DISTRICT ONE

NAYA RESIDENCES

NAKHEEL

WHERE LIFE SHINES THROUGH

The sun is life's greatest force—
With its warmth, energy and promise of a new day.
It awakens your world, fuels your passions,
And makes the impossible feel within reach.

At District One Naya Residences,
Your home is no different.
It lifts you up.
Recharges your spirit.
Allows the sun to dance in your living space.
And brings out your brightest self.

It's not a place where you live—
But where you shine.

Every day feels like a holiday.
Mornings start with golden rays.
Evenings settle into sunsets.
And in between-there's room to breathe, to move,
To embrace.

This is where living means more—
More vibrancy, more joy, more connection.
Because here, it's not just the sun that shines—
But where you do.

District One Naya Residences,
Where life shines through.

LIGHT, SPACE AND A LIFE WELL-LIVED

Some places don’t just offer a home; they offer a feeling—an experience. District One Naya Residences is one of those unique communities where life feels vibrant, uplifting and full of possibility. It’s a sanctuary of energy, warmth, and wellbeing.

Here you can wake up each morning to the shimmering views of the azure lagoon, stretching 1.5 kilometres. The water glistens under the endless blue sky, inviting you for a morning swim, a peaceful kayak ride, or simply a moment of reflection along its sands.

But the magic doesn't stop at the water's edge. Lush green spaces are designed for relaxation, offering a refreshing contrast to the city's dynamic pace. Whether it's a sunrise jog along tracks or unwinding under the light of the fading sun, the landscape here is made to elevate everyday moments into something remarkable.

Just as the sun encourages you to embrace life to the fullest, District One Naya Residences inspires a lifestyle of vibrancy and renewal. The energy is contagious, transforming not just your surroundings but also your mindset, outlook, and way of life.

A RARE BALANCE OF PRIVACY AND CONNECTIVITY

NEAR EVERYTHING, FAR FROM ORDINARY

Beyond its striking grandeur, the community is designed to enrich the way you live. Located within District One, this 45-million-square-foot neighbourhood blends dynamic living with resort-inspired tranquillity. At District One Naya Residences, you're invited to live, work, dine, shop, and discover in one perfectly curated setting.

1. MEYDAN RACECOURSE
2. THE MEYDAN HOTEL
3. MEYDAN GOLF
4. AL QUOZ POND PARK
5. BUSINESS BAY
6. DUBAI DESIGN DISTRICT
7. DUBAI MALL
8. BURJ KHALIFA
9. DIFC
10. JUMEIRAH EMIRATES TOWERS
11. CITY WALK
12. SAFA PARK

MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT ONE

Set within the prestigious Mohammed Bin Rashid Al Maktoum City, District One is an exclusive gateway to the city's finest experiences. Just moments from Business Bay, DIFC, and Dubai International Airport, this sought-after location offers a rare balance of privacy and connectivity. Whether it's the iconic city skyline glowing at sunset, the cultural vibrance of Dubai Design District, or the thrill of the track at Meydan Racecourse, District One Naya Residences places you at the heart of it all.

2 MIN
MEYDAN RACECOURSE

10 MIN
DOWNTOWN DUBAI

15 MIN
DUBAI DESIGN DISTRICT

17 MIN
JUMEIRAH BEACH

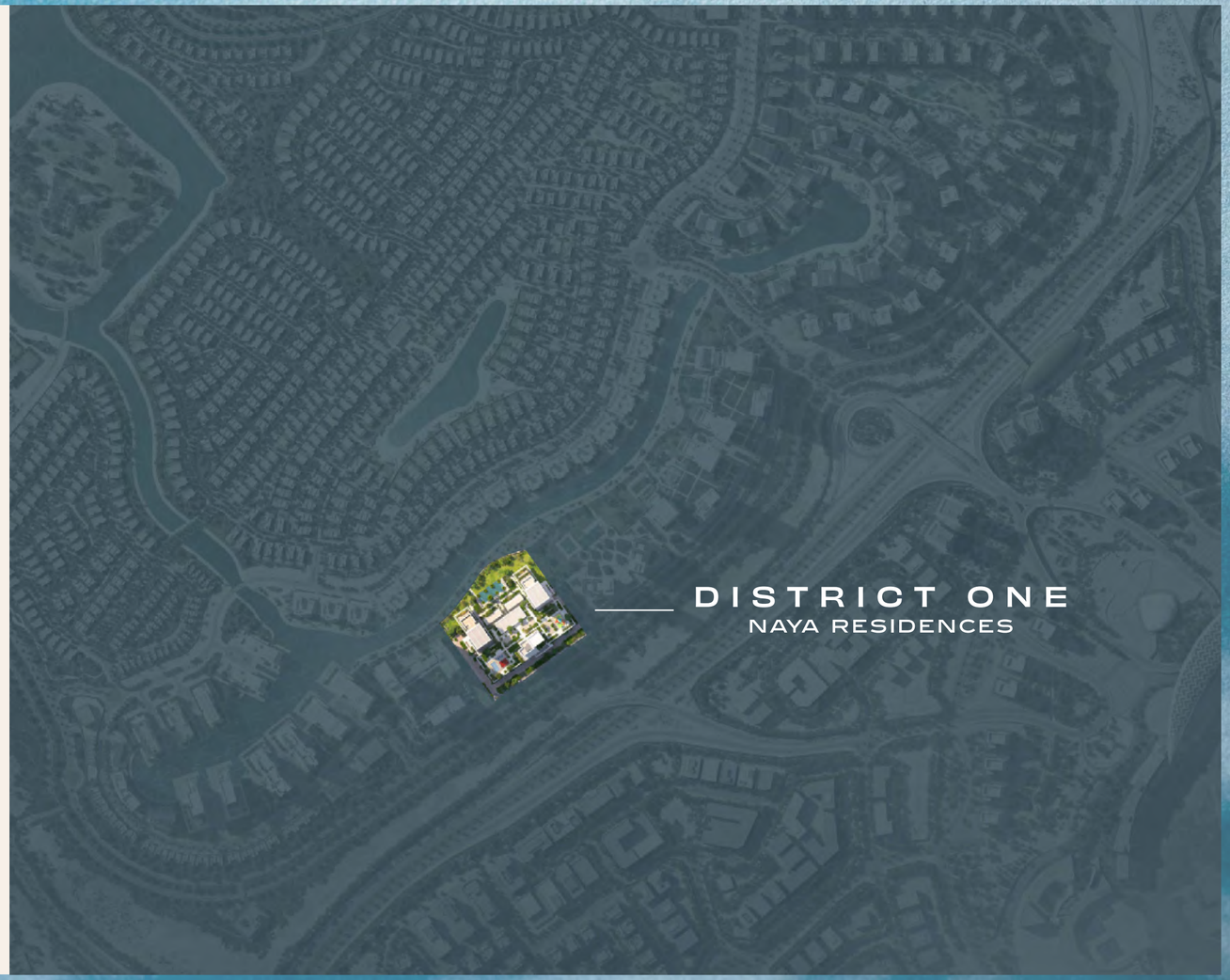
20 MIN
DIFC

20 MIN
DXB AIRPORT

A MASTERPLAN DESIGNED FOR EFFORTLESS LIVING

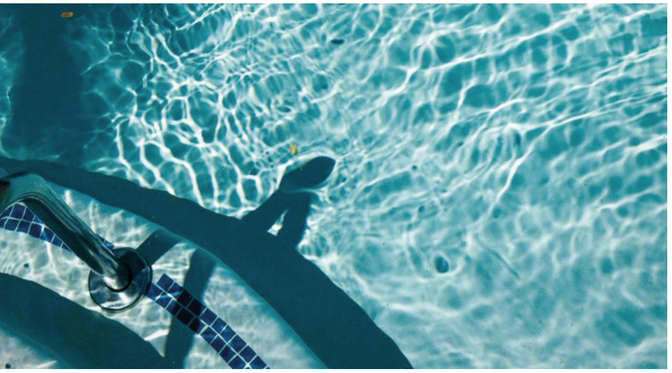
Spanning 24,000 square metres, set within landscaped gardens, water features, and sun-drenched terraces, District One Naya Residences isn't your regular waterfront destination. Life here extends far beyond your home with a curated selection of amenities that bring people together and make every day more rewarding.

This is a gated comunnity built for connection, recreation, and everyday ease. Wide green lawns invite you to slow down, while the amphitheatre brings the community together for open-air entertainment as the sun sets.



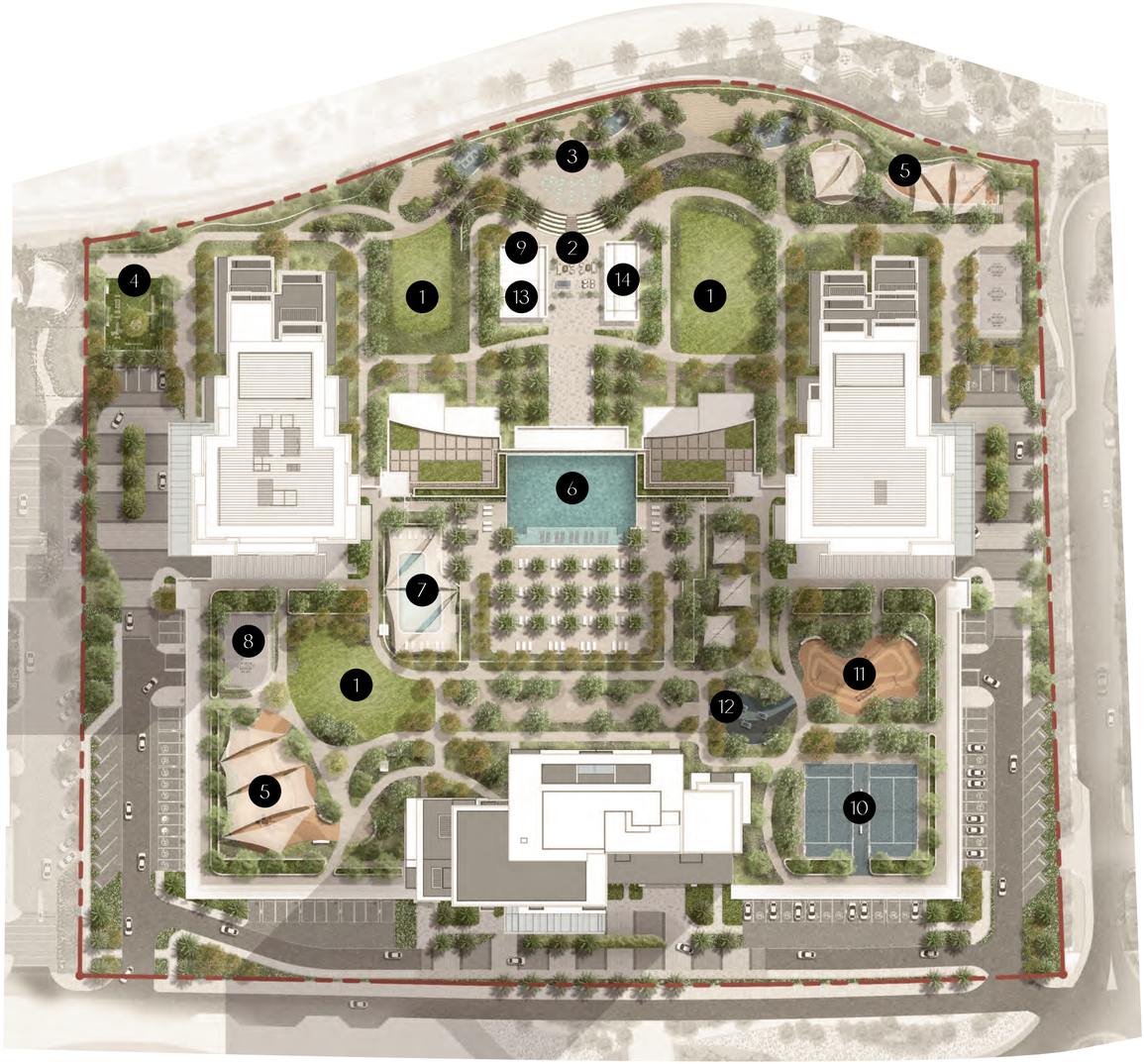
EVERY SPACE IS MEANT TO BE LIVED IN,
EVERY DETAIL DESIGNED TO BE ENJOYED

BOUNDLESS ACCESS TO AMENITIES



Every amenity at District One Naya Residences is thoughtfully designed to flow with your day—never demanding attention, yet always enriching the moment. A pool that mirrors the sky's changing hues. Gardens that bring life to every step you take. And cabanas that invite both lively conversations and peaceful moments of calm.

1. SPRAWLING GREEN LAWNS
2. AMPHITHEATRE
3. INTERACTIVE FOUNTAIN
4. MINI DOG PARK
5. KIDS' PLAY AREAS
6. INFINITY POOL
7. SHADED KIDS' POOL
8. SHADED DINING & BARBEQUE AREAS
9. FITNESS CENTRE
10. PADEL COURTS
11. OUTDOOR FITNESS AREA
12. TABLE TENNIS AREA
13. MULTIPURPOSE ROOM
14. INDOOR KIDS' PLAY AREA



CRYSTAL LAGOON & INFINITY POOL

Living at District One Naya Residences means the lagoon isn't just a view—it's an experience only steps away. Every tower offers easy access to the temperature-controlled crystal lagoon, where you can begin the day in the water at any time of year.

The infinity pool delivers a breathtaking dual perspective—crystal-clear lagoon on one side and Dubai's skyline just ahead of it. Whether you're floating weightlessly or lounging poolside, it's a community relaxation that comes with a view.

SPRAWLING GREEN SPACES

Greenery is more than an addition—it's the foundation. 60% of the community has been carved and dedicated to open, natural spaces, tree-lined walkways and landscaped gardens.

The interplay of soft, sunlit spaces and shaded pockets of greenery creates a dynamic environment where every step is met with a breath of fresh air and a picturesque spot to pause and recharge.

CYCLING AND RUNNING TRACKS

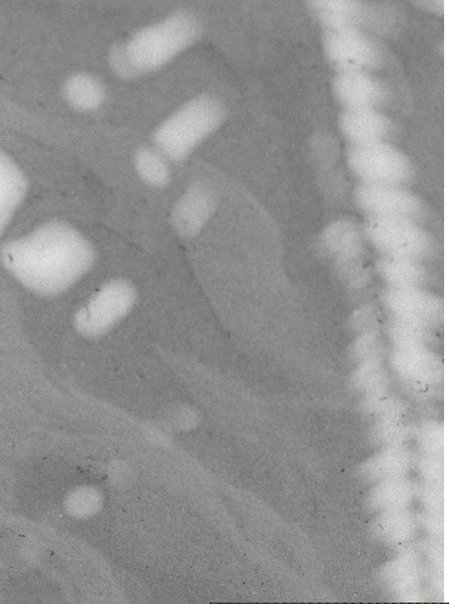
Winding through landscaped greenery, the cycling and running tracks offer the perfect setting for movement beneath the open sky. Whether you're chasing a new personal best or enjoying a leisurely walk, these pathways provide a smooth, uninterrupted flow through the heart of the community.

STRENGTH IN EVERY MOVEMENT

Wellness here goes beyond routine workouts — it's about movement that feels intuitive, inspiring, and effortless. Whether you're powering through a morning run, finding your flow in a yoga session, or challenging your limits with strength training, the fitness centre is designed to keep pace with your lifestyle.

DESIGNED FOR CONNECTION

Whether it's an intimate gathering, a moment of focus, or a reason to celebrate, the multipurpose room adapts to the way you live. With an inviting yet refined ambiance, it's a setting where ideas flow, connections form, and moments take shape.

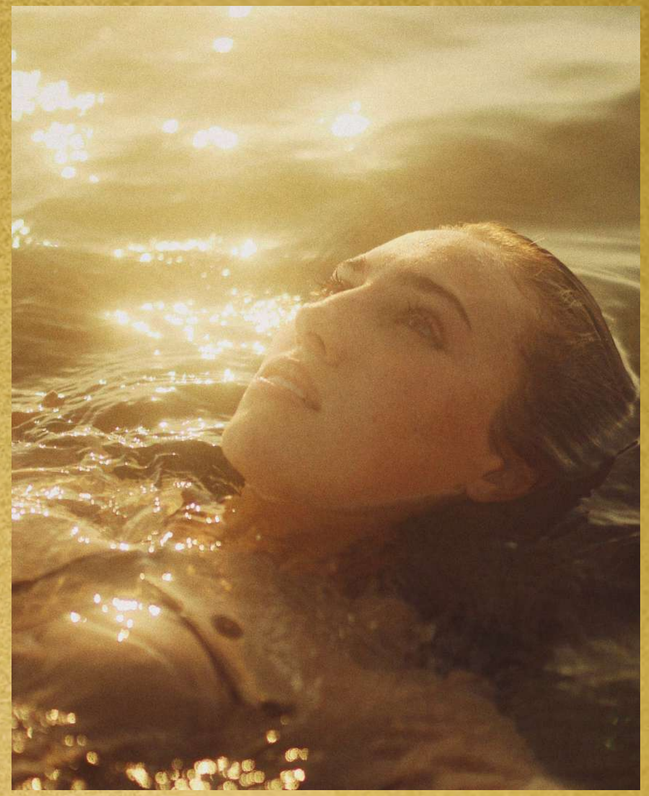


AN INVITING ENTRANCE

Each residential tower opens into a bright, sunlit arrival space, where natural light pours in, enhancing the sense of openness from the moment you step inside. High-end furnishings and refined finishes create an atmosphere that is both elegant and inviting, setting the tone for the living experience that awaits beyond.

WELCOME TO NAYA RESIDENCES

District One Naya Residences unveils three striking new green-roofed towers, featuring a collection of 1 to 4-bedroom residences, a 5-bedroom penthouse, and lagoon villas. Each home captures the essence of light, space, and indoor-outdoor living. With sunlit interiors, breathtaking views, and the shimmering lagoon at its doorstep, this is a frontrow seat to an elevated life. The towers' tiered architecture enhances panoramic views, while staggered balconies extend the living space outward, ensuring every residence is bathed in natural light and framed by the lagoon.



SUNLIT INTERIORS,
BREATHTAKING VIEWS,
AND THE SHIMMERING LAGOON

1 TO 4-BEDROOM APARTMENTS

Spacious and elegantly designed 1- to 4-bedroom residences embrace natural light and seamless indoor-outdoor living. Floor-to-ceiling windows invite warmth and brightness, creating airy interiors connected to nature. 1-bedroom units feature open layouts, walk-in closets, and private balconies, while 2-bedroom homes offer expansive living spaces, with select layouts including a maid's room. 3-bedroom residences enhance indoor-outdoor flow with generous terraces, while 4-bedroom homes provide panoramic views, ensuite bedrooms, and ultimate privacy.

5-BEDROOM PENTHOUSE

Designed for those who love to entertain, the penthouse offers grand living spaces for unforgettable gatherings. Every detail enhances both comfort and sophistication, from hand-selected fabrics to ambient lighting and stylish décor. The lower level features expansive living and dining areas, a show kitchen, a guest bedroom, and a dedicated service zone. The upper level is a private retreat, with the master suite, secondary bedrooms, and a family lounge surrounding a stunning private pool.

3-BEDROOM LAGOON VILLA

For those seeking something beyond the ordinary, these lagoon villas offer a rare blend of exclusivity, space, and uninterrupted lagoon views. The lower level features expansive living and dining areas that flow into private outdoor spaces, a spacious kitchen, a maid's room, and ample storage. Upstairs, three well-appointed bedrooms each have their own ensuite bathroom, with the primary suite boasting a generous walk-in closet. A private backyard seamlessly extends into lush landscaping by the lagoon, creating a tranquil indoor-outdoor retreat.

NAKHEEL, A GLOBAL PIONEER IN MASTER DEVELOPMENT

Nakheel consistently delivers award-winning projects, driven by an unwavering pursuit of excellence, and aspires to create enduring legacies for future generations. They have paved the way for the development of hundreds of seafront homes, resorts, hotels, and attractions, while also unlocking a wealth of investment opportunities. Their vision is to promote sophisticated lifestyles and foster the development of an exceptional community at the forefront of Dubai's dynamic landscape—one that sets new benchmarks for innovation, luxury, and world-class living.

NAKHEEL