

ئەربىل ئەشىنىو
ERBIL AVENUE



ئەربیل ئەشینو
ERBIL AVENUE





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 ERBIL AVENUE



REDEFINING URBAN EXCELLENCE



THE WORLD'S MOST COVETED BRANDS BROUGHT STRAIGHT TO YOU







OPENING REMARKS

وتارى سەرەتايى

كلمة الافتتاح

Welcome to Erbil Avenue, a landmark development that redefines luxury in the heart of Erbil, Kurdistan. Situated near the airport and directly opposite the prestigious Erbil Hills, this premier destination for luxury shopping, fine dining, and vibrant entertainment combines state-of-the-art facilities with unparalleled architectural design. As an iconic hub for commerce, culture, and community life, Erbil Avenue offers a unique and enriching experience for all who visit.

بەخېرىيىن بۇ ئەربىل ئەفنىيو، گەشەسەندىيىكى گرېنگ كە دووبارە پىناسەي خۇشگوزەرانى دەكاتەو لە ناو جەرگەي شارى ھەولېر، پايتەختى كوردستان. ئەم شوپنە سەرەككەيە دەكەوئە نەزىك فرۆكەخانە و راستەوخۆ بەرامبەر ئەربىل ھېلسە، ئەم شوپنە جېمەبەستېكە بۇ بازاركردنى براندە بە ناوبانگەكان و خواردنە جىھانىبەكان و كات بەسەربردىيىكى لە بىر نەكراو، ھەروەھا شوپنېكە بۇ تېپامان لە نموونەي كاري تەلارسازى بى وئە. ناوئەندىكە بۇ بازارگانى و پۇشنىرى و ژيانى كۆمەلەبەت، ئەربىل ئەفنىيو ئەزمووئىكى ناوازە و لە بىر نەكراو پېشكەش دەكات بۇ ھەموو ئەوانەي سەردانى دەكەن.

مرحبًا بكم في أربيل أفينيو، المشروع التطويري البارز الذي يعيد تعريف الفخامة في أربيل، عاصمة إقليم كردستان. يجسد مشروعنا بفخامته وإطلالته الراقية المعنى الحقيقي للرفاهية في أبيه معانيها. يقدم لكم أربيل أفينيو أجواء رائعة مع مجموعة واسعة ومميزة من المحلات التجارية والمطاعم والمقاهي في تجربة فريدة من نوعها في أربيل. وإذ افتخر أربيل أفينيو بهذه السمات المتفردة، فإنه يرحب بكل حفاوة بضيوفه لحوض غمار تجربة مميزة في جميع تفاصيلها. يقع موقعنا بالقرب من مطار أربيل الدولي، مقابل مشروع أربيل هيلز.

STRATEGIC LOCATION & LEASING OPPORTUNITIES

10
min

From Erbil
International Airport

12
min

From Erbil Citadel
and City Center

15
min

From Sami
Abdulrahman Park

Erbil Avenue is strategically positioned in the dynamic center of Erbil, maximizing its accessibility and visibility. Its proximity to various embassies and consulates makes it a prime spot for security and prestige. Located near the airport and essential urban centers, the site ensures a robust and continuous stream of revenue and high investment returns for tenants. This prime location not only enhances visibility but also underpins the potential for strong revenue streams and high investment returns, making it an ideal choice for tenants seeking high traffic and exclusivity.



شويى ستراتىژى و دەرفەتى بەكرىدان

ئەربىل ئافىنىيو بە شىۋەيەكى ستراتىژى لە ناوھندى جولەى بازىرگانى شارى ھەولېر جىگىر كراوھ، كە وا دەكات زۆر بەرچا و بىت و گەيشتن پىنى زۆر ئاسان بىت. نزيكىيەكەى لە باليۇزخانە و كونسولخانەى جوراوجۇر، واى لىدەكات بىيئە شويىنىكى سەرەكى بۇ ئاسايش و خۇشگوزەرانىي. شويىنەكە دەكەويئە نزيك فرۇكەخانە و گرىنگىتىن ناوھندەكانى شار، دلنەواپى دەبەخشىت بە گەرانهوھى وەبەرھىنان لە ماوھىەكى كورتدا و بەردەوامى جم و جۇلى بازىرگانى. ئەم شويىنە سەرەكپىيە نەك تەنھا كارەكەت دەخاتە بەر چاوى كىرپاران بەلكو چەندىن بازىرى نوپت بۇ دەكاتەوھ كە دەكرىت بىنە كىرپارى نوپ. ئەمەش واىكردووھ بىيئە ھەلبىزاردەيەكى ناياب بۇ ئەو خاوەن كارانەى بەدواى ھاتوچۇى زۆر و كىرپارى تايبەتدا دەگەرپن.

الموقع الاستراتيجي وفرص التأجير

يقع أربيل أفينيو في موقع استراتيجي في وسط مدينة أربيل الحيوي، مما يزيد من إمكانية الوصول إليه ورؤيته. إن قربه من العديد من السفارات والقنصليات يجعله مكاناً رئيسياً للأمن والهيبة. يقع الموقع بالقرب من المطار والمراكز الحضرية الأساسية، مما يضمن تدفقاً قوياً ومستمرًا للإيرادات وعوائد استثمارية عالية للمستأجرين. لا يعمل هذا الموقع المتميز على تعزيز الرؤية فحسب، بل يدعم أيضاً إمكانية تدفقات الإيرادات القوية وعوائد الاستثمار المرتفعة، مما يجعله خياراً مثالياً للمستأجرين الذين يبحثون عن حركة مرور عالية وحصريّة.



TO BAHRKA

120M RING

TO SHAQLAWA

ERBIL AVENUE

EIA

TO DUHOK

SAMI
ABDULRAHMAN
PARK

CITADEL

TO KOYA

TO MOSUL

TO KIRKUK

RETAIL AND SHOPPING

ECLECTIC RETAILS

Offer curated selection of international luxury brands alongside celebrated local retailers offers a diverse shopping experience that caters to all preferences and styles.

چه ندين بژاردەى نوێ

هەلبژاردەى بەک لە براندە گرانبەها و نۆدەوڵەتییەکان پێشکەش دەکات، شانەشانی براندە ناوڤۆییە بەناوبانگەکان، ئەزموونی کۆمپانی پێشکەش دەکات که هەموو ئارەزووکان و ستایلهکان دەگرێتەوه.

LEASABLE SPACES

Flexible retail units available for leasing, allowing businesses to create bespoke environments that align with their brand identity and customer engagement strategies.

شوێنى بەکریدان

چه ندين يەكەى جياواز، گەورە و بچوک، بەردەستە و ڕینگە بە خاوەن کارەکان دەدات ژیانگەى تايهت دروست بکەن که له گەڵ ناسنامەى براندەکانیان و ستراتیژى و ئامانجەکانیان بگونجێت.

عروض التجزئة الانتقائية

مجموعة مختارة من العلامات التجارية الفاخرة العالمية إلى جانب تجار التجزئة المحليين المشهورين تقدم تجربة تسوق متنوعة تلبي جميع التفضيلات والأنماط.

مساحات قابلة للتأجير

وحدات بيع بالتجزئة مرنة متاحة للتأجير، مما يسمح للشركات بإنشاء بيئات مخصصة تتوافق مع هوية علامتها التجارية واستراتيجيات جذب العملاء.



 ENTRECÔTE
Café de Paris
CHEZ BOUBIER 1930

 STREET
BURGER
GORDON RAMSAY

 CZN
BURAK
WORLD'S
BEST DELICIOUS CHIEF

 STREET
PIZZA
GORDON RAMSAY

 EL & N
LONDON

THE WORLD'S MOST COVETED BRANDS, BROUGHT STRAIGHT TO YOU



CZN Burak

Focusing on the gourmet Turkish breakfast as well as the youth society, CZN Burak aims to bring Turkish cuisine back "in-Vogue". CZN Burak can have many connotations, but at our restaurant, it has just one, "creating an illusion" with its cuisine.

The young audience with fast consumption habits and daily social media use is always in need of an interesting and new consumption product. Among the young people that make up a sizable section of our demographic, CZN Burak is most popular with those who know how to have fun, have refined tastes, and seek out what's fresh and best.



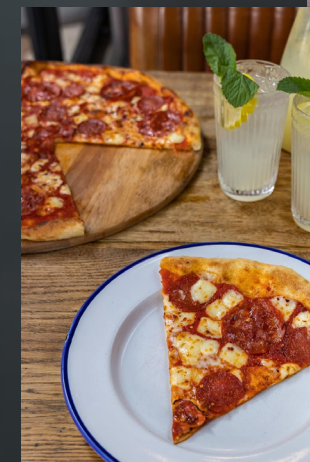
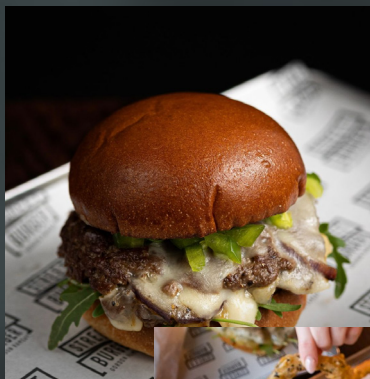
Welcome to Gordon Ramsay Restaurants, a world-renowned collection of dining experiences led by Michelin-starred chef Gordon Ramsay.



The first Street Burger was born in St Paul's, London, United Kingdom, and now we're growing. And nothing can stop us.



Created in London in 2018, Street Pizza offers incredible, bottomless sourdough pizza, served by the slice from dawn 'til dusk, then the party really starts.





Our story started in 1930 in Geneva Switzerland at a restaurant called "Café de Paris" in 26 Rue Mont Blanc where the patron Chef Boubier in 1930 developed the world famous sauce "Café de Paris" named after his restaurant and its recipe is still kept a secret till today.



Our motto is "Toujours Imitée, Jamais Egalée" meaning Always Imitated but Never Equaled. Four generations later, Mr. François Vouillamoz, the current owner of the original Entrecôte Café de Paris Chez Boubier 1930 restaurant in Geneva is the only person in the world who holds the secret of the "Café de Paris" sauce as it was originated in 1930 and he blends it discretely at his kitchen laboratory underneath his restaurant.

EL & N
LONDON

Welcome to EL&N London. Named as the world's most Instagrammable café – the famous café and lifestyle brand began its journey in the heart of Mayfair, London in 2017, elevating the café culture scene with an innovative menu offering, unique interior design moments and the finest speciality coffee.

With over 35 stores dotted around the globe in iconic locations such as Milan, Paris, Dubai and Kuala Lumpur, we have fast become a worldwide sensation.

Our name; EL&N (short for Eat, Live & Nourish) has become associated around the globe for providing the ultimate photogenic backdrops that are Instagrammable, yet distinctively stylish.



PADEL COURTS, PAINTBALL ARENAS & UNLIMITED EVENTS


DYNAMIC EVENTS CALENDAR

Hosts a range of events, from cultural festivals and live concerts to seasonal celebrations and community activities, adding to the location's appeal as a leasing choice.

SPORTS AND RECREATION

Features a state-of-the-art gym, modern padel courts, and paintball arena, catering to sports enthusiasts and families alike.



 ERBIL AVENUE



TIMELESS FAMILY RETREAT

لانەيەكى ئارام بۆ تەواوى خىزانەكەت



ئەربىل ئەفنىو
ERBIL AVENUE



WHY LEASE AT ERBIL AVENUE?

PRIME LOCATION

Situated in the heart of Erbil, near the airport and opposite the luxurious Erbil Hills, offering unmatched access to high-profile clientele.

DIVERSE LEASING OPTIONS

With a broad range of commercial, retail, and recreational spaces, tenants can choose units that best suit their business models.

VIBRANT COMMUNITY HUB

Continuously attracts visitors with its dynamic event lineup, providing endless opportunities for business engagement and growth.

PROJECT COMPONENTS

RETAIL AND SHOPPING

GREEN SPACES & PUBLIC AREAS

CULINARY DELIGHTS

EVENTS & CULTURAL ENGAGEMENT

ENTERTAINMENT AND LEISURE

CORPORATE FACILITIES

LUXURY SERVICES & CUSTOMER CARE

ZONE

ZONE

ZONE

ZONE

ZONE

ZONE

ZONE

A

B

C

D

E

F

O

A1

B1

C1

D1

E1

F1

O1

A2

B2

C2

D2

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F2

O2

A3

B3

C3

D3

E3

F3

O3

A4

B4

C4

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F6

O6

O7

O8

O9

O10

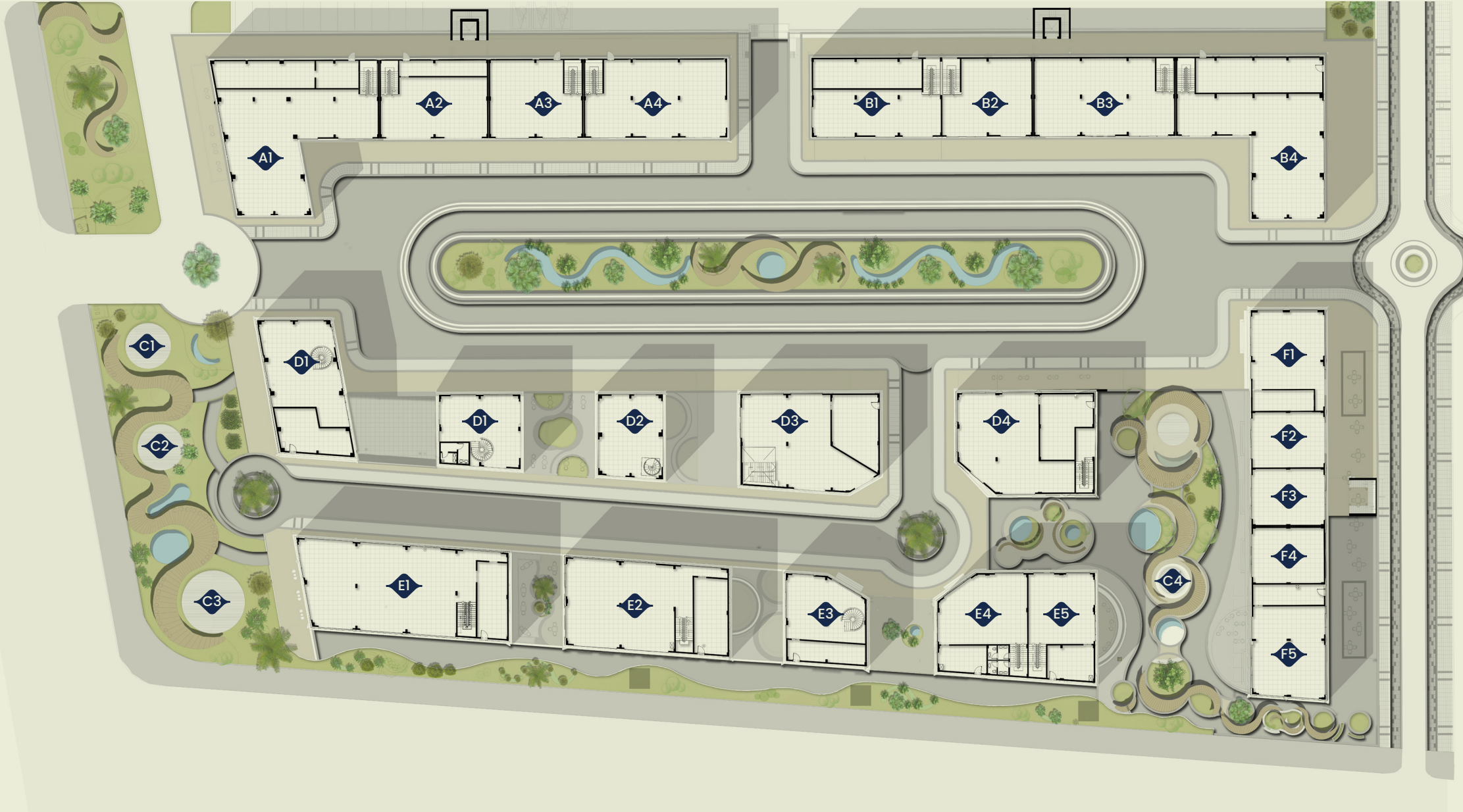
O11

O12

O13

O14

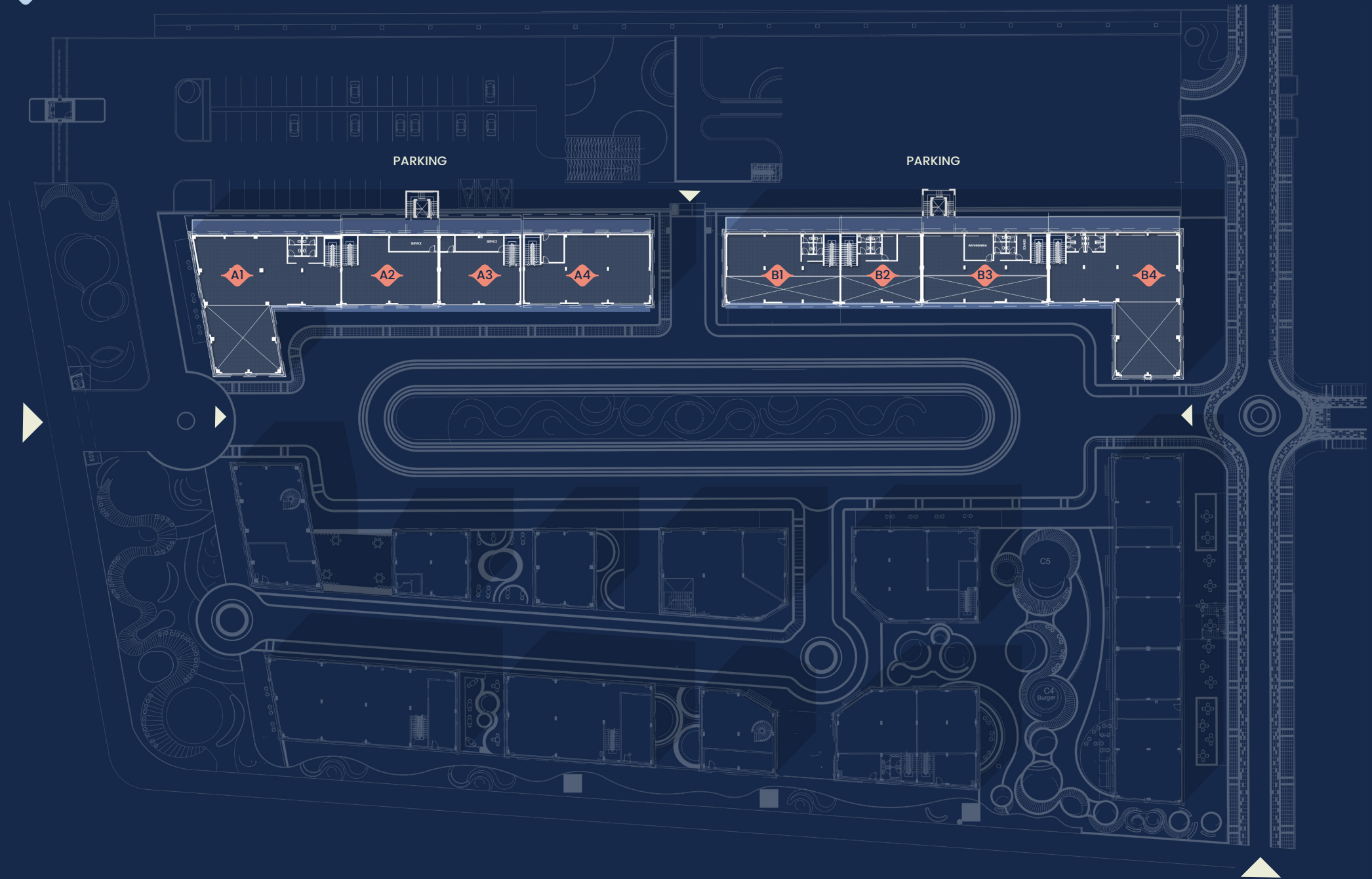
SITEPLAN مخطط الموقع سايتپلانی پروژه



GROUND FLOOR

نهومی زهمینی

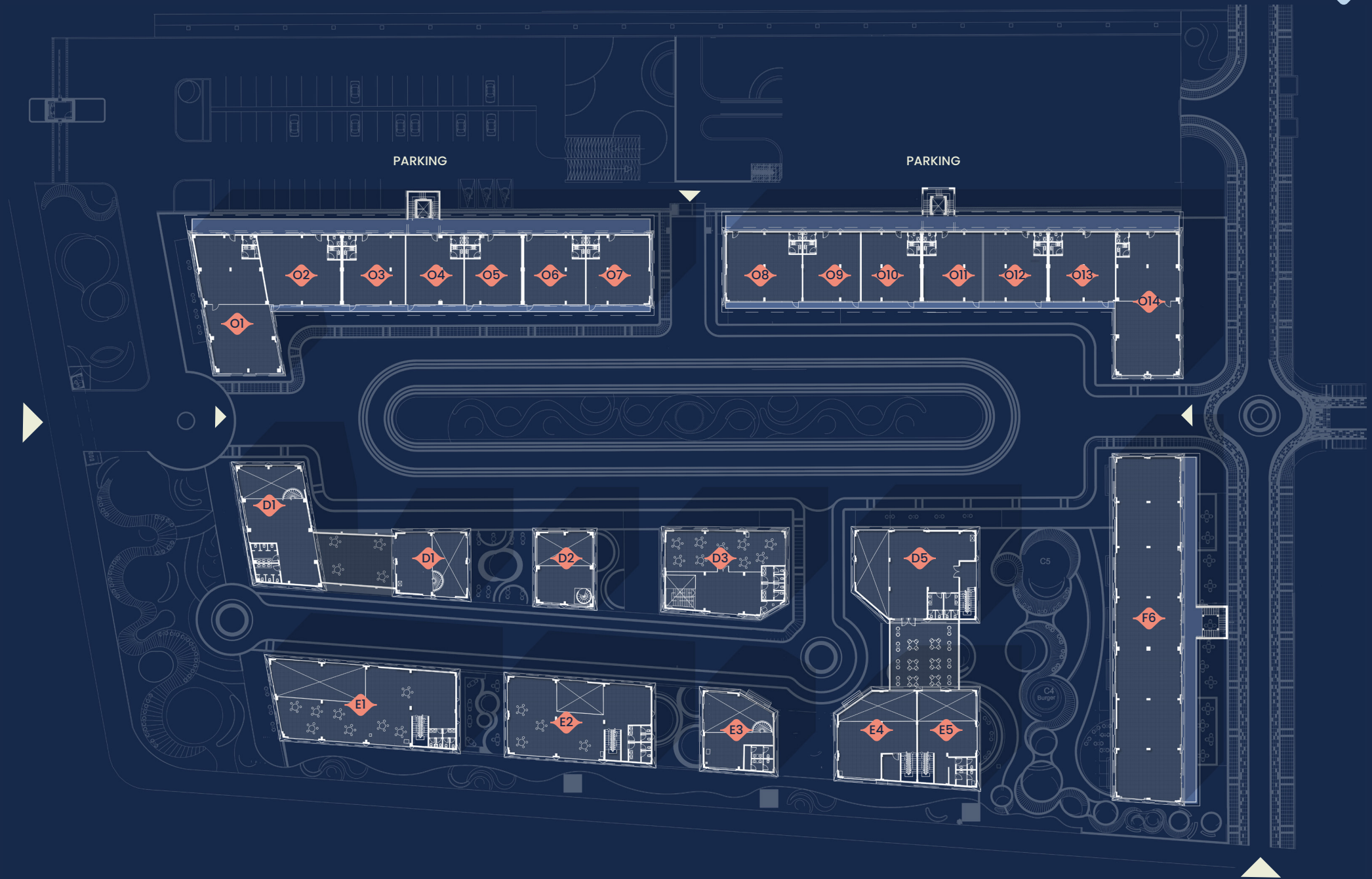
الطابق الأرضي



MEZZANINE FLOOR

نهمۆمی لاوهکی

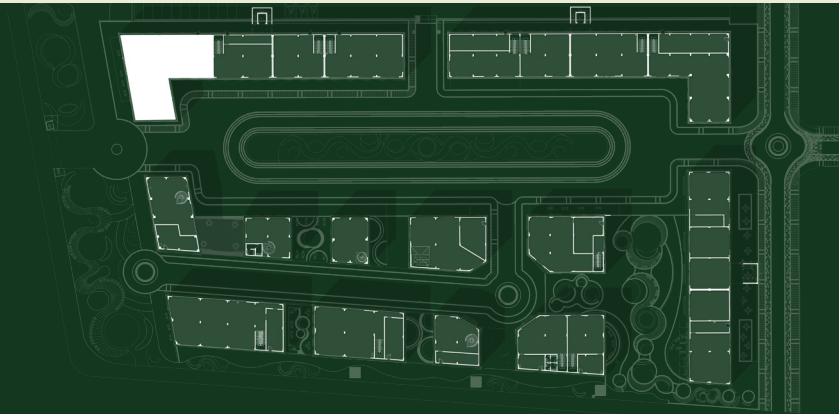
طابق ثانوي



FIRST FLOOR

نهومي يهكهم

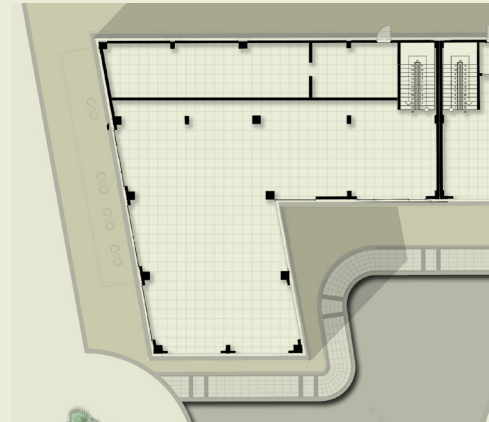
الطابق الأول



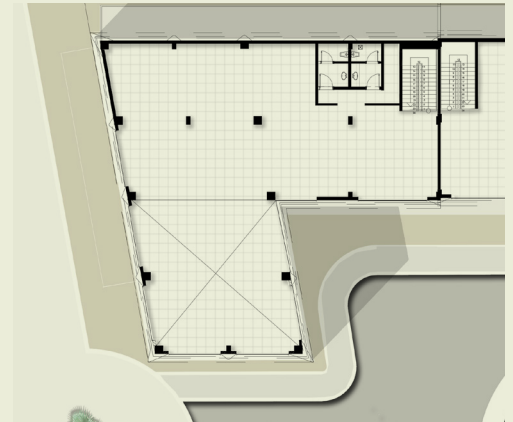
ZONE A

A1

Ground Floor Area (m ²)	374
Mezzanine Floor Area (m ²)	256
Outdoor Area (m ²)	51.76



Ground Floor



Mezzanine Floor

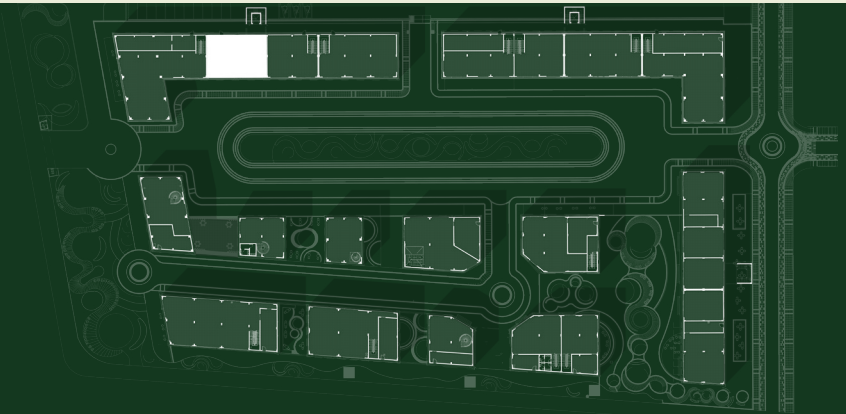
Key Feature

Prime corner unit next to the main entrance offering high visibility.

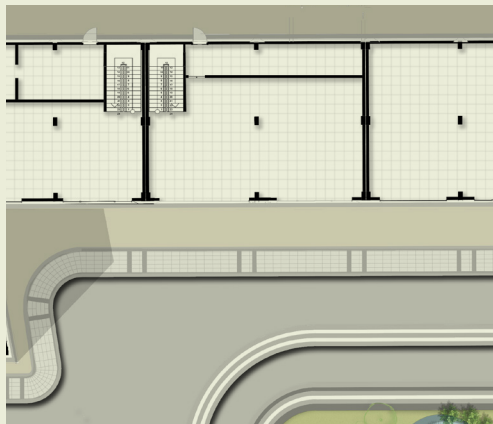
Total Area

681.76

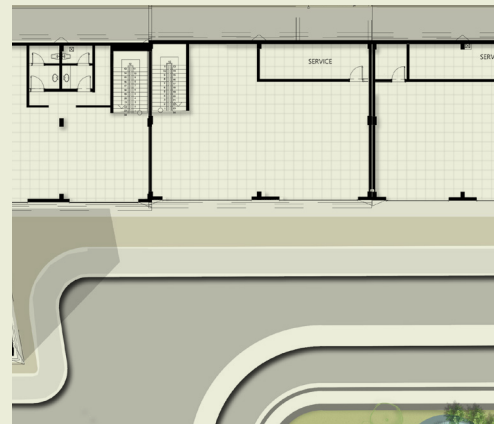
ZONE A A2



Ground Floor Area (m ²)	179.5
Mezzanine Floor Area (m ²)	179.5
Outdoor Area (m ²)	47.25



Ground Floor



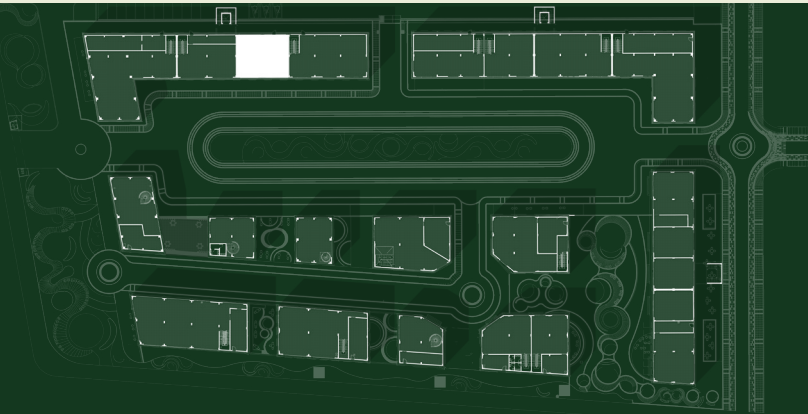
Mezzanine Floor

Key Feature

Next to the main valet entrance, offering high visibility and easy access.



Total Area	406.25
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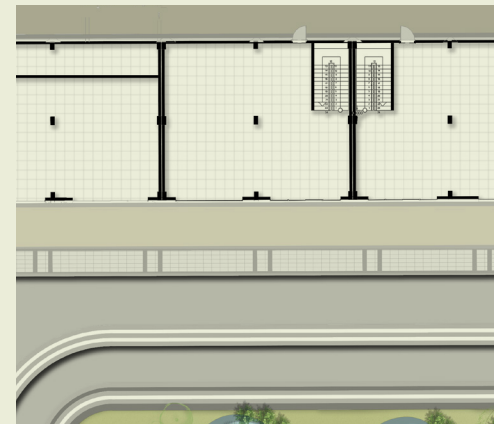


ZONE A

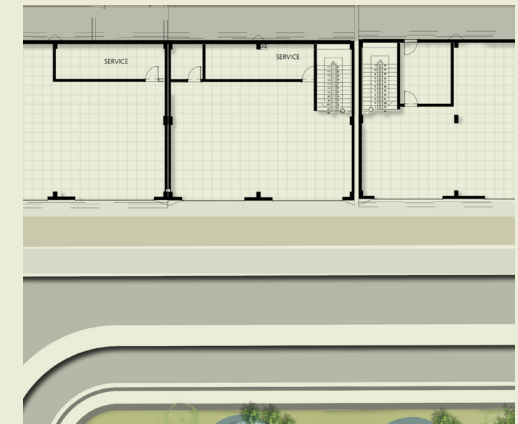
A3

Ground Floor Area (m²) 149.4

Mezzanine Floor Area (m²) 149.4



Ground Floor



Mezzanine Floor

Key Feature

Centrally located with steady foot traffic and close proximity to parking.

Total Area

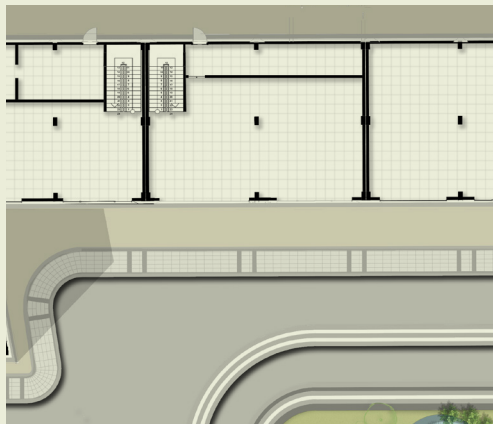
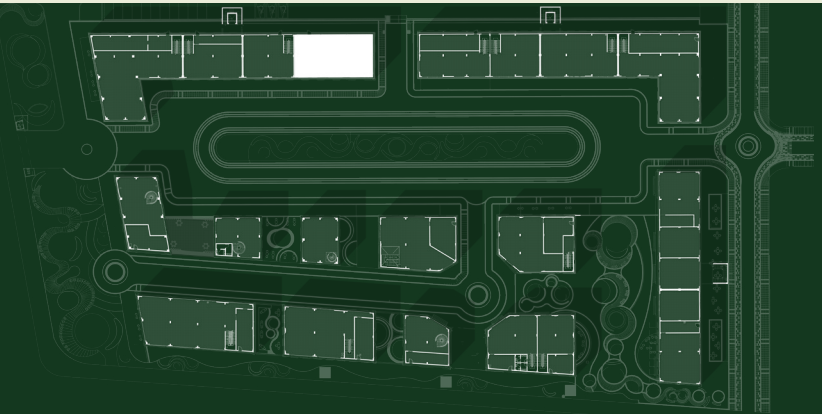
298.8

ZONE A

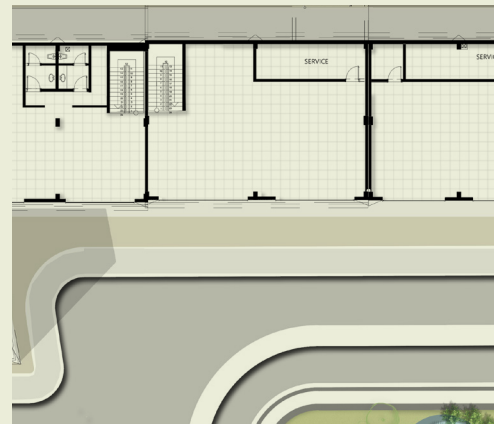
A4

Ground Floor Area (m²) 233.5

Mezzanine Floor Area (m²) 233.5



Ground Floor



Mezzanine Floor

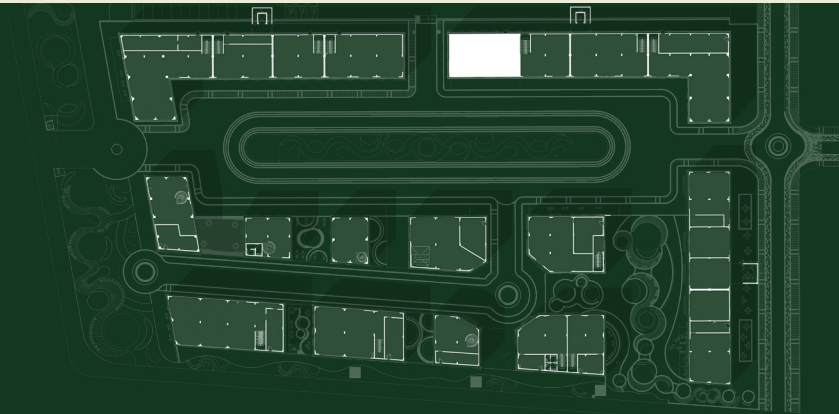
Key Feature

Adjacent to the main parking entrance, benefiting from strong exposure to passing traffic.

Total Area

467





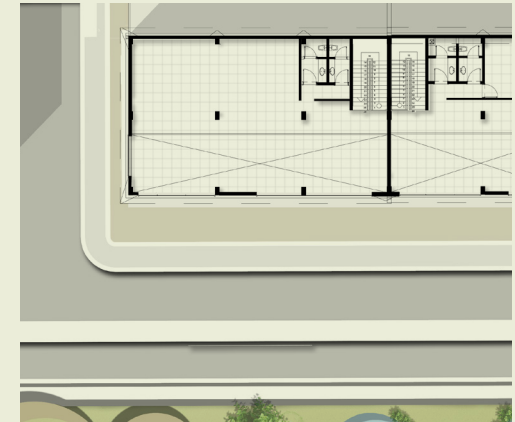
ZONE B

B1

Ground Floor Area (m ²)	210.4
Mezzanine Floor Area (m ²)	134.5
Outdoor Area (m ²)	50.8



Ground Floor



Mezzanine Floor

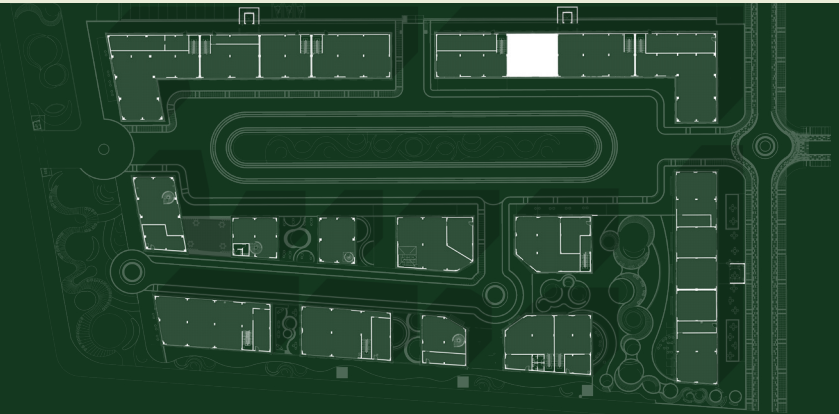
Key Feature

Prime unit positioned next to the main parking entrance.

Total Area

395.7

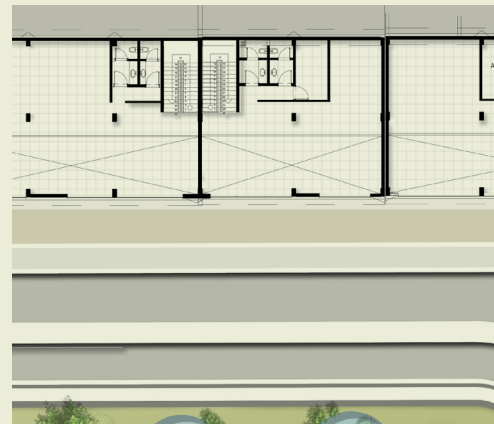
ZONE B B2



Ground Floor Area (m ²)	148.7
Mezzanine Floor Area (m ²)	94.7



Ground Floor



Mezzanine Floor

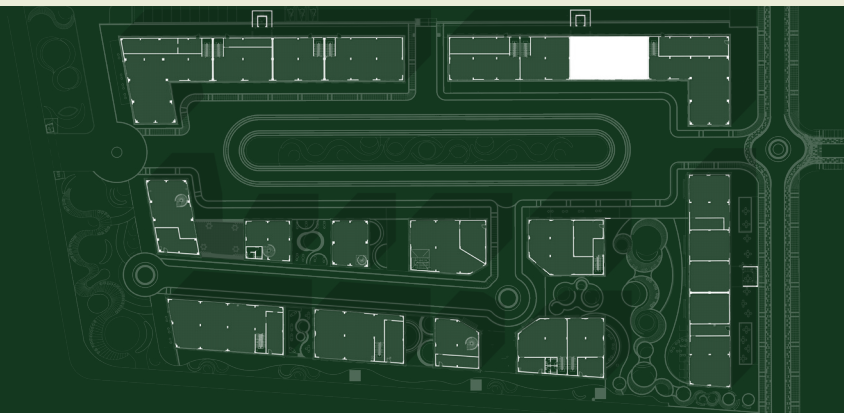
Key Feature

Well-positioned with strong visibility and access to the main footpath.

Total Area

243.4

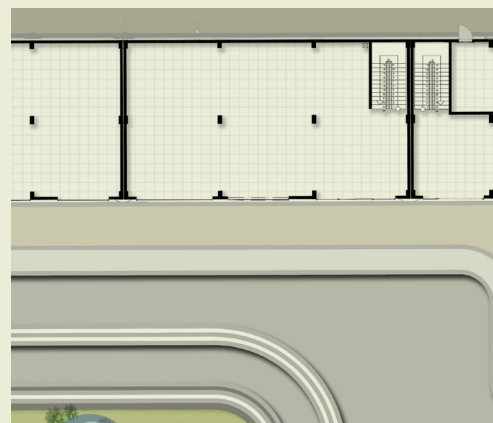




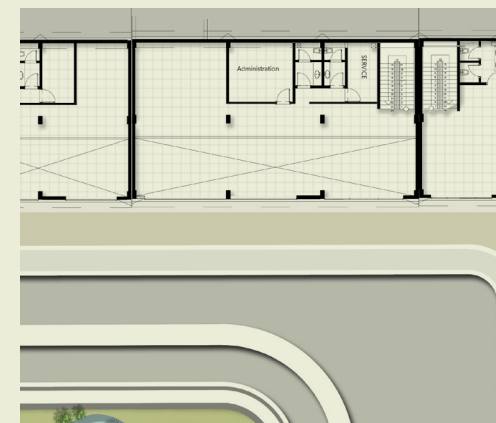
ZONE B

B3

Ground Floor Area (m ²)	230
Mezzanine Floor Area (m ²)	147.3



Ground Floor



Mezzanine Floor

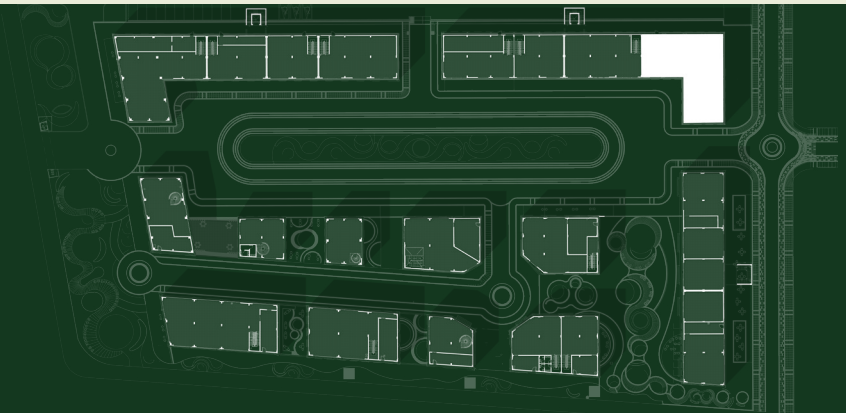
Key Feature

Prime mid-block unit offering high visibility and steady foot traffic from the plaza.

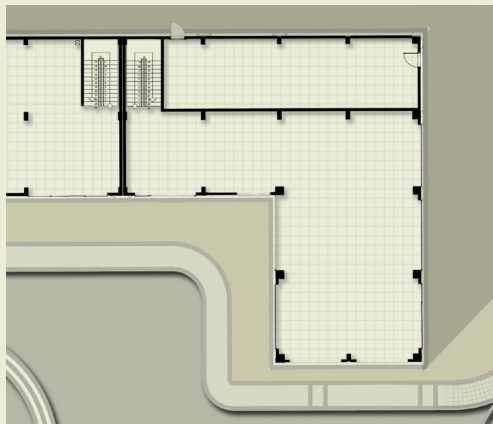
Total Area

377.3

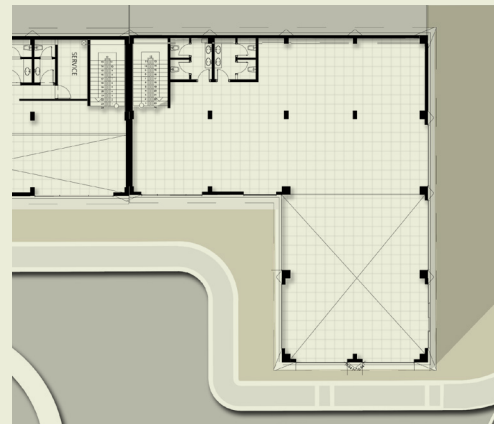
ZONE B B4



Ground Floor Area (m ²)	363.2
Mezzanine Floor Area (m ²)	244.5
Outdoor Area (m ²)	157.2



Ground Floor



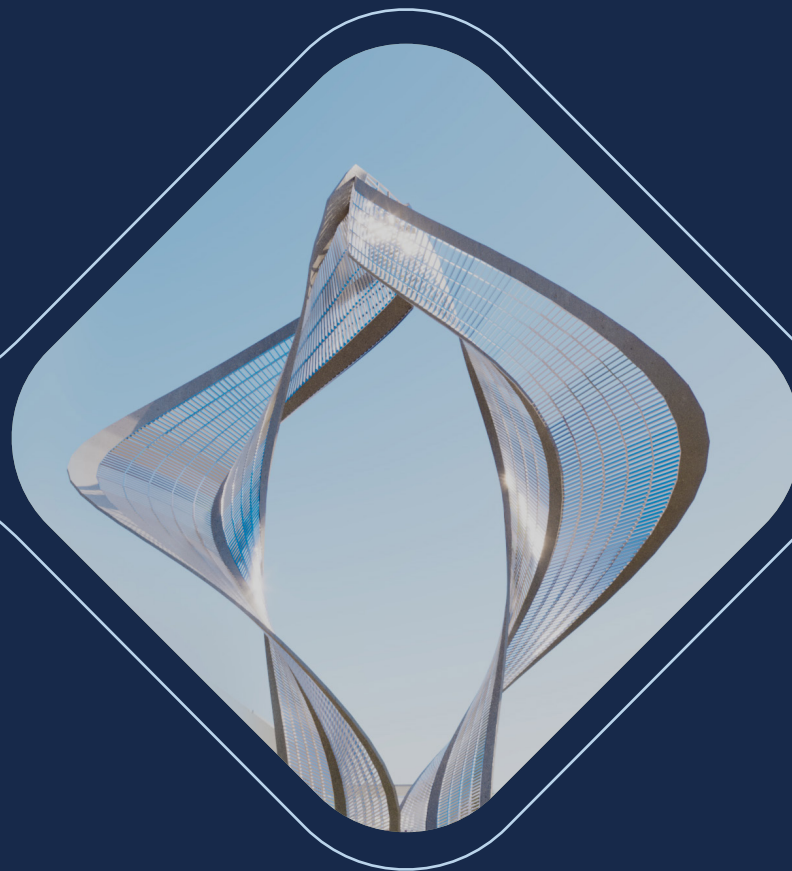
Mezzanine Floor

Key Feature

Prime corner unit with excellent visibility from all directions in the plaza.

Total Area	764.9
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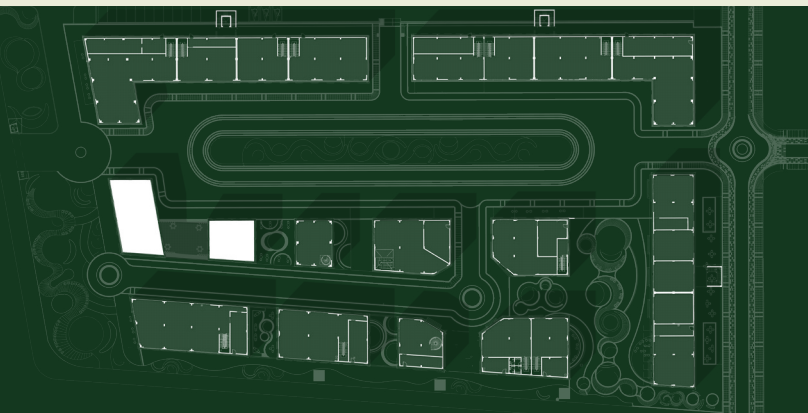




A GLIMPSE *of* ELEGANCE



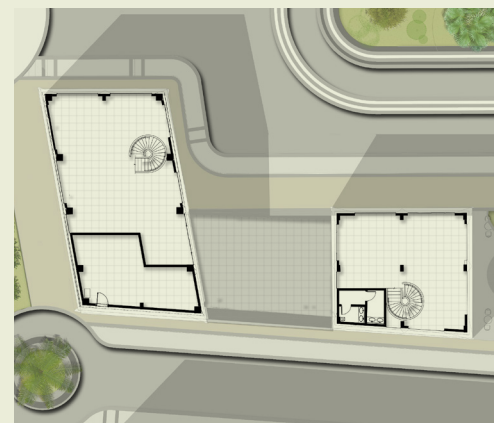
تېروانىنىك بۇ جوانىه كى بى ھاوتا



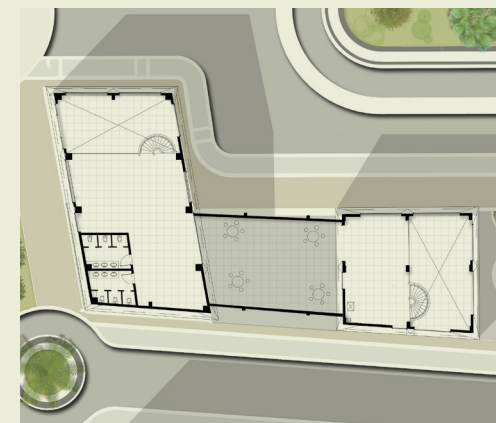
ZONE D

D1

Ground Floor Area (m ²)	315.4
First Floor Area (m ²)	198.2
Outdoor Area (m ²)	154.4



Ground Floor



First Floor

Key Feature

Prime unit adjacent to the main entrance ensuring high visibility and easy access.

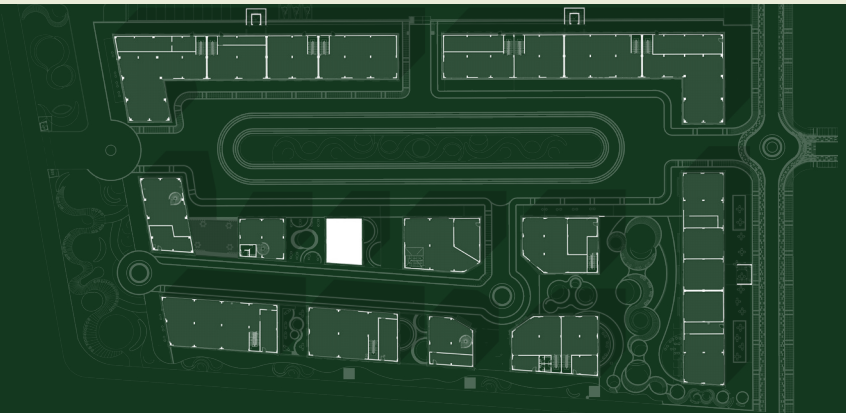
Consisting of two buildings with a bridge and seating area shared between them.

Total Area

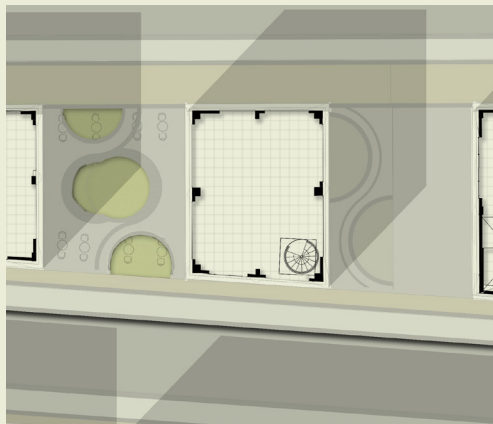
668

ZONE D

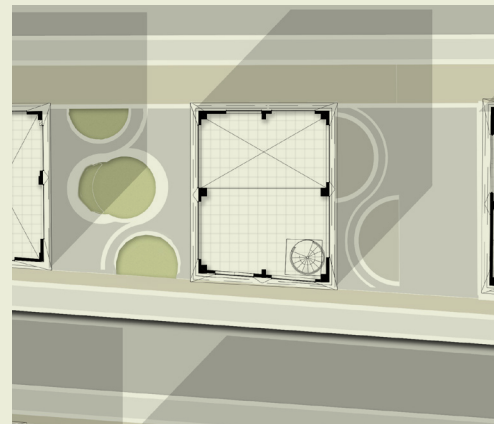
D2



Ground Floor Area (m ²)	124.3
First Floor Area (m ²)	53



Ground Floor



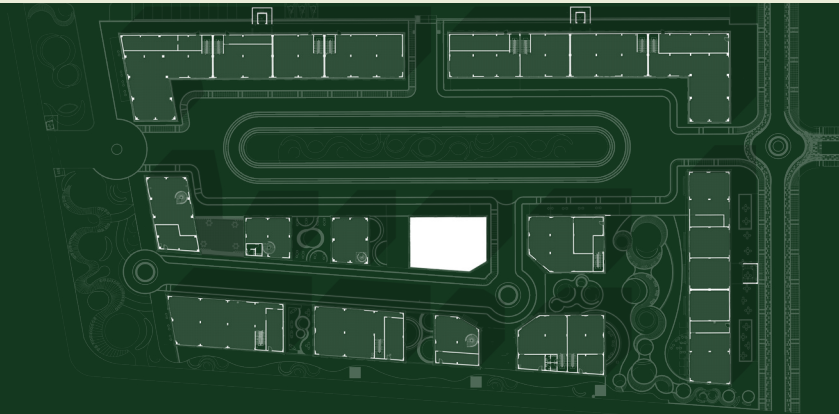
First Floor

Key Feature

Prime mid-block unit with located near landscaped areas offering steady foot traffic.

Total Area	177.3
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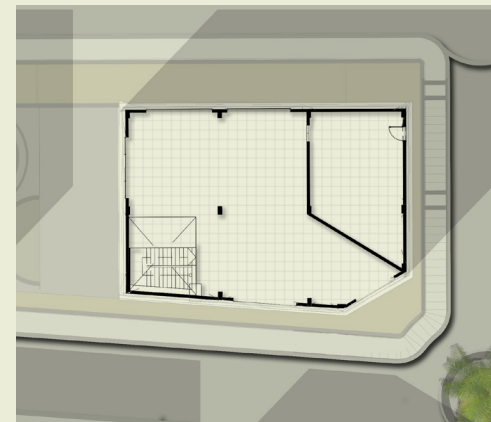




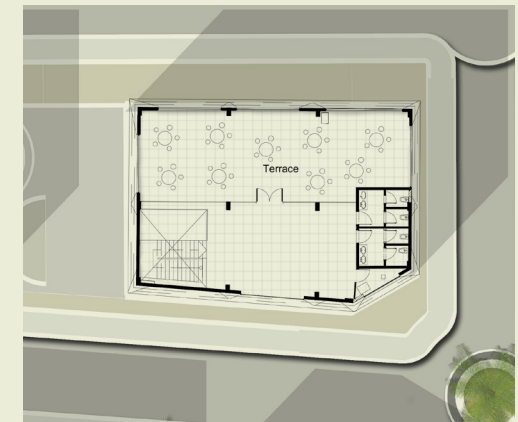
ZONE D

D3

Ground Floor Area (m ²)	284
First Floor Area (m ²)	227.6
Outdoor Area (m ²)	130.7



Ground Floor



First Floor

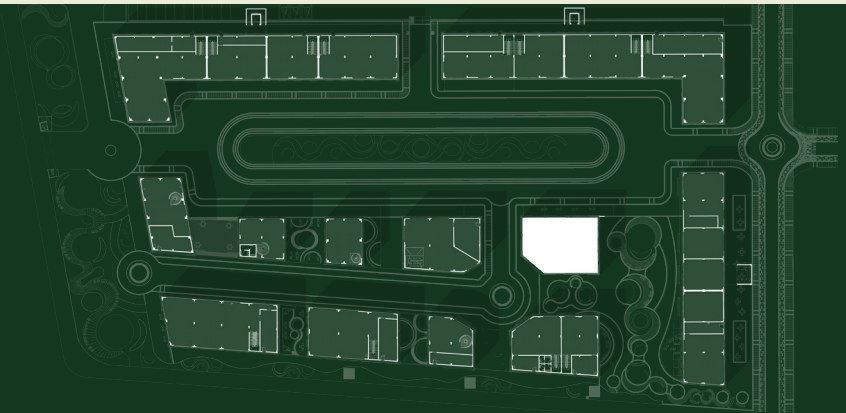
Key Feature

Prime mid-block unit along a main footpath.

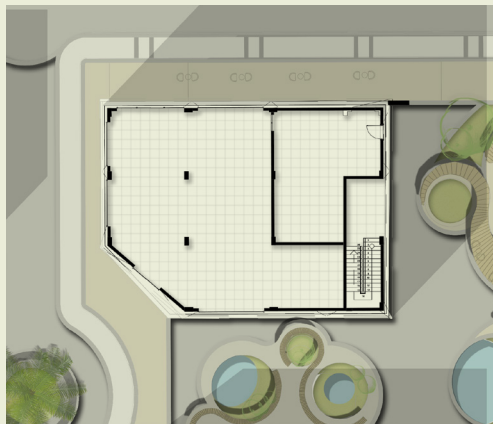
Total Area

642.6

ZONE D D4



Ground Floor Area (m ²)	307.6
First Floor Area (m ²)	343.2
Outdoor Area (m ²)	63.6



Ground Floor



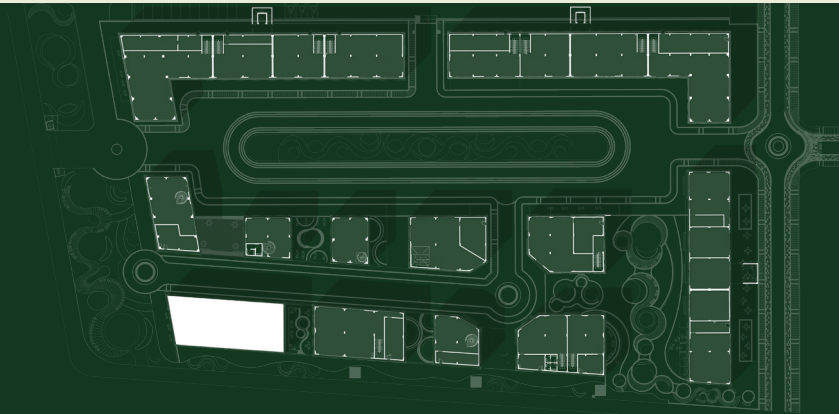
First Floor

Key Feature

Highly visible unit positioned near the valet parking entrance.



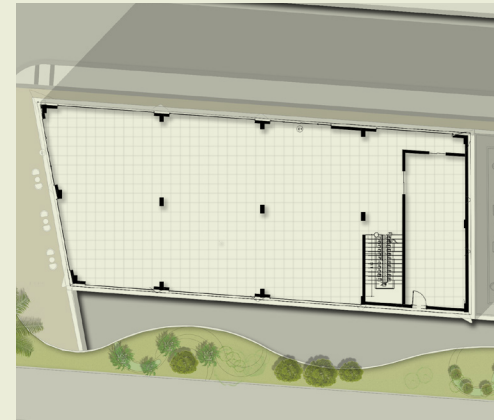
Total Area	714.4
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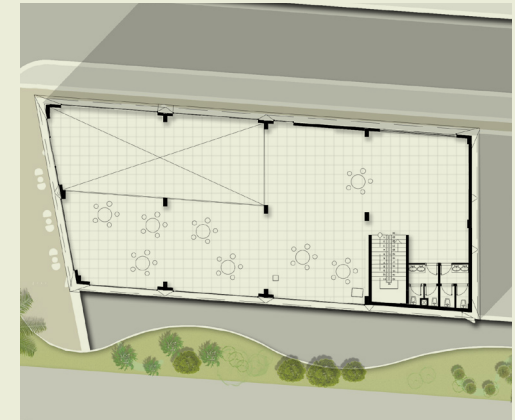
ZONE E

E1

Ground Floor Area (m ²)	402.8
First Floor Area (m ²)	301.6
Outdoor Area (m ²)	36.3



Ground Floor



First Floor

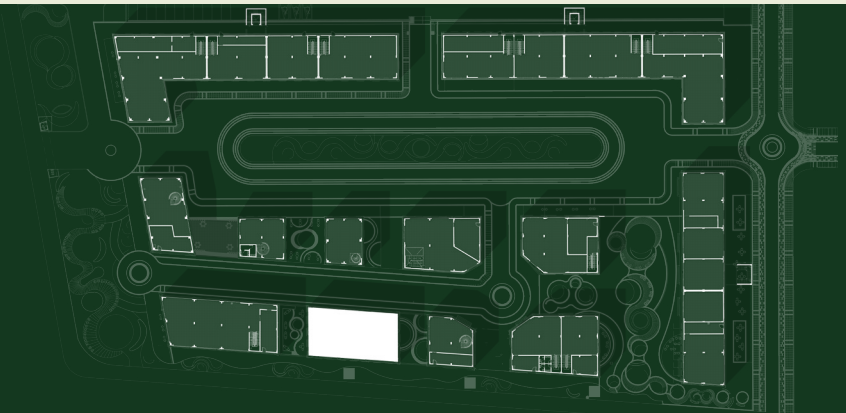
Key Feature

Prime unit with high visibility from Baharka Road and the main valet entrance, attracting heavy foot traffic.

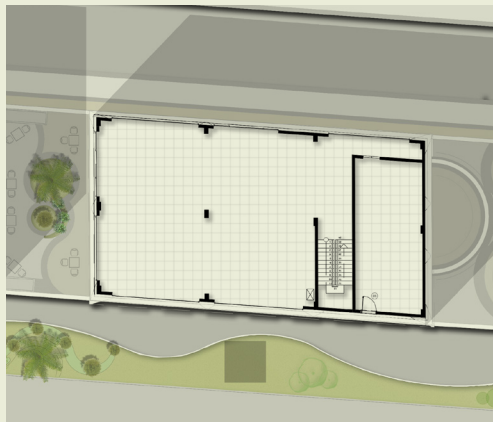
Total Area

740.7

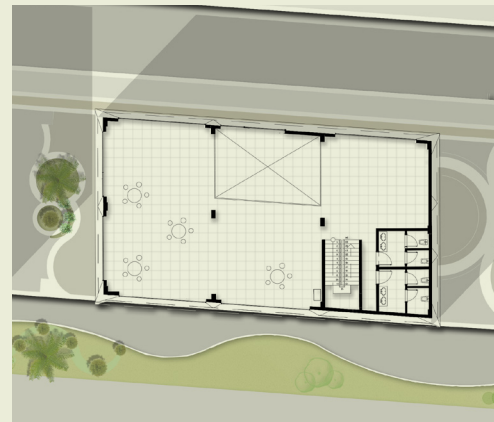
ZONE E E2



Ground Floor Area (m ²)	322.5
First Floor Area (m ²)	254.2
Outdoor Area (m ²)	107.8



Ground Floor



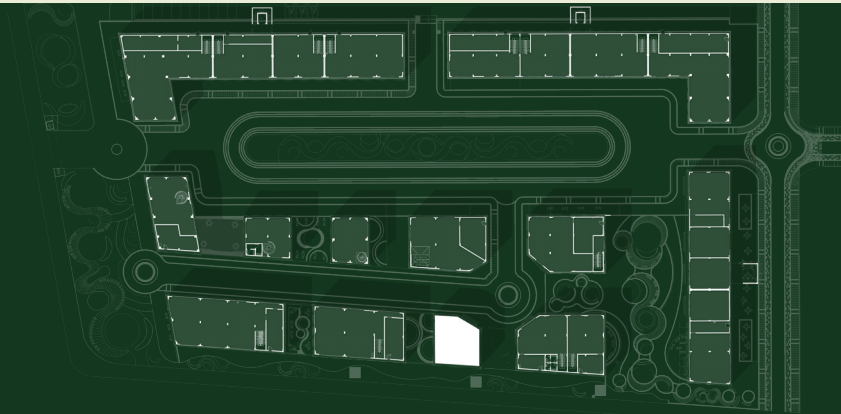
First Floor



Key Feature

High-visibility unit benefiting from foot traffic and proximity to key pedestrian zones.

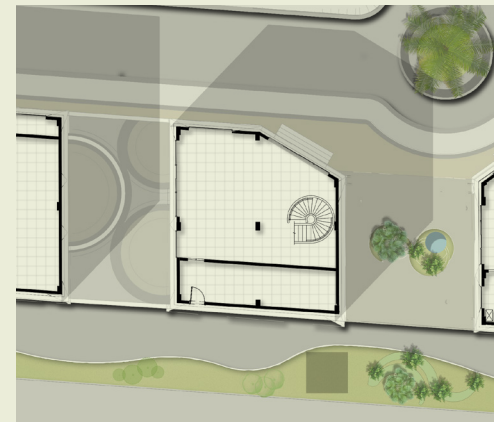
Total Area	684.5
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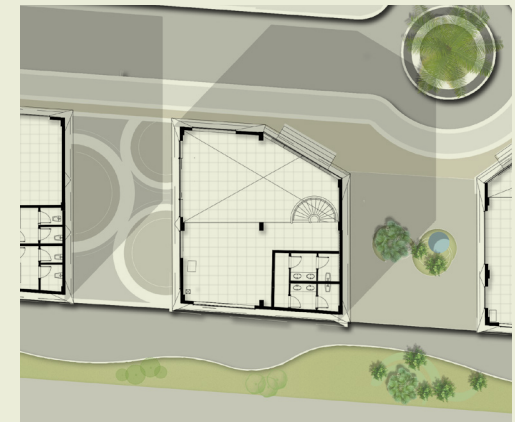
ZONE E

E3

Ground Floor Area (m ²)	134.5
First Floor Area (m ²)	72.4
Outdoor Area (m ²)	102.7



Ground Floor



First Floor

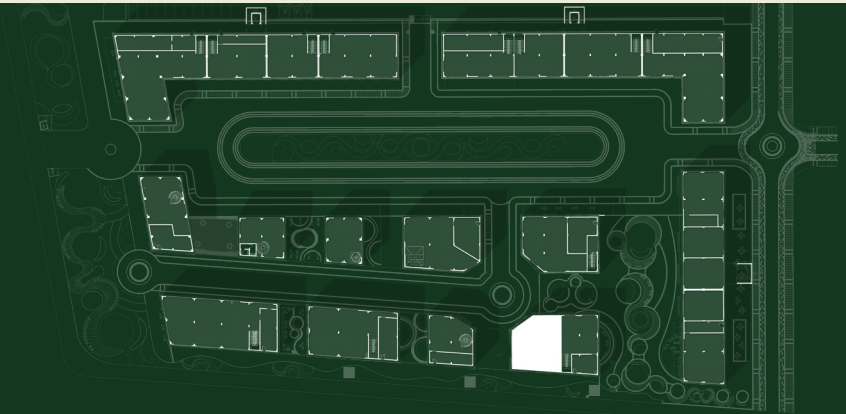
Key Feature

Centrally located near landscaped areas, perfect for brands seeking premium exposure.

Total Area

309.6

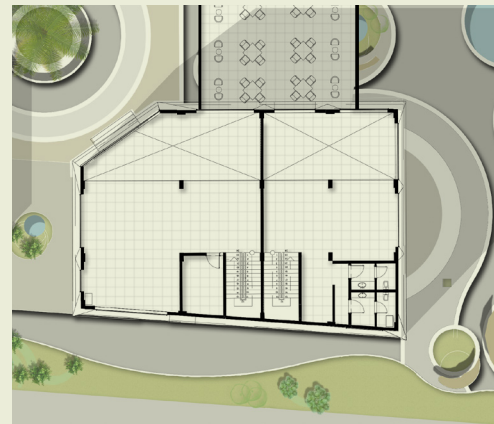
ZONE E E4



Ground Floor Area (m ²)	174.8
First Floor Area (m ²)	193
Outdoor Area (m ²)	105.4



Ground Floor



First Floor

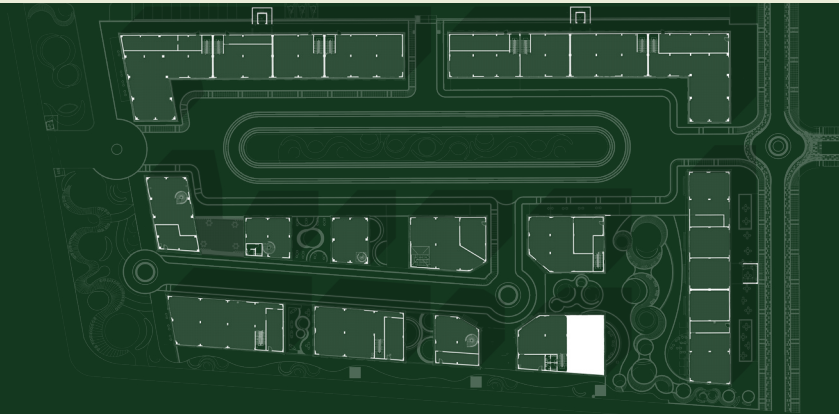
Key Feature

Rear unit offering a quieter, more exclusive setting for boutique retailers.

Total Area

473.2





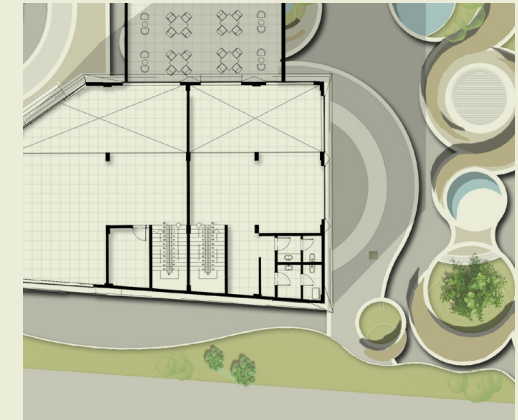
ZONE E

E5

Ground Floor Area (m ²)	147.5
First Floor Area (m ²)	96
Outdoor Area (m ²)	48.3



Ground Floor



First Floor

Key Feature

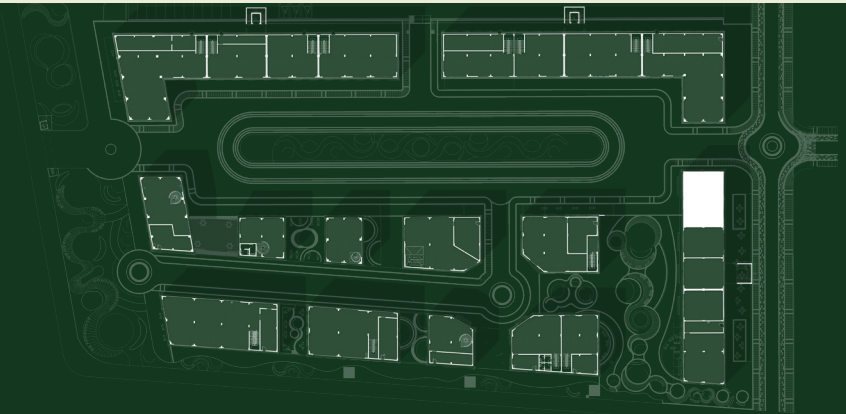
Quieter rear-facing unit, ideal for service-based retailers or boutique shops.

Total Area

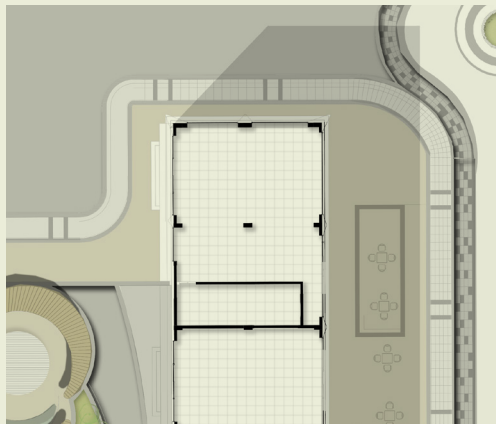
291.8

ZONE F

F1



Ground Floor Area (m ²)	151.4
Outdoor Area (m ²)	88.4



Ground Floor

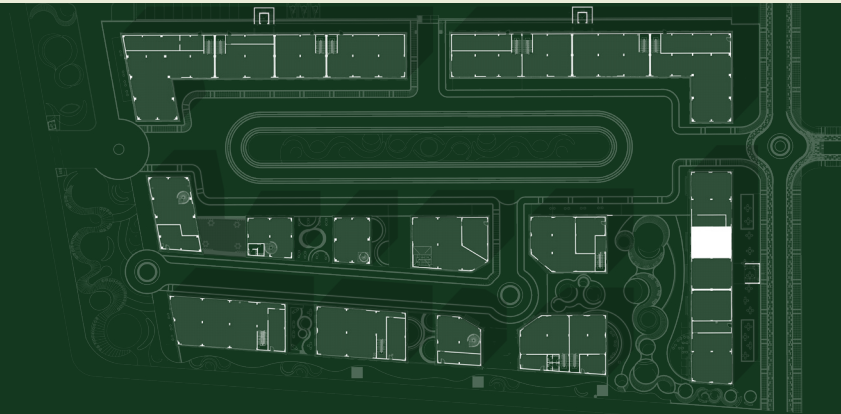
Key Feature

Positioned near the valet parking entrance, ensuring high visibility and easy access.

Total Area

239.8





ZONE F

F2

Ground Floor Area (m²)

83.7



Ground Floor

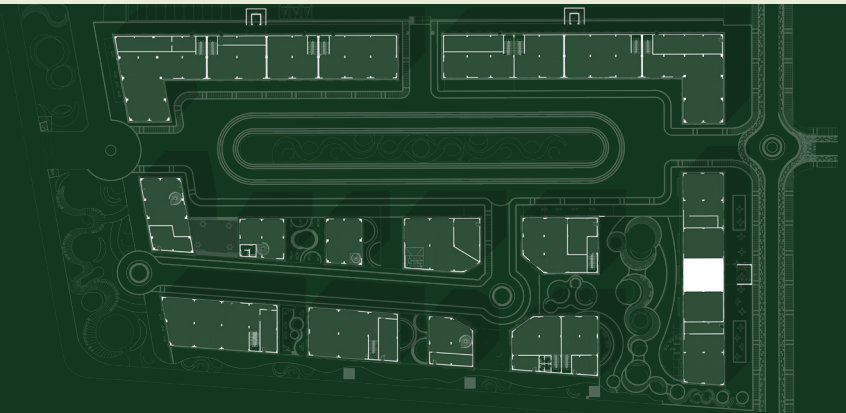
Key Feature

Unit along a main footpath, perfect for brands looking to benefit from steady foot traffic.

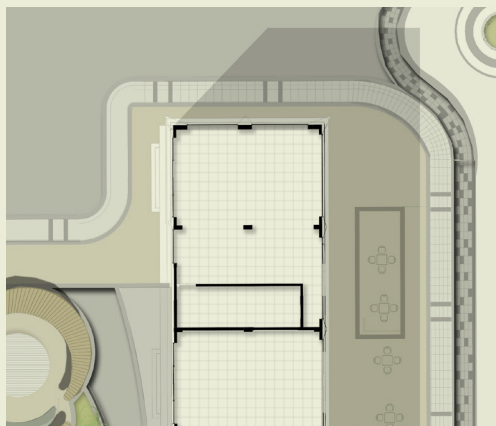
Total Area

83.7

ZONE F F3



Ground Floor Area (m²) 83.4



Ground Floor

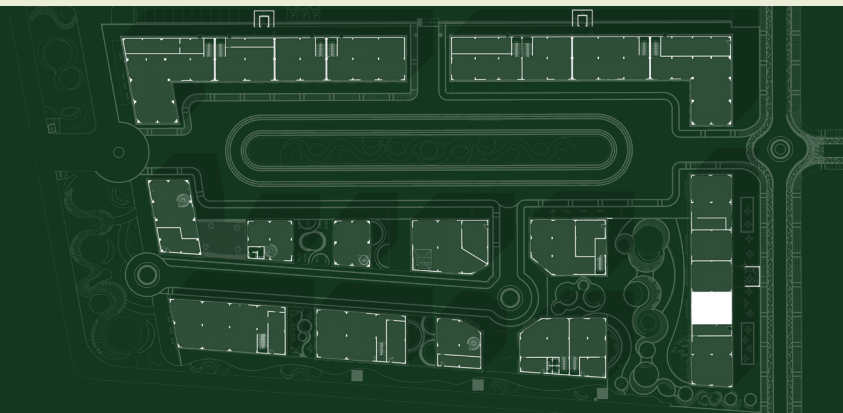
Key Feature

Mid-block unit offering consistent foot traffic, ideal for retailers in a prime central location.

Total Area

83.4





ZONE F

F4

Ground Floor Area (m²)

82.8



Ground Floor

Key Feature

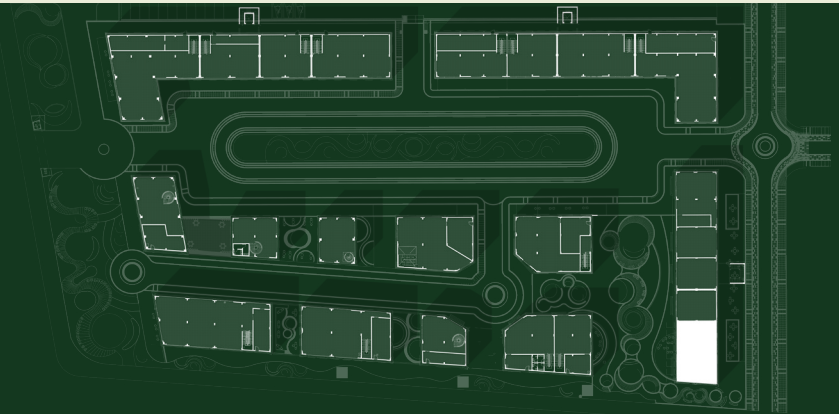
Internal mid-block unit, providing steady foot traffic and visibility from adjacent retailers.

Total Area

82.8

ZONE F

F5



Ground Floor Area (m ²)	168.7
Outdoor Area (m ²)	98



Ground Floor

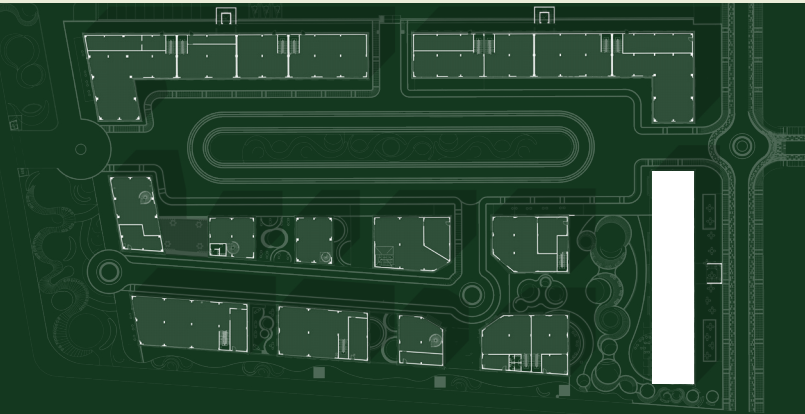
Key Feature

Highly visible from Baharka Road, ideal for brands seeking premium exposure.

Total Area

266.7





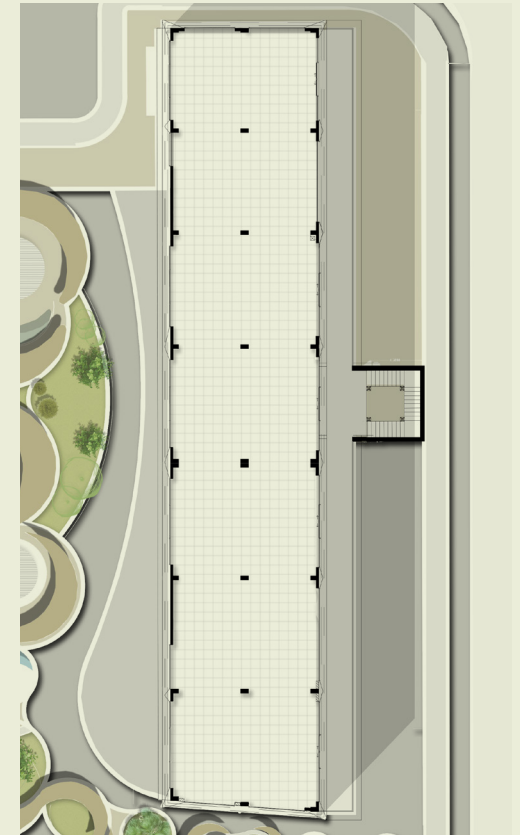
ZONE F

F6

KEY FEATURE

First-floor unit offering privacy and exclusivity, ideal for premium brands.

First Floor Area (m²) / Total Area 587.6



THE WORLD'S MOST COVETED BRANDS, BROUGHT STRAIGHT TO YOU



 ERBIL AVENUE





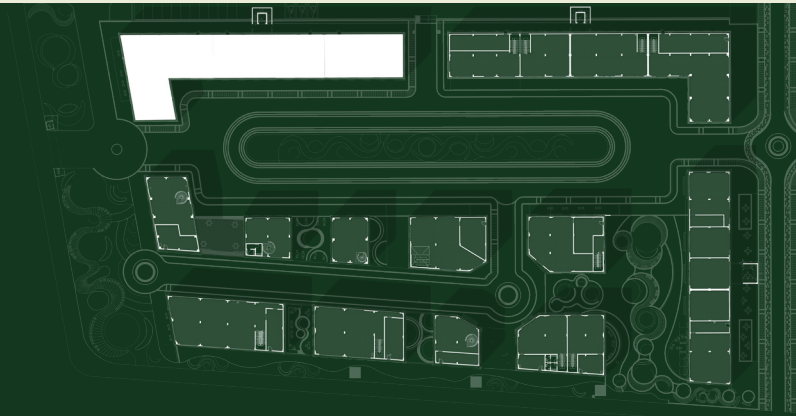
CORPORATE FACILITIES

PREMIUM OFFICE SPACES

High-specification office spaces are available for lease, ideal for businesses seeking a prestigious address with advanced infrastructure.

CORPORATE EVENT VENUES

Equipped with versatile meeting and conference facilities capable of hosting everything from small business meetings to large corporate events and exhibitions.



ZONE 0 01-07

OFFICE SPACES

upper floor has office spaces with a terrace and accessed from the gallery through an outdoor stairs and lifts.

O1

242.68 m²

O2

147.70 m²

O3

116.50 m²

O4

106.70 m²

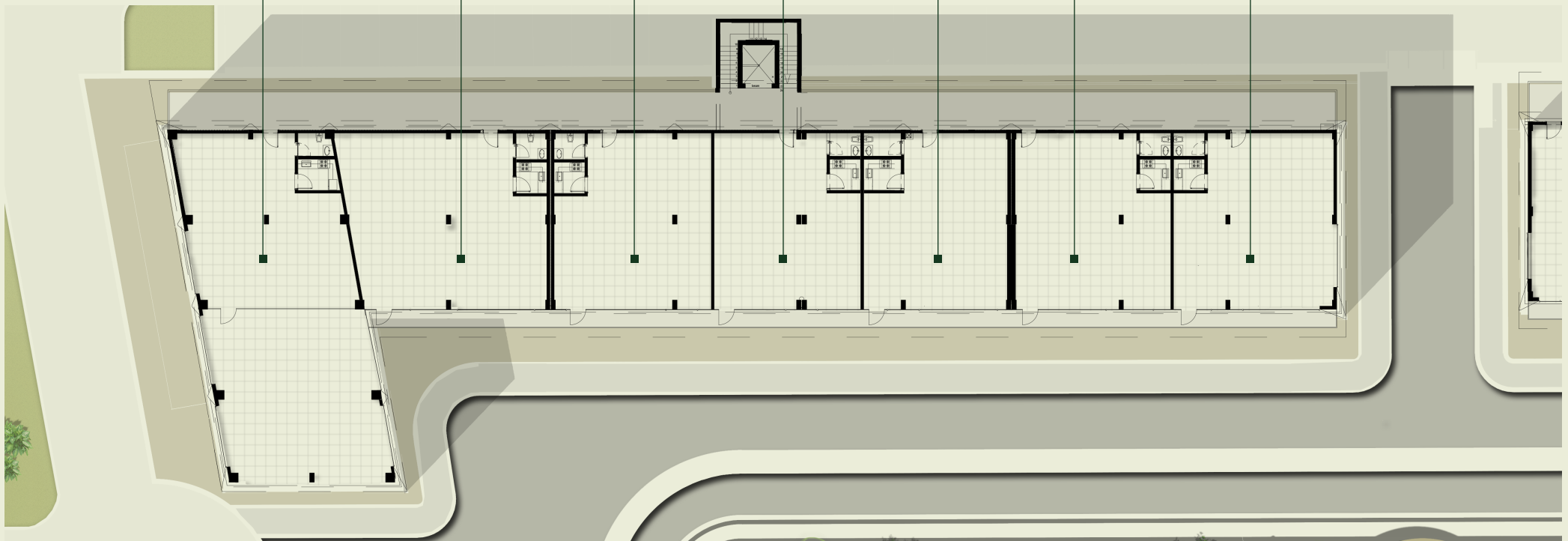
O5

106.70 m²

O6

114.30 m²

O7

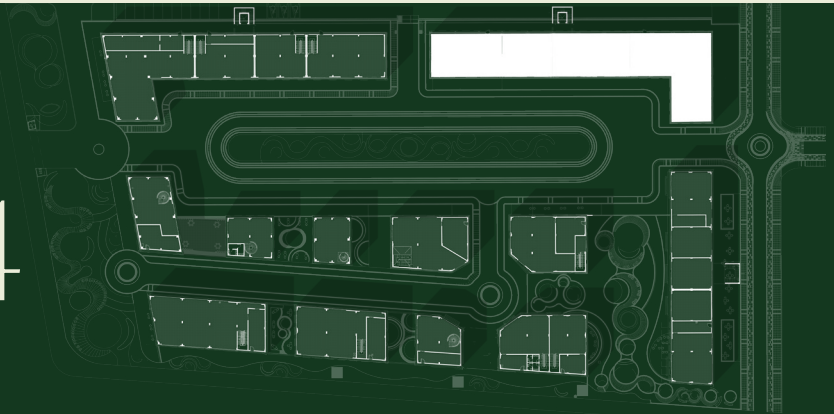
115.00 m²

KEY FEATURES

Office spaces accessible by private lifts, offering excellent views over the plaza, Erbil Hills, and Ankawa.

ZONE 0

08-014



O8

138.40 m²

O9

108.00 m²

O10

110.00 m²

O11

111.60 m²

O12

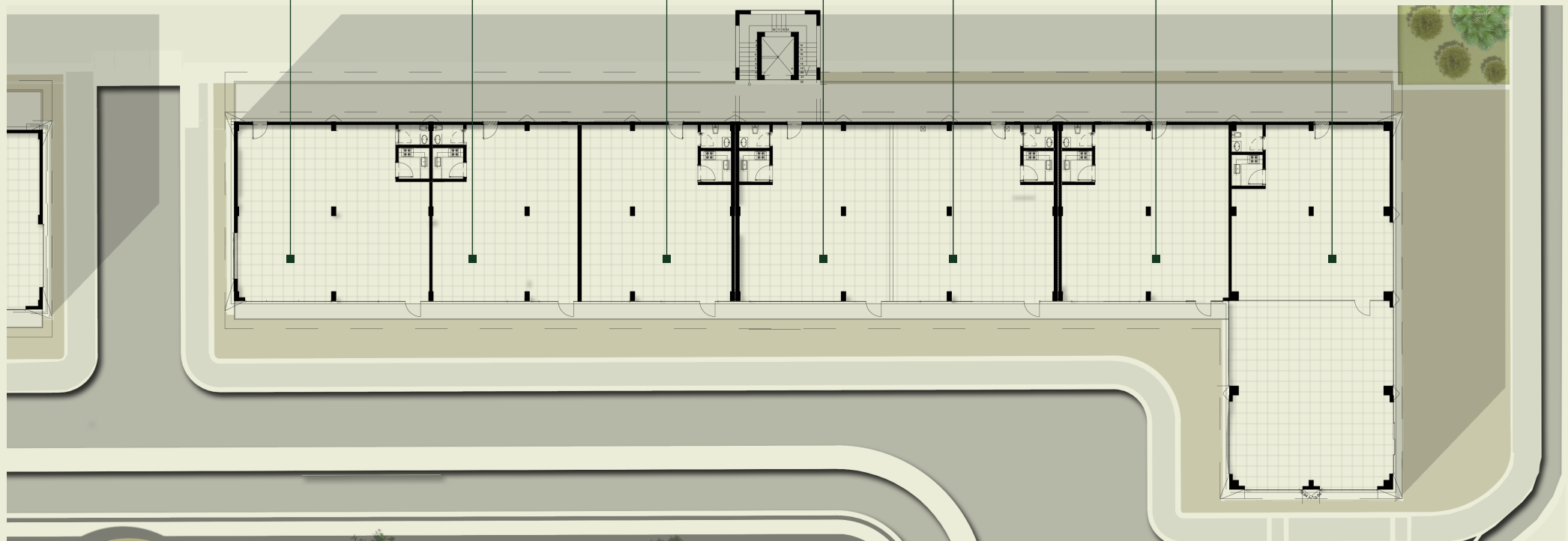
120.00 m²

O13

123.00 m²

O14

242.00 m²







GREEN SPACES AND PUBLIC AREAS

%65

LUSH PARKLANDS

Extensive green spaces provide peaceful retreats from the urban bustle, featuring walking paths, seating areas, and beautifully landscaped gardens.

PUBLIC LIBRARY AND YOUTH HUB

Promote educational and social engagement, enriching the community-focused atmosphere.

HANGING GARDENS OF BABYLON PARK

بارك حدائق بابل المعلقة | پارکی گهنناثا دبابل







GANATHA D BABEL PARK

پارکى گەنناثا دبابل

بارک حدائق بابل المعلقة

Located right next to the vibrant Erbil Avenue, offers a refreshing escape with its crisp, clean air and beautifully designed green spaces. The park features a pleasant walking track, a cycling path, and a kiosk, making it an ideal spot for relaxation, fun, and exercise. Whether you are looking for a quiet place to unwind or a space to enjoy time with family and friends, Ganatha D Babel Park invites you to take a deep breath and enjoy the refreshing atmosphere right in the heart of the city.

ئەم پارکە دەكەوئىتە تەنشىت ئەربىل ئەفنىيو كە شوئىئىكى زۆر تايىبەتە، پارکەكە پەناگەيەك دەبىت بۇ سەوزاىى و ھەواى پاك و چەندىن دىمەنى سەرنج پاكىش. لە ناو پارکەكە شوئى تايىبەت بۇ پىياسە كەردن دابىن كراو، ھەرۈھا پۇپھەوى تايىبەت بە پاسكىل و چەند كۆشكىكى خنجىلانە، ھەموو ئەمانە وا دەكەن بىئە شوئىئىكى گونجاو بۇ ھەوانەو و ھەرنەش كەردن و بەسەرىدىنى كاتىكى خۇش. ئەگەر بە دواى شوئىئىكى دەگەپئىت بۇ دوور كەوتنەو لە سەرنئىشەى پۇژانەى ناوشار ياخود بۇ بەسەرىدىنى كاتىكى لەپىرنەكراو لەگەل خىزان و ھاوپۇكەنت، پارىك گەنناثا دبابل باشترىن بۇرەدەى بۇ ھەلمئىرى ھەواىەكى پاك بۇ نوئىوونەو و ھەوانەو.

يقع بارک حدائق بابل المعلقة بجوار أربيل أفنىيو النابض بالحياة، ويوفر ملاذًا منعشًا بهوائه النقي ومساحاته الخضراء المصممة بشكل جميل. يتميز المنتزه بمسار خاص للمشى ومسار للدراجات وكشك لطيف، مما يجعله مكانًا مثاليًا للاسترخاء والمرح وممارسة الرياضة. سواء كنت تبحث عن مكان هادئ للاسترخاء أو مساحة للاستمتاع بالوقت مع العائلة والأصدقاء، فإن بارک حدائق بابل المعلقة يدعوك لأخذ نفس عميق والاستمتاع بالأجواء المنعشة في قلب المدينة.



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