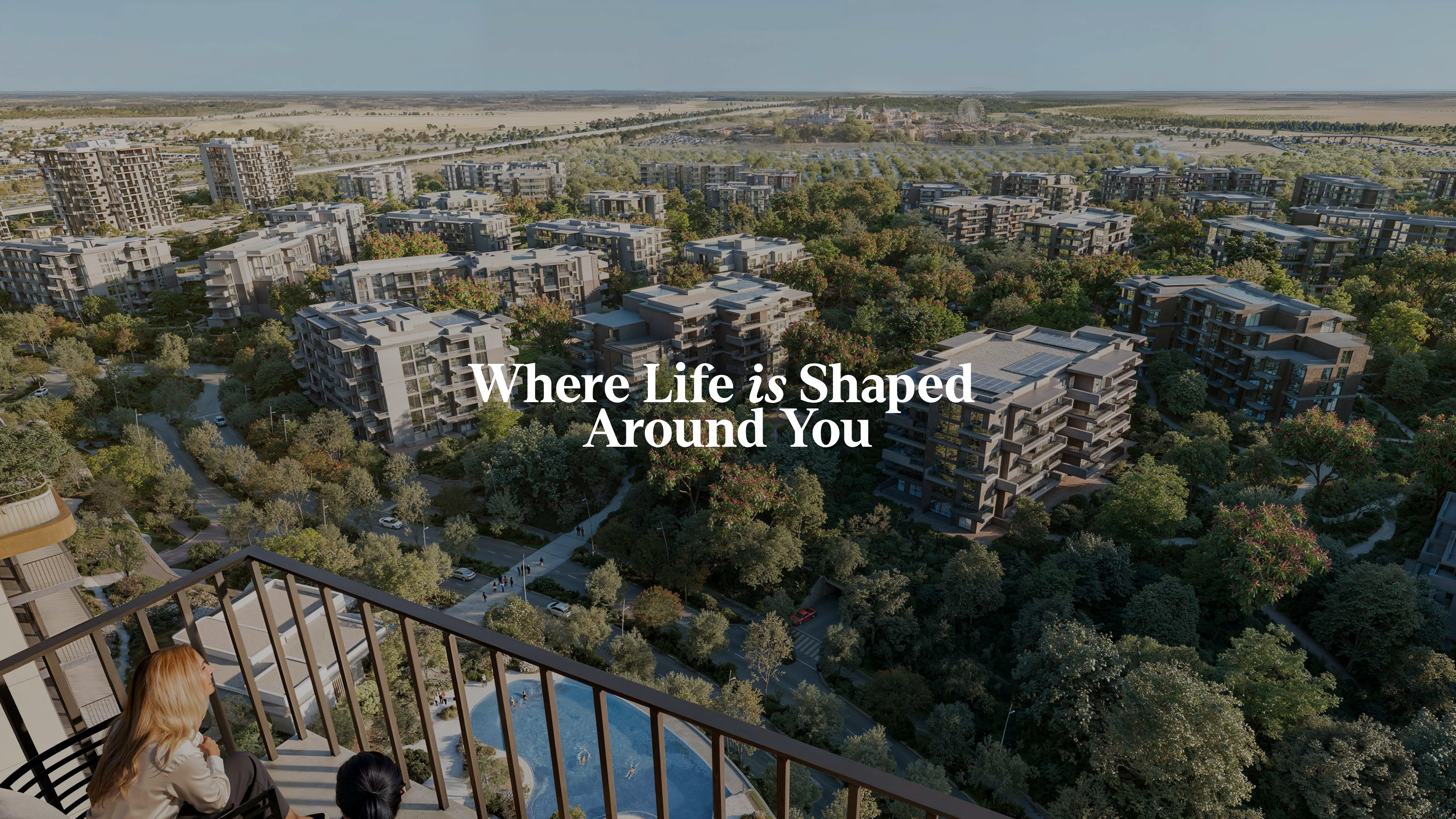


Your SPACE, Your CANVAS.

An aerial photograph of a modern, multi-story apartment complex. The buildings are arranged in a cluster, surrounded by dense green trees and landscaped walkways. In the foreground, a woman with long blonde hair is sitting on a balcony, looking out over the scene. Below the balcony, a swimming pool is visible with several people swimming. The background shows a vast, open landscape with a few distant structures and a clear sky.

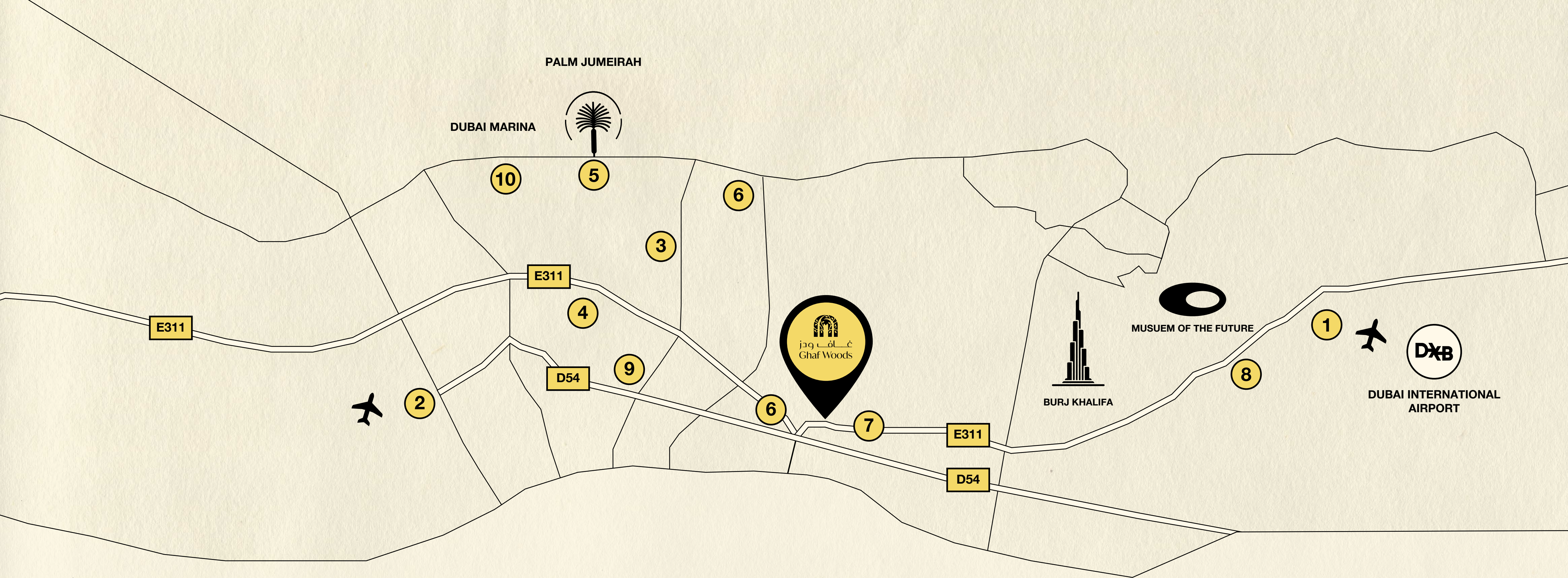
Where Life is Shaped
Around You

A World Where Passion
Becomes Possibility

A family consisting of a man, a woman, and a young boy are walking along a dirt path in a lush, green park. The man is wearing a light-colored shirt and shorts, the woman is in a green dress, and the boy is in a blue shirt and shorts, holding a paper airplane. In the background, several modern high-rise apartment buildings with balconies and greenery are visible. The scene is framed by large trees in the foreground, and the overall atmosphere is peaceful and natural.

An Effortless Vertical Community *in the* Heart of Ghaf Woods

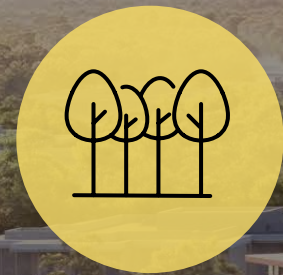
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Location and Proximity

① Dubai International Airport	_____	20 Mins	⑥ Global Village	_____	2 Mins
② Al Maktoum International Airport	_____	20 Mins	⑦ IMG Worlds	_____	2 Mins
③ Mall of the Emirates	_____	20 Mins	⑧ City Centre Mirdif	_____	15 Mins
④ City Centre Me'aisem	_____	15 Mins	⑨ Tilal Al Ghaf	_____	15 Mins
⑤ Palm Jumeirah	_____	25 Mins	⑩ Dubai Marina	_____	25 Mins

Sustainable Living *at* Your Doorstep



*Sustainable
Living at your
doorstep*



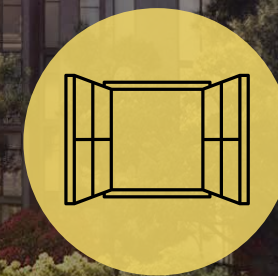
*Improved
thermal
comfort*



*A breath of
naturally
purified air*



*Living within
a forest
ecosystem*



*Every unit
is a front row
home*



*Sports and
active lifestyle;
3.5 KM MTB loop*



*Enhancing
biodiversity
and liveability*



*Productive
landscape for
healthy living*



*Energy
generation and
efficient design*



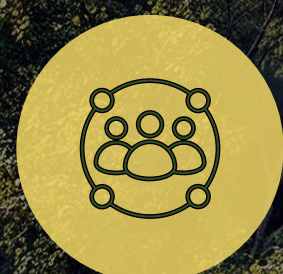
*5 min
community;
connected and
walkable*



*Living
Within the
canopy*



*Sustainable
water capturing
and treatment*



*Smart and
resilient
community*



*Sustainability
certified
community*



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





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

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
- DISTRIKT Club Lounge and Dining
- Cinema
- Kids Play Room

The image depicts a luxurious sky garden on a high-rise building. The space is characterized by floor-to-ceiling glass walls that offer a panoramic view of a city and surrounding greenery. The interior is furnished with contemporary decor, including a long white marble bar, a bright orange table, and various seating areas with modern armchairs and sofas. Large indoor plants and a series of hanging gold-colored leaf-shaped light fixtures add to the sophisticated and natural atmosphere. Several people are shown enjoying the space, some sitting at the bar, others at the table, and one person standing near the glass wall. The overall design emphasizes a blend of urban living with nature.

The SKY GARDENS



Where Ambition Finds
its Rightful Rhythm.

The image depicts a sophisticated outdoor dining area. In the foreground and middle ground, several groups of people are seated at round tables with light blue bases and white tops. They are surrounded by lush greenery, including tall trees with yellowing leaves and various shrubs. Two large, dome-shaped, woven umbrellas provide shade for the seating areas. To the right, a modern building with a curved glass facade and a wooden roofline houses the cafe. A circular sign with the text "Farm TABLE" is visible on the glass. Inside the building, more people are seen at the counter and tables. The sky is a soft blue with a few birds flying. The overall atmosphere is serene and upscale.

The RETAIL EXPERIENCE

The
DISTRIKT CLUB

A Premium Space Offering
Endless Entertainment.



An Upscale Escape *for*
Unforgettable Movie Nights.





Embrace *the* Thriving
Spirit of Urban Living.

The image shows a bright, modern wellness center. On the left, a large curved window looks out onto a lush garden with trees and plants. Inside, there's a curved wooden ceiling and a light-colored wooden floor. Various pieces of gym equipment are visible, including a large black machine in the foreground and treadmills in the background. On the right, a tall wooden climbing wall with colorful holds is being climbed by a man. The overall atmosphere is clean, bright, and inviting.

The DISTRIKT WELLNESS

The
CLOUD LOUNGE

INTERIOR PALETTE

TERRA

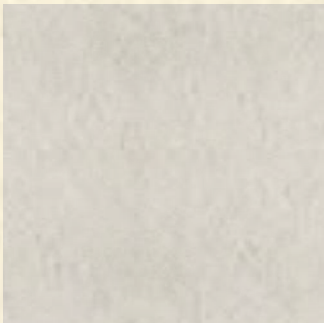
|

HORIZON



TERRA

This calm interior supports ambition, with accents that are quietly powerful. It's a space to focus, recharge, and grow.



GENERAL FLOORING



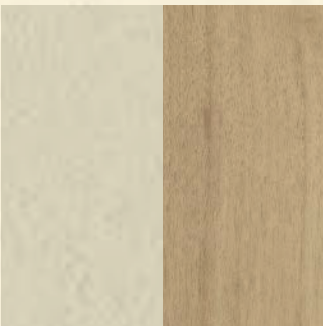
GENERAL PAINT



TIMBER DOOR JOINERY



KITCHEN COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



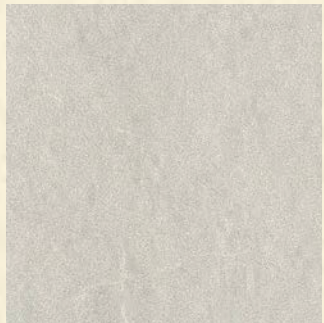
WARDROBE DOOR



BATHROOM FLOOR & WALL



BATHROOM FEATURE WALL



BATHROOM WALL



BATHROOM VANITY



BATHROOM COUNTER



OUTDOOR FLOORING









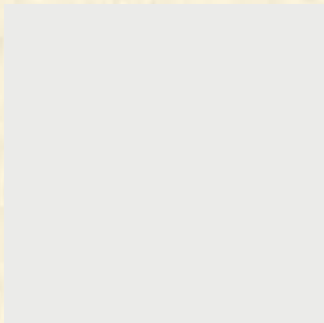


HORIZON

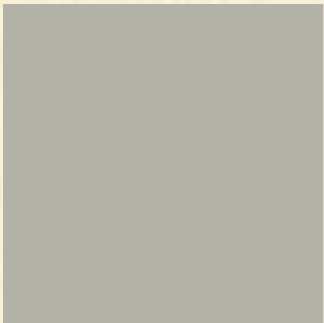
It is perfect for those who thrive in motion and love to connect. From casual hosting to quiet reflection, it celebrates colour, energy, and elevation.



GENERAL
FLOORING



GENERAL PAINT



TIMBER DOOR
JOINERY



KITCHEN
COUNTERTOP &
BACKSPLASH



KITCHEN CABINETS



WARDROBE DOOR



BATHROOM
FLOOR & WALL



BATHROOM
FEATURE WALL



BATHROOM
WALL



BATHROOM
VANITY



BATHROOM
COUNTER



OUTDOOR
FLOORING

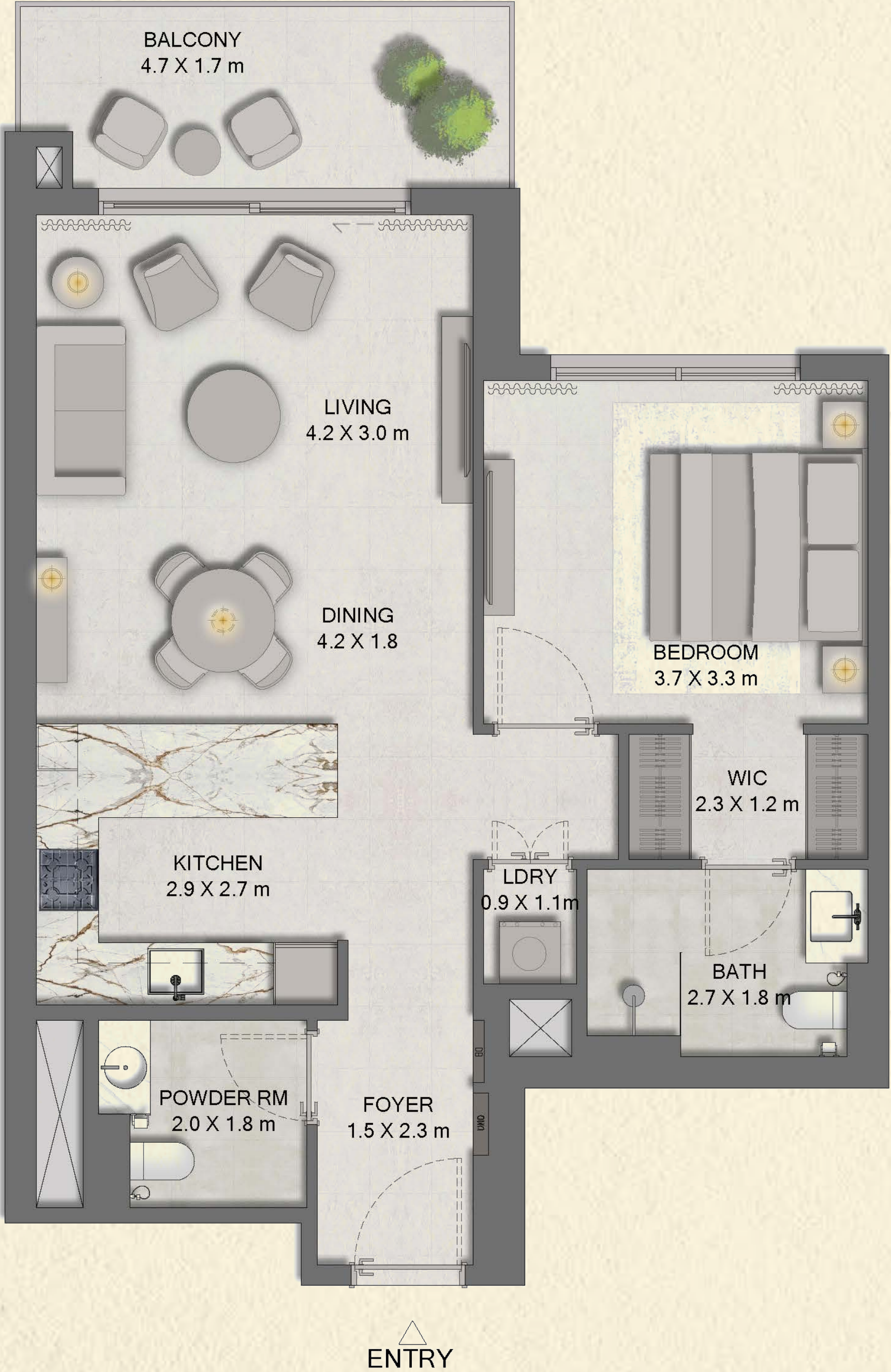






FLOOR PLANS

MOTIF



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

MOTIF

[Garden Unit]



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

CANVAS



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

CANVAS

[Garden Unit]



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



The CANVAS

This private, versatile space is the canvas for your *personal passions and practical needs*, offering endless possibilities for how you choose to use it. The Canvas Room is delivered as a flexible, unfitted space; the suggested uses are indicative only and allow homeowners the freedom to customize and fit out the room according to their preferences.







ATELIER



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

GALLERY

[Duplex Lower]

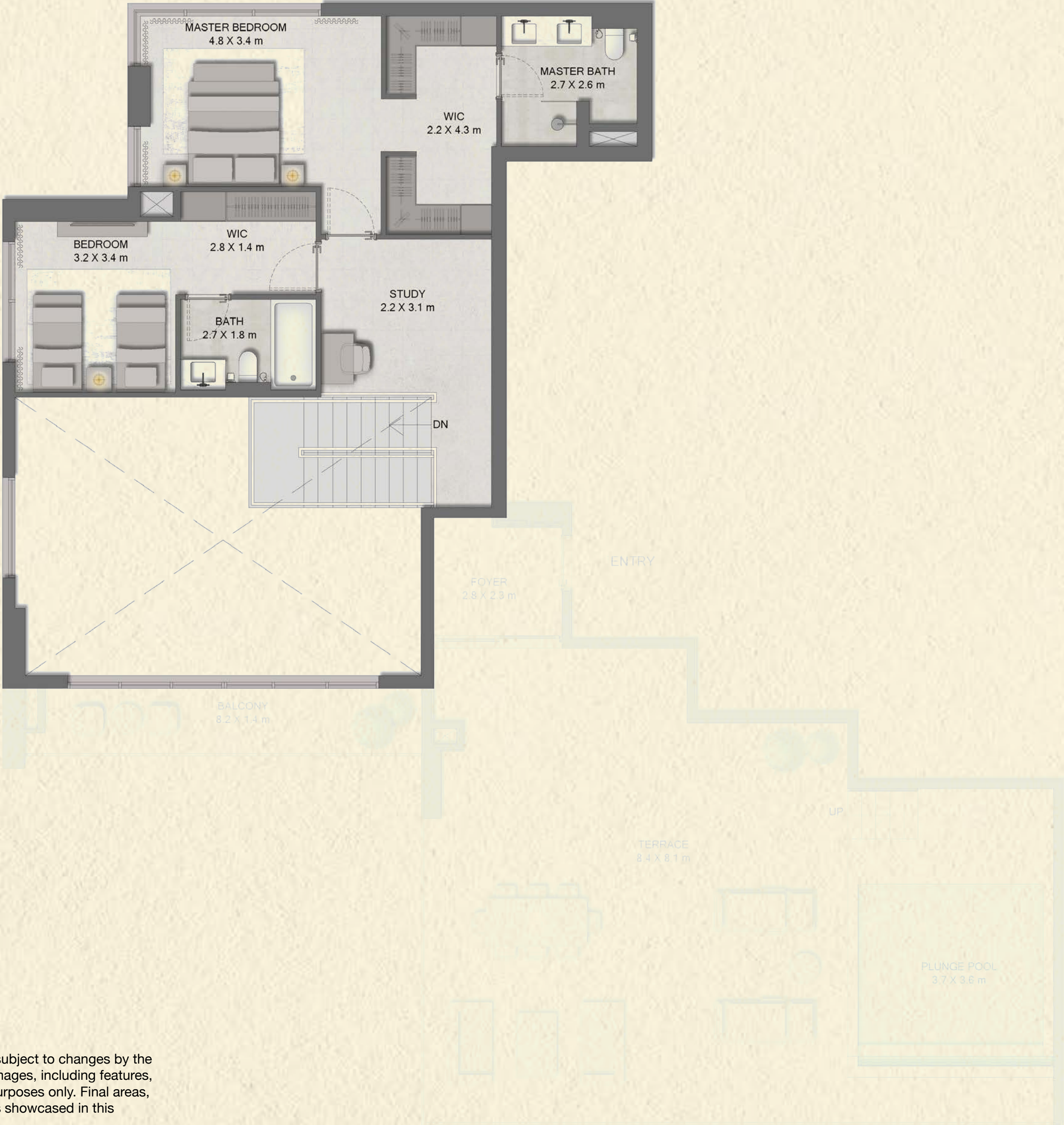


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UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED - DUPLEX	3,552	3,552

GALLERY

[Duplex Upper]



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

Signature Living By Majid Al Futtaim

In 1992, our founder, Mr. Majid Al Futtaim, envisioned creating spaces where families, friends, and communities could come together to build lasting memories. His ambition was to redefine shopping, entertainment, and leisure, *delivering meaningful experiences* that enrich everyday life.

Beyond *our world-renowned* retail destinations, we design and develop thoughtfully curated living environments across *five mixed-use communities*, home to more than *2,500 families throughout* the UAE, Oman, and Lebanon. Through the art of placemaking, we continue to shape vibrant, connected communities.



غلاف وودز
Ghaf Woods

