

COURTYARD ONE
BY GOLDEN LIGHT





Where Inspiration becomes Sanctuary

From the desert's beauty,
the vision of an oasis emerged ...
A place where calm gathers,
Where nature and life find balance.

That spirit shaped the Courtyard,
A home with its own Sanctuary.

COURTYARD ONE

——— An Oasis called Home ———



DUBAI SOUTH

Built to Shape the Future.

As the UAE's largest single master development, it spans a complete ecosystem - aviation, logistics, residential, commercial and lifestyle districts all interwoven into one ambitious blueprint.

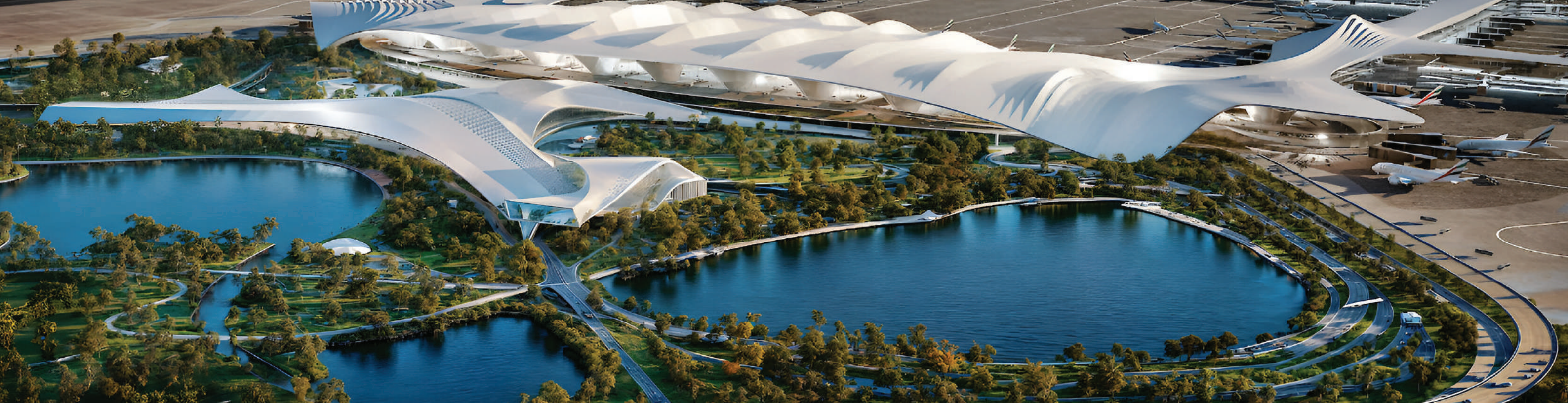
Yet beyond scale and infrastructure, this city has been designed with people at its core, walkable communities, green open spaces, and a vision of wellbeing that goes hand in hand with progress.

Dubai South is designed to be the preferred place to live, work, and invest.





The signature of timeless living



01 Dubai Expo City
10 - Mins

02 Dubai Investment Park
15 - Mins

03 Etihad Rail Station Dubai
15 - Mins

04 Al Maktoum Airport
18 - Mins

05 Industrial City
20 - Mins

06 Jebel Ali
25 - Mins

07 Dubai Marina
25 - Mins

08 Media/Internet City
30 - Mins

09 Dubai Parks & Resorts
30 - Mins

10 Mall Of The Emirates
35 - Mins

11 Down Town Dubai
40 - Mins

12 Dubai Mall / Burj Khalifa
40 - Mins



Palm Jebel Ali

Palm Jumeirah

(E11) Sheikh Zayed Road

Jebel Ali
Free Zone

Dubai Marina

Al Barsha

Etihad
Railway
Station

Jumeirah
Village Circle

Al Barsha
South

Jumeirah
Golf Estates

Expo City

Al Maktoum
International Airport

Residential
District

Commercial
District

Golf District

(E611) Emirates Road

A stylized map of Dubai, United Arab Emirates, rendered in a monochromatic brown color scheme. The map features a network of roads and a highlighted area in the center-right, representing a residential district. A white callout box with a thin black border is positioned above this district, containing the text 'COURTYARD ONE' in a large, bold, serif font, and 'BY GOLDEN LIGHT' in a smaller, all-caps, sans-serif font below it. A thin white line connects the box to a small white circle with a black outline, which marks the location of the project within the residential district. To the left of the map, there is a small icon of an airplane and the text 'Al Maktoum International Airport'.

COURTYARD ONE

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Residential
District



Al Maktoum
International Airport

Al Maktoum International Airport

A \$35 billion expansion is transforming Al Maktoum International into the largest airport in the world, with five runways and over 400 gates.

As Dubai's aviation focus shifts here, Dubai South is fast emerging as the epicenter of global travel and trade. Courtyard One owners will be positioned at the very core of this growth story.



Logistics District

At the heart of Dubai South lies one of the world's most advanced logistics district, seamlessly connecting air, land and sea. With direct access to Al Maktoum International Airport, it powers global trade and e-commerce. For Courtyard One residents and investors, this means being part of a thriving economic hub where growth and opportunity are built into the address.



BUSINESS PARK & COMMERCIAL DISTRICT

The upcoming Commercial District will bring the city to life with retail, dining, hospitality and entertainment. For companies, it offers connectivity and opportunity. For residents, it means work is never far away- more time at home, more time with family and more balance in everyday living.

The Business Park and Commercial District anchor Dubai South as a next-generation destination for work, leisure and investment.



Expo City

Expo City, the legacy of Expo 2020, is evolving into a sustainable hub for business, culture and innovation. With world-class offices, R&D zones, lifestyle spaces and green mobility, it anchors Dubai South as a next-generation urban district. For Courtyard One residents, this ensures long-term value appreciation in a community designed for the future.



International School

Directly within Dubai South is a premium British-curriculum school offering world-class education in a modern, global environment. Families at Courtyard One enjoy the unmatched advantage of quality schooling right at their doorstep-making it not only a lifestyle destination but also a smart investment for generations to come.





Unit Type & Sizes

Courtyard One

Apartments	Size Range
1 BHK Apartment	From 760 sq. ft to 867 sq. ft
2 BHK Apartment	From 1,108 sq. ft to 1,139 sq. ft
2.5 BHK Apartment	From 1,149 sq. ft to 1,225 sq. ft

Breakdown by unit type

Apartments	Size Range
1 BHK Type A	760 sq. ft
1 BHK Type B	From 827 sq. ft to 828 sq. ft
1 BHK Type C	From 787sq. ft to 789 sq. ft
1 BHK Type D	From 778 sq. ft
1 BHK Type E	From 867 sq. ft
2 BHK Type A	From 1139 sq. ft
2 BHK Type A1	From 1124 sq. ft to 1128 sq. ft
2 BHK Type B	From 1108 sq. ft
2.5 BHK Type A	From 1150 sq. ft
2.5 BHK Type A1	From 11450 sq. ft
2.5 BHK Type B	From 1224 sq. ft
2.5 BHK Type B1	From 1193 sq. ft
2.5 BHK Type C	From 1225 sq. ft





This is a boutique residential address in Dubai South, thoughtfully designed for modern families and professionals. With a curated mix of 1, 2 and 2.5 BHK residences, the project balances smart layouts with generous proportions, ensuring comfort without compromise. Every home is crafted to maximize light, openness and functionality, while the community offers a refined set of rooftop and lifestyle amenities that bring leisure, wellness and convenience together. Perfectly placed in Dubai's most promising growth corridor, this Project is where boutique living meets global connectivity.





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Signature Lobby

Elevator Passage





Out of sand and stone,
a masterpiece takes form

A Space to Belong

The courtyard is designed as the heart of Courtyard One. A place where residents naturally come together. A shaded retreat to sit, talk, and unwind. A space for children to play, neighbors to connect, and families to share time.

It is more than open space. It is community, brought closer.







Courtyard



Body Mind Soul



An Entire World Above

Rooftop Amenities



Swimming Pool



Yoga Deck



Fitness Studio



Calisthenics



Shaded cinema



Playful Hopscotch



Pet's Corner



Reading Nook



Rock Climbing Wall



Wall Games



Gourmet BBQ Area



Jogging Track



Pool Side Cabanas



Kids Play Area



Arcade Zone



Mini Golf Putt

& Many More



Fitness Studio



Rooftop Yoga



Kid's Play Area



Jogging Track & Pet Corner



Open Air Theatre

Infinity Pool





Legacies are lived here.



Living Room



Living Room



Bedroom



Washroom



Kitchen

A close-up photograph of a hand gently touching a white, flowing curtain. The scene is bathed in soft, warm light, creating a series of elegant, diagonal shadows across the fabric. The overall mood is serene and sophisticated.

Where architecture opens to
timeless elegance.



smart & spacious

1 BHK

TYPE A

1 BHK TYPE A		
	SQ.M	SQ.FT
F.A.R	56.44	607.52
BALCONY	14.16	152.42
TOTAL	70.60	759.93

Apartment No. 104, 204, 304, 403



smart & spacious

1 BHK

TYPE B

1 BHK TYPE B		
	SQ.M	SQ.FT
F.A.R	62.34	671.02
BALCONY	14.56	156.72
TOTAL	76.90	827.74

Apartment No. 112, 212, 312



smart & spacious

1 BHK

TYPE C

1 BHK TYPE C		
	SQ.M	SQ.FT
F.A.R	60.51	651.32
BALCONY	12.61	135.73
TOTAL	73.12	787.06

Apartment No. 106



smart & spacious

1 BHK

TYPE D

1 BHK TYPE D		
	SQ.M	SQ.FT
F.A.R	57.24	616.13
BALCONY	15.06	162.10
TOTAL	72.30	778.23

Apartment No. 111, 211, 311



smart & spacious

1 BHK

TYPE E

1 BHK TYPE E		
	SQ.M	SQ.FT
F.A.R	65.94	709.77
BALCONY	14.58	156.94
TOTAL	80.52	866.71

Apartment No. 411



smart & spacious

2BHK

TYPE A

2 BHK TYPE A		
	SQ.M	SQ.FT
F.A.R	85.70	922.47
BALCONY	20.16	217.00
TOTAL	105.86	1139.47

Apartment No. 110, 310



smart & spacious

2BHK

TYPE A1

2 BHK TYPE A-1		
	SQ.M	SQ.FT
F.A.R	85.70	922.47
BALCONY	19.09	205.48
TOTAL	104.79	1127.95

Apartment No. 210, 409



smart & spacious

2BHK

TYPE B

2 BHK TYPE B		
	SQ.M	SQ.FT
F.A.R	83.92	903.31
BALCONY	19.04	204.94
TOTAL	102.96	1108.25

Apartment No. 410



smart & spacious

2.5BHK

TYPE A

2.5 BHK TYPE A		
	SQ.M	SQ.FT
F.A.R	88.08	948.09
BALCONY	18.75	201.82
TOTAL	106.83	1149.91

Apartment No. 207, 406



smart & spacious

2.5BHK

TYPE A1

2.5 BHK TYPE A1		
	SQ.M	SQ.FT
F.A.R	88.08	948.09
BALCONY	18.75	201.82
TOTAL	106.83	1149.91

Apartment No. 307



smart & spacious

2.5BHK

TYPE B

2.5 BHK TYPE B		
	SQ.M	SQ.FT
F.A.R	90.21	971.01
BALCONY	23.48	252.74
TOTAL	113.69	1223.75

Apartment No. 108, 308



smart & spacious

2.5BHK

TYPE B1

2.5 BHK TYPE B1		
	SQ.M	SQ.FT
F.A.R	90.21	971.01
BALCONY	20.64	222.17
TOTAL	110.85	1193.18

Apartment No. 208, 407



smart & spacious

2.5BHK

TYPE C

2.5 BHK TYPE C		
	SQ.M	SQ.FT
F.A.R	94.81	1020.53
BALCONY	19.04	204.94
TOTAL	113.85	1225.47

Apartment No. 401



Golden Light Real Estate Developments

is the proud international extension of Goel Ganga Developments, one of India's most trusted and respected real estate development brands. With over 42 years of legacy and more than 140 landmark projects delivered, the parent company has built a reputation rooted in excellence, trust and timeless craftsmanship. Carrying forward this legacy into the global arena, Golden Light brings the same vision, values and commitment to creating not just buildings but destinations that define luxury living. Our projects are designed to inspire, elevate and set new benchmarks of elegance. Where architecture, lifestyle and community seamlessly blend. With deep foundations in tradition and a bold outlook for the future, Golden Light stands as a symbol of innovation, sophistication and enduring trust, shaping skylines and lifestyles in Dubai and beyond.

Connect

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Site Address

Residential District Dubai
South,

A sanctuary of grace, grandeur and glory