



# THE LINK

A NEW NEIGHBORHOOD OF SUSTAINABLE LIVING AND ENTREPRENEURSHIP

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# MASDAR CITY

## Innovating today for a sustainable future



Welcome to Masdar City, a pioneering sustainable urban community and innovation hub in Abu Dhabi, United Arab Emirates.

Global urbanization and population growth increasingly contribute to climate change and deplete the world's natural resources. It is therefore vital that cities play a leading role in realizing a more sustainable future for all, by redefining how we live together.

To ensure cities can tackle the challenges of climate change and sustainable development, we need a place where sustainability, innovation and community moves hand in hand. A place to reimagine tomorrow through the R&D of cutting-edge innovations and technology, to deliver the sustainability solutions of the future.

Over the past decade Masdar City has been doing just that. As one of the world's most sustainable urban developments and the only planned and approved R&D cluster in Abu Dhabi, Masdar City is pioneering research and development in sustainability. The City is home to over 1,000 companies, dedicated to developing innovative technologies across the sectors of renewables, energy storage, artificial intelligence, health, space, and mobility.

Masdar City provides a dynamic ecosystem of education, R&D, innovation and technology, and a unique strategic base through which companies can test new technologies and build their partnerships locally and globally, all while spearheading the innovations to realize greener, more sustainable urban living.

# OVERVIEW






## AN EXCEPTIONAL LOCATION

One of the world's most sustainable urban communities and low-carbon developments, Masdar City is strategically located in the capital of the UAE, at the crossroads of the Middle East and Asia. Masdar City's location facilitates economic and business development opportunities at both regional and international level, supported by a rapidly growing clean technology cluster, a competitive business free zone, and the UAE's robust world-class transport and logistics network.



## MASDAR CITY PRIORITIZES CONVENIENCE WITH AN EASILY ACCESSIBLE LOCATION THAT IS:

-  5 minutes to Abu Dhabi International Airport
-  20 minutes to Downtown Abu Dhabi
-  40 minutes to Dubai

# THE LINK

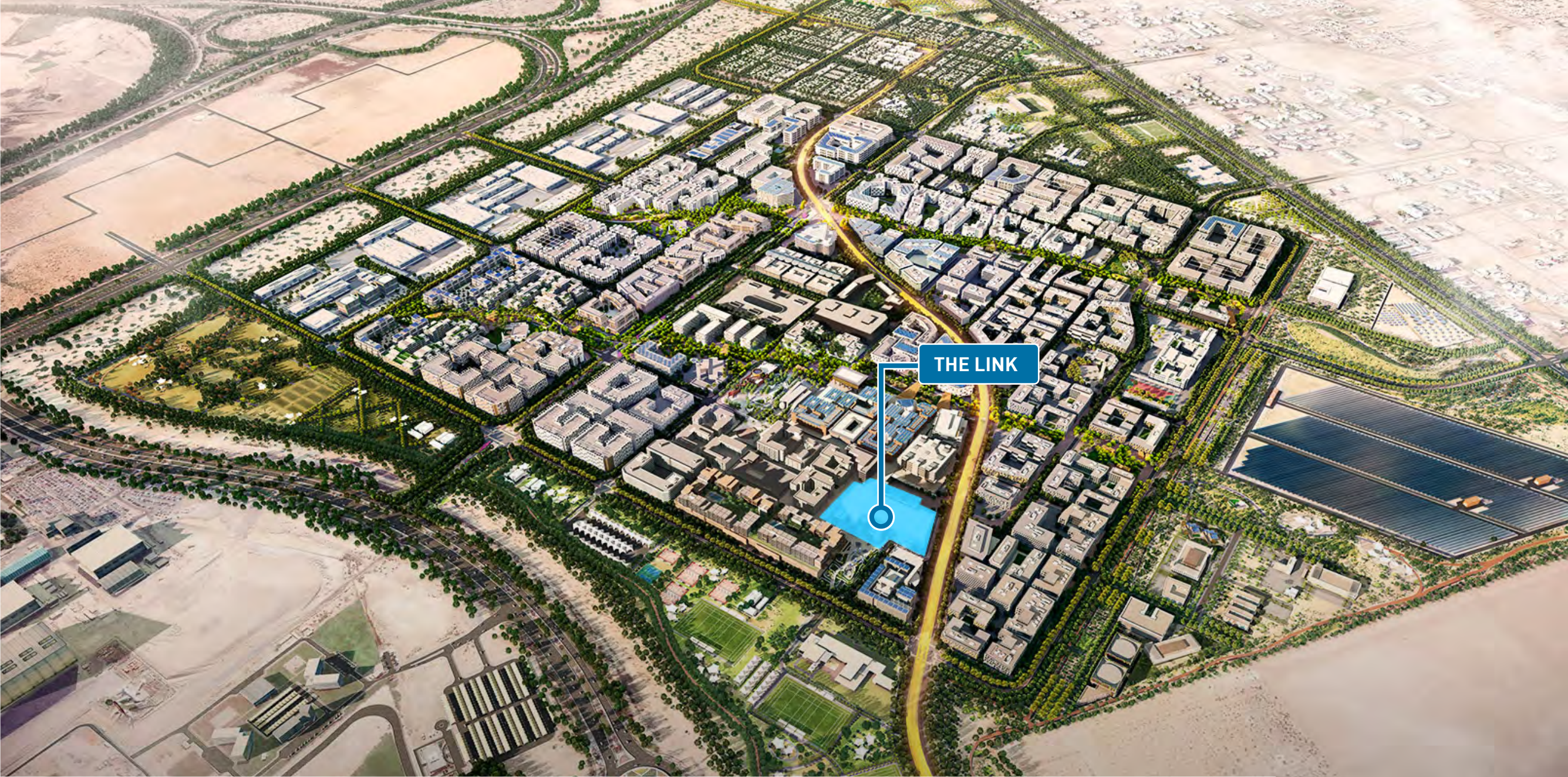
Masdar City is a pioneering sustainable urban development, established to spearhead innovations that realize greener, more sustainable urban living. Within the city, a series of futuristic sites ensure this vision becomes a reality, including The Link – a 30,000 sqm GFA mixed-use development, including the first net zero energy co-working and co-living facilities under one roof in the Middle East and North Africa region. Innovatively designed to stimulate a unique community, The Link connects offices, sustainable residential areas, co-working spaces, and recreational activities with a Visitor Center and Multi-Use Hall.

The Link is a key component of Masdar City's 'greenprint' for sustainable urban development, and its components comply with rigorous sustainability criteria.

Shaded by surrounding buildings, The Link is a central node, which also connects various modes of transport and links all areas of Masdar City.

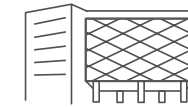


# STRATEGIC LOCATION





**1,100+**  
COMPANIES REGISTERED IN  
MASDAR CITY FREE ZONE



**190**  
PROJECTED NUMBER OF  
RESIDENTS IN THE LINK

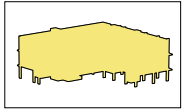


**1197**  
PROJECTED NUMBER OF  
TENANTS IN THE LINK



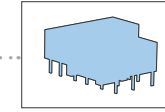
**70,000**  
ESTIMATED CATCHMENT  
AREA POPULATION

# A CLOSER LOOK AT THE LINK



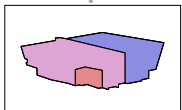
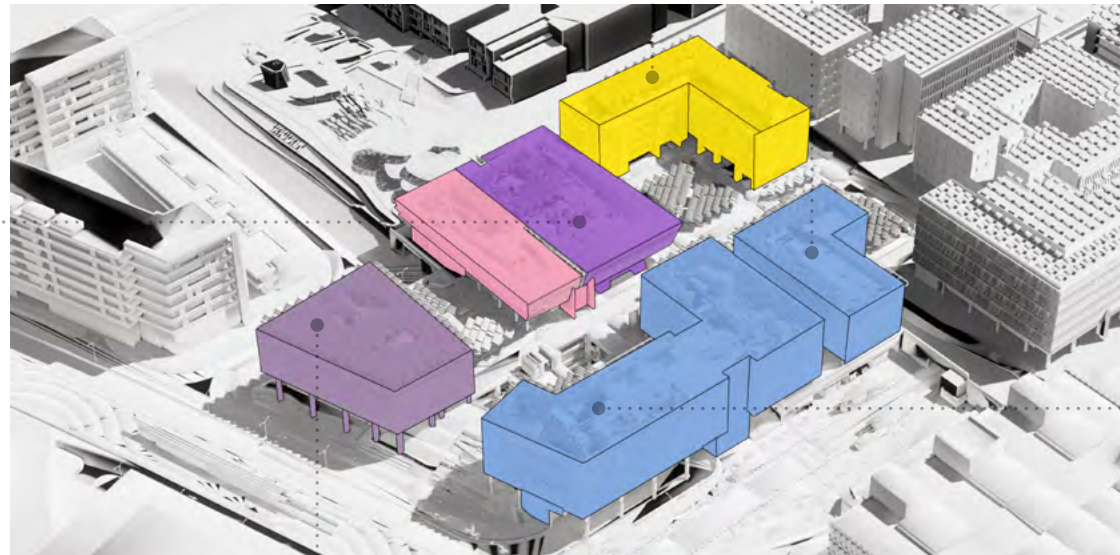
## RESIDENTIAL

TOTAL GFA <b>5,989 SQM</b>	TOTAL NET AREA <b>4,218 SQM</b>	EFFICIENCY <b>70%</b>
NO. OF 2BED <b>20</b>	NO. OF 3BED <b>10</b>	NO. OF 4BED <b>4</b>
TOTAL NO. OF FLOORS <b>G+4+R</b>	TOTAL NO. OF UNITS <b>34</b>	



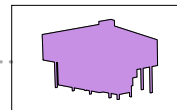
## OFFICE A

TOTAL GFA <b>3,983 SQM</b>	TOTAL NET AREA <b>3,106 SQM</b>
TOTAL NO. OF FLOORS <b>G+3</b>	EFFICIENCY <b>78%</b>



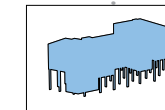
## MULTI-USE HALL/VISITOR CENTER

TOTAL GFA <b>3,300 SQM</b>	TOTAL NET AREA <b>2,138 SQM</b>
TOTAL NO. OF FLOORS <b>1 + Mezzanine</b>	EFFICIENCY <b>66%</b>



## CO-LAB

TOTAL GFA <b>5,143 SQM</b>	TOTAL NET AREA <b>3,615 SQM</b>	EFFICIENCY <b>70%</b>
NO. OF UNITS <b>53</b>	TOTAL NO. OF FLOORS <b>G+ 3</b>	



## HQ Office

TOTAL NET AREA <b>10,994 SQM</b>	TOTAL GFA <b>8,937 SQM</b>
TOTAL NO. OF FLOORS <b>G + 4</b>	EFFICIENCY <b>81%</b>



# SUSTAINABILITY PRINCIPLES



LEED SMARTPARK  
SILVER RATING



LEED PLATINUM  
RATING



WELL GOLD  
RATING



4-PEARL PBRs  
ESTIDAMA RATING



CO-LAB: NET-ZERO  
ENERGY BUILDING

131%

ESTIMATED  
ANNUAL SAVINGS



PEAK ELECTRICAL  
LOAD REDUCTION



888,000 KWH/YR  
RENEWABLE GENERATION



CARBON NEUTRAL  
BUILDING



EFFICIENT  
ENVELOPE DESIGN



EFFICIENT  
HVAC DESIGN



40% LIGHT POWER  
REDUCTION



ENERGY STAR "A"  
APPLIANCES



ENERGY MONITORING



USER AWARENESS



WELL-BEING

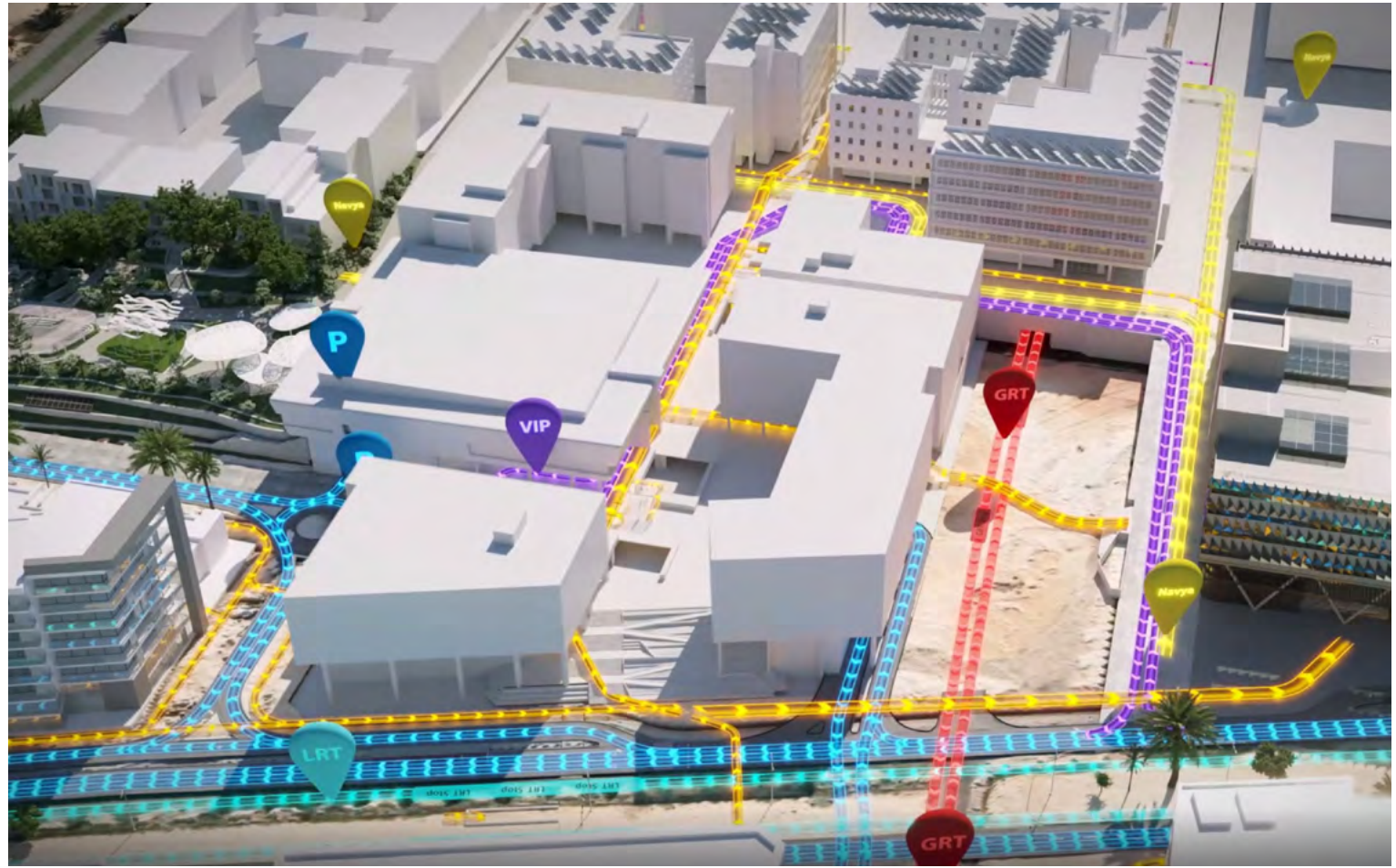


# ACCESS AND PARKING

The Link delivers on its name, establishing connections to landmarks in Masdar City through various means of transportation. The Link is instrumental in creating a transition route between the future Light-Rail Transit (LRT) and Group Rapid Transit (GRT) networks, located along the boulevard level and the neighboring SIEMENS Energy HQ.

At the core of The Link is a parking structure with ample dedicated spaces for each of the development's components. Premium access points are placed throughout The Link, leading to the various amenities located in the development and offering ease of access to tenants and visitors. A VIP route and parking are provided for added serviceability.

**1,255**  
TOTAL  
NUMBER  
OF PARKING  
SPACES



# CO-LAB

The next natural step in the evolution of work.

As employees make the transition to flexible offices, so too does their lifestyle.

Co-Lab eliminates the daily office commute and offers its users an all-inclusive lifestyle, with on-site access to modern amenities that are essential for well-being and productivity.





**5,143 M2**

TOTAL GROSS FLOOR AREA

**53**

NUMBER OF CO-LIVING ROOMS

**G+P+3**

NUMBER OF FLOORS

**Estidama**  
**إستدامة**

4 PEARL PBRS  
ESTIDAMA RATING



WELL GOLD RATING



NET-ZERO ENERGY BUILDING



LEED SMARTPARK SILVER RATING



LEED PLATINUM RATING

## ULTIMATE FLEXIBILITY

Co-Lab was designed to symbiotically merge everyday lifestyles with busy working days, in turn, creating a healthy community built on collaboration and convenience.

1



FLEXIBLE WORK STATIONS

2



MEETING ROOMS

3



LOUNGES



4



CO-LIVING ROOMS

5



LIVING QUARTERS

## A COLLABORATIVE ENDEAVOR

Co-Lab is on the periphery of autonomy and community, offering users a boost in productivity while giving them a rich sense of meaning. The ultimate goal of Co Lab is to develop the pathway to success for entrepreneurs.



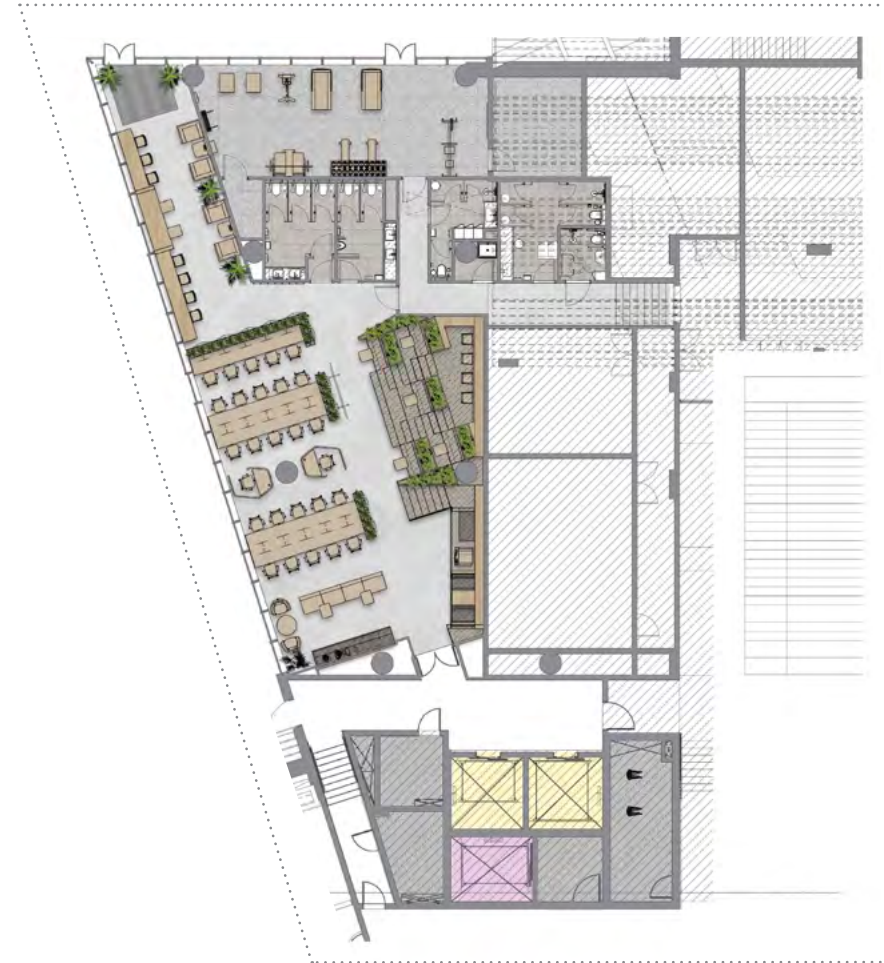
A DEDICATED GYM ACCESSIBLE TO ALL USERS AND RESIDENTS WITH NEW STATE OF THE ART FITNESS EQUIPMENT



INDOOR RESTORATIVE SPACES ARE AVAILABLE FOR VARIOUS CONTEMPLATION AND RELAXATION ON A SINGULAR OR GROUP SPACE BASIS

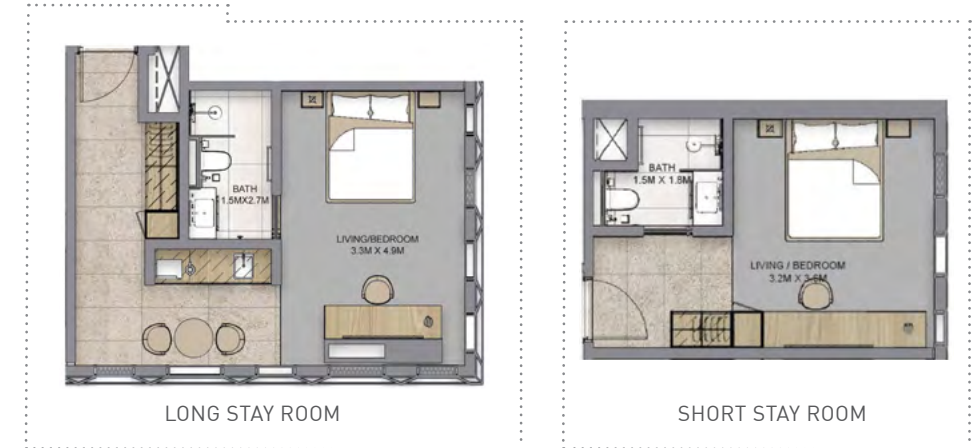


LANDSCAPE DESIGN THAT WILL FEATURE GREEN SPACES, A WALKING TRAIL, AND AN OUTDOOR ALL-SEASON FITNESS ZONE



## SUSTAINABLE CO-LIVING

The residential wing of Co-Lab introduces refreshing living accommodations for residents. Featuring the latest technologies and amenities, these apart-hotel rooms give residents the opportunity to have a comfortable stay, while their workspace is located just a few steps away.









# OFFICES

The Link is the latest addition to Masdar City's legacy of sustainable office design. The Link offices prioritize providing tenants with world-class professional spaces that align with the best international workplace standards, all at the heart of the City's pioneering urban community.





# RESIDENTIAL

The Link residence meticulously combines sustainability and well-being to create an environmentally conscious living space. The design builds upon the principles of healthy living and provides modern amenities such as private and shared terraces and kids playground.

The residential roof terrace is designed as a swimming pool deck, and is partially shaded to create a comfortable environment.







## EVENT SPACE

The Multi-Use Hall and Visitor Center in The Link boast a flexible space designed to host exhibitions, sporting events, and live performances as well as retail areas and a restaurant. The flexible auditorium seats 300 and features the latest state-of-the-art technology and equipment.

The Visitor Center brings to Masdar City an interactive exhibition space with display areas, lounges, and retail pop-up spaces. A VIP Majlis is provided for added comfort and serviceability.

The Multi-Use Hall features a retail area at ground level and a restaurant on the first floor with balcony seating.









# COMMUNITY AND RETAIL

The Link builds on the social foundations laid down by Masdar City, creating a diverse and active community for all demographics. Tenant and visitor wellness, sustainability, accessibility, and health are at the heart of The Link.

The Link features two plazas that provide large, open, and flexible space for large-scale events. A large solar canopy provides shaded comfort for outdoor seating.

Courtyards are abundant in The Link, creating not only a spill-out location for meetings but also a place for external collaboration. Fitness zones are incorporated into The Link's courtyards and include a range of fitness equipment for all levels.

The residential courtyard provides a vibrant space for fun and activity. A shaded play area, featuring a climbing area, sensory play equipment, steps, and a trampoline, satisfies children, parents, and caretakers alike. In addition to a wellness zone, The Link will feature a dynamic locale for residents and visitors of the surrounding areas.

The Link features 500 sqm of retail spaces in the HQ building at ground and plaza levels.





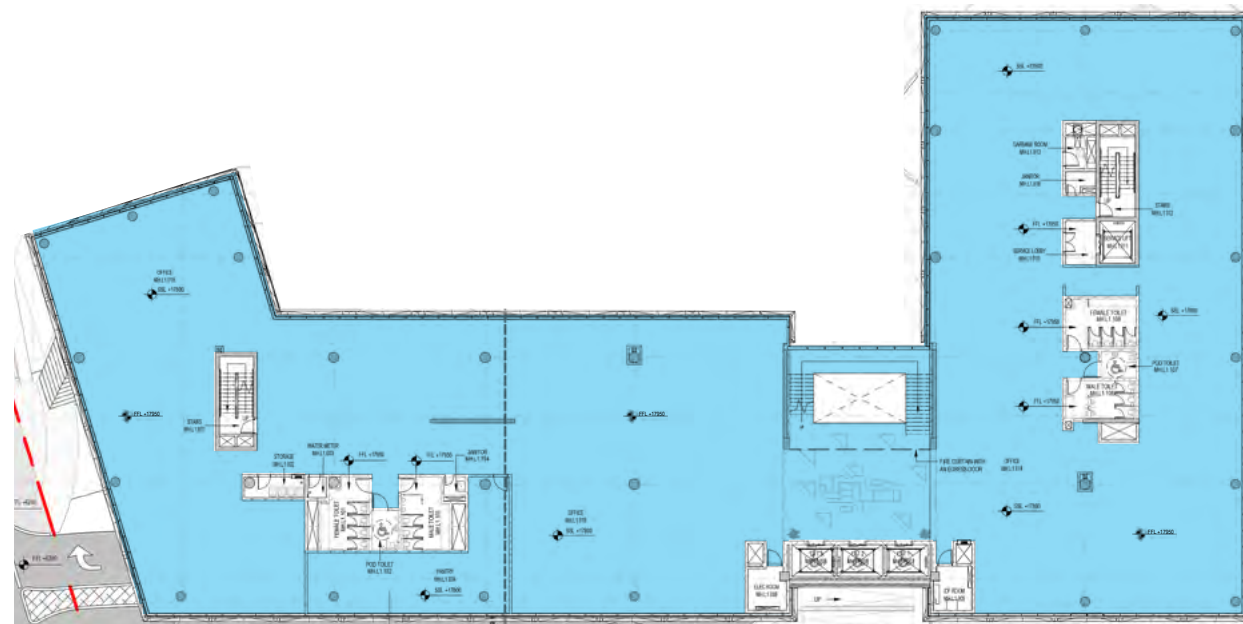
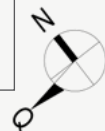


THE LINK MASTERPLAN

**HQ Office**

SAMPLE FLOOR PLAN  
LAYOUT

**LEASABLE AREA**  
2,165 M<sup>2</sup>



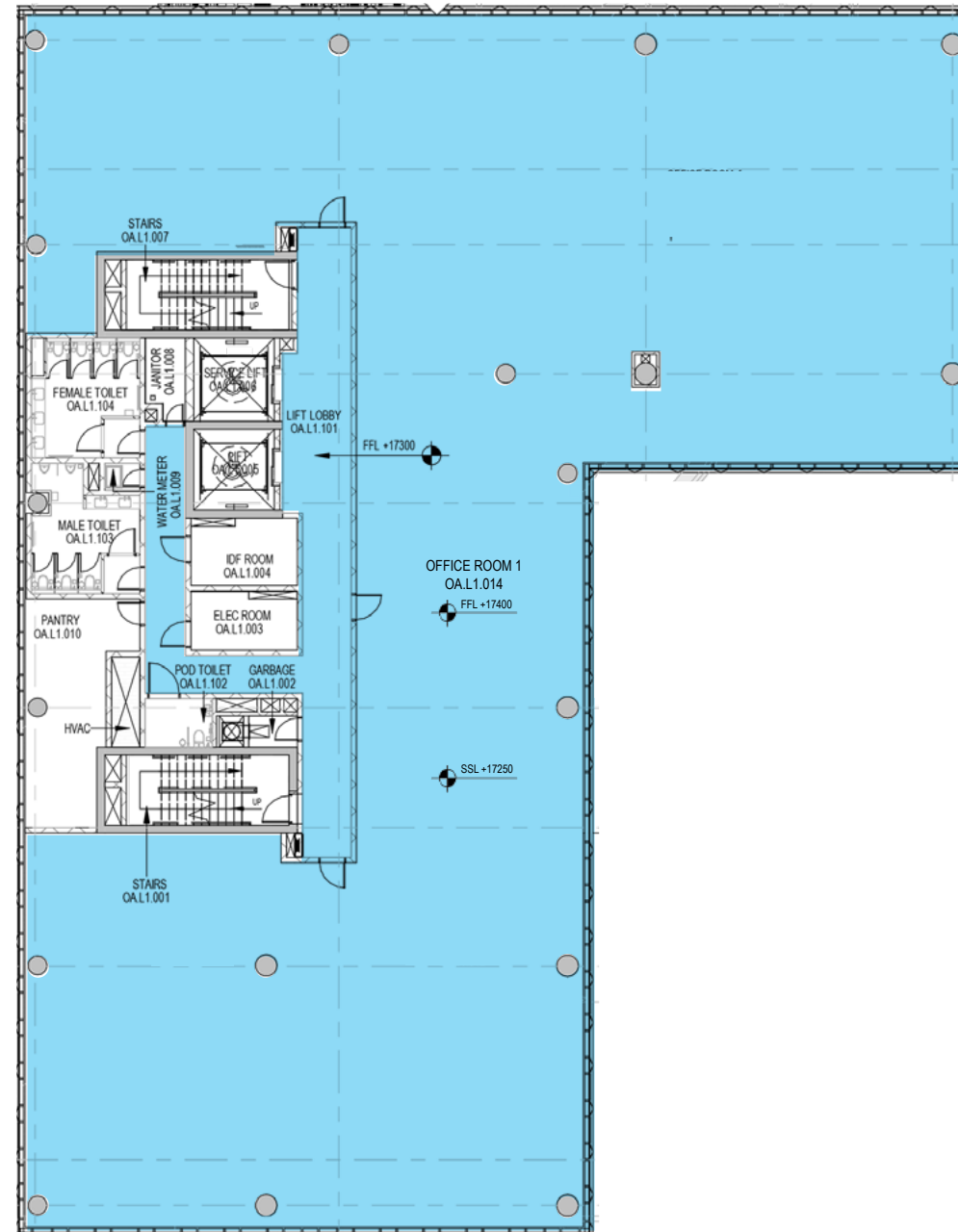
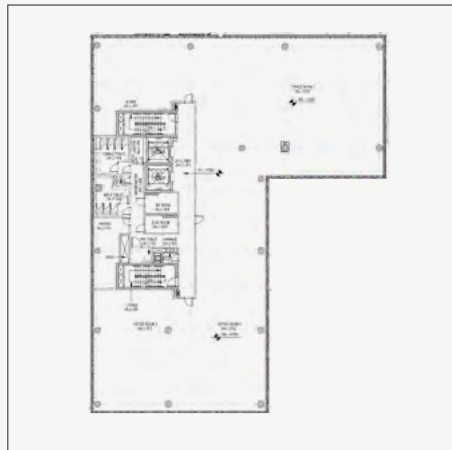


THE LINK MASTERPLAN

## OFFICE A

SAMPLE FLOOR PLAN LAYOUT

**LEASABLE AREA**  
1,008 M2

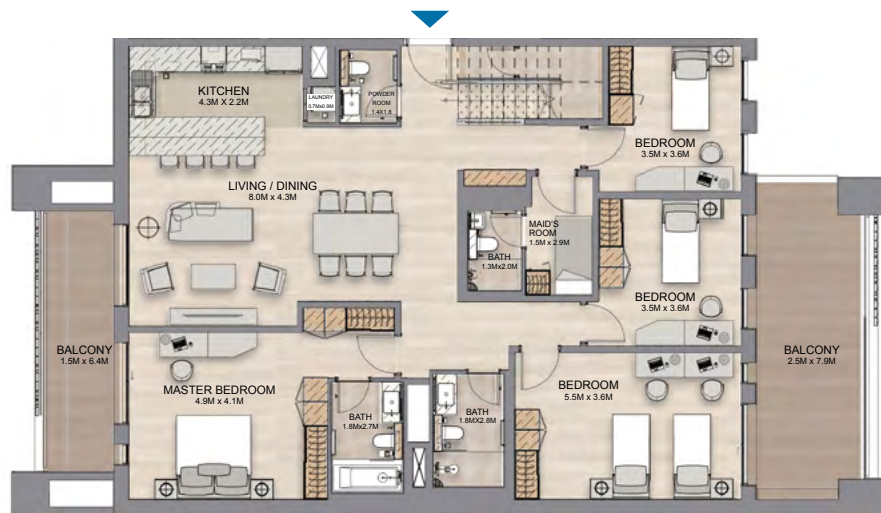




THE LINK MASTERPLAN

## RESIDENTIAL

SAMPLE FLOOR PLAN LAYOUT



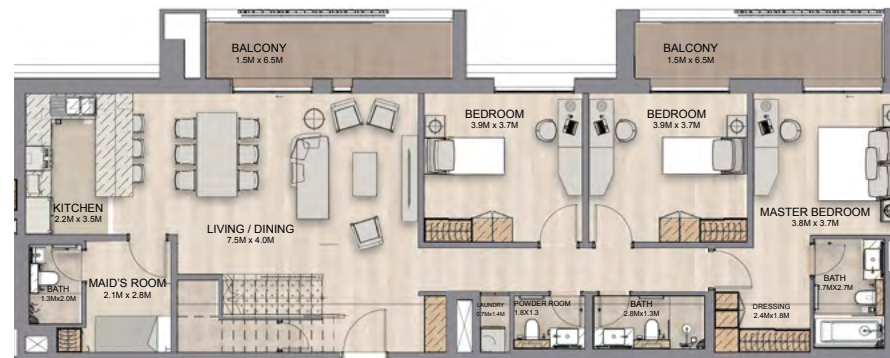
### RESIDENTIAL - 4 BEDROOM

TYPE - A - WITH STAIRS  
UNIT NOS. - 1 | LEVEL - 4

**SUITE AREA:** 162 M2 / 1,743 SQ.FT.

**BALCONY AREA:** 30 M2 / 323 SQ.FT.

**TOTAL AREA:** 192 M2 / 2,066 SQ.FT.



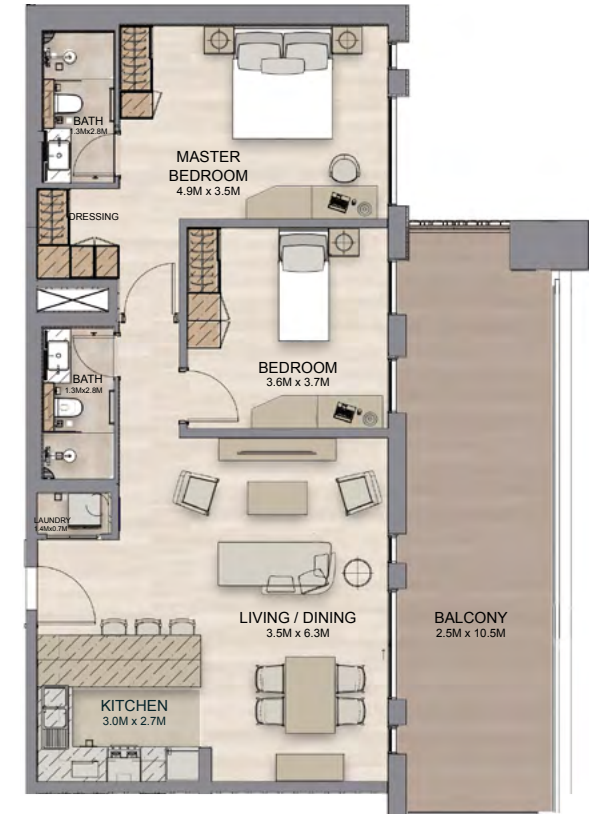
### RESIDENTIAL - 3 BEDROOM

TYPE - A  
UNIT NOS. - 2 | LEVEL - 4

**SUITE AREA:** 122 M2 / 1,313 SQ.FT.

**BALCONY AREA:** 18 M2 / 193 SQ.FT.

**TOTAL AREA:** 140 M2 / 1,506 SQ.FT.



### RESIDENTIAL - 2 BEDROOM

TYPE - A  
UNIT NOS. - 8 | LEVEL 1 - 4

**SUITE AREA:** 87 M2 / 936 SQ.FT.

**BALCONY AREA:** 26 M2 / 280 SQ.FT.




**TOTAL AREA:** 113 M2 / 1,216 SQ.FT.

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 THE LINK

MASDAR  
CITY 