
CALIFÓRNIA
RESIDENCES







THE SUN MAY SET,
BUT THE WARMTH ENDURES

California Village, where neighbours welcome you with the warmth of true community living. Open your arms and embrace a new life in the sun.

CALIFÓRNIA

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a diverse selection of villas, townhouses, and apartments. Thoughtfully designed with an emphasis on green spaces and vibrant community life, it features a central park, beautifully landscaped gardens, scenic walking paths, and a clubhouse complete with a gym, swimming pools, and social lounges.



PHASE 1 & 2

CALIFORNIA VILLAGE
(VILLAS & TOWNHOUSES)
SOLD OUT

234 VILLAS
ANTICIPATED HANDOVER IN 2025

PHASE 3

CALIFORNIA RESIDENCES
(APARTMENTS)
NEW LAUNCH

370 APARTMENTS




CALIFÓRNIA
VILLAGE
THE MASTER COMMUNITY



CALIFORNIA VILLAGE MASTERPLAN

1 California Residences Apartment Building



2 Townhouses

3 Twin Villas

4 Club House

5 Central Park

6 Community Entry / Exit


CLUBHOUSE





COMMUNITY AMENITIES

Community spirit is what truly sets life apart within the Village, enhanced by outstanding facilities that are easily accessible across the master plan. Embrace the Dubai lifestyle—both indoors and out. California Village features a wealth of landscaped gardens, sports courts, relaxation zones, and children's play areas, thoughtfully integrated into the community. At its heart lies a stunning clubhouse, complete with an inviting lounge, café, gymnasium, and outdoor sporting facilities. Residents can also enjoy a swimming pool, an open-air terrace, and a beautifully decked seating area—perfect for both leisure and connection.




DISCOVER
CALIFÓRNIA
RESIDENCES



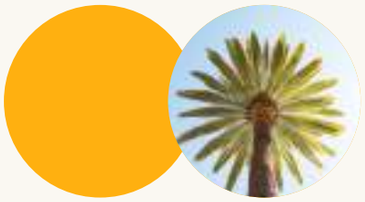


LIVE MOMENTS FOREVER

EXPLORE A PLACE ENRICHED WITH ELEGANCE AND VIBRANT COMMUNITY LIVING.
STEP INTO A THOUGHTFULLY DESIGNED LUXURY RESIDENTIAL TOWER, WHERE AESTHETICS AND AMENITIES COME TOGETHER IN PERFECT HARMONY.
ELEVATE YOUR EVERYDAY WITH EVERYTHING THAT INSPIRES YOU TO CALL THIS PLACE HOME–ALWAYS.



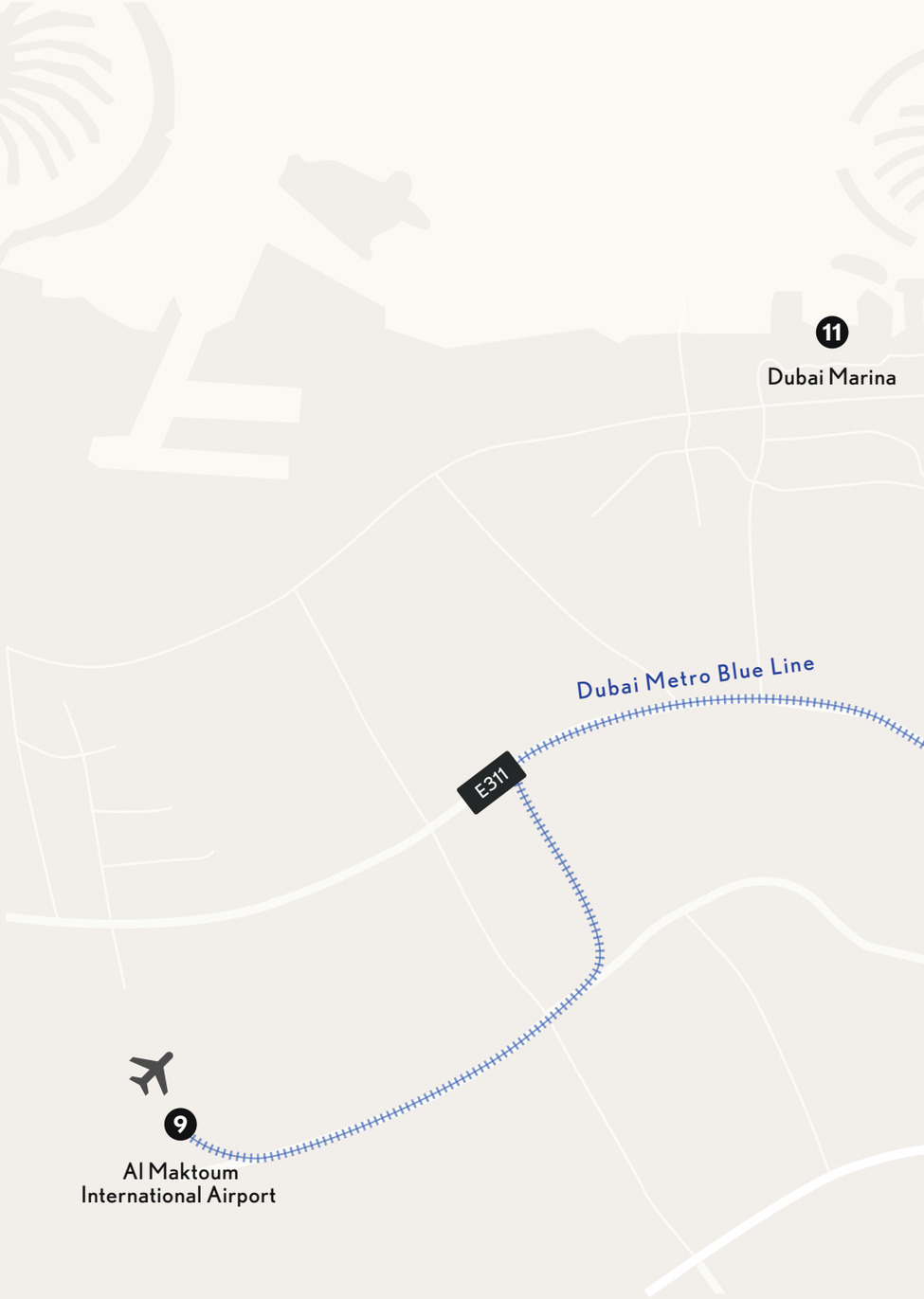




CALIFORNIA RESIDENCES

Nestled at the entrance of the development, the 1-3 bedroom apartments at California Residences offer a stunning blend of modern luxury and family-oriented living. This architectural marvel boasts spectacular views of the surrounding landscape, complemented by a contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.

LIVE IN A WORLD OF
YOUR OWN, JUST MINUTES
FROM THE LANDMARKS
OF THE WORLD.

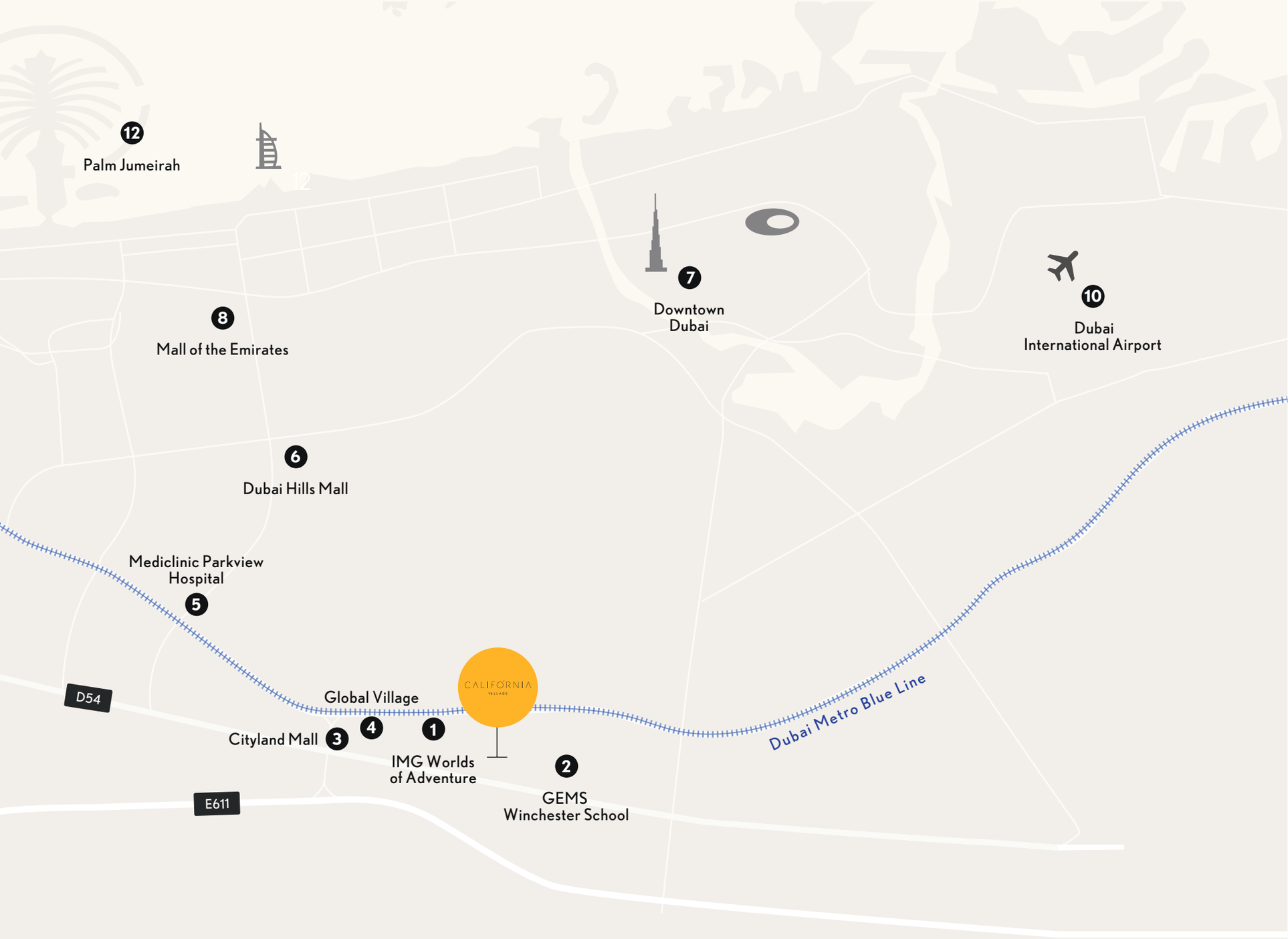


1 02 Minutes — IMG Worlds of Adventure

2 02 Minutes — GEMS Winchester School

7 20 Minutes — Downtown Dubai

8 23 Minutes — Mall of the Emirates



3 08 Minutes Cityland Mall

4 09 Minutes Global Village

5 16 Minutes Mediclinic Parkview Hospital

6 19 Minutes Dubai Hills Mall

9 25 Minutes Al Maktoum International Airport

10 25 Minutes Dubai International Airport

11 30 Minutes Dubai Marina

12 30 Minutes Palm Jumeirah







A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE

Residents of California Residences enjoy the unique privilege of apartment living within a gated villa community—crafted on a foundation of shared values.

Thoughtfully designed with families in mind, California Residences offers a safe, peaceful environment that fosters a true sense of togetherness and intimacy—qualities often missing in typical urban developments.



DIVE INTO THE ESSENCE OF REFINED LIVING

Residents can indulge in a wealth of thoughtfully curated amenities—from a shimmering pool deck and a state-of-the-art gym for fitness enthusiasts, to meticulously landscaped gardens ideal for relaxation and outdoor activities. The development also offers dedicated children's play areas, ensuring families enjoy a balanced and fulfilling lifestyle.

- Swimming pool
- Kids splash pool
- Outdoor cinema
- Barbeque areas
- Post Office
- Tai Chi Deck
- Pet Grooming Area
- Wall Climbing Zone for Kids
- Board Games Area
- Laundry
- Gazebos
- World-class Gym
- Padel Tennis Court
- Community Café
- Pharmacy
- Walking Track
- Sauna Room
- Steam Room
- Business Lounge
- Library and reading lounge
- Meditation zone
- Yoga Deck
- Sunbathing lounge
- Cabanas
- Photo booth /Instagram spot
- Swing seats and hanging pods
- Sky garden
- Aromatic Herb Garden
- Supermarket
- Indoor Gaming Area (Foosball, Pool Table)





STEP INTO THE BLUEPRINT OF ETERNAL ELEGANCE.
EMBRACE THE GATEWAY TO GLOBAL LIVING, SET WITHIN AN IDYLLIC GATED COMMUNITY IN THE HEART OF DUBAI.

California Residences
a destination where beautiful memories are made




EVERY MOMENT
TO CHERISH,
A LIFETIME TO
REMEMBER.





RAISING THE QUALITY OF LIFE, CALIFORNIA RESIDENCES IS NESTLED IN PEACE AND DESIGNED FOR A SUSTAINABLE LIFESTYLE. STEP INTO A ONE-OF-A-KIND PLACE CRAFTED FOR YOU TO CALL HOME FOR A LIFETIME.

Celebrate eco-conscious living
at **California Residences.**


ELEVATE YOUR
EVERYDAY.




PERFECT FOR
NURTURING
A FAMILY,
DESIGNED FOR
ESCAPING THE
GRIND.




THE ART OF
QUIET LUXURY.





A BLEND OF ELEGANCE AND STYLE, INSPIRED BY VIBRANT COMMUNITY LIVING.




PRIVILEGES TO BE
CHERISHED FOR
A LIFETIME.




BE SURROUNDED
BY JOY, AS FAR
AS THE EYE CAN
SEE.



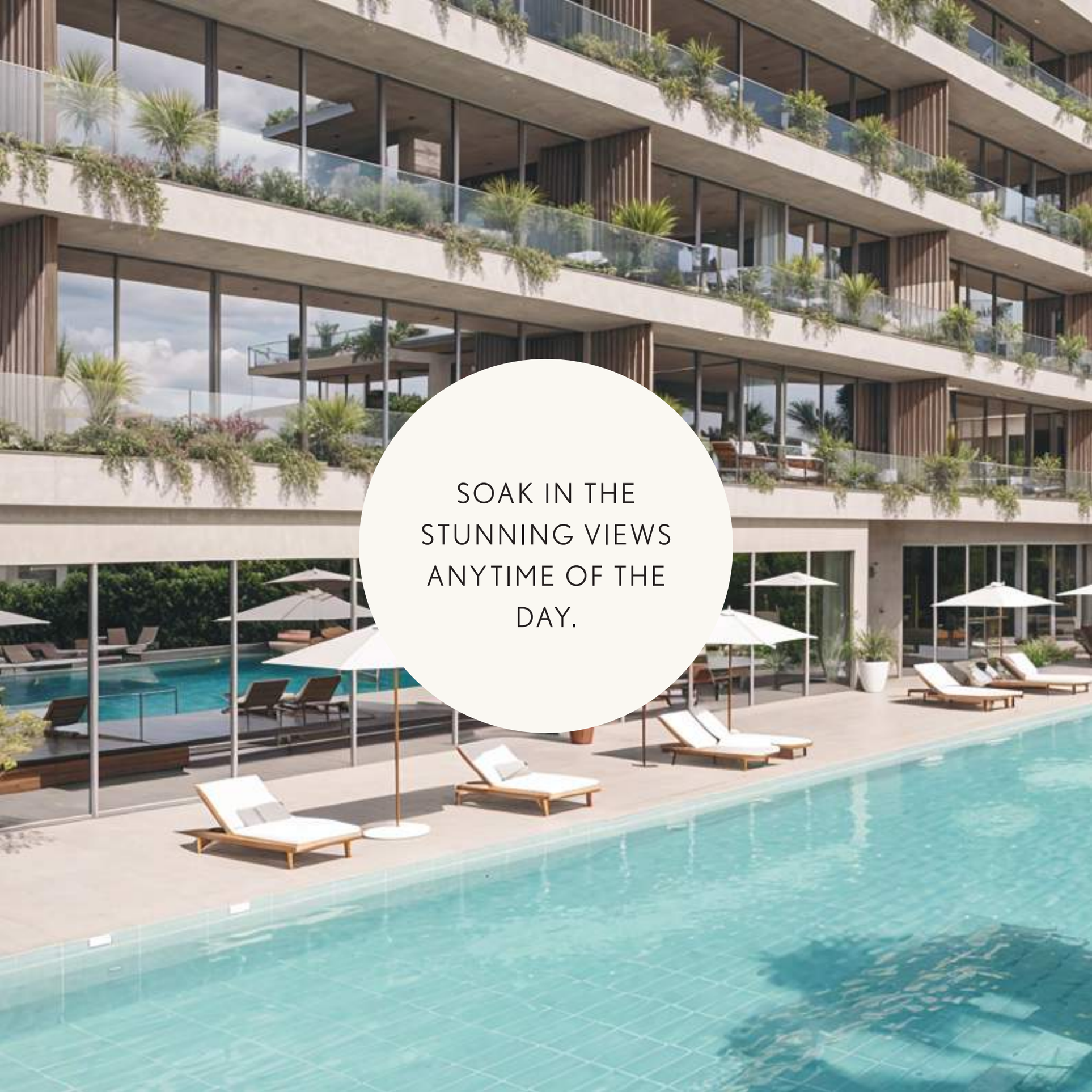


Architectural illustrations for reference only. Furniture is not included in the sale packages.





Step into California Residences and discover a harmonious blend of warmth and contemporary elegance. The interiors exude refined luxury, defined by clean lines and a minimalist aesthetic. Expansive windows bathe the living spaces in natural light, creating an airy ambiance that perfectly complements the modern design.


SOAK IN THE
STUNNING VIEWS
ANYTIME OF THE
DAY.




A WORLD OF
WONDER,
WAITING FOR
LITTLE EXPLORERS.




A LIVELY
NEIGHBOURHOOD
AT THE HEART OF
GREEN SPACES.




CALIFÓRNIA
VILLAGE



UNIT TYPES OVERVIEW







THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT

California Residences boasts meticulously designed floor plans that optimize both space and functionality. Each layout is thoughtfully crafted to elevate the living experience, featuring open-concept designs that seamlessly integrate the living, dining, and kitchen areas.The well-proportioned bedrooms provide privacy and comfort, while smart storage solutions promote clutter-free living. Expansive windows invite abundant natural light, creating a bright, airy ambiance throughout the home.

CALIFÓRNIA

RESIDENCES

1 BEDROOM

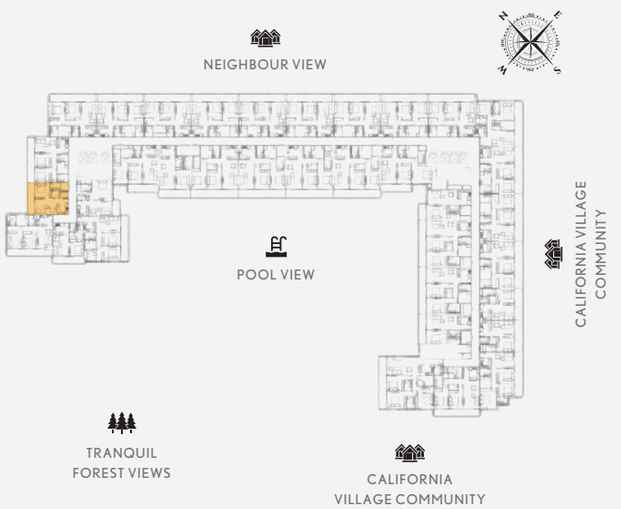
TYPE - 4

FLOOR 2-10

UNIT AREA

NET AREA	580 SQ. FT
TERRACE AREA	130 SQ. FT
TOTAL AREA	**709 SQ. FT**

KEY PLAN



DISCLAIMER: All floor plans, layouts, and dimensions are intended for illustrative purposes only and are subject to change without prior notice. Actual unit sizes, configurations, and specifications may vary during construction and upon completion. Furniture and fittings shown are for representation only. The developer reserves the right to make modifications as deemed necessary without obligation or notice.


BATHROOM
2.4 X 1.7 M
BEDROOM
3.4 X 3.5 M
STORE ROOM
1.5 X 1.6 M
POWDER
ROOM
2 X 1.4 M
BALCONY
1.6 X 7.2 M
LIVING/ DINING
5 X 3.7 M
W
D
KITCHEN
2.5 X 2.3 M

CALIFÓRNIA

RESIDENCES

1 BEDROOM

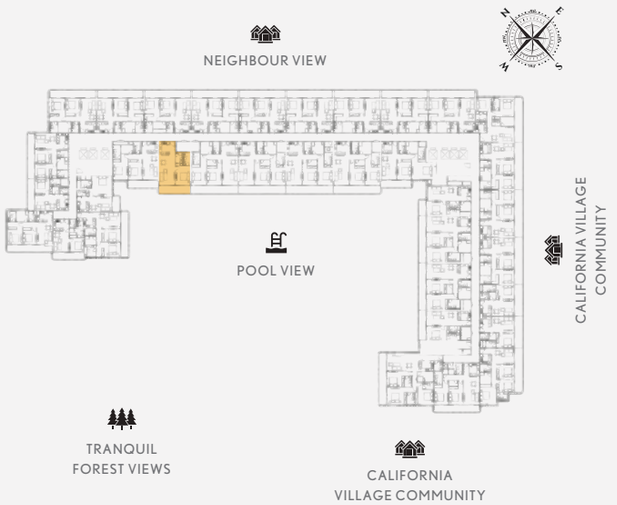
TYPE - 5B

FLOOR 1-10

UNIT AREA

NET AREA	721 SQ. FT
TERRACE AREA	142 SQ. FT
TOTAL AREA	**863 SQ. FT**

KEY PLAN



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KITCHEN
2.3 X 2.8 M
D
W
POWDER
ROOM
1.6 X 2.4 M
BATHROOM
1.6 X 3 M
LIVING/ DINING
3.6 X 7.1M
BEDROOM
3. 5 X 4.5 M
BALCONY
7.3 X 1.7 M

CALIFÓRNIA

RESIDENCES

2 BEDROOM

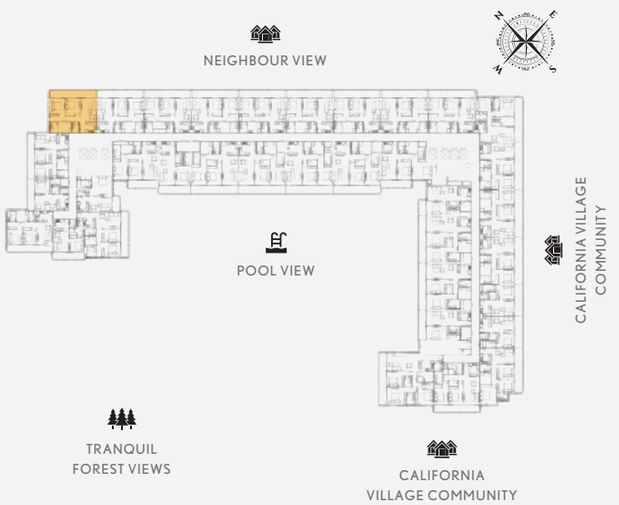
TYPE - 1

FLOOR 2-10

UNIT AREA

NET AREA	949 SQ. FT
TERRACE AREA	209 SQ. FT
TOTAL AREA	**1,159 SQ. FT**

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BALCONY
10.6 X 1.7 M
BEDROOM
3.2 X 3.5 M
BEDROOM
3.4 X 4 M
LIVING/ DINING
3.5 X 5.4 M
2 X 1.7 M
W
D
KITCHEN
3.8 X 2.4 M
STORE ROOM
3 X 2.5 M
BATHROOM
1.5 X 2.5M
BATHROOM
1.8 X 2.5 M

CALIFÓRNIA

RESIDENCES

2 BEDROOM

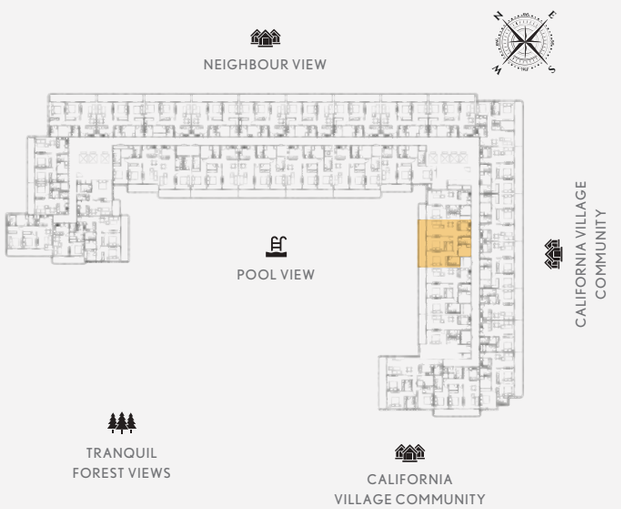
TYPE - 8

FLOOR 1-10

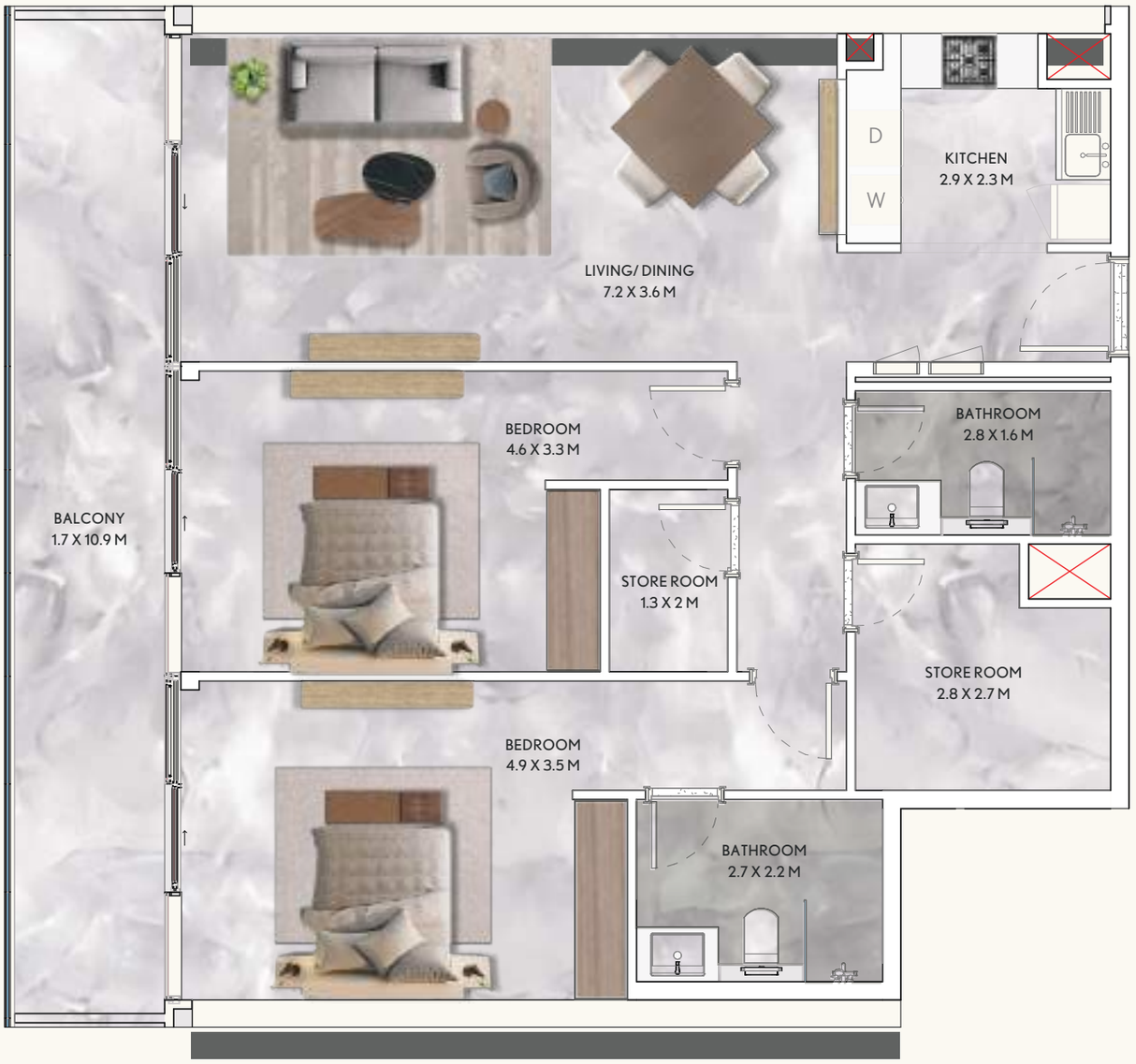
UNIT AREA

NET AREA	1,149 SQ. FT
TERRACE AREA	210 SQ. FT
TOTAL AREA	**1,359 SQ. FT**

KEY PLAN



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BALCONY
1.7 X 10.9 M
LIVING/ DINING
7.2 X 3.6 M
D
W
KITCHEN
2.9 X 2.3 M
BEDROOM
4.6 X 3.3 M
STORE ROOM
1.3 X 2 M
BATHROOM
2.8 X 1.6 M
STORE ROOM
2.8 X 2.7 M
BEDROOM
4.9 X 3.5 M
BATHROOM
2.7 X 2.2 M

CALIFÓRNIA

RESIDENCES

2 BEDROOM

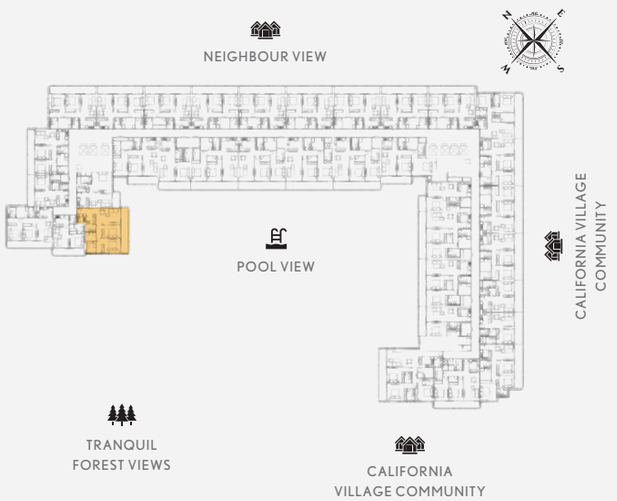
TYPE - 16

FLOOR 1-10

UNIT AREA

NET AREA	999 SQ. FT
TERRACE AREA	210 SQ. FT
TOTAL AREA	**1,199 SQ. FT**

KEY PLAN



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POWDER ROOM
1.3 X 2 M
KITCHEN
2.7 X 2.2 M
W
D
LIVING/ DINING
5.9 X 3.4 M
BATHROOM
2.5 X 1.8 M
BEDROOM
4.3 X 3 M
BALCONY
1.7 X 10.5 M
STORE ROOM
2.2 X 2 M
BEDROOM
3.71 X 3 M
BATHROOM
2.2 X 2.5 M

CALIFÓRNIA

RESIDENCES

3 BEDROOM

TYPE - 2

FLOOR 2-10

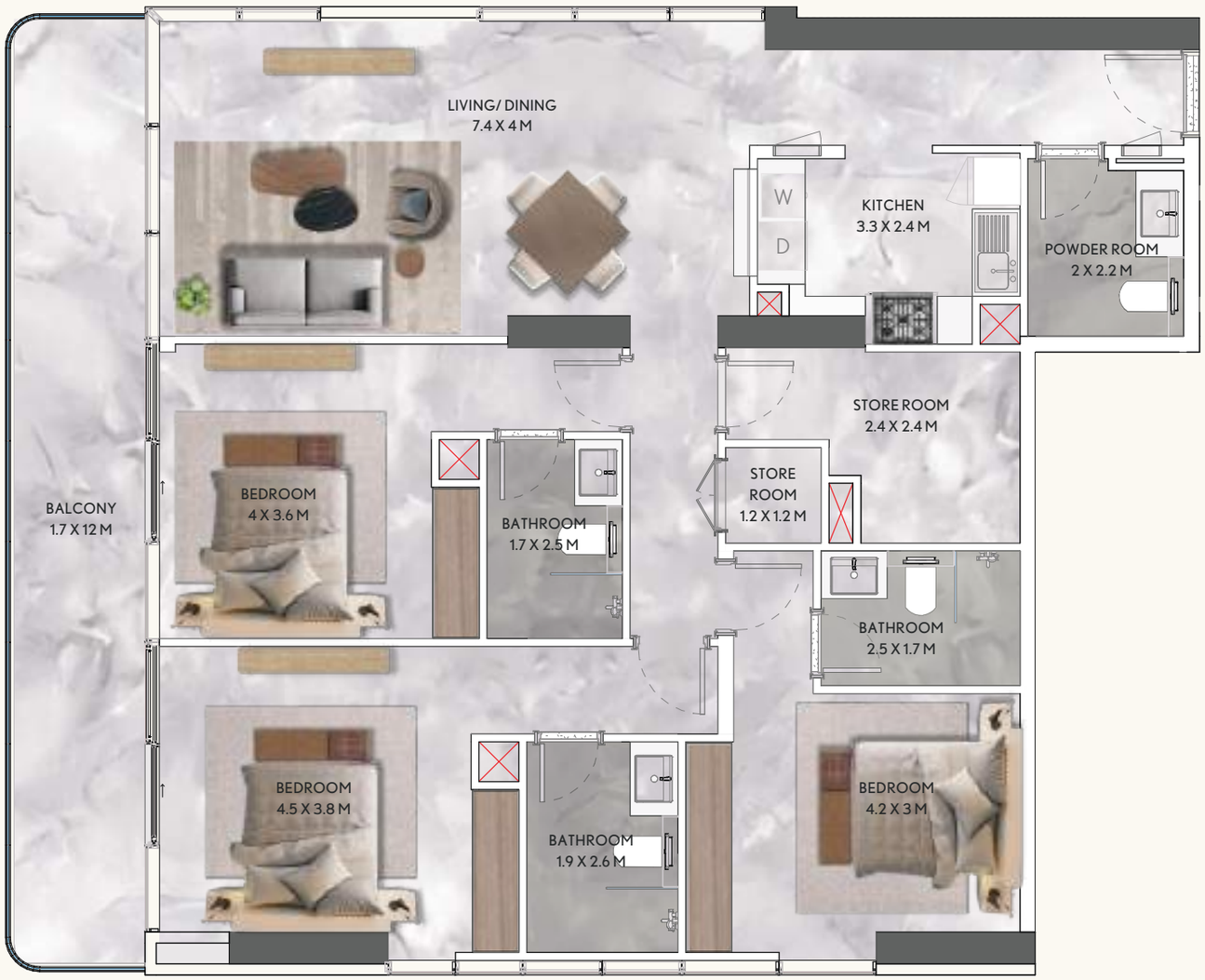
UNIT AREA

NET AREA	1,474 SQ. FT
TERRACE AREA	227 SQ. FT
TOTAL AREA	**1,701 SQ. FT**

KEY PLAN



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LIVING/ DINING
7.4 X 4 M
W
D
KITCHEN
3.3 X 2.4 M
POWDER ROOM
2 X 2.2 M
STORE ROOM
2.4 X 2.4 M
STORE
ROOM
1.2 X 1.2 M
BEDROOM
4 X 3.6 M
BATHROOM
1.7 X 2.5 M
BALCONY
1.7 X 12 M
BATHROOM
2.5 X 1.7 M
BEDROOM
4.5 X 3.8 M
BATHROOM
1.9 X 2.6 M
BEDROOM
4.2 X 3 M

CALIFÓRNIA

RESIDENCES

3 BEDROOM

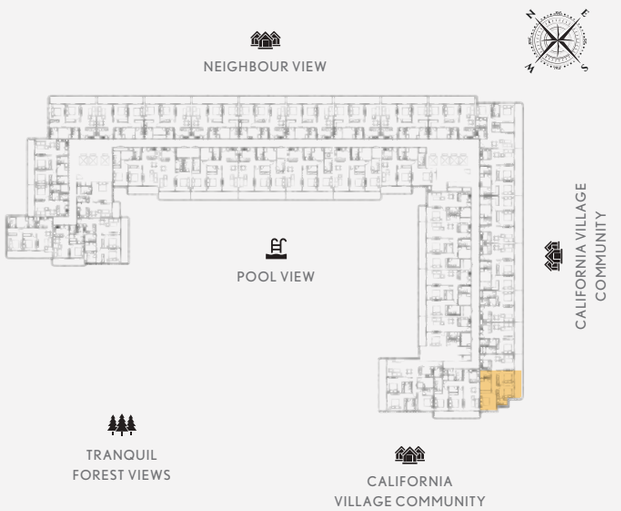
TYPE - 1

FLOOR 1-10

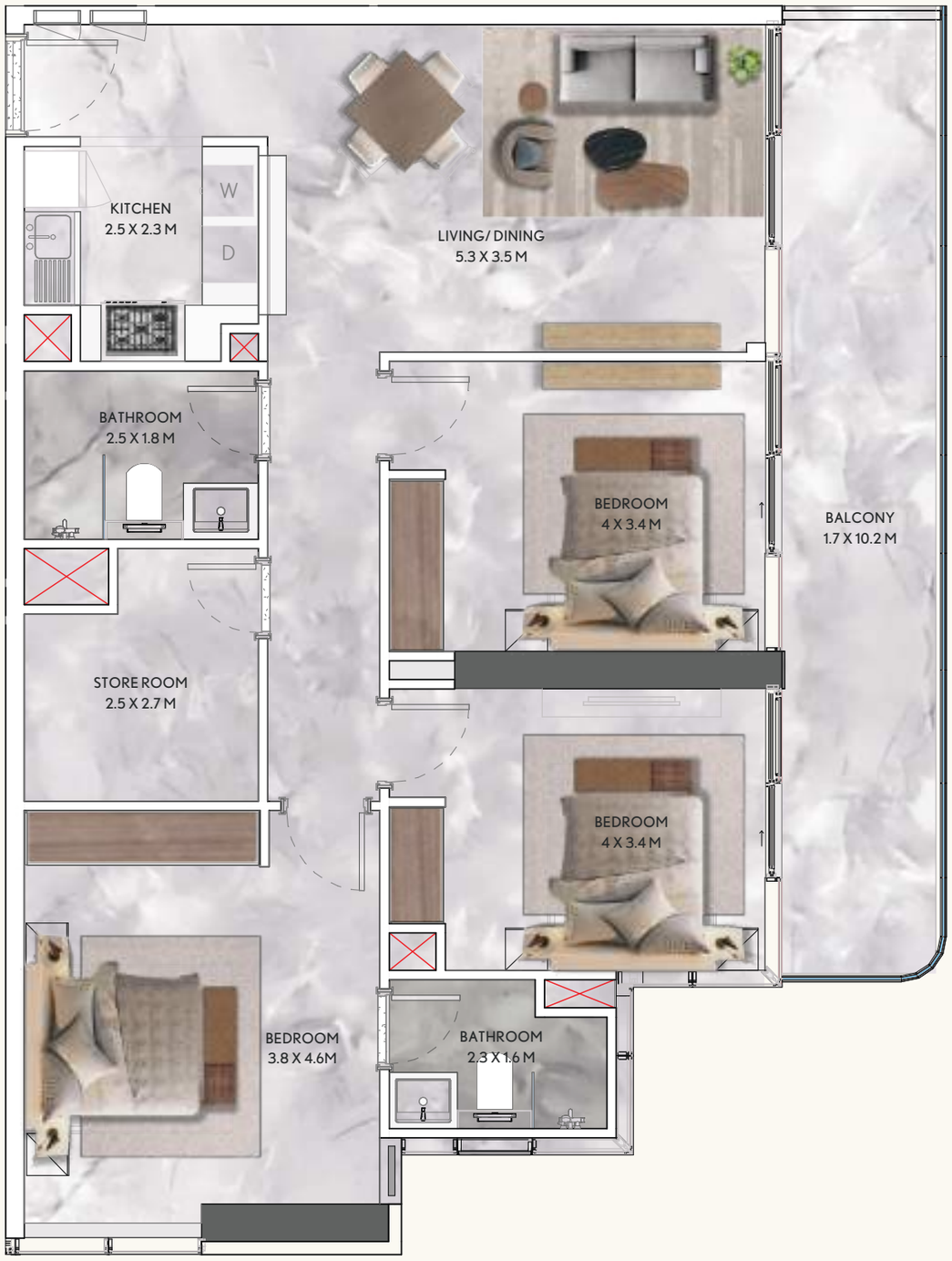
UNIT AREA

NET AREA	1,048 SQ. FT
TERRACE AREA	196 SQ. FT
TOTAL AREA	**1,244 SQ. FT**

KEY PLAN



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KITCHEN
2.5 X 2.3 M
W
D
LIVING/ DINING
5.3 X 3.5 M
BATHROOM
2.5 X 1.8 M
BEDROOM
4 X 3.4 M
BALCONY
1.7 X 10.2 M
STORE ROOM
2.5 X 2.7 M
BEDROOM
4 X 3.4 M
BEDROOM
3.8 X 4.6M
BATHROOM
2.3 X 1.6 M



CALIFORNIA
VILLAGE
WHERE A COMMUNITY
COMES TOGETHER.







Infracorp

Infracorp is a Bahrain-based investment and development firm specializing in sustainable infrastructure solutions. With over $3 billion in assets under management, it focuses on creating integrated real estate, energy, and infrastructural projects that promote economic growth within environmental boundaries.

Operating across Bahrain, the UAE, Morocco, USA, Finland and India. Infracorp develops mixed-use communities, logistics hubs, retail and commercial spaces. They aim at creating infrastructure that is designed to enhance urban living and connectivity. Its commitment to Environmental, Social, and Governance (ESG) principles ensures that each project delivers long-term value for both investors and the communities it serves.

As a wholly owned subsidiary of GFH Financial Group, Infracorp operates with the strategic support and financial strength of one of the region's most respected investment institutions. This affiliation not only enhances Infracorp's credibility in the market but also enables it to leverage GFH's extensive network, investment expertise, and regional presence to deliver large-scale, high-impact real estate and infrastructure projects. The synergy between the two entities ensures long-term stability and alignment with sustainable growth objectives.



USD 3 BILLION

Assets Under Management

250 MILLION SQUARE FEET

Land Bank Across the GCC, North Africa & South Asia

6 COUNTRIES

Active Presence in Bahrain, UAE, India, Morocco, USA & Finland

OUR PARTNERS

Kempinski

RAFFLES

ROKA

avli

RIKAS

TWIGGY





CALIFÓRNIA

RESIDENCES

For more information, please contact us:
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