



DEPARTMENT OF ECONOMIC DEVELOPMENT
DUBAI
DISTRICT ONE WEST

66

DISCOVER NEW LEVELS OF
LUXURY IN DUBAI'S MOST
PRESTIGIOUS COMMUNITY

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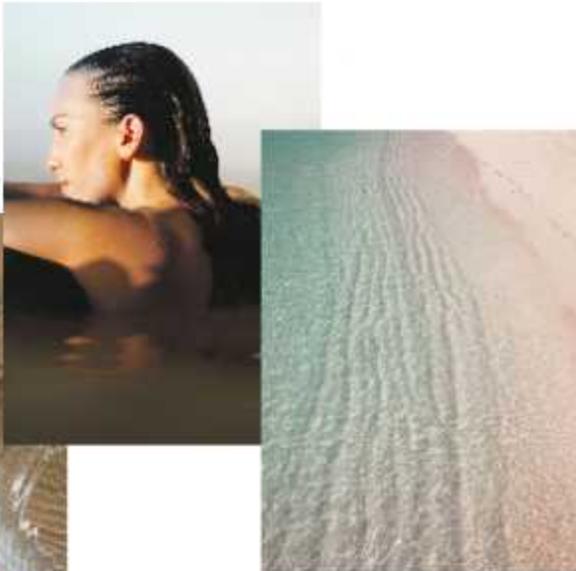
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INTRODUCTION

WELCOME TO DUBAI'S MOST PRESTIGIOUS COMMUNITY

In McAlarred (in Arabic) Al Makdam City's new phase - District One West - an extraordinary lifestyle awaits you. Discover a sublime, gated community with an exclusive collection of impeccable properties, ranging from luxe bedrooms to seven-level townmansions. Here, beauty lies in every delicate detail, and each precious moment is infused

with elegance and sophistication. With an abundance of lush, green outdoor spaces, the dazzling Crystal Lagoon, and an extensive array of world-class amenities, this inspiring neighbourhood offers unprecedented levels of luxury living. Experience a life of sheer bliss in this residential masterpiece.



FEEL INSPIRED BY YOUR SURROUNDINGS

Enjoy wonderful feelings of peace and tranquility as you live in this beautiful, secluded oasis. Feel uplifted by the natural elements as they merge perfectly with state-of-the-art design in stylish community spaces and meticulously-stated homes. District One West is surrounded with an abundance of rich vegetation which covers up to 60% of the neighborhood in lush greenery. Here, wellness is paramount to daily life. Breathe in fresh air and allow your senses to be enhanced by the beauty all around you.

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LIFESTYLE

EXTRAORDINARY
EXPERIENCES

CHAPTER

2



LIFESTYLE

LIVE LIFE ON THE NEXT LEVEL

The lifestyle you will live in District One West, is unlike any other. With an abundance of stylish community amenities for recreation and leisure, you will have everything you need to live your ideal life. Enjoy the highest levels of luxury living, where every aspect has been thoughtfully designed and planned to perfection. You can enjoy the privacy and safety of living in one of the most exclusive communities in Dubai, while living minutes away from the best that the city has to offer.

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LUXURANCE

LIFESTYLE

AN OASIS AT THE HEART OF DUBAI

While living in this idyllic oasis, you will soon discover that many of Dubai's most prominent landmarks, such as the celebrated Meydan racetrack, the iconic Burj Khalifa and the renowned Jumeirah Beach, rest at your fingertips. Enjoy the energy of the city, whenever you please, before returning home to the privacy, serenity, and comfort of your home in District One West, mere moments away.

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ADVANTAGE





LIFESTYLE

SHOPPING & ENTERTAINMENT ON YOUR DOORSTEP

District One West's prime location, with access to four of the main arterial roads, means it is perfectly positioned in one of the most well-connected and sought-after areas of Dubai, allowing you to enjoy an effortless modern lifestyle.

Shop in Dubai's finest shopping locations, remain away before returning to the comfort and tranquillity of home.

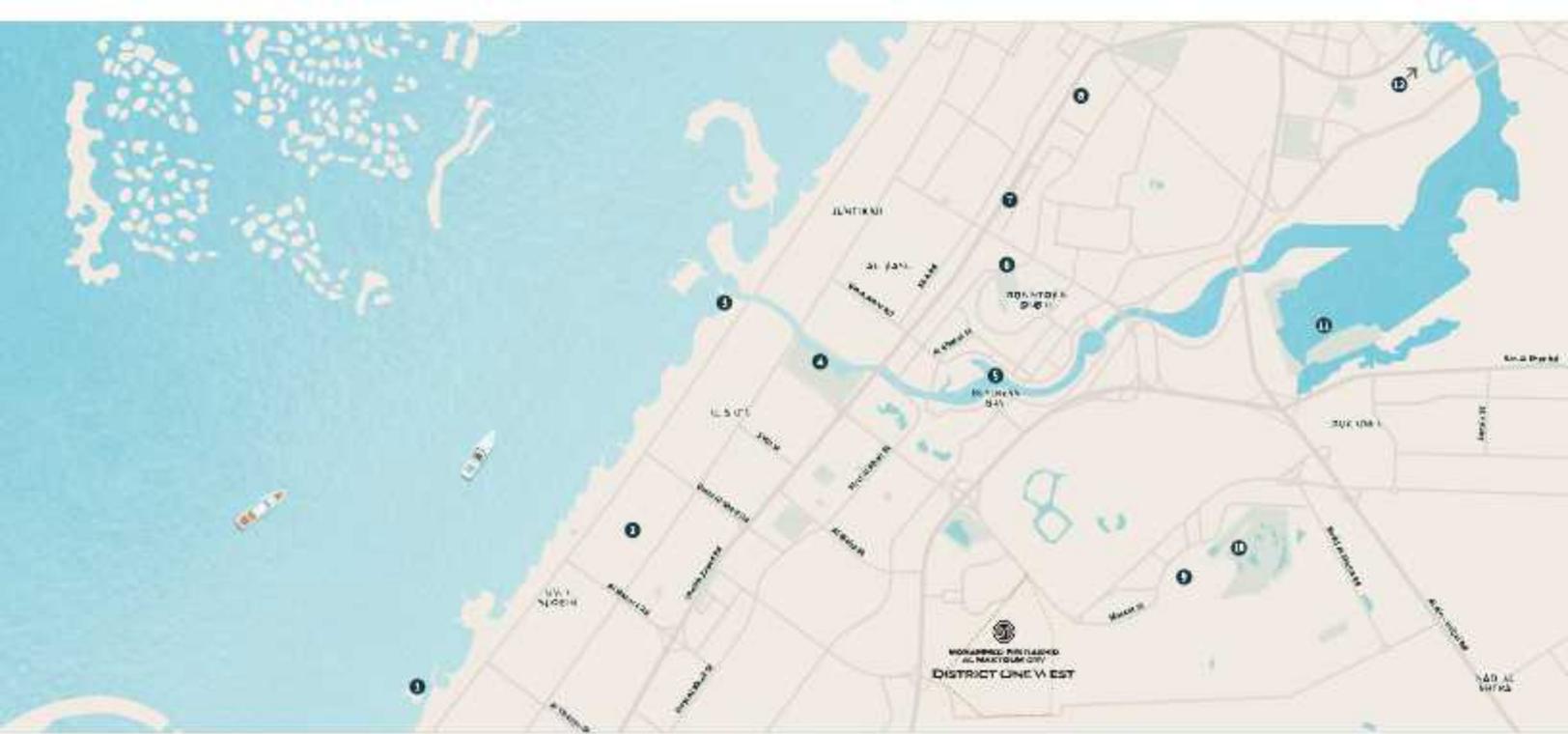


LIFESTYLE

DISCOVER NATURE ALL AROUND YOU

Discover the Rio Al Mani Wildlife Sanctuary just 15km north of Dubai, away from District One West. This expansive nature reserve is home to thousands of fascinating birds, including wonderful pink flamingos. Visit Dubai's first public park, Safa Park, and spend the day relaxing in beautiful gardens, riding bikes, or simply admiring the views over downtown and the Dubai Water Canal.





AN URBAN OASIS
AT THE CENTRE OF THE CITY

- | | | | | | |
|--------------------------|----------------------------|----------------------------|---|--------------------------------|---|
| 1 RURI AL ARAB
15,000 | 2 JUMEIRAH BEACH
10,000 | 3 BUSINESS BAY
7,000 | 4 DUBAI INTERNATIONAL
FINANCIAL CENTRE
17,000 | 5 THE MLYDAN
HOTEL
1,000 | 6 HAS AL KHDI
WILDLIFE SANCTUARY
10,000 |
| 7 UMM SUQUIM
10,000 | 8 SAFA PARK
2,000 | 9 DUBAI KHALLIFA
10,000 | 10 DUBAI WORLD
TRADE CENTRE
10,000 | 11 MLYDAN
1,000 | 12 DUBAI INTERNATIONAL
AIRPORT
10,000 |

THE CRYSTAL LAGOON

EXCLUSIVE
WATERFRONT LIVING



THE CRYSTAL LAGOON

EXCLUSIVE
WATERFRONT
LIVING AT
ITS FINEST

The Crystal Lagoon is the true essence of District One West, located at the very heart of the community. Experience exclusive waterfront living and soak up the relaxing, resort-style atmosphere that is brought right to your door. Engage in water-based activities, stroll leisurely along pristine white sands, and wade in the refreshing azure-blue water. Enjoy the calming sounds of nature as you unwind under tropical palms and glorious sunshine in this perfect paradise.

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THE CRYSTAL LAGOON



AN EXCLUSIVE
PARADISE
IMMERSED IN
GREENERY



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AM SERENA GARDEN



THE MASTERPLAN
WORLD-CLASS
AMENITIES

CHAPTER
4

Enhance the Quality of Baltimore City | District One West



WORLD-CLASS AMENITIES

LIVE A
BALANCED &
HARMONIOUS
LIFE

In this lush and vibrant neighborhood, wellness is paramount to daily life. Spend your time the way you wish. Discover an exclusive array of spectacular sporting options and fitness amenities for exercise and recreation. Discover stylish community spaces and relax in beautiful outdoor environments in the midst of nature. Life's simple, everyday moments become spectacular when experienced in this elevated environment.



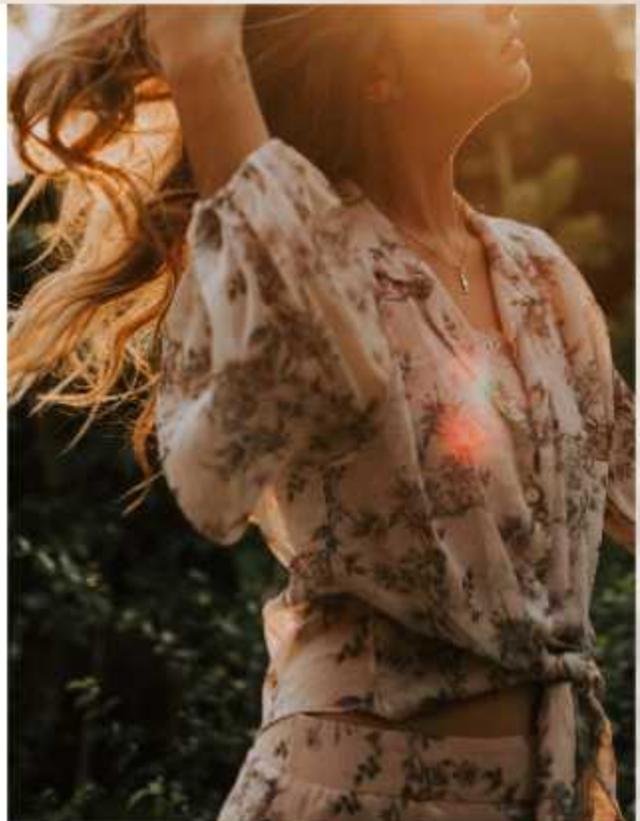
INSPIRED LIVING FOR AN EXTRAORDINARY LIFESTYLE

This exclusive community inspires an elevated luxury living. Spend days relaxing by the beach and evenings hosting dazzling dinner parties in your beautiful new home. From social activities to personal moments of relaxation, there is something for everyone to enjoy, at every time of day, in this prestigious environment.

RELAX, UNWIND & SOAK UP THE TROPICAL ATMOSPHERE

THE ATMOSPHERE

When being by the Crystal Lagoon, enjoy the calming effects of being close to the water, surrounded by blooming flora, as you live in harmony with nature. Feel motivated to spend more time outdoors. Use a life centered around your well-being: learn a new hobby or set yourself a new fitness goal and feel motivated by your picturesque surroundings.

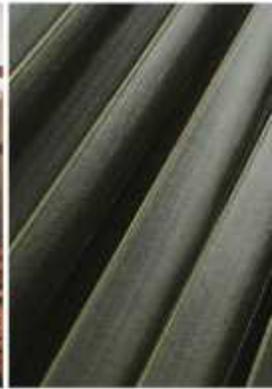




SPORTS & FITNESS

LEAD A HEALTHY, ACTIVE LIFESTYLE

- First-class, outdoor gyms for working on your personal bests.
- Beautiful sports courts for practicing your strokes.
- Creative play areas for the little ones to explore.
- Community parks for the opportunity to reconnect with nature.
- Idyllic, outdoor spaces for practicing your favorite activities, complete.



THE DAZZLING HEART OF DISTRICT ONE WEST

THE CRYSTAL LAGOON

The azure blue waters of the extraordinary Crystal Lagoon are at the heart and soul of the community. Wade in the water, take a morning walk along the boardwalk, step out onto pristine white sand, or unwind under the shade of swaying palms. Delight in the beauty and tranquility that arises from this incredible wonder.





Johnson & Whittier Homes | 2024

BEACH & POOLS

REFRESH & RE-ENERGISE



A stylish clubhouse for spending time in between dips in the water.



A breathtaking boardwalk for morning strolls or morning pops by the lagoon.



The extraordinary Crystal Lagoon for practicing exhilarating water sports.



Tanah teachers for taking time to relax under radiant sunbathers.

ADDITIONAL AMENITIES

SPEND QUALITY TIME OUTDOORS WITH THOSE YOU LOVE



A grassy ball playground for playing games amidst nature.



Stylish friendly paths for cycles around the neighborhood.



A dedicated kids play area within the flourishing community garden.



A shallow family lagoon area for wading in the water with little ones.





EXPLORE THE NEIGHBOURHOOD

Discover the remarkable amenities and beautiful outdoor spaces available exclusively to residents.

- 1 CLUBHOUSE
- 2 GATE HOUSE
- 3 CLUBHOUSE POOL AND BEACH
- 4 LAGOON BOARDWALK
- 5 SHALLOW LAGOON FAMILY AREA
- 6 LAGOON BEACH
- 7 RECREATIONAL BEACH ISLANDS
- 8 ISLAND MANSIONS
- 9 COMMUNITY GARDEN WITH SPORTS COURTS AND PLAY AREAS
- 10 GREEN CORRIDOR (PIEDESTALIAN PATHS)
- 11 SWIMMABLE LAGOON AND SANDY BEACHES
- 12 SCHOOL
- 13 KINDERGARTEN
- 14 MOSQUE
- 15 COMMERCIAL
- 16 UTILITY

PROPERTY COLLECTIONS

**NEW LEVELS
OF LUXURY**

CRANFORD



PROPERTIES

WELCOME TO YOUR CITY SANCTUARY

Contemporary architecture is a variety of distinctive styles, the finest of materials, and thoughtfully designed layouts, come together to create fine crafted collections of luxury homes. Enjoy seamless indoor outdoor living, and uplifted by wonderful natural materials, and relax as you admire fabulous views that expand over the Crystal Lagoon or vibrant greenery. Relax and unwind, host friends and family, this is your private haven in the city.

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PROPERTY COLLECTION



MASTERPIECE

CHOOSE YOUR IDEAL HOME FROM FOUR COLLECTIONS OF PRESTIGIOUS PROPERTIES

In District One West, there is an ideal property to suit every need. Choose an exclusive villa set overlooking the shimmering waters of the Crystal Lagoon, or a home surrounded by the flourishing green parks and gardens. Spacious properties ranging from four bedroom villas to

seven bedroom mansions are available. Each is a property of architectural distinction and impeccable style. With exquisite design and finishes of the highest standard, appreciate every fine detail as you relax in your luxurious new home.

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PROPERTY COLLECTION

1 BEDROOMS

THE
ISLAND



Experience the Living @ The Island City | Dubai, UAE

MAGNIFICENT
VIEWS
AND LAVISH
MATERIALS
COME TOGETHER



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PROPERTY DEVELOPMENT



THE ISLAND

EXPERIENCE
NEW LEVELS OF
LUXURY LIVING

The most luxurious collection of properties is located in prime positions on the secluded island at the heart of the Crystal Lagoons. This collection includes a variety of well-appointed residences and outdoor lounge areas offering unparalleled views over the dazzling waters. In these outstanding villas, each final detail has been meticulously considered to offer the ultimate luxury experience.

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PROPOSED DEVELOPMENT



THOUGHTFUL
LAYOUTS
FOR SEAMLESS
INDOOR-OUTDOOR
LIVING

PROPOSED DEVELOPMENT



Bedroom (The Palace at Waterfront City) (Palace Bay West)



CUTTING-EDGE
DESIGN
AND EXQUISITE
DETAILING



THE ISLAND

CHOOSE TO LIVE IN A SUMPTUOUS, STATEMENT HOME

From extensive floor to ceiling windows that fill spacious rooms with an abundance of natural light, to soaring double height ceilings that create a wonderful feeling of space and air, this collection of statement homes is truly striking. Lustrous materials, plush interiors, beautiful gardens, separate service rooms, large grand suites, and glittering private pools create an unparalleled living environment that is the epitome of sophistication.





Experience the Living in Redwoods City (United Arab Emirates)

SERENE
WATERFRONT
GARDENS WITH
PRIVATE POOLS





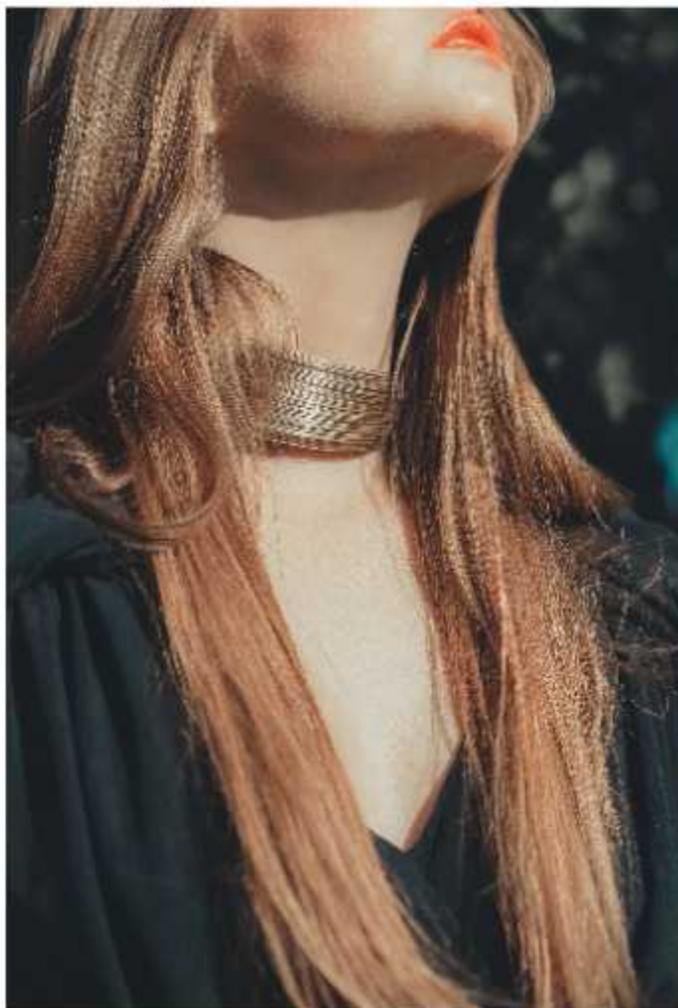
Rediscover the beauty of Balinese City | District One West

MANOR VILLAS

THE HEIGHT OF STYLE

The manor villas are spacious and elegant properties, carefully positioned along the waterfront of the captivating Crystal Lagoon. The beautiful lagoon faces onto the water with the pristine sands and boardwalk just steps away from your backdoor.

Designed in the relaxed beachside atmosphere, the villas feature sleek, contemporary interiors and oceanside balconies. The manors are thoughtfully designed with a spacious open-plan living and dining room at ground floor, that benefits from extensive water views, and a multipurpose showpiece lounge that creates each prestigious property.





SHOWPIECE MULTI-PURPOSE LIVING SPACE CROWNS EACH RESIDENCE



5 BEDROOMS

THE
GARDEN
VILLAS



Discover The Garden in Dubai City | Dubai, UAE

GRAND VILLAS
SURROUNDED
BY GREENERY





Discover the Living & Dining City | United Arab Emirates

CALMING TONES
AND LUXURIOUS
FINISHES



GARDEN VILLAS

EXCLUSIVE
VILLAS IMMERSSED
IN NATURE

Intimately designed villas, with striking style that are nestled amidst flourishing greenery thoughtful layouts that offer space and flexibility are combined with the latest modern conveniences. Adorned by the pool in total privacy of your garden under the welcome shade of lush foliage, extensive glass doors and windows offer flowing connectivity between the interiors and the outdoors in these magnificent two-bedroom homes.

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PROSPECT VILLAS OFFERING



4 BEDROOMS
THE
GARDEN
VILLAS



GARDEN VILLAS

ULTRA-COMFORTABLE HOMES WITH BEAUTIFUL GARDENS

The villas in this collection have been carefully planned to offer exceptional levels of comfort with equal amounts of style and charm. With soft light, fine details, and a balance of layout, these villas are designed for luxury with a chic, modern feel. These exquisite properties set in beautiful surroundings, offer privacy and a stone's throw away from the heart of the community. With spacious, bright living areas and a notable guest suite located in the heart of the home, this property is ideal for those with a spirit of hospitality.

