



DISTRICT ONE RESIDENCES

LOCATION: DISTRICT ONE – MBR CITY COMPLETED: READY NOW

District One Residences will consist of 30 residential buildings once the master project has been completed. The entire development sits next to District One Villas in Meydan which means all units come with a gorgeous view of the Crystal man-made lagoon. The buildings range in size from 4,6,8,12 and 16-storeys and will house 1-3BR apartments that all come with balconies. This is a phased roll-out development project, with each building having their own completion dates.

FACILITIES

- LAGOON
- SPORTS FACILITIES
- NURSERY
- RUNNING/CYCLING TRACK
- SUPERMARKET
- PLAY AREAS
- BOARDWALK
- COMMUNITY PARKS
- DOG PARK
- HEALTH CENTER/FITNESS CLUB

SIZES & PRICES

1 BR- 716 SQFT TO 1,160 SQFT	SECONDARY MARKET
2 BR – 1,083 SQFT TO 2,132 SQFT	SECONDARY MARKET
3 BR – 1,917 SQFT TO 2,629 SQFT	SECONDARY MARKET

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Allday Fresh, Spinneys Meydan, Union Corp Hypermarket, Choithrams

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Seidd International Scientific School, Kings' School Al Barsha

MEDICAL FACILITIES: Emirates Hospital Jumeirah, Medcare Hospital Al Safa

RETAIL/F&B: Café on site, The Dubai Mall, Festival City

PETROL STATION: EPPCO Al Meydan Street, ADNOC Nad Al Sheba

LANDMARKS: Meydan Hotel, The Burj Khalifa, The Dubai Mall, DIFC



RESIDENCES

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY, PARTICULARLY DOWNTOWN DUBAI & BUSINESS BAY
- ONE OF THE BEST RESIDENTIAL CENTRAL CITY LOCATIONS IN DUBAI
- SITS RIGHT NEXT TO THE UPCOMING MEYDAN ONE MALL
- DISTRICT ONE COMMUNITY ALREADY HAS A SUPERMARKET, HAIRDRESSERS, NURSERY AND A CAFE ON-SITE, MORE AMENITIESTO COME ONCE THE DEVELOPMENT IS COMPLETED
- 10 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB
- 5 MINUTES FROM AL KHAIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



+7 969 179 97 79



District One Residences will have a minimal aesthetic that are a delightful blend of elegant interiors and modern functionality entwined with calm sweeping spaces and understated lines. Natural light will be able to stream through the floor-to-ceiling windows as these contemporary homes offer stunning panoramic views of the Crystal Lagoon or the neighbouring luscious greenery, enhancing the feeling of space.

PITCH POINTS / WHY BUY?

- DISTRICT ONE RESIDENCES IS WITHIN THE SAME COMMUNITY AS D1 VILLAS AND MANSIONS
- DEVELOPMENT SPREAD ACROSS 45M SQFT OF COMMUNITY
- 60% (26M SQFT) OF OPEN GREEN SPACES – ONE OF THE GREENEST COMMUNITIES IN DUBAI
- 14KM LAGOON - THE BIGGEST MAN-MADE LAGOON IN THE WORLD
- 8.4KM OF CYCLE AND RUNNING TRACK
- ONE OF THE MOST IN-DEMAND COMMUNITIES IN DUBAI
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- THE COMMUNITY IS DOG FRIENDLY
- MINUTES AWAY FROM THE HEART OF THE CITY

PAYMENT PLAN:	60/40 (SECONDARY MARKET)
ROI:	District One Apartments 5.1% District One Villas 4%

DEVELOPER OVERVIEW

Meydan Sobha is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. The developer has successfully completed a wide range of commercial developments, sports, hotels, entertainment and fun facilities, schools, residential villa communities with luxury waterfront developments.

THINGS TO KNOW

ALLOCATED PARKING:	YES (1BR & 2BR X1 SPACE, 3BR X2 SPACE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 1.4km KIDO NURSERY
- 1.4km ALLDAY SUPERMARKET
- 5km SHEIKH ZAYED ROAD
- 6.6km PETROL STATION
- 6.7km THE DUBAI MALL
- 6.8km DUBAI INTERNATIONAL SCHOOL
- 7km MEDCARE HOSPITAL AL SAFA
- 7km METRO STATION



KEY FEATURES

- ALL UNITS HAVE VIEWS OF THE LAGOON AND AT LEAST ONE BALCONY OR TERRACE
- ALL UNITS COME WITH A LAUNDRY ROOM, WALK-IN-CLOSET AND A POWDER ROOM
- SOME 2BR UNITS ALSO COME WITH A MAID'S ROOM AND BATHROOM
- ALL 3BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM
- ALL BEDROOMS COME WITH A BATHROOM
- VERY SPACIOUS UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE SAME AREA
- CRYSTAL LAGOON IS THE CENTRAL FEATURE OF THE ENTIRE D1 COMMUNITY