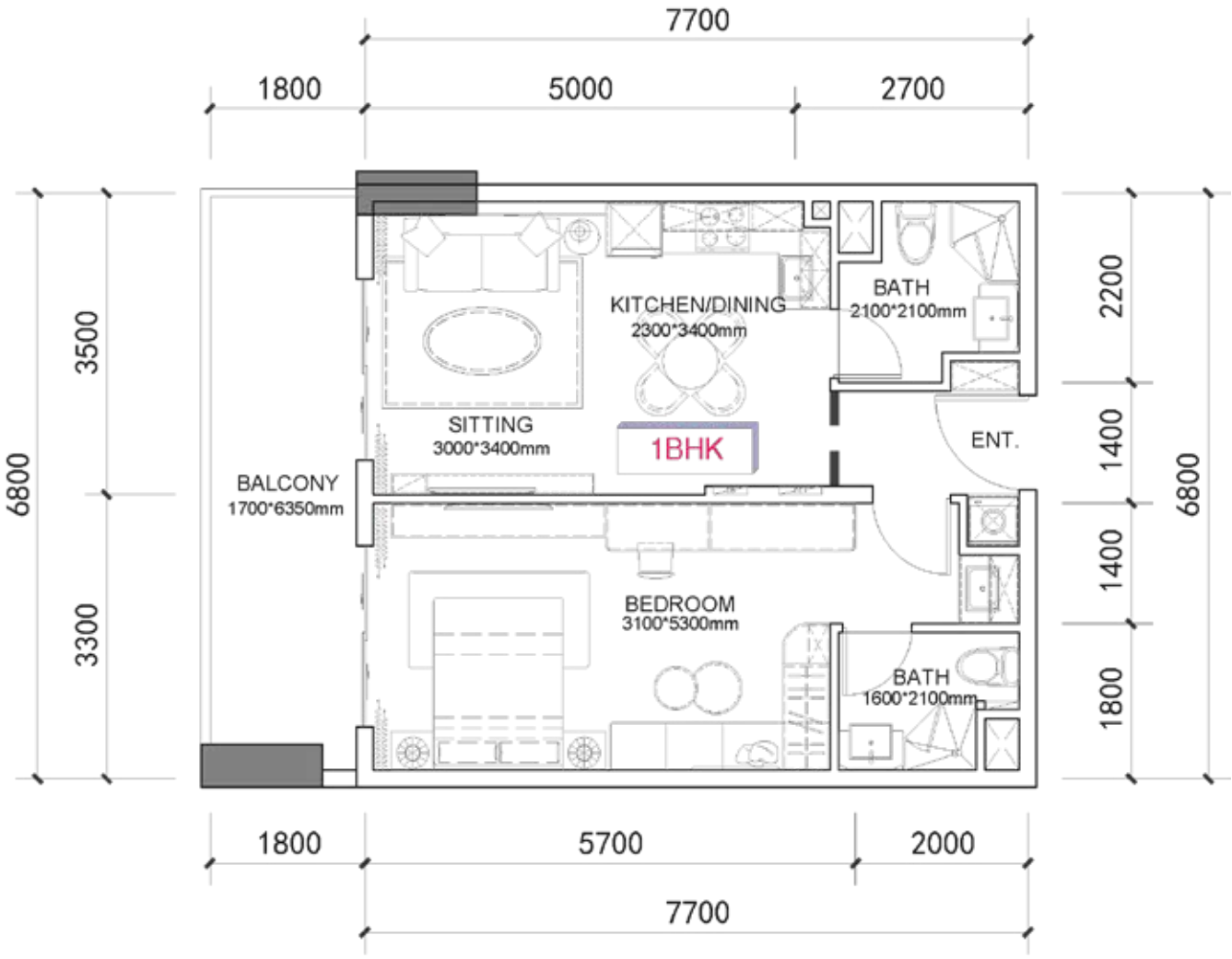
1 BEDROOM

(B-4)





TOTAL AREA	64.2㎡	(691.0ft²)
INTERNAL AREA	52.1㎡	(561.2ft²)
BALCONY AREA	12.1㎡	(129.8ft²)

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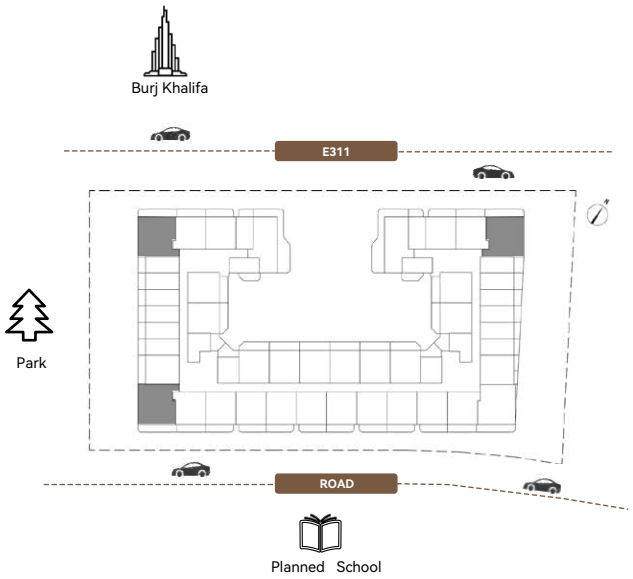
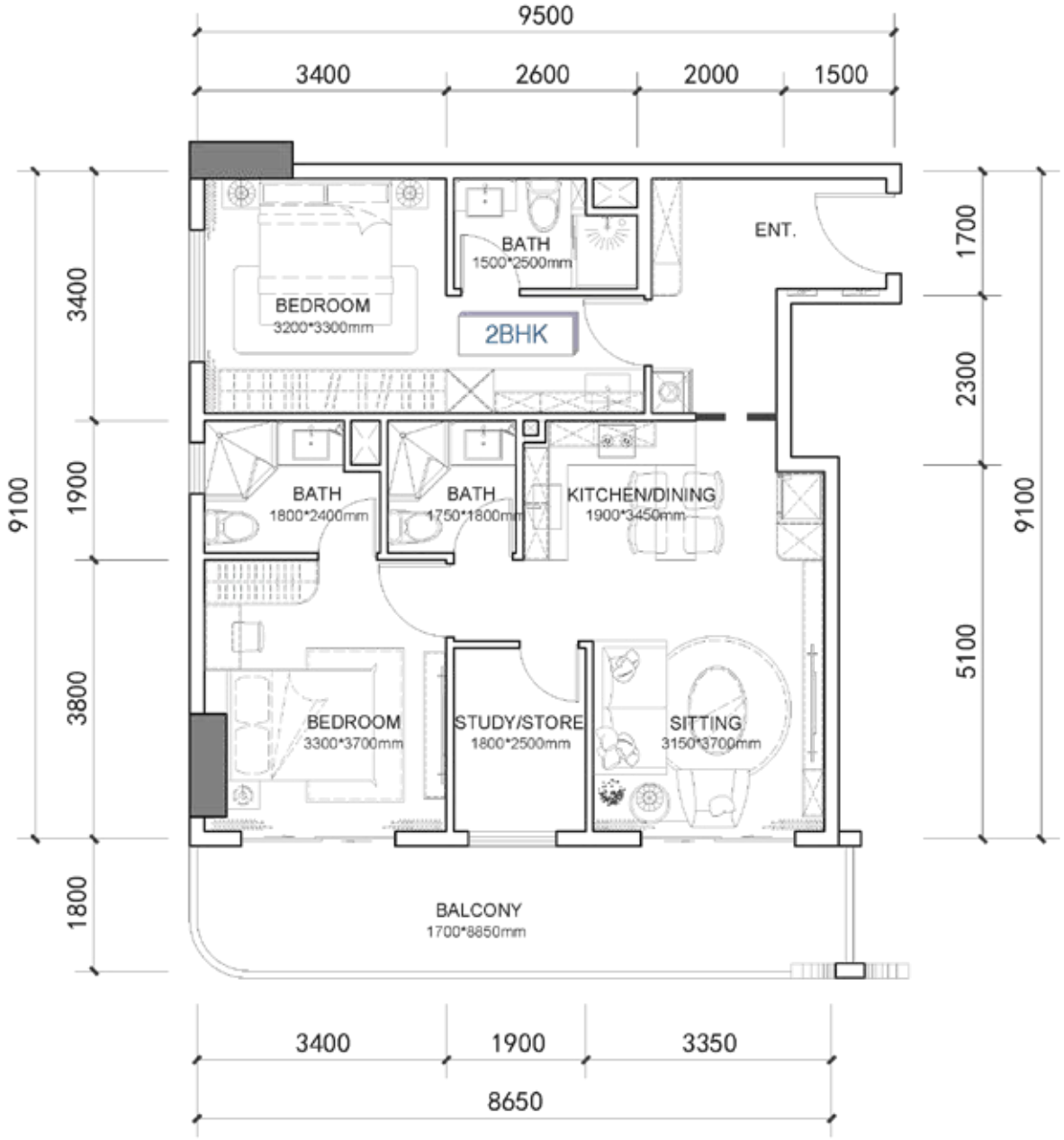
2.5 BEDROOM

(C-1)



TOTAL AREA	95.8㎡ (1031.8ft²)
INTERNAL AREA	79.7㎡ (858.9ft²)
BALCONY AREA	16.1㎡ (172.9ft²)



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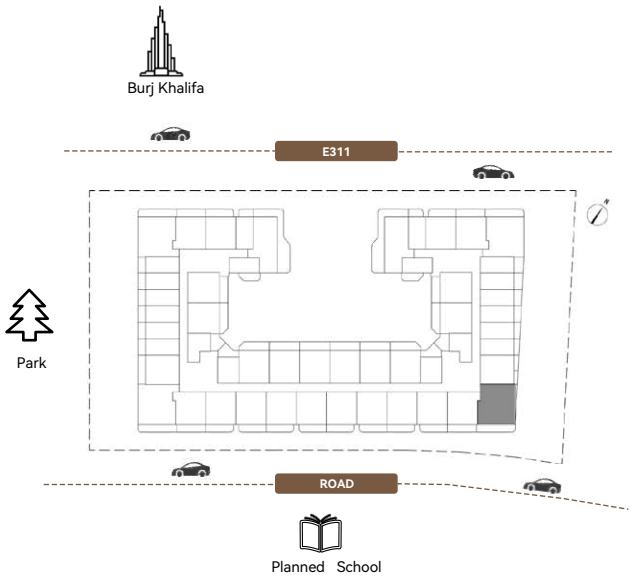
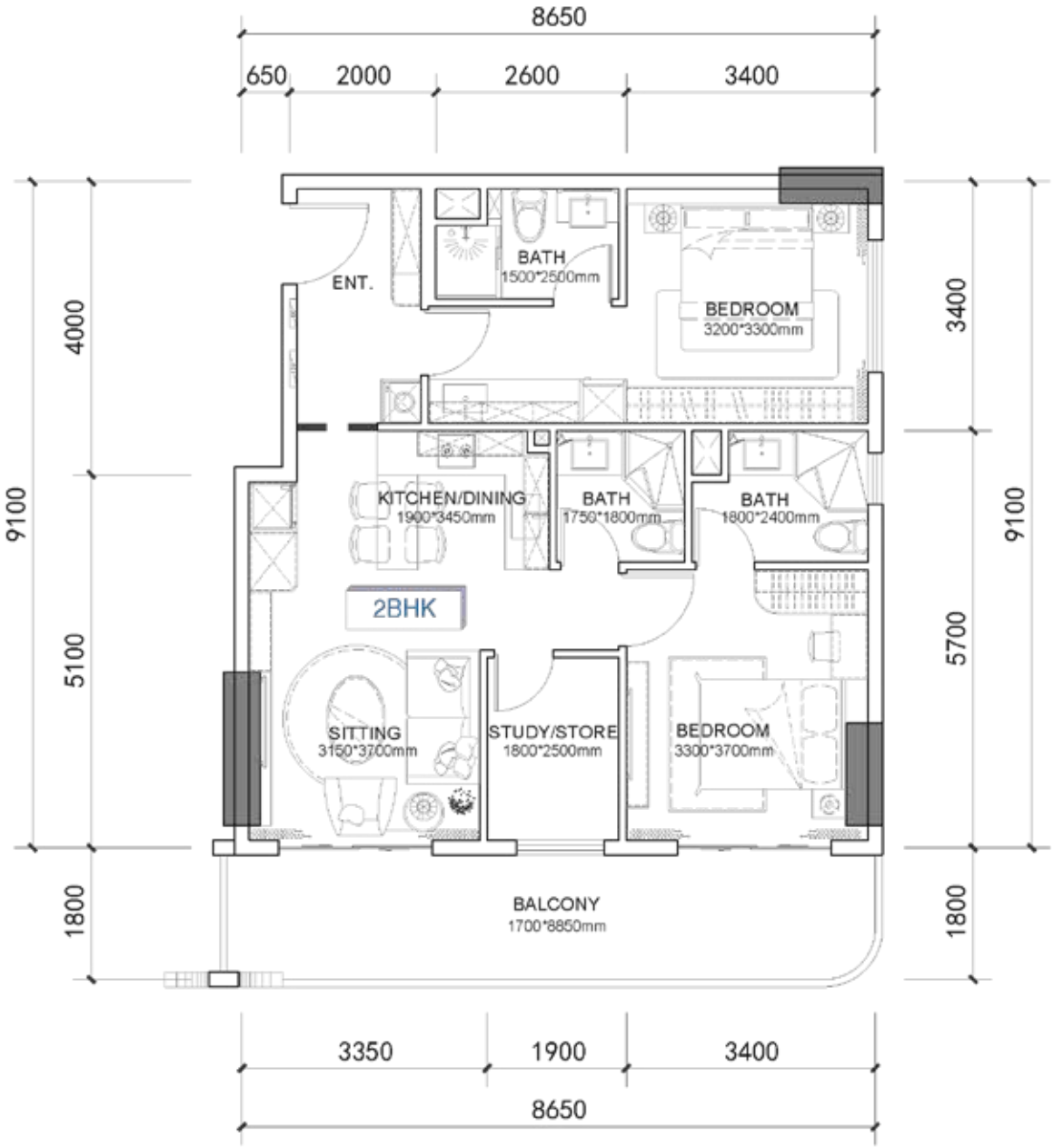
2.5 BEDROOM

(C-2)



TOTAL AREA	93.2㎡ (1002.8ft²)
INTERNAL AREA	77.1㎡ (829.9ft²)
BALCONY AREA	16.1㎡ (172.9ft²)



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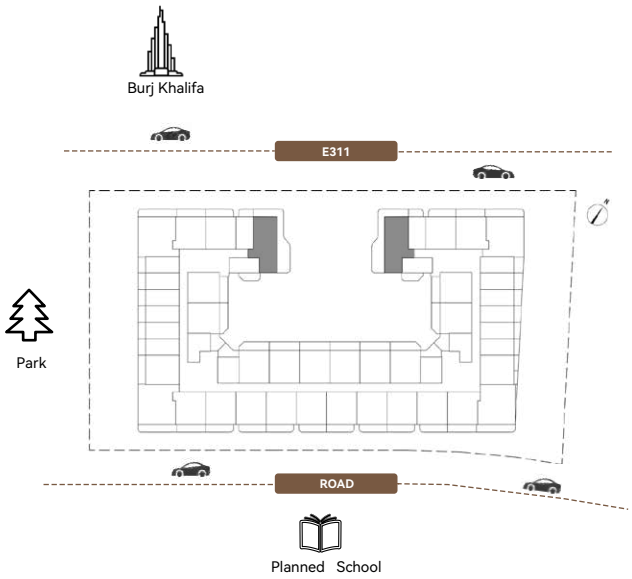
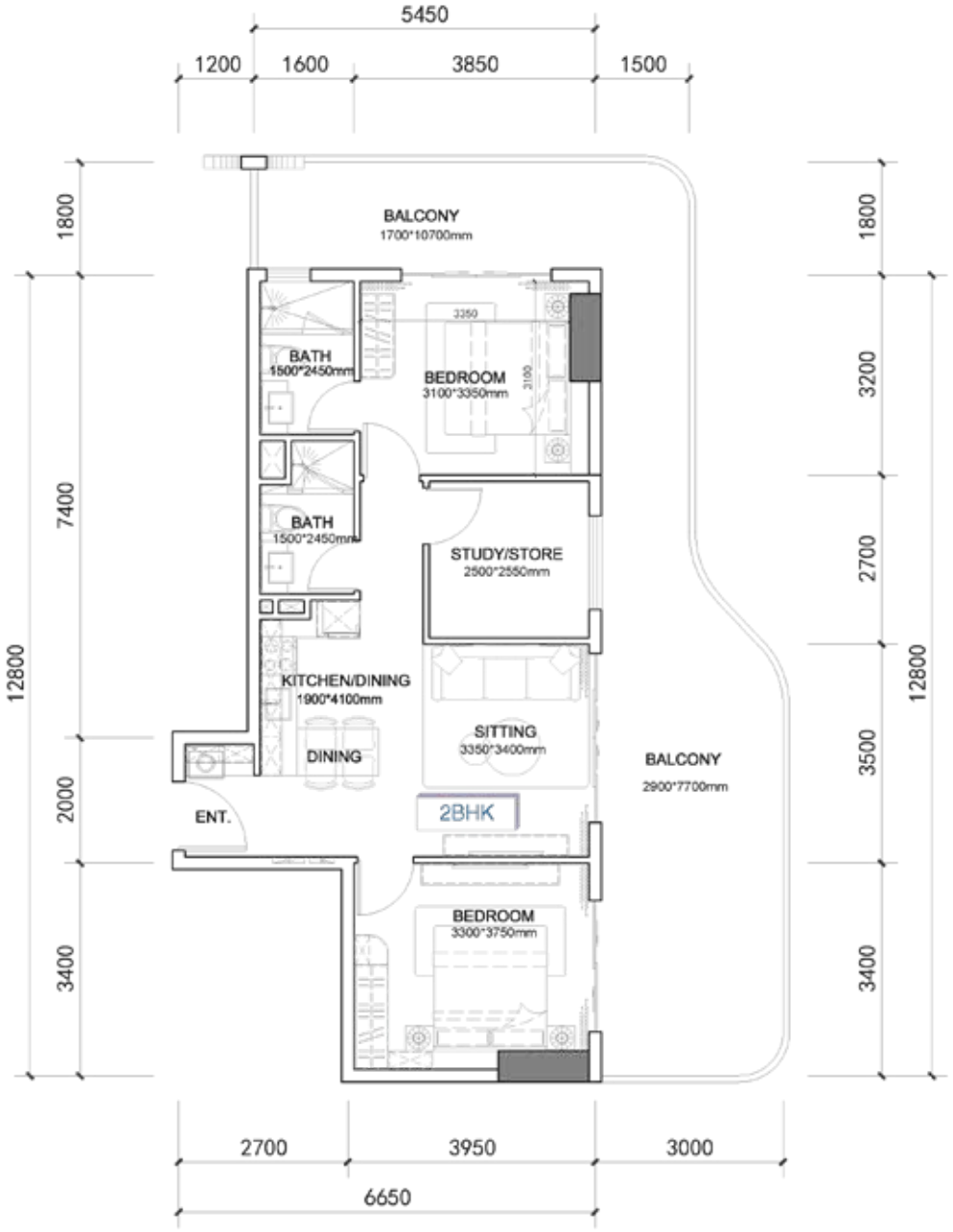
2.5 BEDROOM

(C-3)



TOTAL AREA	111.6㎡	(1202.0ft²)
INTERNAL AREA	68.6㎡	(738.9ft²)
BALCONY AREA	43.0㎡	(463.1ft²)



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2-BEDROOM



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