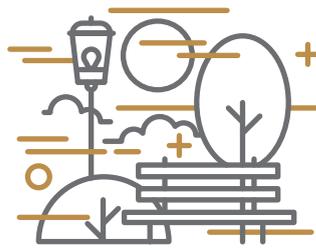


7 KM
CRYSTAL
LAGOON
SET TO BECOME
WORLD'S LARGEST
MAN-MADE LAGOON



3,967,115 M²
GROSS FLOOR AREA



26 million FT²
GREENERY



8.4 KM
CYCLING AND RUNNING TRACK

Overview

Mohammed Bin Rashid Al Maktoum City - District One is a premium and luxurious lifestyle community. Only minutes away from Dubai's iconic highlights, it offers the city's affluent and niche community an address that gives them the center stage of the city.

Greenery and Open Spaces

Mohammed Bin Rashid Al Maktoum City - District One is a low density residential community located just 4 kilometres from the centre of Dubai that offers fresh living with parks, lawns, green corridors, recreational parks, as well as landscaped walkways.

The green open spaces within the community promotes physical activity and movement, social engagement and better mental health.

Crystal Lagoon

The Crystal Lagoon within District One is a unique feature of the project that upon completion will become the largest man-made Lagoon in the world.

Covering an impressive 7 kilometres, the Crystal Lagoon is designed as a sustainable water feature that complies with the most stringent international water quality standards with environmentally-friendly, patented technology that keeps the water looking crystal blue all year long.

The Crystal Lagoon will provide the residents exclusive access to swimming, paddle-boarding, kayaking and other non-motorised aquatic leisure activities. It is also complimented by sandy beaches and a 14 kilometre boardwalk that surrounds the lagoon, offering residents opportunities for holistic living.

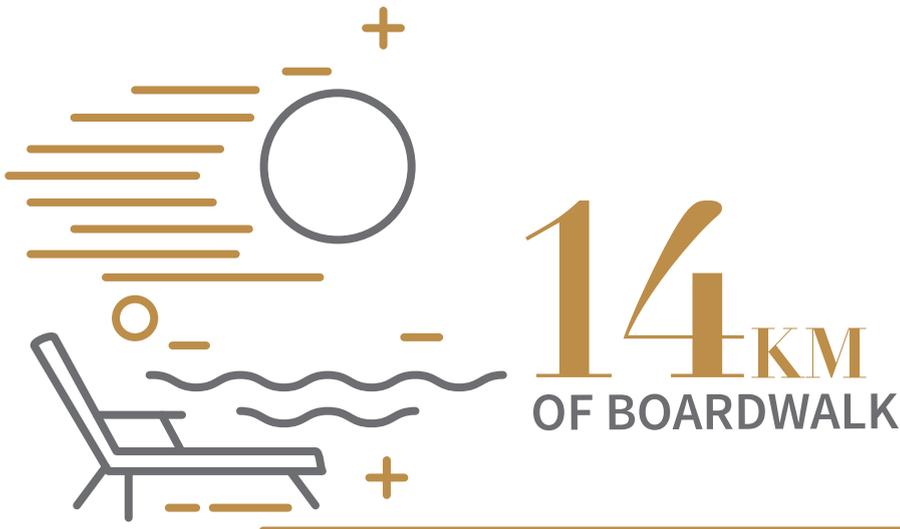
Cycling and Running Tracks

The Cycling and Running Track has been developed as part of His Highness Sheikh Mohammed Bin Rashid Al Maktoum's vision for Dubai. The objective was to provide a world-class amenity for for both the residents of District One and the UAE, to promote an active and healthy lifestyle.

The cycling and running track are 8.4 kilometres long and run the entire periphery of the community. Both tracks run side by side with the cycling track being 6.1 metres wide and the running track being 4 metres wide.

The running track has been developed with a specialised running surface made of 6MM EPDM (Ethylene Propylene Diene Monomer) rubber to provide all keen joggers with softer running surface that helps lower the risk of injuries.

The track is equipped with 386 solar light poles that provide environmentally-friendly, energy-efficient lighting at night. The track is surrounded by landscaping, 730 trees and over 90,000 shrubs, to ensure a tranquil environment with several break-out areas for the track users.



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MOHAMMED BIN RASHID AL MAKTOUM CITY - DISTRICT ONE

MOHAMMED BIN RASHID AL MAKTOUM CITY

DISTRICT ONE

UNRIVALLED LOCATION



FROM CENTRE OF DUBAI



ONE OF THE **LOWEST-DENSITY** VILLA DEVELOPMENTS AT THE CENTRE OF DUBAI

EXCLUSIVE **APARTMENTS**



OF PRIME FREEHOLD LAND

EXCLUSIVE RESIDENTIAL COMMUNITY FEATURING MANSIONS, VILLAS



&

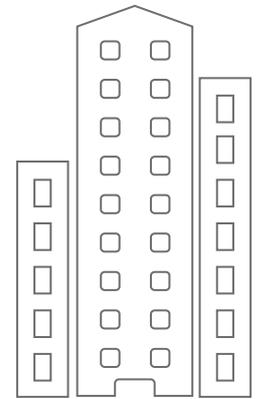
APARTMENTS

ARRAY OF FLOOR PLANS RANGING FROM

1 to 8

BEDROOMS

FLOORS



G+4

G+6

G+8

G+12

G+14

G+16



CONTEMPORARY



MEDITERRANEAN



MODERN ARABIC

THREE UNIQUE ARCHITECTURAL DESIGNS IN MANSIONS AND VILLAS

ONE UNIQUE CONTEMPORARY DESIGN IN APARTMENTS