

A woman with dark hair is shown in profile, looking upwards and to the right. Her face and neck are covered in dappled sunlight and shadows from the surrounding foliage. She is wearing a grey sleeveless top and a small earring. The background is a lush, green forest with sunlight filtering through the leaves.

*Life
Orchestrated
By Nature*

An aerial photograph of a modern residential development. The foreground and middle ground are filled with multi-story apartment buildings, many of which have solar panels installed on their flat roofs. The buildings are interspersed with a dense canopy of green trees. In the far background, a city skyline is visible under a hazy, sunset-colored sky. The Burj Khalifa is the most prominent skyscraper in the distance. The overall atmosphere is one of a sustainable, green urban environment.

THIS IS NOT JUST A
COMMUNITY

IT IS AN
ECOSYSTEM



A woman with dark curly hair, wearing a bright yellow dress, is gently holding a monarch butterfly on her finger. She is looking down at the butterfly with a soft smile. The background is filled with out-of-focus white blossoms, likely cherry blossoms, creating a dreamy and serene atmosphere. The image is overlaid with semi-transparent decorative elements: a large arc and a small circle in the top left, and a large arc and a small circle in the bottom right.

WITHIN IT, THERE IS
HARMONY

A woman with curly hair is smiling and holding a baby in her arms. They are outdoors, with trees and a bright sky in the background. The image has a warm, golden light. There are some abstract, semi-transparent circular shapes overlaid on the image.

WHERE YOU & NATURE
COMPOSE
TOGETHER

A woman with dark hair is shown in profile, looking upwards with her mouth slightly open. Her right arm is raised, and it is covered in intricate henna designs. The background is a lush, green forest with sunlight filtering through the leaves. In the top left corner, there is a large, faint, stylized circular graphic. In the bottom right corner, there is a faint, stylized graphic of a person's silhouette.

A PLACE WHERE YOU LIVE BY

THE RHYTHM

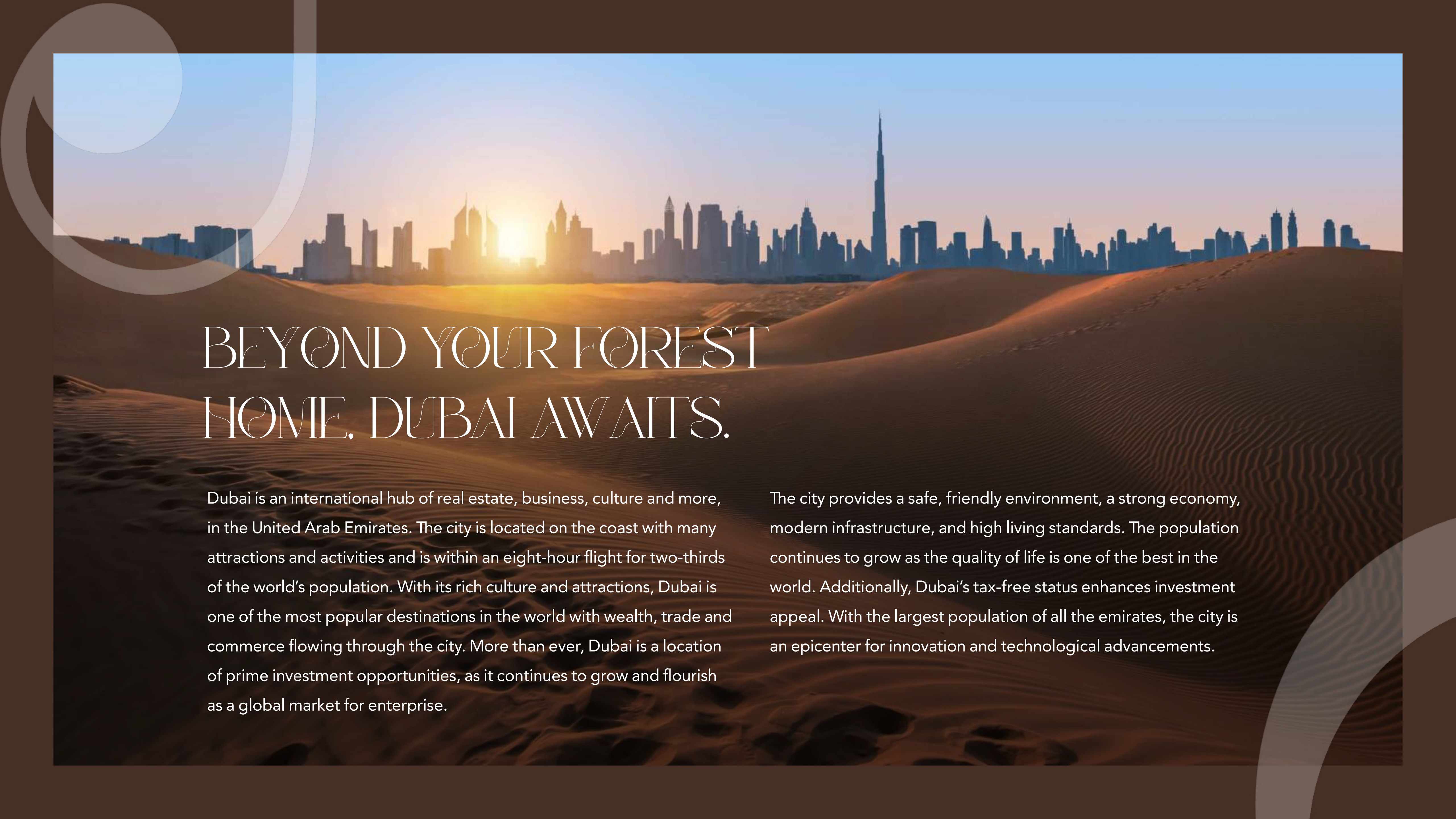
OF NATURE

WELCOME TO
GHAF WOODS

The background is a vast desert landscape with rolling sand dunes under a hazy sky. A circular inset in the center shows a lush green forest with mountains in the distance. A person is walking on a dune in the lower right. The text is overlaid on the circular inset.

A FOREST

AT THE HEART OF THE DESERT

A wide-angle photograph of the Dubai skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The skyline is silhouetted against the bright sky, with the Burj Khalifa standing out prominently. In the foreground, there are rolling sand dunes with visible ripples in the sand. The overall mood is serene and majestic.

BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai is an international hub of real estate, business, culture and more, in the United Arab Emirates. The city is located on the coast with many attractions and activities and is within an eight-hour flight for two-thirds of the world's population. With its rich culture and attractions, Dubai is one of the most popular destinations in the world with wealth, trade and commerce flowing through the city. More than ever, Dubai is a location of prime investment opportunities, as it continues to grow and flourish as a global market for enterprise.

The city provides a safe, friendly environment, a strong economy, modern infrastructure, and high living standards. The population continues to grow as the quality of life is one of the best in the world. Additionally, Dubai's tax-free status enhances investment appeal. With the largest population of all the emirates, the city is an epicenter for innovation and technological advancements.

JUST MINUTES FROM THE FOREST TO THE CITY



- | | |
|--|------------------------------------|
| 1
20 MINS
DUBAI INTERNATIONAL AIRPORT | 7
15 MINS
CITY CENTRE MIRDIF |
| 2
20 MINS
AL MAKTUUM INTERNATIONAL AIRPORT | 8
20 MINS
CITY CENTRE DEIRA |
| 3
20 MINS
MALL OF THE EMIRATES | 9
2 MINS
GLOBAL VILLAGE |
| 4
15 MINS
CITY CENTRE ME'AISEM | 10
2 MINS
IMG WORLD |
| 5
20 MINS
KEMPINSKI HOTEL | 11
15 MINS
TILAL AL GHAF |
| 6
35 MINS
AL ZAHIA | 12
25 MINS
DUBAI MARINA |



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

SUSTAINABLE LIVING

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.

A woman in an orange sari is shown from the chest up, her hand gently touching the rough bark of a large tree trunk. She is looking upwards with a serene expression. The background is a soft-focus forest scene. The image is overlaid with a semi-transparent circular graphic containing the text "THE RHYTHM OF THE FOREST" in a white, serif font. The text is arranged in two arcs, following the curve of the circle. There are also some decorative elements: a thin white arc and a small grey circle in the upper left, and a larger orange circle with a smaller grey circle inside in the lower right.

THE RHYTHM OF THE FOREST
THE RHYTHM OF THE FOREST

DISCOVER

VIVID TAPESTRY

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.

YOUR RELATIONSHIP WITH NATURE ISN'T MADE.

IT'S NURTURED

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



LIVING WITHIN
A FOREST'S
ECOSYSTEM



IMPROVING
BIODIVERSITY
& INCREASING
LIVEABILITY



5 MIN
COMMUNITY
CONNECTED
& WALKABLE



ENERGY
GENERATION AND
EFFICIENT DESIGN



SUSTAINABLE
WATER CAPTURING
& TREATMENT
STRATEGY

5°C

IMPROVED
THERMAL COMFORT
& OUTDOOR
SPACES



EVERY UNIT
IS A FRONT
ROW HOME



PRODUCTIVE
LANDSCAPE
FOR HEALTHY
LIVING



LIVING WITHIN
THE CANOPY



A BREATH
OF NATURALLY
PURIFIED AIR



SPORTS AND
& ACTIVE LIFESTYLE
3.5KM MTB LOOP



SMART & RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED COMMUNITY



LIVE
WITHIN THE
CANOPY

True immersion in nature.

A couple in white clothing stands on a rooftop terrace, looking out over a dense green forest and a city skyline in the distance. The terrace features a rectangular swimming pool, modern lounge furniture, and a glass railing. The scene is set during the "blue hour" of twilight.

EVERY UNIT

IS A

FRONT ROW

Spectacular 360° views.



EVERYTHING IS A

SHORT.

LEAF-CRUNCHING

WALK AWAY

A connected, walkable,
5-minute community.

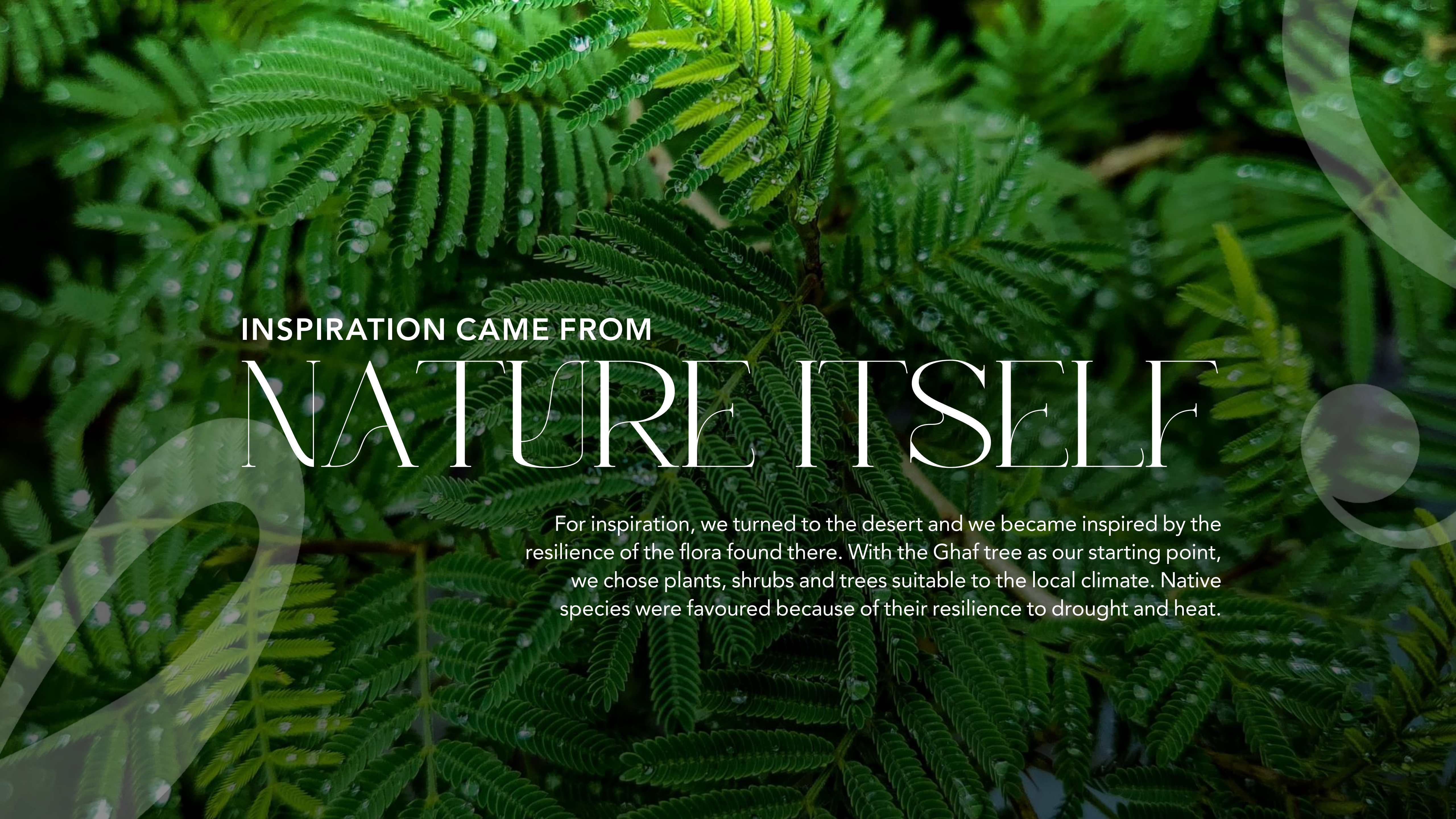
A high-angle photograph of two mountain bikers riding down a sandy, rocky trail. The lead biker is wearing a white helmet, a light blue long-sleeved shirt, and light-colored pants. The second biker is wearing a blue helmet and a white shirt. The trail is flanked by large, light-colored rocks and some green shrubs. The scene is brightly lit, casting long shadows. The text 'AN ENERGISING LANDSCAPE' is overlaid on the right side of the image in a white, serif font.

AN ENERGISING LANDSCAPE

Active lifestyle
including a 3.5km mountain bike loop.

An aerial photograph of a woman with long brown hair, wearing a white t-shirt, sleeping on her side on a white rectangular mat. The mat is placed on a dense bed of green tropical plants, including large palm fronds and various leafy shrubs. The scene is captured from a high angle, looking down at the woman. The overall color palette is dominated by the vibrant greens of the foliage and the stark white of the mat and clothing. The text 'THE LAY OF THE LAND' is written in a white, serif, all-caps font, following the curve of the mat and the woman's position. There are two decorative, semi-transparent grey shapes: a large, curved, arrow-like shape in the top left corner and a large, curved, arrow-like shape in the bottom right corner, both pointing towards the center of the image.

THE LAY OF THE LAND



INSPIRATION CAME FROM

NATURE ITSELF

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

OF THE EARTH

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 PHILOSOPHY. INSPIRED BY THE BALANCE OF NATURE'S WAY.

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.

DEEPER INTO THE FOREST

A NEW LIFESTYLE AWAITS YOU



- 1 School
 - 2 DISTRIKT - Lifestyle Centre
 - 3 Mosque
 - 4 Skatepark
 - 5 Central Forest
 - 6 Wellness Pavillion
 - 7 Forest Pathways
 - 8 Forest Experience Centre
 - 9 Global Village
 - 10 Sports and Activities Park
 - 11 Multi Purpose Courts
 - 12 IMG World
 - 13 Future Blue Metro
- Mountain Bike Trail
- ... Qudra - Barari Cycle Track
- Sh. Mohammed bin Zayed Road (E-311)



EVERGREEN FITNESS

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



FOREST EDGE POOLS

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



FARM-TO-TABLE 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.



YOUR HOME AT A GLANCE
YOUR HOME AT A GLANCE



Serra



HARMONIOUS. SUBTLE. IMMACULATE.



KEY PLAN

NEIGHBOURHOOD



Serra





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 | K | | FOREST SWIMMING POOL |
| B | | NORTH ENTRANCE | L | | WELCOME FOREST |
| C | | CONNECT TO CENTRAL FOREST | M | | CHILDREN'S PLAY AREA |
| D | | CASCADE GARDEN | N | | EXISTING GHAF TREE |
| E | | SUNKEN FOREST | O | | CASCADE GARDEN |
| F | | CHILDREN'S PLAY AREA | P | | FITNESS STATION |
| G | | CONNECT TO CENTRAL FOREST | Q | | FOREST PLAY |
| H | | OUTDOORS STRETCHING | R | | SOUTH ENTRANCE |
| I | | MULTIPURPOSE LAWN | S | | THERAPEUTIC GARDEN |
| J | | CHILDREN'S POOL | T | | EXISTING GHAF TREE |









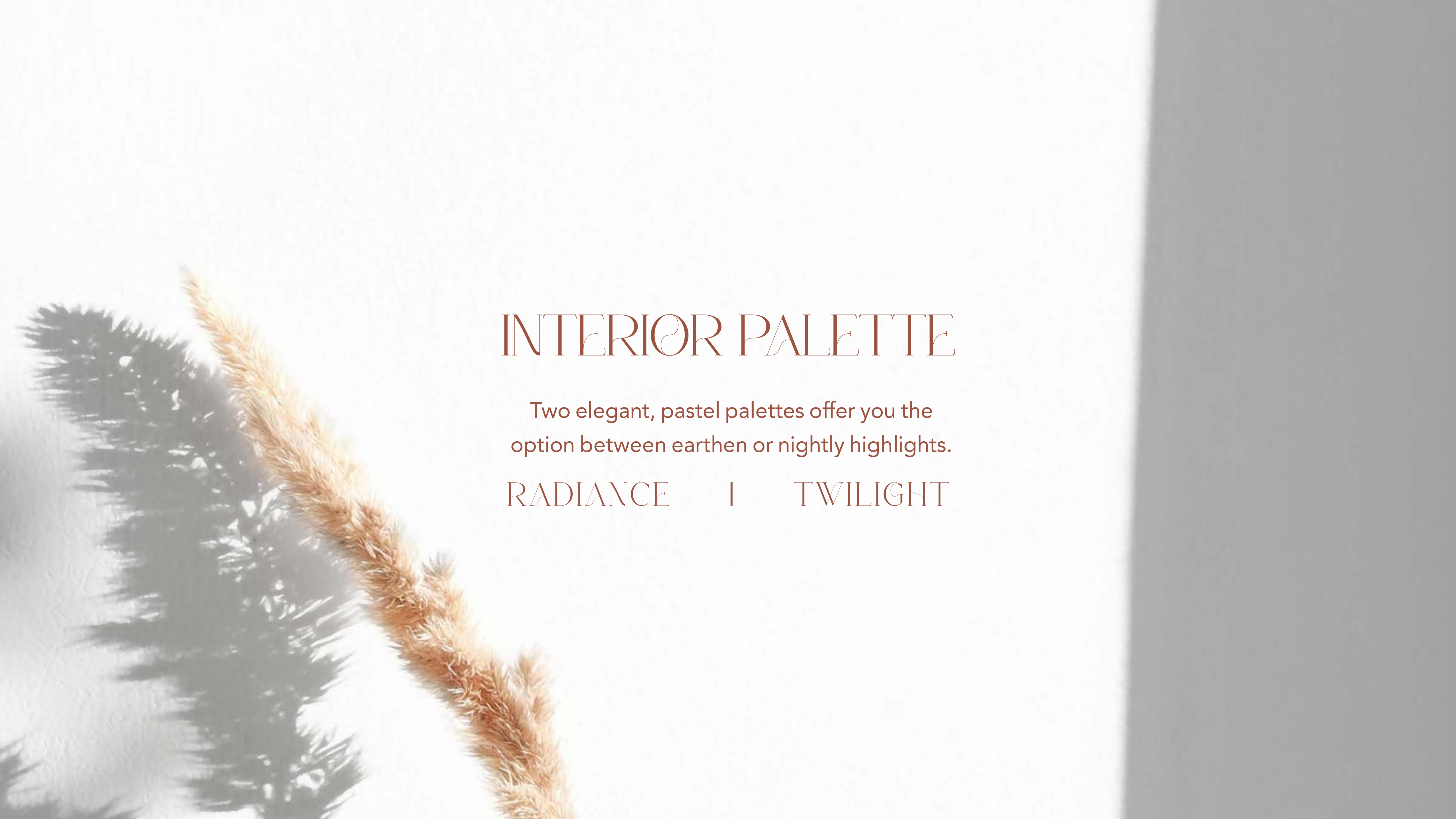




DON'T
QUIT







INTERIOR PALETTE

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

RADIANCE | TWILIGHT











غلاف وودز
Ghaf Woods



BROUGHT TO YOU BY

MAJID ALFUTTAINI



In 1992, our founder Mr. Majid Al Futtain 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 Tomorrow** sustainability strategy. The Group is committed to becoming Net Positive in water and carbon by 2040.

5
OPERATING COMPANIES

14
COUNTRIES

550+
ASSETS

600m+
ANNUAL VISITORS



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