
CALIFÓRNIA
RESIDENCES





THE SUN MAY SET,
BUT THE WARMTH WON'T.

California Village, where neighbours welcome you with the warmth of true community living. Open your arms and embrace a new life in the sun.



CALIFÓRNIA

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a variety of villas, townhouses, and apartments. Designed with a focus on green spaces and community life, it features a central park, landscaped gardens, walking paths, and a clubhouse with a gym, swimming pools, and social lounges.



PHASE 1 & 2

CALIFORNIA VILLAGE
(VILLAS & TOWNHOUSES)
SOLD OUT

212 VILLAS
ANTICIPATED HANDOVER Q4 2025

PHASE 3

CALIFORNIA RESIDENCES
(APARTMENTS)
NEW LAUNCH

370 APARTMENTS




CALIFÓRNIA
VILLAGE
THE MASTER COMMUNITY



CALIFORNIA VILLAGE MASTERPLAN

1. California Residences Apartment Building
2. Townhouses
3. Twin Villas
4. Club House
5. Central Park
6. Community Entry / Exit


CLUBHOUSE





COMMUNITY AMENITIES

Community spirit is what sets life apart within the Village, supported by the outstanding facilities which are all easily accessible within the master plan. You'll find yourself enjoying the Dubai lifestyle inside and out. Throughout California Village there are numerous landscaped gardens and areas for sports, relaxation and recreation, and kids play areas. The heart of the community is the stunning clubhouse, with its impressive lounge area, cafe and gymnasium and outdoor sporting facilities. Here you will find the swimming pool and an open-air terrace and decked seating area.



DISCOVER

CALIFÓRNIA

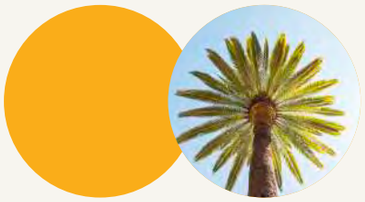
RESIDENCES



LIVE MOMENTS FOREVER

EXPLORE A PLACE THAT'S ENRICHED WITH ELEGANCE AND VIBRANT COMMUNITY LIVING.
EMBRACE A THOUGHTFULLY DESIGNED LUXURY RESIDENTIAL TOWER WHERE AESTHETICS AND AMENITIES COME TOGETHER. ELEVATE YOUR EVERYDAY WITH EVERYTHING THAT WILL MAKE YOU WANT TO DWELL HERE. ALWAYS.

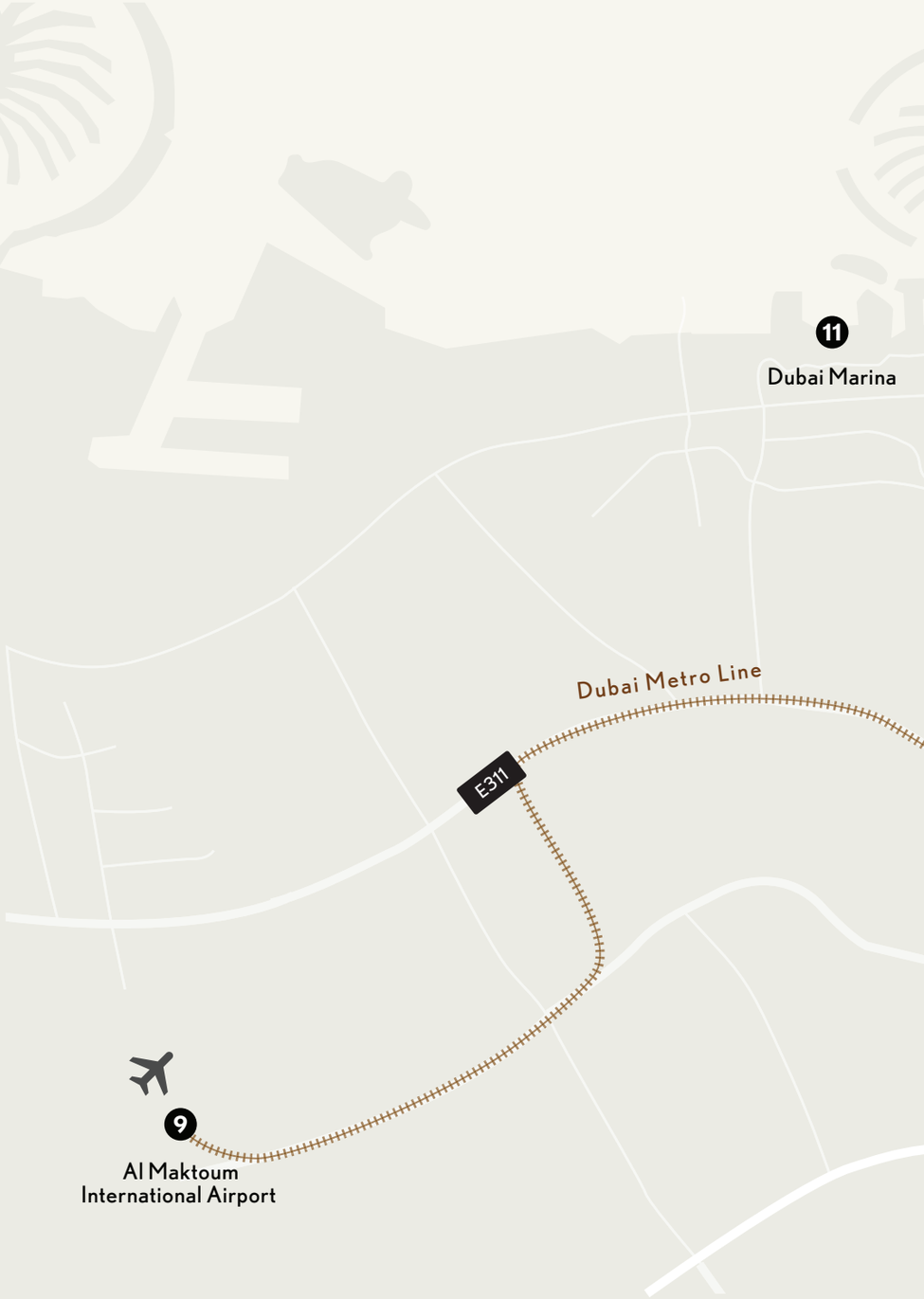




CALIFORNIA RESIDENCES

Nestled in the entrance of the development, the 1-3 bedroom apartments at California Residences offer a stunning blend of modern luxury and family oriented living. This architectural marvel boast spectacular views of the surrounding landscape, complemented by contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.

LIVE IN A WORLD OF
YOUR OWN, JUST MINUTES
FROM THE LANDMARKS
OF THE WORLD.

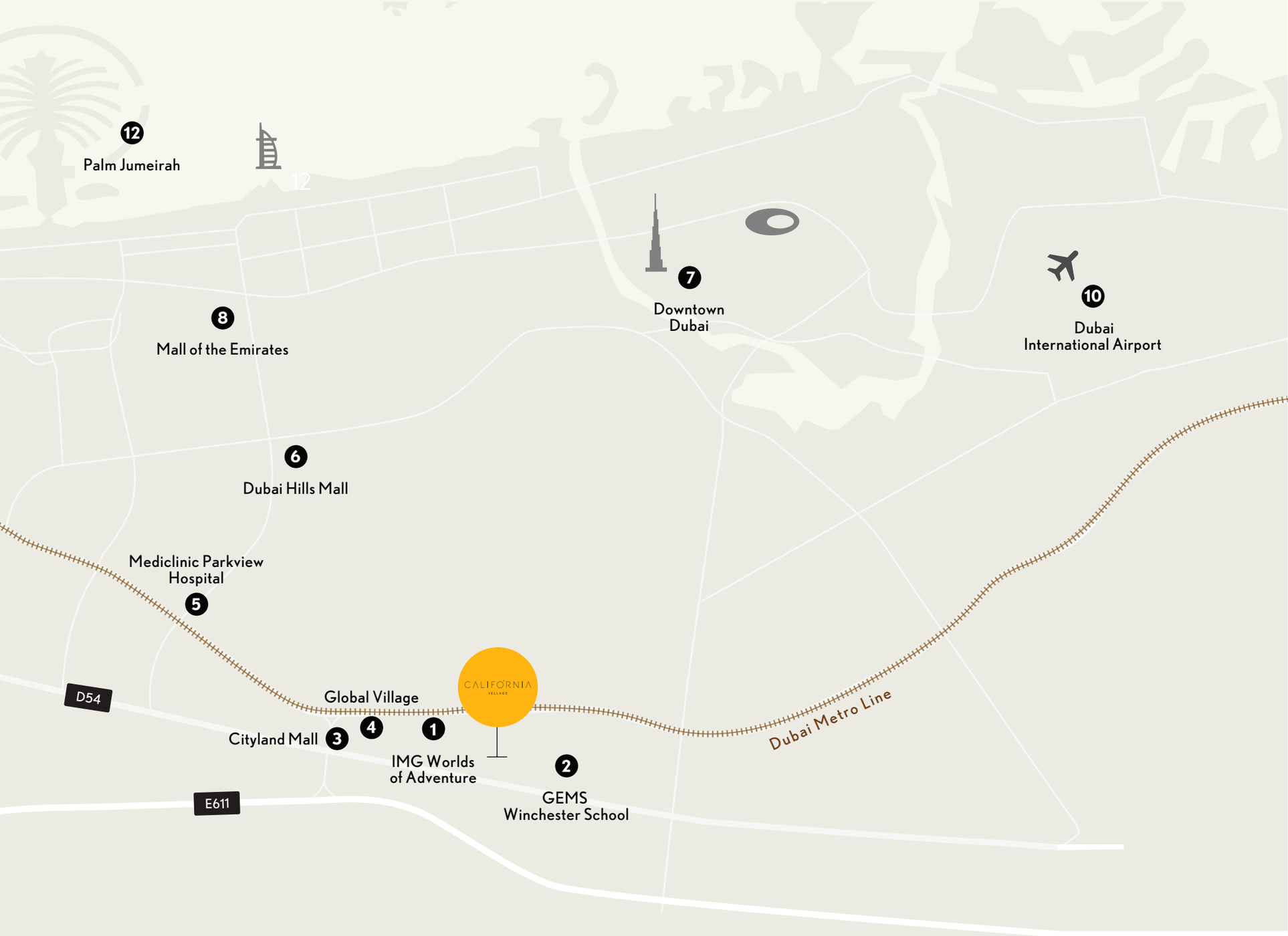


1 02 Minutes — IMG Worlds of Adventure

2 02 Minutes — GEMS Winchester School

7 20 Minutes — Downtown Dubai

8 23 Minutes — Mall of the Emirates



3 08 Minutes Cityland Mall

4 09 Minutes Global Village

5 16 Minutes Mediclinic Parkview Hospital

6 19 Minutes Dubai Hills Mall

9 25 Minutes Al Maktoum International Airport

10 25 Minutes Dubai International Airport

11 30 Minutes Dubai Marina

12 30 Minutes Palm Jumeirah





A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE.

Residents of California Residences have the unique opportunity to live in Apartments within a gated villa community, created on a foundation of shared values.

Designed with families in mind, California Residences is a safe and quiet place giving residents an often-longed-for sense of togetherness and intimacy all too often missing from other residential developments.



DIVE INTO THE ESSENCE OF REFINED LIVING.

Residents can indulge in a wealth of amenities, including a shimmering pool deck, a state-of-the-art gym for fitness enthusiasts, and meticulously landscaped gardens perfect for outdoor activities. The development also features dedicated children's play areas, ensuring that families have everything they need for a balanced lifestyle.

- Swimming pool
- Kids splash pool
- Outdoor cinema
- Barbeque areas
- Post Office
- Tai Chi Deck
- Pet Grooming Area
- Wall Climbing Zone for Kids
- Board Games Area
- Laundry
- Gazebos
- World-class Gym
- Padel Tennis Court
- Community Café
- Pharmacy
- Walking Track
- Sauna Room
- Steam Room
- Business Lounge
- Library and reading lounge
- Meditation zone
- Yoga Deck
- Sunbathing lounge
- Cabanas
- Photo booth /Instagram spot
- Swing seats and hanging pods
- Sky garden
- Aromatic Herb Garden
- Supermarket
- Indoor Gaming Area (Foose Ball, Pool Table)



STEP INTO THE BLUEPRINT OF ETERNAL ELEGANCE AND EMBRACE THE GATEWAY TO GLOBAL LIVING. SET IN AN IDYLLIC GATED COMMUNITY AT THE HEART OF DUBAI.

California Residences
the destination for beautiful memories.

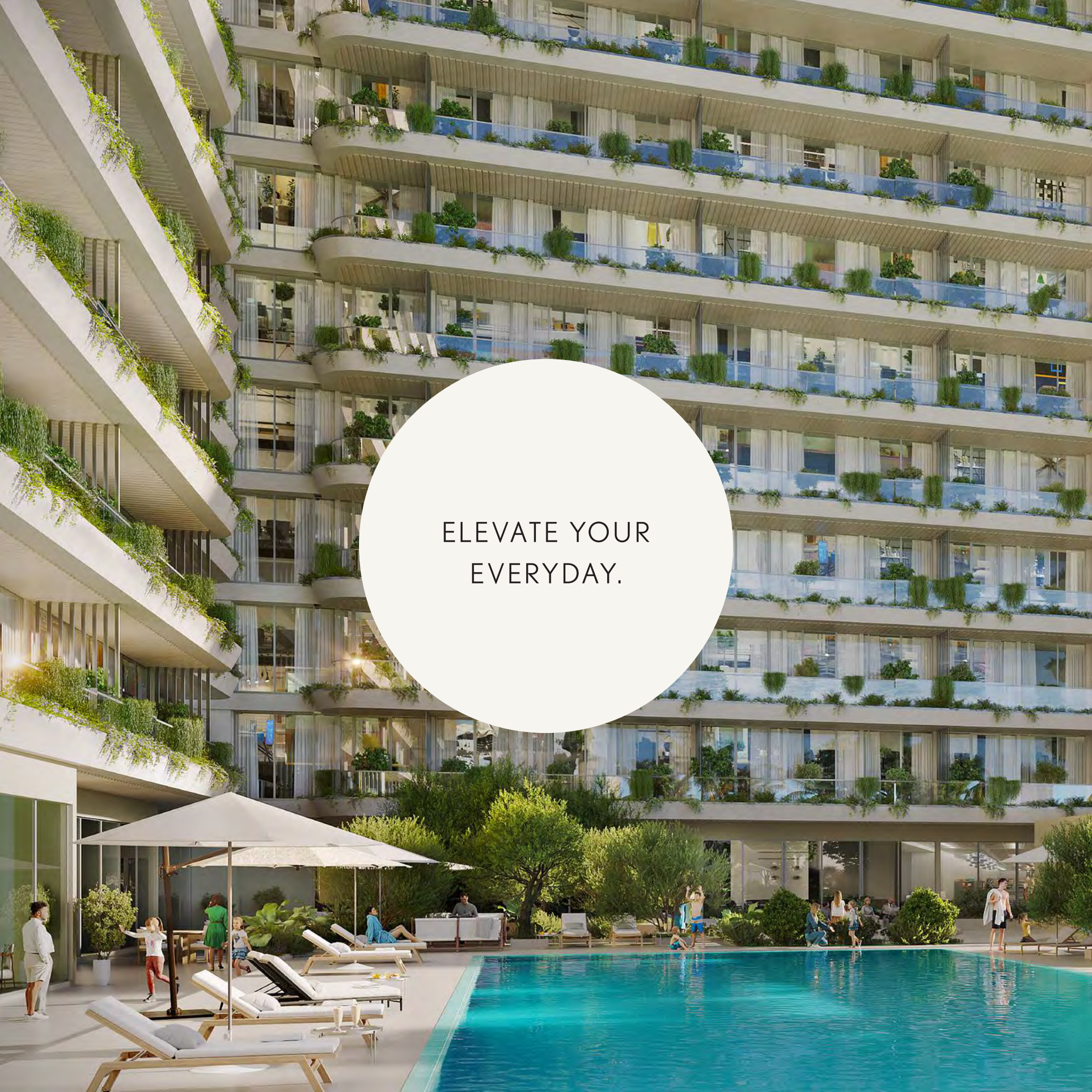



EVERY MOMENT
TO CHERISH,
A LIFETIME TO
REMEMBER.



RAISING THE QUALITY OF LIFE,
CALIFORNIA RESIDENCES IS NESTLED
IN PEACE AND SUSTAINABLE LIFESTYLE.
STEP INTO A ONE-OF-KIND PLACE TO
SPEND THE REST OF YOUR LIFE.

Celebrate eco-conscious living
at **California Residences.**


ELEVATE YOUR
EVERYDAY.


PERFECT FOR
NURTURING
A FAMILY,
DESIGNED FOR
ESCAPING THE
GRIND.


THE ART OF
QUIET LUXURY.


COLD BREW
On tap, over ice:
ORIGINAL or CUBANO 16oz/24oz
VANILLA CARAMEL 16oz/24oz
Brewed and bottled cold:
BOTTLE 12oz
GROWLER Half-Gallon
TEAS & MORE
CHAI LATTE 12oz/16oz
MATCHA LATTE 12oz/16oz
ICED TEA SHAKER 12oz/16oz
HOT TEA 12oz/16oz
LONDON FOG 12oz/16oz
HOT CHOCOLATE 12oz/
A BLEND OF ELEGANCE AND STYLE, INSPIRED BY VIBRANT COMMUNITY LIVING.


PRIVILEGES TO BE
CHERISHED FOR
A LIFETIME.


BE SURROUNDED
BY JOY, AS FAR
AS THE EYE CAN
SEE.



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



Step into the California Residences and experience a harmonious blend of warmth and contemporary elegance. The interiors exude a sense of refined luxury, characterized by cleanliness and a minimalist aesthetic. Expansive windows flood the living spaces with natural light, creating an airy ambiance that complements the modern design.


SOAK IN THE
STUNNING VIEWS
ANYTIME OF THE
DAY.


WHERE LITTLE
ONES WILL
EMBARK
ON ENCHANTING
ADVENTURES.


A LIVELY
NEIGHBOURHOOD
AT THE CORE OF
GREEN SPACES.


CALIFÓRNIA
VILLAGE


INTERIOR DESIGN
LE JASMIN



THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT.

California Residences boasts meticulously designed floor plans that maximize both space and functionality. Each layout is thoughtfully crafted to enhance the living experience, featuring open-concept designs that seamlessly blend living, dining, and kitchen areas.

The well-proportioned bedrooms offer privacy and comfort, while clever storage solutions ensure clutter-free living. Large windows flood the interiors with natural light, creating an airy ambiance throughout.


CALIFORNIA
VILLAGE
WHERE A COMMUNITY
COMES TOGETHER



Infracorp

Infracorp is a Bahrain-based investment and development firm specializing in sustainable infrastructure solutions. With over $3 billion in assets under management, it focuses on creating integrated real estate, energy, and infrastructural projects that promote economic growth within environmental boundaries.

Operating across Bahrain, the UAE, Morocco, USA, Finland and India - Infracorp develops mixed-use communities, logistics hubs, retail and commercial spaces. They aim at creating infrastructure that is designed to enhance urban living and connectivity. Its commitment to Environmental, Social, and Governance (ESG) principles ensures that each project delivers long-term value for both investors and the communities it serves.

As a wholly owned subsidiary of GFH Financial Group, Infracorp operates with the strategic support and financial strength of one of the region's most respected investment institutions. This affiliation not only enhances Infracorp's credibility in the market but also enables it to leverage GFH's extensive network, investment expertise, and regional presence to deliver large-scale, high-impact real estate and infrastructure projects. The synergy between the two entities ensures long-term stability and alignment with sustainable growth objectives.



3 BILLION USD

A growing portfolio in assets under management,

250 MILLION SQUARE FEET

Land bank across the GCC, North Africa, and South Asia

6 COUNTRIES

Including live projects in Bahrain, UAE, India, Morocco, USA and Finland

OUR PARTNERS

Kempinski

RAFFLES

ROKA

avli

RIKAS

TWIGGY



CALIFÓRNIA

RESIDENCES

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may not represent the final product. The developer reserves the right to make changes without prior notice.
This brochure does not constitute a legal offer or contract.