



PROPERTY SHOP
INVESTMENT LLC

pixel.



United Arab Emirates.

The United Arab Emirates is recognised around the world for its fusion of tradition and modernity into one truly cosmopolitan nation.

Situated at the crossroads of continents, the Emirates combine the best of east and west, providing citizens, residents, and visitors with world-class culture, entertainment, business and travel.

- Emirates Palace

1
- Guggenheim Abu Dhabi

2
- The Louvre Abu Dhabi

3
- Sheikh Zayed Museum

4
- NYU AD

5
- Sheikh Zayed Mosque

6
- Ferrari World

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- Abu Dhabi International Airport

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- KIZAD

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- Aljurf

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- Dubai Parks and Resorts

11
- The Palm Jumeirah

12
- Burj Al Arab

13
- Burj Khalifa

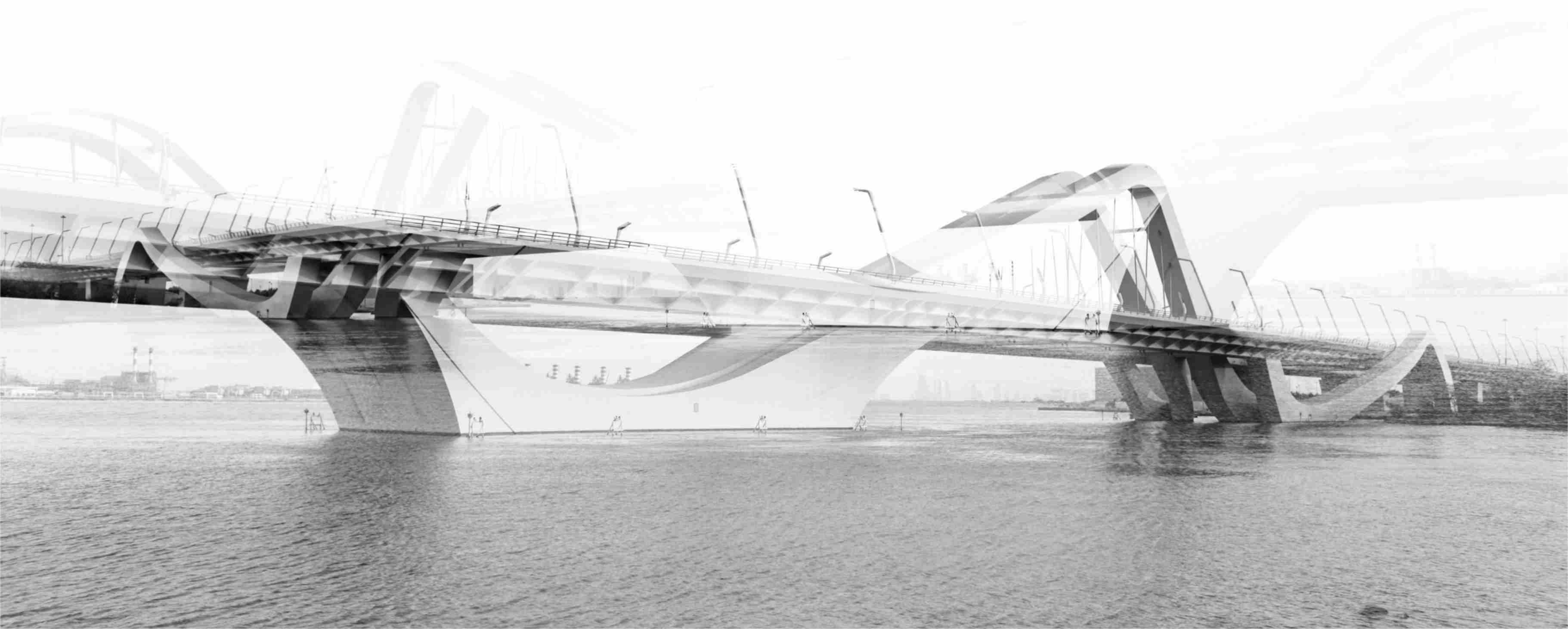
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Abu Dhabi.

The capital of the United Arab Emirates, Abu Dhabi is home to an ever-expanding variety of industries, bringing the best of both local and international talent to light. Abu Dhabi continues to lead the region as the cultural hub for both the UAE and the GCC.

The city boasts a huge array of historical and contemporary exhibitions and collections, ranging from fine arts to fashion to music, all situated within a city firmly focused on the future. Abu Dhabi's cityscape and architecture is representative of this mission, providing innovative developments and unrivaled designs that complement each other and serve to create a city of tomorrow.



Al Reem Island

Saadiyat
Island

Al Maryah
Island

Al Reem
Island

• MAKERS DISTRICT

Khor Al Baghal

Four Seasons Hotel **1**

Abu Dhabi Global Market **2**

Rosewood Hotel **3**

Cleveland Clinic **4**

Reem Mall **5**

Paris-Sorbonne Universit **6**

Gate Tower **7**

Sun & Sky Towers **8**

City Of Lights **9**

Shams Marina **10**

Shams Central Park **11**

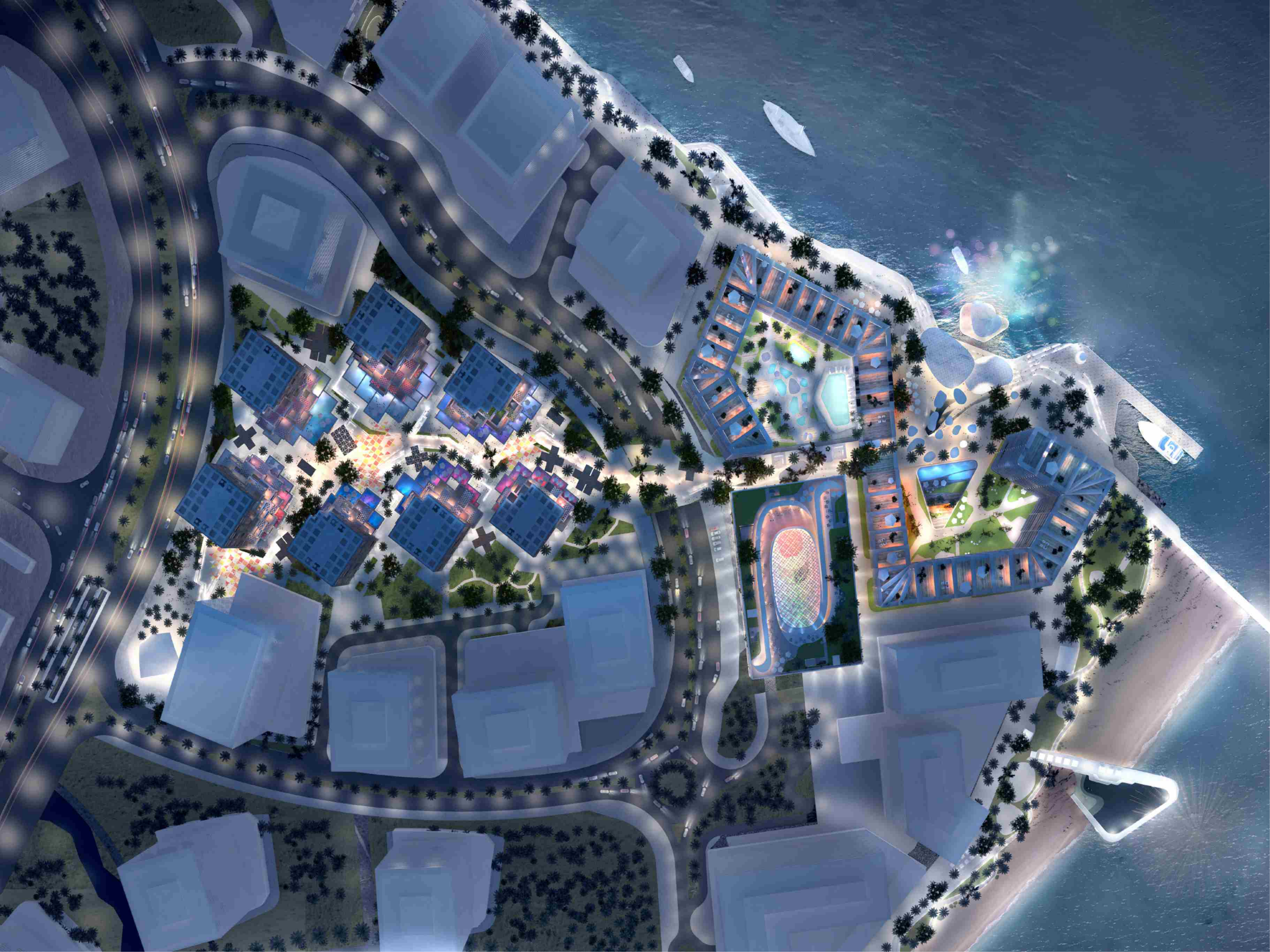
Repton School **12**

MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a mixed use development strategically located on Reem Island in Abu Dhabi, across from the cultural hub of Saadiyat Island, home to the Zayed National Museum, Louvre Abu Dhabi and Guggenheim Abu Dhabi. The scenic waterfront development offers contemporary living in a dynamic and multi-layered experience through residential, hospitality, commercial and retail.

The culture of Makers District is built on informal, networked, peer-led and shared learning—motivated by creativity. It is a true community that embodies a balanced lifestyle, steeped in culture.





An architectural masterplan of a waterfront development. The plan shows a central plaza area with seven residential buildings flanking it. The buildings are numbered 1 through 7. The plan also includes a large public central plaza, cascading private terraces, flexible retail and office space, and a mix of architectural forms. The development is situated along a waterfront with a road and a canal on the left, and a body of water with boats on the right. The plan is detailed with greenery, paths, and building footprints.

Masterplan.

The Masterplan includes 7 residential buildings flanking a highly active public central plaza.

Cascading and intertwined private terraces spill down at lower levels over flexible retail and office space, driving home a human scale and sense of a true mixed use development and community.

Pixelated architectural forms respond to the vibrant central hub of activity, contrasting with more uniform elevations and serene garden areas to the periphery.

525 residential apartments - Studio, 1, 2 and 3 bedroom units

Studio Office Space starting from 50 sqm to 150 sqm

Over 3,500 sqm of retail and F&B space



Pixel.

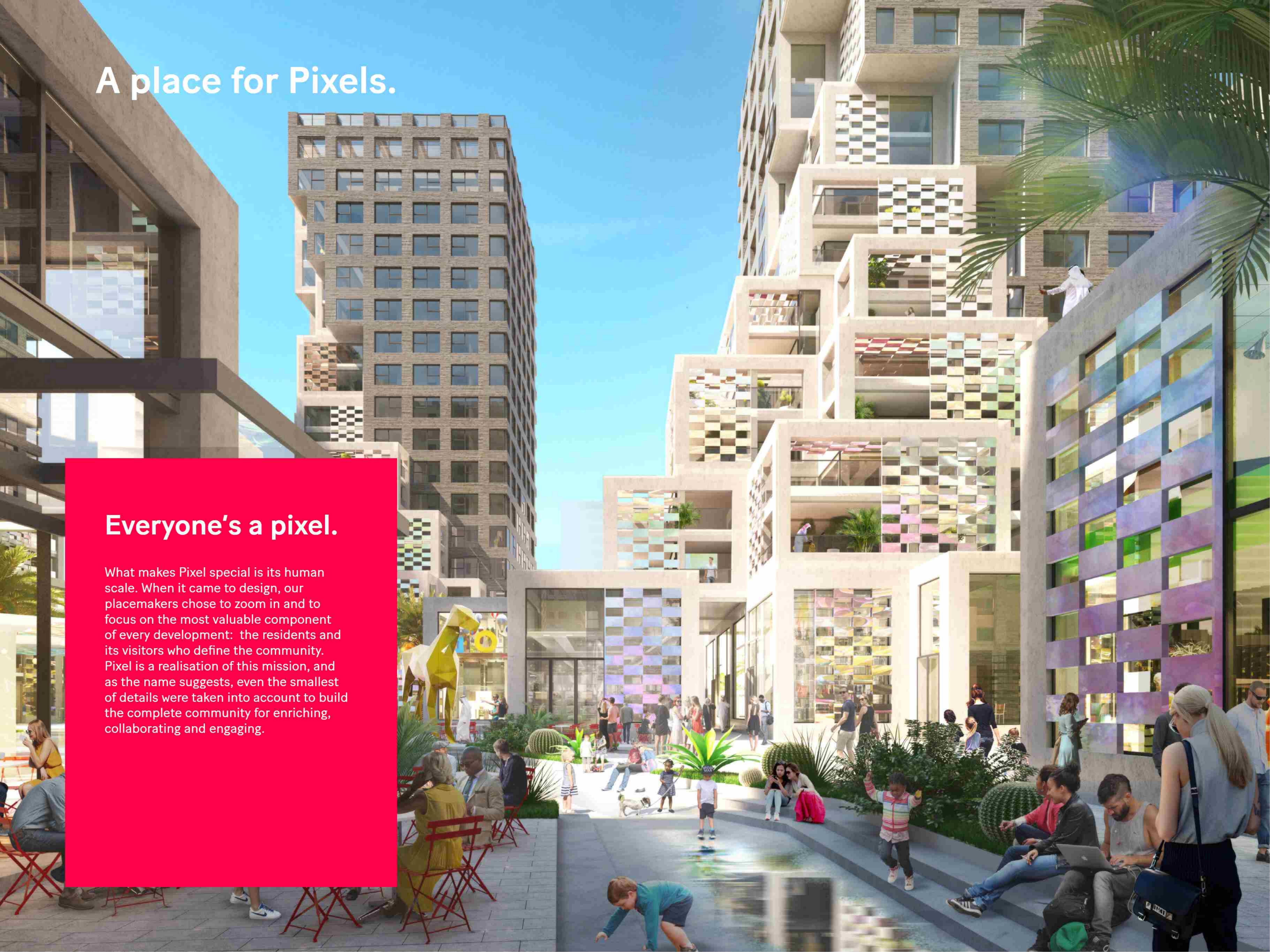
Pixel, the latest development within Makers District, is a mixed-use community that offers its residents and visitors a unique space. The completely pedestrianized central plaza is an open and green space, an environment that encourages Pixel's people to breathe free, socialize, and relax anytime of the day.

With residential spaces all around, the plaza itself is a mixed-use area, complete with the finest artisanal dining, offering homegrown restaurants and cafes, as well as co-working spaces, offices, and shops. The focus of these amenities is entirely the people, the very pixels that make up the fabric of this highly engaging space.

A place for Pixels.

Everyone's a pixel.

What makes Pixel special is its human scale. When it came to design, our placemakers chose to zoom in and to focus on the most valuable component of every development: the residents and its visitors who define the community. Pixel is a realisation of this mission, and as the name suggests, even the smallest of details were taken into account to build the complete community for enriching, collaborating and engaging.



Enrich. Collaborate. Engage.

Enrich, Collaborate & Engage – these essential facets of life are at the forefront of Pixel's ethos. They are what drives every person to move forward, pushing limits and building on. At Pixel, enriching, collaborating, and engaging take on new meanings. They are not simply parts of the day, they are woven into each person's purpose and harnessed to help realise their full potential.

To Enrich, Collaborate, and Engage in Pixel is to have endless resources at your fingertips and the capability to make the most of them on a daily basis.

A woman with curly hair and glasses is smiling, looking slightly to the left. The image has a blue tint and a red vertical bar on the left side. The word "Enrich." is written in white on the red bar.

Enrich.

a soulful
place for
ever-changing
needs.

A person is riding a bicycle on a city street at night. The person is wearing a light blue long-sleeved shirt, a light blue skirt, and white sneakers with blue stripes. The background is a blurred city street with various lights and buildings. The overall mood is vibrant and urban.

Forward Living.

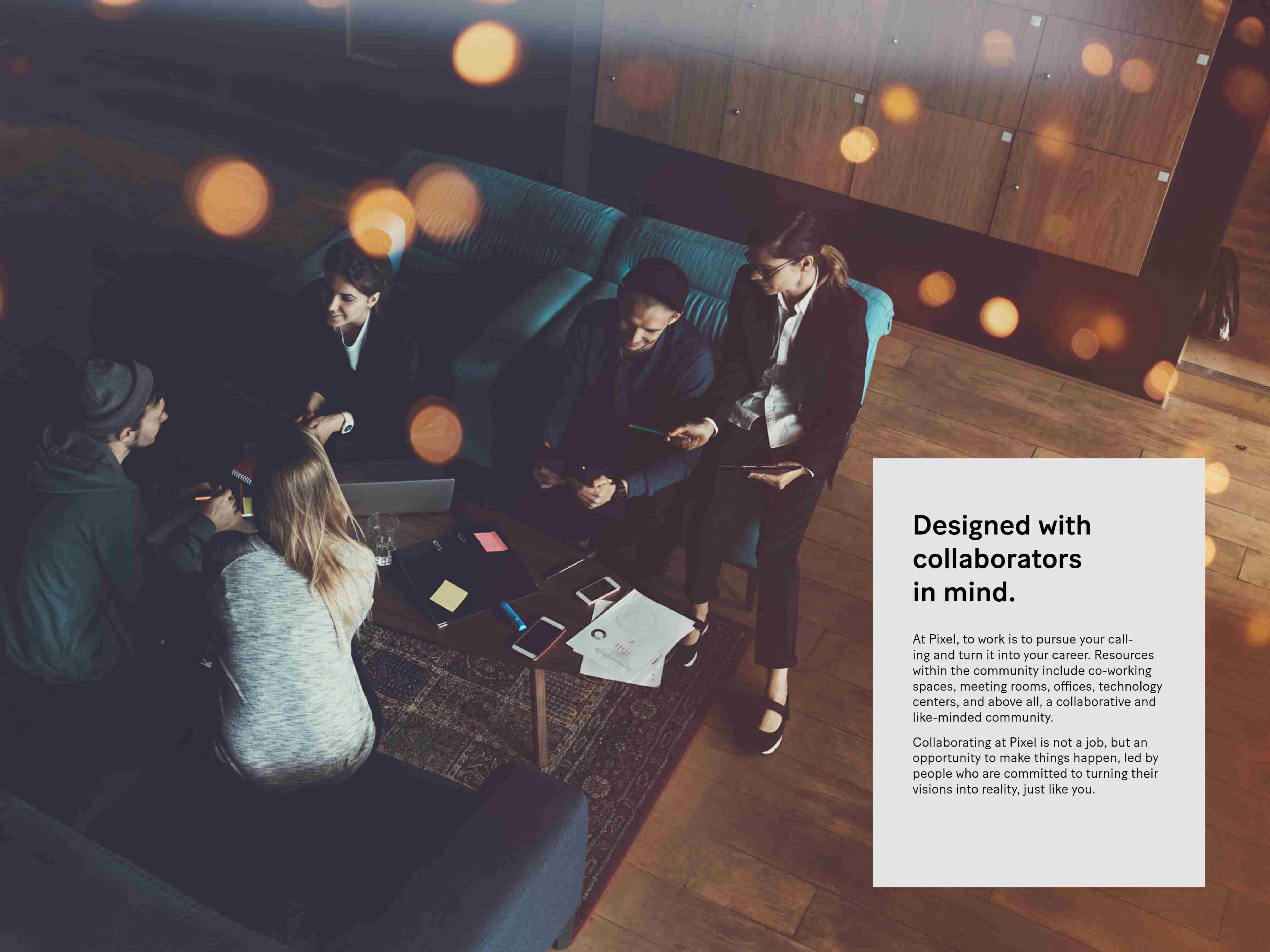
Pixel makes living easy. Every service is available within the community and its pedestrianised plaza; from medical clinics to hair salons, to kindergartens and laundromats, to coffee shops, and kids playgrounds.

With the chance to live comfortably and conveniently, and to pursue every hobby a person might have, people are truly able to be enriched in Pixel, and focus on their friends and family.

A photograph of a group of people in a meeting or collaborative work environment. In the foreground, a woman with dark hair and a headband is smiling and looking towards a man with curly hair. They are both looking at a smartphone held by the man. In the background, other people are visible, some working on laptops. The image has a blue tint and is overlaid with a yellow bar on the left side.

Collaborate.

work in the
vicinity of
your home.



Designed with collaborators in mind.

At Pixel, to work is to pursue your calling and turn it into your career. Resources within the community include co-working spaces, meeting rooms, offices, technology centers, and above all, a collaborative and like-minded community.

Collaborating at Pixel is not a job, but an opportunity to make things happen, led by people who are committed to turning their visions into reality, just like you.

Engage.

Lifestyle
amenities
made to
engage.



A photograph of three young adults (two men and one woman) sitting on a rooftop terrace. They are all smiling and looking at a smartphone held by one of the men. The background shows a cityscape with buildings and a clear sky. The scene is brightly lit, suggesting it's daytime.

The smallest details make the biggest impact.

Pixel brings its residents a place to engage, exploring talents and staying active. With sports facilities, outdoor entertainment spaces, gyms and pools, and multipurpose spaces, whatever your form of playing might be, you can enjoy it here.

A strong work-life balance and a healthy and sustainable livelihood are core beliefs at Pixel, and the development was designed to provide exactly that for its occupants.

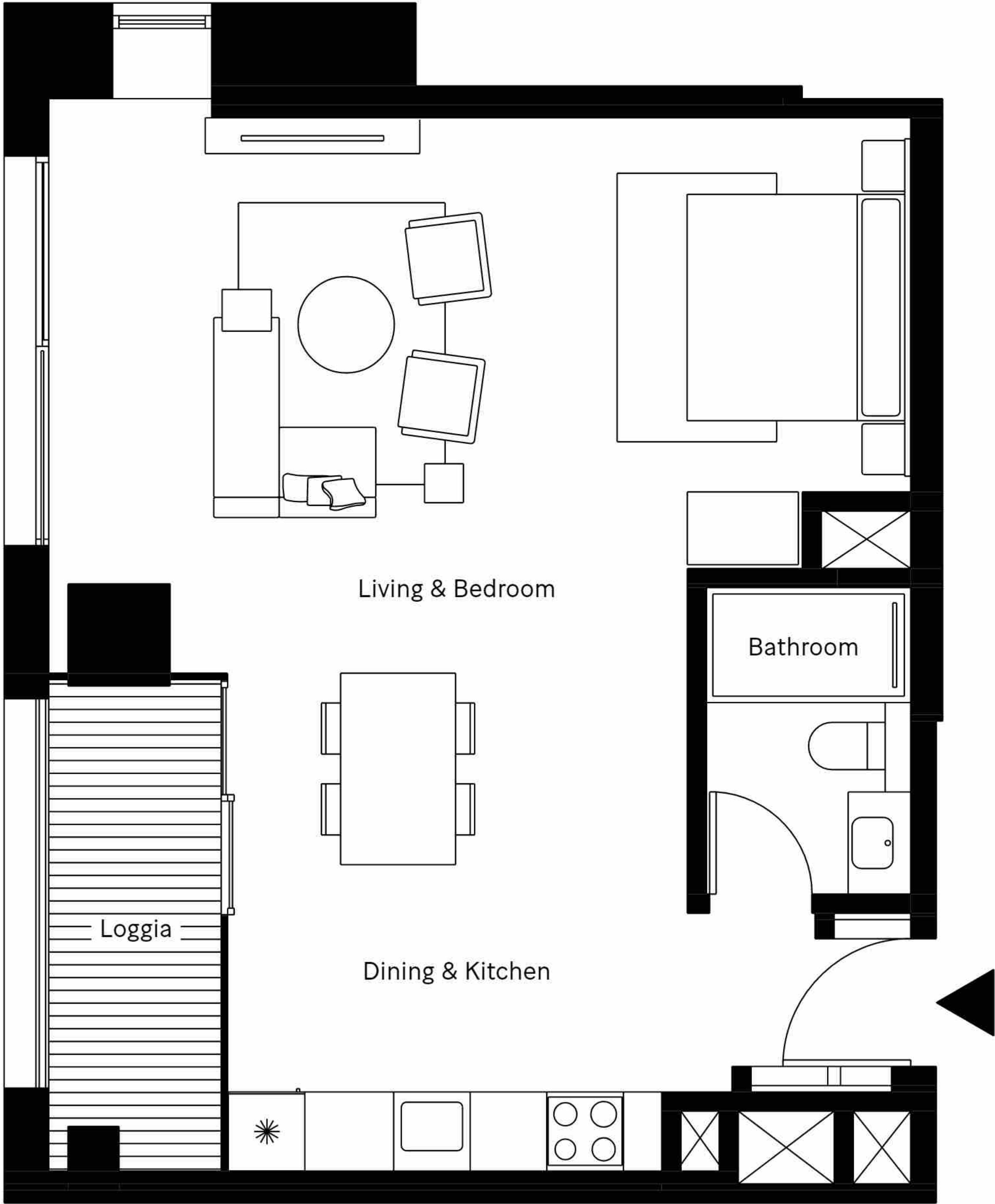
Floorplans.



DISCLAIMER 1.Drawings are not to scale. 2.The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3.Residential apartments are sold as unfurnished apartments, without furniture and furnishings, without white goods provisions, etc. 4.All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5.IMKAN reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

typical
unit

Studio
1



Unit Area	48.4 m ²
Loggia	5.4 m ²
Total Area	53.8 m ²
Living & Bedroom	6.80 × 4.50
Bathroom	2.40 × 1.60
Kitchen & Dining	3.60 × 3.80

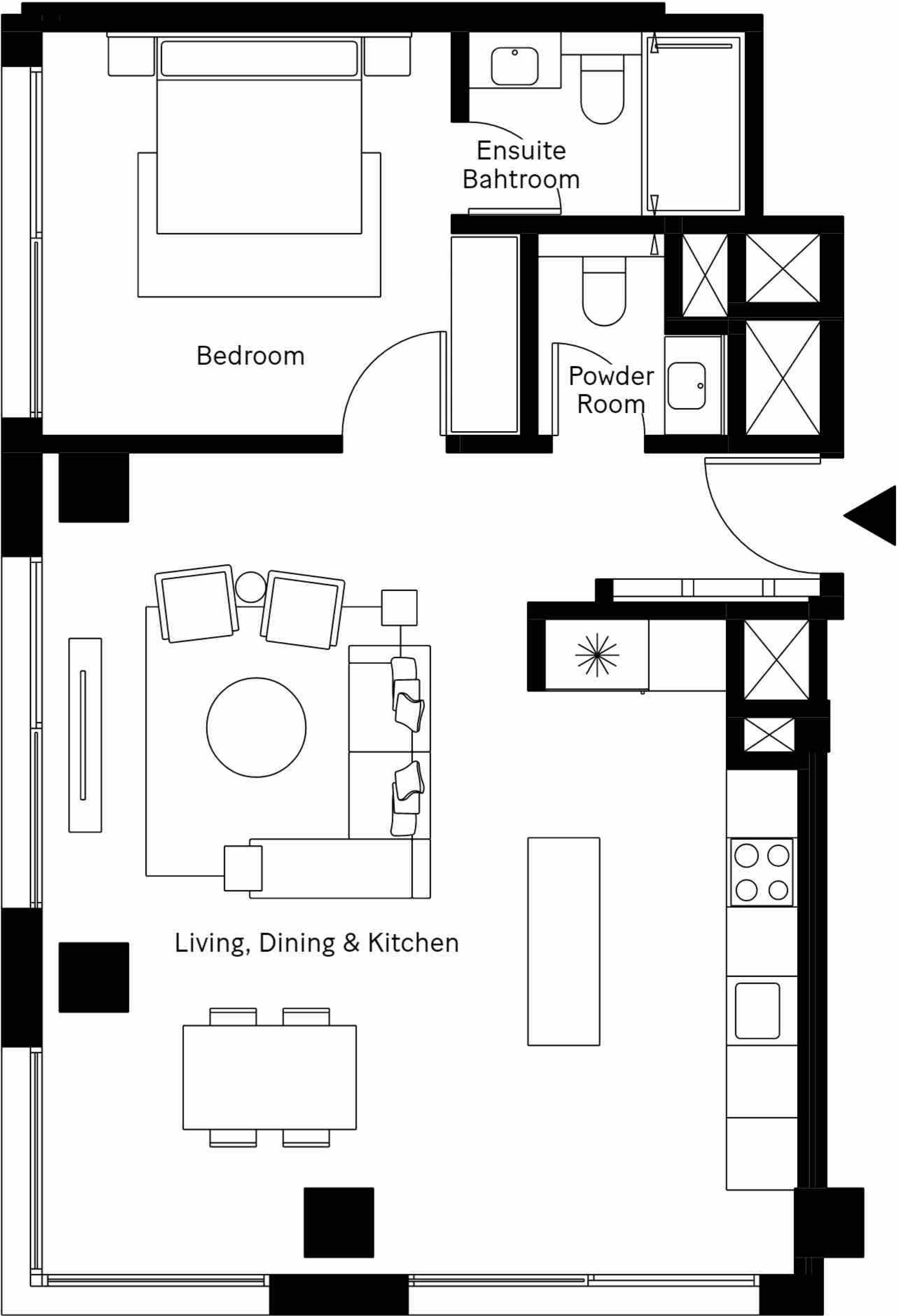


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1 Bedroom

typical unit

2



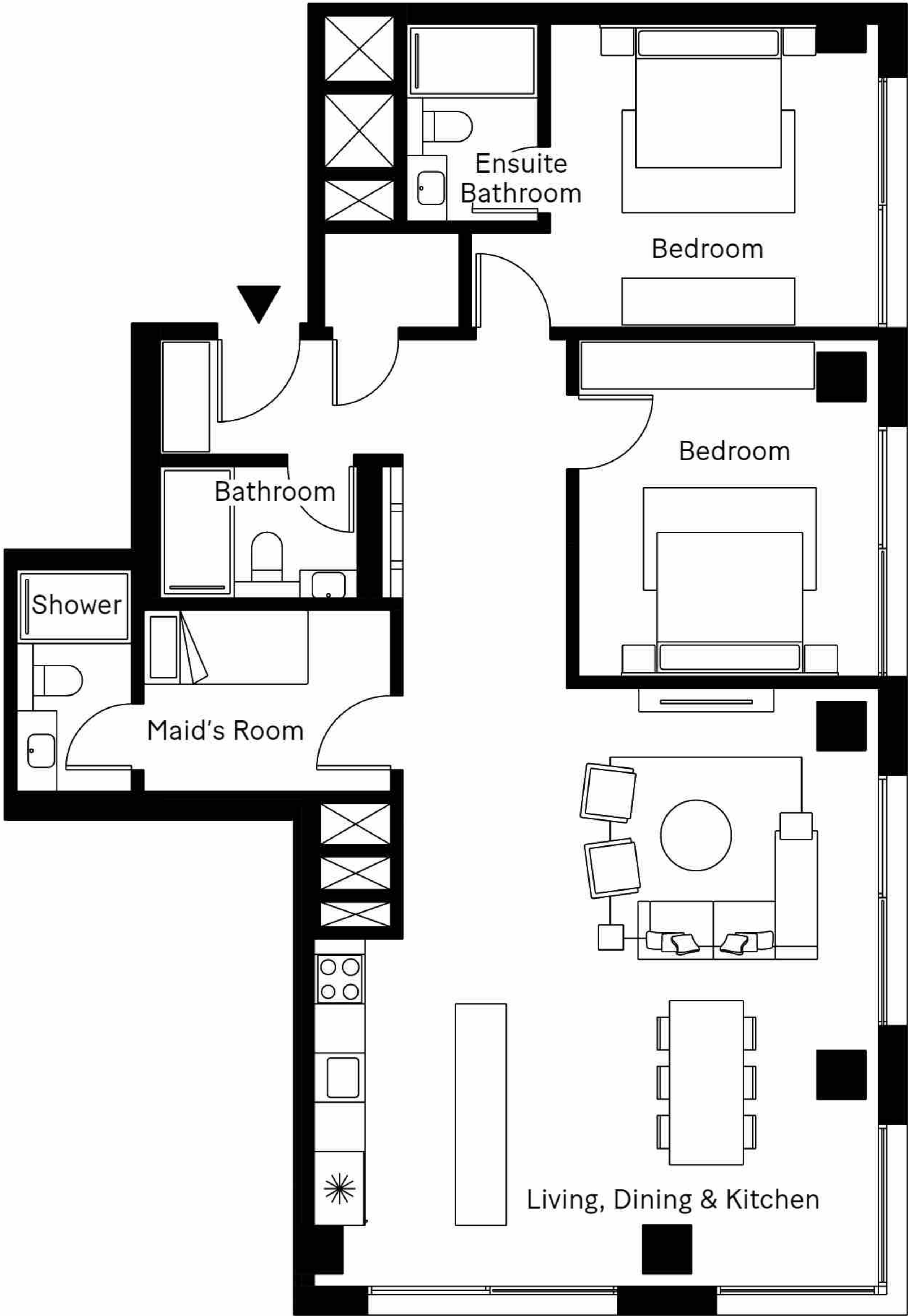
Unit Area	67.40 m ²
Loggia	0.00 m ²
Total Area	67.40 m ²
Bedroom	4.10 × 3.50
Ensuite Bathroom	2.40 × 1.60
Powder Room	1.80 × 1.70
Kitchen, Dining & Living	6.50 × 7.10

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2 Bedroom

typical unit

2



Unit Area	116.40 m ²
Loggia	0.00 m ²
Total Area	126.40 m ²
Bedroom	3.70 × 4.10
Master bedroom	4.00 × 3.70
Ensuite Bathroom	1.60 × 2.40
Bathroom	2.40 × 1.60
Shower	1.40 × 2.70
Living, Dining & Kitchen	6.90 × 7.30
Maids Room	3.00 × 2.20

The Partnership.

IMKAN partnered up with MVRDV for this latest project and briefed them to create a liveable and soulful place for people.

To do so, IMKAN and MVRDV worked together to deconstruct the development and refocus on every pixel, to come up with something truly different.

The result: Pixel.

The Architect.

MVRDV

MVRDV is a highly collaborative, research based architectural firm that create exemplary, outspoken buildings, urban plans and landscapes.

With over 150 architects, designers and urbanists, MVRDV develops projects in a multi-disciplinary, collaborative design process which involves rigorous technical and creative investigation. Their work has been exhibited and published worldwide and has received numerous international awards.

mvrdiv.nl



SOULFUL.
PLACES.
ENRICHED
LIVES.

The Placemaker.

IMKAN's vision is to create soulful places to enrich lives.

Led by a strong research base, IMKAN aims to introduce creative solutions while raising the overall standard of living.

IMKAN is invested in building strong integrated communities for generations to come.

MAKERS DISTRICT
600 548 200

I M K A N