

YOU ARE A GUIDE TO THE WORLD OF LUXURY

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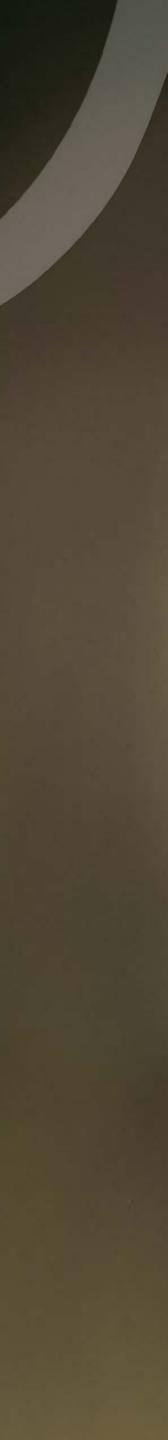








IT IS AN ECCOSYSTEM



WITHIN IT, THERE IS HARRON ON THE STATE OF T



WHERE YOU & NATURE CONTROLSE UNITED TO A LABOR TO A LAB



A PLACE WHERE YOU LIVE BY **OF NATURE**





AT THE HEART OF THE DESERT



BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai is an international hub of real estate, business, culture and more, The city provides a safe, friendly environment, a strong economy, in the United Arab Emirates. The city is located on the coast with many modern infrastructure, and high living standards. The population attractions and activities and is within an eight-hour flight for two-thirds continues to grow as the quality of life is one of the best in the of the world's population. With its rich culture and attractions, Dubai is world. Additionally, Dubai's tax-free status enhances investment one of the most popular destinations in the world with wealth, trade and appeal. With the largest population of all the emirates, the city is commerce flowing through the city. More than ever, Dubai is a location an epicenter for innovation and technological advancements. of prime investment opportunities, as it continues to grow and flourish as a global market for enterprise.





JUST MINUTES





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20 MINS AL MAKTOUM INTERNATIONAL AIRPORT



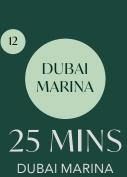
MALL OF THE EMIRATES



15 MINS CITY CENTRE ME'AISEM

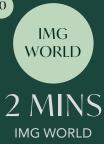
















WE'RE BRINGING RESIDENTS THE CLOSEST THEY'VE EVER BEEN TO SUSSING RESIDENTS THE CLOSEST THEY'VE EVER BEEN TO

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.







DISCOVER

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.



3



YOUR RELATIONSHIP WITH NATURE ISN'T MADE.

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

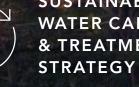


SMART & RESILIENT COMMUNITY



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SUSTAINABILITY CERTIFIED COMMUNITY



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220

SUSTAINABLE WATER CAPTURING & TREATMENT

LIVING WITHIN A FOREST'S ECOSYSTEM

5 MIN COMMUNITY CONNECTED

& WALKABLE

EVERY UNIT IS A FRONT ROW HOME



LIVING WITHIN THE CANOPY

SPORTS AND

3.5KM MTB LOOP

& ACTIVE LIFESTYLE



WITHIN THE CANOPY

True immersion in nature.





EVERY UNIT

FRONT ROW

Spectacular 360° views.



EVERYTHING IS A

SHQR

LEAF-CRUNCHING

WALK AWAY

A connected, walkable, 5-minute community.





ENERGISING

<u>EANDSCAPE</u>

Active lifestyle including a 3.5km mountain bike loop.





INSPIRATION CAME FROM

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

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 PHI OSOPHY OF NATURE'S

Inspired

: A forest lifestyle, full of community spirit and breathtaking views.

Anchored

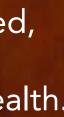
: Apartment living redefined, encouraging a balance between relaxation and health.

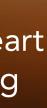
Connected

: 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.







A NEW LIFESTYLE AWAITS YOU

ed bin Zayed Road (E-311)

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EVERGREEN FIENESS

Dedicated natural spaces to breathe in tranquility and breathe out stress.

740



FOREST EDGE POOLS

Take a relaxing dive into one of the forest pools, embellished into the verdant landscape.



EARNI-FO-FABLE 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.







HARNONIOUS. SUBTLE. IMMACULATE.





KEY PLAN NEIGHBØURHØØD



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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













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INTERIOR PALETTE

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









FLOOR PLANS



Welcome to your front-row home, where colours, textures, shapes and light seamlessly blend together.





1 BEDROOM

	MIN AREA SQ. FT	MAX AREA SQ
1 BED	675	1,052











For illustration purposes only.

2 BEDROOMS

	MIN AREA SQ. FT	MAX AREA SQ.
2 BED	1,121	1,588
2 BED+	1,542	1,966



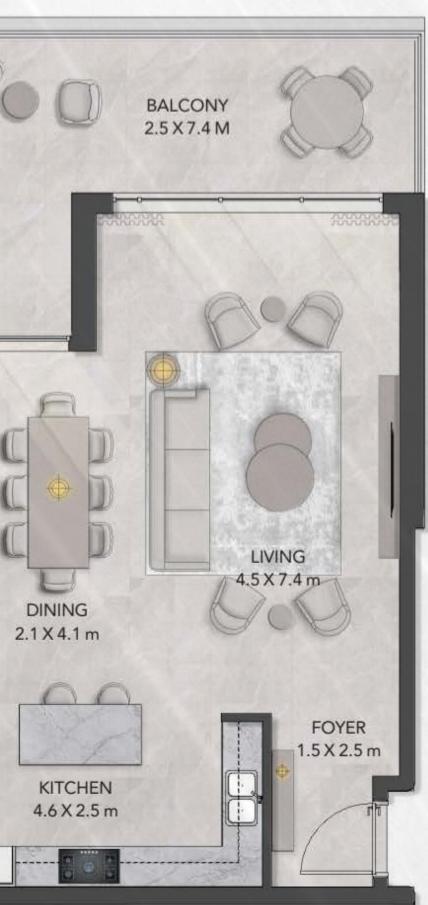






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3 BEDROOMS

	MIN AREA SQ. FT	MAX AREA SQ.
3 BED	1,725	2,653









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For illustration purposes only.

DUPLEX UPPER

	MIN AREA SQ. FT	MAX AREA SQ
3 BED	2,921	3,010





DUPLEX

	MIN AREA SQ. FT	MAX AREA SQ.
3 BED	2,921	3,010





BROUGHT TO YOU BY





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 Tomorro**w sustainability strategy. The Group is committed to becoming Net Positive in water and carbon by 2040. OPERATING COMPANIES

1 COUNTRIES

ASSETS +

SOUCH ANNUAL VISITORS



OUR MELODE POUR MELODE BOS WE ALL PLAY A PART IN THE SYMPHONY OF THE FOREST.

Brought to you by







THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION





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