

# Capra

Slow Living  
*Orchestrated By Nature*






*This is not just a*

# COMMUNITY

*It is an*

ECOSYSTEM

A woman with long 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 skyline is silhouetted against the bright sky, with the Burj Khalifa being the most prominent feature. In the foreground, there are rolling sand dunes with fine ripples in the sand, illuminated by the same golden light. 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



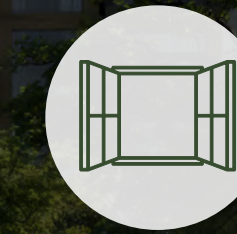
IMPROVED  
THERMAL  
COMFORT



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



# 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 Stepped Gardens
- H Edible Garden
- I Sunken Courtyards
- 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

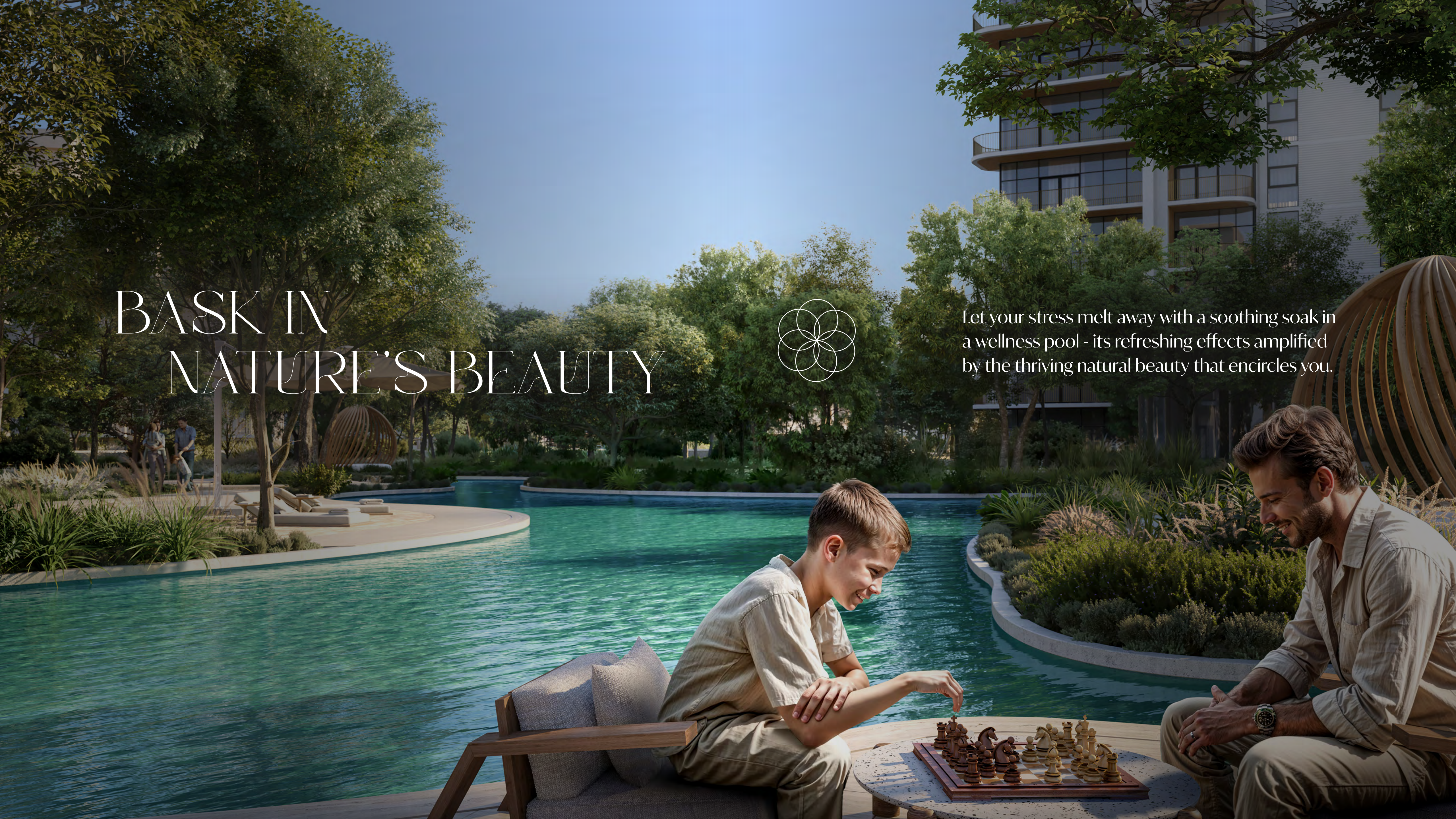


Whether you're immersing yourself in nature's calming embrace, or enjoying an indulgent treatment in the spa, wellness is all around.

# 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.



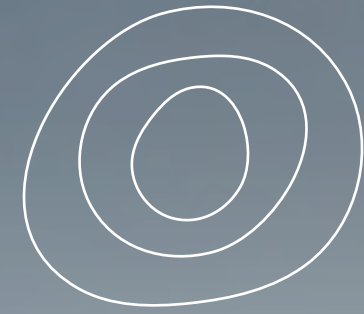
# GET MOVING, FEEL MOVED



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.



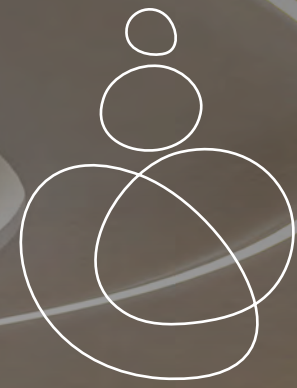
# HARVEST YOUR OWN



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.









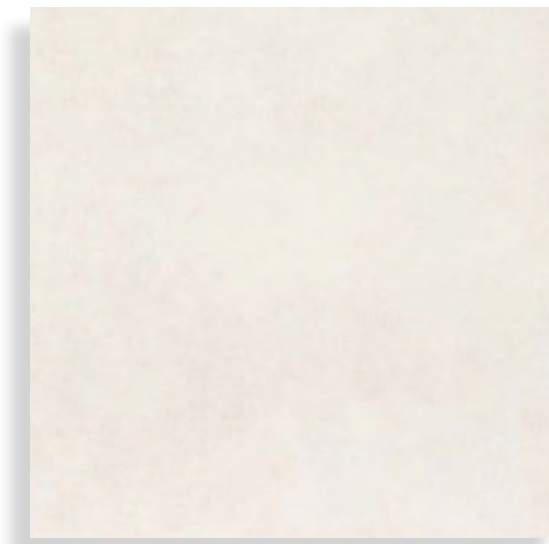
# INTERIOR PALETTE

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

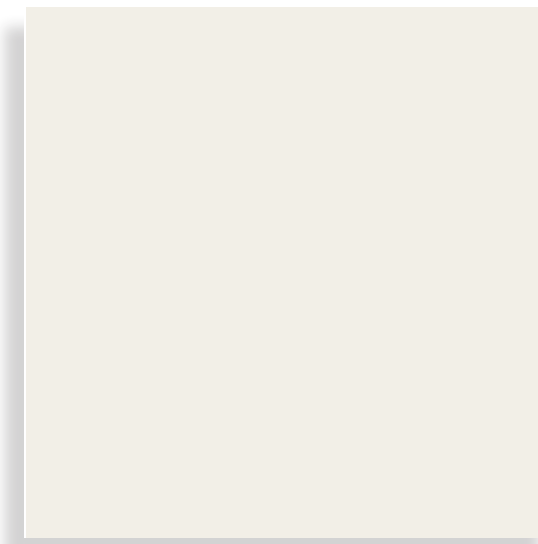
RADIANCE | TWILIGHT



# RADIANCE



GENERAL FLOORING



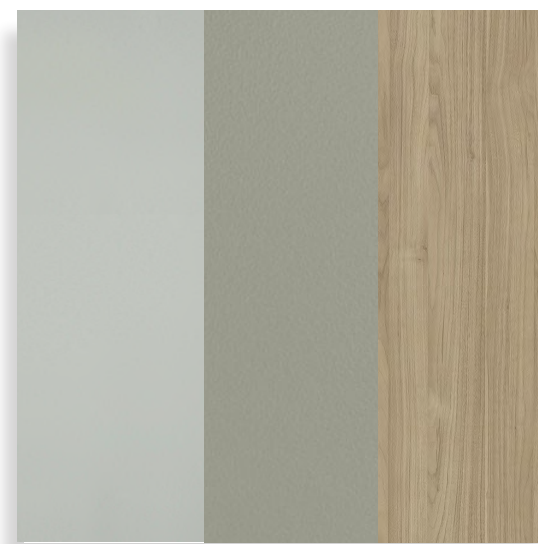
GENERAL PAINT



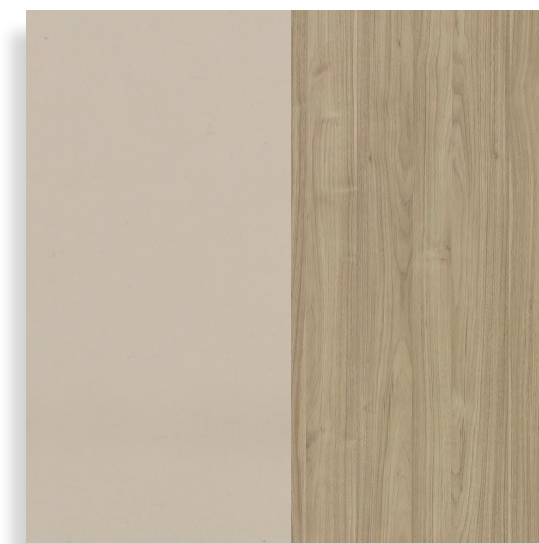
DOOR FINISH



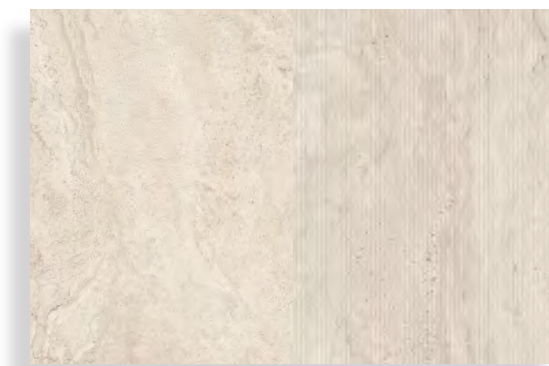
KITCHEN  
COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE



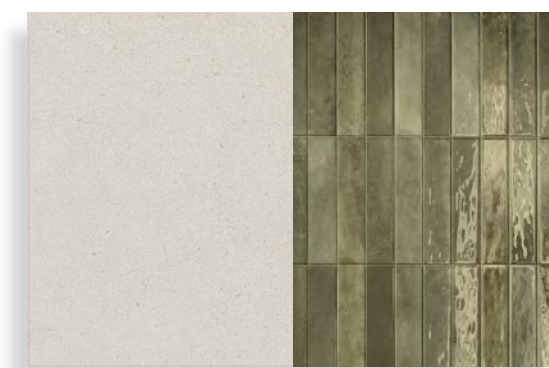
MASTER BATHROOM  
WALL AND FLOORING



MASTER BATHROOM  
VANITY



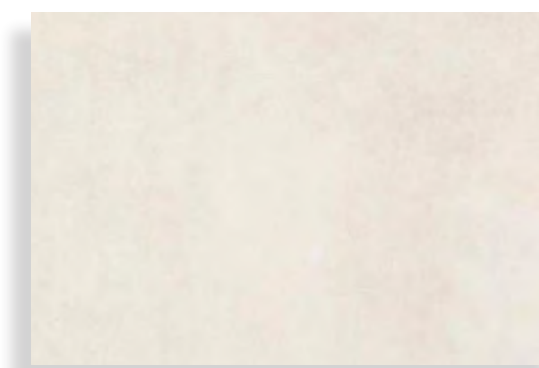
POWDER ROOM  
WALL AND FLOORING



SECONDARY BATHROOM  
WALL AND FLOORING



SECONDARY BATHROOM  
VANITY

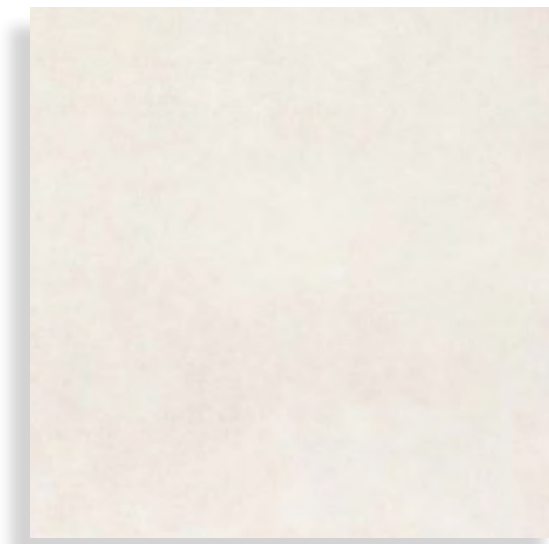


OUTDOOR TILE FLOORING

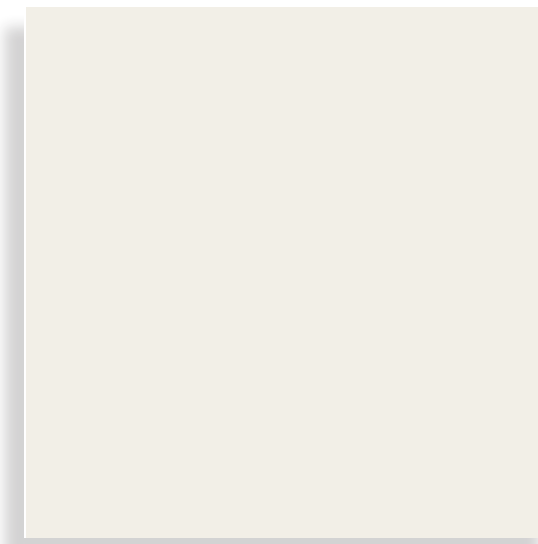
Transform your kitchen into a sleek, modern space with our fully integrated kitchen appliances. Each Apartment comes equipped with a dishwasher, cooker, oven, kitchen hood, and fridge, creating a seamless, clutter-free look that enhances both style and functionality.

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



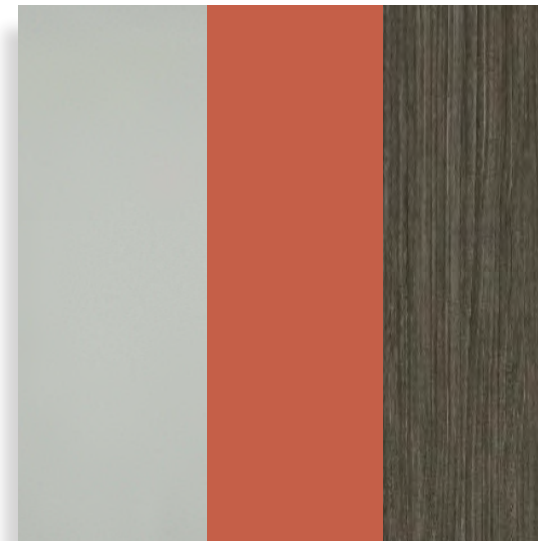
GENERAL PAINT



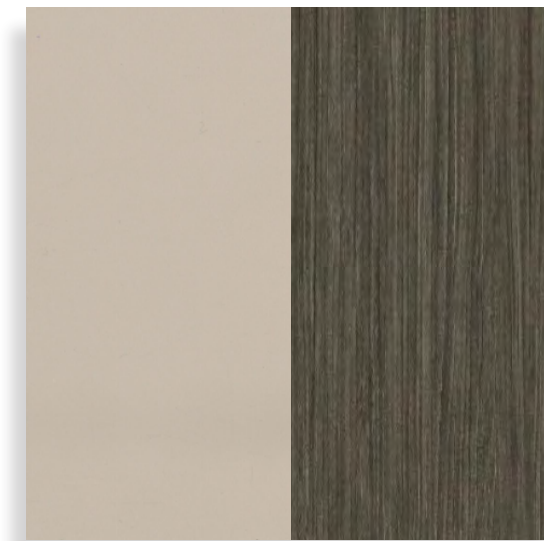
DOOR FINISH



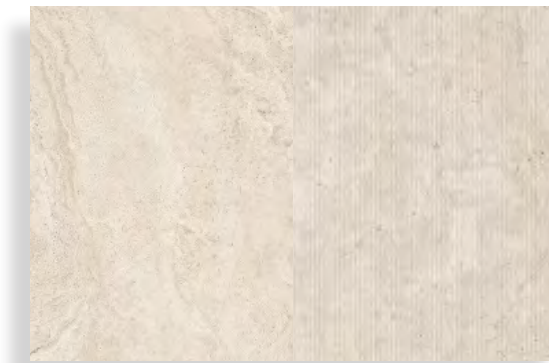
KITCHEN  
COUNTERTOP & BACKSPLASH



KITCHEN CABINETS



WARDROBE



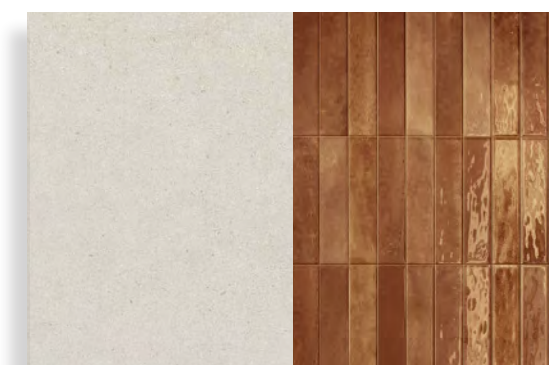
MASTER BATHROOM  
WALL AND FLOORING



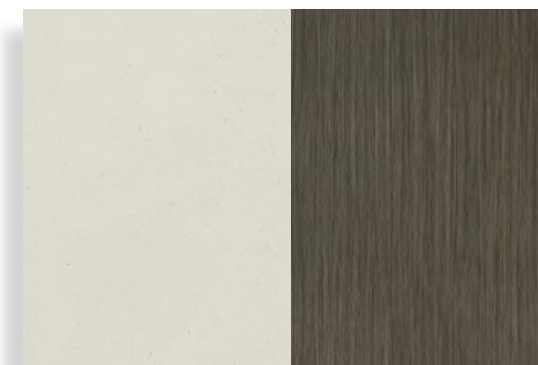
MASTER BATHROOM  
VANITY



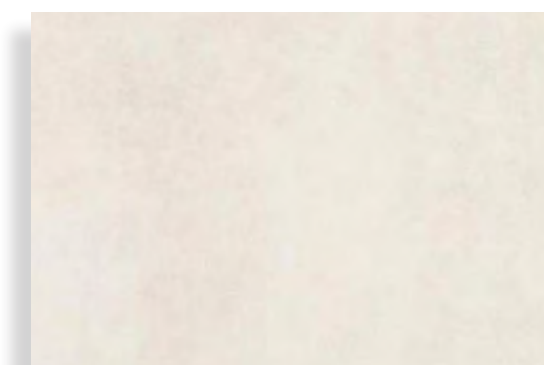
POWDER ROOM  
WALL AND FLOORING



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

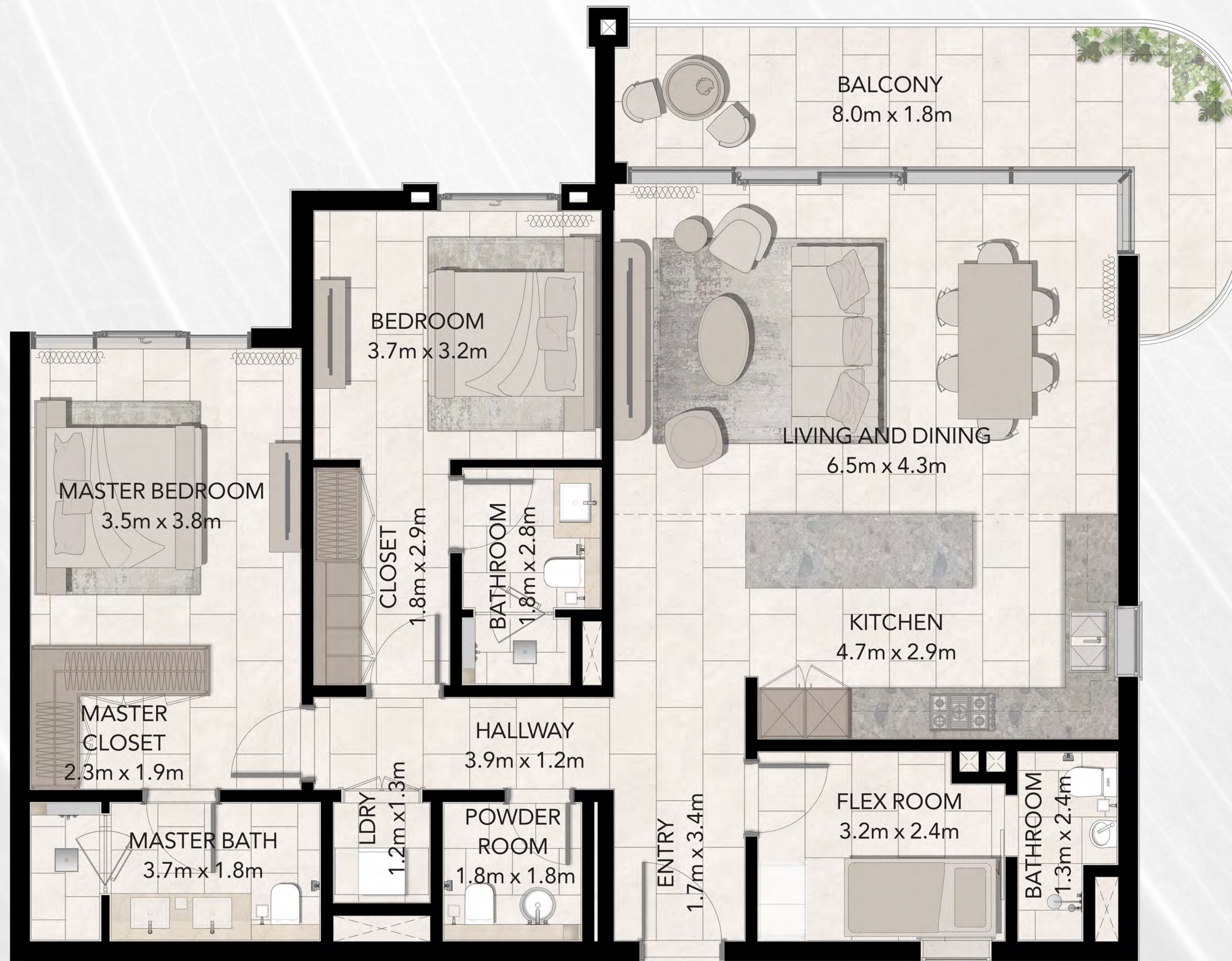


# 2 BEDROOMS



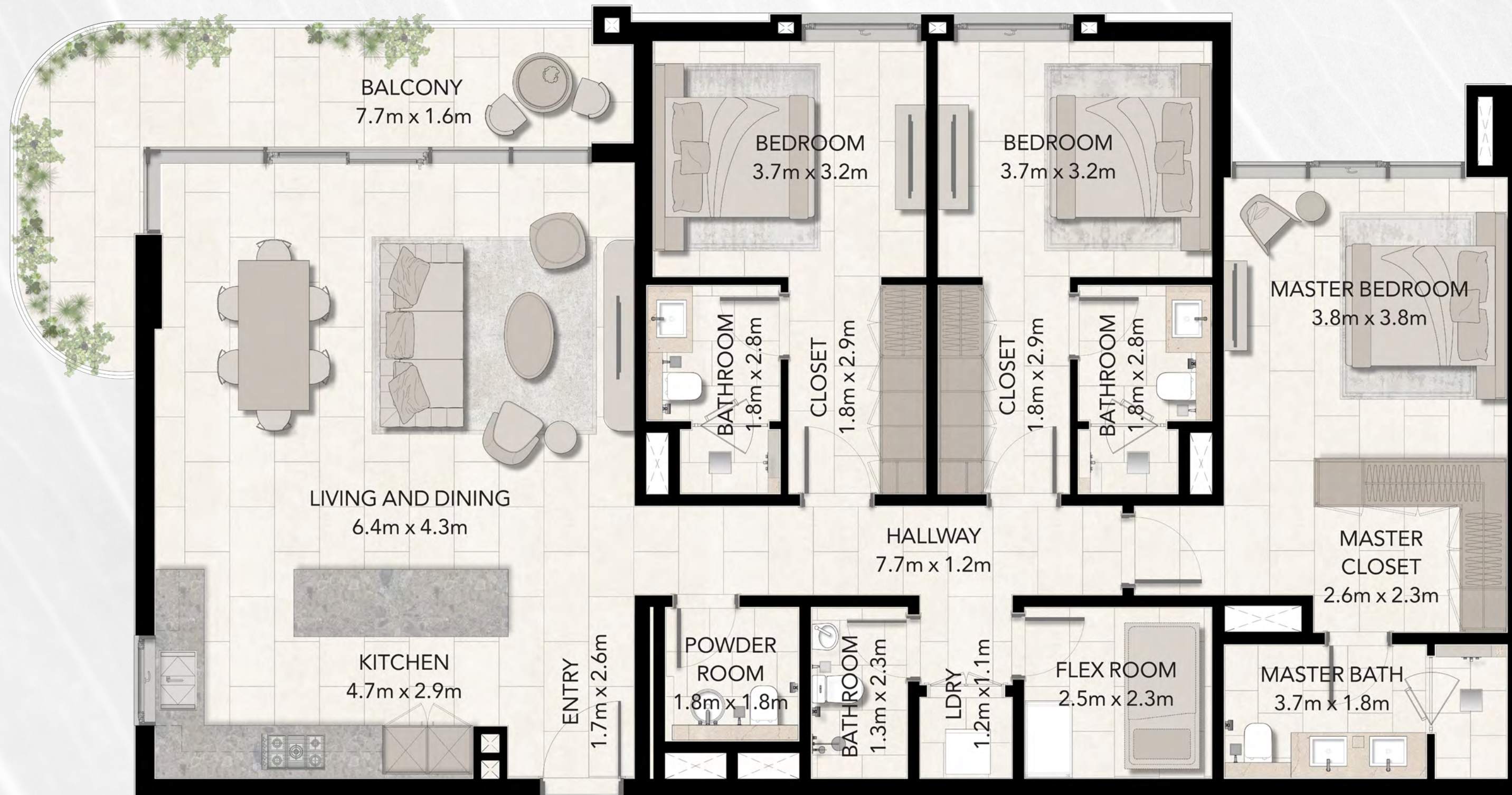
	MIN AREA SQ. FT	MAX AREA SQ. FT
2 BED	1,248	1,330

# 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



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

For illustration purposes only.

# DUPLEX

## UPPER



3BR-DP

MIN AREA SQ. FT  
2,653

MAX AREA SQ. FT  
2,811

# SIGNATURE LIVING BY MAJID AL FUTTAIM

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.

*Echo the*

# RHYTHM OF NATURE

Brought to you by

