



# ENTER A WORLD OF INTENTIONAL LIVING

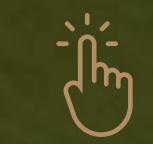
⇒...

...⇒

WELCOME TO GHAF WOODS 

MARAVELLE 

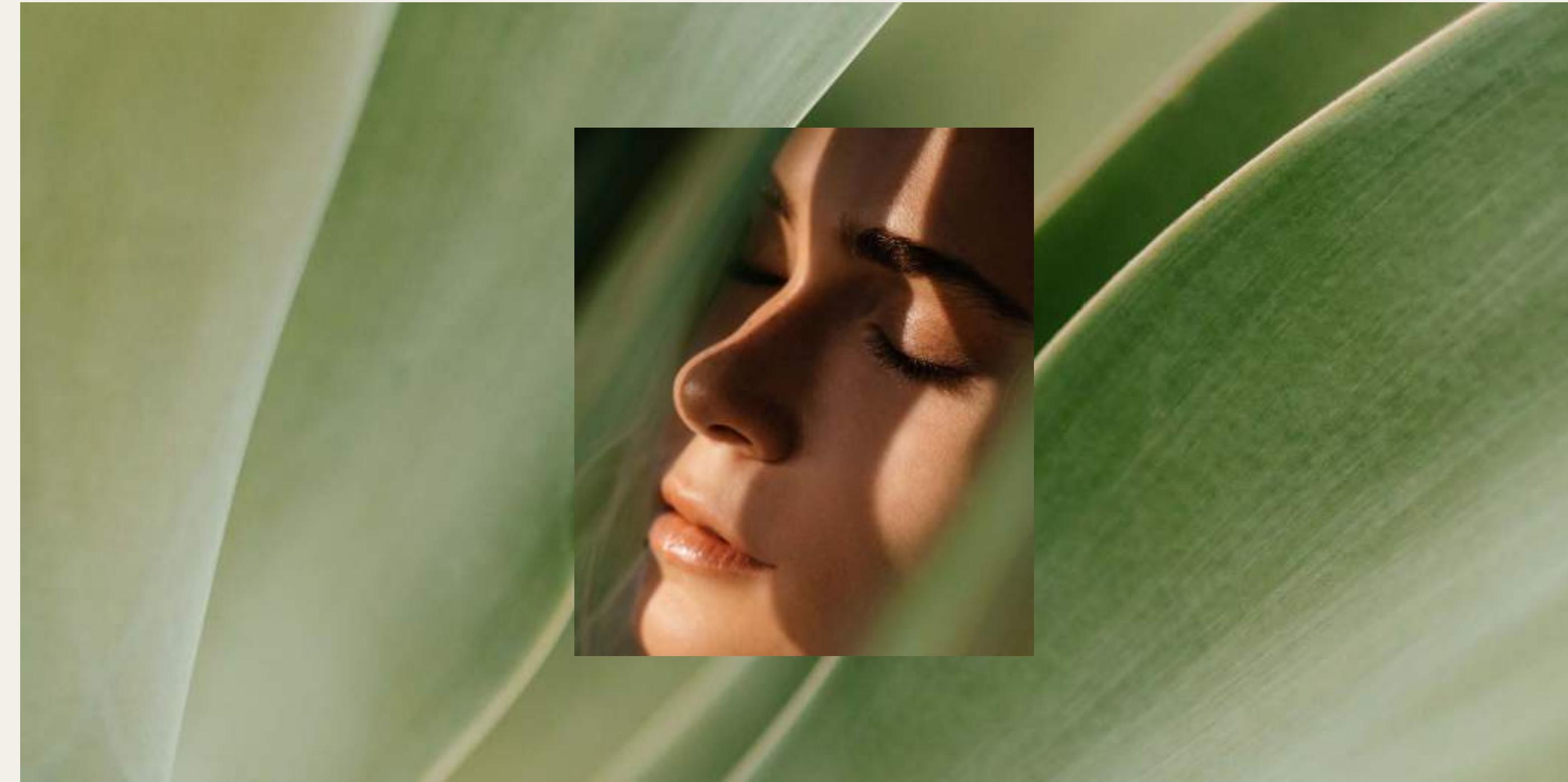
MARAVELLE RESIDENCES 

INTERIOR MATERIALS 

FLOOR PLANS 

Disclaimer: All images, renders, and information in this document are for illustrative purposes only and do not constitute part of any offer or contract. The details, design, specifications and finishes herein are indicative and subject to change without notice. Purchasers are advised to refer to the Sale and Purchase Agreement for binding terms and conditions.

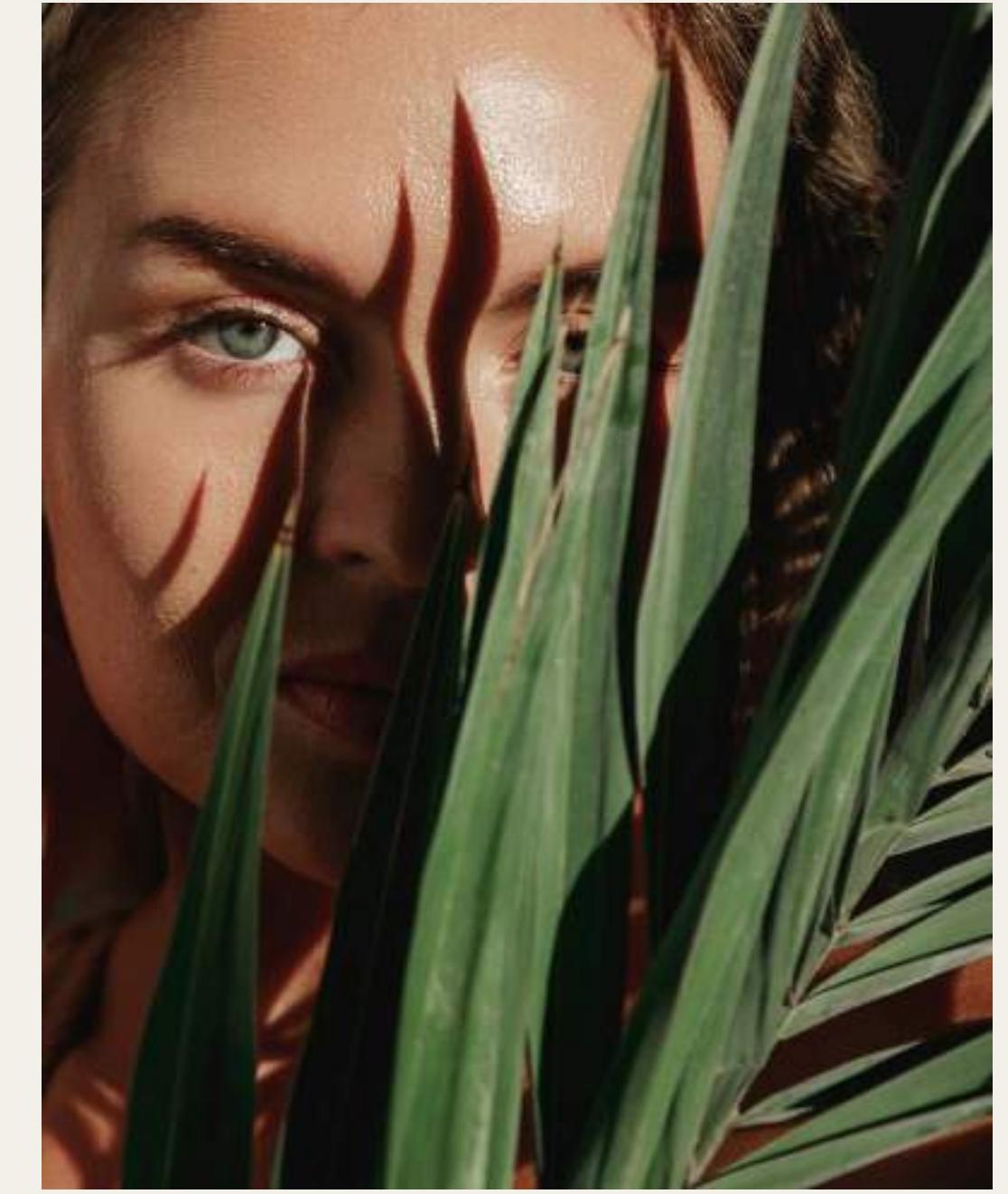
WELCOME TO A LIFE



PENNED ON PURPOSE



WHERE PRESENCE IS  
THE TRUEST LUXURY



# MINDFUL, MAJESTIC

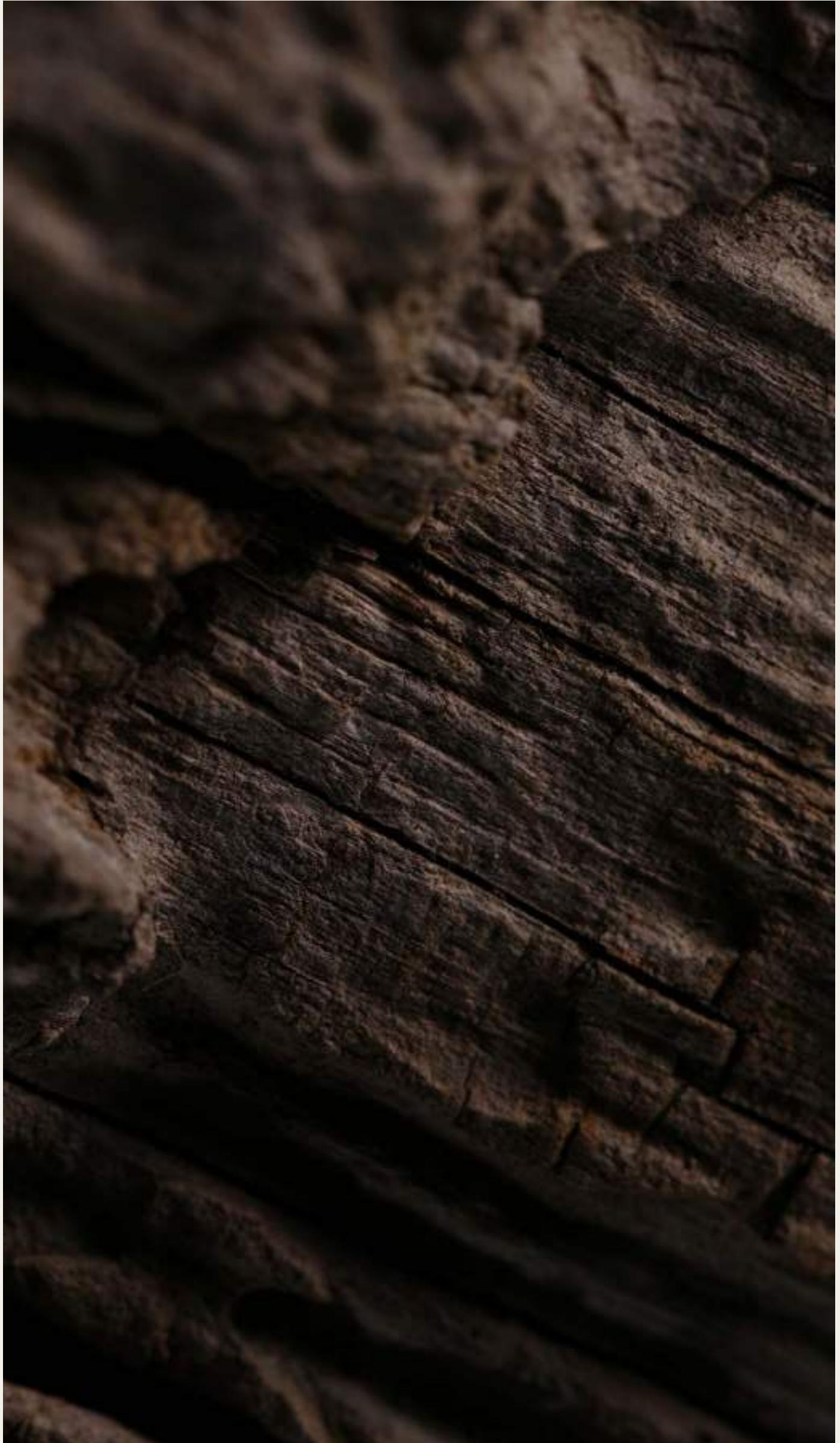


# DELIBERATE

THIS IS A



PHILOSOPHY OF LIVING



# WELCOME TO GHAF WOODS

---

⇒...

...⇒

This is more than a community; it is a living masterpiece where your most wonderful wishes take shape, and awe is crafted into every detail. Rooted in sustainability, tranquility, and mindful design, Ghaf Woods invites you to live with intention and savour every choice you make.

Beneath the glorious shade of the Ghaf trees, a symphony unfolds. One you compose together with nature. Architecture welcomes light to dance through your home, while landscapes reveal new discoveries each day.

Within Dubai's embrace, a city of limitless vision: a global crossroads of culture, commerce, and innovation.



# BEYOND THE WHISPERING TREES, THE HEARTBEAT OF DUBAI AWAITS



# AN ODE TO A LIFE, AUTHORED WITH PASSION



More Trees  
than Residents



Improved  
Thermal  
Comfort



A Breath of  
Naturally  
Purified Air



5 Min.  
Connected  
& Walkable  
Community



Living within  
a Forest  
Ecosystem



Every Unit is  
a Front Row  
Home



Active  
Lifestyle;  
3.5km MTB  
Loop



Smart &  
Resilient  
Community



Enhancing  
Biodiversity  
& Liveability



Productive  
Landscape for  
Healthy Living



Energy  
Generation &  
Efficient Design



Living  
within  
the Canopy



Sustainability  
Certified  
Community



Sustainable  
Water Capturing  
& Treatment

# WHERE THE SOUL OF NATURE INSPIRES THE CRAFT OF LIVING



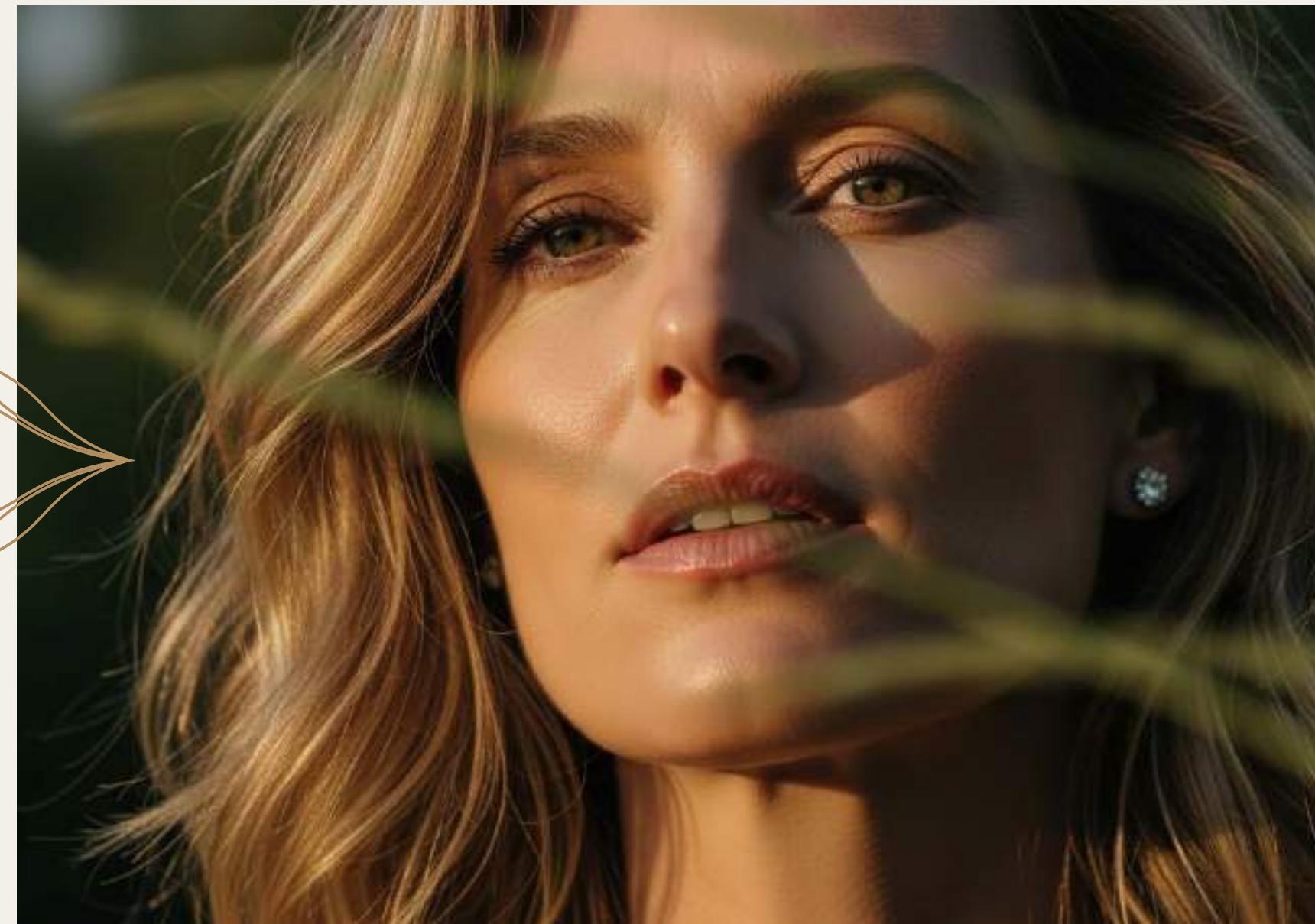
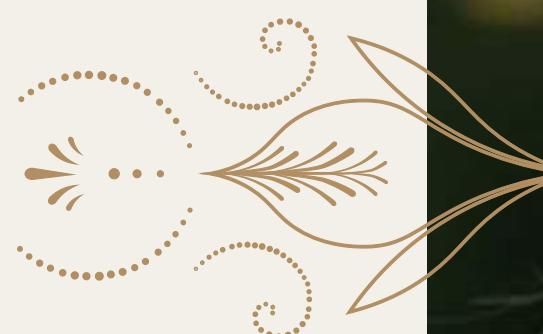
# WHERE YOU AWAKEN TO THE POETRY OF BEING

Life becomes poetry when it is  
lived with intention.

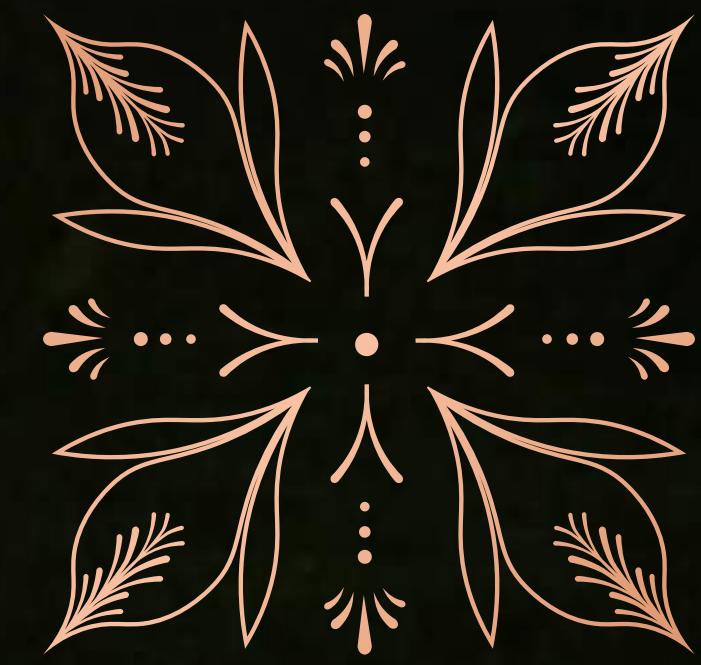
It is found in the quiet clarity  
of a morning  
That unfolds at your own pace,  
In the golden light that lingers  
Across a room you have chosen  
To call your own,  
In the unhurried rituals  
That restore both body and spirit.

Where every detail invites you  
To slow down, to savour,  
to choose.  
And in that choosing,  
Each moment becomes a line  
In the masterpiece that is  
yours alone.

SOOTHING, SENSATIONAL,



SUBLIME



MARAVELLE





## AN OVERWHELMING CLARITY. AN INNER ALIGNMENT

---

→ ... ... ←

With an exclusive membership, the hidden retreat is your ultimate sanctuary where time slows, and the outside world falls away. At Maravelle, well-being is a way of life.

Every treatment is a ritual designed to nourish both body and mind. Each experience is a celebration of presence within an ecosystem built around health and sustainability, with lighting that replicates natural daylight to enhance visual comfort and mental health.

## EVERY BREATH IS AN ACT OF SELF-CARE

→ ... ... ←

A wellness philosophy pervades every aspect of Maravelle, including outdoor lighting designed to reduce glare and maintaining an overall calm, restorative environment.



# A WILLFUL AWAKENING TO YOUR RFINED, RADIANT SELF

↗... ...↖

Each experience is a journey of renewal, curated to nurture physical vitality and mental clarity. This is where you come not just to be pampered, but to be transformed.

Maravelle is a daily return to balance.  
A coming home to yourself.





AN UNPRECEDENTED MASTERPIECE  
OF LUXURY, WELLNESS & NATURE

A LIFE WRITTEN IN



THOUGHTFUL STROKES









## COMPOSED WITH INTENTION. INFUSED WITH WONDER.

---

Maravelle Residences extends across **25,000 square meters** while providing only **96 residences** across **four boutique buildings**, creating a private and peaceful environment. It is where your most thoughtful wishes take form.

Wellness is embedded in the design philosophy of Maravelle Residences. The homes use ventilation systems with advanced filters, low-emission building materials, and circadian lighting technology that replicates natural daylight to enhance visual comfort and mental health. Layouts and finishes support mental wellbeing, with open spaces, natural textures, and calming views that connect you to nature. Every residence is situated in a setting of nature, light, air, movement, so everyday life supports health.

Wonder is woven into the fabric of daily life. From Maravelle, an immersive retreat, to reflexology pathways; from verdant parks to indulgent pools that soothe the spirit, it is where your life evolves into its most thoughtful expression.





01 Maravelle Residences  
02 Maravelle Residences  
03 Maravelle  
04 Arrival Court  
05 Forest Paths  
06 Picnic Garden  
07 Tranquility Pool  
08 Pool Pavillion  
09 Nature Play  
10 Culinary Garden  
11 Hammock Gardens  
12 Resting Groove  
13 Forest Loop  
14 Labyrinth Maze  
15 Tranquility Pool  
16 Forest Deck  
17 Forest Sanctuary  
18 Reflexology Pathways







MARAVELLE  
RESIDENCES



WHERE THE FOREST  
OPENS ITS HEART  
TO YOU



A HOMECOMING  
TO YOURSELF



THE ARRIVAL  
EXPERIENCE STANDS  
AS A QUIET PROLOGUE,  
WITH LIGHT THAT  
LINGERS LIKE A WARM  
WELCOME AND SPACES  
COMPOSED WITH THE  
PRECISION OF A VERSE.

A GLASS PATHWAY  
TO URBAN HEALTHY  
LIVING WHERE  
ARCHITECTURE OPENS  
INTO POSSIBILITY.



AN ASCENSION TO



YOUR HIGHER SELF



EACH BUILDING  
FEATURES FOUR  
HOMES PER FLOOR,  
WITH A SINGLE  
PANORAMIC ELEVATOR  
SERVING TWO UNITS  
PER LEVEL TO  
MAINTAIN EXCLUSIVE  
ACCESS.





SURRENDER TO SOULFUL LIVING  
IN ITS PUREST FORM





## LUMORA

⇒... ...⇐

In Lumora, light is more than illumination. It is intention made visible. Soft, ethereal radiance dances across **green marble accents** and **verdant textures**, creating a woodland retreat that feels both serene and alive.

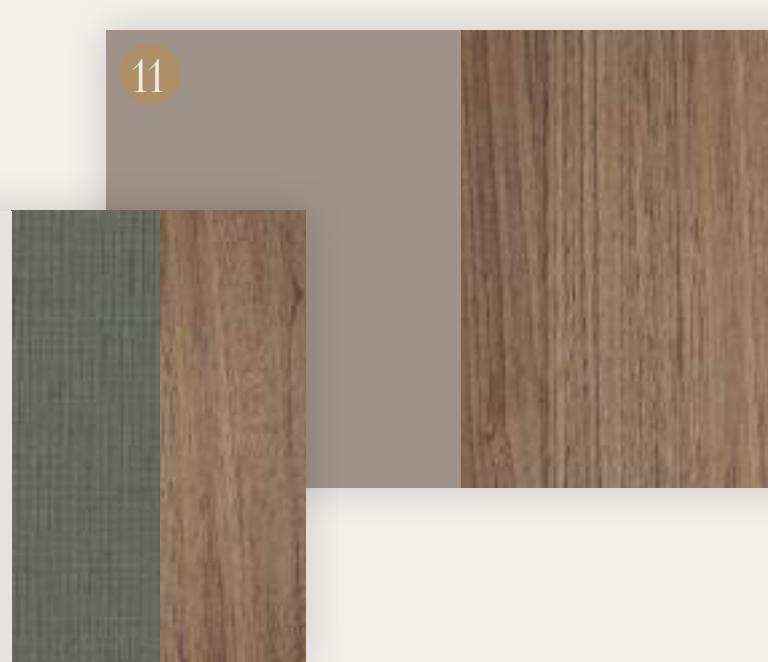
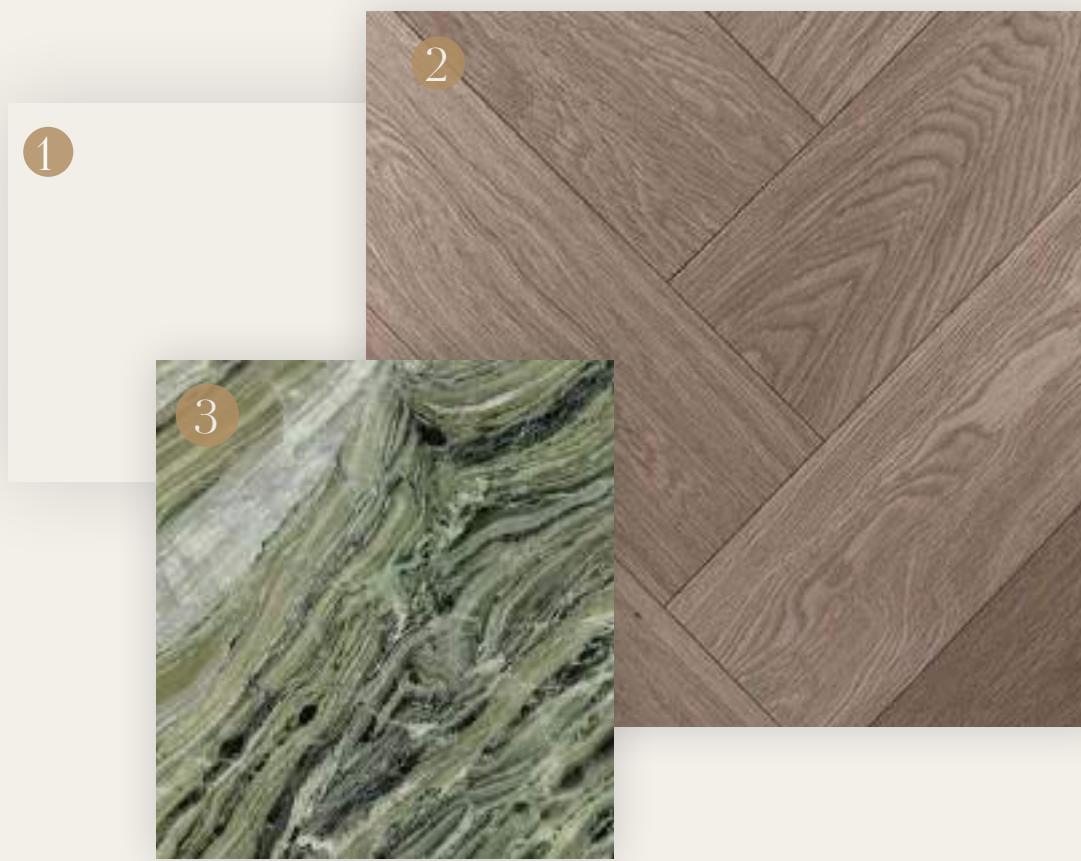
Composed of sustainable, low-emission building materials, every detail is curated to awaken a quiet awe, from the warmth of wood to the organic shapes that invite touch and presence. Wonder is not left to chance; it is threaded through every moment of daily life, fulfilling the wish for a home where nature's beauty and mindful design come together as one organic whole.







# LUMORA MATERIALS



- 01 General Paint
- 02 General Flooring
- 03 Kitchen Countertop & Backsplash
- 04 Door Finishing
- 05 Outdoor Tile Flooring
- 06 Master Bathroom Wall & Flooring
- 07 Master Bathroom Vanity
- 08 Secondary Bathroom Wall & Flooring
- 09 Secondary Bathroom Vanity
- 10 Powder Room Wall & Flooring
- 11 Kitchen Cabinets
- 12 Wardrobes





EXPANSIVE 3M  
FLOOR-TO-CEILING  
GLAZING FLOODS  
INTERIORS WITH  
NATURAL LIGHT AND  
UNINTERRUPTED  
VIEWS



---

EACH HOME IS DESIGNED  
TO MAXIMISE DAYLIGHT  
AND ALIGN WITH YOUR  
NATURAL RHYTHM,  
BOOSTING SLEEP, ENERGY,  
AND MOOD, WHILE  
KEEPING YOU VISUALLY  
CONNECTED TO GREENERY  
AND OPEN SPACE.

---







## MARWOOD



Marwood is the meeting of wonder and wood. A home where nature's quiet majesty is designed into every detail. **Rich red travertine** and **warm timber tones** create a grounded elegance, while panoramic forest views blur the line between indoors and out.

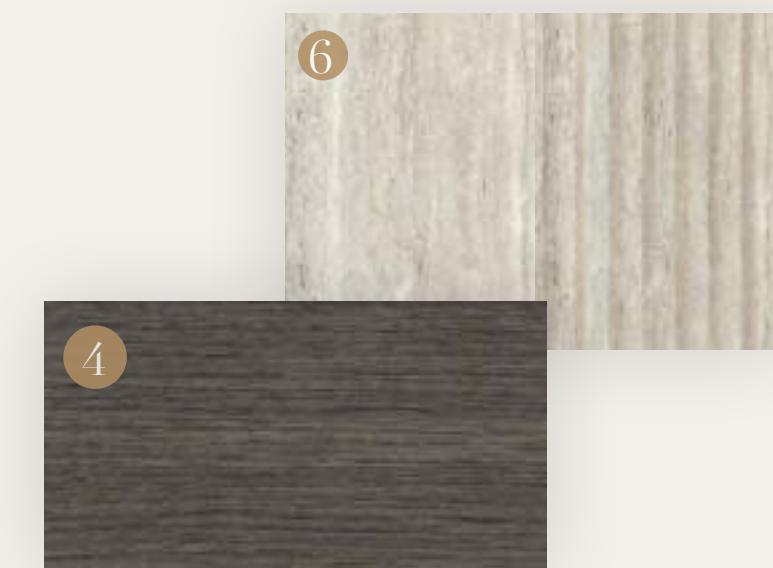
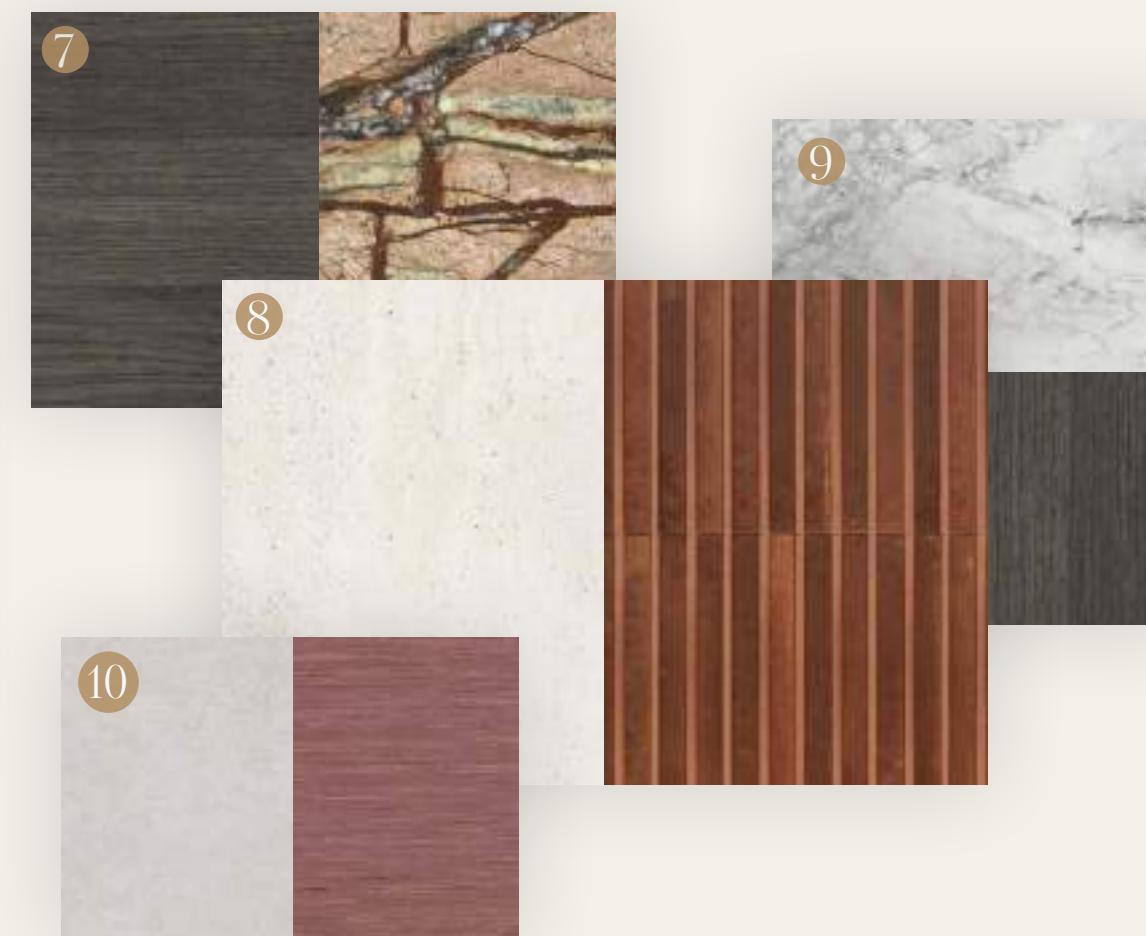
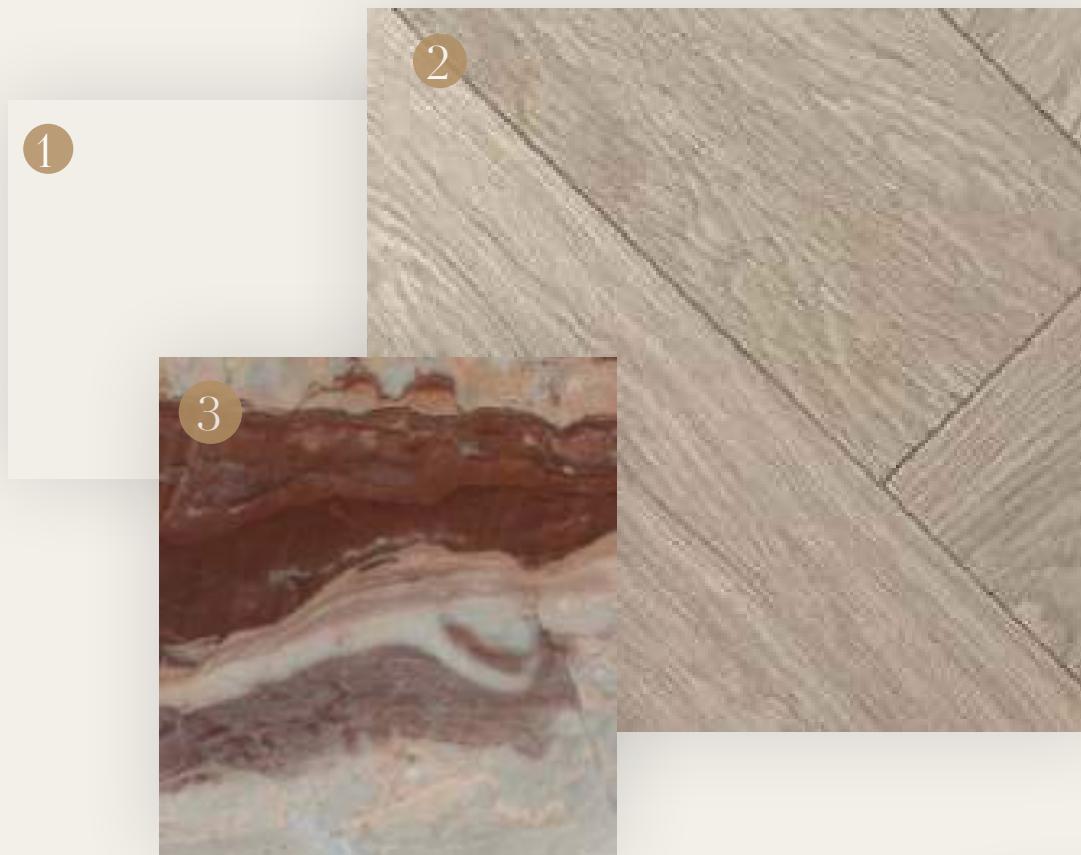
Crafted from sustainable materials, each element, from the tactile grain of the wood to the earthy textures underfoot, is chosen with care to inspire a sense of awe that lingers. In Marwood, the beauty of the natural world is shaped into a sanctuary that fulfils the wish for a life lived within nature's embrace.







# MARWOOD MATERIALS



- 01 General Paint
- 02 General Flooring
- 03 Kitchen Countertop & Backsplash
- 04 Door Finishing
- 05 Outdoor Tile Flooring
- 06 Master Bathroom Wall & Flooring
- 07 Master Bathroom Vanity
- 08 Secondary Bathroom Wall & Flooring
- 09 Secondary Bathroom Vanity
- 10 Powder Room Wall & Flooring
- 11 Kitchen Cabinets
- 12 Wardrobes







WHERE LIFE UNFOLDS IN  
EVERY CORNER



## 2 BEDROOM

MIN AREA SQ.FT MAX AREA SQ.FT

2 BED 2,250 2,408

 ADDITIONAL CAR SPACES

 SHOW KITCHEN

 EN-SUITE BATHROOM

 PANORAMIC TERRACE

 RESIDENCE SUPPORT SUITE

 DISCREET ACCESS



**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.

## 2 BEDROOM GARDEN

MIN AREA SQ.FT MAX AREA SQ.FT

2 BED GARDEN 2,783 2,957

 ADDITIONAL CAR SPACES

 SHOW KITCHEN

 EN-SUITE BATHROOM

 FOREST EDGE GARDENS

 RESIDENCE SUPPORT SUITE

 DISCREET ACCESS



**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.

# 3 BEDROOM

MIN AREA SQ.FT MAX AREA SQ.FT

3 BED 2,781 2,947



ADDITIONAL  
CAR SPACES



SHOW  
KITCHEN



SPA-INSPIRED  
BATHROOM



PANORAMIC  
TERRACE



RESIDENCE  
SUPPORT SUITE



DISCREET  
ACCESS



**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.

## 3 BEDROOM GARDEN

MIN AREA SQ.FT MAX AREA SQ.FT

3 BED GARDEN 3,573 3,607

 ADDITIONAL CAR SPACES

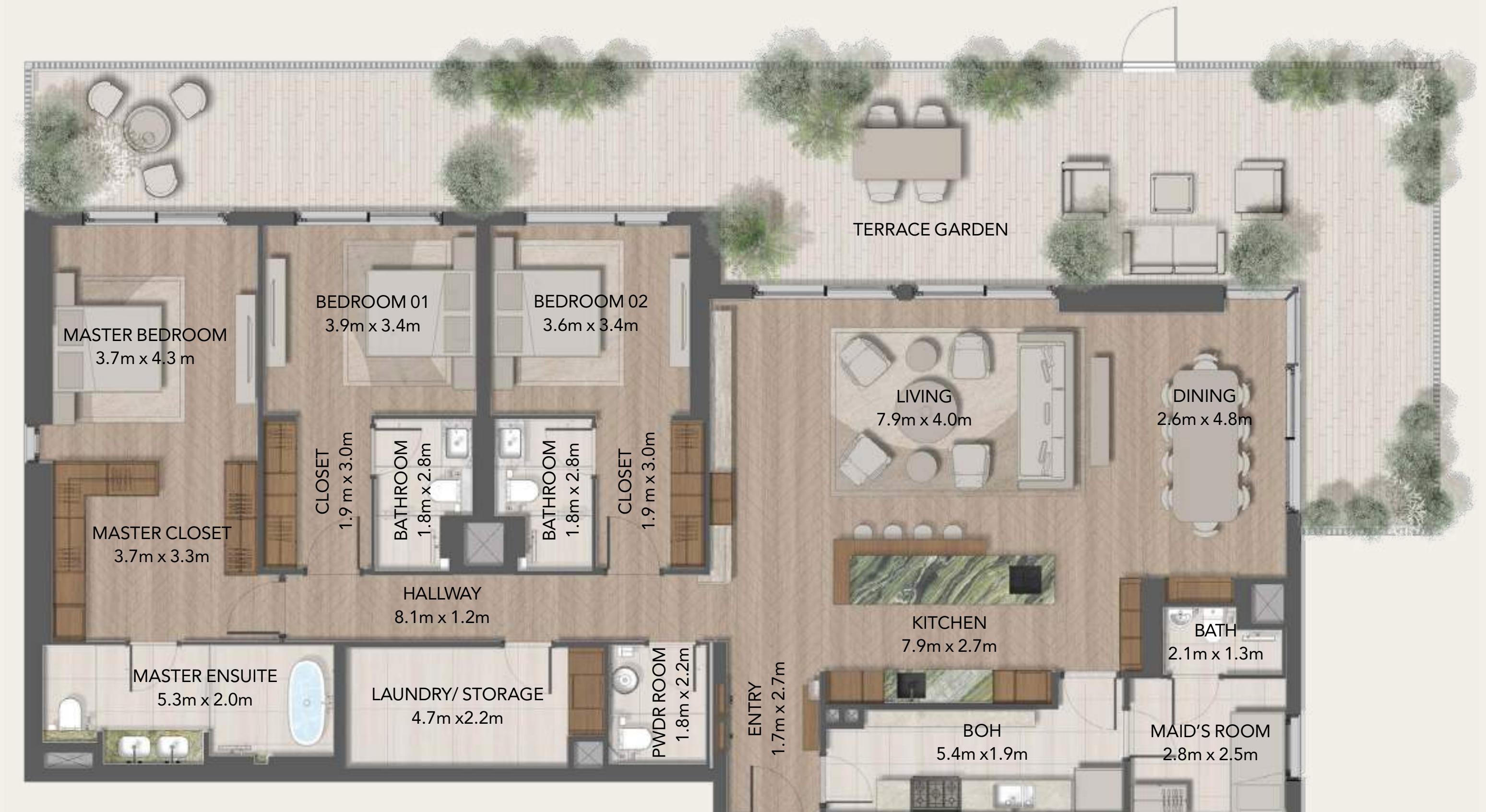
 SPA-INSPIRED BATHROOM

 RESIDENCE SUPPORT SUITE

 SHOW KITCHEN

 FOREST EDGE GARDENS

 DISCREET ACCESS



**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.

# 4 BEDROOM DUPLEX

## LOWER

MIN AREA SQ.FT      MAX AREA SQ.FT

4 BED DUPLEX      5,090      5,539

 ADDITIONAL  
CAR SPACES

 SHOW  
KITCHEN

 SPA-INSPIRED  
BATHROOM

 PLUNGE  
POOL

 PANORAMIC  
TERRACE

 RESIDENCE  
SUPPORT SUITE

 DISCREET  
ACCESS



**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.

# 4 BEDROOM DUPLEX

## UPPER

	MIN AREA SQ.FT	MAX AREA SQ.FT
4 BED DUPLEX	5,090	5,539
ADDITIONAL CAR SPACES		
SHOW KITCHEN		
SPA-INSPIRED BATHROOM		
PLUNGE POOL		
PANORAMIC TERRACE		
RESIDENCE SUPPORT SUITE		
DISCREET ACCESS		



**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.

# SUSTAINABILITY FEATURES

## NATURAL LIGHT & WELLBEING

Homes are designed to maximise daylight and align with your natural rhythm—improving sleep, energy, and mood—while maintaining strong visual links to greenery and open space.

## CLEAN, HEALTHY AIR

Each home includes high-efficiency air filters and CO sensors integrated with the building management system, helping ensure a safer, healthier indoor environment.

## LOW-TOXIN MATERIALS

Designed for LEED Gold and WELL Residential certification, minimising exposure to harmful chemicals—such as VOCs—and creating a healthier home.

## CALM & COMFORT-DRIVEN INTERIORS

Layouts and finishes support mental wellbeing, with open spaces, natural textures, and calming views that connect you to nature.

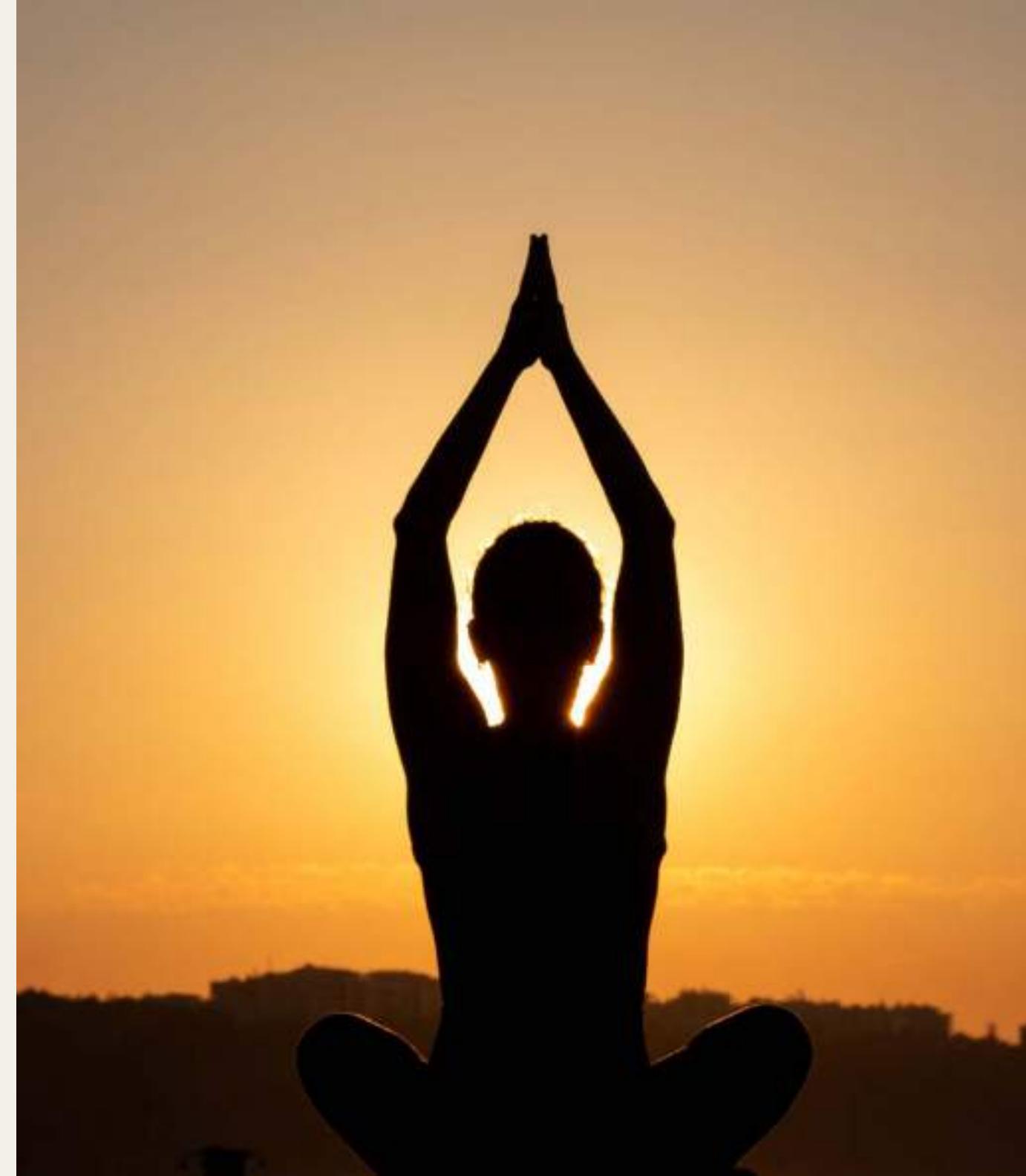
## WELLNESS & SMART LIVING

Maravelle Residences is targeting WELL Residential certification and is WiredScore Platinum, delivering future-ready digital infrastructure and a smart living experience.

# 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.





Brought to you by

