



the nest  
al barari



# THE NEST

📍 LOCATION: AL BARARI    📅 COMPLETED: Q2 2017

Al Barari presents The Nest collection, with a total of 55 exquisite villas available in 2 different types. Each villa features 4 ensuite bedrooms, a formal sitting and dining area, contemporary kitchen, as well as a maid and driver rooms. Owners will have access to their own private garden and swimming pool, an outdoor shower, barbeque area, landscaped garden and parking for two cars.

## FACILITIES

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

## SIZES & PRICES

4 BR -FROM 10,725 SQFT

RESALE FROM AED 14,000,000

## 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

**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 ARE 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



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The same attention to detail is applied to the outdoors will also be present inside the The Nest homes. The beautiful yet functional homes boast expansive views of Al Barari's landscaped gardens and the adjacent nature reserve, proving once again that luxury and nature can co-exist.

## 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
- 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

## 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:	ANYTIME.

## IN CLOSE PROXIMITY

- Community 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

- FLOOR-TO-CEILING WINDOWS
- EN-SUITE BATHROOMS IN ALL BEDROOMS
- MAID AND DRIVER ROOMS WITH ATTACHED BATHROOMS
- OUTDOOR SHOWER, BBQ AREA
- DRESSING ROOM IN THE MASTER BEDROOM
- PRIVATE GARDEN AND INFINITY SWIMMING POOL