



DISTRICT ONE

AREA GUIDE



'REDEFINING EXPECTATIONS AND BOUNDARIES'

Mohammed Bin Rashid Al Maktoum City – District One is the upscale residential development thoughtfully constructed to enable a luxury lifestyle that guarantees privacy and seclusion along with access to one of Dubai's most vibrant and prestigious communities.

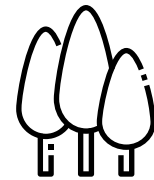
INVESTOR HIGHLIGHTS

With a prestigious city centre address, Mohammed Bin Rashid Al Maktoum City - District One is the innovative megapolis inspired by visionary leadership.



LARGEST LAGOON

7KM of man-made crystal lagoon center piece of the project.



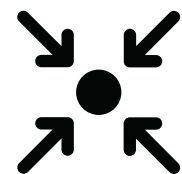
60% GREEN SPACE

1 of the lowest density residential developments globally.



LUXURY LIVING

High-end mansions, villas, apartments & signature plots.



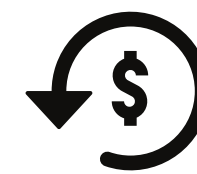
PRIME LOCATION

Residential district in Mohammed Bin Rashid City.



ADVANCED PROJECT

Developed with latest technology in engineering & planning



QUALITY RETURNS

Booming project that fetches higher asking prices.



INVESTMENT OPTIONS

VILLAS

Pick from 4, 5 and 6+ bedroom villas in three distinct architectural styles and enjoy a host of world-class amenities nearby.

SIGNATURE PLOTS

Dream your home into existence on a bespoke plot starting from 15,000 sqft overlooking the magnificent Crystal Lagoon.



MANSIONS

Choice of 7, 7+ or 8 bedrooms mansions in three distinctive architectural styles just steps away from the Crystal Lagoon.

WATERFRONT RESIDENCES

Lavish 1, 2, 3, 4 & 4+ waterfront homes with stunning interiors, and spectacular views of the water & acres of lush greenery.

AL KHAIL ROAD

MEYDAN ONE

SALES CENTRE

7KM CRYSTAL LAGOON

8.4KM CYCLING & RUNNING TRACK

PHASE III RESIDENCES

MASTER PLAN

FACILITIES & AMENITIES

District One features bespoke lifestyle facilities amid an innovatively designed neighborhood with top-notch amenities.

GREEN OPEN SPACES



OUTDOOR PLAY AREAS



JOGGING & CYCLING TRAILS

PARKLANDS & WOODLANDS

CRYSTAL LAGOON



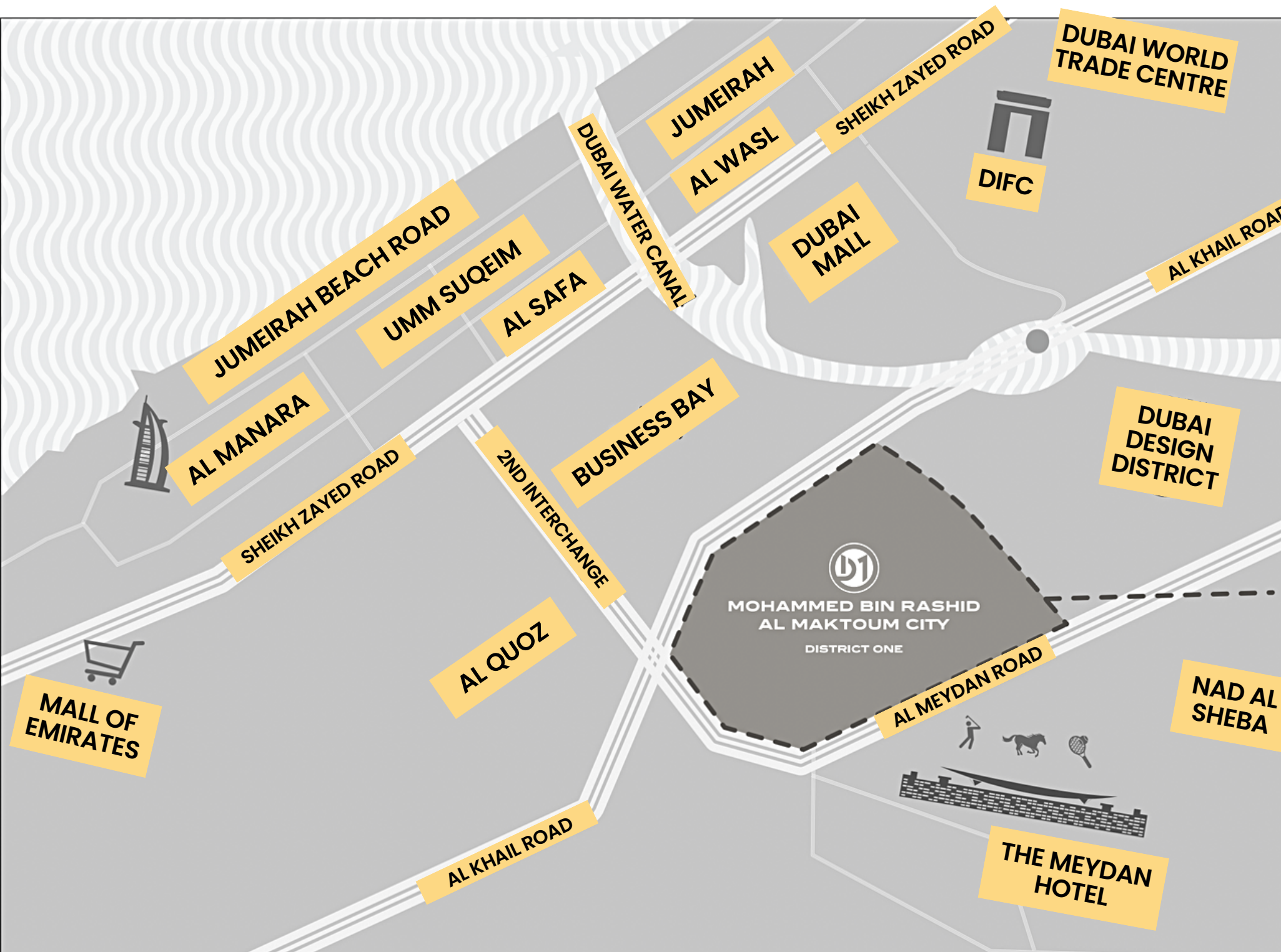
GYMS & POOLS



JET SKIING, KAYAKING & PADDLE BOARDING



MEYDAN ONE MALL



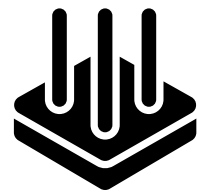
LOCATION: ALL ROADS LEAD HOME

District One is surrounded by iconic landmarks, and bordered by four arterial roads for easy connections across the city: Al Khail Road, Sheikh Mohammed Bin Zayed, Al-Ain Road and Emirates Road, with quick connections to Sheikh Zayed Road as well.

FIND DISTRICT ONE ON GOOGLE MAPS

WHY DUBAI?

Dubai has risen from an unremarkable port to a global metropolitan and major hub. A haven for investors, both foreign and local.



SUPERB INFRASTRUCTURE

Innovative city planning & well-developed transport.



STABLE ECONOMY

Dirham has been pegged to the US\$ at constant rate since 1997.



EVERYONE WELCOME

Accommodating 200+ nationalities, there is something for everyone.



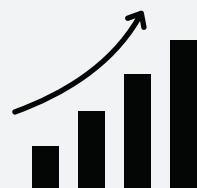
HIGH SAFETY

Consistently ranking high in safety, with virtually no crime.



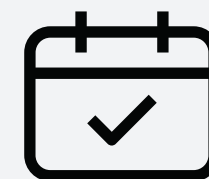
DISTINCT LIFESTYLE

Unrivaled amenities & services. A retail and tourism paradise.



ONGOING EVOLUTION

Dubai has evolved so much in its short lifespan & continues to do so.



HAPPY AGENDA

Dubai ranked 1 of the happiest places on Earth to live.



WORLD-CLASS

Everything superlative, setting the benchmark for other global cities.



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