Lyra



A Sense of Beginning

Orchestrated By Nature



This is not just
a community


It is an
ecosystem



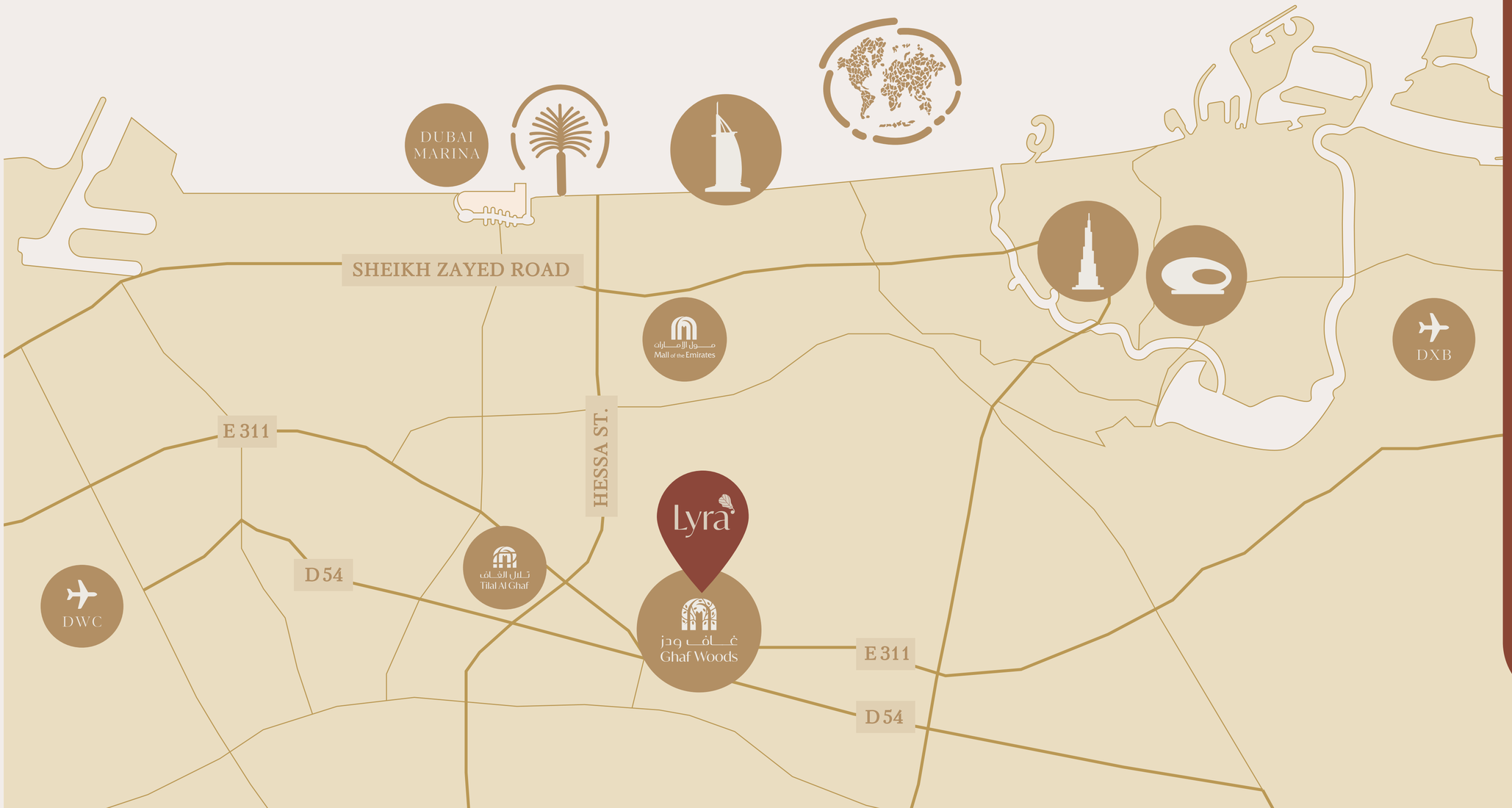
Where you and nature
compose together



Welcome to GHAF WOODS

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Just minutes from the *forest to the city*



1 DXB
20 MINS
DUBAI INTERNATIONAL AIRPORT

2
20 MINS
AL MAKTOUM INTERNATIONAL AIRPORT

3 Mall of the Emirates
20 MINS
MALL OF THE EMIRATES

4 CITYCENTRE ME'AISEM
15 MINS
CITY CENTRE ME'AISEM

5
25 MINS
PALM JUMEIRAH

6 Global Village
2 MINS
GLOBAL VILLAGE

7 IMG WORLDS OF ADVENTURE
2 MINS
IMG WORLDS

8 CITYCENTRE MIRDIF
15 MINS
CITY CENTRE MIRDIF

9 Tilal Al Ghaf
15 MINS
TILAL AL GHAF

10 DUBAI MARINA
25 MINS
DUBAI MARINA

Sustainable living
at your doorstep



- MORE TREES THAN RESIDENTS
- 5°C 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
- SUSTAINABILITY CERTIFIED COMMUNITY
- ENHANCING BIODIVERSITY & LIVEABILITY
- PRODUCTIVE LANDSCAPE FOR HEALTHY LIVING
- ENERGY GENERATION & EFFICIENT DESIGN
- 5 MIN COMMUNITY CONNECTED & WALKABLE
- LIVING WITHIN THE CANOPY
- SUSTAINABLE WATER CAPTURING & TREATMENT
- SMART & RESILIENT COMMUNITY


There is a moment in life when it all comes
together beautifully

A window to a

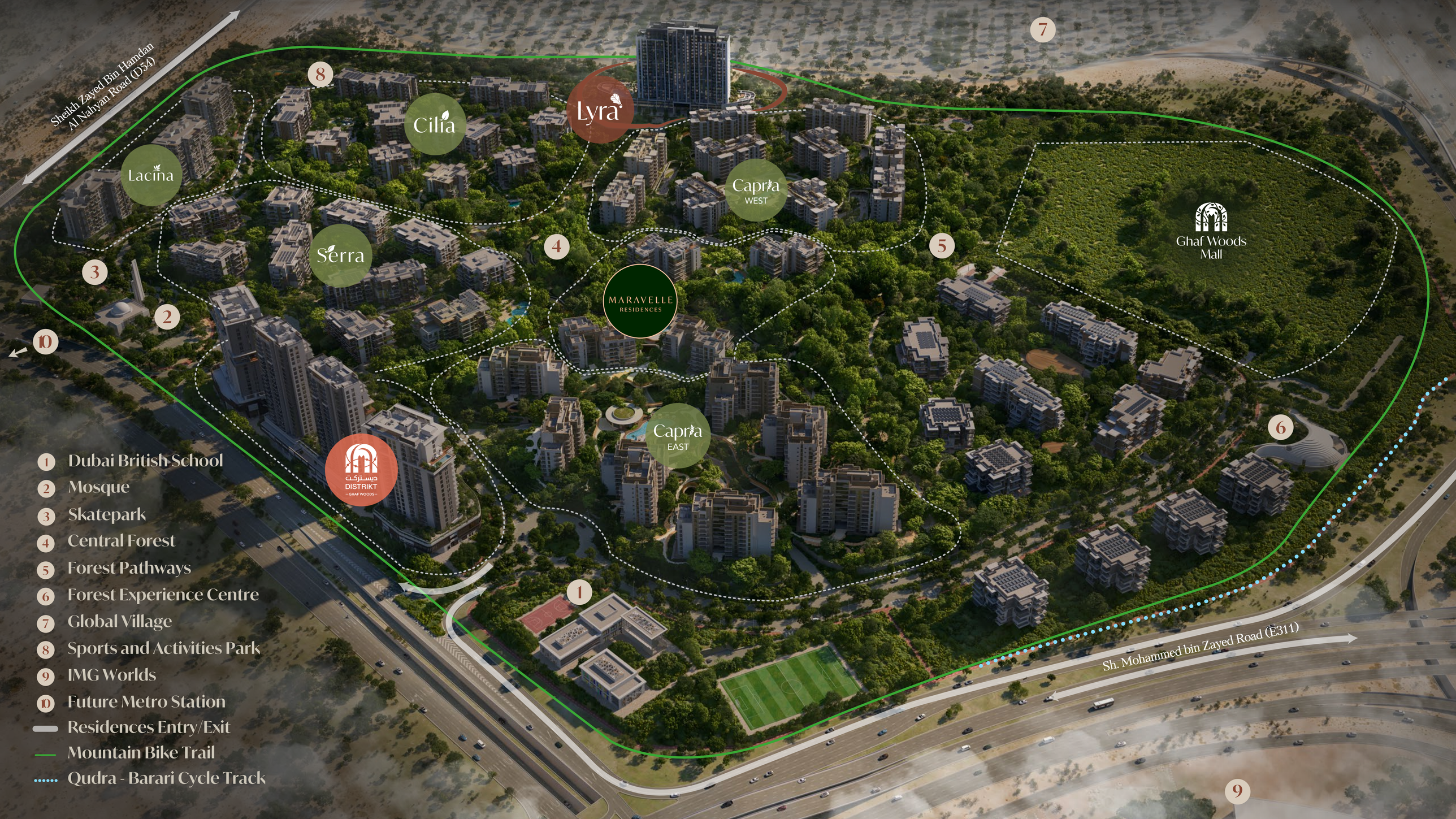
new way of living




Surrounded by nature
at its most stunning


A beginning that is,
finally, entirely yours


At the edge of everything
you have ever wished for


Sheikh Zayed Bin Hamdan Al Nahyan Road (D54)
Lacina
Cilia
Lyra
Capra WEST
Serra
MARAVELLE RESIDENCES
Capra EAST
Ghaf Woods Mall
DISTRIKT GHAF WOODS
Sh. Mohammed bin Zayed Road (E311)
1 Dubai British School
2 Mosque
3 Skatepark
4 Central Forest
5 Forest Pathways
6 Forest Experience Centre
7 Global Village
8 Sports and Activities Park
9 IMG Worlds
10 Future Metro Station
Residences Entry/Exit
Mountain Bike Trail
Qudra - Barari Cycle Track

THE ECOSYSTEM

Whether it is a first step or a fresh start, Lyra is designed for whatever beginning you have in mind.

Set along the edge of the community, it brings together **348 units**, each crafted around the understanding that where you begin matters. Every element is an active invitation: to move, to meet, to breathe, to pursue.

You will find it in tranquility walks winding through wellness gardens, a sky lounge that opens the horizon above the canopy, workspaces and retail that keep you woven into the city´s rhythm, and shared spaces.

Designed, above all else, to bring people together.



1. Pool Lounge and Terrace
2. Indoor/Outdoor Gym
3. Social Suite/Resident Lounge
4. Bookable Dining
5. Outdoor Entertainment Terrace
6. Multipurpose Lawn
7. Tranquillity Walk
8. Workspace & Podcast Studio
9. Sky Lounge
10. Sky Garden
11. Multipurpose Sports Court
12. Wellness Garden
13. Ghaf Woods Mall
14. Mountain Bike Trail
15. Jogging Track
16. Central Forest

Ghaf Woods Mall:
where nature meets ambition

The region´s first forest-integrated shopping and leisure destination, Ghaf Woods Mall, is woven into the living fabric of the community. Curated retail, exceptional dining, and immersive leisure unfold within a biophilic environment, shaped as much by the canopy above as the design within.

The 30th in Majid Al Futtaim´s portfolio and the first of its kind in the region, it marks a new era in community placemaking, where ambition and nature grow in the same direction.







Step through.

Everything begins here.

For every beginning, of every kind



Surface in water

above the canopy

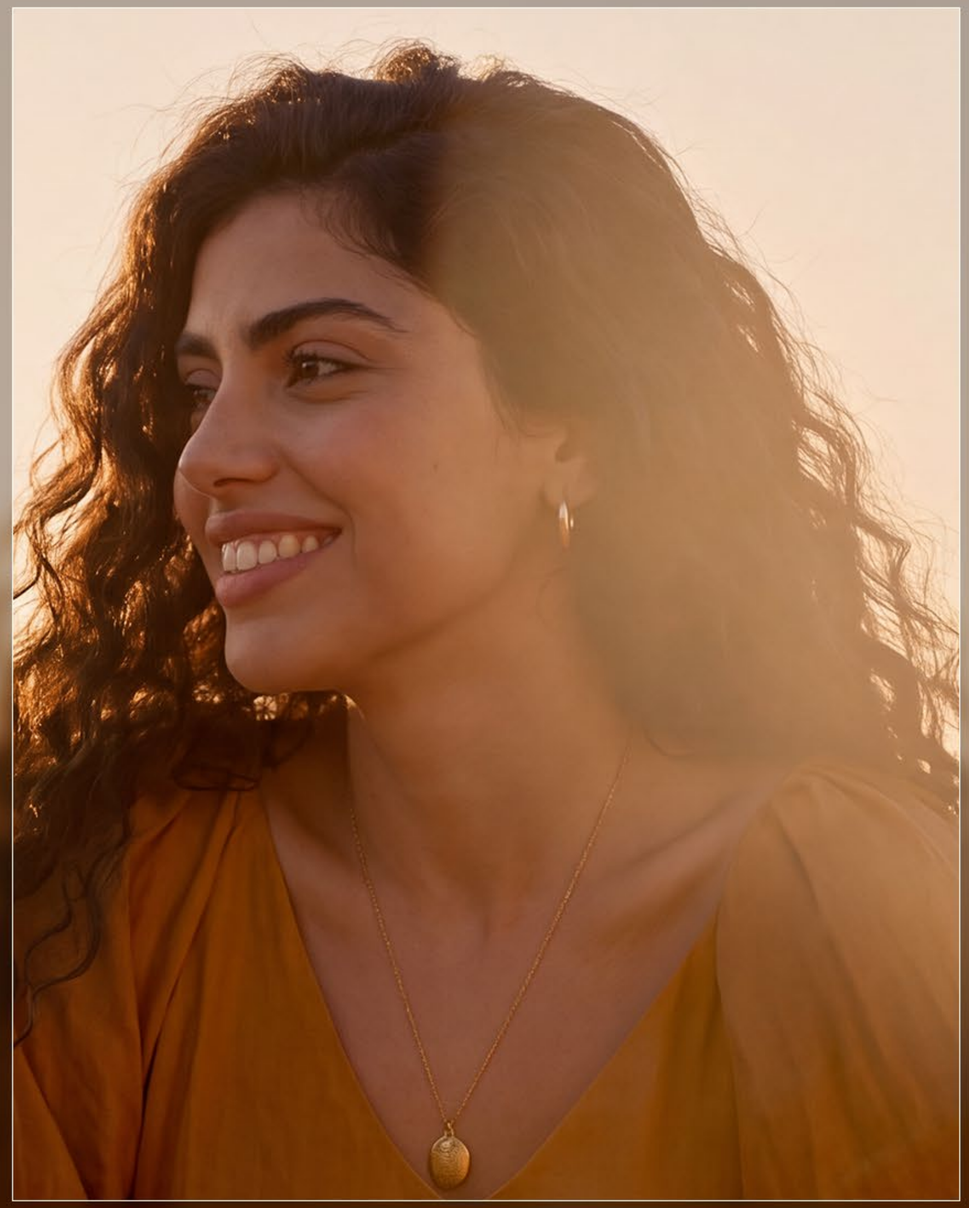
A threshold that holds a beginning as naturally as it holds the view.


Win your first point and
count yourself in
Where your beginning finds its rhythm.


Nourish
what begins
Green, unhurried, and quietly alive.

This is everything you were

always meant to find




Strengthen where the forest is
part of the effort
For those who begin their days with intention.
START



Settle at a desk and

write your first line

For beginnings that need space to think,
and ones that need to be heard.


Find your people in rooms that
outlast the evening
Unhurried evenings. Unplanned connections. A sense of community.

INTERIOR PALETTE

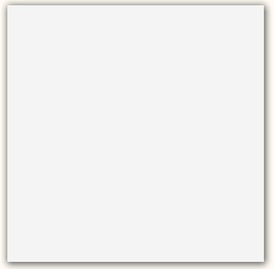
Drawn from the living landscape of Ghaf Woods, Prelude layers warm earthy tones, natural oak, and soft textures with touches of terracotta that echo the warmth of the earth.

A palette rooted in nature. Set before life within begins.

Prelude



GENERAL FLOORING



GENERAL PAINT



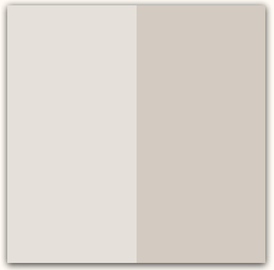
TIMBER DOOR JOINERY



LAMINATE WARDROBE DOOR



KITCHEN COUNTERTOP & BACKSPLASH



LAMINATE KITCHEN CABINETS



BATHROOM FLOORING



BATHROOM WALLS



BATHROOM FEATURE WALL



LAMINATE BATHROOM VANITY



BATHROOM COUNTER



OUTDOOR FLOORING

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


غـــاف وودز
Ghaf Woods


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Ghaf Woods


غـــاف وودز
Ghaf Woods

FLOOR PLANS

Where the beginning you have been
imagining starts to look like home.

1 BEDROOM

	AVG AREA SQ. FT
1 BED	638

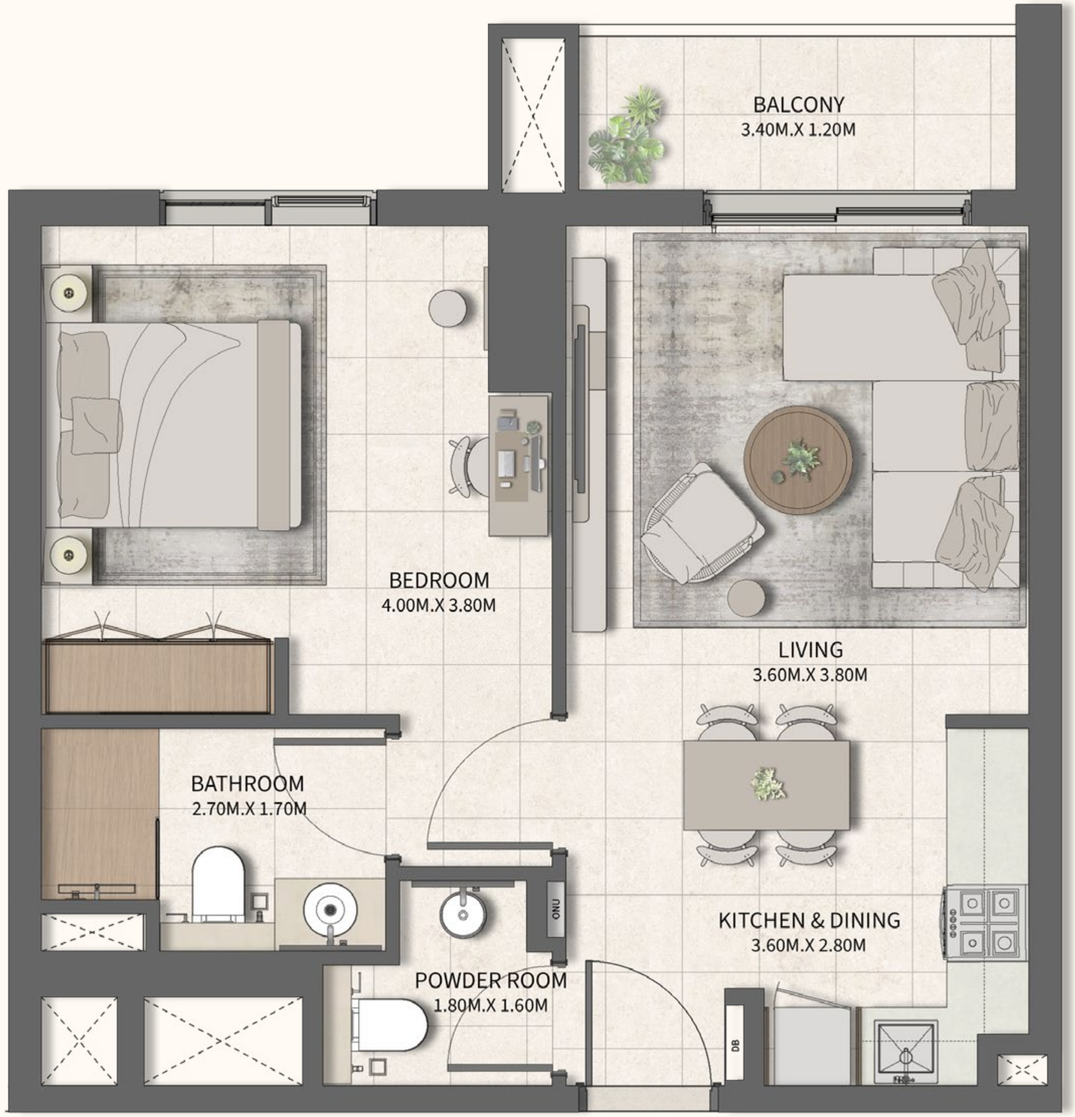


Disclaimer: Plans, details and unit orientation included are indicative only and are subject to changes by the developer/ seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, interior design, view and scale are for illustration purposes only. Final areas, orientation, dimensions, colours, layout and materials may differ from those showcased in this brochure or the show apartment.

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1 BEDROOM+

	AVG AREA SQ. FT
1 BED	622



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1 BEDROOM
GARDEN UNIT

	AVG AREA SQ. FT
1 BED	859

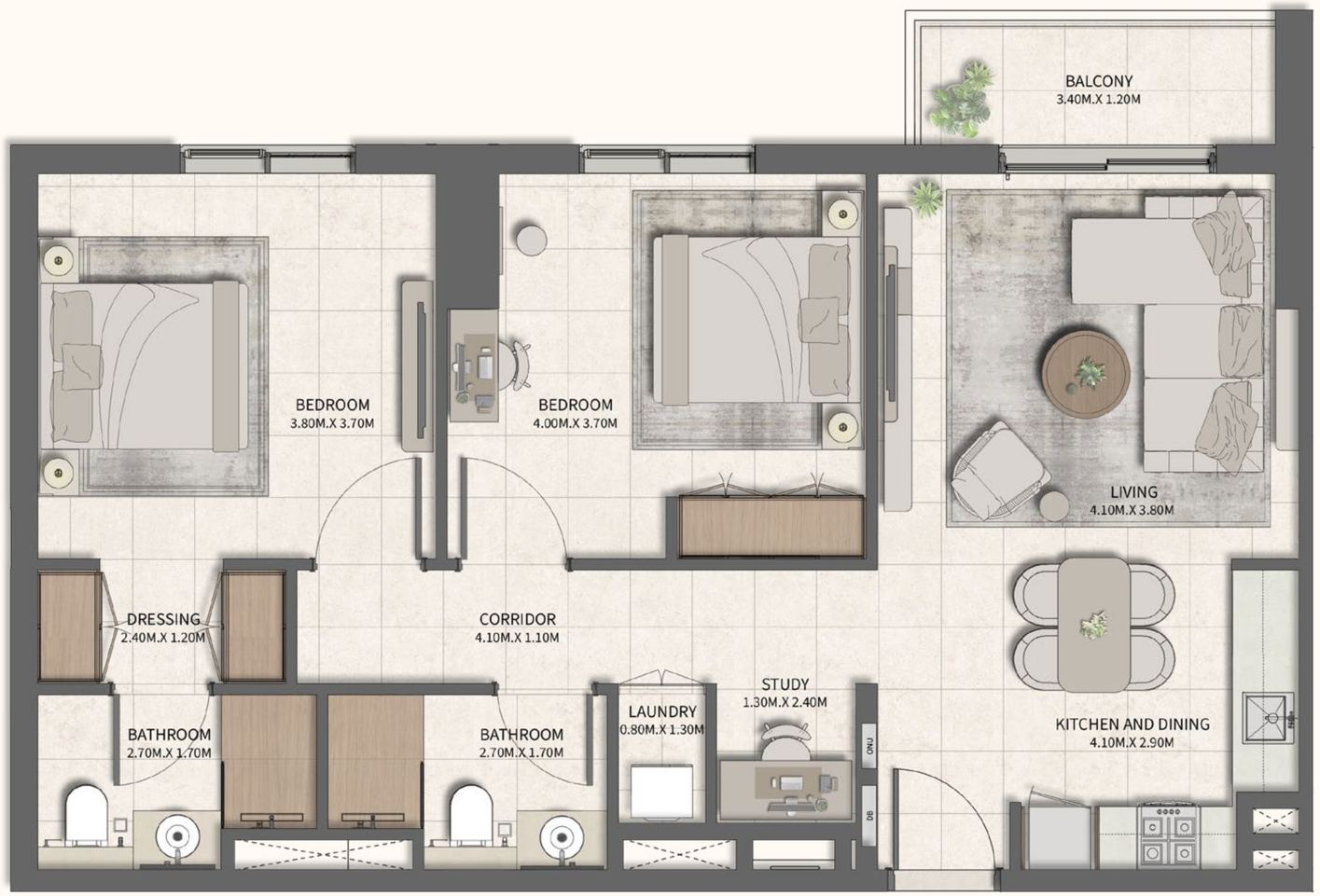


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2 BEDROOM

	AVG AREA SQ. FT
2 BED	967



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2 BEDROOM
GARDEN UNIT

	AVG AREA SQ. FT
2 BED	1325



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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.




This is that moment.
Your beginning is ready when you are.
غـــاف وودز
Ghaf Woods