

# GHAFF LAND

— Residence —



# The City of Possibilities

Dubai's visionary projects and strategic location make it the only choice for a savvy investment. As a city that embraces diversity at every opportunity, Dubai is forever innovating to create endless possibilities for your future.



# Connecting Modernity & Creativity

Designed as a one of its kind vibrant media hub, Dubai Studio City offers a refined living surrounded by a community of creative minds promising inspiration for an elevated lifestyle.





# Unmatched Urban Connectivity

**5**  
Mins

First Avenue Mall  
Motor City

**5**  
Mins

Royal Grammar  
School Guildford

**12**  
Mins

Mediclinic  
Parkview Hospital

**20**  
Mins

DWC Airport





## Desert Flora

Through the tenacious desert dwelling, the Arabian land inspires an enduring spirit. Just as the majestic Al Ghaff tree thrives, Ghaff Land Residence stands with timeless elegance. A comfort for those who seek beyond the ordinary.

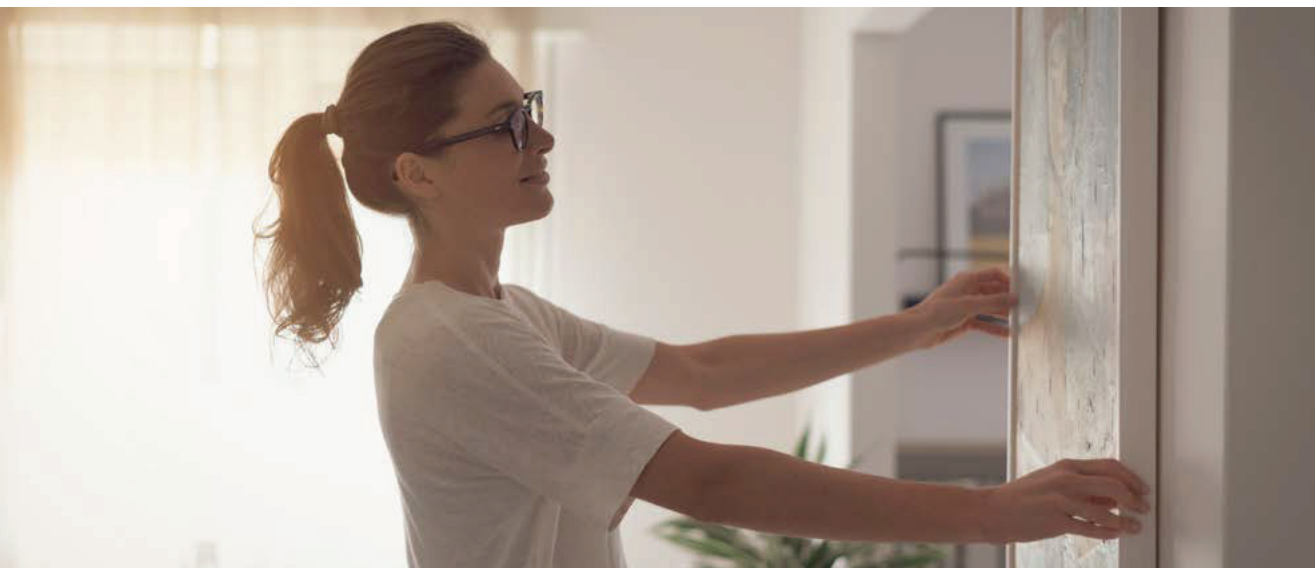


## Beyond Inspiring Views









Designed for  
Comfort and Beyond



Living Room

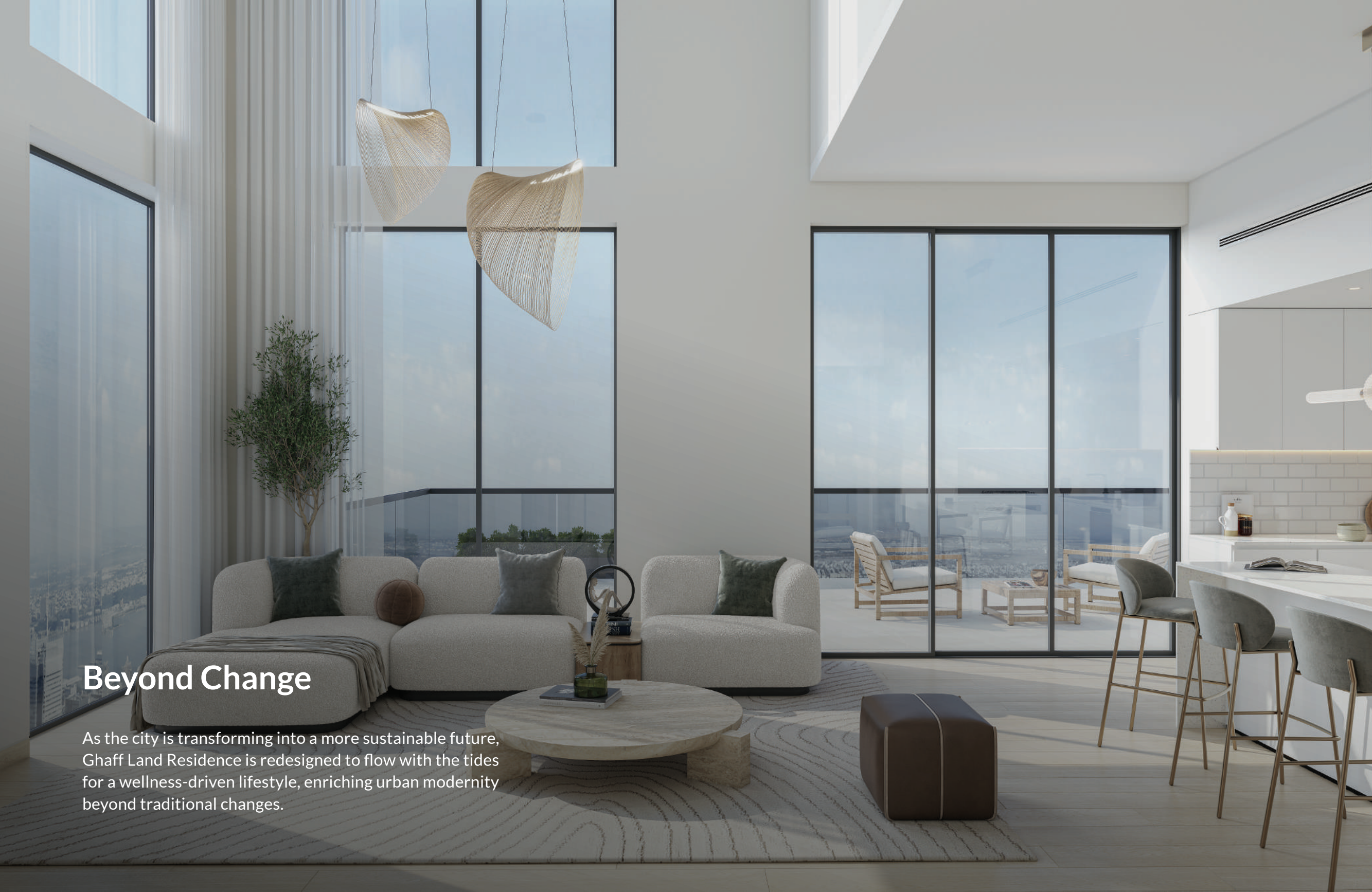
Embrace the Comfort  
of Urban Living



A modern bedroom interior featuring a large bed with a light-colored headboard and a wooden frame. The bed is dressed in white linens and has several pillows, including two green ones. To the left of the bed is a small, round, light-colored side table with a modern lamp. A large window on the right side of the room offers a panoramic view of a city skyline. The room is decorated with a large abstract painting on the wall and a long, low, light-colored bench at the foot of the bed. The floor is made of light-colored wood, and a large, textured rug is placed under the bed and bench. The overall atmosphere is bright and airy, with natural light streaming in from the window.

## A Life Beyond the Horizons

Envision a lifestyle of comfort for your mind and body for every day as Ghaff Land Residence's modern designs elevate your family's wellbeing.



## Beyond Change

As the city is transforming into a more sustainable future, Ghaff Land Residence is redesigned to flow with the tides for a wellness-driven lifestyle, enriching urban modernity beyond traditional changes.



Live Grand



Spacious Studio



Premium Quality



Pristine Bathrooms

# Embrace the Extraordinary, Everyday



Breathtaking  
Infinity Pool



State-of-the-art  
Gym



Kids'  
Play Area



Recreational  
Multi-purpose Space





# Completion Date

Anticipated Completion Date - Q4 2025

# Average Sizes

| Unit Types       | Average Size  |
|------------------|---------------|
| Studio           | 454 Sq. Ft.   |
| 1-Bedroom        | 768 Sq. Ft.   |
| 2-Bedroom        | 1,037 Sq. Ft. |
| 2-Bedroom Duplex | 2,012 Sq. Ft. |

# Development that Transcends Beyond

Arabian Gulf Properties, an experienced developer renowned for striking residential & commercial developments, proudly presents Ghaff Land Real Estate Development L.L.C.

As a subsidiary of Arabian Gulf Properties, Ghaff Land Real Estate Development epitomizes exclusive excellence, in collaboration with Refine ensuring the project's foundation for undeniable quality, consistently surpassing Dubai's fierce real estate competition.

Developed by



refine

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