



ديستركت  
DISTRIKT

GHAF WOODS





A modern multi-story building with a central glass-enclosed community space and balconies. The central space is filled with lush greenery, including trees and large potted plants, and is furnished with comfortable seating. Several people are seen interacting within this space. The building's facade is composed of large glass panels and dark metal frames, with balconies featuring glass railings. The overall atmosphere is warm and inviting, with interior lights glowing through the glass walls.

THIS IS NOT JUST A  
COMMUNITY





IT IS AN  
ECOSYSTEM



A woman with dark hair, wearing an orange top, is shown from the chest up, smiling and reaching out to touch a green bush. The background is a soft-focus natural setting with trees and foliage. The text "WHERE YOU & NATURE COMPOSE TOGETHER" is overlaid in white, serif font.

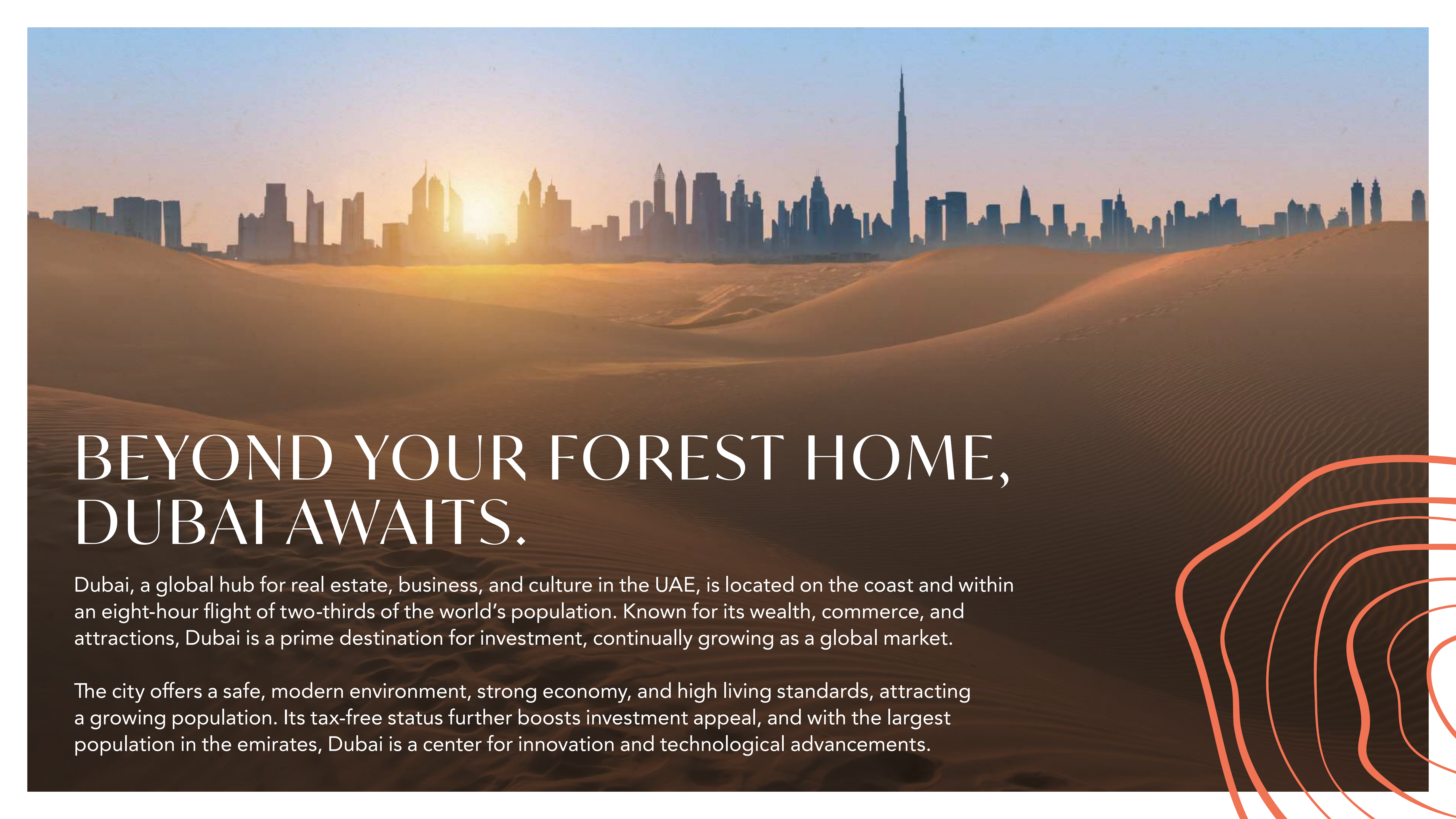
WHERE YOU & NATURE COMPOSE  
TOGETHER





WELCOME TO  
GHAF WOODS

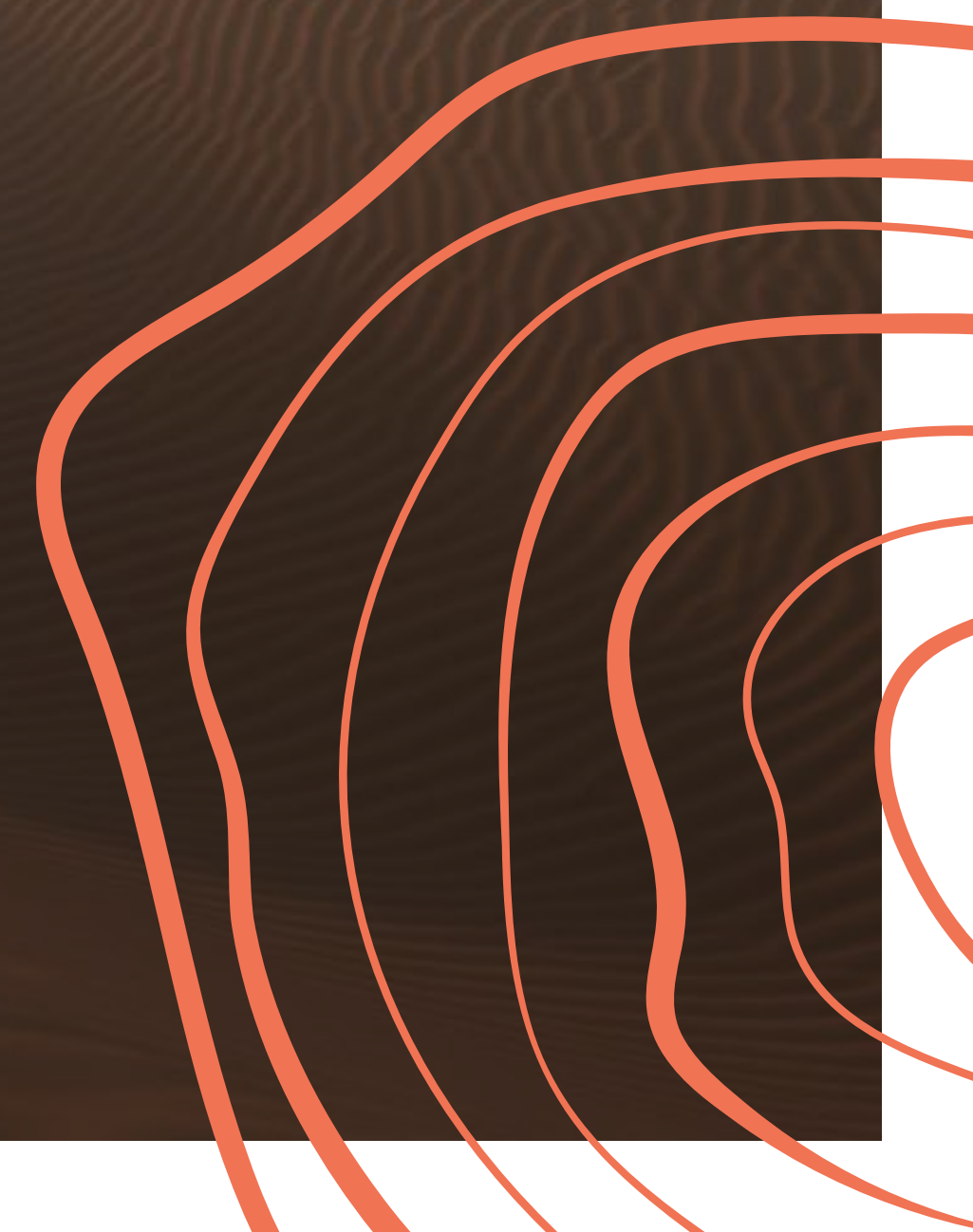


A wide-angle photograph of the Dubai skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The skyline is silhouetted against the bright sky, with the Burj Khalifa standing out prominently. In the foreground, there are rolling sand dunes in shades of orange and brown. The overall mood is serene and majestic.

# BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai, a global hub for real estate, business, and culture in the UAE, is located on the coast and within an eight-hour flight of two-thirds of the world's population. Known for its wealth, commerce, and attractions, Dubai is a prime destination for investment, continually growing as a global market.

The city offers a safe, modern environment, strong economy, and high living standards, attracting a growing population. Its tax-free status further boosts investment appeal, and with the largest population in the emirates, Dubai is a center for innovation and technological advancements.

A decorative graphic consisting of several concentric, wavy orange lines that curve from the bottom right towards the center of the image.



# JUST MINUTES FROM THE FOREST TO THE CITY



- |                                                      |                                        |
|------------------------------------------------------|----------------------------------------|
| 1<br><br>20 MINS<br>DUBAI INTERNATIONAL AIRPORT      | 6<br><br>2 MINS<br>GLOBAL VILLAGE      |
| 2<br><br>20 MINS<br>AL MAKTOUM INTERNATIONAL AIRPORT | 7<br><br>2 MINS<br>IMG WORLDS          |
| 3<br><br>20 MINS<br>MALL OF THE EMIRATES             | 8<br><br>15 MINS<br>CITY CENTRE MIRDIF |
| 4<br><br>15 MINS<br>CITY CENTRE ME' AISEM            | 9<br><br>15 MINS<br>TILAL AL GHAF      |
| 5<br><br>25 MINS<br>PALM JUMEIRAH                    | 10<br><br>25 MINS<br>DUBAI MARINA      |



# SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE  
TREES THAN  
RESIDENTS



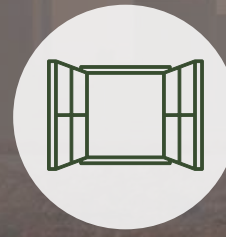
IMPROVED  
THERMAL  
COMFORT



A BREATH OF  
NATURALLY  
PURIFIED AIR



LIVING WITHIN  
A FOREST  
ECOSYSTEM



EVERY UNIT  
IS A FRONT  
ROW HOME



SPORTS & ACTIVE  
LIFESTYLE;  
3.5KM MTB LOOP



ENHANCING  
BIODIVERSITY &  
LIVEABILITY



PRODUCTIVE  
LANDSCAPE FOR  
HEALTHY LIVING



ENERGY  
GENERATION  
& EFFICIENT  
DESIGN



5 MIN  
COMMUNITY;  
CONNECTED &  
WALKABLE



LIVING  
WITHIN THE  
CANOPY



SUSTAINABLE  
WATER  
CAPTURING &  
TREATMENT



SMART &  
RESILIENT  
COMMUNITY



SUSTAINABILITY  
CERTIFIED  
COMMUNITY





AN EFFORTLESS,  
VERTICAL COMMUNITY





# WHERE CONVENIENCE SEAMLESSLY BLENDS WITH STILLNESS



Sheikh Zayed Bin Hamdan Al Nahyan Road (D54)



- 1 School
- 2 Mosque
- 3 Skatepark
- 4 Central Forest
- 5 Wellness Pavillion
- 6 Forest Pathways
- 7 Forest Experience Centre
- 8 Global Village
- 9 Sports and Activities Park
- 10 IMG World
- 11 Future Metro Station
- Residences Entry/Exit
- Mountain Bike Trail
- ..... Qudra - Barari Cycle Track

Sh. Mohammed bin Zayed Road (E311)



# THE ECOSYSTEM

DISTRIKT is a dynamic, vertical, mixed-use community. With amenities spanning **over 30,000 square feet designed for your everyday needs**. Bursting with vitality and teeming with activity, this vibrant community is thoughtfully **shaped around you**.

Designed for the high achievers and the socialites, it is the ultimate destination where you get to effortlessly play, shop, work and live life to the fullest – From retail to dining to offices to homes, every element is crafted to ensure you experience a true sense of belonging, absolute fulfilment and uninterrupted joy.

DISTRIKT is where luxury and modern convenience seamlessly converge with nature's stillness and tranquility: A perfect equilibrium that embodies ultimate harmony.





WHERE THE CITY'S HUM  
ENTWINES WITH NATURE'S CALM



**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
- The DISTRIKT Club Lounge & Dining
- Cinema
- Kids Play Room



DISTRIKT 3

DISTRIKT 4

DISTRIKT 2

DISTRIKT 1

A CLOUD LOUNGE

B SKY GARDENS B

B SKY GARDENS

B SKY GARDENS

A CLOUD LOUNGE

C DISTRIKT WELLNESS

D DISTRIKT CLUB

SHOPPING & DINING

- |                    |                          |
|--------------------|--------------------------|
| 1 Main Pool Area   | 7 Yoga Area              |
| 2 Shaded Kids Pool | 8 Poolside Lounge        |
| 3 Pool Cabana      | 9 Tree Deck/Seating Area |
| 4 Edible Garden    | 10 Shaded Kids Play      |
| 5 Sunken Pool Beds | 11 Barbeque Area         |
| 6 Multi-Use Lawn   |                          |



AN INSPIRING SETTING WHERE  
LIFE, WORK, COMMUNITY & NATURE  
COME TOGETHER





# A RETAIL EXPERIENCE BRIMMING WITH POSSIBILITIES

Discover a dynamic mix of boutiques, specialty stores, cafés, bistros, and gourmet kitchens and everyday essentials just moments from home.







10 SIGNATURE AMENITIES  
FOR AN UNRIVALED LIFESTYLE  
MORE TO ENJOY,  
MORE TO EXPLORE



# DISTRIKT CLUB - A PLACE TO GATHER & GROW

An exclusive communal space for socializing - from shared meals in the open-plan kitchen to curated, multi-purpose experiences. Spontaneous or private, it is designed for meaningful moments.





# A PREMIUM SPACE OFFERING ENDLESS ENTERTAINMENT

Designed for connection and play - your go-to gathering spot featuring a kids' club, pool table, and shared experiences, right at home.







# AN UPSCALE ESCAPE FOR UNFORGETTABLE MOVIE NIGHTS

Enjoy cinematic experiences at home with private screenings destined to reinvent your movie nights.



# EMBRACE THE THRIVING SPIRIT OF URBAN LIVING

Let sun-soaked days turn into vibrant evenings by the water's edge. The ultimate gathering spot, where every day feels like a holiday.





# DISTRIKT WELLNESS - ENERGY IN EVERY CORNER

Train in the state-of-the-art **fitness centre**, ride to the beat in the **spinning studio**, or conquer the **rock-climbing wall** - all in a space designed to power every part of your wellness journey.







WHERE MODERN LIVING  
REACHES NEW HEIGHTS



# SKY GARDENS - WHERE WORK, VIEWS, & CONNECTION MEET

A refined **social lounge** designed for easy connection - perfect for casual catch-ups, relaxed evenings, or simply enjoying the company of neighbours.





# WHERE AMBITION FINDS ITS RIGHTFUL RHYTHM

Smart **co-working spaces** support your flow with flexible seating, private pods, and seamless connectivity - all set within the social, flexible environment of the **Sky Gardens** and designed for independent focus or collaboration with fellow residents.





# ALIVE WITH CONNECTIONS

Suspended high above the city, the **Sky Gardens** echo the natural charm of their surroundings - a vibrant social sanctuary where **breathtaking panoramic views** invite you to pause, and connect - whether you're unwinding, or sharing meaningful moments with others.



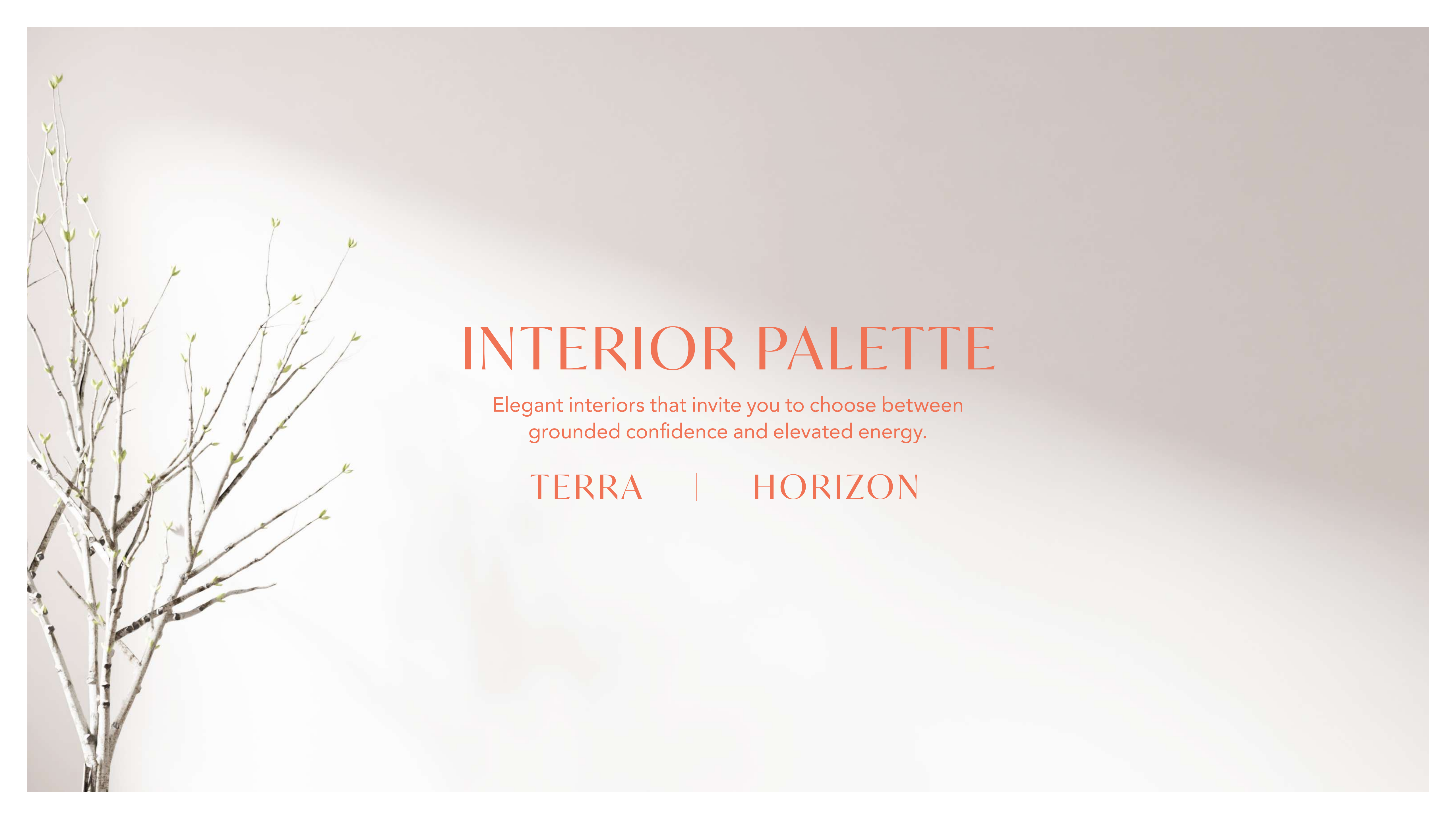




# CLOUD LOUNGE - YOUR ELEVATED ESCAPE

Crowning DISTRIKT 1 and 4, here is your poolside haven. Unwind in the **infinity-edge pool**, sink into plush loungers, or gather with a few close residents – it is a secluded escape made for relaxed connection and elevated downtime.





# INTERIOR PALETTE

Elegant interiors that invite you to choose between  
grounded confidence and elevated energy.

TERRA | HORIZON

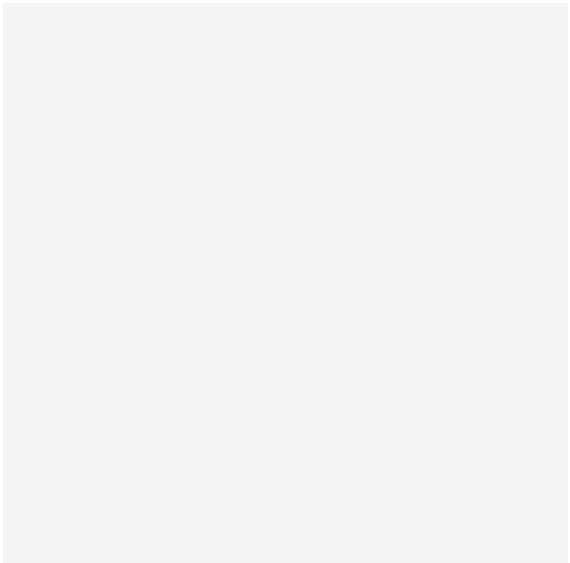


# TERRA

Crafted for those who thrive on clarity and quiet determination, this design reflects grounded confidence. 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



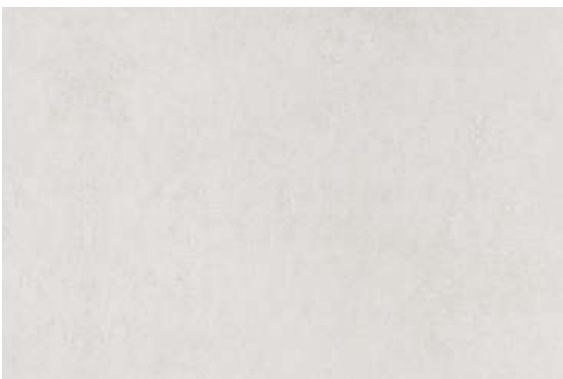
BATHROOM WALL



BATHROOM VANITY



BATHROOM COUNTER



OUTDOOR FLOORING

Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.













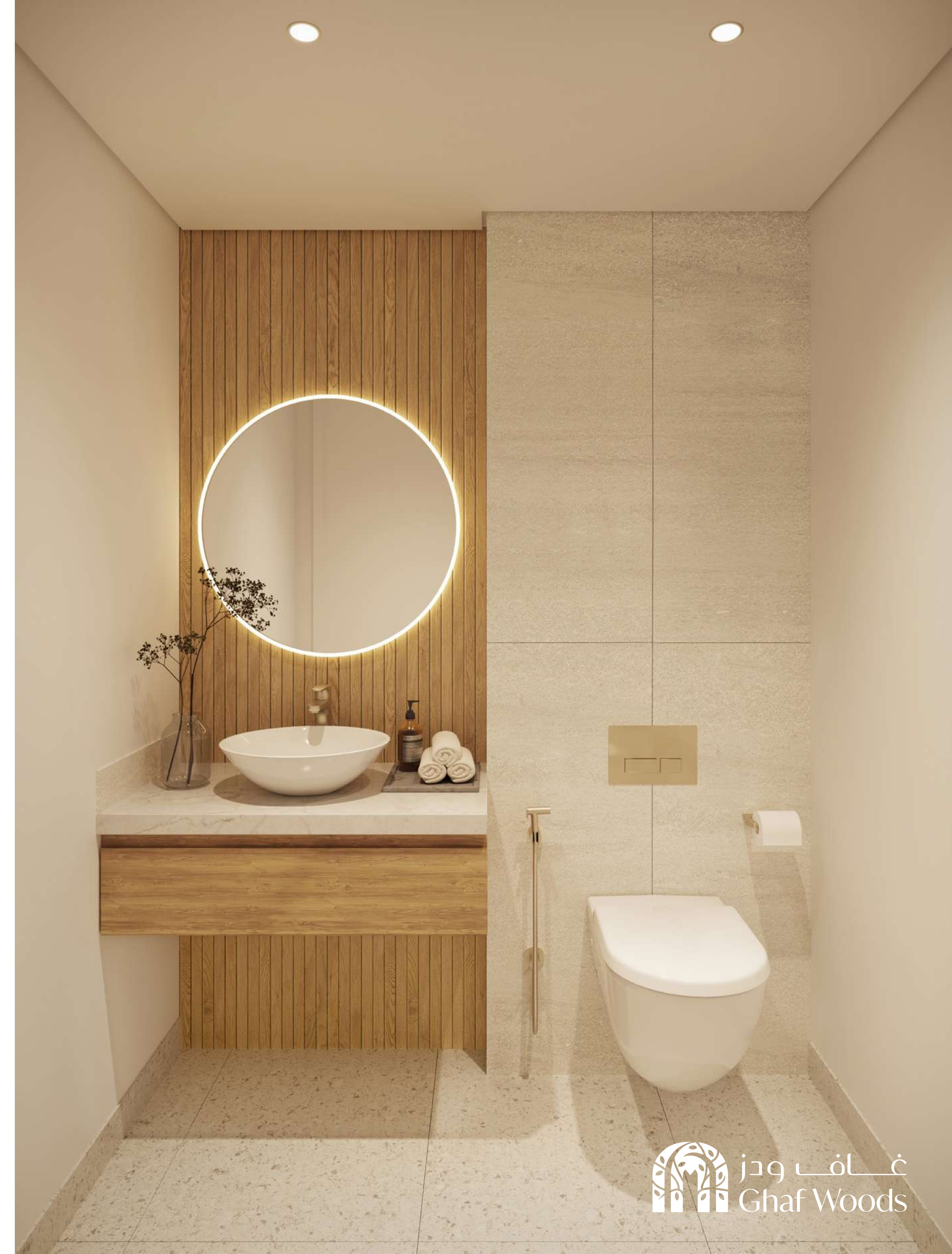








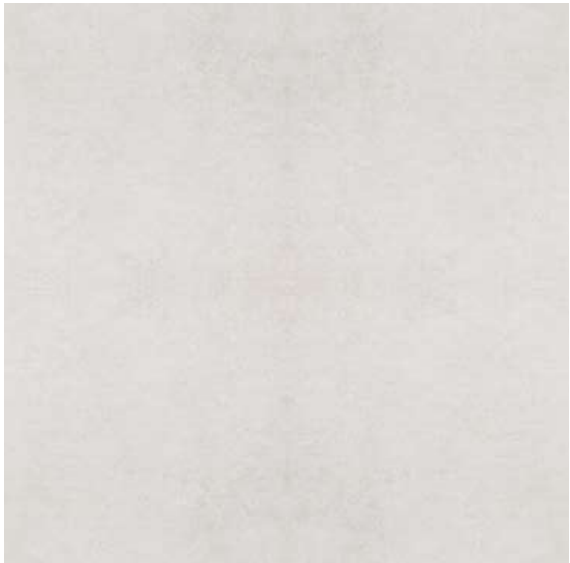




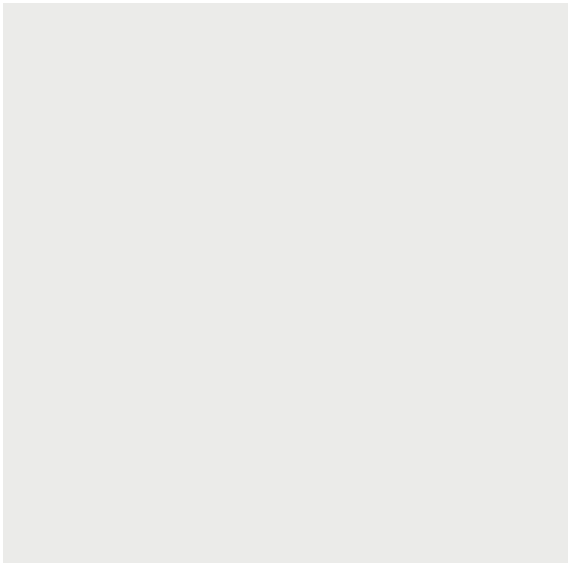


# HORIZON

Sociable, expressive, and full of light, this design is inspired by open skies and glowing sunsets. 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



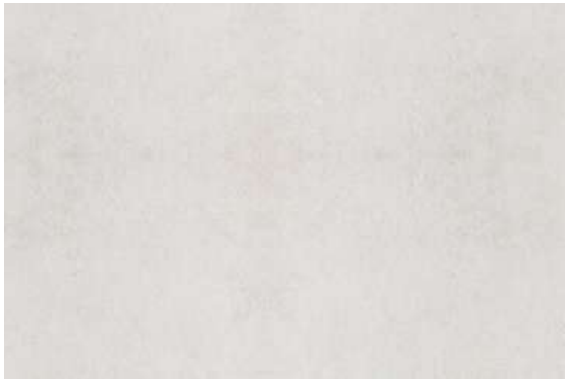
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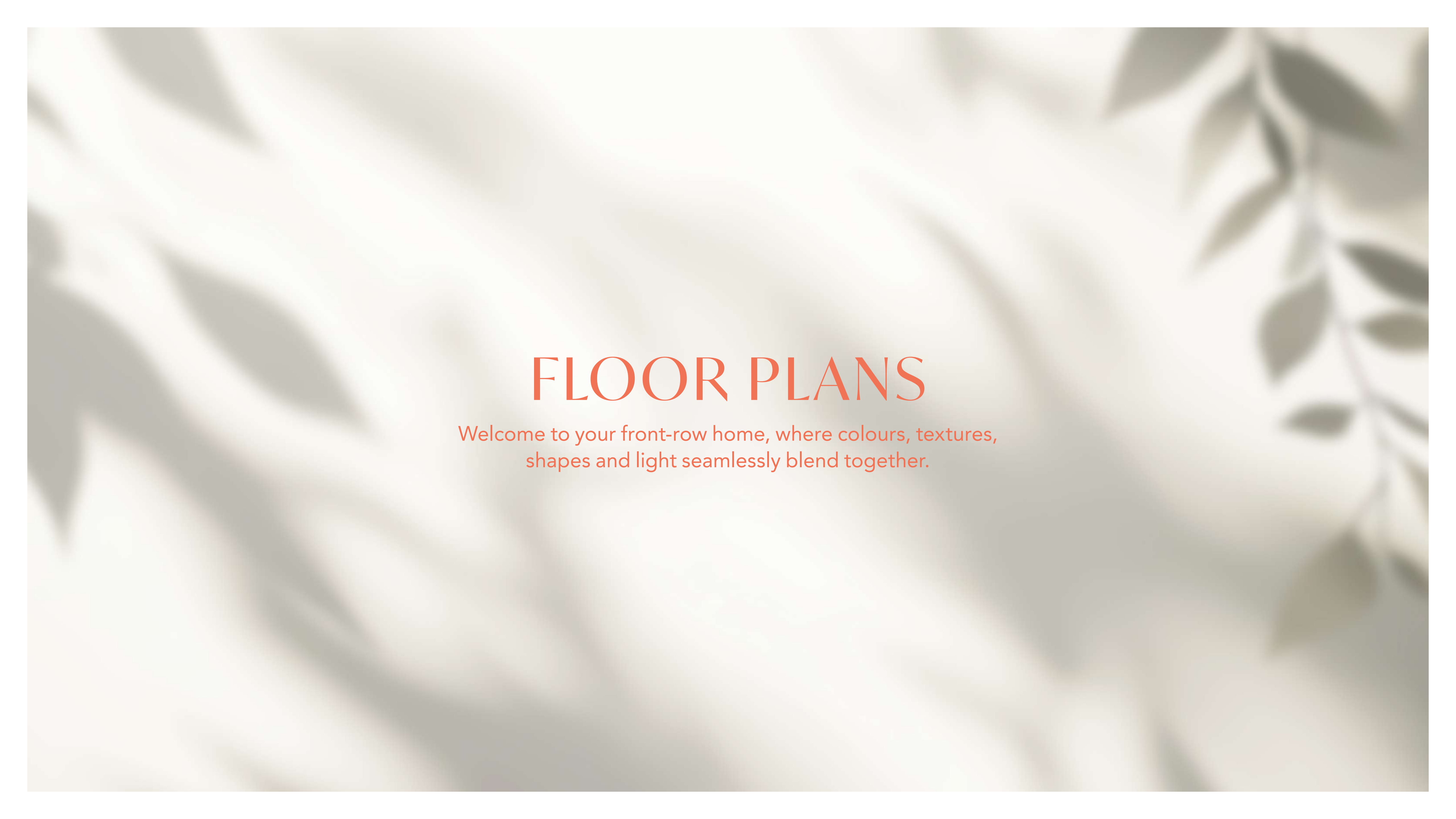












# FLOOR PLANS

Welcome to your front-row home, where colours, textures, shapes and light seamlessly blend together.



**Disclaimer:** Plans, details and unit orientation included are indicative only and are subject to changes by the developer/ seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colours, layout and materials may differ from those showcased in this brochure or the show apartment.



# 1 BEDROOM

|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 1 BED | 804             | 917             |





# 1 BEDROOM GARDEN UNIT

|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 1 BED | 937             | 1,068           |

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# 2 BEDROOM

|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 2 BED | 1,443           | 1,513           |





# 2 BEDROOM GARDEN UNIT

|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 2 BED | 1,586           | 2,194           |

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# 3 BEDROOM

|       | MIN AREA SQ. FT | MAX AREA SQ. FT |
|-------|-----------------|-----------------|
| 3 BED | 2,933           | 2,933           |





# 3 BEDROOM DUPLEX LOWER

|                | MIN AREA SQ. FT | MAX AREA SQ. FT |
|----------------|-----------------|-----------------|
| 3 BED - DUPLEX | 3,552           | 3,552           |

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# 3 BEDROOM DUPLEX UPPER

|                | MIN AREA SQ. FT | MAX AREA SQ. FT |
|----------------|-----------------|-----------------|
| 3 BED - DUPLEX | 3,552           | 3,552           |