



# LUNARIA

LOCATION: AL BARARI    COMPLETED: APRIL 2024

Lunaria is a gorgeous collection of 40 limited edition 6-bedroom villas that will sit north-east of the Al Barari masterplan. All villas will have 4 floors (basement, GF, 1st floor and a roof terrace) and will include a monumental spiral staircase connecting all levels. Owners will have access to their own private garden and swimming pool with a decking area, a gym and home cinema in the basement, and covered parking for two cars. Al Barari is known for being one of the greenest and most private communities in the whole of Dubai, with sustainability and nature as key features throughout all the residences within the community.

## FACILITIES

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

## SIZES & PRICES

6 BR – 8,000 SQFT TO 16,000 SQFT    FROM AED 15,392,481

## 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
- EXCELLENT LOCATION FOR WALKING, GETTING OUTDOORS – LOTS OF GREENERY AND OPEN SPACES
- 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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These gorgeous standalone villas will be sleek and modern, yet earthy and inspired by nature. The vast floor-to-ceiling windows and doors allow the outside in, so owners can make the most of the beautiful surroundings. Each villa will include a stunning spiral staircase that will be the focal point of the interiors. The exterior of each villas will contrast with the glossy white interiors, and there will be a huge open plan living area that will overlook the water and the spacious reception and dining room.

## 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
- 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:** 50/50

**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 6.18 PER SQFT BUA
ALLOCATED PARKING:	YES (GARAGE FOR 2 CARS)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

## 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

- 4 STOREY VILLAS THAT INCLUDE A BASEMENT, GF, 1ST FLOOR AND A ROOFTOP
- BUILT-IN WARDROBES IN ALL BEDROOMS
- BASEMENT INCLUDES A GYM, MAID'S KITCHEN, DRIVER AND MAID'S ROOM WITH BATHROOMS, STORAGE AND LAUNDRY ROOMS, A HOME CINEMA AND A SAUNA
- ALL VILLAS COME WITH A SWIMMING POOL AND A DECKING AREA
- PRIVATE OFFICE AND A GUEST BATHROOM ARE LOCATED AT THE BACK OF THE HOME
- INCLUDES A MONUMENTAL SPIRAL STAIRCASE THAT CONNECTS ALL LEVELS