



# AL JURF GARDENS, VILLAS

LOCATION: AL JURF COMPLETED: Q4 2023

Al Jurf Gardens will house a selection of villas which will all have a private garden and will come in 2 different designs. The area of Al Jurf is one of the most beautiful natural environments in the country, with developer IMKAN, preserving every last inch to make it harmonious with Al Jurf's surroundings. Once completed, Al Jurf will feature a range of facilities including a world-renowned wellness clinic and retreat, unique residential communities and serviced residences, a marina, and a town center encompassing a hotel and retail units.

## FACILITIES

- PRIVATE GARDEN
- COVERED CAR PORT
- COMMUNITY CENTER
- BBQ STATION
- PRIVATE MARINA
- PRIVATE BEACH
- KID'S PLAYGROUND
- OPEN SPACES
- PRIVATE ENTRANCE

## SIZES & PRICES

2 BR - 756 SQM PLOT	FROM AED 3,073,000
3 BR - 756 SQM PLOT	FROM AED 4,173,000
4 BR - 756 SQM PLOT	FROM AED 3,707,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Ghanttot Palace Grocery, Al Jazria Resort Supermarket, Reloj Grocery Store

**SCHOOLS/NURSERIES:** Al Manza British School, British Oak Montessori Nursery, Al Samha School, Al Morjan Kindergarten

**PETROL STATION:** ADNOC Al Seih Shuaib, ADNOC Al Jurf

**MEDICAL FACILITIES:** Al Taweelah Medical Centre, Al Samha Healthcare Center, Grand Infinity Medical Center, MedHealth Medical Center

**RETAIL/F&B:** On-site (once completed)

**LANDMARKS:** SHA Emirates Wellness Clinic, Palm Jebel Ali, Motiongate Dubai

# AlJurf

## LOCATION FACTORS

- AL JURF IS LOCATED BETWEEN ABU DHABI AND DUBAI
- ONCE COMPLETED, AL JURF WILL CONSIST OF A WHOLE COMMUNITY, WITH A DEVELOPED INFRASTRUCTURE, INCLUDING HOTELS AND RETAIL
- SURROUNDING DISTRICTS INCLUDE JAFZA, AL SHANA AND JEBEL ALI
- 50 MINUTES TO ABU DHABI
- 50 MINUTES TO DOWNTOWN DUBAI
- 18 MINUTES TO GHANTOOT
- THE FIRST SHA EMIRATES WELLNESS CLINIC WILL OPEN IN AL JURF
- MIXED-USE COMMUNITY WITH TOWNHOUSES, SEMI-DETACHED VILLAS AND VILLAS



+7 969 179 97 79





Even though the architectural design of both the Badya and Shaden semi-detached villas are inspired by Arabic culture and traditions, the interiors of both are modern, yet warm and inviting. Everything inside and out is inspired by the beautiful Al Jurf surroundings.

## PITCH POINTS / WHY BUY?

- A CHOICE OF 2 DIFFERENT ARCHITECTURAL DESIGNS
- ONE OF THE MOST BEAUTIFUL AREAS IN THE COUNTRY
- SHA EMIRATES WELLNESS CLINIC IS DUE TO OPEN IN THE AREA – THE FIRST IN THE REGION
- LOCATED IN THE MIDDLE OF DUBAI AND ABU DHABI
- ECO-FRIENDLY COMMUNITY
- GORGEOUS NATURAL ENVIRONMENT, KNOWN FOR ITS BIRDS, GAZELLES AND OTHER ANIMALS
- PRIVATE BEACH AND PRIVATE MARINA
- GATED ENTRANCE

**PAYMENT PLAN:** 10/20/70 AND 10/30/60 – CHECK WITH DEVELOPER

## DEVELOPER OVERVIEW

SPANNING ACROSS SEVEN COUNTRIES OVER THREE CONTINENTS, IMKAN PROPERTIES HAS A PORTFOLIO OF 26 IMPRESSIVE PROJECTS ALL IN VARIOUS STAGES OF CONSTRUCTION. THE ABU-DHABI BASED DEVELOPER APPLIES SMART TECHNOLOGY WITHIN ITS PREMIUM DEVELOPMENTS WHICH HAS EXCEEDED THE EXPECTATIONS OF THEIR CLIENTS. WITH A HUMAN-CENTRIC APPROACH, IMKAN AIMS TO CREATE FUNCTIONAL AND CREATIVE COMMUNITIES BOTH LOCALLY AND WORLDWIDE.

## THINGS TO KNOW

SERVICE CHARGE:	APPROX AED 7 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

## IN CLOSE PROXIMITY

- 10.6km SHEIKH MAKTOUM BIN RASHID ROAD
- 13km AL JAZIRA RESORT SUPERMARKET
- 18km ADNOC AL JURF
- 19.5km AL SAMHA SCHOOL
- 20km BRITISH OAK MONTESSORI NURSERY
- 22km AL SAMHA HEALTHCARE CENTER



## KEY FEATURES

- 2 DIFFERENT DESIGN STYLES: BADYA AND SHADEN
- PARKS AND PLAYGROUNDS WITH RUNNING TRAILS
- PRIVATE GARDEN / BBQ STATION
- WATER SPORTS CENTRE AND CLUBHOUSE
- 700M PRIVATE BEACH
- 3.4KM BEACHFRONT
- PRIVATE MARINA