



**MOHAMMED BIN RASHID  
AL MAKTOUM CITY**

**DISTRICT ONE**



DUBAI,  
TRULY CAPTIVATING



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

From roaring 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 multiethnic 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



**5 mins**  
THE MEYDAN HOTEL



**12 mins**  
DUBAI INTERNATIONAL  
FINANCIAL CENTRE



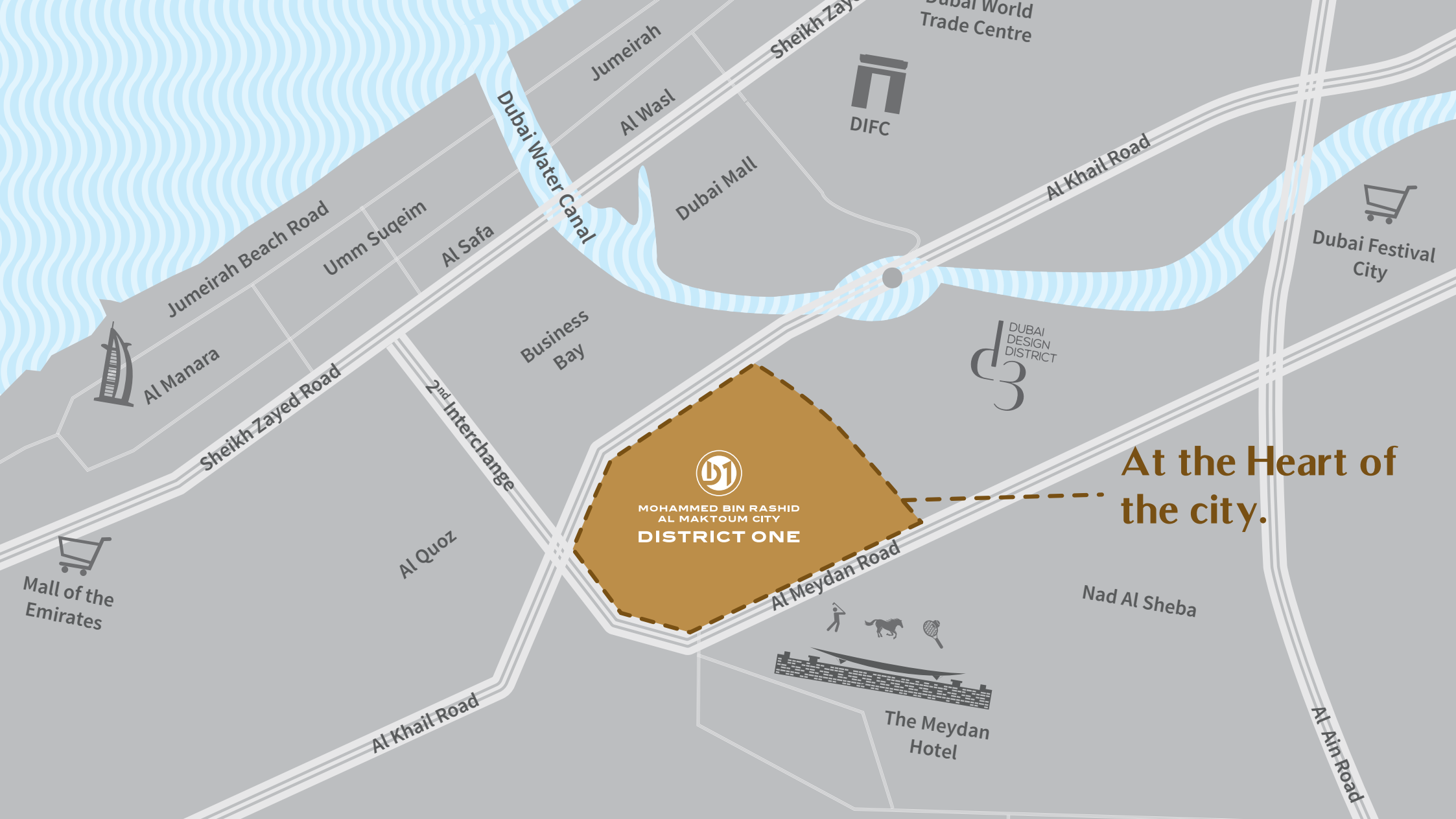
**15 mins**  
BURJ AL ARAB  
MALL OF THE EMIRATES



**16 mins**  
DUBAI WORLD TRADE CENTRE



**20 mins**  
DUBAI INTERNATIONAL AIRPORT



Jumeirah Beach Road  
Umm Sugeim  
Al Safa  
Al Manara  
Sheikh Zayed Road

Jumeirah  
Al Wasl

Dubai Mall

Sheikh Zayed  
Dubai World Trade Centre



Al Khail Road



Dubai Festival City



Business Bay

2<sup>nd</sup> Interchange  
Al Quoz

**D1**  
MOHAMMED BIN RASHID  
AL MAKTOUM CITY  
DISTRICT ONE

**At the Heart of  
the city.**



Mall of the Emirates



The Meydan Hotel

Nad Al Sheba

Al Khail Road

Al Ain Road

# MASTERPLAN



**AI KHAIL ROAD**

**MEYDAN ONE MALL**

**SALES CENTRE**



# 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, a private beach access, or other exclusive premium amenities like a club house, retail outlets, cafés, a grand neighborhood and more, District One is undeniably living at its finest and fullest.





# UNWIND BY THE CRYSTAL CLEAR LAGOON



14 KM  
OF SHORELINE

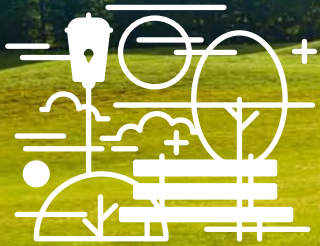
7 KM  
CRYSTAL  
LAGOON  
SET TO BECOME  
WORLD'S LARGEST  
MAN-MADE LAGOON







# LEISURE STROLLS AMID PICTURESQUE GREENERY



**26 million FT<sup>2</sup>**  
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 splendor. 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.





# 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 or 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  
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

### Arabic Style



VILLA		4	5	6
Car Parks		2	3	4
Maid's Room		1	1	1
Drivers 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

### 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

## 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	2
Drivers Room 	1	1	1
Walk-in Closets 	4	5	6
Balconies 	4	4	4
Bathrooms 	4	5	6
Powder Room 	1	1	1
Pool 	✓	✓	✓

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# TYPICAL 5 BEDROOM

## First Floor Plan

### Contemporary Style



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