



**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



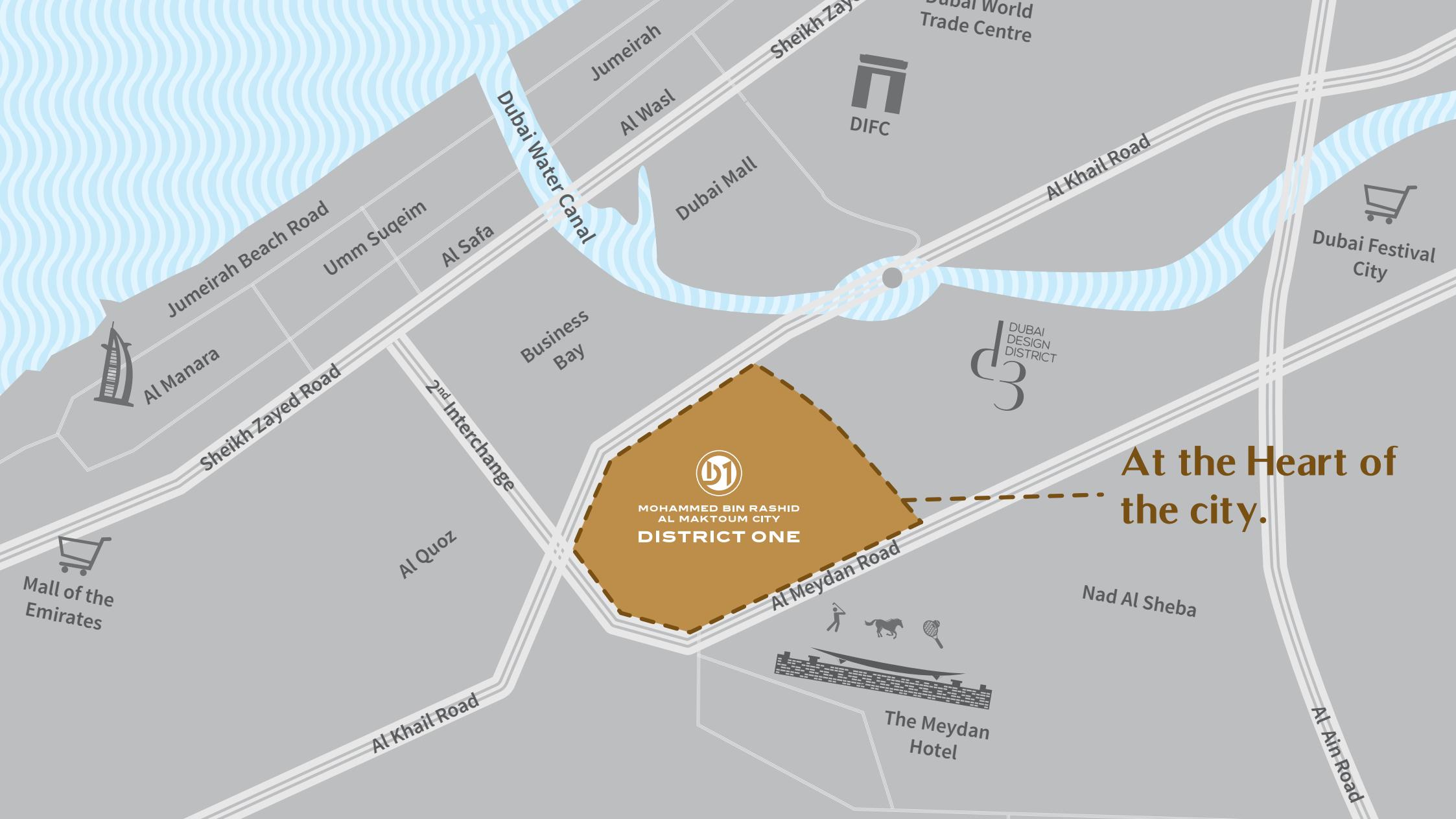
**15 mins**  
BURJ AL ARAB  
MALL OF THE EMIRATES



**16 mins**  
DUBAI WORLD TRADE CENTRE



**20 mins**  
DUBAI INTERNATIONAL AIRPORT



**At the Heart of  
the city.**

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



The Meydan  
Hotel

# MASTERPLAN





# 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







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.





# MANSIONS

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



MANSIONS  
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
Maid's Room		1	1
Drivers Room		1	1
Walk-in Closets		7	7
Store Rooms		3	3
Bathrooms		7	7
Powder Room		3	2
Balconies		4	4
Terraces		2	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

Ground Floor Plan

Mediterranean Style



# 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	✓	✓	✓

# TYPICAL 5 BEDROOM

First Floor Plan

Contemporary Style





# 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.



1 | 2 | 3  
BEDROOM  
APARTMENTS



COMMUNITY  
AND PLAY PARKS



HEALTH CENTRE



SUPERMARKET AND  
RETAIL STORES



SCHOOL AND  
NURSERY



BOARDWALK



COMMUNITY HALL



APARTMENTS  
G+4 / G+6 / G+8  
G+12 / G+16

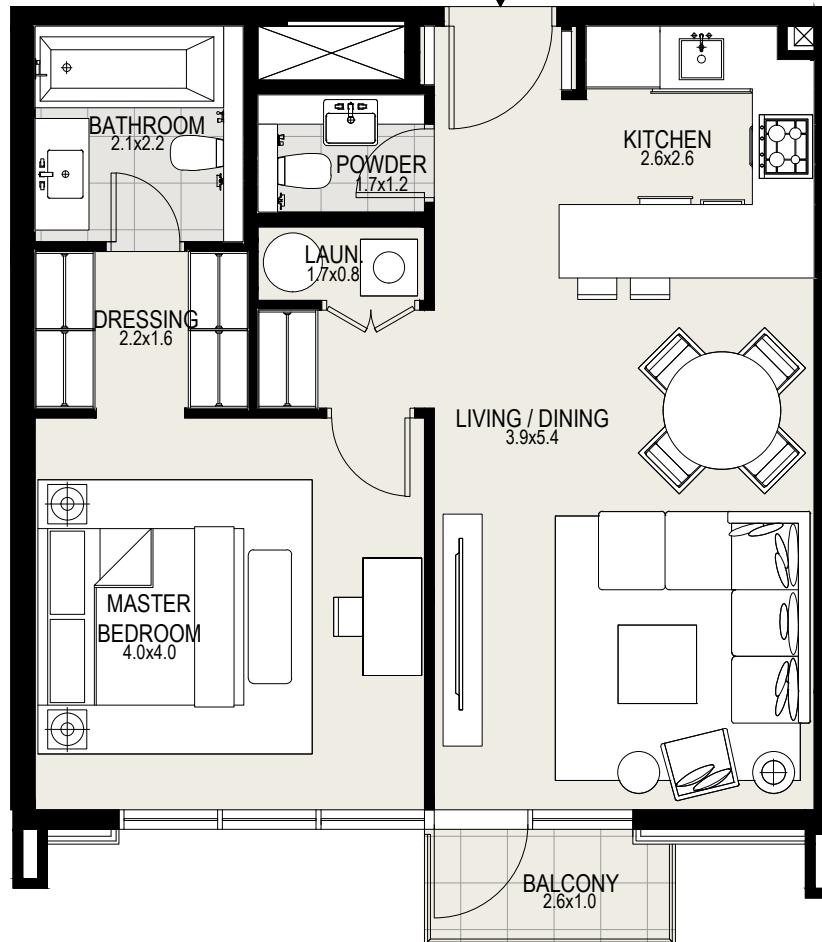


# WATERFRONT APARTMENTS





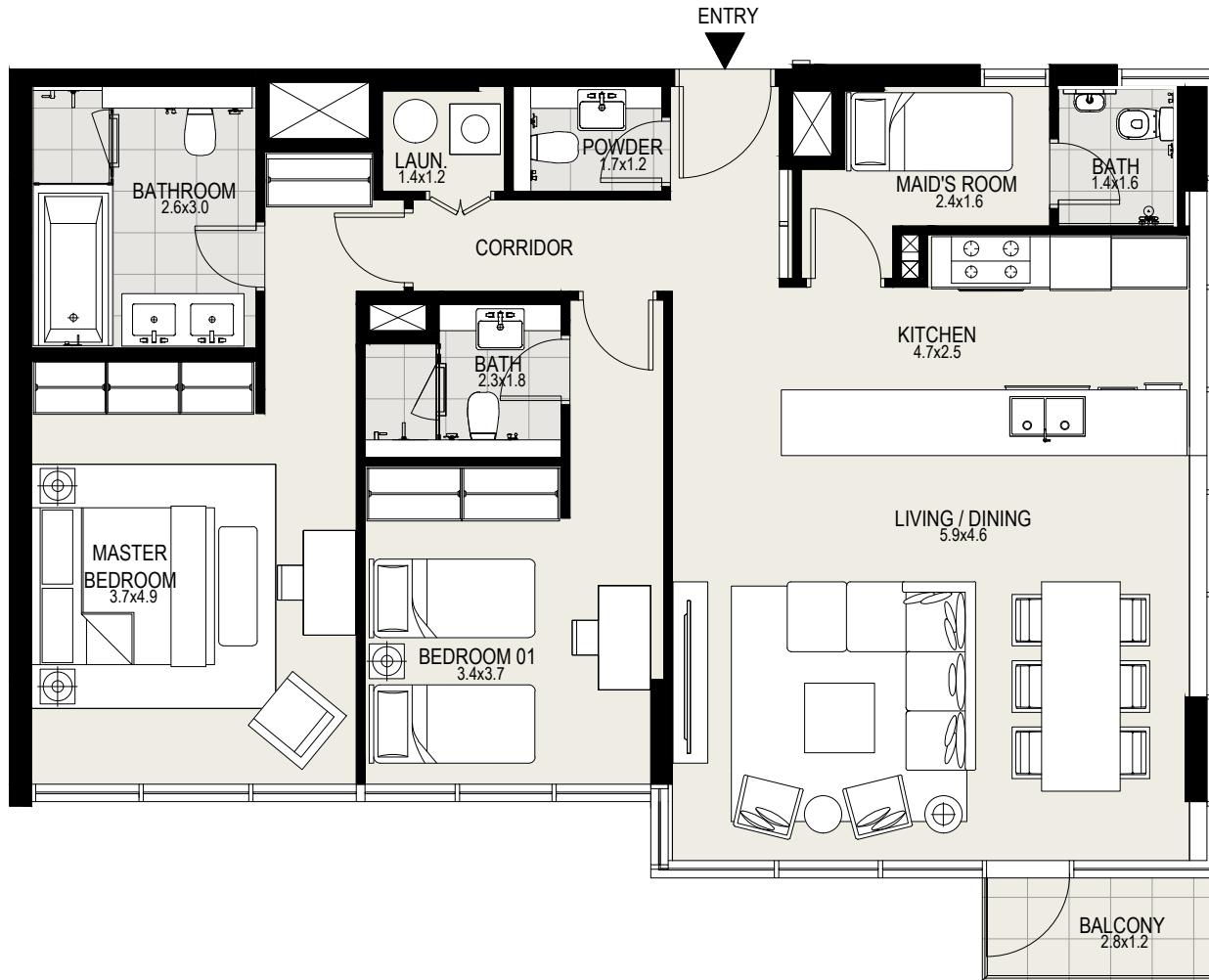
# TYPICAL 1 BEDROOM



## RESIDENCES

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

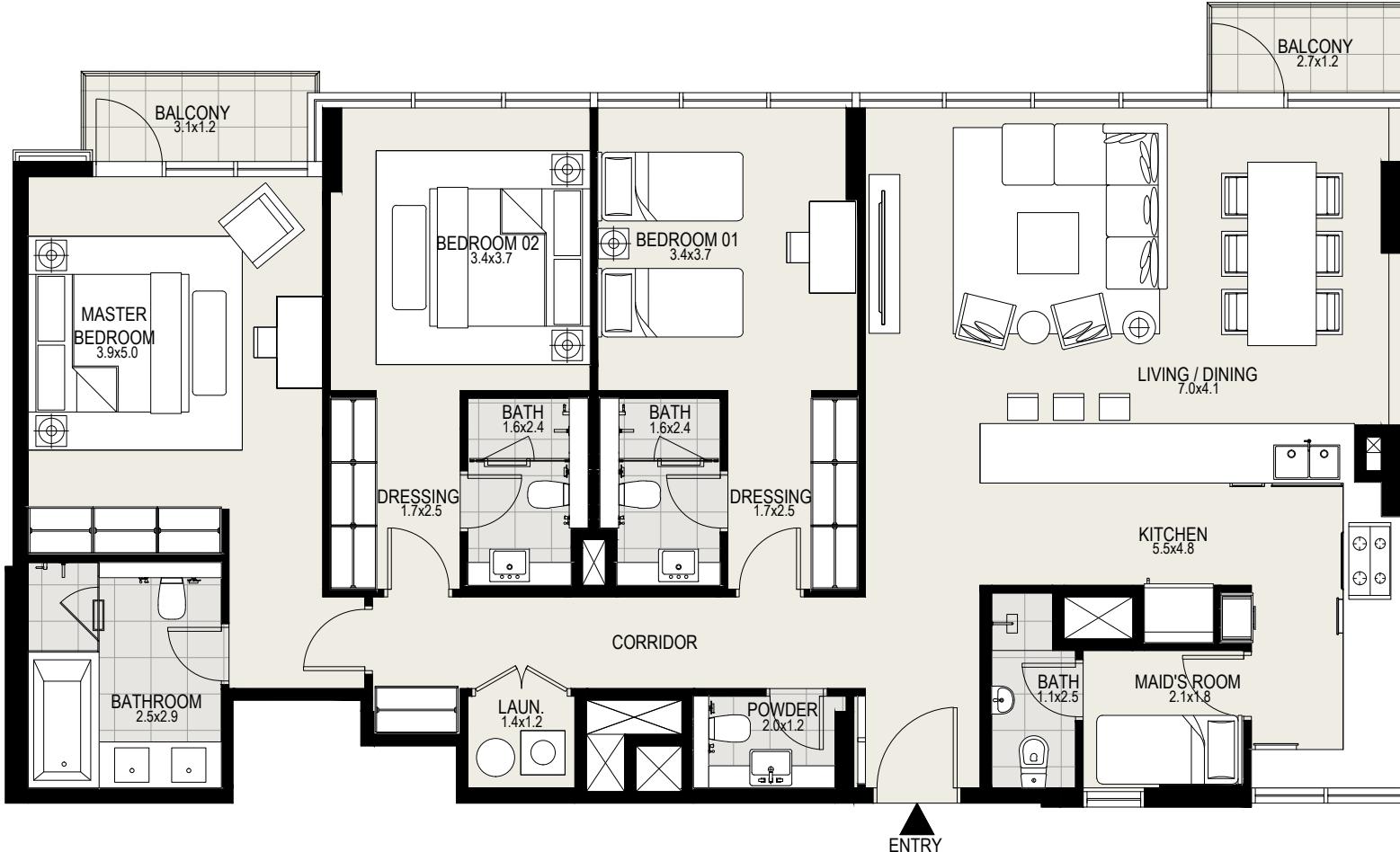
# TYPICAL 2 BEDROOM



## 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	✓



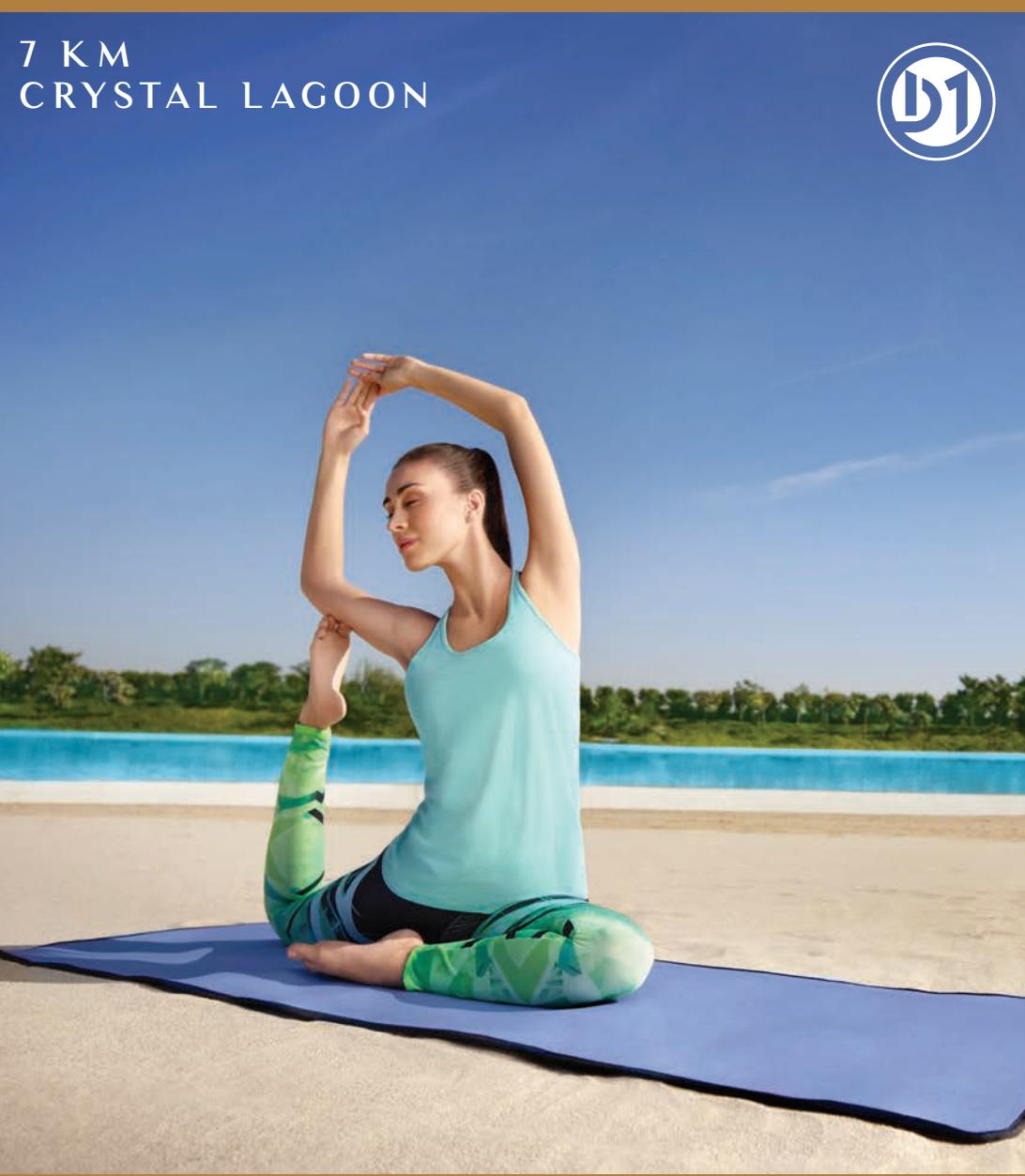
60%  
GREEN COVER



14 KM  
BEACH SHORE



8 KM  
CYCLING AND  
RUNNING TRACK



7 KM  
CRYSTAL LAGOON

