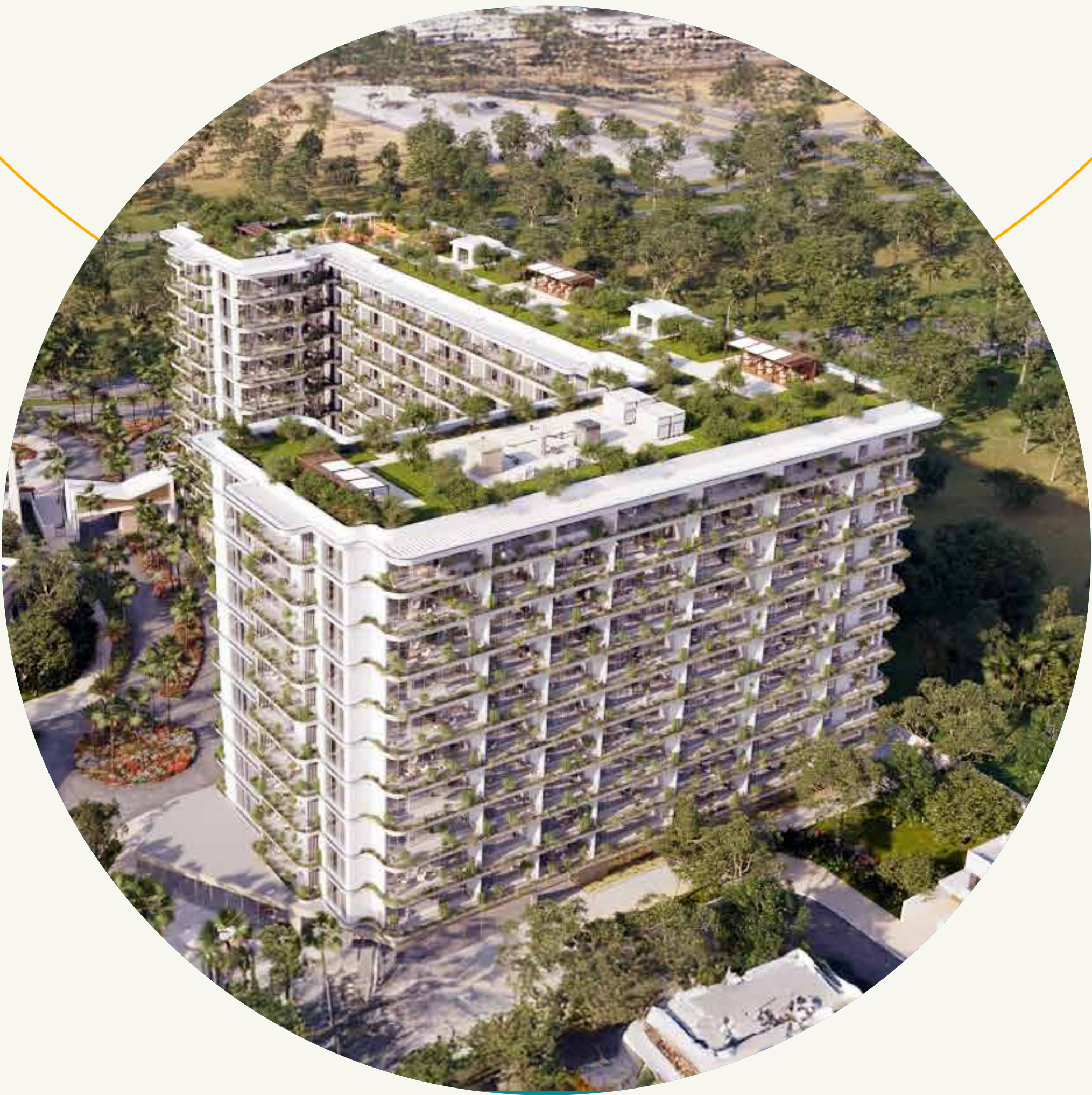


CALIFÓRNIA

R E S I D E N C E S

FACT SHEET

OPEN THE DOOR TO WHERE A COMMUNITY
COMES TOGETHER



Experience refined living and a vibrant community at California Village - a secure, thoughtfully designed gated haven in the heart of Dubai, with 22 villas already handed over. From elegant architecture to lush surroundings; style, comfort, and connection seamlessly come together to elevate everyday life.

NEW
LAUNCH

370

APARTMENTS

1-3

BEDROOM
APARTMENTS

30

FEATURES
AND AMENITIES

SOLD
OUT

212

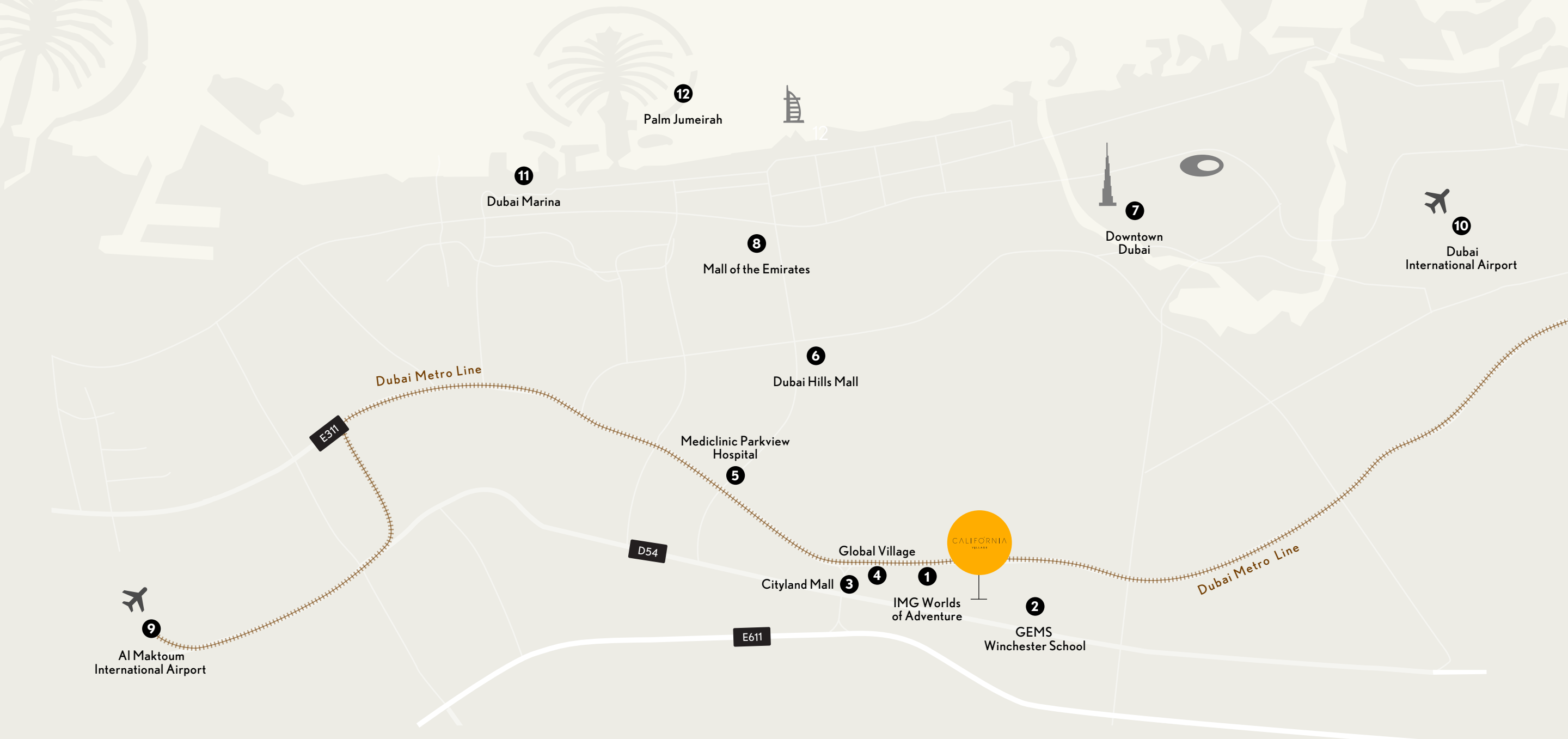
VILLAS, ANTICIPATED
COMPLETION Q4 2025



BRING YOUR FAMILY
HOME TO THE SUNSHINE

Welcome to California Residences - a thoughtfully crafted residential community where inspired living meets the warmth of a true neighborhood. Nestled within landscaped gardens, this luxury tower offers spacious 1 - 3 bedroom apartments designed for comfort, style, and connection. Let nature in-every day, in every way.

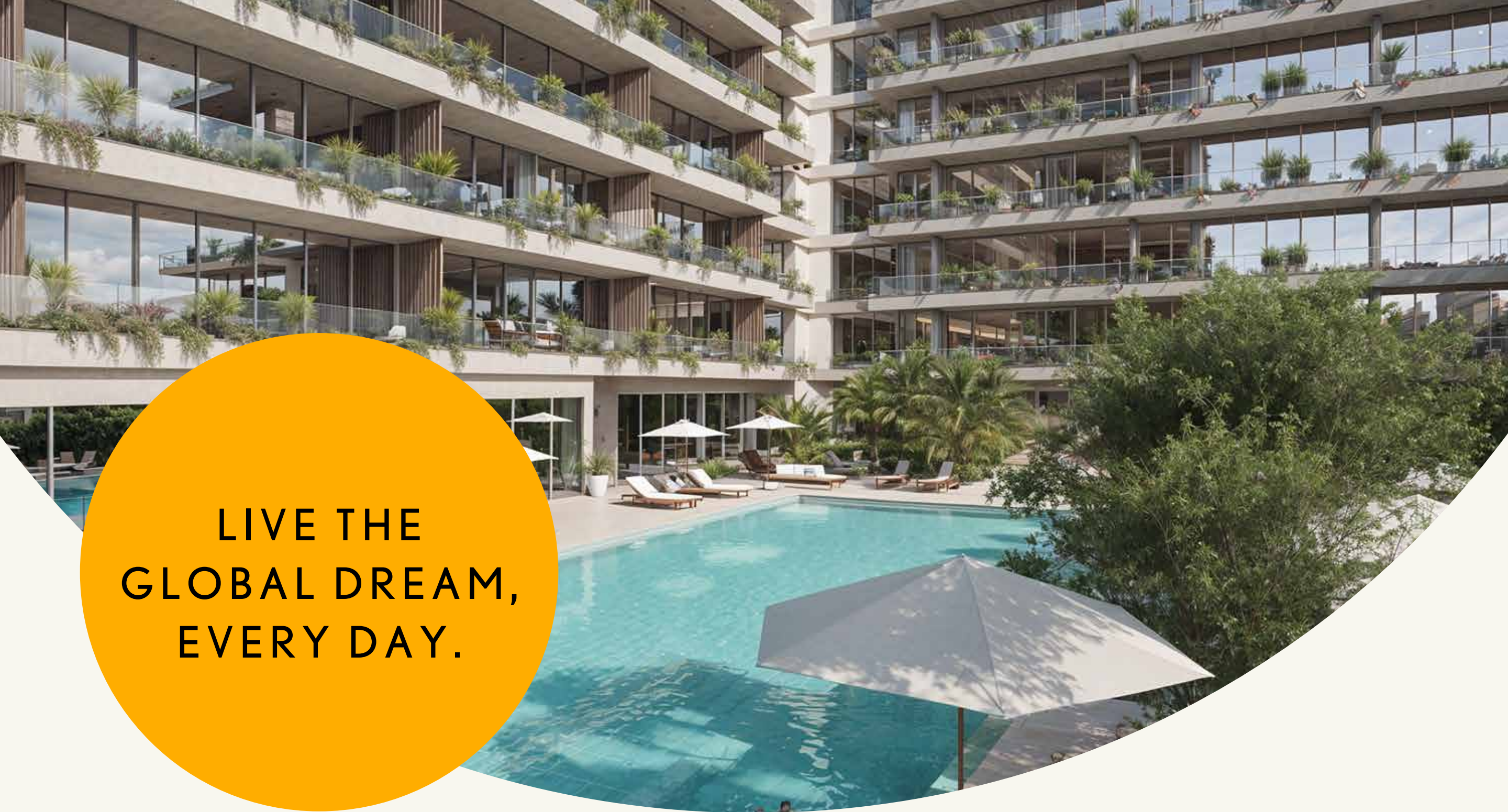
THE HEART OF A VIBRANT NEIGHBOURHOOD



1 02 Minutes	IMG Worlds of Adventure	2 02 Minutes	GEMS Winchester School	3 08 Minutes	Cityland Mall	4 09 Minutes	Global Village
5 16 Minutes	Mediclinic Parkview Hospital	6 19 Minutes	Dubai Hills Mall	7 20 Minutes	Downtown Dubai	8 23 Minutes	Mall of the Emirates
9 25 Minutes	Al Maktoum International Airport	10 25 Minutes	Dubai International Airport	11 30 Minutes	Dubai Marina	12 30 Minutes	Palm Jumeirah

*Driving time by car





LIVE THE
GLOBAL DREAM,
EVERY DAY.

Every moment at California Residences is an opportunity to discover something new. Step into a world where exclusive amenities and leisure facilities are thoughtfully designed to enrich your lifestyle and create joyful experiences for all ages. This is a sanctuary where meaningful connections begin from day one.

- Swimming pool
- Kids splash pool
- Outdoor cinema
- Barbeque areas
- Post Office
- Tai Chi Deck
- Pet Grooming Area
- Wall Climbing Zone for Kids
- Board Games Area
- Laundry
- Gazebos
- World-class Gym
- Padel Tennis Court
- Community Café
- Pharmacy
- Walking Track
- Sauna Room
- Steam Room
- Business Lounge
- Library and reading lounge
- Meditation zone
- Yoga Deck
- Sunbathing lounge
- Cabanas
- Photo booth /Instagram spot
- Swing seats and hanging pods
- Sky garden
- Aromatic Herb Garden
- Supermarket
- Indoor Gaming Area (Foosball, Pool Table)

UNIT MIX

Residence Types	AREA SQ. FT.		Number of Units
	MIN.	MAX.	
One Bedroom	643	887	84
Two Bedroom	1,060	1,394	266
Three Bedroom	1,244	1,700	20
		Total Units	370

All units fully equipped with German-made kitchen appliances.



PAYMENT PLAN

20% Down payment
+
4% DLD registration
+
฿ 2,500 Admin fee

1%
Per month for
34 months

10%
On completion*

1%
Per month
for 36 months post
completion

*Anticipated completion Q2 2028

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, The 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.