

Your SPACE, Your CANVAS.

An aerial photograph of a modern residential development. The scene is dominated by numerous multi-story apartment buildings with a mix of grey and brown facades, interspersed with a dense canopy of green trees. In the foreground, a swimming pool with blue water is visible, surrounded by a paved deck and some lounge chairs. A few people are seen sitting on a balcony in the lower-left corner, looking out over the development. The background shows a flat, open landscape under a clear sky. The text "Where Life is Shaped Around You" is overlaid in the center in a white serif font.

Where Life is Shaped
Around You

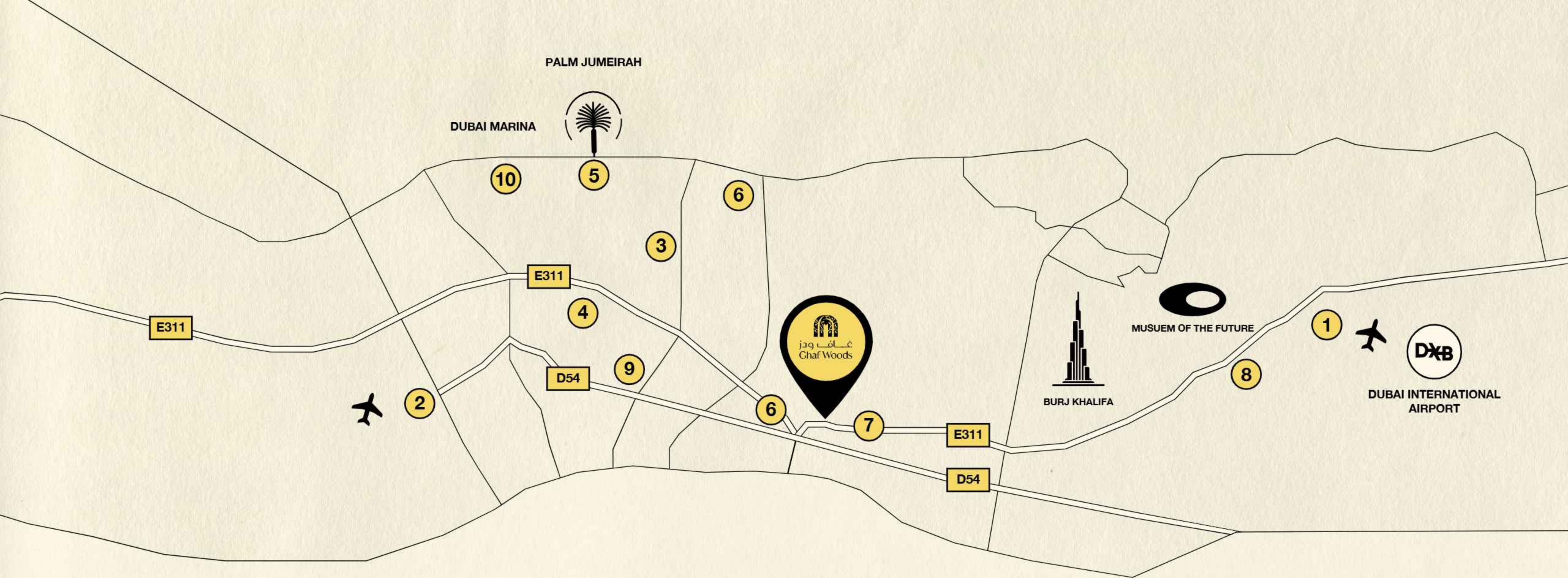


A World Where Passion
Becomes Possibility

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. They are surrounded by tall trees and dense foliage. In the background, several modern high-rise apartment buildings with balconies and greenery are visible. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

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***



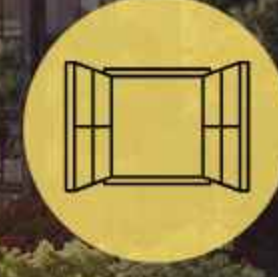
***Improved
thermal
comfort***



***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***



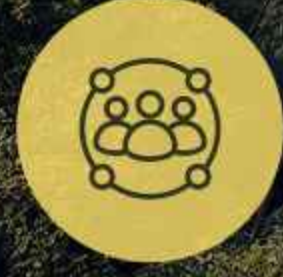
***5 min
community;
connected and
walkable***



***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

A wide-angle, high-angle shot of a modern, high-rise sky garden. The space is characterized by floor-to-ceiling glass walls that offer a panoramic view of a lush, green landscape and a distant city skyline. The interior is furnished with contemporary decor, including a long white marble bar counter on the left, a bright red oval table with black and white striped chairs, and a green sofa in the background. Several people are seen enjoying the space: a man stands by the bar, a couple sits at the red table, and others are scattered throughout the lounge area. Large potted plants and a series of golden, teardrop-shaped hanging ornaments add to the sophisticated and airy atmosphere. The text "The SKY GARDENS" is overlaid in the center in a white serif font.

The SKY GARDENS

Where Ambition Finds
its Rightful Rhythm.



A detailed architectural rendering of a modern outdoor cafe. The scene is set in a lush, wooded area with tall trees and green foliage. In the foreground, several groups of people are seated at small, round, light blue tables with white chairs. They are dining and socializing under large, woven, dome-shaped umbrellas. A waiter in a green shirt and black apron is serving a table. To the right, a curved building with large glass windows and a dark roof is visible. The building's interior is visible through the glass, showing a counter, shelves with plants, and more people. A circular logo on the glass reads "Farm TABLE". The sky is blue with scattered white clouds and a flock of birds flying. The overall atmosphere is serene and inviting, suggesting a high-quality retail or dining experience.

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.

A wide-angle photograph of a modern wellness center. The space is characterized by large, curved glass windows on the left side, offering a view of lush green trees and foliage. The interior features a curved wooden ceiling and a light-colored wooden floor. In the foreground, there is a curved wooden bench. To the left, several pieces of black gym equipment are visible. In the background, a man is climbing a wooden rock climbing wall with colorful holds. The overall atmosphere is bright and airy, emphasizing a connection with nature.

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



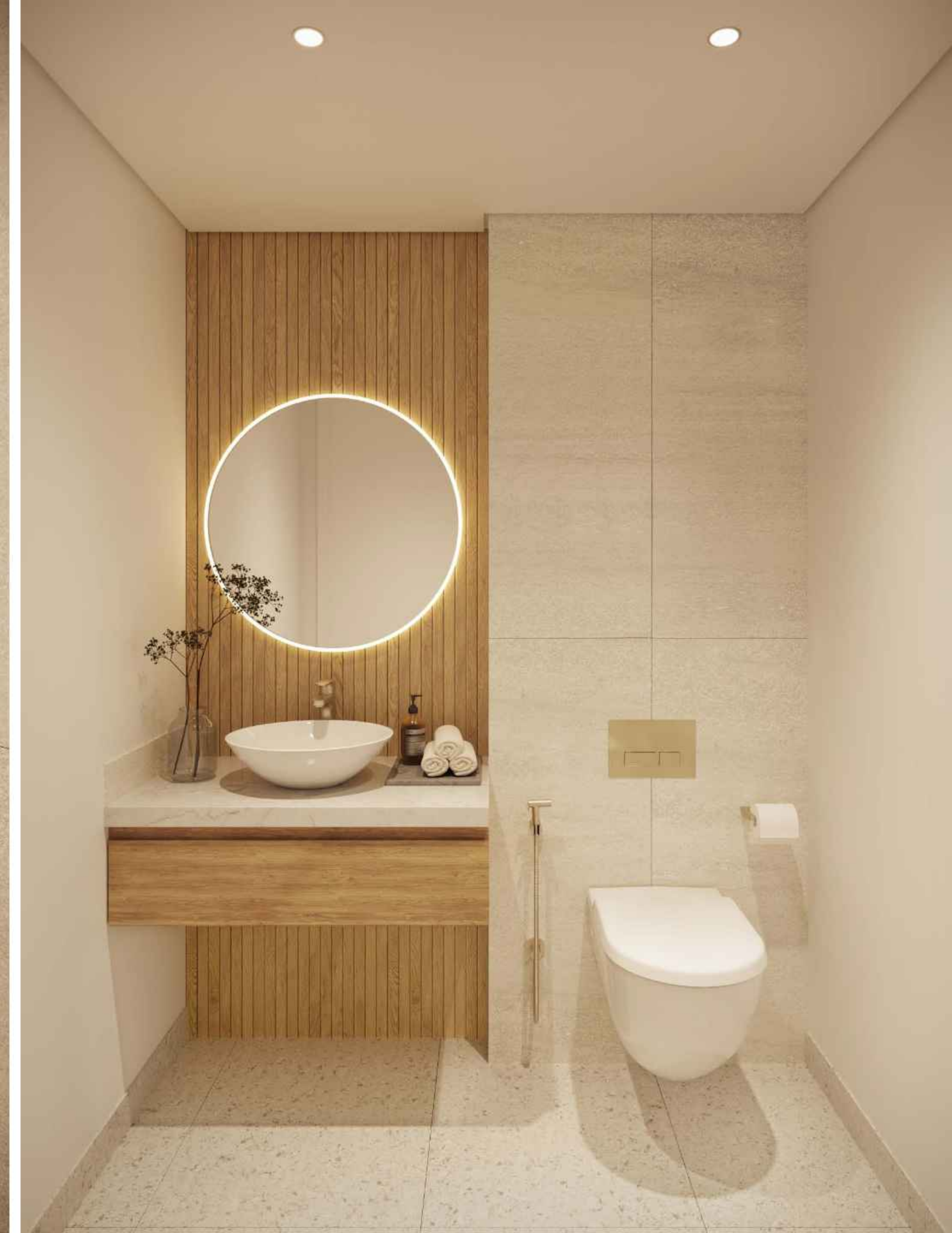
OUTDOOR
FLOORING











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



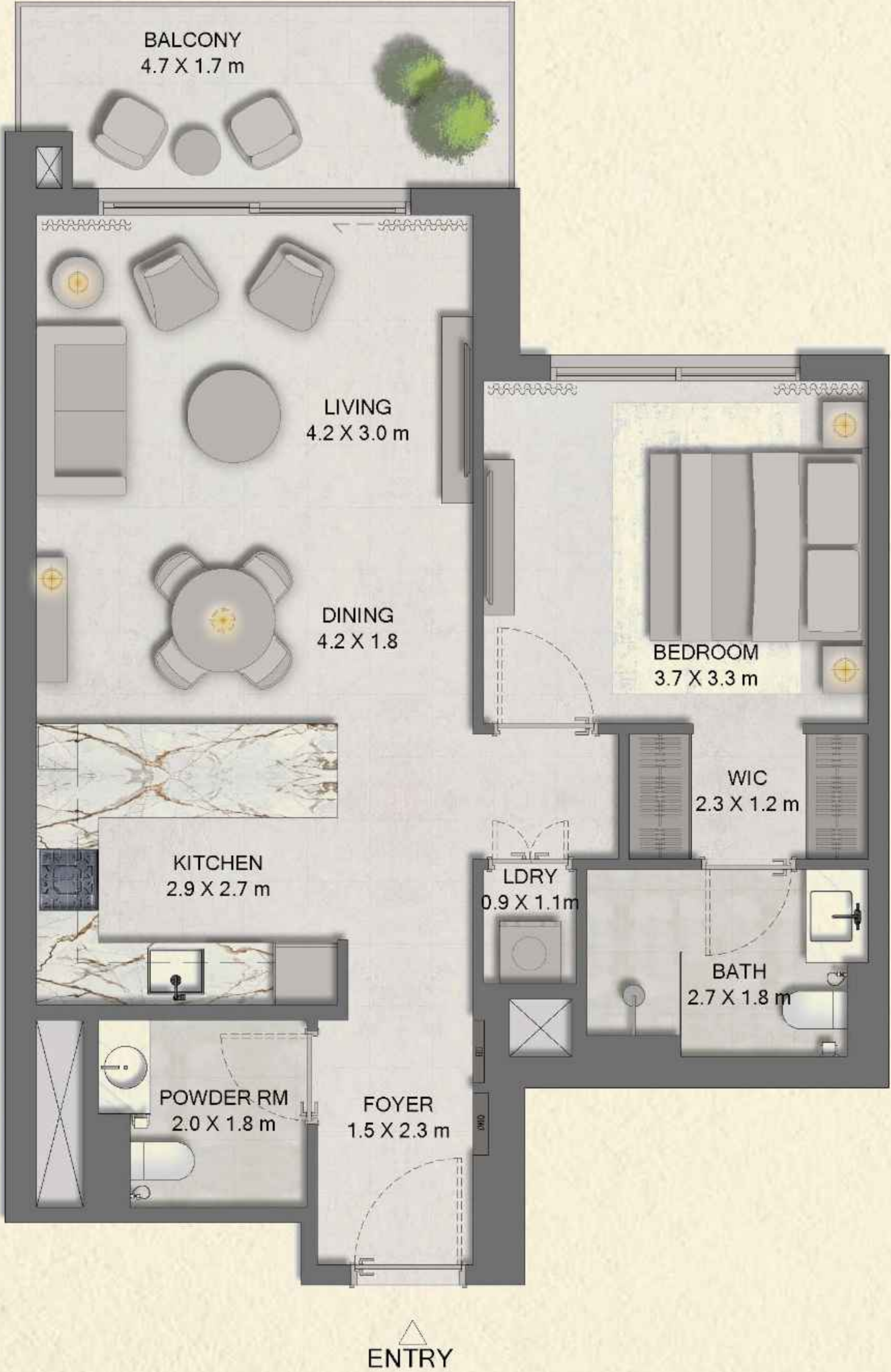




The background of the image consists of numerous concentric, wavy, organic lines in a light beige or cream color, set against a slightly darker beige background. These lines resemble topographical map contour lines or the growth rings of a tree trunk, creating a sense of depth and texture. The lines are more densely packed in some areas and more spread out in others, giving the background a dynamic, flowing appearance.

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