



MOHAMMED BIN RASHID  
AL MAKTOUM CITY

DISTRICT 11

*Opal Gardens*

meydan

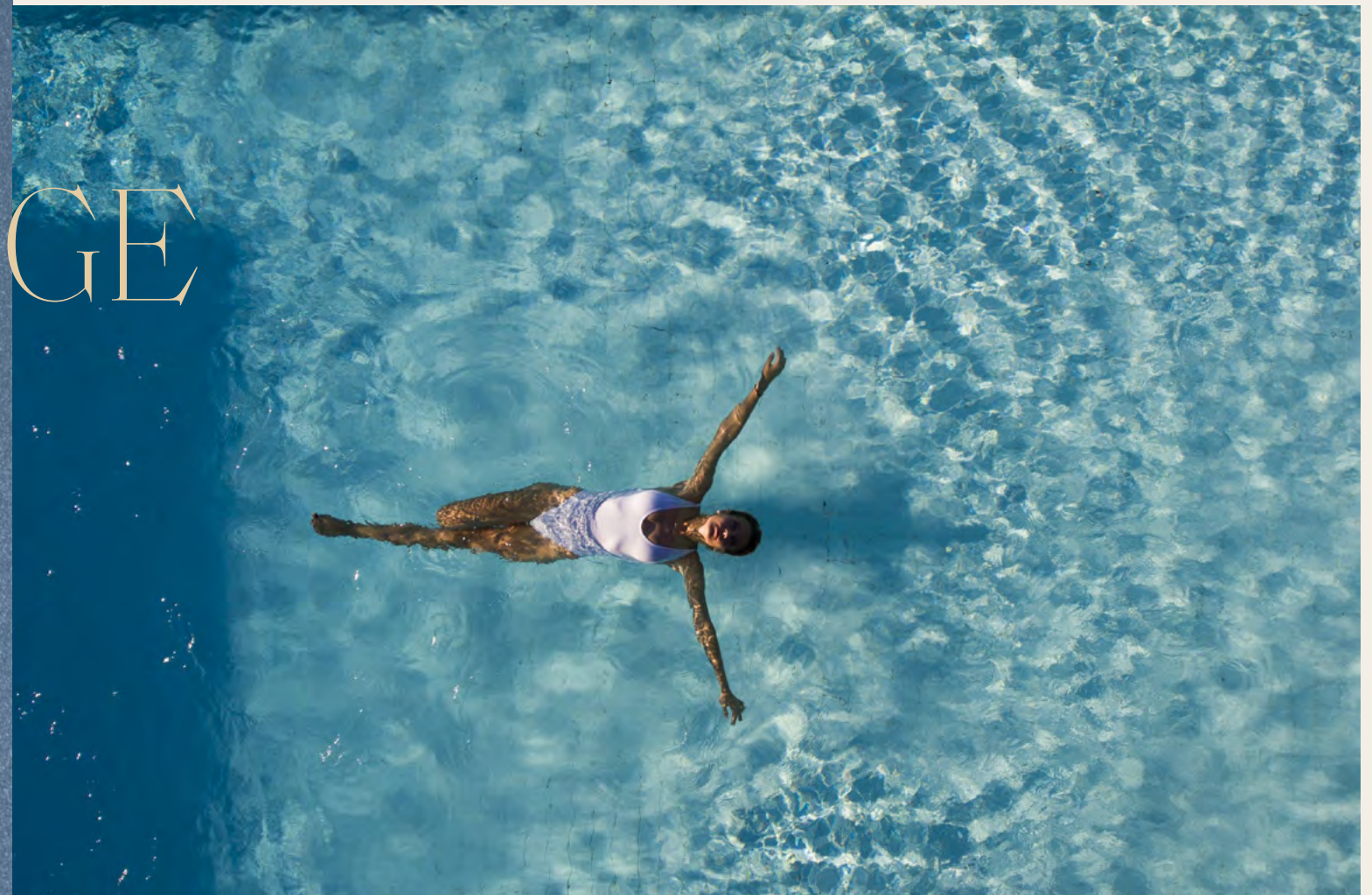


DISTRICT 11

OPAL GARDENS

# A LIFESTYLE DESIGNED TO INDULGE

*Elegant & Exclusive Homes*







ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



DISTRICT 11

OPAL GARDENS

# ILLUSTRIOUS & ELEVATED

*District 11 Opal Gardens is the newest high-end community taking residence in Dubai's most affluent address:*

DISTRICT 11,  
MOHAMMED BIN RASHID  
AL MAKTOUM CITY.



# Points of Interest

*One of Meydan's most popular and well-established neighbourhoods.*

1. Mohammed Bin Rashid Al Maktoum City
2. Meydan Racecourse
3. Burj Khalifa
4. Burj Al Arab
5. Jumeirah Mosque
6. Palm Jumeirah
7. World Islands
8. Emirates Towers
9. Dubai International Airport
10. Dubai International Financial District
11. Dubai Mall
12. Dubai Design District
13. Kent College
14. Lycee Libanais Francophone School



MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



DISTRICT 11

OPAL GARDENS

*A  
Secluded  
Haven*

With exceptional access to Downtown Dubai, District 11 Opal Gardens enlivens the spirit with verdant green spaces encircling a stunning crystal lagoon. Secure and gated, the development will feature well-crafted villas and townhouses surrounded by lush landscaping and over 5-kilometers of cycling and pedestrian trails.





DISTRICT 11

OPAL GARDENS

# THE HEIGHT OF LUXURY LIVING

Dubai offers an invigorating mix of cultures and nationalities, the arts and world-class architecture, five-star dining, and the most sought-after names in fashion.





# LAGOON & AMENITIES






- East Lagoon
- Main Lagoon Entrance
- Commercial Facilities
- Sand Beach
- Amenity Lawn
- Loop Road
- Gateway
- External Cycle Track
- Sikka
- Gated Community
- Mosque
- Retail
- Supermarkets
- Schools
- Clinics

MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.





# YOUR NEIGHBOURHOOD

-  Townhouses (2-Plex)
-  Townhouses (4-Plex)
-  Villa (4-Bed)
-  Villa (5-Bed)
-  Villa (6-Bed)
-  Public Facility
-  Commercial
-  Utility

1. Emirates Airline Housing
2. Kent College
3. Hypermarkets
4. Lycee Libanais Francophone School
5. Mosque Plot
6. Neighbouring Community



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DISTRICT 11

OPAL GARDENS

A gated community featuring multiple gateway access points for the ultimate accessibility and security.

*Impeccable homes,  
down to every detail offering:*

VILLAS  
SEMI—DETACHED VILLAS  
TOWNHOUSES

The residences at *District 11 Opal Gardens* are impeccably designed and feature stunning views of the Dubai skyline and crystal lagoon.



DISTRICT 11

OPAL GARDENS

Available as four to six-bedroom villas, the generous layouts of the homes are spacious and airy, with large windows letting in an abundance of natural light. Large balconies and terraces of each villa feature ample space for outdoor entertaining (with pool option).

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# VILLAS

*Available as four to six-bedrooms.*







ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



VILLAS,  
Type A

FOUR-BEDROOM

Ground Floor	196.38 sq.m	2,113.82 sq.ft
First Floor Area	194.57 sq.m	2,094.33 sq.ft
Balcony / Terrace, First Floor	29.94 sq.m	322.27 sq.ft
Garage	52.52 sq.m	565.32 sq.ft
Total Built-Up Area	473.41 sq.m	5,095.74 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

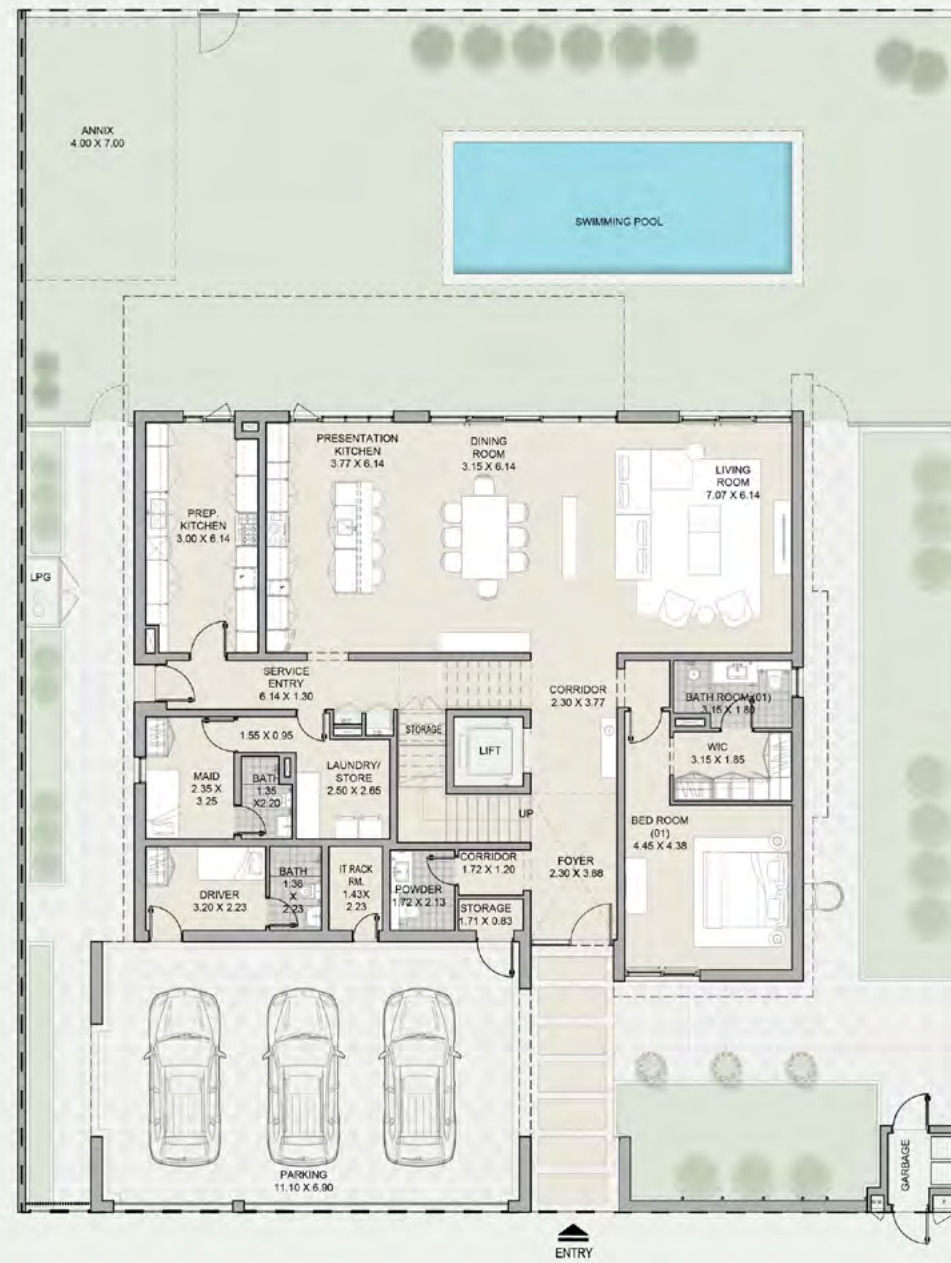


VILLAS,  
Type A

FIVE-BEDROOM

Ground Floor	255.62 sq.m	2,751.47 sq.ft
First Floor	277.56 sq.m	2,987.63 sq.ft
Balcony / Terrace, First Floor	29.57 sq.m	318.29 sq.ft
Garage	84.25 sq.m	906.86 sq.ft
Total Built-Up Area	647 sq.m	6,964.25 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



VILLAS,  
Type A

SIX-BEDROOM

Ground Floor	313.36 sq.m	3,372.98 sq.ft
First Floor	337 sq.m	3,627.44 sq.ft
Balcony / Terrace, First Floor	37.9 sq.m	407.95 sq.ft
Garage	97.06 sq.m	1,044.75 sq.ft
Total Built-Up Area	785.32 sq.m	8,453.12 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



DISTRICT 11

OPAL GARDENS

These four-bedroom semi-detached villas feature high ceilings, generous layouts, and large windows. Each semi-detached villa offers a large backyard space, complete with an elegantly designed patio for nights spent under the stars.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

# SEMI— DETACHED VILLAS

*Four-bedroom*







ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



*SEMI-DETACHED  
VILLAS, Type A*

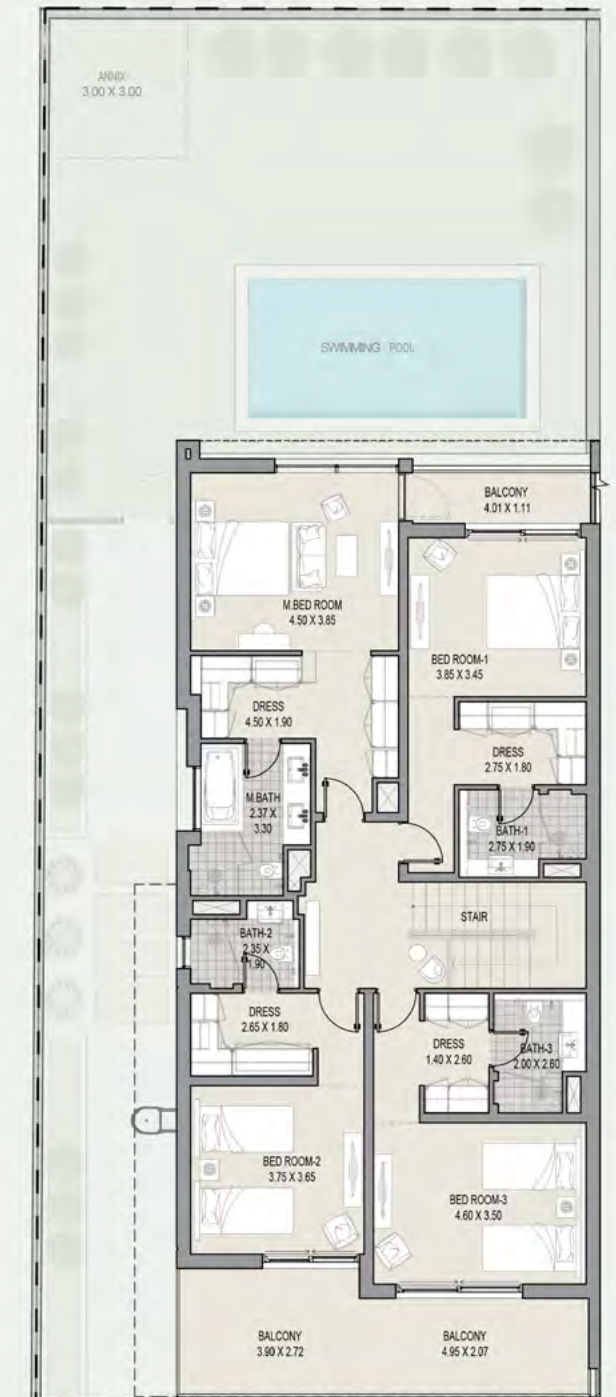
FOUR-BEDROOM

Ground Floor	123.85 sq.m	1,333.11 sq.ft
First Floor	154.54 sq.m	1,663.45 sq.ft
Balcony / Terrace, First Floor	26.74 sq.m	287.83 sq.ft
Garage	46.26 sq.m	497.94 sq.ft
Total Built-Up Area	351.39 sq.m	3,782.33 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



*SEMI-DETACHED  
VILLAS, Type B*

FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.11 sq.m	1,658.83 sq.ft
Balcony / Terrace, First Floor	
27.58 sq.m	296.87 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.80 sq.m	3,786.75 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



DISTRICT 11

OPAL GARDENS

The elevated four-bedroom townhouses are thoughtfully laid out to maximise space and feature large windows. Each townhouse features a private backyard with elegant landscaping.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

# TOWNHOUSES

*Four-bedroom*







ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



*TOWNHOUSES,*  
*Type A*

FOUR-BEDROOM

Ground Floor  
113.01 sq.m      1,216.43 sq.ft

Terrace / Porch, Ground Floor  
8.58 sq.m      92.35 sq.ft

First Floor  
137.80 sq.m      1,483.27 sq.ft

Balcony / Terrace, First Floor  
11.23 sq.m      120.88 sq.ft

Second Floor  
80.86 sq.m      870.37 sq.ft

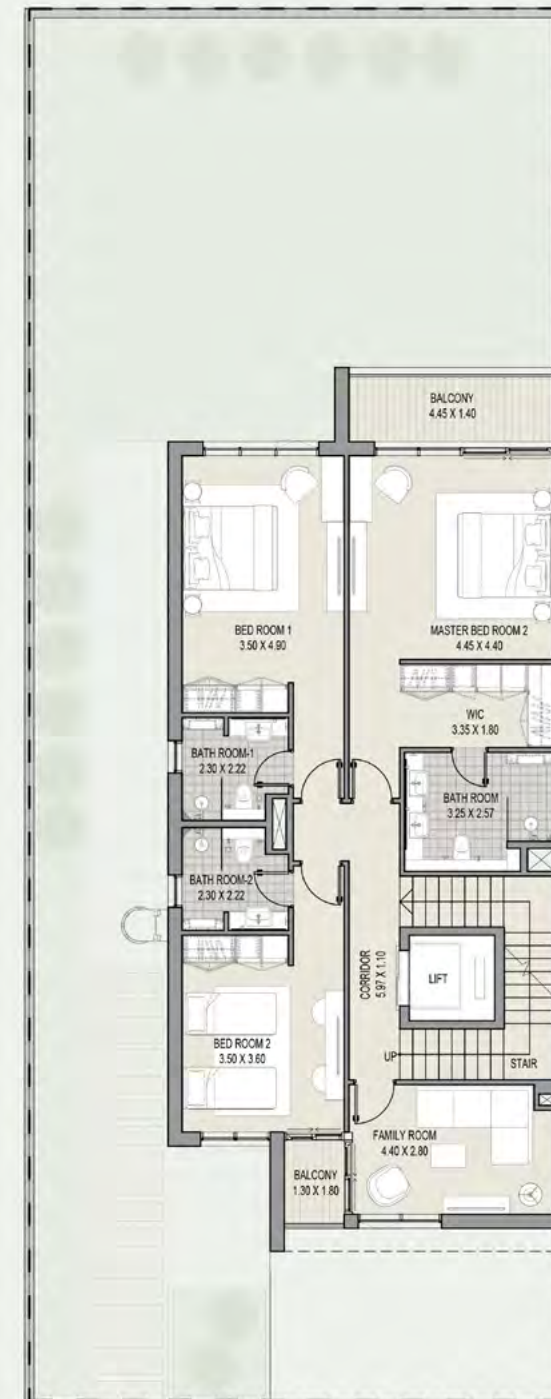
Balcony / Terrace, Second Floor  
57.82 sq.m      622.37 sq.ft

Garage  
41.37 sq.m      445.30 sq.ft

Total Built-Up Area  
450.67 sq.m      4,850.97 sq.ft



GROUND



1ST FLOOR



ROOF

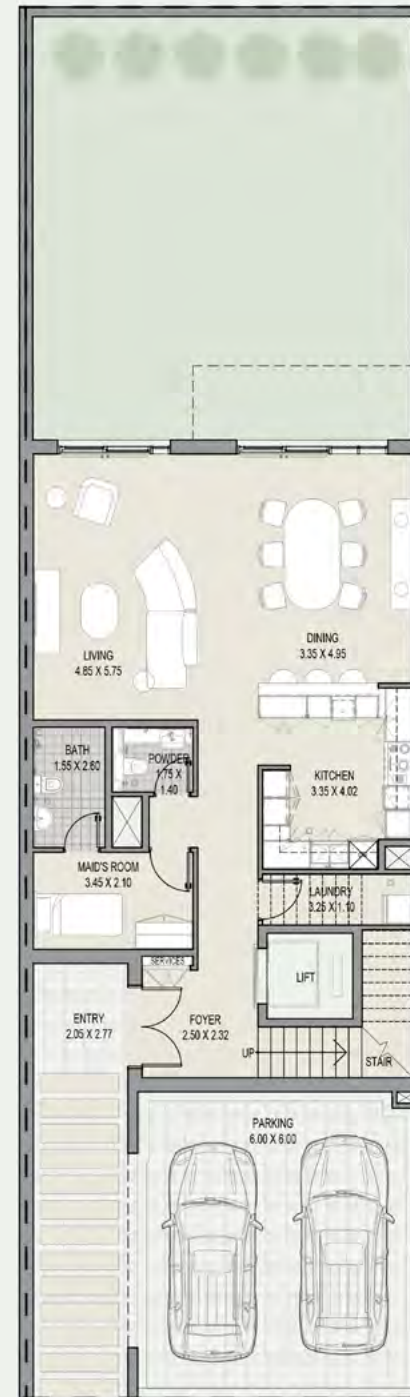


*TOWNHOUSES,*  
*Type B*

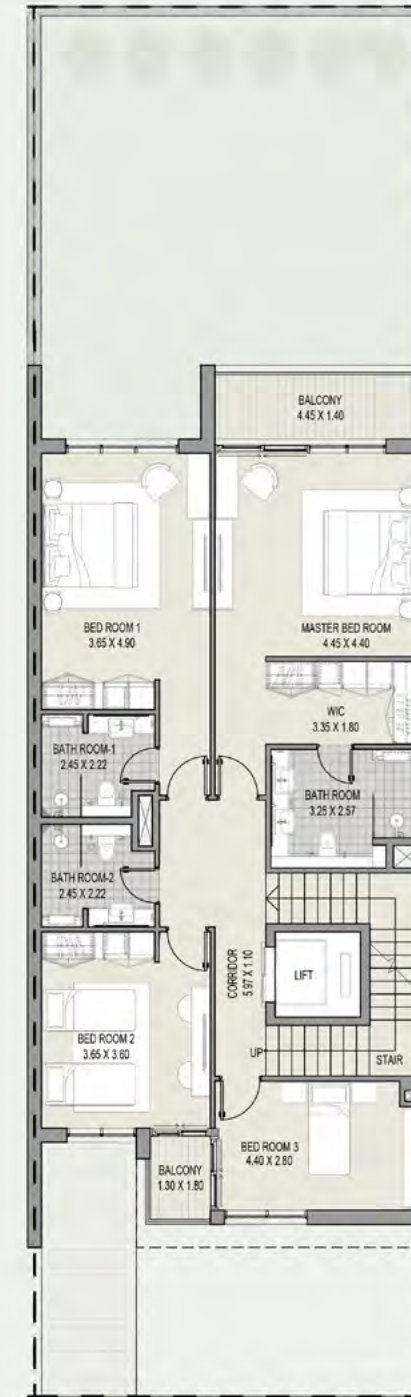
FOUR-BEDROOM

Ground Floor	113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	6.10 sq.m	65.66 sq.ft
First Floor	137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	10.56 sq.m	113.67 sq.ft
Second Floor	17.40 sq.m	187.29 sq.ft
Garage	41.37 sq.m	445.30 sq.ft
Total Built-Up Area	325.84 sq.m	3,507.31 sq.ft

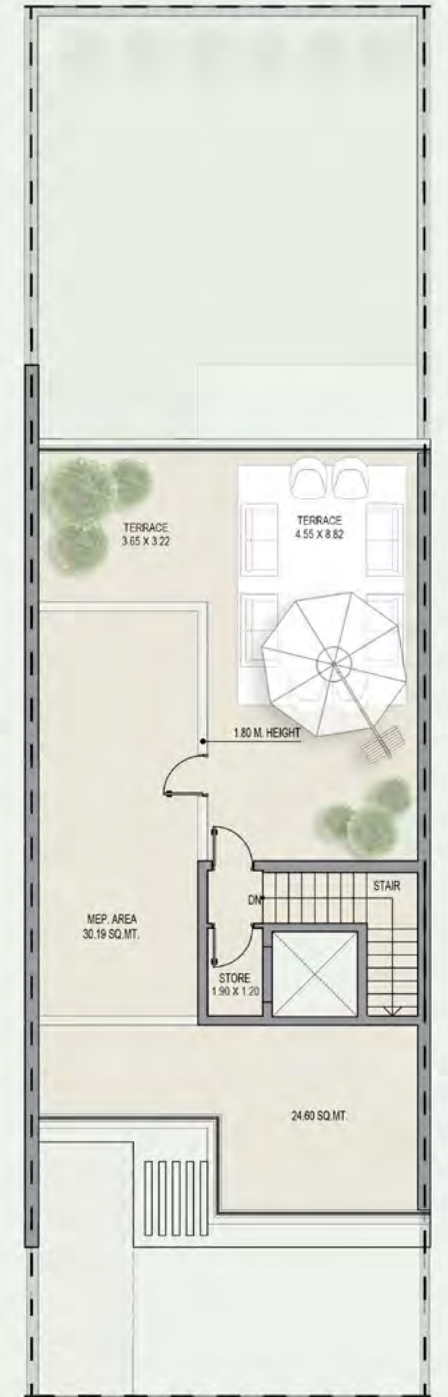
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF



*TOWNHOUSES,*  
*Type C*

FOUR-BEDROOM

Ground Floor  
113.03 sq.m      1,216.64 sq.ft

Balcony / Terrace / Porch, Ground Floor  
6.10 sq.m      65.66 sq.ft

First Floor  
137.38 sq.m      1,478.75 sq.ft

Balcony / Terrace, First Floor  
10.56 sq.m      113.67 sq.ft

Second Floor  
17.40 sq.m      187.29 sq.ft

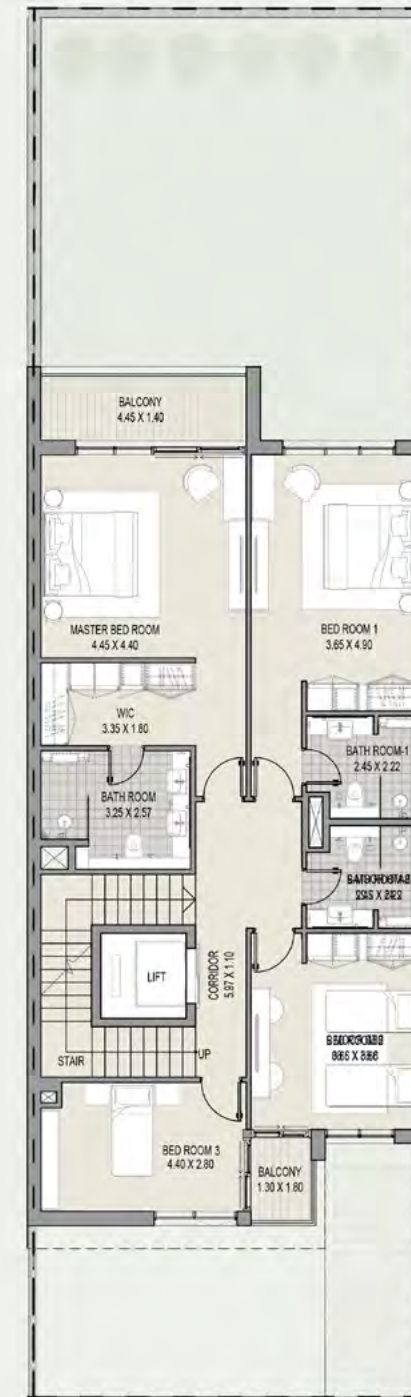
Garage  
41.37 sq.m      445.30 sq.ft

Total Built-Up Area  
325.84 sq.m      3,507.31 sq.ft

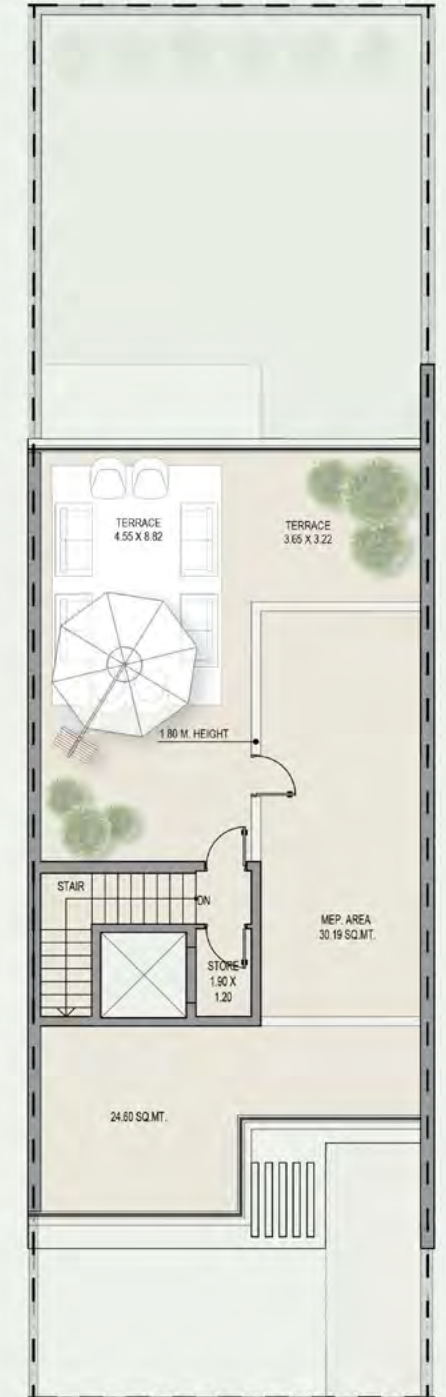
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF



*TOWNHOUSES,*  
*Type D*

FOUR-BEDROOM

Ground Floor	113.01 sq.m	1,216.43 sq.ft
Terrace / Porch, Ground Floor	8.58 sq.m	92.35 sq.ft
First Floor	137.80 sq.m	1,483.27 sq.ft
Balcony / Terrace, First Floor	11.23 sq.m	120.88 sq.ft
Second Floor	80.86 sq.m	870.37 sq.ft
Balcony / Terrace, Second Floor	57.82 sq.m	622.37 sq.ft
Garage	41.37 sq.m	445.30 sq.ft
Total Built-Up Area	450.67 sq.m	4,850.97 sq.ft



GROUND



1ST FLOOR



ROOF



*The residences feature high-end finishes, creating a bespoke and elegant ambience throughout the homes.*







ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

*The spacious kitchens offer state-of-the-art appliances.*





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.





ELEGANTLY  
& LUSHLY  
LANDSCAPED

TO CREATE A BARRIER BETWEEN ACTIVE ROADS  
AND PEDESTRIAN AND CYCLING PATHS.





# AMENITIES

*Health, Wellness & Comfort*



DISTRICT 11

OPAL GARDENS

# AN IDYLIC WAY OF LIFE

*Reimagine the dream lifestyle*

District 11 Opal Gardens reimagines the dream lifestyle with a curated selection of amenities designed to support health and wellness, comfort, and unforgettable moments with family and friends.





DISTRICT 11

OPAL GARDENS

A CRYSTAL LAGOON IS AT THE  
HEART OF DISTRICT 11 OPAL GARDENS



*Perfect for:*

KAYAKING

CANOEING

SWIMMING



# A RICH & ACTIVE LIFESTYLE

A 5-kilometer cycling track runs around the development, creating seamless connections between the residences and the amenities. The paths are lavishly landscaped with ample shading, perfect for maintaining a healthy and active lifestyle in beautiful surroundings.





DISTRICT 11

OPAL GARDENS

# *Immerse in Nature*

*Sandy Beaches*

*Outdoor Living*

*Nature Connection*

*Crystal Water*





A SPRAWLING LAWN FEATURES A KIDS' PLAY  
AREA, AN OUTDOOR FITNESS CENTER AND  
SPORTS COURT, SHADED SEATING AND PICNIC  
AREAS, AND A YOGA PLATFORM.





# ABOUT MEYDAN

A stellar real estate developer. *Meydan* is the visionary concept of **His Highness Sheikh Mohammed Bin Rashid Al Maktoum**, UAE Vice President, Prime Minister, and Ruler of Dubai. It includes a wide range of commercial developments, sports, hotels, entertainment and fun facilities, schools, residential villa communities with luxury waterfront developments.

## CONTACT US

[www.meydan.ae](http://www.meydan.ae) | [info@meydan.ae](mailto:info@meydan.ae)

T. 800 Meydan

Mohammed Bin Rashid Al Maktoum City | District 11 Opal Gardens

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DISTRICT 11

*Opal Gardens*

Numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping, and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and Annex location configurations shown on floor plans are for general illustrative purposes only and are not provided by the developer.

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