



**MOHAMMED BIN RASHID  
AL MAKTOUM CITY**

**DISTRICT ONE**

A family of four is shown in a lush park setting. A young boy on the left is riding a bicycle. A woman in a long brown coat and white pants stands next to him. A man in a brown jacket and light-colored pants stands next to the woman. A young girl in a red dress stands on the right. The background features a large tree, a pond, and a soccer ball on the grass.

# HOMES

THAT COMPLEMENT YOUR AURA



# MANSIONS

When 'exceptional' is simply the way of life.

Crafted for the ones who adore minimalist architecture, here's a home that equals and inspires your artistic glow. With stylish interiors and avant-garde technology, these mansions showcase sweeping spaces, decked with light ambiance and sliding doors.

## Three Architectural Styles



CONTEMPORARY



MEDITERRANEAN



MODERN ARABIC



MANSIONS

7 / 7+ / 8

BEDROOMS



MODERN ARABIC

Step into a home that blends the charm of Arabian architecture with the elegance of modernity. These mansions are designed for large families and showcase impeccable functionality, adorned with cultural aesthetics.



# TYPICAL 7+ BEDROOM

## Basement Floor Plan

### Arabic Style



Mansion		7	7+	8
Car Parks		5	6	7
Maid's Room		1	1	1
Drivers Room		1	1	1
Walk-in Closets		7	7	8
Store Rooms		3	3	5
Bathrooms		7	7	8
Powder Room		3	2	2
Balconies		4	4	4
Terraces		2	3	3
Lifts		✓	✓	✓
Game Room		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

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# TYPICAL 7+ BEDROOM

## Ground Floor Plan

### Arabic Style



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# TYPICAL 7+ BEDROOM

## First Floor Plan

### Arabic Style



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# MEDITERRANEAN

Taking you back to the days when European architecture marvelled the world with its impeccable beauty, these mansions mirror the prestige that elaborated life within. Each mansion displays cutting-edge performance with classy interiors that boasts arched openings, terracotta roofs, wooden pergolas and more.







# TYPICAL 7+ BEDROOM

## First Floor Plan

### Mediterranean Style



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CONTEMPORARY

For those who believe 'simplicity is beauty' and adore minimalist architecture, here's a home that will equal your artistic glow. With modern interiors and avant-garde technology, these mansions showcase sweeping spaces, decked with a light ambience and sliding doors.













# VILLAS

Indulge in grand living at its best. Apart from the lounging amenities, that otherwise make for a perfect holiday in any exotic destination, Villas at District One come in four, five or six bedroom homes, and in three distinctive architectural styles to suit your artistic taste.

## Three Architectural Styles



CONTEMPORARY



MEDITERRANEAN



MODERN ARABIC



VILLAS  
4 / 5 / 6  
BEDROOMS



MODERN ARABIC

Reflecting the exceptional architectural heritage of the Arab world,  
these arabesque villas blend almost naturally with modernity.

Designed to adorn large spaces meant for big families,  
each room is a sight of splendor and crafted to make life a living memory.



# TYPICAL 5 BEDROOM

## Ground Floor Plan

### Arabic Style



VILLA		4	5	6
Car Parks		2	3	4
Maid's Room		1	1	1
Drivers Room		1	1	1
Walk-in Closets		4	5	6
Balconies		3	2	2
Terraces		1	-	1
Bathrooms		4	5	6
Powder Room		1	1	1
Lifts		-	-	✓
Pool		✓	✓	✓

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# TYPICAL 5 BEDROOM

## First Floor Plan

### Arabic Style



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Inspired by the exquisite European lifestyle, these Villas preserve the grandeur that comes from living across the Mediterranean seas. Enjoy the comfort and extravagance of luxury living that comes with elegant interiors and avant-garde technology.







# TYPICAL 5 BEDROOM

## First Floor Plan

### Mediterranean Style



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CONTEMPORARY

Defined by minimalism, sleek finishes and elegant interiors these Villas epitomize beauty through simplicity. The glass sliding doors create a simple divide from your outer world to the inner, breathing in freshness and enhancing the feeling of space.









# TYPICAL 5 BEDROOM

## Ground Floor Plan

### Contemporary Style



VILLA	4	5	6
Car Parks 	2	3	4
Maid's Room 	1	1	2
Drivers Room 	1	1	1
Walk-in Closets 	4	5	6
Balconies 	4	4	4
Bathrooms 	4	5	6
Powder Room 	1	1	1
Pool 	✓	✓	✓

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# TYPICAL 5 BEDROOM

## First Floor Plan

### Contemporary Style



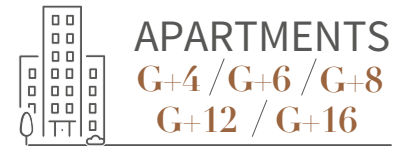
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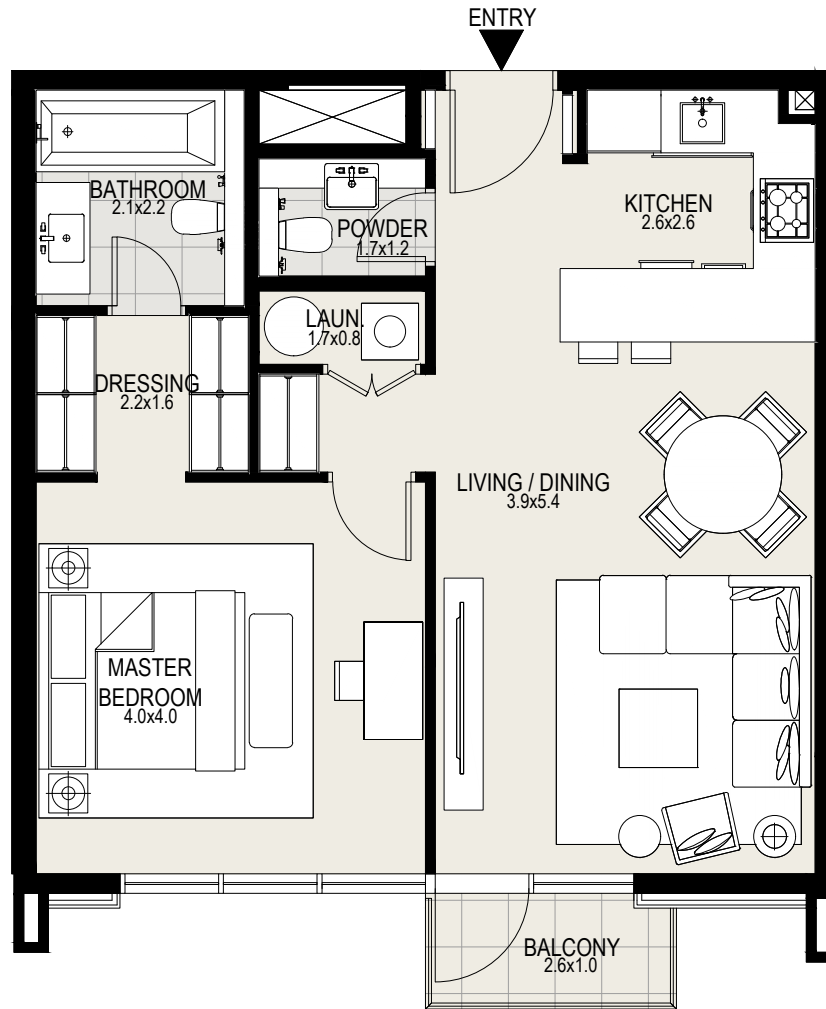


# RESIDENCES

Situated in low and mid-rise towers that range from G+ 4 to G+ 16 floors, District One Residences is a gated community, adorned with a glistening Crystal Lagoon and plush greenery. Right from spacious dwellings marked by aesthetic minimalism and smart functionality, our water-front apartments are bathed in natural light and imbue the charm of high-end, tranquil living.



# TYPICAL 1 BEDROOM

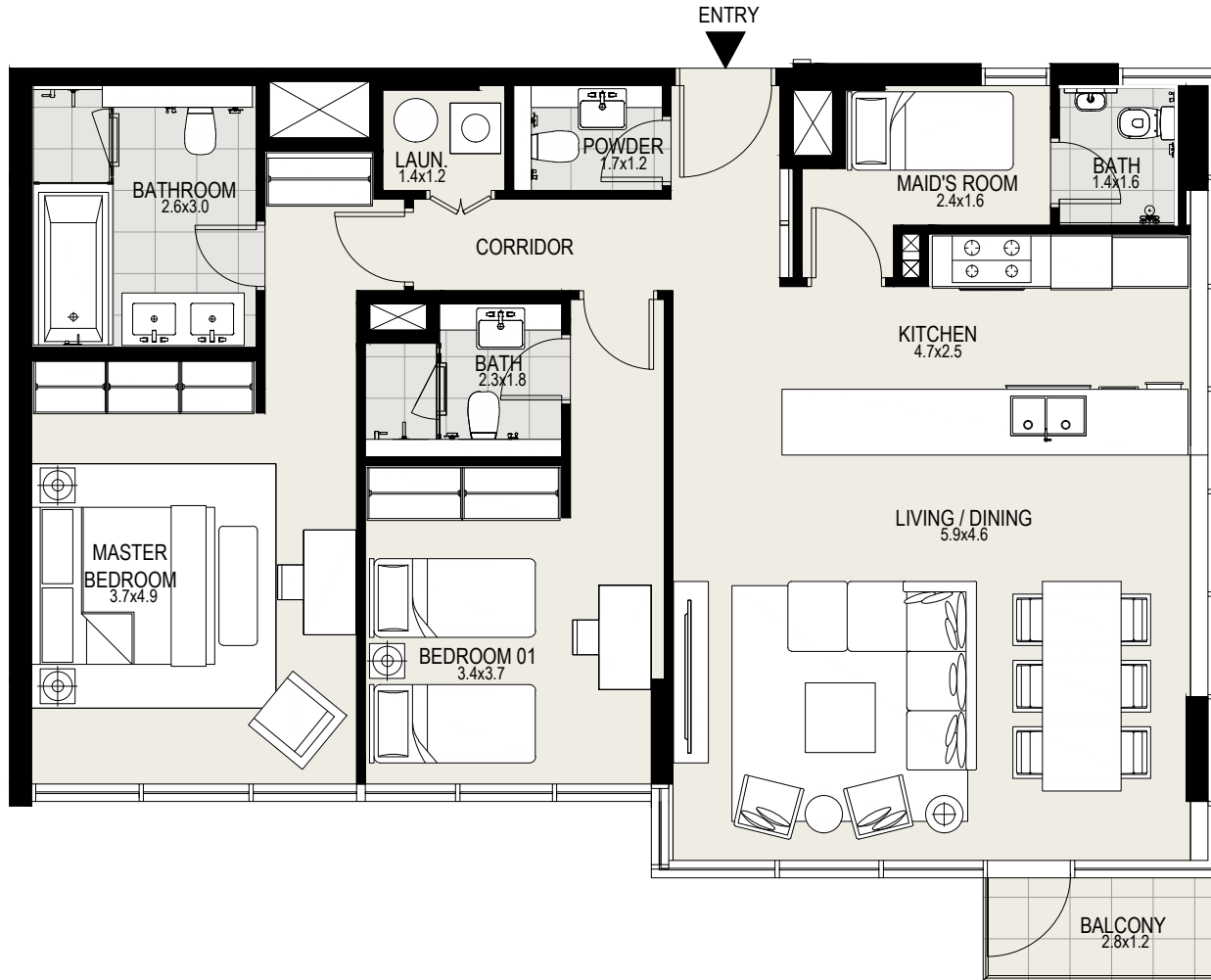


RESIDENCES		
Car Parks		1
Maid's Room		-
Utility Space		1
Wardrobes		1
Balconies		1
Terraces		1
Bathrooms		1
Powder Room		1
Additional store space		✓

DISCLAIMER: All measurements, dimensions, coordinates and drawings given in the Property (Site/Floor) Plans are approximate and provided only for the purpose of illustration, information and general guidance as such drawings are not to scale. All the floor/site plans including concerned plot/room/swimming pool sizes, specifications, locations and orientations shown have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the Property (Site/Floor) plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



# TYPICAL 2 BEDROOM



RESIDENCES		
Car Parks		1
Maid's Room		1
Utility Space		1
Wardrobes		2
Balconies		1
Terraces		1
Bathrooms		2
Powder Room		1
Additional store space		✓

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# TYPICAL 3 BEDROOM



RESIDENCES		
Car Parks		2
Maid's Room		1
Utility Space		1
Wardrobes		3
Balconies		2
Terraces		1
Bathrooms		3
Powder Room		1
Additional store space		✓

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