



MOHAMMED BIN RASHID  
AL MAKTOUM CITY

DISTRICT ONE WEST

INTRODUCTION

Dubai's Most Prestigious  
Residential Community

P. 3

THE  
MASTERPLAN

World-Class  
Amenities

P. 37

PROPERTY  
COLLECTIONS

New Levels  
of Luxury

P. 6

THE CRYSTAL  
LAGOON

Exclusive Waterfront  
Living

P. 44



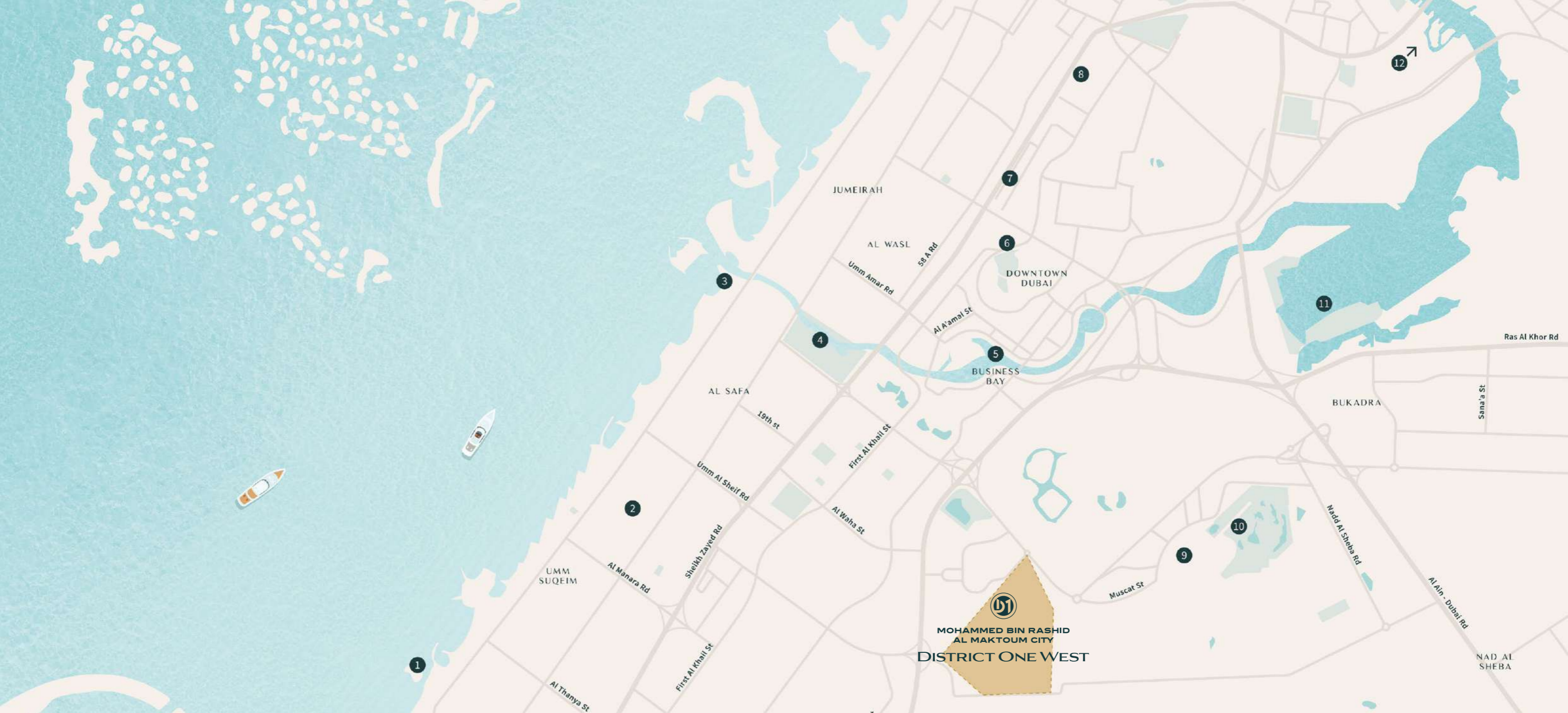
## INTRODUCTION

# BE PART OF DUBAI'S MOST PRESTIGIOUS COMMUNITY

## THE EXTRAORDINARY JOURNEY CONTINUES

In Mohammed Bin Rashid Al Maktoum City's District One West – the next chapter in an extraordinary lifestyle awaits you. Celebrating the triumphant debut that founded this coveted, gated community; the journey in elegant, sophisticated living continues. Beauty lies in the delicate details of exclusive four to six bedroom villas nestled in an abundance of lush, green, outdoor spaces, the dazzling Crystal Lagoon, and an extensive array of world-class amenities, this remarkable neighbourhood epitomises luxury living. Experience a life that transcends the ordinary within this residential masterpiece.





AN URBAN OASIS AT THE CENTRE OF THE CITY

**1** BURJ AL ARAB  
15 MIN

**3** JUMEIRAH BEACH  
10 MIN

**5** BUSINESS BAY  
7 MIN

**7** DUBAI INTERNATIONAL  
FINANCIAL CENTRE  
12 MIN

**9** THE MEYDAN  
HOTEL  
5 MIN

**11** RAS AL KHOR  
WILDLIFE SANCTUARY  
15 MIN

**2** UMM SUQEIM  
13 MIN

**4** SAFA PARK  
8 MIN

**6** BURJ KHALIFA  
10 MIN

**8** DUBAI WORLD  
TRADE CENTRE  
15 MIN

**10** MEYDAN  
5 MIN

**12** DUBAI INTERNATIONAL  
AIRPORT  
20 MIN

PROPERTY COLLECTIONS

# NEW LEVELS OF LUXURY





## MASTERPLAN

## CHOOSE YOUR IDEAL HOME FROM THREE COLLECTIONS OF PRESTIGIOUS PROPERTIES

In District One West, there is an ideal property to suit every need. Choose an exclusive villa set looking out over the dazzling waters of the Crystal Lagoon, or a home surrounded by the flourishing green parks and gardens.

Spacious properties ranging from four-bedroom villas to six-bedroom villas are available. Each is a property of architectural distinction and impeccable style. With exquisite design and finishes of the highest standard, appreciate every fine detail as you relax in your luxurious new home.





THE  
ISLAND  
VILLAS

6 BEDROOMS

## THE ISLAND VILLAS / 6 BEDROOMS



- STARTING FROM 1023.38 SQM TO 1044.05 SQM
- EXCLUSIVE CRYSTAL LAGOON VIEW & ACCESS





**BOLD GEOMETRY  
UNDERScoreD BY  
HORIZONTAL WHITE  
LINES CREATES  
SPRAWLING LUXURY**

6 bedroom villas showcase bold geometric forms, clean lines, expansive windows and flat roofs of modern design intent on accentuating stunning beach views while preserving privacy. Stone and glass resonate with contemporary architectural tastes and create a harmonious

visual flow that artfully incorporates generous garage space. All three levels boast spacious outdoor terraces which, in combination with the extensive glass facades, beautifully blur the line between indoor and outdoor living.

EXTERIORS

## THE HEIGHT OF STYLE

Waterfront location;

Contemporary architecture with bold geometry  
and clear lines;

Spacious and elegant properties preserving privacy;

Expansive windows showcasing magnificent  
panoramas;

Spacious outdoor terraces and garden;

Generous garage space;

Harmonious indoor and outdoor living;

Relaxed beachside atmosphere.





INTERIORS

## DISCOVER THE ELEGANCE WITHIN

Contemporary interiors;  
Exceptionally spacious and thoughtful layouts;  
Multipurpose showpiece Lounge; Sumptuous  
materials and finest finishes.

CUTTING-EDGE DESIGN AND  
EXQUISITE DETAILING



THE ISLAND VILLAS - LIVING ROOM







THE  
LAGOON  
VILLAS

5 BEDROOMS

# THE LAGOON VILLAS / 5 BEDROOMS



- STARTING FROM 761.29 SQM TO 881.97 SQM
- EXCLUSIVE CRYSTAL LAGOON VIEW & GARDEN VIEW





## THREE LEVELS STEPPING UP TO BREATHTAKING VIEWS

5 bedroom villas are modern and luxurious, characterized by a clean, minimalist design in stone, glass and white accents. The upper floor features a spacious balcony with an overhanging roof providing shade and a glass balustrade,

offering a stunning view of the surroundings and a perfect area for relaxation or entertainment. The ground level has a large covered patio area that extends into a manicured outdoor living space.



EXTERIORS

## DESIGNED FOR ENVIABLE LIVEABILITY

Modern minimalist design over 3 luxurious levels;

Breathtaking views from abundant use of glass;

Highest quality exterior finishing;

Ground level covered patio;

Magnificent outdoor living space;

Lush green surroundings.

INTERIORS

INDULGE IN A  
NEW LEVEL OF  
SUMPTUOUS LIVING

Simplicity and luxury in thoughtful layouts;

Extensive floor-to-ceiling windows;

Soaring ceilings;

Neutral colour palette;

Stylish dining area;

Sumptuous bedroom;

Unique fixtures;

Seamless flow of design elements.



GRAND VILLAS SURROUNDED  
BY GREENERY



THE LAGOON VILLAS - LIVING ROOM





THE LAGOON VILLAS - MASTER BATHROOM



CALMING TONES AND  
LUXURIOUS FINISHES



THE LAGOON VILLAS - MASTER BEDROOM





THE  
GARDEN  
VILLAS

4 BEDROOMS

# THE GARDEN VILLAS / 4 BEDROOMS



- STARTING FROM 558.17 SQM TO 601.10 SQM
- GARDEN VIEW





VISUALLY STRIKING  
AND STRIKINGLY  
LIVEABLE

Luxury 4-bedroom villas exhibit a bold and sophisticated exterior design, where the eyes are drawn to the first floor projecting outwards.

The use of large glass windows facilitates a seamless transition between the interior and the lush exterior, while the combination of white plaster and natural stone textures contributes to the villa's elegant and sleek appearance.



EXTERIOR

## ULTRA-COMFORTABLE HOMES WITH BEAUTIFUL GARDENS

Visually striking design with distinctive  
overhang;  
Seamless indoor-outdoor transition;  
Elegant combination of materials;  
Elevated aesthetics.



INTERIORS

TRANQUILLITY AND  
COMFORT CRAFTED  
INTO EVERY  
INTERIOR DETAIL

Equal emphasis on style and charm;

Careful planning for comfort;

Balanced layout for functionality;

Spacious, bright living areas in neutral tones;

Sizeable guest suite for hospitality;

Plush textures for comfort and style;

Serene and sophisticated ambiance.



BRIGHT AND AIRY OPEN  
PLAN SPACES



THE GARDEN VILLAS - LIVING ROOM









THE MASTERPLAN

# WORLD CLASS AMENITIES





## EXPLORE THE NEIGHBOURHOOD

Discover the remarkable amenities and beautiful outdoor spaces available exclusively to residents.

- |   |                          |   |           |   |  |   |            |    |                |
|---|--------------------------|---|-----------|---|--|---|------------|----|----------------|
| 1 | MOSQUE                   | 3 | PARK      | 5 | COMMUNITY GARDEN<br>WITH SPORTS COURTS | 7 | GATE HOUSE | 9  | CRYSTAL LAGOON |
| 2 | MULTI-FUNCTIONAL<br>DECK | 4 | PLAY AREA | 6 | FITNESS AREA                           | 8 | UTILITY    | 10 | CLUBHOUSE      |



## BEACH & POOLS

# REFRESH & RE-ENERGISE



A stylish clubhouse for spending time in between dips in the water.



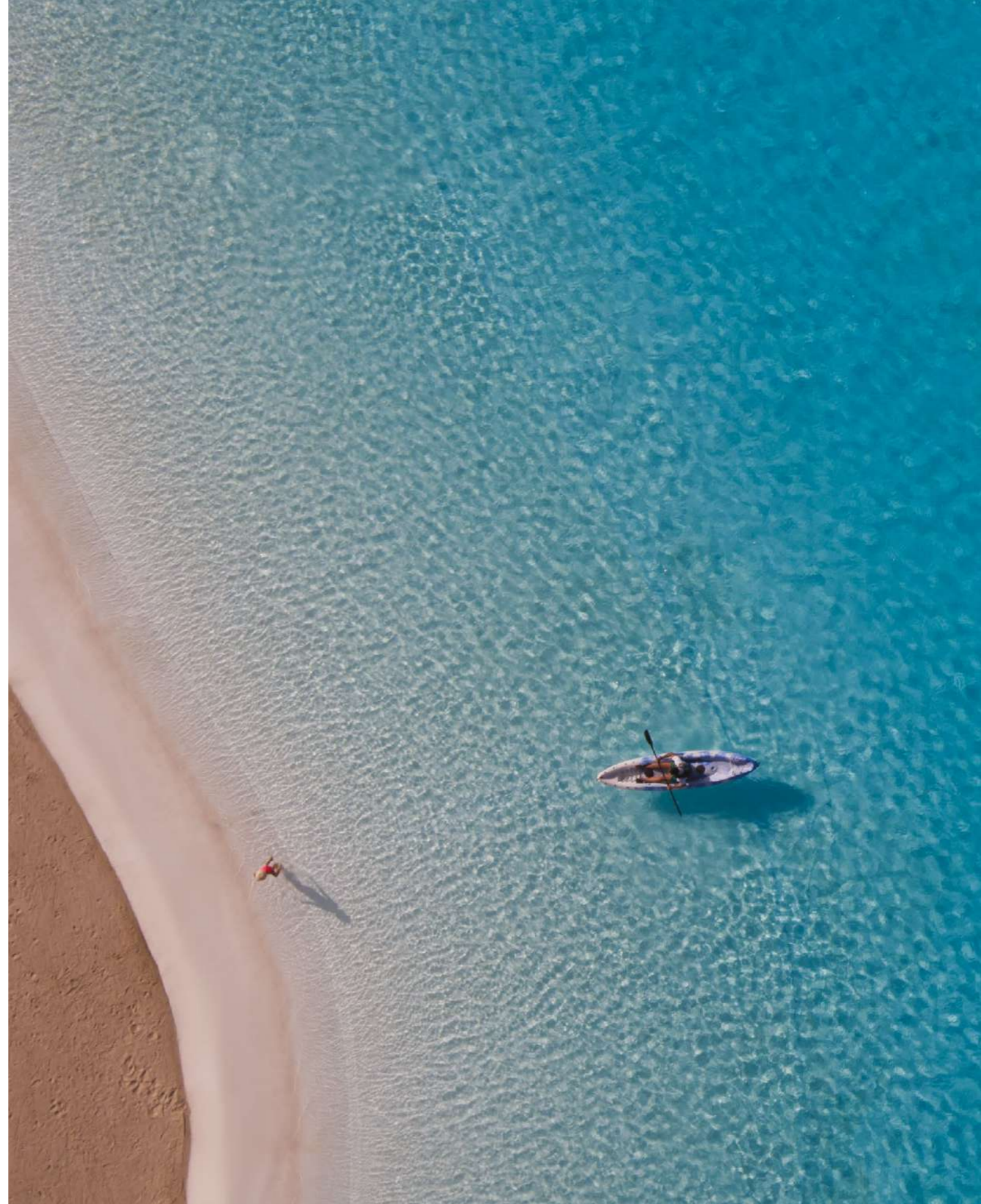
A breathtaking boardwalk for evening strolls or morning jogs by the lagoon.



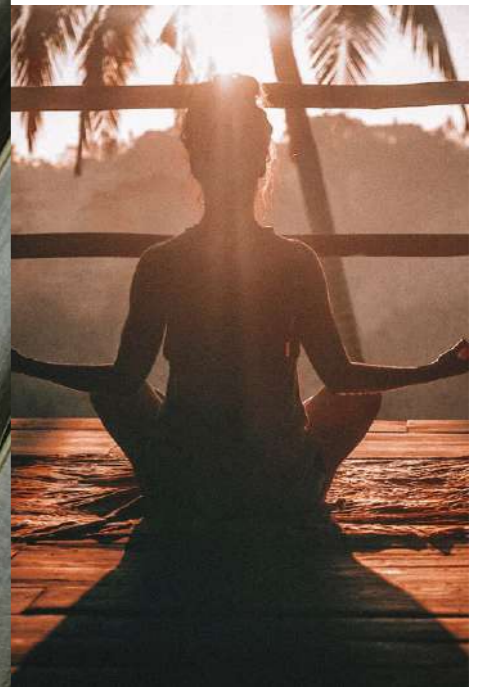
The extraordinary Crystal Lagoon for practising exhilarating non motorized water sports.



Sandy beaches for taking time to relax under radiant sunshine.







## SPORTS & FITNESS

# LEAD A HEALTHY, ACTIVE LIFESTYLE



First-class, outdoor gym for working on your personal bests.



Beautiful sports courts for practicing your strokes.



Creative play areas for the little ones to explore.

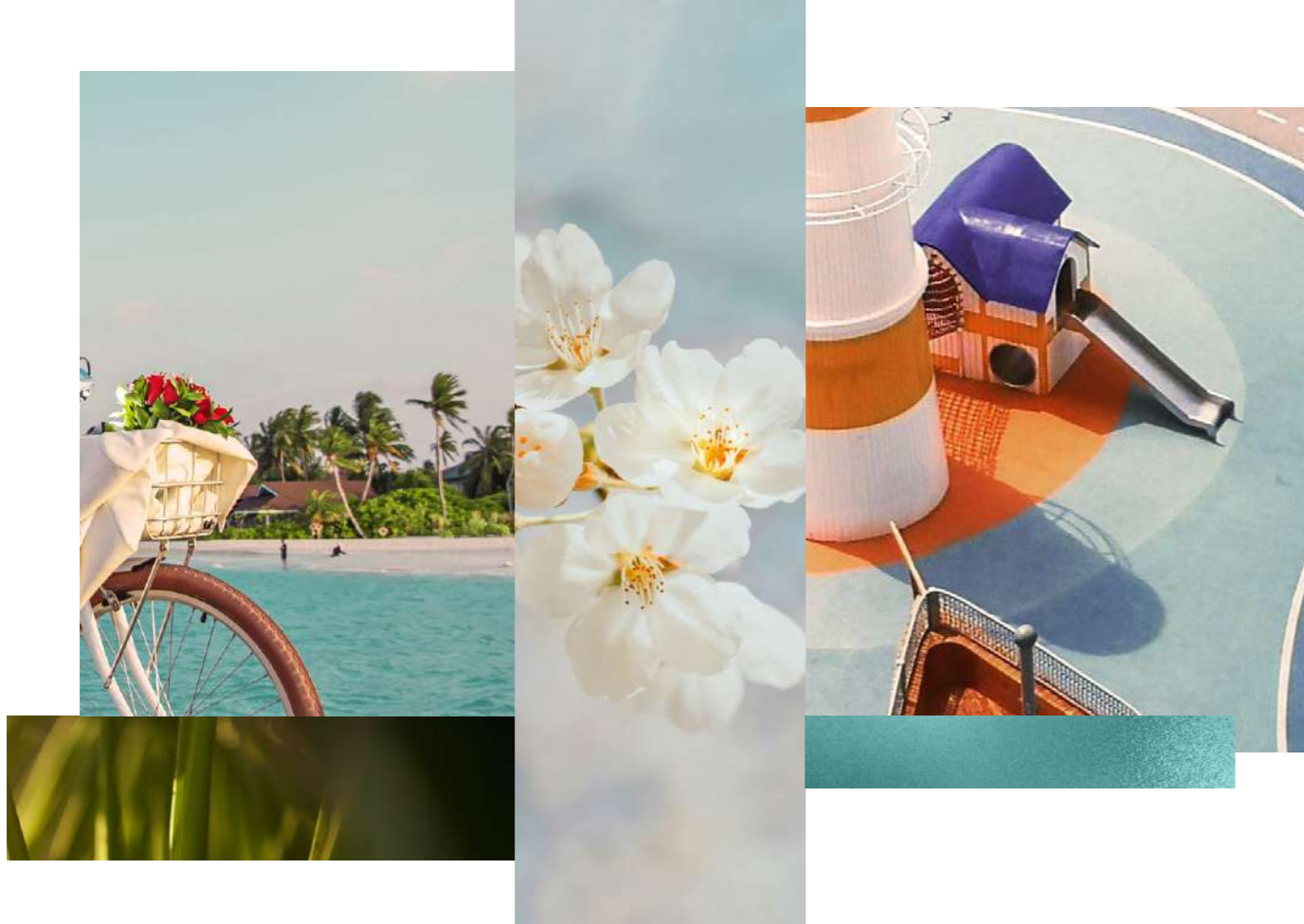


Community gardens for the opportunity to reconnect with nature.



Idyllic, outdoor spaces for practicing your favorite activities en plein air.





#### OTHER AMENITIES

## SPEND QUALITY TIME OUTDOORS WITH THOSE YOU LOVE



A playground for playing games amidst nature.



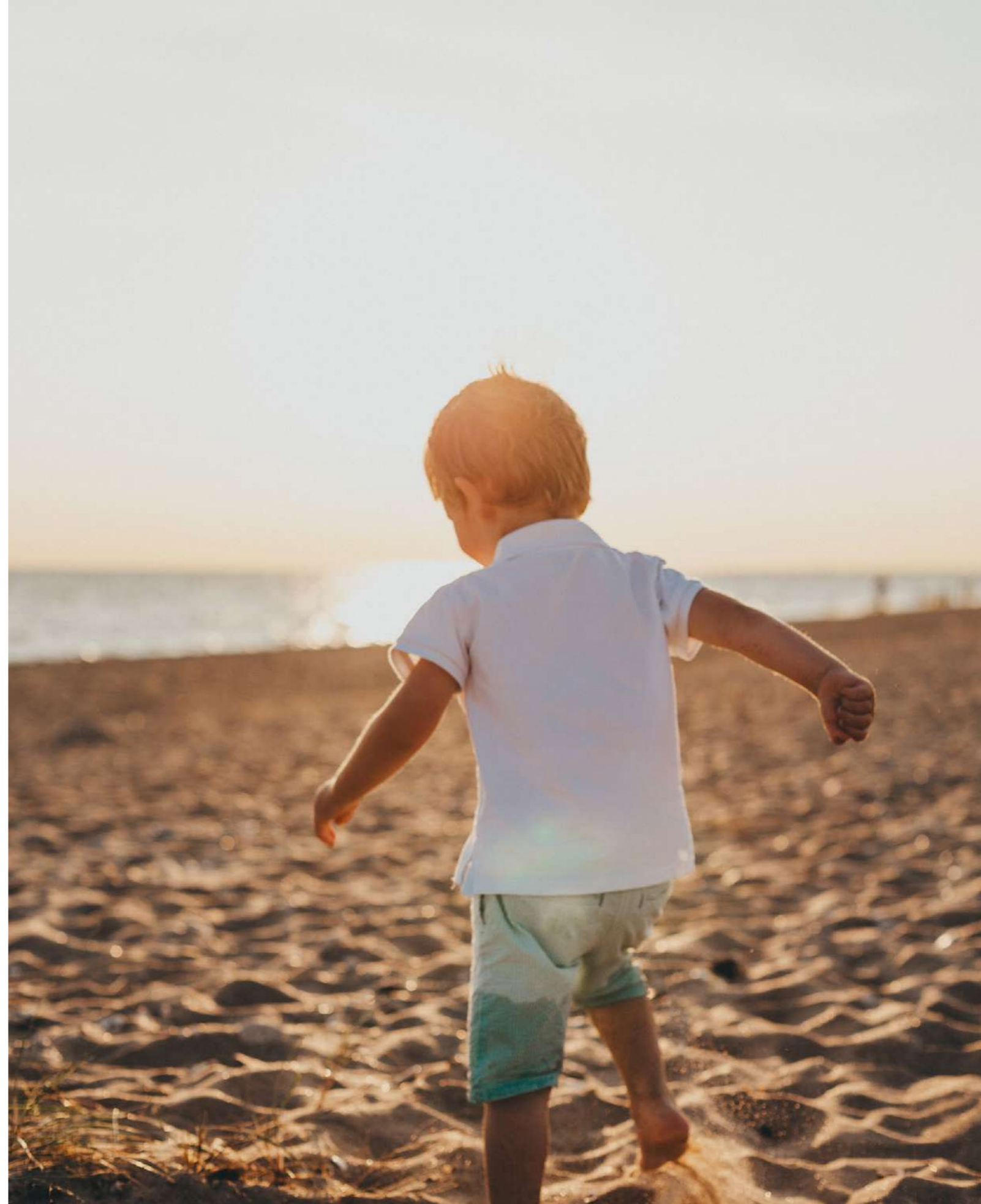
Bicycle friendly paths for cycles around the neighbourhood.



A dedicated kids play area within the flourishing community garden.



A shallow family lagoon area for wading in the water with little ones.



THE CRYSTAL LAGOON

EXCLUSIVE WATERFRONT LIVING







THE CRYSTAL LAGOON

THE TRUE  
ESSENCE OF  
EXCLUSIVITY

The Crystal Lagoon invites you into a world of refined waterfront living, the focal point of District One West is located at the very heart of the community.

Experience a sublime, water-enriched lifestyle, relaxing in the resort-style atmosphere that extends to your door and beyond. Engage in water-based activities, stroll leisurely along pristine white sands, and wade in the refreshing azure blue water. Listen to the calming sounds of lapping waves as you unwind under tropical palms and glorious sunshine in this perfect paradise.



