



“ DISCOVER NEW LEVELS OF  
LUXURY IN DUBAI'S MOST  
PRESTIGIOUS COMMUNITY ”

# INDEX

## INTRODUCTION

Dubai's Most Prestigious  
Residential Community

### CHAPTER 1

P. **5**

## LIFESTYLE

Extraordinary  
Experiences

### CHAPTER 2

P. **9**

## THE CRYSTAL LAGOON

Exclusive Waterfront  
Living

### CHAPTER 3

P. **21**

## THE MASTERPLAN

World-Class  
Amenities

### CHAPTER 4

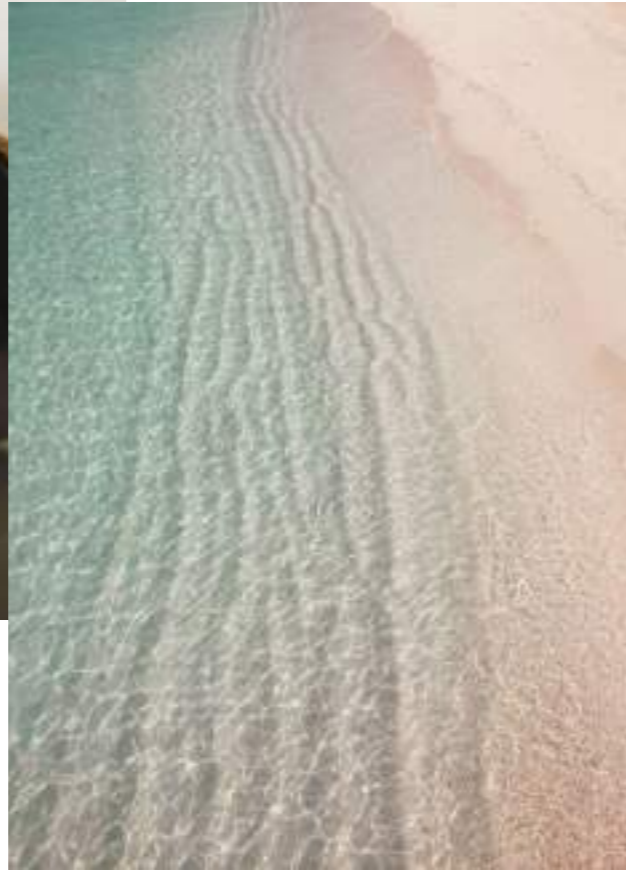
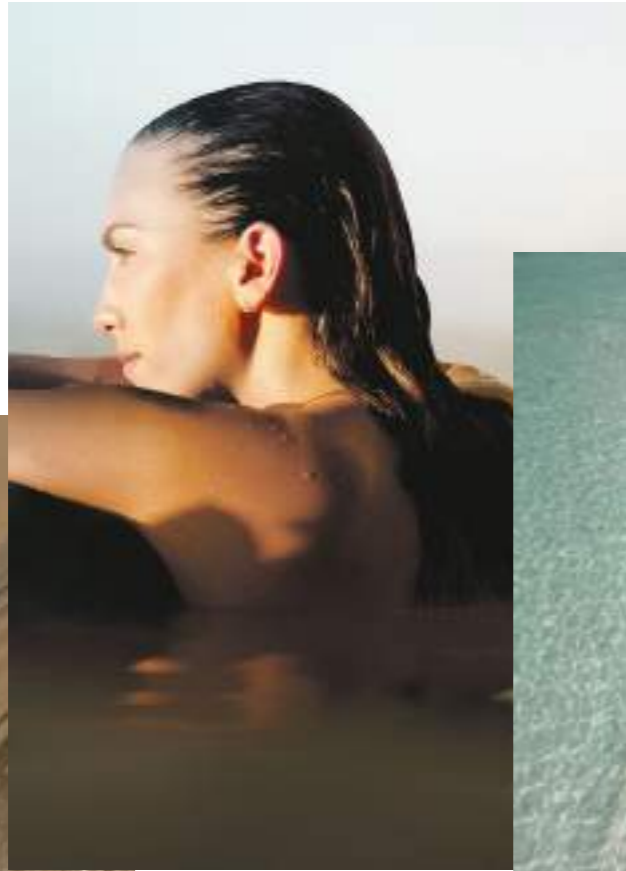
P. **31**

## PROPERTY COLLECTIONS

New Levels  
of Luxury

### CHAPTER 5

P. **49**



INTRODUCTION

WELCOME TO  
DUBAI'S MOST PRESTIGIOUS  
COMMUNITY

In Mohammed Bin Rashid Al Maktoum City's new phase - District One West - an extraordinary lifestyle awaits you. Discover a sublime, gated community with an exclusive collection of impeccable properties, ranging from four-bedroom villas to seven-bedroom mansions. Here, beauty lies in every delicate detail, and each precious moment is infused

with elegance and sophistication. With an abundance of lush, green, outdoor spaces, the dazzling Crystal Lagoon, and an extensive array of world-class amenities, this inspiring neighbourhood offers unprecedented levels of luxury living. Experience a life of sheer bliss in this residential masterpiece.



## FEEL INSPIRED BY YOUR SURROUNDINGS

Enjoy wonderful feelings of peace and tranquillity as you live in this flourishing, secluded oasis. Feel uplifted by the natural elements as they merge perfectly with state-of-the-art design in stylish community spaces and magnificent, statement homes. District One West is decorated with an abundance of rich vegetation which covers up to 60% of the neighbourhood in lush greenery. Here, wellness is paramount to daily life. Breathe in fresh air and allow your senses to be enlivened by the beauty all around you.

LIFESTYLE

EXTRAORDINARY  
EXPERIENCES

CHAPTER

2



LIFESTYLE

## LIVE LIFE ON THE NEXT LEVEL

The lifestyle you will live in District One West, is unlike any other. With an abundance of stylish community amenities for recreation and leisure, you will have everything you need to live your ideal life. Enjoy the highest levels of luxury living, where every aspect has been thoughtfully designed and planned to perfection. You can enjoy the privacy and safety of living in one of the most exclusive communities in Dubai, whilst being minutes away from the best that the city has to offer.

LIFESTYLE

AN OASIS  
AT THE HEART  
OF DUBAI

Whilst living in this idyllic oasis, you will soon discover that many of Dubai's most prominent landmarks, such as the celebrated Meydan Racecourse, the iconic Burj Khalifa and the renowned Jumeirah Beach, rest at your fingertips. Enjoy the energy of the city, whenever you please, before returning home to the privacy, serenity, and comfort of your home in District One West, mere moments away.







LIFESTYLE

## SHOPPING & ENTERTAINMENT ON YOUR DOORSTEP

District One West's prime location, with access to four of the main arterial roads, means it is perfectly positioned in one of the most well-connected and sought-after areas of Dubai, allowing you to enjoy an effortless modern lifestyle.

Shop in Dubai's chicest shopping locations, minutes away, before returning to the comfort and tranquillity of home.



LIFESTYLE

DISCOVER  
NATURE ALL  
AROUND YOU

Discover the Ras Al Khor Wildlife Sanctuary, just fifteen minutes away from District One West. This expansive nature reserve is home to thousands of fascinating birds including wonderful pink flamingos. Visit Dubai's first public park, Safa Park, and spend the day relaxing in beautiful gardens, riding bikes, or simply admiring the views over downtown and the Dubai Water Canal.





AN URBAN OASIS  
AT THE CENTRE OF THE CITY

1 BURJ AL ARAB  
15 MIN

3 JUMEIRAH BEACH  
10 MIN

5 BUSINESS BAY  
7 MIN

7 DUBAI INTERNATIONAL  
FINANCIAL CENTRE  
12 MIN

9 THE MEYDAN  
HOTEL  
5 MIN

11 RAS AL KHOR  
WILDLIFE SANCTUARY  
15 MIN

2 UMM SUQEIM  
13 MIN

4 SAFA PARK  
8 MIN

6 BURJ KHALIFA  
10 MIN

8 DUBAI WORLD  
TRADE CENTRE  
15 MIN

10 MEYDAN  
5 MIN

12 DUBAI INTERNATIONAL  
AIRPORT  
20 MIN

THE CRYSTAL LAGOON

EXCLUSIVE  
WATERFRONT LIVING

CHAPTER

3



THE CRYSTAL LAGOON

EXCLUSIVE  
WATERFRONT  
LIVING AT  
ITS FINEST

The Crystal Lagoon is the true essence of District One West, located at the very heart of the community. Experience exclusive, waterfront living and soak up the relaxing, resort-style atmosphere that is brought right to your door. Engage in water-based activities, stroll leisurely along pristine white sands, and wade in the refreshing azure blue water. Listen to the calming sounds of nature as you unwind under tropical palms and glorious sunshine in this perfect paradise.



AN EXCLUSIVE  
PARADISE  
IMMERSED IN  
GREENERY







THE MASTERPLAN

WORLD-CLASS  
AMENITIES

CHAPTER

4



WORLD-CLASS AMENITIES

LIVE A  
BALANCED &  
HARMONIOUS  
LIFE

In this lush and vibrant neighbourhood, wellness is paramount to daily life. Spend your time the way you wish. Discover an exclusive array of spectacular sporting options and fitness amenities for exercise and recreation. Discover stylish community spaces and relax in beautiful outdoor environments in the midst of nature. Life's simple, everyday moments become spectacular when experienced in this elevated environment.



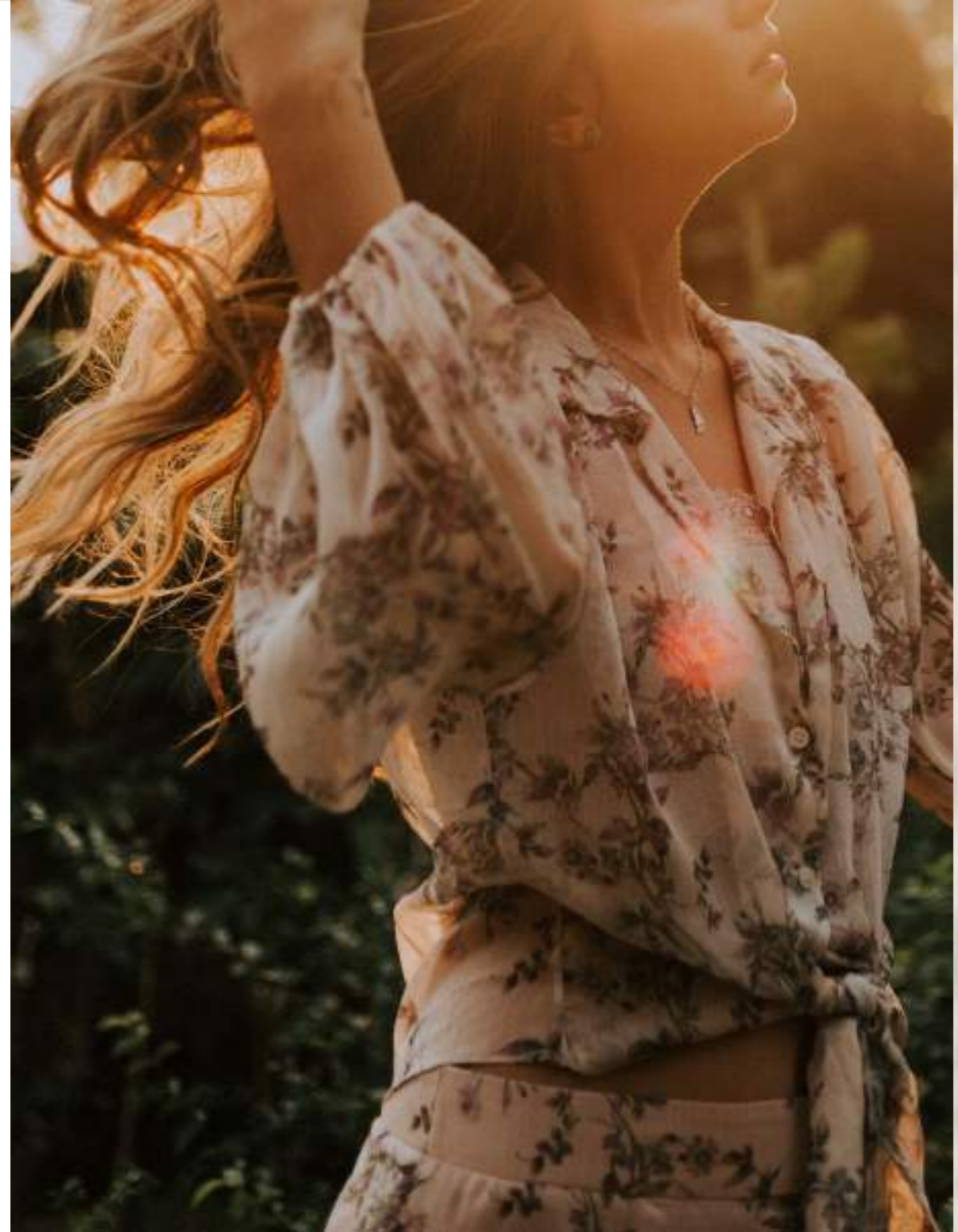
INSPIRED  
LIVING FOR AN  
EXTRAORDINARY  
LIFESTYLE

This exclusive community inspires unrivalled luxury living. Spend days relaxing by the beach and evenings hosting dazzling dinner parties in your beautiful new home. From social activities to personal moments of relaxation, there is something for everyone to enjoy, at every time of day, in this prestigious environment.

## RELAX, UNWIND & SOAK UP THE TROPICAL ATMOSPHERE

### THE ATMOSPHERE

When living by the Crystal Lagoon, enjoy the calming effects of living close to the water, surrounded by blooming flora, as you live in harmony with nature. Feel motivated to spend more time outdoors. Live a life centred around your well-being: learn a new hobby or set yourself a new fitness goal and feel motivated by your picturesque surroundings.





SPORTS & FITNESS

LEAD  
A HEALTHY,  
ACTIVE  
LIFESTYLE



First-class, outdoor gym for working on your personal bests.



Beautiful sports courts for practicing your strokes.



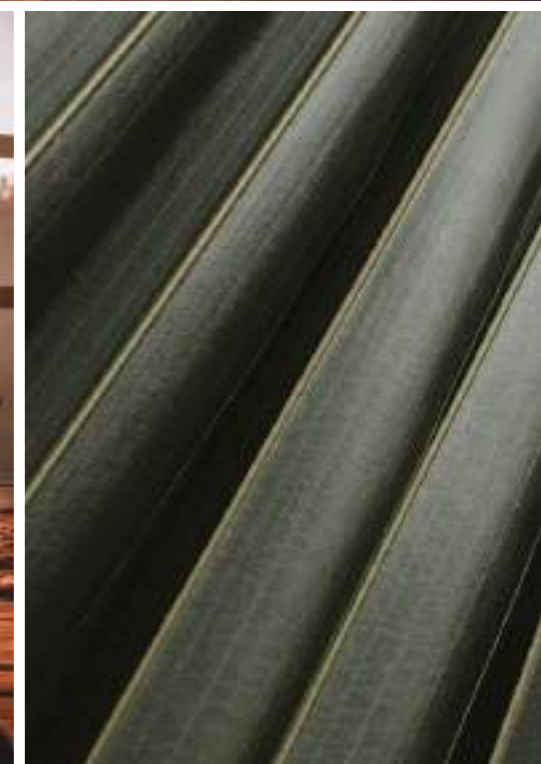
Creative play areas for the little ones to explore.



Community gardens for the opportunity to reconnect with nature.



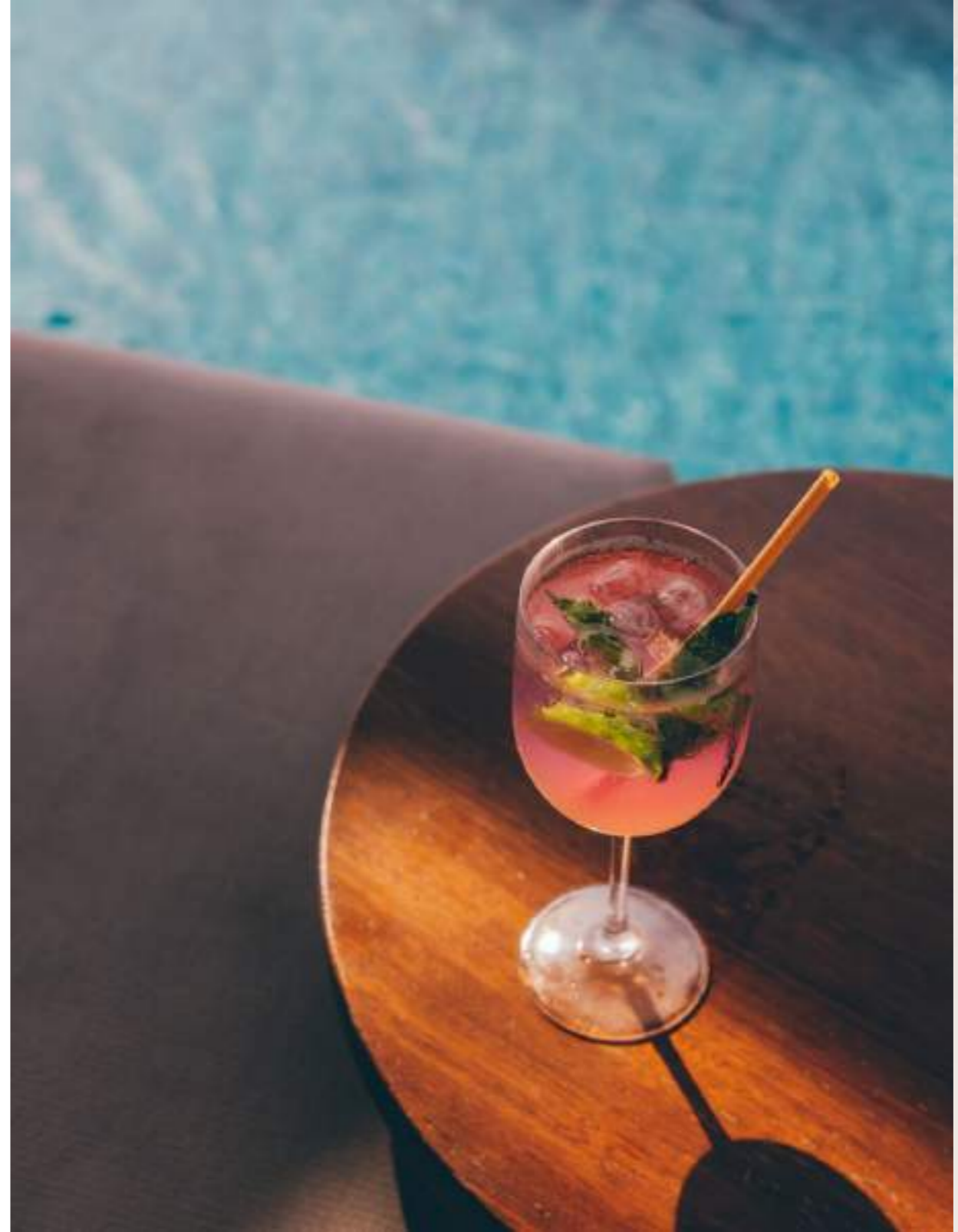
Idyllic, outdoor spaces for practicing your favorite activities en plein air.



## THE DAZZLING HEART OF DISTRICT ONE WEST

### THE CRYSTAL LAGOON

The azure blue waters of the extraordinary Crystal Lagoon are at the heart and soul of the community. Wade in the water, take a morning walk along the boardwalk, step out onto pristine white sands, or unwind under the shade of verdant palms. Delight in the beauty and tranquillity that arises from this incredible wonder.





BEACH & POOLS

REFRESH &  
RE-ENERGISE



A stylish clubhouse for spending time in between dips in the water.



A breathtaking boardwalk for evening strolls or morning jogs by the lagoon.



The extraordinary Crystal Lagoon for practising exhilarating water sports.



Sandy beaches for taking time to relax under radiant sunshine.



ADDITIONAL AMENITIES

SPEND QUALITY TIME  
OUTDOORS WITH  
THOSE YOU LOVE



A green hill playground for playing games amidst nature.



Bicycle friendly paths for cycles around the neighbourhood.



A dedicated kids play area within the flourishing community garden.



A shallow family lagoon area for wading in the water with little ones.







## EXPLORE THE NEIGHBOURHOOD

Discover the remarkable amenities and beautiful outdoor spaces available exclusively to residents.

1 CLUBHOUSE

2 GATE HOUSE

3 CLUBHOUSE POOL AND BEACH

4 LAGOON BOARDWALK

5 SHALLOW LAGOON/FAMILY AREA

6 LAGOON BEACH

7 RECREATIONAL BEACH ISLANDS

8 ISLAND MANSIONS

9 COMMUNITY GARDEN WITH SPORTS COURTS AND PLAY AREAS

10 GREEN CORRIDOR (PEDESTRIAN PATHS)

11 SWIMMABLE LAGOON AND SANDY BEACHES

12 SCHOOL

13 KINDERGARTEN

14 MOSQUE

15 COMMERCIAL

16 UTILITY

PROPERTY COLLECTIONS

NEW LEVELS  
OF LUXURY

CHAPTER

5



PROPERTIES

WELCOME  
TO YOUR CITY  
SANCTUARY

Contemporary architecture in a variety of distinctive styles, the finest of materials, and thoughtfully designed layouts, come together to create four coveted collections of luxury homes. Enjoy seamless indoor-outdoor living, feel uplifted by wonderful natural materials, and relax as you admire fabulous views that expand over the Crystal Lagoon or verdant greenery. Relax and unwind, host friends and family, this is your private haven in the city.



MASTERPLAN

## CHOOSE YOUR IDEAL HOME FROM FOUR COLLECTIONS OF PRESTIGIOUS PROPERTIES

In District One West, there is an ideal property to suit every need. Choose an exclusive villa set looking out over the dazzling waters of the Crystal Lagoon, or a home surrounded by the flourishing green parks and gardens. Spacious properties ranging from four-bedroom villas to

seven-bedroom mansions are available. Each is a property of architectural distinction and impeccable style. With exquisite design and finishes of the highest standard, appreciate every fine detail as you relax in your luxurious new home.

7 BEDROOMS

THE  
ISLAND



MAGNIFICENT  
VIEWS  
AND LAVISH  
MATERIALS  
COME TOGETHER









THE ISLAND

EXPERIENCE  
NEW LEVELS OF  
LUXURY LIVING

The most luxurious collection of properties is located in prime position on the secluded island at the heart of the Crystal Lagoon. This collection includes a variety of well-appointed indoor and outdoor lounge areas offering unparalleled views over the dazzling water.

In these outstanding villas, each final detail has been meticulously considered to offer the ultimate luxury experience.





THOUGHTFUL  
LAYOUTS  
FOR SEAMLESS  
INDOOR-OUTDOOR  
LIVING





CUTTING-EDGE  
DESIGN  
AND EXQUISITE  
DETAILING





THE ISLAND

## CHOOSE TO LIVE IN A SUMPTUOUS, STATEMENT HOME

From extensive floor-to-ceiling-windows that fill spacious rooms with an abundance of natural light, to soaring double-height ceilings that create a wonderful feeling of space and air, this collection of statement homes is truly striking. Sublime materials, plush interiors, beautiful gardens, separate service zones, large guest suites, and glistening private pools create an opulent living environment that is the epitome of sophistication.



6 BEDROOMS

THE  
MANSIONS



SERENE  
WATERFRONT  
GARDENS WITH  
PRIVATE POOLS





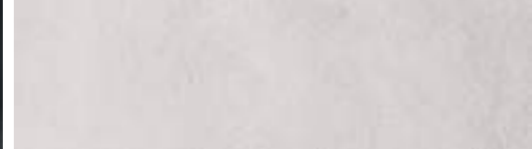


MANSION VILLAS

## THE HEIGHT OF STYLE

The mansion villas are spacious and elegant properties, carefully positioned along the waterfront of the captivating Crystal Lagoon. The beautiful homes face onto the water with the pristine sands and boardwalk just steps away from your backdoor.

Revel in the relaxed beachside atmosphere from within sleek, contemporary interiors and rooms bathed in sunlight. The mansions are thoughtfully designed with a spacious open plan living and dining room at ground floor, that benefits from extensive water views, and a multipurpose showpiece lounge that crowns each prestigious property.





SHOWPIECE MULTI  
PURPOSE LIVING  
SPACE CROWNS  
EACH RESIDENCE



5 BEDROOMS

THE  
GARDEN  
VILLAS



GRAND VILLAS  
SURROUNDED  
BY GREENERY





CALMING TONES  
AND LUXURIOUS  
FINISHES





GARDEN VILLAS

## EXCLUSIVE VILLAS IMMERSSED IN NATURE

Intricately designed villas, with striking style that are nestled amidst flourishing greenery. Thoughtful layouts that offer space and flexibility are combined with the latest modern conveniences. Relax by the pool in total privacy of your garden under the welcome shade of lush foliage. Extensive glass doors and windows offer flowing connectivity between the interiors and the outdoors in these magnificent five-bedroom homes.



4 BEDROOMS

THE  
GARDEN  
VILLAS



BRIGHT AND  
AIRY OPEN  
PLAN SPACES







GARDEN VILLAS

## ULTRA-COMFORTABLE HOMES WITH BEAUTIFUL GARDENS

The villas in this collection have been carefully planned to offer exceptional levels of comfort with equal amounts of style and charm. With soft light, fine details, and a balanced layout, these villas are designed for functionality with a chic, modern flair. These exquisite properties set in beautiful surroundings, offer privacy just a stone's throw away from the heart of the community. With spacious, bright living areas and a sizeable guest suite located to the front of the home, this property is ideal for those with a spirit of hospitality.



