



**Dubai
Investments
Park**
A N G O L A

**Powering Economic Growth & Sustainability
In
Africa's Next Business Hub**

About DIP Angola

- **Dubai Investments Park Angola** is an exceptional mixed-use development operated by **Dubai Investments International Angola**, a wholly owned subsidiary of Dubai Investments, a leading investment company listed on the Dubai Financial Market.
- Dubai Investments Park Angola's **unique, self-contained ecosystem** combines **industrial, commercial, and residential** spaces, fostering synergies between industries, nurturing a vibrant community, set to transform Angola's economy.
- The project is an ideal extension highlighting Dubai Investment's caliber in creating highly successful mixed-use development parks like the **Dubai Investments Park (DIP)** model in the UAE.



50

Kilometers
from Luanda

2000

Hectares
Spread

140K

Workforce
Prospects

200K

Residents
Prospects

Dubai Investments Park (DIP) , UAE

Dubai Investments Park is Dubai Investments' flagship project in the UAE. Spread across 2,300 hectares (with 1,700 hectares leasable area), Dubai Investments Park (DIP) is a city within a city offering world-class infrastructure and outstanding facilities and services



Warehouse, Factories & Industrial Facilities	645
Residential & Staff Accommodation Buildings	313
Office Buildings	25
Showrooms	18
Schools	6
Operational Hotels	5
Clinics	4
Hospitals	2
Public Parks	2

4200+

No of Tenants

60%

Industrial

32%

Residential

8%

Commercial

Why invest in DIP Angola?



STRATEGIC LOCATION:
Angola is a gateway to the continent



HOSPITALITY AND TOURISM:
Eco, adventure tourism, and wildlife are identified as strategic commitments



STABLE GOVERNMENT:
Economically diversified, stable and attractive environment for investors.



ABUNDANT NATURAL RESOURCES:
Rich in oil, diamonds, gold, copper, and iron ore.



INDUSTRIAL MARKET:
At pre-industrial stage, offering high potential for large-scale industries



ACCESS TO A LARGER MARKET
Direct access to large markets like DRC, Ghana, Nigeria and Niger.



INVESTMENT INCENTIVES:
Investor-friendly tax incentives and streamlined business registration by Govt

3rd
IN SUB-SAHARAN AFRICA.



31
MILLION



GDP OF
\$67.4



1,246,700
km²

Location



PRIME LOCALE

Project site is in Dande Municipality, Bengo Province, 50km from Luanda's city and 33km west of the provincial capital, Caxito.



NATURAL ALLURE

Host 3km of captivating coastline and 2km of pristine beach

Project Phases

DIP Angola, a distinguished mixed-use development

300 Hectares of Land
Developments

100 Hectares
Golf Course

PHASE ONE:
Laying the Foundations

COMMERCIAL



OFFICE SPACES



SHOPPING MALL

INDUSTRIAL



INDUSTRIES



WAREHOUSES

RESIDENTIAL



APARTMENTS



VILLAS

PUBLIC FACILITIES



HOSPITALS



SPORTS FACILITIES



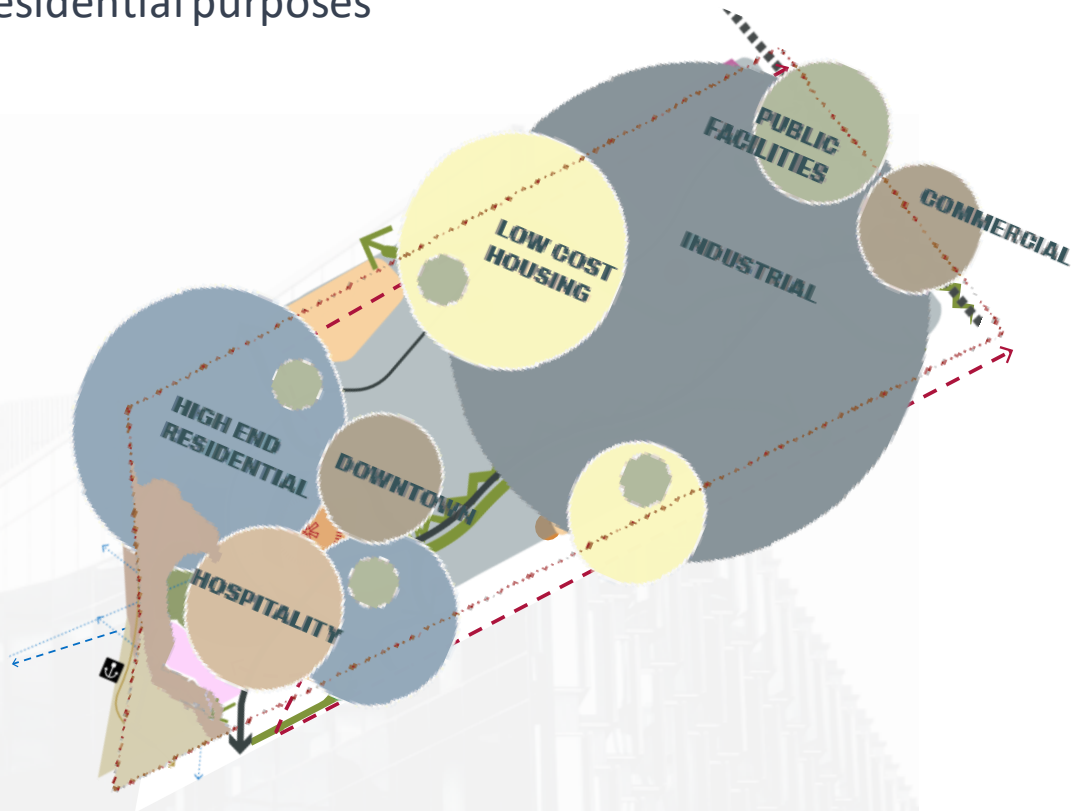
INSTITUTIONS



GREEN PARKS

Zones

Holistic approach to environmental preservation through Strategic zoning for industrial, commercial, and residential purposes



NORTHERN CLUSTER-INDUSTRIAL ZONE

Hosting the EN-100 road with R&D, worker residences, and a commercial gateway.



HOSPITALITY CLUSTER –RECREATIONAL ZONE

18-hole golf course, premium residences, and top-tier hospitality



COMMERCIAL ZONE

Offering flexible office, showroom, and retail spaces for businesses



GREEN ZONE

An environmental strategy enhancing biodiversity.



SOUTHERN CLUSTER - RESIDENTIAL ZONE

Beachside living, luxury villas with budget-friendly homes

Transport & Infrastructure

DIP Angola's transportation network provides connectivity

PRIMARY ACCESS

Primary roads (36m RoW) connect residential and industrial zones to EN100-1.



SECONDARY ACCESS

Secondary (19m RoW) and tertiary roads (16m RoW) manage traffic in sub-zones and mixed-use areas.

IMPROVED CONNECTIONS

Upgrading the Panguila track enhances Luanda access via links to EN100-1 and Second Ring Road.



PEDESTRIAN AND CYCLIST

Every road, primary and secondary, has separate cycling lanes, and off-road pedestrian-bike pathways

LOCAL ACCESS

Local roads (12m RoW) ensure access in upscale residential spaces.



STRATEGIC RAIL CONNECTION

Rail connection, synchronized with Dande Municipality's plan, ensures access to stations near DIP Angola

Environment & Sustainability

- DIP Angola is setting a new standard in sustainable development, integrating cutting-edge environmental practices with a future-proofed master plan.
- Alignment of the project with the Ministry of Environment's regulations to ensure environmental protection and conservation
- Adheres to the United Nations Sustainable Development Goals (SDGs)
- Integrates renewable energy, smart water management and other sustainable initiatives



Environment & Sustainability

Innovative in Landscaping

Factors in site contours, waterways, floodplains, infrastructure, and economic demand, bolstering the natural environment

Dynamic green network

Creates a network of open, green spaces for flood control, urban cooling, and promoting active, healthy lifestyles.

Tailored Green Spaces for All

Offers diverse landscape types, encompassing habitats, buffer zones, parks, playing fields, and amenity spaces

Native and Adaptive Planting

Using a blend of native and adaptive plants suited to local conditions, we create resilient, aesthetically pleasing buffers for all seasons

