

GHAF WOODS

Lyra at Ghaf Woods

By Majid Al Futtaim | Dubai, near Global Village and E311

1 bedroom from
AED 1,190,000

Expected handover
Q2 2030

1 bedroom / 1 bedroom garden / 2 bedroom / 2 bedroom garden

PROJECT AT A GLANCE

A clear beginning.

One- and two-bedroom apartments by Majid Al Futtaim in Ghaf Woods, Dubai, from AED 1,190,000, with a 50/50 payment plan and expected handover in Q2 2030.

From AED	Expected handover
1,190,000	Q2 2030

Status

Pre-Launch

Pre-Launch | Dubai, near Global Village and E311

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Explore the project online

PROJECT AT A GLANCE

Project at a glance

Enquire about Lyra at Ghaf Woods

Speak with Remington Properties about purchase terms and your preferred home.

Speak to an adviser

Lyra at Ghaf Woods is a planned Majid Al Futtaim apartment project in Ghaf Woods, Dubai, near Global Village and the E311. One- and two-bedroom homes start from AED 1,190,000, with a 50/50 payment structure and expected handover in Q2 2030.

Purchase structure and EOI

The 50/50 payment plan comprises 10% on purchase, seven instalments through 15 July 2029, and 50% on completion. See the payment table for each instalment.

Expression of interest registration opened on 4 November 2026 at AED 50,000 per unit. An EOI does not guarantee allocation; refund and credit terms are TBA. Contact Remington Properties for current terms.

A forest setting for everyday life

Ghaf Woods is taking shape near Global Village and the E311 in Dubai. Across 738,000 square metres, the community will bring together 11 residential clusters and more than 35,000 trees, including locally native ghaf trees. Lyra sits within a wider neighbourhood designed around time outdoors and a closer connection to nature.

Project at a glance

Paths, play and wellbeing

Eight kilometres of walking trails and a 3.5-kilometre mountain-bike loop will offer different ways to explore the landscape. Forest-edge adult and children's pools, family gardens and children's nature gardens will give residents spaces to gather and unwind. Fitness facilities and a yoga pavilion will add options for movement and quiet time.

Life beyond the front door

A community mall will bring retail, dining and leisure into Ghaf Woods. Maravelle, to be operated by Sunset Hospitality Group, will add a destination centred on fitness, recovery, spa, nutrition and food and beverage. Membership terms are to be announced.

Schools and family commutes from Ghaf Woods

These three schools offer British and IB options for families considering Lyra at Ghaf Woods. Compare the curriculum, year-group availability and daily school run.

GEMS FirstPoint School

UK curriculum, from Early Childhood Centre classes for ages 2–3 to Year 13. KHDA overall rating: Very Good, 2023–2024 inspection. The driving route from the Lyra location is approximately 12.9 km and 18 minutes via Sheikh Mohammed bin Zayed Road (E311). Compare more Outstanding and Very Good schools in our **guide to KHDA-rated Dubai schools**. **View driving directions to GEMS FirstPoint School**.

Project at a glance

The Aquila School

The Aquila School in Dubai Land Residence Complex offers UK and IB curricula across FS1 to Year 13. KHDA overall rating: Good, 2023–2024 inspection. The driving route from the Lyra location is approximately 13.5 km and 18 minutes via Sheikh Mohammed bin Zayed Road (E311). Compare more Outstanding and Very Good schools in our **guide to KHDA-rated Dubai schools**. **View driving directions to The Aquila School**.

Fairgreen International School

Fairgreen International School in The Sustainable City offers the International Baccalaureate curriculum from Pre-primary to Grade 12. KHDA overall rating: Good, 2023–2024 inspection. The driving route from the Lyra location is approximately 10.4 km and 12 minutes via Emirates Road (E611). Compare more Outstanding and Very Good schools in our **guide to KHDA-rated Dubai schools**. **View driving directions to Fairgreen International School**.

Driving estimates checked on 31 October 2026, shortly after midnight Dubai time, outside school hours, from the supplied Lyra map pin. Distances are road routes, not straight-line measurements. School-run traffic, routes and toll choices can change the journey; these estimates do not predict conditions at the expected 2030 handover. Confirm admissions and school transport for the relevant year.

Information to be announced

Project brochure and Lyra renders, floor plans, unit count, ownership and current unit inventory: TBA. EOI refund and credit terms and in-person viewing arrangements: TBA.

Explore the Lyra show apartment

Take a virtual tour of the one-bedroom show apartment. Contact us to discuss an in-person viewing.

Open the one-bedroom show apartment virtual tour

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1 bedroom	From 630 sq ft	From AED 1,190,000
1 bedroom garden	Area: TBA	From AED 1,470,000
2 bedroom	From 970 sq ft	From AED 1,940,000
2 bedroom garden	Area: TBA	From AED 2,380,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	On purchase	On purchase
5%	Instalment	15 January 2027
5%	Instalment	15 June 2027
5%	Instalment	15 November 2027
10%	Instalment	15 April 2028
5%	Instalment	15 September 2028
5%	Instalment	15 February 2029
5%	Instalment	15 July 2029
50%	On completion	15 May 2030

Expected handover

Q2 2030

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

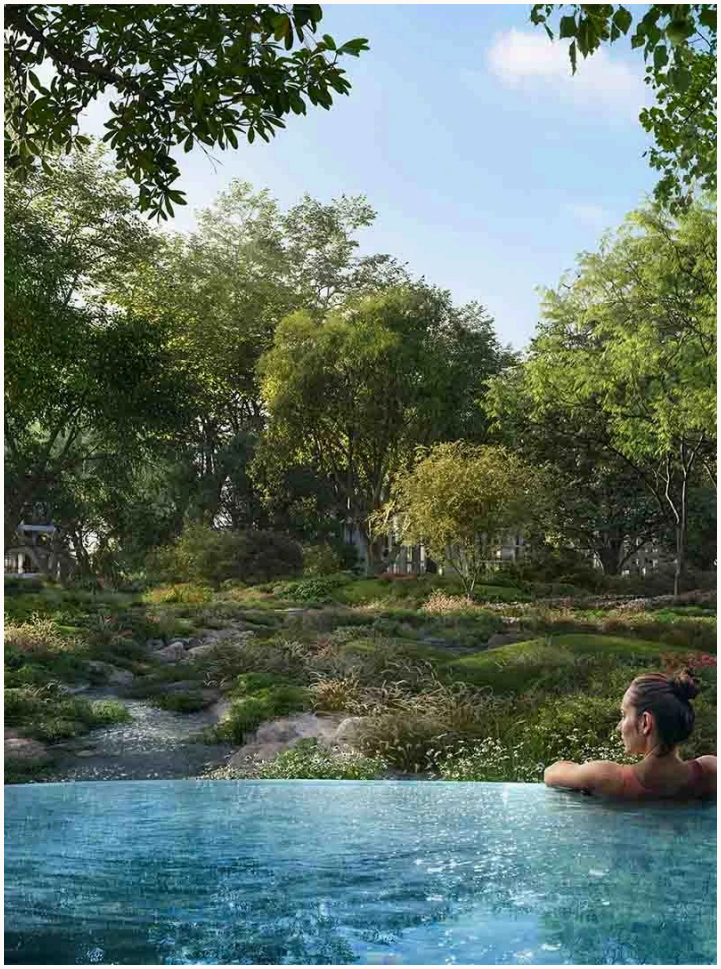
PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

One-bedroom garden options start at AED 1,470,000 versus AED 1,190,000 for standard one-bedroom homes; two-bedroom garden options start at AED 2,380,000 versus AED 1,940,000 for standard homes. Ghaf Woods offers a forest community setting. Remington Properties can obtain and compare available-unit details.

LIFESTYLE & AMENITIES

A place for everyday living.



- Enchanted Forest
- 3.5 km mountain-bike loop
- Children’s nature gardens
- Fitness facilities
- Ghaf Woods Mall — shopping, dining and leisure
- 8 km of walking trails
- Forest-edge adult and children’s pools
- Family gardens
- Wellness and yoga pavilion
- Maravelle — wellness, recovery, spa and nutrition

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Ghaf Woods.

Ghaf Woods, Dubai

Ghaf Woods brings forest living to a 738,000-square-metre master community near Global Village and Sheikh Mohammed bin Zayed Road (E311). Its 11 residential clusters are connected through a landscape of more than 35,000 trees, including the native ghaf. The masterplan brings homes, outdoor recreation, shopping, dining and wellness into one district, allowing daily life to extend beyond the

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

apartment into shaded paths and gathering spaces. Ghaf Woods, near Global Village and the E311 in Dubai

PROJECT GALLERY

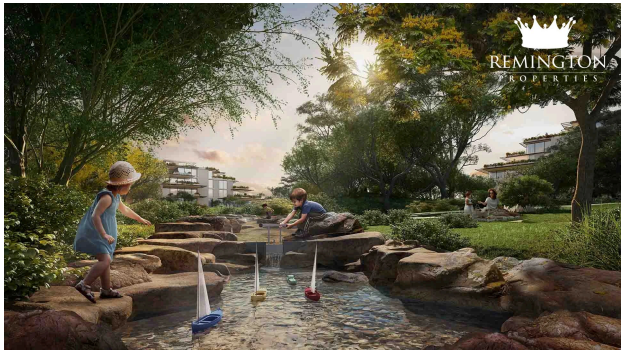
See the project in detail.



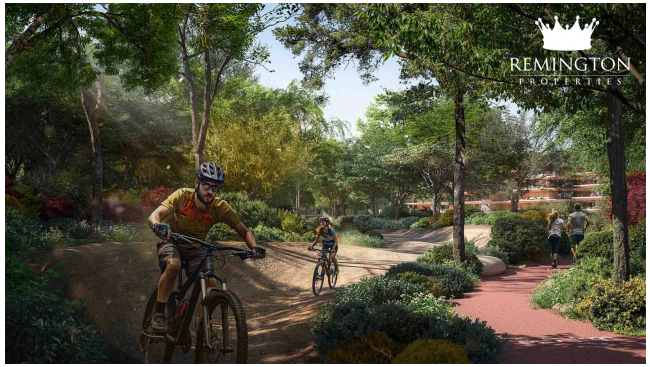
Ghaf Woods community — Enchanted Forest



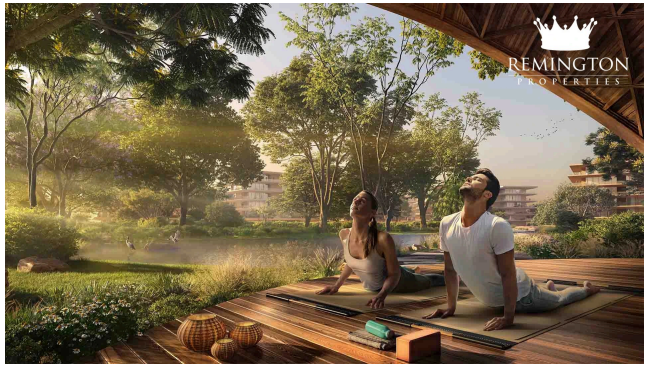
Ghaf Woods community — Forest Pools



Ghaf Woods community — Kids Nature Gardens



Ghaf Woods community — Mountain Bike Loop



Ghaf Woods community — Wellness and Yoga Pavilion

Illustrative project images. Open an image to view it in full.

ABOUT THE DEVELOPER

The team behind the project.

Majid Al Futtaim

Established in 1992

ماجد الفطيم
MAJID AL FUTTAIM

Selected projects

- Mall of the Emirates
- Mall of Egypt
- Ghaf Woods
- Al Mouj Muscat
- City Centre
- Tilal Al Ghaf
- Al Zahia

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

Developer profile | continued

Founded in Dubai in 1992, Majid Al Futtaim is a group with businesses spanning property, shopping malls, retail, leisure and hospitality. Its portfolio brings residential neighbourhoods together with destinations for shopping, entertainment and everyday services. The group's shopping destinations include Mall of the Emirates and City Centre malls, as well as Mall of Egypt. Its retail operations include Carrefour, while its leisure brands include VOX Cinemas and Ski Dubai. In residential development, Majid Al Futtaim has created communities across the region, including Tilal Al Ghaf and Ghaf Woods in Dubai, Al Zahia in Sharjah and Al Mouj

ABOUT THE DEVELOPER

About the developer

Muscat in Oman. These communities combine homes with places to spend time outdoors, shop and meet. At Ghaf Woods, the group is developing a forest community near Global Village and the E311, with residential clusters set among trees and connected to walking and cycling routes.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is Lyra at Ghaf Woods?

Lyra is planned in Ghaf Woods, Dubai, near Global Village and the E311.

Who is developing Lyra at Ghaf Woods?

Majid Al Futtaim is the developer.

What homes are planned at Lyra at Ghaf Woods?

One- and two-bedroom apartments are planned, including garden options.

What are the starting prices at Lyra at Ghaf Woods?

Indicative starting prices are AED 1,190,000 for a one-bedroom apartment and AED 1,940,000 for a two-bedroom apartment. Garden options start at AED 1,470,000 and AED 2,380,000 respectively. Prices and availability can change.

What sizes are available at Lyra at Ghaf Woods?

Starting areas are 630 sq ft for one-bedroom and 970 sq ft for two-bedroom apartments. Garden apartment areas are TBA.

What is the payment plan for Lyra at Ghaf Woods?

The plan is 50/50: 10% on purchase, seven instalments through 15 July 2029, and 50% on completion. See the payment table for each instalment.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

When is Lyra at Ghaf Woods expected to be completed?

Handover is expected in Q2 2030.

How can I prepare an EOI for Lyra at Ghaf Woods?

EOI registration opened on 4 November 2026 at AED 50,000 per unit. An EOI does not guarantee allocation; refund and credit terms are TBA. Contact us for current terms.

What documents and payment methods are required for a Lyra at Ghaf Woods EOI?

A valid passport and Emirates ID are required. Payment methods are Emirates NBD transfer, online payment link, or cheque at Ghaf Woods Sales Centre; submission is digital. Refund and credit terms are TBA.

Can I visit a Lyra at Ghaf Woods show apartment?

You can **open the Lyra at Ghaf Woods one-bedroom show apartment virtual tour**. Contact Remington Properties to discuss an in-person viewing.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



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Prices, availability, approximate areas, specifications and dates may change. Starting prices and approximate areas may relate to different units. EOI submission does not guarantee allocation. EOI refund and credit terms and in-person viewing arrangements: TBA. Maravelle access is subject to operating and membership terms.