



MOHAMMED BIN RASHID
AL MAKTUUM CITY
DISTRICT ONE WEST

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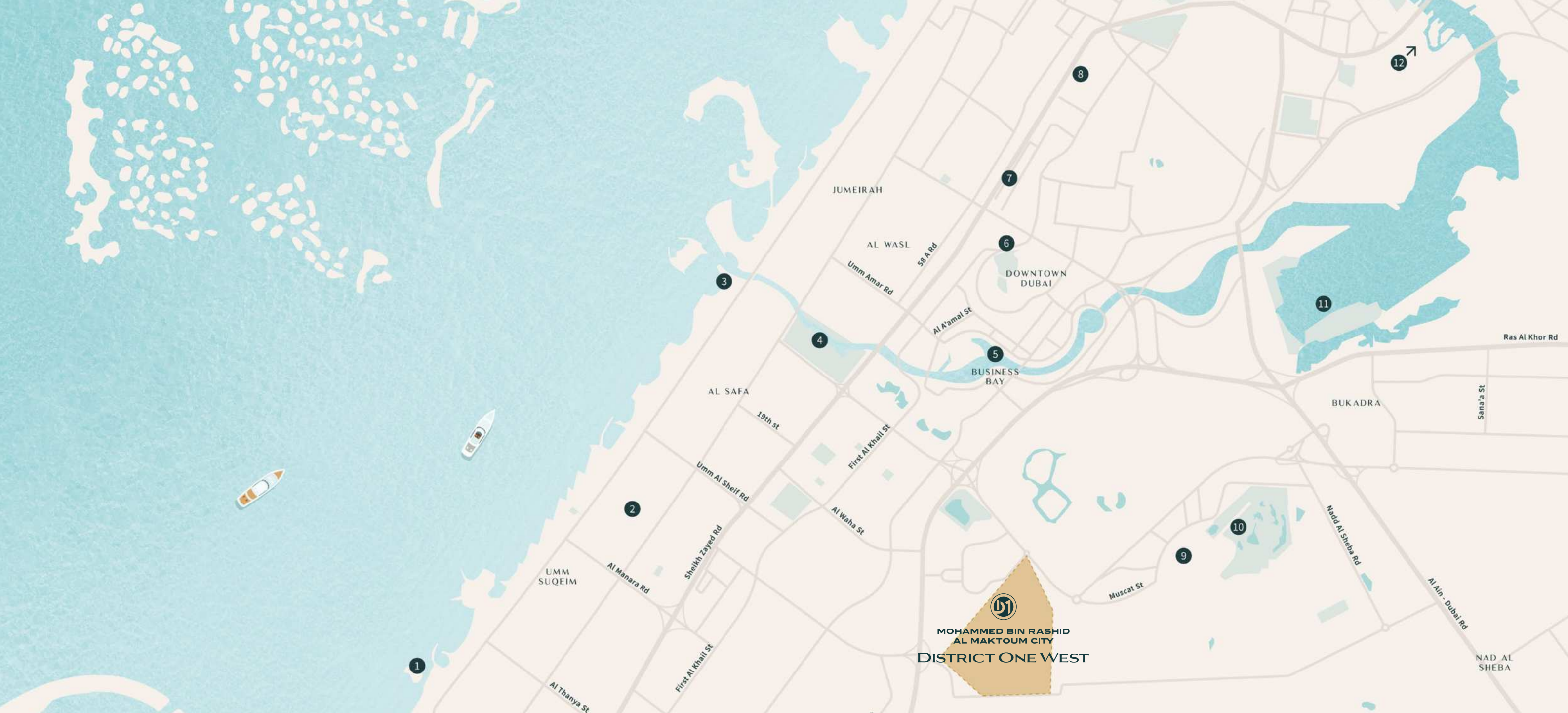
INTRODUCTION

BE PART OF DUBAI'S MOST PRESTIGIOUS COMMUNITY

THE EXTRAORDINARY JOURNEY CONTINUES

In Mohammed Bin Rashid Al Maktoum City's District One West – the next chapter in an extraordinary lifestyle awaits you. Celebrating the triumphant debut that founded this coveted, gated community; the journey in elegant, sophisticated living continues. Beauty lies in the delicate details of exclusive four to six bedroom villas nestled in an abundance of lush, green, outdoor spaces, the dazzling Crystal Lagoon, and an extensive array of world-class amenities, this remarkable neighbourhood epitomises luxury living. Experience a life that transcends the ordinary within this residential masterpiece.





AN URBAN OASIS AT THE CENTRE OF THE CITY

1 BURJ AL ARAB
15 MIN

3 JUMEIRAH BEACH
10 MIN

5 BUSINESS BAY
7 MIN

7 DUBAI INTERNATIONAL
FINANCIAL CENTRE
12 MIN

9 THE MEYDAN
HOTEL
5 MIN

11 RAS AL KHOR
WILDLIFE SANCTUARY
15 MIN

2 UMM SUQEIM
13 MIN

4 SAFA PARK
8 MIN

6 BURJ KHALIFA
10 MIN

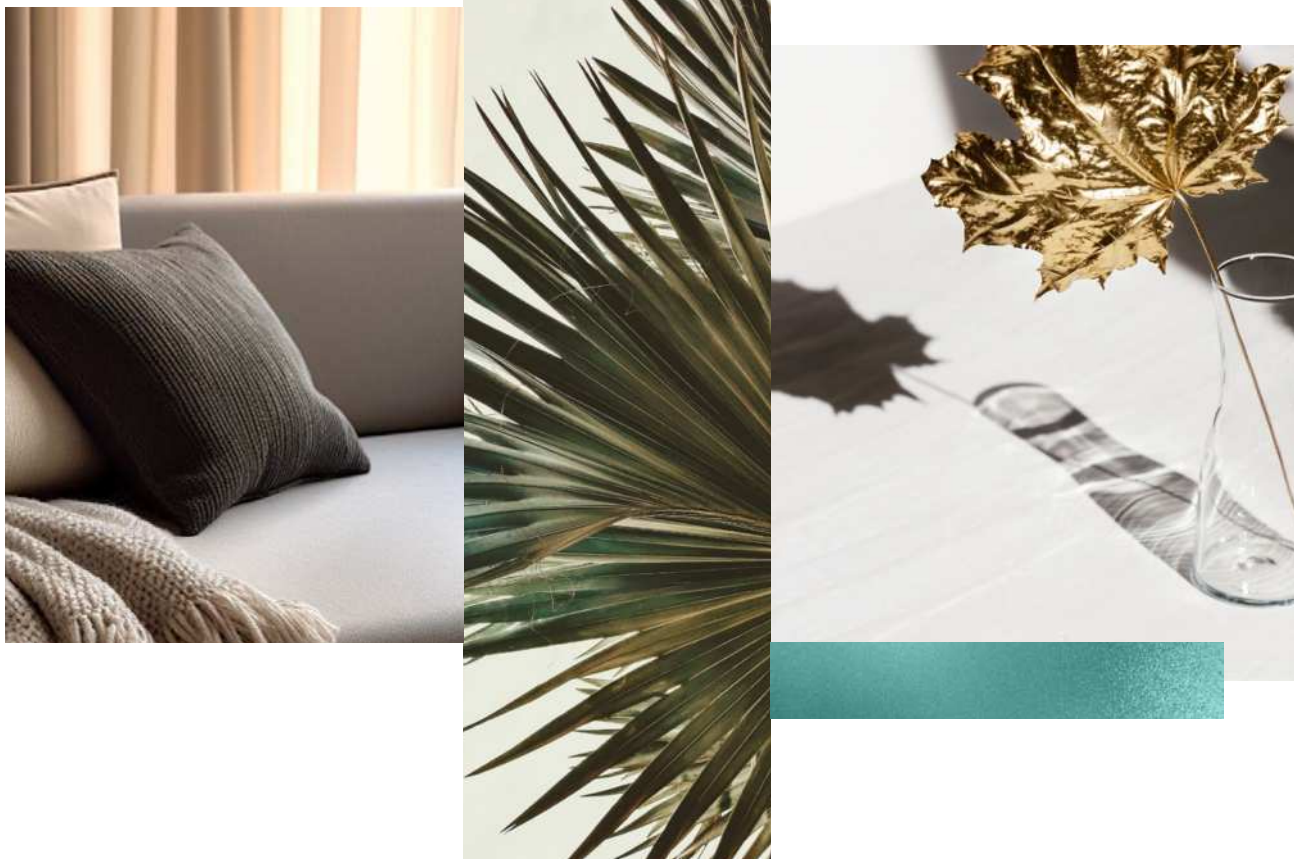
8 DUBAI WORLD
TRADE CENTRE
15 MIN

10 MEYDAN
5 MIN

12 DUBAI INTERNATIONAL
AIRPORT
20 MIN

PROPERTY COLLECTIONS

NEW LEVELS OF LUXURY



CRYSTAL LAGOON

MASTERPLAN

CHOOSE YOUR IDEAL HOME FROM THREE COLLECTIONS OF PRESTIGIOUS PROPERTIES

In District One West, there is an ideal property to suit every need. Choose an exclusive villa set looking out over the dazzling waters of the Crystal Lagoon, or a home surrounded by the flourishing green parks and gardens.

Spacious properties ranging from four-bedroom villas to six-bedroom villas are available. Each is a property of architectural distinction and impeccable style. With exquisite design and finishes of the highest standard, appreciate every fine detail as you relax in your luxurious new home.





THE
ISLAND
VILLAS

6 BEDROOMS



- STARTING FROM 1023.38 SQM TO 1044.05 SQM
- EXCLUSIVE CRYSTAL LAGOON VIEW & ACCESS





**BOLD GEOMETRY
UNDERScoreD BY
HORIZONTAL WHITE
LINES CREATES
SPRAWLING LUXURY**

6 bedroom villas showcase bold geometric forms, clean lines, expansive windows and flat roofs of modern design intent on accentuating stunning beach views while preserving privacy. Stone and glass resonate with contemporary architectural tastes and create a harmonious

visual flow that artfully incorporates generous garage space. All three levels boast spacious outdoor terraces which, in combination with the extensive glass facades, beautifully blur the line between indoor and outdoor living.

EXTERIORS

THE HEIGHT OF STYLE

Waterfront location;

Contemporary architecture with bold geometry
and clear lines;

Spacious and elegant properties preserving privacy;

Expansive windows showcasing magnificent
panoramas;

Spacious outdoor terraces and garden;

Generous garage space;

Harmonious indoor and outdoor living;

Relaxed beachside atmosphere.





INTERIORS

DISCOVER THE ELEGANCE WITHIN

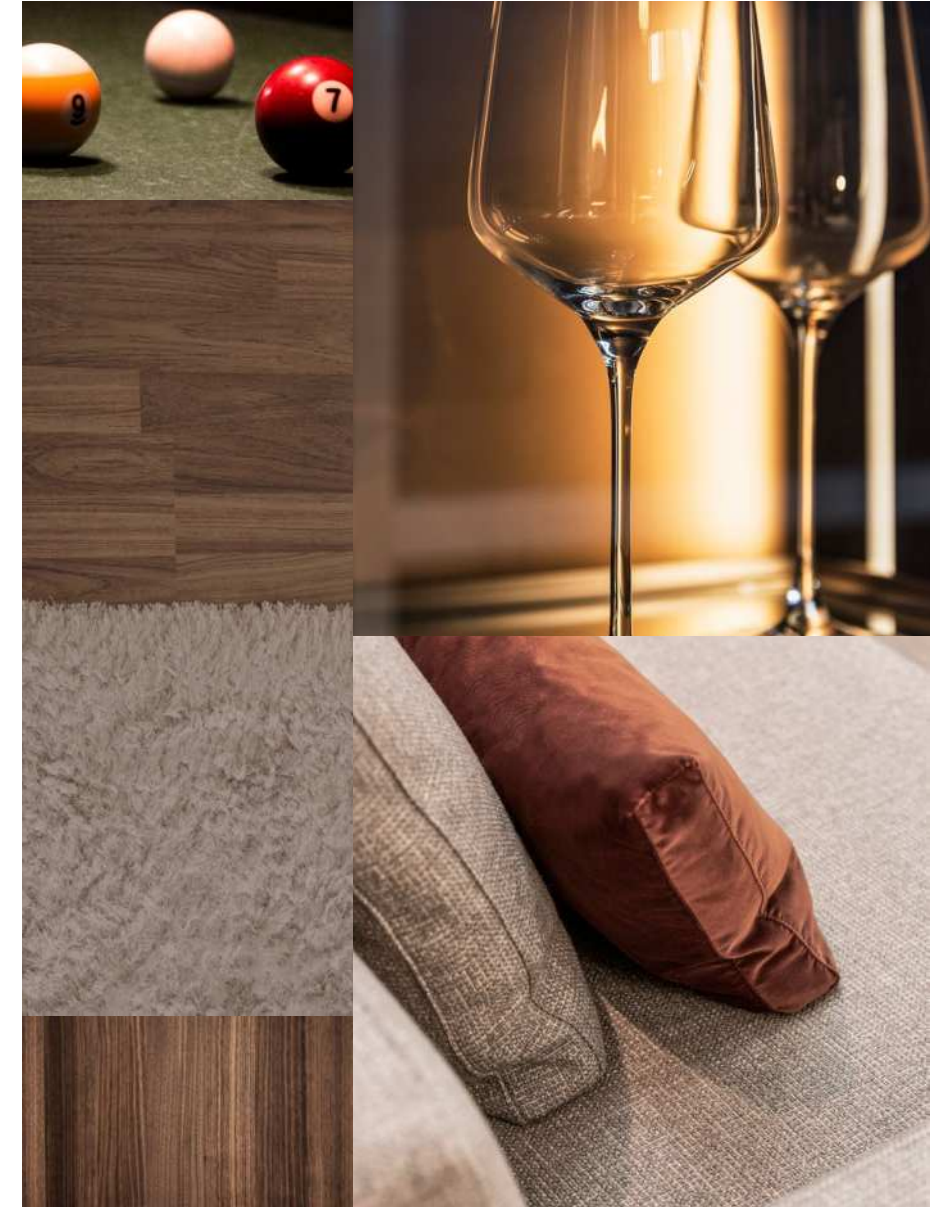
Contemporary interiors;
Exceptionally spacious and thoughtful layouts;
Multipurpose showpiece Lounge; Sumptuous
materials and finest finishes.

CUTTING-EDGE DESIGN AND
EXQUISITE DETAILING



THE ISLAND VILLAS - LIVING ROOM







THE
LAGOON
VILLAS

5 BEDROOMS



- STARTING FROM 761.29 SQM TO 881.97 SQM
- EXCLUSIVE CRYSTAL LAGOON VIEW & GARDEN VIEW





THREE LEVELS STEPPING UP TO BREATHTAKING VIEWS

5 bedroom villas are modern and luxurious, characterized by a clean, minimalist design in stone, glass and white accents. The upper floor features a spacious balcony with an overhanging roof providing shade and a glass balustrade,

offering a stunning view of the surroundings and a perfect area for relaxation or entertainment. The ground level has a large covered patio area that extends into a manicured outdoor living space.



EXTERIORS

DESIGNED FOR ENVIABLE LIVEABILITY

Modern minimalist design over 3 luxurious levels;

Breathtaking views from abundant use of glass;

Highest quality exterior finishing;

Ground level covered patio;

Magnificent outdoor living space;

Lush green surroundings.

INTERIORS

INDULGE IN A
NEW LEVEL OF
SUMPTUOUS LIVING

Simplicity and luxury in thoughtful layouts;

Extensive floor-to-ceiling windows;

Soaring ceilings;

Neutral colour palette;

Stylish dining area;

Sumptuous bedroom;

Unique fixtures;

Seamless flow of design elements.



GRAND VILLAS SURROUNDED
BY GREENERY



THE LAGOON VILLAS - LIVING ROOM





CALMING TONES AND
LUXURIOUS FINISHES



THE LAGOON VILLAS - MASTER BEDROOM





THE
GARDEN
VILLAS

4 BEDROOMS



- STARTING FROM 558.17 SQM TO 601.10 SQM
- GARDEN VIEW





VISUALLY STRIKING AND STRIKINGLY LIVEABLE

Luxury 4-bedroom villas exhibit a bold and sophisticated exterior design, where the eyes are drawn to the first floor projecting outwards.

The use of large glass windows facilitates a seamless transition between the interior and the lush exterior, while the combination of white plaster and natural stone textures contributes to the villa's elegant and sleek appearance.



EXTERIOR

ULTRA-COMFORTABLE HOMES WITH BEAUTIFUL GARDENS

Visually striking design with distinctive
overhang;
Seamless indoor-outdoor transition;
Elegant combination of materials;
Elevated aesthetics.

INTERIORS

TRANQUILLITY AND COMFORT CRAFTED INTO EVERY INTERIOR DETAIL

Equal emphasis on style and charm;

Careful planning for comfort;

Balanced layout for functionality;

Spacious, bright living areas in neutral tones;

Sizeable guest suite for hospitality;

Plush textures for comfort and style;

Serene and sophisticated ambiance.



BRIGHT AND AIRY OPEN
PLAN SPACES



THE GARDEN VILLAS - LIVING ROOM









THE MASTERPLAN

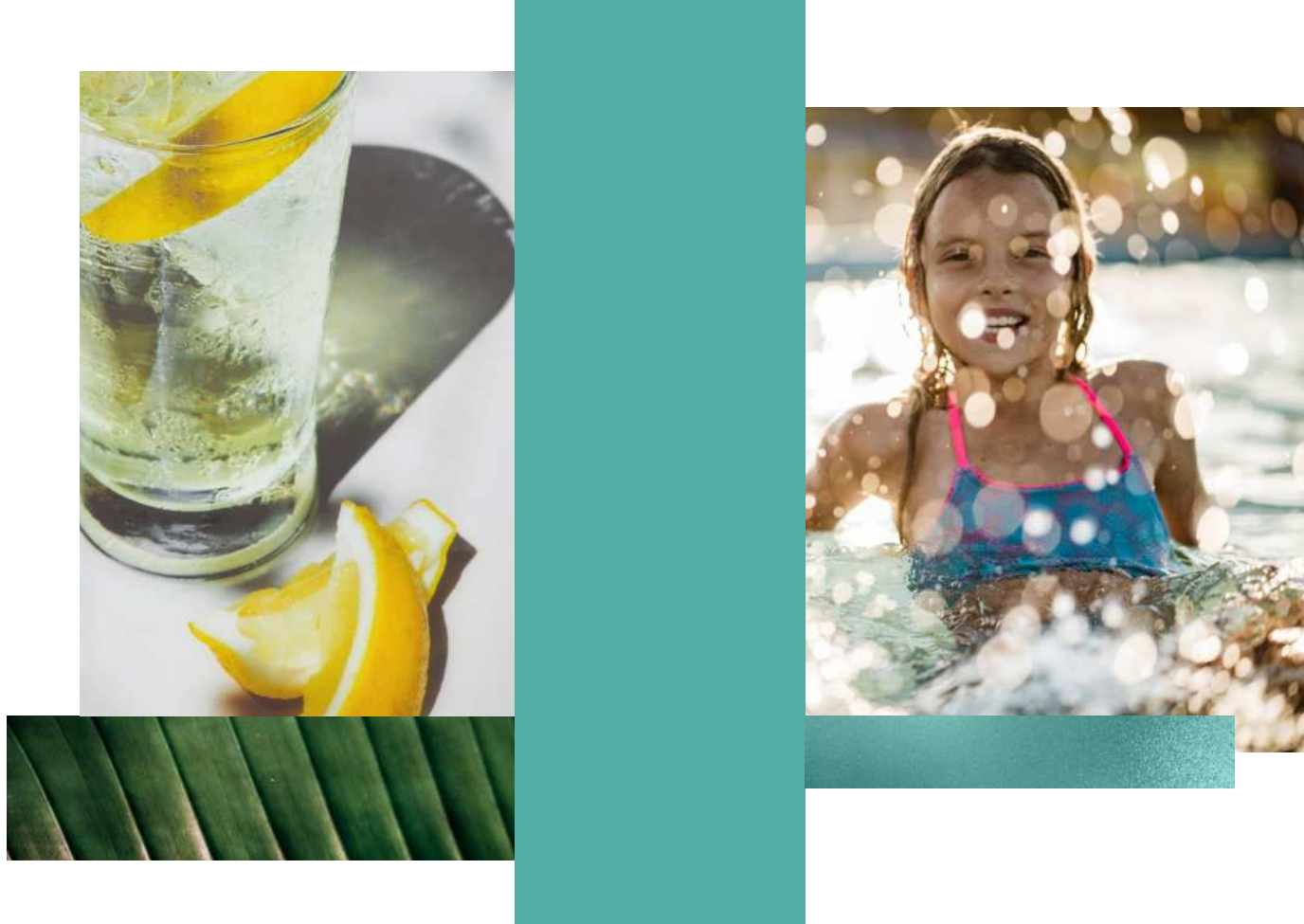
WORLD CLASS AMENITIES



EXPLORE THE NEIGHBOURHOOD

Discover the remarkable amenities and beautiful outdoor spaces available exclusively to residents.

- | | | | | | | | | | |
|---|--------------------------|---|-----------|---|--|---|------------|----|----------------|
| 1 | MOSQUE | 3 | PARK | 5 | COMMUNITY GARDEN
WITH SPORTS COURTS | 7 | GATE HOUSE | 9 | CRYSTAL LAGOON |
| 2 | MULTI-FUNCTIONAL
DECK | 4 | PLAY AREA | 6 | FITNESS AREA | 8 | UTILITY | 10 | CLUBHOUSE |



BEACH & POOLS

REFRESH & RE-ENERGISE



A stylish clubhouse for spending time in between dips in the water.



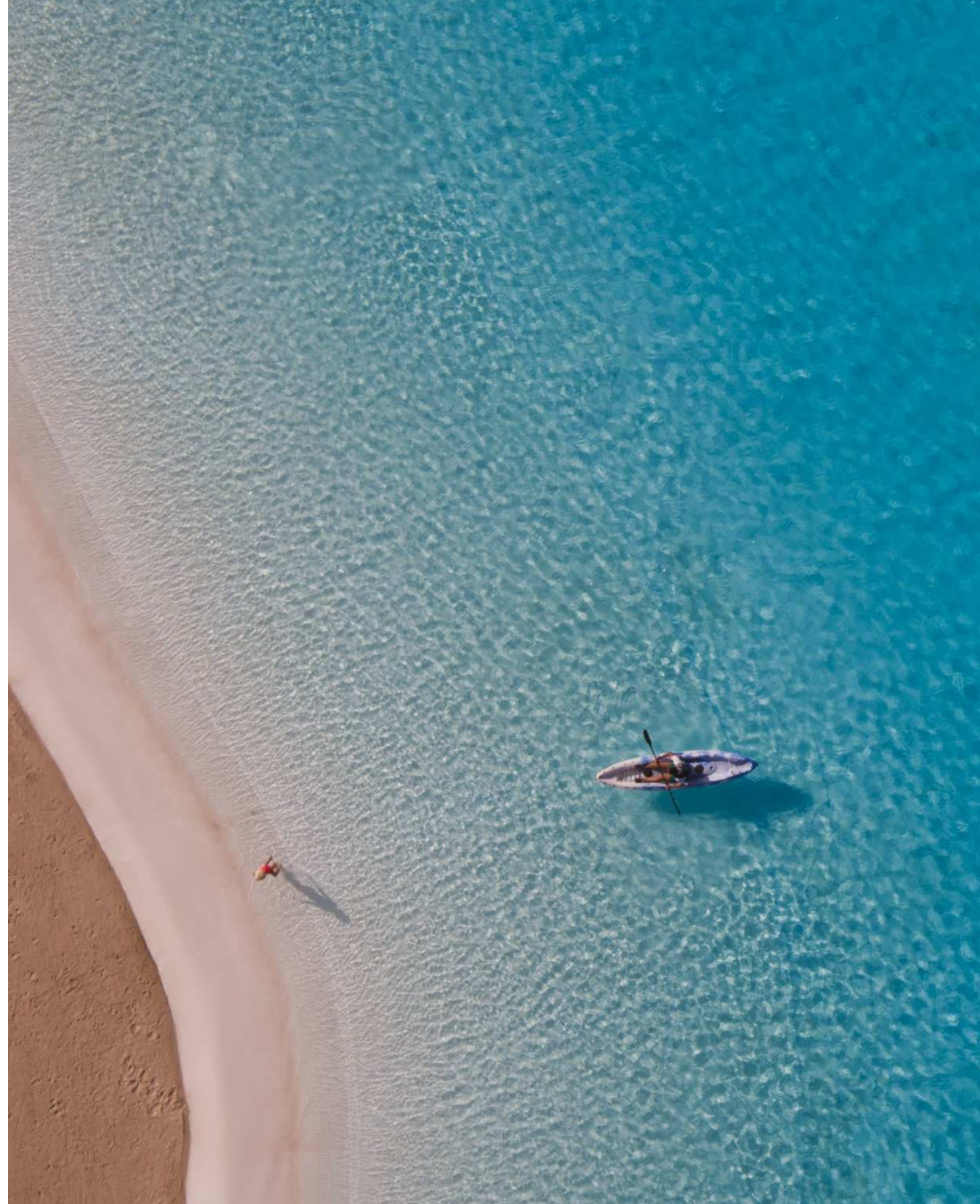
A breathtaking boardwalk for evening strolls or morning jogs by the lagoon.



The extraordinary Crystal Lagoon for practising exhilarating non motorized water sports.



Sandy beaches for taking time to relax under radiant sunshine.







SPORTS & FITNESS

LEAD A HEALTHY,
ACTIVE LIFESTYLE



First-class, outdoor gym for working on your personal bests.



Beautiful sports courts for practicing your strokes.



Creative play areas for the little ones to explore.

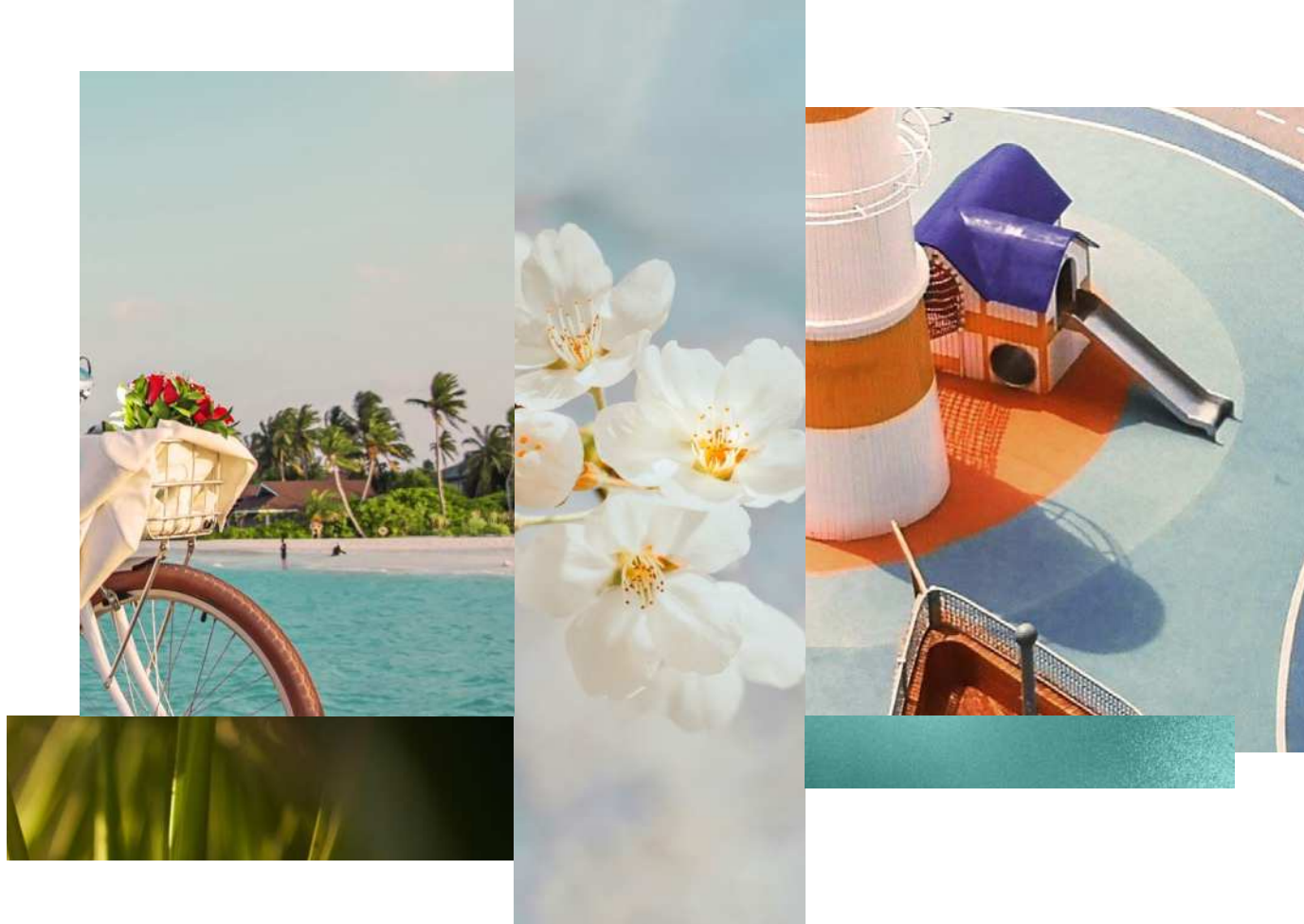


Community gardens for the opportunity to reconnect with nature.



Idyllic, outdoor spaces for practicing your favorite activities en plein air.





OTHER AMENITIES

SPEND QUALITY TIME OUTDOORS WITH THOSE YOU LOVE



A playground for playing games amidst nature.



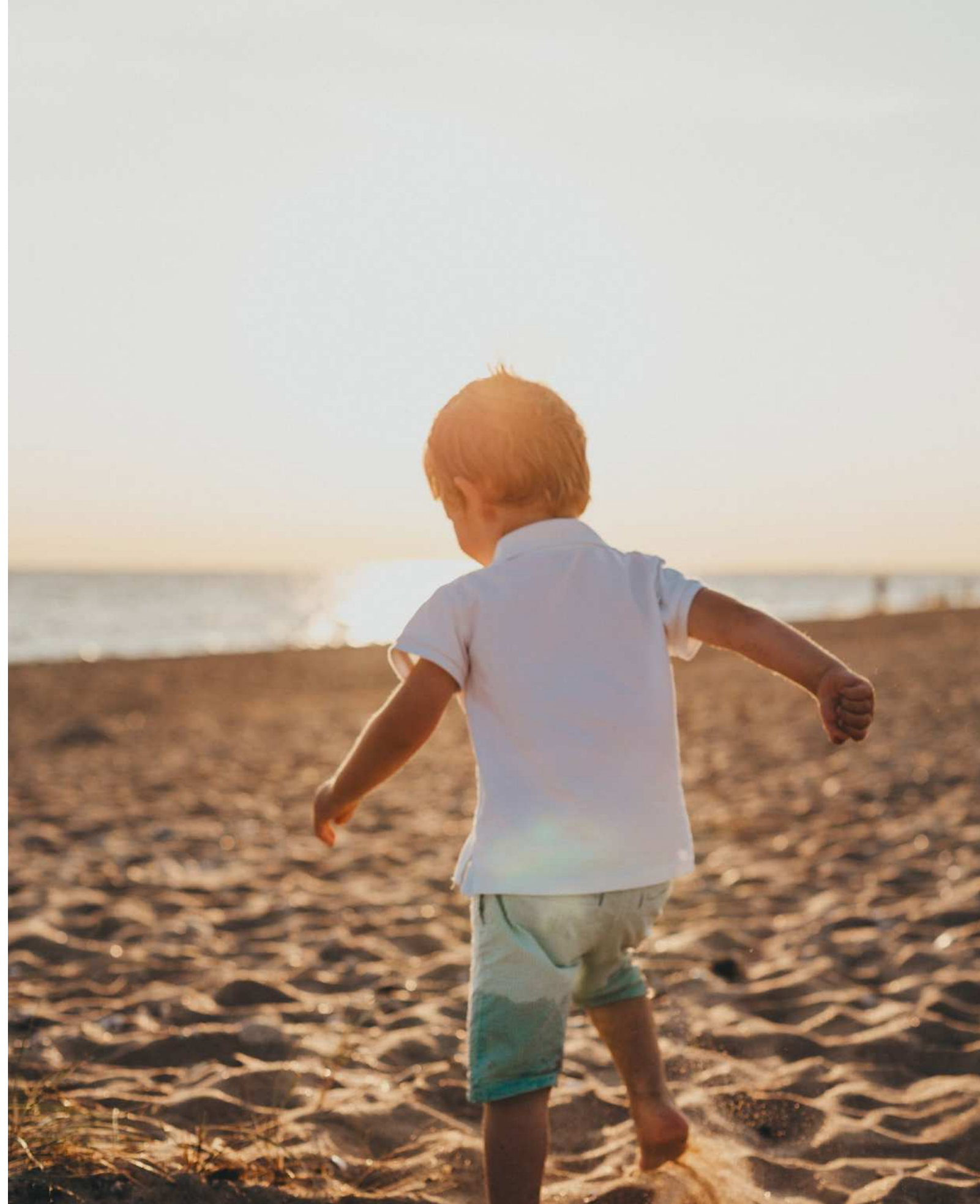
Bicycle friendly paths for cycles around the neighbourhood.



A dedicated kids play area within the flourishing community garden.



A shallow family lagoon area for wading in the water with little ones.



THE CRYSTAL LAGOON

EXCLUSIVE WATERFRONT LIVING







THE CRYSTAL LAGOON

THE TRUE
ESSENCE OF
EXCLUSIVITY

The Crystal Lagoon invites you into a world of refined waterfront living, the focal point of District One West is located at the very heart of the community.

Experience a sublime, water-enriched lifestyle, relaxing in the resort-style atmosphere that extends to your door and beyond. Engage in water-based activities, stroll leisurely along pristine white sands, and wade in the refreshing azure blue water. Listen to the calming sounds of lapping waves as you unwind under tropical palms and glorious sunshine in this perfect paradise.

