

لاجون فيوز LAGOON VIEWS

في ديستريكت ون
AT DISTRICT ONE



NAKHEEL



DISTRICT ONE LAGOON VIEWS

📍 LOCATION: DISTRICT ONE – MBR CITY 📅 COMPLETED: Q3 2025

The gorgeous views of the crystal-blue lagoon waters is the center piece of the opulent G+22 residential tower of Lagoon Views in District One. The beautiful residences are designed to offer discerning buyers a truly momentous living experience. The tallest tower of District One Residences features one, two, three, and four-bedroom apartments, as well as and five-bedroom penthouses with expansive terraces overlooking the tranquil lagoon.

FACILITIES

- 🏊 SWIMMING POOL / INFINITY POOL
- 👶 KIDS' AREA AND POOL
- 📖 LIBRARY
- 🏠 MULTIPURPOSE ROOM
- 🍴 F&B
- 🚶 BOARDWALK
- ☂️ LEISURE DECK
- 🏋️ FITNESS CENTER

SIZES & PRICES

1 BR- FROM 853 SQFT	FROM AED 1,700,000
2 BR – FROM 1,725 SQFT	FROM AED 3,400,000
3 BR – FROM 2,909 SQFT	FROM AED 5,700,000
4 BR – FROM 3,311 SQFT	FROM AED 6,400,000
5 BR PENTHOUSES – FROM 4,890 SQFT	FROM AED (TBC)

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

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY, PARTICULARLY DOWNTOWN DUBAI & BUSINESS BAY
- DISTRICT ONE COMMUNITY ALREADY HAS A SUPERMARKET, HAIRDRESSERS AND CAFE ON-SITE, MORE AMENITIES 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 KHAL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET



+7 969 179 97 79



The contemporary interiors in Lagoon Views uses earthy tones, soft incandescent lights and luscious detailing which creates a feel of refined sophistication. The refreshing hues and copious spaces will lift your mood as wide windows open onto balconies that overlook the gorgeous lagoon.

Kitchens feature porcelain floor tiling and built-in kitchen appliances, as well as countertops comprising engineered stones with plastic laminate cabinet

PITCH POINTS / WHY BUY?

- LAGOON VIEWS IS WITHIN THE SAME COMMUNITY AS D1 VILLAS AND MANSIONS
- DIRECT ACCESS TO LAGOON
- DEVELOPMENT SPREAD ACROSS 4M SQFT
- THE COMMUNITY IS DOG FRIENDLY
- 60% OPEN GREEN SPACES – ONE OF THE GREENEST COMMUNITIES IN DUBAI
- ONE OF THE MOST IN-DEMAND COMMUNITIES IN DUBAI
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY

PAYMENT PLAN: 60/40 upon completion

ROI: District One 5.3%

DEVELOPER OVERVIEW

NAKHEEL IS A WORLD-LEADING MASTER DEVELOPER, DELIVERING DEVELOPMENTS ACROSS HUNDREDS OF SEAFRONT HOMES, RESORTS, HOTELS AND ATTRACTIONS. THE COMPANY IS ONE OF THE BIGGEST DEVELOPERS IN THE REGION, HOUSING NEARLY 300,000 PEOPLE WITH MASTER DEVELOPMENTS ACROSS DUBAI INCLUDING PALM JUMEIRAH, THE WORLD, JUMEIRAH ISLANDS, JUMEIRAH PARK, JUMEIRAH VILLAGE, THE GARDENS, AND MANY MORE

THINGS TO KNOW

SERVICE CHARGE:	ANTICIPATED AED 20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1.7km KIDO NURSERY
- 1.7km 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 (EXCEPT 1 BR APARTMENTS) HAVE LAGOON FACING VIEWS
- ONE OF THE BEST RESIDENTIAL CENTRAL CITY LOCATIONS IN DUBAI
- BEAUTIFUL PODIUM LEISURE DECK
- INFINITY POOL
- VERY SPACIOUS UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE SAME AREA
- CRYSTAL LAGOON IS THE CENTRAL FEATURE OF THE ENTIRE D1 COMMUNITY
- D1 HAS A 8KM CYCLING AND RUNNING TRACK