



تعاونية الاتحاد
UNION COOP

Now Leasing



Alwarqaa City Mall
الورقاء سيتي مول

100,000 square foot regional shopping Centre
located in Dubai. Located just minutes from
Stripoli Street, over 10000 free parking
expected to open in the first quarter of 2020
million visitors annually with daily 15,000
Union Coop hypermarket, there will be
independent retailers amounting to over
100,000 square foot regional shopping Centre
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Alwarqaa City Mall

Alwarqaa City Mall is a **675,411 sqft / 62,750 m²** community Shopping Centre centrally located in Alwarqaa area opposite Ghurrob Mirdif just minutes from Dubai International Airport with direct access from Tripoli Road which stretch Shaikh Mohammed Bin Zayed Road to The Emirates Road.

The Project is located in the middle of local and western residential area and expected to open in the first quarter of 2020 to have more than 5 million visitors annually with daily average of 15,000 customers with more than **1000 parking** spots.

The 5 Storey building contains **2 basements**, Ground and 2 Floors Anchored by the most advance Union Coop Hypermarket (Extra Coop), it will comprise regional, national, and independent retailers offering an effective tenant mix for more than **44 retail** stores and services.

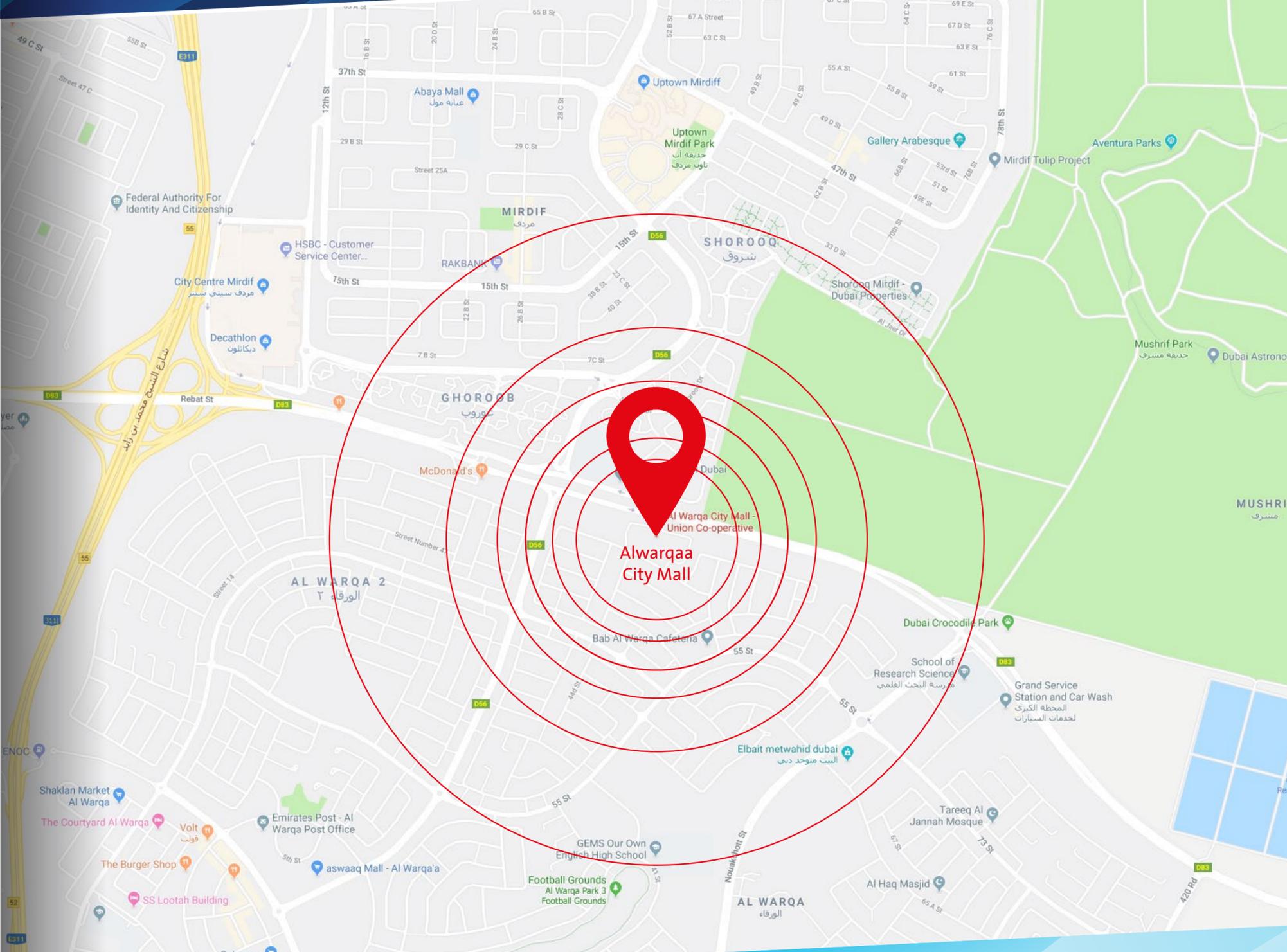


الورقاء سيتي مول

يقع مركز **الورقاء سيتي مول** في منطقة الورقاء الثالثه على بعد دقائق من مطار دبي الدولي وبإطلالة مباشرة على شارع طرابلس الفاصل بين منطقتي الورقاء وغروب مردف والذي يعد شريان ربط شارعي الشيخ محمد بن زايد وشارع الإمارات وفي منطقة سكنية يتنوع بها السكان من المواطنين المحليين والجاليات العربية والغربية.

يتكون المركز من طابقي سرداب وطابق أرضي وأول وثاني على مساحة بنائية مقدارها **675,411 قدم مربع** مايعادل **62,750 متر مربع** ويضم مواقف للسيارات تتسع لأكثر من **1000 سيارة** تتوزع على طابقي السرداب الثاني والأول والطابق الأرضي ومن المتوقع افتتاحه في الربع الأول من عام 2020 لجذب أكثر من 5 مليون زائر سنوياً وبمعدل 15 ألف زائر يومياً.

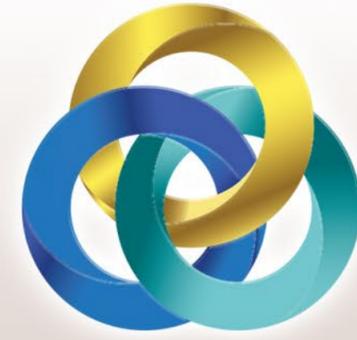
إضافة إلى وجود أحدث فرع عصري لتعاونية الإتحاد (اكسترا كوب هايبر ماركت) الذي يعد ضمن أكبر فروع التعاونية ستكون هناك العديد من المتاجر المتنوعة الأنشطة والموزعة على الطابقين الأرضي والأول و بعدد **44 محل تجاري** بالإضافة إلى مكان مخصص لخدمة السيارات.



DIFFERENT SPACES
MODERN DECORATION
COMPETITIVE PRICES
POPULATED &
STRATEGY AREA
EASY TO REACH



UNION COOP
Extra Coop



تعاونية الاتحاد
إكسترا كوب

Be With The Brands

الذهب

في **الورقاء سيتي مول** هناك اركان تليق بجمال وهيبة الذهب، لتعكس رونقه الجذاب للمرأة التي قصدت **الورقاء سيتي مول** كواحدة من أفضل وجهات التسوق.

Gold shops

There will be specified corners for gold at **Alwarqaa City Mall** reflecting an incredible beauty and enigmatic temptation of gold for the mall visitors, as one of the best destinations for shopping.





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Your Bank in Your Mall

البنوك

حرصت إدارة **الورقاء سيتي مول** على توفر الخدمات البنكية في أروقة المول المميزة حيث يتمكن رواده من قضاء وقت ممتع وهم ينتظرون اتمام خدماتهم المصرفية.

Banks

Alwarqaa City Mall management was keen on providing banking facilities in special locations inside the mall where visitors can utilize their banking services while shopping in the mall.



مركز طبي

الصحة تاج على رؤوس الأصحاء، لهذا اوجدنا في **الورقاء سيتي مول** مساحات مخصصة للمراكز الطبية تمنح زوار المول شعورا بالطمأنينة والصحة الدائمة.

Medical center

Health comes first indeed... therefore we specified area for a medical center to provide various medical services for the mall visitors.



Take Care of Your Health

الصيديات

وللدواء في **الورقاء سيتي مول** مكانة وأهمية خاصة، حيث تم تخصيص مساحات كافية لتقديم خدمات صيدلانية متميزة لرواد المول.

Pharmacies

Since Medicine has an important role, we have specified spots in **Alwarqaa City Mall** for pharmacies to provide pharmaceutical services to the mall visitors.



Most Market Categories

Enjoy Your Tasty Food

المطاعم

ستأخذك متعة التسوق في **الورقاء سيتي مول** الى نكهة جديدة من اشهى المأكولات الغربية والشرقية المتواجدة في مساحات المطاعم لدينا.

Restaurants

While shopping at **Alwarqaa City Mall** the flavor of Eastern and Western food will trigger you in the mall restaurants.



Balance Yourself



المقاهي

عدّل مزاجك وخذ قسطاً من الراحة مع أجمل جلسات الكوفي شوب المشهورة والمتواجدة في **الورقاء سيتي مول**.

Coffe shop

Take a break and refresh your mood with the famous coffe shops located at **Alwarqaa City Mall**.



Smell Eastern & Western Perfumes

العطور

العطر هو رحلة عبر الازمان ففي **الورقاء سيتي مول** كان للعطر مكان للسيدات والرجال بمختلف انواعه الشرقية والغربية وبأجود الأنواع والماركات.

Fragrances

Fragrance takes you on a journey of time. You can walk down **Alwarqaa City Mall** and enjoy the Arabian and western fragrances for both men and women.



Save Your Time..

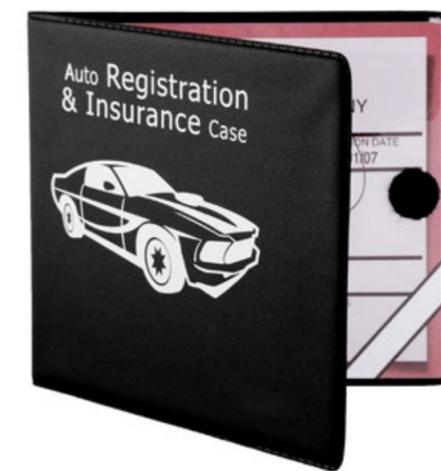


خدمات السيارات

بينما انت تتسوق ستجد ماتبحث عنه من إتمام خدمات سيارتك في **الورقاء سيتي مول** حيث ستتوافر خدمات متكاملة للسيارات من تصليح و غسيل وتلميع...الخ.

Car Services

Embellish your car by providing a full services as polishing, repairing and washing.. etc.





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الأكشاك التجارية

بجانب المحلات التجارية يوجد أيضا العديد الاكشاك التجارية بأنشطتها المختلفة لتلبي احتياجات رواد **الورقاء سيتي مول**.

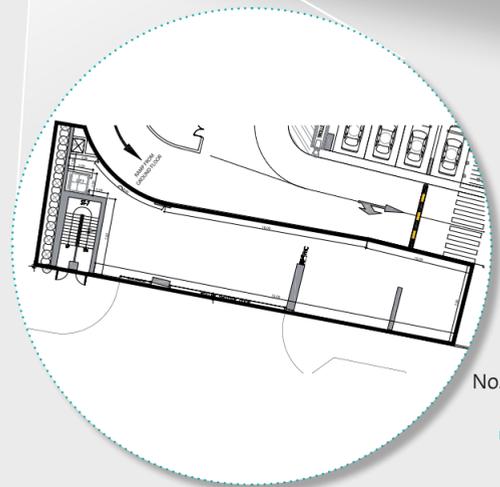
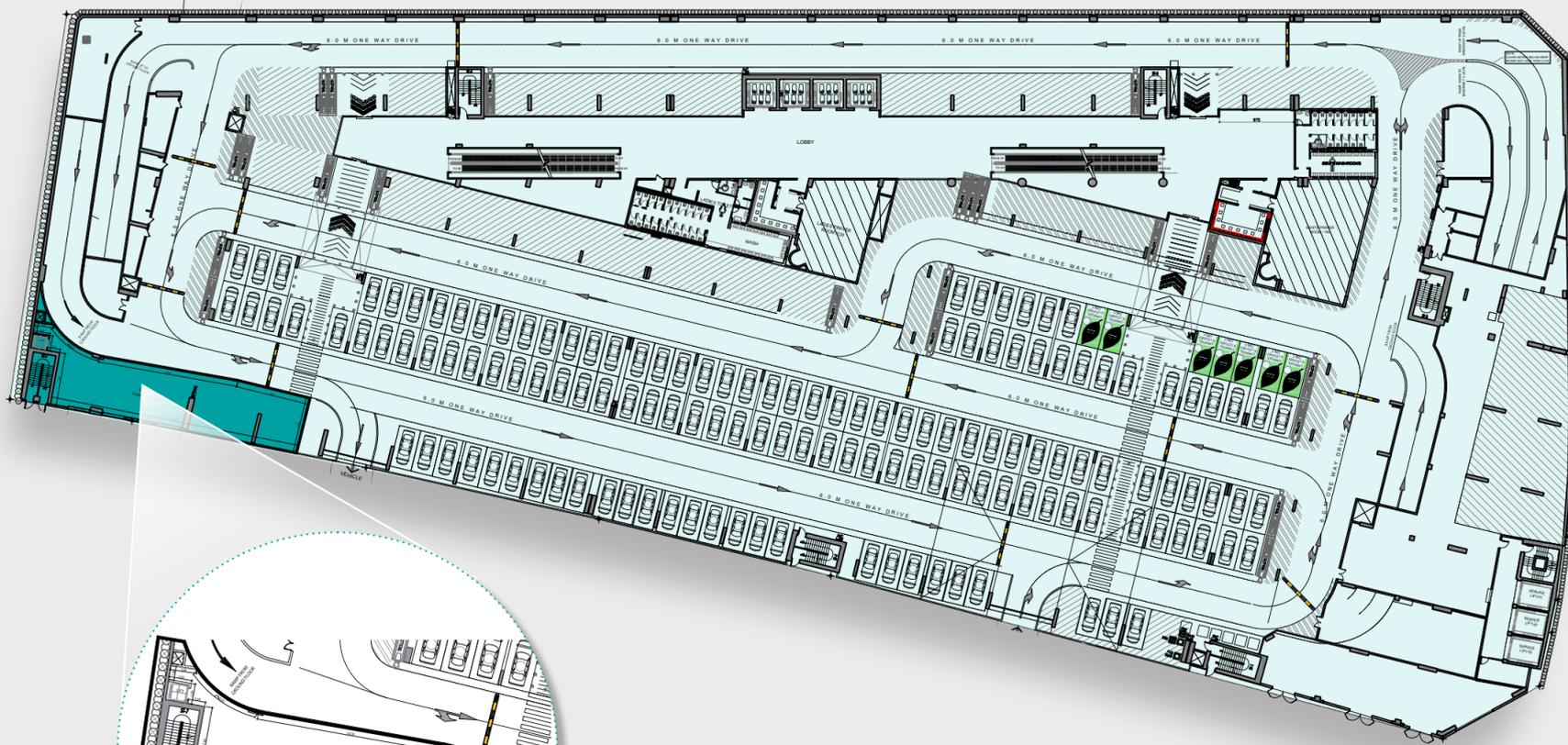
Kiosks

Beside shops also there will be different types of kiosks to fulfill the shopping needs of the mall visitors.



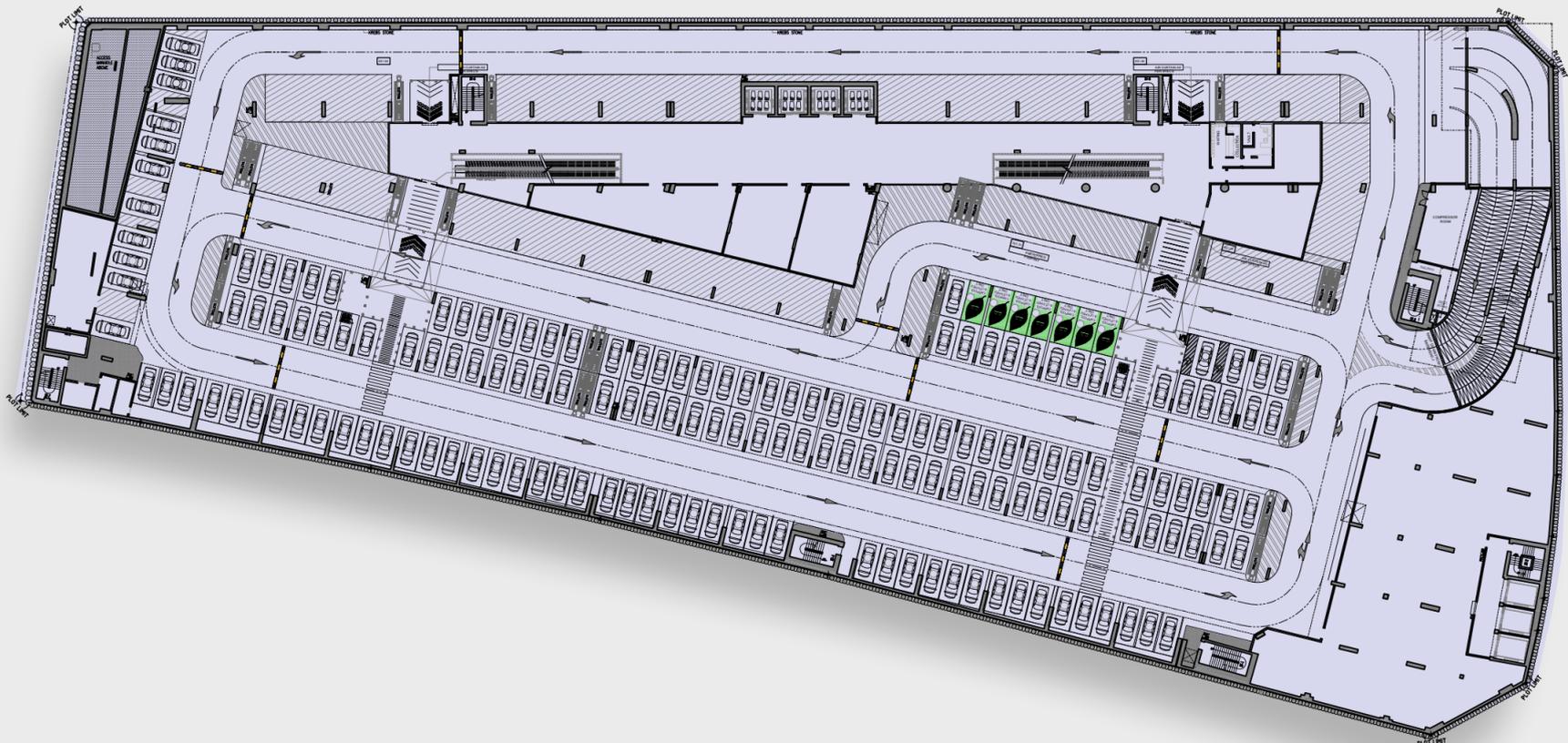
Walk & Shop

Basement (01)



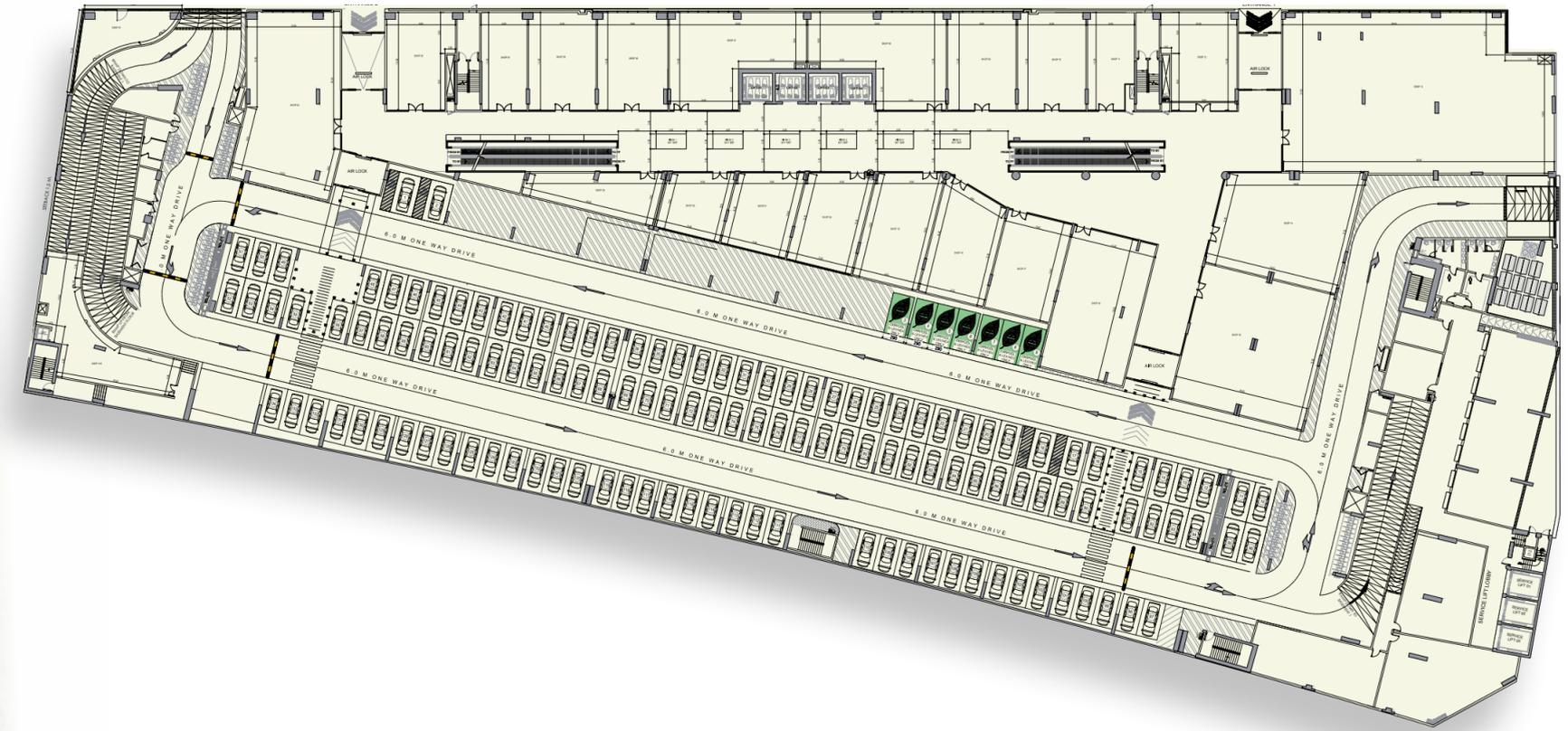
Shop 25
264 m² / 2,841 ft²
No. of FCU & Chilled Water Flow (L/s)
INCLUDED IN SHOP 25 AT GF

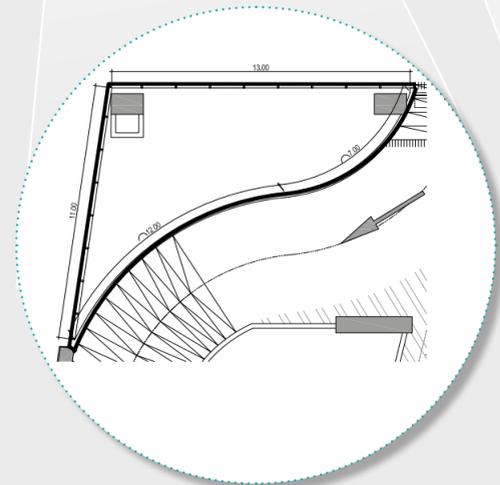
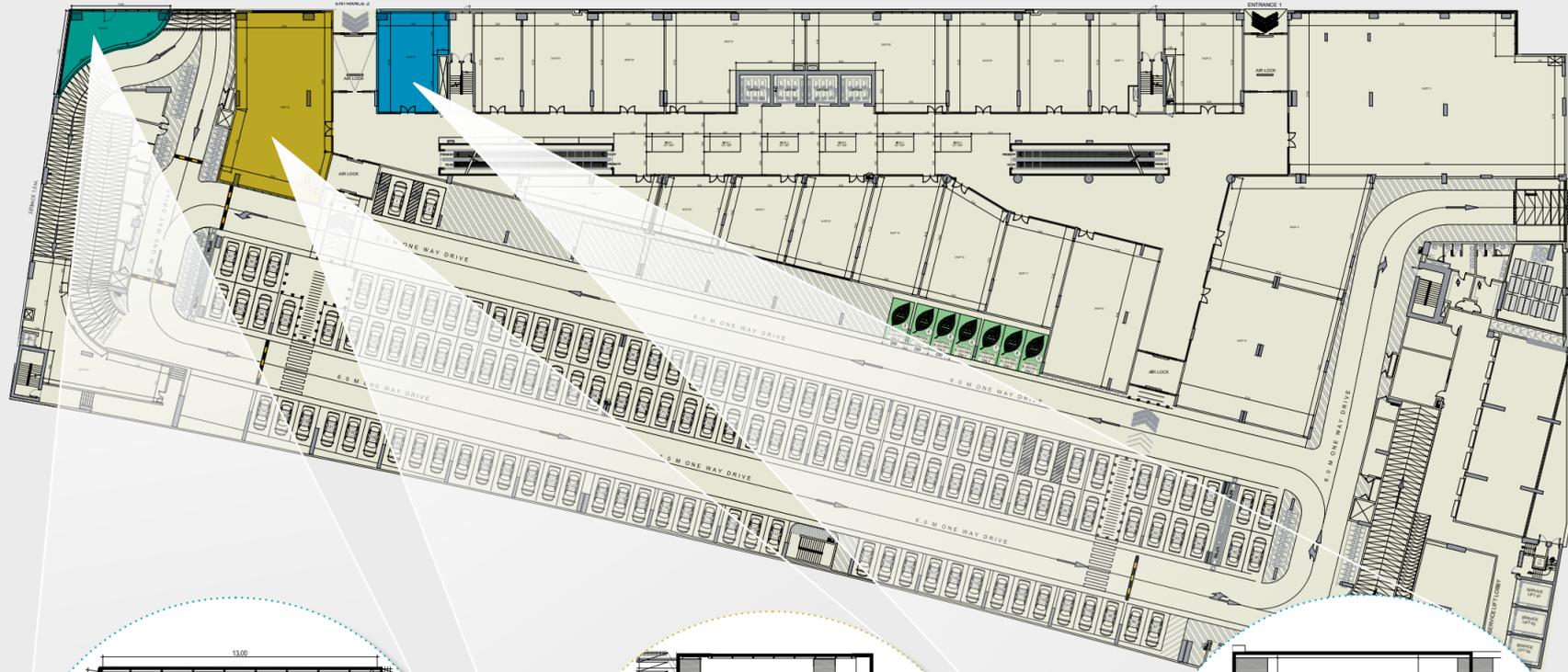
Basement (02)



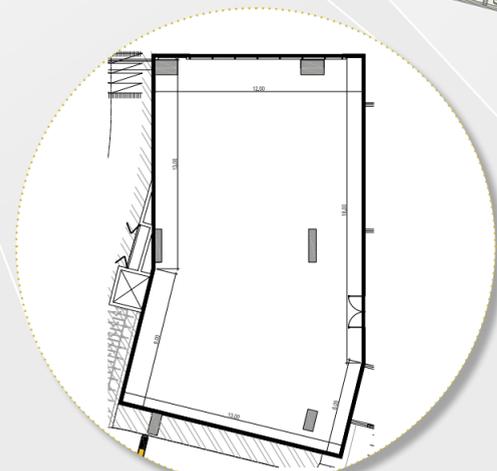


Ground Floor

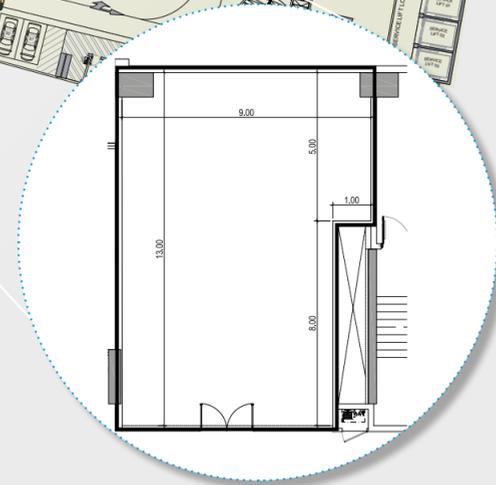




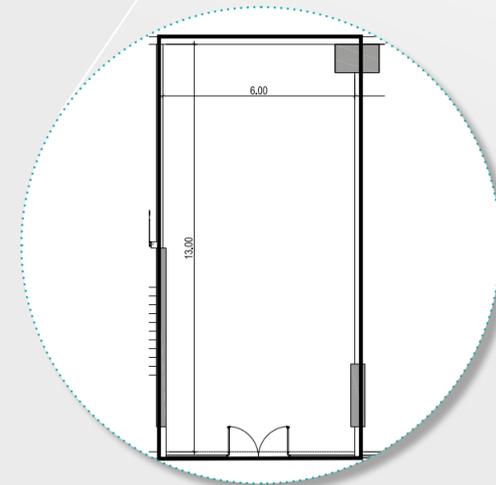
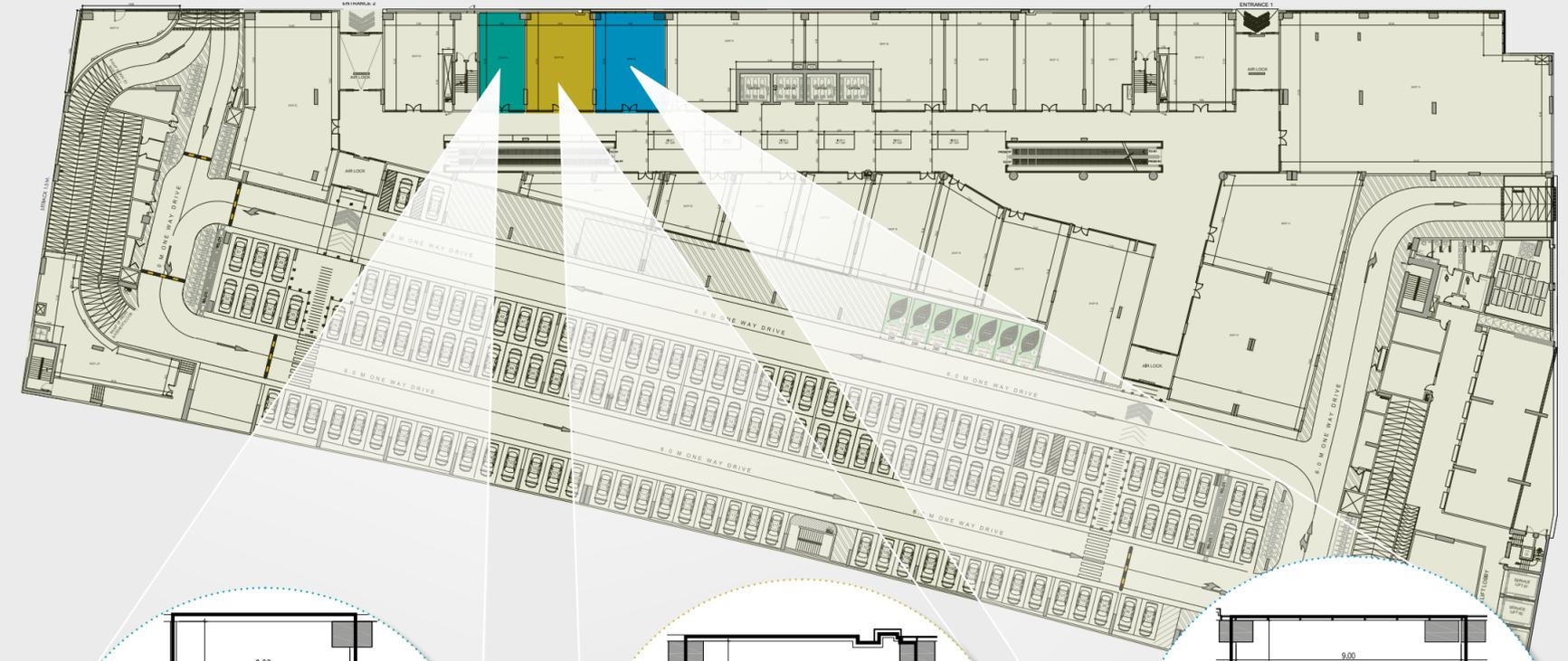
Shop 01
62.20 m² / 669.50 ft²
11.75 Elec Load / 2 No. of FCU
0.547 Chilled Water Flow (L/s)



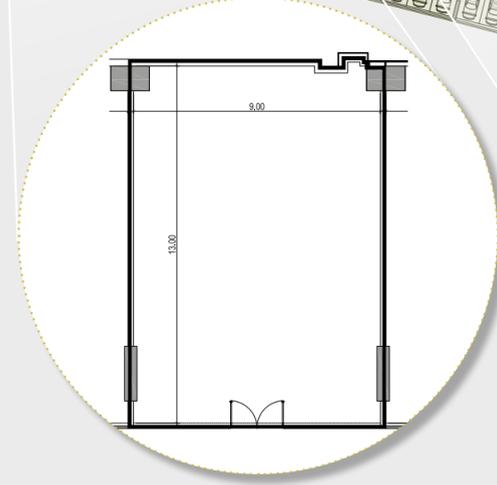
Shop 02
300.20 m² / 3,231.30 ft²
55.35 Elec Load / 3 No. of FCU
0.468 Chilled Water Flow (L/s)



Shop 03
108.00 m² / 1,162.50 ft²
19.38 Elec Load / 2 No. of FCU
0.468 Chilled Water Flow (L/s)



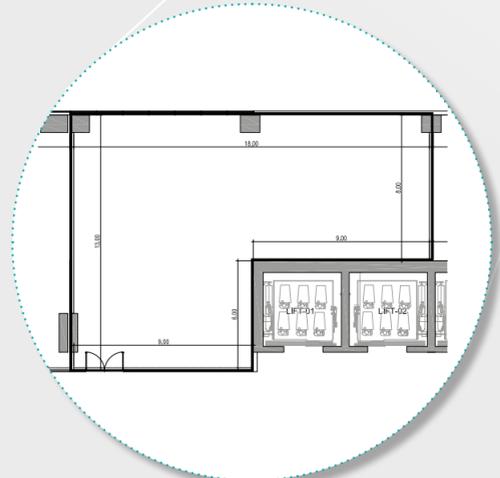
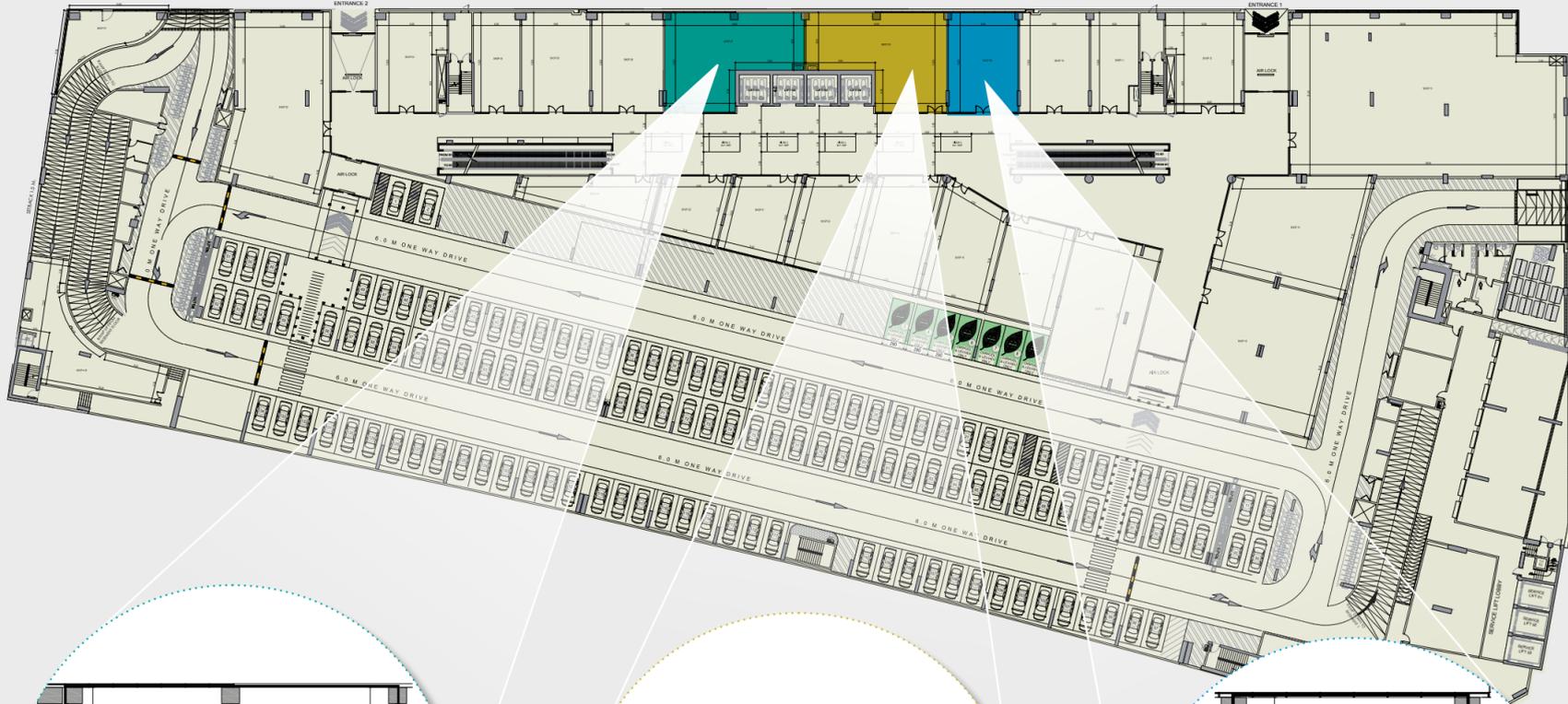
Shop 04
78.90 m² / 849.30 ft²
14.29 Elec Load / 1 No. of FCU
0.704 Chilled Water Flow (L/s)



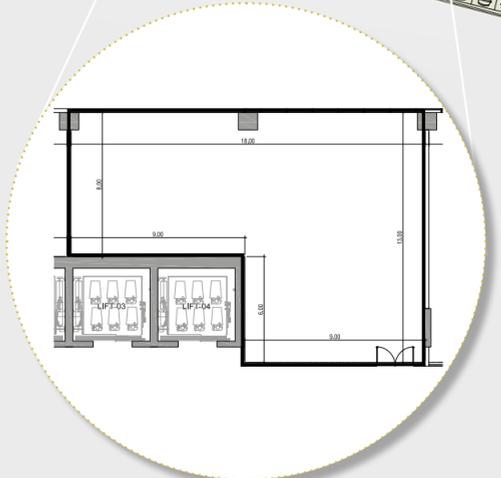
Shop 05
116.60 m² / 1,255.00 ft²
20.71 Elec Load / 2 No. of FCU
0.382 Chilled Water Flow (L/s)



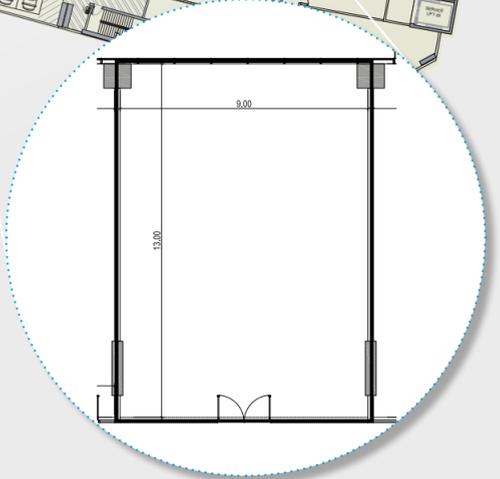
Shop 06
119.65 m² / 1,288.00 ft²
21.23 Elec Load / 2 No. of FCU
0.382 Chilled Water Flow (L/s)



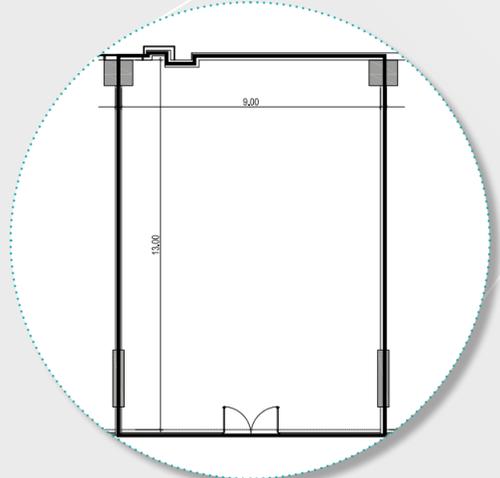
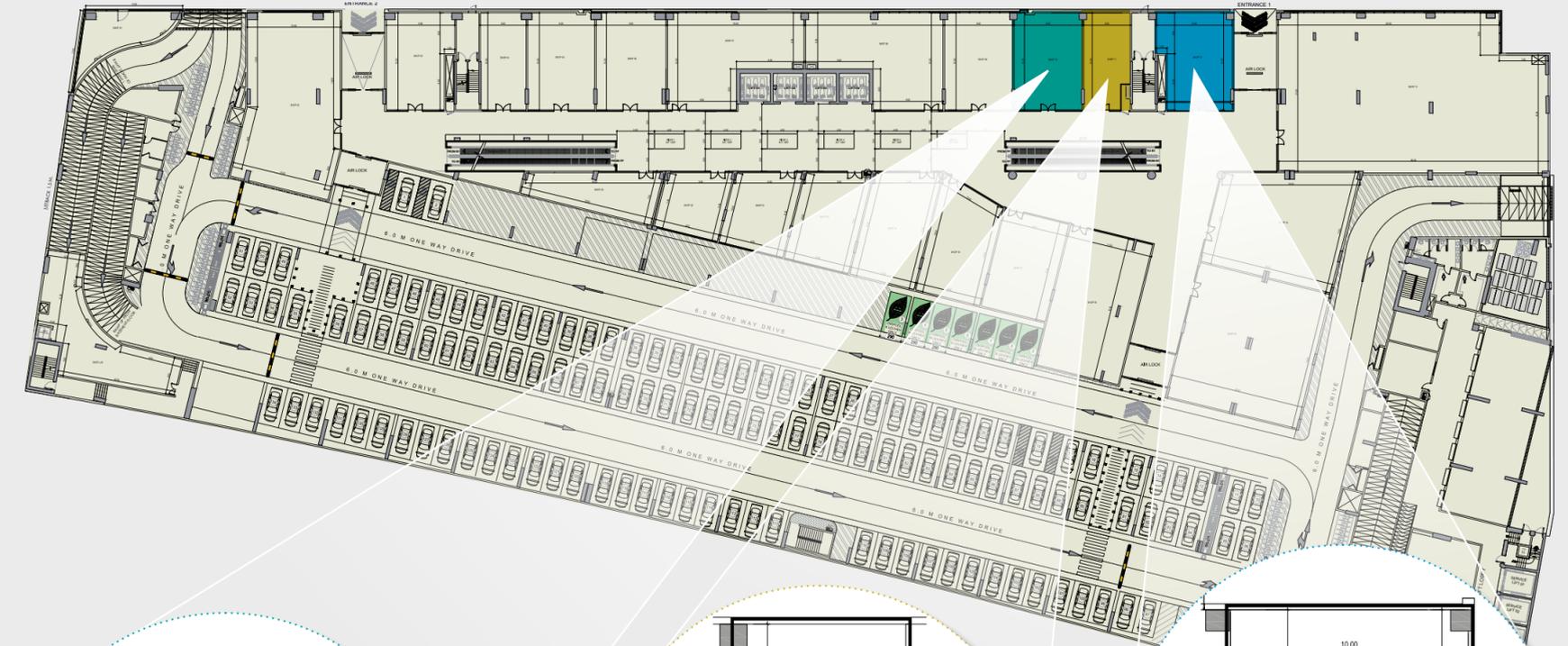
Shop 07
185.20 m² / 1,993.50 ft²
33.18 Elec Load / **2** No. of FCU
0.572 Chilled Water Flow (L/s)



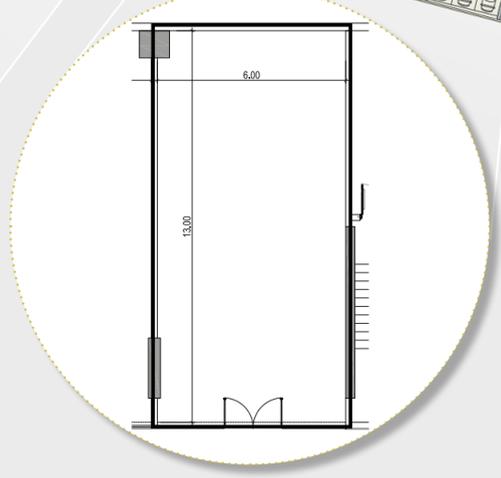
Shop 08
187.65 m² / 2,020.00 ft²
33.76 Elec Load / **2** No. of FCU
0.704 Chilled Water Flow (L/s)



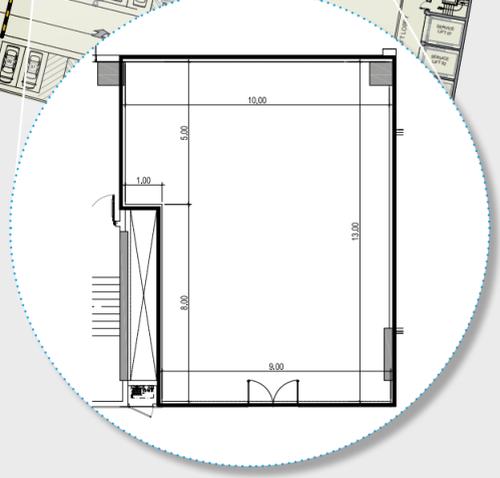
Shop 09
118.60 m² / 1,276.60 ft²
21.03 Elec Load / **2** No. of FCU
0.382 Chilled Water Flow (L/s)



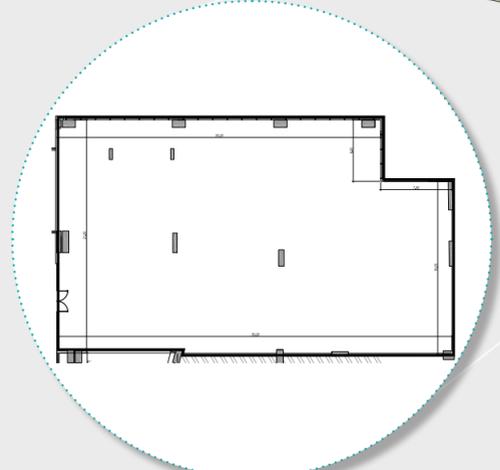
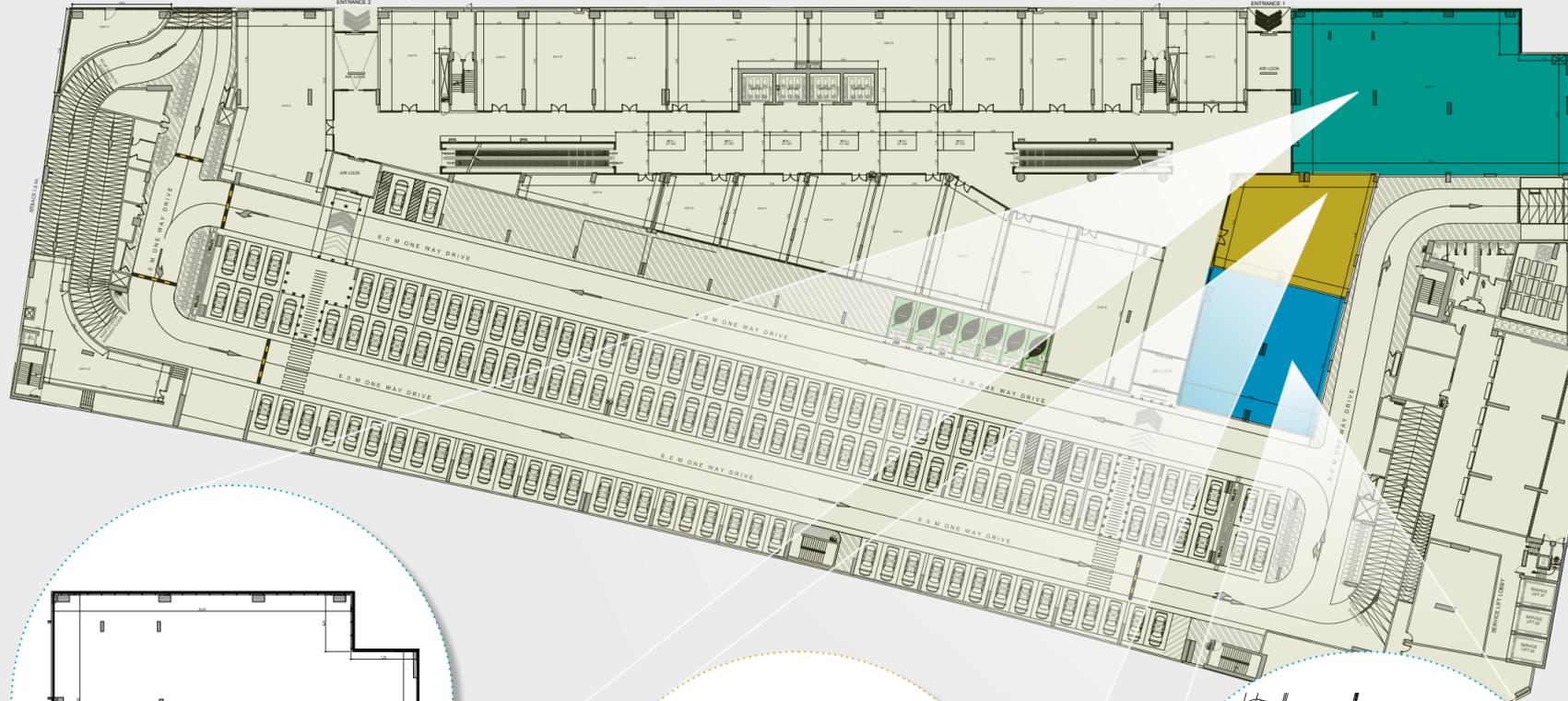
Shop 10
118.60 m² / 1,276.60 ft²
21.07 Elec Load / **2** No. of FCU
0.382 Chilled Water Flow (L/s)



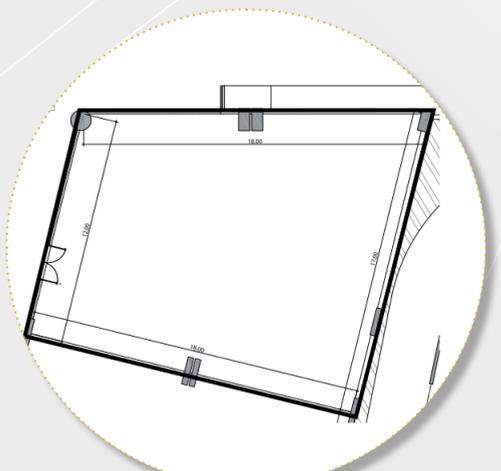
Shop 11
76.80 m² / 826.70 ft²
13.70 Elec Load / **1** No. of FCU
0.572 Chilled Water Flow (L/s)



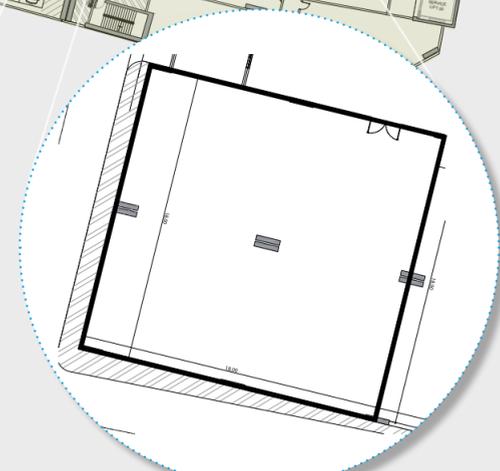
Shop 12
121.40 m² / 1,306.80 ft²
23.98 Elec Load / **2** No. of FCU
0.468 Chilled Water Flow (L/s)



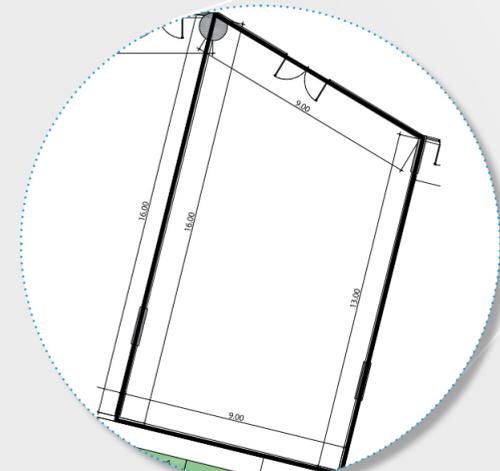
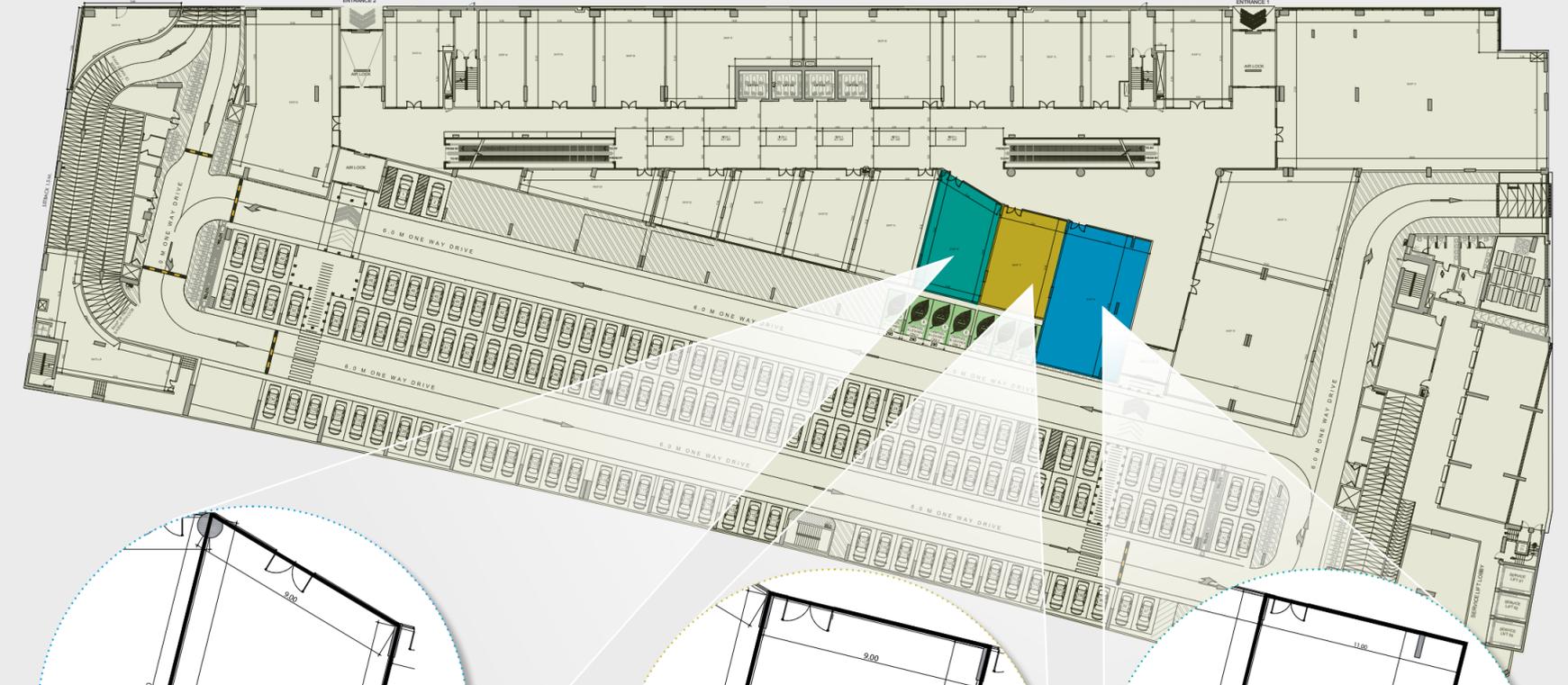
Shop 13
725.50 m² / 7,809.30 ft²
96.66 Elec Load / 9 No. of FCU
1.354 Chilled Water Flow (L/s)



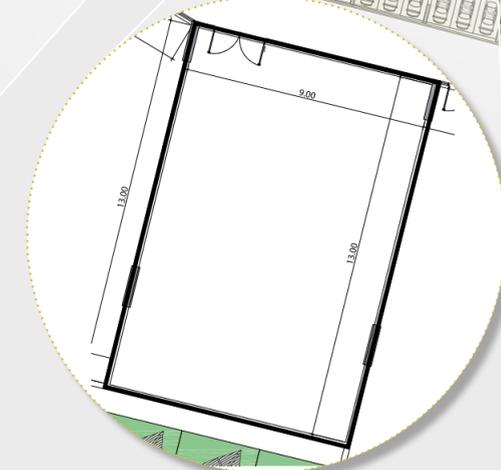
Shop 14
258.00 m² / 2,777.00 ft²
46.80 Elec Load / 2 No. of FCU
0.547 Chilled Water Flow (L/s)



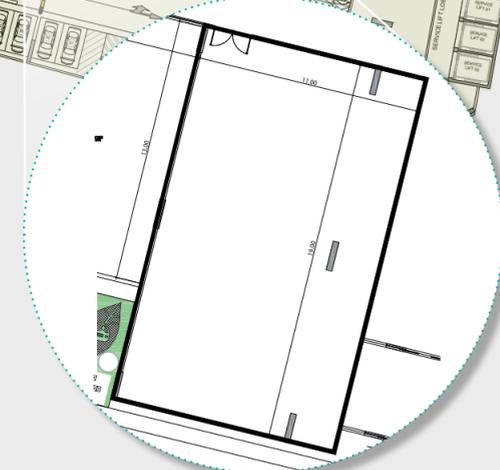
Shop 15
330.40 m² / 3,556.50 ft²
59.61 Elec Load / 2 No. of FCU
0.380 Chilled Water Flow (L/s)



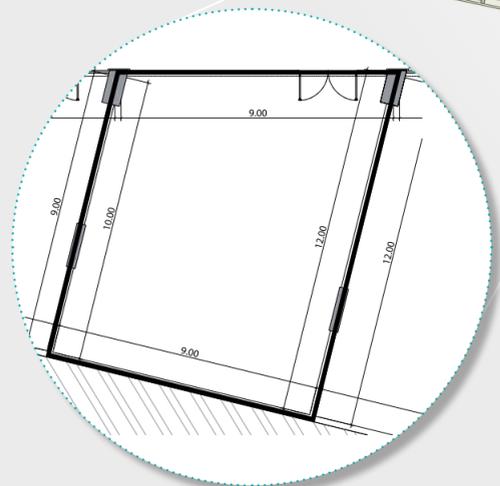
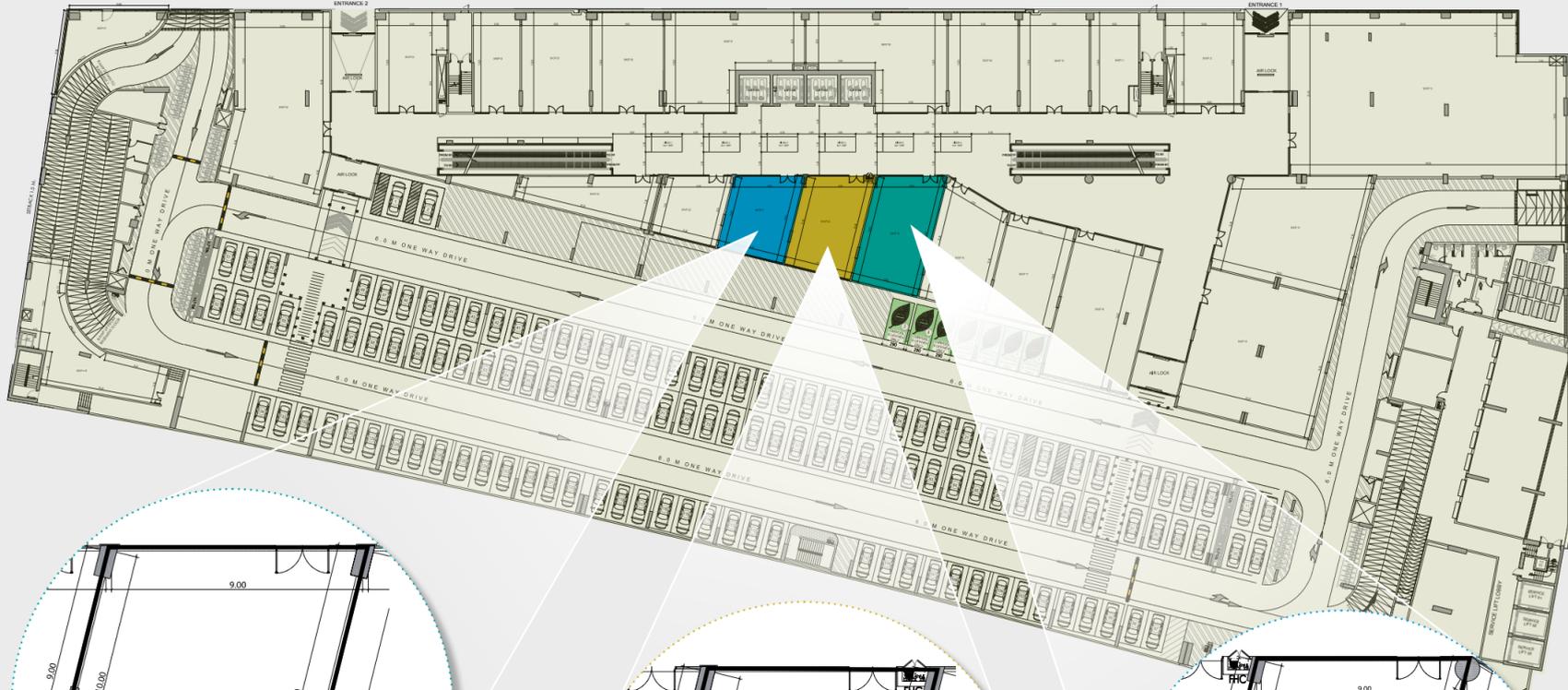
Shop 18
131.15 m² / 1,412.00 ft²
23.66 Elec Load / 2 No. of FCU
0.380 Chilled Water Flow (L/s)



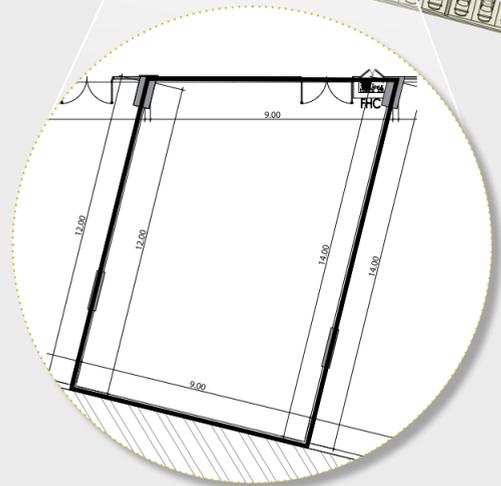
Shop 17
119.30 m² / 1,284.00 ft²
21.41 Elec Load / 2 No. of FCU
0.380 Chilled Water Flow (L/s)



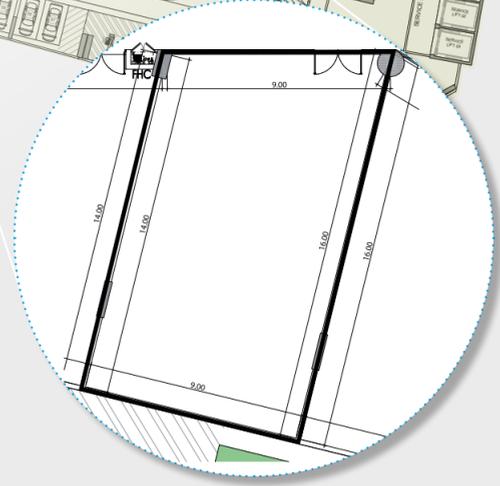
Shop 16
218.30 m² / 2,350.00 ft²
39.39 Elec Load / 2 No. of FCU
0.572 Chilled Water Flow (L/s)



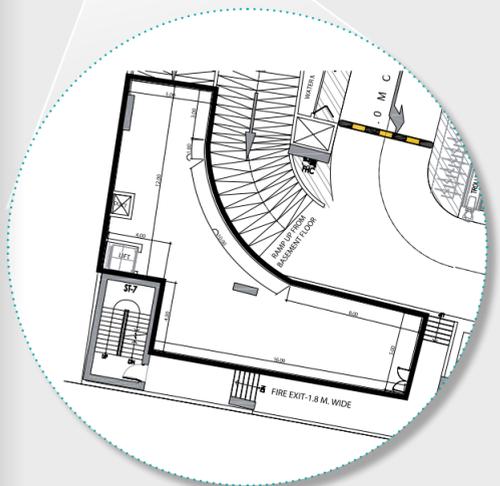
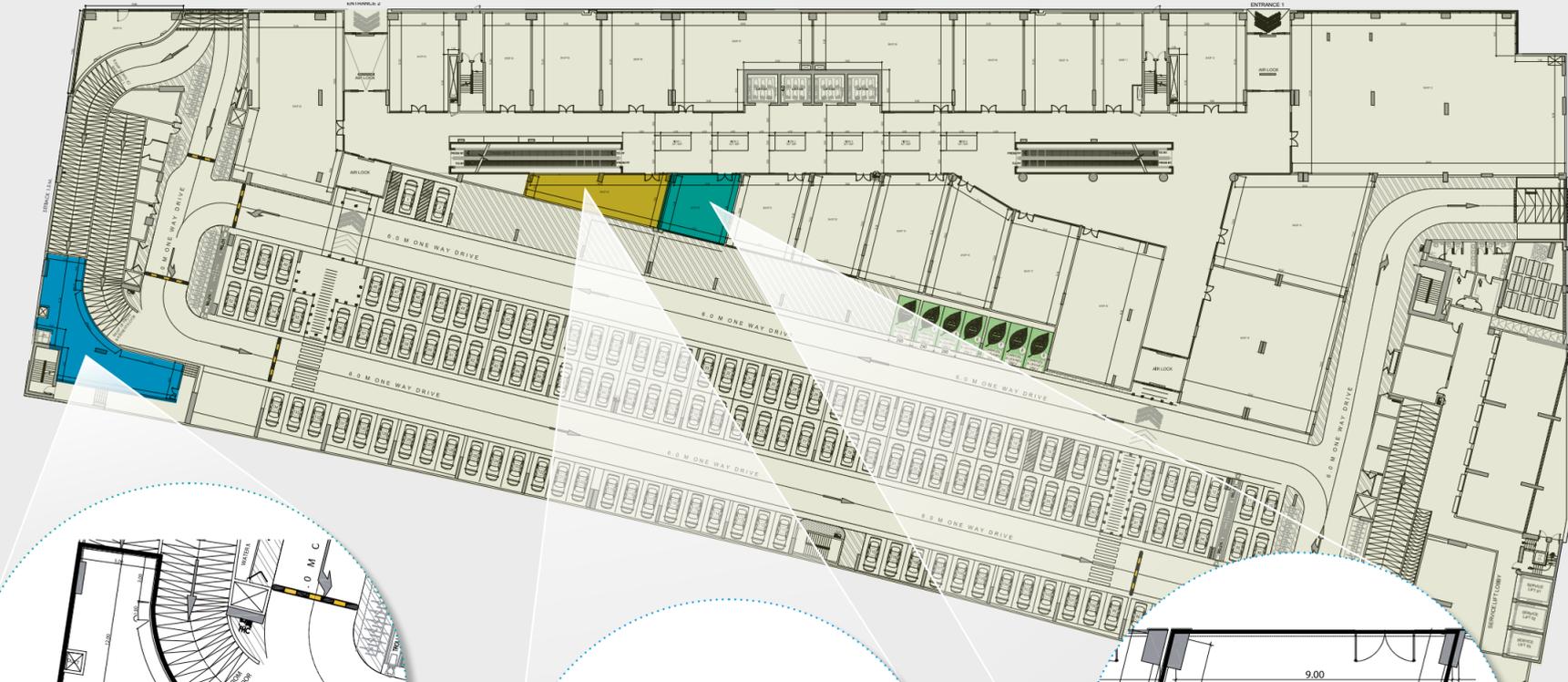
Shop 21
94.80 m² / 1,020.00 ft²
17.18 Elec Load / 1 No. of FCU
0.704 Chilled Water Flow (L/s)



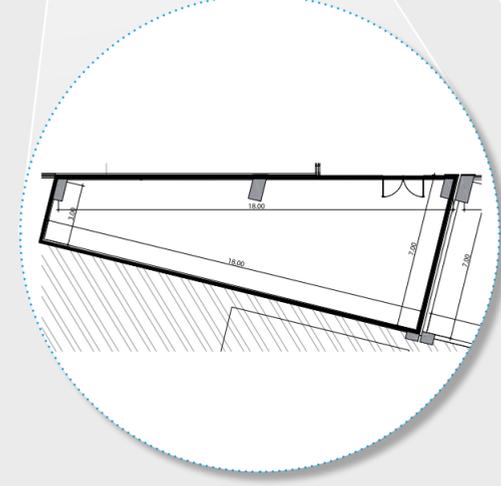
Shop 20
113.20 m² / 1,218.00 ft²
20.40 Elec Load / 1 No. of FCU
0.380 Chilled Water Flow (L/s)



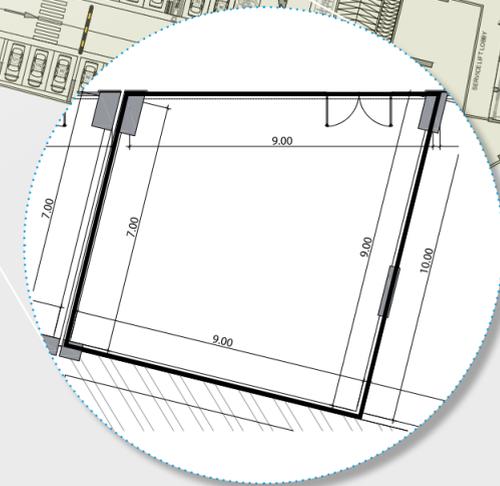
Shop 19
133.50 m² / 1,437.00 ft²
24.15 Elec Load / 2 No. of FCU
0.380 Chilled Water Flow (L/s)



Shop 24
133.00 m² / 1,432.00 ft²
100.00 Elec Load / 2 No. of FCU
1.014 Chilled Water Flow (L/s)



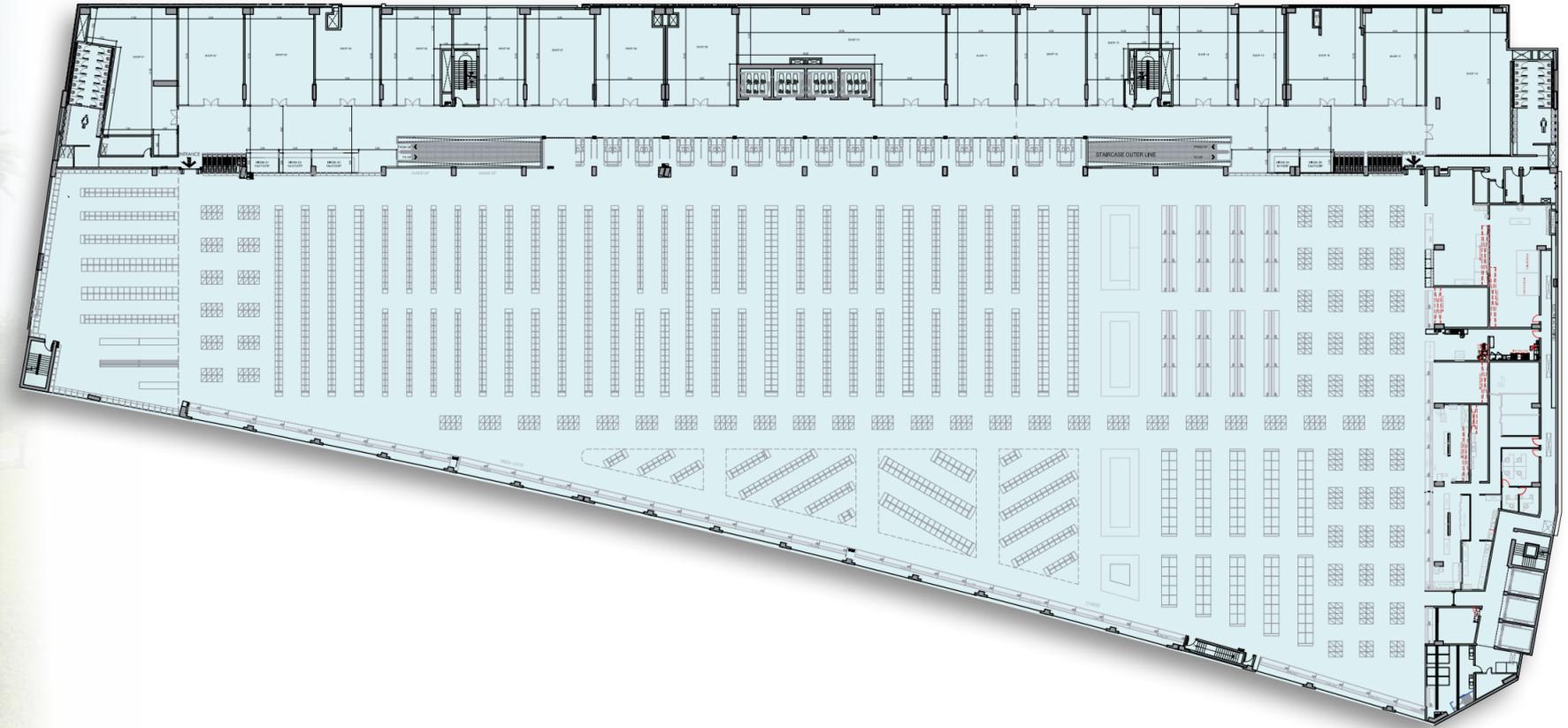
Shop 23
90.50 m² / 974.00 ft²
14.38 Elec Load / 1 No. of FCU
0.547 Chilled Water Flow (L/s)

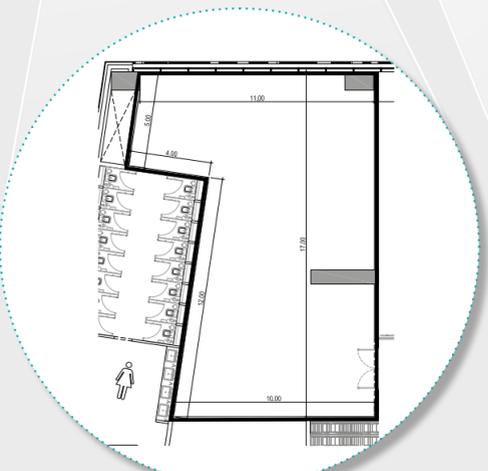
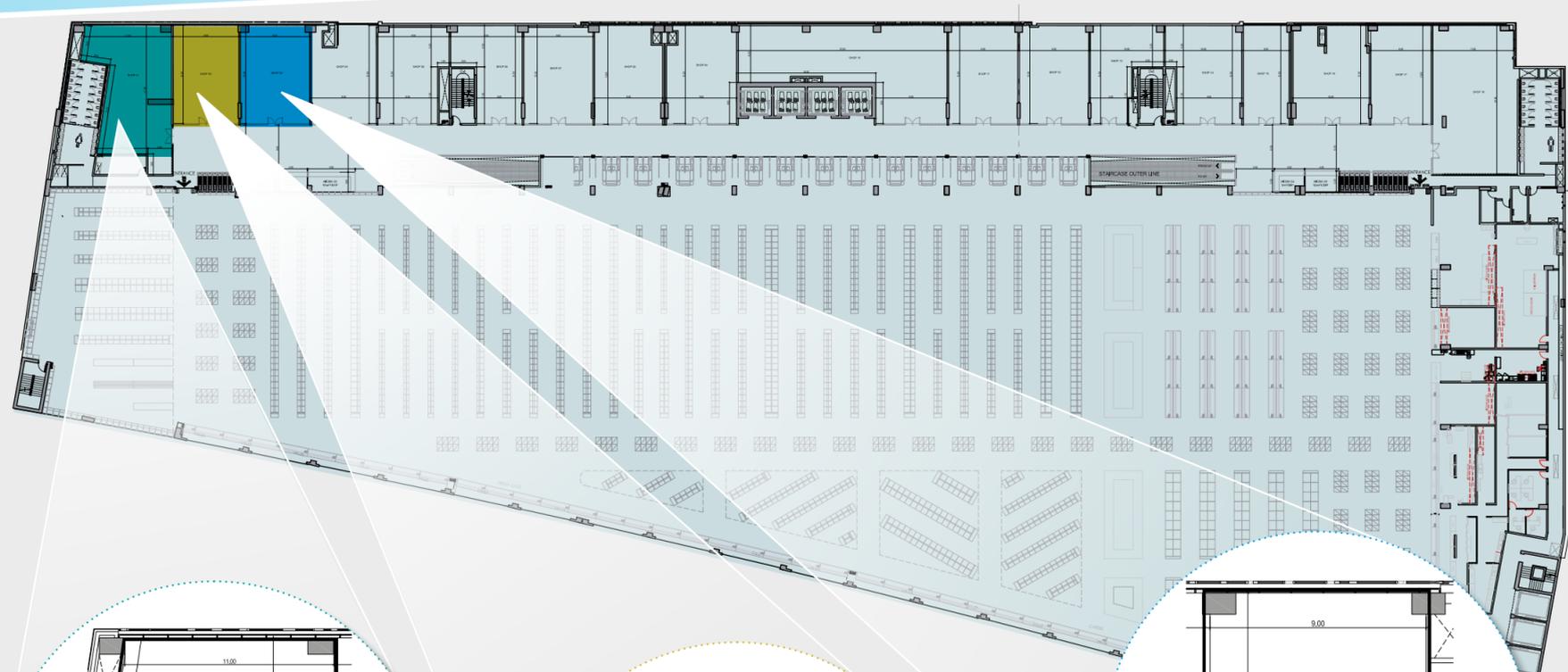


Shop 22
74.00 m² / 796.50 ft²
13.66 Elec Load / 1 No. of FCU
0.572 Chilled Water Flow (L/s)

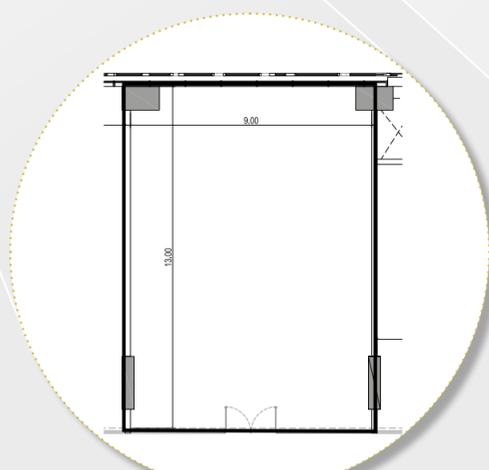


First Floor

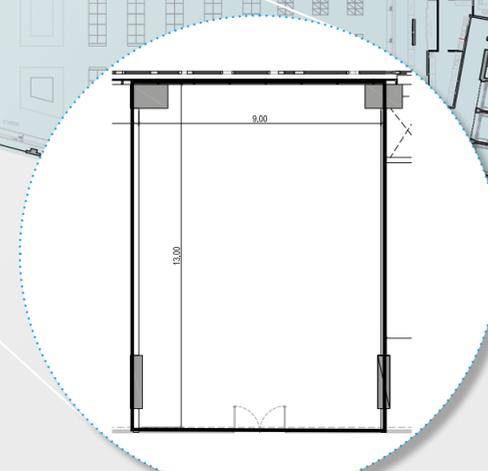




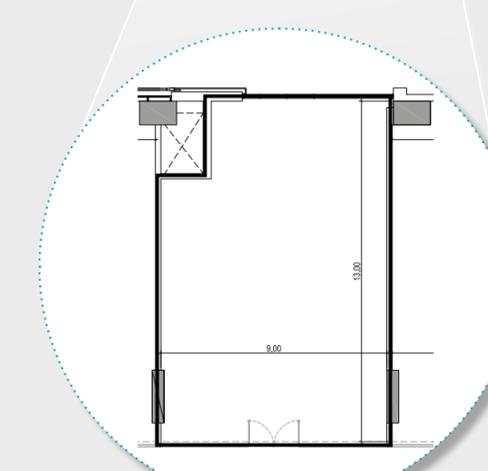
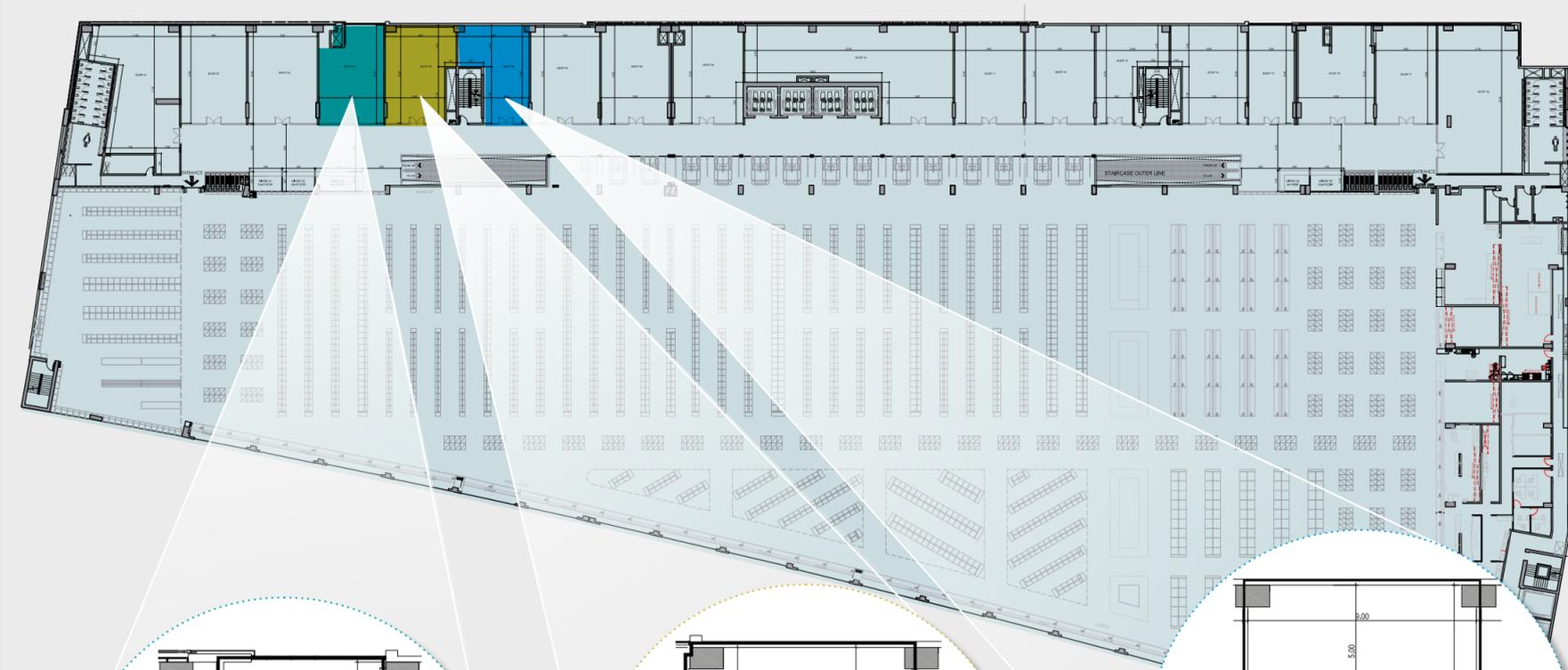
Shop 01
170.30 m² / 1,833.00 ft²
38.77 Elec Load / **2** No. of FCU
0.468 Chilled Water Flow (L/s)



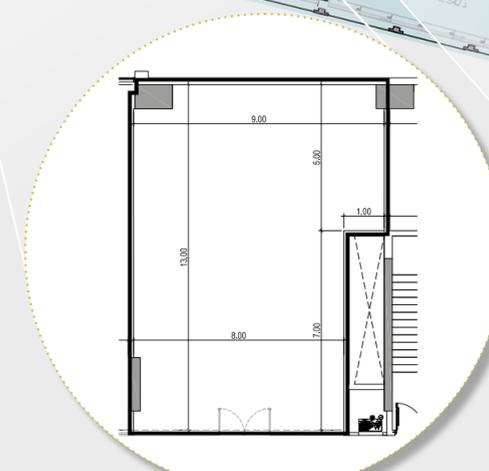
Shop 02
112.50 m² / 1,211.00 ft²
20.59 Elec Load / **2** No. of FCU
0.560 Chilled Water Flow (L/s)



Shop 03
117.00 m² / 1,259.00 ft²
21.70 Elec Load / **1** No. of FCU
1.014 Chilled Water Flow (L/s)



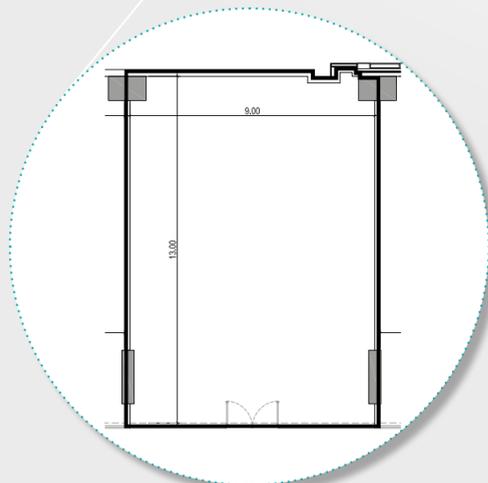
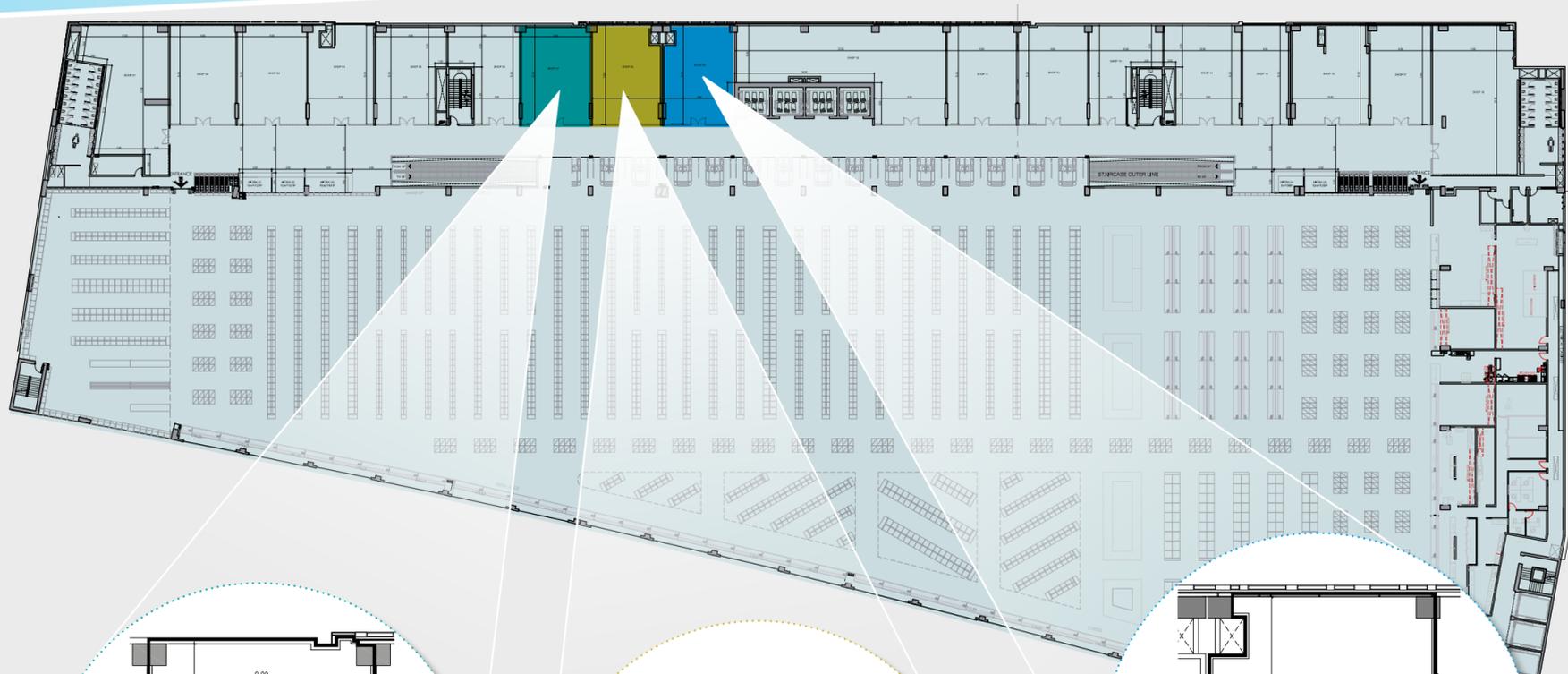
Shop 04
101.50 m² / 1,092.50 ft²
20.07 Elec Load / **1** No. of FCU
0.572 Chilled Water Flow (L/s)



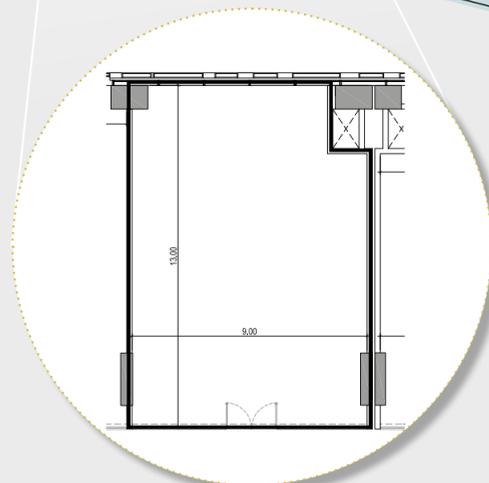
Shop 05
108.60 m² / 1,169.00 ft²
19.43 Elec Load / **1** No. of FCU
1.014 Chilled Water Flow (L/s)



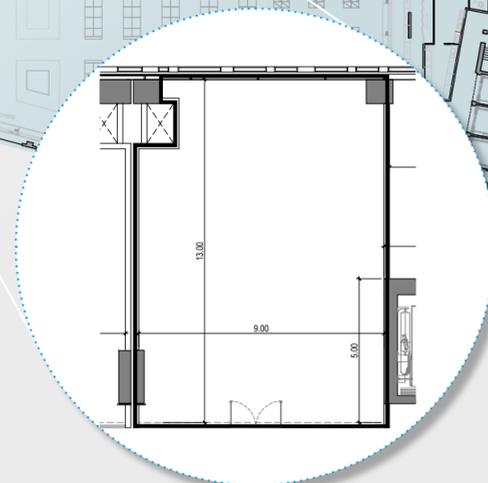
Shop 06
95.30 m² / 1,026.00 ft²
17.45 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



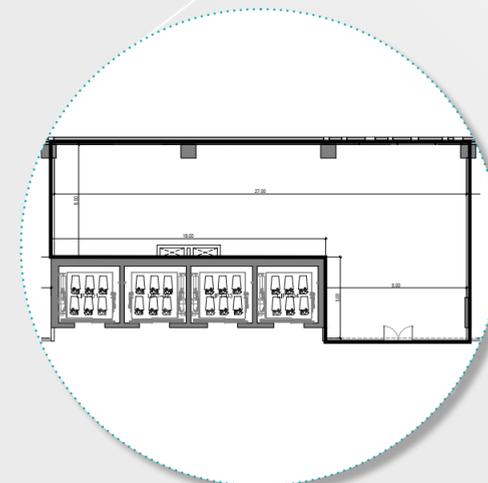
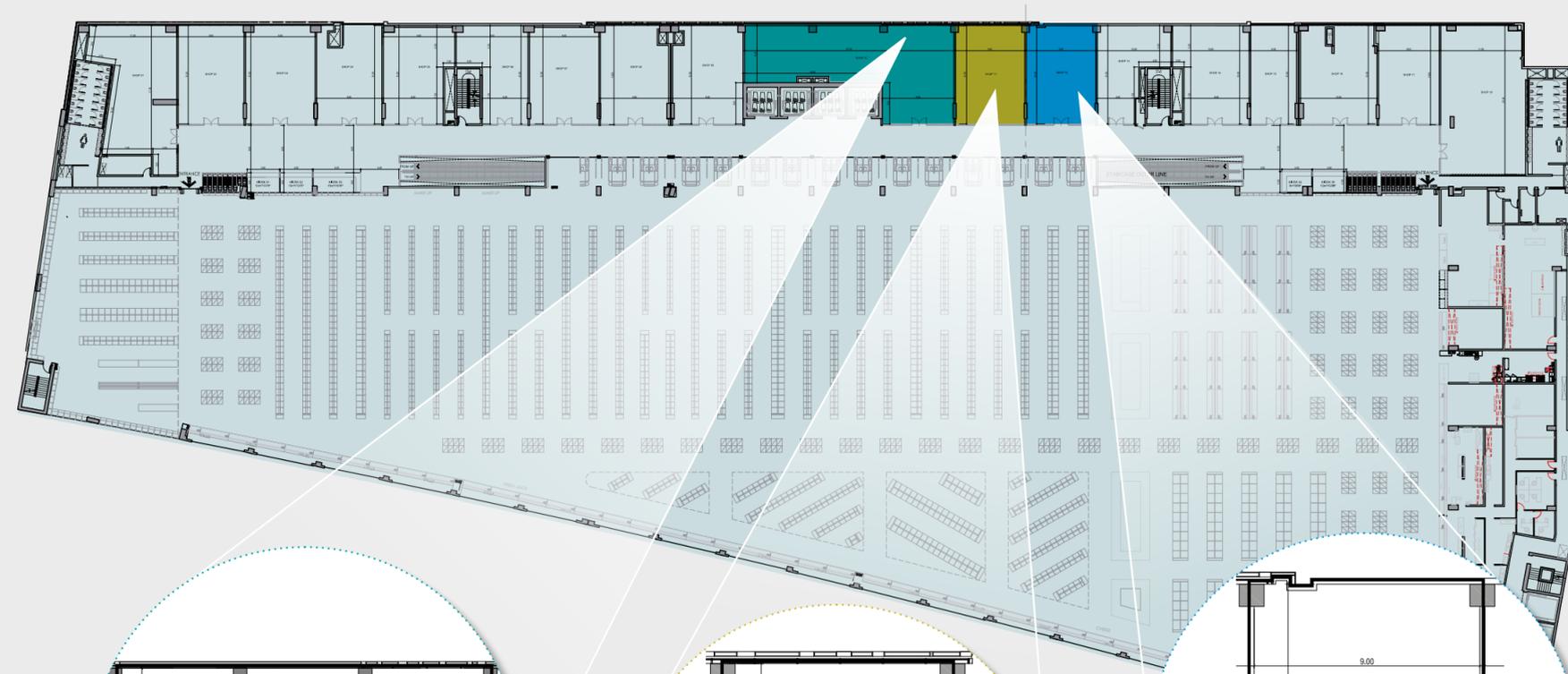
Shop 07
117.00 m² / 1,259.00 ft²
21.29 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



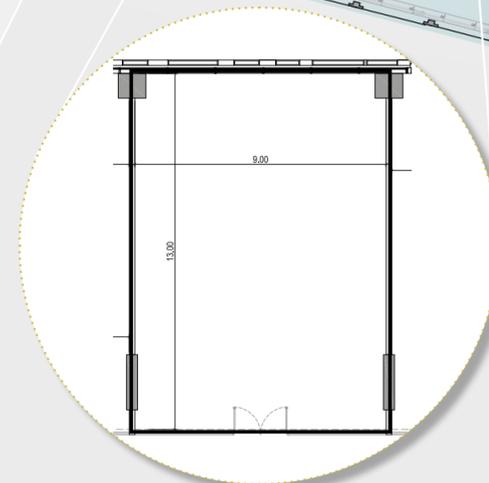
Shop 08
112.00 m² / 1,205.00 ft²
21.35 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



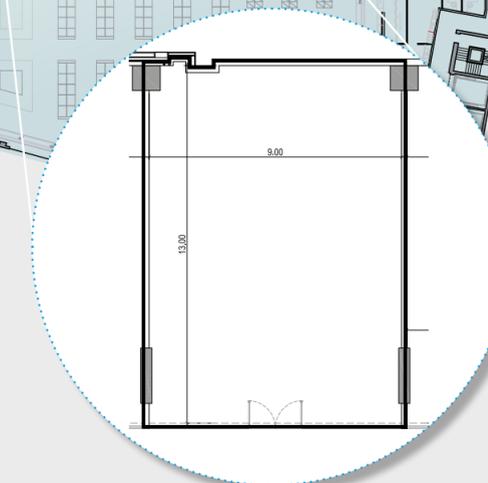
Shop 09
116.00 m² / 1,248.50 ft²
21.39 Elec Load / **2** No. of FCU
0.704 Chilled Water Flow (L/s)



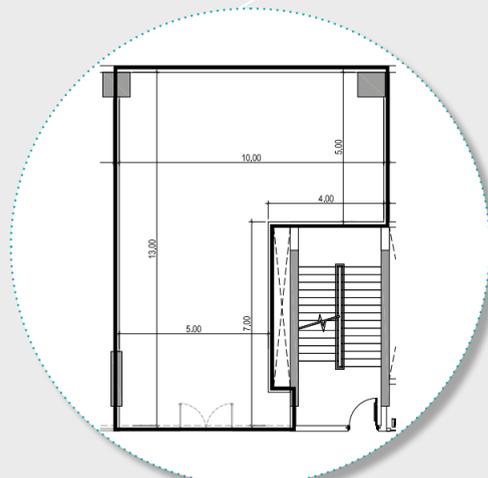
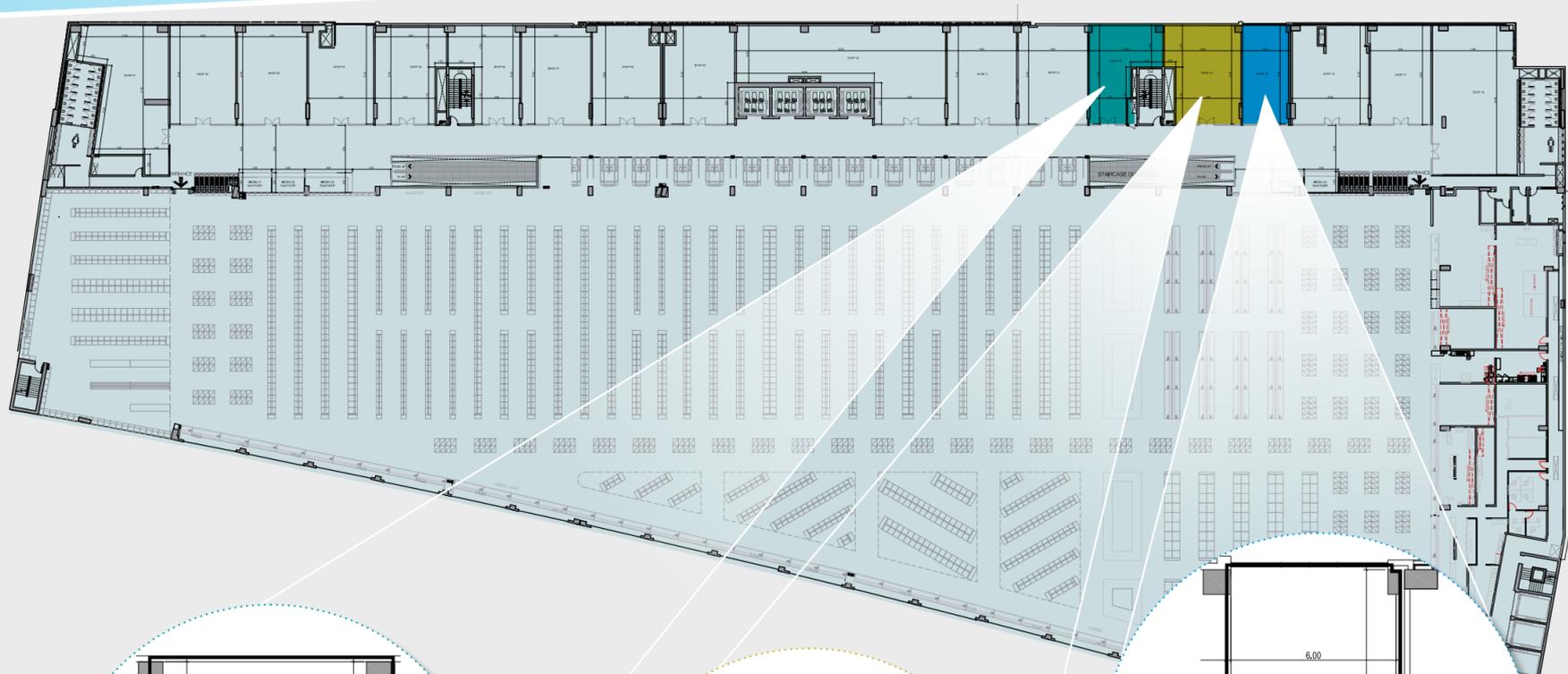
Shop 10
251.50 m² / 2,707.00 ft²
46.38 Elec Load / **2** No. of FCU
0.704 Chilled Water Flow (L/s)



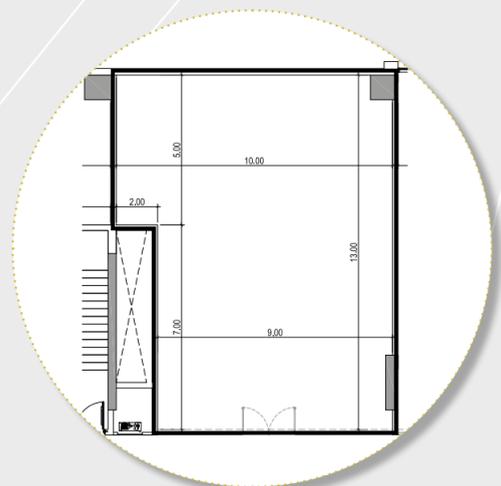
Shop 11
117.80 m² / 1,268.00 ft²
21.42 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



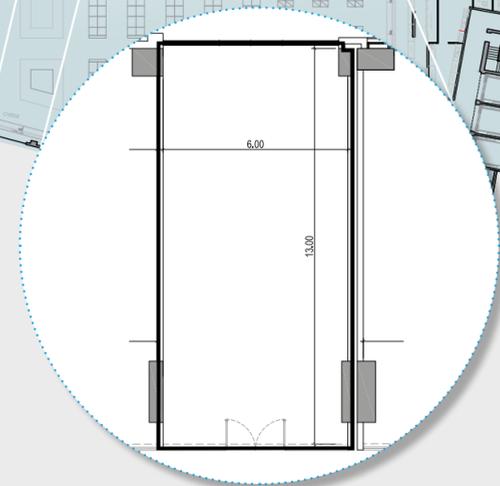
Shop 12
117.80 m² / 1,268.00 ft²
21.51 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



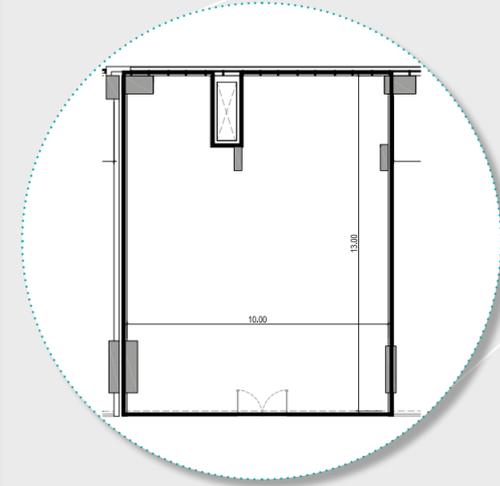
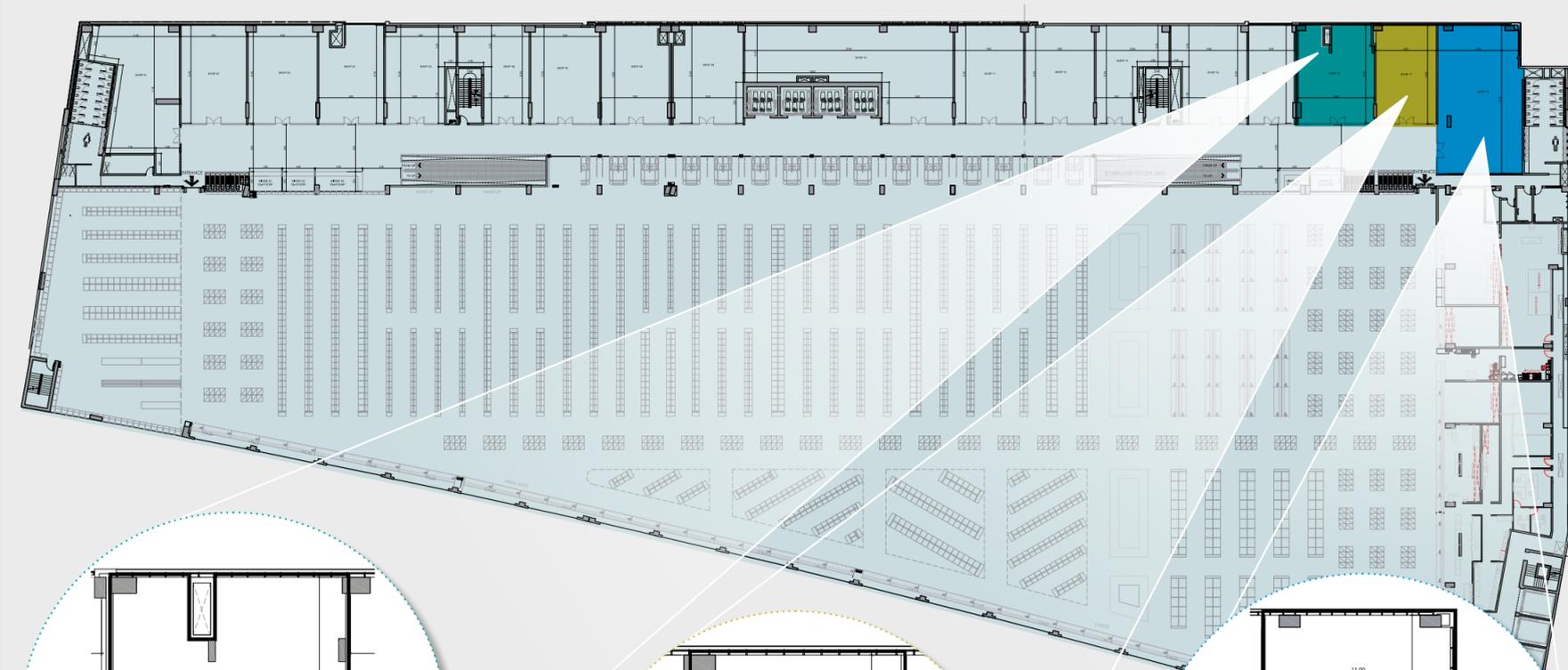
Shop 13
90.70 m² / 976.30 ft²
14.99 Elec Load / **1** No. of FCU
0.704 Chilled Water Flow (L/s)



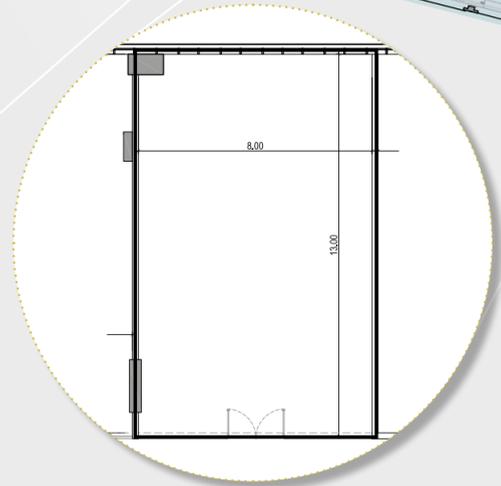
Shop 14
118.50 m² / 1,275.50 ft²
21.14 Elec Load / **1** No. of FCU
1.014 Chilled Water Flow (L/s)



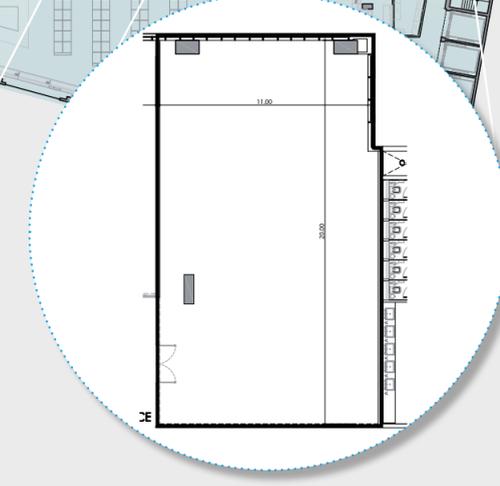
Shop 15
78.00 m² / 839.50 ft²
14.10 Elec Load / **1** No. of FCU
0.547 Chilled Water Flow (L/s)



Shop 16
124.50 m² / 1,340.00 ft²
23.48 Elec Load / **1** No. of FCU
1.014 Chilled Water Flow (L/s)

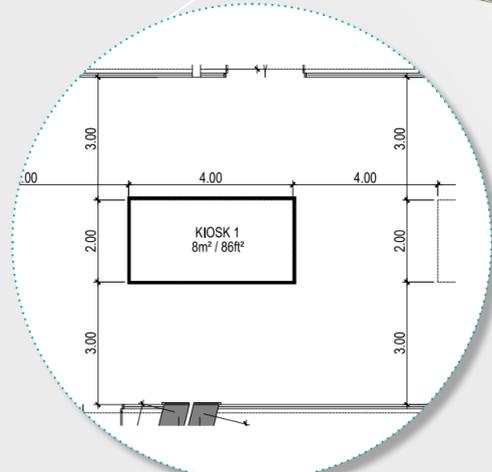
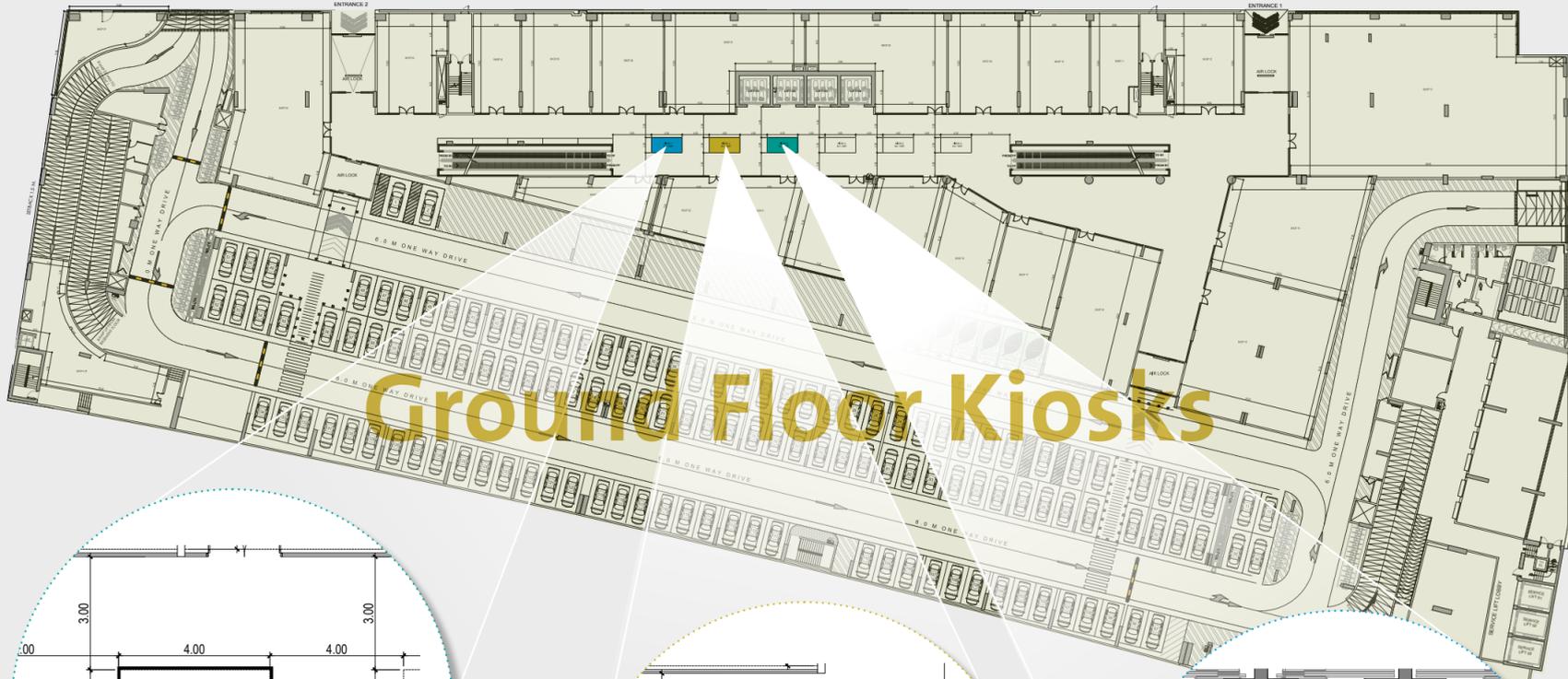


Shop 17
103.60 m² / 1,115.00 ft²
19.42 Elec Load / **1** No. of FCU
1.014 Chilled Water Flow (L/s)

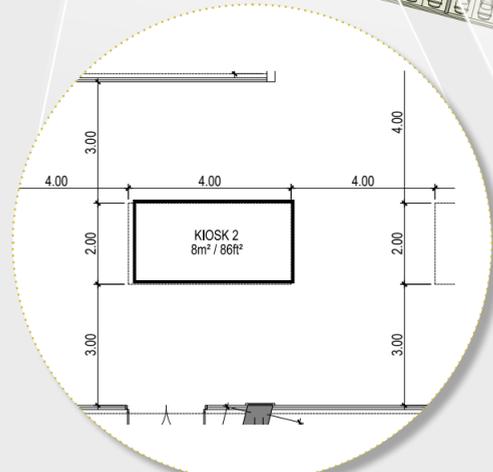


Shop 18
214.80 m² / 2,312.00 ft²
43.78 Elec Load / **3** No. of FCU
0.560 Chilled Water Flow (L/s)

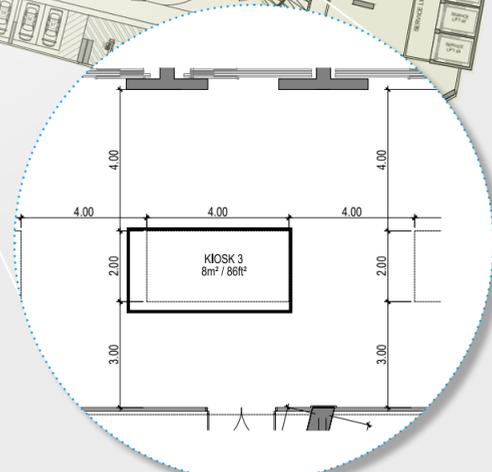
Ground Floor Kiosks



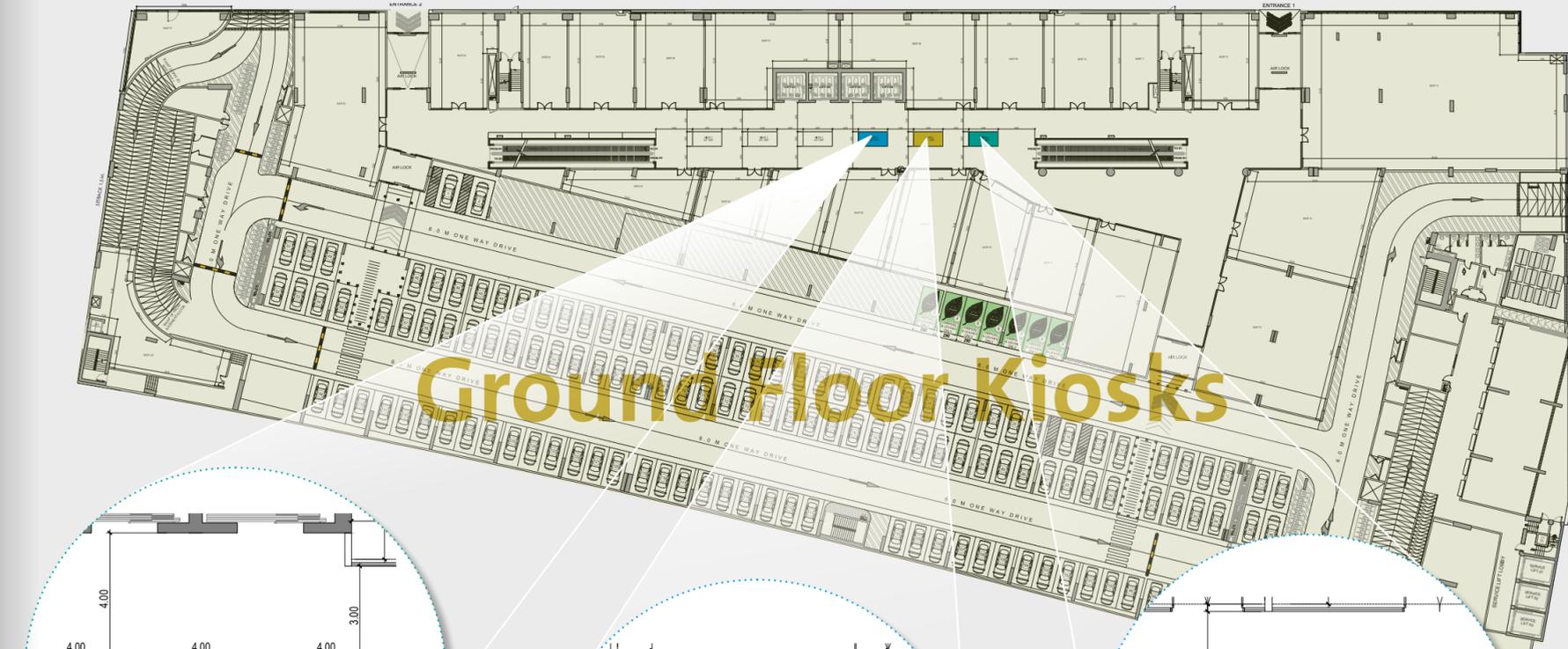
Kiosk 01
8 m² / 86 ft²



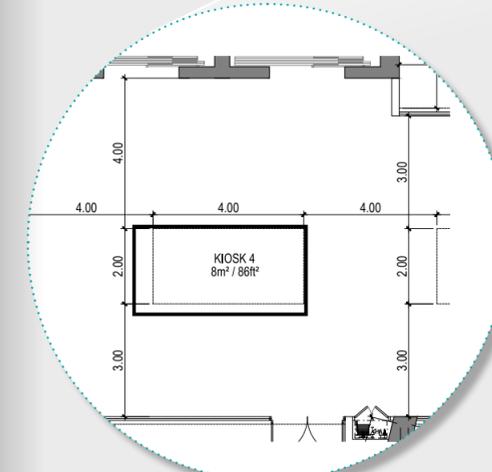
Kiosk 02
8 m² / 86 ft²



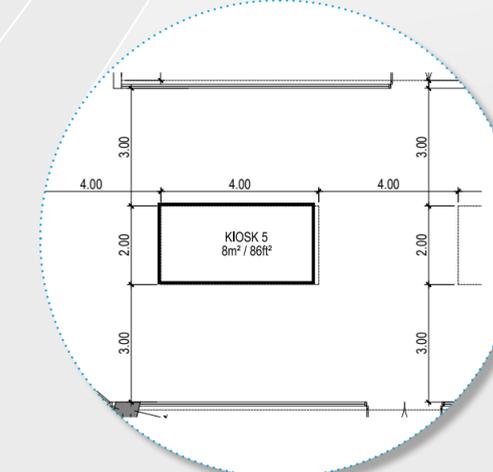
Kiosk 03
8 m² / 86 ft²



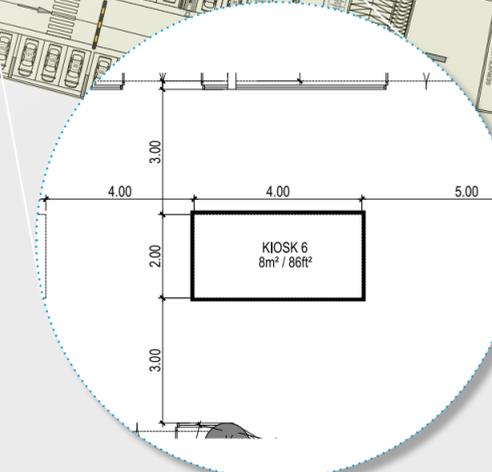
Ground Floor Kiosks



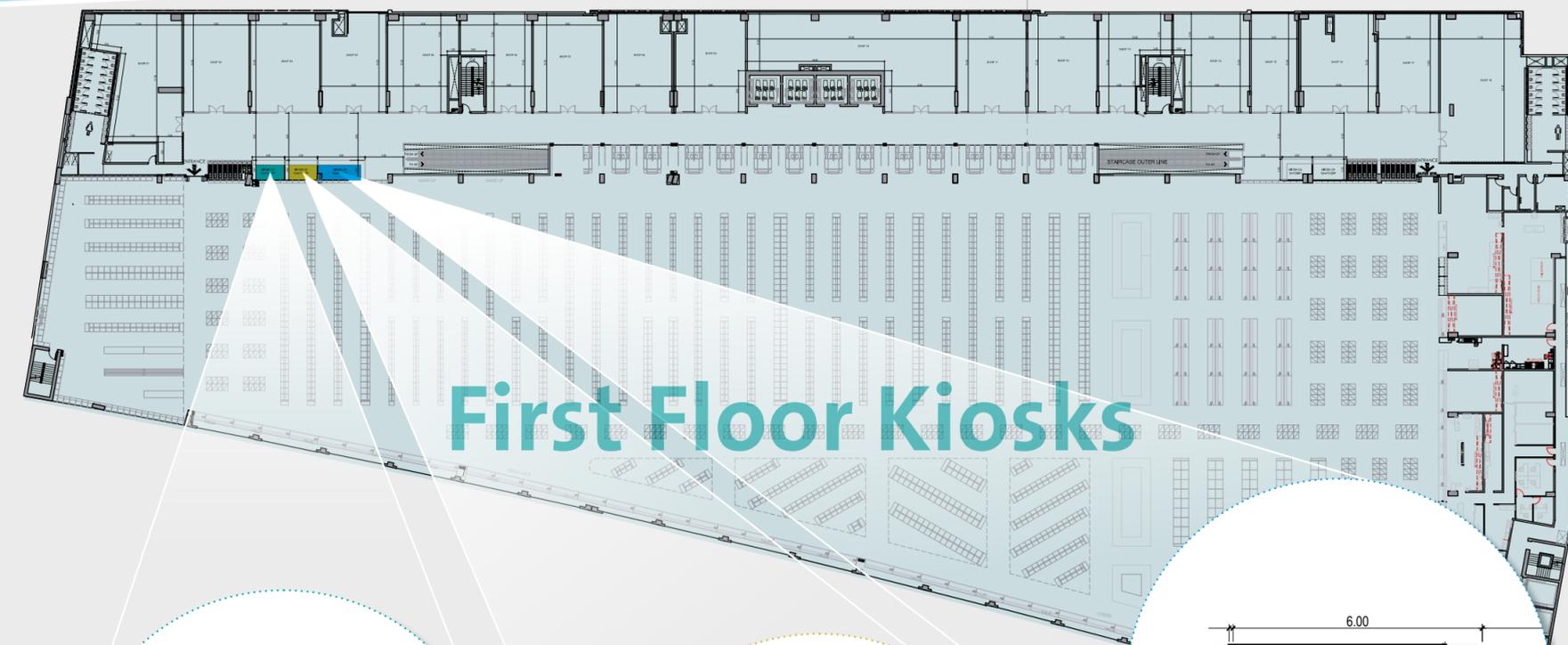
Kiosk 04
8 m² / 86 ft²



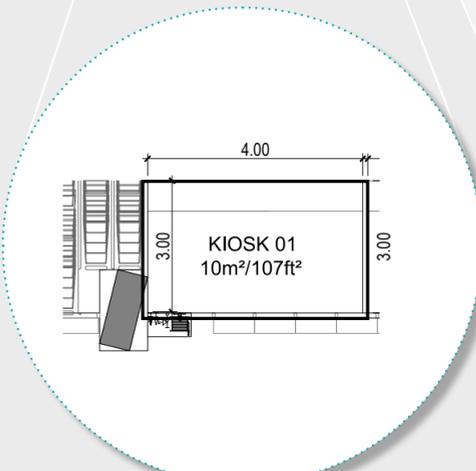
Kiosk 05
8 m² / 86 ft²



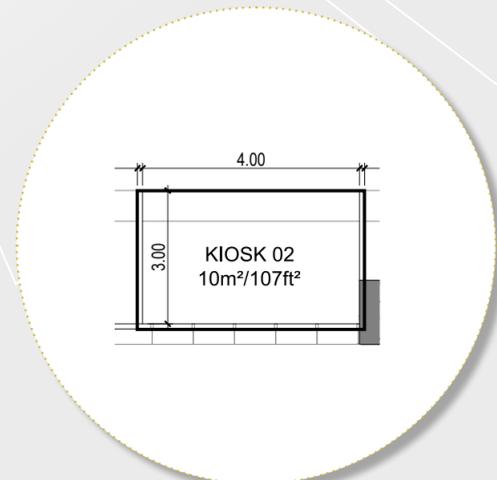
Kiosk 06
8 m² / 86 ft²



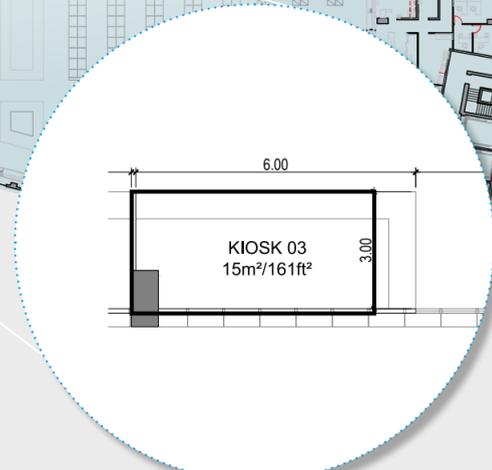
First Floor Kiosks



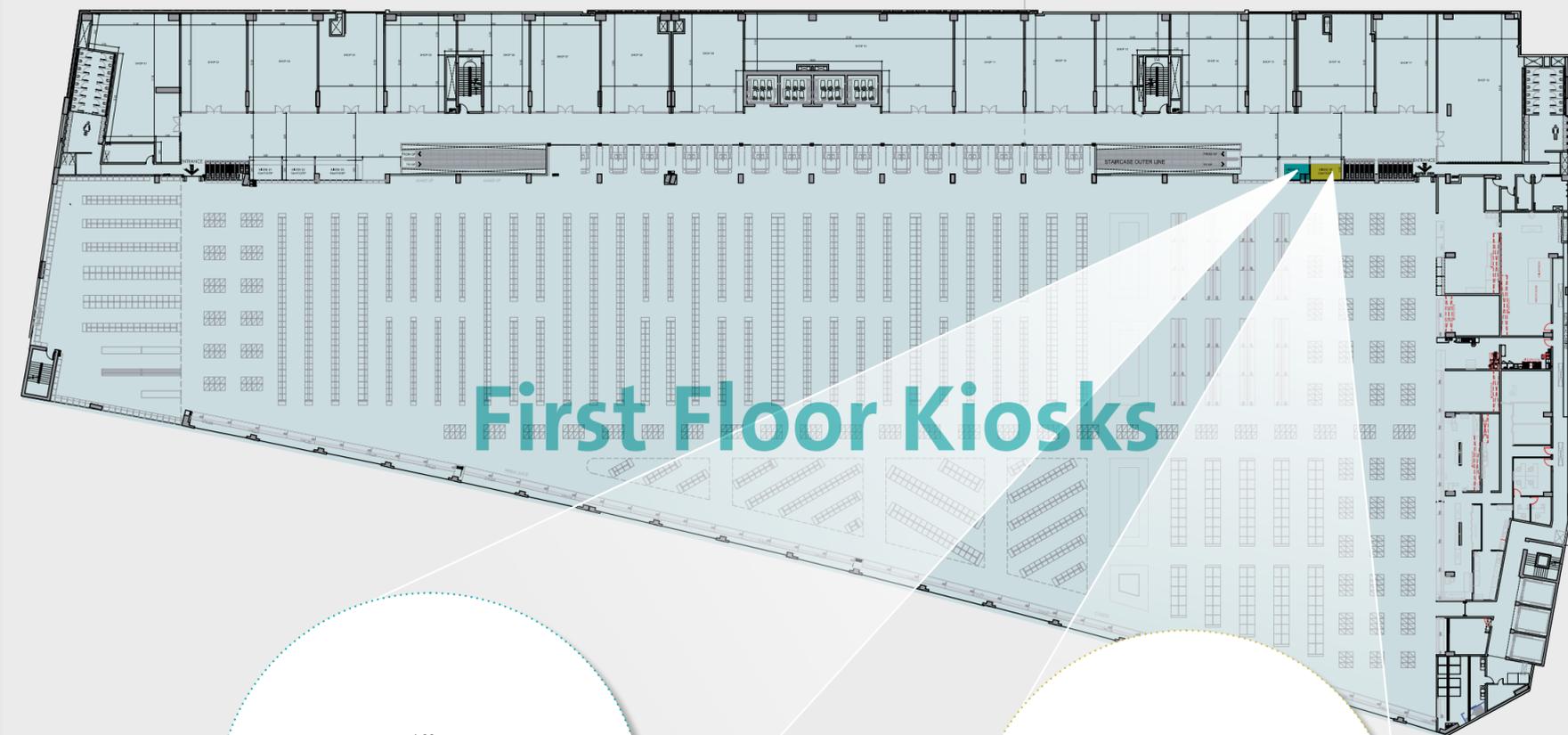
Kiosk 01
10 m² / 107 ft²



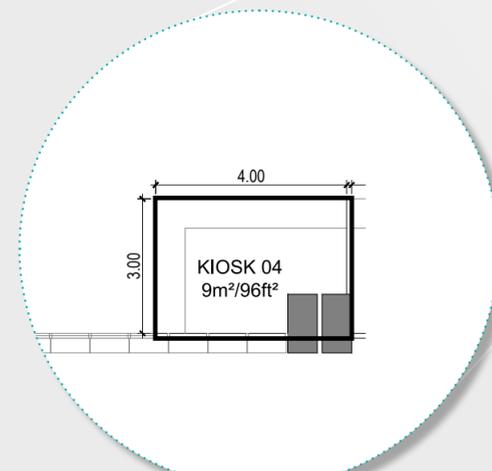
Kiosk 02
10 m² / 107 ft²



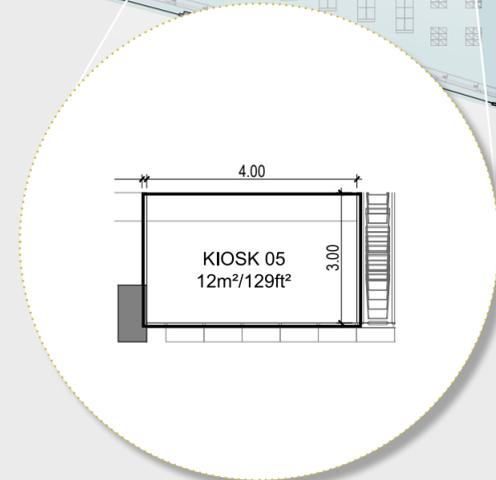
Kiosk 03
15 m² / 161 ft²



First Floor Kiosks



Kiosk 04
9 m² / 96 ft²



Kiosk 05
12 m² / 129 ft²

ALWARQAA RENTED SHOPS & KIOSKS

Shop No.	AREA		Elec Load	AC	
	m ²	ft ²		No. of FCU	Chilled Water Flow (L/s)
BASMENT (1)					
25	264.00	2,841.00		INCLUDED IN SHOP 24 AT GF	
GROUND FLOOR					
01	62.20	669.50	11.75	2.00	0.547
02	300.20	3,231.30	55.35	3.00	0.468
03	108.00	1,162.50	19.38	2.00	0.468
04	78.90	849.30	14.29	1.00	0.704
05	116.60	1,255.00	20.71	2.00	0.382
06	119.65	1,288.00	21.23	2.00	0.382
07	185.20	1,993.50	33.18	2.00	0.572
08	187.65	2,020.00	33.76	2.00	0.704
09	118.60	1,276.60	21.03	2.00	0.382
10	118.60	1,276.60	21.07	2.00	0.382
11	76.80	826.70	13.70	1.00	0.572
12	121.40	1,306.80	23.98	2.00	0.468
13	725.50	7,809.30	96.66	9.00	1.354
14	258.00	2,777.00	46.80	2.00	0.547
15	330.40	3,556.50	59.61	2.00	0.380
16	218.30	2,350.00	39.39	2.00	0.572
17	119.30	1,284.00	21.41	2.00	0.380
18	131.15	1,412.00	23.66	2.00	0.380
19	133.50	1,437.00	24.15	2.00	0.380
20	113.20	1,218.00	20.40	1.00	0.380
21	94.80	1,020.00	17.18	1.00	0.704
22	74.00	796.50	13.66	1.00	0.572
23	90.50	974.00	14.38	1.00	0.547
24	133.00	1,432.00	100.00	2.00	1.014

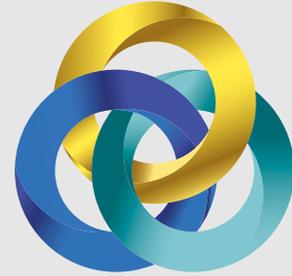
Shop No.	AREA		Elec Load	AC	
	m ²	ft ²		No. of FCU	Chilled Water Flow (L/s)
First Floor					
01	170.30	1,833.00	38.77	2.00	0.468
02	112.50	1,211.00	20.59	2.00	0.560
03	117.00	1,259.00	21.70	1.00	1.014
04	101.50	1,092.50	20.07	1.00	0.572
05	108.60	1,169.00	19.43	1.00	1.014
06	95.30	1,026.00	17.45	1.00	0.704
07	117.00	1,259.00	21.29	1.00	0.704
08	112.00	1,205.00	21.35	1.00	0.704
09	116.00	1,248.50	21.39	2.00	0.704
10	251.50	2,707.00	46.38	2.00	0.704
11	117.80	1,268.00	21.42	1.00	0.704
12	117.80	1,268.00	21.51	1.00	0.704
13	90.70	976.30	14.99	1.00	0.704
14	118.50	1,275.50	21.14	1.00	1.014
15	78.00	839.50	14.10	1.00	0.547
16	124.50	1,340.00	23.48	1.00	1.014
17	103.60	1,115.00	19.42	1.00	1.014
18	214.80	2,312.00	43.78	3.00	0.560

Kiosk No.	AREA		Kiosk No.	AREA	
	m ²	ft ²		m ²	ft ²
Kiosks in Ground Floor			Kiosks in First Floor		
01	8.00	86.00	01	10.00	107.00
02	8.00	86.00	02	10.00	107.00
03	8.00	86.00	03	15.00	161.00
04	8.00	86.00	04	9.00	96.00
05	8.00	86.00	05	12.00	129.00
06	8.00	86.00			



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