



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE



DUBAI,
TRULY CAPTIVATING



Everything about this city is designed to leave you in wonder.

From roaring skyscrapers to adrenaline racing entertainment, innovation, lifestyle, fashion and business, Dubai has boomed graciously into a masterpiece of the world's best, biggest and boldest.

The city is home to over 200 nationalities, and boasts of multiethnic cultures, cuisines and communities, making you feel at home the moment you step in.



THE ONE AND ONLY, DISTRICT ONE

Step into a world where a home goes beyond the walls that liberate you, where ordinary meets the extra, and living appeases your imagination.

From the vast expanses of green serenity that stretch most naturally, to the soaring indulgences of luxury living, Mohammed Bin Rashid Al Maktoum City – District One, weaves the best that life has to offer into one destination.



THE GRAND NEIGHBORHOOD



5 mins
THE MEYDAN HOTEL



12 mins
DUBAI INTERNATIONAL
FINANCIAL CENTRE



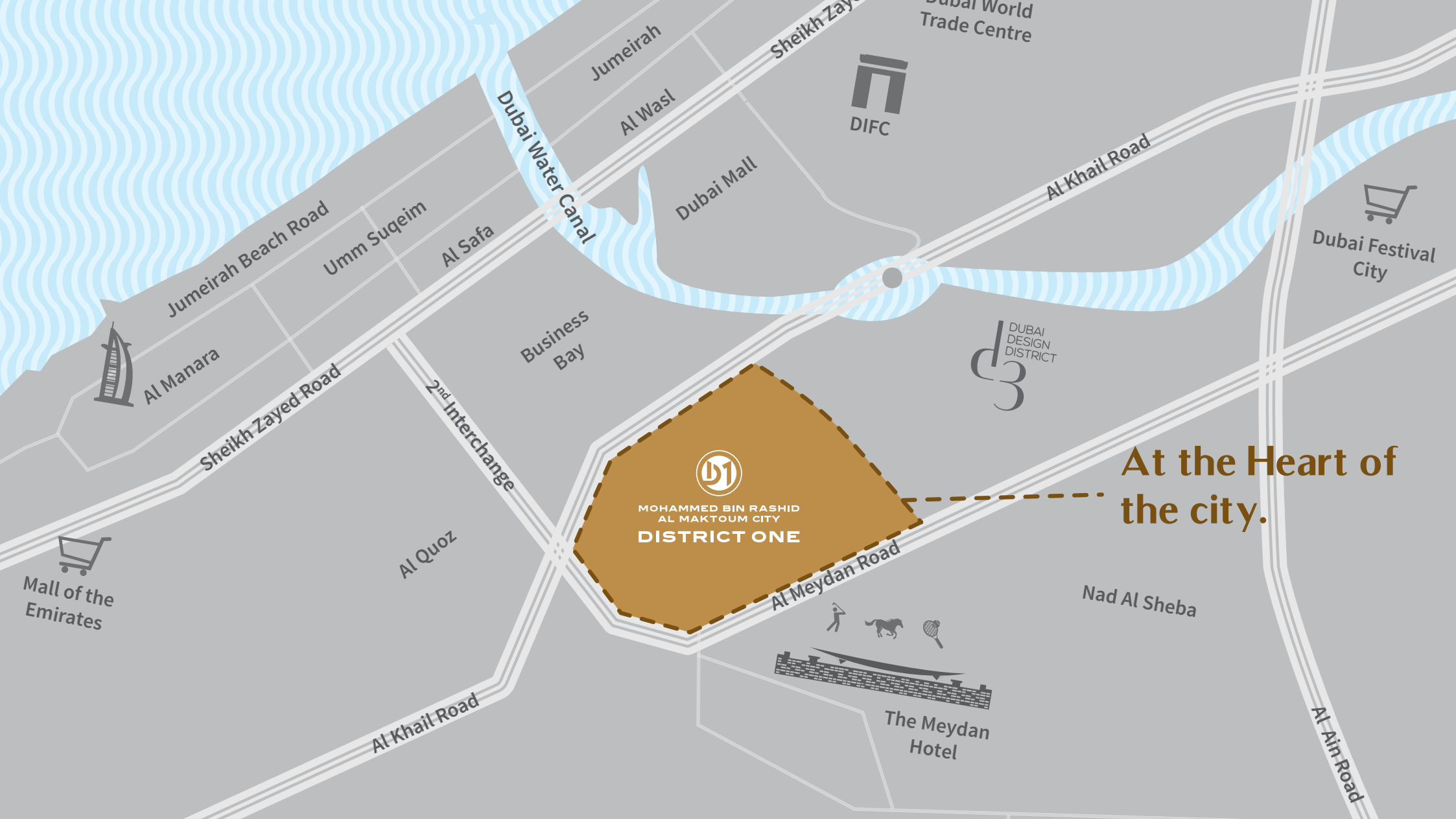
15 mins
BURJ AL ARAB
MALL OF THE EMIRATES




16 mins
DUBAI WORLD TRADE CENTRE



20 mins
DUBAI INTERNATIONAL AIRPORT



**At the Heart of
the city.**


MOHAMMED BIN RASHID
AL MAKTOUM CITY
DISTRICT ONE

Jumeirah Beach Road
Umm Sugeim
Al Safa
Al Manara
Sheikh Zayed Road
2nd Interchange
Al Quoz
Al Khail Road

Jumeirah
Al Wasl
Dubai Mall
Business Bay

Sheikh Zayed
Dubai World Trade Centre
DIFC
Al Khail Road
Dubai Festival City
DUBAI DESIGN DISTRICT
Al Meydan Road
Nad Al Sheba
Al Ain Road
The Meydan Hotel

Mall of the Emirates

MASTERPLAN



AI KHAIL ROAD

MEYDAN ONE MALL

SALES CENTRE



A WORLD OF EXTRAORDINARY INDULGENCES

Minutes away from the world's most iconic landmarks, District One is nestled amidst the warmth of nature and the luxuries designed for the privileged.

Whether it's the evening run past picturesque green spaces, the quiet kayaking on a crystal clear lagoon, a private beach access, or other exclusive premium amenities like a club house, retail outlets, cafés, a grand neighborhood and more, District One is undeniably living at its finest and fullest.



UNWIND BY THE CRYSTAL CLEAR LAGOON



14 KM
OF SHORELINE

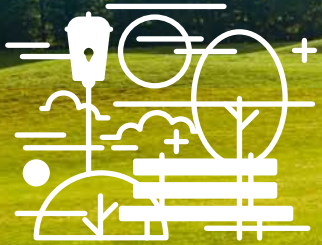
7 KM
CRYSTAL
LAGOON
SET TO BECOME
WORLD'S LARGEST
MAN-MADE LAGOON







LEISURE STROLLS AMID PICTURESQUE GREENERY



26 million FT²
GREENERY



8.4 KM
CYCLING AND RUNNING TRACK





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



Designed to redefine comfort, style and authority, homes at District One are a sight of splendor. From the stylish Residences that boast of a picturesque settlement, to the luxury Villas and magnificent Mansions that come in three distinctive architectural styles, we offer you homes that impeccably match your status.





MANSSIONS

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



MANSSIONS
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		✓	✓	✓



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





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.





TYPICAL 7+ BEDROOM

Ground Floor Plan
Contemporary Style



TYPICAL 7+ BEDROOM

First Floor Plan

Contemporary Style





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		✓	✓	✓

TYPICAL 5 BEDROOM

First Floor Plan

Arabic Style





MEDITERRANEAN

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

Ground Floor Plan
Mediterranean 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		2	2	2
Terraces		2	-	2
Bathrooms		4	5	6
Powder Room		1	1	1
Lifts		-	-	✓
Pool		✓	✓	✓



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 	✓	✓	✓



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.



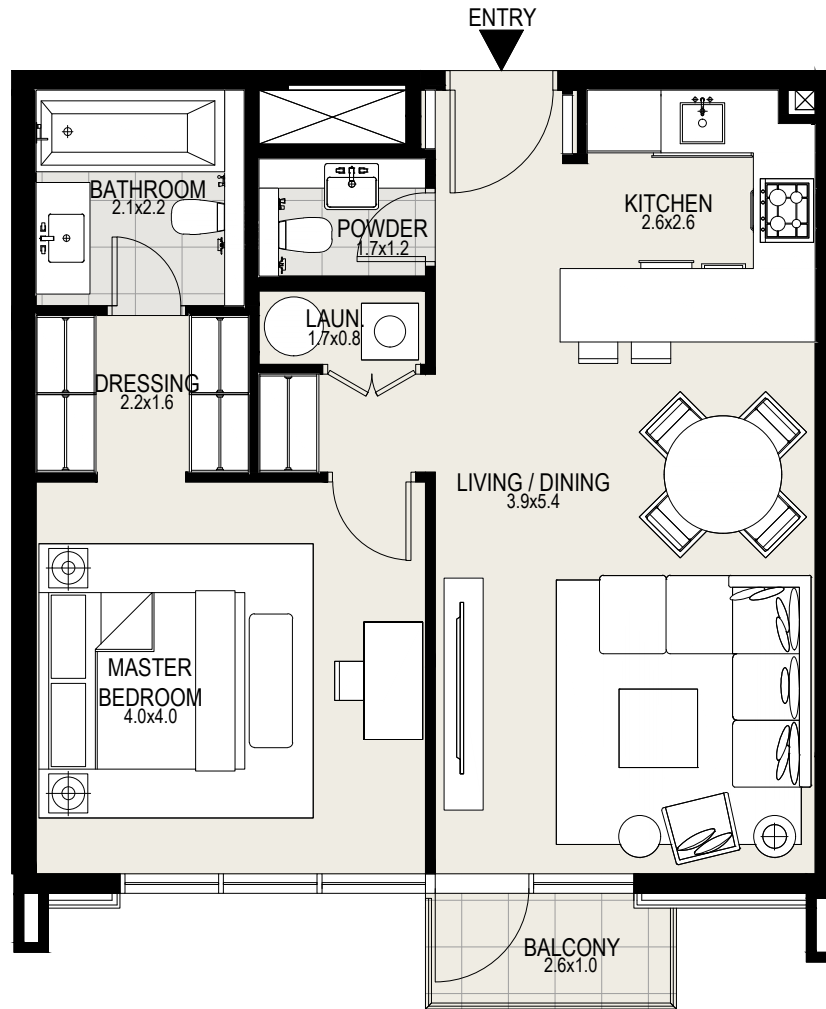


WATERFRONT APARTMENTS



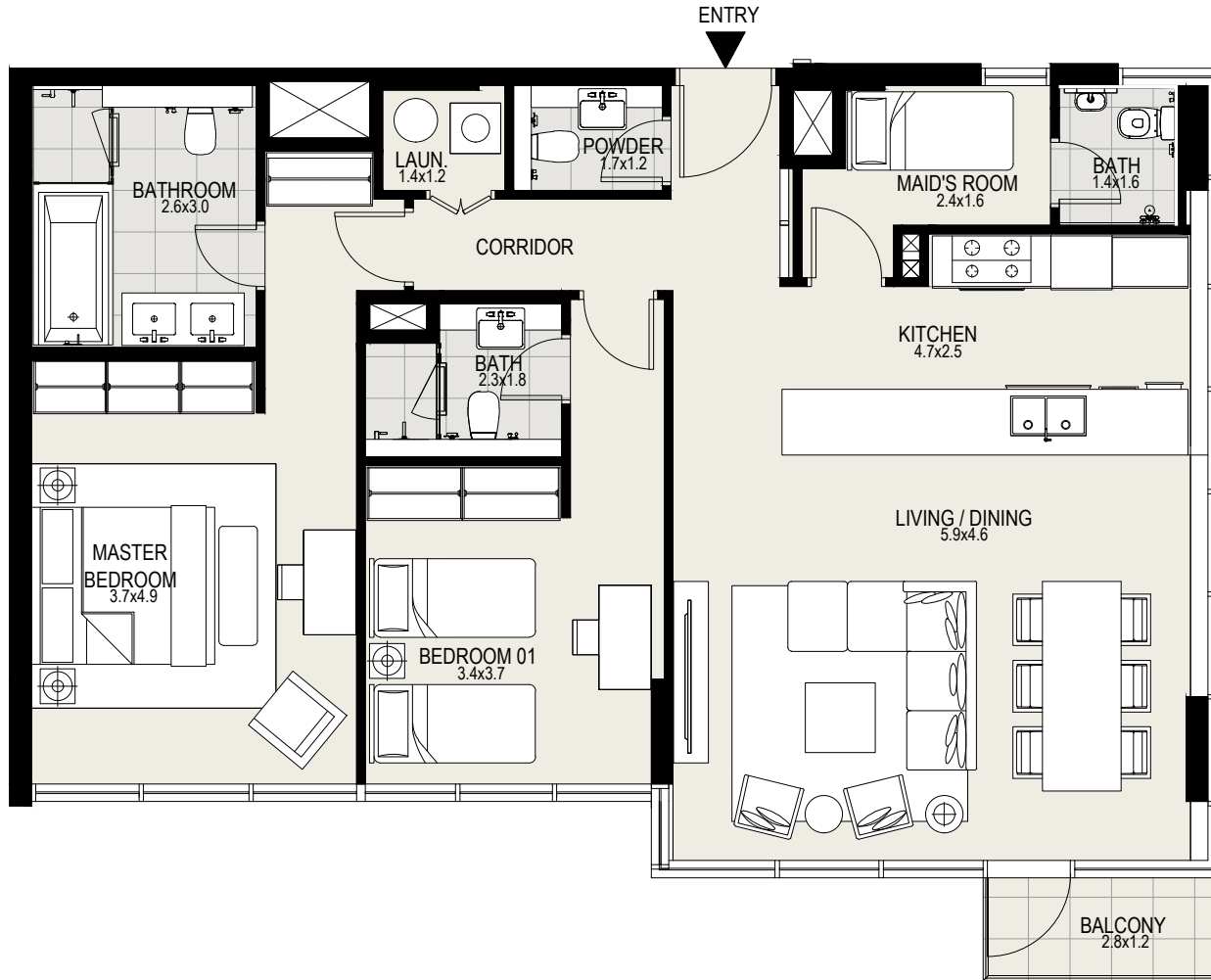


TYPICAL 1 BEDROOM



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

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		✓

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		✓





8 KM
CYCLING AND
RUNNING TRACK



7 KM
CRYSTAL LAGOON



With a community that brings forth the best in life,
home is truly where happiness begins. Come, live the extraordinary, at



**MOHAMMED BIN RASHID
AL MAKTOUM CITY
DISTRICT ONE**

Living that inspires.



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More Details are Available in
www.tanamiproperties.com/Projects/District-One