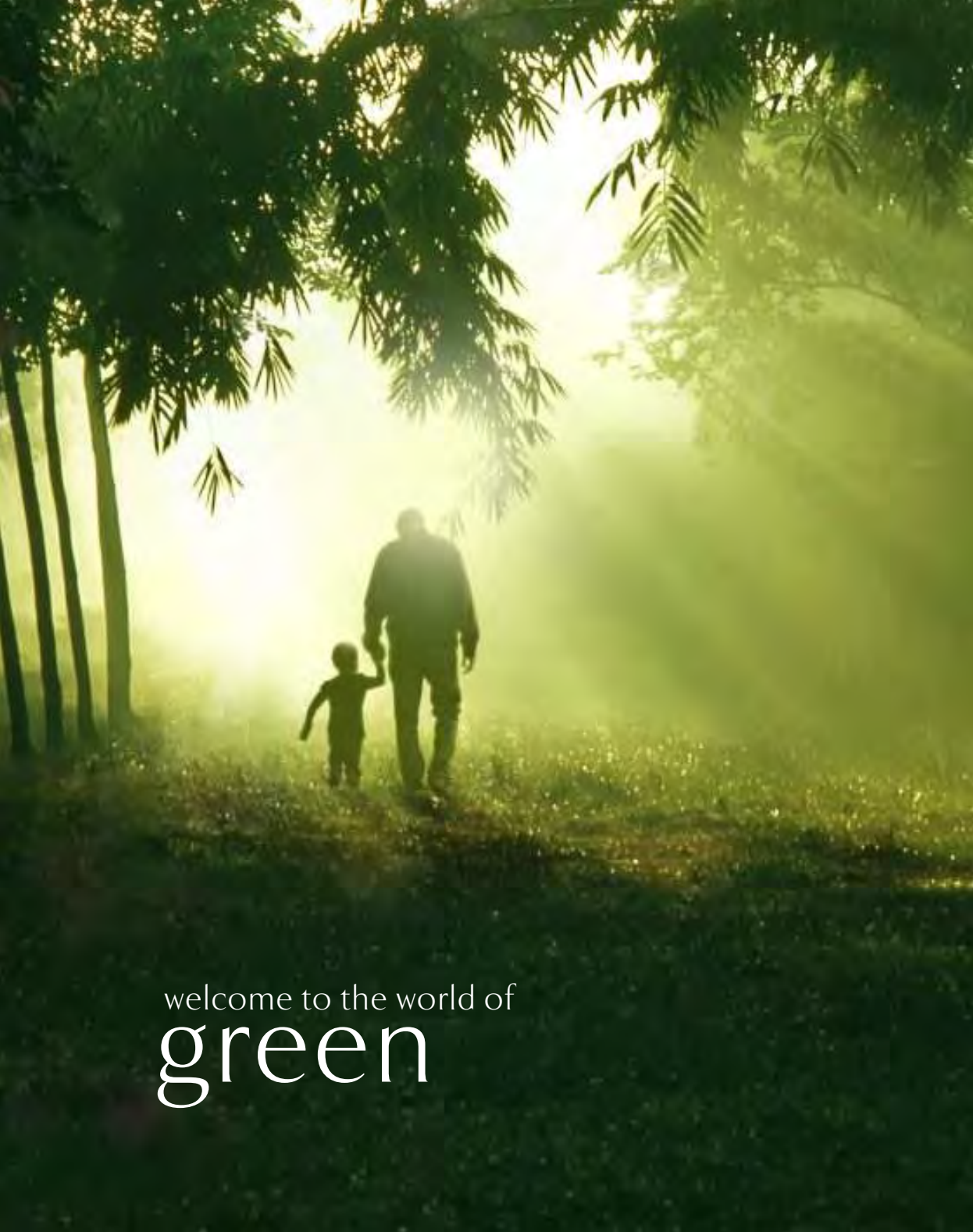


مدينة محمد بن راشد  
**mohammed bin rashid city**  
DISTRICT ONE

meydan  
SOBHA



welcome to the world of  
**green**





welcome to the world of  
**water**





welcome to the world of  
**connection**



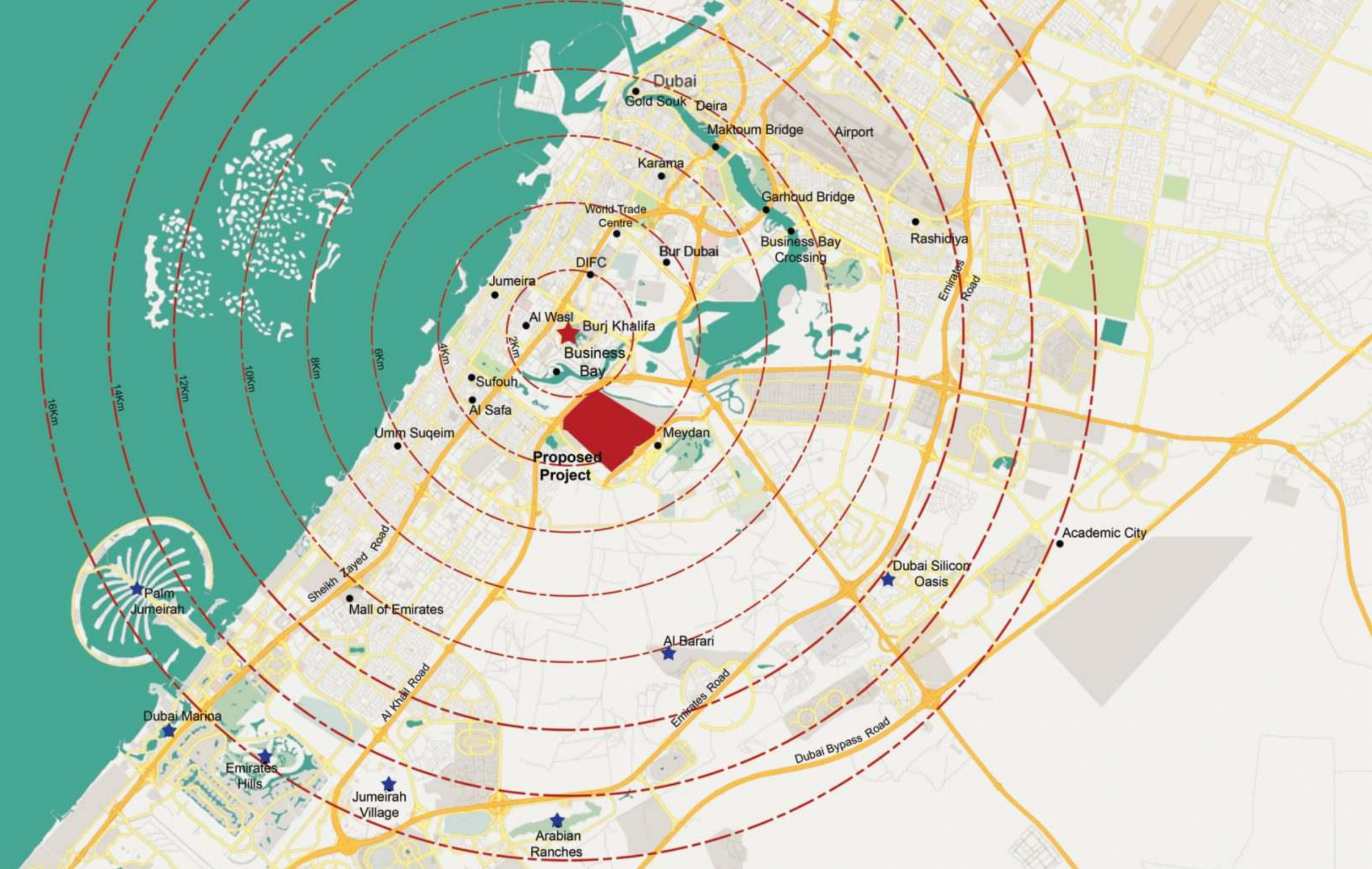
welcome to

district one













# the unrivalled location



**BURJ KHALIFA**  
4 minutes



**DUBAI MALL**  
4 minutes



**DIFC**  
6 minutes



**WORLD TRADE CENTRE**  
8 minutes



**DUBAI AIRPORT**  
12 minutes



**PALM JUMEIRAH**  
20 minutes

This quintessential address cannot be replicated. Perfectly positioned between the most recognizable landmarks in Dubai, Mohammed Bin Rashid City-District One is one of a kind destination.

- | Situated a mere 2.9 kilometers from the Burj Khalifa, it is a short 4 minute drive from the tallest tower in the world.
- | Sheikh Zayed Road and Al Khail Road provides easy access to the Dubai International Financial Centre, Emirates Towers and Dubai International Airport.
- | Nestled at the heart of Meydan, alongside the world's finest race course, 9-hole pay and play golf course, tennis academy, IMAX theatre and the five star The Meydan hotel with its many dining, social, meeting and event facilities.



in the company of  
**meydan**



*Meydan is the visionary concept of  
His Highness Sheikh Mohammed bin Rashid Al Maktoum,  
UAE Vice President, Prime Minister and Ruler of Dubai.*

District One residents will enjoy exceptional ease of access to Meydan's renowned premium attractions including five months of thoroughbred horse racing, the Dubai World Cup, tennis academy, IMAX Theatre, golf course, restaurants and more. With world class amenities right in your neighbourhood, enjoy a truly affluent lifestyle.



just  
imagine...

...an enchanted garden in the middle of Dubai as an ideal location for an exclusive villa community.

...a prime freehold development, home to expansive greens, verdant views, vibrant flora and sublime water features.

...star attractions like the stunning crystal lagoons, serene man-made beaches and a magnificent water park.

...a truly affluent lifestyle development set in the backdrop of nature.

...a lifestyle that blends luxury with natural beauty and nouvelle residential architecture to create one of the lowest density environments anywhere in the world.

...a community that has its way of slowing down time to a tranquil tempo and still be an integral part of vibrant Dubai.

| *4.2 million*  
sq.mts. of villa development

| *600 acres*  
of open spaces

| *7 kms.*  
of crystal lagoons

| *1100 acres*  
of freehold development

| *70 acres*  
of water features

| *14 kms.*  
of shoreline





villas in the heart of  
nature

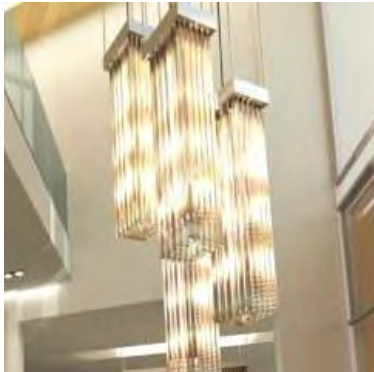


*Architectural visualization*

an absolute  
villa life







## contemporary villas

*Offering straight line modern architecture with a minimalist approach, these villas are perfect for families that are looking for calm, spacious and interactive spaces.*

The rectilinear volumes dominate the horizon with strip windows and full height glazing to maximize the inside out relation.

With an intention to create clean and neutral backgrounds, the visual palette consists of a cohesive colour scheme of natural materials and shades of grey.









## mediterranean villas

*A harmonious blend of Mediterranean style with European architecture, these villas offer a great choice for those who are looking for homes that offer complete privacy.*

The wooden pergolas and columns embellished with Mediterranean motifs, the villas provide graceful movements between spaces and maximized views to the green backyard.

The exteriors adorn a superior and modern finish with stone wall structures.

The colour palette consists of three varieties: sea, earth and the blooming countryside.











## modern arabic villas

*Inspired by modern Arabic architectural form, these villas offer a perfect environment for people who are looking for exclusivity, pleasure and relaxation.*

A reflection of true Arabic culture and a delightful symphony of functionality and aesthetic splendour, the modern Arabic villas feature authentic nouveaux designs.

Every villa offers two entrances, one for the family members and another for guests. The family entrance takes the residents directly into private quarters bypassing the guest majlis.

The colour palette is inspired by natural surroundings represented in golden sand dunes and hues of beige from earthy tones and natural woods.









discover life at  
district one





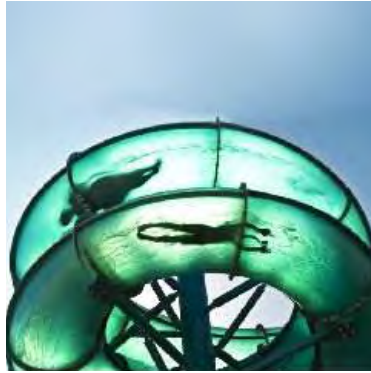


# waterscapes

by crystal lagoons

Waterscapes designed and executed by Crystal Lagoons, world leader in transforming developments into an island lifestyle. With state-of-the-art technology, the experts will create an unequalled concept of water bodies spread over 90 acres in a picturesque setting for truly shoreside living.

Some iconic developments by Crystal Lagoons: San Alfonso del Mar, Chile; Citystars Sharm El Sheikh, Egypt; Foresta, Mexico Playa Blanca, Panama; Dead Sea Lagoon, Jordan



## man-made beaches & waterparks

Discover a rich tropical life right in the heart of Dubai and enjoy the splendour of man-made beaches spread over 14 kms. of water frontage offering crystal clear seas and a sandy oasis. Experience the thrill of a world class water park offering a vast collection of heart pumping water slides, refreshing pools and more.





## parks & forests

With over 600 acres dedicated to open spaces, District One offers one of the lowest density villa developments in the heart of any international city. The fresh living experience is ensured through out by parks, lawns, tree lined avenues, jogging trails, cycling tracks, landscaped walkways and forests that also provide the perfect backdrop for an exclusive villa living.



## sporting action

An exceptional and exclusive array of fitness and sports facilities including expansive jogging trails, cycling trails, horse trails along with international size football grounds, tennis and basketball courts will be spread throughout District One. You will have abundant reasons to keep yourself fit and healthy.





## dining and entertainment

Stroll along the canal and get spoiled by the choice of cuisine, music and entertainment. An array of waterfront cafes, lively bistros, night life options, theatres and cinemas will engage your senses.



# lifestyle retail

Designed for the fashionistas, foodies and fun seekers, the District One High street will be the place to be seen and shop. From designer brands to local ethnic artifacts, from luxury to daily conveniences, all will be on offer to make your day-out memorable.





## the developers

*Meydan Group and Sobha Group have created a joint venture - Meydan Sobha LLC FZ - to develop 4.2 million square metres (more than 1100 acres) of prime freehold land into an exclusive destination of key leisure and retail attractions surrounded by spacious residential communities, within Mohammed Bin Rashid City.*

*Meydan Group owns and operates many of Dubai's premium leisure, cultural and business developments, part of its master vision plans to create an interconnected cityscape where the worlds of business, sport and cosmopolitan living merge. Meydan Group oversees the creation of Meydan City, the culmination of the vision of the Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum.*





*Meydan City is an iconic development across 200 million sq.ft. of prime real estate at the heart of Dubai. The city integrates major entertainment, leisure and hospitality attractions with waterfront developments, state-of-the-art commercial business parks and premium residential communities all within Dubai's most premium address location.*

one dynamic location. many possibilities.

The Meydan portfolio spans luxury leisure and hospitality experiences including The Meydan hotel, Bab Al Shams Desert Resort & Spa, Meydan Beach, golf, tennis and IMAX theatre. Five months of world class thoroughbred horseracing climax with the prestigious Dubai World Cup, the world's richest race day. The iconic Meydan Grandstand hosts regular live concerts with the biggest names from around the world, as well as a busy calendar of events and exhibitions.

Commercially, Meydan's Free Zone offers virtual offices to future focused Business Parks and land development opportunities. Close partnerships with Emirates Airline and Emirates NBD have delivered milestone projects including pilots communities and bespoke office developments.

As Meydan grows its real estate portfolio, announced developments include schools, hospitals and the construction of the Entisar Tower, a luxury 100 plus storey freehold vertical community in a prime location on Sheikh Zayed Road.





meydan

actual development by Meydan





*Founded by Mr. PNC Menon in 1994 with two 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 UAE, Sultanate of Oman, Qatar, Bahrain, Brunei, Tanzania, India and China.*



*The Sobha Group has credentials of delivering over 60 million sq.ft., annual turnover of AED 2200 million (USD 600 million), employing over 28,000 people and a land holding of around 240 million sq.ft.*

### passion at work

With a legacy of regal palaces, presidential suites, hotels and exclusive private villas, the Sobha Group over the years has expanded to include the verticals of real estate development, contracting, civil construction, metal working, building services, manufacturing of construction materials, architectural & engineering consultancy and software development.





**For more information**  
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**Email: [trupti@homeloungeuae.com](mailto:trupti@homeloungeuae.com)**