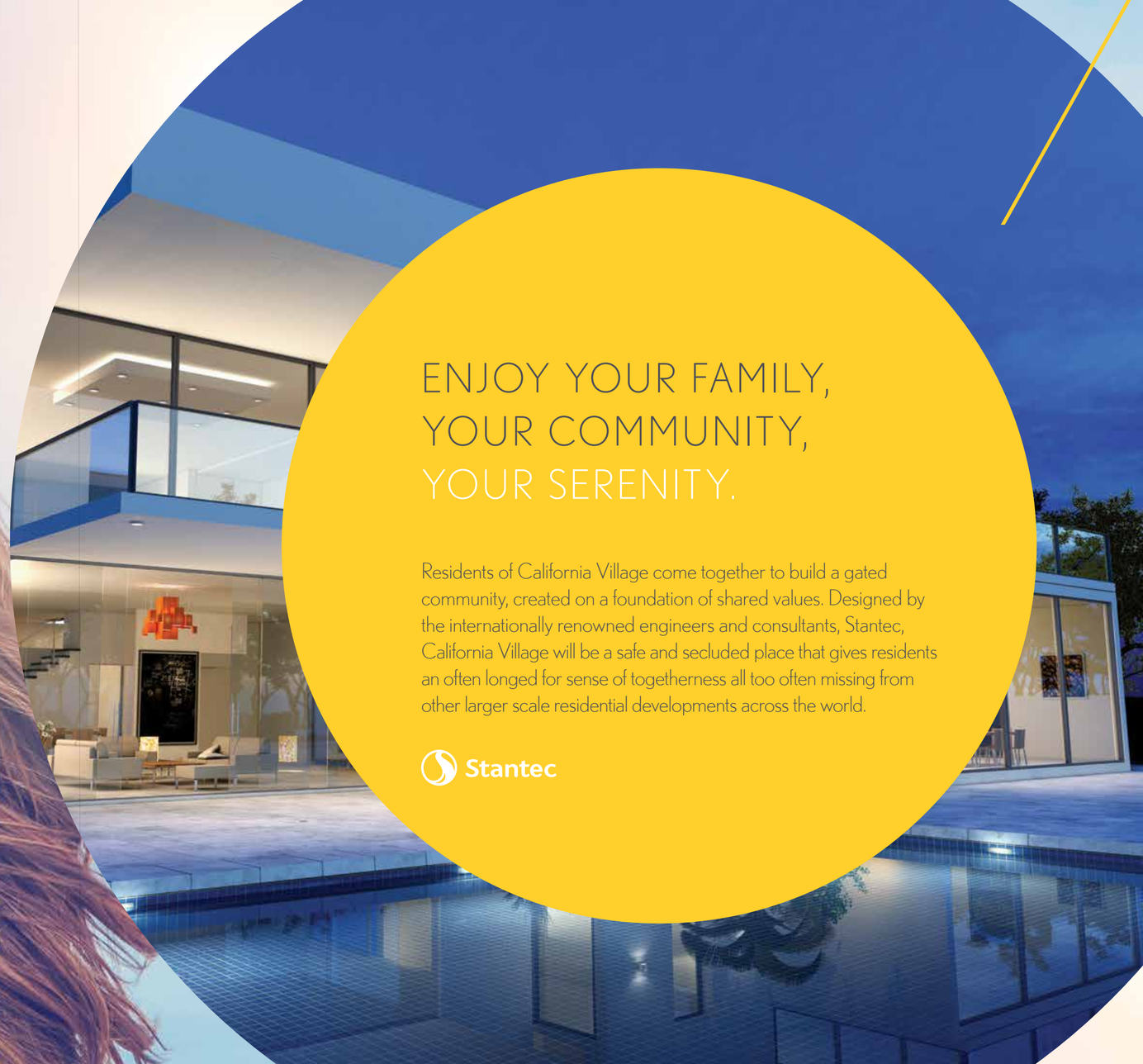
CALIFÓRNIA

VILLAGE

BRING YOUR FAMILY HOME TO THE SUNSHINE.

California Village, where neighbours welcome you home with the warmth only a community-inspired residential development offers. Open your arms, embrace your new life in the sun.



ENJOY YOUR FAMILY, YOUR COMMUNITY, YOUR SERENITY.

Residents of California Village come together to build a gated community, created on a foundation of shared values. Designed by the internationally renowned engineers and consultants, Stantec, California Village will be a safe and secluded place that gives residents an often longed for sense of togetherness all too often missing from other larger scale residential developments across the world.

Stantec

AWAY FROM THE BUSY CITY LIFE AND INTO THE SERENITY OF THE CALIFORNIA VILLAGE AT DUBAILAND.

Visualising a new community development,
and your family's next destination

CALIFÓRNIA
VILLAGE

California Village is a masterplanned development launched by GFH Real Estate Company. California Village with its range of amenities and community features is comprised of two distinctive components: one is California Residences offering a total of 234 distinctive villas and town houses and the other is California Heights with its 150 units nested in two apartment buildings .

CALIFÓRNIA
RESIDENCES

CALIFÓRNIA
HEIGHTS

CALIFORNIA VILLAGE MASTERPLAN

Californria Village

1. Guard House
2. Club House
3. Central Park

California Residences

4. Twin Villas
5. Townhouses

California Heights

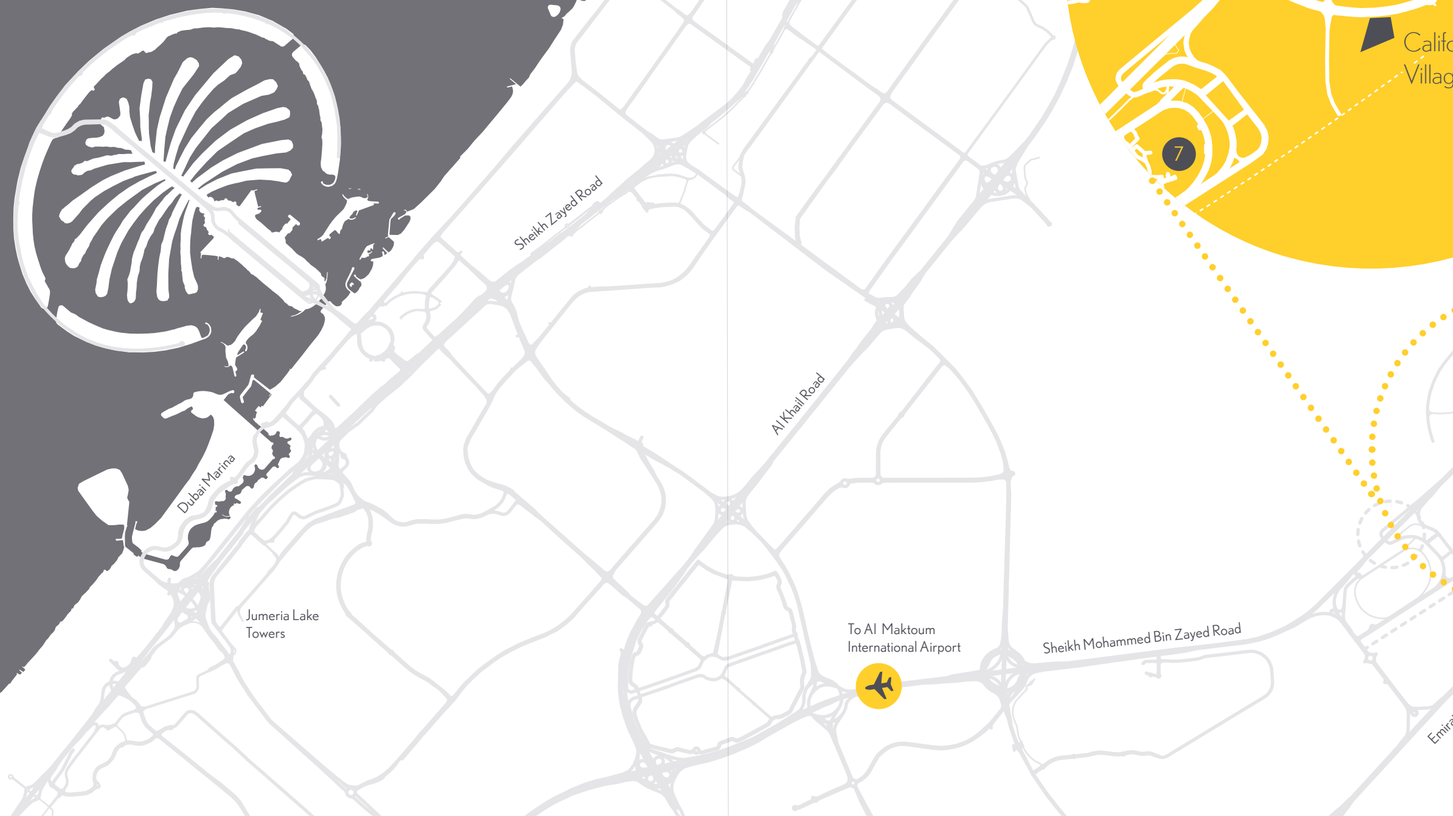
6. Apartment Buildings

LOCATION & CONTEXT

California Village enjoys a unique location with a high degree of accessibility. Located just 10 minutes due east of the city's vibrant Business Bay area, the development is just far enough away from the action to feel like a retreat. California Village is accessed by a connecting road leading due north to Sheikh Mohammad Bin Zayed Road.

With Downtown Dubai's global landmarks on the horizon, California Village is situated in the thriving heart of the new Dubai Land development area. With numerous projects such as IMG World of Adventure already underway, as well as new landmarks like Mall of Arabia ear-marked set to start soon, the area is setting the pace and standards for strong capital appreciation.

1. Al Barari
2. Legends
3. The City of Arabia
4. The Theme Park
5. Falcon City of Wonders
6. The Villa
7. Global Village
8. Upcoming Academic City Road Extension
9. Upcoming Flyovers



PROJECT AMENITIES

Community spirit is what sets life apart in the village and with such excellent facilities, you'll find yourself enjoying the Dubai lifestyle inside and out. The heart of the community is the sport-lovers Club House with its impressive lounge area and gymnasium. You'll also find two swimming pools (one for the kids) and an open air terrace with a decked sitting area. California Village also provides many other landscaped garden areas for sports, relaxation and recreation.

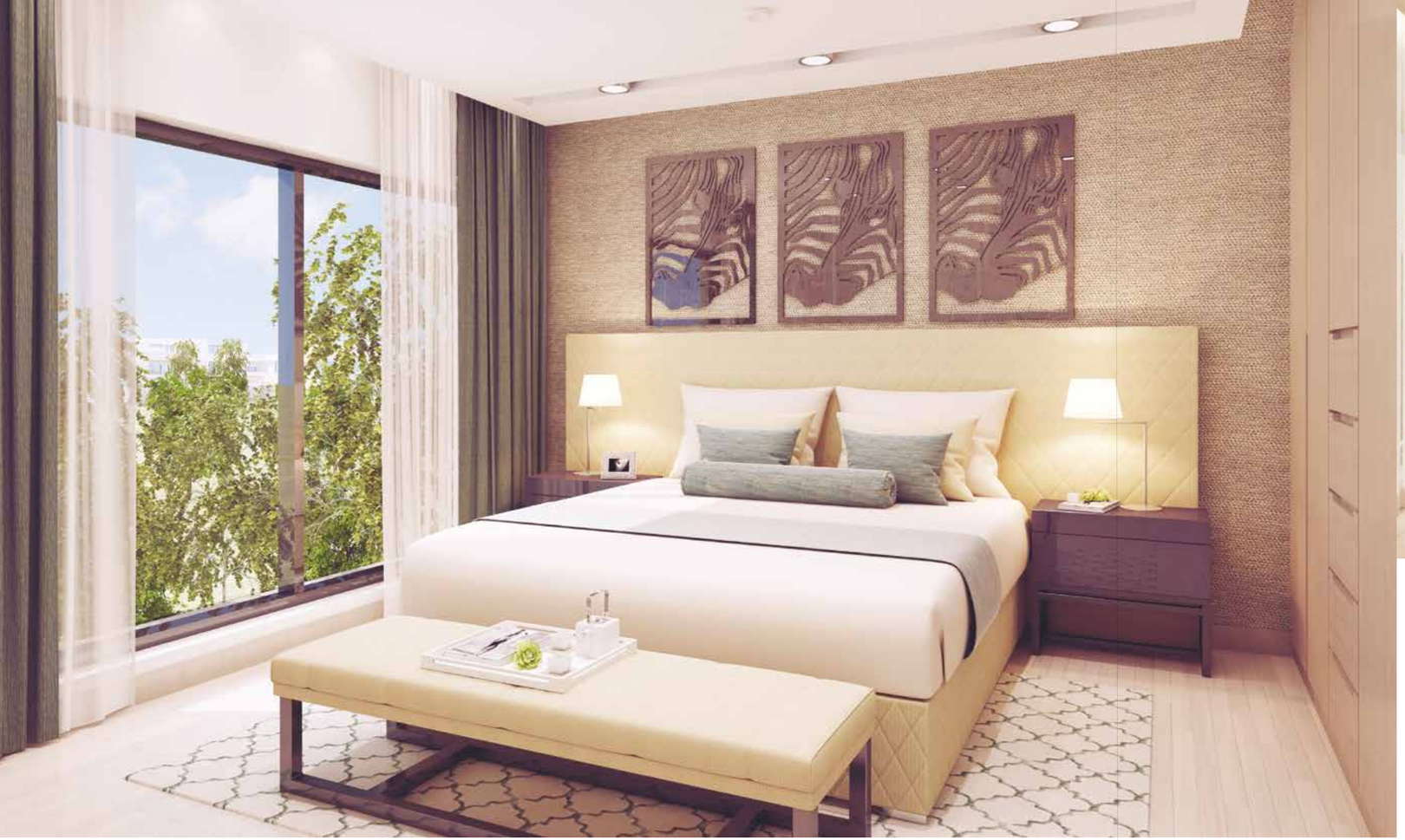
CALIFÓRNIA
VILLAGE

CALIFÓRNIA

RESIDENCES

THE VILLAS

The properties of California Residences are designed with unique modern facades which give way to well proportioned and considered interior spaces. The properties in California Residences create a feeling of community whilst retaining your family's sense of privacy.



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

The design features of California Residences have been created with the modern familiy in mind. With the uniquely open plan, the properties marry the space of wall-free of modernist design with the intimacy of a familiy home.

CALIFÓRNIA

RESIDENCES

TOWNHOUSES

The second offering within California Residences are the townhouses where you will find yourself at home in a contemporary living space that creates a high quality living experience.

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

Tastefully designed and well proportioned bedrooms and bathrooms compliment the family living spaces. Unique features like walk-in showers and resessed ceilings offer designer looks with the cosy-family friendly feel today's modern families are looking for.

CALIFÓRNIA
RESIDENCES

UNIQUELY CALIFORNIAN
THE FAMILY ROOM

Unique to California Residences properties is the Family Room. These spacious and communal family spaces come in various sizes and are designed to cater to everyone, from singles to larger multi-generational families. A private, intimate and multipurpose space, Family Rooms open out onto the property's terraced area where the climate controlled architecture create refreshening breezes that flow under the shades of the covered terrace to cool you and your guests.

CALIFÓRNIA
HEIGHTS

APARTMENTS

Sitting in landscaped gardens, the imposing contemporary facade of California Heights will play host to a range of spacious one, two, and three bedroom apartments across six floors. On the seventh floor, residents of the building will enjoy the sky high pool deck with its charming village vistas.

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

California Heights provides buyers with a choice of apartments with prominent views over the entire location as well as adjacent areas. These modern, well appointed apartments offer open, spacious accomodation with unique design schemes that are ideally suited to singles, couples or families prefering the simplicity of apartment living.