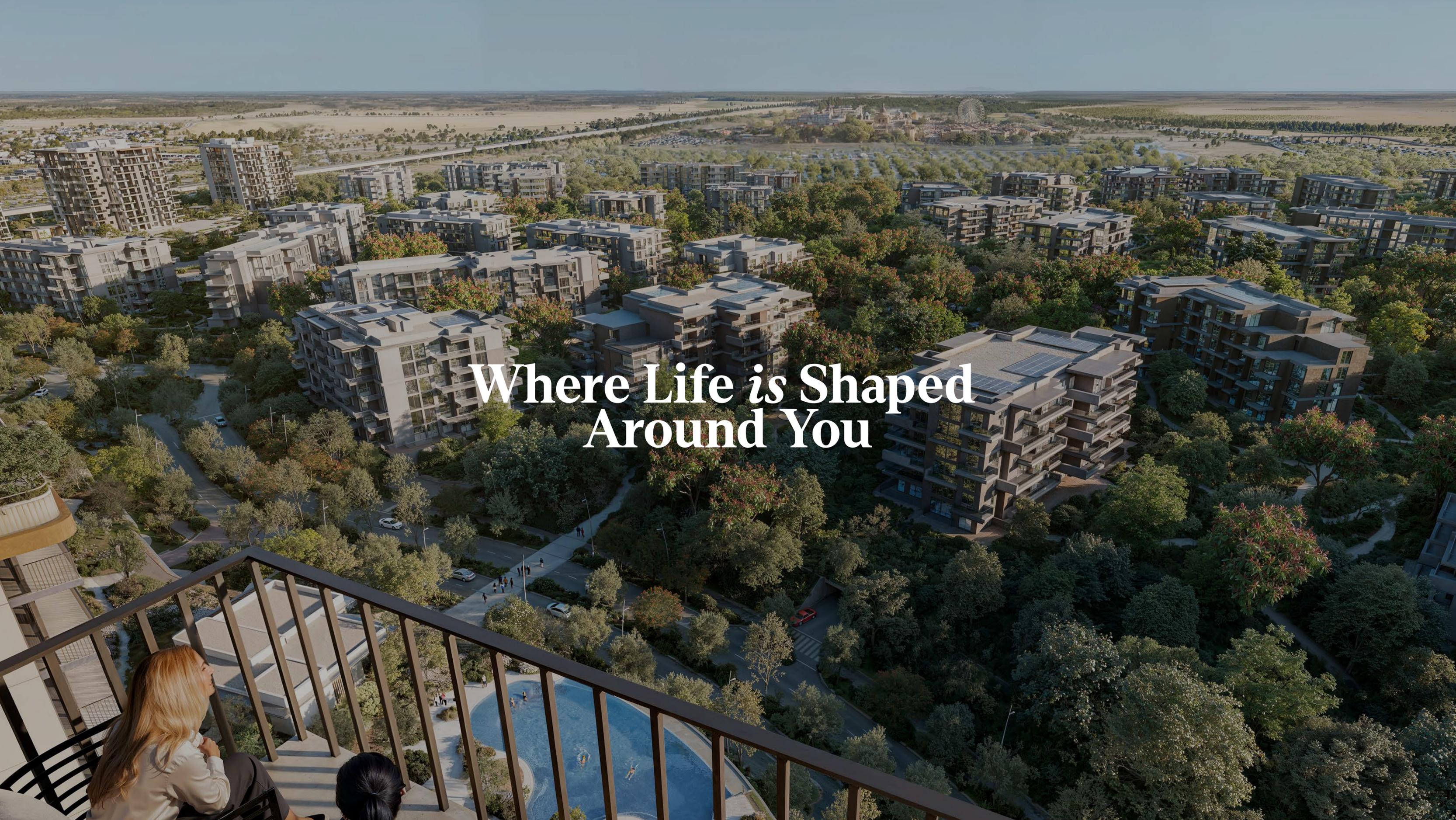


Your SPACE, Your CANVAS.



Where Life is Shaped
Around You

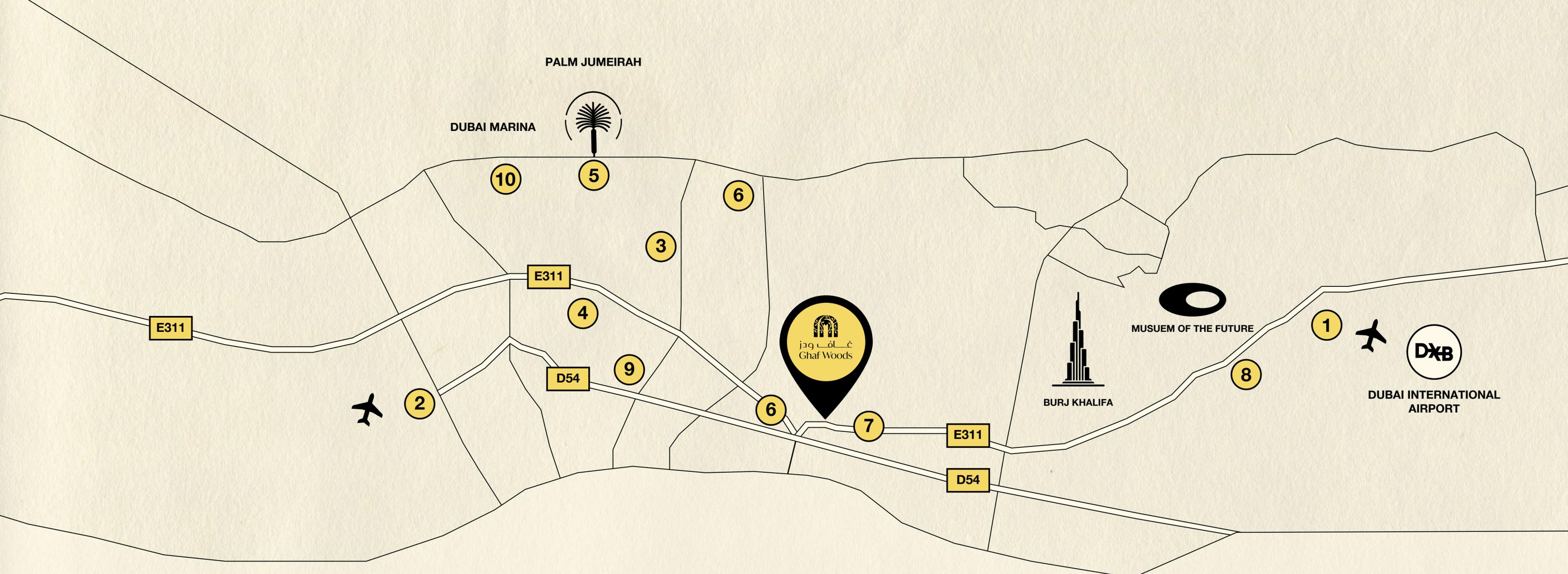


A World Where Passion
Becomes Possibility

A family consisting of a man, a woman, and a young boy are walking along a dirt path in a lush, green park. The man is wearing a light-colored shirt and shorts, the woman is in a green dress, and the boy is in a blue shirt and shorts, holding a paper airplane. In the background, there are several modern high-rise apartment buildings with balconies and large windows. The scene is framed by large trees and dense foliage, creating a sense of a vertical community integrated with nature.

An Effortless Vertical Community *in the* Heart of Ghaf Woods

Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.



Location and Proximity

① Dubai International Airport	_____	20 Mins	⑥ Global Village	_____	2 Mins
② Al Maktoum International Airport	_____	20 Mins	⑦ IMG Worlds	_____	2 Mins
③ Mall of the Emirates	_____	20 Mins	⑧ City Centre Mirdif	_____	15 Mins
④ City Centre Me'aisem	_____	15 Mins	⑨ Tilal Al Ghaf	_____	15 Mins
⑤ Palm Jumeirah	_____	25 Mins	⑩ Dubai Marina	_____	25 Mins

Sustainable Living *at Your Doorstep*



Sustainable Living at your doorstep



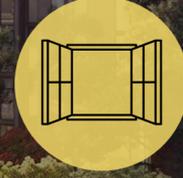
Improved thermal comfort



A breath of naturally purified air



Living within a forest ecosystem



Every unit is a front row home



Sports and active lifestyle; 3.5 KM MTB loop



Enhancing biodiversity and liveability



Productive landscape for healthy living



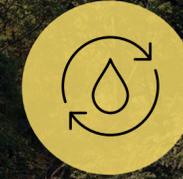
Energy generation and efficient design



5 min community; connected and walkable



Living Within the canopy



Sustainable water capturing and treatment



Smart and resilient community



Sustainability certified community



- 1 School
- 2 Mosque
- 3 Skatepark
- 4 Central Forest
- 5 Forest Pathways
- 6 Forest Experience Centre
- 7 Global Village
- 8 Sports and Activities Park
- 9 IMG World
- 10 Future Metro Station
- Residences Entry/Exit
- Mountain Bike Trail
- Qudra - Barari Cycle Track



Sheikh Zayed Bin Hamdan Al Nahyan Road (D54)

Sh. Mohammed bin Zayed Road (E311)



- 1 Main Pool Area
- 2 Shaded Kids Pool
- 3 Pool Cabana
- 4 Edible Garden
- 5 Sunken Pool Beds
- 6 Multi-Use Lawn
- 7 Yoga Area
- 8 Poolside Lounge
- 9 Tree Deck/Seating Area
- 10 Shaded Kids Play
- 11 Barbeque Area

A. CLOUD LOUNGE

- Sky Pool
- Outdoor Lounge

B. SKY GARDENS

- Residents' Lounge
- Private Dining with Show Kitchen
- Communal Work Space
- Sky Terrace

C. DISTRIKT WELLNESS

- Fitness Studio
- Rock Climbing Wall
- Spinning Studio

D. DISTRIKT CLUB

- Billiards Lounge
- DISTRIKT Club Lounge and Dining
- Cinema
- Kids Play Room

A high-angle, wide shot of a modern, high-rise sky garden lounge. The space is characterized by large glass windows that offer a panoramic view of a cityscape and greenery. The interior is furnished with contemporary decor, including a long white marble bar counter, a bright orange table with striped chairs, and a green sofa. Several people are seen socializing and dining. The lighting is warm and natural, highlighting the architectural details and the lush indoor plants. The overall atmosphere is sophisticated and inviting.

The SKY GARDENS

Where Ambition Finds
its Rightful Rhythm.





The
RETAIL EXPERIENCE

Farm
TABLE



The
DISTRIKT CLUB

A Premium Space Offering
Endless Entertainment.



An Upscale Escape *for*
Unforgettable Movie Nights.



Embrace *the* Thriving
Spirit of Urban Living.





The
DISTRIKT WELLNESS



The
CLOUD LOUNGE

INTERIOR PALETTE

TERRA

|

HORIZON



TERRA

This calm interior supports ambition, with accents that are quietly powerful. It's a space to focus, recharge, and grow.



GENERAL FLOORING



GENERAL PAINT



TIMBER DOOR JOINERY



KITCHEN COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE DOOR



BATHROOM FLOOR & WALL



BATHROOM FEATURE WALL



BATHROOM WALL



BATHROOM VANITY



BATHROOM COUNTER



OUTDOOR FLOORING











HORIZON

It is perfect for those who thrive in motion and love to connect. From casual hosting to quiet reflection, it celebrates colour, energy, and elevation.



GENERAL FLOORING



GENERAL PAINT



TIMBER DOOR JOINERY



KITCHEN COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE DOOR



BATHROOM FLOOR & WALL



BATHROOM FEATURE WALL



BATHROOM WALL



BATHROOM VANITY



BATHROOM COUNTER



OUTDOOR FLOORING









FLOOR PLANS

MOTIF



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
1 BED	804	917

MOTIF

[Garden Unit]



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
1 BED	937	1,068

CANVAS



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,443	1,513

CANVAS

[Garden Unit]



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,586	2,194



The CANVAS

This private, versatile space is the canvas for your *personal passions and practical needs*, offering endless possibilities for how you choose to use it. The Canvas Room is delivered as a flexible, unfitted space; the suggested uses are indicative only and allow homeowners the freedom to customize and fit out the room according to their preferences.







ATELIER



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	2,933	2,933

GALLERY

[Duplex Lower]

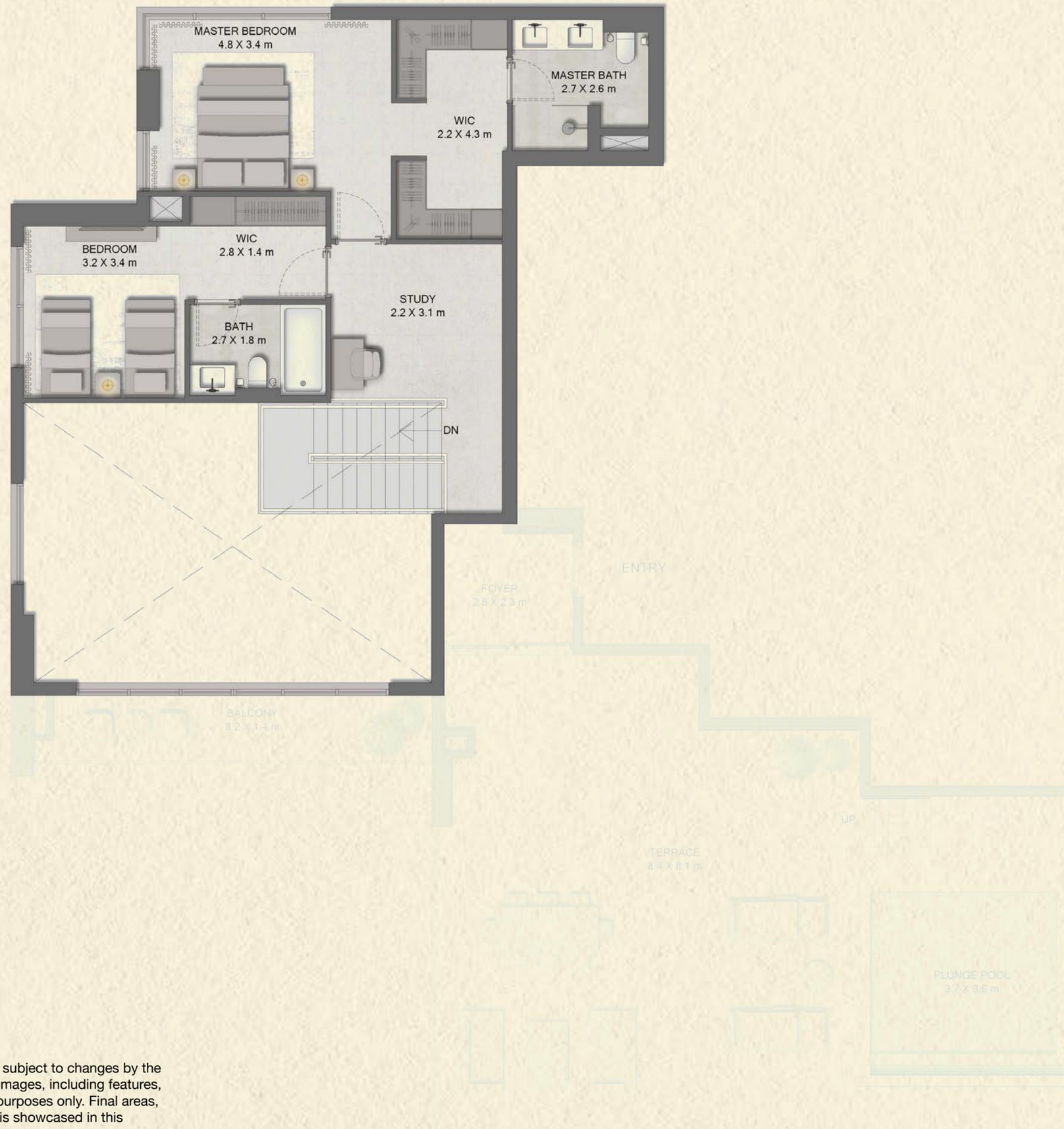


Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED - DUPLEX	3,552	3,552

GALLERY

[Duplex Upper]



Plans, details and unity orientation included are indicative only and are subject to changes by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colors, layout and materials may differ from this showcased in this brochure or the show apartment.

UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED - DUPLEX	3,552	3,552

Signature Living By Majid Al Futtaim

In 1992, our founder, Mr. Majid Al Futtaim, envisioned creating spaces where families, friends, and communities could come together to build lasting memories. His ambition was to redefine shopping, entertainment, and leisure, *delivering meaningful experiences* that enrich everyday life.

Beyond *our world-renowned* retail destinations, we design and develop thoughtfully curated living environments across *five mixed-use communities*, home to more than *2,500 families throughout* the UAE, Oman, and Lebanon. Through the art of placemaking, we continue to shape vibrant, connected communities.



غلاف وودز
Ghaf Woods

