# NAYA

AT DISTRICT ONE

MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT ONE

# EVERYTHING NEEDED
## *for an elevated life*

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# DESIGNED FOR WELLNESS

At the edge of man-made crystal lagoon stands Naya at District One, a one-of-a-kind resort-inspired oasis. Part of the prestigious Mohammed Bin Rashid Al Maktoum City, Naya at District One offers a lifestyle grounded in wellness along the shoreline of pristine waters.

Secure, gated, and impeccably designed, this three-tower residential community offers endless amenities for healthy outdoor living.

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# DISTRICT ONE, MOHAMMED BIN RASHID AL MAKTOUM CITY

Located in the heart of Dubai, District One offers 45 million square feet of sophisticated space to live, work, dine, shop, discover, and play.





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Nestled among stretches of white sand beaches, the development dedicates over 60% of its area to green spaces, with 8.4 kilometers of cycling and running tracks winding throughout. Featuring 14 kilometers of waterfront, bespoke mansions, villas, and elegant apartments, residents can literally walk, bike, drive, jog, paddle board or kayak to explore District One.



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4 KM
Downtown Dubai

15 MIN
Burj Al Arab

20 MIN
Dubai International Airport

2 MIN
Meydan Racecourse

A mere 4 kilometers from Downtown Dubai, Naya is only minutes from the Meydan Racecourse, 15 minutes to the renowned Burj al Arab, and 20 minutes to the Dubai International Airport. Despite being in the heart of this bustling metropolis, Naya at District One feels worlds away, wrapped in the greenery of nature and the clear blue of the lagoon.

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# A LOCATION LIKE NO OTHER

1. Meydan Racecourse
2. The Meydan Hotel
3. Meydan Golf
4. Al Quoz Pond Park
5. Business Bay
6. Dubai Design District
7. Dubai Mall
8. Burj Khalifa
9. Dubai International Financial Center
10. Jumeirah Emirates Towers
11. Al Wasl
12. Safa Park




MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY

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# COME HOME TO SOPHISTICATION

The three residential towers of Naya at District One offer a diverse mix of unit types, from one-bedroom to four-bedroom homes and lagoon villas. With a sophisticated design, each home offers an ideal lifestyle combined with awe inspiring views of the lagoon and Dubai skyline.

*sophisticated design*



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# RESORT-INSPIRED ELEGANCE

Generously spread across 24,000 square meters, the verdant development features three distinctive, green-roof residential towers offering stunning landscaping, interactive water features, and expansive terraces.

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Lagoon Villas

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# REFINED FROM THE MOMENT OF ARRIVAL.

Each of the bespoke residential towers of Naya at District One feature an elegant lobby with beautiful furnishings and airy lofted ceilings. Safe and monitored, the lobbies feature 24/7 security.

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Lobby

3 Bedroom Living and Dining

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Elegant in design and lush in landscaping, the bespoke homes offer the finest views in District One, overlooking the clear waters of the dazzling Crystal Lagoon and the glimmering Dubai skyline. With a carefully-considered portfolio of home types, this shoreline community is perfect for any size family.






3 Bedroom Living and Dining

*luxury living*



2 Bedroom Living and Dining

The one, two, three and four-bedroom are spacious and elegantly designed. The floor-to-ceiling windows overlook stunning views, while the warm neutral design palette allows residents to curate their homes to their liking.

Lagoon Villa Living and Dining

Penthouse Master Bedroom





*ultimate luxury*

The exquisite lagoon facing apartments and the stunning lagoon villas offer the ultimate luxury with District One's finest views. Residents of the four-bedroom apartments can soak up the sparkling skyline while relaxing in an oversized soaking tub. Lavish gatherings for family and friends can be hosted in this grand and sprawling layout, where the finest fixtures and finishes catch the eye.

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# ELEGANT MATERIALS, SLEEK FINISHES & LUXURY KITCHEN APPLIANCES

Elegant floors in the living, dining, master and secondary bedroom and show kitchen spaces. High-end, built-in kitchen appliances to meet all your daily cooking needs.



# LUXURY LIVING IN EVERY ASPECT.

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*lush landscaping*

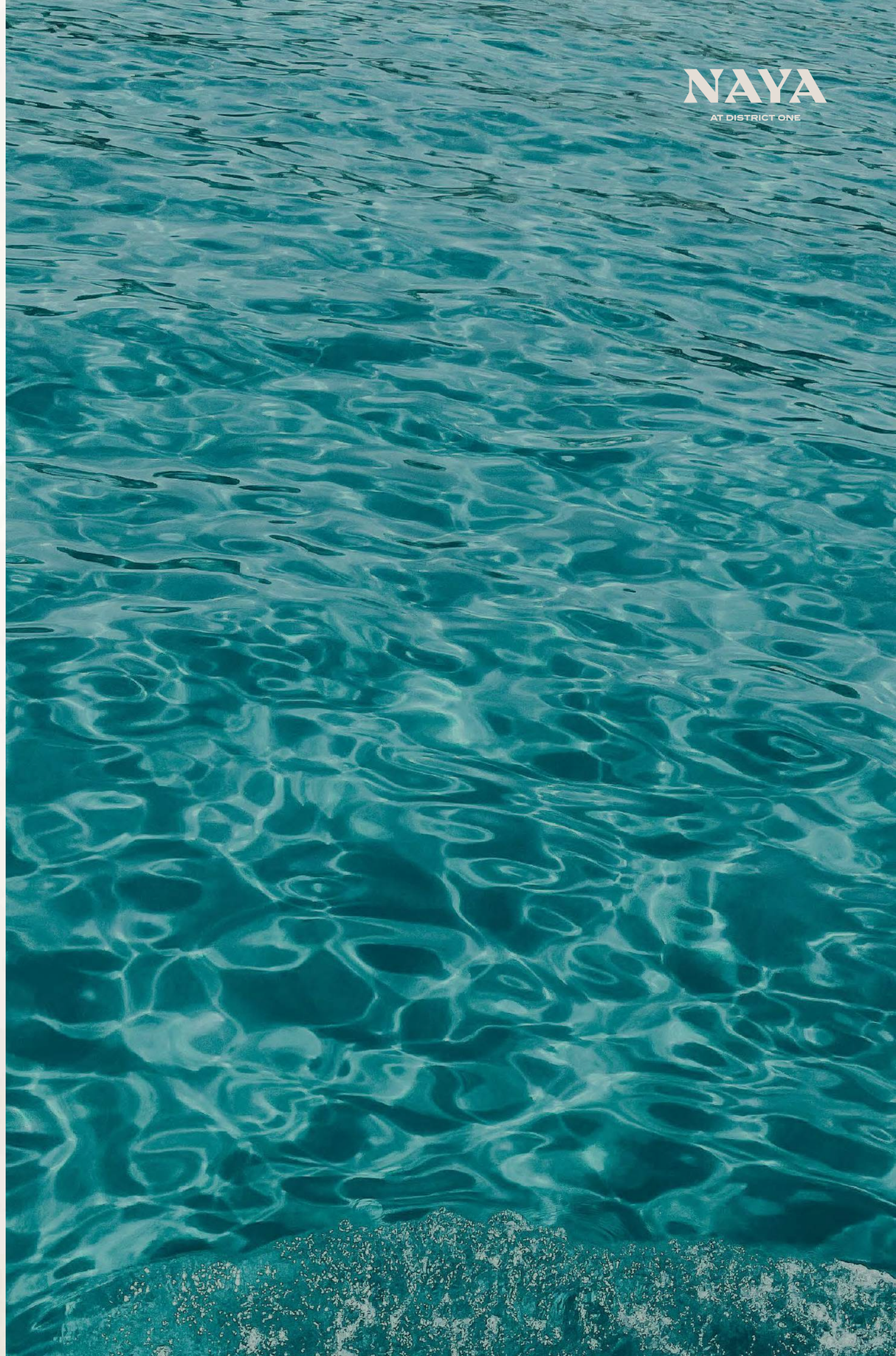
1. Sprawling green spaces
2. Overlooking Crystal Lagoon
3. Direct access to the Crystal Lagoon and its beach
4. Rooftop lounge with a terrace in Tower 1
5. Fitness center
6. Infinity pool
7. Shaded kids pool
8. Shallow pool cabanas & lounge seating
9. Kids playgrounds
10. Basketball court
11. Sports court
12. Secure & gated

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# A DAZZLING CRYSTAL LAGOON AT THE HEART OF DISTRICT ONE

At the heart of the verdant oasis of Mohammed Bin Rashid Al Maktoum City – Disctrict One is home to the 7 km stretch of Crystal Lagoon. Standing on the shores of man-made lagoon, Naya at District One residents enjoy an awe-inspiring beachfront right on their doorstep.

Every home features stunning views of crystal clear water, making it the ultimate waterfront living experience in Dubai. A relaxing stroll along the pristine sands while meditating as a perfect opportunity for mindfulness and wellness.

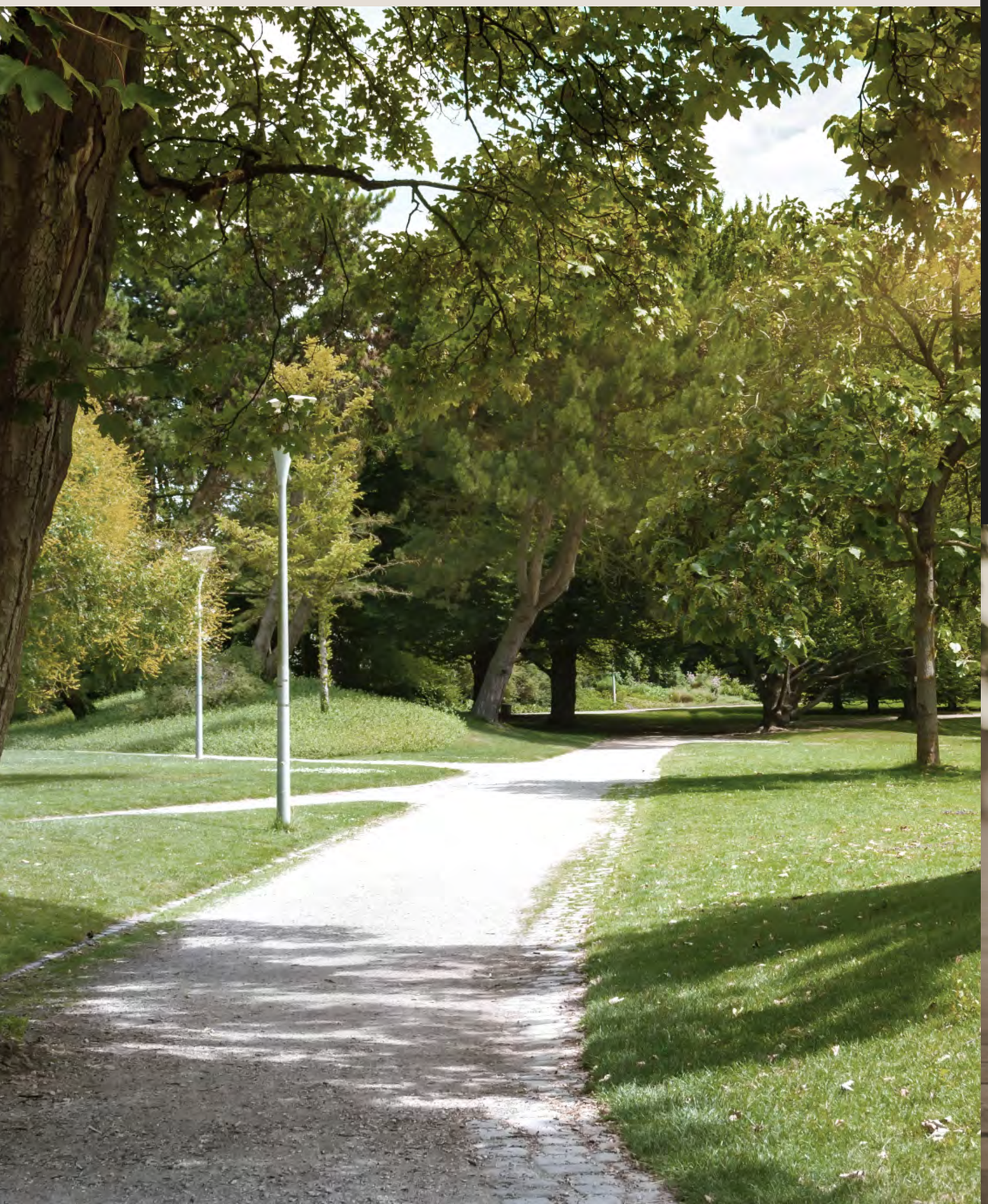


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# ENERGISED BY THE GREAT OUTDOORS

Lushly landscaped green corridors surround the Crystal Lagoon and wind through Naya at District One community. Ideal for indoor outdoor living, 60% of the community is dedicated to green spaces.





Children can run and play in dynamic, landscaped playgrounds while parents socialize with neighbours and enjoy a family-friendly community atmosphere.

Steps away from the residences are ample opportunities for activities and water sports on the Crystal Lagoon, including kayaking and paddle boarding.



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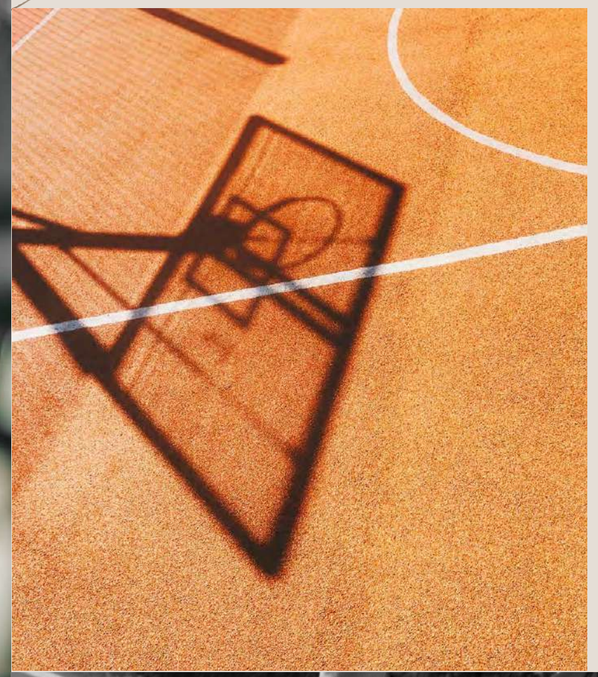
# REVITALIZE THE BODY AND MIND WITH A REFRESHING DIP IN A SPARKLING INFINITY POOL, OR RELAX ON THE ROOFTOP TERRACE OVERLOOKING THE CRYSTAL LAGOON AND DUBAI SKYLINE.

*grounded in wellness*



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Access over

# 8.4 KM

of lushly landscaped cycling and running tracks






# SUPPORT HEALTH AND WELLNESS WITH A STATE-OF-THE-ART FITNESS CENTER FULLY EQUIPPED WITH A VARIETY OF EXERCISE EQUIPMENT

*ideal for outdoor living*



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# SLEEP SOUNDLY IN A SAFE GATED COMMUNITY WITH 24-HOUR SECURITY ON-SITE.



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*sprawling green spaces*

AN EXPANSIVE SHARED GREEN ROOF IS OPEN TO RESIDENTS, WITH BEAUTIFULLY VERDANT LANDSCAPING CREATING AREAS OF OUTDOOR SHADE AND INTIMACY.

For more information

CALL 800 111 111

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A development managed by Nakheel