



MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT ONE WEST

A development by **MEYDAN** | Managed by **NAKHEEL**



DISTRICT ONE WEST

📍 LOCATION: MEYDAN DISTRICT 11 📅 COMPLETED: Q1 2027

District One West is the newly launched project by Meydan and will be managed by Nakheel. The development will be an extension of the highly-popular and well-established District One Villas, with its own central crystal lagoon. The master community will consist of gorgeous, ultra-modern standalone villas, ranging from 4-7BR. Seven-bedroom mansions include 4 floors, and 4-6BR villas come with 2 floors and a roof terrace. The villas are incredibly spacious, and all come with a private garden and a swimming pool.

FACILITIES

- | | | |
|--------------------|--------------------|---------------------|
| CRYSTAL LAGOON | RETAIL | CLUBHOUSE |
| OUTDOOR GYM | POOLS & BEACHES | CREATIVE PLAY AREAS |
| COMMUNITY GARDENS | BIKE & CYCLE PATHS | SPORTS COURTS |
| FAMILY LAGOON AREA | BOARDWALK | KID'S PLAY AREAS |

SIZES & PRICES

4 BR (THE GARDEN VILLAS) – 6,657 SQFT TO 6,987 SQFT	FROM AED 7,800,000
5 BR (THE GARDEN VILLAS) – 7,092 SQFT TO 9,395 SQFT	FROM AED 18,360,000
6 BR (THE MANSIONS) – 10,918 TO 11,237 SQFT	FROM AED 30,670,000
7 BR MANSION (THE ISLAND) – 20,796 SQFT TO 22,969 SQFT	FROM AED 60,200,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Market, SpinneysHQ Meydan

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

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

PETROL STATION: ENOC Link - Meydan

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse

LOCATION FACTORS

- LOCATED IN MEYDAN IN DISTRICT 11
- ONCE COMPLETED THE COMMUNITY WILL HOUSE RETAIL, A CLUBHOUSE AND A SUPERMARKET ETC
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES FROM AL KHALIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



+7 969 179 97 79



These gorgeous villas and mansions in District One West will have modern and contemporary exteriors and interiors with extensive balconies/terraces and floor-to-ceiling windows. Each home will also have a double height entrance and seamless indoor-outdoor living spaces. There are a variety of distinctive styles to choose from, and the finishes will be used with the finest of natural materials that will reflect the surroundings of the property. All ground levels are open-plan so residents can choose what they want to do with each space.

PITCH POINTS / WHY BUY?

- DISTRICT ONE WEST WILL BE LOCATED IN A WELL-DEVELOPED AREA, SURROUNDED BY DISTRICT ONE, NAD AL SHEBA AND THE MEYDAN DISTRICTS.
- THIS WILL BE AN EXTENSION OF THE HIGHLY-POPULAR RESIDENTIAL COMMUNITY OF DISTRICT ONE VILLAS
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR UNTIL THE MASTER COMMUNITY IS COMPLETED
- GOOD ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND THE SURROUNDING AREAS
- ONCE THE ENTIRE DISTRICT ONE WEST DEVELOPMENT IS COMPLETED, ALL AMENITIES WILL BE AVAILABLE WITHIN THE COMMUNITY
- EXTREMELY SPACIOUS UNITS COMPARED WITH SIMILAR DEVELOPMENTS IN SURROUNDING AREA

PAYMENT PLAN: 80/20 (20% down payment)

ROI: Nearby areas at 5.3%

DEVELOPER OVERVIEW

Meydan 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. The master community will be managed by Nakheel.

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 6.75 PER SQFT
ALLOCATED PARKING:	YES (7BR – BASEMENT, 6BR – X4, 5BR - X3, 4BR – X2)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 3.5km PETROL STATION
- 3.5km NAD AL SHEBA MARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- ALL VILLAS COME WITH A SWIMMING POOL AND A PRIVATE GARDEN
- 7BR MANSIONS ARE SITUATED ON AN ISLAND OVERLOOKING THE CRYSTAL LAGOON
- ALL PROPERTIES COME WITH A ROOF TERRACE – 7BR MANSIONS INCLUDE A MULTI-PURPOSE ROOM, BATHROOM, PANTRY, STORAGE ROOM AND A GYM ON THE ROOF LEVEL
- THE HUGE MASTER BEDROOMS ALL COME WITH W-I-C AND A BATHROOM, AS WELL AS ALL OTHER BEDROOMS
- FAMILY ROOM/LOUNGE AREA LOCATED ON THE FIRST FLOOR OF EVERY PROPERTY
- ALL HOMES COME WITH TERRACES AND BALCONIES
- ALL VILLAS COME WITH AT LEAST ONE DRIVER AND MAID'S ROOM WITH BATHROOMS