Life
Orchestrated
By Nature
غـــاف ودز
Ghaf Woods

THIS IS NOT JUST A
COMMUNITY

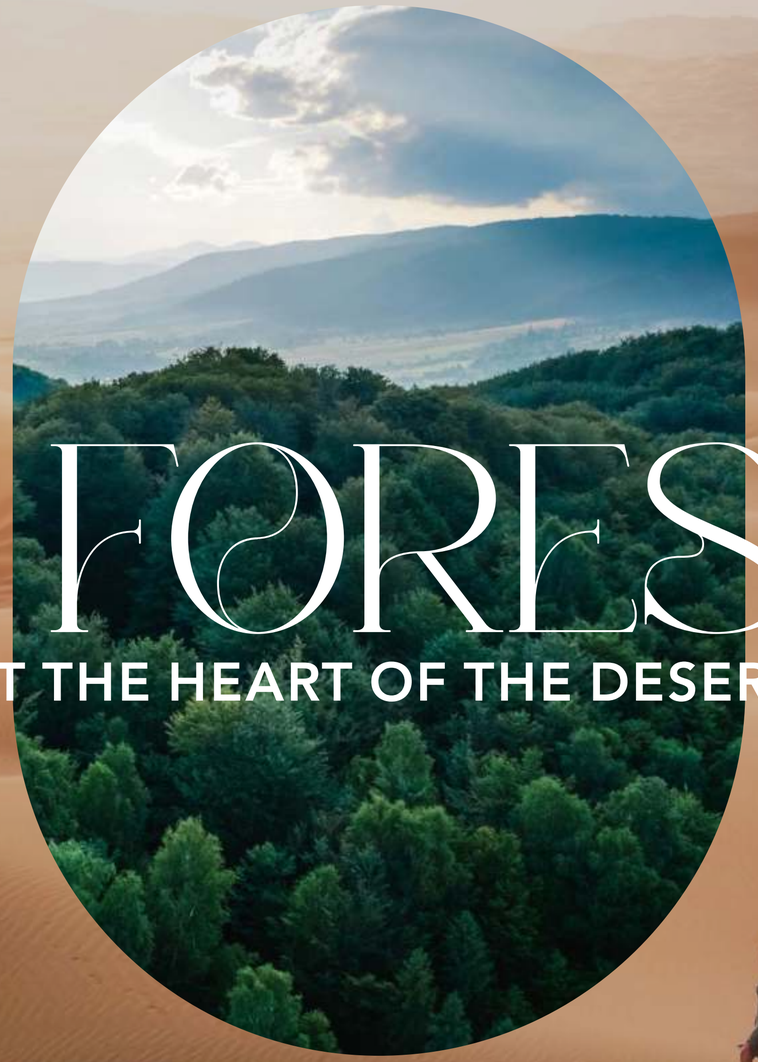
IT IS AN
ECOSYSTEM

WITHIN IT, THERE IS
HARMONY

WHERE YOU & NATURE
COMPOSE
TOGETHER

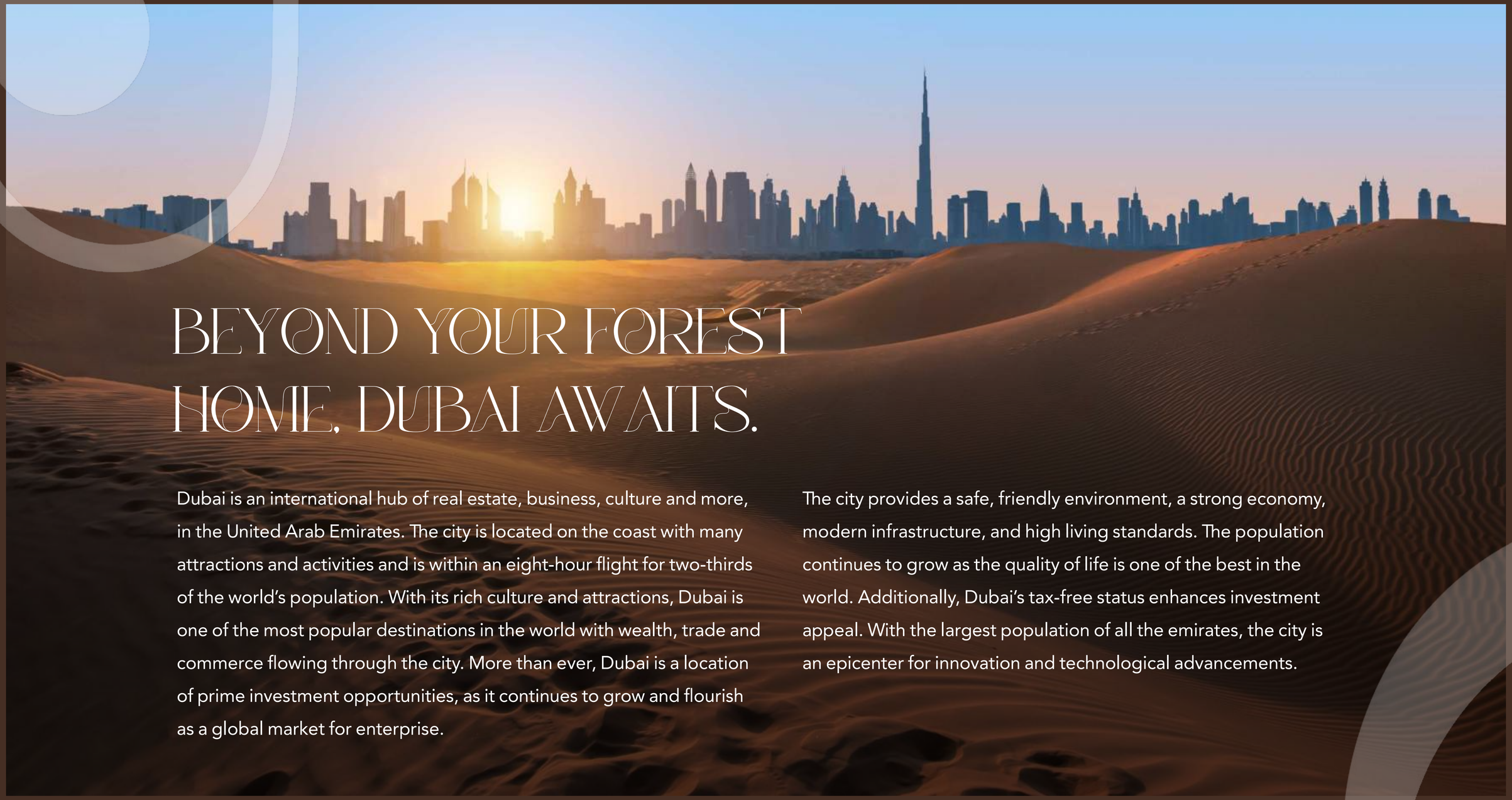
A PLACE WHERE YOU LIVE BY
THE RHYTHM
OF NATURE

WELCOME TO
GHAF WOODS



# A FOREST

## AT THE HEART OF THE DESERT



# 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

2 — 20 MINS — AL MAKTOUM INTERNATIONAL AIRPORT

3 — 20 MINS — MALL OF THE EMIRATES

4 — 15 MINS — CITY CENTRE ME'AISEM

5 — 20 MINS — KEMPINSKI HOTEL

6 — 35 MINS — AL ZAHIA

7 — 15 MINS — CITY CENTRE MIRDIF

8 — 20 MINS — CITY CENTRE DEIRA

9 — 2 MINS — GLOBAL VILLAGE

10 — 2 MINS — IMG WORLD

11 — 15 MINS — TILAL AL GHAF

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.

THE RHYTHM OF THE FOREST
THE RHYTHM OF THE FOREST

DISCOVER

# A 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
- IMPROVING BIODIVERSITY & INCREASING LIVEABILITY
- ENERGY GENERATION AND EFFICIENT DESIGN
- 5°C IMPROVED THERMAL COMFORT & OUTDOOR SPACES
- PRODUCTIVE LANDSCAPE FOR HEALTHY LIVING
- A BREATH OF NATURALLY PURIFIED AIR
- SMART & RESILIENT COMMUNITY
- LIVING WITHIN A FOREST´S ECOSYSTEM
- 5 MIN COMMUNITY CONNECTED & WALKABLE
- SUSTAINABLE WATER CAPTURING & TREATMENT STRATEGY
- EVERY UNIT IS A FRONT ROW HOME
- LIVING WITHIN THE CANOPY
- SPORTS AND & ACTIVE LIFESTYLE 3.5KM MTB LOOP
- SUSTAINABILITY CERTIFIED COMMUNITY

# LIVE WITHIN THE CANOPY

True immersion in nature.

# EVERY UNIT IS A FRONT ROW

Spectacular 360° views.

EVERYTHING IS A

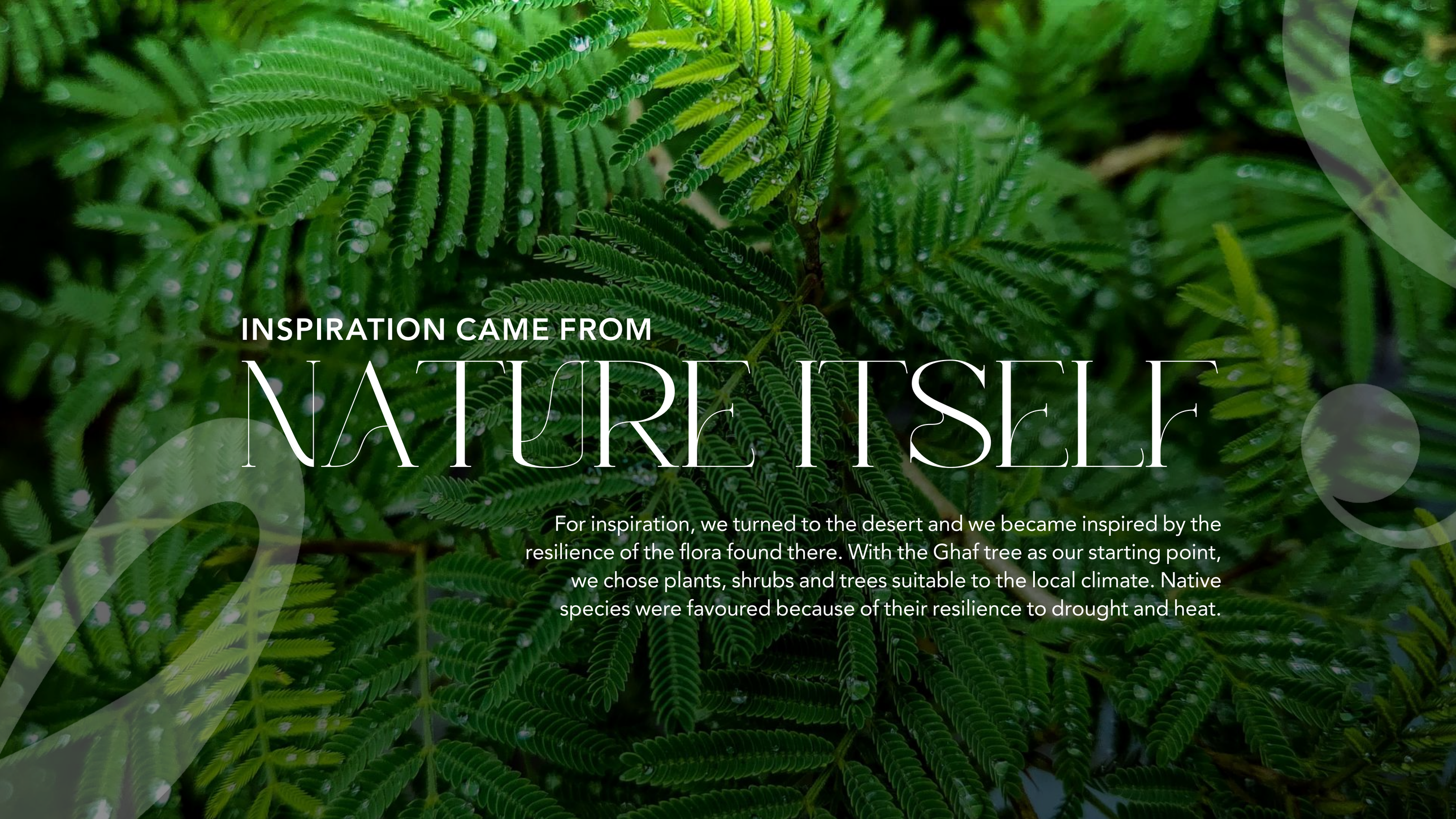
# SHORT, LEAF-CRUNCHING WALK AWAY

A connected, walkable,
5-minute community.

# AN ENERGISING LANDSCAPE

**Active lifestyle**
**including a 3.5km mountain bike loop.**

THE LAY OF THE LAND
THE LAY OF THE LAND
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

# 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.

YOUR HOME AT A GLANCE
YOUR HOME AT A GLANCE
YOUR HOME AT A GLANCE

Serra

HARMONIOUS. SUBTLE. IMMACULATE.

# KEY PLAN

## NEIGHBOURHOOD

Serra

غـــاف ودز
Ghaf Woods

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

غـــاف ودز
Ghaf Woods

3
غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

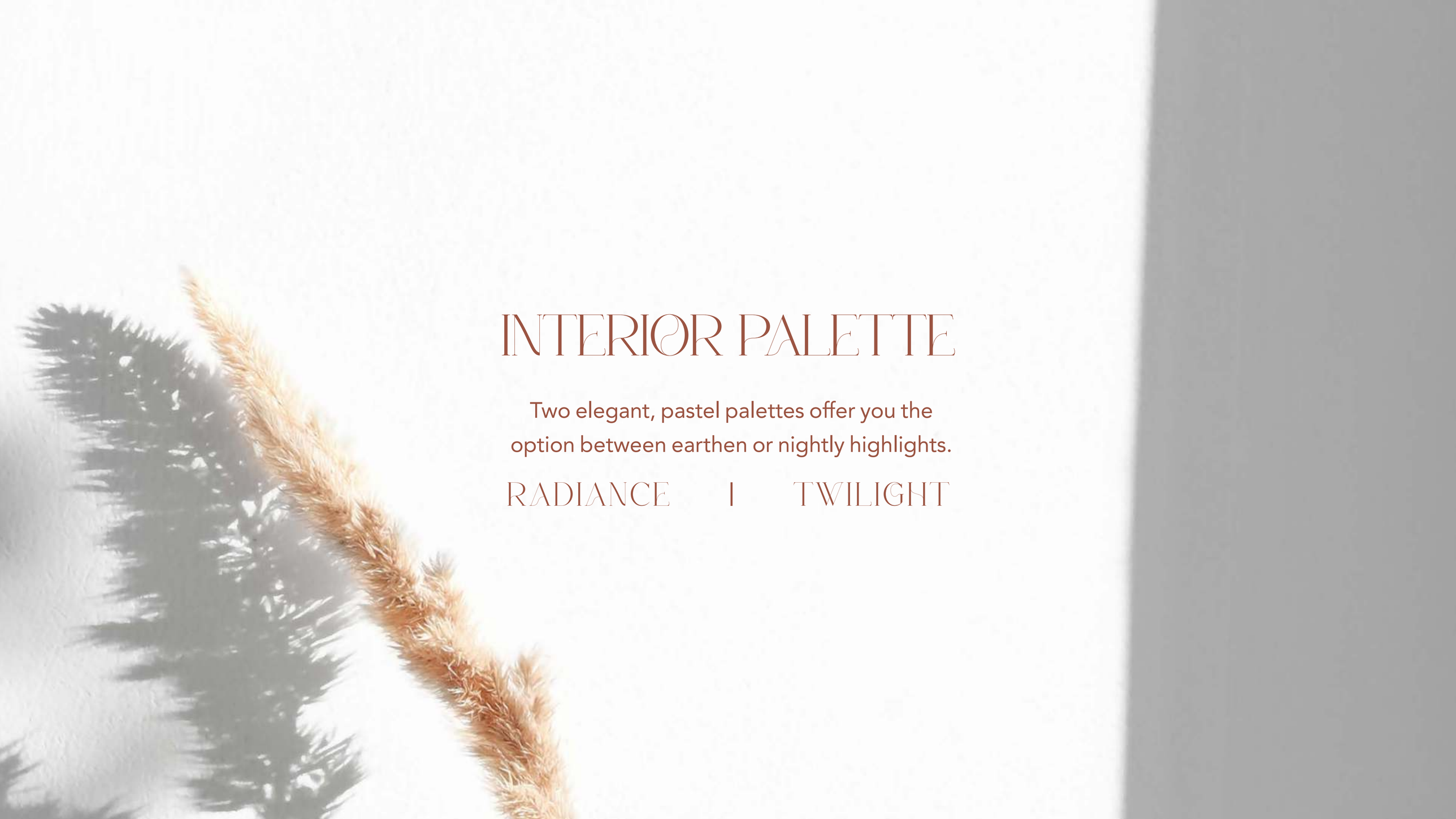
غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

DON'T
QUIT
غاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods



# INTERIOR PALETTE

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

RADIANCE | TWILIGHT

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

غـــاف ودز
Ghaf Woods

BROUGHT TO YOU BY
MAJID AL FUTTAIM

In 1992, our founder Mr. Majid Al Futtaim 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**