



MOHAMMED BIN RASHID  
AL MAKTOUM CITY

DISTRICT 11

*Opal Gardens*

meydan



DISTRICT 11

OPAL GARDENS

# A LIFESTYLE DESIGNED TO INDULGE

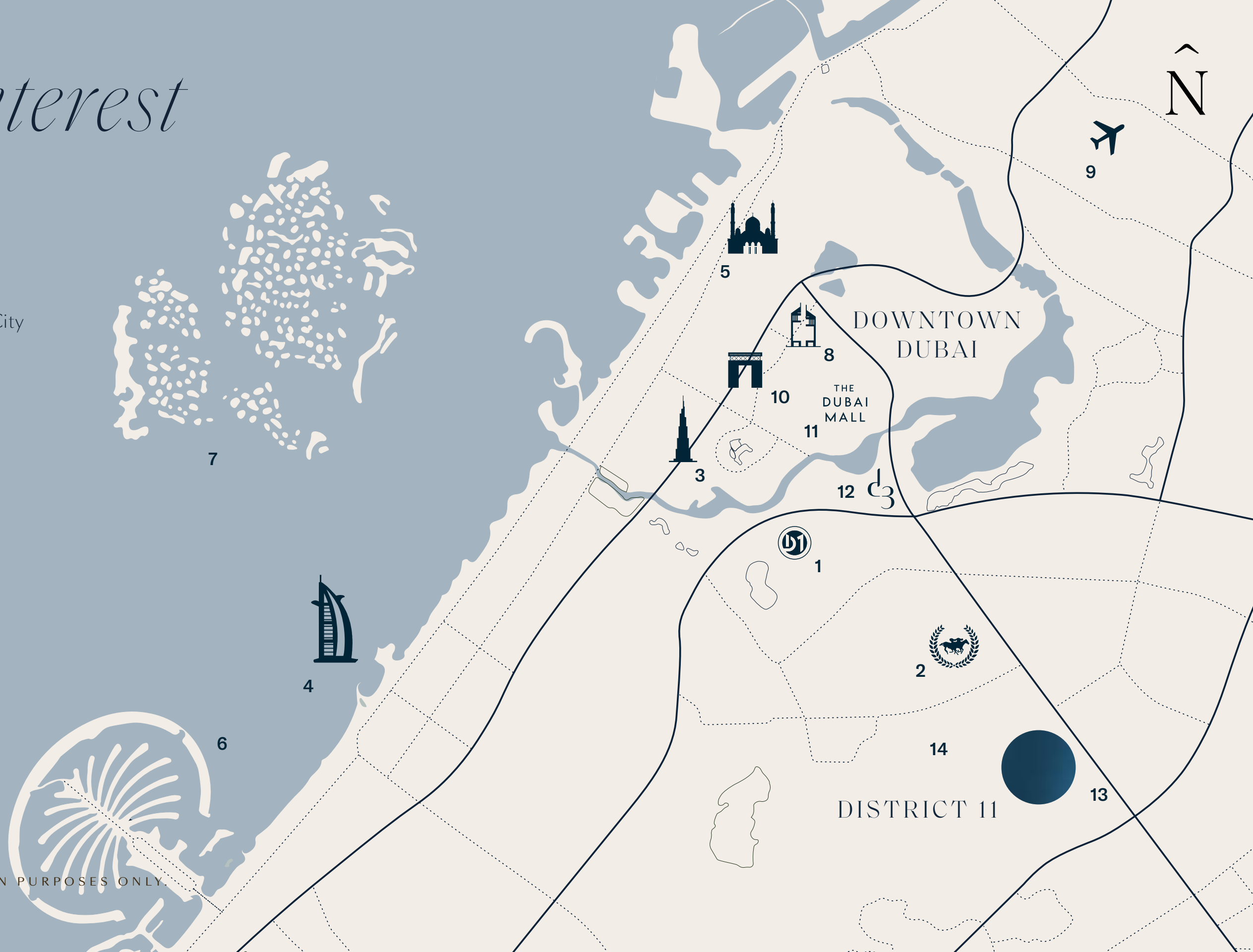
*Elegant & Exclusive Homes*



# Points of Interest

*One of Meydan's most popular and well-established neighbourhoods.*

1. Mohammed Bin Rashid Al Maktoum City
2. Meydan Racecourse
3. Burj Khalifa
4. Burj Al Arab
5. Jumeirah Mosque
6. Palm Jumeirah
7. World Islands
8. Emirates Towers
9. Dubai International Airport
10. Dubai International Financial District
11. Dubai Mall
12. Dubai Design District
13. Kent College
14. Lycee Libanais Francophone School



MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



# LAGOON & AMENITIES

- East Lagoon
- Main Lagoon Entrance
- Commercial Facilities
- Sand Beach
- Amenity Lawn
- Loop Road
- Gateway
- External Cycle Track
- Sikka
- Gated Community
- Mosque
- Retail
- Supermarkets
- Schools
- Clinics

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# YOUR NEIGHBOURHOOD

- Townhouses (2-Plex)
- Townhouses (4-Plex)
- Villa (4-Bed)
- Villa (5-Bed)
- Villa (6-Bed)
- Public Facility
- Commercial
- Utility

- Emirates Airline Housing
- Kent College
- Hypermarkets
- Lycee Libanais Francophone School
- Mosque Plot
- Neighbouring Community



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OPAL GARDENS

A gated community featuring multiple gateway access points for the ultimate accessibility and security.

*Impeccable homes,  
down to every detail offering:*

VILLAS  
SEMI—DETACHED VILLAS  
TOWNHOUSES

The residences at *District 11 Opal Gardens* are impeccably designed and feature stunning views of the Dubai skyline and crystal lagoon.



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OPAL GARDENS

Available as four to six-bedroom villas, the generous layouts of the homes are spacious and airy, with large windows letting in an abundance of natural light. Large balconies and terraces of each villa feature ample space for outdoor entertaining (with pool option).

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# VILLAS

*Available as four to six-bedrooms.*







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These four-bedroom semi-detached villas feature high ceilings, generous layouts, and large windows. Each semi-detached villa offers a large backyard space, complete with an elegantly designed patio for nights spent under the stars.

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# SEMI— DETACHED VILLAS

*Four-bedroom*







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The elevated four-bedroom townhouses are thoughtfully laid out to maximise space and feature large windows. Each townhouse features a private backyard with elegant landscaping.

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# TOWNHOUSES

*Four-bedroom*







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*The residences feature high-end finishes, creating a bespoke and elegant ambience throughout the homes.*







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