



**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



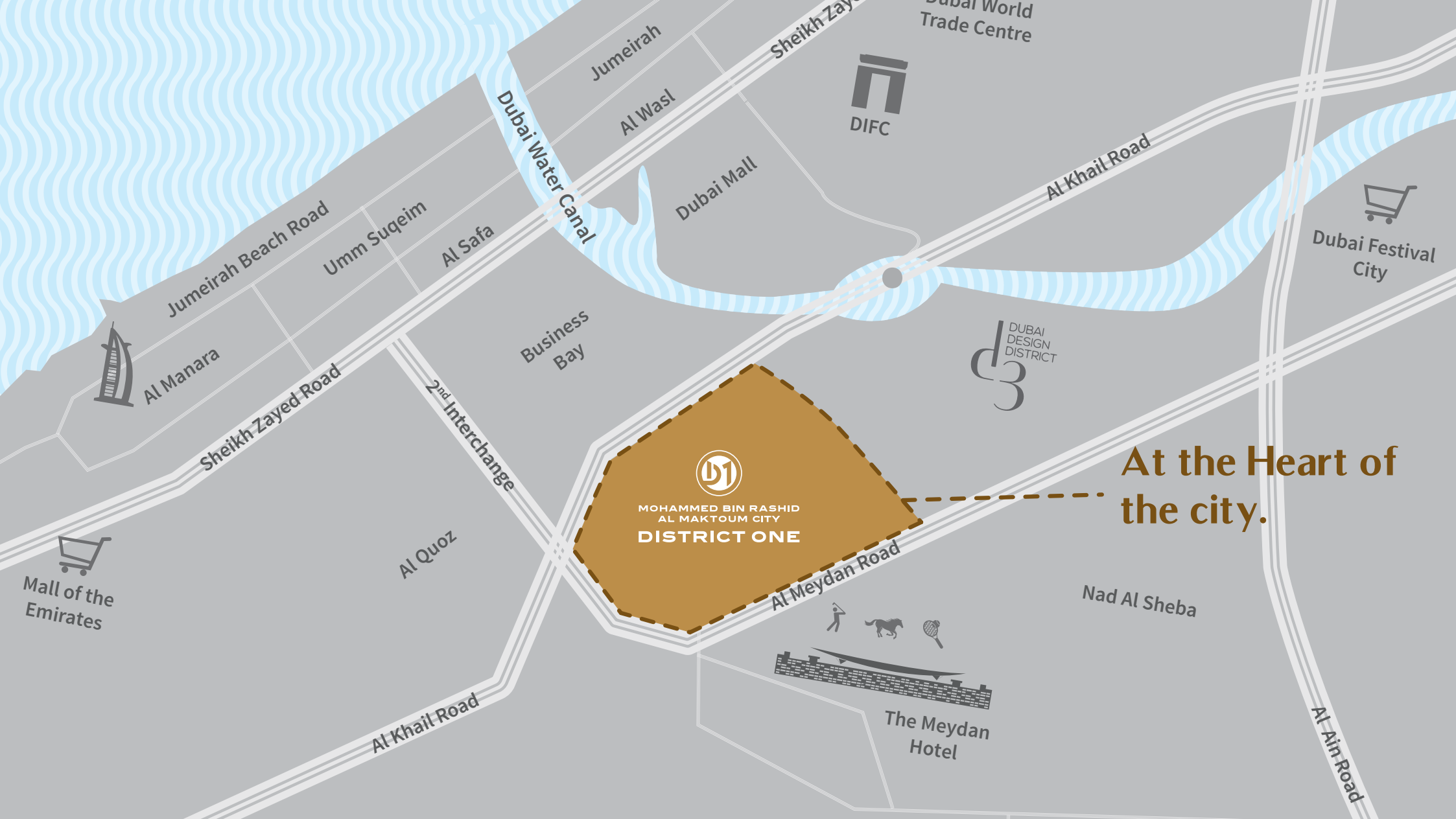
**15 mins**  
BURJ AL ARAB  
MALL OF THE EMIRATES



**16 mins**  
DUBAI WORLD TRADE CENTRE



**20 mins**  
DUBAI INTERNATIONAL AIRPORT



Dubai Water Canal

Jumeirah Beach Road

Umm Sugeim

Al Safa

Jumeirah  
Al Wasl

Dubai Mall

Sheikh Zayed



Dubai World Trade Centre

Al Khail Road



Dubai Festival City



Al Manara

Sheikh Zayed Road

2<sup>nd</sup> Interchange

Business Bay



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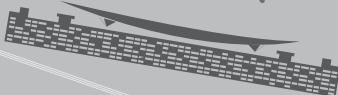
At the Heart of  
the city.



Mall of the Emirates

Al Quoz

Al Meydan Road



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



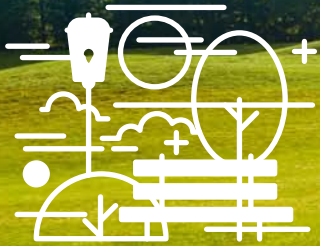
14 KM  
OF SHORELINE

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.





# 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 ambiance 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

Arabic Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Drivers 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	4
Terraces		2	3	3
Lifts		✓	✓	✓
Game Room		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

# TYPICAL 7+ BEDROOM

Ground Floor Plan

Arabic Style



# TYPICAL 7+ BEDROOM

First Floor Plan

Arabic Style





# 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
Drivers Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		2	2	3
Bathrooms		7	7	8
Powder Room		2	2	3
Balconies		4	3	2
Terraces		3	4	4
Gym		✓	✓	✓
Home Theatre		✓	✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓



# TYPICAL 7+ BEDROOM

First Floor Plan

Mediterranean Style





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

Basement Floor Plan  
Contemporary Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Drivers Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		3	2	5
Bathrooms		7	7	8
Powder Room		3	3	3
Balconies		4	3	4
Terraces		4	3	8
Lifts		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

# TYPICAL 7+ BEDROOM

Ground Floor Plan  
Contemporary Style



# TYPICAL 7+ BEDROOM

First Floor Plan

Contemporary Style





# 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		✓	✓	✓

# TYPICAL 5 BEDROOM

First Floor Plan

Arabic Style





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

# TYPICAL 5 BEDROOM

First Floor Plan

Mediterranean Style





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 	✓	✓	✓





# RESIDENCES

Situated in low and mid-rise towers that range from G+ 4 to G+ 16 floors, District One Residences is a gated community, adorned with a glistening Crystal Lagoon and plush greenery. Right from spacious dwellings marked by aesthetic minimalism and smart functionality, our water-front apartments are bathed in natural light and imbue the charm of high-end, tranquil living.



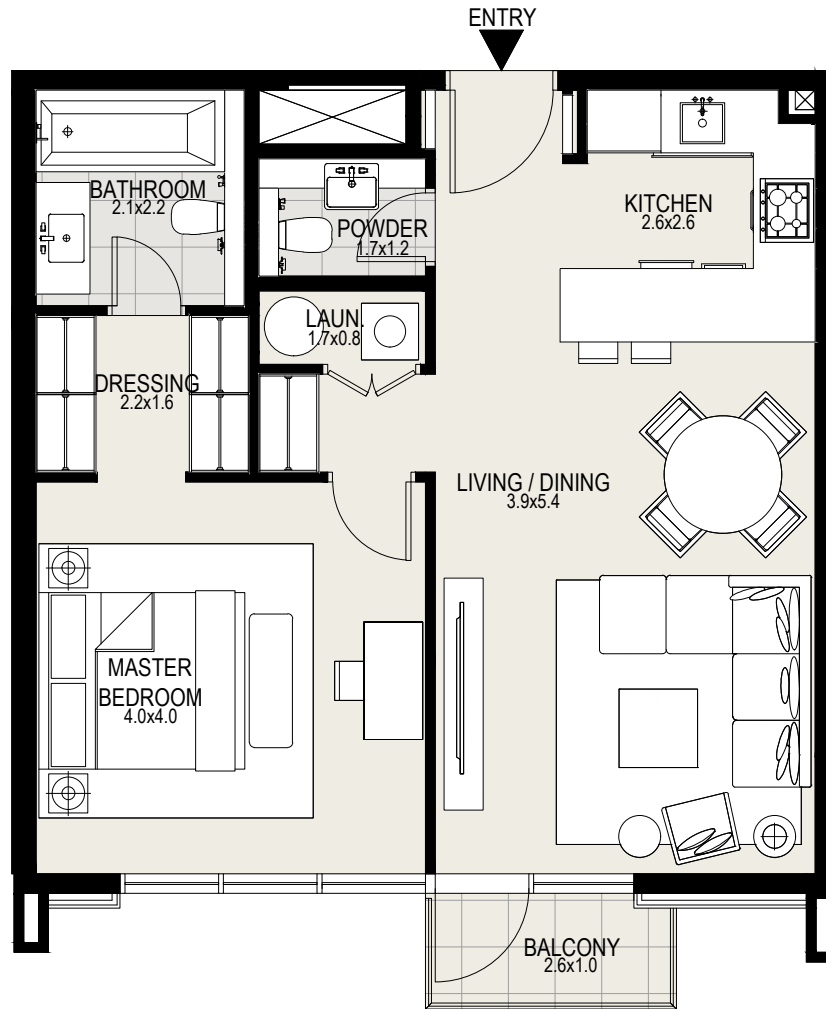


# WATERFRONT APARTMENTS



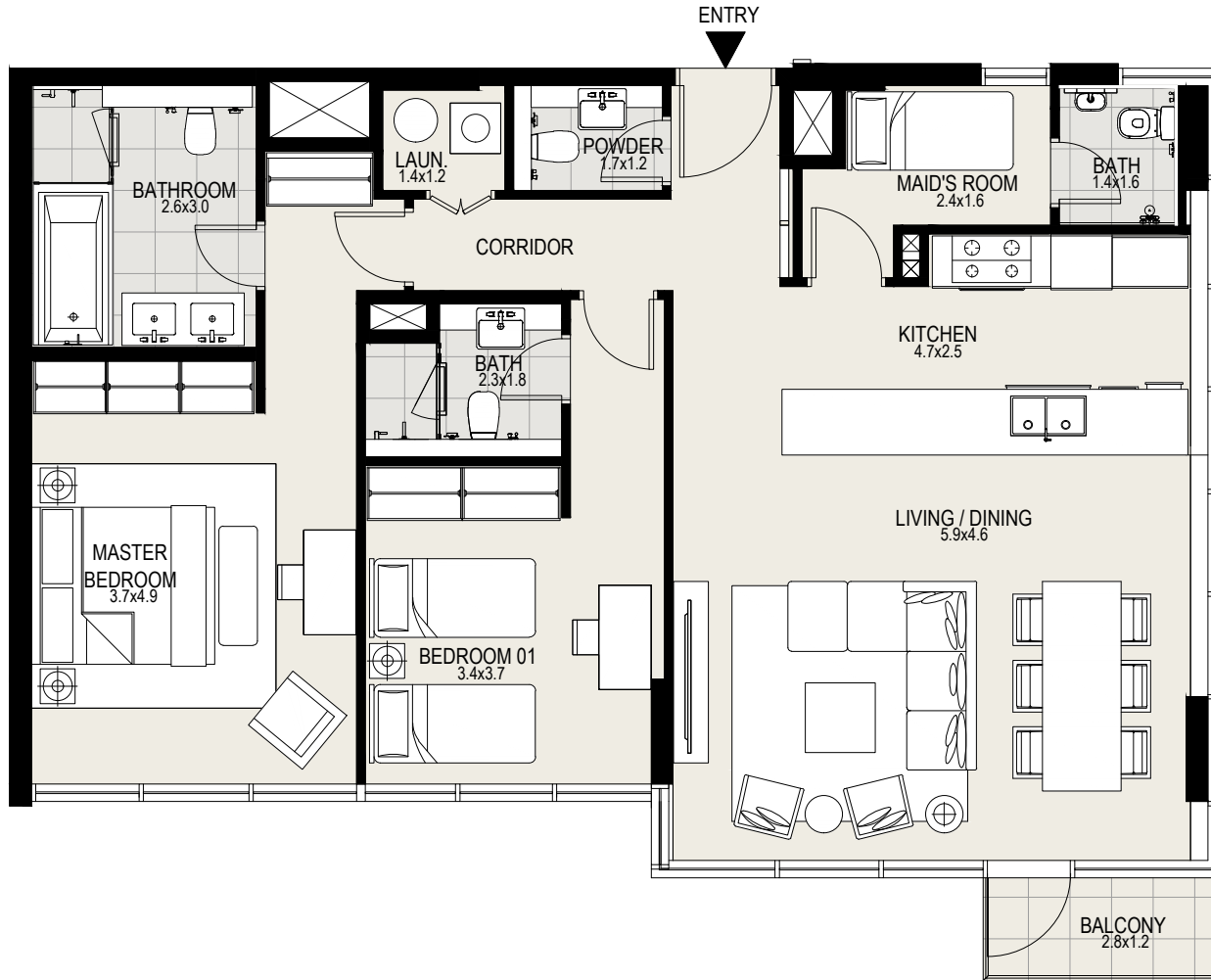


# TYPICAL 1 BEDROOM



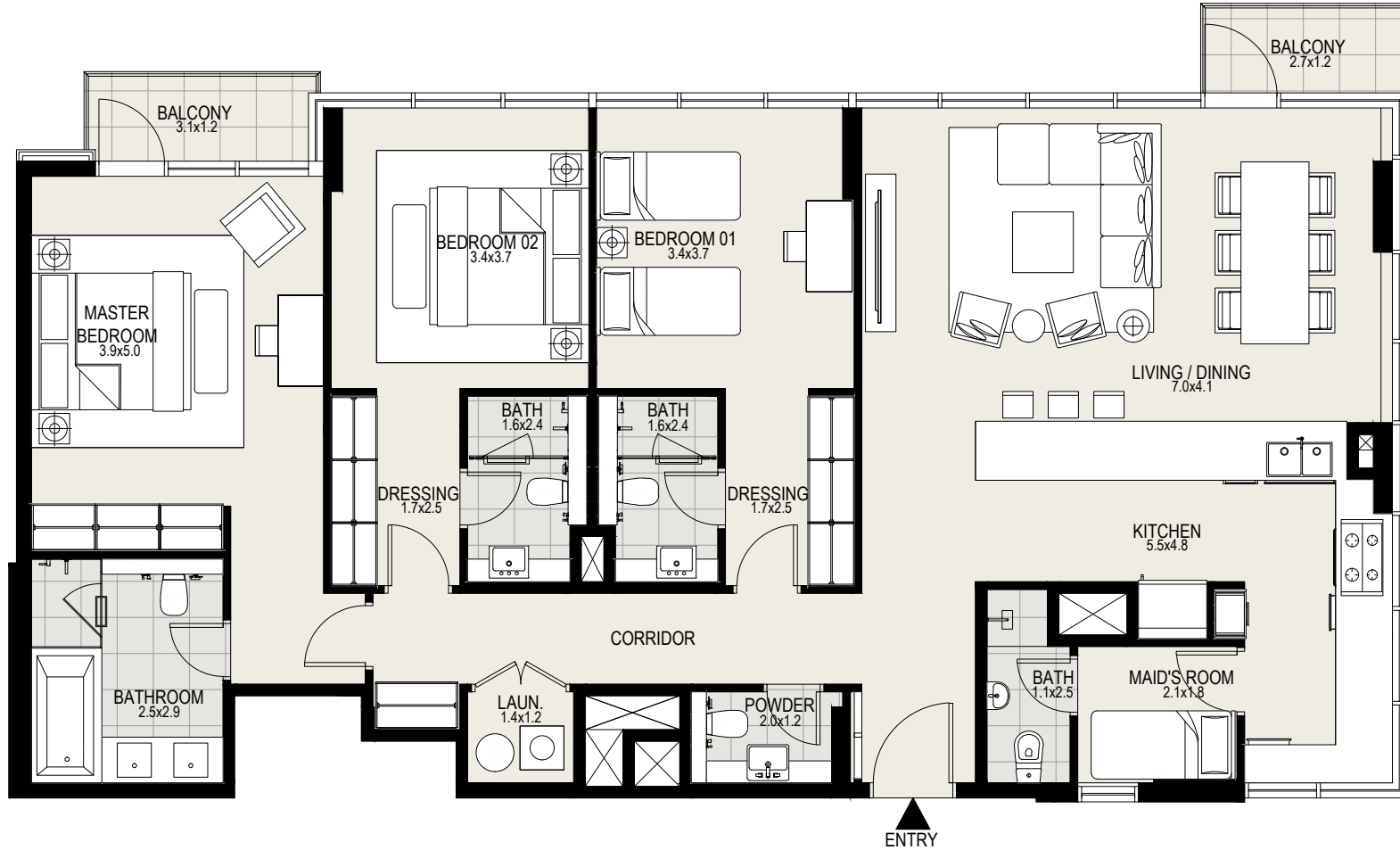
RESIDENCES		
Car Parks		1
Maid's Room		-
Utility Space		1
Wardrobes		1
Balconies		1
Terraces		1
Bathrooms		1
Powder Room		1
Additional store space		✓

# TYPICAL 2 BEDROOM



RESIDENCES		
Car Parks		1
Maid's Room		1
Utility Space		1
Wardrobes		2
Balconies		1
Terraces		1
Bathrooms		2
Powder Room		1
Additional store space		✓

# TYPICAL 3 BEDROOM



RESIDENCES		
Car Parks		2
Maid's Room		1
Utility Space		1
Wardrobes		3
Balconies		2
Terraces		1
Bathrooms		3
Powder Room		1
Additional store space		✓





8 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 ....



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Living that inspires.