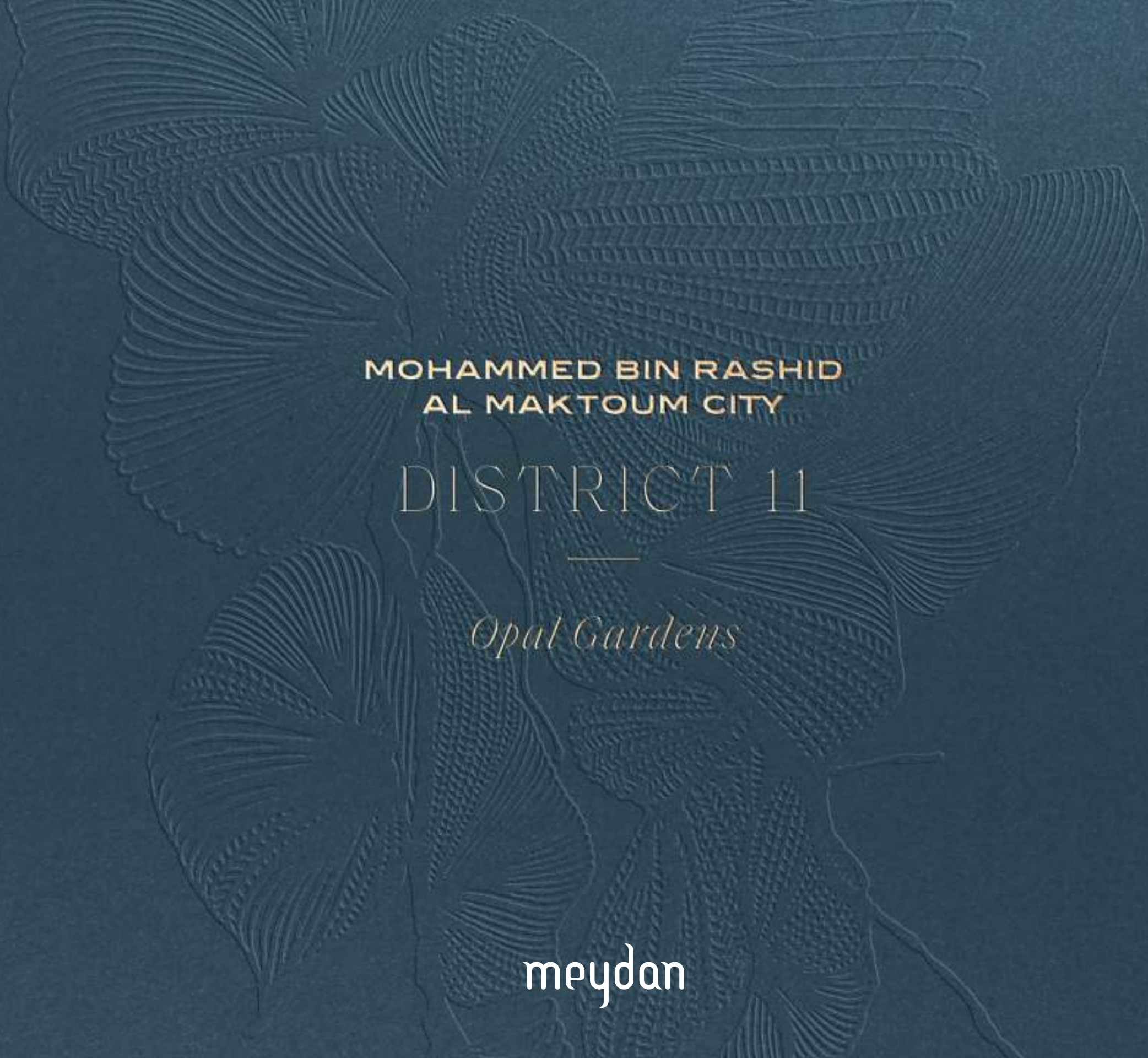




MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT 11

Opal Gardens

meydan

DISTRICT 11

OPAL GARDENS

A LIFESTYLE DESIGNED TO INDULGE

Elegant & Exclusive Homes





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

DISTRICT 11

OPAL GARDENS

ILLUSTRIOUS & ELEVATED

District 11 Opal Gardens is the newest
high-end community taking residence
in Dubai's most affluent address:

DISTRICT 11,
MOHAMMED BIN RASHID
AL MAKTOUM CITY.

Points of Interest

One of Meydan's most popular and well-established neighbourhoods.

1. Mohammed Bin Rashid Al Maktoum City
2. Meydan Racecourse
3. Burj Khalifa
4. Burj Al Arab
5. Jumeirah Mosque
6. Palm Jumeirah
7. World Islands
8. Emirates Towers
9. Dubai International Airport
10. Dubai International Financial District
11. Dubai Mall
12. Dubai Design District
13. Kent College
14. Lycee Libanais Francophone School

MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



DISTRICT 11

OPAL GARDENS

A Secluded Haven

With exceptional access to Downtown Dubai, District 11 Opal Gardens enlivens the spirit with verdant green spaces encircling a stunning crystal lagoon. Secure and gated, the development will feature well-crafted villas and townhouses surrounded by lush landscaping and over 5-kilometers of cycling and pedestrian trails.



DISTRICT 11

OPAL GARDENS

THE HEIGHT OF LUXURY LIVING



Dubai offers an invigorating mix of cultures and nationalities, the arts and world-class architecture, five-star dining, and the most sought-after names in fashion.

LAGOON & AMENITIES

East Lagoon
Main Lagoon Entrance
Commercial Facilities
Sand Beach
Amenity Lawn
Loop Road
Gateway
External Cycle Track
Sikka
Gated Community
Mosque
Retail
Supermarkets
Schools
Clinics

MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



N

YOUR NEIGHBOURHOOD

- Townhouses (2-Plex)
- Townhouses (4-Plex)
- Villa (4-Bed)
- Villa (5-Bed)
- Villa (6-Bed)
- Public Facility
- Commercial
- Utility

- 1. Emirates Airline Housing
- 2. Kent College
- 3. Hypermarkets
- 4. Lycee Libanais Francophone School
- 5. Mosque Plot
- 6. Neighbouring Community

MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



DISTRICT 11

OPAL GARDENS

A gated community featuring multiple gateway access points for the ultimate accessibility and security.

*Impeccable homes,
down to every detail offering:*

VILLAS SEMI—DETACHED VILLAS TOWNHOUSES

The residences at *District 11 Opal Gardens* are impeccably designed and feature stunning views of the Dubai skyline and crystal lagoon.

DISTRICT 11

OPAL GARDENS

Available as four to six-bedroom villas, the generous layouts of the homes are spacious and airy, with large windows letting in an abundance of natural light. Large balconies and terraces of each villa feature ample space for outdoor entertaining (with pool option).

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

VILLAS

Available as four to six-bedrooms.





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

DISTRICT 11

OPAL GARDENS

VILLAS,
Type A

FOUR-BEDROOM

Ground Floor	
196.38 sq.m	2,113.82 sq.ft
First Floor Area	
194.57 sq.m	2,094.33 sq.ft
Balcony / Terrace, First Floor	
29.94 sq.m	322.27 sq.ft
Garage	
52.52 sq.m	565.32 sq.ft
Total Built-Up Area	
473.41 sq.m	5,095.74 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



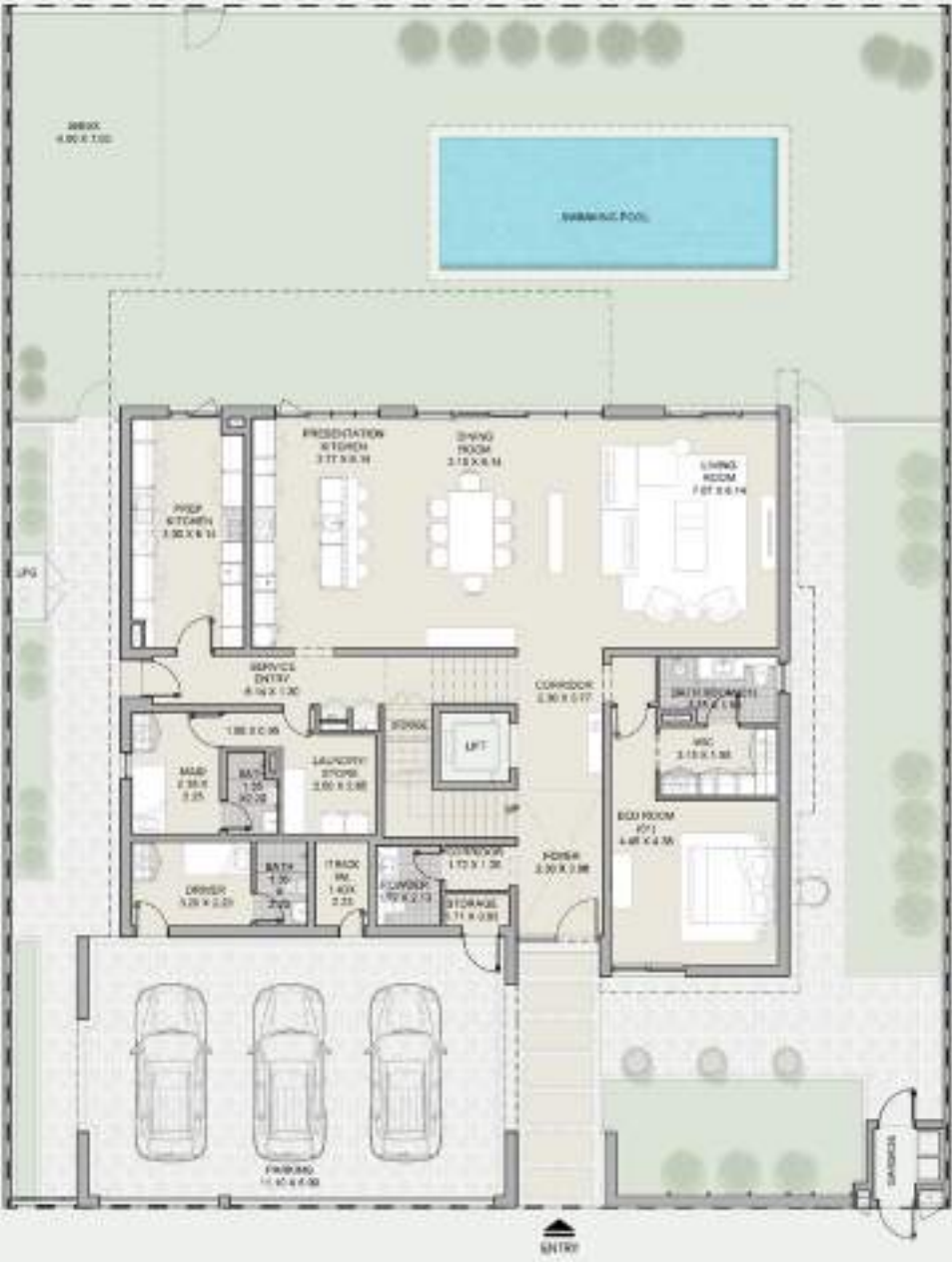
1ST FLOOR

VILLAS,
Type A

FIVE-BEDROOM

Ground Floor	
255.62 sq.m	2,751.47 sq.ft
First Floor	
277.56 sq.m	2,987.63 sq.ft
Balcony / Terrace, First Floor	
29.57 sq.m	318.29 sq.ft
Garage	
84.25 sq.m	906.86 sq.ft
Total Built-Up Area	
647 sq.m	6,964.25 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

VILLAS,
Type A

SIX - BED ROOM

Ground Floor	
313.36 sq.m	3,372.98 sq.ft
First Floor	
337 sq.m	3,627.44 sq.ft
Balcony / Terrace, First Floor	
37.9 sq.m	407.95 sq.ft
Garage	
97.06 sq.m	1,044.75 sq.ft
Total Built-Up Area	
785.32 sq.m	8,453.12 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

These four-bedroom semi-detached villas feature high ceilings, generous layouts, and large windows. Each semi-detached villa offers a large backyard space, complete with an elegantly designed patio for nights spent under the stars.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

SEMI— DETACHED VILLAS

Four-bedroom





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

SEMI-DETACHED
VILLAS, Type A

FOUR-BEDROOM

Ground Floor		
123.85 sq.m		1,333.11 sq.ft
First Floor		
154.54 sq.m		1,663.45 sq.ft
Balcony / Terrace, First Floor		
26.74 sq.m		287.83 sq.ft
Garage		
46.26 sq.m		497.94 sq.ft
Total Built-Up Area		
351.39 sq.m		3,782.33 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

SEMI-DETACHED
VILLAS, Type B

FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.11 sq.m	1,658.83 sq.ft
Balcony / Terrace, First Floor	
27.58 sq.m	296.87 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.80 sq.m	3,786.75 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

The elevated four-bedroom townhouses are thoughtfully laid out to maximise space and feature large windows. Each townhouse features a private backyard with elegant landscaping.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

TOWNHOUSES

Four-bedroom





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

TOWNHOUSES,
Type A

FOUR - BED ROOM

Ground Floor
113.01 sq.m 1,216.43 sq.ft

Terrace / Porch, Ground Floor
8.58 sq.m 92.35 sq.ft

First Floor
137.80 sq.m 1,483.27 sq.ft

Balcony / Terrace, First Floor
11.23 sq.m 120.88 sq.ft

Second Floor
80.86 sq.m 870.37 sq.ft

Balcony / Terrace, Second Floor
57.82 sq.m 622.37 sq.ft

Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
450.67 sq.m 4,850.97 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type B

FOUR - BED ROOM

Ground Floor
113.03 sq.m 1,216.64 sq.ft

Balcony / Terrace / Porch, Ground Floor
6.10 sq.m 65.66 sq.ft

First Floor
137.38 sq.m 1,478.75 sq.ft

Balcony / Terrace, First Floor
10.56 sq.m 113.67 sq.ft

Second Floor
17.40 sq.m 187.29 sq.ft

Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
325.84 sq.m 3,507.31 sq.ft

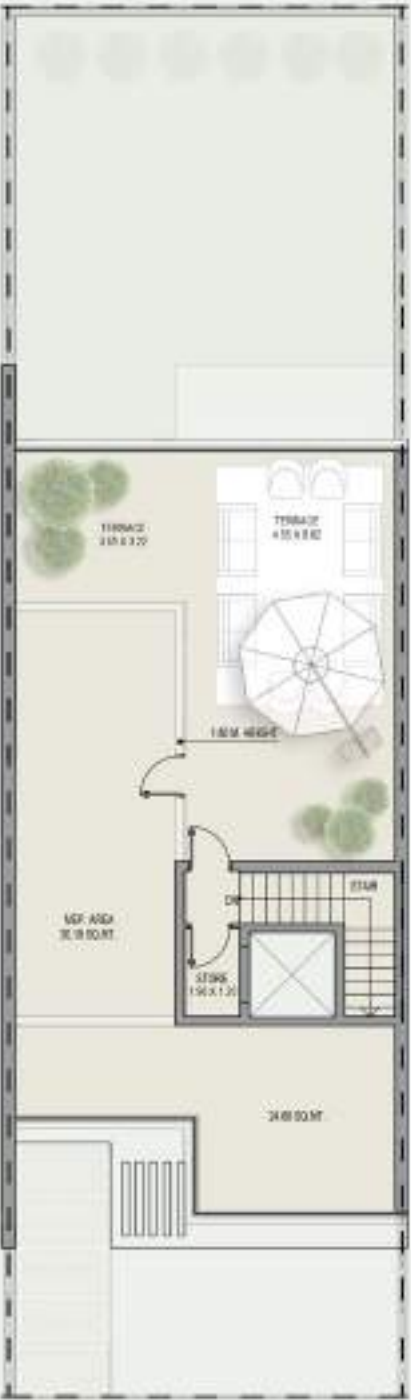
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type C

FOUR - BED ROOM

Ground Floor
113.03 sq.m 1,216.64 sq.ft

Balcony / Terrace / Porch, Ground Floor
6.10 sq.m 65.66 sq.ft

First Floor
137.38 sq.m 1,478.75 sq.ft

Balcony / Terrace, First Floor
10.56 sq.m 113.67 sq.ft

Second Floor
17.40 sq.m 187.29 sq.ft

Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
325.84 sq.m 3,507.31 sq.ft

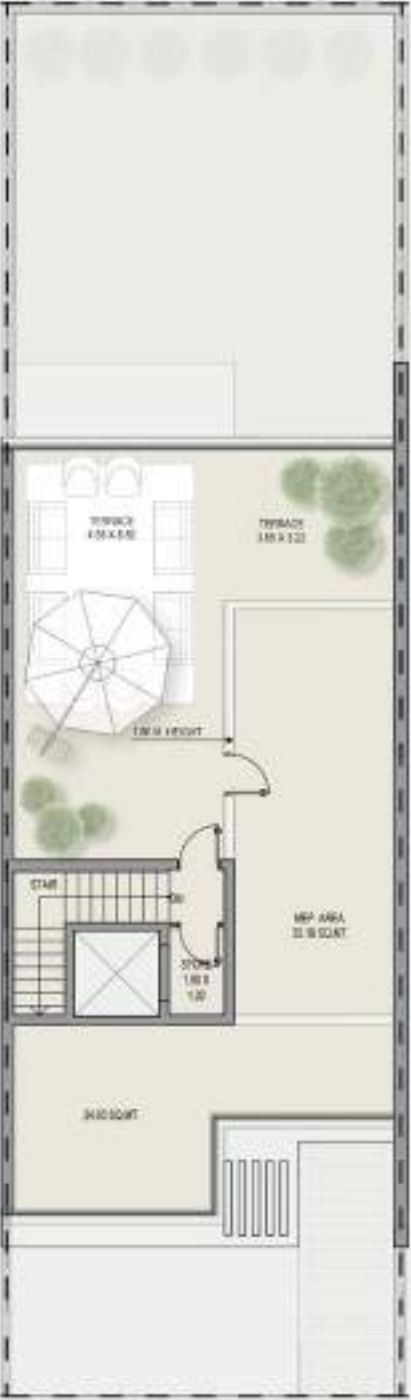
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type D

FOUR - BED ROOM

Ground Floor
113.01 sq.m 1,216.43 sq.ft

Terrace / Porch, Ground Floor
8.58 sq.m 92.35 sq.ft

First Floor
137.80 sq.m 1,483.27 sq.ft

Balcony / Terrace, First Floor
11.23 sq.m 120.88 sq.ft

Second Floor
80.86 sq.m 870.37 sq.ft

Balcony / Terrace, Second Floor
57.82 sq.m 622.37 sq.ft

Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
450.67 sq.m 4,850.97 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

DISTRICT 11

OPAL GARDENS

The residences feature high-end finishes, creating a bespoke and elegant ambience throughout the homes.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.





ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

The spacious kitchens offer state-of-the-art appliances.



ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.



ELEGANTLY & LUSHLY LANDSCAPED

TO CREATE A BARRIER BETWEEN ACTIVE ROADS
AND PEDESTRIAN AND CYCLING PATHS.

DISTRICT 11

OPAL GARDENS



AMENITIES

Health, Wellness & Comfort

DISTRICT 11

OPAL GARDENS

AN IDYLIC WAY OF LIFE

Reimagine the dream lifestyle

District 11 Opal Gardens reimagines the dream lifestyle with a curated selection of amenities designed to support health and wellness, comfort, and unforgettable moments with family and friends.



DISTRICT 11

OPAL GARDENS

A CRYSTAL LAGOON IS AT THE
HEART OF DISTRICT 11 OPAL GARDENS



Perfect for:

KAYAKING

CANOEING

SWIMMING

DISTRICT 11

OPAL GARDENS

A RICH & ACTIVE LIFESTYLE

A 5-kilometer cycling track runs around the development, creating seamless connections between the residences and the amenities. The paths are lavishly landscaped with ample shading, perfect for maintaining a healthy and active lifestyle in beautiful surroundings.



DISTRICT 11

OPAL GARDENS

Immerse in Nature

Sandy Beaches

Outdoor Living

Nature Connection

Crystal Water



A SPRAWLING LAWN FEATURES A KIDS' PLAY
AREA, AN OUTDOOR FITNESS CENTER AND
SPORTS COURT, SHADED SEATING AND PICNIC
AREAS, AND A YOGA PLATFORM.



MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT 11

Opal Gardens

meydan

Numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping, and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and Annex location configurations shown on floor plans are for general illustrative purposes only and are not provided by the developer.