



DISTRICT ONE
NAYA RESIDENCES

NAKHEEL





- | | | |
|----------------------|--------------------------|------------------------------|
| 1. MEYDAN RACECOURSE | 5. BUSINESS BAY | 9. DIFC |
| 2. THE MEYDAN HOTEL | 6. DUBAI DESIGN DISTRICT | 10. JUMEIRAH EMIRATES TOWERS |
| 3. MEYDAN GOLF | 7. DUBAI MALL | 11. CITY WALK |
| 4. AL QUOZ POND PARK | 8. BURJ KHALIFA | 12. SAFA PARK |



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**
DISTRICT ONE

Located in the prestigious Mohammed Bin Rashid Al Maktoum City, District One offers exclusive access to Dubai's finest experiences. Close to Business Bay, DIFC, and Dubai International Airport, it combines privacy with convenience. Enjoy stunning city views, the cultural vibrance of Dubai Design District, and the excitement of Meydan Racecourse—all just moments away.



2 MIN
MEYDAN RACECOURSE



10 MIN
DOWNTOWN DUBAI



15 MIN
DUBAI DESIGN DISTRICT



17 MIN
JUMEIRAH BEACH



20 MIN
DIFC



20 MIN
DXB AIRPORT

A MASTERPLAN DESIGNED FOR EFFORTLESS LIVING

MBR
DISTRICT ONE ●

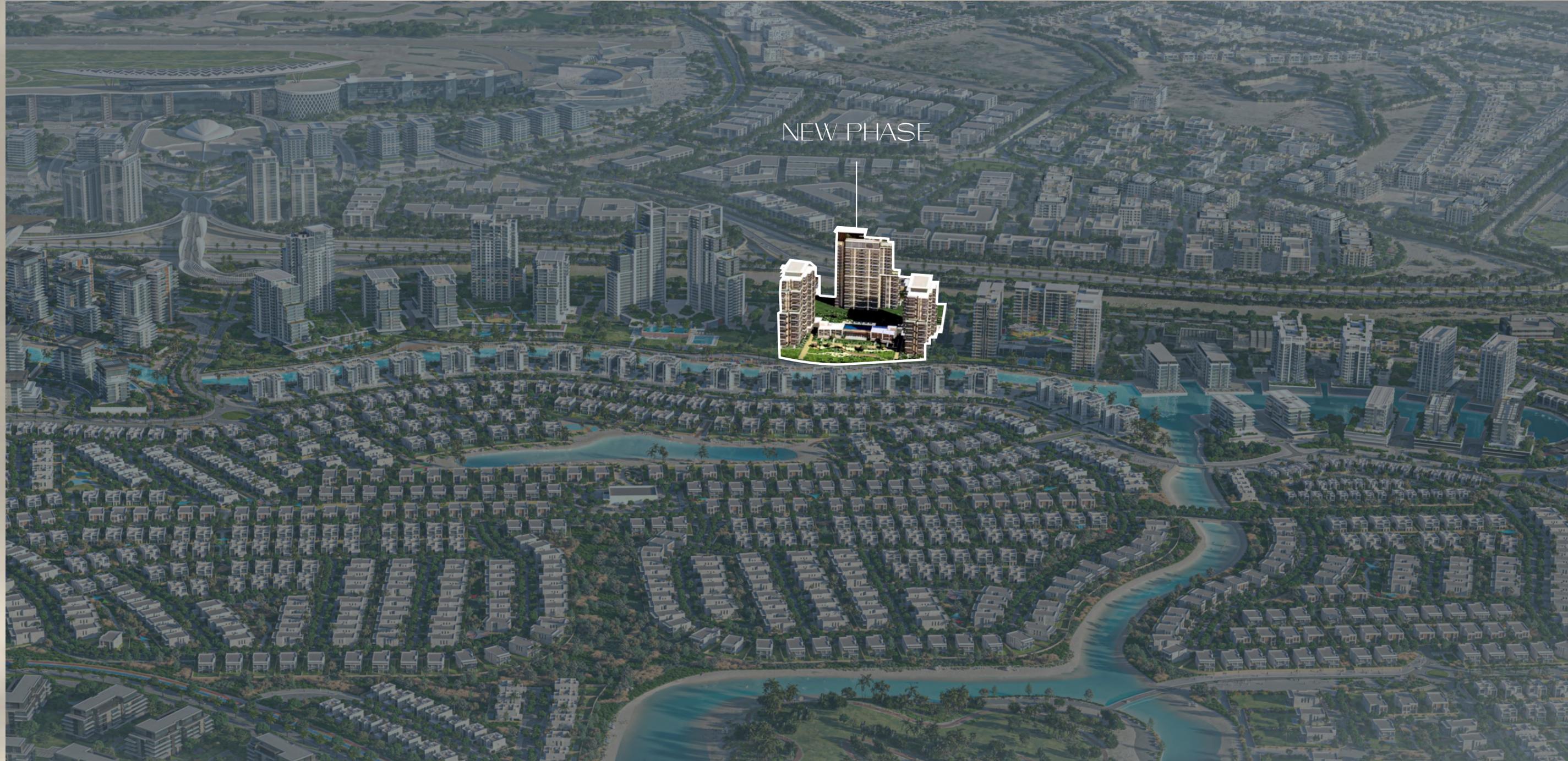
DISTRICT ONE
LUXURY VILLAS ●

DISTRICT ONE
RESIDENCES ●

LAGOON
VIEWS ●

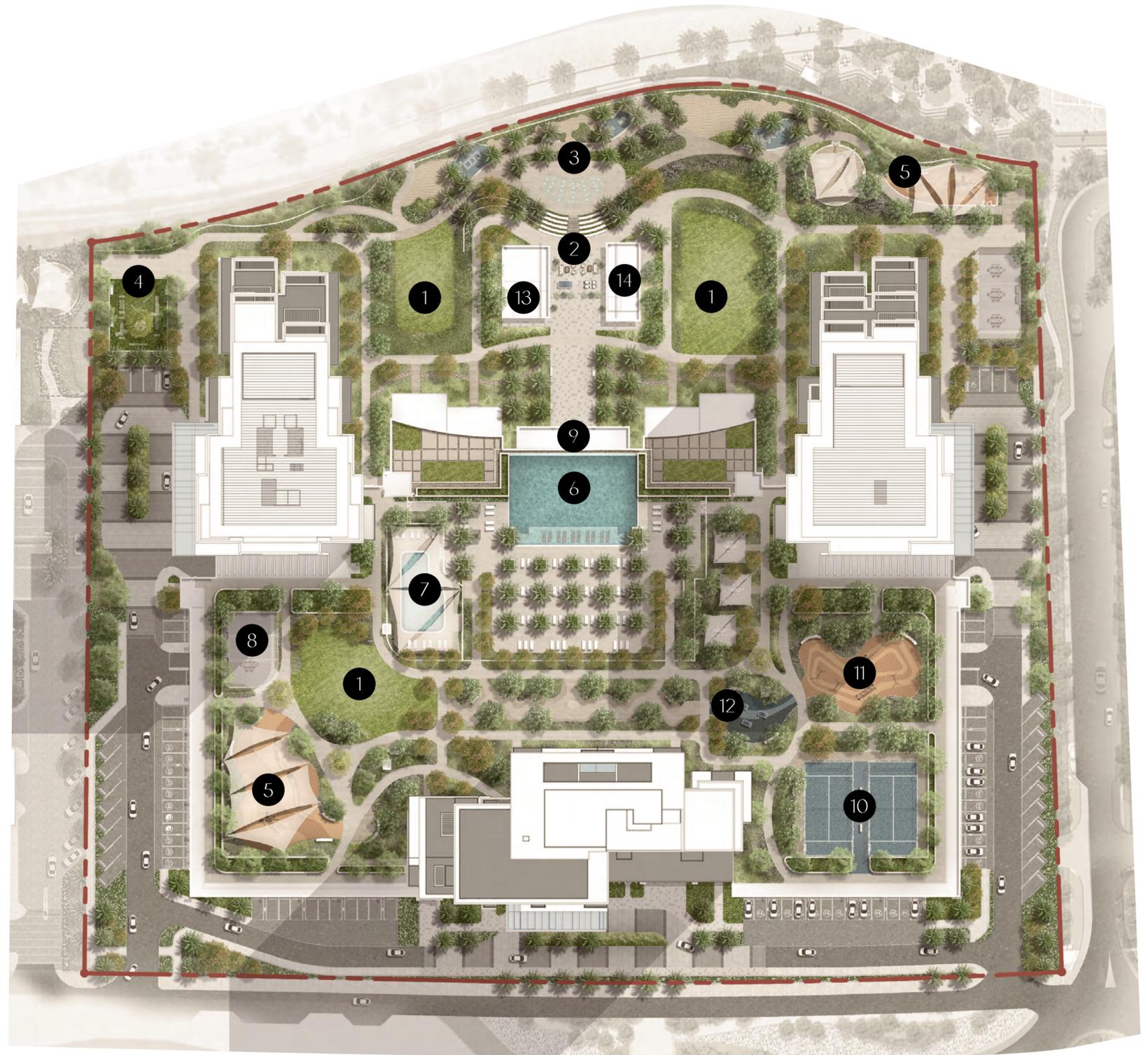


DISTRICT ONE
NAYA RESIDENCES



BOUNDLESS ACCESS TO AMENITIES

1. SPRAWLING GREEN LAWNS
2. AMPHITHEATRE
3. INTERACTIVE FOUNTAIN
4. MINI DOG PARK
5. KIDS' PLAY AREAS
6. INFINITY POOL
7. SHADED KIDS' POOL
8. SHADED DINING & BARBEQUE AREAS
9. FITNESS CENTRE
10. PADEL COURTS
11. OUTDOOR FITNESS AREA
12. TABLE TENNIS AREA
13. MULTIPURPOSE ROOM
14. INDOOR KIDS' PLAY AREA





ELEVATING URBAN LIVING TO UNPRECEDENTED HEIGHTS.



AN ARCHITECTURAL MASTERPIECE, DESIGNED WITH ATTENTION TO DETAIL AND A COMMITMENT TO QUALITY.



TIERED BUILDINGS AND STAGGERED BALCONIES MAXIMISE PANORAMIC VIEWS AND BLEND INDOOR-OUTDOOR LIVING, FOSTERING OPENNESS AND TRANQUILLITY.



CONVENIENT ACCESS TO THE STUNNING CRYSTAL LAGOON, OFFERING A TRULY ELEVATED LIVING EXPERIENCE.



EVERY MATERIAL CAREFULLY SELECTED TO REFLECT THE MINIMALISTIC YET STRIKING DESIGN PHILOSOPHY.



GATED COMMUNITY BUILT FOR CONNECTION, RECREATION, AND EVERYDAY EASE.



THE LAGOON VILLAS OFFER A RARE BLEND OF EXCLUSIVITY, SPACE, AND UNINTERRUPTED LAGOON VIEWS.

AMENITIES





THE INFINITY POOL OFFERS STUNNING VIEWS OF THE CRYSTAL-CLEAR LAGOON AND THE DUBAI SKYLINE.



A COMMUNITY RELAXATION THAT COMES WITH A VIEW.



THE MULTIPURPOSE ROOM FOSTERS CONNECTION WITH ITS INVITING, REFINED AMBIANCE, PERFECT FOR IDEAS, CONNECTIONS, AND MOMENTS TO UNFOLD.



WELLNESS HERE TRANSCENDS ROUTINE WORKOUTS, FOCUSING ON INTUITIVE, INSPIRING, AND EFFORTLESS MOVEMENT.

INTERIORS





EACH TOWER FEATURES A SUNLIT ARRIVAL SPACE, WHERE NATURAL LIGHT CREATES AN IMMEDIATE SENSE OF OPENNESS.



FLOOR-TO-CEILING WINDOWS INVITE WARMTH AND BRIGHTNESS, CREATING AIRY INTERIORS CONNECTED TO NATURE.



THE CONTEMPORARY KITCHEN STYLE OFFERS CLEAN LINES AND A SLEEK AESTHETIC, WHILE ENSURING EVERY DETAIL SERVES A PRACTICAL PURPOSE.



THE BEDROOM TRANSFORMS INTO A PRIVATE RETREAT, ALLOWING RESIDENTS TO ENJOY BOTH THE SCENIC VISTAS AND THE FRESH AIR.



NEUTRAL TONES AND SOFT TEXTURES FURTHER AMPLIFY THE SERENE ATMOSPHERE.



SET ON THE UPPER FLOOR OF THE PENTHOUSE, THE OPEN TERRACE OFFERS BREATHTAKING PANORAMIC VIEWS OF THE DUBAI SKYLINE.



EVERY DETAIL ENHANCES BOTH COMFORT AND SOPHISTICATION, FROM HAND-SELECTED FABRICS TO AMBIENT EXPANSIVE LIVING AREAS.



DESIGNED FOR THOSE WHO LOVE TO ENTERTAIN, THE PENTHOUSE OFFERS GRAND LIVING SPACES FOR UNFORGETTABLE GATHERINGS.



SMOOTH INTEGRATION OF THE WALK-IN CLOSET WITH THE PRIMARY BATHROOM COMBINES LUXURY WITH FUNCTIONALITY.



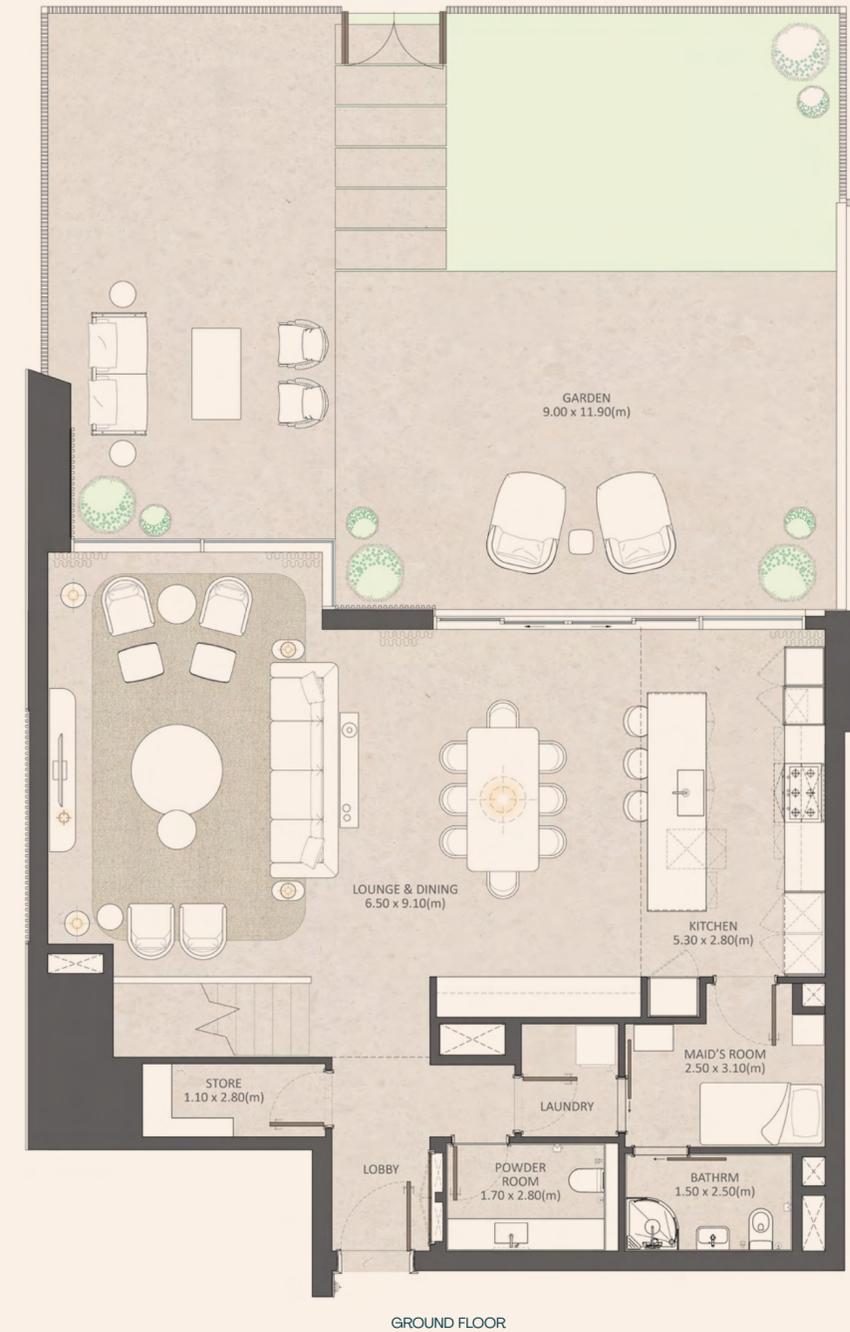
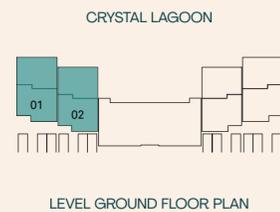
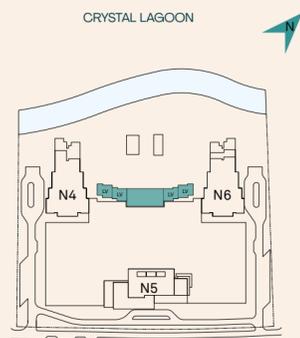
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FLOOR PLANS

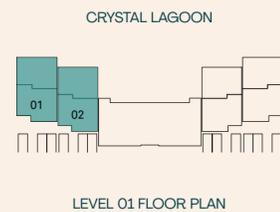
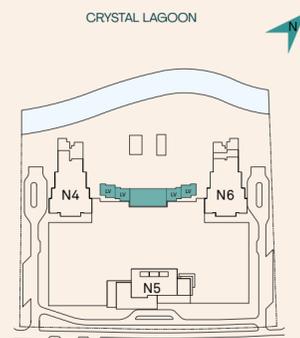
UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
V01	227.88	2452.88	120.00	1291.67	347.88	3744.55
V02	228.73	2462.03	119.99	1291.56	348.72	3753.59

KEY PLAN



UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
V01	227.88	2452.88	120.00	1291.67	347.88	3744.55
V02	228.73	2462.03	119.99	1291.56	348.72	3753.59

KEY PLAN

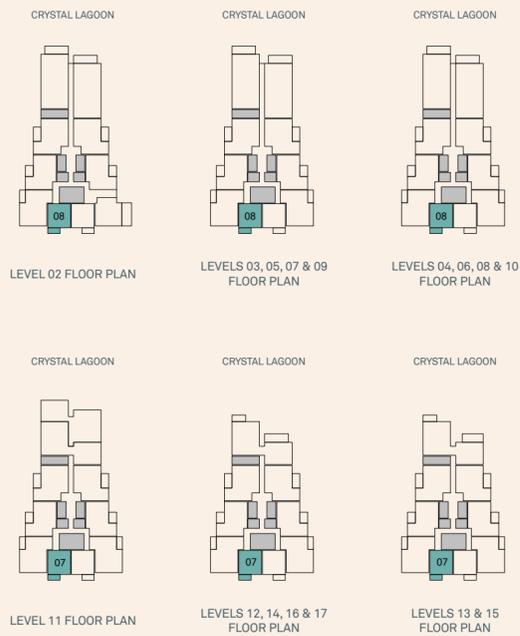
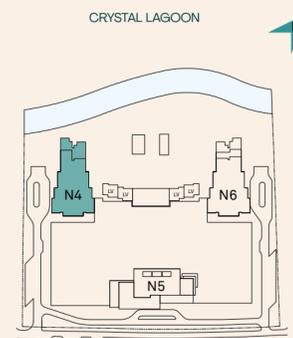


FIRST FLOOR

UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
208, 308, 408, 508, 608, 708, 808, 908, 1008, 1107, 1207, 1307, 1407, 1507, 1607, 1707	66.38	714.51	8.55	92.03	74.93	806.54



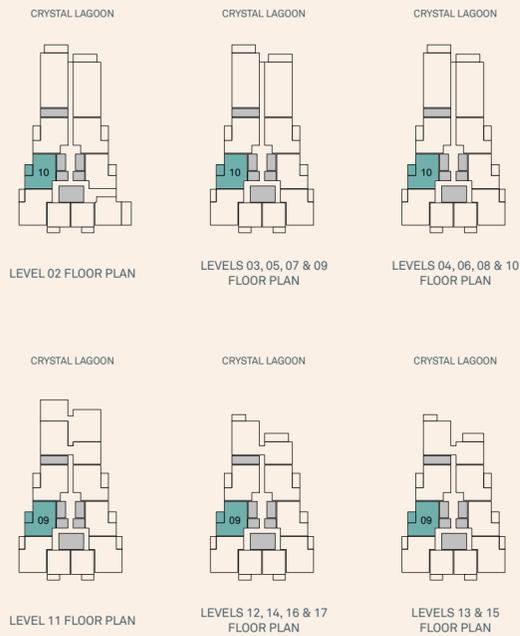
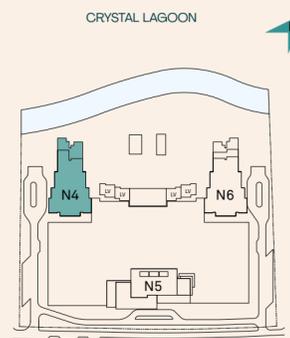
KEY PLAN



UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
210, 310, 410, 510, 610, 710, 810, 910, 1010, 1109, 1209, 1309, 1409, 1509, 1609, 1709	102.11	1099.10	10.40	111.94	112.51	1211.05



KEY PLAN



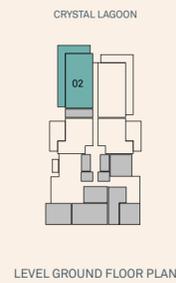
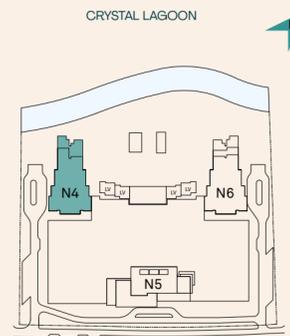
NAYA 4

3-BEDROOM 3A.1

DISTRICT ONE
NAYA RESIDENCES

UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G02	166.99	1797.47	80.33	864.66	247.32	2662.13

KEY PLAN

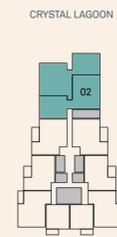
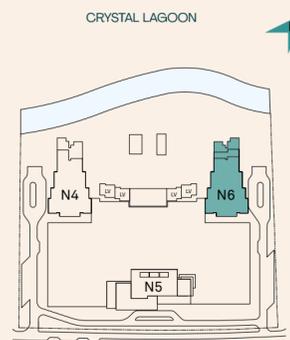


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NAKHEEL

UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1102	245.13	2638.56	114.92	1236.99	360.05	3875.55

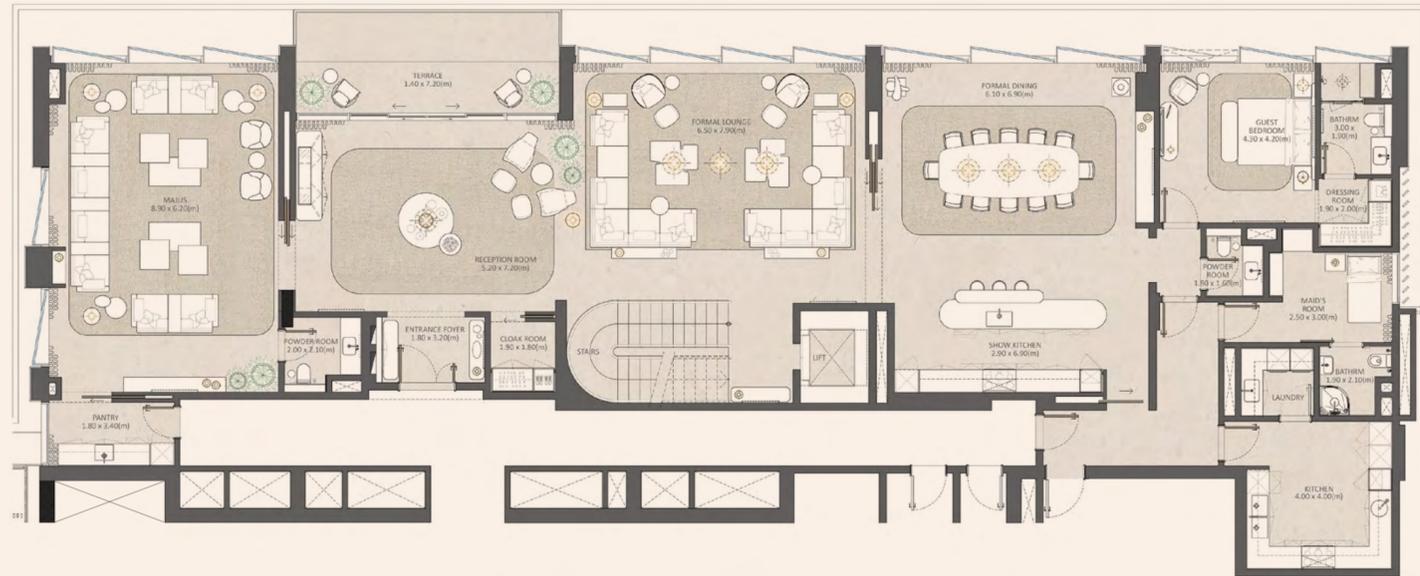
KEY PLAN



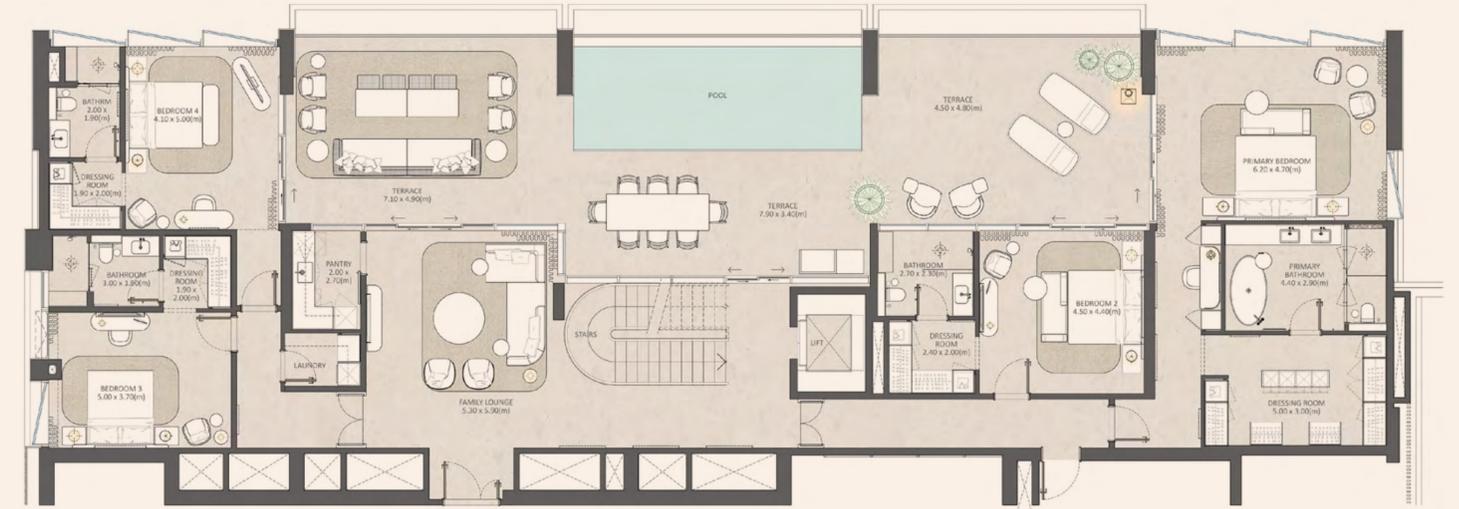
LEVEL 11 FLOOR PLAN



UNIT NUMBER	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
2301	642.46	6915.38	155.38	1672.50	797.84	8587.88

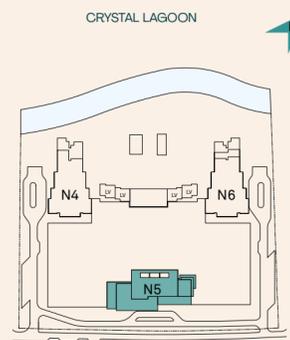


LOWER LEVEL



UPPER LEVEL

KEY PLAN



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PAYMENT PLAN

20%

DOWN PAYMENT

ON BOOKING

10%

1ST INSTALMENT

AUGUST 2025

5%

2ND INSTALMENT

DECEMBER 2025

10%

3RD INSTALMENT

MAY 2026

10%

4TH INSTALMENT

OCTOBER 2026

5%

5TH INSTALMENT

MARCH 2027

5%

6TH INSTALMENT

JULY 2027

35%

7TH INSTALMENT

DECEMBER 2028

PRICES

1-BEDROOM

Starting from AED 1.8 million

2-BEDROOM (MAID)

Starting from AED 3.2 million

4-BEDROOM

Starting from AED 7.6 million

2-BEDROOM

Starting from AED 2.7 million

3-BEDROOM

Starting from AED 4.5 million

LAGOON VILLAS

Starting from AED 8.9 million

ONLINE REGISTRATION PROCESS

DO'S

- Only use the link provided in the registration notification.
Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

DON'TS

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

NAKHEEL