



**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

AL KHAIL ROAD

SALES CENTRE

MEYDAN ONE

7 KM CRYSTAL LAGOON

PHASE III RESIDENCES

8.4 KM CYCLING
& RUNNING TRACK

"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

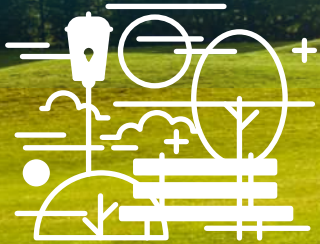
7 KM
CRYSTAL
LAGOON
SET TO BECOME
WORLD'S LARGEST
MAN-MADE LAGOON







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 boast of 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.





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



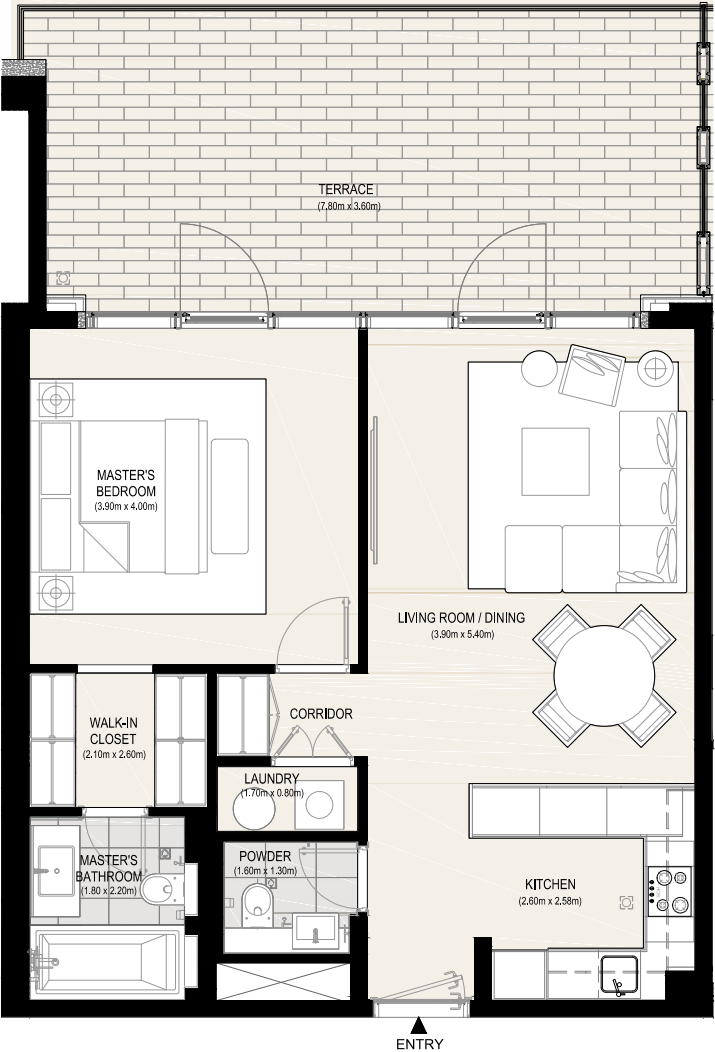
WATERFRONT APARTMENTS





TYPICAL 1 BEDROOM

Waterfront Apartments

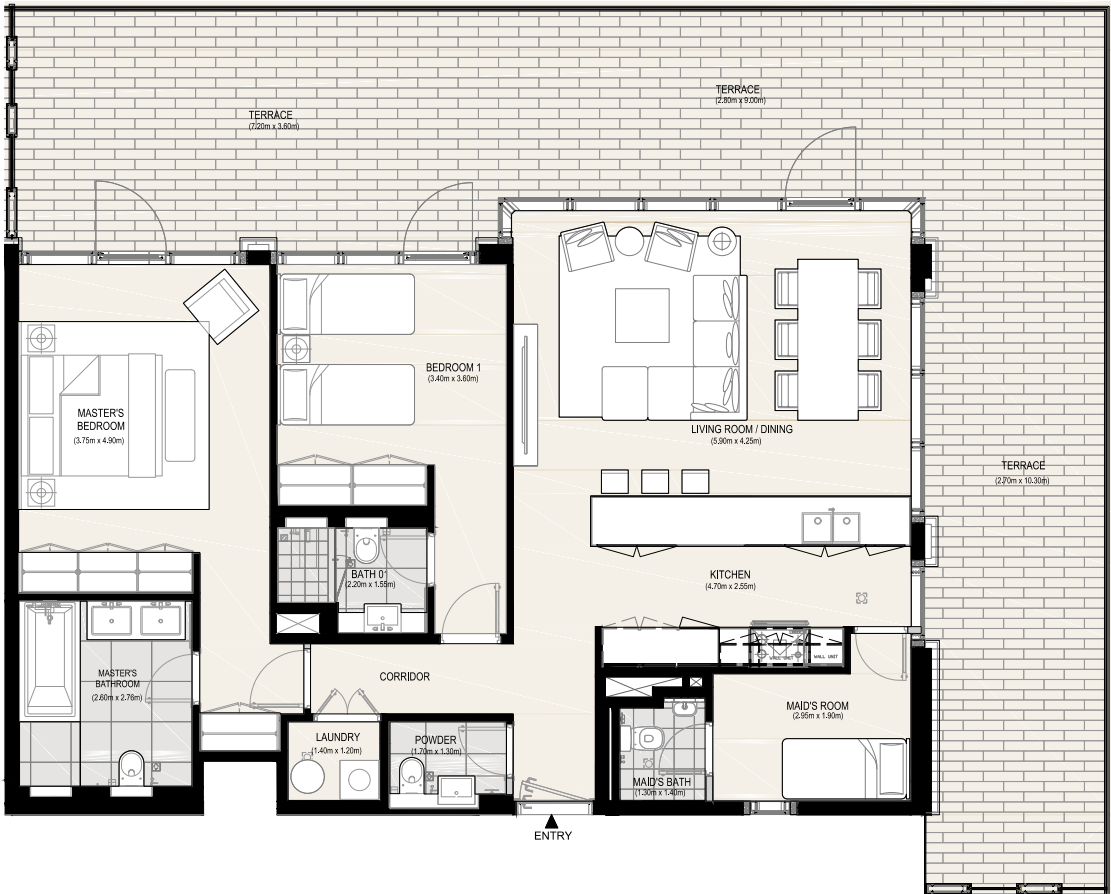


RESIDENCES	1	2	3
Car Parks 	1	1	2
Maid's Room 	-	1	1
Utility Space 	1	1	1
Wardrobes 	1	2	3
Balconies 	1	1	2
Terraces (Only for Ground Floor Units) 	1	1	1
Bathrooms 	1	2	3
Powder Room 	1	1	1
Additional store space 	✓	✓	✓

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		✓	✓	✓

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TYPICAL 3 BEDROOM

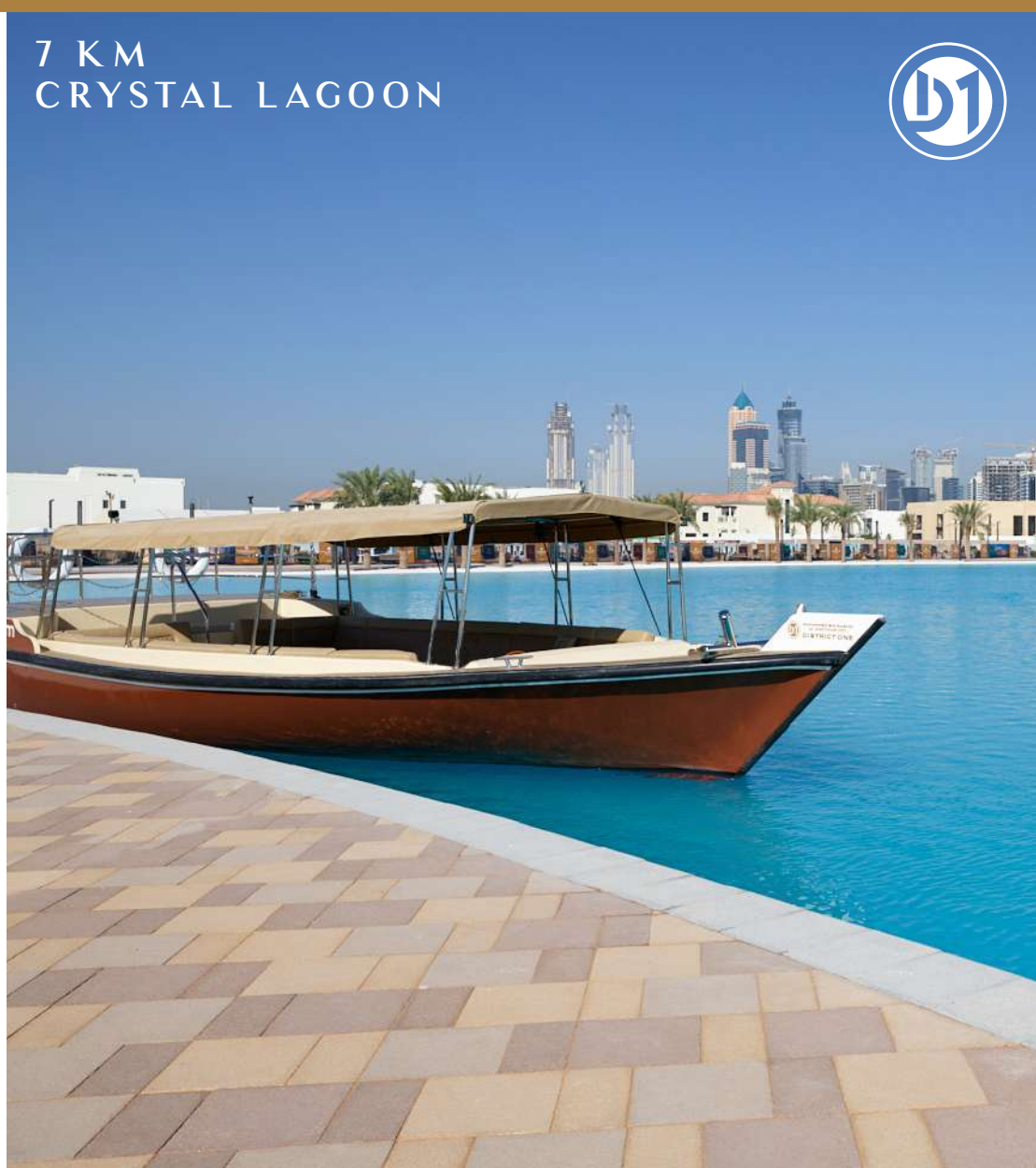
Waterfront Apartments



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		✓	✓	✓

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



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Living that inspires.