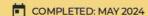




IXORA VILLAS

PROINVEST

O LOCATION: AL BARARI



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

KID'S ZONES



CLUBHOUSE/BEACH CLUB



RESTAURANTS



ITS ESCAP



CYCLING



GARAGE

SIZES & PRICES

COMMUNITY

OUTDOOR GREEN SPACES

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









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 INCORPORTATING 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 genertae 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