

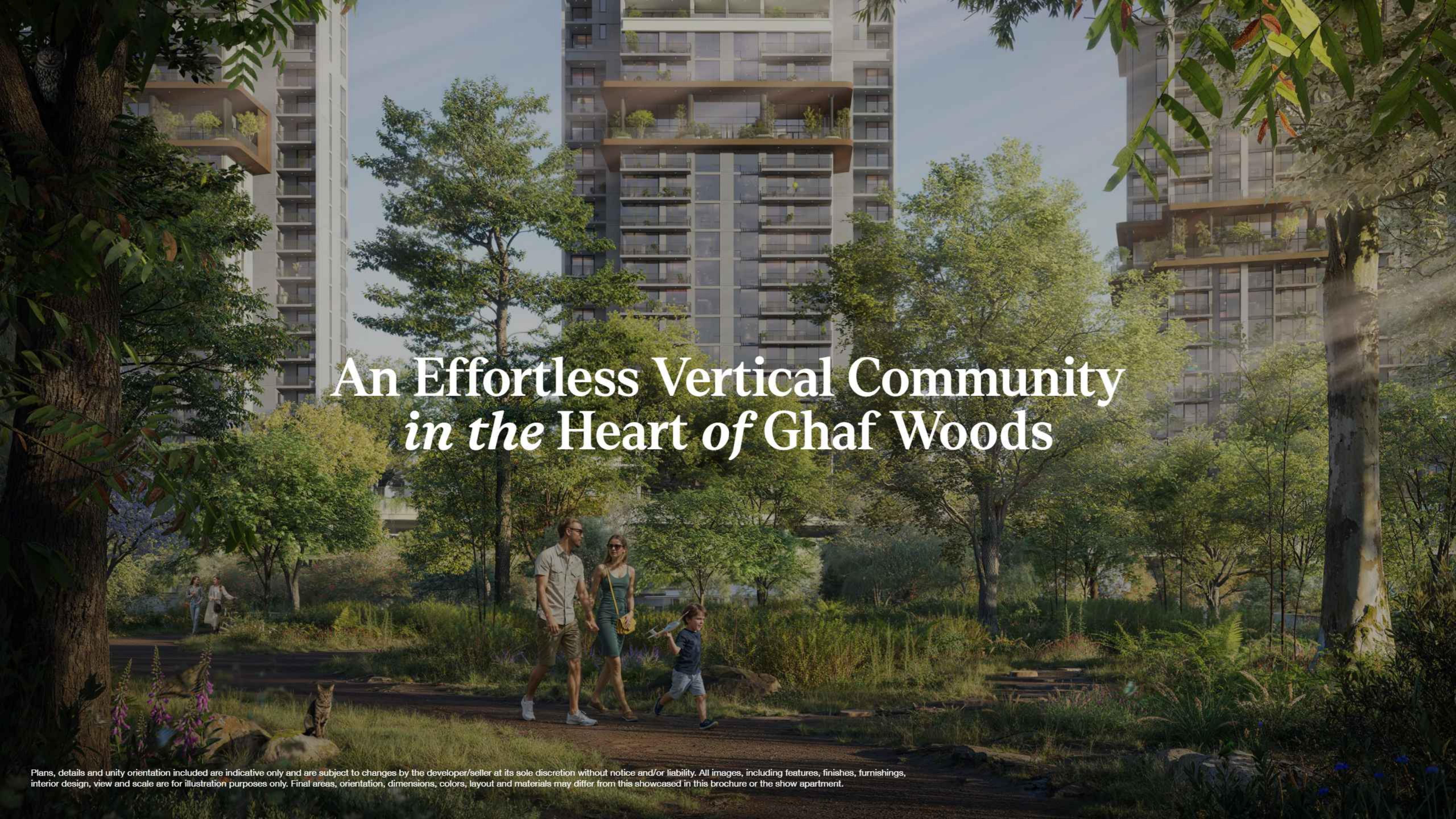
Your SPACE,  
Your CANVAS.

An aerial photograph of a modern residential complex. The complex consists of numerous multi-story apartment buildings, some with solar panels on the roofs. The buildings are interspersed with extensive green spaces, including trees and landscaped areas. In the foreground, a woman with long blonde hair is seen from behind, sitting on a balcony railing, looking out over the complex. The sky is clear and blue.

Where Life *is* Shaped  
Around You

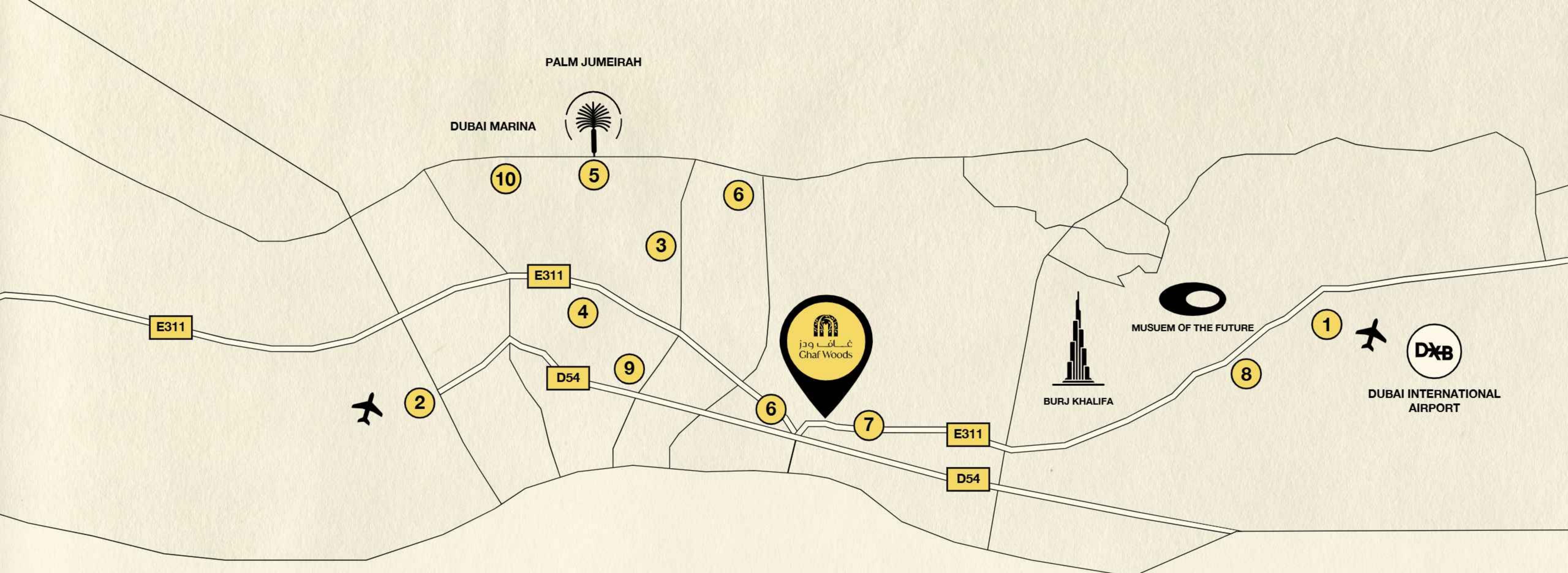


A World Where Passion  
Becomes Possibility



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

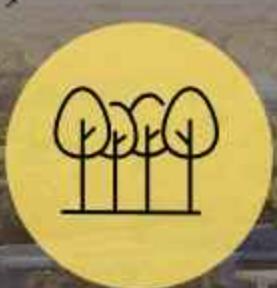
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# Location and Proximity

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*



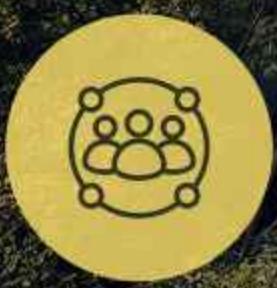
*Living within  
a forest  
ecosystem*



*Enhancing  
biodiversity  
and liveability*



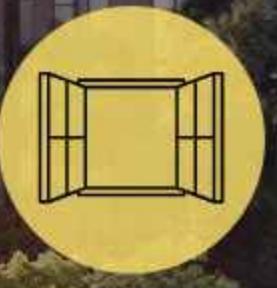
*5 min  
community;  
connected and  
walkable*



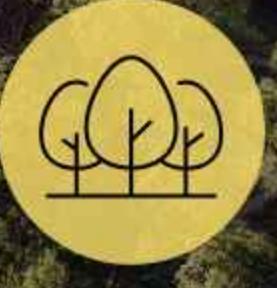
*Smart and  
resilient  
community*



*Improved  
thermal  
comfort*



*Every unit  
is a front row  
home*



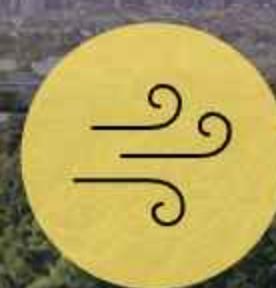
*Productive  
landscape for  
healthy living*



*Living  
Within the  
canopy*



*Sustainability  
certified  
community*



*A breath of  
naturally  
purified air*



*Sports and  
active lifestyle;  
3.5 KM MTB loop*



*Energy  
generation and  
efficient design*



*Sustainable  
water capturing  
and treatment*



- 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* SKY GARDENS

Where Ambition Finds  
its Rightful Rhythm.



SC

A scenic outdoor setting featuring a modern building with a curved glass facade and a wooden roof. To the left, a restaurant with a sign that reads "Farm TABLE" is visible. In the foreground, a park-like area with several people eating at tables under large, woven umbrellas. The background shows a lush green landscape with trees and a clear sky.

# *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*  
**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



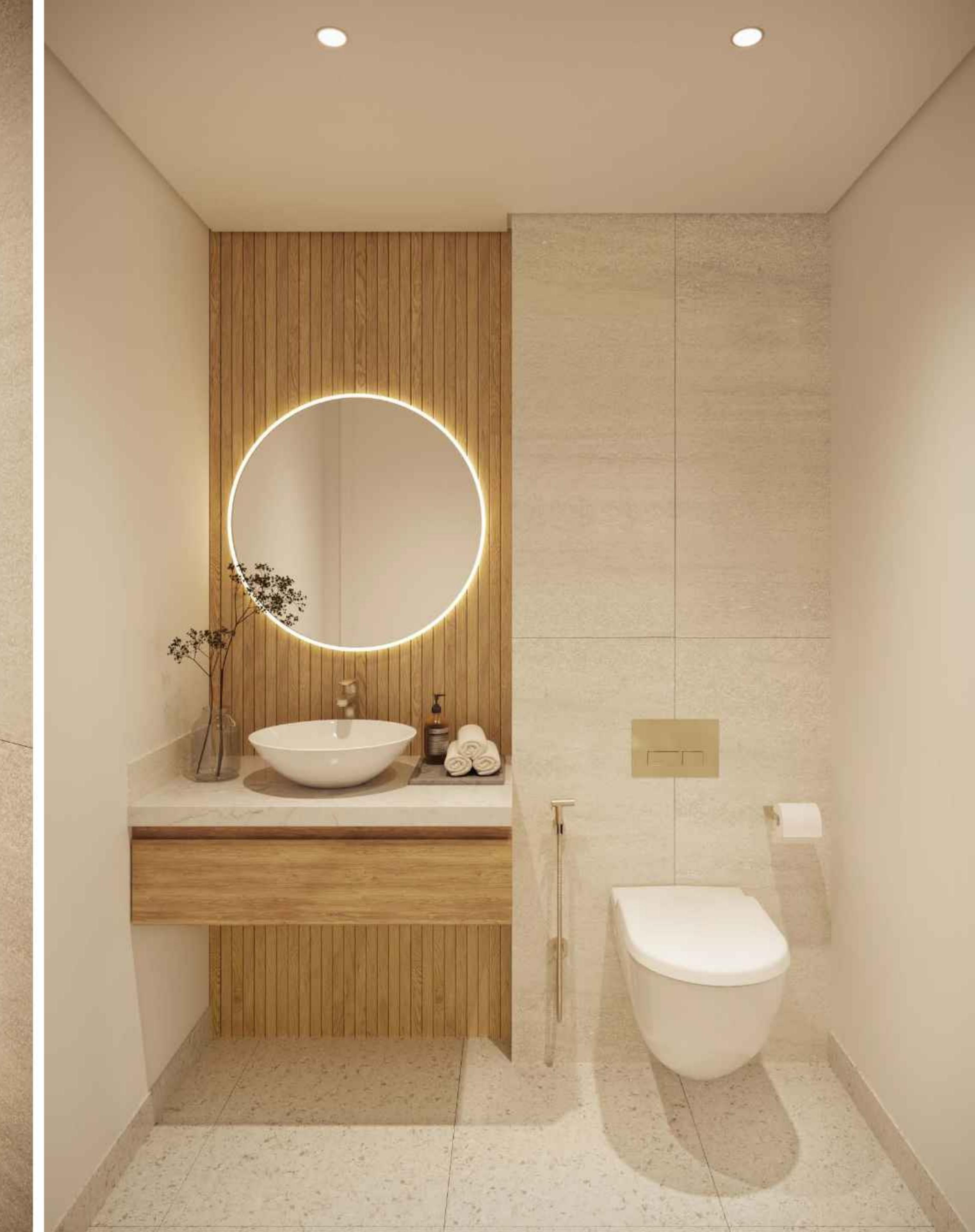
OUTDOOR  
FLOORING











# 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

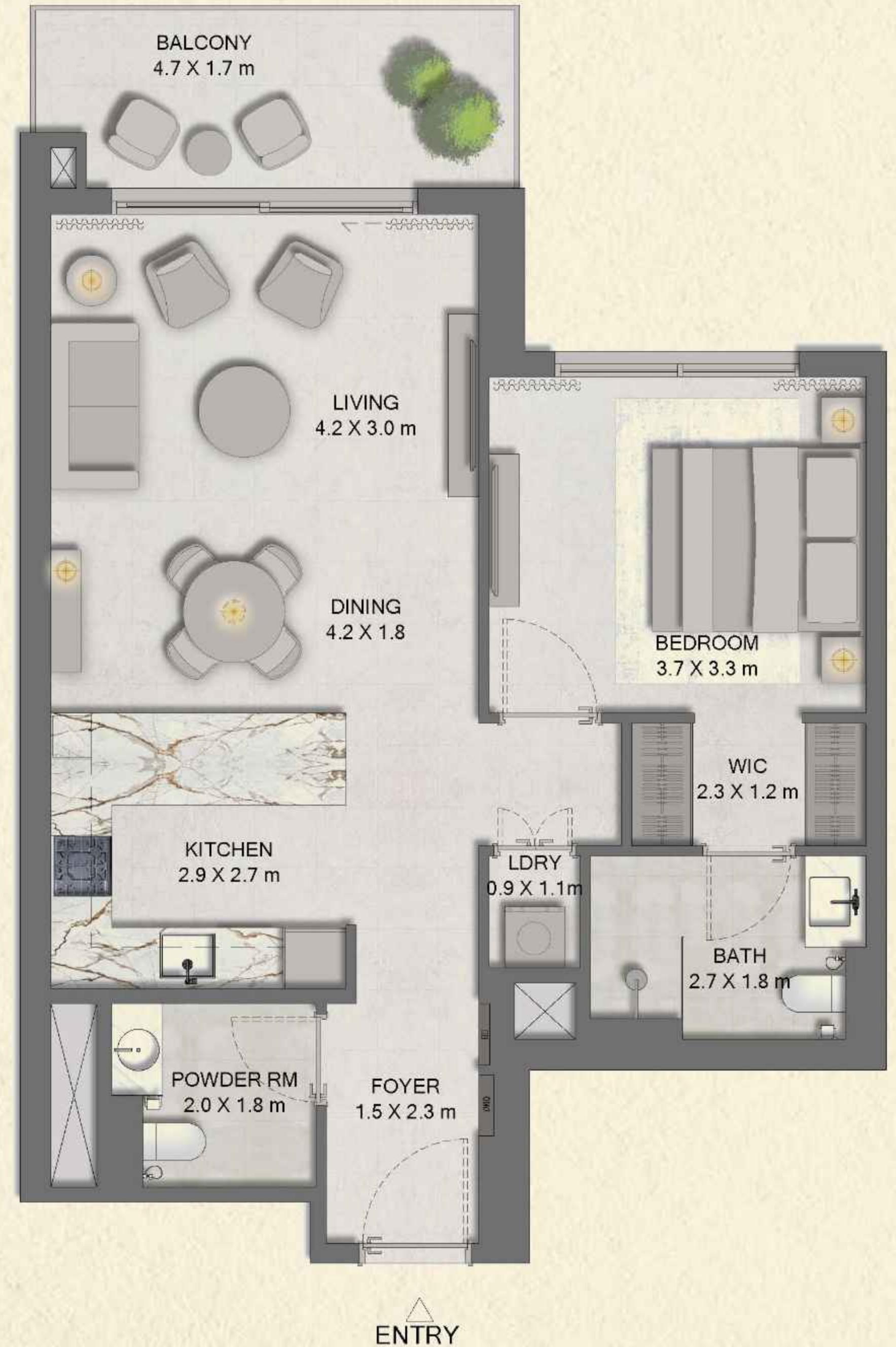






# FLOOR PLANS

# MOTIF



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UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
<b>1 BED</b>	<b>804</b>	<b>917</b>

# MOTIF

[ Garden Unit ]



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UNIT TYPE	MIN AREA SQ. FT	MAX AREA SQ. FT
<b>1 BED</b>	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.

