

*Life
Orchestrated
By Nature*



THIS IS NOT JUST A
COMMUNITY

IT IS AN
ECOSYSTEM



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

WITHIN IT, THERE IS
HARMONY

A woman with curly hair is hugging a man from behind. They are outdoors, with trees and a bright sky in the background. The woman is wearing a light-colored top, and the man is wearing a light blue shirt. The overall mood is warm and intimate.

WHERE YOU & NATURE
COMPOSE
TOGETHER

A woman with dark hair is shown in profile, looking upwards. Her arms are raised, and they are covered in intricate henna designs. The background is a lush, green forest with sunlight filtering through the trees. The overall mood is serene and natural.

A PLACE WHERE YOU LIVE BY

THE RHYTHM

OF NATURE



WELCOME TO
GHAF WOODS

The image features a vast desert landscape with rolling sand dunes under a hazy sky. A large circular inset in the center shows a lush green forest with mountains in the background. A person is walking on a sand dune in the lower right. The text 'A FOREST AT THE HEART OF THE DESERT' 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 golden glow over the city's skyscrapers and the rolling sand dunes in the foreground. The sky transitions from a pale blue to a warm orange near the horizon. 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



20 MINS

DUBAI INTERNATIONAL AIRPORT



15 MINS

CITY CENTRE MIRDIF



20 MINS

AL MAKTOUM INTERNATIONAL AIRPORT



20 MINS

CITY CENTRE DEIRA



20 MINS

MALL OF THE EMIRATES



2 MINS

GLOBAL VILLAGE



15 MINS

CITY CENTRE ME' AISEM



2 MINS

IMG WORLD



20 MINS

KEMPINSKI HOTEL



15 MINS

TILAL AL GHAF



35 MINS

AL ZAHIA



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.



THE RHYTHM OF THE FOREST

THE RHYTHM OF THE FOREST



A couple is walking through a dense, lush tropical forest. The man is on the left, wearing a light-colored button-down shirt and shorts, and the woman is on the right, wearing a long, light-colored dress. They are holding hands and looking towards each other. The forest is filled with various types of trees and plants, including palm trees and large-leafed plants. The lighting is soft and natural, suggesting a sunny day with some shade. The overall mood is peaceful and romantic.

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



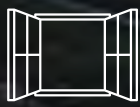
ENERGY
GENERATION AND
EFFICIENT DESIGN



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.

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 a dirt trail. The lead biker is in the foreground, wearing a white helmet and a light blue shirt, leaning forward. The second biker is further up the trail, wearing a blue helmet and a white shirt. The trail is dusty and surrounded by large, light-colored rocks and some green shrubs. The lighting is bright, creating long shadows. The text 'AN ENERGISING LANDSCAPE' is overlaid on the right side of the image in a white, serif font. There are also two semi-transparent circular graphic elements: one in the top right corner and one in the bottom left corner.

AN
ENERGISING
LANDSCAPE

Active lifestyle
including a 3.5km mountain bike loop.

An aerial photograph of a woman with her hair in a ponytail, wearing a white dress, lying on her side on a white rectangular mat. The mat is placed on a dense carpet of green grass and various tropical plants, including palm fronds and broad-leafed plants. The scene is captured from a high angle, looking down. The overall color palette is dominated by vibrant greens, with the white of the dress and mat providing a stark contrast. The lighting is soft and natural, suggesting a daytime setting in a tropical environment. There are some semi-transparent dark grey shapes in the corners of the image, possibly for design purposes.

THE LAY OF THE LAND
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

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)

Sh. Mohammed bin Zayed Road (E-311)

Residences Entry/Exit

Residences Entry/Exit

Serra

9

10

11

8

7

6

5

1

2

3

4

12

13



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





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. FT
1 BED	675	1,052



2 BEDROOMS



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



3 BEDROOMS



3 BED

MIN AREA SQ. FT

1,725

MAX AREA SQ. FT

2,653



غلاف وودز
Ghaf Woods

DUPLEX

UPPER



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

DUPLEX

LOWER



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



BROUGHT TO YOU BY

MIAJID ALFUTTAIMI



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

WHAT WILL YOUR MELODY BE?

WE ALL PLAY
A PART IN THE
SYMPHONY OF
THE FOREST.

WHAT WILL YOUR MELODY BE?

Brought to you by

 ماجد الفطيم
MAJID AL FUTTAIM