



# COVENTRY CASA

A contemporary residential community at  
Saih Shuaib 2, Dubai Industrial City,  
combining modern architecture with a  
comfortable living environment.

A PROJECT BY





  
COVENTRY  
CASA

Welcome to Coventry Casa, a thoughtfully designed development offering stylish apartments, lifestyle amenities, and a vibrant community atmosphere.

## LOCATION

# *Overview*

Situated in Dubai Industrial City, Coventry Casa offers excellent connectivity to major roads, commercial hubs, and essential services, making it an ideal location for both residents and investors.



PROJECT

# *Overview*

A modern residential building with a basement for parking, a landscaped ground floor, five levels of well-planned studio, one-bedroom, and two-bedroom apartments, and a rooftop with lifestyle amenities.







ABOUT THE

# *Developer*

GFS is a trusted developer recognized for delivering high-quality residential projects with a focus on modern design, functional layouts, and lasting value for both residents and investors.

A woman with dark hair tied back, wearing a white spaghetti-strap dress and large white over-ear headphones, is sitting in a modern, light-colored armchair. She is looking out a large window with a view of a city at sunset. The scene is bathed in warm, golden light. To the left, a small white table holds a vase with dried flowers. The overall mood is peaceful and serene.

MASTER

# *Plan*

A well-planned community layout with landscaped gardens, secure parking, and easy access to shared amenities.



## PARKING

# *Facilities*

Secure basement and ground-level parking for residents and guests, with direct lift access to all floors.

SCENIC

# *Balconies*

Private balconies in every apartment offer outdoor living space and refreshing views.





SPACIOUS

*Apartments*

A variety of unit types to suit different lifestyles, from compact studios to spacious family apartments, all with modern layouts.

LIFESTYLE

# *Amenities*

Designed for comfort and leisure,  
featuring pools, sports areas, gardens,  
and spaces for social gatherings.

A modern fitness facility featuring an outdoor jogging track on the left and an indoor gym on the right. The outdoor track is paved with a reddish-brown material and has a white dashed line down the center. To the left of the track is a covered area with various exercise machines. The indoor gym is visible through large glass windows and contains treadmills, ellipticals, and a barbell on the floor. The ceiling of the indoor gym has circular recessed lighting. The overall atmosphere is bright and clean, with greenery visible in the background.

FITNESS

*Facilities*

Indoor and outdoor gyms, jogging track, and other active lifestyle features promote health and wellness.



# COVENTRY CASA

FLOOR PLAN

*Snapshot*

MASTER DEVELOPER : DHAM -1 L.L.C

OWNER : GFS

PROJECT : PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF)

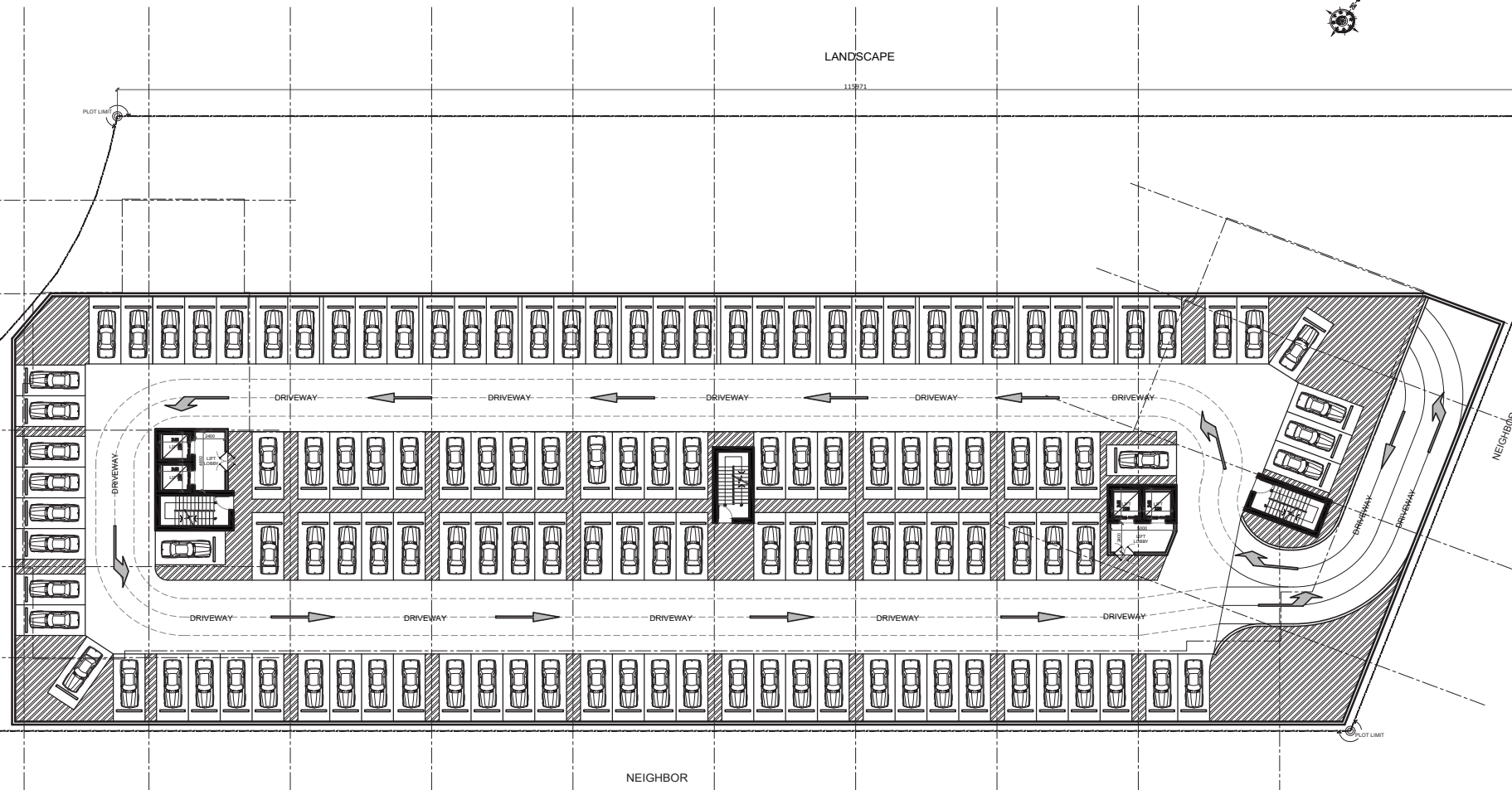
PLOT NO : 5310409 @ SAIH SHUAIB -2,DUBAI INDUSTRIAL CITY

DESIGNED BY



**EMSQUARE**

ENGINEERING CONSULTANTS  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 181903, Tel: +971 4 2729009, Fax: +971 4 2729334  
Email: [emsquare@emirates.net.ae](mailto:emsquare@emirates.net.ae)



**BASEMENT FLOOR PLAN 1**  
 TOTAL NO.OF PARKING - 127 NO.S

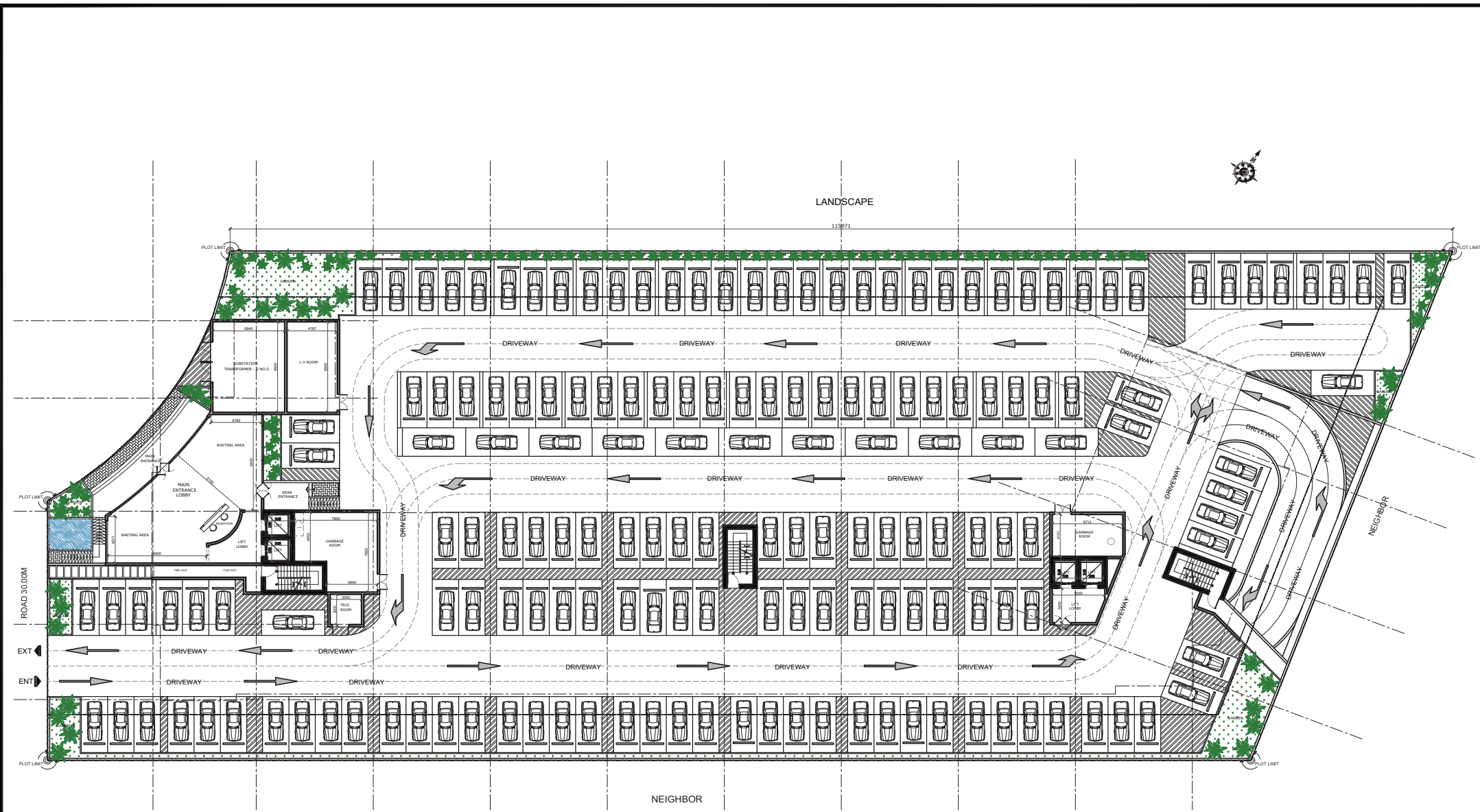
**PROJECT:**  
 PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

**NOTE:**  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBJECTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBJECTED TO STRUCTURAL DESIGN REQUIREMENT

**DATE:**  
 15-JULY-2025  
 REV.0



**CONSULTANT:**  
**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 182601 Doha, Tel: +974 4 2228899 Fax: +974 4 2228218  
 SOFTWARE: AUTOCAD/REVIT © 2011/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025



GROUND FLOOR PLAN 1  
 TOTAL NO.OF PARKING - 168 NO.S

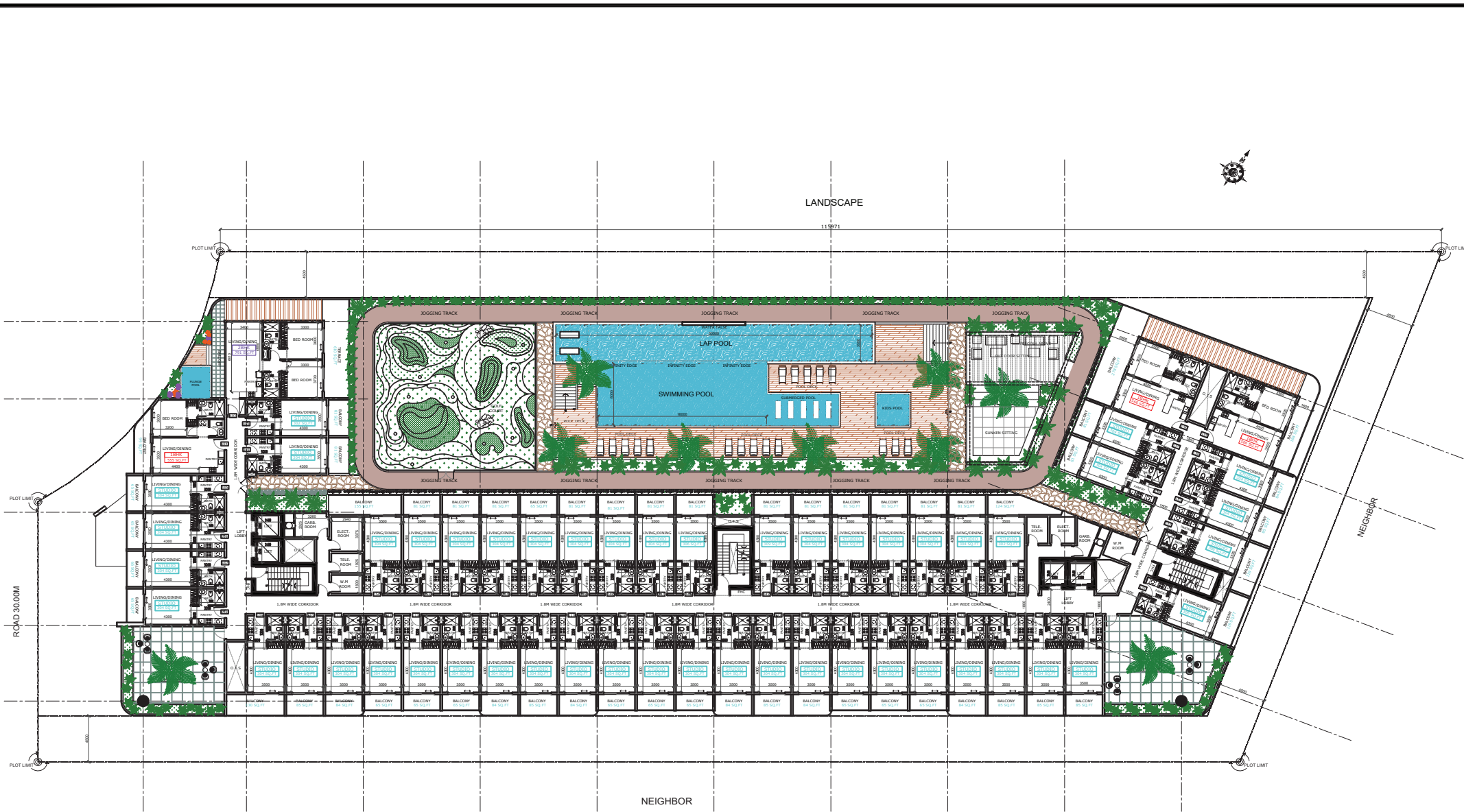
PROJECT: PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

NOTE:  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBMITTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBMITTED TO STRUCTURAL DESIGN REQUIREMENT

DATE: 15-JULY-2025  
 REV. 0



CONSULTANT: **EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 281983 Dubai, UAE - 4874 & 272600 Fax: +971 4 2729334  
 WWW.EMSQUARE.COM



LANDSCAPE

115872



FIRST FLOOR PLAN 1

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS FIRST FLOOR
STUDIO	50 NOS.
1 BHK FLAT	03 NOS.
2 BHK FLAT	01 NOS.
<b>TOTAL</b>	<b>54 NOS.</b>

**PROJECT:**  
 PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

**NOTE:**  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBMITTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBMITTED TO STRUCTURAL DESIGN REQUIREMENT

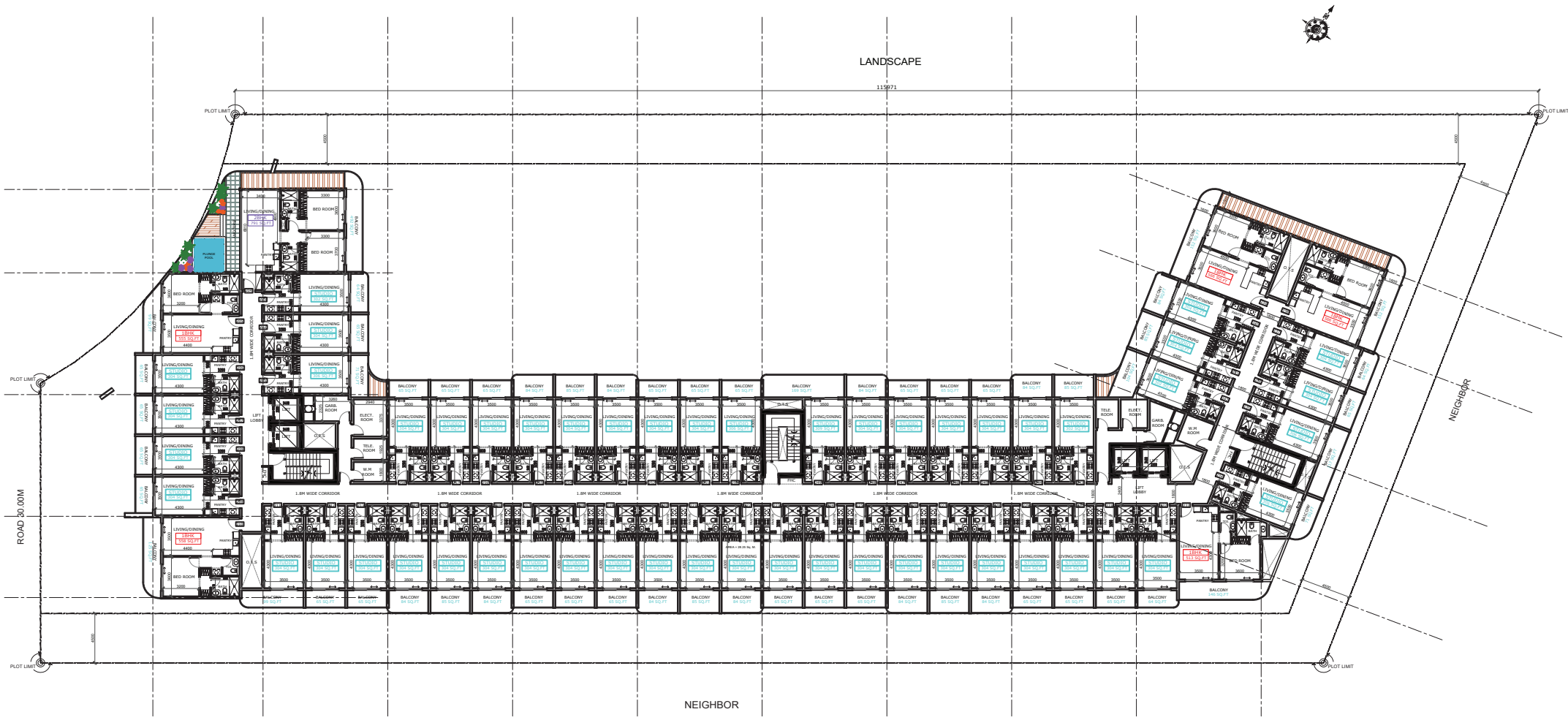
**DATE:**  
 15-JULY-2025

**REV.0**



**CONSULTANT:**

**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 383033 Dallas, Tex. 75238-3033 Fax: +91 4 2726089  
 email: emsquare@emsquare.com



2ND, 4TH FLOOR PLAN 1

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS (FIRST FLOOR)
STUDIO	52 NOS.
1 BHK FLAT	05 NOS.
2 BHK FLAT	01 NOS.
<b>TOTAL</b>	<b>58 NOS.</b>

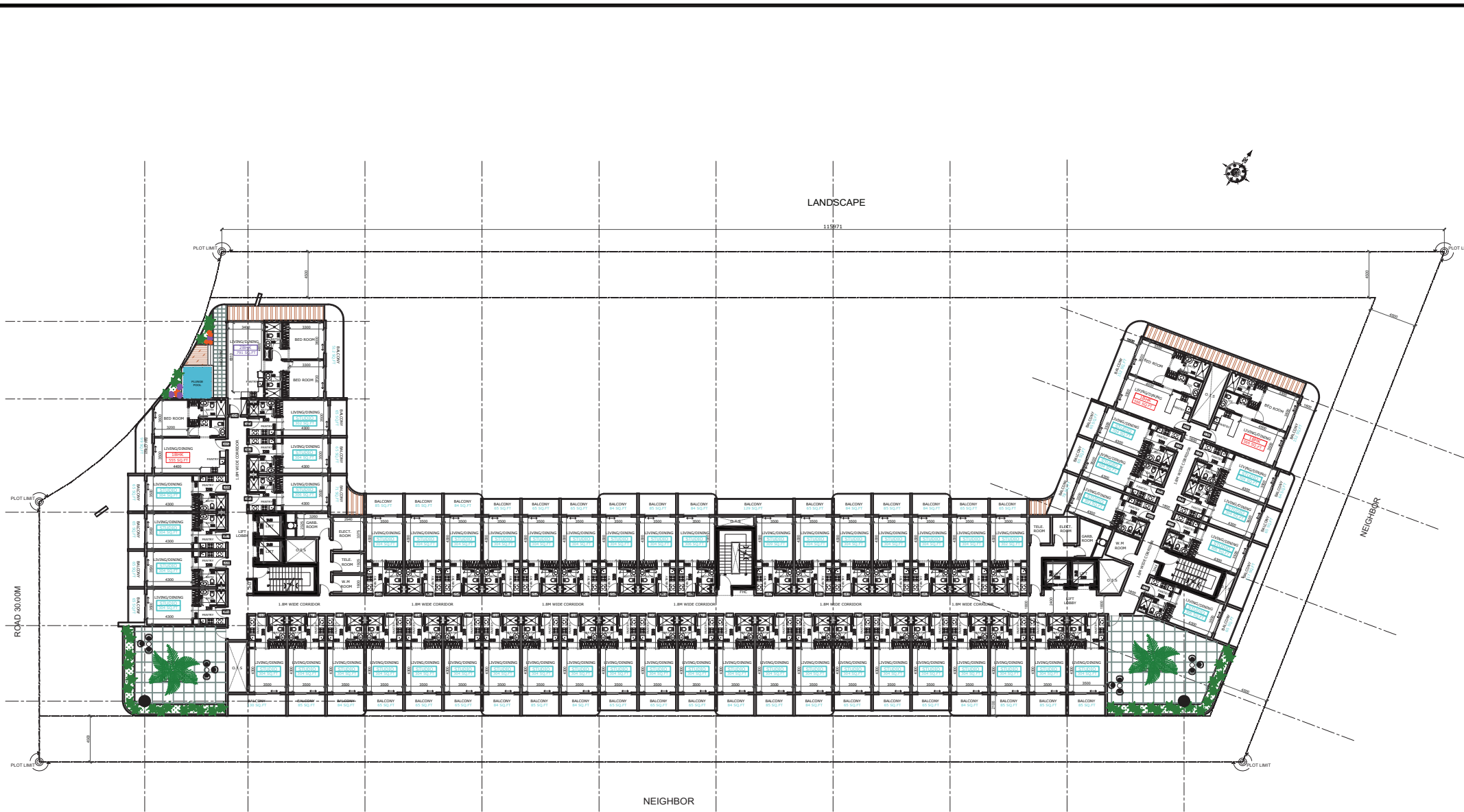
**PROJECT,**  
 PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

**NOTE.**  
 \* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
 \* ALL DRAWINGS ARE SUBMITTED TO AUTHORITY APPROVAL  
 \* FINAL NO. OF PARKING IS SUBMITTED TO STRUCTURAL DESIGN REQUIREMENT

**DATE:**  
 15-JULY-2025  
**REV.0**



**CONSULTANT:**  
**EMSQUARE**  
 ENGINEERING CONSULTANT  
 ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
 P.O. Box 81000 Jeddah, Tel: +91 4779801 ext: 4914-420014  
 email: emsquare@em-square.com



LANDSCAPE

115971

ROAD 30.00M

NEIGHBOR

NEIGHBOR

3RD,5TH FLOOR PLAN 1

**APARTMENT DETAILS**

TYPE OF FLAT	NO. OF FLATS #FLOOR
STUDIO	52 NOS.
1 BHK FLAT	03 NOS.
2 BHK FLAT	01 NOS.
<b>TOTAL</b>	<b>56 NOS.</b>

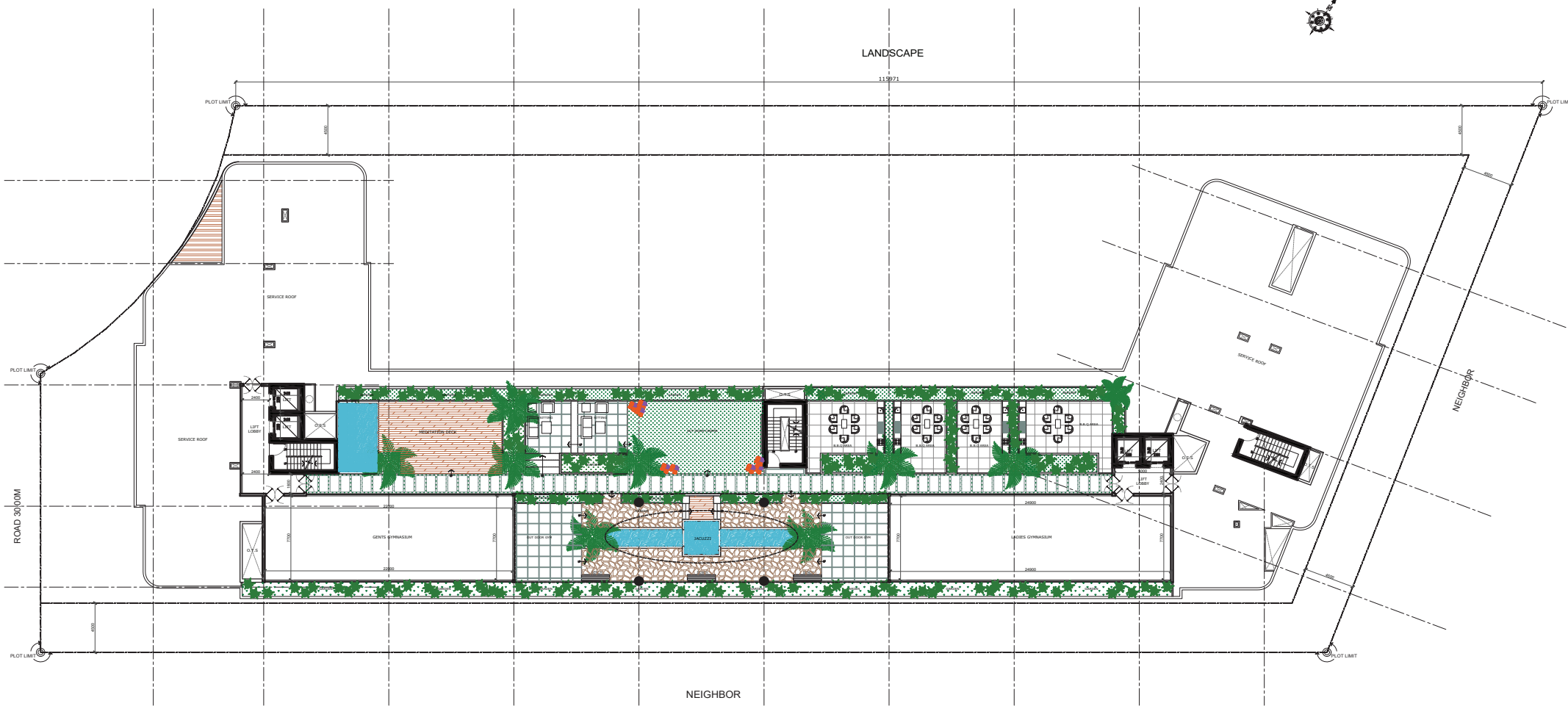
**PROJECT:**  
PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

**NOTE:**  
\* DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY  
\* ALL DRAWINGS ARE SUBMITTED TO AUTHORITY APPROVAL  
\* FINAL NO. OF PARKING IS SUBMITTED TO STRUCTURAL DESIGN REQUIREMENT

**DATE:**  
15-JULY-2025  
**REV. D**



**CONSULTANT:**  
**EMSQUARE**  
ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 281063 Dubai, UAE. Tel: +971 4 2725891 Fax: +971 4 2725838  
email: emsquare@emsquare.ae



1

**PROJECT:**

PROPOSED RESIDENTIAL BUILDING (B+G+5+ROOF) ON PLOT NO. 5310409 @ SAIH SHUAIB 2

**NOTE:**

- DIMENSIONS ARE GIVEN FOR CONCEPT APPROVAL ONLY
- ALL DRAWINGS ARE SUBMITTED TO AUTHORITY APPROVAL
- FINAL NO. OF PARKING IS SUBMITTED TO STRUCTURAL DESIGN REQUIREMENT

**DATE:**  
15-JULY-2025

REV.0



**CONSULTANT:**

**EMSQUARE**  
ENGINEERING CONSULTANT  
ARCHITECTS-CIVIL ENGINEERS-INTERIORS  
P.O. Box 35303 Doha, Tel: +974 4222000 Fax: +974 4 229134  
email: emsquare@emsquare.com.qa



COVENTRY  
CASA

THANK *You*