SOURCEHAUS

Terracore
Designed and Developed by
Terracore Group

Inspiration Finds You



Copyrighted ® 2025

sourcehaus.ae



For Illustration Purposes

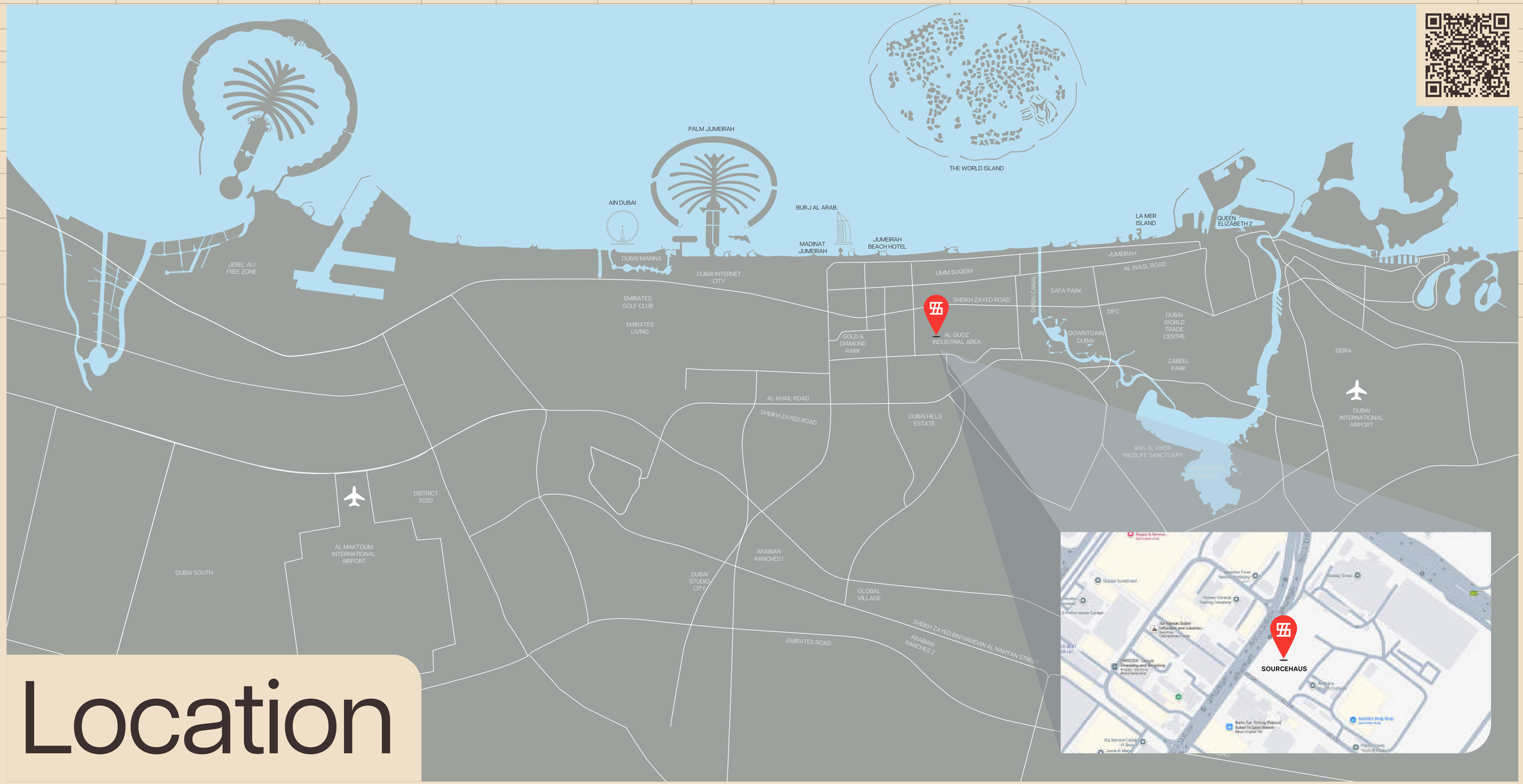
Welcome to SOURCEHAUS

Where vision is made real, aspiration rises up and every detail is a testament to groundbreaking design.

We are the definitive destination for innovation, luxury and sustainability.
We are your foundation for what's next.



Location


PALM JUMEIRAH
THE WORLD ISLAND
AIN DUBAI
BURJ AL ARAB
MADINAT JUMEIRAH
JUMEIRAH BEACH HOTEL
LA MER ISLAND
QUEEN ELIZABETH 2
JEBEL ALI FREE ZONE
DUBAI MARINA
DUBAI INTERNET CITY
EMIRATES GOLF CLUB
EMIRATES LIVING
UMM SUQEIM
SHEIKH ZAYED ROAD
DUBAI CANAL
JUMEIRAH
AL WASL ROAD
SAFA PARK
DIFC
DUBAI WORLD TRADE CENTRE
DOWNTOWN DUBAI
GOLD & DIAMOND PARK
AL QUOZ INDUSTRIAL AREA
ZABEEL PARK
DEIRA
DUBAI INTERNATIONAL AIRPORT
AL KHAIL ROAD
SHEIKH ZAYED ROAD
DUBAI HILLS ESTATE
RAS AL KHOR WILDLIFE SANCTUARY
DISTRICT 2020
AL MAKTOUM INTERNATIONAL AIRPORT
DUBAI SOUTH
ARABIAN RANCHES I
DUBAI STUDIO CITY
GLOBAL VILLAGE
EMIRATES ROAD
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
ARABIAN RANCHES 2
SOURCEHAUS



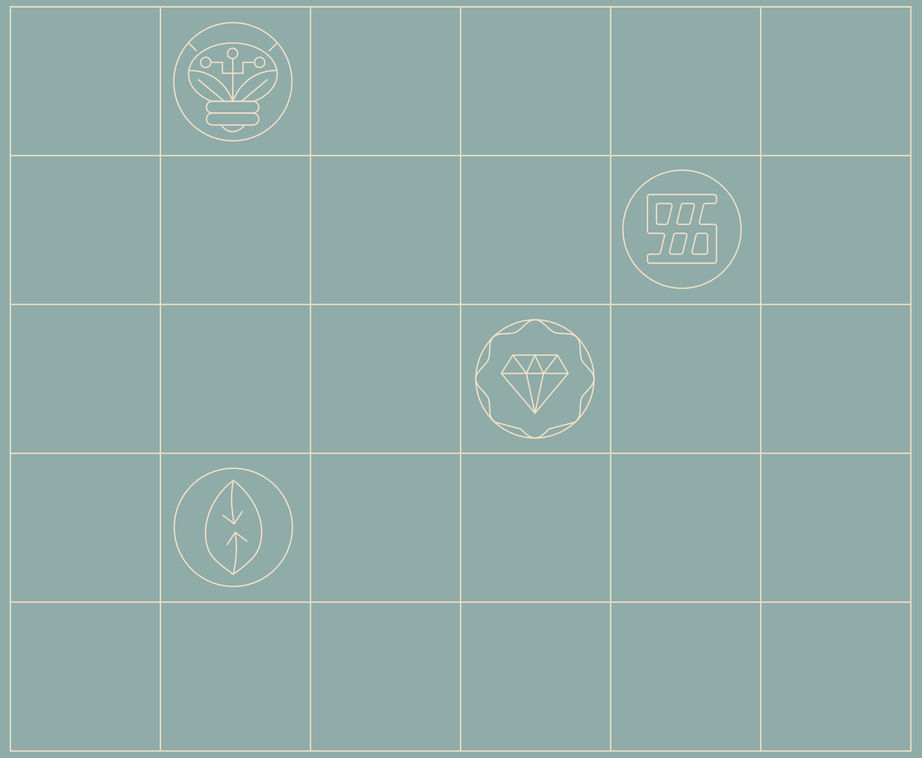
What is SOURCEHAUS?

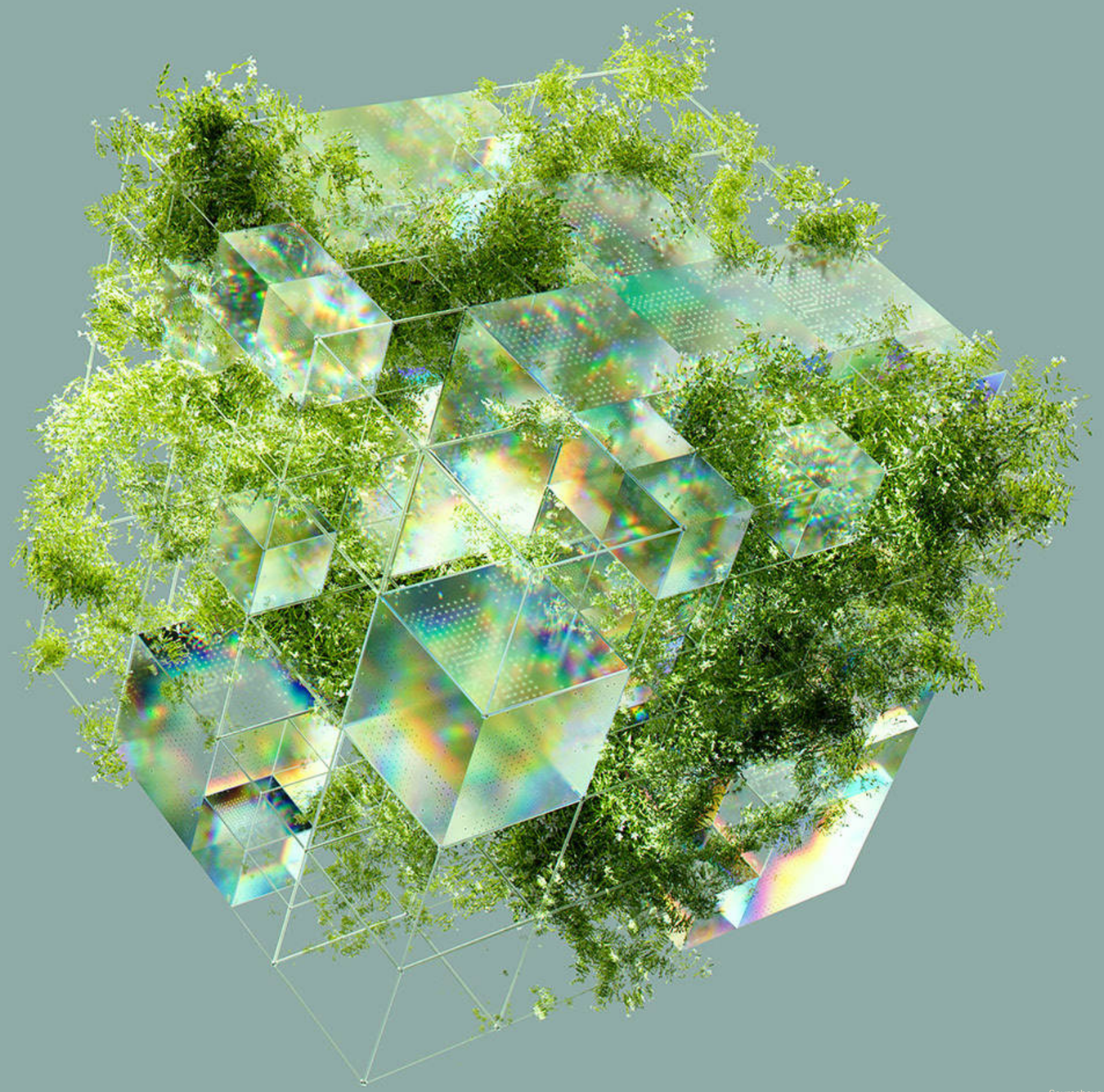
A Haus

A hub is a place where things simply converge. A Haus is a carefully constructed environment, a place of cultivation, growth and curated belonging. At SOURCEHAUS, we are the foundational space where vision is made real.



The Four Foundational Zones





The SOURCEHAUS complex is thoughtfully organised into four core zones to maximise synergy between tenants and create a seamless journey for visitors.



This is where your brand lives and thrives.



A nerve centre for forward-thinking technology and design solutions. This is where efficiency meets ingenuity, connecting architects and developers with the cutting edge.



The heart of our eco-conscious mission, for brands specialising in renewable techniques and green-centred solutions or applications. It's where eco-credibility becomes a competitive advantage.



A curated showcase for high-end aesthetics and bespoke design, where homeowners and designers find the finest quality, seamlessly integrated with eco-consciousness.



Our collaborative heart. A co-working and event space designed to build community, facilitate networking and host workshops and presentations.

Tenant Advantage & Brand Elevation

Joining SOURCEHAUS is a strategic move that elevates your brand and secures your position as a leader in a new design economy.



Your Horizon, Our Core



1. Strategic Footfall & Lead Generation:

We bring you a high-value, targeted audience – from developers sourcing materials for major projects to affluent homeowners seeking custom solutions – ensuring footfall that’s rich in both volume and value.

2. Brand Enhancement & Credibility:

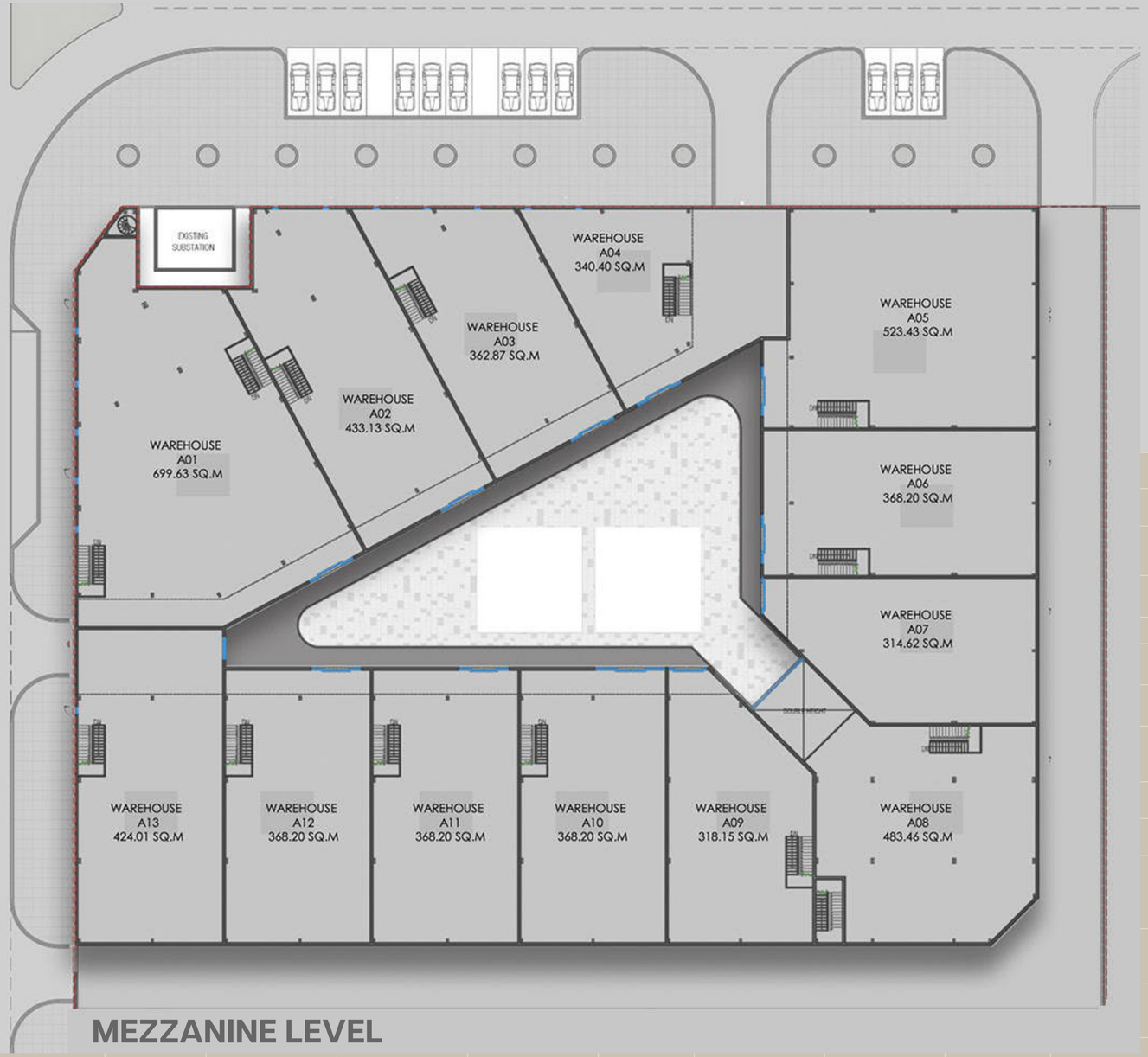
By being a founding tenant in a LEED-certified destination, your brand's commitment to sustainability and innovation is authentically and visibly communicated.

3. Synergistic Ecosystem:

The curated mix of tenants fosters powerful collaborations and lead generation opportunities.
At SOURCEHAUS, your brand becomes part of a community that works together to redefine demand and culture.

Unit Options & Flexible Layouts





MEZZANINE LEVEL

The SOURCEHAUS complex consists of 13 unique units across ~105,000 sq. ft. of Net Leasable Area, providing a flexible canvas for your brand to take shape. Each unit is a definitive space to showcase your offerings and engage with our community.





Explore the Units

UNIT	ZONE	GROUND M²	GROUND SQ FT	MEZZ M²	TOTAL M²	FURNISHING	STATUS
A01	Sustainability	624.16	6,718	699.63	1,323.79	Unfurnished	AVAILABLE
A02	Sustainability	398.13	4,285	433.13	831.26	Unfurnished	AVAILABLE
A03	Sustainability	327.87	3,529	362.87	690.74	Unfurnished	AVAILABLE
A04	Sustainability	194.84	2,097	340.40	535.24	Unfurnished	AVAILABLE
A05	Luxury	279.30	3,006	523.43	802.73	Unfurnished	AVAILABLE
A06	Luxury	333.20	3,587	368.20	701.40	Unfurnished	AVAILABLE
A07	Luxury	302.20	3,253	314.62	616.82	Unfurnished	AVAILABLE
A08	The Source	434.00	4,672	483.46	917.46	Furnished	RESERVED
A09	Innovation	304.62	3,279	318.15	622.77	Unfurnished	AVAILABLE
A10	Innovation	333.20	3,587	368.20	701.40	Unfurnished	AVAILABLE
A11	Innovation	333.20	3,587	368.20	701.40	Unfurnished	AVAILABLE
A12	Innovation	333.20	3,587	368.20	701.40	Unfurnished	AVAILABLE
A13	Innovation	335.58	3,612	424.01	759.59	Unfurnished	AVAILABLE

Designed For Your Vision



Flexible Layouts:

Our units offer options for both ground-floor showrooms and mezzanine office spaces, providing the perfect blend of retail presence and professional workspace.

Customisation:

We offer the flexibility to customize and design your space to reflect your unique brand identity while remaining a cohesive part of the SOURCEHAUS ecosystem.

The Haus Behind The Haus

SOURCEHAUS is the realisation of a powerful vision backed by a team with a proven track record in strategic development and brand craftsmanship.

Terracore

Terracore is the driving force behind SOURCEHAUS and its commitment to LEED certification. We are a new-generation sustainability and real estate solutions company based in Dubai, built around the core expertise that powers the future of design, with a focus on solar energy, HVAC, smart automation, lighting and warehouse development.

Why This Foundation Matters to Our Tenants.

A Project Backed by Purpose: Your space is supported by a company built from the ground up around sustainability and smart technology.

Integrated Future-Proofing: Access to integrated solutions that genuinely help future-proof your brand and operations.

A Partnership Beyond Space: Confidence in execution under clear leadership, with optional access to construction finance and turnkey fit-out support.

Led by **CEO Tanishk Sajnani, Terracore is building SOURCEHAUS** as a platform for the future of sustainable design in the region.

Your Bridge to Partnership: The Next Step



We are building an exclusive, foundational community of like-minded brands. Our tenant selection is a careful process, ensuring a synergistic ecosystem where every partner contributes to and benefits from our shared vision.

If your brand is committed to Grounded Innovation and ready to redefine the future of design and development, we invite you to take the next step:

Get In Touch Submit Your Application:
Initiate the process to join our curated ecosystem.

Schedule A SOURCEHAUS Walkthrough:
We will schedule a private walkthrough of the vision for the complex.

Discuss Specifics in The Follow-Up:
An in-depth consultation with our leadership to discuss your fit-out vision, integrated technology needs and leveraging our construction finance and turnkey support.

Partnership & Contact

Begin the Conversation. Secure Your Future.

Name: _____

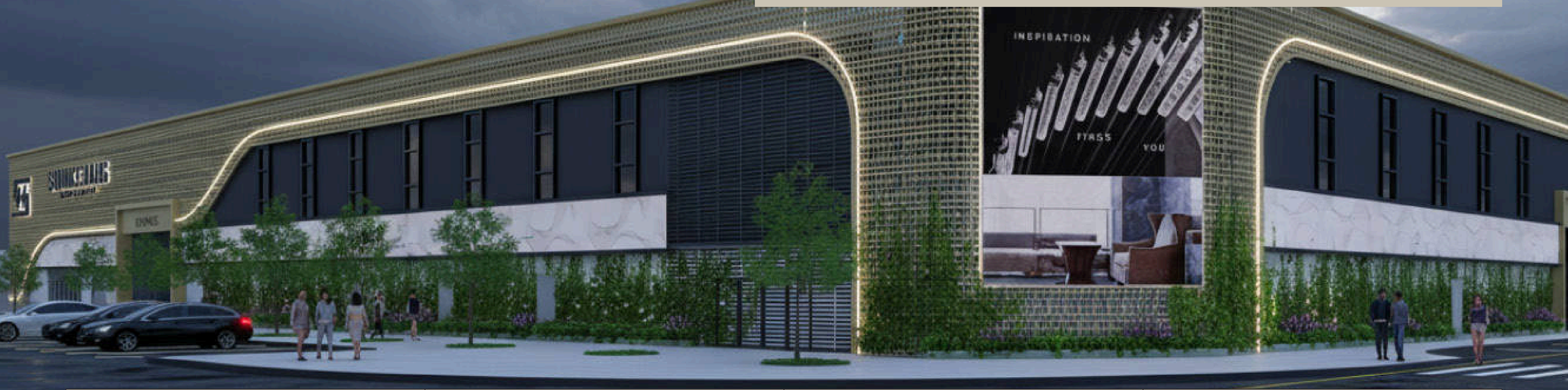
Title: _____

Phone: _____

Email: _____

Website: _____





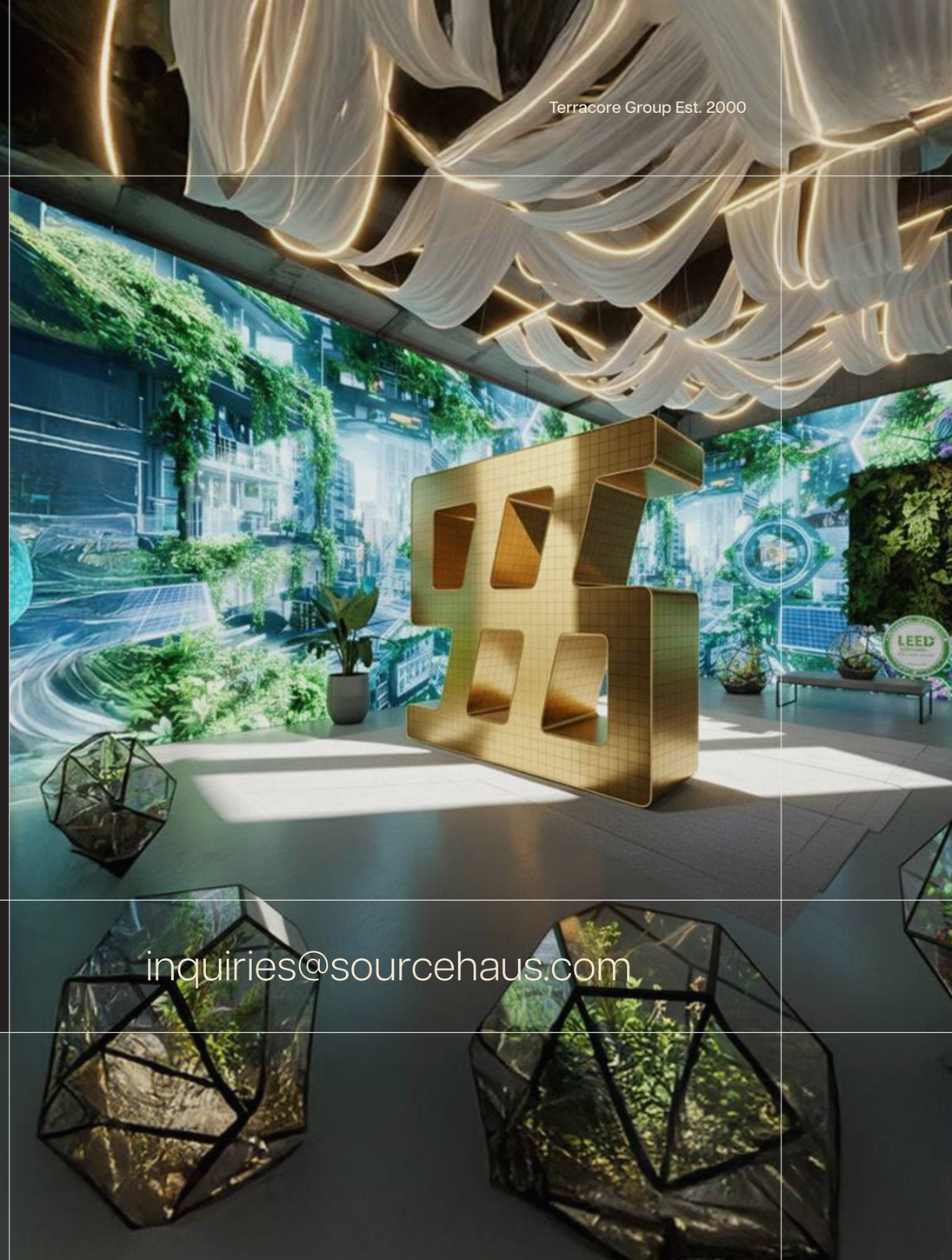
sourcehaus.ae | linkedin.com/sourcehaus | instagram.com/sourcehaus | youtube.com/sourcehaus


A01
A05
A06
A07
A12

Retail & Trading Materials Company

Terracore Group Est. 2000

SOURCEHAUS



sourcehaus.ae

inquiries@sourcehaus.com

Copyrighted ® 2025