



IXORA VILLAS

📍 LOCATION: AL BARARI 📅 COMPLETED: MAY 2024

Al Barari presents a new phase of one of the most beautiful communities in the city, IXORA. The collection of 82 exclusive 4-bedroom homes offers distinctive green living with inspired architecture and gorgeous surrounding views. Ixora is also the name of a beautiful shrub which will be used in the landscaping of these homes. These luxurious residences feature plenty of light which brings the outside environment right into your home.

FACILITIES

- | | | |
|----------------------|---------------|----------------------|
| PRIVATE DIP POOLS | KID'S ZONES | CLUBHOUSE/BEACH CLUB |
| COMMUNITY RETAIL | RESTAURANTS | NATURE ESCAPES |
| OUTDOOR GREEN SPACES | CYCLING TRACK | GARAGE |
| HEALTH CLUB | | |

SIZES & PRICES

4 BR - FROM 4,791 SQFT

FROM AED 4,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Waitrose-Al Barari, Al Barari MiniMart, Kouken Mart Grocery LLC, Carrefour Market

PUBLIC TRANSPORT: METRO – Umm Al Sheif, BUS – Arabian Ranches Saheel Gate 3

SCHOOLS/NURSERIES: Dunecrest American School, Kid's Spot Nursery Barari, GEMS Winchester School, Kings' Al Barsha

MEDICAL FACILITIES: Al Khail Medical Center, Multi Care Medical Center, Mediclinic Arabian Ranches, New A; Musalla Medical Center

RETAIL/F&B: On-site, Cityland Mall, Dubai Hills Mall

PETROL STATION: Emarat Global

LANDMARKS: Global Village, Falconcity of Wonders, IMG Worlds of Adventure

LOCATION FACTORS

- DIRECT ACCESS TO SHEIKH MOHAMMED BIN ZAYED ROAD
- WELL CONNECTED AREA WITH ACCESS TO AL AIN ROAD AND AL KHAIL ROAD
- VIRTUALLY ALL AMENITIES AND FACILITIES WITHIN THE AL BARARI COMMUNITY
- GREAT SCHOOLS AND NURSERIES ALL WITHIN EASY REACH
- CLOSE TO ARABIAN RANCHES AND DUBAI HILLS
- 30 MINUTES TO DUBAI HILLS MALL
- 35 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DXB



+7 969 179 97 79



By creating a modern and light-filled home, the project aims to maximize the potential of the 3 floors with lots of outdoor living spaces across the rooftop terrace, other terraces and the garden. All residences feature open-plan kitchens and dining areas, and all bedrooms come with a private bathroom. The master bedroom includes an en-suite, walk-in closet and a sitting area.

PITCH POINTS / WHY BUY?

- FREEHOLD AREA
- ONE OF THE MOST BEAUTIFUL COMMUNITIES IN DUABI
- 80% OF AL BARARI IS MADE UP OF GREEN SPACES
- THIS COMMUNITY IS KNOWN FOR BEING ECO-FRIENDLY AND INCORPORATING NATURE INTO ITS HOMES
- LARGEST PRIVATELY OWNED PLANT NURSERY IN THE WORLD
- AL BARARI HOUSES ONE OF THE MOST RENOWNED HEALTH CLUBS IN THE UAE- BODY LANGUAGE HEALTH CLUB
- AL BARARI HOUSES THE MULTI AWARD-WINNING RESTAURANT CALLED THE FARM
- PERFECT AREA FOR FAMILIES
- AL BARARI IS ALREADY WELL DEVELOPED

PROMOTION:	4% DLD fees, 3K admin fees
PAYMENT PLAN:	40/60 (5% booking, 60% upon completion)
ROI:	Apartments in Al Barari generate 6%

DEVELOPER OVERVIEW

The family-owned Al Barari Development LLC started in 2005 and today offers thoughtfully designed villas (The Residences, The Reserve, and The Nest) and large-scale apartments (Ashjar, Seventh Heaven, and The Neighbourhood) in the verdant and unique residential community of Al Barari, making it an exceptional real estate investment.

THINGS TO KNOW

SERVICE CHARGE:	AED 6.1 PER SQFT BUA
ALLOCATED PARKING:	YES (GARAGE FOR 2 CARS)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- On-site retail and restaurants
- 300m Waitrose Supermarket
- 1.6km Dunecrest American School
- 2km Sheikh Mohammed Bin Zayed Road
- 12km Petrol Station
- 12.8km New Al Musalla Medical Center



KEY FEATURES

- 3 FLOOR RESIDENCES, WITH A ROOF TERRACE AND DIP POOL
- FLOOR-TO-CEILING WINDOWS IN ALL THE MAIN ROOMS ON EACH LEVEL
- PRIVATE GARAGE IN EVERY UNIT
- OPEN-PLAN KITCHEN EXTENDS ONTO THE TERRACE
- GARDEN AREA AT THE BACK OF ALL UNITS
- ALL MASTER BEDROOMS INCLUDE AN EN-SUITE, WALK-IN CLOSETS AND A SITTING AREA