

A family of four is shown in a lush park setting. A young boy on the left is riding a bicycle. A woman stands next to him, holding a bag. A man stands next to her, and a young girl stands on the right. They are all dressed in casual, stylish clothing. The background features large trees, a body of water, 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.



# MANSIONS

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



MANSIONS  
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		✓	✓	✓

# TYPICAL 7+ BEDROOM

Ground Floor Plan

Arabic Style





# TYPICAL 7+ BEDROOM

First Floor Plan

Arabic Style





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

Basement Floor Plan  
Mediterranean 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		2	2	3
Bathrooms		7	7	8
Powder Room		2	2	3
Balconies		4	3	2
Terraces		3	4	4
Gym		✓	✓	✓
Home Theatre		✓	✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

TYPICAL 7+ BEDROOM  
Ground Floor Plan  
Mediterranean Style





# 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

Basement Floor Plan  
Contemporary 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	2	5
Bathrooms		7	7	8
Powder Room		3	3	3
Balconies		4	3	4
Terraces		4	3	8
Lifts		✓	✓	✓
Gym		✓	✓	✓
Home Theatre			✓	✓
Provision for Spa / Sauna		-	✓	✓
Pool		✓	✓	✓

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		✓	✓	✓

TYPICAL 5 BEDROOM  
First Floor Plan  
Mediterranean Style







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		✓	✓	✓

# TYPICAL 5 BEDROOM

## First Floor Plan

### Contemporary Style



# 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		✓