



**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



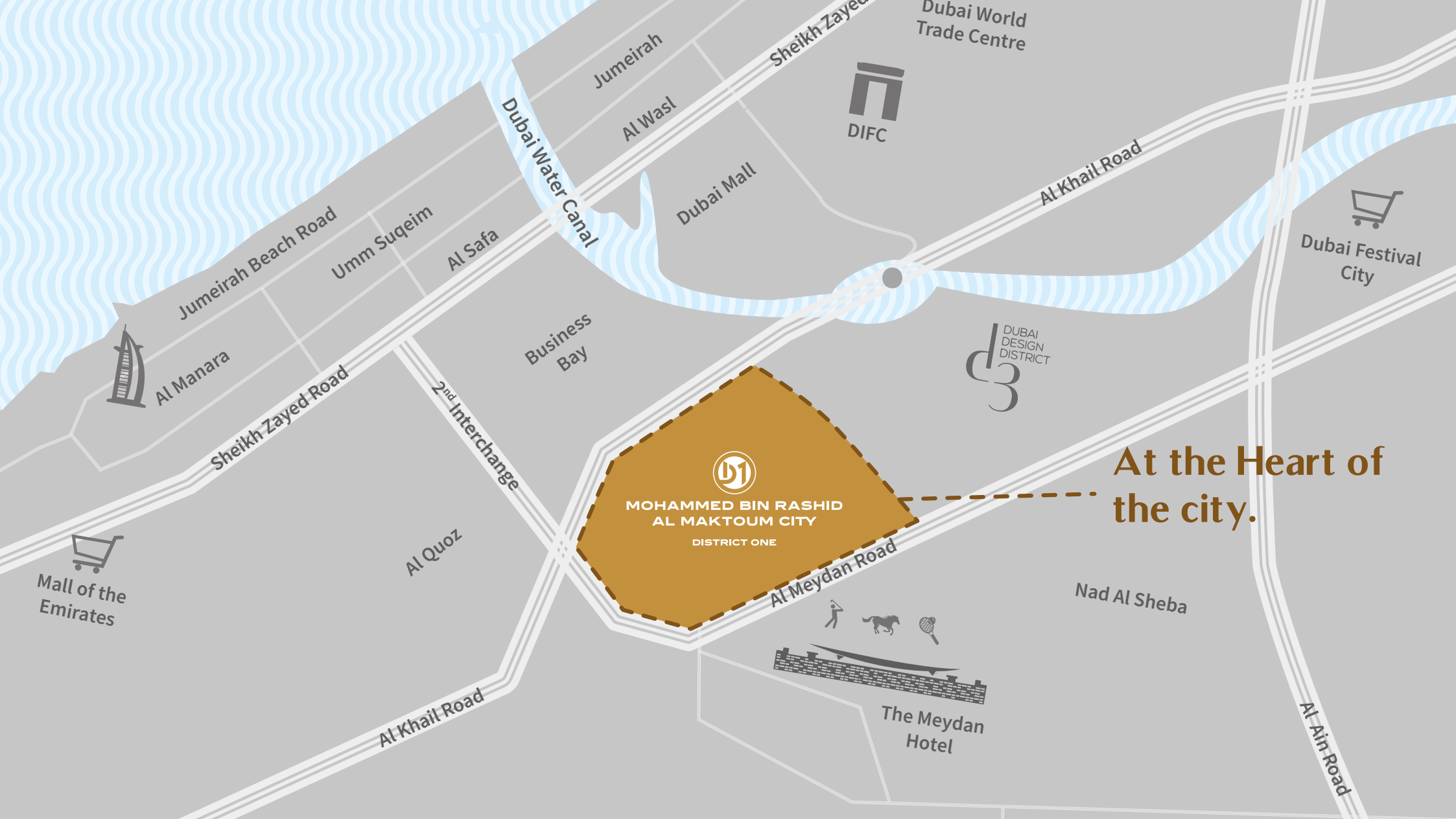
15 MINS
BURJ AL ARAB



16 MINS
WORLD TRADE CENTRE



20 MINS
INTERNATIONAL AIRPORT



D1
**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

8.4 KM CYCLING
& RUNNING TRACK

PHASE III RESIDENCES

“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



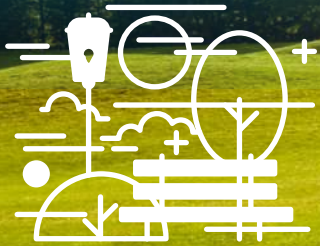
14 KM
OF SHORELINE

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 in a long brown coat and white pants stands next to him. A man in a brown jacket and light-colored pants stands next to the woman. A young girl in a red dress stands on the right. The background features a large tree, a pond, and a soccer ball on the grass.

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.





PLOTS

OUR PLOT, 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.





MANSSIONS

When 'exceptional' is 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



MANSSIONS

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		✓	✓	✓

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TYPICAL 7+ BEDROOM

Ground Floor Plan

Modern Arabic Style



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TYPICAL 7+ BEDROOM

First Floor Plan

Modern Arabic Style



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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		✓	✓	✓

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TYPICAL 7+ BEDROOM

Ground Floor Plan

Mediterranean Style



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TYPICAL 7+ BEDROOM

First Floor Plan

Mediterranean Style



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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.





TYPICAL 7+ BEDROOM

Ground Floor Plan
Contemporary Style



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TYPICAL 7+ BEDROOM

First Floor Plan

Contemporary Style



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VILLAS

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		✓	✓	✓

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TYPICAL 5 BEDROOM

First Floor Plan

Modern Arabic Style



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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.





TYPICAL 5 BEDROOM

Ground Floor Plan

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		✓	✓	✓

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TYPICAL 5 BEDROOM

First Floor Plan

Mediterranean Style



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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.





TYPICAL 5 BEDROOM

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		✓	✓	✓

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TYPICAL 5 BEDROOM

First Floor Plan

Contemporary Style



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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.

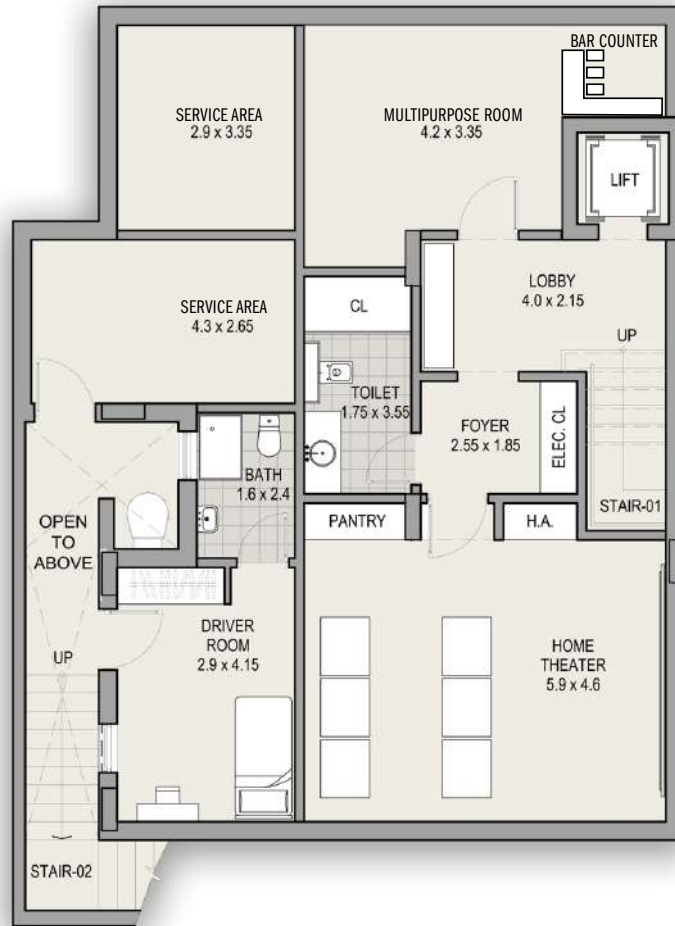




TYPICAL 6+ BEDROOM

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 Toilett Facility	1
Home Theatre Room	1
Space Of Bar / Pantry	1
Multipurpose Room	1

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TYPICAL 6+ BEDROOM

Ground Floor Plan

Modern Arabic Style

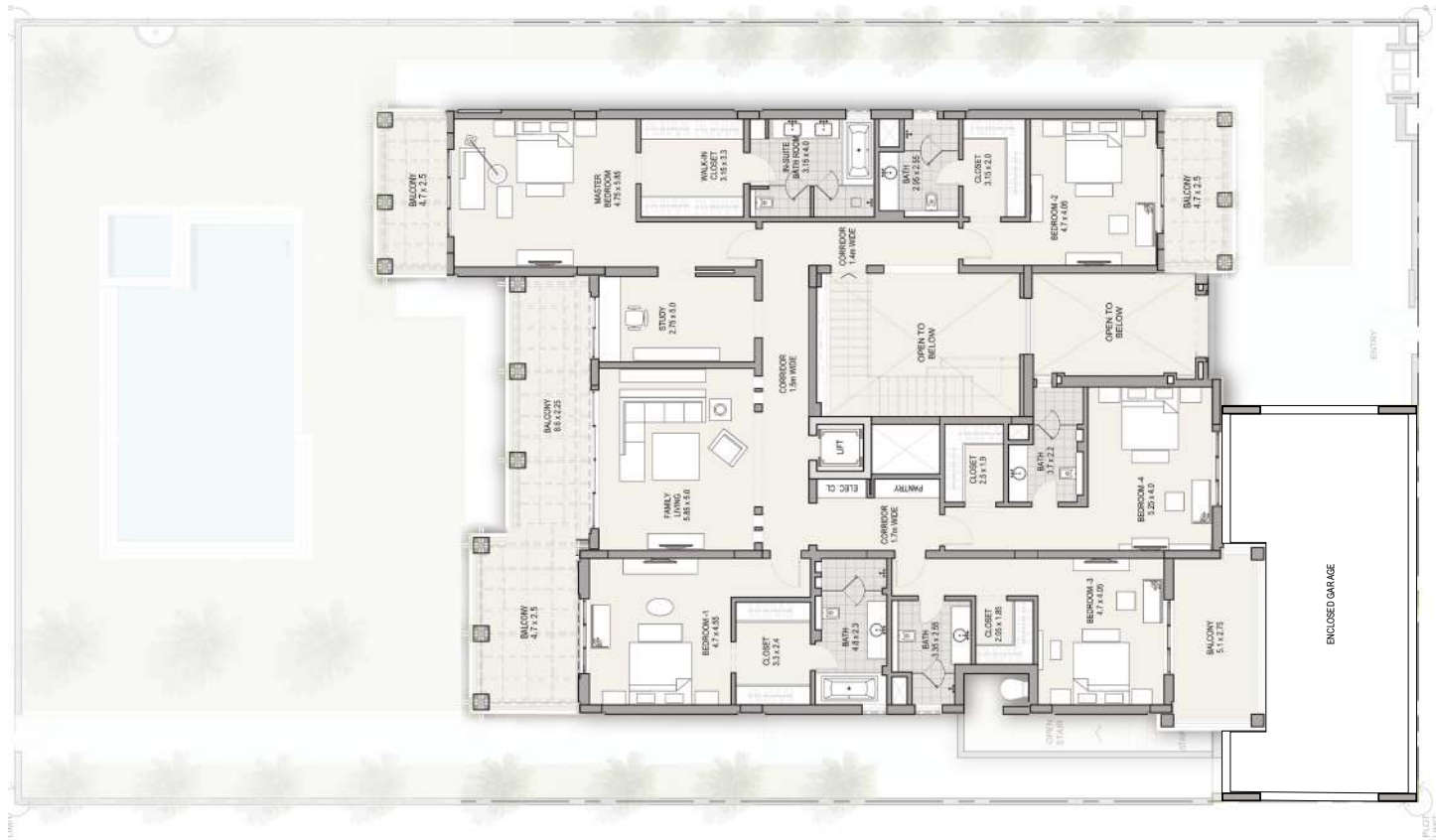


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TYPICAL 6+ BEDROOM

First Floor Plan

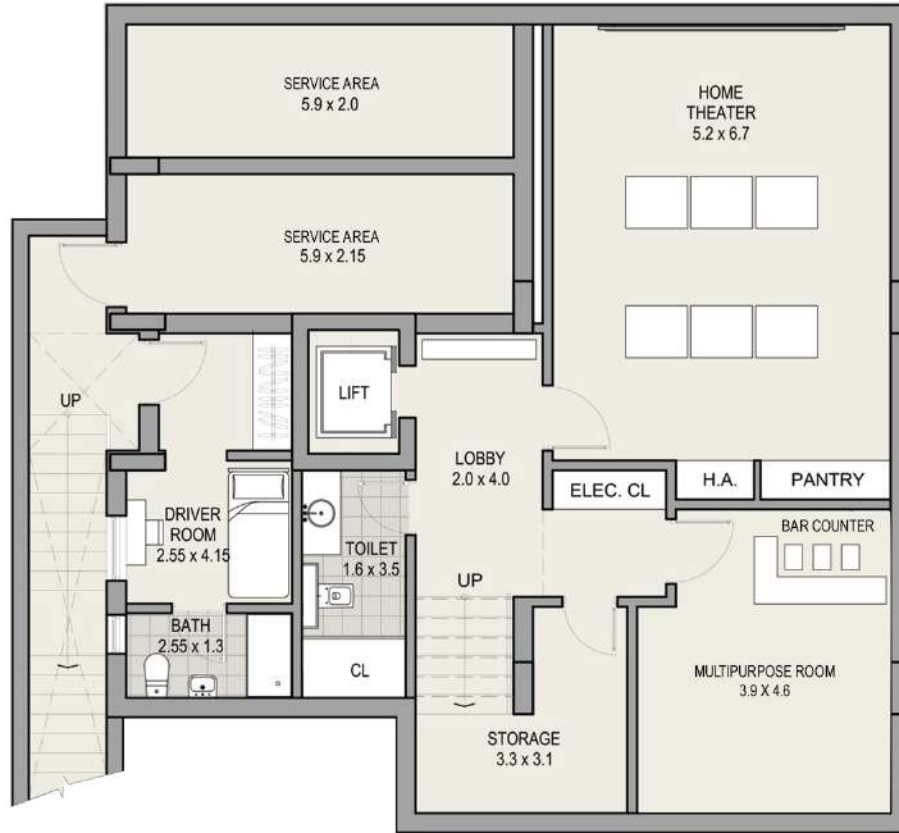
Modern Arabic Style



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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 Toilet Facility	1
Home Theatre Room	1
Space Of Bar / Pantry	1
Multipurpose Room	1
Additional Store	1

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TYPICAL 6+ BEDROOM

Ground Floor Plan

Contemporary Style



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TYPICAL 6+ BEDROOM

First Floor Plan

Contemporary Style



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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



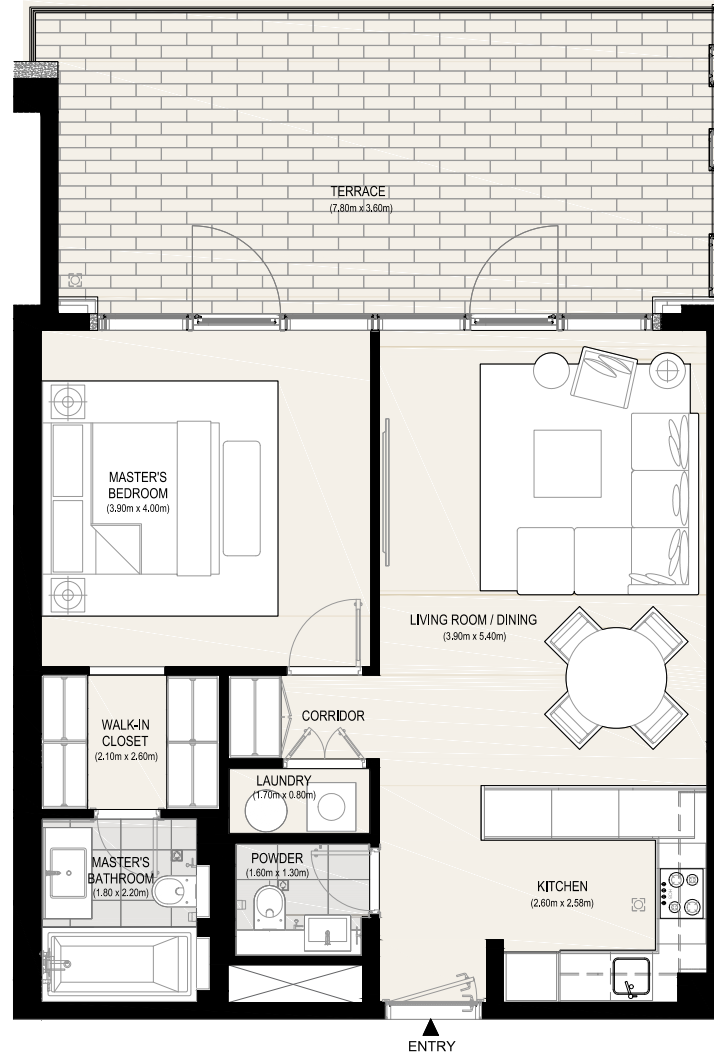
WATERFRONT APARTMENTS














TYPICAL 1 BEDROOM

Waterfront Apartments

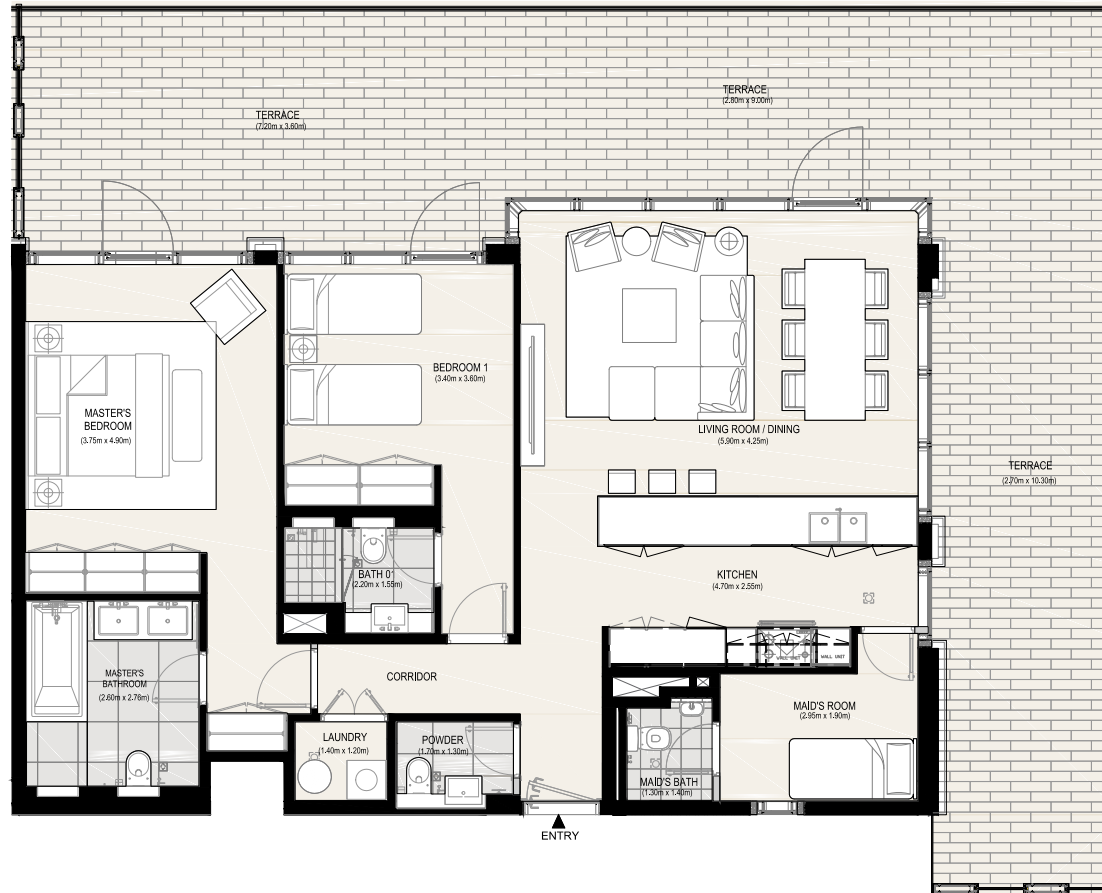











RESIDENCES	1	2	3
Car Parks 	1	1	2
Maid's Room 	-	1	1
Utility Space 	1	1	1
Wardrobes 	1	2	3
Balconies 	1	1	2
Terraces (Only for Ground Floor Units) 	1	1	1
Bathrooms 	1	2	3
Powder Room 	1	1	1
Additional store space 	✓	✓	✓

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

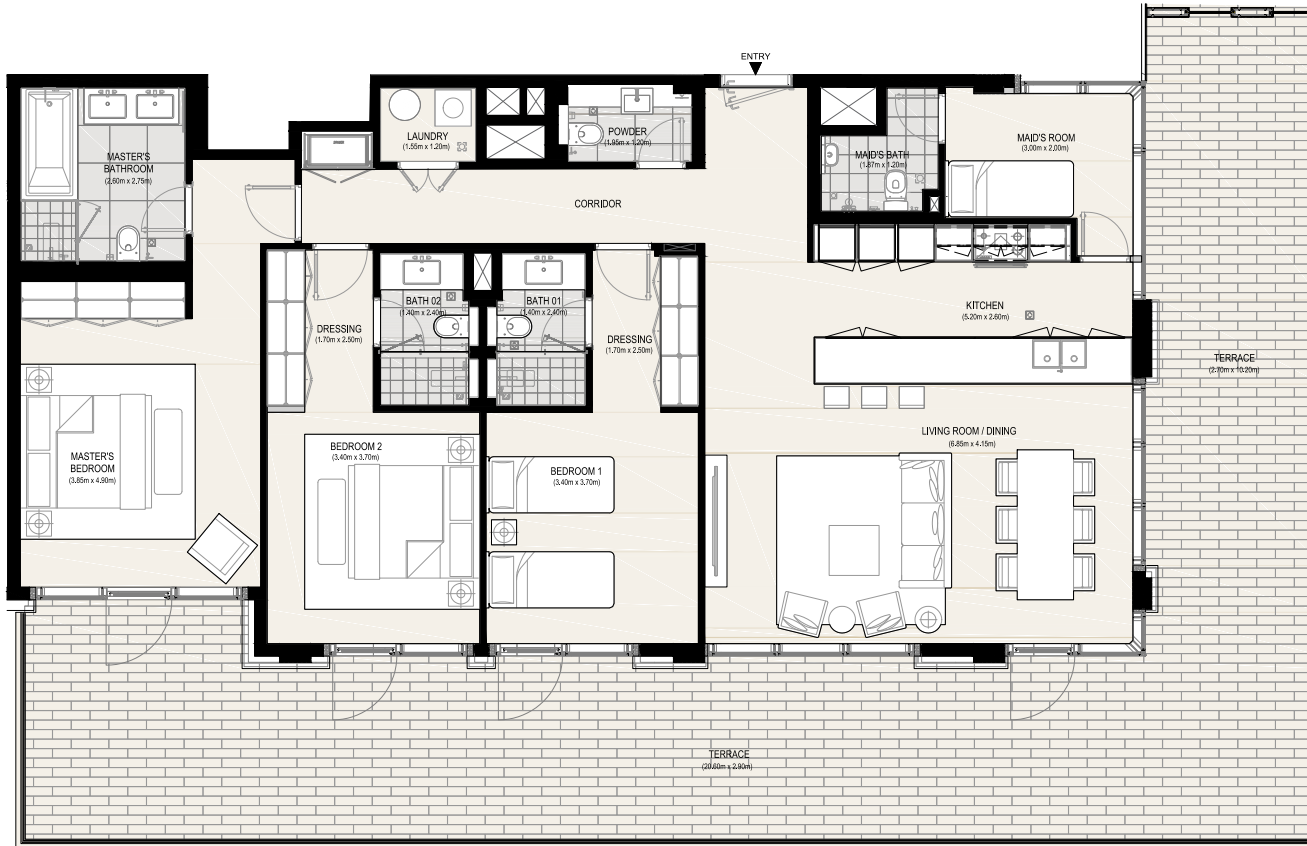











RESIDENCES	1	2	3
Car Parks 	1	1	2
Maid's Room 	-	1	1
Utility Space 	1	1	1
Wardrobes 	1	2	3
Balconies 	1	1	2
Terraces (Only for Ground Floor Units) 	1	1	1
Bathrooms 	1	2	3
Powder Room 	1	1	1
Additional store space 	✓	✓	✓

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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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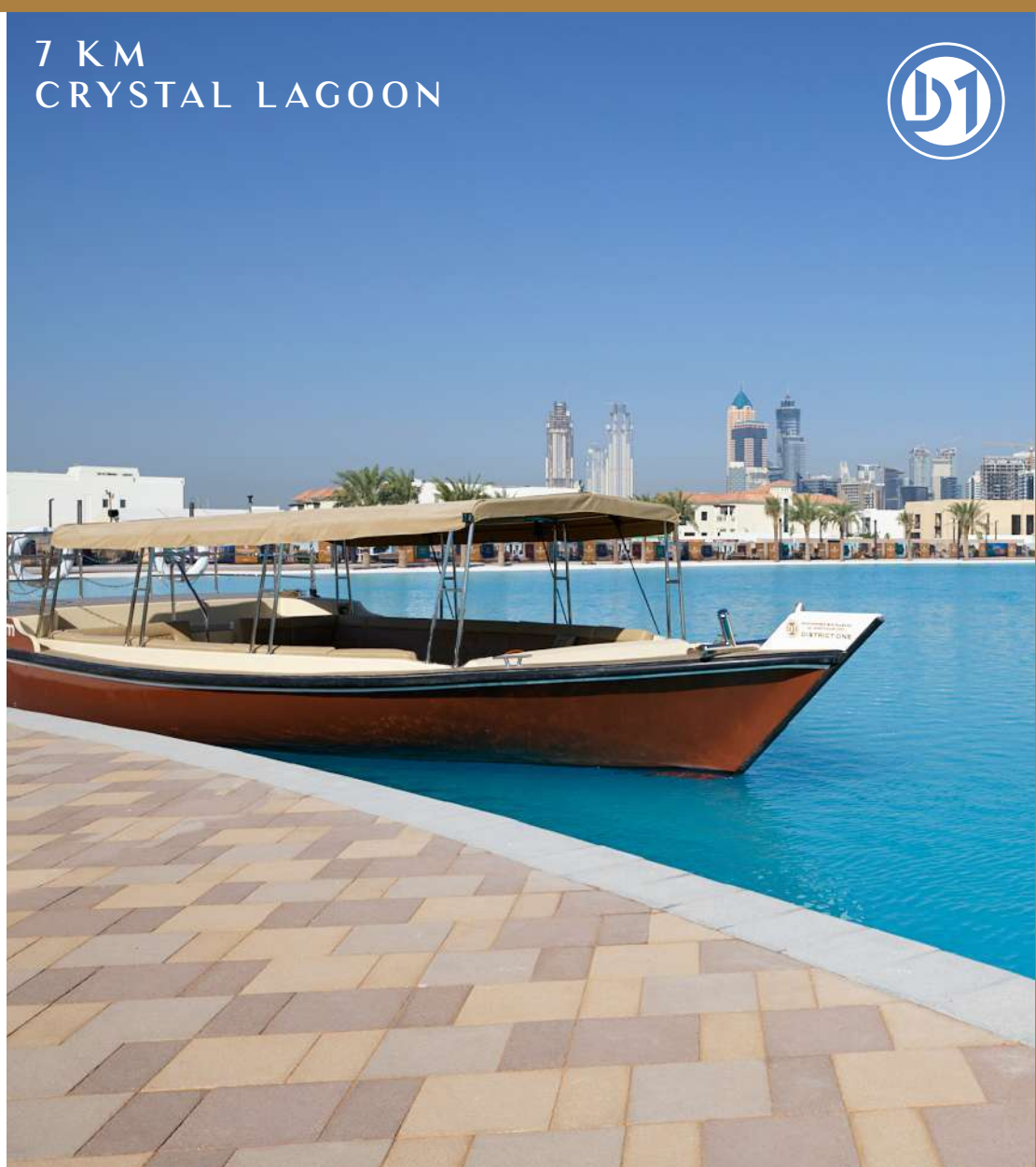
60%
GREEN COVER



14 KM
BOARDWALK



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**

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