



THE RESERVE VILLAS

LOCATION: AL BARARI COMPLETED: Q1 2018

The Reserve includes a collection of luxury custom-built 5, 6, 7 and 8 bedroom villas surrounded by greenery. Villas range in size from 8,300 sqft to 16,580 sqft, with overall plot sizes from 31,000 sqft. Buyers are still able to customise these homes under the expert direction of Sustainable Builders, with Etcetera Living and Green Works who collaborated on the initial interiors and landscaping concepts when completed in 2018. These properties are now being sold on the secondary market and as shell & core

FACILITIES

- PRIVATE SWIMMING POOL
- CLUBHOUSE/ BEACH CLUB
- COMMUNITY RETAIL
- HEALTH CLUB
- RESTAURANTS
- NATURE ESCAPES
- OUTDOOR GREEN SPACES
- CYCLING TRACK
- COVERED PARKING
- KID'S ZONES

SIZES & PRICES

5 BR – FROM 8,300 SQFT	RESALE MARKET
6 BR – FROM 13,000 SQFT	RESALE MARKET
7 BR – FROM 17,000 SQFT	RESALE MARKET
8 BR – FROM 17,000 SQFT	RESALE MARKET

LOCAL AMENITIES / INFRASTRUCTURE

UPERMARKETS: 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

PETROL STATION: Emarat Global

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

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



These 28 exclusive villas are being sold on the secondary market, as well as shell and core. The initial launch of the villas came in 4 designs and each property has 4 floors. All villas come with an open-plan layout where floor-to-ceiling windows help to bring the outside, in.

PITCH POINTS / WHY BUY?

- FREEHOLD AREA AND PROPERTIES
- ONE OF THE MOST BEAUTIFUL COMMUNITIES IN DUABI
- 60% OF AL BARARI IS MADE UP OF GREEN SPACES
- THIS COMMUNITY IS KNOWN FOR BEING ECO-FRIENDLY AND INCORPORATING NATURE INTO ITS HOMES
- AL BARARI IS ALREADY WELL DEVELOPED
- 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
- LARGEST PRIVATELY OWNED PLANT NURSERY IN THE WORLD

PAYMENT PLAN: N/A

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, IXORA, and The Nest) and large-scale apartments (Ashjar 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 17 PER SQFT (INTERIOR)
ALLOCATED PARKING:	YES (SPACE FOR 3 CARS)
RESALE POLICY:	SECONDARY MARKET - 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

- EXTREMELY SPACIOUS RESIDENCES WITH HUGE LAND PLOTS
- ALL UNITS COME WITH A PRIVATE SWIMMING POOL
- ALL BEDROOMS INCLUDE WALK-IN CLOSETS AND EN-SUITES
- COVERED PARKING FOR 3 CARS
- MAIDS ROOM COMES WITH AN EN-SUITE
- HUGE PLOTS WITH SPACIOUS FRONT AND OUTDOOR GARDENS