

Capra

Slow Living
Orchestrated By Nature





This is not just a

COMMUNITY

It is an

ECOSYSTEM

A woman with dark hair and freckles is shown in profile, looking upwards with a smile. Her face and shoulder are covered in shadows from the surrounding foliage. The background is a lush, green forest with sunlight filtering through the leaves.

Where you & nature

COMPOSE TOGETHER

Welcome to

GHAF WOODS





A FOREST

at the heart of the desert

A wide-angle photograph of the Dubai skyline at sunset. The city's skyscrapers, including the Burj Khalifa, are silhouetted against a bright orange and yellow sky. The foreground is dominated by rolling sand dunes with visible ripples in the sand, bathed in the warm light of the setting sun.

BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai, a global hub for real estate, business, and culture in the UAE, is located on the coast and within an eight-hour flight of two-thirds of the world's population. Known for its wealth, commerce, and attractions, Dubai is a prime destination for investment, continually growing as a global market.

The city offers a safe, modern environment, strong economy, and high living standards, attracting a growing population. Its tax-free status further boosts investment appeal, and with the largest population in the emirates, Dubai is a center for innovation and technological advancements.

Just minutes from the

FOREST TO THE CITY



- | | |
|---|---|
| 1

20 MINS
DUBAI INTERNATIONAL AIRPORT | 6

2 MINS
GLOBAL VILLAGE |
| 2

20 MINS
AL MAKTUUM INTERNATIONAL AIRPORT | 7

2 MINS
IMG WORLDS |
| 3

20 MINS
MALL OF THE EMIRATES | 8

15 MINS
CITY CENTRE MIRDIF |
| 4

15 MINS
CITY CENTRE ME'AISEM | 9

15 MINS
TILAL AL GHAF |
| 5

25 MINS
PALM JUMEIRAH | 10

25 MINS
DUBAI MARINA |

SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE
TREES THAN
RESIDENTS



IMPROVED
THERMAL
COMFORT



A BREATH OF
NATURALLY
PURIFIED AIR

LIVING WITHIN
A FOREST
ECOSYSTEM



EVERY UNIT
IS A FRONT ROW
HOME

SPORTS & ACTIVE
LIFESTYLE; 3.5KM
MTB LOOP

ENHANCING
BIODIVERSITY &
LIVEABILITY



PRODUCTIVE
LANDSCAPE FOR
HEALTHY LIVING

ENERGY
GENERATION &
EFFICIENT DESIGN



5 MIN COMMUNI-
TY; CONNECTED &
WALKABLE



LIVING
WITHIN THE
CANOPY

SUSTAINABLE
WATER CAPTURING
& TREATMENT



SMART &
RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED
COMMUNITY





Live at

NATURE'S PACE

In a sanctuary

OF SERENITY





Where harmony

NURTURES GROWTH

A NEW LIFESTYLE AWAITS YOU



Sheikh Zayed Bin Hamdan Al Nahyan Road (D54)

Lacina

Cilia

Serra

Capria

CAPRIA EAST

CAPRIA WEST

- 1 School
- 2 DISTRIKT - Lifestyle Centre
- 3 Mosque
- 4 Skatepark
- 5 Central Forest
- 6 Wellness Pavilion
- 7 Forest Pathways
- 8 Forest Experience Centre
- 9 Global Village
- 10 Sports and Activities Park
- 11 IMG World
- 12 Future Blue Metro
- Residences Entry/Exit
- Mountain Bike Trail
- Qudra - Barari Cycle Track

Sh. Mohammed bin Zayed Road (E311)

11



THE ECOSYSTEM

Crafted to create an environment and culture that promotes health and wellbeing in all its forms, the Capria sanctuary is a haven of serenity and wellness.

Designed using salutogenic principles, every element of this ecosystem enhances positive wellbeing factors, rather than simply preventing negative ones.

This comes to life in the form of immersive wellness gardens, multiple open platforms for all types of outdoor activities, such as Tai Chi or yoga, verdant parks, invigorating gyms, indulgent spa-style pools and much more.

- A Outdoor Dining
- B Outdoor Lounge
- C Active & Social Pavilions
- D Wellness Pool
- E Children's Play
- F Yoga Deck
- G Sunken Courtyards
- H Edible Garden
- I Stepped Gardens
- J Central Forest Access
- K Valley Drive



BREATHE IN
THE STILLNESS
OF YOUR SURROUNDINGS

RETREAT INTO NATURE



Reconnect with yourself and the world around you in one of Capria's many **Wellness Gardens** – lush, thriving public spaces providing the perfect environment for reflection, growth and self-care.



LET WELLNESS SURROUND YOU



Whether you're immersing yourself in nature's calming embrace, or enjoying an indulgent treatment in the spa, wellness is all around.

BASK IN NATURE'S BEAUTY



Let your stress melt away with a soothing soak in a wellness pool - its refreshing effects amplified by the thriving natural beauty that encircles you.



GET MOVING. FEEL MOVED



Enhance the mental benefits of physical wellness,
with a workout immersed in nature's grandeur.



A woman with long brown hair is sitting in a dark brown hammock, reading a book. The hammock is strung between two large, leafy trees. In the background, there is a modern playground with wooden structures, slides, and climbing equipment. Several children are playing on the equipment. Behind the playground, there are more trees and a modern multi-story apartment building with large windows and balconies. The scene is set in a lush green park area with a clear blue sky.

BREAK, FREE

Your bundles of joy are free to take a break and play in the great outdoors of Capria's engaging play areas, where their imaginations are nurtured to grow and flourish - just like nature.

HARVEST YOUR OWN



Indulge in the soothing and uplifting practice of picking your own fresh fruits and vegetables from the **Edible Gardens**, perfect for crafting the most heartening home-cooked recipes.

SOAK IN THE ATMOSPHERE



Relax and unwind or meet, mingle and connect over a coffee. In the **social pavilion**, you're free to socialize your own way.





ARRIVE AT YOUR FOREST ESCAPE

Beneath the forest lies the meandering Valley Drive, a nature-infused collection of stately canyon-like pathways, connecting residents to stunning flower drop-off areas and grand lobby entrances.





INTERIOR PALETTE

Two elegant, pastel palettes offer you the option between earthen
or nightly highlights.

RADIANCE | TWILIGHT



RADIANCE

GENERAL FLOORING



KITCHEN
COUNTERTOP & BACKSPLASH



MASTER BATHROOM
WALL AND FLOORING



SECONDARY BATHROOM
WALL AND FLOORING

GENERAL PAINT



KITCHEN CABINETS



MASTER BATHROOM
VANITY



SECONDARY BATHROOM
VANITY



DOOR FINISH



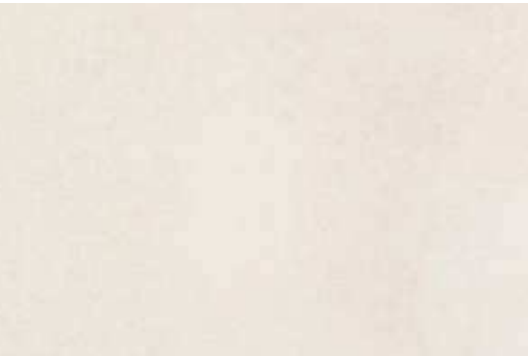
WARDROBE



POWDER ROOM
WALL AND FLOORING



OUTDOOR TILE FLOORING



Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.

Notes: Actual colours may differ depending on the paper and ink used for printing the lighting conditions and other conditions affecting colour display.
The Seller cannot guarantee that the depiction of any materials will be accurate

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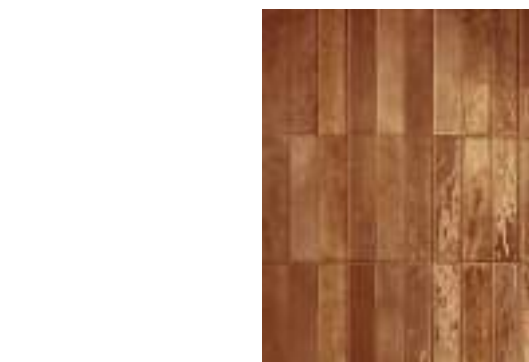
GENERAL FLOORING



KITCHEN
COUNTERTOP & BACKSPLASH



MASTER BATHROOM
WALL AND FLOORING



SECONDARY BATHROOM
WALL AND FLOORING

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GENERAL PAINT



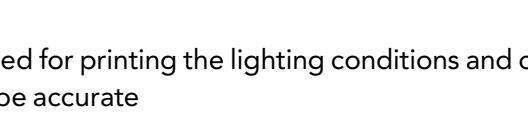
KITCHEN CABINETS



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DOOR FINISH



WARDROBE



POWDER ROOM
WALL AND FLOORING



OUTDOOR TILE FLOORING



TWILIGHT







SIGNATURE LIVING BY MAJID AL FUTTAIM

In 1992, our founder Mr. Majid Al Futtain envisioned how to create a space in which families, friends and communities could craft lifelong memories.

He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day. As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

Echo the

RHYTHM OF NATURE

Brought to you by

