CALIFO'RNIA RESIDENCES



THE SUN MAY SET, BUT THE WARMTH ENDURES

California Village, where neighbours welcome you with the warmth of true community living. Open your arms and embrace a new life in the sun.



$C \wedge LIFO'RNI \wedge$

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a diverse selection of villas, townhouses, and apartments. Thoughtfully designed with an emphasis on green spaces and vibrant community life, it features a central park, beautifully landscaped gardens, scenic walking paths, and a clubhouse complete with a gym, swimming pools, and social lounges.







CALIFORNIA VILLAGE MASTERPLAN

1 California Residences Apartment Building



2 Townhouses



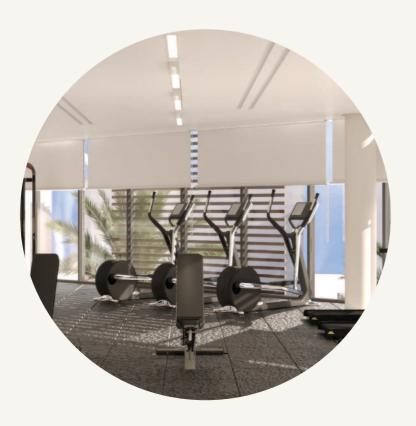




6 Community Entry / Exit







COMMUNITY AMENITIES

Community spirit is what truly sets life apart within the Village, enhanced by outstanding facilities that are easily accessible across the master plan. Embrace the Dubai lifestyle—both indoors and out. California Village features a wealth of landscaped gardens, sports courts, relaxation zones, and children's play areas, thoughtfully integrated into the community. At its heart lies a stunning clubhouse, complete with an inviting lounge, café, gymnasium, and outdoor sporting facilities. Residents can also enjoy a swimming pool, an open-air terrace, and a beautifully decked seating area—perfect for both leisure and connection.



DISCOVER C \ L | F O R N | \ \ R E S I D E N C E S





LIVE MOMENTS FOREVER

VIBRANT COMMUNITY LIVING.

STEP INTO A THOUGHTFULLY DESIGNED LUXURY
RESIDENTIAL TOWER, WHERE AESTHETICS AND AMENITIES

COME TOGETHER IN PERFECT HARMONY.

ELEVATE YOUR EVERYDAY WITH EVERYTHING THAT
INSPIRES YOU TO CALL THIS PLACE HOME—ALWAYS.





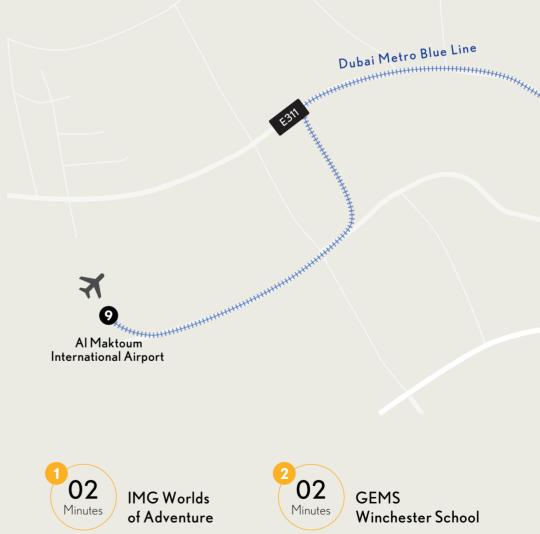


CALIFORNIA RESIDENCES

Nestled at the entrance of the development, the 1-3 bedroom apartments at California Residences offer a stunning blend of modern luxury and family-oriented living. This architectural marvel boasts spectacular views of the surrounding landscape, complemented by a contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.

Mall of the Emirates

LIVE IN A WORLD OF YOUR OWN, JUST MINUTES FROM THE LANDMARKS OF THE WORLD.

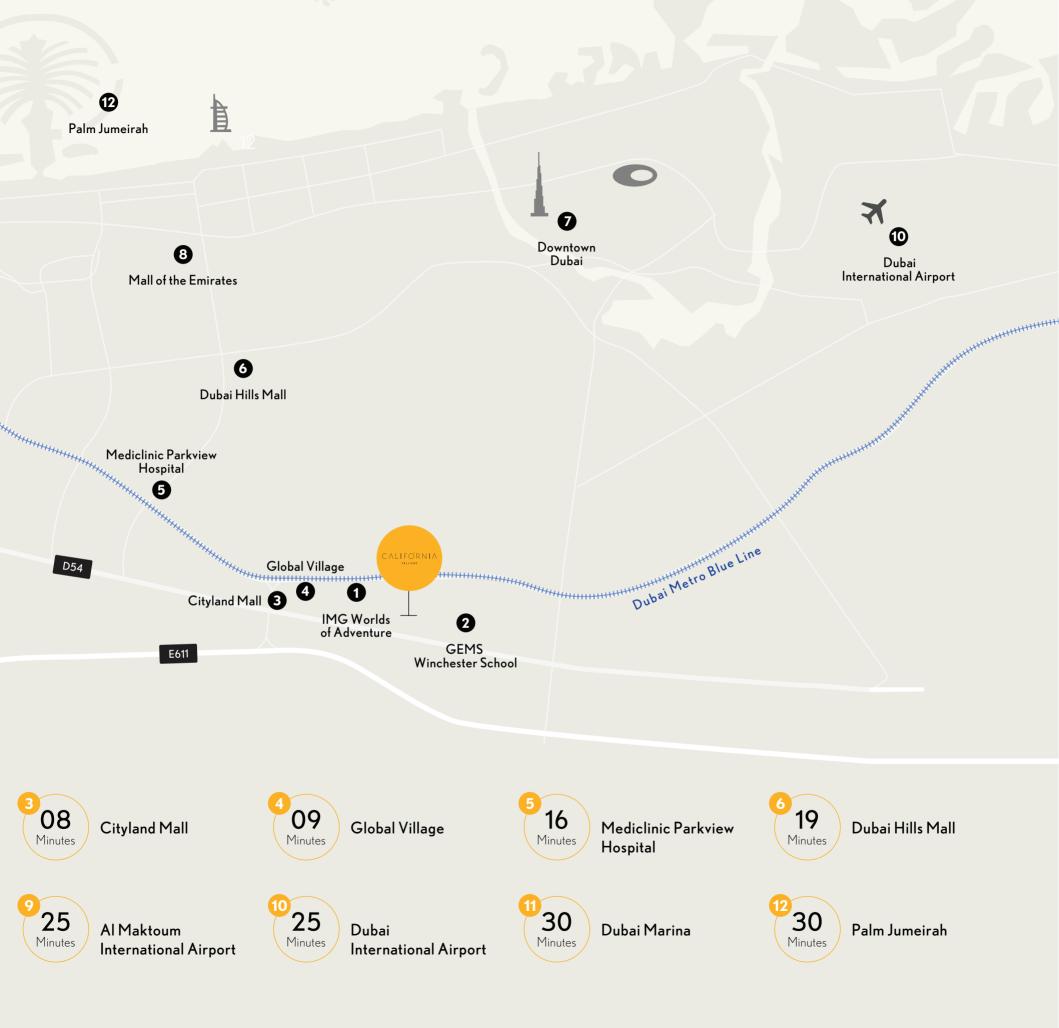


Minutes

20

Minutes

Downtown Dubai









A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE

Residents of California Residences enjoy the unique privilege of apartment living within a gated villa community—crafted on a foundation of shared values.

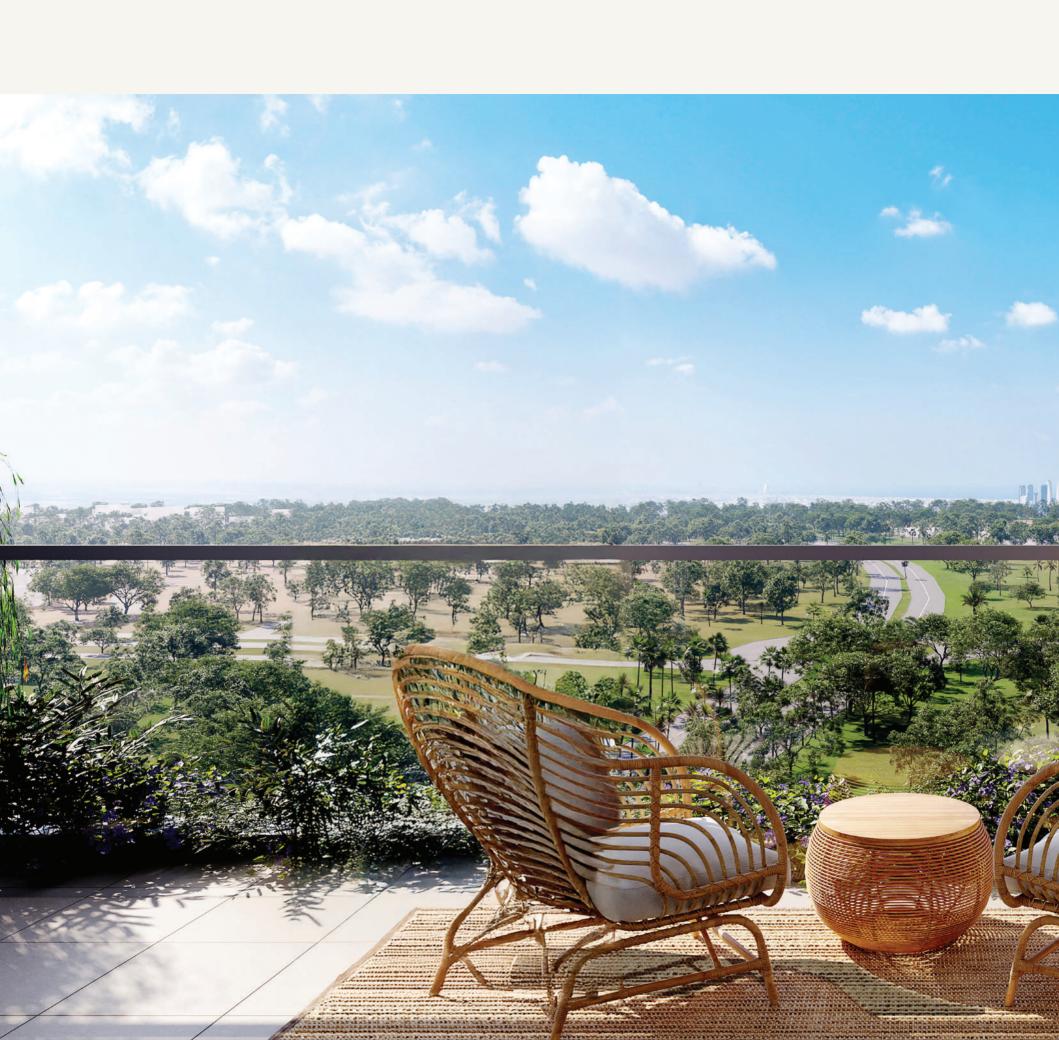
Thoughtfully designed with families in mind, California Residences offers a safe, peaceful environment that fosters a true sense of togetherness and intimacy—qualities often missing in typical urban developments.

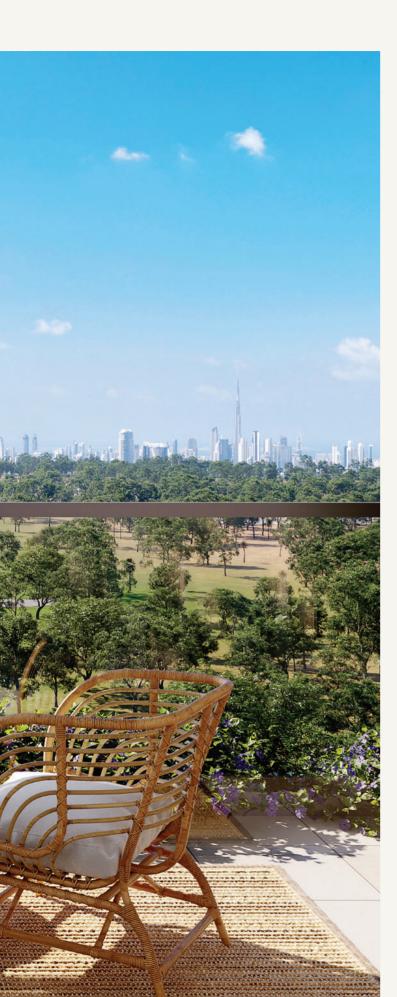


DIVE INTO THE ESSENCE OF REFINED LIVING

Residents can indulge in a wealth of thoughtfully curated amenities—from a shimmering pool deck and a state-of-the-art gym for fitness enthusiasts, to meticulously landscaped gardens ideal for relaxation and outdoor activities. The development also offers dedicated children's play areas, ensuring families enjoy a balanced and fulfilling lifestyle.

	Swimming pool		Gazebos		Meditation zone
	Kids splash pool		World-class Gym		Yoga Deck
	Outdoor cinema		Padel Tennis Court		Sunbathing lounge
****	Barbeque areas		Community Café		Cabanas
	Post Office	\mathbb{R}	Pharmacy		Photo booth /Instagram spot
25	Tai Chi Deck	K	Walking Track		Swing seats and hanging pods
	Pet Grooming Area	2111	Sauna Room	400	Sky garden
100	Wall Climbing Zone for Kids		Steam Room	0.0	Aromatic Herb Garden
#	Board Games Area		Business Lounge	= .	Supermarket
	Laundry		Library and reading lounge	000	Indoor Gaming Area (Foosball, Pool Table)





STEP INTO THE BLUEPRINT OF ETERNAL ELEGANCE.
EMBRACE THE GATEWAY TO GLOBAL LIVING, SET WITHIN AN IDYLLIC GATED COMMUNITY IN THE HEART OF DUBAI.

California Residences a destination where beautiful memories are made



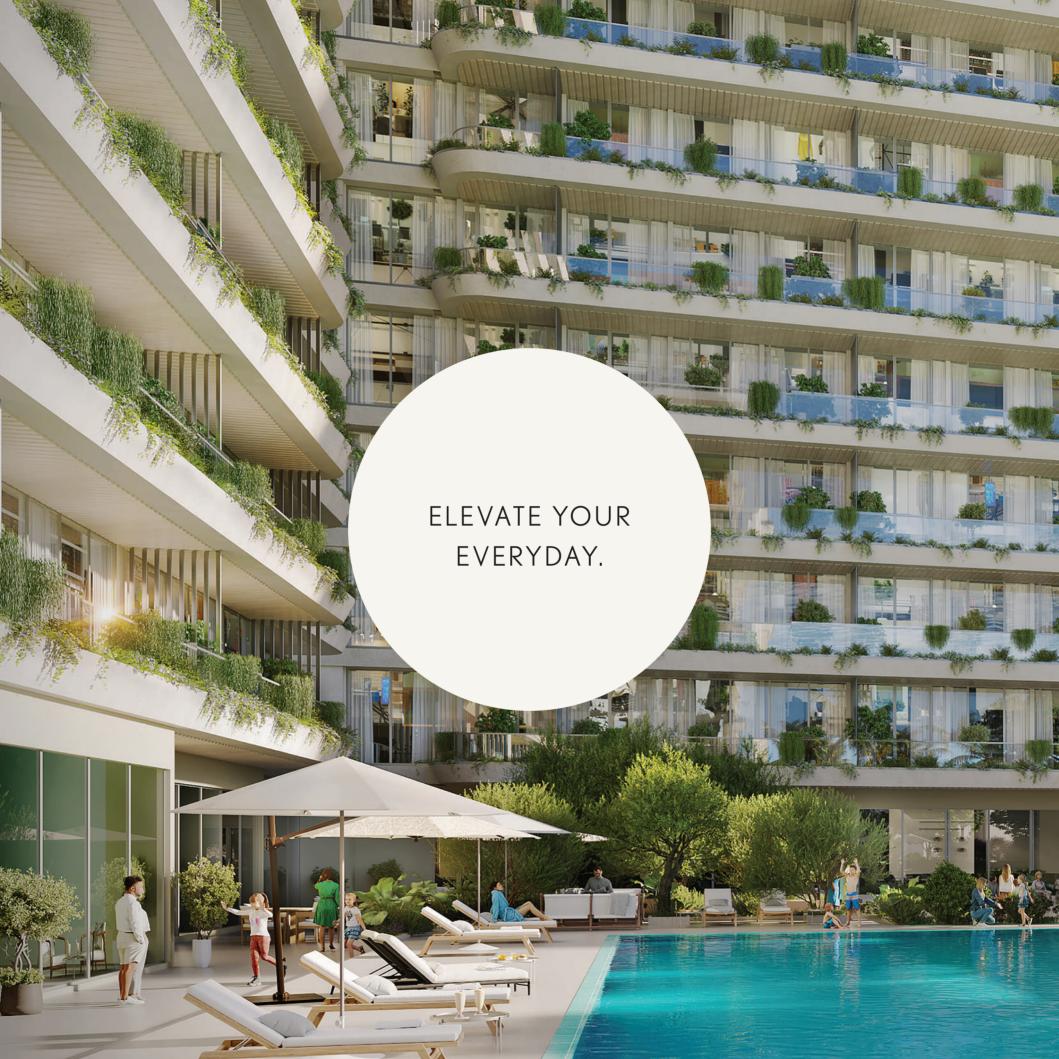






RAISING THE QUALITY OF LIFE,
CALIFORNIA RESIDENCES IS NESTLED
IN PEACE AND DESIGNED FOR A
SUSTAINABLE LIFESTYLE. STEP INTO A
ONE-OF-A-KIND PLACE CRAFTED FOR
YOU TO CALL HOME FOR A LIFETIME.

Celebrate eco-conscious living at California Residences.































Step into California Residences and discover a harmonious blend of warmth and contemporary elegance. The interiors exude refined luxury, defined by clean lines and a minimalist aesthetic. Expansive windows bathe the living spaces in natural light, creating an airy ambiance that perfectly complements the modern design.























THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT

California Residences boasts meticulously designed floor plans that optimize both space and functionality. Each layout is thoughtfully crafted to elevate the living experience, featuring open-concept designs that seamlessly integrate the living, dining, and kitchen areas. The well-proportioned bedrooms provide privacy and comfort, while smart storage solutions promote clutter-free living. Expansive windows invite abundant natural light, creating a bright, airy ambiance throughout the home.



TYPE - 4 FLOOR 2-10

UNIT AREA

NET AREA 580 SQ. FT TERRACE AREA 130 SQ. FT TOTAL AREA 709 SQ. FT





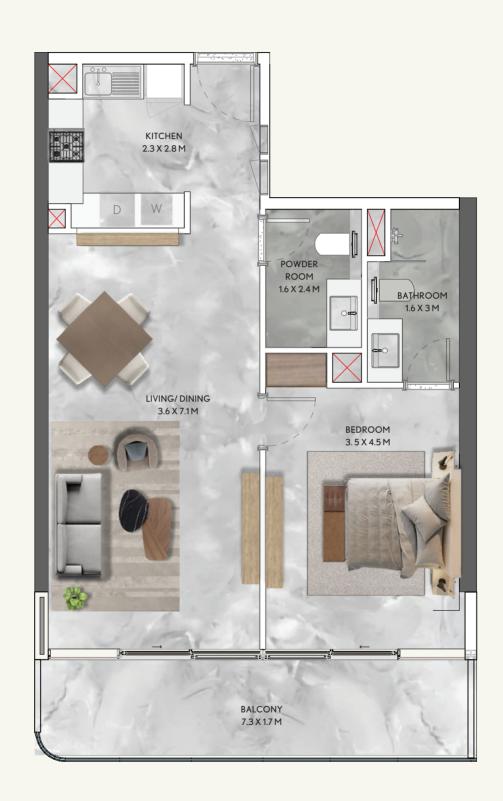


TYPE - 5B FLOOR 1-10

UNIT AREA

NET AREA 721 SQ. FT
TERRACE AREA 142 SQ. FT
TOTAL AREA 863 SQ. FT



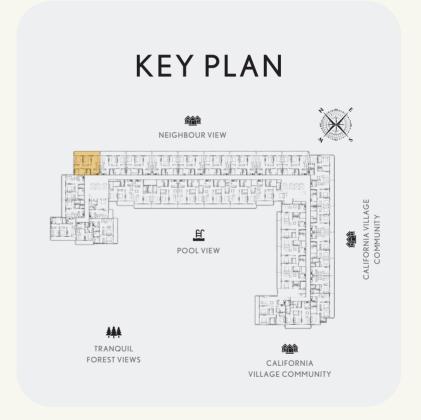




TYPE - 1 FLOOR 2-10

UNIT AREA

NET AREA 949 SQ. FT TERRACE AREA 209 SQ. FT TOTAL AREA 1,159 SQ. FT



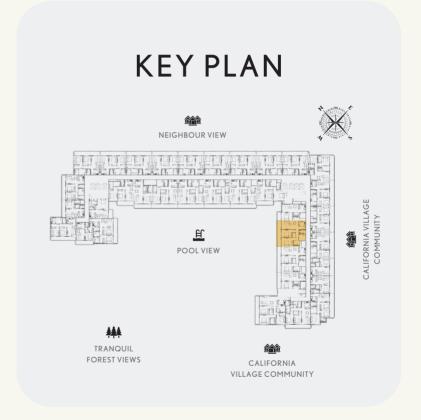


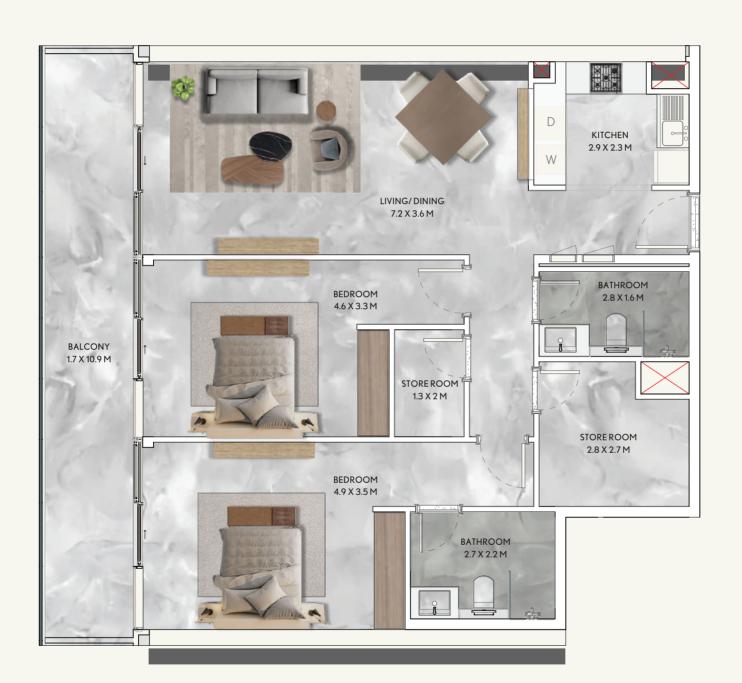


TYPE - 8 FLOOR 1-10

UNIT AREA

NET AREA 1,149 SQ. FT TERRACE AREA 210 SQ. FT TOTAL AREA 1,359 SQ. FT







TYPE - 16 FLOOR 1-10

UNIT AREA

NET AREA 999 SQ. FT TERRACE AREA 210 SQ. FT TOTAL AREA 1,199 SQ. FT







TYPE - 2 FLOOR 2-10

UNIT AREA

NET AREA 1,474 SQ. FT TERRACE AREA 227 SQ. FT TOTAL AREA 1,701 SQ. FT



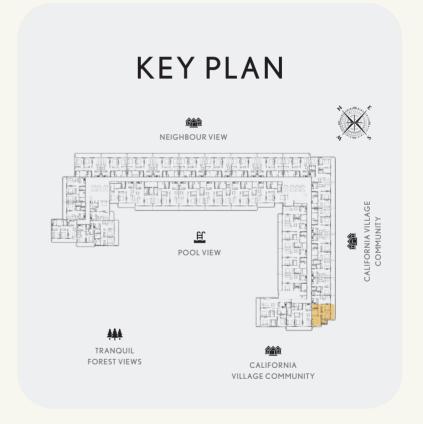


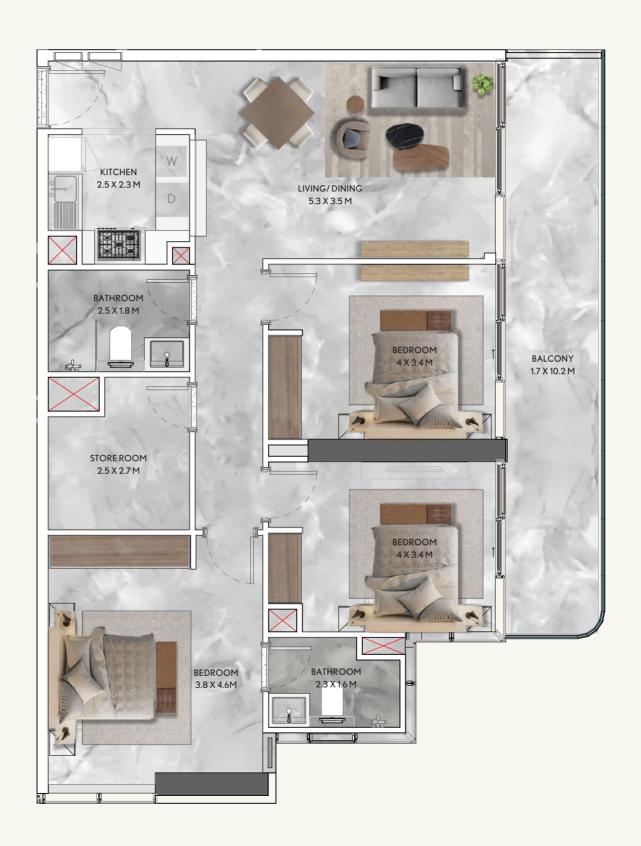


TYPE - 1 FLOOR 1-10

UNIT AREA

NET AREA 1,048 SQ. FT TERRACE AREA 196 SQ. FT TOTAL AREA 1,244 SQ. FT













][Infracorp

Infracorp is a Bahrain-based investment and development firm specializing in sustainable infrastructure solutions. With over \$3 billion in assets under management, it focuses on creating integrated real estate, energy, and infrastructural projects that promote economic growth within environmental boundaries.

Operating across Bahrain, the UAE, Morocco, USA, Finland and India. Infracorp develops mixed-use communities, logistics hubs, retail and commercial spaces. They aim at creating infrastructure that is designed to enhance urban living and connectivity. Its commitment to Environmental, Social, and Governance (ESG) principles ensures that each project delivers long-term value for both investors and the communities it serves.

As a wholly owned subsidiary of GFH Financial Group, Infracorp operates with the strategic support and financial strength of one of the region's most respected investment institutions. This affiliation not only enhances Infracorp's credibility in the market but also enables it to leverage GFH's extensive network, investment expertise, and regional presence to deliver large-scale, high-impact real estate and infrastructure projects. The synergy between the two entities ensures long-term stability and alignment with sustainable growth objectives.



USD 3 BILLION

Assets Under Management

250 MILLION SQUARE FEET

Land Bank Across the GCC, North Africa & South Asia

6 COUNTRIES

Active Presence in Bahrain, UAE, India, Morocco, USA & Finland OUR PARTNERS

Kempinski



ROKA

avli

RIKAS

TWIGGY