

MOHAMMED BIN RASHID AL MAKTOUM CITY

D I S T R I C T O N E

BEAT ONE

At the crossroads of the global economy, Dubai continues to establish itself as one of the world's great cities, the jewel at the heart of the UAE.

With breathtaking modern architecture, an exciting cultural mix and a clear vision of the future, the city is now a world-class destination, providing unique opportunities for pure leisure and dynamic business.

But all that is just the beginning.

ACTUAL VIEW FROM THE CRYSTAL LAGOON AT DISTRICT ONE



# A 1100-ACRE LUXURY LOW-DENSITY VILLA COMMUNITY IN THE HEART OF DUBAI



90 ACRES OF  
CRYSTAL LAGOONS  
14 KM OF SHORELINE  
9.3 KM OF CYCLING &  
JOGGING TRACKS



## AT THE VERY HEART OF THE CITY

Mohammed Bin Rashid Al Maktoum City - District One is set to embrace all the best that has gone before and redefine what truly exceptional can be.



BUT ALL THAT IS  
ONLY THE START



BURJ KHALIFA  
4 MINUTES

THE DUBAI MALL  
4 MINUTES

DUBAI  
INTERNATIONAL  
FINANCIAL  
CENTRE  
6 MINUTES

DUBAI WORLD  
TRADE CENTRE  
8 MINUTES

PALM JUMEIRAH  
15 MINUTES

Mohammed Bin Rashid Al Maktoum City - District One has an unrivalled location in Dubai. Nestled in glorious natural surroundings, it's hard to imagine how close you are to all the major routes into the city, providing easy access to Downtown Dubai, the Dubai International Financial Centre, Burj Khalifa, Emirates Towers and Dubai International Airport.

And when the working day is done, living at District One means you're just minutes away from the world's finest Racecourse and Grandstand, a 9-hole floodlit golf course, a 5-star luxury hotel, The Meydan and The Meydan One Mall.

No other development in the Emirates is so close to these world-class facilities, which come together to make Mohammed Bin Rashid Al Maktoum City - District One a truly unique location with a wealth of experiences.

BE AT ONE WITH  
SPACE TO LIVE  
BE AT ONE  
WITH SPACE TO  
BREATHE  
BE AT ONE WITH  
THE LUXURY  
OF SPACE  
BE AT ONE WITH  
SPACE TO GROW  
BE AT ONE WITH  
SPACE ALL  
AROUND  
BE AT ONE  
WITH ROOM  
TO LIVE WELL  
BE AT ONE WITH  
THE FREEDOM  
OF SPACE







WELCOME TO  
DISTRICT ONE,  
AN EXCLUSIVE  
VILLA COMMUNITY  
SET IN GLORIOUS  
NATURAL  
SURROUNDINGS  
AT THE HEART OF  
VIBRANT DUBAI

Like nowhere else on earth, Mohammed Bin Rashid Al Maktoum City - District One will bring together crystal lagoons and sublime beaches, sweeping parkland and breathtaking architecture.

This visionary and lively new address promises all those who live there an unrivalled luxury lifestyle.

They'll enjoy the space and tranquility to embrace the important things in life, whilst still having the energy and excitement of the city at their doorstep.

It's the best of both worlds. A calm, suburban location just minutes from the centre of the city.

A LIFESTYLE  
OPPORTUNITY LIKE  
THIS WILL NEVER  
HAPPEN AGAIN



DISTRICT ONE WILL  
CHANGE EVERYTHING  
FOREVER

45 MILLION  
SQUARE FEET OF  
FREEHOLD VILLA  
DEVELOPMENT  
90 ACRES OF  
CRYSTAL LAGOONS  
14KM OF SHORELINE  
OVER 9KM OF  
CYCLING AND  
JOGGING TRACKS

## BE AT ONE WITH YOURSELF

World-class shopping, fine dining venues, inviting cafes and picturesque biking and jogging trails are an everyday experience for the elite few who choose to reside in District One.

The parklands, tree-lined avenues and landscaping of this low density project give it the impression of being far away from the bustle of the city even though it is in close proximity to the pulse points of Dubai and only minutes from downtown landmarks.

Choose from villas and mansions designed in three distinct styles, each offering lavish opulence with finely detailed accents to deliver the comfort and status you are used to.

When you choose to live in District One, you will find yourself living in the definition of luxury, cushioned in the embrace of nature and exclusivity.





THE FREEDOM TO  
FIND YOUR OWN PATH



## CRYSTAL LAGOON

Luxury living is not complete without 14 kilometers of shoreline a few steps from your home. Covering an impressive 90 acres, the Crystal Lagoon creates an idyllic beachfront in the heart of the city with lush green landscaping.

The first of its kind in the UAE, the Crystal Lagoon when finished will be the largest of its kind in the world.

CRYSTAL LAGOON IN LAS BRISAS DE SANTO DOMINGO, CHILE



The Crystal Lagoon provides unique, multifaceted shoreline living in a stunning landscape. As a resident, you will have exclusive access to swimming, paddle boarding, kayaking and other non-motorized aquatic leisure activities.







ALWAYS  
PURE  
ALWAYS  
CLEAR  
ALWAYS  
INVITING



An unequalled concept, The Crystal Lagoon is designed as a sustainable water feature that complies with the most stringent international water quality standards. It will use patented, environment-friendly technology to keep the water looking crystal blue all year long.

# BE AT ONE & WITH FINE DINING & LIFESTYLE RETAIL



Mohammed Bin Rashid Al Maktoum City – District One will feature the Meydan One Mall, which is set to become the ultimate retail and leisure destination. Those with an eye for fashion and lovers of fine food will be spoilt with the finest the world has to offer within easy reach.

With more than 540,000m<sup>2</sup> of retail space, Meydan One Mall features more than 170 quality restaurants, cafes, and kiosks offering fine-dining and fast-food options. The 400-metre long Meydan One Boulevard will be home to luxury flagship brand outlets, as well as more than 650 retail shops, department stores and a hypermarket in the rest of the complex.

Entertainment and a buzzing nightlife will flow from a world class cinema experience, sports areas, and a host of exceptional food and beverage outlets.

More than 18,000 parking spaces will ensure convenient ease of access for visitors and shoppers. In the cooler months, the 150-metre long and 80-metre wide retractable roof will be opened to create a delightful alfresco shopping and dining atmosphere.

BEAT ONE

BE AT ONE  
WITH YOUR OWN  
STYLE

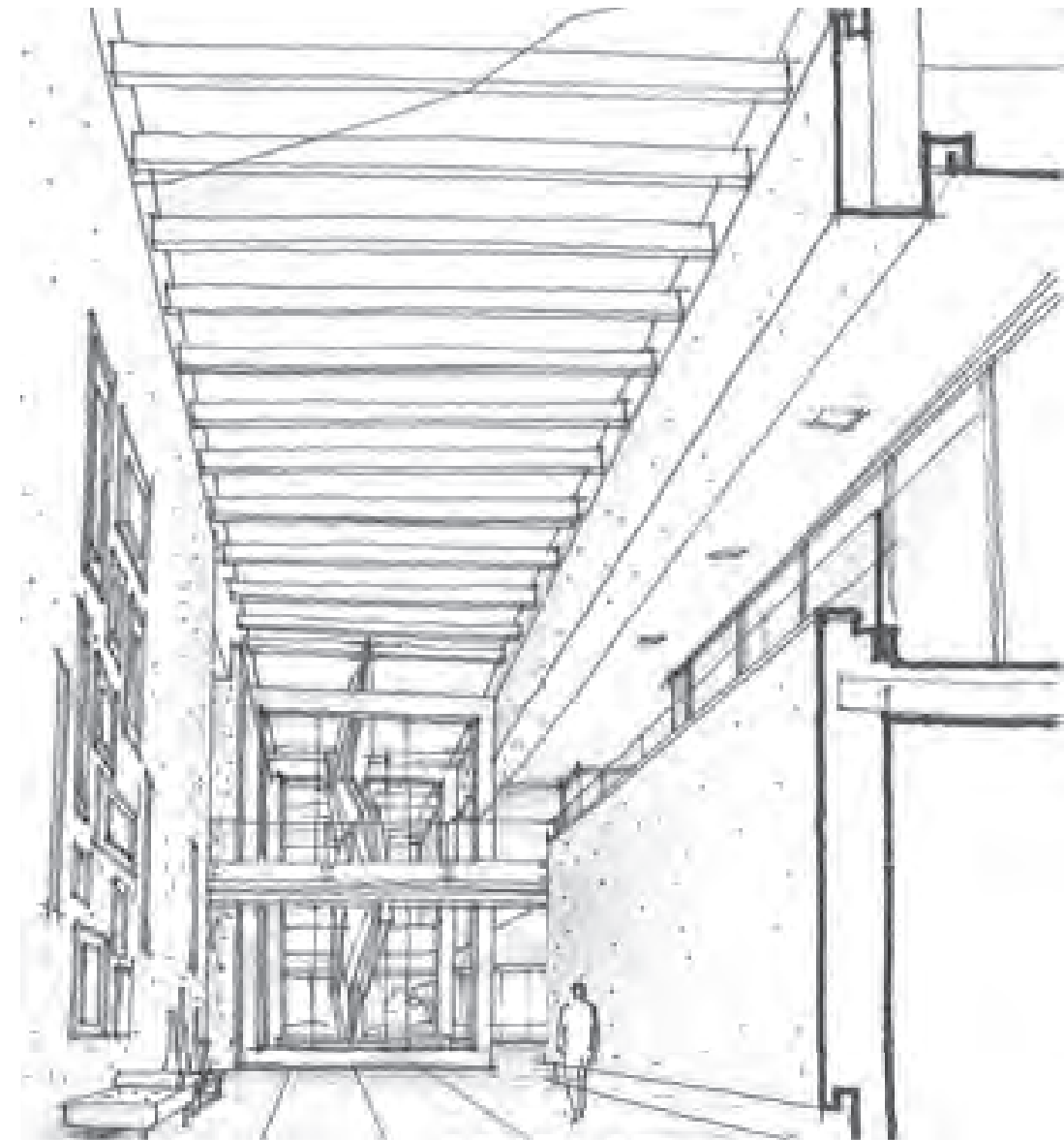


## CONTEMPORARY VILLAS

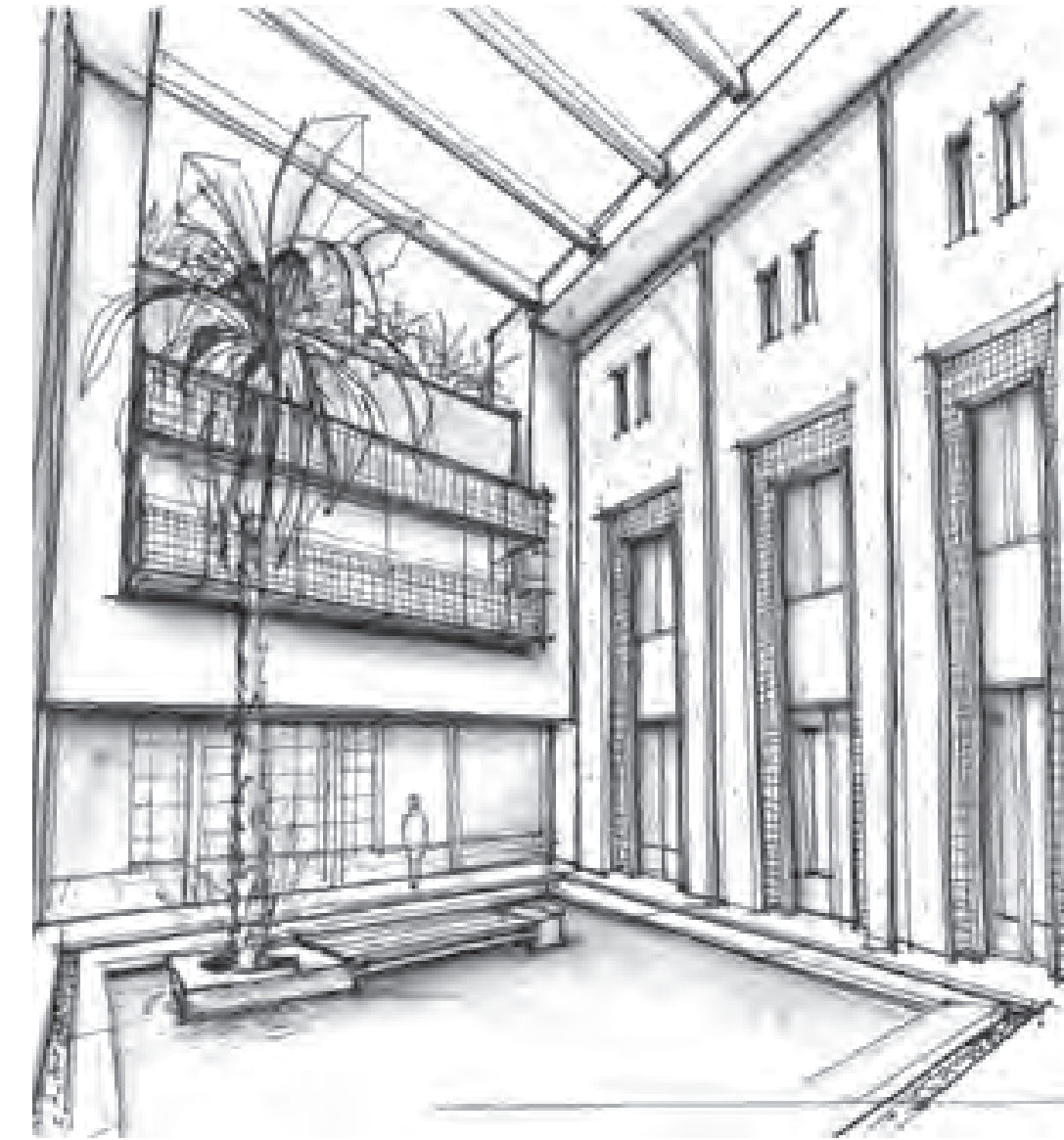
These stylish villas are designed with clean, minimalist lines in the ultimate expression of modern architecture.

Calm open spaces interlink to create open plan living, perfect for the way many families now want to interact. Full height glazing and strip windows create an incredibly light ambience, breaking down barriers between interior and exterior and helping to bring the outside in.

A clean and neutral visual palette enhances the feeling of space, along with the use of natural materials and different shades of grey.







## MODERN ARABIC VILLAS

Influenced by modern Arabic architecture and filled with traditional references, these exclusive villas offer a relaxing and private environment for the whole family.

An eclectic reflection of the very best of Arabic culture, the designs are a delightful blend of practical functionality and aesthetic splendour. Every villa offers two entrances, one for the family members and one for guests. The family entrance takes you directly into sumptuous private quarters bypassing the guest majlis.

The colour palette is inspired by the beauty of the Middle East – golden sands and hues of beige, earth and natural woods.





## MEDITERRANEAN VILLAS

These villas reflect a harmonious blend of Mediterranean and northern European architecture, and deliver the cutting edge of interior design in homes that offer complete privacy.

The wooden pergolas and columns are beautifully embellished with Mediterranean motifs, creating a visual thread that moves gracefully through the spaces and makes the most of the garden views.

The clean modern lines on the exterior walls are carried through inside, with a natural palette of colours that conjure up visions of the sea and earth.





meydan  
SOBHA

& MEYDAN  
SOBHA  
WORKING  
AS ONE

Meydan Group and Sobha Group have formed a joint venture - Meydan Sobha LLC FZ - to develop 45 million square feet (more than 1100 acres) of prime freehold land.

Mohammed Bin Rashid Al Maktoum City - District One is set to become an exclusive, central destination of spacious residential communities surrounded by key leisure and retail attractions.

# meydan

## ONE DYNAMIC DESTINATION MANY POSSIBILITIES

Meydan is a multi-purpose commercial establishment that aims to link the world with the Emirate of Dubai through a range of commercial developments, hospitality, luxury, sports, entertainment and amusement services, as well as international horseracing and equestrian events, in addition to a series of state-of-the-art business parks, residential villa communities, schools, hospitals, business towers with luxury waterfront developments and shopping destinations.

Meydan brings together elegant lifestyle opportunities with leading entertainment and sporting events. The portfolio consists of The Meydan Hotel, Bab Al Shams Desert Resort & Spa, The Track Meydan Golf, QUBE Sports Lounge, Meydan Tennis Academy, Emirates Equestrian Centre, and the iconic architectural marvel, Meydan Grandstand and Racecourse, home of the world's richest horse race – the Dubai World Cup.





## PASSION AT WORK

Sobha Group was founded by Mr. PNC Menon in 1976 (as Services & Trade Company) in Oman and in 1995 Mr. PNC Menon saw great potential for quality construction in the Indian real estate market and founded Sobha Developers. With over three decades of experience in designing and executing interiors of palaces, mosques and hotels across the Gulf.



Sobha Group today is a multi-national, multi-product group with significant developments and investments in the UAE, Sultanate of Oman, Qatar, Bahrain, Brunei, Tanzania, India and China. Sobha Group has credentials of delivering over 60 million sq.ft. with an annual turnover of AED 2200 million (USD 600 million), employing over 28,000 people and a land holding of around 240 million sq.ft. With a reputation for quality projects delivered to exacting standards on time, Sobha Group ideally fit the brief for this prominent freehold residential initiative within Mohammed Bin Rashid Al Maktoum City.

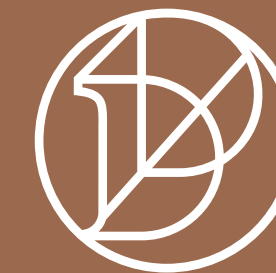


ENJOY SPACE AND  
TRANQUILITY WITH  
THE ENERGY AND  
EXCITEMENT OF  
THE CITY AT  
YOUR DOORSTEP

BE AT ONE



**800 111 111**  
**MEYDANSOBHA.COM**



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**D I S T R I C T O N E**

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