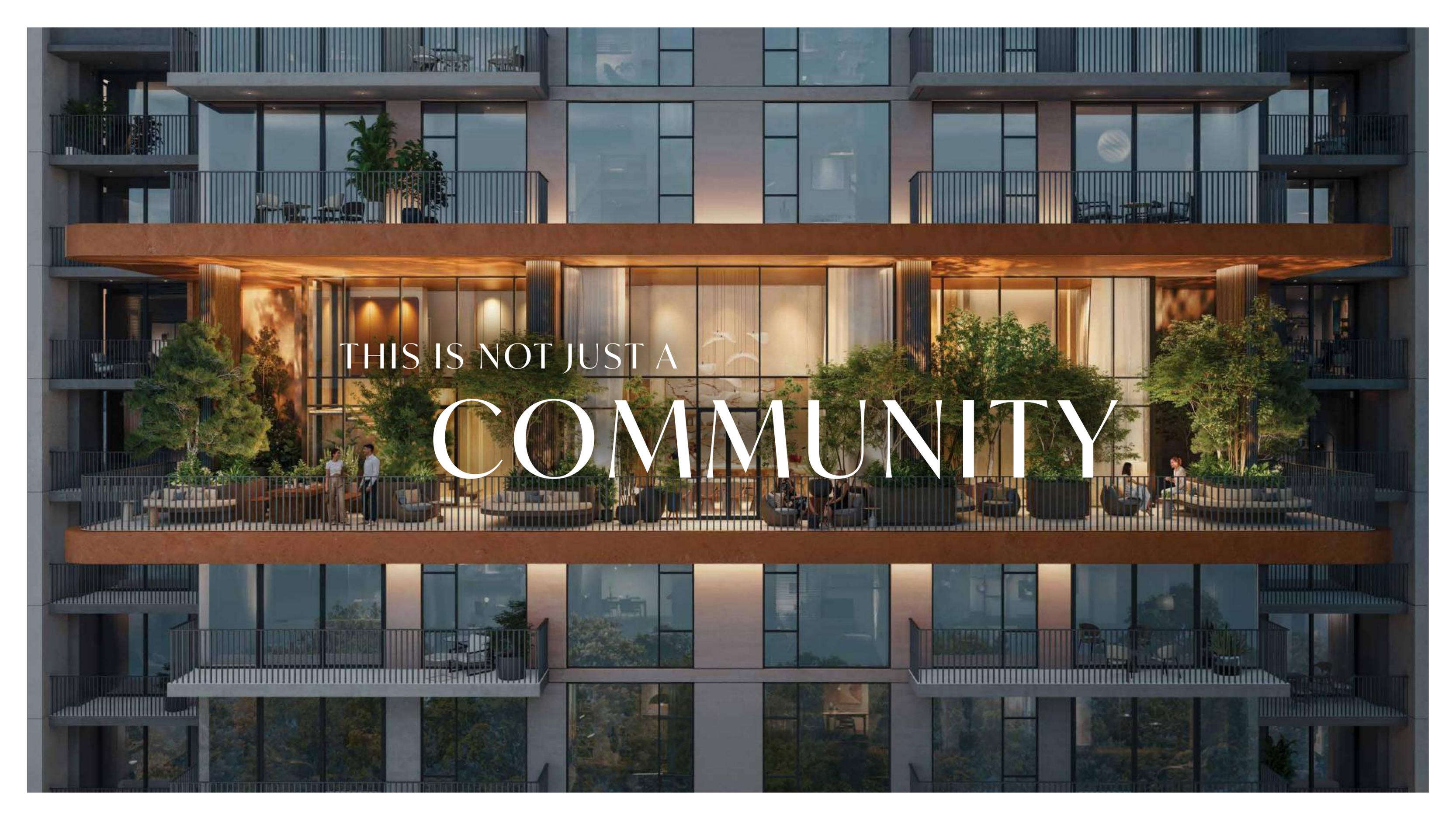




ديستركت
DISTRIKT

GHAF WOODS





THIS IS NOT JUST A

COMMUNITY



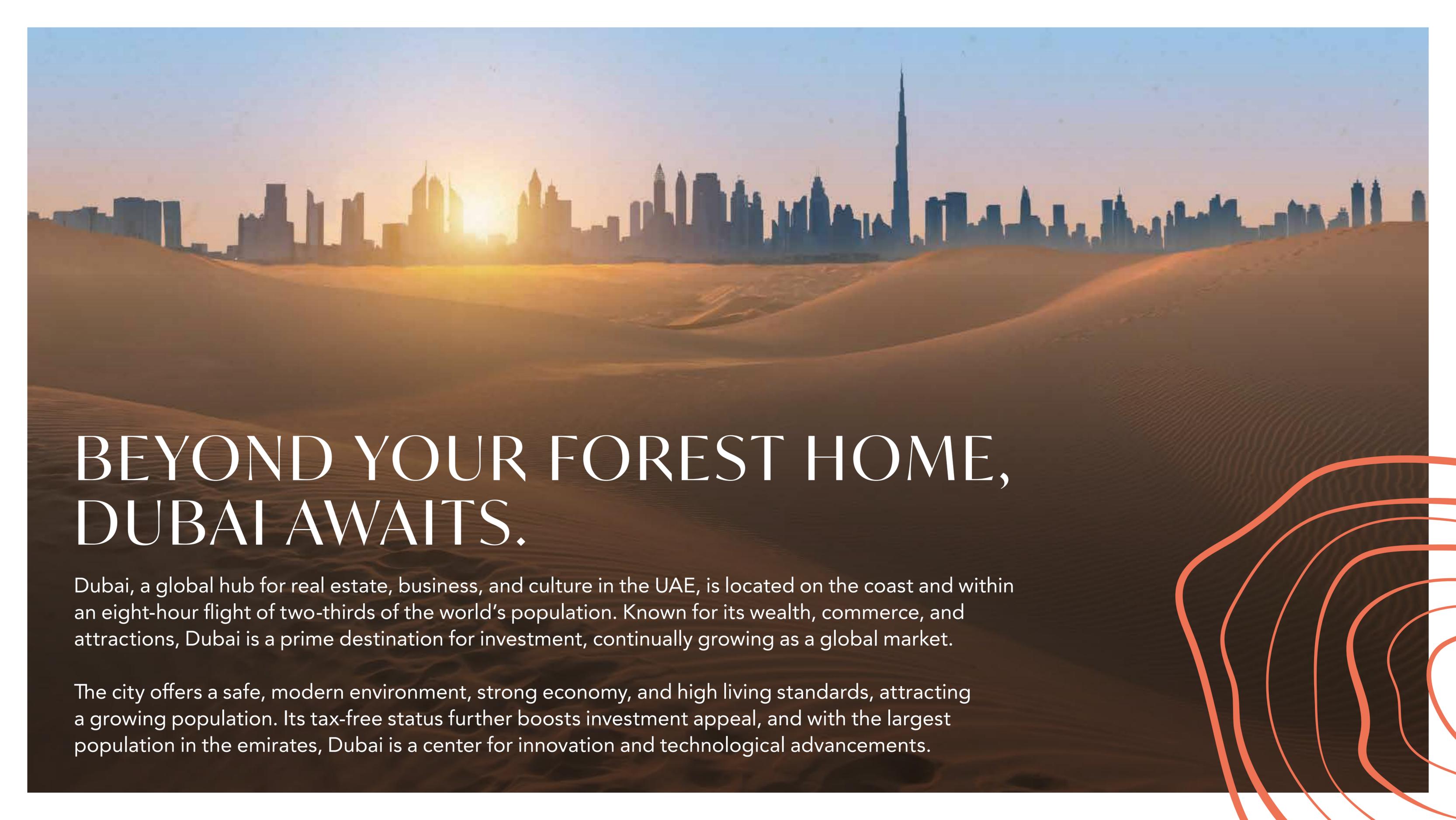
IT IS AN
ECOSYSTEM

A woman with dark hair, wearing a brown top, is smiling and touching a green plant with small white flowers. The background is a blurred natural setting with trees and a wooden fence. The text is overlaid on the image.

WHERE YOU & NATURE COMPOSE
TOGETHER

An aerial photograph of a modern residential development named Ghaf Woods. The scene is dominated by lush green trees in the foreground and middle ground, interspersed with multi-story apartment buildings. The buildings feature balconies and some have solar panels on their roofs. In the far background, a city skyline is visible under a clear sky, with the Burj Khalifa being the most prominent skyscraper. The overall atmosphere is bright and airy, suggesting a high-quality, green living environment.

WELCOME TO
GHAF WOODS

A wide-angle photograph of the Dubai skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The sky transitions from a pale blue at the top to a deep orange near the horizon. The foreground is dominated by rolling sand dunes, their ridges and valleys highlighted by the low light. In the background, the city's skyline is silhouetted against the bright sky, with the Burj Khalifa standing out as the tallest building. The overall mood is serene and majestic.

BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai, a global hub for real estate, business, and culture in the UAE, is located on the coast and within an eight-hour flight of two-thirds of the world's population. Known for its wealth, commerce, and attractions, Dubai is a prime destination for investment, continually growing as a global market.

The city offers a safe, modern environment, strong economy, and high living standards, attracting a growing population. Its tax-free status further boosts investment appeal, and with the largest population in the emirates, Dubai is a center for innovation and technological advancements.

A decorative graphic consisting of several overlapping, wavy, orange lines that curve and swirl across the bottom right corner of the page. The lines vary in thickness and create a sense of movement and depth.

JUST MINUTES FROM THE FOREST TO THE CITY



<p>1  20 MINS DUBAI INTERNATIONAL AIRPORT</p>	<p>6  2 MINS GLOBAL VILLAGE</p>
<p>2  20 MINS AL MAKTOUM INTERNATIONAL AIRPORT</p>	<p>7  2 MINS IMG WORLDS</p>
<p>3  20 MINS MALL OF THE EMIRATES</p>	<p>8  15 MINS CITY CENTRE MIRDIF</p>
<p>4  15 MINS CITY CENTRE ME' AISEM</p>	<p>9  15 MINS TILAL AL GHAF</p>
<p>5  25 MINS PALM JUMEIRAH</p>	<p>10  25 MINS DUBAI MARINA</p>

SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE
TREES THAN
RESIDENTS



IMPROVED
THERMAL
COMFORT



A BREATH OF
NATURALLY
PURIFIED AIR



LIVING WITHIN
A FOREST
ECOSYSTEM



EVERY UNIT
IS A FRONT
ROW HOME



SPORTS & ACTIVE
LIFESTYLE;
3.5KM MTB LOOP



ENHANCING
BIODIVERSITY &
LIVEABILITY



PRODUCTIVE
LANDSCAPE FOR
HEALTHY LIVING



ENERGY
GENERATION
& EFFICIENT
DESIGN



5 MIN
COMMUNITY;
CONNECTED &
WALKABLE



LIVING
WITHIN THE
CANOPY



SUSTAINABLE
WATER
CAPTURING &
TREATMENT



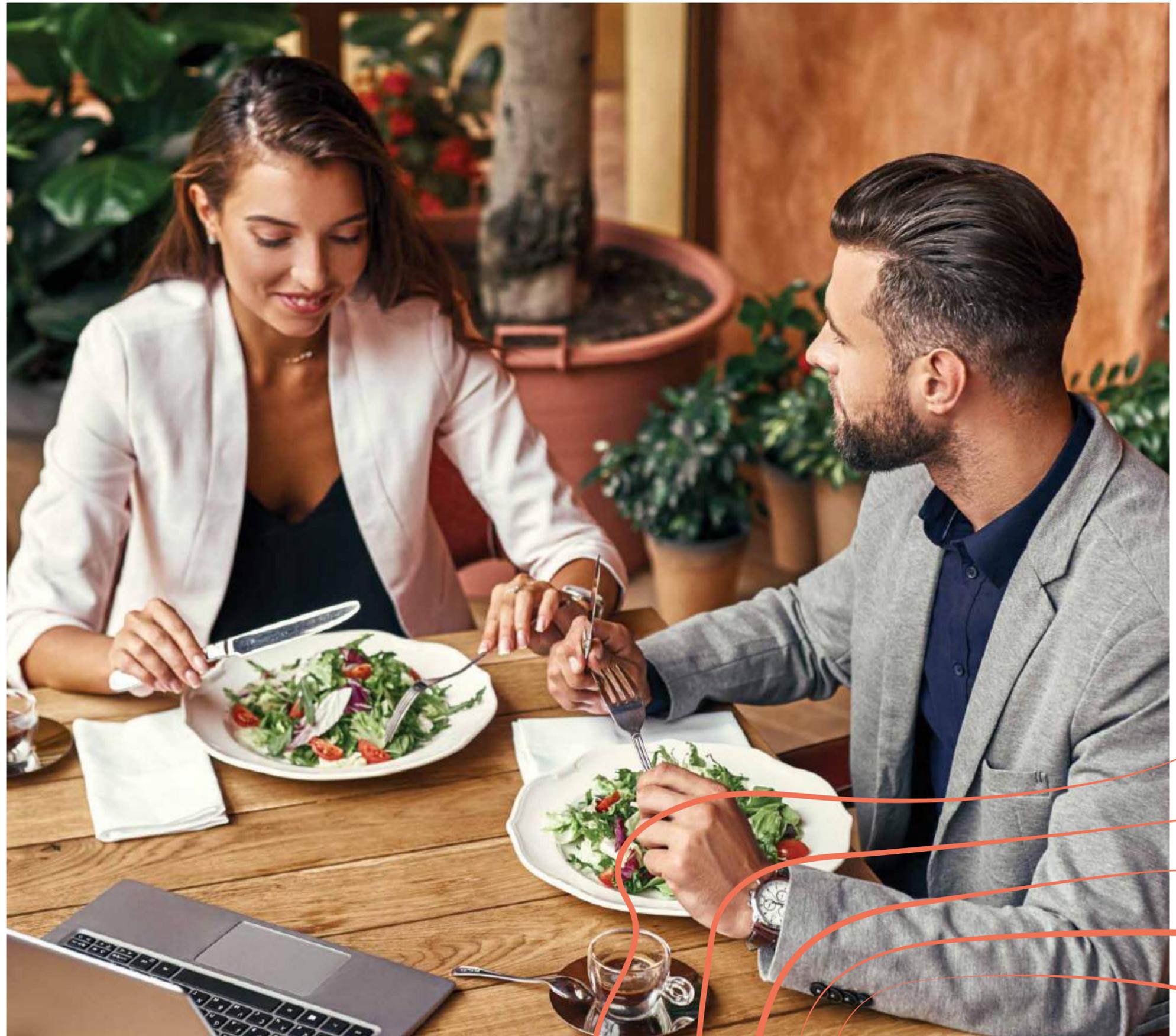
SMART &
RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED
COMMUNITY



AN EFFORTLESS,
VERTICAL COMMUNITY



WHERE CONVENIENCE SEAMLESSLY BLENDS WITH STILLNESS



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

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
- The DISTRIKT Club Lounge & Dining
- Cinema
- Kids Play Room

DISTRIKT 1

DISTRIKT 2

DISTRIKT 3

DISTRIKT 4

CLOUD LOUNGE A

SKY GARDENS B

SKY GARDENS B

SKY GARDENS B

CLOUD LOUNGE A

DISTRIKT WELLNESS C

DISTRIKT CLUB D

SHOPPING & DINING

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



A group of people are seated in a modern, dimly lit private screening room. They are sitting on plush, light-colored armchairs arranged in a semi-circle, facing a large screen on the left. The screen displays a vibrant, abstract blue and white pattern. The room features a dark ceiling with a starry pattern, and the walls are decorated with large, arched, illuminated panels. The overall atmosphere is sophisticated and cinematic. In the foreground, a small round table holds a glass of water and a drink. The text 'AN UPSCALE ESCAPE FOR UNFORGETTABLE MOVIE NIGHTS' is overlaid in white, serif font on the left side of the image.

AN UPGRADE ESCAPE FOR UNFORGETTABLE MOVIE NIGHTS

Enjoy cinematic experiences at home with private screenings destined to reinvent your movie nights.

EMBRACE THE THRIVING SPIRIT OF URBAN LIVING

Let sun-soaked days turn into vibrant evenings by the water's edge. The ultimate gathering spot, where every day feels like a holiday.



DISTRIKT WELLNESS - ENERGY IN EVERY CORNER

Train in the state-of-the-art **fitness centre**, ride to the beat in the **spinning studio**, or conquer the **rock-climbing wall** - all in a space designed to power every part of your wellness journey.



WHERE AMBITION FINDS ITS RIGHTFUL RHYTHM

Smart **co-working** spaces support your flow with flexible seating, private pods, and seamless connectivity - all set within the social, flexible environment of the **Sky Gardens** and designed for independent focus or collaboration with fellow residents.



ALIVE WITH CONNECTIONS

Suspended high above the city, the **Sky Gardens** echo the natural charm of their surroundings - a vibrant social sanctuary where **brehtaking panoramic views** invite you to pause, and connect - whether you're unwinding, or sharing meaningful moments with others.



















FLOOR PLANS

Welcome to your front-row home, where colours, textures, shapes and light seamlessly blend together.



1 BEDROOM

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



1 BEDROOM GARDEN UNIT

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



2 BEDROOM

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



2 BEDROOM GARDEN UNIT

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



3 BEDROOM

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



3 BEDROOM DUPLEX LOWER

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

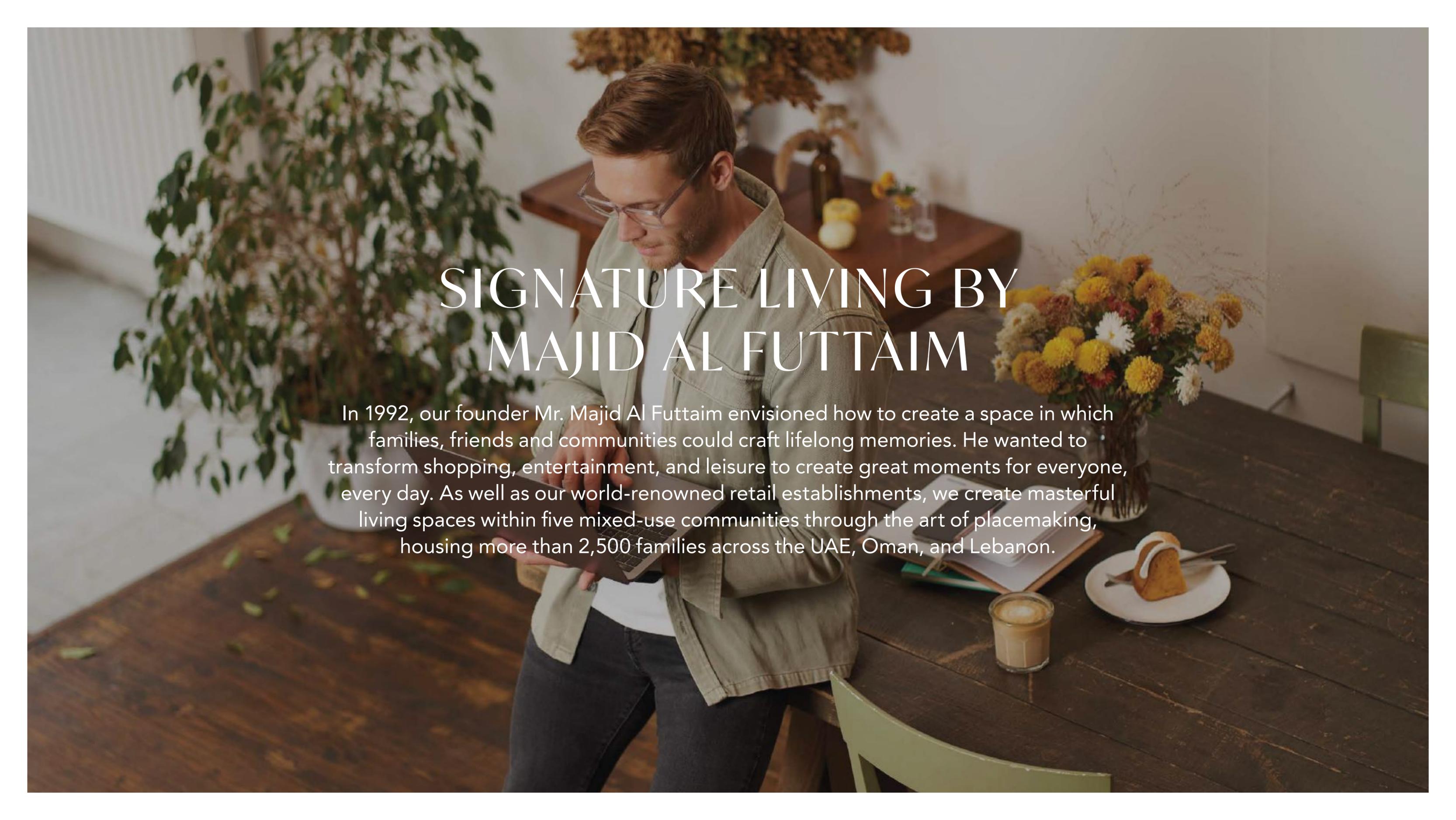
Disclaimer: Plans, details and unit orientation included are indicative only and are subject to changes by the developer/ seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes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



3 BEDROOM DUPLEX UPPER

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

Disclaimer: Plans, details and unit 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, colours, layout and materials may differ from those showcased in this brochure or the show apartment.

A man with short brown hair and glasses, wearing a light green jacket over a white shirt and dark jeans, is seated at a dark wooden table in a cafe. He is looking down at a laptop computer. On the table in front of him are a cup of coffee, a plate with a small cake, and some papers. To his right is a vase of yellow and white flowers. In the background, there is a large green plant and a wooden table with lemons and glasses. The overall atmosphere is warm and modern.

SIGNATURE LIVING BY MAJID AL FUTTAIM

In 1992, our founder Mr. Majid Al Futtaim envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day. As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

Exclusively presented by

betterhomes



A WORLD
PULSING WITH PASSION

Brought to you by

