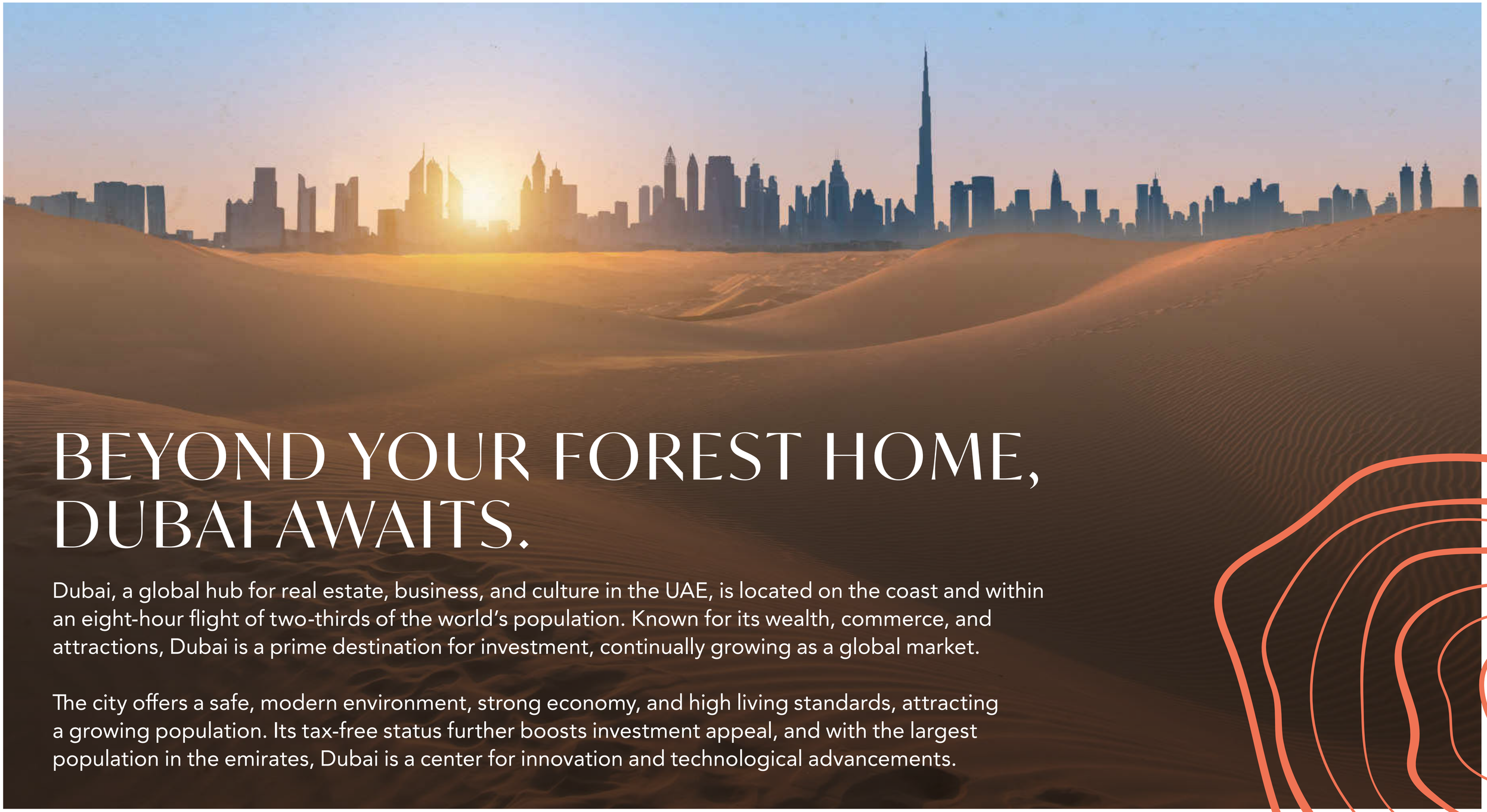

ديستركت
DISTRIKT
GHAF WOODS
EGG & CHEDDAR


THIS IS NOT JUST A
COMMUNITY


IT IS AN
ECOSYSTEM


WHERE YOU & NATURE COMPOSE
TOGETHER


WELCOME TO
GHAF WOODS



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.

JUST MINUTES FROM THE

FOREST TO THE CITY



1 DXB
20 MINS
DUBAI INTERNATIONAL AIRPORT

2
20 MINS
AL MAKTOUM INTERNATIONAL AIRPORT

3 مـــول الإمـــارات Mall of the Emirates
20 MINS
MALL OF THE EMIRATES

4 CITY CENTRE ME'AISEM
15 MINS
CITY CENTRE ME'AISEM

5
25 MINS
PALM JUMEIRAH

6 القرية العالمية Global Village
2 MINS
GLOBAL VILLAGE

7 IMG WORLDS OF ADVENTURE
2 MINS
IMG WORLDS

8 CITY CENTRE MIRDIF
15 MINS
CITY CENTRE MIRDIF

9 تلال الغـــاف Tilal Al Ghaf
15 MINS
TILAL AL GHAF

10 DUBAI MARINA
25 MINS
DUBAI MARINA

SUSTAINABLE LIVING AT YOUR DOORSTEP

- MORE TREES THAN RESIDENTS
- 5°C 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

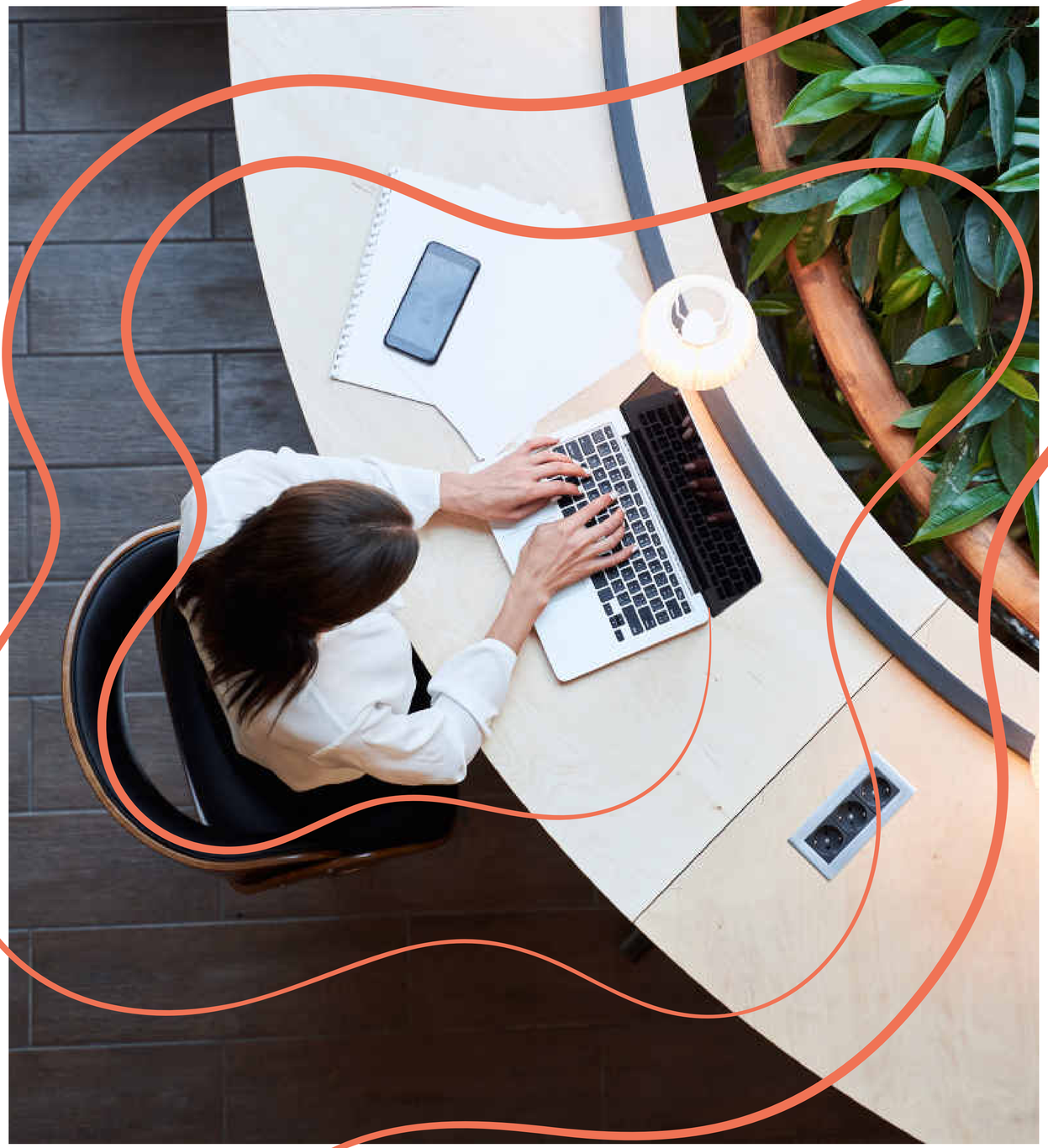
Qudra - Barari Cycle Track

THE ECOSYSTEM

DISTRIKT is a dynamic, vertical, mixed-use community. With amenities spanning **over 30,000 square feet designed for your everyday needs**. Bursting with vitality and teeming with activity, this vibrant community is thoughtfully **shaped around you.**

Designed for the high achievers and the socialites, it is the ultimate destination where you get to effortlessly play, shop, work and live life to the fullest – From retail to dining to offices to homes, every element is crafted to ensure you experience a true sense of belonging, absolute fulfilment and uninterrupted joy.

DISTRIKT is where luxury and modern convenience seamlessly converge with nature's stillness and tranquility: A perfect equilibrium that embodies ultimate harmony.



WHERE THE CITY'S HUM

ENTWINES WITH NATURE'S CALM

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



AN INSPIRING SETTING WHERE

LIFE, WORK, COMMUNITY & NATURE COME TOGETHER



A RETAIL EXPERIENCE BRIMMING WITH POSSIBILITIES

Discover a dynamic mix of boutiques, specialty stores, cafés, bistros, and gourmet kitchens and everyday essentials just moments from home.





10 SIGNATURE AMENITIES FOR AN UNRIVALED LIFESTYLE

MORE TO ENJOY, MORE TO EXPLORE

DISTRIKT CLUB -
A PLACE TO GATHER & GROW

An exclusive communal space for socializing - from shared meals in the open-plan kitchen to curated, multi-purpose experiences. Spontaneous or private, it is designed for meaningful moments.



A PREMIUM SPACE OFFERING ENDLESS ENTERTAINMENT

Designed for connection and play - your go-to gathering spot featuring a kids' club, pool table, and shared experiences, right at home.





AN UPSCALE 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 MODERN LIVING

REACHES NEW HEIGHTS



SKY GARDENS -
WHERE WORK, VIEWS, & CONNECTION MEET

A refined **social lounge** designed for easy connection - perfect for casual catch-ups, relaxed evenings, or simply enjoying the company of neighbours.

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 **breathtaking panoramic views** invite you to pause, and connect - whether you're unwinding, or sharing meaningful moments with others.





CLOUD LOUNGE - YOUR ELEVATED ESCAPE

Crowning DISTRIKT 1 and 4, here is your poolside haven. Unwind in the **infinity-edge pool,** sink into plush loungers, or gather with a few close residents – it is a secluded escape made for relaxed connection and elevated downtime.



INTERIOR PALETTE

Elegant interiors that invite you to choose between grounded confidence and elevated energy.

TERRA | HORIZON

TERRA

Crafted for those who thrive on clarity and quiet determination, this design reflects grounded confidence. This calm interior supports ambition, with accents that are quietly powerful. It’s a space to focus, recharge, and grow.

GENERAL FLOORING

GENERAL PAINT

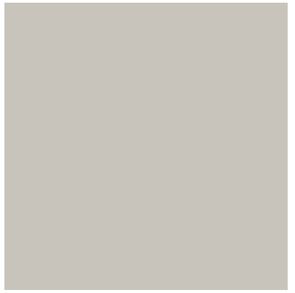
TIMBER DOOR JOINERY



KITCHEN COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE DOOR



BATHROOM FLOOR & WALL



BATHROOM FEATURE WALL

BATHROOM WALL



BATHROOM VANITY

BATHROOM COUNTER

OUTDOOR FLOORING

Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.


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Ghaf Woods


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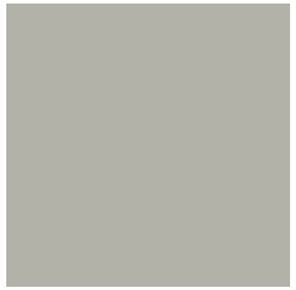
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Ghaf Woods

HORIZON

Sociable, expressive, and full of light, this design is inspired by open skies and glowing sunsets. 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



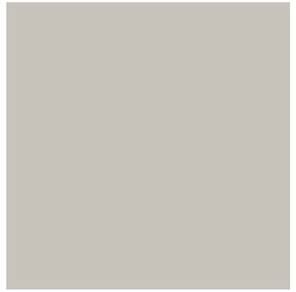
TIMBER DOOR JOINERY



KITCHEN COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE DOOR



BATHROOM FLOOR & WALL



BATHROOM FEATURE WALL



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BATHROOM VANITY



BATHROOM COUNTER

OUTDOOR FLOORING

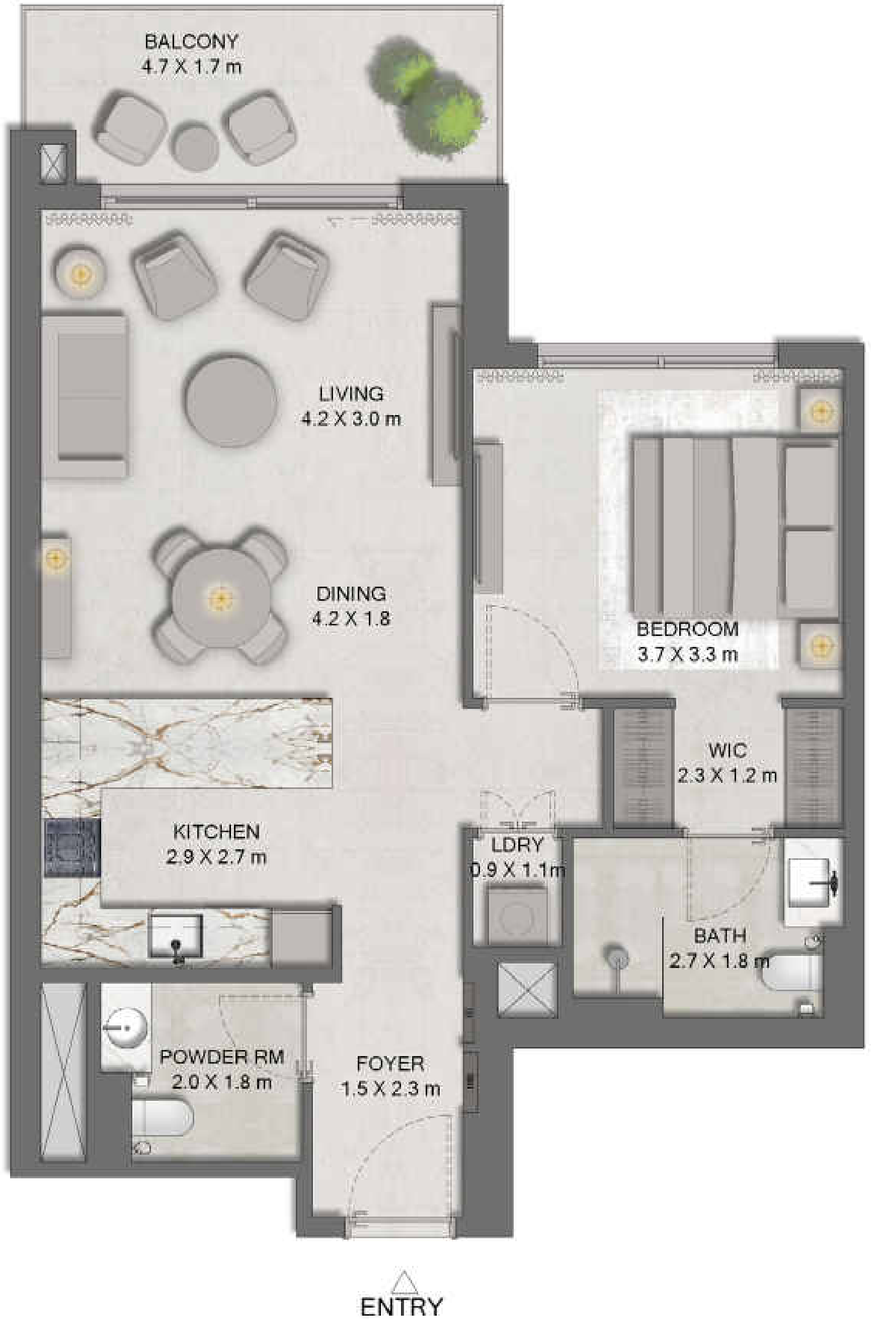
Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.


غـــاف ودز
Ghaf Woods


غـــاف وود
Ghaf Woods

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

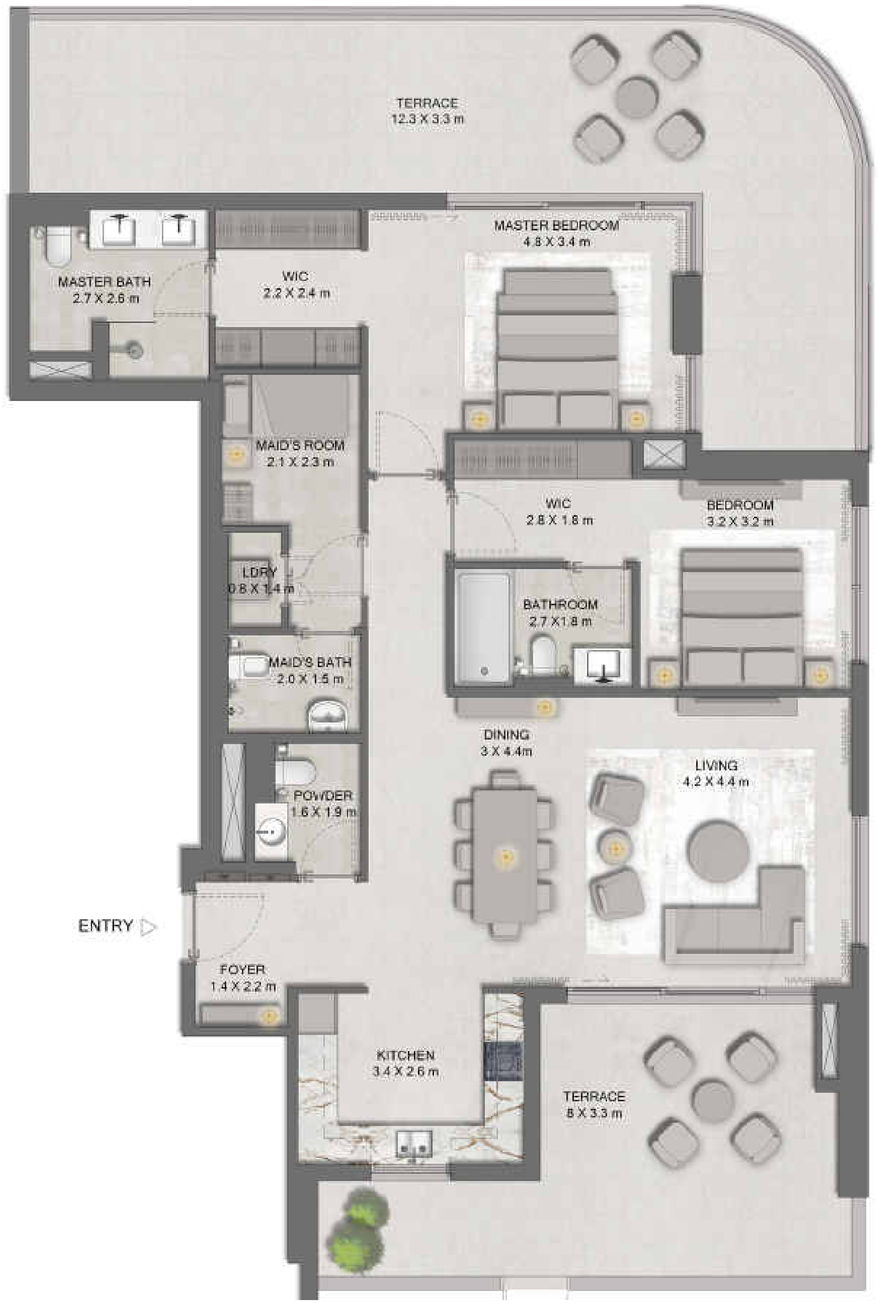
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2 BEDROOM+

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

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2 BEDROOM+

GARDEN UNIT

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

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3 BEDROOM

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

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3 BEDROOM

DUPLEX LOWER

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

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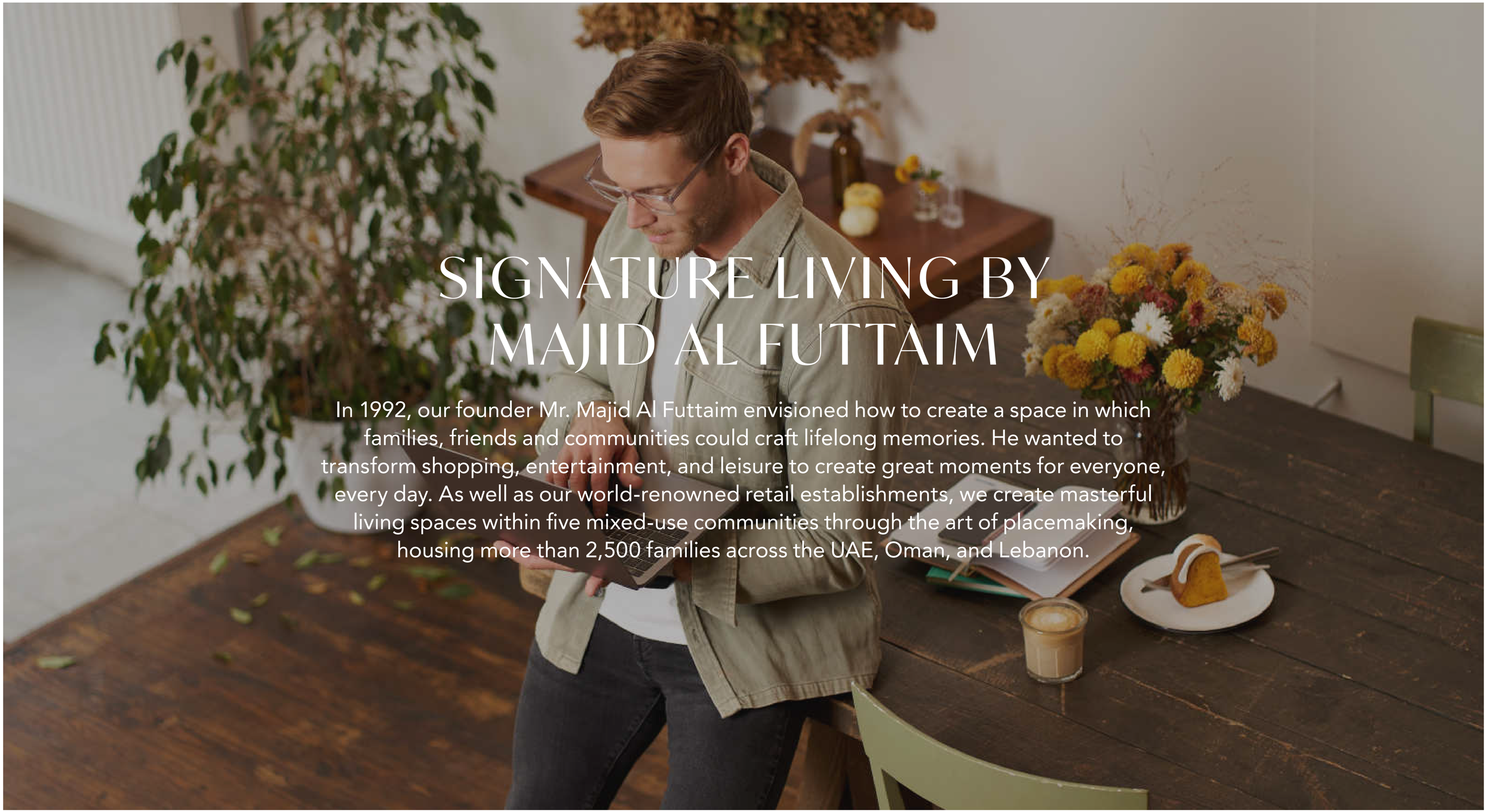


3 BEDROOM

DUPLEX UPPER

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

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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.


A WORLD
PULSING WITH PASSION
Brought to you by
ماجد الفطيم
MAJID AL FUTTAIM