



DISTRICT ONE WEST

AED 10 000 000 - 30 000 000

PARAMETERS

City	Dubai
Type	Development
To sea	7500 m
To city center	7000 m
Completion date	I quarter, 2027



DISTRICT ONE WEST IN MOHAMMED BIN RASHID CITY, DUBAI

District One West is a gated community with exclusive amenities and a collection of impeccable residences. It is currently at the construction stage and due for completion in H1 2027 as per the master plan. This promising project is being implemented by the highly competent team at Meydan Group that was founded by His Highness Sheikh Mohammed bin Rashid Al Maktoum, the ruler of Dubai. Local properties are not yet move-in-ready, but a considerable share of them has already been purchased nevertheless. The buyers are attracted by numerous advantages, such as the abundance of lush greenery, the incredibly beautiful artificial lagoon, the unique design, and the prime location in Mohammed Bin Rashid City, one of Dubai's best districts.

ABOUT DISTRICT ONE WEST

This premium complex is designed to ensure that residents enjoy the atmosphere of peace and tranquillity in a secluded blooming oasis. Here, natural elements blend seamlessly with contemporary design in stylish communal spaces and opulent homes. Up to 60% of the grounds at District One West are covered with lush greenery, enabling owners and tenants of local properties to enjoy the fresh air and picturesque views every day.

The project's key priority is creating as healthy a lifestyle as possible for the residents. This is the reason why the complex is provided with a series of special amenities, such as a gym with a wide range of state-of-the-art equipment, outdoor exercise venues, a yoga and Pilates studio, a swimming pool, sprawling footpaths for walking and jogging, a tennis court, a basketball court, and a soccer field. Residents will not have to exhaust themselves by doing sports every day to maintain physical fitness and mental harmony, as the garden and the beach alone can make one feel better.

The project is specifically designed to satisfy the needs of families with children. It has communal-use facilities like a playground, a barbecue area, recreation areas with benches, a cinema, etc. Other amenities aimed at ensuring the utmost comfort for the future residents include a spa centre, cafés and restaurants, parking lots, 24/7 security, and a video surveillance system that guarantees safety.

HOUSES IN DISTRICT ONE WEST

Buyers interested in properties in District One West in Mohammed Bin Rashid City can choose from the following types:

- 4-bedroom villas with a floor area of 649 m²;
- 5-bedroom villas with a floor area of 813 m²;
- 6-bedroom villas with a floor area of 1,040 m²;
- 7-bedroom mansions with a floor area of 1,594 m².

Each property is fitted with private amenities, such as a swimming pool with comfortable sun loungers, a recreation area, and a garden. The elegant spacious villas are surrounded by blooming plants. The broad glass doors and windows make the interior blend seamlessly with the nature around the house.

The exclusive mansions are spread along the waterfront of the crystal-clear lagoon. The massive floor-to-ceiling windows offer staggering views of the water, the sand, and the deck with a recreation area.

MALLS AND SUPERMARKETS IN DISTRICT ONE WEST

The Meydan One Mall, which will become one of the best in Dubai, will soon open near this premium complex. The shopping mall will accommodate over 600 stores, including boutiques by many leading luxury brands, and over 100 eateries. It will also become a popular tourist destination due to facilities such as the world's largest dancing fountain, indoor water sports facilities, and an indoor one-kilometre ski slope. As per the master plan, an entertainment centre designed in collaboration with Universal Studios will be adjacent to the mall.

Until the construction of the Meydan One Mall is completed, residents of Mohammed Bin Rashid City can shop at the Dubai Mall, the Mercato Shopping Mall, and the Mall of the Emirates, which are located a 20-minute drive away. These sites offer a wide choice of stores, restaurants, and entertainment venues.

There are many supermarkets in Mohammed Bin Rashid City and the neighbouring districts. Residents of District One West can shop for groceries in popular chains such as LuLu Express, Carrefour, and Spinney's. Some of these even provide delivery services.

LANDMARKS NEAR DISTRICT ONE WEST

Mohammed Bin Rashid City is close to some of Dubai's most famous landmarks. The Burj Khalifa (the world's tallest building) and the Dubai Mall (the world's second largest shopping mall) are only a 15-minute drive away. You can reach the Ras Al Khor Wildlife Sanctuary in 15 – 20 minutes to see many various species of birds. The Safa Park, one of the city's best parks and a popular family leisure destination spanning 64 ha, is in 10 minutes by car.

Golf fans can play at The Track, a course located approximately a 15-minute drive away. Several other golf courses are also in the immediate vicinity, at the Dubai Creek Golf and Yacht Club, the Emirates Golf Club, and Al Badia Golf. The Meydan Racecourse with a 2,400-metre turf race track and a 1,750-metre dirt course can be reached in 10 minutes by car.

The centrepiece of District One is the seven-kilometre artificial lagoon created by Crystal Lagoons. This is the world's largest man-made lagoon listed in the Guinness Book of World Records. The proximity to this landmark will enable residents of District One West to savour the tropical atmosphere and regularly do water sports, such as swimming, kayaking, surfing, and others.

INVESTMENT IN DISTRICT ONE WEST

Homes in District One West are some of the most attractive assets for property in Mohammed Bin Rashid City. The investors that close the deal at early stages of construction will receive guaranteed capital gains by the time the project is completed, and these properties can also become a source of a consistently high rental income. The annual rent on four-bedroom villas can reach AED800,000 (USD218,000) and on five- and six-bedroom residences, from AED1 million to AED2 million (from USD272,000 to USD544,500). Owners of seven-bedroom mansions can receive an income of AED3 million (USD816,500) per year.

An additional advantage of purchasing real estate in District One West is an opportunity to apply for a 10-year Golden visa. According to the rules valid in 2023, the purchased property must cost at least AED2 million (USD544,500) to meet the requirements.

BUY PROPERTY IN DISTRICT ONE WEST

Would you like to own an opulent home in the off-plan District One West project for living and investment? Or maybe you would like to view other promising properties in Dubai? Please contact our English-speaking experts who have worked in the UAE real estate market for many years. They will gladly assist potential buyers with selecting the options that meet their needs and budgets, share comprehensive information on any financial and legal issues, walk the customer through all stages of closing the deal, and provide top-notch after-sale service.

PROPERTY FEATURES

LOCATION

- Prestigious district
- Beautiful view
- Great location
- Direct access to the beach
- Pond nearby

FEATURES

- Panoramic windows
- Tap water
- Panoramic glazing
- Electricity
- Terrace
- Driveway to the land plot
- New project

INDOOR FACILITIES

- Child-friendly
- Cinema
- Pilates and yoga room
- Restaurant
- Recreation area
- Squash
- Cafe
- SPA centre
- Covered parking
- Healthcare facilities
- Fitness room

OUTDOOR FEATURES

- Barbecue area
- Landscaped green area
- Equipped beach
- Park
- Well-developed facilities
- Running track
- Security
- Transport accessibility
- Private beach
- Footpaths
- Swimming pool
- Sports ground
- Children's playground
- Social and commercial facilities
- Promenade with amenities
- Garden
- Common area with pool
- Tennis court
- Landscaped garden
- Car park
- Garden
- Benches
- Basketball court
- Football pitch

PHOTO GALLERY

