

THE WOODLĀND RESIDENCES

*by*

AMIS

WELCOME TO  
THE WOODLĀND RESIDENCES



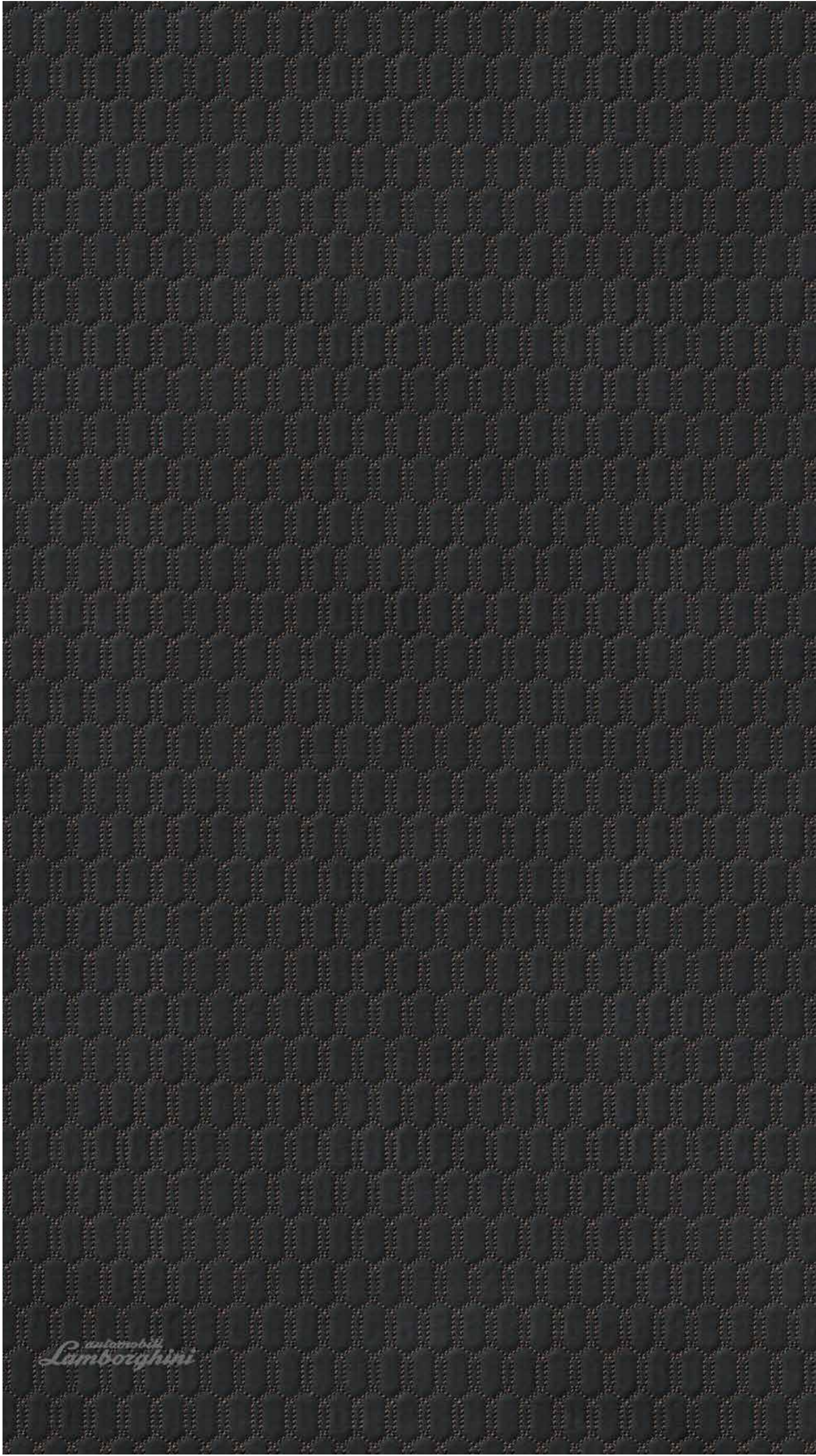


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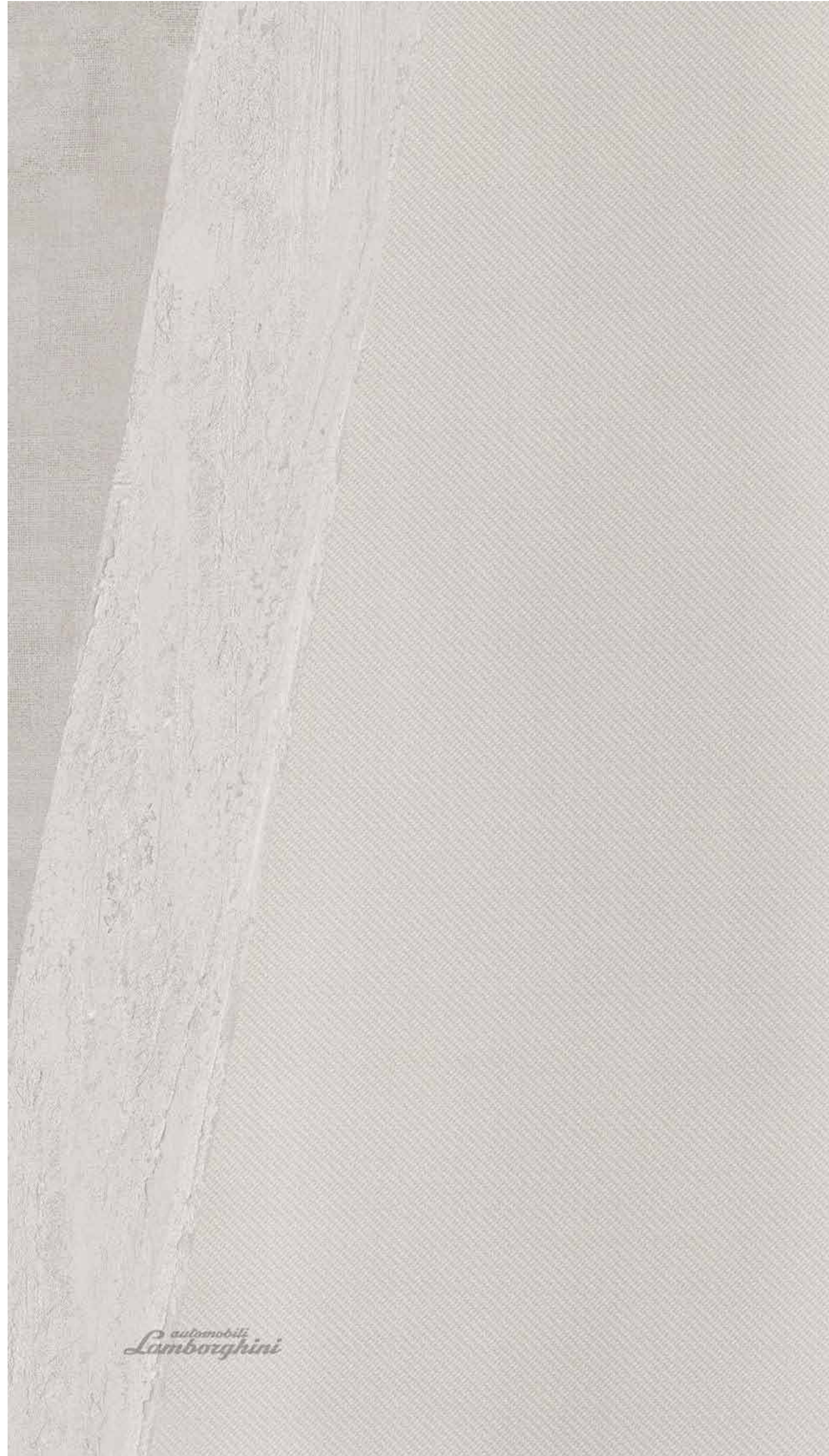


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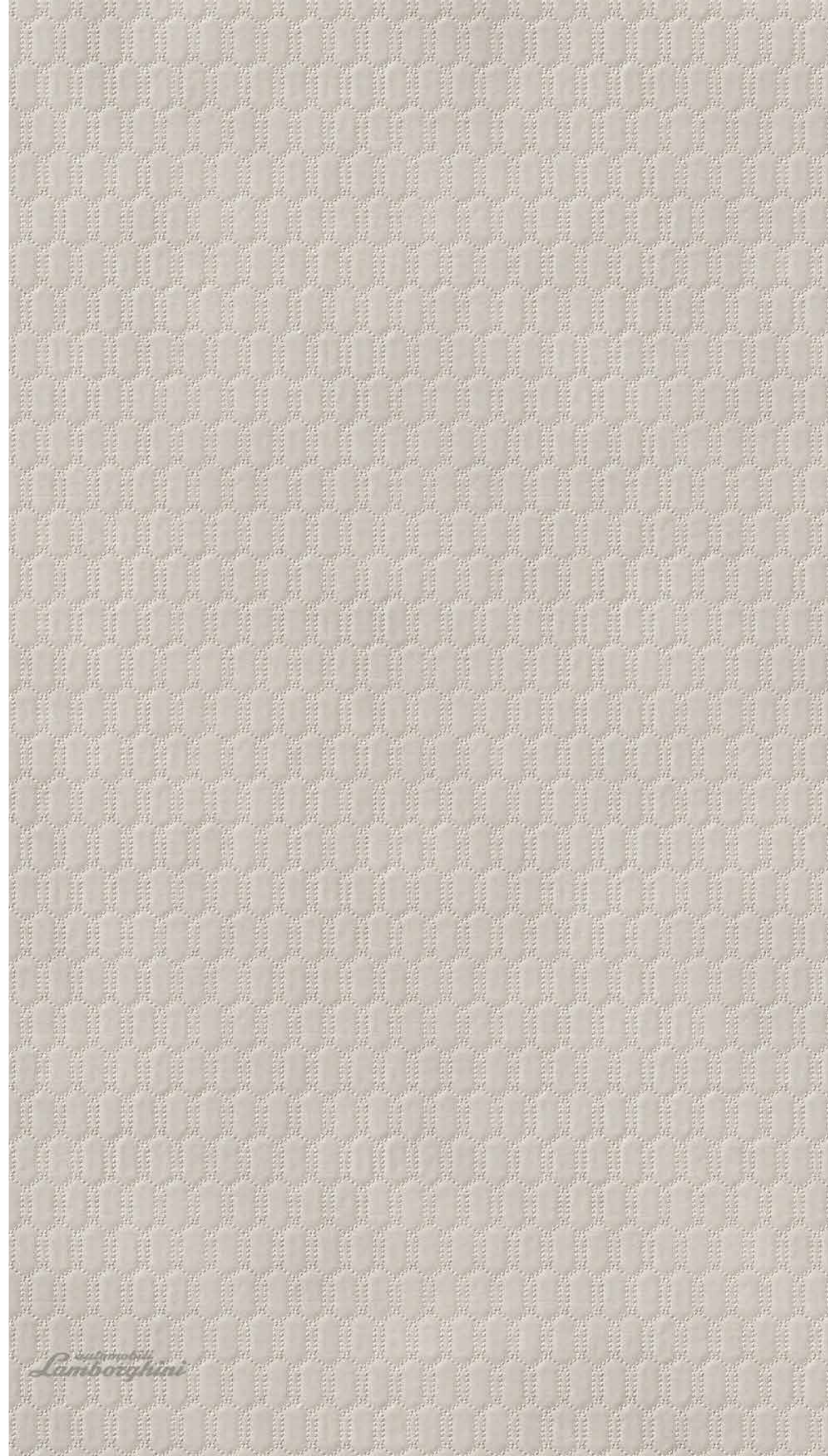
Each villa at The Woodland Residences is a design masterpiece, featuring surfaces by Automobili Lamborghini.



*automobili*  
**Lamborghini**



*automobili*  
**Lamborghini**



*automobili*  
**Lamborghini**



## A LIMITED COLLECTION FOR THE CHOSEN ONES

Indulge in the epitome of wonder with our limited edition of 30 meticulously crafted villas, nestled in one of Dubai's most coveted niche communities. Experience resort-style living with a temperature controlled lazy river, clubhouse, private gardens and pools, and more.



# EMBRACED IN VIBRANCE

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Flourish in a vibrant community of dedicated, exceptional people, where excellent schools, recreational amenities, and lush parklands are just a stroll away. District 11, Meydan offers more than just a place to live; it provides an environment where individuals come together to create a dynamic and supportive community.



# CLOSE TO DUBAI'S PRIME LOCATIONS

1

10 min.

Downtown Dubai

2

15 min.

Dubai International Airport

3

20 min.

Mall of the Emirates

4

25 min.

Dubai Marina



Sheikh Zayed Road E 11

AL KHAIL ROAD E 44

Tahnoun Bin Mohammed Al Nahyan Road E 66

Sheikh Mohammad Bin Zayed Road E 311

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## DISTRICT 11 - A CAREFULLY CRAFTED LIVING EXPERIENCE

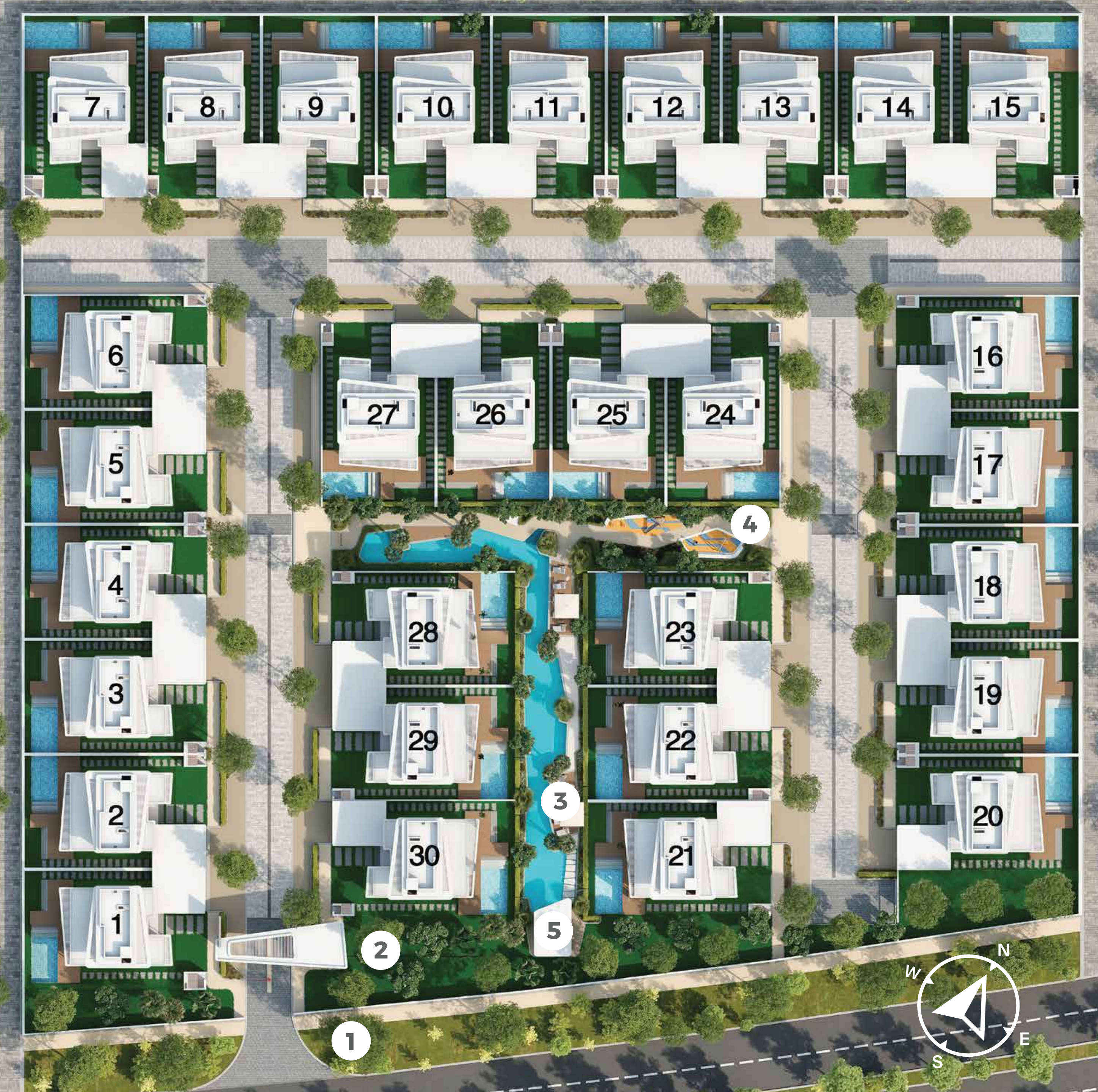


- 1 COMMUNITY CENTER
- 2 WATER ACTIVITY ZONE
- 3 COMMUNITY CLUB HOUSE
- 4 SWIMMABLE LAGOON
- 5 LLFPM COLLEGE
- 6 FUTURE TALENTS ACADEMY
- 7 KENT COLLEGE DUBAI

## MASTER PLAN: A HAVEN CALLED HOME

Immerse yourself in the epitome of wonder as you explore our limited edition of 30 meticulously crafted villas. Each villa is a testament to exquisite craftsmanship and thoughtful design, ensuring a unique living experience for the discerning few.

- 1 ENTRANCE
- 2 SECURITY
- 3 TEMPERATURE CONTROLLED LAZY RIVER
- 4 KIDS PLAY AREA
- 5 BARBEQUE AREA



AMENITIES

## TEMPERATURE CONTROLLED LAZY RIVER



Relax and soak up the sun poolside at the luxurious  
100m temperature controlled lazy river.



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# SUN DECK



The sundeck is more than just a waterfront location; it's an invitation to immerse yourself in the splendour of the panoramic vistas.

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# PRIVATE POOL



Indulge in the ultimate luxury with our private pools, where exclusivity meets relaxation.

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# KIDS PLAY AREA



From exciting slides to engaging games, the kids' play area is a hub of creativity and fun for our youngest guests.

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# PRIVATE GARDEN



Experience the enchantment of our secluded private garden, a picturesque retreat that creates a harmonious escape.

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## ELEVATOR



Every ascent is a journey of sophistication and opulence, as sleek design seamlessly marries cutting-edge technology.



## ARCHITECTURE & DESIGN PHILOSOPHY

Crafted by award-winning architects, The Woodland Residences stand as the epitome of AMIS' dedication to reshaping luxury living. Nestled in the esteemed neighborhoods, these super-prime properties deliver an unmatched experience, effortlessly fusing cutting-edge amenities with personalized service.

The villas are meticulously designed, ensuring a generous distance between each residence to preserve privacy and ample wide space for convenient parallel parking, ensuring a welcoming experience for your guests

# SETTLE FOR THE SUPERIOR

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These exclusive villas are meticulously crafted by award-winning architects and redefine the essence of extravagant living.

Elevating the experience further, the interior surfaces of these lavish villas bear the hallmark of excellence from AUTOMOBILI LAMBORGHINI.



# ENTRYWAY

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Luxury unfolds beneath soaring double-height ceilings  
and expansive corridors



# LIVING & DINING

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Lamborghini

Lamborghini

Lamborghini

Lamborghini

Lamborghini

Lamborghini





# FAMILY LIVING ROOM

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VALUE OF DESIGN

# MASTER BEDROOM

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The bathrooms are meticulously crafted with branded luxury fixtures, ensuring every detail echoes the essence of lavish living.

# ENSUITE BEDROOMS

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# TERRACES

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Enjoy double-sided terraces & immerse yourself in the beauty of the city skyline



Discover a new era of outdoor living and redefine the way you create memories



# PROJECT PARTNERS

## ENGINEERING & PROJECT MANAGEMENT



A Gulf Islamic Investments Group Company

Partnered with GRID, so that every aspect is crafted to perfection

## DESIGN AND CONSULTING



Project design curated by WSA's visionary team for artistic brilliance

# AMIS

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Where luxury is synonymous with sustainability and innovative design.

Design excellence has been at the core of AMIS since day one. Our commitment extends beyond mere project execution to redefining the concept of luxury living. Impeccably designed by award-winning architects and designers, our exclusive residences are the epitome of sophistication, boasting intricate details tailored to complement your discerning taste.



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