



CALIFÓRNIA
RESIDENCES





THE SUN MAY SET,
BUT THE WARMTH WON'T.

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





CALIFÓRNIA

VILLAGE

California Village by Infracorp is a well-established, family-friendly community offering modern living through a variety of villas, townhouses, and apartments. Designed with a focus on green spaces and community life, it features a central park, landscaped gardens, walking paths, and a clubhouse with a gym, swimming pools, and social lounges.

PHASE 1 & 2

CALIFORNIA VILLAGE
(VILLAS & TOWNHOUSES)

SOLD OUT

212 VILLAS

ANTICIPATED HANDOVER Q4 2025

PHASE 3

CALIFORNIA RESIDENCES
(APARTMENTS)

NEW LAUNCH

370 APARTMENTS





CALIFÓRNIA
VILLAGE

THE MASTER COMMUNITY

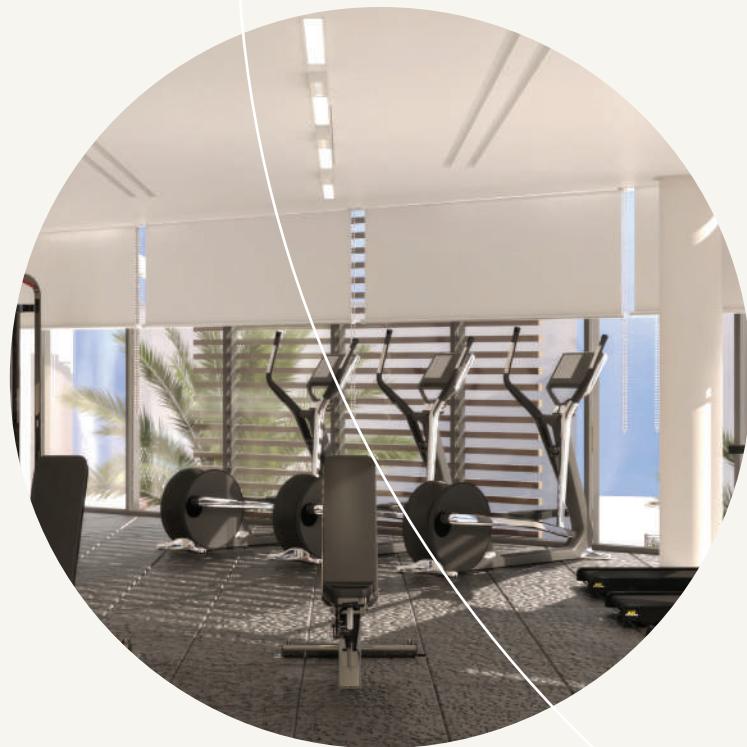


CALIFORNIA VILLAGE MASTERPLAN

- 1 California Residences Apartment Building
- 2 Townhouses
- 3 Twin Villas
- 4 Club House
- 5 Central Park
- 6 Community Entry / Exit



CLUBHOUSE



COMMUNITY AMENITIES

Community spirit is what sets life apart within the Village, supported by the outstanding facilities which are all easily accessible within the master plan. You'll find yourself enjoying the Dubai lifestyle inside and out. Throughout California Village there are numerous landscaped gardens and areas for sports, relaxation and recreation, and kids play areas. The heart of the community is the stunning clubhouse, with its impressive lounge area, cafe and gymnasium and outdoor sporting facilities. Here you will find the swimming pool and an open-air terrace and decked seating area.





DISCOVER
CALIFÓRNIA
RESIDENCES





LIVE MOMENTS FOREVER

EXPLORE A PLACE THAT'S ENRICHED WITH ELEGANCE
AND VIBRANT COMMUNITY LIVING.

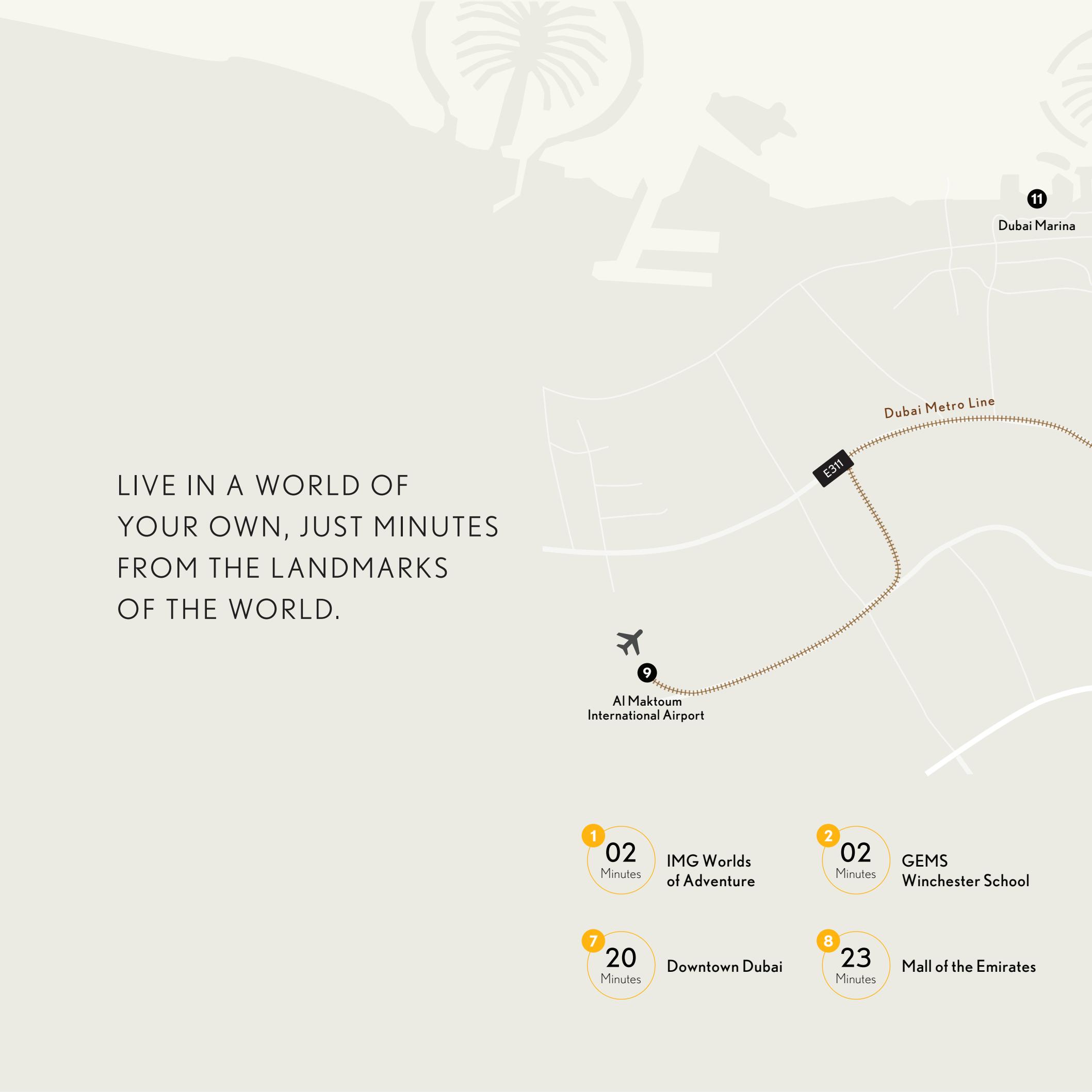
EMBRACE A THOUGHTFULLY DESIGNED LUXURY
RESIDENTIAL TOWER WHERE AESTHETICS AND AMENITIES
COME TOGETHER. ELEVATE YOUR EVERYDAY WITH
EVERYTHING THAT WILL MAKE YOU WANT TO DWELL
HERE. ALWAYS.



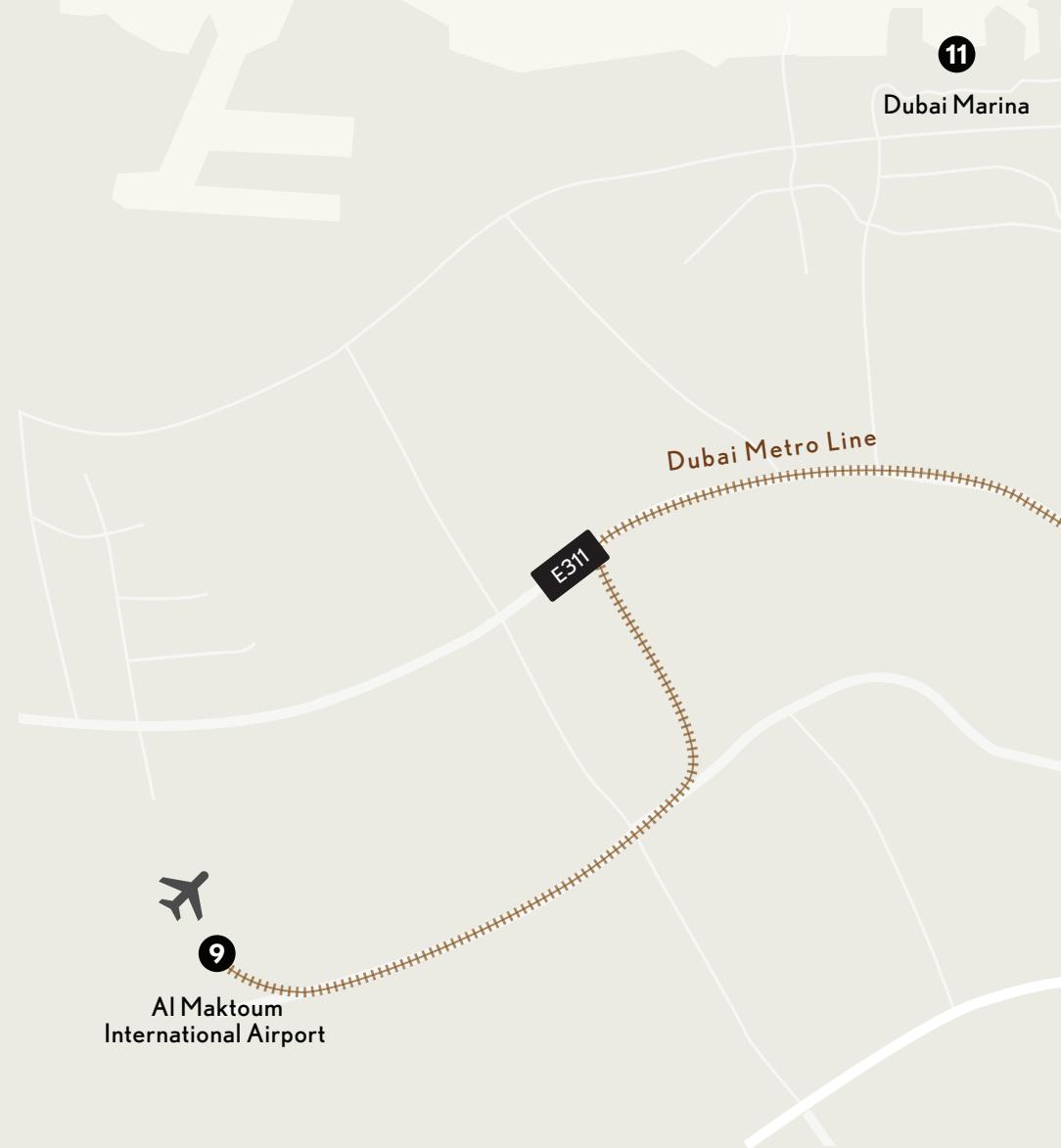


CALIFORNIA RESIDENCES

Nestled in 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 boast spectacular views of the surrounding landscape, complemented by contemporary design that seamlessly integrates indoor and outdoor spaces. The Residences stand as a testament to sophisticated urban living in Dubai's dynamic landscape.



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



1 02
Minutes

IMG Worlds
of Adventure

2 02
Minutes

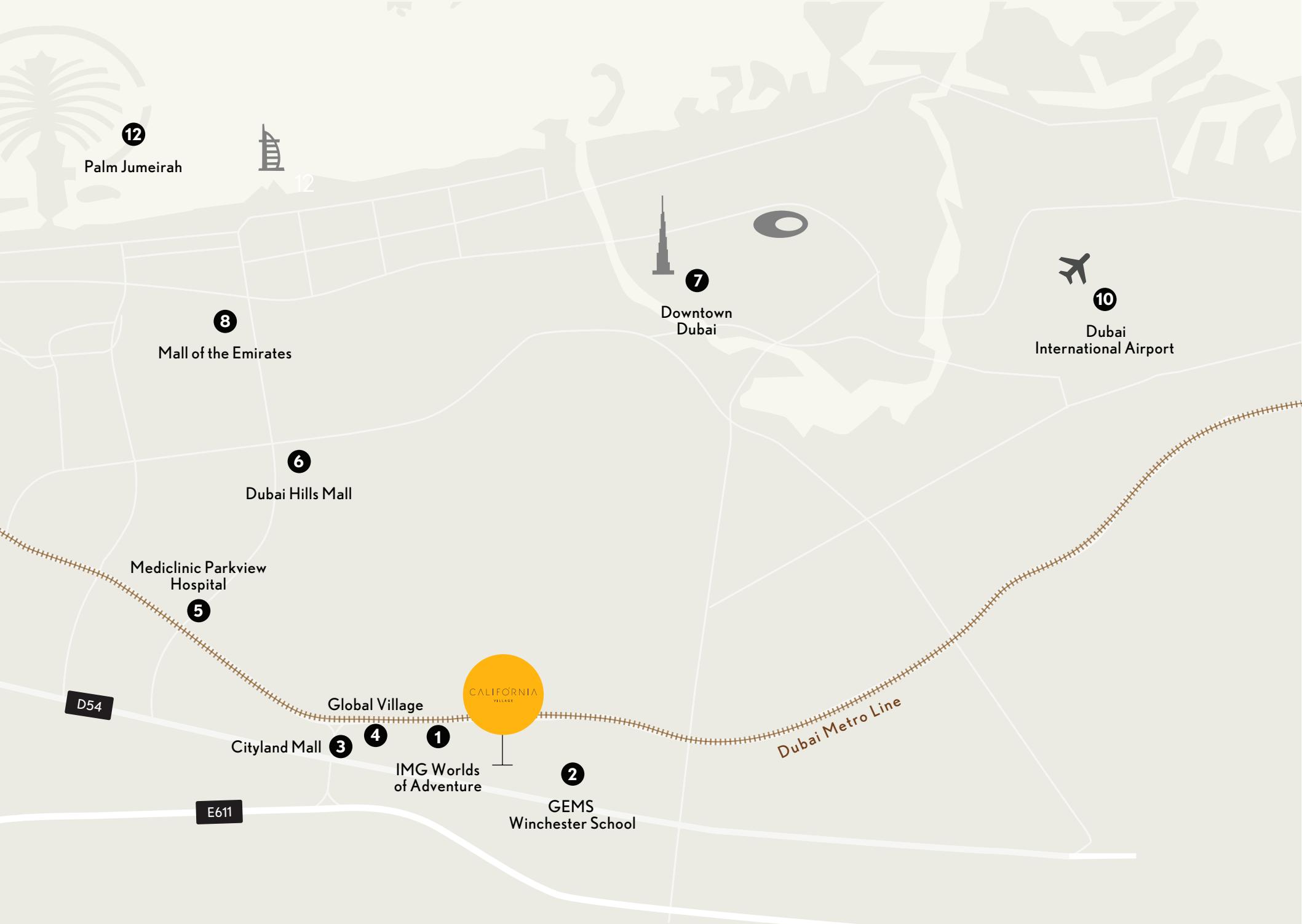
GEMS
Winchester School

7 20
Minutes

Downtown Dubai

8 23
Minutes

Mall of the Emirates



3 08 Minutes
Cityland Mall

4 09 Minutes
Global Village

5 16 Minutes
Mediclinic Parkview Hospital

6 19 Minutes
Dubai Hills Mall

9 25 Minutes
Al Maktoum International Airport

10 25 Minutes
Dubai International Airport

11 30 Minutes
Dubai Marina

12 30 Minutes
Palm Jumeirah





A SANCTUARY OF SERENITY, WITH THE LUXURIES OF URBAN LIFE.

Residents of California Residences have the unique opportunity to live in Apartments within a gated villa community, created on a foundation of shared values.

Designed with families in mind, California Residences is a safe and quiet place giving residents an often-longed-for sense of togetherness and intimacy all too often missing from other residential developments.



DIVE INTO THE ESSENCE OF Refined LIVING.

Residents can indulge in a wealth of amenities, including a shimmering pool deck, a state-of-the-art gym for fitness enthusiasts, and meticulously landscaped gardens perfect for outdoor activities. The development also features dedicated children's play areas, ensuring that families have everything they need for a balanced 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	 Pharmacy	 Photo booth /Instagram spot
 Tai Chi Deck	 Walking Track	 Swing seats and hanging pods
 Pet Grooming Area	 Sauna Room	 Sky garden
 Wall Climbing Zone for Kids	 Steam Room	 Aromatic Herb Garden
 Board Games Area	 Business Lounge	 Supermarket
 Laundry	 Library and reading lounge	 Indoor Gaming Area (Foosball, Pool Table)



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

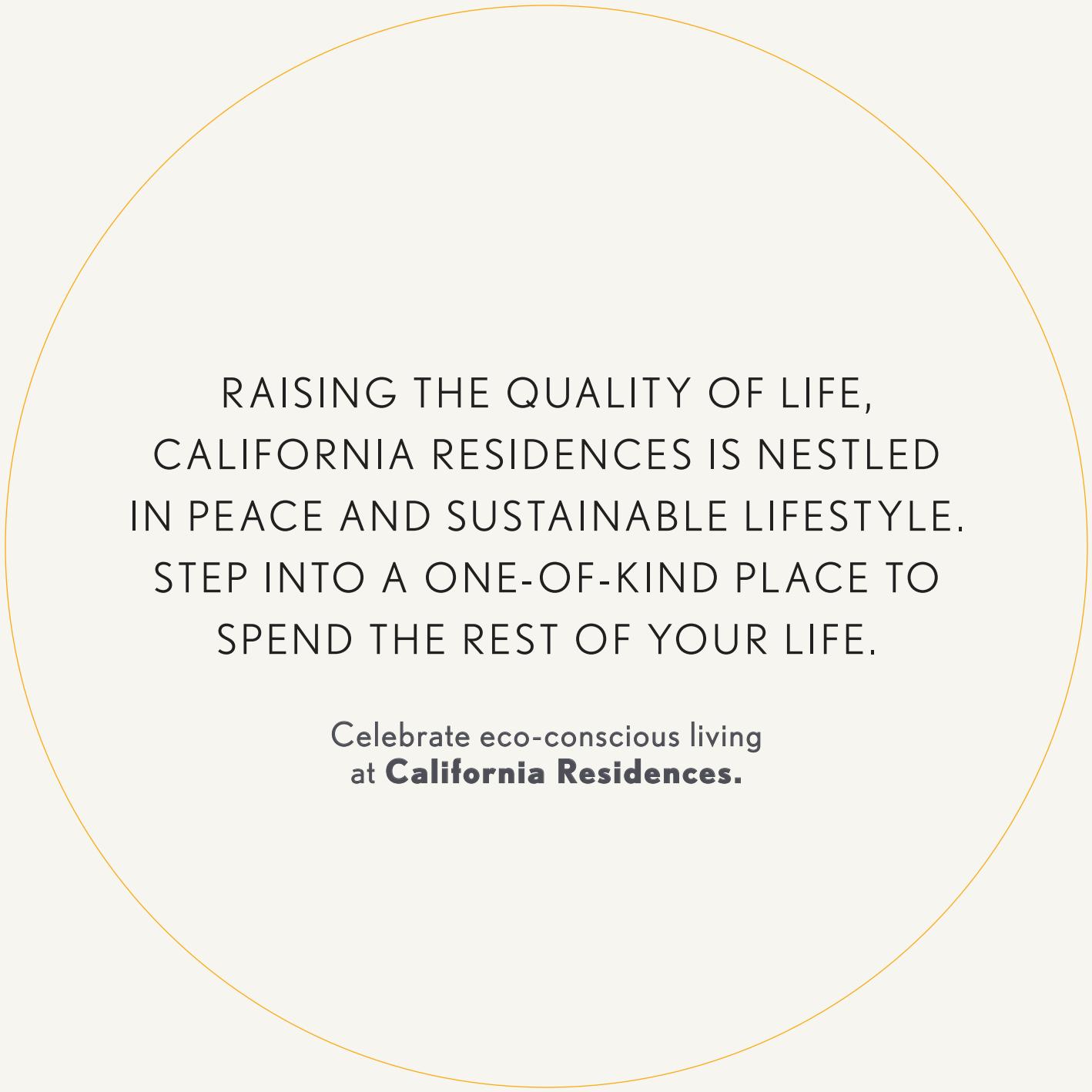
California Residences
the destination for beautiful memories.





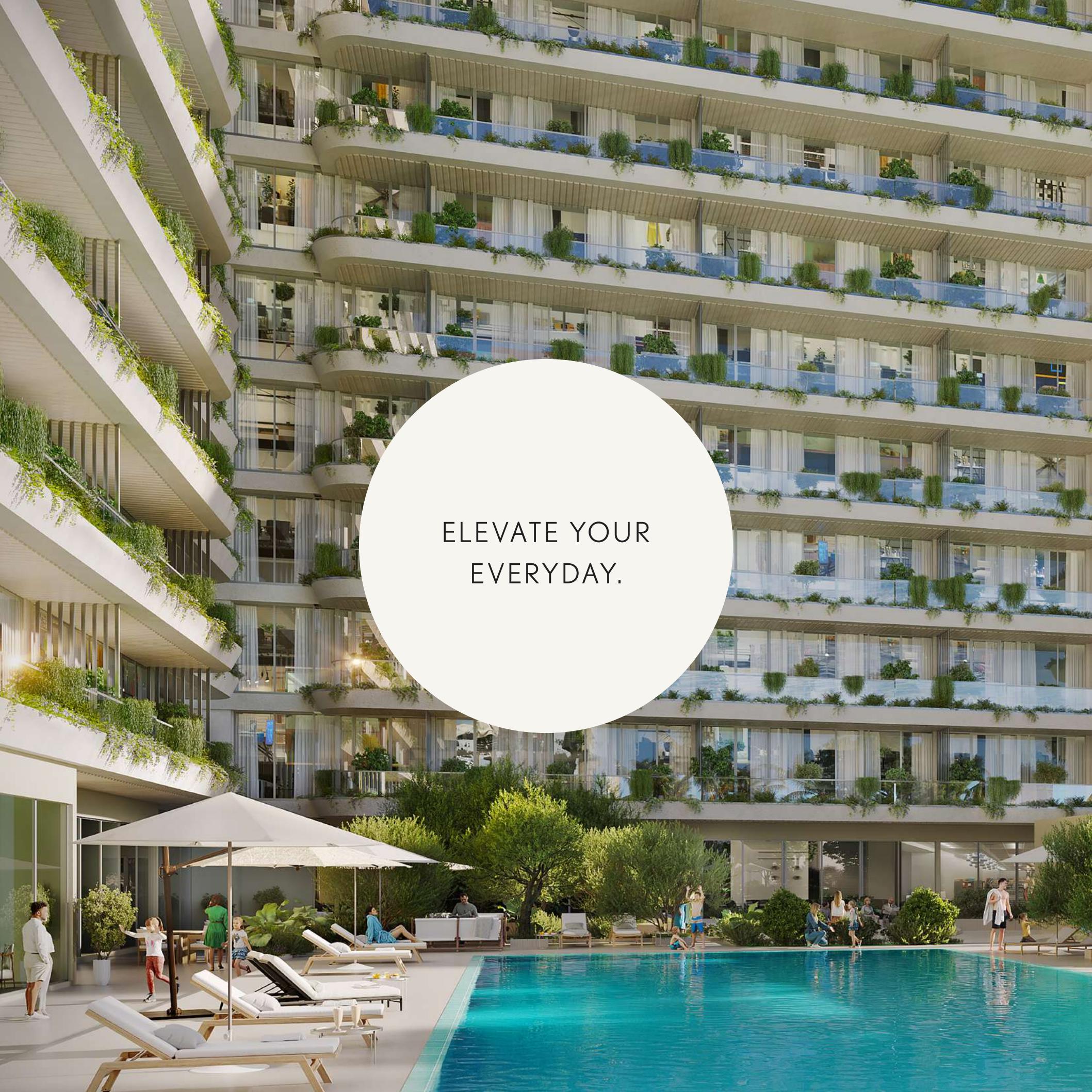
EVERY MOMENT
TO CHERISH,
A LIFETIME TO
REMEMBER.





RAISING THE QUALITY OF LIFE,
CALIFORNIA RESIDENCES IS NESTLED
IN PEACE AND SUSTAINABLE LIFESTYLE.
STEP INTO A ONE-OF-KIND PLACE TO
SPEND THE REST OF YOUR LIFE.

Celebrate eco-conscious living
at **California Residences**.



ELEVATE YOUR
EVERYDAY.



PERFECT FOR
NURTURING
A FAMILY,
DESIGNED FOR
ESCAPING THE
GRIND.



THE ART OF
QUIET LUXURY.



A BLEND OF
ELEGANCE AND
STYLE, INSPIRED
BY VIBRANT
COMMUNITY
LIVING.





PRIVILEGES TO BE
CHERISHED FOR
A LIFETIME.

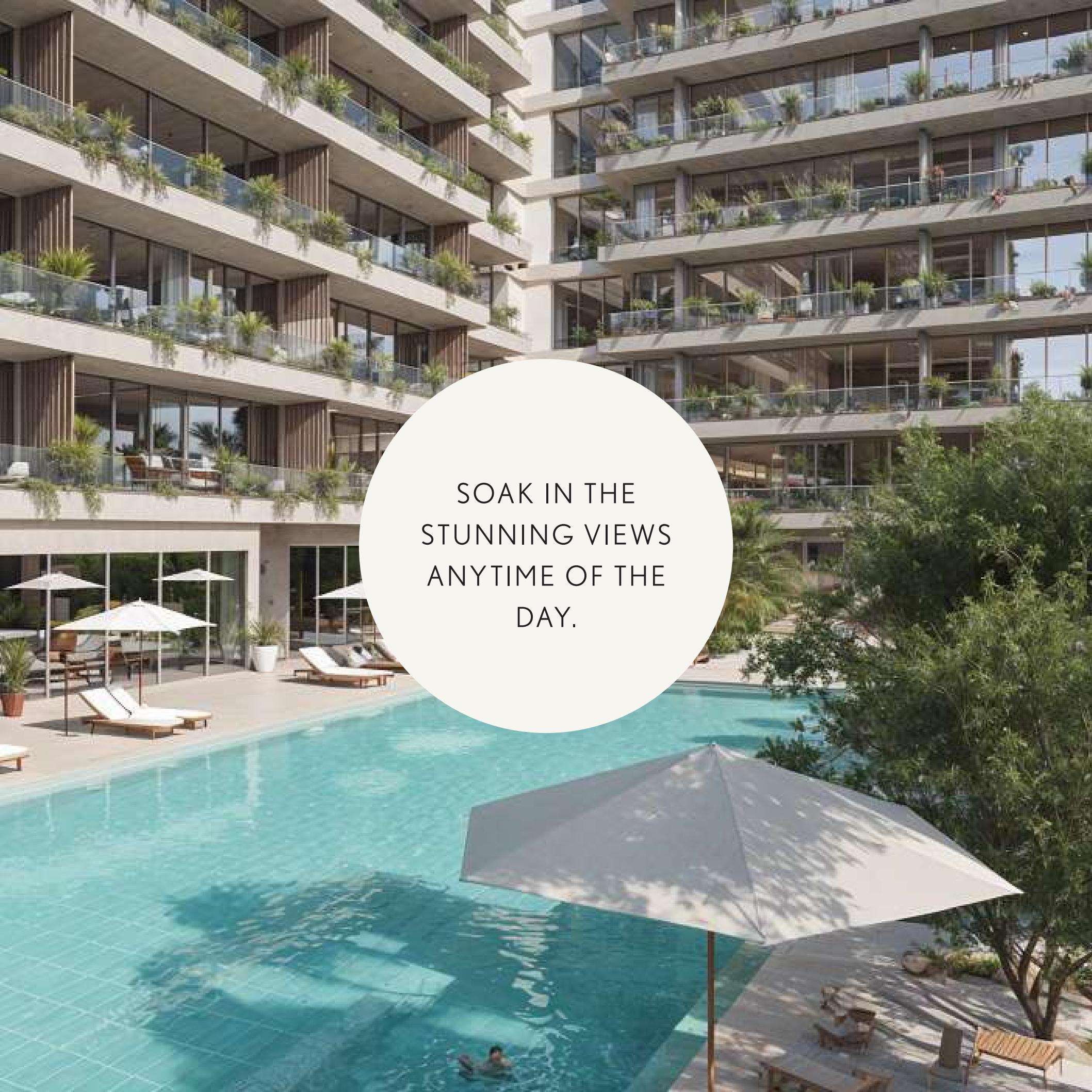
BE SURROUNDED
BY JOY, AS FAR
AS THE EYE CAN
SEE.



Architectural illustrations for reference only. Furniture is not included in the sale packages.



Step into the California Residences and experience a harmonious blend of warmth and contemporary elegance. The interiors exude a sense of refined luxury, characterized by cleanliness and a minimalist aesthetic. Expansive windows flood the living spaces with natural light, creating an airy ambiance that complements the modern design.



SOAK IN THE
STUNNING VIEWS
ANYTIME OF THE
DAY.



WHERE LITTLE
ONES WILL
EMBARK
ON ENCHANTING
ADVENTURES.



A LIVELY
NEIGHBOURHOOD
AT THE CORE OF
GREEN SPACES.

CALIFORNIA VILLAGE



UNIT TYPES OVERVIEW





THOUGHTFULLY DESIGNED FOR LIVING MORE PER SQUARE FOOT.

California Residences boasts meticulously designed floor plans that maximize both space and functionality. Each layout is thoughtfully crafted to enhance the living experience, featuring open-concept designs that seamlessly blend living, dining, and kitchen areas.

The well-proportioned bedrooms offer privacy and comfort, while clever storage solutions ensure clutter-free living. Large windows flood the interiors with natural light, creating an airy ambiance throughout.

CALIFÓRNIA

R E S I D E N C E S

1 BEDROOM

TYPE - 4
FLOOR 2-10

UNIT AREA

NET AREA	592 SQ. FT
TERRACE AREA	141 SQ. FT
TOTAL AREA	733 SQ. FT

KEY PLAN



DISCLAIMER: All floor plans, layouts, and dimensions are intended for illustrative purposes only and are subject to change without prior notice. Actual unit sizes, configurations, and specifications may vary during construction and upon completion. Furniture and fittings shown are for representation only. The developer reserves the right to make modifications as deemed necessary without obligation or notice.



CALIFÓRNIA

R E S I D E N C E S

1 BEDROOM

TYPE - 5B

FLOOR 1-10

UNIT AREA

NET AREA 731 SQ. FT

TERRACE AREA 145 SQ. FT

TOTAL AREA 876 SQ. FT

KEY PLAN



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CALIFÓRNIA

R E S I D E N C E S

2 BEDROOM

TYPE - 1

FLOOR 2-10

UNIT AREA

NET AREA 966 SQ. FT

TERRACE AREA 214 SQ. FT

TOTAL AREA 1,180 SQ. FT

KEY PLAN



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CALIFÓRNIA

R E S I D E N C E S

2 BEDROOM

TYPE - 8

FLOOR 1-10

UNIT AREA

NET AREA 1,161 SQ. FT

TERRACE AREA 213 SQ. FT

TOTAL AREA 1,374 SQ. FT

KEY PLAN



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CALIFÓRNIA

R E S I D E N C E S

2 BEDROOM

TYPE - 16

FLOOR 1-10

UNIT AREA

NET AREA 1,037 SQ. FT

TERRACE AREA 205 SQ. FT

TOTAL AREA 1,242 SQ. FT

KEY PLAN



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CALIFÓRNIA

R E S I D E N C E S

3 BEDROOM

TYPE - 2

FLOOR 2-10

UNIT AREA

NET AREA 1,530 SQ. FT

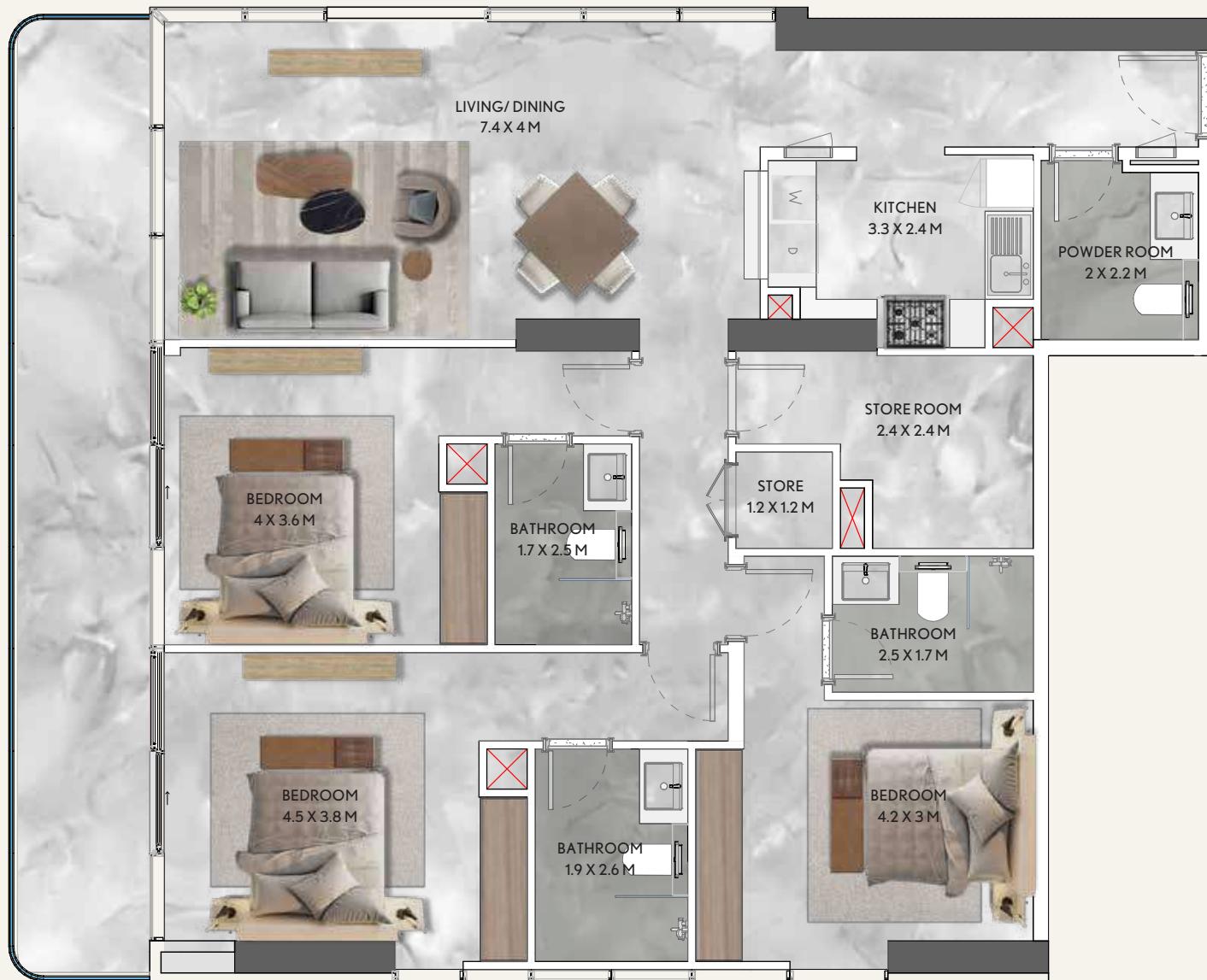
TERRACE AREA 234 SQ. FT

TOTAL AREA 1,764 SQ. FT

KEY PLAN



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CALIFÓRNIA

R E S I D E N C E S

3 BEDROOM

TYPE - 1

FLOOR 1-10

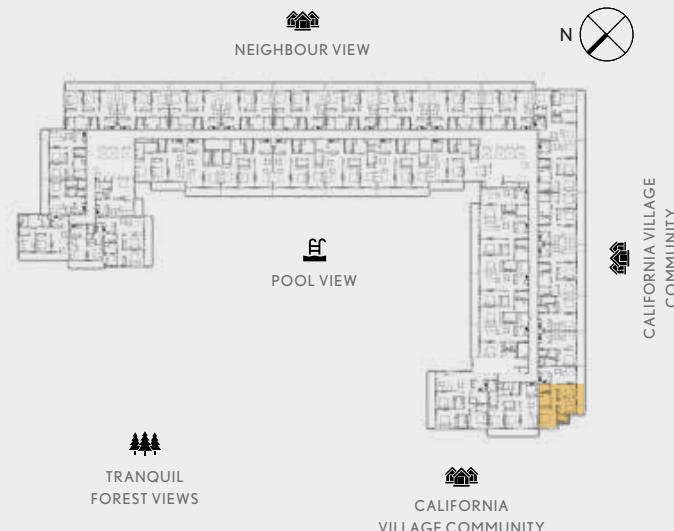
UNIT AREA

NET AREA 1,089 SQ. FT

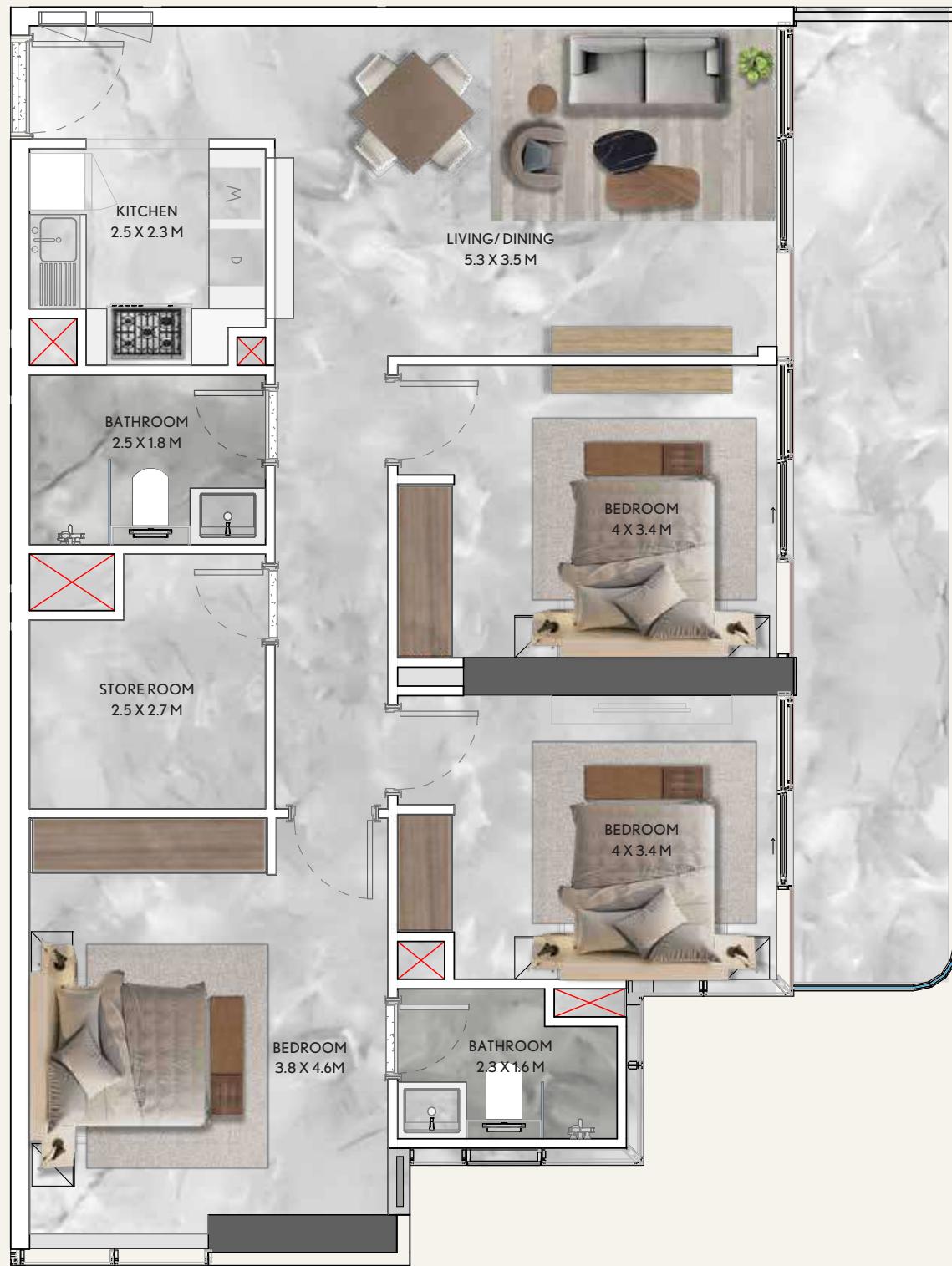
TERRACE AREA 200 SQ. FT

TOTAL AREA 1,289 SQ. FT

KEY PLAN



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CALIFORNIA
VILLAGE
WHERE A COMMUNITY
COMES TOGETHER







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.



3 BILLION USD

A growing portfolio in assets under management,

250 MILLION SQUARE FEET

Land bank across the GCC, North Africa, and South Asia

6 COUNTRIES

Including live projects in Bahrain, UAE, India, Morocco, USA and Finland

OUR PARTNERS

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