



MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT 11

Opal Gardens

meydan

DISTRICT 11

OPAL GARDENS

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).

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

VILLAS

Available as four to six-bedrooms.



VILLAS,
Type A

FOUR-BEDROOM

Ground Floor	196.38 sq.m	2,113.82 sq.ft
First Floor Area	194.57 sq.m	2,094.33 sq.ft
Balcony / Terrace, First Floor	29.94 sq.m	322.27 sq.ft
Garage	52.52 sq.m	565.32 sq.ft
Total Built-Up Area	473.41 sq.m	5,095.74 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

VILLAS,
Type A

FIVE-BEDROOM

Ground Floor	255.62 sq.m	2,751.47 sq.ft
First Floor	277.56 sq.m	2,987.63 sq.ft
Balcony / Terrace, First Floor	29.57 sq.m	318.29 sq.ft
Garage	84.25 sq.m	906.86 sq.ft
Total Built-Up Area	647 sq.m	6,964.25 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

VILLAS,
Type A

SIX-BEDROOM

Ground Floor	313.36 sq.m	3,372.98 sq.ft
First Floor	337 sq.m	3,627.44 sq.ft
Balcony / Terrace, First Floor	37.9 sq.m	407.95 sq.ft
Garage	97.06 sq.m	1,044.75 sq.ft
Total Built-Up Area	785.32 sq.m	8,453.12 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

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.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

SEMI— DETACHED VILLAS

Four-bedroom



*SEMI-DETACHED
VILLAS, Type A*

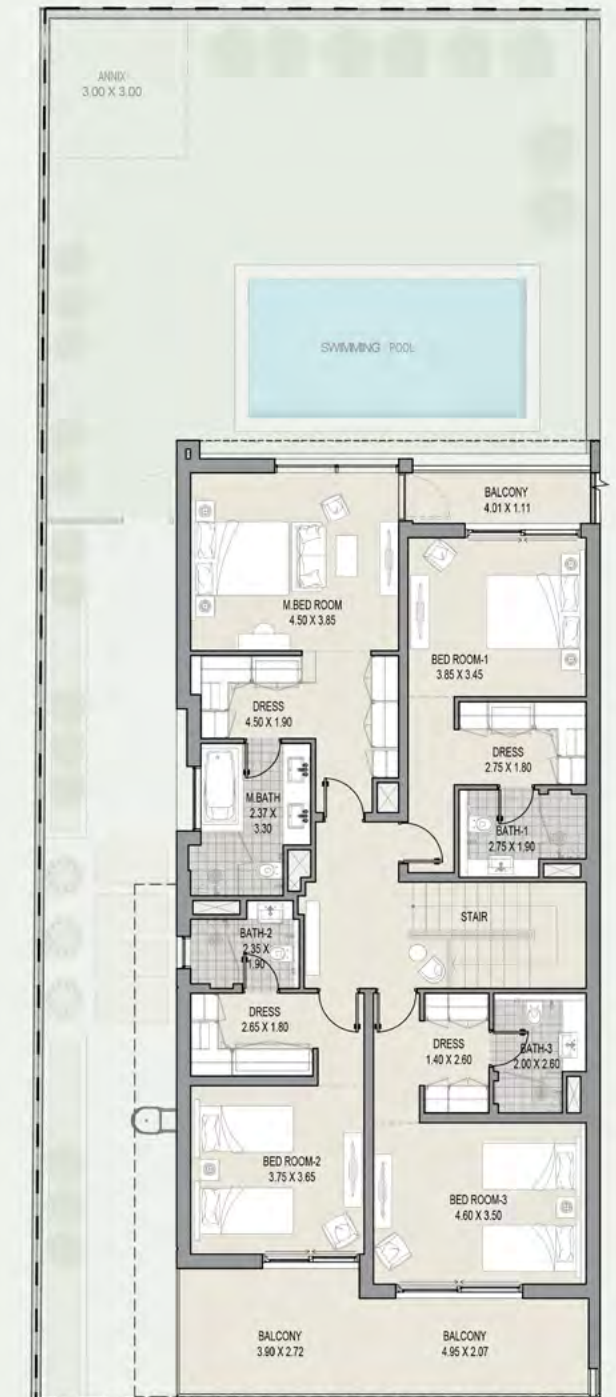
FOUR-BEDROOM

Ground Floor	123.85 sq.m	1,333.11 sq.ft
First Floor	154.54 sq.m	1,663.45 sq.ft
Balcony / Terrace, First Floor	26.74 sq.m	287.83 sq.ft
Garage	46.26 sq.m	497.94 sq.ft
Total Built-Up Area	351.39 sq.m	3,782.33 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

SEMI-DETACHED VILLAS, Type B

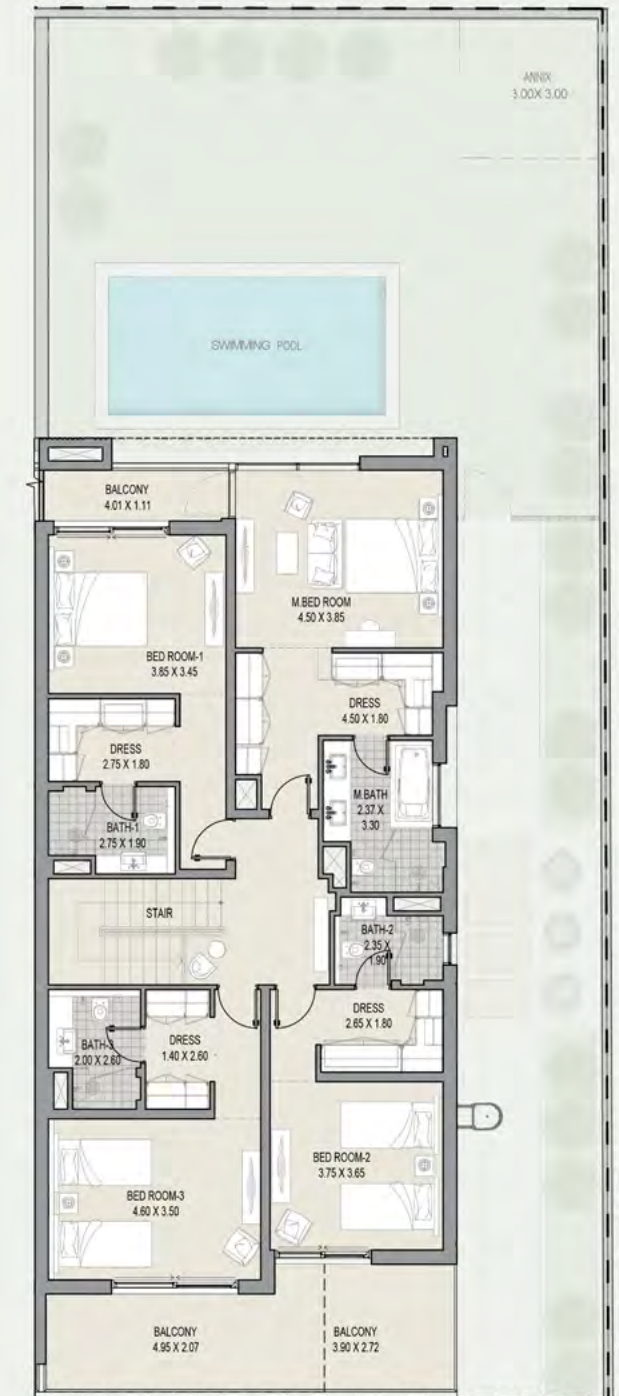
FOUR-BEDROOM

Ground Floor	
123.85 sq.m	1,333.11 sq.ft
First Floor	
154.11 sq.m	1,658.83 sq.ft
Balcony / Terrace, First Floor	
27.58 sq.m	296.87 sq.ft
Garage	
46.26 sq.m	497.94 sq.ft
Total Built-Up Area	
351.80 sq.m	3,786.75 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR

DISTRICT 11

OPAL GARDENS

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.

ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.

TOWNHOUSES

Four-bedroom



TOWNHOUSES,
Type A

FOUR-BEDROOM

Ground Floor
113.01 sq.m 1,216.43 sq.ft

Terrace / Porch, Ground Floor
8.58 sq.m 92.35 sq.ft

First Floor
137.80 sq.m 1,483.27 sq.ft

Balcony / Terrace, First Floor
11.23 sq.m 120.88 sq.ft

Second Floor
80.86 sq.m 870.37 sq.ft

Balcony / Terrace, Second Floor
57.82 sq.m 622.37 sq.ft

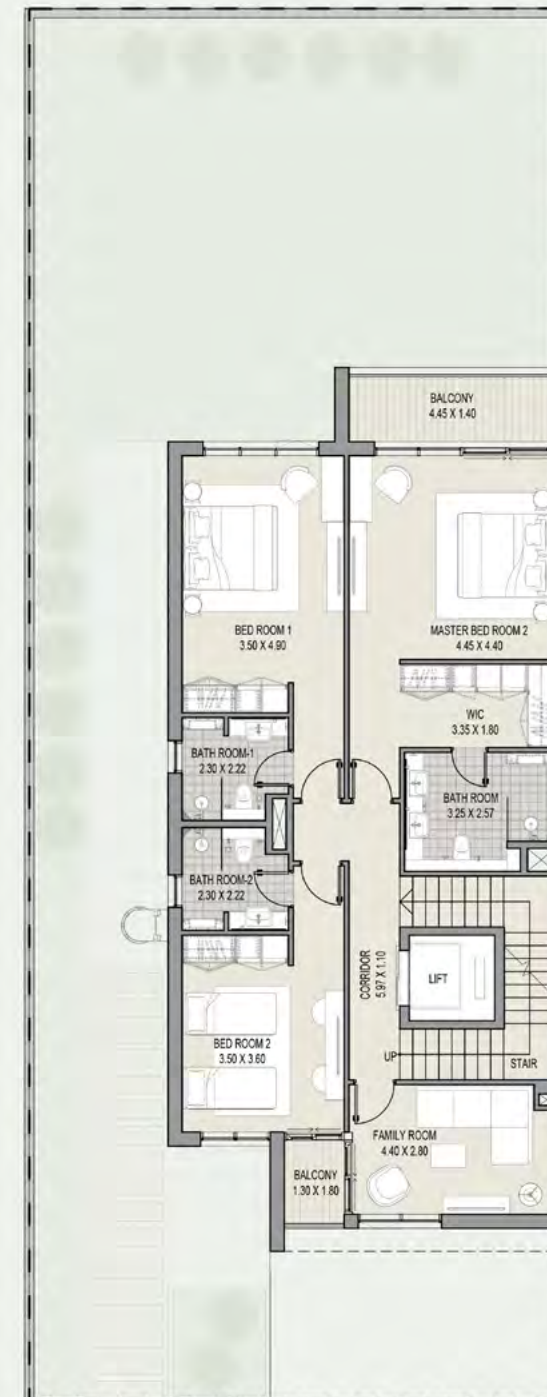
Garage
41.37 sq.m 445.30 sq.ft

Total Built-Up Area
450.67 sq.m 4,850.97 sq.ft

PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



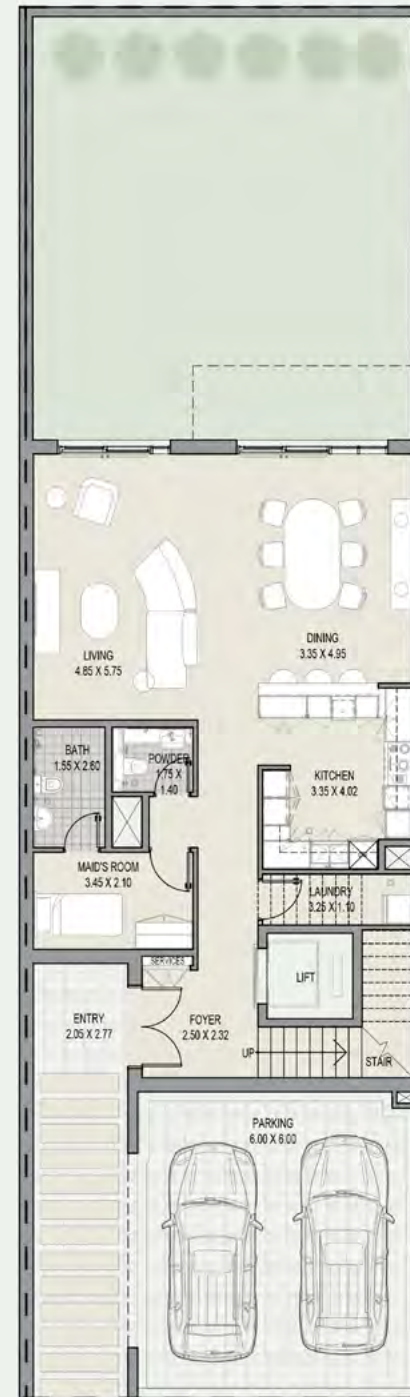
ROOF

TOWNHOUSES,
Type B

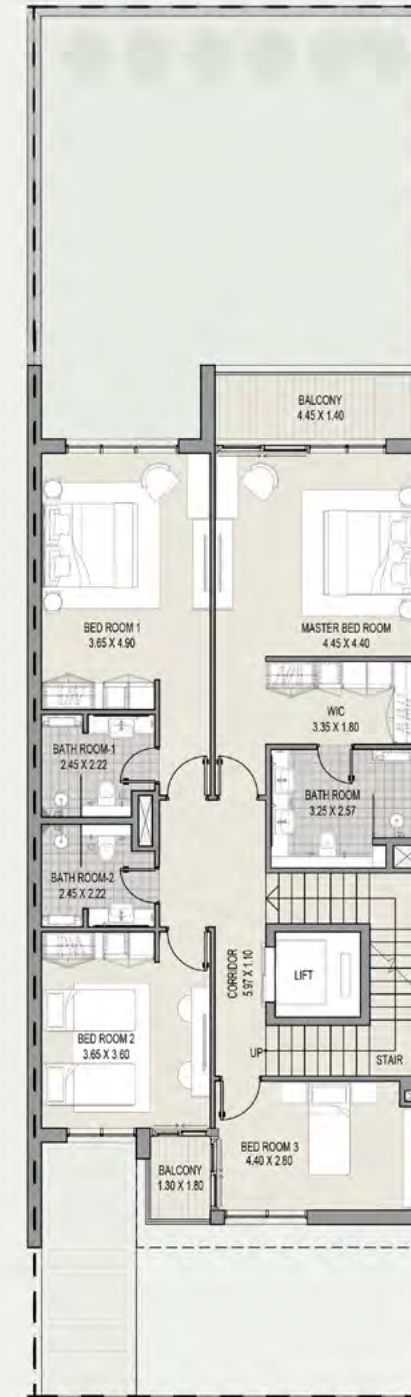
FOUR-BEDROOM

Ground Floor	113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	6.10 sq.m	65.66 sq.ft
First Floor	137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	10.56 sq.m	113.67 sq.ft
Second Floor	17.40 sq.m	187.29 sq.ft
Garage	41.37 sq.m	445.30 sq.ft
Total Built-Up Area	325.84 sq.m	3,507.31 sq.ft

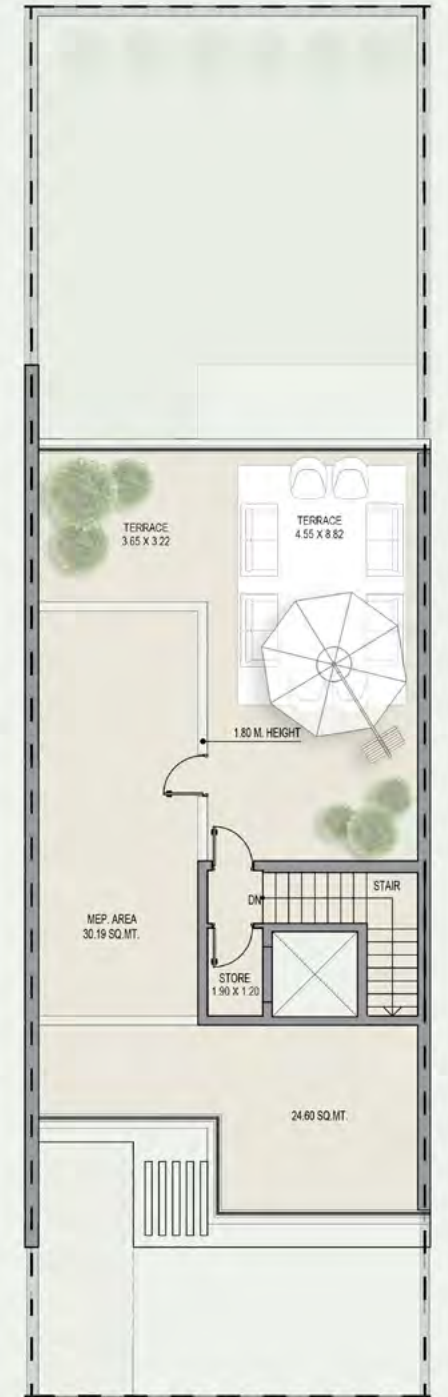
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type C

FOUR-BEDROOM

Ground Floor	113.03 sq.m	1,216.64 sq.ft
Balcony / Terrace / Porch, Ground Floor	6.10 sq.m	65.66 sq.ft
First Floor	137.38 sq.m	1,478.75 sq.ft
Balcony / Terrace, First Floor	10.56 sq.m	113.67 sq.ft
Second Floor	17.40 sq.m	187.29 sq.ft
Garage	41.37 sq.m	445.30 sq.ft
Total Built-Up Area	325.84 sq.m	3,507.31 sq.ft

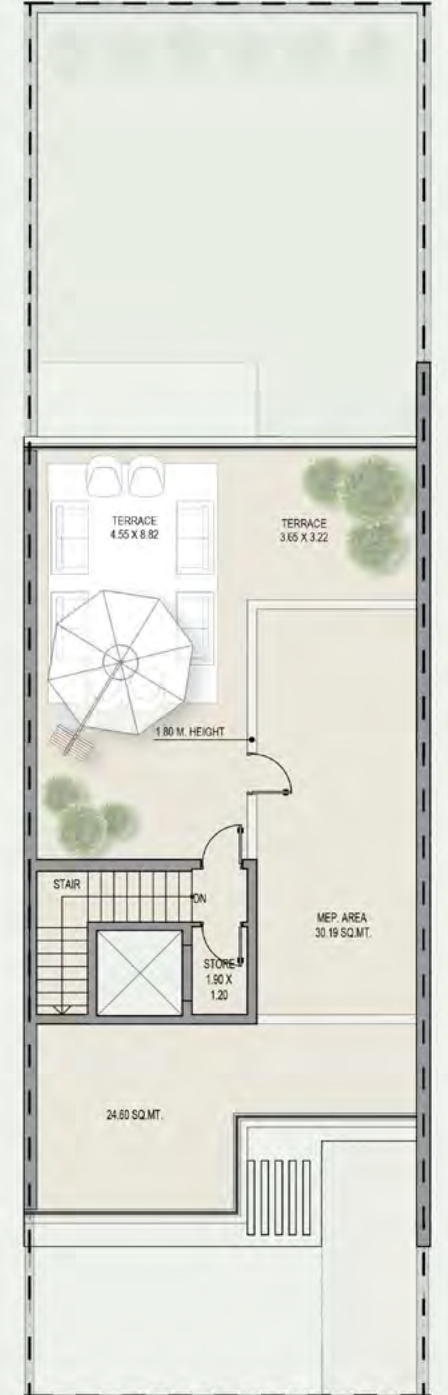
PLOT SHAPE AND SIZE IS INDICATIVE ONLY.



GROUND



1ST FLOOR



ROOF

TOWNHOUSES,
Type D

FOUR-BEDROOM

Ground Floor	113.01 sq.m	1,216.43 sq.ft
Terrace / Porch, Ground Floor	8.58 sq.m	92.35 sq.ft
First Floor	137.80 sq.m	1,483.27 sq.ft
Balcony / Terrace, First Floor	11.23 sq.m	120.88 sq.ft
Second Floor	80.86 sq.m	870.37 sq.ft
Balcony / Terrace, Second Floor	57.82 sq.m	622.37 sq.ft
Garage	41.37 sq.m	445.30 sq.ft
Total Built-Up Area	450.67 sq.m	4,850.97 sq.ft



GROUND



1ST FLOOR



ROOF

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Numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary and are subject to change without notice. The developer reserves the right to make revisions. Built-Up Area is measured in accordance with Dubai Land Department standards. Plans, artistic renderings, landscaping, and images are for illustrative purposes only and are subject to change without notice. Landscape shown is indicative and not provided by the developer. Pool layout and Annex location configurations shown on floor plans are for general illustrative purposes only and are not provided by the developer.

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