

Capra

Slow Living
Orchestrated By Nature






This is not just a

COMMUNITY

It is an

ECOSYSTEM

A woman with dark hair is shown in profile, looking upwards and smiling. Her face and shoulder are covered in dappled shadows from the surrounding trees. The background is a lush, green forest with sunlight filtering through the leaves.

Where you & nature

COMPOSE TOGETHER

Welcome to

GHAF WOODS





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 sky transitions from a pale blue at the top to a deep orange near the horizon. The foreground is dominated by rolling sand dunes with fine, wavy patterns on their surfaces. The city skyline is silhouetted against the bright sky, with the Burj Khalifa standing out as the tallest building. The overall mood is serene and majestic.

BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai, a global hub for real estate, business, and culture in the UAE, is located on the coast and within an eight-hour flight of two-thirds of the world's population. Known for its wealth, commerce, and attractions, Dubai is a prime destination for investment, continually growing as a global market.

The city offers a safe, modern environment, strong economy, and high living standards, attracting a growing population. Its tax-free status further boosts investment appeal, and with the largest population in the emirates, Dubai is a center for innovation and technological advancements.

Just minutes from the

FOREST TO THE CITY



- 1  20 MINS
DUBAI INTERNATIONAL AIRPORT
- 2  20 MINS
AL MAKTOUM INTERNATIONAL AIRPORT
- 3  20 MINS
MALL OF THE EMIRATES
- 4  15 MINS
CITY CENTRE ME'AISEM
- 5  25 MINS
PALM JUMEIRAH
- 6  2 MINS
GLOBAL VILLAGE
- 7  2 MINS
IMG WORLDS
- 8  15 MINS
CITY CENTRE MIRDIF
- 9  15 MINS
TILAL AL GHAF
- 10  25 MINS
DUBAI MARINA

SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE
TREES THAN
RESIDENTS



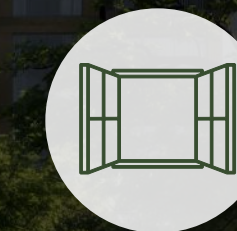
IMPROVED
THERMAL
COMFORT



A BREATH OF
NATURALLY
PURIFIED AIR



LIVING WITHIN
A FOREST
ECOSYSTEM



EVERY UNIT
IS A FRONT ROW
HOME



SPORTS & ACTIVE
LIFESTYLE; 3.5KM
MTB LOOP



ENHANCING
BIODIVERSITY &
LIVEABILITY



PRODUCTIVE
LANDSCAPE FOR
HEALTHY LIVING



ENERGY
GENERATION &
EFFICIENT DESIGN



5 MIN COMMUNI-
TY; CONNECTED &
WALKABLE



LIVING
WITHIN THE
CANOPY



SUSTAINABLE
WATER CAPTURING
& TREATMENT



SMART &
RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED
COMMUNITY



Live at

NATURE'S PACE

In a sanctuary

OF SERENITY



Where harmony

NURTURES GROWTH

A NEW LIFESTYLE AWAITS YOU



- 1 School
- 2 DISTRIKT - Lifestyle Centre
- 3 Mosque
- 4 Skatepark
- 5 Central Forest
- 6 Wellness Pavilion
- 7 Forest Pathways
- 8 Forest Experience Centre
- 9 Global Village
- 10 Sports and Activities Park
- 11 IMG World
- 12 Future Blue Metro
- Residences Entry/Exit
- Mountain Bike Trail
- Qudra - Barari Cycle Track

Sheikh Zayed Bin Hamdan Al Nahyan Road (D54)

Sh. Mohammed bin Zayed Road (E311)

12

3

4

Lacina

Cilia

Serra

Capria

CAPRIA EAST

CAPRIA WEST

6

7

8

10

9

11



THE ECOSYSTEM

Crafted to create an environment and culture that promotes health and wellbeing in all its forms, the Capria sanctuary is a haven of serenity and wellness.

Designed using salutogenic principles, every element of this ecosystem enhances positive wellbeing factors, rather than simply preventing negative ones.

This comes to life in the form of immersive wellness gardens, multiple open platforms for all types of outdoor activities, such as Tai Chi or yoga, verdant parks, invigorating gyms, indulgent spa-style pools and much more.

- A Outdoor Dining
- B Outdoor Lounge
- C Active & Social Pavilions
- D Wellness Pool
- E Children's Play
- F Yoga Deck
- G Sunken Courtyards
- H Edible Garden
- I Stepped Gardens
- J Central Forest Access
- K Valley Drive



BREATHE IN
THE STILLNESS
OF YOUR SURROUNDINGS

RETREAT INTO NATURE



Reconnect with yourself and the world around you in one of Capria's many **Wellness Gardens** – lush, thriving public spaces providing the perfect environment for reflection, growth and self-care.





LET WELLNESS
SURROUND YOU

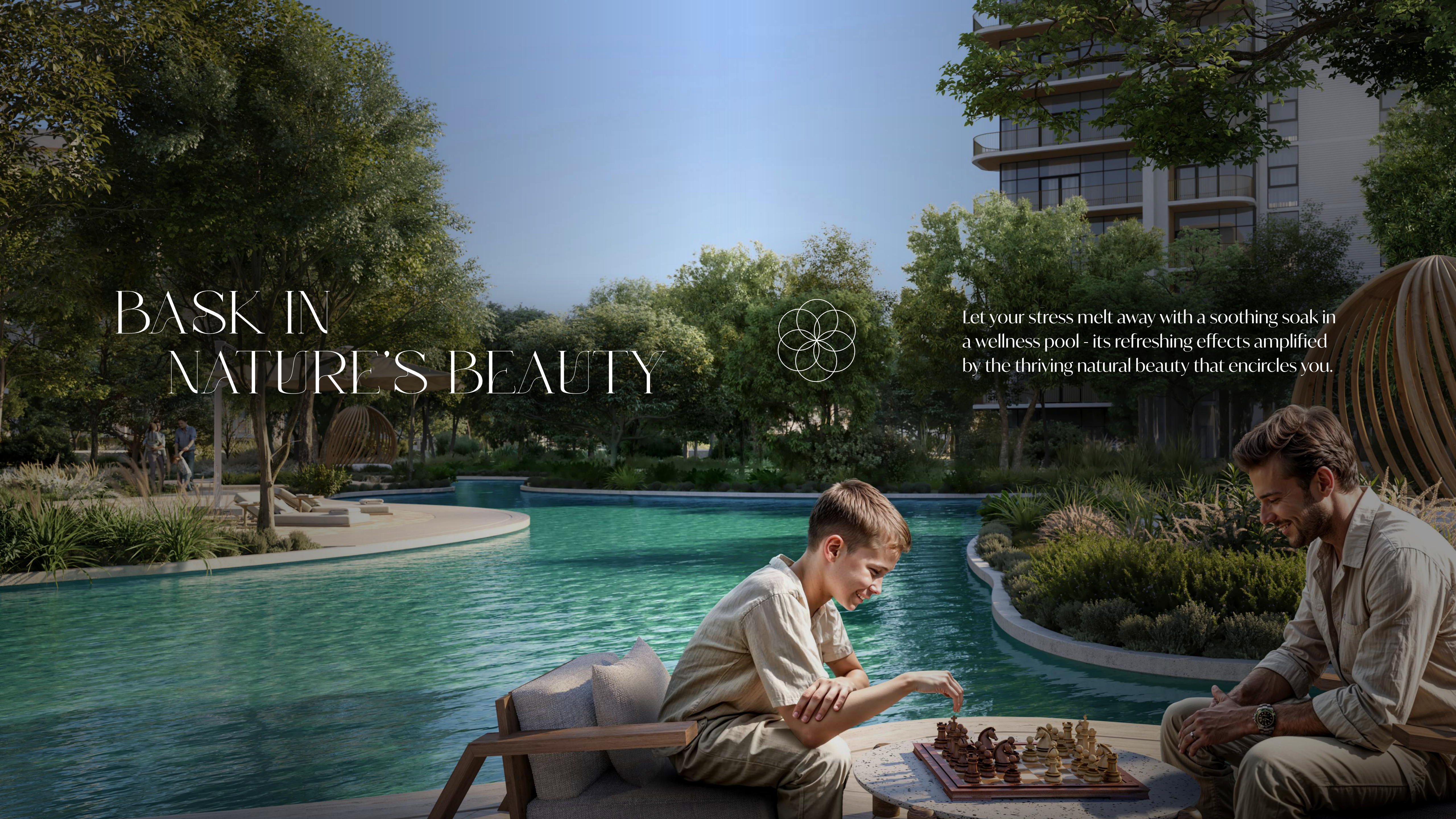


Whether you're immersing yourself in nature's calming embrace, or enjoying an indulgent treatment in the spa, wellness is all around.

BASK IN NATURE'S BEAUTY



Let your stress melt away with a soothing soak in a wellness pool - its refreshing effects amplified by the thriving natural beauty that encircles you.



GET MOVING, FEEL MOVED



Enhance the mental benefits of physical wellness,
with a workout immersed in nature's grandeur.



BREAK, FREE



Your bundles of joy are free to take a break and play in the great outdoors of Capria's engaging play areas, where their imaginations are nurtured to grow and flourish - just like nature.



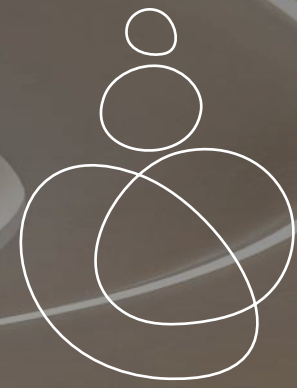
HARVEST YOUR OWN



Indulge in the soothing and uplifting practice of picking your own fresh fruits and vegetables from the **Edible Gardens**, perfect for crafting the most heartening home-cooked recipes.



SOAK IN THE ATMOSPHERE



Relax and unwind or meet, mingle and connect over a coffee. In the **social pavilion**, you're free to socialize your own way.



ARRIVE AT YOUR FOREST ESCAPE



Beneath the forest lies the meandering Valley Drive, a nature-infused collection of stately canyon-like pathways, connecting residents to stunning flower drop-off areas and grand lobby entrances.







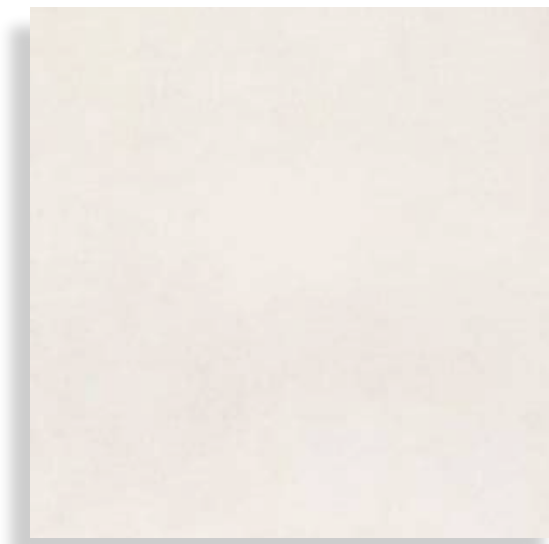
INTERIOR PALETTE

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

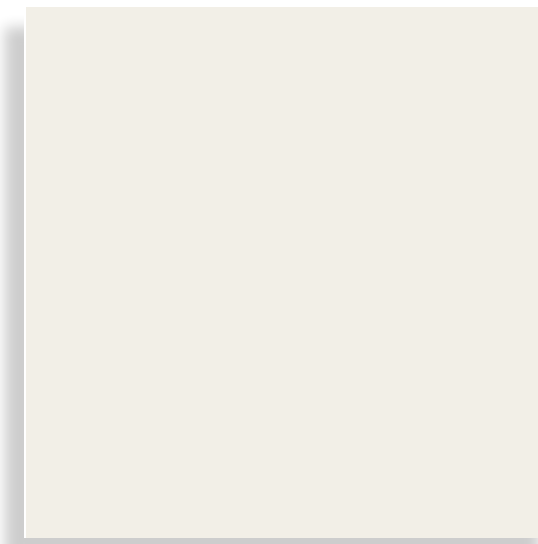
RADIANCE | TWILIGHT



RADIANCE



GENERAL FLOORING



GENERAL PAINT



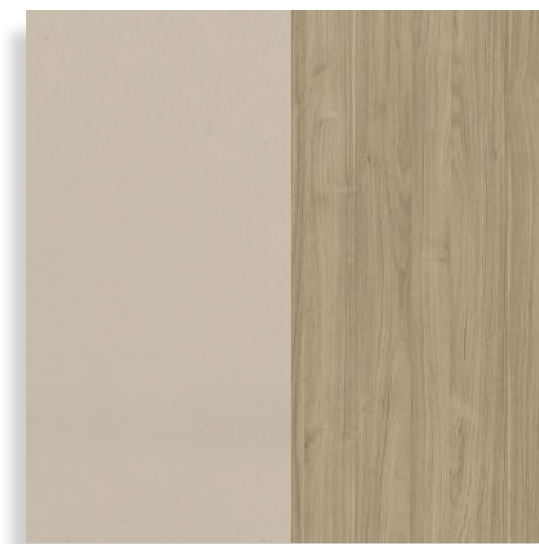
DOOR FINISH



KITCHEN
COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE



MASTER BATHROOM
WALL AND FLOORING



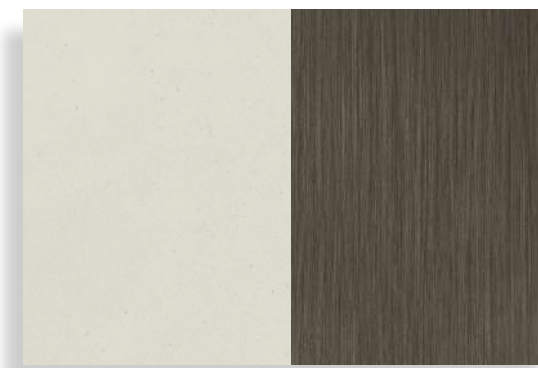
MASTER BATHROOM
VANITY



POWDER ROOM
WALL AND FLOORING



SECONDARY BATHROOM
WALL AND FLOORING



SECONDARY BATHROOM
VANITY



OUTDOOR TILE FLOORING

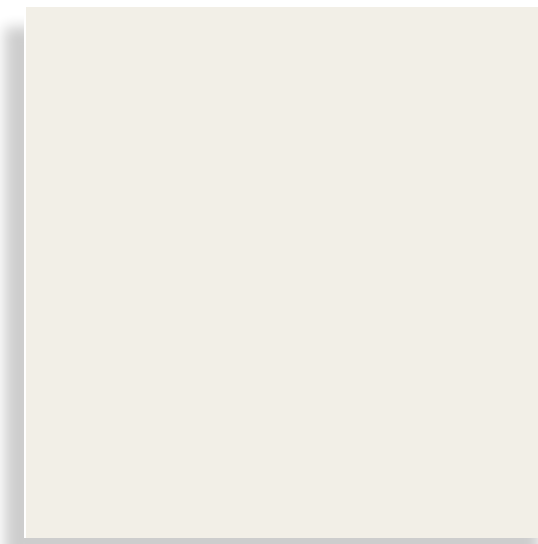
Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.

Notes: Actual colours may differ depending on the paper and ink used for printing the lighting conditions and other conditions affecting colour display. The Seller cannot guarantee that the depiction of any materials will be accurate

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GENERAL FLOORING



GENERAL PAINT



DOOR FINISH



KITCHEN
COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE



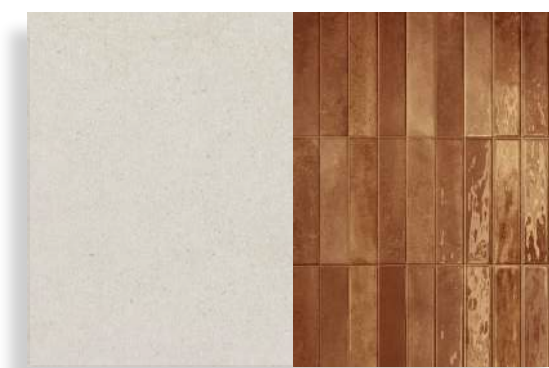
MASTER BATHROOM
WALL AND FLOORING



MASTER BATHROOM
VANITY



POWDER ROOM
WALL AND FLOORING



SECONDARY BATHROOM
WALL AND FLOORING



SECONDARY BATHROOM
VANITY



OUTDOOR TILE FLOORING

TWILIGHT

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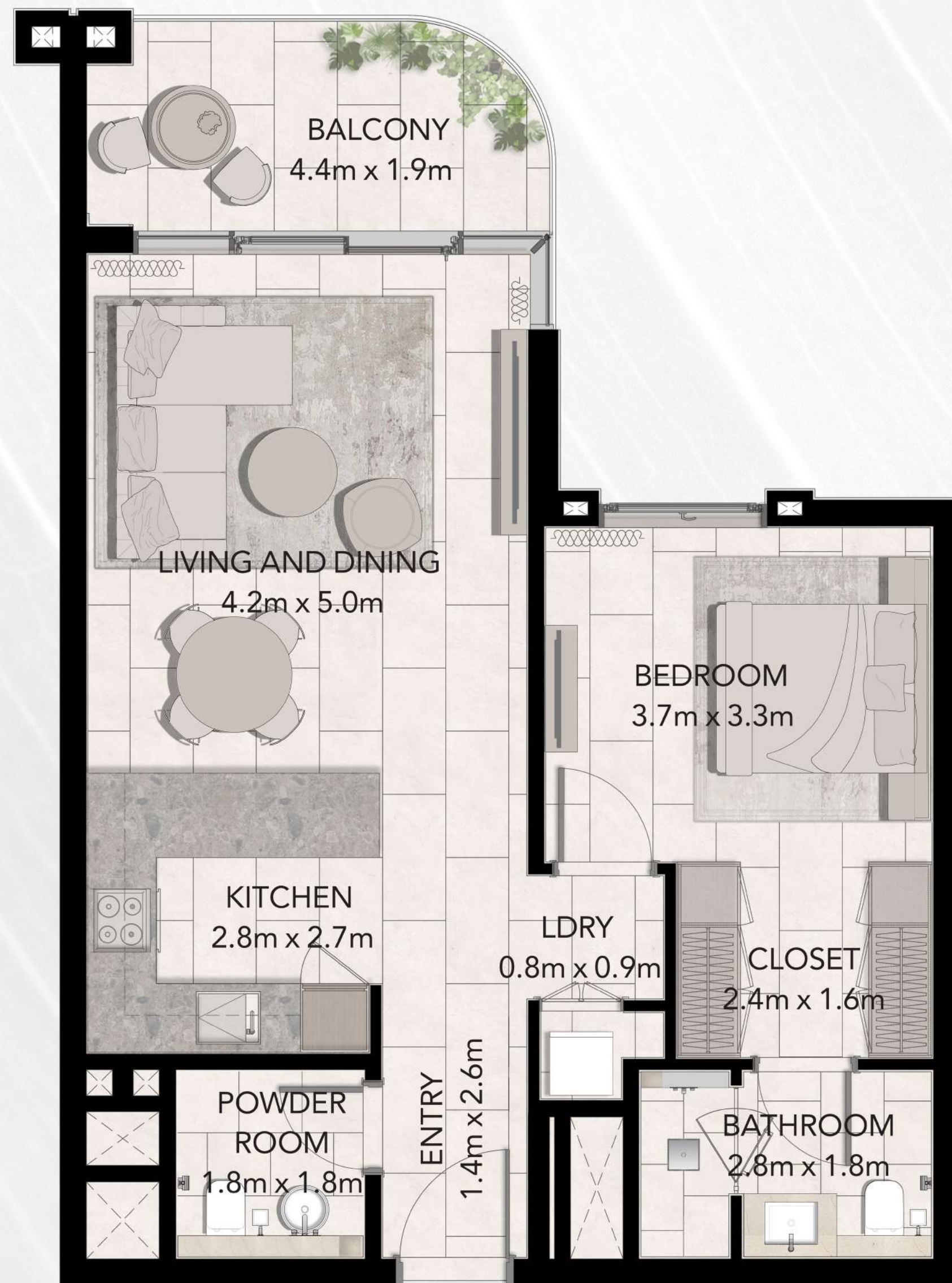




FLOOR PLANS

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	829	899

2 BEDROOMS



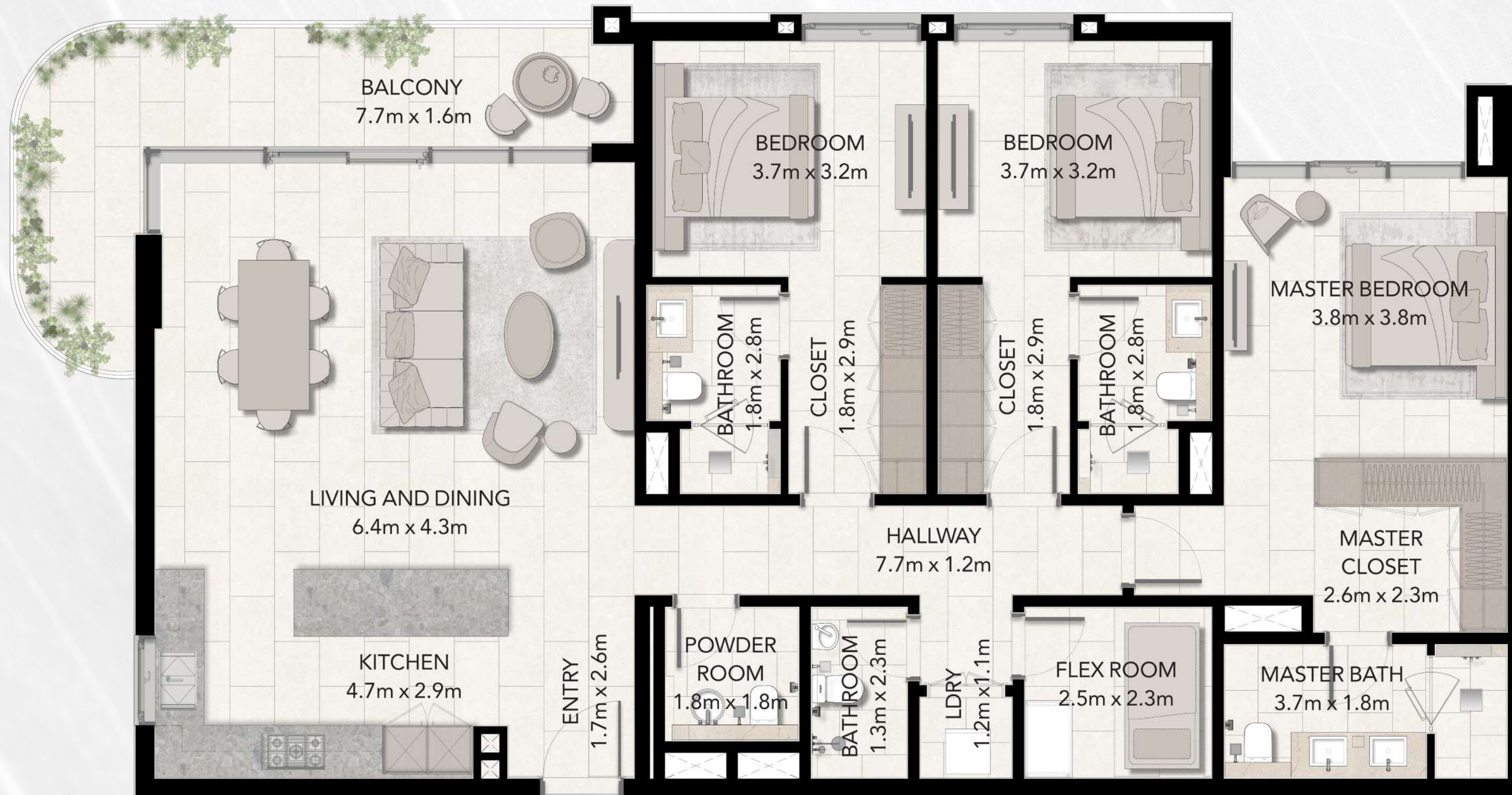
	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,248	1,330

2 BEDROOMS+



	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED+	1,569	1,699

3 BEDROOMS



	MIN AREA SQ. FT	MAX AREA SQ. FT
3 BED	1,968	2,080

DUPLEX

LOWER



3BR-DP

MIN AREA SQ. FT
2,653

MAX AREA SQ. FT
2,811

For illustration purposes only.

DUPLEX

UPPER



	MIN AREA SQ. FT	MAX AREA SQ. FT
3BR-DP	2,653	2,811

SIGNATURE LIVING BY MAJID AL FUTTAIM

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.

Echo the

RHYTHM OF NATURE

Brought to you by

