

A low-angle, upward-looking photograph of several palm trees against a clear blue sky. The image is bathed in a warm, golden-yellow light, likely from the sun being high in the sky. A thin, yellow circular line is superimposed over the center of the image, framing the text. The palm fronds are dark and detailed, while the trunks are lighter and more blurred.

CALIFÓRNIA

RESIDENCES





THE SUN MAY SET,
BUT THE WARMTH WON'T.

California Village, where neighbours welcome you with
the warmth of true community living. Open your arms and
embrace a new life in the sun.



The background of the entire image is a dark, monochromatic photograph of palm trees. The fronds of the palm trees are silhouetted against a dark grey or black sky, creating a dense, textured pattern. A thin, bright yellow circle is centered on the page, framing the text.

CALIFÓRNIA

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a variety of villas, townhouses, and apartments. Designed with a focus on green spaces and community life, it features a central park, landscaped gardens, walking paths, and a clubhouse with a gym, swimming pools, and social lounges.



PHASE 1 & 2

CALIFORNIA VILLAGE
(VILLAS & TOWNHOUSES)

SOLD OUT

212 VILLAS

ANTICIPATED HANDOVER Q4 2025

PHASE 3

CALIFORNIA RESIDENCES
(APARTMENTS)

NEW LAUNCH

370 APARTMENTS



An aerial photograph of a golf course at dusk or dawn. The grass is a deep green, and numerous palm trees are scattered across the landscape. On the left side, a long, multi-story building with a blue roof is visible. A large, thin yellow circle is superimposed over the center of the image, framing the text.

CALIFÓRNIA

VILLAGE

THE MASTER COMMUNITY



CALIFORNIA VILLAGE MASTERPLAN

1 California Residences
Apartment Building

4 Club House

2 Townhouses

5 Central Park

3 Twin Villas

6 Community
Entry / Exit



CLUBHOUSE



COMMUNITY AMENITIES

Community spirit is what sets life apart within the Village, supported by the outstanding facilities which are all easily accessible within the master plan. You'll find yourself enjoying the Dubai lifestyle inside and out. Throughout California Village there are numerous landscaped gardens and areas for sports, relaxation and recreation, and kids play areas. The heart of the community is the stunning clubhouse, with its impressive lounge area, cafe and gymnasium and outdoor sporting facilities. Here you will find the swimming pool and an open-air terrace and decked seating area.





DISCOVER

CALIFÓRNIA

RESIDENCES



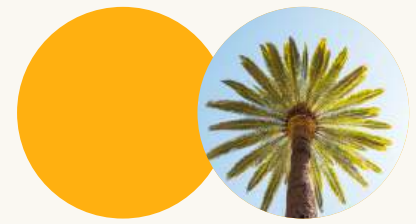


LIVE MOMENTS FOREVER

EXPLORE A PLACE THAT'S ENRICHED WITH ELEGANCE
AND VIBRANT COMMUNITY LIVING.

EMBRACE A THOUGHTFULLY DESIGNED LUXURY
RESIDENTIAL TOWER WHERE AESTHETICS AND AMENITIES
COME TOGETHER. ELEVATE YOUR EVERYDAY WITH
EVERYTHING THAT WILL MAKE YOU WANT TO DWELL
HERE. ALWAYS.

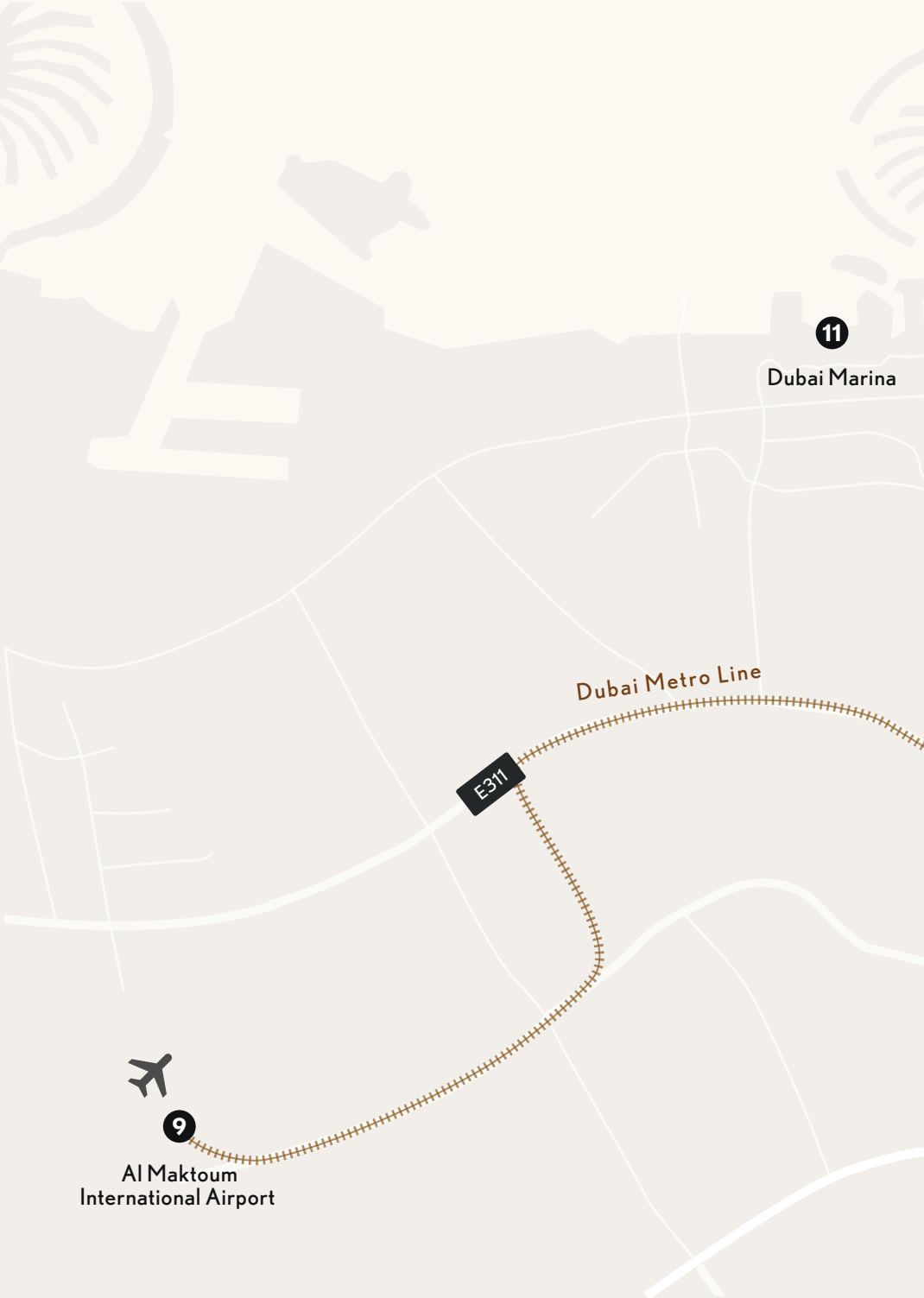




CALIFORNIA RESIDENCES

Nestled in the entrance of the development, the 1-3 bedroom apartments at California Residences offer a stunning blend of modern luxury and family oriented living. This architectural marvel boast spectacular views of the surrounding landscape, complemented by contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.

LIVE IN A WORLD OF
YOUR OWN, JUST MINUTES
FROM THE LANDMARKS
OF THE WORLD.

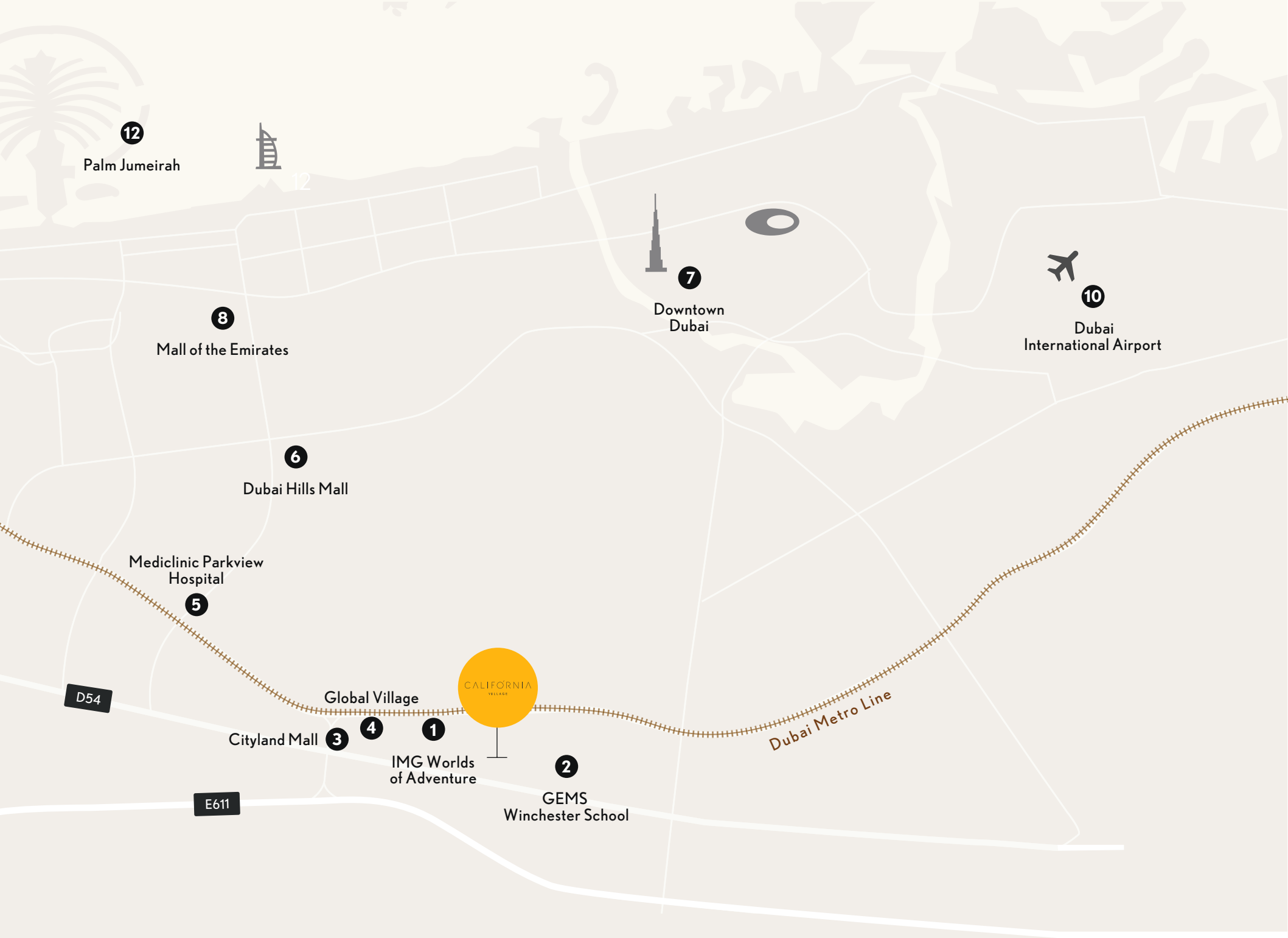


1
02
Minutes
IMG Worlds
of Adventure

2
02
Minutes
GEMS
Winchester School

7
20
Minutes
Downtown Dubai

8
23
Minutes
Mall of the Emirates



3
08
Minutes

Cityland Mall

4
09
Minutes

Global Village

5
16
Minutes

Mediclinic Parkview
Hospital

6
19
Minutes

Dubai Hills Mall

9
25
Minutes

Al Maktoum
International Airport

10
25
Minutes

Dubai
International Airport

11
30
Minutes

Dubai Marina

12
30
Minutes

Palm Jumeirah





A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE.

Residents of California Residences have the unique opportunity to live in Apartments within a gated villa community, created on a foundation of shared values.

Designed with families in mind, California Residences is a safe and quiet place giving residents an often-longed-for sense of togetherness and intimacy all too often missing from other residential developments.



DIVE INTO THE ESSENCE OF REFINED LIVING.

Residents can indulge in a wealth of amenities, including a shimmering pool deck, a state-of-the-art gym for fitness enthusiasts, and meticulously landscaped gardens perfect for outdoor activities. The development also features dedicated children’s play areas, ensuring that families have everything they need for a balanced lifestyle.



Swimming pool



Gazebos



Meditation zone



Kids splash pool



World-class Gym



Yoga Deck



Outdoor cinema



Padel Tennis Court



Sunbathing lounge



Barbeque areas



Community Café



Cabanas



Post Office



Pharmacy



Photo booth
/Instagram spot



Tai Chi Deck



Walking Track



Swing seats and
hanging pods



Pet Grooming Area



Sauna Room



Sky garden



Wall Climbing Zone for Kids



Steam Room



Aromatic Herb Garden



Board Games Area



Business Lounge



Supermarket



Laundry



Library and reading
lounge




Indoor Gaming Area
(Foosse Ball, Pool Table)



STEP INTO THE BLUEPRINT
OF ETERNAL ELEGANCE AND
EMBRACE THE GATEWAY TO
GLOBAL LIVING. SET IN AN
IDYLIC GATED COMMUNITY AT
THE HEART OF DUBAI.

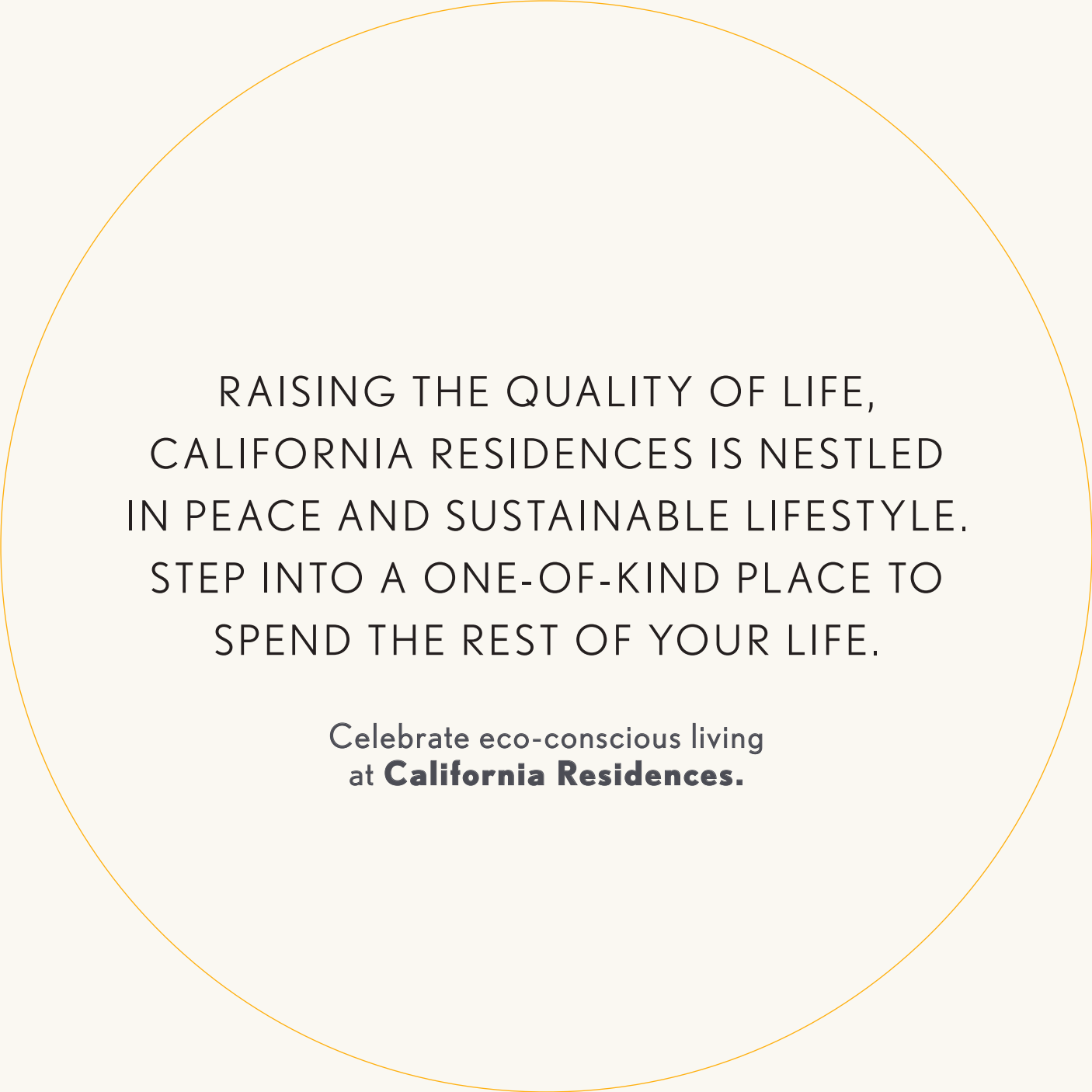
California Residences
the destination for beautiful memories.



A photograph of a modern resort or hotel outdoor area. In the foreground, a wide, paved walkway with dark lines leads towards the background. To the left, there is a swimming pool with lounge chairs. The area is surrounded by numerous tall palm trees and other tropical plants. In the background, a modern building with large windows is visible. The sky is blue with some clouds. A large white circle is overlaid in the center of the image, containing text.

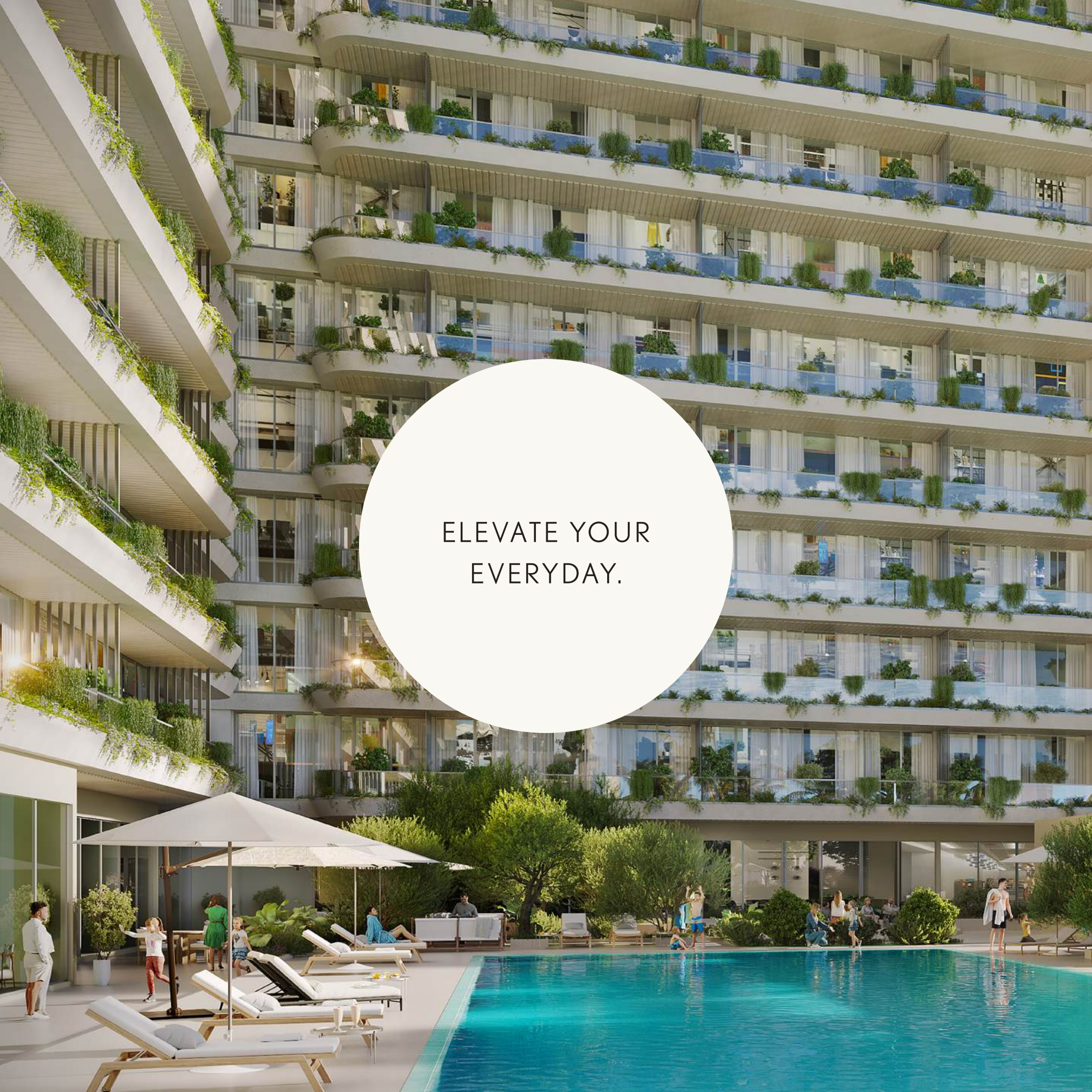
EVERY MOMENT
TO CHERISH,
A LIFETIME TO
REMEMBER.






RAISING THE QUALITY OF LIFE,
CALIFORNIA RESIDENCES IS NESTLED
IN PEACE AND SUSTAINABLE LIFESTYLE.
STEP INTO A ONE-OF-KIND PLACE TO
SPEND THE REST OF YOUR LIFE.

Celebrate eco-conscious living
at **California Residences.**

A modern, multi-story residential building with a curved facade and numerous balconies. Each balcony is adorned with lush green plants, creating a vertical garden effect. The building features large glass windows and doors, allowing a view into the interior of some units. In the foreground, there is a swimming pool with a clear blue surface. To the left of the pool, there is a lounge area with several white lounge chairs and large white umbrellas. People are seen relaxing in this area, some sitting on the chairs and others standing. The overall scene is bright and sunny, suggesting a pleasant day. A large white circle is superimposed over the center of the image, containing the text "ELEVATE YOUR EVERYDAY." in a clean, sans-serif font.

ELEVATE YOUR
EVERYDAY.



PERFECT FOR
NURTURING
A FAMILY,
DESIGNED FOR
ESCAPING THE
GRIND.



THE ART OF
QUIET LUXURY.

COLD BREW

On tap, over ice:

ORIGINAL or CUBANO 16oz/24oz

VANILLA CARAMEL 16oz/24oz

Brewed and bottled cold:

BOTTLE 12oz

GROWLER Half-Gallon

TEAS & MORE

CHAI LATTE 12oz/16oz

MATCHA LATTE 12oz/16oz

ICED TEA SHAKER 12oz/16oz


HOT TEA 12oz/16oz

LONDON FOG 12oz/16oz


HOT CHOCOLATE 12oz/16oz

A BLEND OF
ELEGANCE AND
STYLE, INSPIRED
BY VIBRANT
COMMUNITY
LIVING.





PRIVILEGES TO BE
CHERISHED FOR
A LIFETIME.



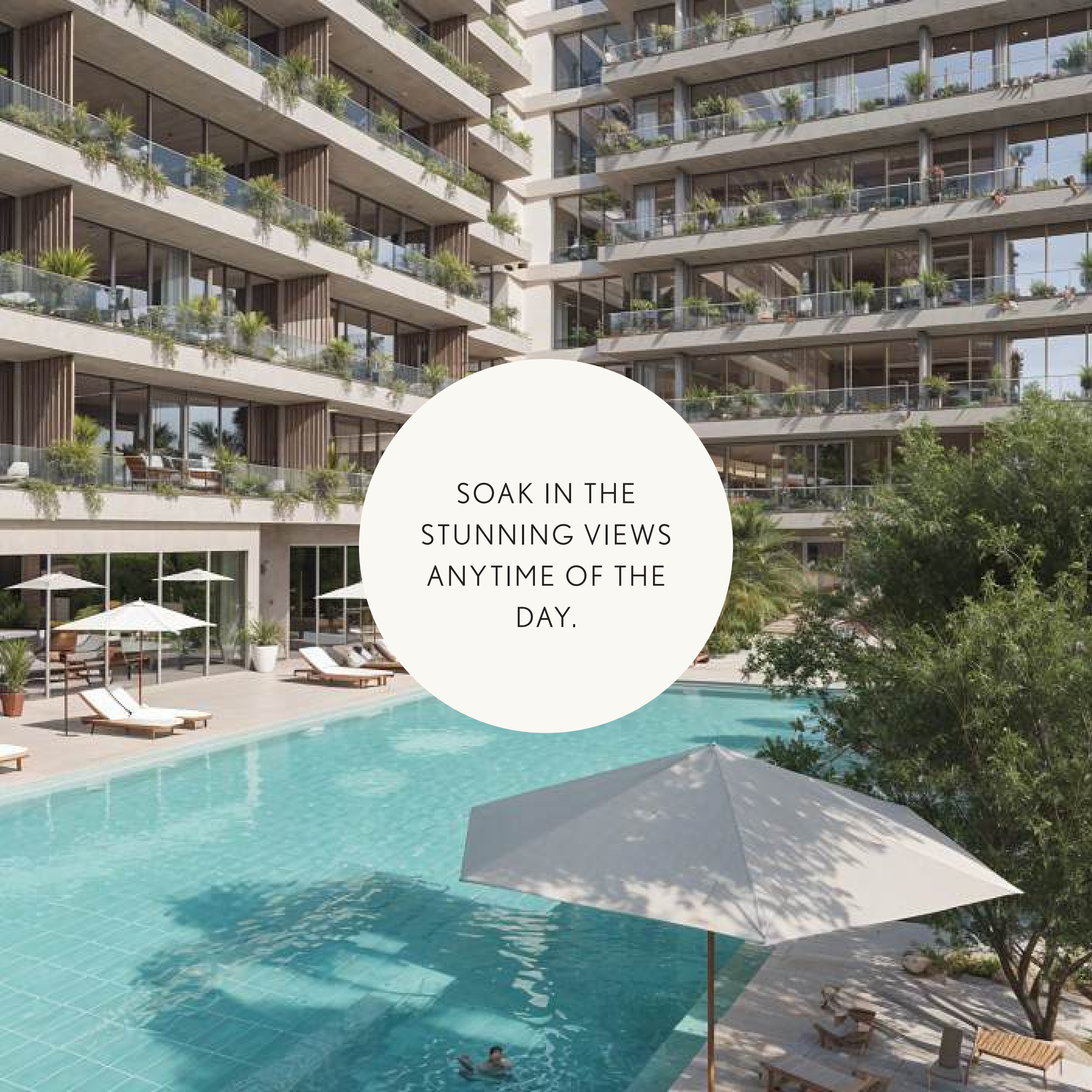
BE SURROUNDED
BY JOY, AS FAR
AS THE EYE CAN
SEE.




Architectural illustrations for reference only. Furniture is not included in the sale packages.



Step into the California Residences and experience a harmonious blend of warmth and contemporary elegance. The interiors exude a sense of refined luxury, characterized by cleanliness and a minimalist aesthetic. Expansive windows flood the living spaces with natural light, creating an airy ambiance that complements the modern design.

A modern, multi-story building with a series of balconies, each featuring glass railings and potted plants. The building is situated behind a large, rectangular swimming pool with clear blue water. In the foreground, there are several lounge chairs and large white umbrellas on a paved deck. A person is swimming in the pool. The scene is set in a lush, green environment with trees and foliage. A large white circle is overlaid on the image, containing the text.

SOAK IN THE
STUNNING VIEWS
ANYTIME OF THE
DAY.



WHERE LITTLE
ONES WILL
EMBARK
ON ENCHANTING
ADVENTURES.



A LIVELY
NEIGHBOURHOOD
AT THE CORE OF
GREEN SPACES.



A large, solid orange circle is centered on a light gray background. Inside the circle, the text "UNIT TYPES OVERVIEW" is written in white, uppercase letters.

UNIT TYPES OVERVIEW





THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT.

California Residences boasts meticulously designed floor plans that maximize both space and functionality. Each layout is thoughtfully crafted to enhance the living experience, featuring open-concept designs that seamlessly blend living, dining, and kitchen areas.

The well-proportioned bedrooms offer privacy and comfort, while clever storage solutions ensure clutter-free living. Large windows flood the interiors with natural light, creating an airy ambiance throughout.

CALIFORNIA

RESIDENCES

1 BEDROOM

TYPE - 4
FLOOR 2-10

UNIT AREA

NET AREA	592 SQ. FT
TERRACE AREA	141 SQ. FT
TOTAL AREA	733 SQ. FT

KEY PLAN



DISCLAIMER: All floor plans, layouts, and dimensions are intended for illustrative purposes only and are subject to change without prior notice. Actual unit sizes, configurations, and specifications may vary during construction and upon completion. Furniture and fittings shown are for representation only. The developer reserves the right to make modifications as deemed necessary without obligation or notice.



CALIFORNIA

RESIDENCES

1 BEDROOM

TYPE - 5B
FLOOR 1-10

UNIT AREA

NET AREA	731 SQ. FT
TERRACE AREA	145 SQ. FT
TOTAL AREA	876 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

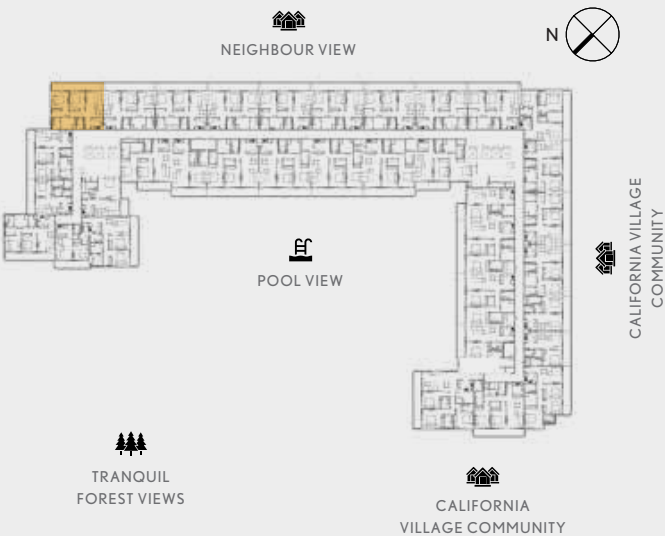
2 BEDROOM

TYPE - 1
FLOOR 2-10

UNIT AREA

NET AREA	966 SQ. FT
TERRACE AREA	214 SQ. FT
TOTAL AREA	1,180 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

2 BEDROOM

TYPE - 8
FLOOR 1-10

UNIT AREA

NET AREA	1,161 SQ. FT
TERRACE AREA	213 SQ. FT
TOTAL AREA	1,374 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

2 BEDROOM

TYPE - 16
FLOOR 1-10

UNIT AREA

NET AREA	1,037 SQ. FT
TERRACE AREA	205 SQ. FT
TOTAL AREA	1,242 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

3 BEDROOM

TYPE - 2
FLOOR 2-10

UNIT AREA

NET AREA	1,530 SQ. FT
TERRACE AREA	234 SQ. FT
TOTAL AREA	1,764 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

3 BEDROOM

TYPE - 1
FLOOR 1-10

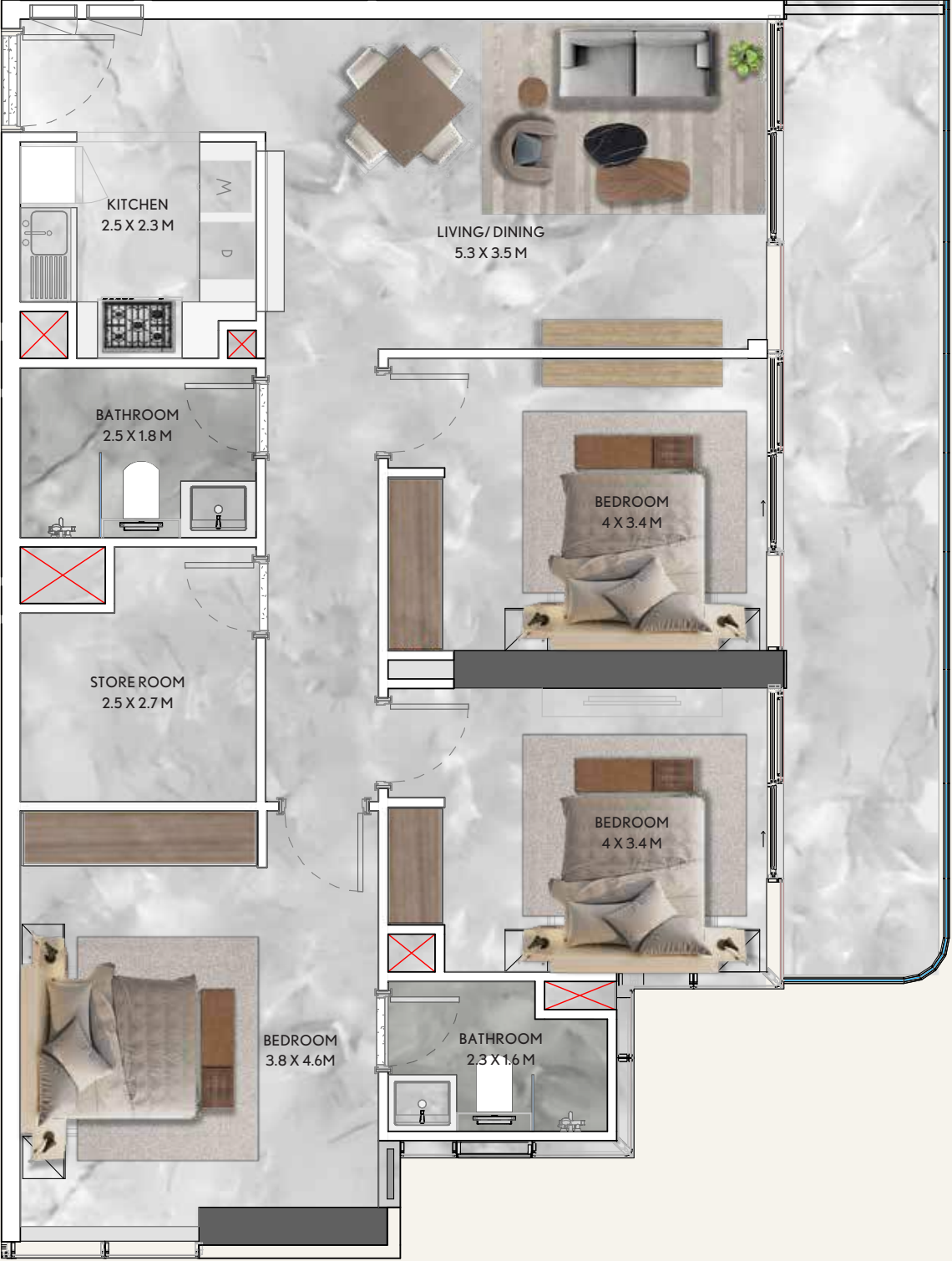
UNIT AREA

NET AREA	1,089 SQ. FT
TERRACE AREA	200 SQ. FT
TOTAL AREA	1,289 SQ. FT

KEY PLAN



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An architectural rendering of a modern, multi-story residential building. The building features a light-colored, textured facade and large glass windows. It has several balconies with curved railings and lush greenery, including hanging plants and potted trees. People are shown on the balconies, suggesting a community-oriented living environment. A central white circular overlay contains the text "CALIFORNIA VILLAGE WHERE A COMMUNITY COMES TOGETHER".

CALIFORNIA
VILLAGE
WHERE A COMMUNITY
COMES TOGETHER



InfraCorp

InfraCorp is a Bahrain-based investment and development firm specializing in sustainable infrastructure solutions. With over \$3 billion in assets under management, it focuses on creating integrated real estate, energy, and infrastructural projects that promote economic growth within environmental boundaries.

Operating across Bahrain, the UAE, Morocco, USA, Finland and India - InfraCorp develops mixed-use communities, logistics hubs, retail and commercial spaces. They aim at creating infrastructure that is designed to enhance urban living and connectivity. Its commitment to Environmental, Social, and Governance (ESG) principles ensures that each project delivers long-term value for both investors and the communities it serves.

As a wholly owned subsidiary of GFH Financial Group, InfraCorp operates with the strategic support and financial strength of one of the region's most respected investment institutions. This affiliation not only enhances InfraCorp's credibility in the market but also enables it to leverage GFH's extensive network, investment expertise, and regional presence to deliver large-scale, high-impact real estate and infrastructure projects. The synergy between the two entities ensures long-term stability and alignment with sustainable growth objectives.



3 BILLION USD

A growing portfolio in assets
under management,

250 MILLION SQUARE FEET

Land bank across the GCC,
North Africa, and South Asia

6 COUNTRIES

Including live projects in
Bahrain, UAE, India, Morocco,
USA and Finland

OUR PARTNERS

Kempinski



ROKA

avli

RIKAS

TWIGGY



