CONNECT.
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A new urban experience supporting the growth of Dubai.

District 2020 connects people and spaces in a smart and sustainable urban environment designed to encourage creativity, collaboration, and innovation. It is a world-class mixed use development designed to promote an innovation driven business ecosystem and balanced lifestyle.

Its cutting-edge physical and digital infrastructure is inherited from Expo 2020 Dubai - the first World Expo to be held in the region - and its location between Abu Dhabi and Dubai, in close proximity to what will be the world's largest airport, places it at the centre of the acceleration of Dubai's development.
Access to the high-growth markets of the Middle East, Africa, and South Asia regions.

Dubai has a global reputation as an ideal launchpad and growth ecosystem for businesses of all sizes.

Future-ready governance, talent development, connectedness, and a commitment to fostering innovation make Dubai a crossroads for opportunity. Its ecosystem empowers businesses to grow, forge lasting partnerships, and access global markets.
A gateway to growth markets

Dubai’s new innovation district

11th out of 190 countries on The World Bank Ease of Doing Business Index

70% of Fortune 500 enterprises represented

2,900,000 population with over 200 nationalities calling the city home

Anticipated 20,000,000+ annual visitors by 2020
A smart and sustainable urban environment.

A Dubai Government project, District 2020 is designed to connect people, ideas, and spaces. Following the six months of Expo 2020 Dubai, District 2020 will continue to fulfil the Expo vision of connecting minds by repurposing and transitioning over 80% of the built environment into a smart and sustainable urban environment.

District 2020 is integrated and inclusive, with purpose-built smart infrastructure. It offers convenience, connection, and community, with pedestrian-friendly streets, dedicated bike paths, unique entertainment and hospitality, incredible architecture, tranquil green spaces, advanced mobility solutions, and a dedicated Dubai Metro station.

A place for businesses to thrive and grow, District 2020 combines next-generation digital infrastructure with human-scale physical environments. It enables collaboration between large corporations, small businesses, and innovators to contribute to the acceleration of Dubai’s innovation economy.

It combines an innovation district with contemporary residences, entertainment venues, and a range of social attractions.
Integrated and inclusive

Connecting people, ideas, and spaces

Human-scale physical environment and smart infrastructure

An active ecosystem that facilitates collaboration and creativity

Full calendar of business and cultural events

Balanced lifestyle encouraging health and well-being

Next-generation technology infrastructure
A CURATED INNOVATION ECOSYSTEM

Dubai’s new innovation district.

District 2020 provides a platform for Dubai’s vision of fostering sustainable economic development and an innovation-driven economy. It brings together Fortune 500 enterprises, SMEs, entrepreneurs, academia, R&D, accelerators, venture capital, and incubators, providing them with a platform to collaborate and thrive.

The ecosystem will be curated and managed by District 2020. It will enable the future of business by bringing together companies of all sizes, across key growth industries that are poised for collaboration - such as logistics and transport, travel and tourism, construction and real estate, and education - placing them alongside enabling technologies - such as augmented reality, big data and the internet of things. District 2020 will provide them with a platform to maximise collaboration in order to deliver long-term advantages among this diverse tenant mix.

The ecosystem will benefit from investments made in cutting-edge digital infrastructure, with ultra-fast internet connectivity and a 5G mobile network. This makes it the ideal place for digital innovators and start-ups.
Collaborative work environment

Enabling businesses to thrive

Cutting-edge digital connectivity
FUTURE-PROOFED URBAN DESIGN

Work, live, and explore in a tech-enabled urban community.

The District 2020 master plan integrates several neighbourhoods that combine offices, collaborative workspaces, residential communities, social and cultural attractions, parks, and a host of business and leisure amenities to encourage a balanced lifestyle among a community of 90,000 people.

The development will retain 200,000 sq m of LEED Gold structures from Expo 2020 Dubai. These will be transitioned into residential and commercial neighbourhoods. Over 2,300,000 sq m of Gross Floor Area (GFA) will become available for third parties to develop residential, commercial, hospitality, education, and mixed-use spaces.

- GFA Breakdown:
  - Office 33%
  - Residential 24%
  - Hotel 5%
  - Retail 4%
  - Education 4%
  - Community facilities 30%
  Total GFA: over 2,500,000 sq m

- Population: 90,000 at full capacity

- Smart Mobility: Smart parking, automated public transport, smart shuttle services to ensure ease of connection

- Transit Route: 4 km of dedicated autonomous public transit linking all major landmarks and hubs

- Built Assets: 200,000 sq m of GFA of commercial and residential space available for rent in 2021
  These will include:
  - 55 Grade A low-rise commercial buildings
  - 800 modern residential units
  - 4,800 parking spaces

- 108 serviced land plots for residential, commercial, hospitality, and mixed-use
- Zoned for 3,000 hotel keys
- Dubai Exhibition Centre: Hosting global conferences and exhibitions throughout the year

- Amenities:
  - 10 km dedicated bike tracks
  - 5 km dedicated jogging tracks
  - 45,000 sq m of parks and gardens
  - Fully connected pedestrian walkways throughout the project
  - Food & Beverage: Healthy dining options in line with the community’s vision of wellness

2019
October
200,000 sq m
GFA completed

2020
October 2020 - April 2021
Expo 2020 Dubai takes place

2021
April 2021 - October 2021
Transition and re-purposeing occurs

2021
October 2021
District 2020 begins handover to future occupants
District 2020, its iconic structures, and its infrastructure lie at the heart of the new Dubai, and next to the world’s largest airport in the making - Al Maktoum International Airport. It is strategically located at the crossroads of mega airports and seaports, as well as to four major highways, making it highly accessible and connected.

District 2020 has a dedicated Dubai Metro stop, Route 2020, which operates on the Dubai Metro Red Line. Future plans will extend the line to be just one stop from Al Maktoum International Airport.
Live in a neighbourhood designed to create the perfect balance of convenience, connection, and community.

District 2020 offers a vibrant residential community that is integrated with business, retail, and F&B. Neighbourhoods are built for convenience and an urban lifestyle, with pedestrian-friendly streets and low-rise buildings that bring people together and encourage interaction.

This is a place designed to create community and a balanced way of life.
Inspiring surroundings

Balanced working and living

Balanced lifestyle

- Pedestrian-friendly streets with close-set, low-rise buildings
- Food and beverage options focused on health and wellness
- Neighbourhoods built for convenience and an urban lifestyle

Learning and exploration

- World-class education, academic, and research facilities
- Children and Science Centre
- Urban markets and outdoor activities

Ample leisure

- Al Wasl Plaza, an iconic events and community destination
- 45,000 sq m of green spaces and parks
- Over 10 kilometres of bike tracks and 5 kilometres of jogging tracks
Opportunities for growth, partnership, and innovation.

District 2020 creates a dynamic environment for businesses of all sizes to thrive. Commercial spaces in District 2020 are as flexible as the development itself, anticipating the future and adaptable to the needs of the future workplace.

Buildings are sustainable for reduced power and water consumption, and designed with flexible floor plates. Many options are available, from hot desks to multi-building campuses to collaborative workspaces, with layouts and common areas that encourage innovation.
Offices
- 55 Grade A low-rise commercial buildings
- Close proximity to retail, F&B, and residential communities
- Designed for flexibility, efficiency, and adaptability to future work trends
- An integrated and walkable community facilitating collaboration
- Tech-enabled and built to maximise sustainability

Business
- Home to the Dubai Exhibition Centre
- A full calendar of business and educational events
- Zoned for 3,000 hotel keys
- International sustainability standards integrated throughout the city
- Top telecom connection, 5G connectivity throughout the district
- Smart services and amenities

Free zone
- Transparent commercial regulations and pro-business governance
- 0% corporate and personal tax
- 100% foreign ownership and repatriation of capital
- One-stop shop for ease of business setup and licensing
CONNECT.
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Committed to the present. Focused on the future.

District 2020 is committed to creating a destination that connects people and spaces in a smart and sustainable urban environment designed to encourage creativity, collaboration, and innovation, and to provide value to all.

It’s for the start-up, the small medium enterprises (SME), and the multinational. A place for those who want to be at the heart of modern living, who want to work in a dynamic, collaborative environment, and who want to invest in a platform that encourages them to thrive, live differently, and connect to what’s next.

As the development grows and expands, District 2020 will bring in new tenants and partners, and continue to create opportunities and encourage the growth of the community.
**PROJECT DETAILS**

- **Project name:** District 2020
- **Project type:** Mixed-use development
- **Total project area:** 3,000,000 sq m
- **Population:** 90,000 (full capacity)
- **Hand-over date:** October 2021
- **Built assets:** 200,000 sq m of GFA of commercial and residential space
- **Building grade:** LEED Gold and Platinum certified
- **Land:** Fully serviced land plots available for residential, commercial, hospitality, and mixed-use
- **Hospitality:** 3,000 hotel keys (full capacity)
- **Infrastructure:** 5G connectivity, autonomous public transit, dedicated Metro station, access to four arterial roads
Architects
Foster + Partners: Mobility Pavilion (Commercial Building)
Grimshaw Architects: Children and Science Centre
Santiago Calatrava: UAE Pavilion
Adrian Smith + Gordon Gill: Al Wasl Plaza
Hopkins Architects: Residential and Commercial Districts

Master Plan
Adrian Smith + Gordon Gill
AECOM

Infrastructure
Parsons International

Public Realm
Asif Khan
To find out more about Dubai’s new innovation district, please contact the team at District 2020.

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