



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE



DUBAI,
TRULY CAPTIVATING



Everything about this city is designed to
leave you in wonder.

From soaring skyscrapers to adrenaline-racing entertainment, innovation,
lifestyle, fashion and business, Dubai has boomed graciously into a masterpiece of
the world's best, biggest and boldest.

The city is home to over 200 nationalities and boasts of
multi-ethnic cultures, cuisines and communities,
making you feel at home the moment you step in.



THE ONE AND ONLY, DISTRICT ONE

Step into a world where a home goes beyond the walls that liberate you, where ordinary meets the extra and living appeases your imagination. From the vast expanses of green serenity that stretch most naturally, to the soaring indulgences of luxury living, Mohammed Bin Rashid Al Maktoum City – District One, weaves the best that life has to offer into one destination.



THE GRAND NEIGHBORHOOD



2 MINS
MEYDAN ONE



5 MINS
THE MEYDAN HOTEL



12 MINS
DIFC



15 MINS
BURJ AL ARAB



16 MINS
WORLD TRADE CENTRE



20 MINS
INTERNATIONAL AIRPORT



MOHAMMED BIN RASHID
AL MAKTUUM CITY

DISTRICT ONE

At the Heart of
the city.

MASTERPLAN



"DISCLAIMER: The architectural renderings set out herein depict the current status of the conceptual design and lay-out of the Master Community but may be subject to change once final approval from the Authorities is obtained. No warranty, express or implied, is given as the accuracy of the Master Plan."



A WORLD OF EXTRAORDINARY INDULGENCES

Minutes away from the world's most iconic landmarks,
District One is nestled amidst the warmth of nature and the luxuries designed
for the privileged.

Whether it's the evening run past picturesque green spaces,
the quiet kayaking on a crystal clear lagoon, private beach access or other
exclusive premium amenities like a club house, retail outlets, cafes,
a grand neighbourhood and more;
District One is undeniably living at its finest and fullest...



UNWIND BY THE CRYSTAL CLEAR LAGOON



14 KM
OF SHORELINE

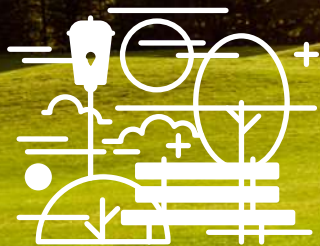
7 KM
CRYSTAL
LAGOON
SET TO BECOME
WORLD'S LARGEST
MAN-MADE LAGOON







LEISURE STROLLS AMID PICTURESQUE GREENERY



26 million FT²
GREENERY



8.4 KM
CYCLING AND RUNNING TRACK





A family of four is shown in a lush park setting. A young boy on the left is riding a bicycle. A woman stands next to him, holding a bag. A man stands next to her, leaning against a large tree. A young girl stands on the right, with a soccer ball and a white bird on the grass nearby. The background features a winding path, trees, and a body of water under a warm, golden light.

HOMES

THAT COMPLEMENT YOUR AURA



Designed to redefine comfort, style and authority,
homes at District One are a sight of splendour.
From the stylish Residences that border a picturesque settlement,
to the luxury Villas and magnificent Mansions that come in three
distinctive architectural styles,
we offer you homes that impeccably match your status.





OUR PART YOUR PLAN.

SIGNATURE PLOTS IN DUBAI'S MOST PRESTIGIOUS COMMUNITY.

Signature Plots are sought after by an elite set of clients who would like to plan, build and customize their own Mansion. Directly overlooking the iconic Crystal Lagoon, Signature Plots occupy some of the most coveted locations within the community.





MANSIONS

When 'exceptional' simply the way of life.

Crafted for the ones who adore minimalist architecture, here's a home that equals and inspires your artistic glow. With stylish interiors and avant-garde technology, these Mansions showcase sweeping spaces, decked with light ambience and sliding doors.

Three Architectural Styles



CONTEMPORARY



MEDITERRANEAN



MODERN ARABIC



MANSIONS

7 / 7+ / 8
BEDROOMS



MODERN ARABIC

Step into a home that blends the charm of Arabian architecture with the elegance of modernity.

These Mansions are designed for large families and showcase impeccable functionality, adorned with cultural aesthetics.





TYPICAL 7+ BEDROOM

Basement Floor Plan

Modern Arabic Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Driver's Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		3	3	5
Bathrooms		7	7	8
Powder Room		3	2	2
Balconies		-	4	4
Terraces		2	3	3
Lifts		✓	✓	✓
Game Room		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as these drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

Ground Floor Plan

Modern Arabic Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

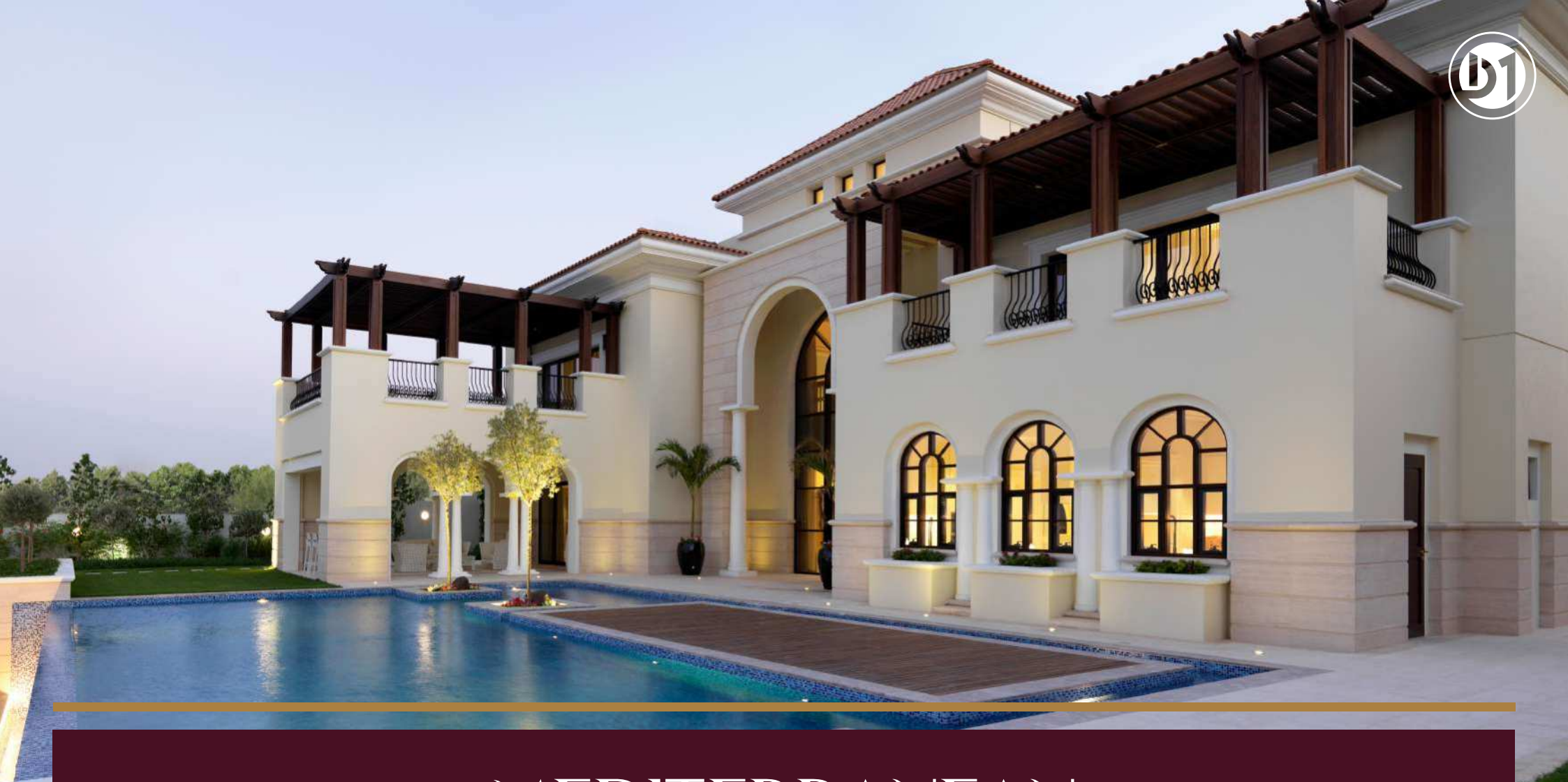
First Floor Plan

Modern Arabic Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



MEDITERRANEAN

Taking you back to the days when European architecture marvelled the world with its impeccable beauty, these Mansions mirror the prestige that elaborated life within. Each Mansion displays cutting-edge performance with classy interiors that boasts arched openings, terracotta roofs, wooden pergolas and more.





TYPICAL 7+ BEDROOM

Basement Floor Plan

Mediterranean Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Driver's Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		3	3	5
Bathrooms		7	7	8
Powder Room		3	2	2
Balconies		-	4	4
Terraces		2	3	3
Lifts		✓	✓	✓
Game Room		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

Ground Floor Plan

Mediterranean Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

First Floor Plan

Mediterranean Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation. All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



CONTEMPORARY

For those who believe ‘simplicity is beauty’ and adore minimalist architecture, here’s a home that will equal your artistic glow. With modern interiors and avant-garde technology, these mansions showcase sweeping spaces, decked with a light ambience and sliding doors.





Contemporary Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Drivers Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		3	3	5
Bathrooms		7	7	8
Powder Room		3	2	2
Balconies		-	4	4
Terraces		2	3	3
Lifts		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool	  	✓	✓	✓

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

Ground Floor Plan Contemporary Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 7+ BEDROOM

First Floor Plan

Contemporary Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation. All measurements, dimensions, coordinates and drawings given as the floor plans in this literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



Indulge in grand living at its best. Apart from the lounging amenities that otherwise make for a perfect holiday in any exotic destination, Villas at District One come in four, five and six bedroom homes, and in three distinctive architectural styles to suit your artistic taste.

Three Architectural Styles



CONTEMPORARY



MEDITERRANEAN



MODERN ARABIC



VILLAS
4 / 5 / 6 / 6+
BEDROOMS



MODERN ARABIC

Reflecting the exceptional architectural heritage of the Arab world,
these arabesque villas blend almost naturally with modernity.

Designed to adorn large spaces meant for big families,
each room is a sight of splendor and crafted to make life a living memory.





TYPICAL 5 BEDROOM

Ground Floor Plan

Modern Arabic Style



VILLA		4	5	6
Car Parks		2	3	4
Maid's Room		1	1	1
Driver's Room		1	1	1
Walk-in Closets		4	5	6
Balconies		3	2	2
Terraces		1	-	1
Bathrooms		4	5	6
Powder Room		1	1	1
Lifts		-	-	✓
Pool		✓	✓	✓

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 5 BEDROOM

First Floor Plan

Modern Arabic Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



MEDITERRANEAN

Inspired by the exquisite European lifestyle, these Villas preserve the grandeur that comes from living across the Mediterranean seas. Enjoy the comfort and extravagance of luxury living that comes with elegant interiors and avant-garde technology.





Mediterranean Style



VILLA		4	5	6
Car Parks		2	3	4
Maid's Room		1	1	1
Driver's Room		1	1	1
Walk-in Closets		4	5	6
Balconies		3	2	2
Terraces		1	-	1
Bathrooms		4	5	6
Powder Room		1	1	1
Lifts		-	-	✓
Pool		✓	✓	✓

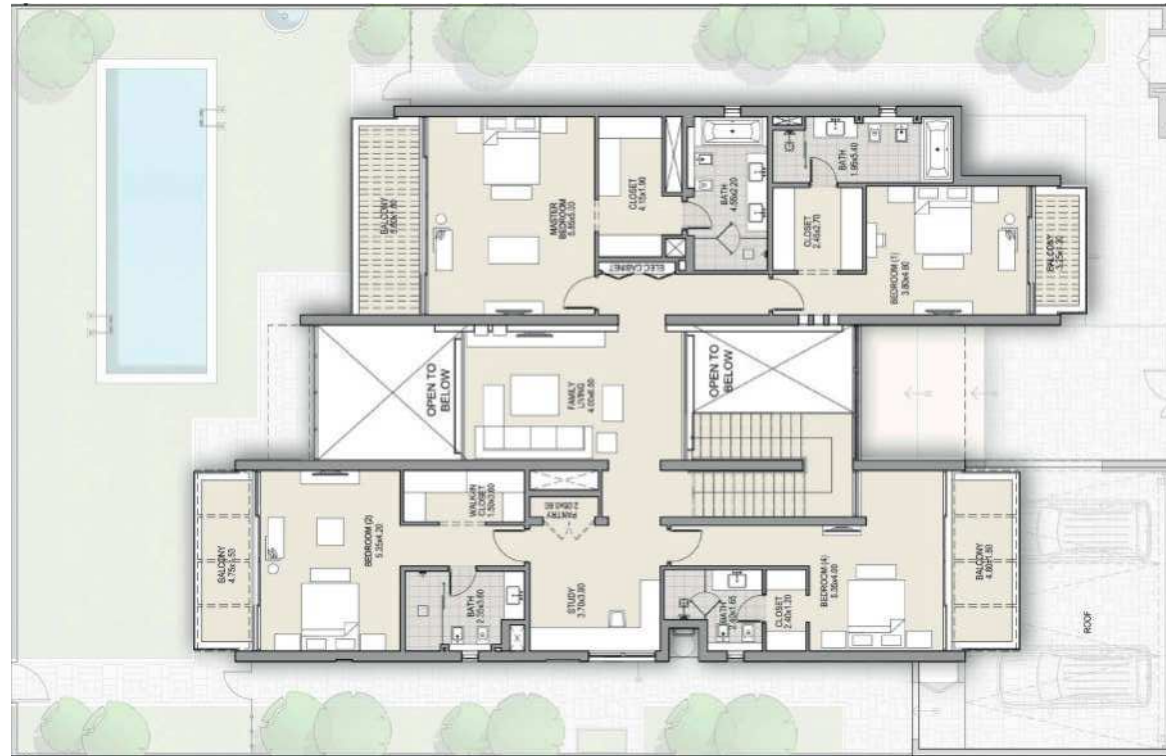
Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 5 BEDROOM

First Floor Plan

Mediterranean Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



CONTEMPORARY

Defined by minimalism, sleek finishes and elegant interiors these Villas epitomize beauty through simplicity. The glass sliding doors create a simple divide from your outer world to the inner, breathing in freshness and enhancing the feeling of space.





Ground Floor Plan Contemporary Style



VILLA		4	5	6
Car Parks		2	3	4
Maid's Room		1	1	1
Driver's Room		1	1	1
Walk-in Closets		4	5	6
Balconies		3	2	2
Terraces		1	-	1
Bathrooms		4	5	6
Powder Room		1	1	1
Lifts		-	-	✓
Pool		✓	✓	✓

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 5 BEDROOM

First Floor Plan

Contemporary Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



VILLANSIONS

Discover Blue Views Villansions - the finest collection of Villas in Dubai's most prestigious community. Step into a plush world which you control, with state-of-the-art home automation systems. Packed with every amenity you can think of, featuring amazing options to entertain guests both indoors and outdoors, this is the Villa you choose when you want to settle for the very best. From the charm of Arabian architecture of the Modern Arabic Villansions to avant-grade technology with simplicity of the Contemporary Villansions.

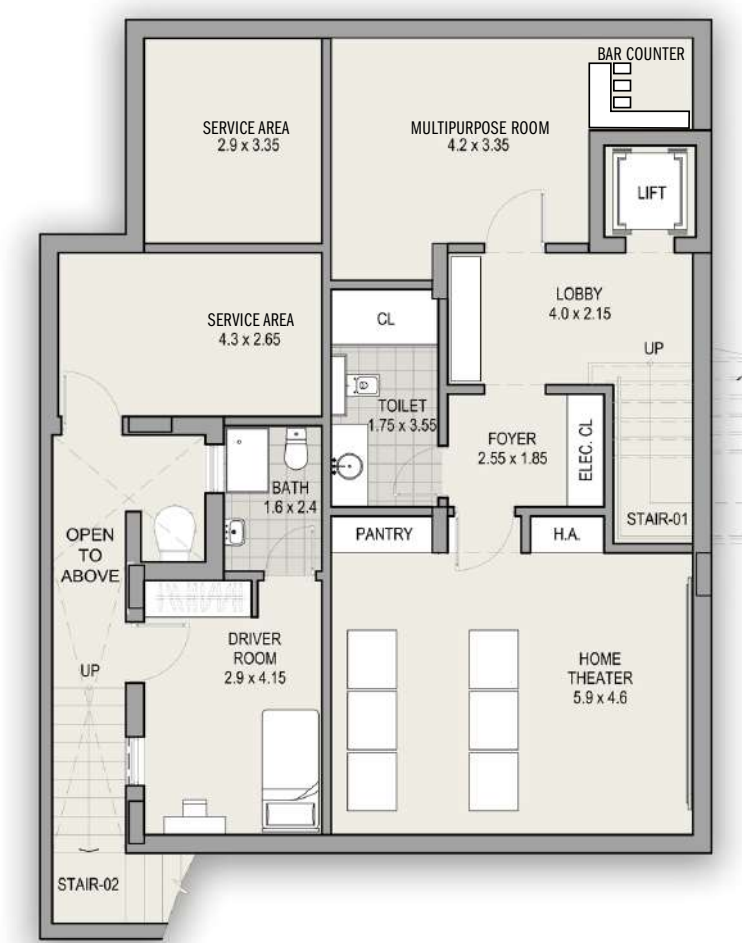




TYPICAL 6+ BEDROOM

Basement Floor Plan

Modern Arabic Style



VILLAS		6+
Car Parks		4
Maids Room - Provision		1
Driver's Room		1
Walk In Closets - Provision		6
Balconies - Provision		5
Terraces		2
Powder Room		1
Lift - Provision Basement To First Floor		1
Pool - Provision		1
Exclusive Basement With Following Provisions		
Drivers Room With Attached Bathroom		1
Additional Toile Facility		1
Home Theatre Room		1
Space Of Bar / Pantry	-	1
Multipurpose Room	-	1

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 6+ BEDROOM

Ground Floor Plan

Modern Arabic Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

First Floor Plan

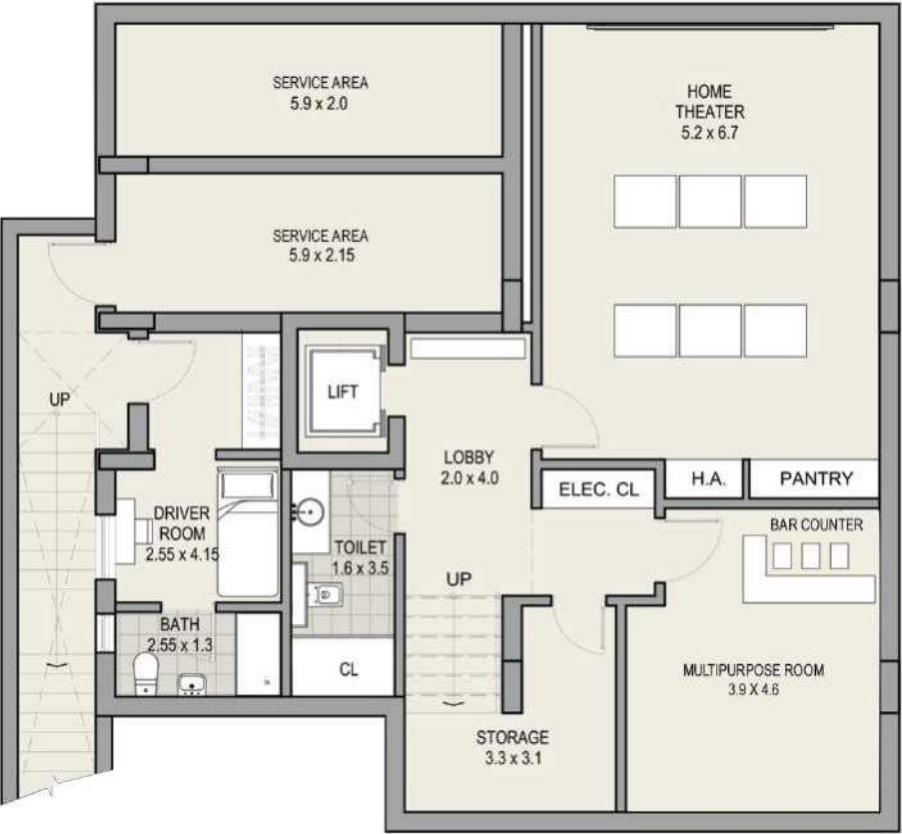
Modern Arabic Style



TYPICAL 6+ BEDROOM

Basement Floor Plan

Contemporary Style



VILLAS		6+
Car Parks		4
Maid's Room - Provision		1
Walk In Closets - Provision		6
Balconies - Provision		4
Powder Room - Provision		1
Lift - Provision Basement To First Floor		1
Pool - Provision On Ground Floor (Kids And Jacuzzi)		1
Exclusive Basement With Following Provisions		
Driver's Room With Attached Bathroom		1
Additional Toile Facility		1
Home Theatre Room		1
Space Of Bar / Pantry	-	1
Multipurpose Room	-	1
Additional Store	-	1

Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

Contemporary Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchaser any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 6+ BEDROOM

First Floor Plan

Contemporary Style



Disclaimer: The trademarks, images and copyright included in this literature may not be used without the express prior written consent of District One FZ. All rights reserved. All reasonable care has been taken in the preparation of this literature and to the best of our knowledge, no relevant information has been omitted on purpose. However, District One FZ and its management, employees, appointment sales and marketing agents disclaim all liability in the event that any information, design, area or matter in this literature differs from the sale and purchase agreement or the actual constructed development or part of the development. None of the information contained in this literature should be reviewed as an offer to sell or as a solicitation to purchase any part of the development. Rather the information contained herein is provided to you as that you can learn and generally familiarise yourself with the development. We reserve our right to make improvements and/or changes to this literature and the information, design or areas contained at any time without notice or obligation.

All measurements, dimensions, coordinates and drawings given in the floor plan brochures are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, swimming pool, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials, placement, size of rooms, windows, doors, balcony, furniture, in built wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



RESIDENCES

Situated in low and mid-rise towers that range from G+4 to G+20 floors, District One Residences is a gated community, adorned with a glistening Crystal Lagoon and plush greenery.

These spacious water-front dwellings marked by aesthetic minimalism and smart functionality are bathed in natural light and imbue the charm of high-end, tranquil living.



1, 2 AND 3
BEDROOM APARTMENT



COMMUNITY
AND PLAY PARKS



HEALTH CENTRE



SUPERMARKET AND
RETAIL STORES



BOARDWALK



RESIDENCES
G+4 / G+6 / G+8
G+12 / G+14
G+16 / G+20



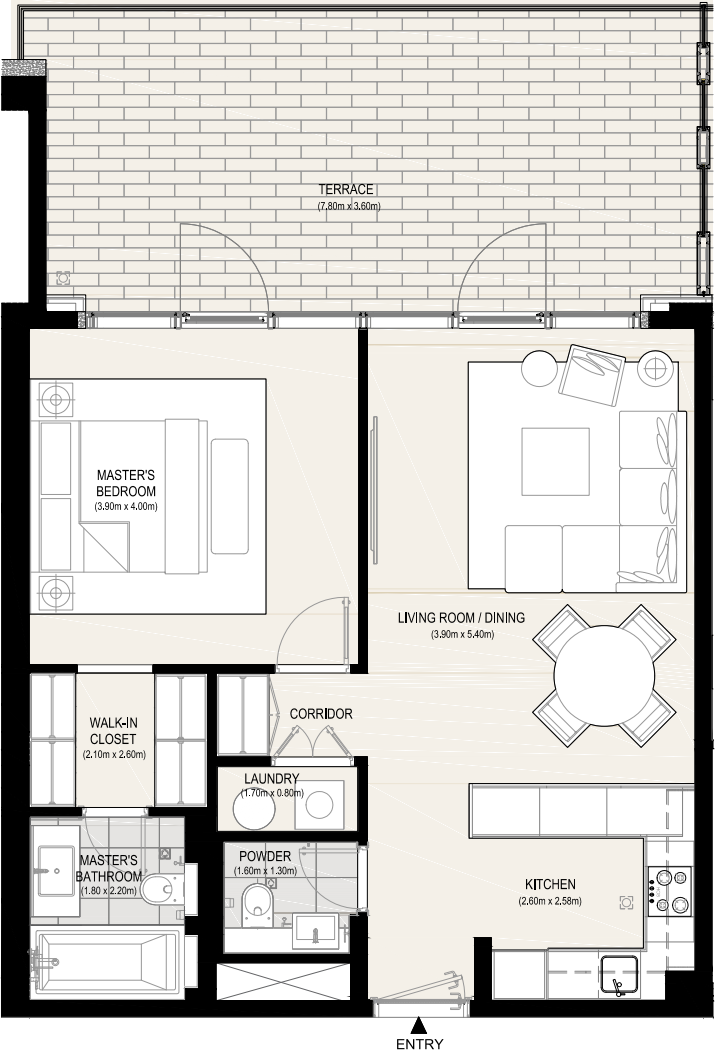
WATERFRONT APARTMENTS





TYPICAL 1 BEDROOM

Waterfront Apartments

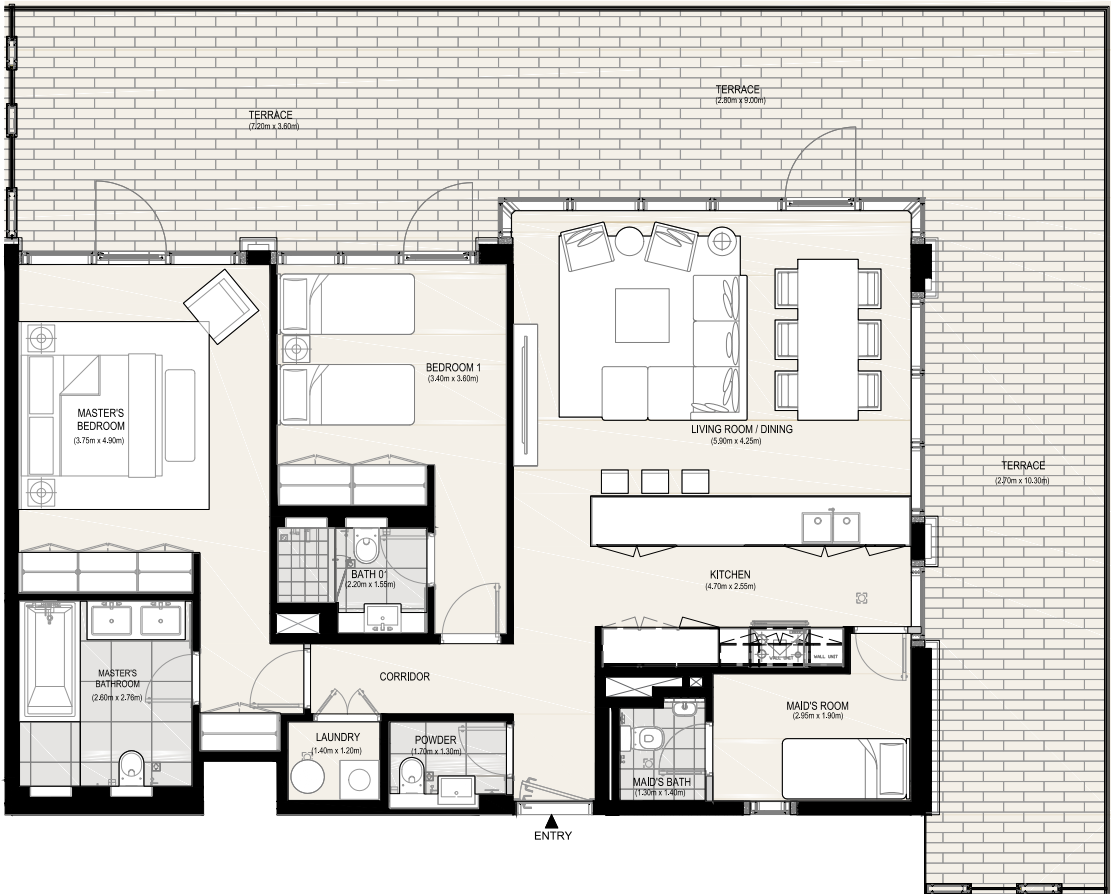


RESIDENCES	1	2	3
Car Parks	1	1	2
Maid's Room	-	1	1
Utility Space	1	1	1
Wardrobes	1	2	3
Balconies	1	1	2
Terraces (Only for Ground Floor Units)	1	1	1
Bathrooms	1	2	3
Powder Room	1	1	1
Additional store space	✓	✓	✓

DISCLAIMER: All measurements, dimensions, coordinates and drawings given in the Property (Site/Floor) Plans are approximate and provided only for the purpose of illustration, information and general guidance as such drawings are not to scale. All the floor/site plans including concerned plot/room/swimming pool sizes, specifications, locations and orientations shown have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the Property (Site/Floor) plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 2 BEDROOM

Waterfront Apartments



RESIDENCES		1	2	3
Car Parks		1	1	2
Maid's Room		-	1	1
Utility Space		1	1	1
Wardrobes		1	2	3
Balconies		1	1	2
Terraces (Only for Ground Floor Units)		1	1	1
Bathrooms		1	2	3
Powder Room		1	1	1
Additional store space		✓	✓	✓

DISCLAIMER: All measurements, dimensions, coordinates and drawings given in the Property (Site/Floor) Plans are approximate and provided only for the purpose of illustration, information and general guidance as such drawings are not to scale. All the floor/site plans including concerned plot/room/swimming pool sizes, specifications, locations and orientations shown have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the Property (Site/Floor) plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

TYPICAL 3 BEDROOM

Waterfront Apartments



RESIDENCES		1	2	3
Car Parks		1	1	2
Maid's Room		-	1	1
Utility Space		1	1	1
Wardrobes		1	2	3
Balconies		1	1	2
Terraces (Only for Ground Floor Units)		1	1	1
Bathrooms		1	2	3
Powder Room		1	1	1
Additional store space		✓	✓	✓

DISCLAIMER: All measurements, dimensions, coordinates and drawings given in the Property (Site/Floor) Plans are approximate and provided only for the purpose of illustration, information and general guidance as such drawings are not to scale. All the floor/site plans including concerned plot/room/swimming pool sizes, specifications, locations and orientations shown have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the Property (Site/Floor) plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

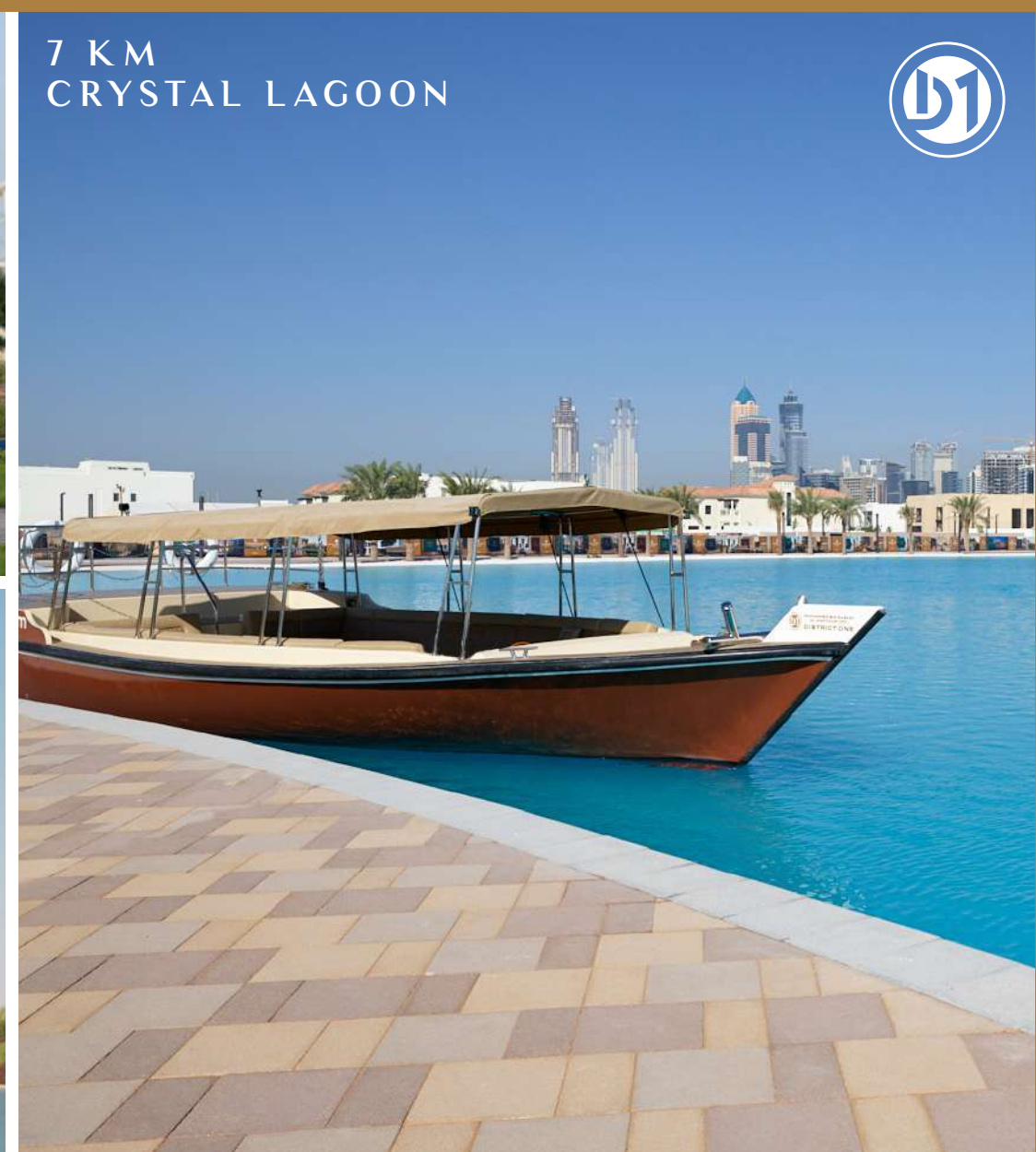




8.4 KM
CYCLING AND
RUNNING TRACK



7 KM
CRYSTAL LAGOON



With a community that brings forth the best in life,
home is truly where happiness begins. Come, live the extraordinary, at



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE

Living that inspires.



Within UAE: 800 111 111
Outside UAE: +971 4 403 0000
Email: info@district1.com
www.district1.com