

CALIFÓRNIA
RESIDENCES







THE SUN MAY SET,
BUT THE WARMTH ENDURES

California Village, where neighbours welcome you with
the warmth of true community living. Open your arms and
embrace a new life in the sun.



The background of the entire image is a dark, monochromatic photograph of palm trees. The fronds of the palm trees are silhouetted against a slightly lighter, dark grey background, creating a dense, textured pattern. A large, thin, golden-yellow circle is centered on the page, framing the text.

CALIFÓRNIA

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a diverse selection of villas, townhouses, and apartments. Thoughtfully designed with an emphasis on green spaces and vibrant community life, it features a central park, beautifully landscaped gardens, scenic walking paths, and a clubhouse complete with a gym, swimming pools, and social lounges.

PHASE 1 & 2

CALIFORNIA VILLAGE
(VILLAS & TOWNHOUSES)

SOLD OUT

234 VILLAS

ANTICIPATED HANDOVER IN 2025

PHASE 3

CALIFORNIA RESIDENCES
(APARTMENTS)

NEW LAUNCH

370 APARTMENTS



An aerial photograph of a golf course at dusk or dawn. The green fairways are interspersed with numerous palm trees. On the left side of the image, a long, multi-story building with a blue roof is visible. A large, thin yellow circle is superimposed over the center of the image, framing the text.

CALIFÓRNIA

VILLAGE

THE MASTER COMMUNITY



CALIFORNIA VILLAGE MASTERPLAN

1 California Residences
Apartment Building



2 Townhouses

3 Twin Villas

4 Club House

5 Central Park

6 Community
Entry / Exit



CLUBHOUSE



COMMUNITY AMENITIES

Community spirit is what truly sets life apart within the Village, enhanced by outstanding facilities that are easily accessible across the master plan. Embrace the Dubai lifestyle—both indoors and out. California Village features a wealth of landscaped gardens, sports courts, relaxation zones, and children's play areas, thoughtfully integrated into the community. At its heart lies a stunning clubhouse, complete with an inviting lounge, café, gymnasium, and outdoor sporting facilities. Residents can also enjoy a swimming pool, an open-air terrace, and a beautifully decked seating area—perfect for both leisure and connection.





DISCOVER
CALIFÓRNIA
RESIDENCES







LIVE MOMENTS FOREVER

EXPLORE A PLACE ENRICHED WITH ELEGANCE AND
VIBRANT COMMUNITY LIVING.

STEP INTO A THOUGHTFULLY DESIGNED LUXURY
RESIDENTIAL TOWER, WHERE AESTHETICS AND AMENITIES
COME TOGETHER IN PERFECT HARMONY.

ELEVATE YOUR EVERYDAY WITH EVERYTHING THAT
INSPIRES YOU TO CALL THIS PLACE HOME—ALWAYS.





CALIFORNIA RESIDENCES

Nestled at the entrance of the development, the 1-3 bedroom apartments at California Residences offer a stunning blend of modern luxury and family-oriented living. This architectural marvel boasts spectacular views of the surrounding landscape, complemented by a contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.

LIVE IN A WORLD OF
YOUR OWN, JUST MINUTES
FROM THE LANDMARKS
OF THE WORLD.

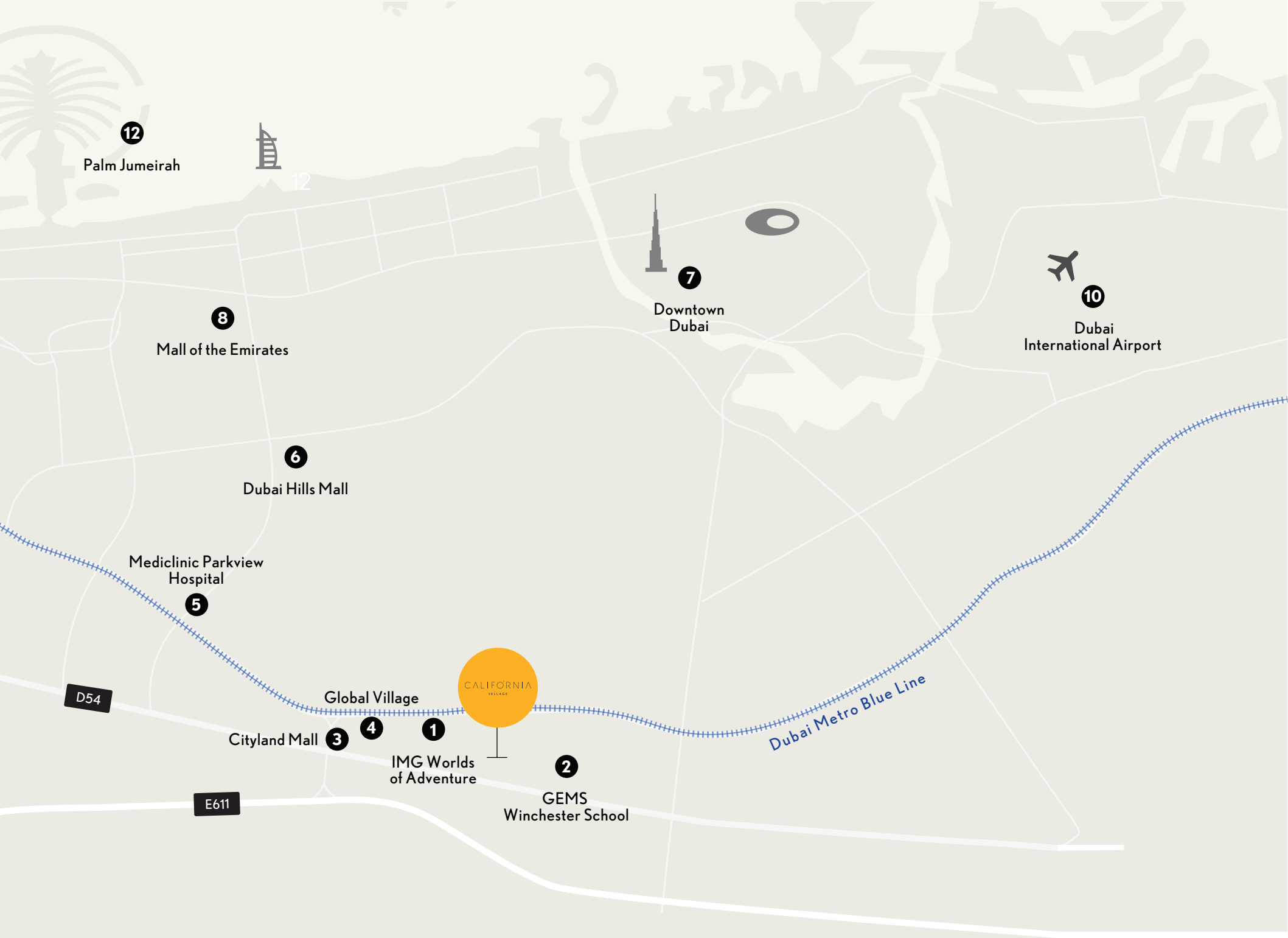


1
02
Minutes
IMG Worlds
of Adventure

2
02
Minutes
GEMS
Winchester School

7
20
Minutes
Downtown Dubai

8
23
Minutes
Mall of the Emirates



3
08
Minutes

Cityland Mall

4
09
Minutes

Global Village

5
16
Minutes

Mediclinic Parkview
Hospital

6
19
Minutes

Dubai Hills Mall

9
25
Minutes

Al Maktoum
International Airport

10
25
Minutes

Dubai
International Airport

11
30
Minutes

Dubai Marina

12
30
Minutes

Palm Jumeirah





A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE

Residents of California Residences enjoy the unique privilege of apartment living within a gated villa community—crafted on a foundation of shared values.

Thoughtfully designed with families in mind, California Residences offers a safe, peaceful environment that fosters a true sense of togetherness and intimacy—qualities often missing in typical urban developments.



DIVE INTO THE ESSENCE OF REFINED LIVING

Residents can indulge in a wealth of thoughtfully curated amenities—from a shimmering pool deck and a state-of-the-art gym for fitness enthusiasts, to meticulously landscaped gardens ideal for relaxation and outdoor activities. The development also offers dedicated children’s play areas, ensuring families enjoy a balanced and fulfilling lifestyle.



Swimming pool



Gazebos



Meditation zone



Kids splash pool



World-class Gym



Yoga Deck



Outdoor cinema



Padel Tennis Court



Sunbathing lounge



Barbeque areas



Community Café



Cabanas



Post Office



Pharmacy



Photo booth
/Instagram spot



Tai Chi Deck



Walking Track



Swing seats and
hanging pods



Pet Grooming Area



Sauna Room



Sky garden



Wall Climbing Zone for Kids



Steam Room



Aromatic Herb Garden



Board Games Area



Business Lounge



Supermarket



Laundry



Library and reading
lounge



Indoor Gaming Area
(Foosball, Pool Table)





STEP INTO THE BLUEPRINT OF
ETERNAL ELEGANCE.
EMBRACE THE GATEWAY TO
GLOBAL LIVING, SET WITHIN AN
IDYLIC GATED COMMUNITY IN
THE HEART OF DUBAI.

California Residences

a destination where beautiful memories
are made

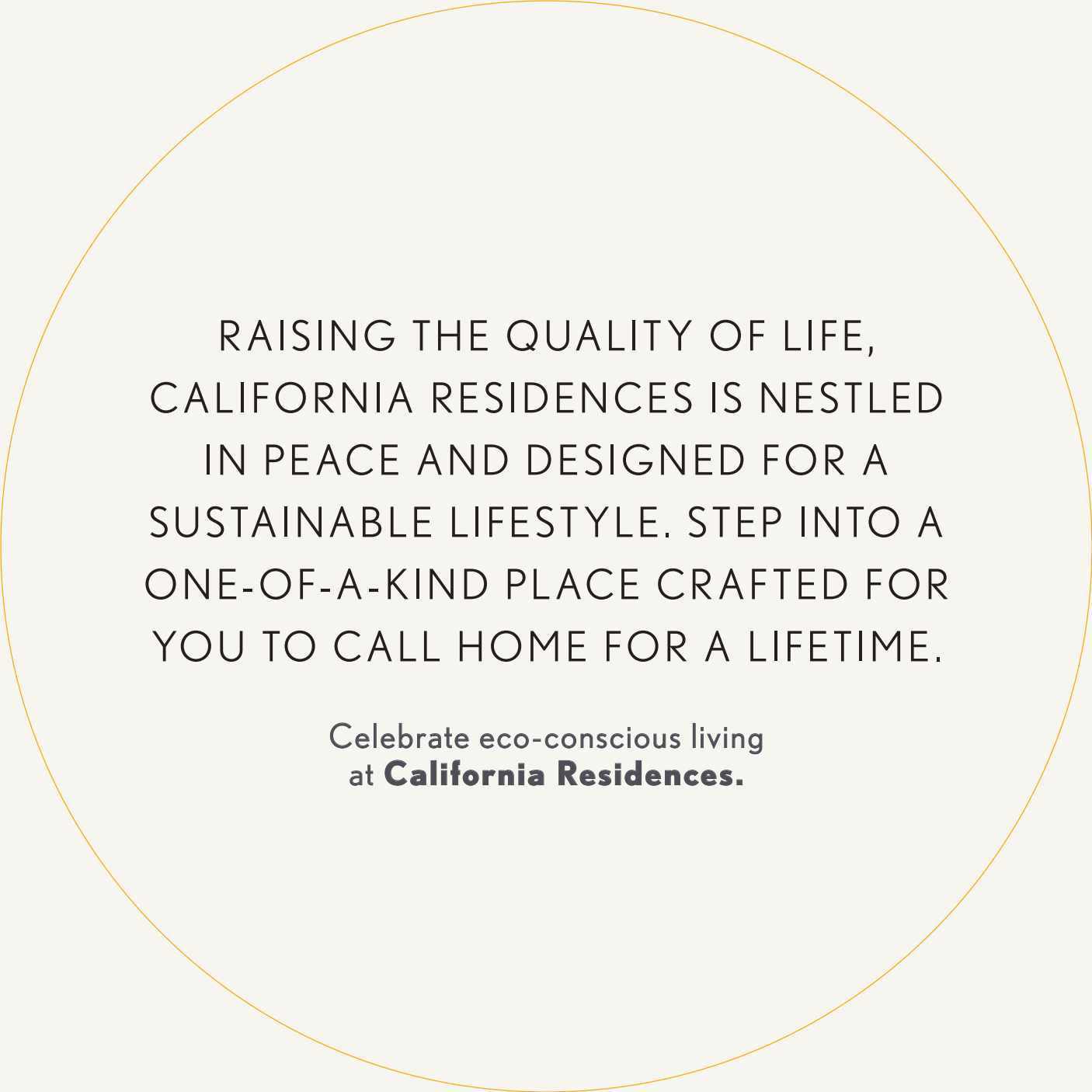


A photograph of a modern resort pool area. In the foreground, there is a paved pool deck with dark blue lane lines. To the left, a swimming pool is visible, surrounded by lush tropical landscaping including palm trees and other greenery. In the background, a modern, multi-story building with large windows and balconies is visible under a blue sky with scattered clouds. A large white circle is overlaid in the center of the image, containing the text.

EVERY MOMENT
TO CHERISH,
A LIFETIME TO
REMEMBER.







RAISING THE QUALITY OF LIFE,
CALIFORNIA RESIDENCES IS NESTLED
IN PEACE AND DESIGNED FOR A
SUSTAINABLE LIFESTYLE. STEP INTO A
ONE-OF-A-KIND PLACE CRAFTED FOR
YOU TO CALL HOME FOR A LIFETIME.

Celebrate eco-conscious living
at **California Residences.**

A modern, multi-story residential building with a curved facade and numerous balconies. Each balcony is filled with lush green plants, creating a vertical garden effect. The building has large glass windows and doors. In the foreground, there is a swimming pool with a blue tiled edge. Around the pool, there are lounge chairs, umbrellas, and people relaxing. The scene is set during the day with warm lighting.

ELEVATE YOUR
EVERYDAY.



A modern building with large glass windows and a balcony, overlooking a landscaped courtyard with palm trees and a pool. The building features a white facade and a balcony with a glass railing. The courtyard is filled with lush greenery, including several tall palm trees and various plants in pots. In the background, a swimming pool is visible, surrounded by a fence and some people. The sky is clear and blue.

PERFECT FOR
NURTURING
A FAMILY,
DESIGNED FOR
ESCAPING THE
GRIND.





THE ART OF
QUIET LUXURY.





A BLEND OF
ELEGANCE AND
STYLE, INSPIRED
BY VIBRANT
COMMUNITY
LIVING.

The image shows a modern cafe or lounge area. In the foreground, there's a light-colored wooden table with a small potted plant. To the left, a wooden bar counter with a marble top is visible, with three wooden bar stools. A menu board is mounted on the wall, listing various tea and coffee options. To the right, a wooden shelving unit holds various jars and decorative items. The overall aesthetic is clean, modern, and warm.

Brewed and bottled cold.
BOTTLE 12oz
GROWLER Half-Gallon

TEAS & MORE

CHAI LATTE 12oz/16oz

MATCHA LATTE 12oz/16oz

ICED TEA SHAKER 12oz/16oz

HOT TEA 12oz/16oz

LONDON FOG 12oz/16oz

HOT CHOCOLATE 12oz/16oz





PRIVILEGES TO BE
CHERISHED FOR
A LIFETIME.



A young girl with blonde hair, wearing a yellow shirt and blue overalls, is running and laughing in a grassy field. In the background, there are trees and a bright sunset. A kite is visible in the upper right corner. A white circular overlay contains the text.

BE SURROUNDED
BY JOY, AS FAR
AS THE EYE CAN
SEE.





Architectural illustrations for reference only. Furniture is not included in the sale packages.



Step into California Residences and discover a harmonious blend of warmth and contemporary elegance. The interiors exude refined luxury, defined by clean lines and a minimalist aesthetic. Expansive windows bathe the living spaces in natural light, creating an airy ambiance that perfectly complements the modern design.

A modern, multi-story building with a light-colored facade and large glass windows. Each floor has a balcony with a glass railing and potted plants. In the foreground, there is a large, rectangular swimming pool with clear blue water. The pool deck is paved with light-colored tiles and features several lounge chairs with white cushions and large white umbrellas. The building's design is contemporary, with a mix of concrete, glass, and wood elements.

SOAK IN THE
STUNNING VIEWS
ANYTIME OF THE
DAY.



A photograph of a wooden swing set in a park. The swing set is made of light-colored wood and has two swings. In the background, there are lush green trees and a concrete wall. The ground is paved with light-colored concrete. A large white circle is overlaid on the center of the image, containing the text "A WORLD OF WONDER, WAITING FOR LITTLE EXPLORERS." in a black, sans-serif font. The scene is brightly lit, suggesting a sunny day.

A WORLD OF
WONDER,
WAITING FOR
LITTLE EXPLORERS.





A LIVELY
NEIGHBOURHOOD
AT THE HEART OF
GREEN SPACES.





CALIFORNIA

VILLAGE

UNIT TYPES OVERVIEW

The background of the slide features a photograph of a modern, light-colored building with large windows and a balcony. Several tall palm trees are scattered around the building. In the foreground, there is a paved area with a geometric pattern and a low concrete curb. A large, solid orange circle is centered over the image, containing the text 'UNIT TYPES OVERVIEW' in white, uppercase letters.





THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT

California Residences boasts meticulously designed floor plans that optimize both space and functionality. Each layout is thoughtfully crafted to elevate the living experience, featuring open-concept designs that seamlessly integrate the living, dining, and kitchen areas. The well-proportioned bedrooms provide privacy and comfort, while smart storage solutions promote clutter-free living. Expansive windows invite abundant natural light, creating a bright, airy ambiance throughout the home.

CALIFORNIA

RESIDENCES

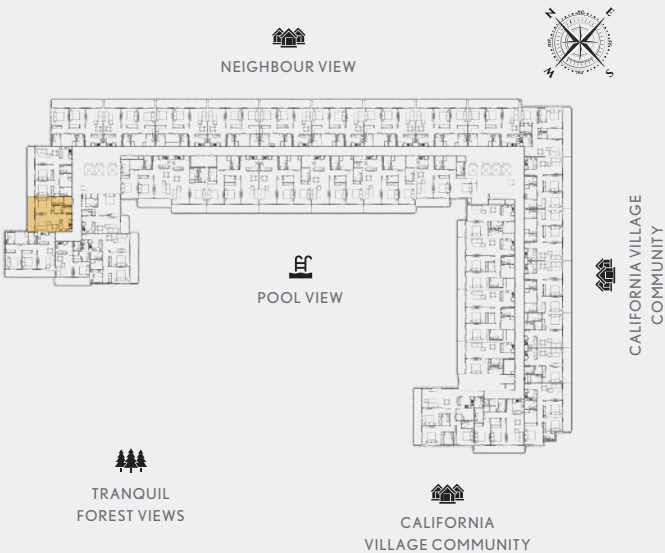
1 BEDROOM

TYPE - 4
FLOOR 2-10

UNIT AREA

NET AREA	580 SQ. FT
TERRACE AREA	130 SQ. FT
TOTAL AREA	709 SQ. FT

KEY PLAN



DISCLAIMER: All floor plans, layouts, and dimensions are intended for illustrative purposes only and are subject to change without prior notice. Actual unit sizes, configurations, and specifications may vary during construction and upon completion. Furniture and fittings shown are for representation only. The developer reserves the right to make modifications as deemed necessary without obligation or notice.



CALIFORNIA

RESIDENCES

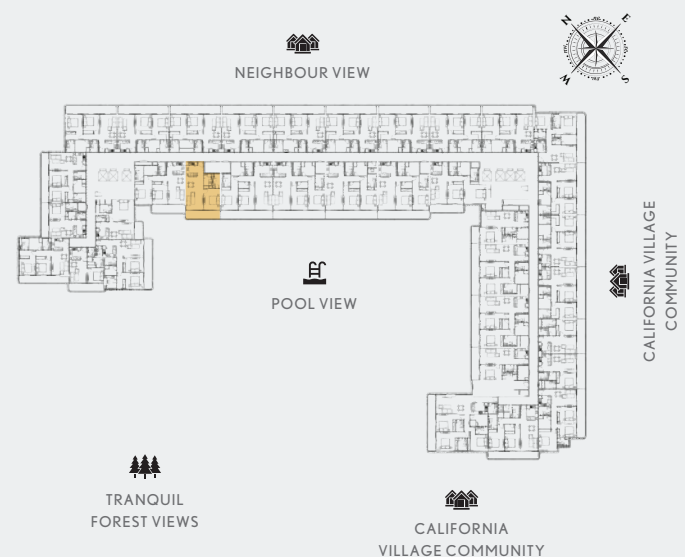
1 BEDROOM

TYPE - 5B
FLOOR 1-10

UNIT AREA

NET AREA	721 SQ. FT
TERRACE AREA	142 SQ. FT
TOTAL AREA	863 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

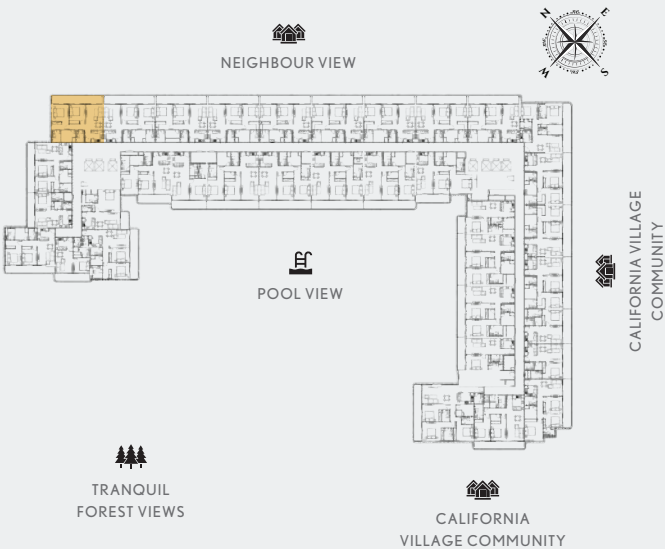
2 BEDROOM

TYPE - 1
FLOOR 2-10

UNIT AREA

NET AREA	949 SQ. FT
TERRACE AREA	209 SQ. FT
TOTAL AREA	1,159 SQ. FT

KEY PLAN



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2 BEDROOM

TYPE - 8
FLOOR 1-10

UNIT AREA

NET AREA	1,149 SQ. FT
TERRACE AREA	210 SQ. FT
TOTAL AREA	1,359 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

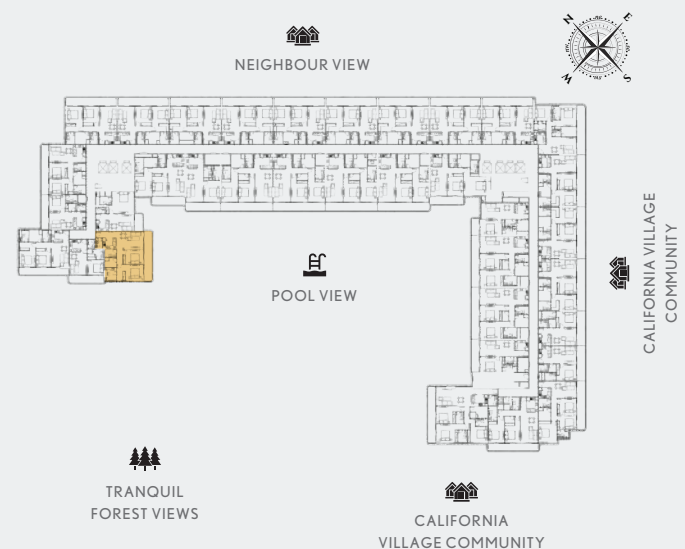
2 BEDROOM

TYPE - 16
FLOOR 1-10

UNIT AREA

NET AREA	999 SQ. FT
TERRACE AREA	210 SQ. FT
TOTAL AREA	1,199 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

3 BEDROOM

TYPE - 2
FLOOR 2-10

UNIT AREA

NET AREA	1,474 SQ. FT
TERRACE AREA	227 SQ. FT
TOTAL AREA	1,701 SQ. FT

KEY PLAN



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CALIFORNIA

RESIDENCES

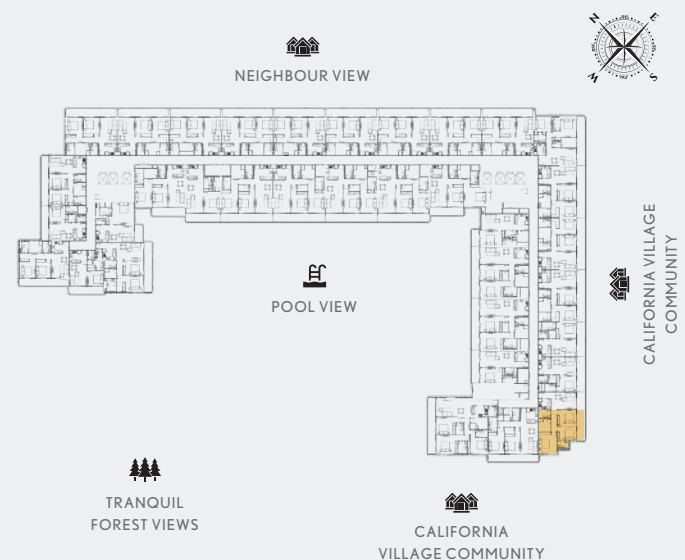
3 BEDROOM

TYPE - 1
FLOOR 1-10

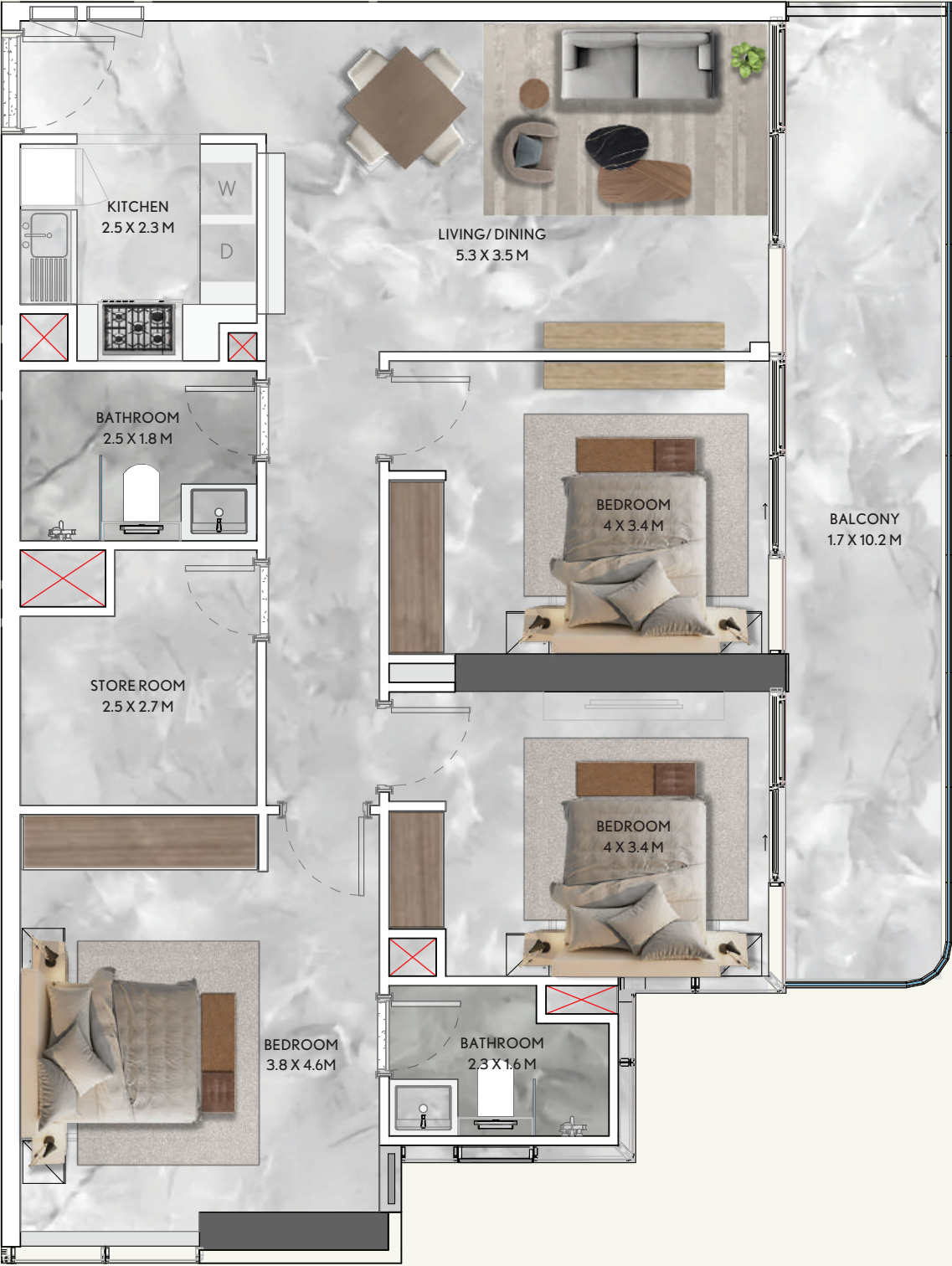
UNIT AREA

NET AREA	1,048 SQ. FT
TERRACE AREA	196 SQ. FT
TOTAL AREA	1,244 SQ. FT

KEY PLAN



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An architectural rendering of a modern residential development. The scene features a multi-story building with a light-colored facade and large windows. A prominent feature is a series of balconies on the right side, each with a white railing and a lush green vertical garden. In the foreground, there are several large, green palm trees. A paved area, possibly a courtyard or parking lot, is visible in the middle ground. In the background, there are more trees and a clear blue sky. A white circular graphic is overlaid in the center of the image, containing text.

CALIFORNIA
VILLAGE
WHERE A COMMUNITY
COMES TOGETHER.







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, 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.



USD 3 BILLION

Assets Under Management

250 MILLION SQUARE FEET

Land Bank Across the GCC,
North Africa & South Asia

6 COUNTRIES

Active Presence in Bahrain,
UAE, India, Morocco, USA
& Finland

OUR PARTNERS

Kempinski



ROKA

avli

RIKAS

TWIGGY





