



# GATE

ELEVEN

WHERE YOUR  
FOREVER  
BEGINS

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Nestled in the vibrant pulse of the city, this modern home offers a seamless blend of style and comfort. Designed for those who seek both energy and tranquility, its spaces evolve with you, adapting to every moment. Here, life flows effortlessly—an address to call home, indefinitely.



# ELEVATED LIVING





# AMWAJ

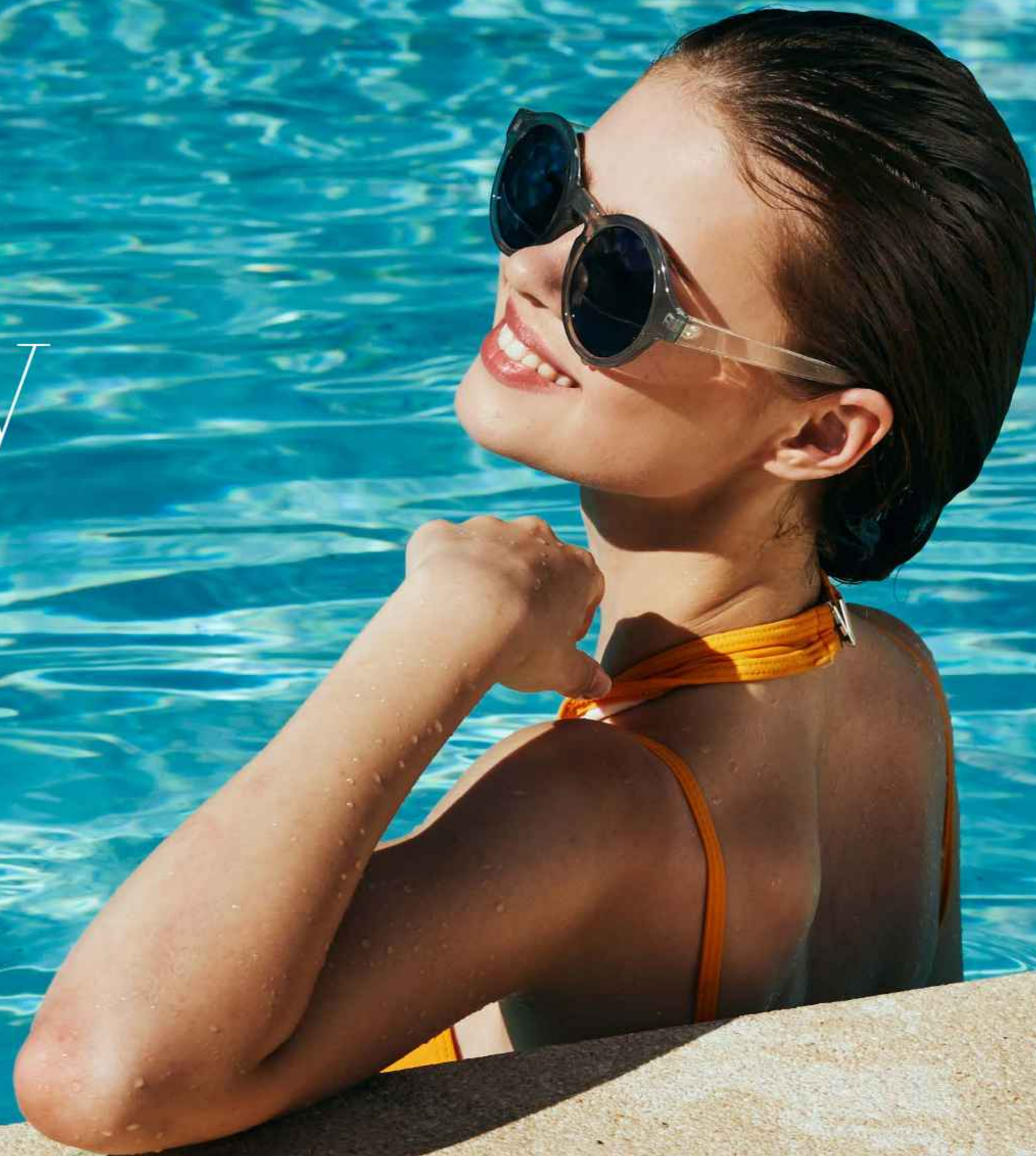
DEVELOPMENT

A premier real estate developer in the UAE with a mission to elevate living standards by creating communities that cultivate experience, innovation and offer eco-friendly development solutions.

Amwaj Development seeks to redefine the meaning of urban living in Dubai while ensuring premium quality products and a smooth client journey.



PAUSE,  
BREATHE,  
AND GROW





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A blend of natural beauty and modern architecture, Meydan Crystal Lagoons is one of the prominent features of the Meydan City development, particularly in the Meydan District 11 area.

These lagoons are a key part of the luxurious and upscale environment, designed to provide residents with resort-style living.



# DESIGNED FOR MODERN LIVING



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The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.





V

AMWAJ

A unique and elevated living experience with its focus on modernity, luxury, and sustainability.

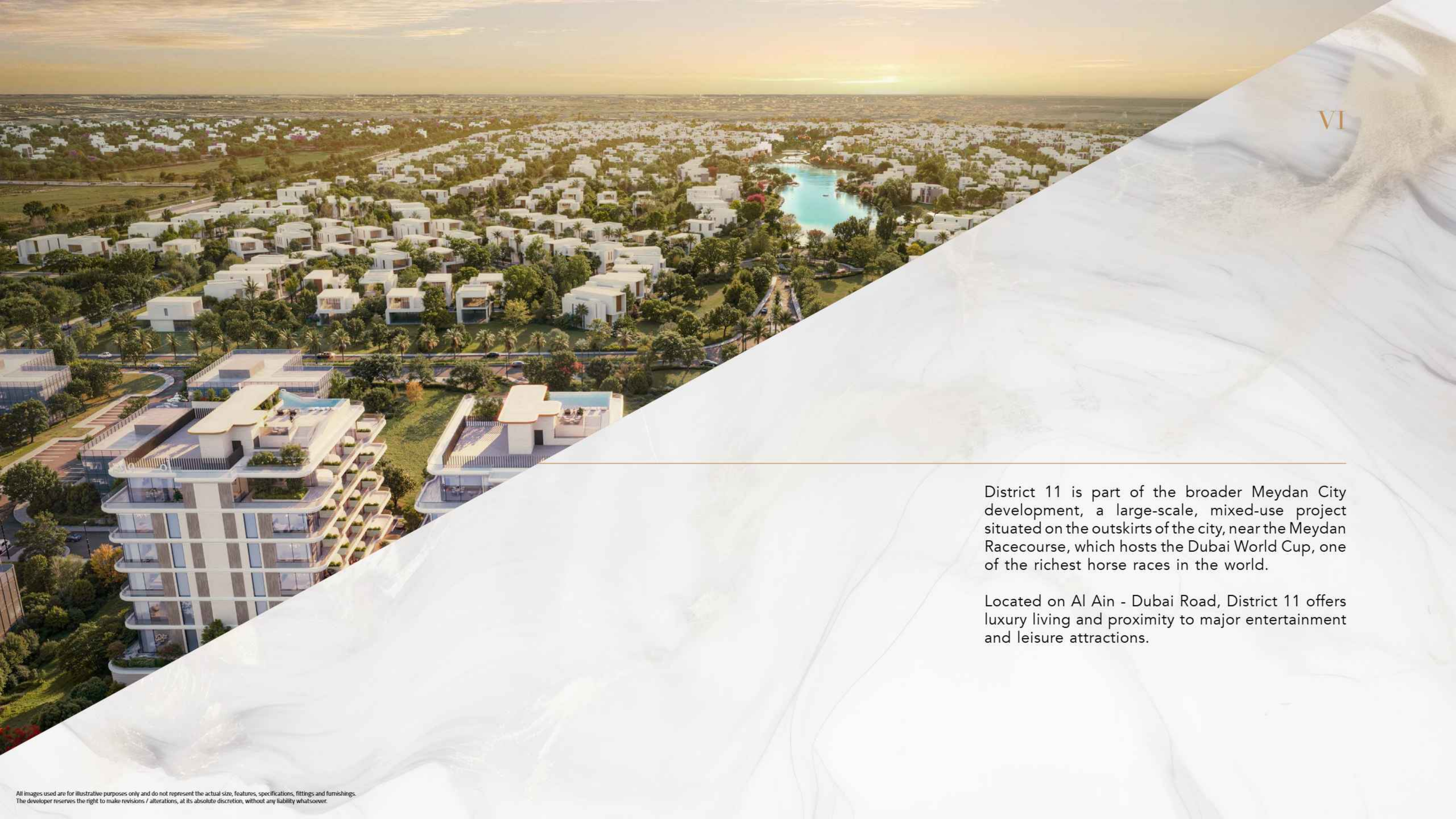
Gate Eleven is designed to cater to residents who seek contemporary living combined with a sophisticated lifestyle.



# RACE TO MEYDAN







District 11 is part of the broader Meydan City development, a large-scale, mixed-use project situated on the outskirts of the city, near the Meydan Racecourse, which hosts the Dubai World Cup, one of the richest horse races in the world.

Located on Al Ain - Dubai Road, District 11 offers luxury living and proximity to major entertainment and leisure attractions.

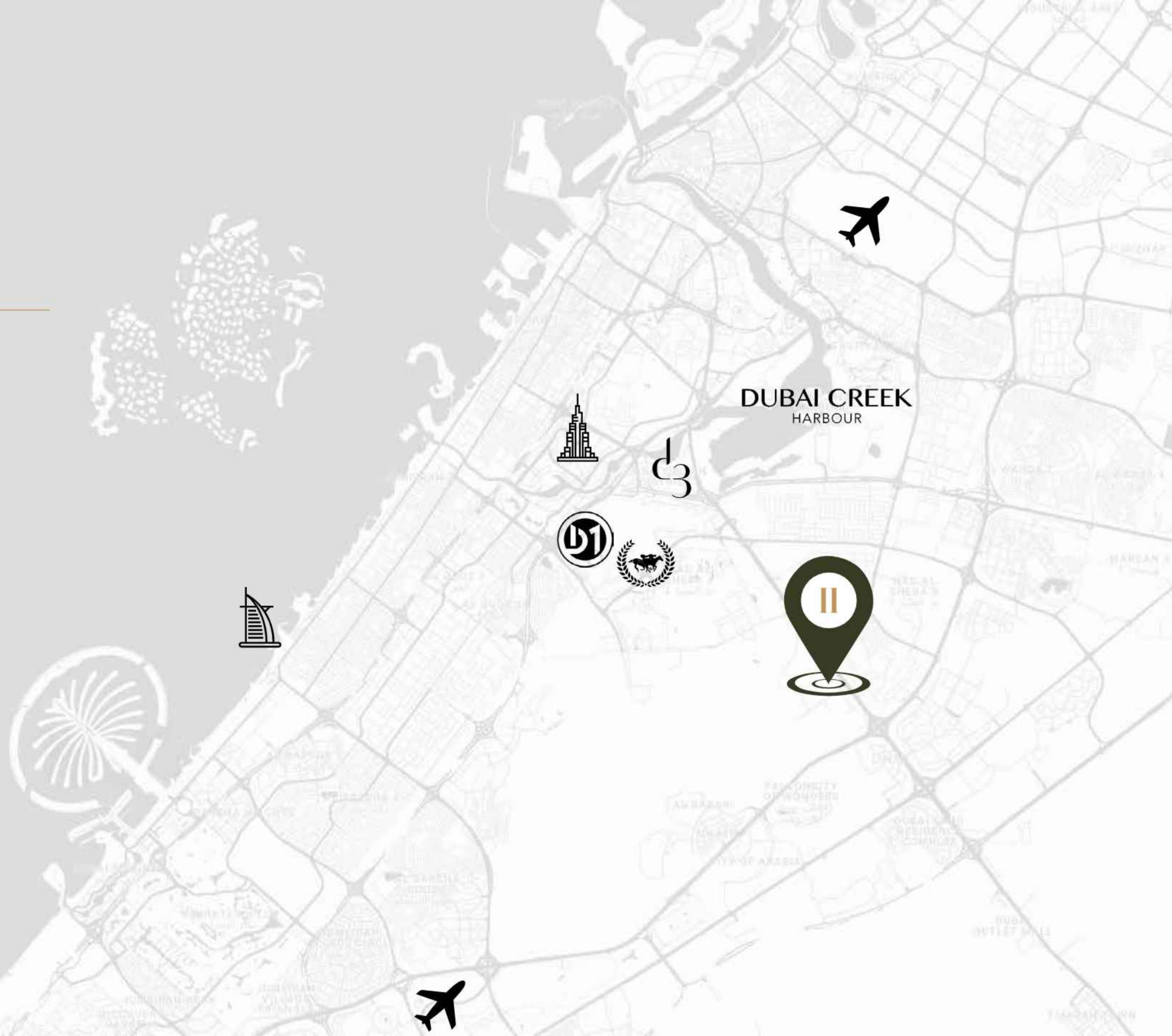






# MEYDAN DISTRICT 11

Sheikh Mohammed Bin Zayed Road	4 Mins
Meydan Racecourse	12 Mins
Dubai Design District	13 Mins
Meydan District One	14 Mins
Dubai International Airport	15 Mins
Downtown Dubai	18 Mins
Dubai Creek Harbour	20 Mins
Burj Al Arab	25 Mins
Al Maktoum International Airport	30 Mins





# MASTER PLAN

VII





# FACADE





# FACADE



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# BLOOMING NATURAL BLISS





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In the heart of the city, a lush escape unfolds - where modern energy meets serene greenery.

Tree-lined walkways, open spaces, and thoughtful landscapes create a rhythm of nature and urban life in perfect balance.

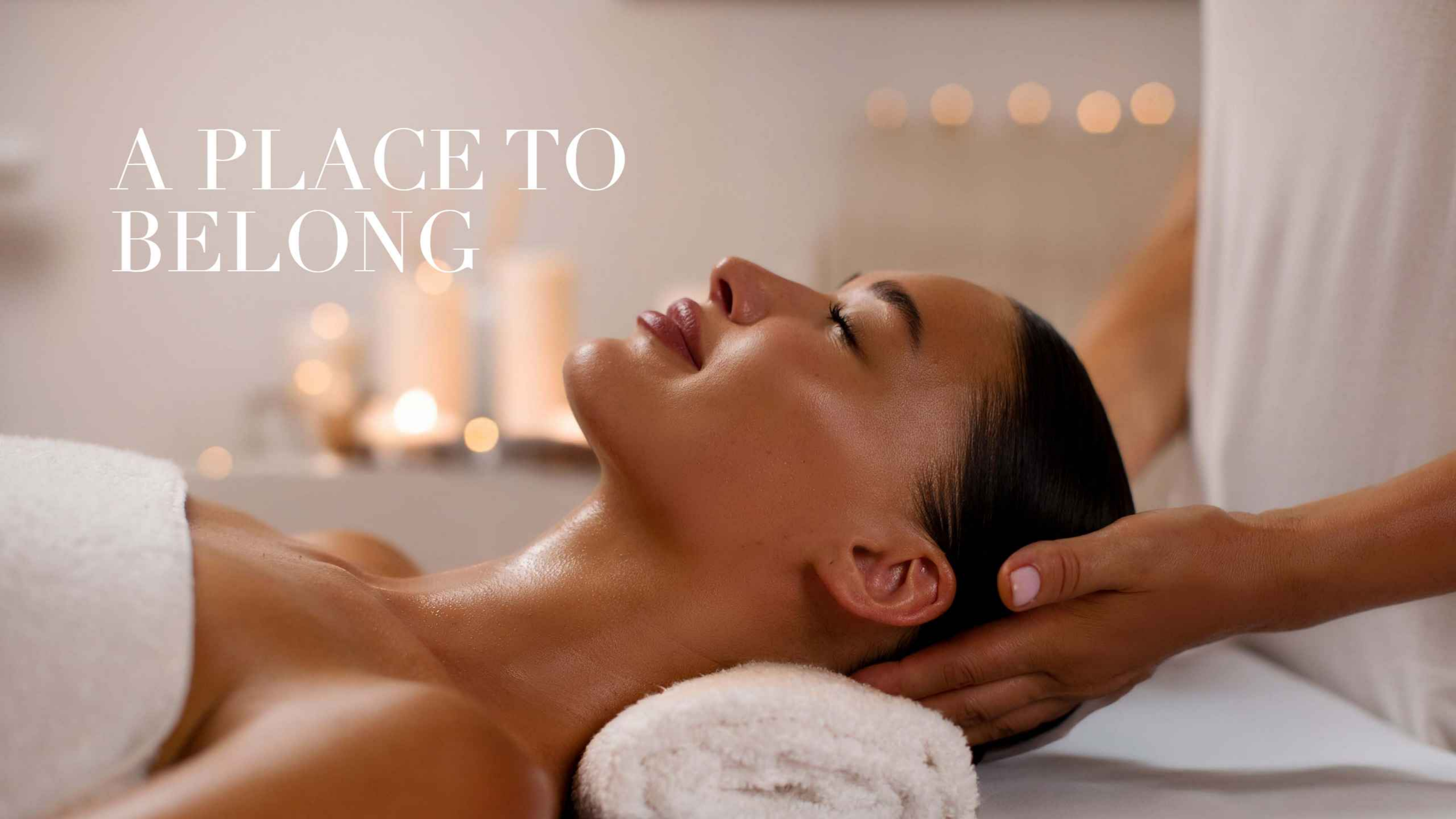


# DROP-OFF AREA





# A PLACE TO BELONG





# AMENITIES

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IX



Pool



Gym



Sauna



Table Tennis



Boxing Studio



Gaming Room



Boho Garden



Yoga Studio



Lobby Lounge



Kids Area



Kids Art Studio



Pool Table



# RETAIL AMENITIES

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X



Restaurant



Pharmacy



Café



Wellness Center



Market



Nail Studio



Barber Shop



# BREATHE IN THE GREENERY

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Here, the city breathes, and every moment  
feels effortlessly alive.



GROUND LEVEL

TOP CAFE

SUPER MARKET



# KIDS ART STUDIO





# PODIUM



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# BOHO GARDEN





# YOGA ROOM



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# GYM





# GYM





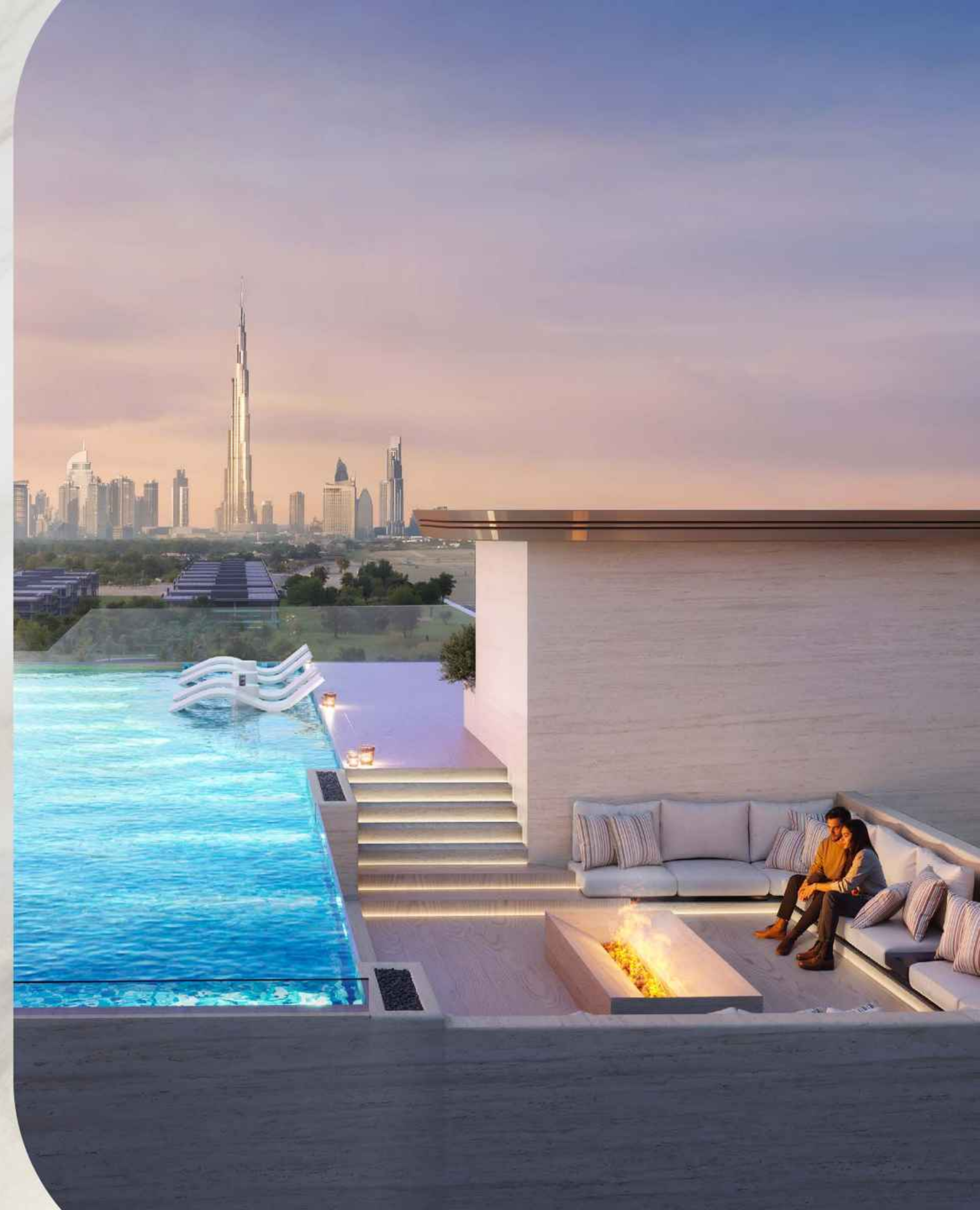
POOLS



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# POOL



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# ROOF LOUNGE & POOL



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# BEAUTY IN PRECISION

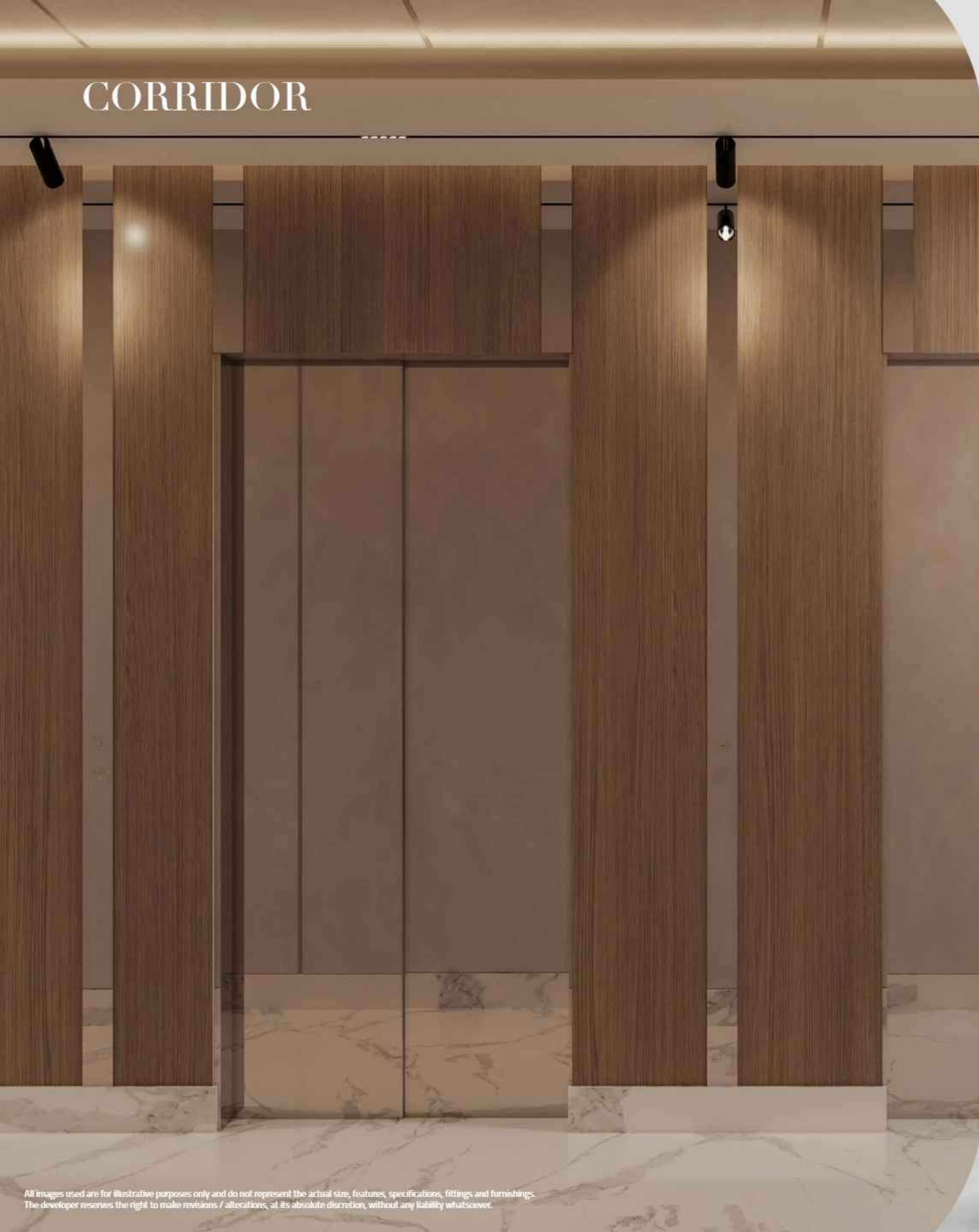
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Premium living isn't just a promise, it's felt in every touch, every corner, every moment.





# CORRIDOR





# LIVING ROOM





# LIVING ROOM





# DINING AREA





# DINING AREA





# BEDROOM





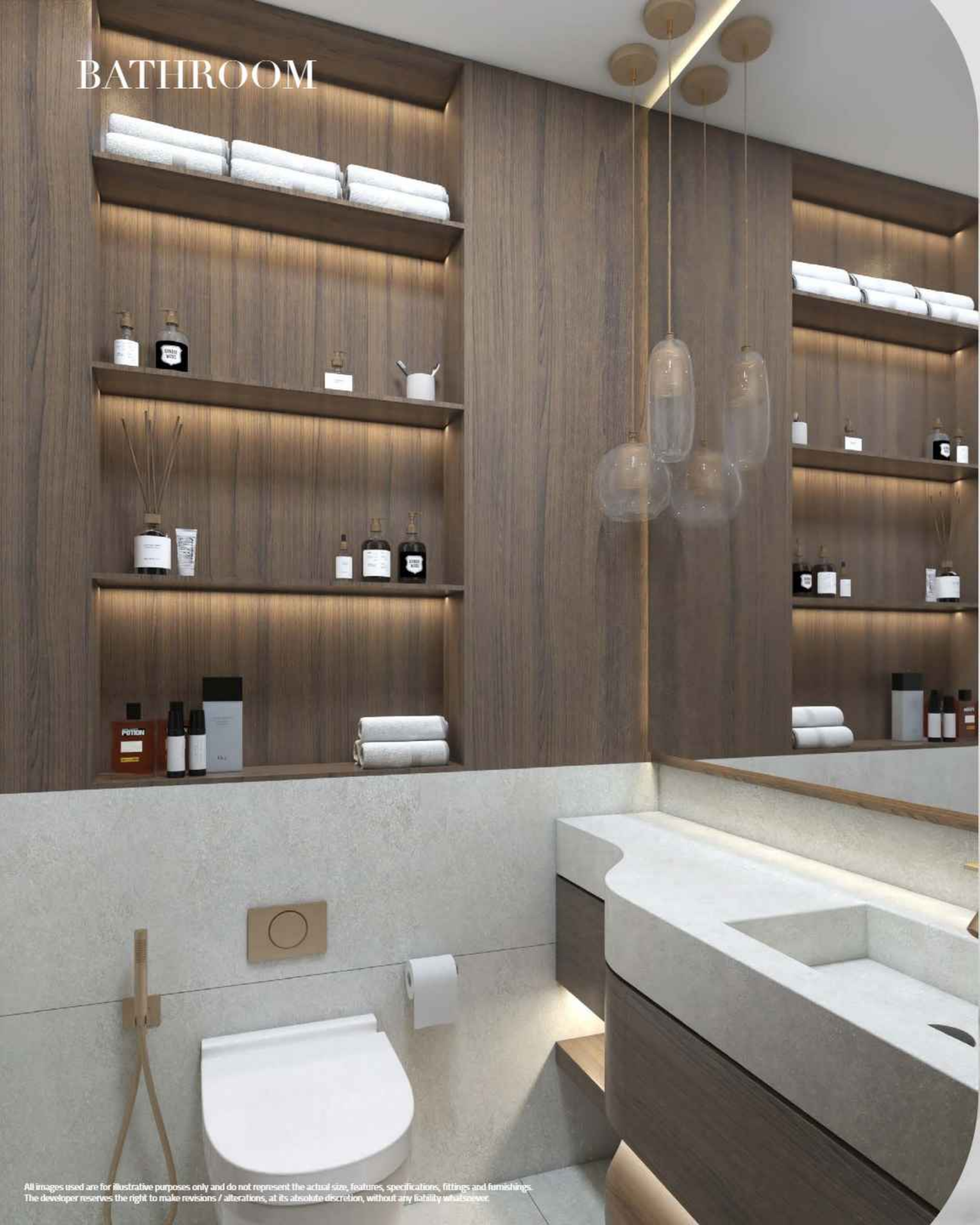
# BEDROOM



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BATHROOM







أمواج



# GATE

ELEVEN

EXCLUSIVELY PRESENTED BY  
**OCTA**  
PROPERTIES

**AMWAJ**  
DEVELOPMENT