COVENTRY

RESIDENCE III

A PROJECT BY

GFS DEVELOPMENTS

CONTENT

INTRODUCTION

Modern life in a new residential complex

p. 3

LOCATION

Tranquil escape from the city with full urban convenience

p. 5

ARCHITECTURE

Modern architecture, harmonious forms, functionality, comfort

p. 7

AMENITIES

Pools, lounge areas, fitness, comfort for everyday living

p. 10

INTERIORS

Quality materials, light, coziness, ergonomics, comfort

p. 15

FLOOR PLANS

Layouts are functional and designed for comfort

p. 23

PAYMENT PLAN

Convenient payment plan, flexible payment system

p. 41

DEVELOPER

A reliable developer with an ideal reputation. A time-tested brand

p.42

WELCOME TO
COVENTRY RESIDENCE III

SERENE AND CONVENIENT LIVING

Coventry Residence III, located in the DIC area in the south of Dubai, offers a perfect blend of tranquil atmosphere and modern urban infrastructure. The building consists of two parking levels and five residential floors, with various amenities provided for residents on the open terrace of the first floor and the upper level of the rooftop. This place is designed for comfortable living in a peaceful environment, away from the city's hustle and bustle

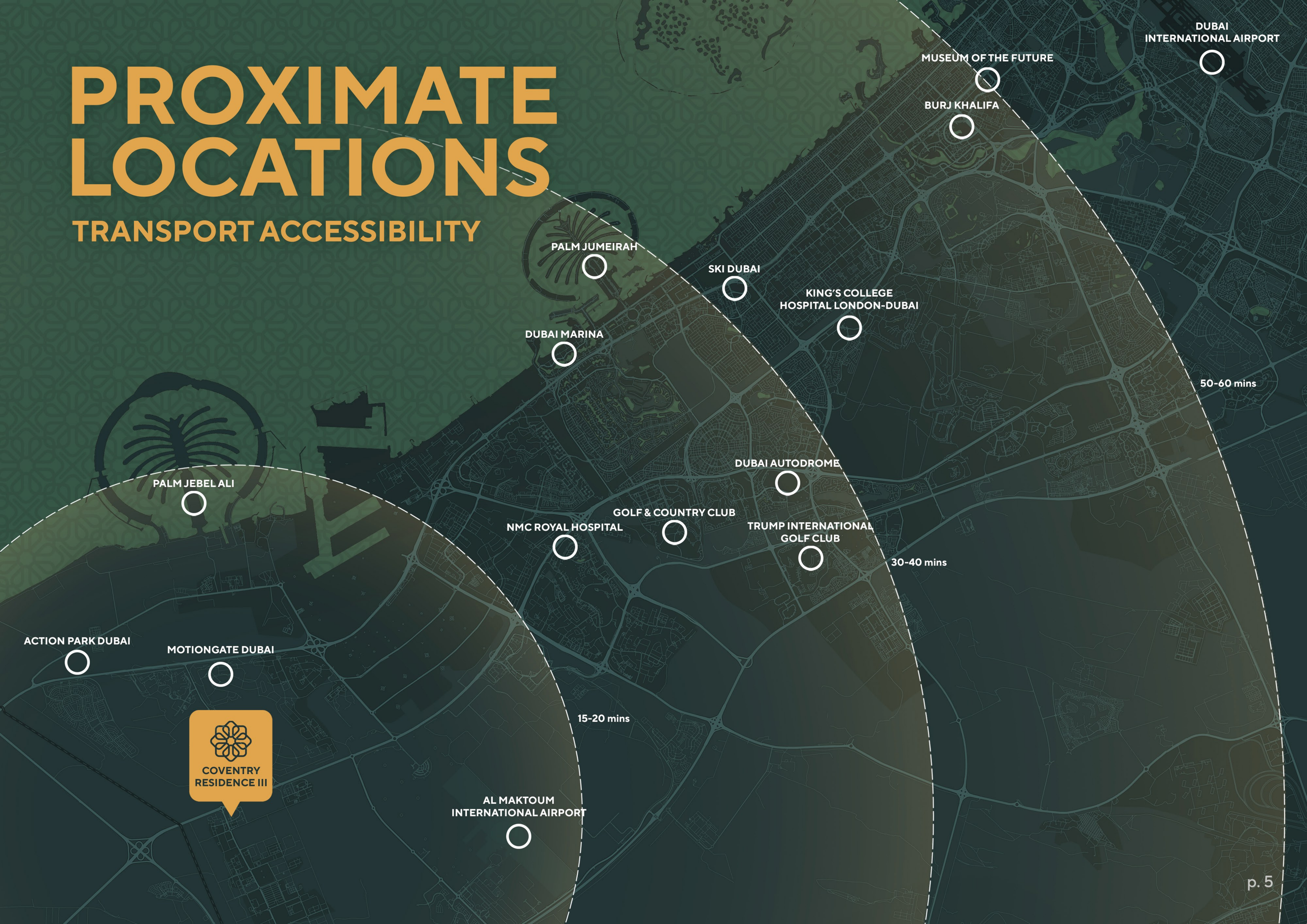
LOCATION

CALM LIVING WITH CONVENIENT ACCESS

Coventry Residence III is located in the southern part of Dubai, in the DIC district — a quiet and secluded area, protected from the city's hustle and noise. Here, a calm and comfortable atmosphere is preserved, allowing residents to fully relax and enjoy the tranquility after a busy day. At the same time, the complex offers convenient and quick access to major transport routes, making it easy to reach key areas and business centers of the city. This combination of peaceful living and modern infrastructure makes Coventry Residence III the ideal choice for those seeking a balance between calmness and an active urban lifestyle

PROXIMATE LOCATIONS

TRANSPORT ACCESSIBILITY



WHY DUBAI SOUTH

HOME TO THE WORLD'S LARGEST FUTURE AIRPORT

Dubai South hosts Al Maktoum International Airport, which will become the world's largest airport with a planned capacity of 260 million passengers annually. This major global aviation hub will anchor tourism, trade, and business activity in the area

ETIHAD RAIL INTEGRATION ENHANCING CONNECTIVITY

Dubai South is part of the Etihad Rail network, linking it directly to Abu Dhabi, Dubai, Sharjah, and eventually the wider GCC. This strategic rail connection will drastically reduce travel time for people and cargo, improving accessibility and logistics for investors and residents

MASSIVE MASTER-PLANNED DEVELOPMENT

Spanning 145 square kilometers, Dubai South is a government-backed master community designed to house over 1 million residents and create 500,000 jobs, supporting a self-sustaining urban ecosystem built around live-work-play principles

EXPO 2020 LEGACY – DISTRICT 2020 TRANSFORMATION

The former Expo 2020 site is evolving into District 2020 – a global innovation hub for tech, R&D, and smart mobility. It is attracting multinational companies, startups, and skilled professionals, driving long-term real estate demand

FREE ZONE & BUSINESS-FRIENDLY ENVIRONMENT

Dubai South features multiple free zones, offering:

- 100% foreign ownership
- 0% corporate and income tax
- Streamlined company setup

This pro-investor environment attracts global companies across aviation, logistics, and e-commerce sectors

CENTRAL LOGISTICS AND TRADE GATEWAY

Situated between Jebel Ali Port and Al Maktoum Airport, Dubai South is part of the Dubai Logistics Corridor, enabling seamless air-sea-land freight movement. It's a preferred hub for global trade and distribution companies

HIGH DEMAND FOR RESIDENTIAL AND WORKFORCE HOUSING

With thousands of businesses and employees operating in the area, there is growing demand for affordable, well-planned housing

INFRASTRUCTURE-READY & SMART CITY FEATURES

- Smart traffic systems
- Sustainable energy networks
- Digital building standards

This supports eco-conscious living and business operations, aligning with Dubai's long-term sustainability goals

GOVERNMENT-LED VISION AND STABILITY

Backed by the Dubai Government, Dubai South is a key pillar of Dubai's 2040 Urban Master Plan, ensuring continuous growth, policy support, and infrastructure funding. This enhances investor confidence and long-term stability

DIC: GROWTH, ACCESS, VALUE

AFFORDABLE LIVING IN A STRATEGIC LOCATION

DIC offers residents cost-effective housing options with close proximity to major business hubs like Dubai South, Al Maktoum Airport, and Jebel Ali, providing easy access without the high city center costs

HIGH RENTAL DEMAND = STRONG ROI

With thousands of workers and professionals based in and around the industrial zones, the demand for nearby accommodation is consistent, offering stable rental returns for investors

MIXED-USE, SELF-CONTAINED COMMUNITY

DIC is more than just an industrial zone. It includes residential clusters, retail centers, medical clinics, supermarkets, mosques, and parks, making it a fully functional community for daily life

WELL-PLANNED INFRASTRUCTURE

The community is built with modern roads, utilities, and smart infrastructure, ensuring reliable services and efficient connectivity for both residents and business owners

FAMILY-FRIENDLY ENVIRONMENT

The area is planned to include green spaces, play areas, and recreational zones, making it suitable not only for workers but also for families seeking peace, space, and safety

EXCELLENT CONNECTIVITY ACROSS DUBAI

Located on Emirates Road (E611), DIC provides quick access to key destinations like Downtown Dubai, Dubai Marina, and Abu Dhabi, with minimal traffic congestion

GROWING COMMUNITY WITH FUTURE UPSIDE

As part of Dubai's 2030 industrial vision, DIC is set for long-term growth, which means capital appreciation opportunities for early property investors

OPPORTUNITY FOR CORPORATE HOUSING INVESTMENT

Companies in the area often seek bulk residential units for their staff — creating a unique opportunity for landlords to secure long-term lease agreements with corporate tenants

SUPPORTED BY GOVERNMENT

DIC is part of a larger master plan by Dubai Holding and TECOM, ensuring ongoing support, upgrades, and infrastructure improvements — giving investors and residents confidence and long-term security

ARCHITECTURE

The architecture of Coventry Residence III reflects a modern approach to urban living, emphasizing style, functionality, and harmony with the surroundings. The facade features a refined yet striking design, combining high-quality materials such as glass, metal, and brick. Its low-rise structure creates a welcoming, human-scale presence, while panoramic glazing allows for abundant natural light and a sense of openness. Dynamic horizontal lines on the façade and rooftop add rhythm and character, giving the building a distinctive and memorable appearance. Coventry Residence III features ergonomic, comfortable, and thoughtfully designed apartment layouts for modern living

– STUDIOS,
– 1 BEDROOM

BUILDING CONCEPT

TWO BUILDING VOLUMES

The concept of Coventry Residence III is based on the combination of two architectural volumes, each serving a distinct function. The first volume is the podium, which houses the main entrance lobby and parking area, part of which extends underground. On the accessible rooftop of the podium, a variety of leisure amenities are provided, including swimming pools, sun loungers, and cozy lounge areas. The second volume is the residential section, which rises organically from the podium and extends five floors upwards. On the rooftop of the residential part, additional amenities are available exclusively for residents, including sports areas, an open-air cinema, and a dedicated barbecue zone — all designed to support an active and social lifestyle in a comfortable setting

AMENITIES

SWIMMING POOL

KIDS POOL

GAZEBO

SPLASH PAD

MULTI PURPOSE HALL

OUTDOOR CINEMA

INDOOR GAMES

YOGA & MEDITATION

FIRE PITS & BBQ AREA

SITTING AREAS

GYM

ENTRANCE LOBBY

PODIUM ROOFTOP

LAZY RIVER

On the rooftop of the podium at Coventry Residence III, a unique leisure zone features a lazy river — a decorative water stream that gently flows across the terrace. Along its path, a kids pool, splash pad, and several cozy sitting areas are seamlessly integrated. Blending water elements with lush greenery, the space evokes the feeling of a natural oasis — a serene escape from the urban rush. There is also a Jogging track along the perimeter.

SWIMMING POOL AREA

Also on the rooftop of the podium at the building, a thoughtfully designed leisure area offers the perfect setting for relaxation and social gatherings. It features a stylish swimming pool surrounded by sun loungers and greenery, along with sunken seating areas with fire pits that create a cozy evening ambiance. The space is complemented by shallow decorative ponds, comfortable sitting zones, a gazebo, and lush landscaping that gives the entire area the feel of a private garden in the the city.

PODIUM
AMENITIES FLOOR

1. GAZEBO
2. SITTING AREAS
3. SWIMMING POOL
4. WATERFALL
5. SUNKEN SITTING
6. FIRE PIT
7. DECKING
8. SHALLOW POND
9. KIDS POOL
10. SPLASH PAD
11. JOGGING TRACK
12. LAZY RIVER

TOP LEVEL

ROOFTOP LIFESTYLE EXPERIENCE

At the highest level of the building, residents have access to a premium rooftop amenities zone designed for both relaxation and activity. This open-air space includes an outdoor cinema, a BBQ area, and several inviting sitting areas perfect for social gatherings or quiet moments. In addition to the outdoor features, the rooftop also offers enclosed facilities such as a multi-purpose hall, a fully equipped gym, an indoor games room, and a dedicated yoga and meditation room — creating a balanced environment for wellness, entertainment, and community.

ENTRANCE LOBBY

ELEGANT ARRIVAL EXPERIENCE

The main lobby of Coventry Residence III welcomes residents and guests with a double-height ceiling that immediately impresses with its grandeur and scale. At the heart of the space stands a striking tree installation, crowned by a stunning chandelier made of glass and metal in the shape of leaves. Along the perimeter, comfortable seating areas with armchairs and sofas offer a cozy and private atmosphere. The lobby flows seamlessly into the elevator hall, while a dedicated reception desk ensures residents are warmly greeted and assisted

GYM

PANORAMIC FITNESS STUDIO

The gym is located on the topmost level of the building, offering a truly elevated and energizing fitness experience. Outfitted with state-of-the-art training equipment, it caters to a wide range of workout needs — from cardio and strength training to stretching and mobility. Floor-to-ceiling panoramic windows flood the space with natural light and open up to breathtaking views of the city skyline, turning every workout into a visually inspiring and motivating experience. The design promotes focus, energy, and well-being, making it an ideal space to maintain a healthy and active lifestyle

GYM

ROOFTOP GAMING LOUNGE

The gaming room, located on the rooftop level, offers a relaxed social atmosphere with a dedicated billiards area and a cozy lounge space. Outfitted with a large-screen TV and a gaming console, the room invites residents to unwind, connect, and enjoy friendly competition in a stylish, comfortable setting

GAMING ROOM

MULTI PURPOSE
HALL

YOGA/MEDITATION ROOM

THE CALM ABOVE

A peaceful space on the rooftop with floor-to-ceiling windows and sweeping city views, perfect for stretching, meditation, or quiet reflection. Bathed in natural light, it offers a calming atmosphere to recharge above the bustle

INTERIORS

ELEGANT

MODERN

BALANCED

COZY

DESIGNED FOR LIVING

More than just beautiful — these interiors are functional, livable, and made for the rhythms of everyday life

COVENTRY
RESIDENCE III

Studio

p. 21

A MODERN TAKE ON CLASSIC

Clean lines, a thoughtful palette, and timeless shapes create an interior style that feels current today and lasting for years to come

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RESIDENCE III

Studio

FORM MEETS FUNCTION

Every element is in its right place. Designed for real life, the space flows naturally with everyday needs and quiet elegance

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Bathroom (1 bedroom)

UNDERSTATED LUXURY

Quality is felt in textures, materials, and quiet details —
a refined expression of taste without the need to shout

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RESIDENCE III

Bedroom (1 bedroom)

p. 24

QUIET CONFIDENCE

These interiors don’t try to impress — they simply feel right.
A calm, assured presence that welcomes you every day

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RESIDENCE III

Bedroom (1 bedroom)

p. 25

LIGHT THAT LIVES WITHIN

Natural light fills the interiors, reflecting softly throughout
the space to create a peaceful, vibrant, and uplifting energy

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Living room (1 bedroom)

SPACE TO BREATHE

Airy, light-filled interiors offer a sense of openness and freedom — whether you're cooking, relaxing, or simply being

COVENTRY
RESIDENCE III

Living room (1 bedroom)

p. 27

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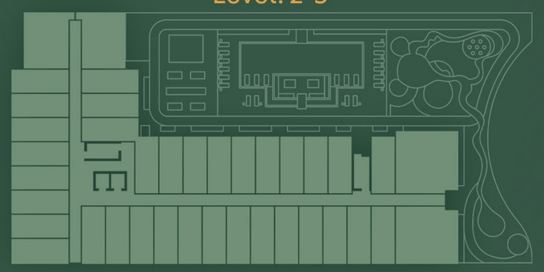
RESIDENCE III

STUDIO, TYPE A

Level: 1

Internal living area:	329 sq.ft.
Outdoor living area:	100 sq.ft.
Total living area:	429 sq.ft.

Level: 2-5



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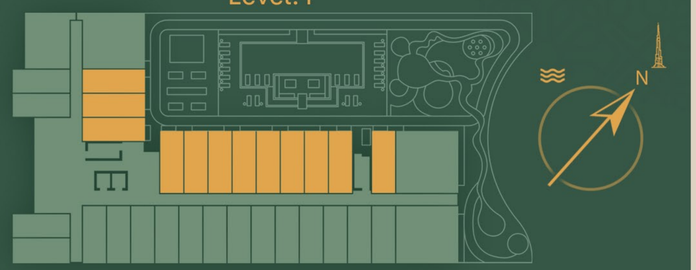

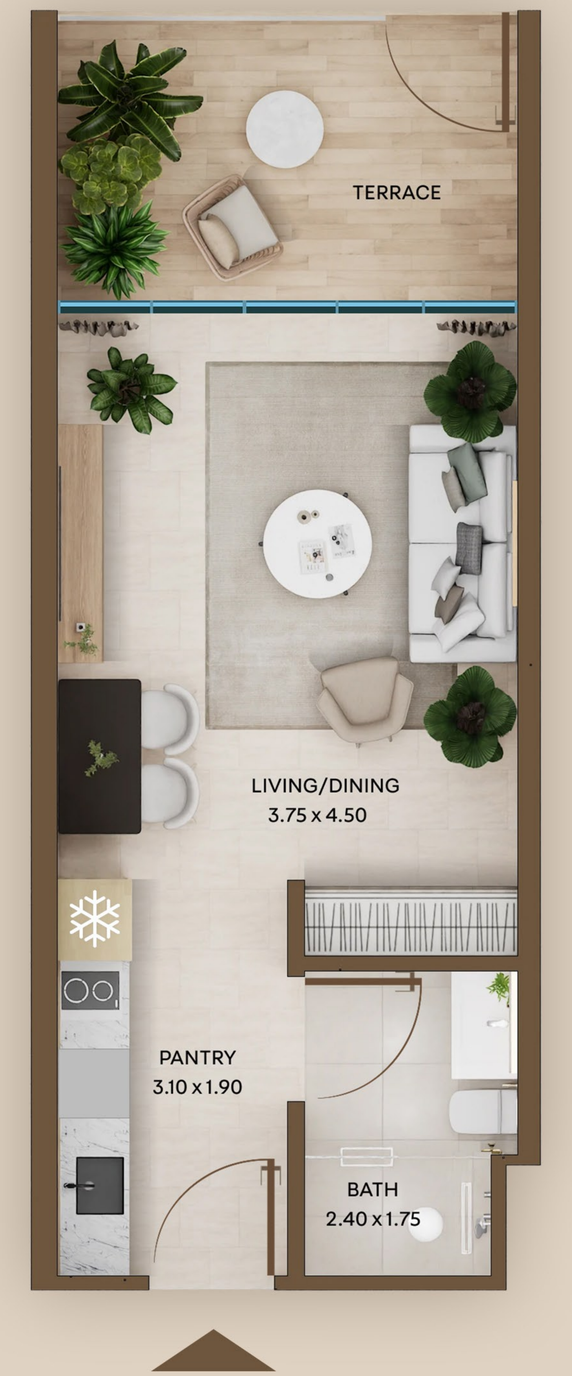

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Disclaimer : All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

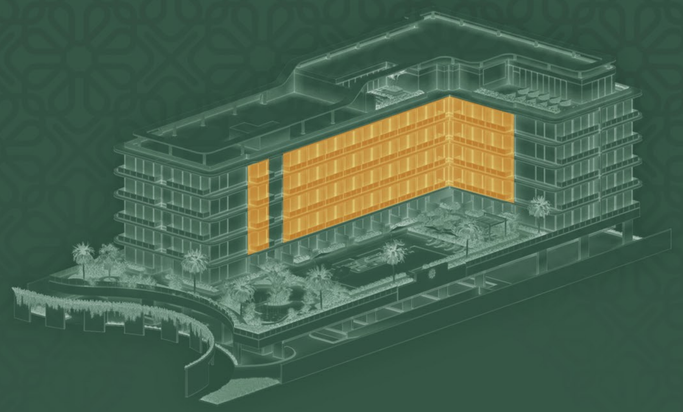
COVENTRY

RESIDENCE III

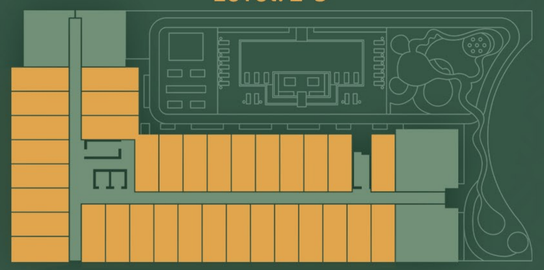
STUDIO, TYPE B

Level: 1-5

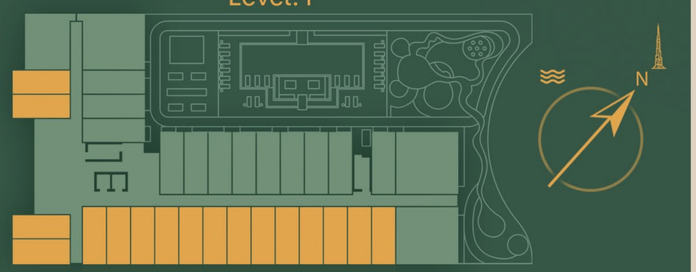
Internal living area:	329 sq.ft.
Outdoor living area:	65 sq.ft.
Total living area:	394 sq.ft.



Level: 2-5



Level: 1



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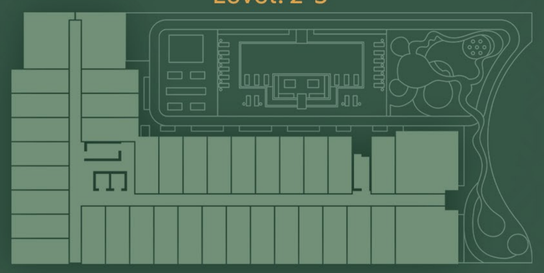
RESIDENCE III

1 BEDROOM, TYPE A

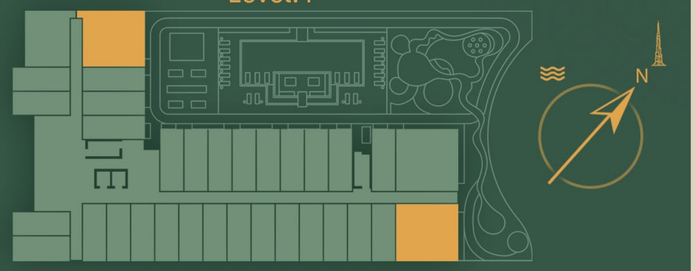
Level: 1

Internal living area:	567 sq.ft.
Outdoor living area:	400 sq.ft.
Total living area:	967 sq.ft.

Level: 2-5



Level: 1



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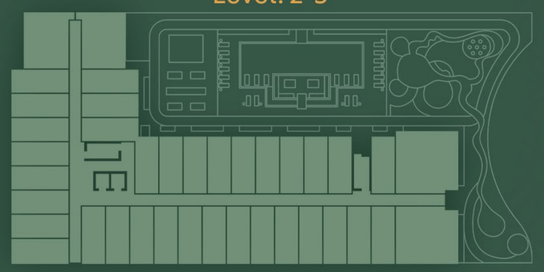
RESIDENCE III

1 BEDROOM, TYPE B

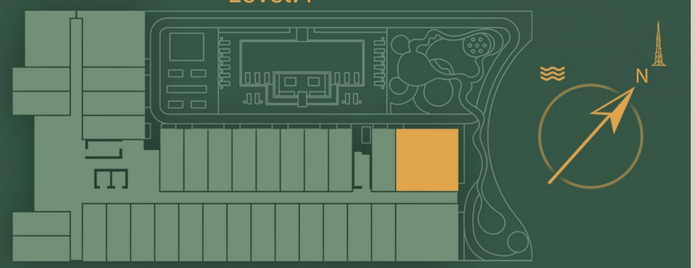
Level: 1

Internal living area:	567 sq.ft.
Outdoor living area:	490 sq.ft.
Total living area:	1057 sq.ft.

Level: 2-5



Level: 1



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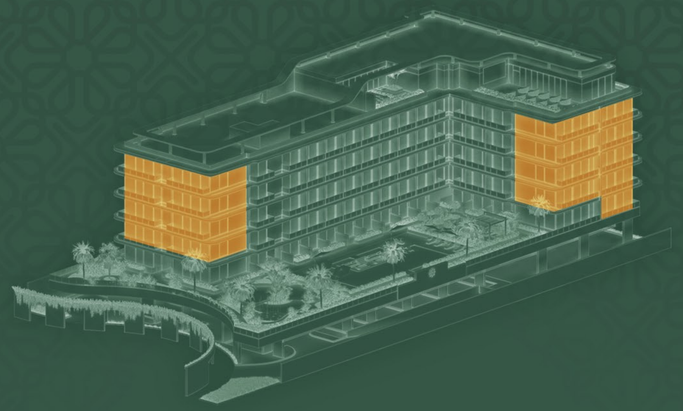
RESIDENCE III

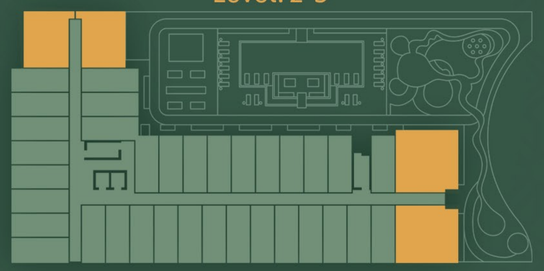
1 BEDROOM, TYPE C

Level: 1-5

Internal living area:	567 sq.ft.
Outdoor living area:	101 sq.ft.
Total living area:	668 sq.ft.



Level: 2-5



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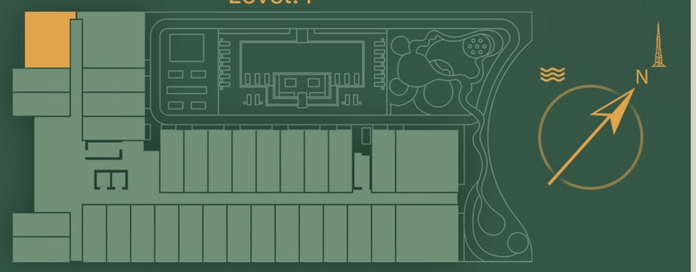

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PAYMENT PLAN

5% DOWN PAYMENT

20% ON COMPLETION

IN 30 DAYS **15%**

GET THE KEYS

1% PER MONTH FOR 24 MONTHS DURING CONSTRUCTION

1% PER MONTH FOR 36 MONTHS POST-HANDOVER

ABOUT GFS DEVELOPMENTS

The fastest growing private developer in the UAE.
GFS Developments welcomes you, as your all-time favorite destination to luxurious living and excellent real estate opportunities. GFS Developments has over 20 years of experience as a trusted property developer in Dubai real estate industry., and are committed to customer satisfaction. We are a leading name and a pioneer in the Dubai property market, known for our hard work and dedication in providing, quality, innovation and excellence in real estate development sector.

- Top real estate services
- 100% Client Satisfaction – Guaranteed!
- A dedicated team of real estate professionals
- Timely dealings

GFS DEVELOPMENTS VISION & MISSION

GFS thrives on redefining luxurious living by offering incredible and extraordinary spaces that bring opulence, comfort, and cutting-edge innovation. Furthermore, we are committed to delivering potential real estate solutions that meet and exceed the diverse requirements and desires of our clients. GFS Development's main aim is to provide high-class property ownership experience depicted by meticulous attention to detail, groundbreaking design and supreme quality. GFS Developments goal is to set grounds as a global leader in the real estate sector, and become a recognized name and be known for our excellence in craftsmanship and sustainable development. We want to be known gloabally and to continually advance our practices whilst pushing the boundaries of design and construction.Becoming a name, a brand, an example that inspires and motivates others in terms of innovation and excellence. We stay focused on quality and honesty as we build the future of real estate in Dubai — something our clients truly value and trust.

WHY CHOOSE GFS DEVELOPMENTS?

Simply because we are the best! Not only do we have over 20 years of real estate experience, but we have a distinguished and well-known reputation for providing best real estate services, through hard-work and experience. Our portfolio speaking for itself – a testament to our committed quality, best projects that embody luxury, comfort and strategic location benefits.