

A woman with dark hair is shown in profile, looking upwards and to the right. Her face and neck are covered in dappled sunlight and shadows from the surrounding foliage. She is wearing a grey sleeveless top. The background is a lush, green forest with sunlight filtering through the leaves.

*Life
Orchestrated
By Nature*

An aerial photograph of a modern residential development. The foreground and middle ground are filled with rows of contemporary houses or townhomes, many featuring rooftop gardens and solar panels. The houses are interspersed with a dense canopy of green trees. In the far background, a city skyline is visible under a soft, hazy sky, with the Burj Khalifa standing out prominently. The overall atmosphere is one of a harmonious blend of nature and urban living.

THIS IS NOT JUST A
COMMUNITY

IT IS AN
ECOSYSTEM



A woman with curly hair, wearing a bright yellow dress, is gently holding a monarch butterfly on her finger. The background is a soft-focus view of trees and foliage. The image has a warm, golden-hour aesthetic. There are decorative graphic elements: a thin white arc and a small white circle in the upper left, and a larger, semi-transparent orange arc and circle in the lower right.

WITHIN IT, THERE IS
HARMONY

WHERE YOU & NATURE

COMPOSE

TOGETHER

A woman with dark hair is shown in profile, looking upwards with her mouth slightly open. Her right arm is raised, and it is covered in intricate henna designs. The background is a lush, green forest with sunlight filtering through the leaves. In the top left corner, there is a large, faint, grey circular graphic element. The overall mood is serene and natural.

A PLACE WHERE YOU LIVE BY

THE RHYTHM

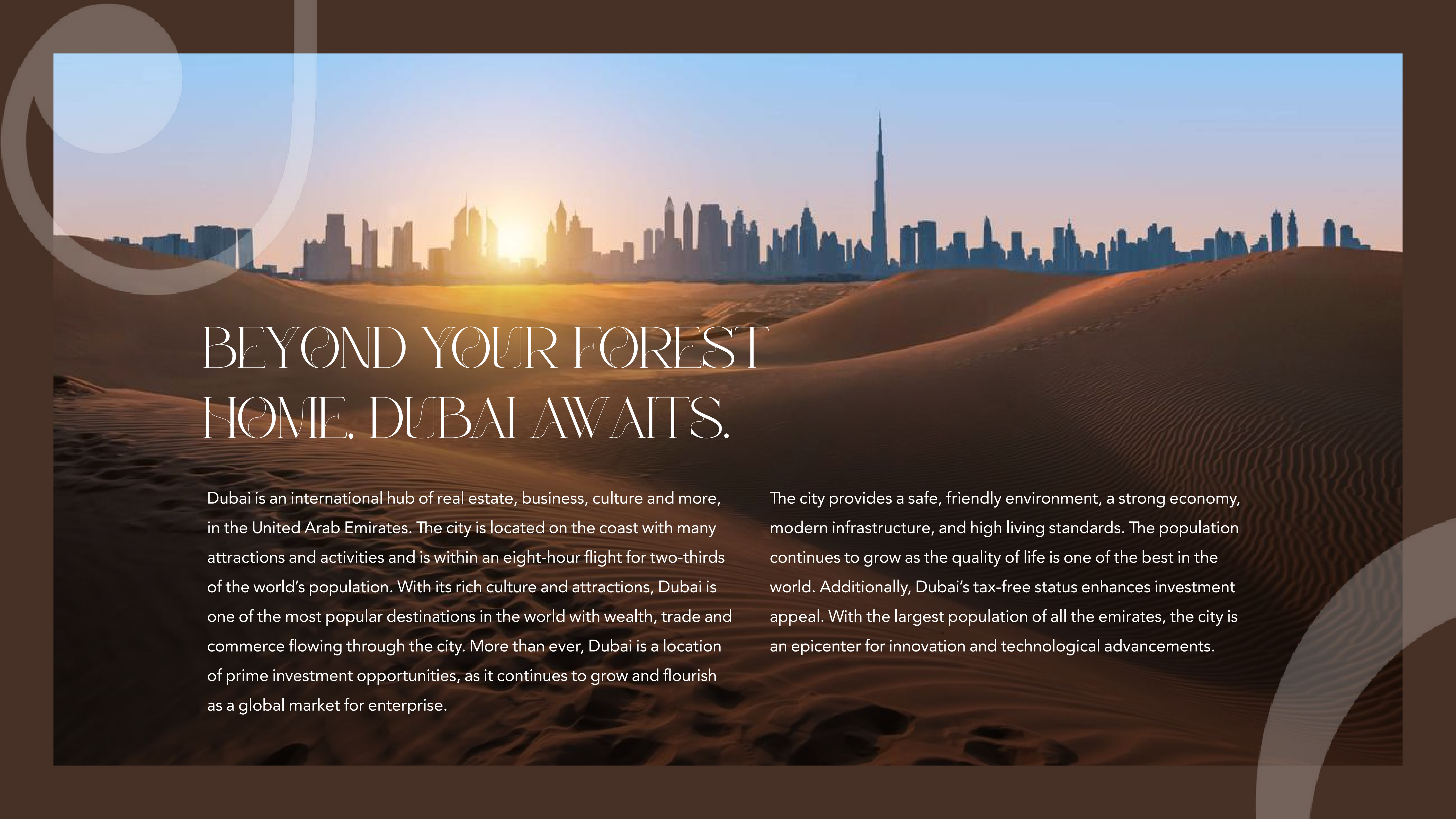
OF NATURE

WELCOME TO
GHAF WOODS



A FOREST

AT THE HEART OF THE DESERT

A wide-angle photograph of the Dubai skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. The skyline is silhouetted against the bright sky, with the Burj Khalifa standing out prominently. In the foreground, there are rolling sand dunes, their ridges and valleys catching the light. The overall mood is serene and majestic.

BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai is an international hub of real estate, business, culture and more, in the United Arab Emirates. The city is located on the coast with many attractions and activities and is within an eight-hour flight for two-thirds of the world's population. With its rich culture and attractions, Dubai is one of the most popular destinations in the world with wealth, trade and commerce flowing through the city. More than ever, Dubai is a location of prime investment opportunities, as it continues to grow and flourish as a global market for enterprise.

The city provides a safe, friendly environment, a strong economy, modern infrastructure, and high living standards. The population continues to grow as the quality of life is one of the best in the world. Additionally, Dubai's tax-free status enhances investment appeal. With the largest population of all the emirates, the city is an epicenter for innovation and technological advancements.

JUST MINUTES FROM THE FOREST TO THE CITY



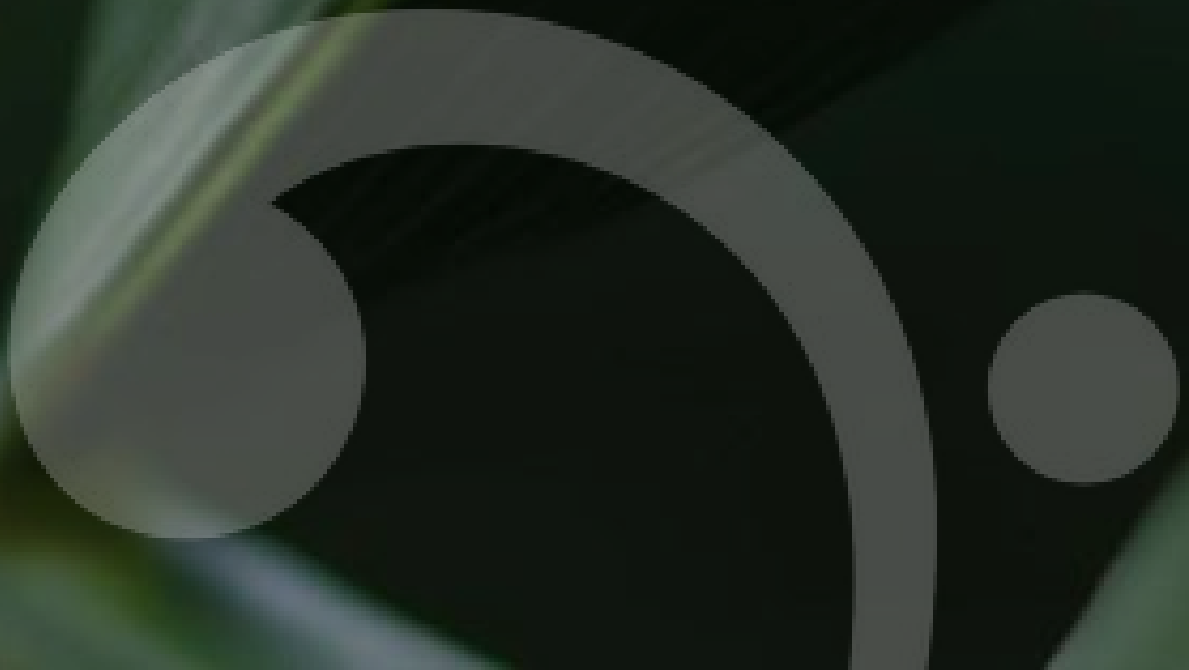
- | | |
|--|------------------------------------|
| 1
20 MINS
DUBAI INTERNATIONAL AIRPORT | 7
15 MINS
CITY CENTRE MIRDIF |
| 2
20 MINS
AL MAKTUUM INTERNATIONAL AIRPORT | 8
20 MINS
CITY CENTRE DEIRA |
| 3
20 MINS
MALL OF THE EMIRATES | 9
2 MINS
GLOBAL VILLAGE |
| 4
15 MINS
CITY CENTRE ME'AISEM | 10
2 MINS
IMG WORLD |
| 5
20 MINS
KEMPINSKI HOTEL | 11
15 MINS
TILAL AL GHAF |
| 6
35 MINS
AL ZAHIA | 12
25 MINS
DUBAI MARINA |



WE'RE BRINGING RESIDENTS THE CLOSEST THEY'VE EVER BEEN TO

SUSTAINABLE LIVING

A place to flourish, a space to grow, residents in tune with the greenery around them. Ghaf Woods is ecologically designed to help vegetation flourish with sustainable upkeep and smart maintenance.



A woman in a yellow sari is shown from the chest up, her hands gently touching the rough bark of a large tree. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The text 'THE RHYTHM OF THE FOREST' is written in a white, serif font, curving around the woman's hands. In the bottom right corner, there are faint, overlapping circular patterns in shades of orange and yellow.

THE RHYTHM OF THE FOREST
THE RHYTHM OF THE FOREST

DISCOVER

VIVID TAPESTRY

Ghaf Woods is an elegant composition of 11 clusters, each with a unique charm and character. Immersed in dense greenery and dotted with amenities. Discover a home within a forest community that invites togetherness and communal living.

YOUR RELATIONSHIP WITH NATURE ISN'T MADE.

IT'S NURTURED

From the roots of our community, a beautiful enriching bond flourishes between our residents and the forest. It reminds us of who we are and gives us a form of tranquility unmatched anywhere else in the city.

SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE TREES
THAN RESIDENTS



LIVING WITHIN
A FOREST'S
ECOSYSTEM



IMPROVING
BIODIVERSITY
& INCREASING
LIVEABILITY



5 MIN
COMMUNITY
CONNECTED
& WALKABLE



ENERGY
GENERATION AND
EFFICIENT DESIGN



SUSTAINABLE
WATER CAPTURING
& TREATMENT
STRATEGY

5°C

IMPROVED
THERMAL COMFORT
& OUTDOOR
SPACES



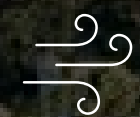
EVERY UNIT
IS A FRONT
ROW HOME



PRODUCTIVE
LANDSCAPE
FOR HEALTHY
LIVING



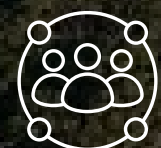
LIVING WITHIN
THE CANOPY



A BREATH
OF NATURALLY
PURIFIED AIR



SPORTS AND
& ACTIVE LIFESTYLE
3.5KM MTB LOOP



SMART & RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED COMMUNITY



LIVE
WITHIN THE
CANOPY

True immersion in nature.

A high-end architectural rendering of a rooftop terrace. In the foreground, a rectangular swimming pool with a white border and blue water is partially visible. To the right, a wooden deck features modern lounge furniture, including a sofa and armchairs. A couple in white attire stands by a glass railing, looking out over a dense green landscape and a distant city skyline under a twilight sky. The terrace is enclosed by a glass wall on the right side.

EVERY UNIT

IS A

FRONT ROW

Spectacular 360° views.



EVERYTHING IS A

SHORT,

LEAF-CRUNCHING

WALK AWAY

A connected, walkable,
5-minute community.

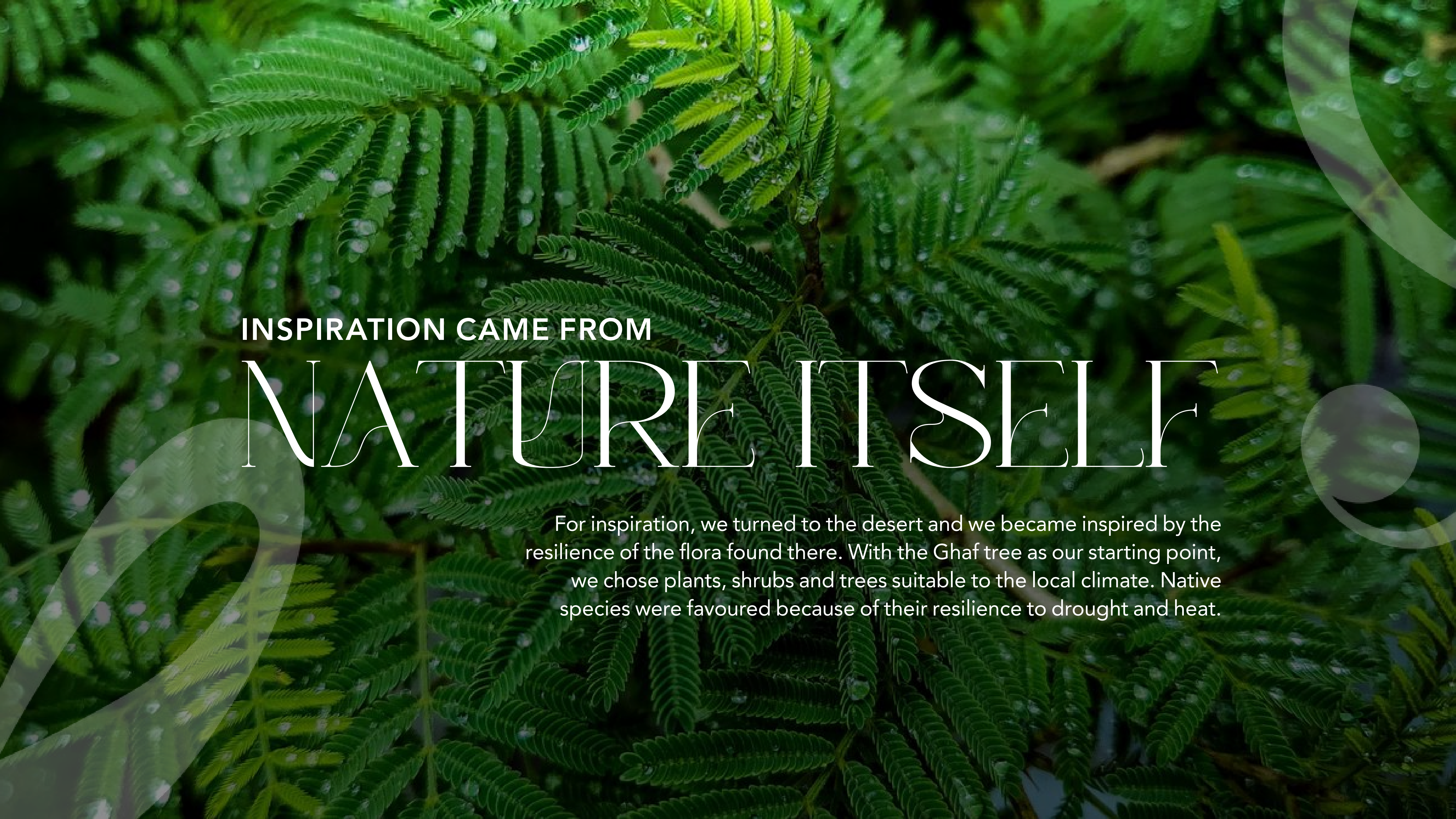
A high-angle photograph of two people mountain biking on a dirt trail. The person in the foreground is wearing a white helmet, a light blue long-sleeved shirt, and light-colored pants, leaning forward on their handlebars. The person behind them is wearing a blue helmet and a light-colored shirt. The trail is sandy and surrounded by large, light-colored rocks and some green shrubs. The lighting suggests it's late afternoon or early morning, with long shadows cast on the ground. The text 'AN ENERGISING LANDSCAPE' is overlaid on the right side of the image in a white, serif font.

AN ENERGISING LANDSCAPE

Active lifestyle
including a 3.5km mountain bike loop.

A woman with long brown hair is sleeping on a white mattress placed on the ground in a dense, lush jungle. She is wearing a white t-shirt and is covered by a white blanket. The surrounding vegetation includes large palm fronds, banana leaves, and various tropical plants. The scene is captured from a high angle, looking down at the woman. The text 'THE LAY OF THE LAND' is written in a white, serif font, curving around the woman and the mattress. There are also some abstract, semi-transparent geometric shapes in the background, including a large, curved shape in the bottom right corner and a smaller, angular shape in the top left corner.

THE LAY OF THE LAND



INSPIRATION CAME FROM

NATURE ITSELF

For inspiration, we turned to the desert and we became inspired by the resilience of the flora found there. With the Ghaf tree as our starting point, we chose plants, shrubs and trees suitable to the local climate. Native species were favoured because of their resilience to drought and heat.



THE INGREDIENTS

OF THE EARTH

Everything, down to the soil beneath your feet, is carefully thought out. Ghaf Woods' smart soil, rich in minerals and organic structure, gives our forest the nourishment it needs.

Special water-capturing technology gives the plants the vital hydration they need in a sustainable way.



4 PILLARS. 1 PHILOSOPHY. INSPIRED BY THE BALANCE OF NATURE'S WAY.

Inspired

: A forest lifestyle, full of community spirit and breathtaking views.

Anchored

: Apartment living redefined, encouraging a balance between relaxation and health.

Connected

: Experiential neighbourhoods interconnected by forest pathways. Every unit faces nature directly.

Nurtured

: Soulful offerings at the heart of the community, including farm-to-table cuisine.

DEEPER INTO THE FOREST

DEEPER INTO THE FOREST

A NEW LIFESTYLE AWAITS YOU



- 1 School
- 2 DISTRIKT - Lifestyle Centre
- 3 Mosque
- 4 Skatepark
- 5 Central Forest
- 6 Wellness Pavillion
- 7 Forest Pathways
- 8 Forest Experience Centre
- 9 Global Village
- 10 Sports and Activities Park
- 11 Multi Purpose Courts
- 12 IMG World
- 13 Future Blue Metro

- Mountain Bike Trail
- ... Qudra - Barari Cycle Track
- Sh. Mohammed bin Zayed Road (E-311)



EVERGREEN FITNESS

Dedicated natural spaces to breathe in
tranquility and breathe out stress.



FOREST EDGE POOLS

Take a relaxing dive into one of the forest pools,
embellished into the verdant landscape.



FARM-TO-TABLE CUISINES

The flavours of the forest. Enjoy organic delights,
as fresh and natural as the flowers that grow around you.



ADVENTURE TRAILS

Promoting an active lifestyle through
mountain biking and running tracks.



RETAIL & RESTAURANTS

Every convenience met through our community offerings.
From quick bites to shopping hauls.



FOREST EXPERIENCE CENTRE

Get to the root of the community through
our interactive experiences.

A close-up photograph of a woman's face, partially hidden behind the large, green, pointed leaves of a plant. Her right eye is visible, looking directly at the camera. The lighting is soft and natural, creating a warm and intimate atmosphere. The text 'YOUR HOME AT A GLANCE' is written in a white, elegant serif font, curving over the top of her eye.

YOUR HOME AT A GLANCE

YOUR HOME AT A GLANCE



Serra



HARMONIOUS. SUBTLE. IMMACULATE.



KEY PLAN

NEIGHBOURHOOD



Serra





THE ECOSYSTEM

Serra emanates a synergy, beautifully blending contrasting ideas into one incredible living space. Blurring the boundaries between nature and home, welcome to a calming, soothing experience.

- | | | | | | |
|---|--|---------------------------|---|--|----------------------|
| A | | SWIMMING POOL | K | | FOREST SWIMMING POOL |
| B | | NORTH ENTRANCE | L | | WELCOME FOREST |
| C | | CONNECT TO CENTRAL FOREST | M | | CHILDREN'S PLAY AREA |
| D | | CASCADE GARDEN | N | | EXISTING GHAF TREE |
| E | | SUNKEN FOREST | O | | CASCADE GARDEN |
| F | | CHILDREN'S PLAY AREA | P | | FITNESS STATION |
| G | | CONNECT TO CENTRAL FOREST | Q | | FOREST PLAY |
| H | | OUTDOORS STRETCHING | R | | SOUTH ENTRANCE |
| I | | MULTIPURPOSE LAWN | S | | THERAPEUTIC GARDEN |
| J | | CHILDREN'S POOL | T | | EXISTING GHAF TREE |









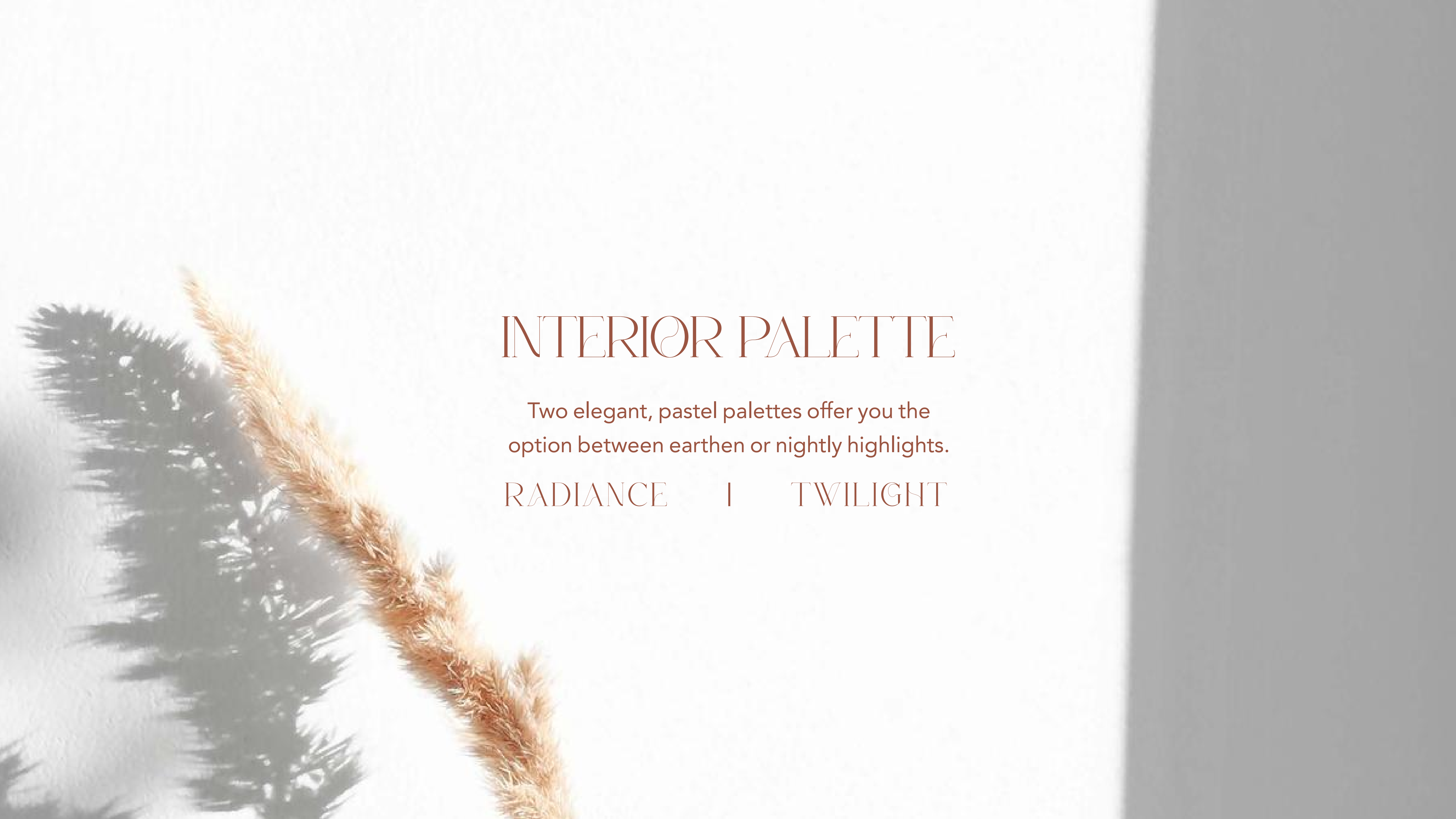




DON'T
QUIT







INTERIOR PALETTE

Two elegant, pastel palettes offer you the
option between earthen or nightly highlights.

RADIANCE | TWILIGHT





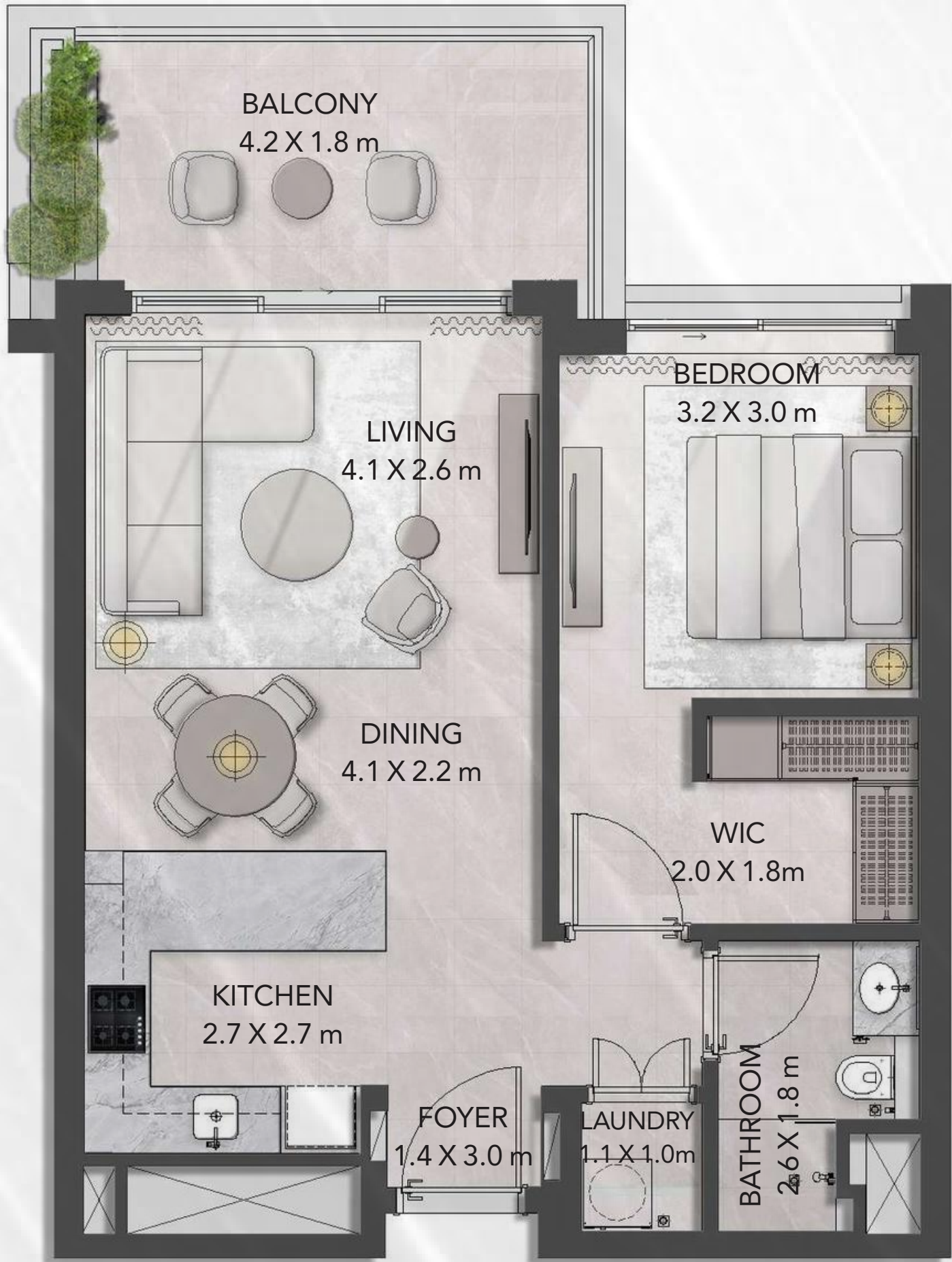
غلاف وودز
Ghaf Woods

FLOOR PLANS



Welcome to your front-row home, where colours, textures, shapes and light seamlessly blend together.

1 BEDROOM



	MIN AREA SQ. FT	MAX AREA SQ. FT
1 BED	675	1,052



2 BEDROOMS



	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,121	1,588
2 BED+	1,542	1,966



3 BEDROOMS



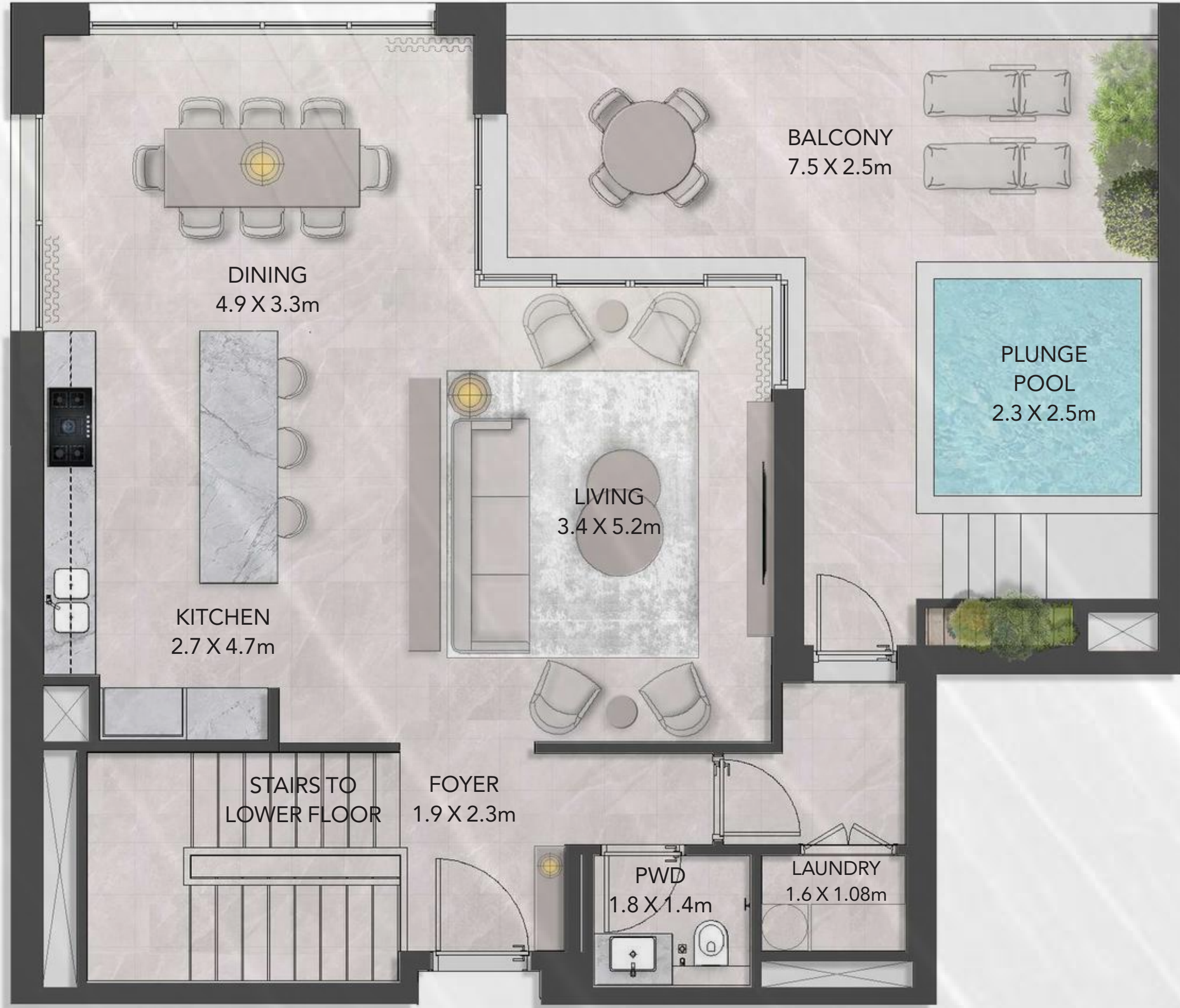
	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	1,725	2,653



غلاف وودز
Ghaf Woods

DUPLEX

UPPER



	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	2,921	3,010

DUPLEX

LOWER



	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	2,921	3,010





Cilia



IMMERSIVE. TRANQUIL. GRAND.



KEY PLAN

NEIGHBOURHOOD

 Cilia



THE ECOSYSTEM

Cilia is your invitation to experience a unique lifestyle. From sophisticated interiors, to the expansive, natural outdoors, discover a home that makes an impression, before you even walk in.

- | | | | | | |
|---|--|----------------------|---|--|-----------------------|
| A | | MAIN ENTRANCE | H | | VIEWING DECK |
| B | | GYM | I | | CENTRAL FOREST ACCESS |
| C | | FOREST PLAY | J | | FAMILY POOL |
| D | | OUTDOOR FITNESS AREA | K | | FOREST WALK |
| E | | FOREST BRIDGE | L | | OPEN LAWN |
| F | | WELLNESS POOLS | M | | SLOPED FOREST ACCESS |
| G | | TERRACED GARDEN | | | |











غلاف وودز
Ghaf Woods













INTERIOR PALETTE

Choose from two nature-inspired palettes that keep you rooted in a blissful living experience.

RADIANCE | TWILIGHT





FLOOR PLANS



A realm where color,
texture, shapes, and light
seamlessly merge.

1 BEDROOM



	MIN AREA SQ. FT	MAX AREA SQ. FT
1 BED	737	1,086



2 BEDROOMS



	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,149	1,551
2 BED+	1,453	2,129



3 BEDROOMS



	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	1,852	2,739



DUPLEX

UPPER



	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	2,851	2,863



DUPLEX

LOWER

	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	2,851	2,863



BROUGHT TO YOU BY

MAJID ALFUTANI

In 1992, our founder Mr. Majid Al Futtain envisioned how to create a space in which families, friends and communities could craft lifelong memories. He wanted to transform shopping, entertainment, and leisure to create great moments for everyone, every day. As well as our world-renowned retail establishments, we create masterful living spaces within five mixed-use communities through the art of placemaking, housing more than 2,500 families across the UAE, Oman, and Lebanon.

SIGNATURE LIVING

BY MAJID AL FUTTAIM

AN UNPARALLELED PRESENCE ACROSS THE MENA REGION

Majid Al Futtaim has continued to set the standard for sustainable growth through its **Dare Today, Change Tomorrow** sustainability strategy. The Group is committed to becoming Net Positive in water and carbon by 2040.

5
OPERATING COMPANIES

14
COUNTRIES

550+
ASSETS

600m+
ANNUAL VISITORS

WHAT WILL YOUR MELODY BE?

WE ALL PLAY
A PART IN THE
SYMPHONY OF
THE FOREST.

WHAT WILL YOUR MELODY BE?

Brought to you by



ماجد الفطيم
MAJID AL FUTTAIM