

Capra

Slow Living
Orchestrated By Nature

Presented by Canaletto Sky Real Estate LLC

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY
REAL ESTATE



This is not just a

COMMUNITY

It is an

ECOSYSTEM

A woman with dark hair is shown in profile, looking upwards and smiling. Her face and shoulder are decorated with intricate brown henna patterns. She is wearing a grey sleeveless top. The background is a lush, sun-dappled forest with green foliage and tree trunks.

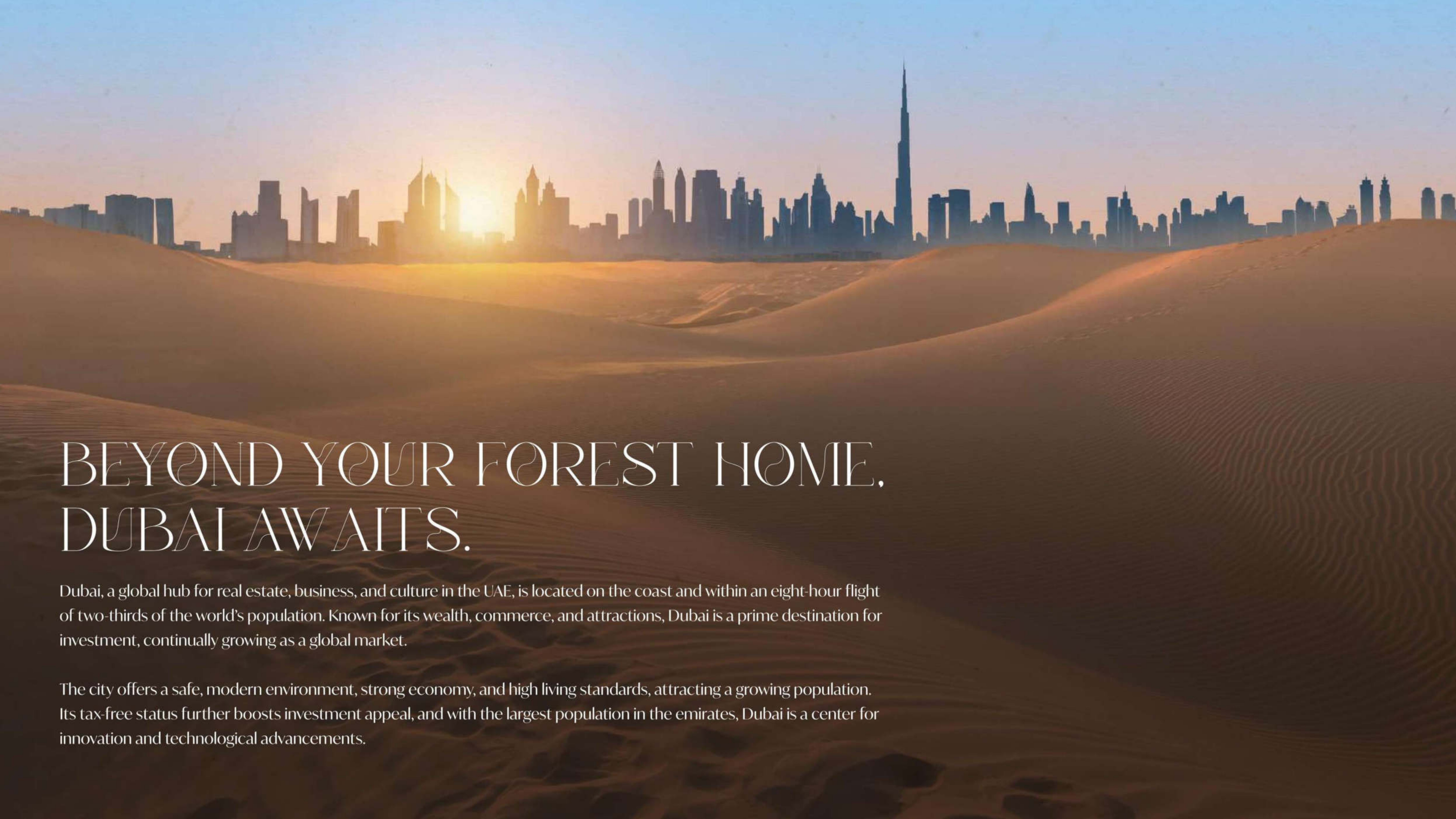
Where you & nature

COMPOSE TOGETHER



A FOREST

at the heart of the desert

A wide-angle photograph of the Dubai skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The skyline is silhouetted against the bright sky, with the Burj Khalifa standing out prominently. In the foreground, there are rolling sand dunes with visible ripples in the sand.

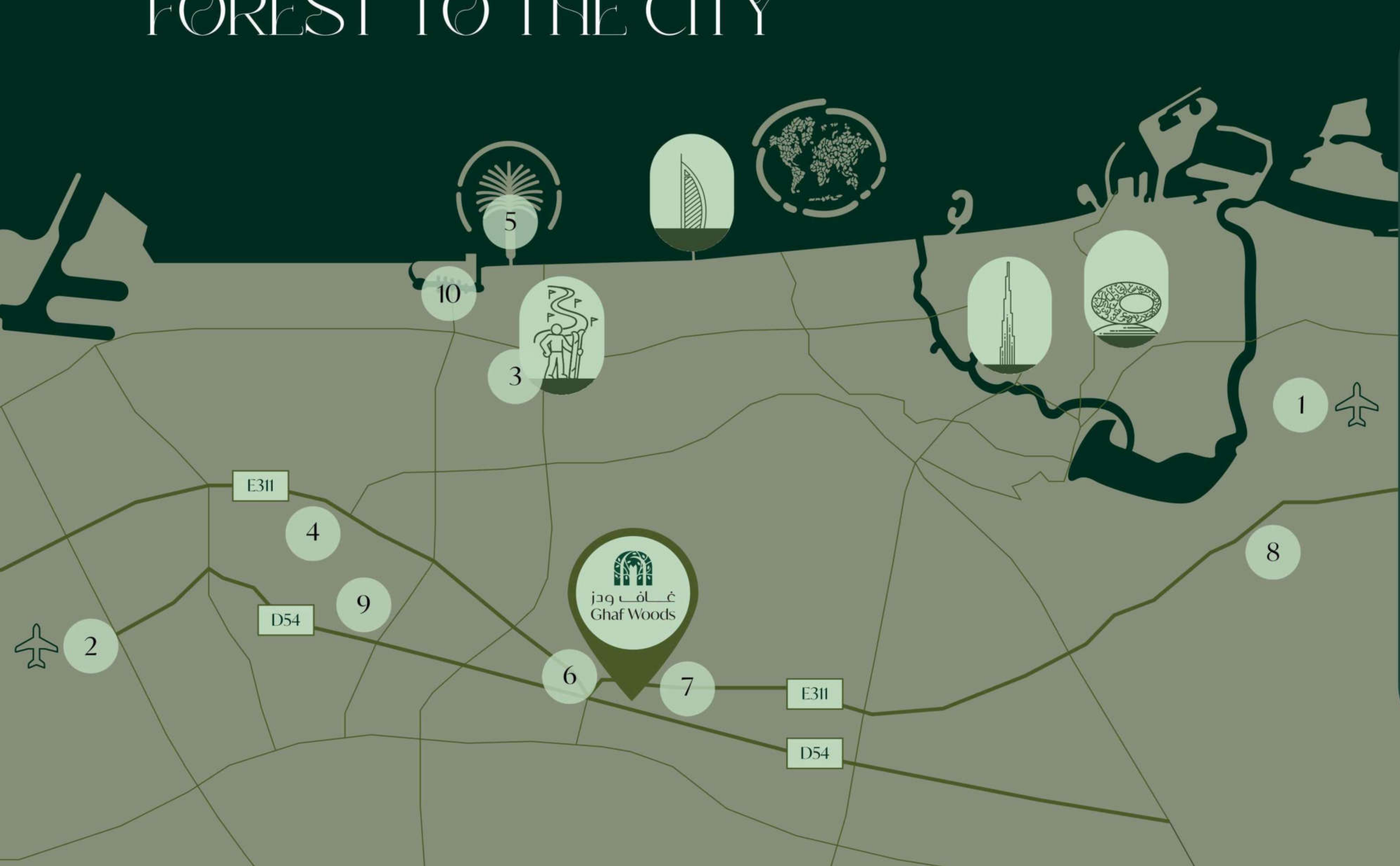
BEYOND YOUR FOREST HOME, DUBAI AWAITS.

Dubai, a global hub for real estate, business, and culture in the UAE, is located on the coast and within an eight-hour flight of two-thirds of the world's population. Known for its wealth, commerce, and attractions, Dubai is a prime destination for investment, continually growing as a global market.

The city offers a safe, modern environment, strong economy, and high living standards, attracting a growing population. Its tax-free status further boosts investment appeal, and with the largest population in the emirates, Dubai is a center for innovation and technological advancements.

Just minutes from the

FOREST TO THE CITY



1 20 MINS DUBAI INTERNATIONAL AIRPORT	6 2 MINS GLOBAL VILLAGE
2 20 MINS AL MAKTOUM INTERNATIONAL AIRPORT	7 2 MINS IMG WORLDS
3 20 MINS MALL OF THE EMIRATES	8 15 MINS CITY CENTRE MIRDIF
4 15 MINS CITY CENTRE ME'AISEM	9 15 MINS TILAL AL GHAF
5 25 MINS PALM JUMEIRAH	10 25 MINS DUBAI MARINA

SUSTAINABLE LIVING AT YOUR DOORSTEP



MORE
TREES THAN
RESIDENTS



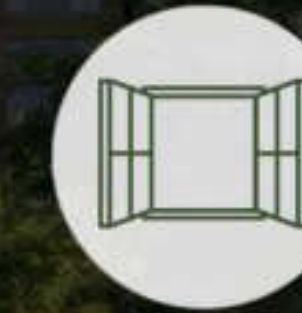
IMPROVED
THERMAL
COMFORT



A BREATH OF
NATURALLY
PURIFIED AIR



LIVING WITHIN
A FOREST
ECOSYSTEM



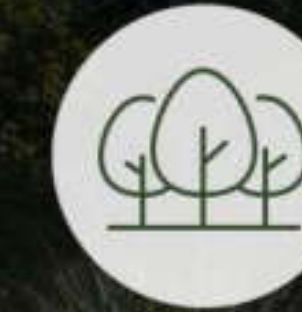
EVERY UNIT
IS A FRONT ROW
HOME



SPORTS & ACTIVE
LIFESTYLE; 3.5KM
MTB LOOP



ENHANCING
BIODIVERSITY &
LIVEABILITY



PRODUCTIVE
LANDSCAPE FOR
HEALTHY LIVING



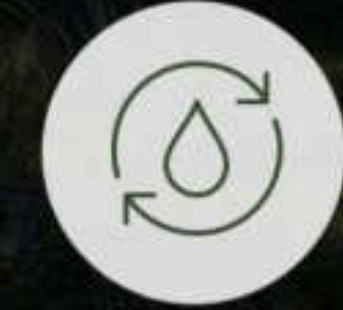
ENERGY
GENERATION &
EFFICIENT DESIGN



5 MIN COMMUNI-
TY; CONNECTED &
WALKABLE



LIVING
WITHIN THE
CANOPY



SUSTAINABLE
WATER CAPTURING
& TREATMENT



SMART &
RESILIENT
COMMUNITY



SUSTAINABILITY
CERTIFIED
COMMUNITY



Live at

NATURE'S PACE

A hand is shown in a meditative pose, with the thumb and index finger touching to form a circle, and the other three fingers extended. The hand is silhouetted against a warm, golden-brown background that features a bright, glowing sun or moon in the upper right. Thin, white, curved lines sweep across the background, adding a sense of movement and elegance. The overall mood is peaceful and serene.

In a sanctuary

OF SERENITY



Where harmony

NURTURES GROWTH

A NEW LIFESTYLE AWAITS YOU



- 1 School
- 2 DISTRIKT - Lifestyle Centre
- 3 Mosque
- 4 Skatepark
- 5 Central Forest
- 6 Wellness Pavilion
- 7 Forest Pathways
- 8 Forest Experience Centre
- 9 Global Village
- 10 Sports and Activities Park
- 11 IMG World
- 12 Future Blue Metro
- Residences Entry/Exit
- Mountain Bike Trail
- Qudra - Barari Cycle Track



THE ECOSYSTEM

Crafted to create an environment and culture that promotes health and wellbeing in all its forms, the Capria sanctuary is a haven of serenity and wellness.

Designed using salutogenic principles, every element of this ecosystem enhances positive wellbeing factors, rather than simply preventing negative ones.

This comes to life in the form of immersive wellness gardens, multiple open platforms for all types of outdoor activities, such as Tai Chi or yoga, verdant parks, invigorating gyms, indulgent spa-style pools and much more.

- A Outdoor Dining
- B Outdoor Lounge
- C Active & Social Pavilions
- D Wellness Pool
- E Children's Play
- F Yoga Deck
- G Sunken Courtyards
- H Edible Garden
- I Stepped Gardens
- J Central Forest Access
- K Valley Drive



BREATHE IN
THE STILLNESS
OF YOUR SURROUNDINGS

RETREAT INTO NATURE



Reconnect with yourself and the world around you in one of Capria's many **Wellness Gardens** – lush, thriving public spaces providing the perfect environment for reflection, growth and self-care.





LET WELLNESS SURROUND YOU

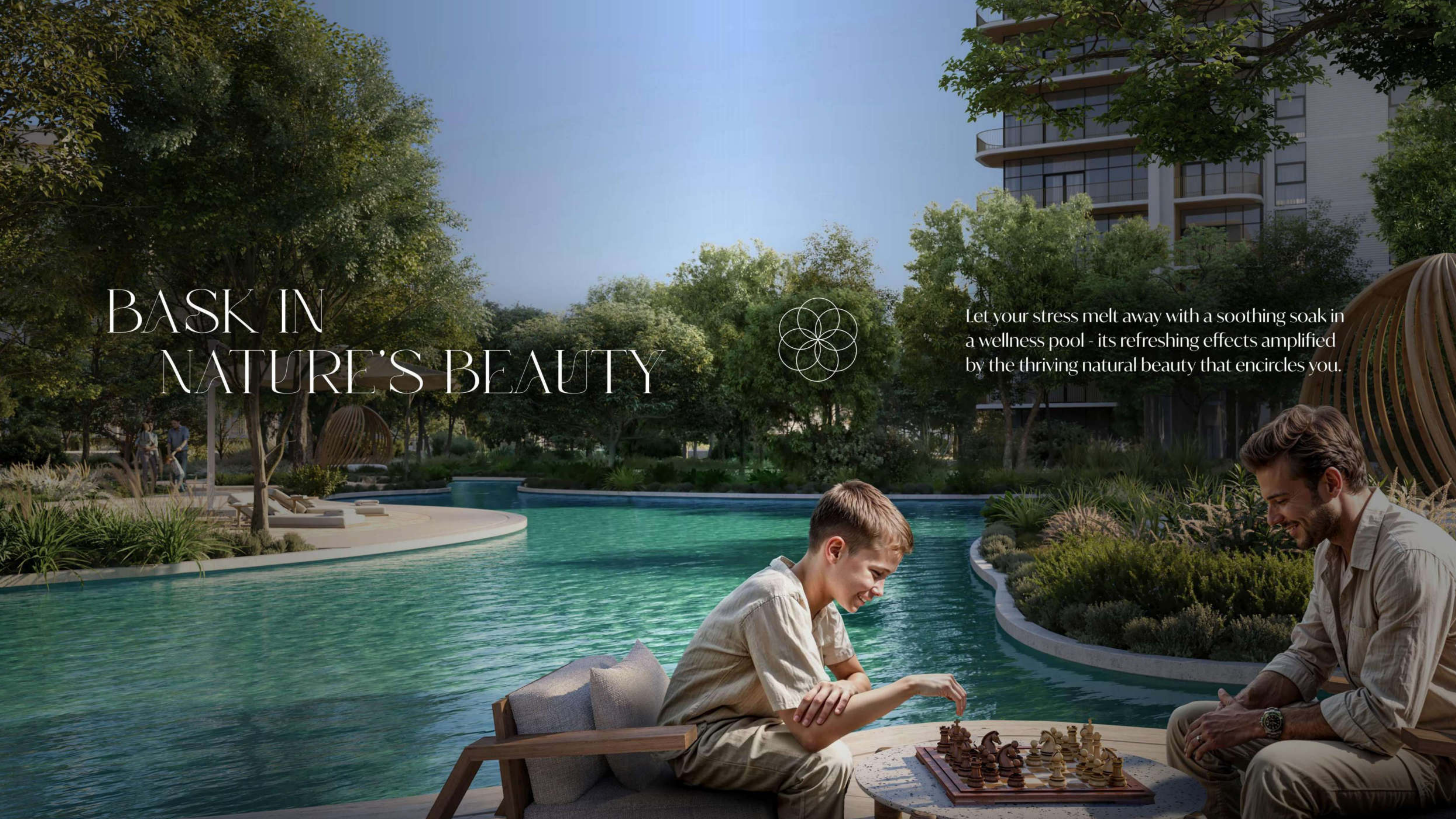


Whether you're immersing yourself in nature's calming embrace, or enjoying an indulgent treatment in the spa, wellness is all around.

BASK IN NATURE'S BEAUTY



Let your stress melt away with a soothing soak in a wellness pool - its refreshing effects amplified by the thriving natural beauty that encircles you.



GET MOVING. FEEL MOVED

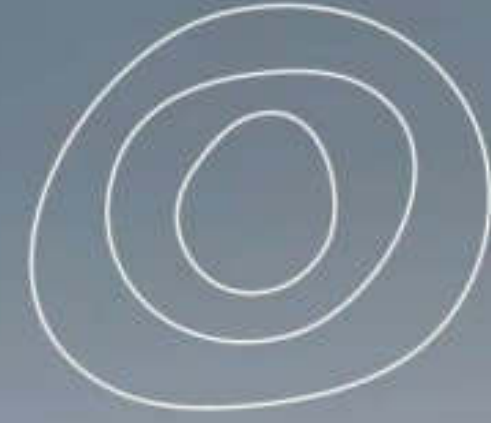


Enhance the mental benefits of physical wellness,
with a workout immersed in nature's grandeur.



A woman with long brown hair is lying in a dark green hammock, reading a book. She is positioned in the foreground, between two large trees. In the background, a modern playground with various structures like slides, climbing frames, and a net is visible. Several children are playing in the park. A modern apartment building is visible in the distance behind the trees. The scene is set in a lush green park with many trees and a clear sky.

BREAK, FREE



Your bundles of joy are free to take a break and play in the great outdoors of Capria's engaging play areas, where their imaginations are nurtured to grow and flourish - just like nature.

A close-up photograph of a hand reaching up to pick a ripe apple from a tree. The apple is a mix of red and yellow, with a small stem. It is surrounded by lush green leaves. The background is a soft-focus view of more foliage.

HARVEST YOUR OWN



Indulge in the soothing and uplifting practice of picking your own fresh fruits and vegetables from the **Edible Gardens**, perfect for crafting the most heartening home-cooked recipes.

SOAK IN THE ATMOSPHERE



Relax and unwind or meet, mingle and connect over a coffee. In the **social pavilion**, you're free to socialize your own way.



ARRIVE AT YOUR FOREST ESCAPE



Beneath the forest lies the meandering Valley Drive, a nature-infused collection of stately canyon-like pathways, connecting residents to stunning flower drop-off areas and grand lobby entrances.











Echo the

RHYTHM OF NATURE

Brought to you by



IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:
KOSTENLOSES ERSTGESPRÄCH



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