

DISTRICT 11

ALIFESTYLE DESIGNED TO INDULGE

Elegant & Exclusive Homes





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.

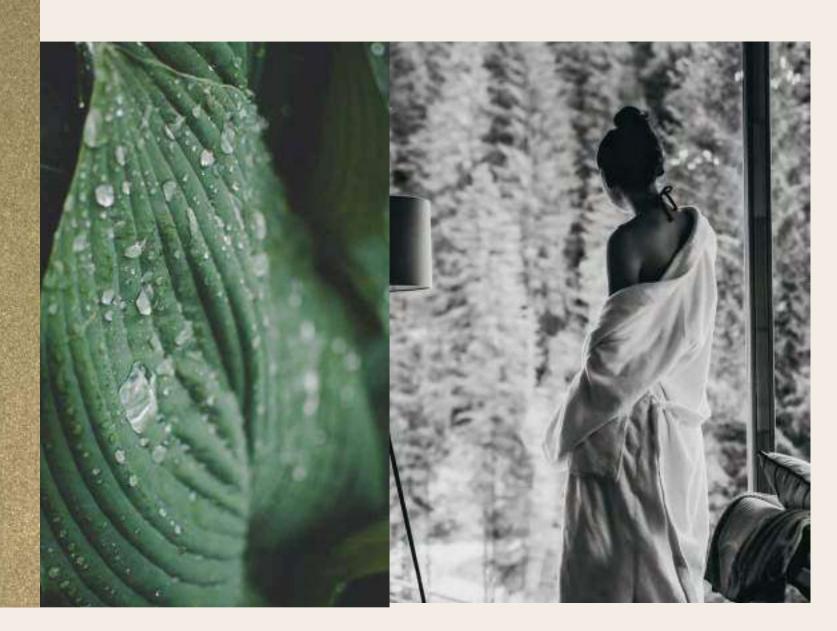
- 1. Mohammed Bin Rashid Al Maktoum City
- 2. Meydan Racecourse
- 3. Burj Khalifa
- 4. Burj Al Arab
- 5. Jumeirah Mosque
- 6. Palm Jumeirah
- 7. World Islands
- 8. Emirates Towers
- 9. Dubai International Airport
- 10. Dubai International Financial District
- 11. Dubai Mall
- 12. Dubai Design District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



MAP NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY

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.

Sectioned Haven



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

Cateway

External Cycle Track

Sikka

Gated Community

Mosque

Retail

Supermarkets

Schools

Clinics



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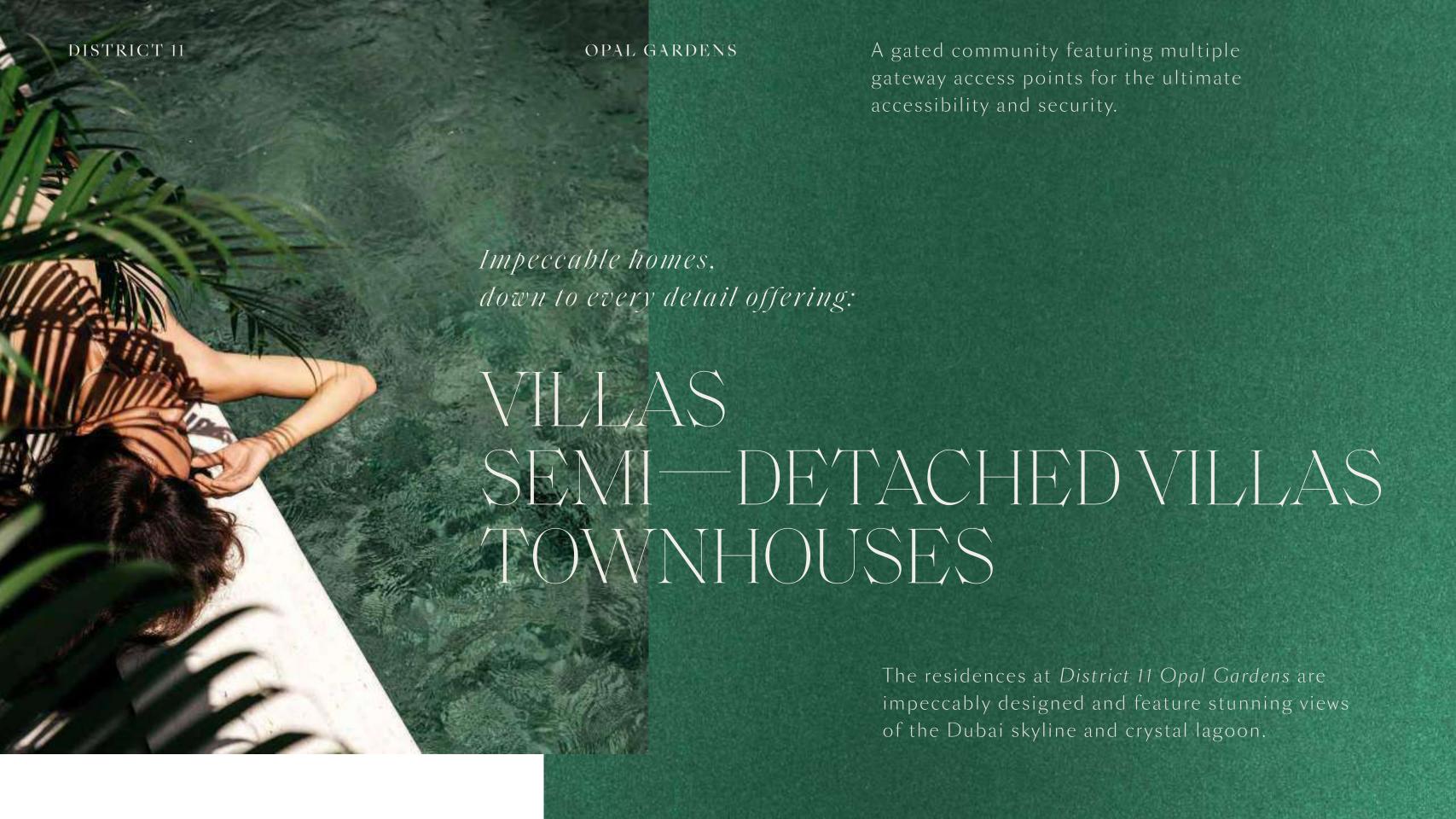
YOUR NEIGHBOURHOOD

- 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



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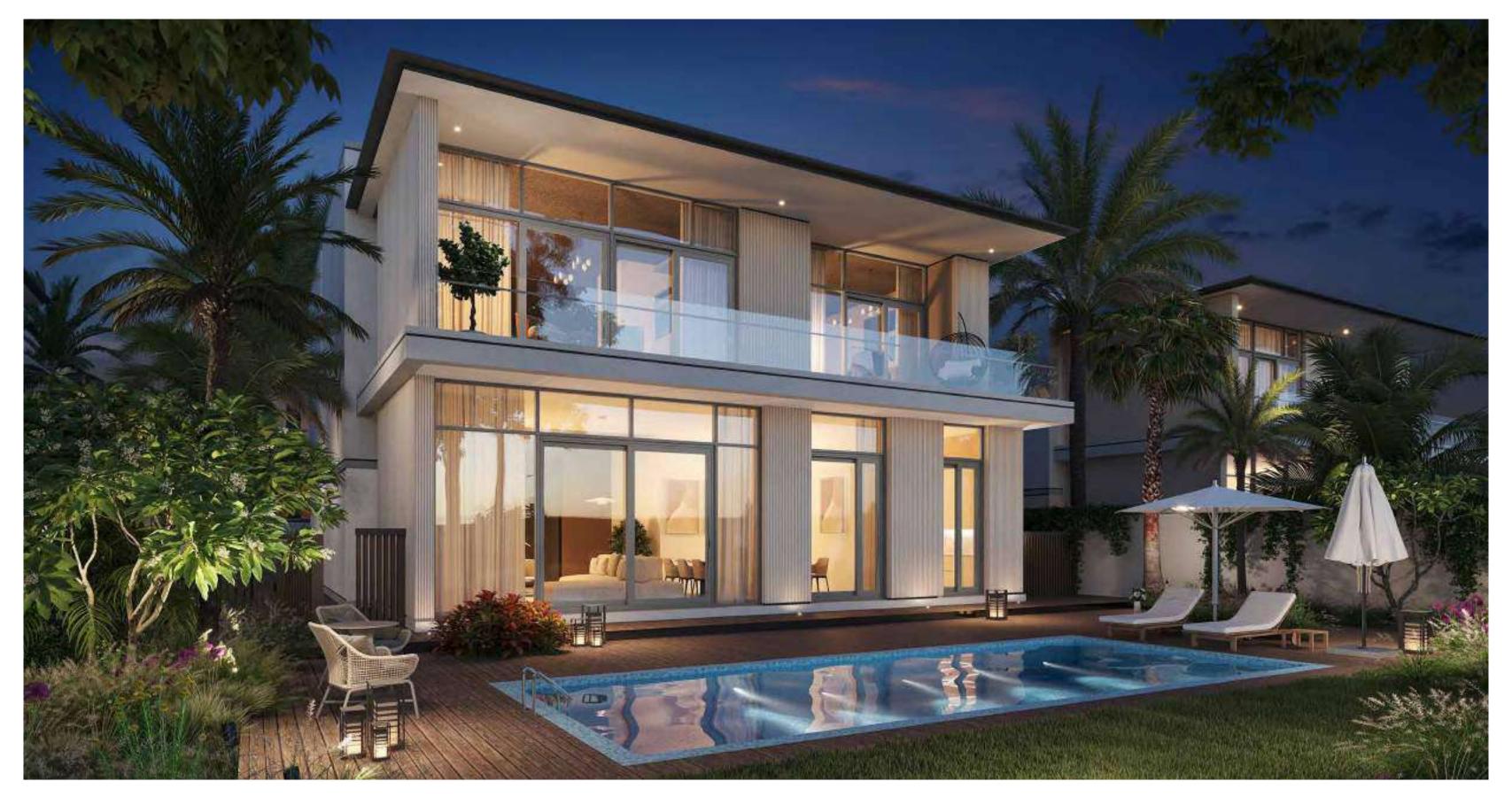
Available as four to six-bedroom villas, the generous layouts of the homes are spacious and airy, with large windows letting in an abundance of natural light. Large balconies and terraces of each villa feature ample space for outdoor entertaining (with pool option).

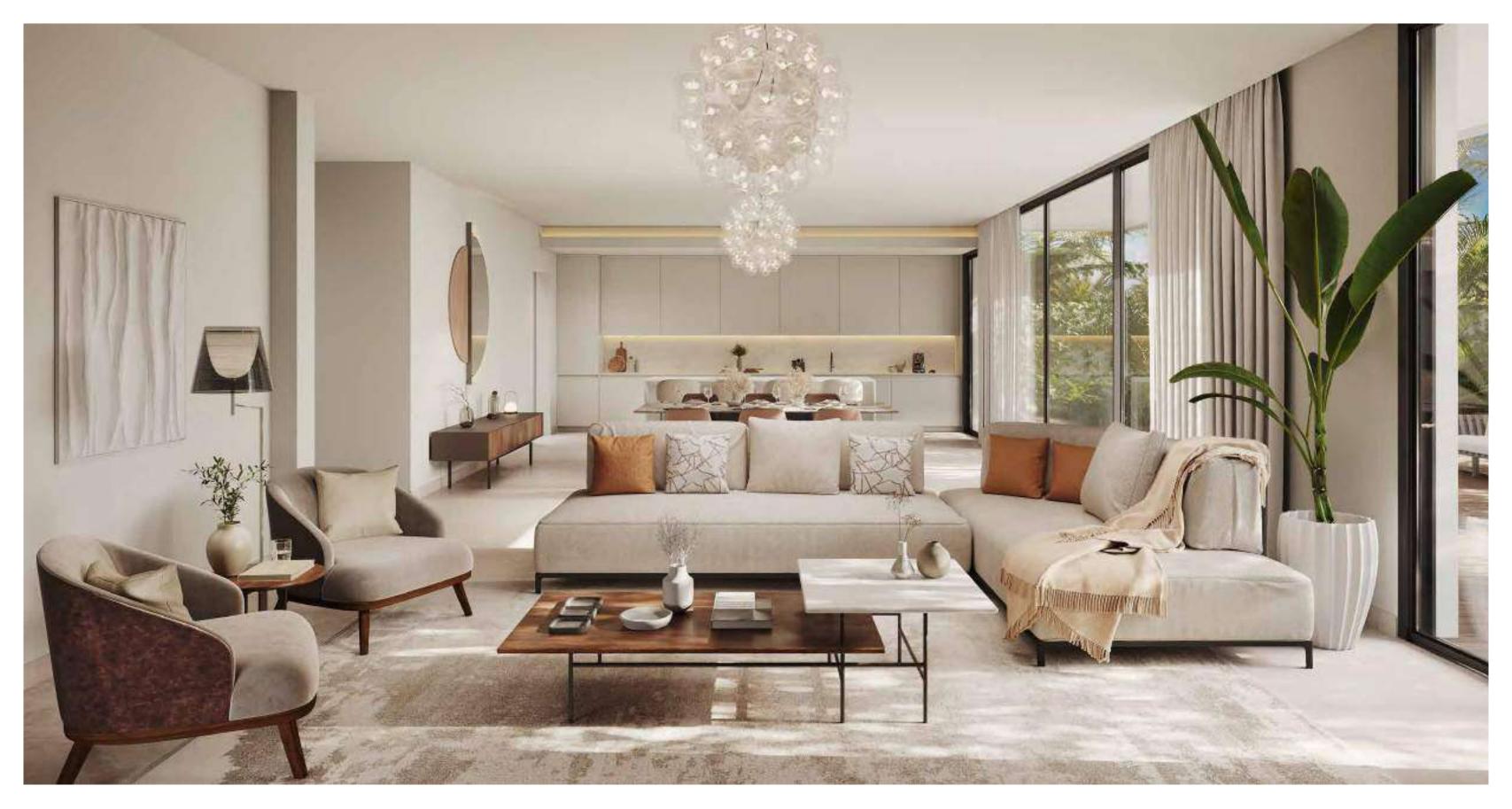
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VILLAS

Availabe as four to six-bedrooms.







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.

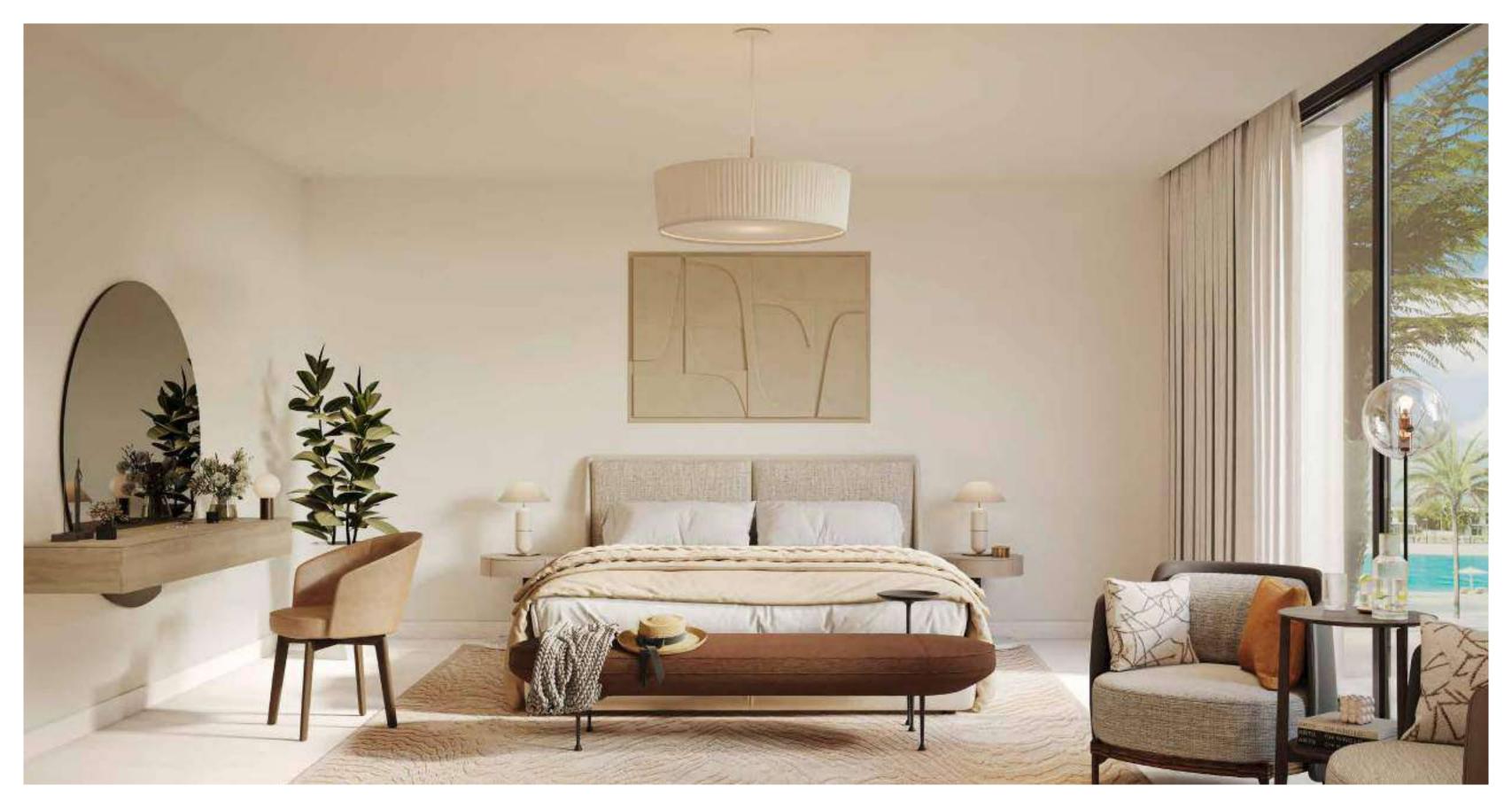
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SEM— DETACHED VILLAS

Four-bedroom







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.

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TOWNHOUSES

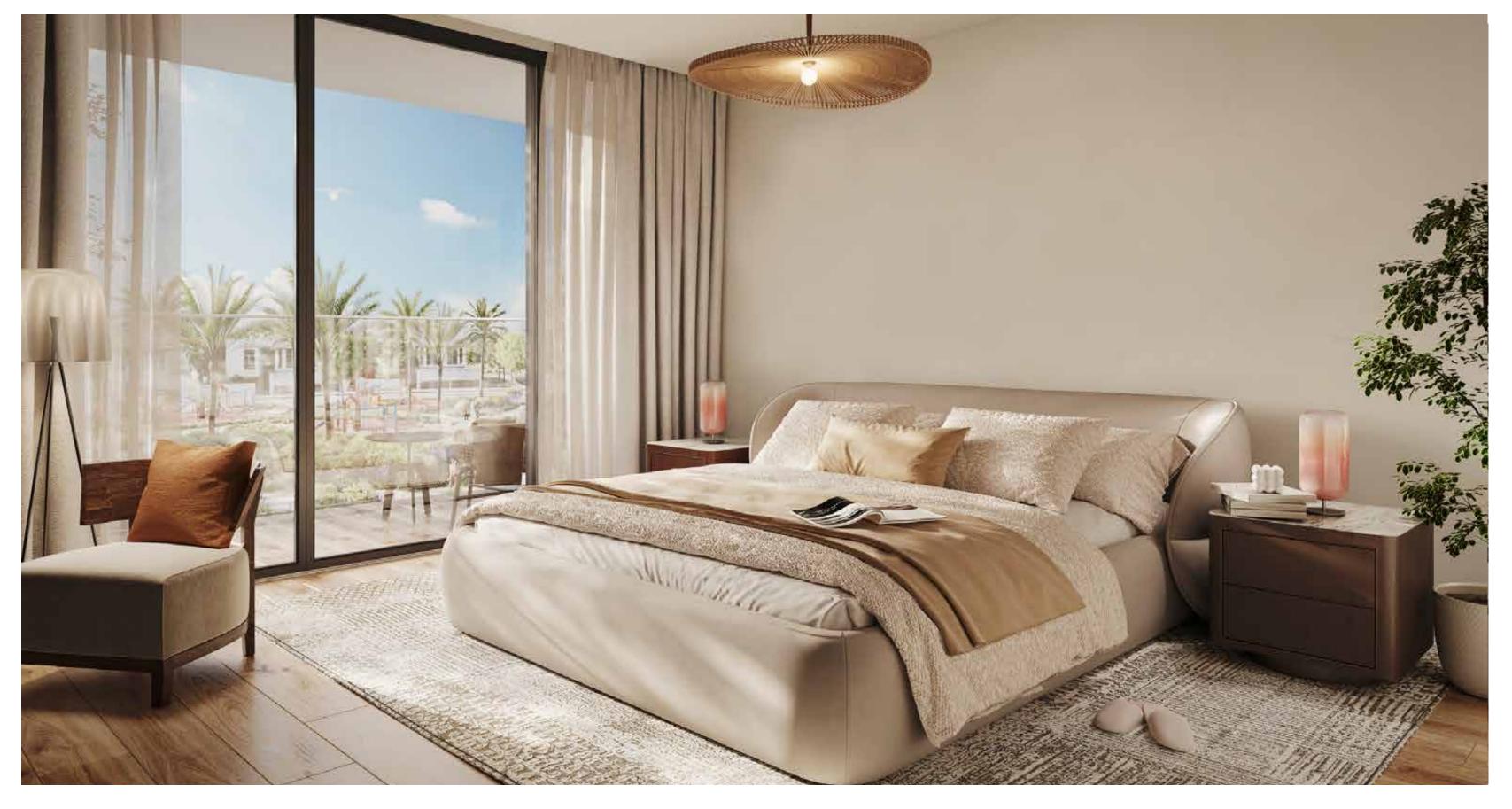
Four-bedroom

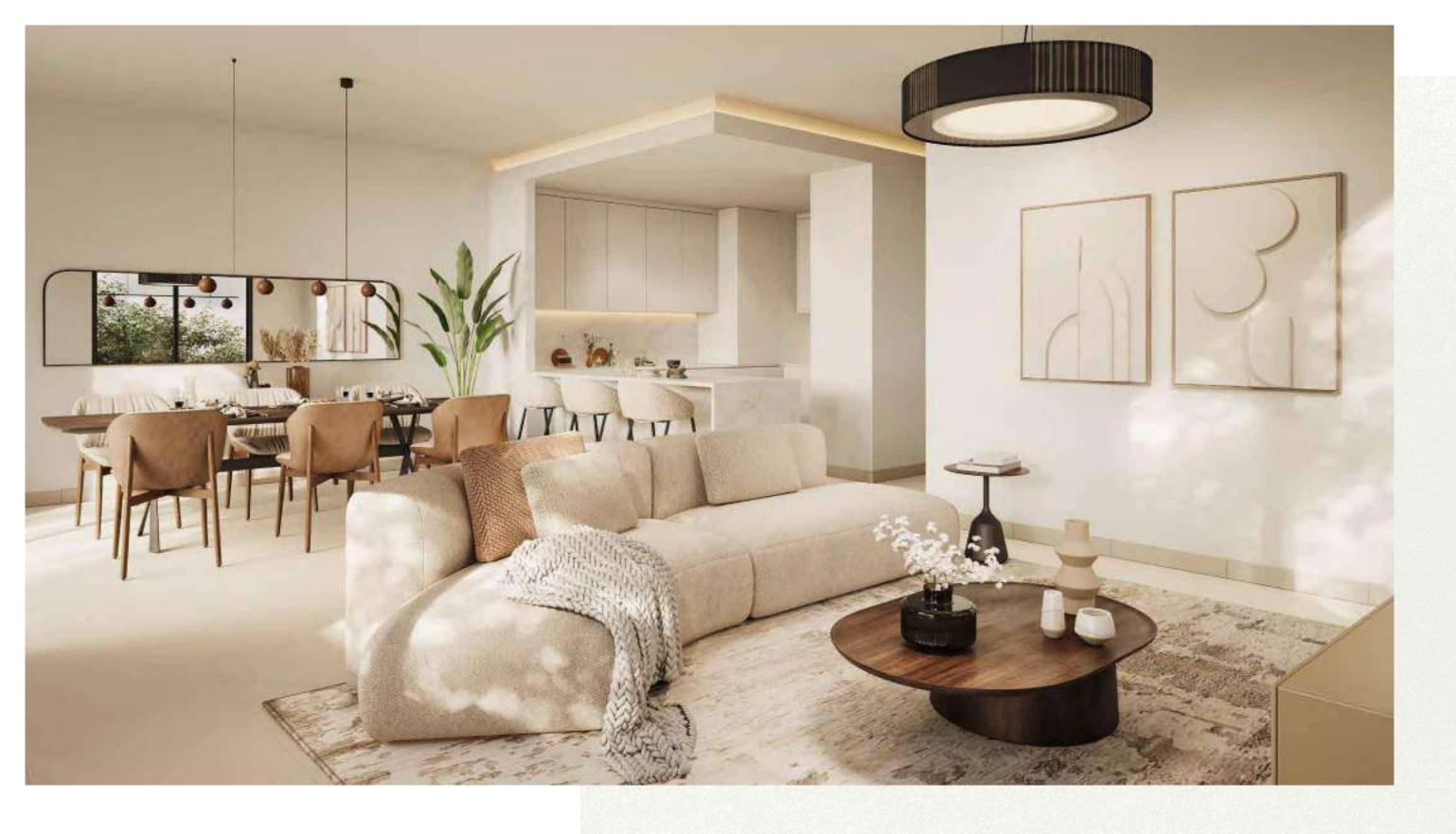


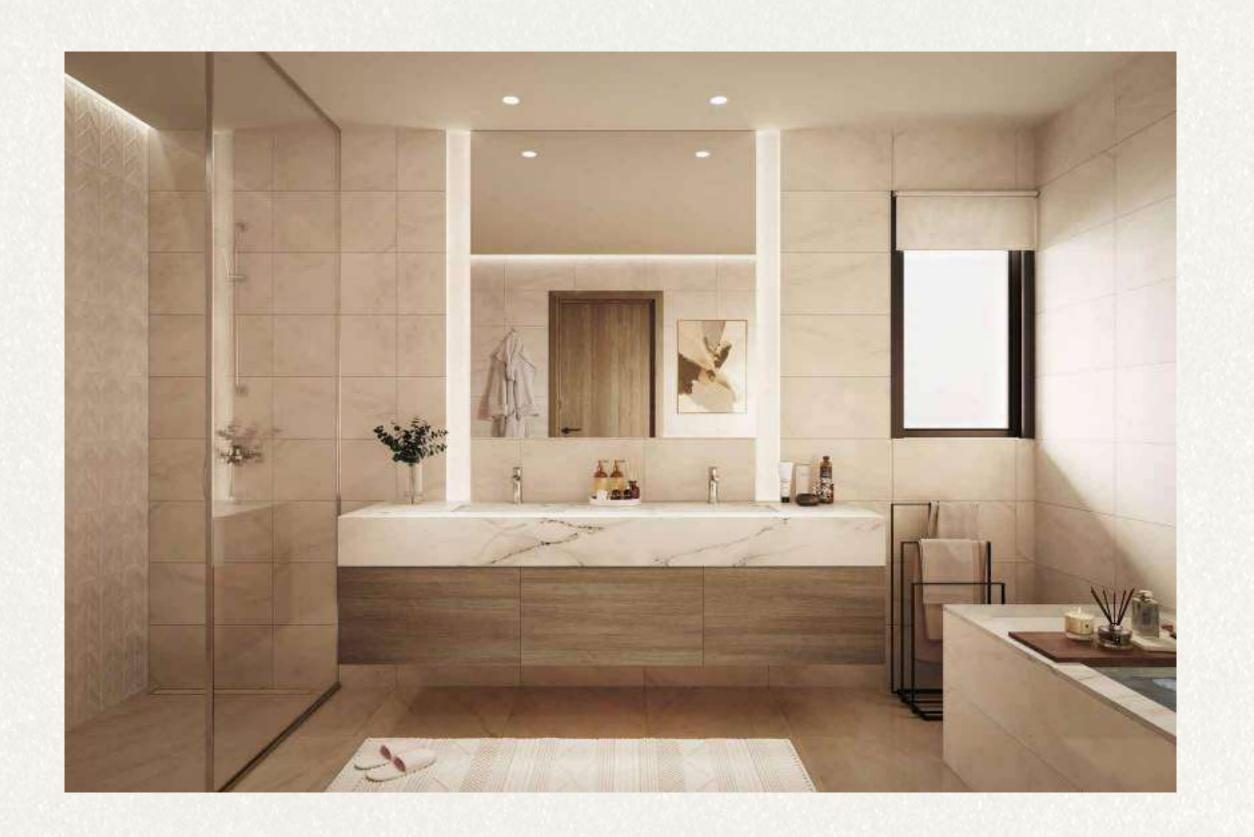


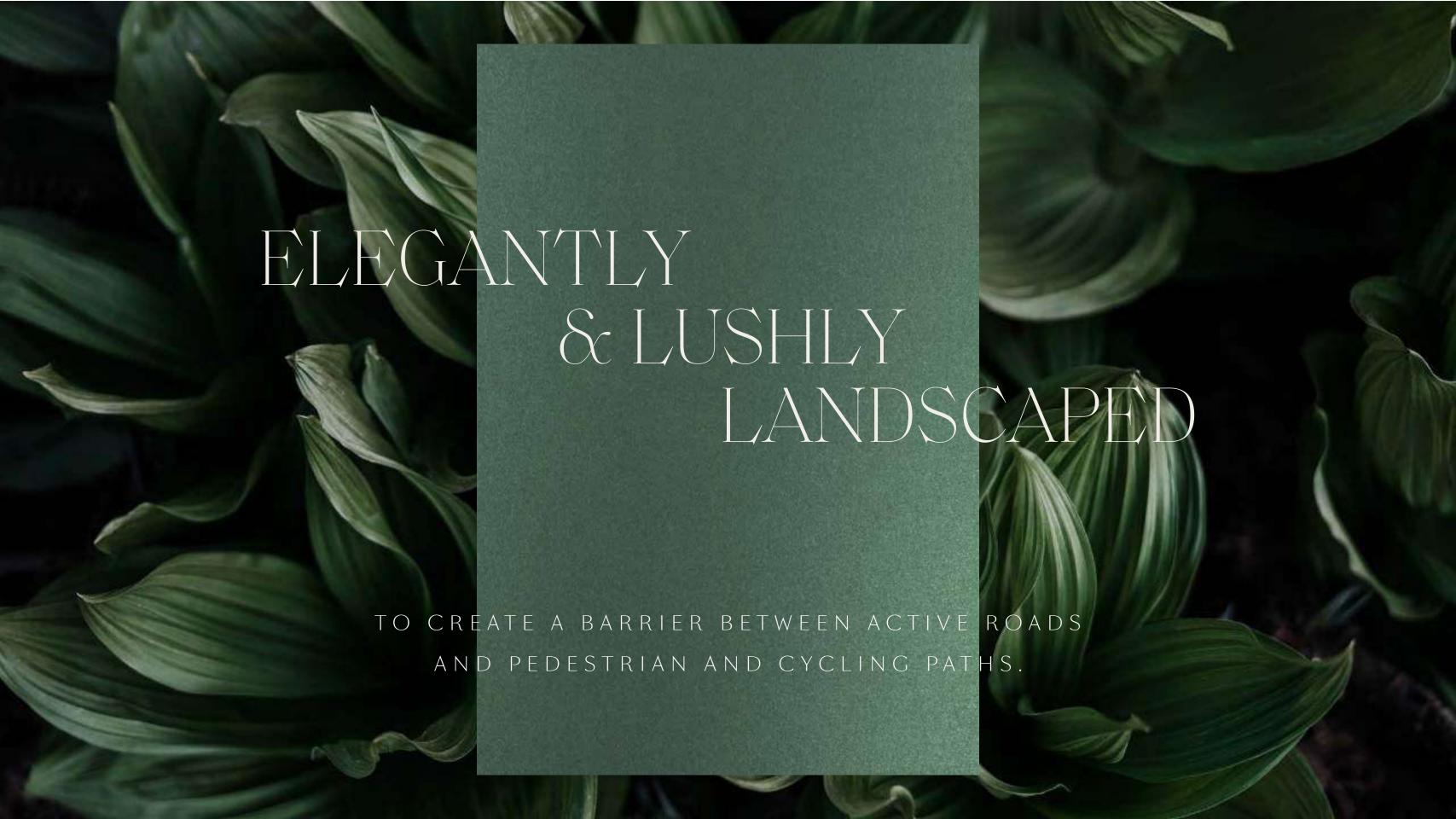
The residences feature high-end finishes, creating a bespoke and elegant ambience throughout the homes.













AMENITIES

Health, Wellness & Comfort

ANIDYLLIC 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.





Perfect for:

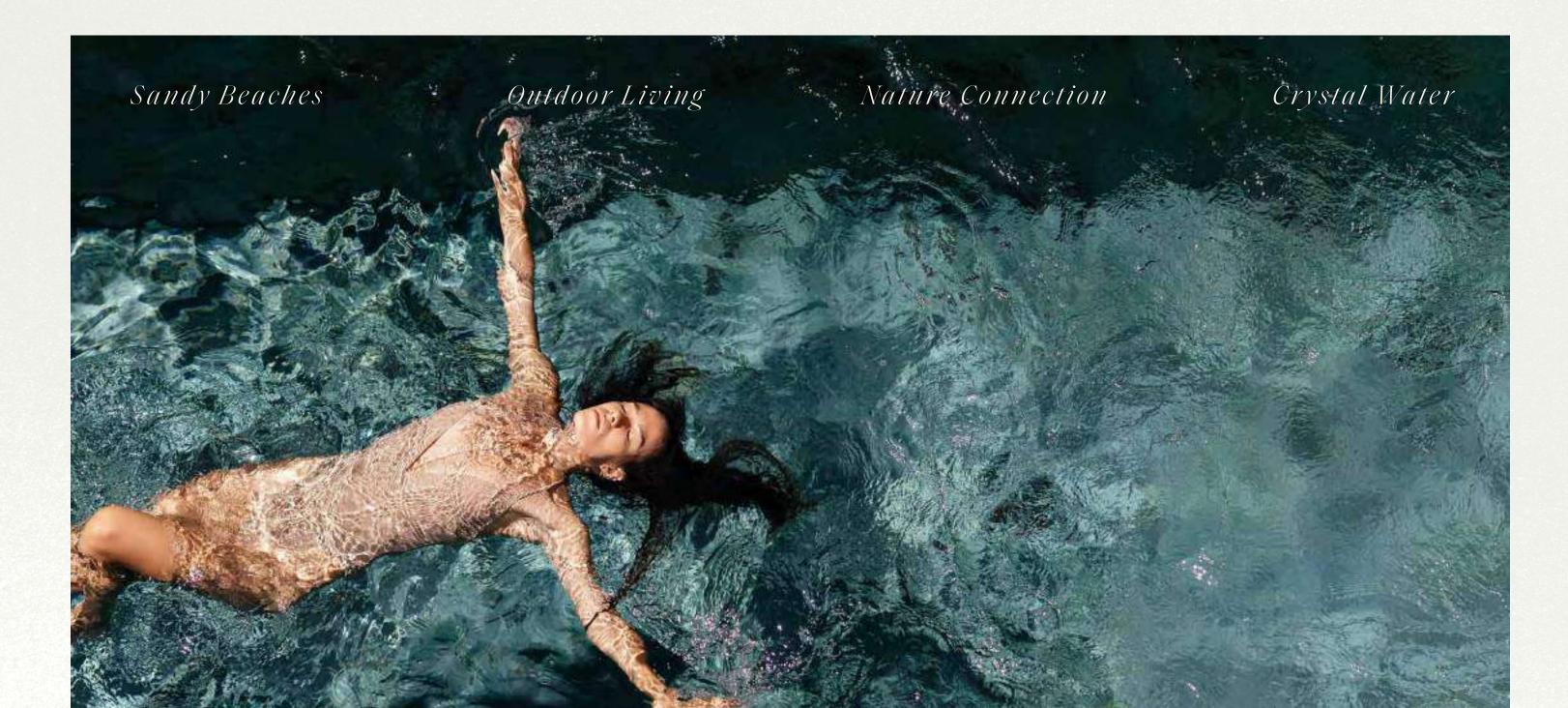
KAYAKING
CANOEING
SWIMMING

ARICH & 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.



Immerse in Nature



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

