



Aljurf
GARDENS
—
BUDOOR VILLAS



“THEY USED TO SAY THAT AGRICULTURE HAS

NO FUTURE, BUT WITH GOD'S BLESSING

AND OUR DETERMINATION,

WE HAVE SUCCEEDED IN TRANSFORMING

THIS DESERT INTO A GREEN LAND.”

H.H SHEIKH ZAYED BIN SULTAN AL NAHYAN

A L J U R F

THE PROJECT

Our landscape is ever changing, adding layer upon layer, building on the existing; merging, integrating, and weaving—to produce natural masterpieces of timeless beauty. Nestled along the Sahel Al Emarat Coast, AlJurf adds a new layer of beauty to the landscape. Integrating itself within the natural environment, AlJurf is a masterpiece that preserves and enhances the existing beauty, perpetuating a legacy, rather than changing it.

AlJurf will feature a range of facilities, including a world-renowned wellness clinic and retreat, unique residential communities and serviced residences, as well as a marina and a town centre encompassing a hotel and retail units. All these components will be carefully integrated within the natural landscape of AlJurf as to not disturb its harmonious beauty, but rather capitalise on it. Guests and residents will become the protectors of the ecosystem in the same way our ancestors were, while enjoying the simple luxury provided by this intricately woven work of nature and design.





ALJURF MASTERPLAN

- 01 QASR ALJURF
- 02 JIWAR ALQASR
- 03 ALJURF GARDENS SIGNATURE PLOTS
- 04 SHA EMIRATES WELLNESS CLINIC
- 05 TURTLE ISLAND
- 06 ALJURF GARDENS VILLAS
- 07 ALJURF GARDENS TOWNHOUSES
- 08 TIDAL CANAL
- 09 CANAL VILLAS
- 10 MARSALJURF TOWNHOUSES
- 11 MARSALJURF RESIDENCES
- 12 MARSALJURF PUBLIC MARINA
- 13 ALJURF GARDENS PRIVATE MARINA
- 14 JIWAR ALQASR PUBLIC BEACH
- 15 ALJURF GARDENS PRIVATE BEACH
- 16 NEIGHBOURHOOD CENTRE
- 17 K₁₂ SCHOOL
- 18 ALJURF WILDLIFE RESERVE
- 19 UTILITIES PLOT
- 20 PRIVATE ISLAND
- 21 BOUTIQUE HOTEL

Aljurf GARDENS

THE COASTAL RANCHES

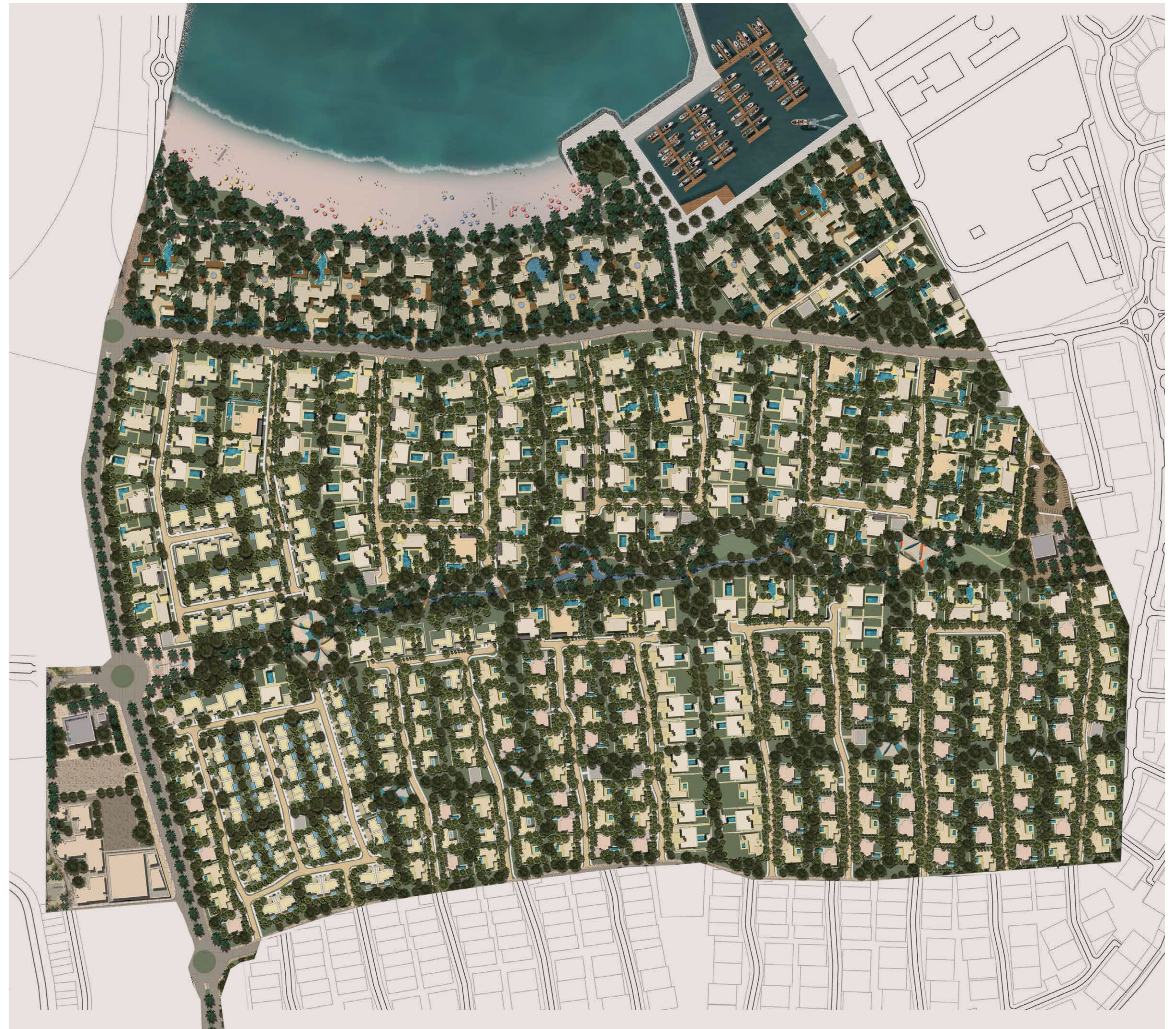
OF ALJURF

AlJurf Gardens is where decades ago tens of thousands of trees were planted to create a green haven in the desert of Abu Dhabi.

Even the name has an aura—it is possible at once to lose and to find yourself among the trees and natural landscape, following a path that leads from the thoughtfully interwoven coastal ranches to the private and secluded beach.

AlJurf Gardens is a natural masterpiece; an intricate tapestry of 500 landscaped plots designed to seamlessly integrate within the natural, raw beauty of AlJurf.

Inspired by local culture, AlJurf Gardens tames the wilderness of its surroundings to introduce refined architectural patterns repeated in different motifs. It is reflective of nature's beauty across every typology of homes, gardens and courtyards.



A M E N I T I E S

P R I V A T E E N T R A N C E



Sanctuaries are a place of blissfulness, fulfilment, and soul enrichment. They are a haven where you feel safe and free to be yourself; to find inner peace.

Away from the bustling crowds and fast-paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through its gates, you'll find a simpler lifestyle. One that allows you to experience true authenticity with family and friends. All in a private and secure environment.

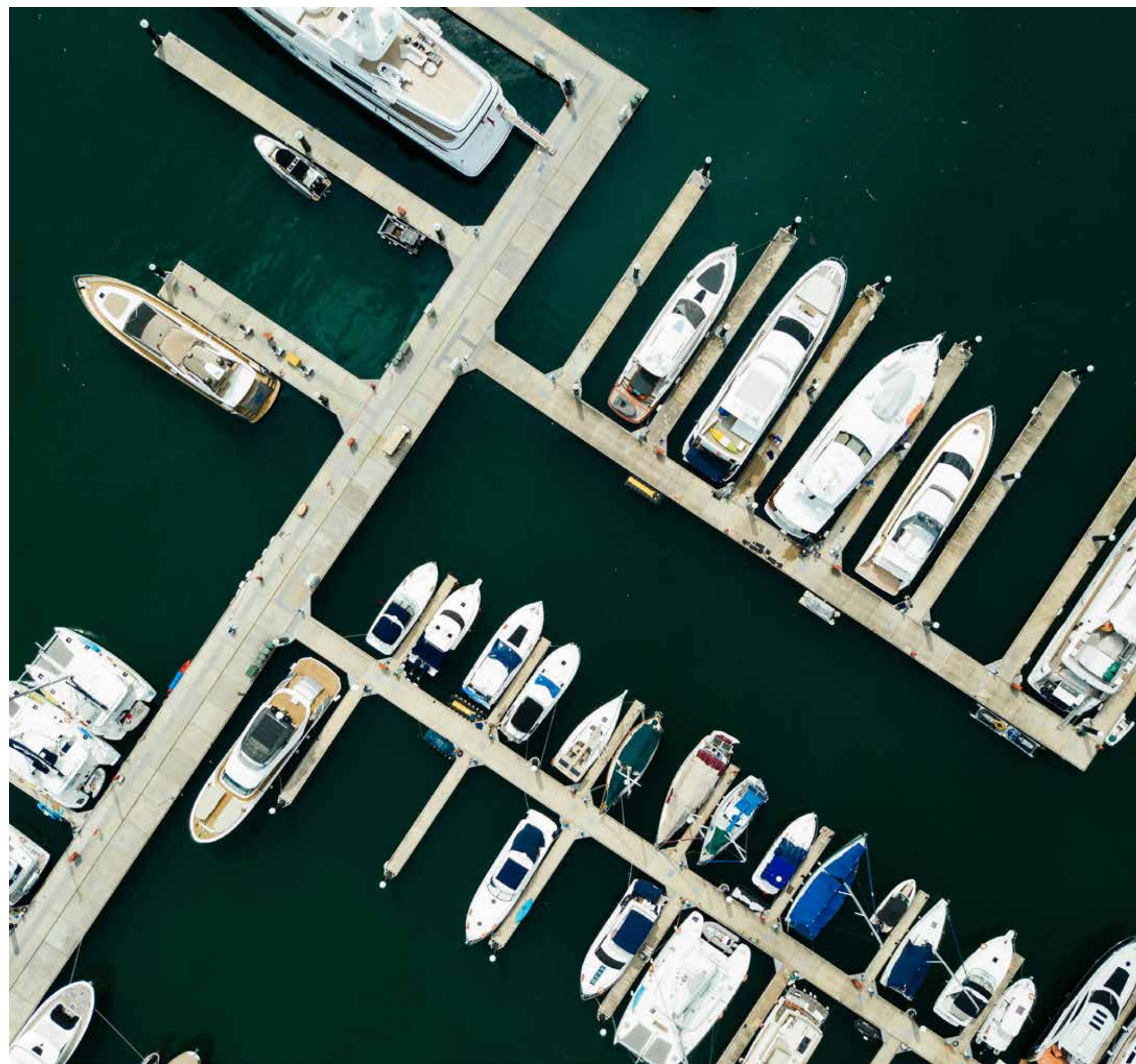
P R I V A T E B E A C H



Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates—Sahel Al Emarat. A coastal getaway that captures the imagination, heritage and nature of the Emirates, while offering a timeless, universal appeal and charm that add to the feeling of escapism.

AlJurf Gardens boasts its own private beach and coastal shores stretching alongside the development's border, protecting its residents from the outside world.

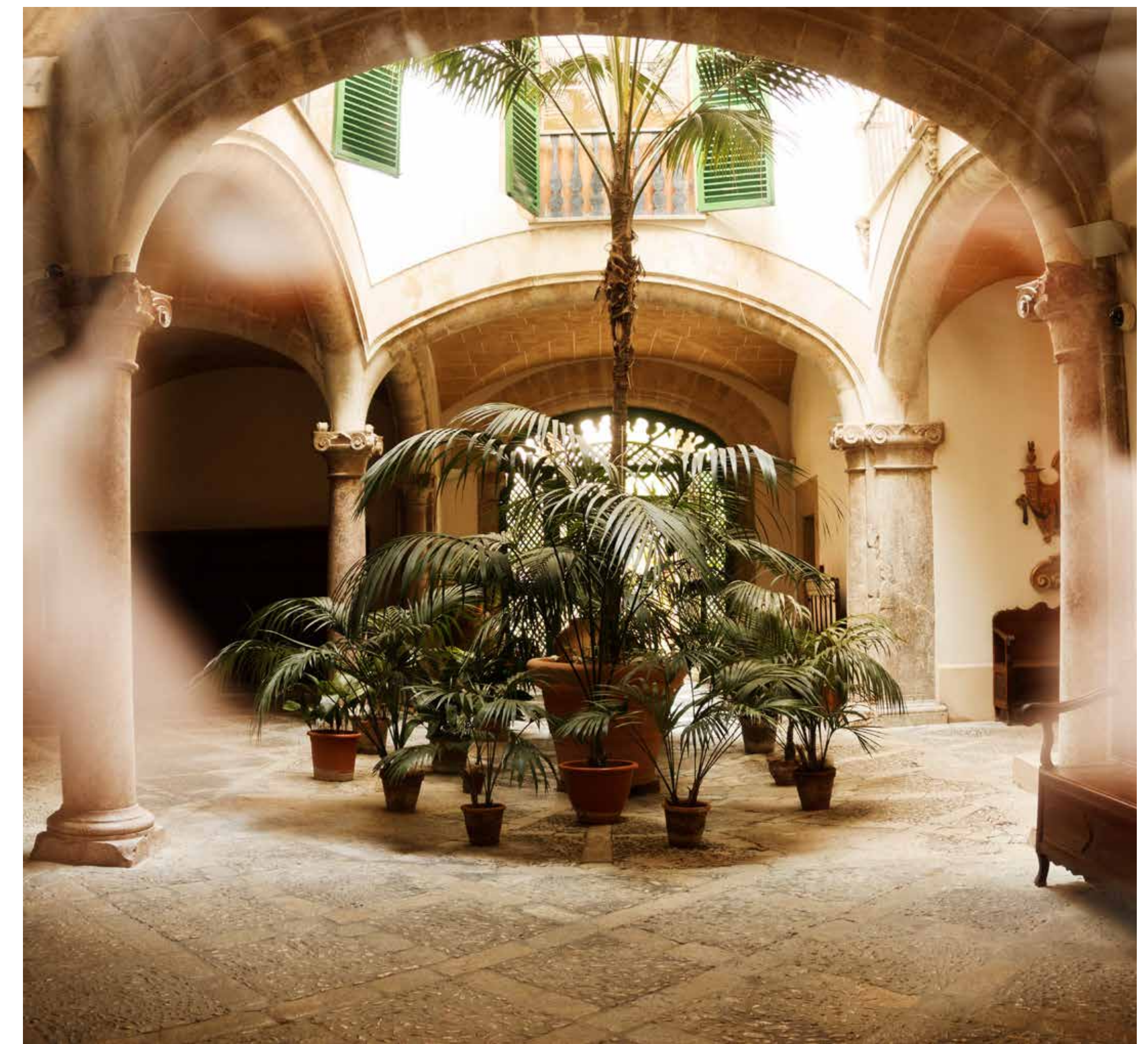
PRIVATE MARINA



For generations, Abu Dhabi, with kilometres of pristine coastline and a plethora of natural islands, has been at one with the sea. It was home to fishing and pearling fleets and active boat yards. Emiratis still take to the seas in droves—but more recently in a more leisurely fashion.

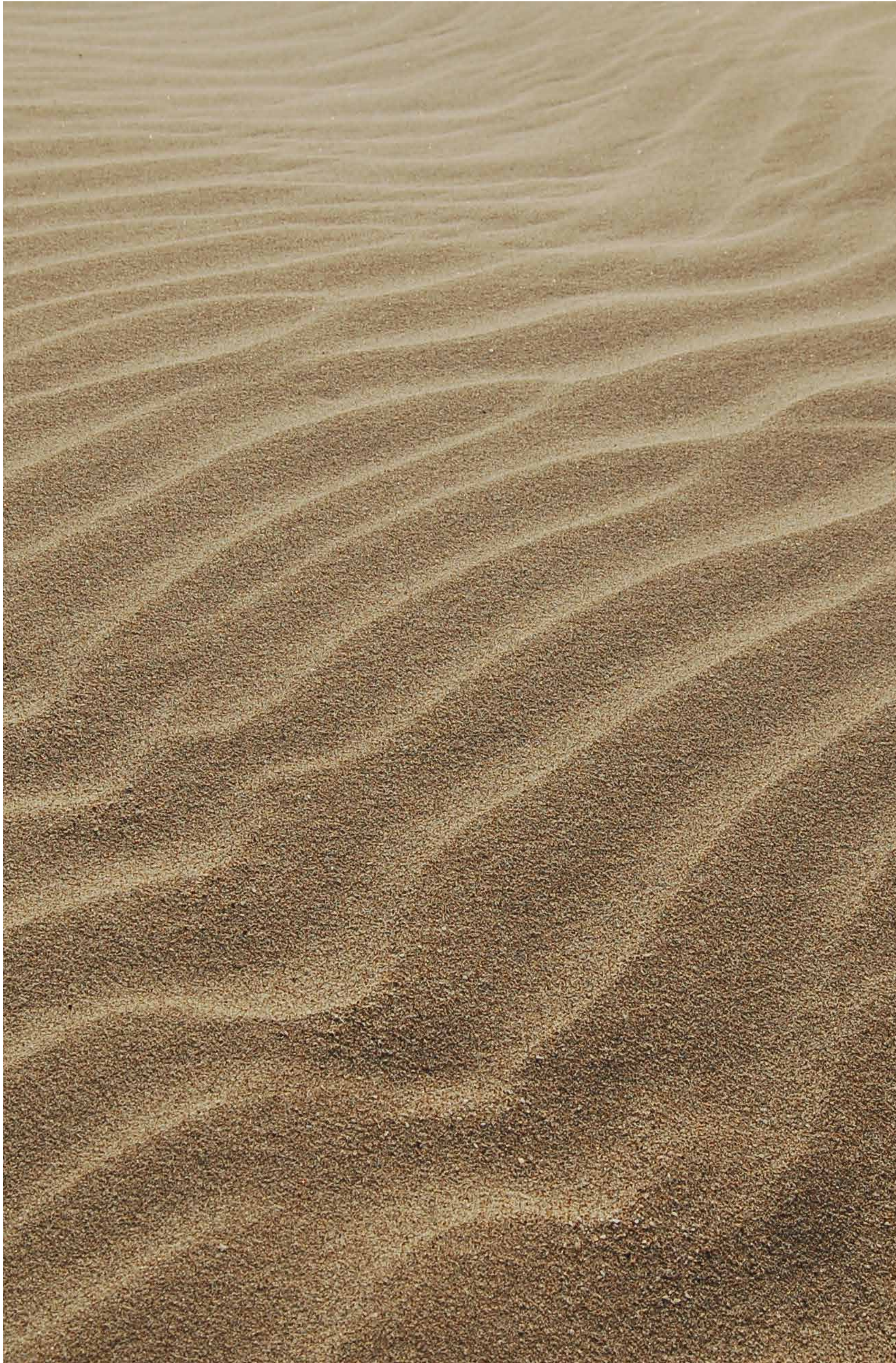
Comfortably nestled on the shores of the beautiful coast of AlJurf, and just a short walk through the trees and lush greenery, lies the private marina; accessible exclusively to the residents of AlJurf Gardens.

COMMUNITY CENTERED



AlJurf Gardens has the community at its heart. It boasts a majlis, courtyard architecture, mosques and a community centre; offering a welcoming setting to come together.

AlJurf is a beautifully natural place, a framework for an authentic life. Key to this authenticity is a supportive community that provides a level of social life not found in the city.



B U D O O R

V I L L A S

The Evolution of Tribal Growth

The Budoor Villa design is inspired from the basic elements of the Arabian desert tent, creating shelter and providing shade. Its hallmark design is modular, open, and linear. Historically, as the tribe grew in numbers, the tents transformed from one to many, with courtyards that provided privacy, light channels and breathable designs. Over time, this led to the differentiation of design and space. Ultimately creating a more fluid arrangement around the oasis.

A WORLD OF BREATHTAKING CONTRASTS

Brimming with date palms, mustard flowers, peach trees and tamarisk bushes, the slow-paced oasis life captures the contrast between the lush and the dry to dictate the best of desert daydreams. Inspired by local topography and landscape, the oasis naturally embraces shaded pools, golden sands and layers of vegetation, not only providing a heavenly respite from the harsh heat, but an irresistible temptation for desert exploration. In this flourishing desert spot, shapes are created organically with graceful dunes or by different gradients, bringing together within your villa plot both landscape and water.



BUDOOR VILLA TYPES



* Artist Impression

Budoor Villa



Bedroom
Villa



2 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
Balconies / Terraces	16
Car Port	46 / 80
Total	269 / 303

Disclaimer:

All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on Schematic Design information only, all dimensions are approximate and may vary with actual construction. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. Landscaping, pools and out-buildings (summer-house, majlis, drivers room) are not included within the sale of the villa. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include the correct representation of the items included in the units. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference source, but specific details are not to be viewed as "set in stone". IMKAN reserves the right to make revisions and alterations, at its absolute discretion, and without any liability whatsoever.

Ground-Floor Plan



Budoor Villa

3

Bedroom
Villa



3 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
First Floor	55
Balconies / Terraces	77
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan



Budoor Villa

4-

Bedroom
Villa



4 Br Budoor Villa	SQM
Plot Area Options	539 / 609 / 756
Ground Floor	207
First Floor	66
Balconies / Terraces	66
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan





* Artist Impression



* Artist Impression

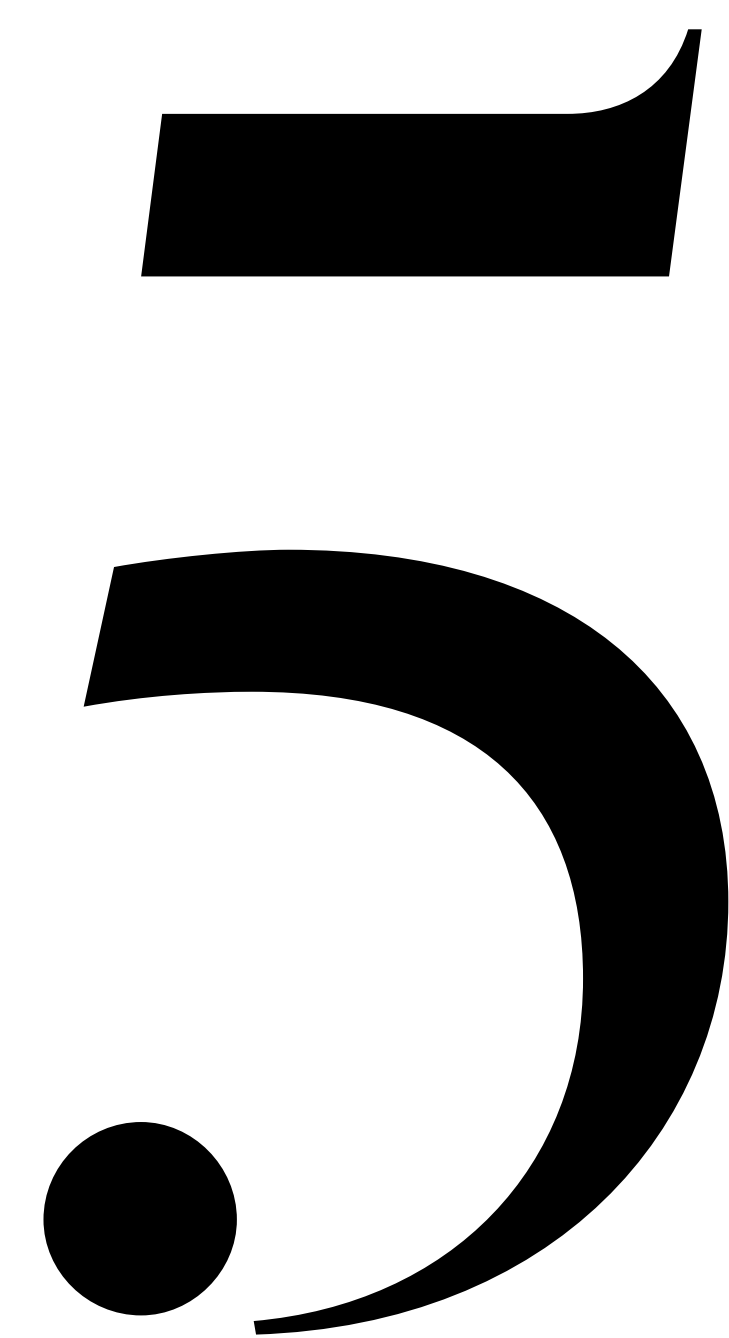


* Artist Impression



* Artist Impression

Budoor Villa



Bedroom
Villa



5 Br Budoor Villa	SQM
Plot Area Options	784 / 1620
Ground Floor	276
First Floor	154
Balconies / Terraces	87
Car Port	60 / 118
Total	577 / 635

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Ground-Floor Plan



Budoor Villa



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First-Floor Plan





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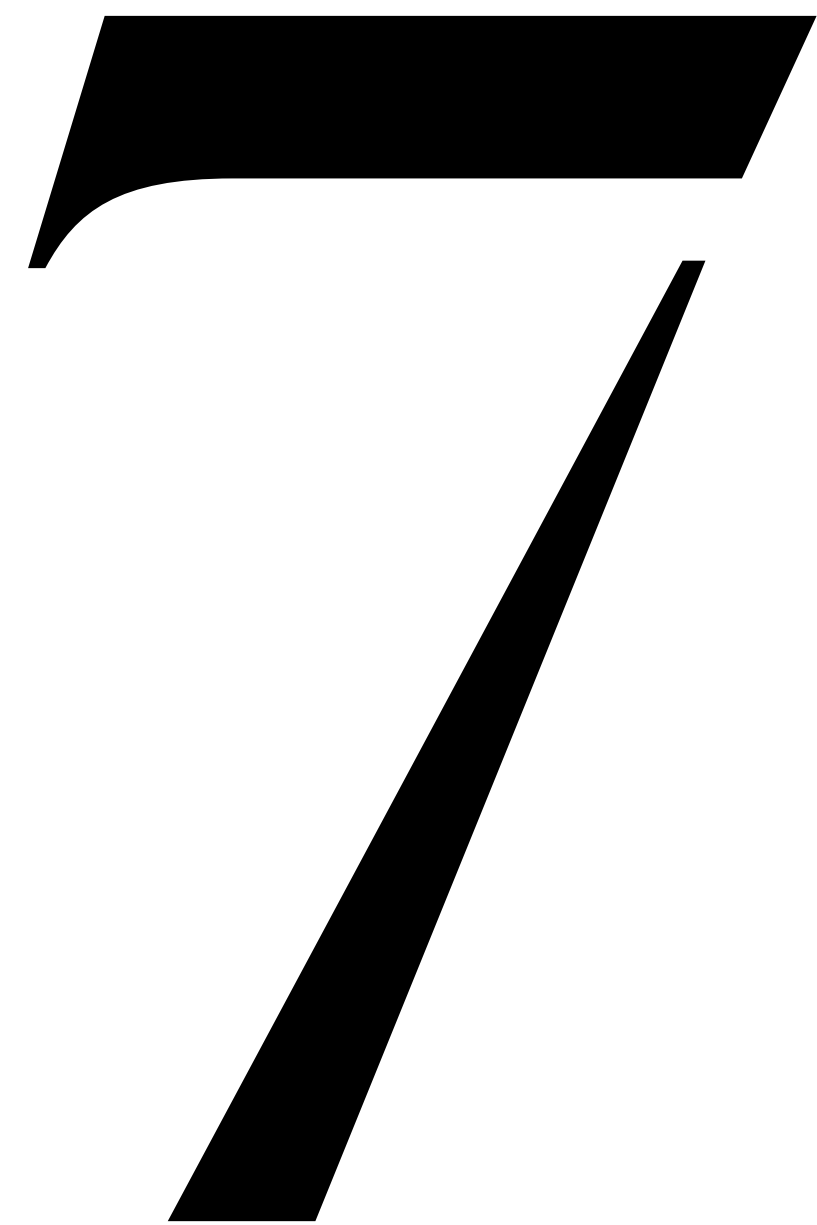


* Artist Impression



* Artist Impression

Budoor Villa



Bedroom
Villa

7 10 2 6

7 Br Budoor Villa	SQM
Minimum Plot Area	2025
Ground Floor	495
First Floor	75
Balconies / Terraces	155
Car Port	105
Total	830

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan



FINISHING

SPECIFICATIONS

FLOORING



Item

Porcelain Tiles

Area of use

Living Area

Corridor

Dining Area

Lobby

Kitchen



Item

Porcelain Tiles

Area of use

Bathroom Floors



Item

Timber Effect Ceramic Tiles

Area of use

Typical Bedroom Floors

WALLS



Item

Porcelain Tiles

Area of use

Bathrooms



Item

Porcelain Tiles

Area of use

Throughout



Item

Porcelain Tiles

Area of use

Corridor

Dining Room

Kitchen

Living Room

Master Bedroom

APPLIANCES

Refrigerator

Dishwasher

Cooker

Hood

FINISHING

SPECIFICATIONS

EXTERIOR
FACADES



Item

Stone

Area of use

Exterior Facade



Item

Plaster and Paint

Area of use

Exterior Facade

EXTERIOR WALK
& DRIVEWAYS



Item

Insitu Concrete

Area of use

Exterior Walkways
Driveways



Item

Precast Concrete Pavers

Area of use

Exterior Walkways
Driveways





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15 Причин почему стоит выбрать Dubai-Realty.com

- 1 Работаем без комиссии (нам платят застройщики).
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- 5 Мы живем в Эмиратах с 2010 года и помогаем избегать ошибок и нежелательных расходов на плохие советы.
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- 12 Мы выпускаем уникальный контент, который больше никто не делает - это бесплатные видео, подкасты, статьи и новости о лучшей недвижимости в ОАЭ.
- 13 Имеем все лицензии и разрешительные документы на ведение бизнеса на территории ОАЭ.
- 14 Мы не даем советов и рекомендаций сидя в другой стране, за пределами страны - мы физически находимся в Дубае, ОАЭ.
- 15 Помогаем с покупкой недвижимости и ВНЖ за криптовалюту.

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До приезда в ОАЭ:

- ✓ Подберем Вам лучшую недвижимость для жизни и инвестиций по каталогу
- ✓ Сделаем видео-обзор и покажем все на карте
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- ✓ Ответим на все возникающие у Вас вопросы

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- ✓ Сопроводим на показы на комфортном автомобиле
- ✓ Честно расскажем о застройщиках и поделимся плюсами/минусами районов Дубая
- ✓ Проверим все документы и поможем оформить бронирование
- ✓ Зафиксируем за Вами максимальную скидку

После покупки:

- ✓ Поможем скоординировать получение ключей и Сертификата на право собственности от Земельного департамента
- ✓ С улыбкой поздравим с покупкой и вручим специальный арабский подарок
- ✓ Возьмем в управление ваш объект с зачислением дохода на Ваш счет



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О нашей работе:

- ✓ Работаем со всеми застройщиками ОАЭ
- ✓ Не берем комиссию с Клиентов (всю работу оплачивают застройщики)
- ✓ Не прячем лица, так как работаем честно и этично
- ✓ Советуем только то, что купили бы сами
- ✓ Живем в Дубае с 2010 года и любим Эмираты
- ✓ Помогаем сделать Дубай вторым домом и инвестиционным активом инвесторам со всего мира
- ✓ Находим решения даже самых нестандартных проблем (покупка через
- ✓ Криптовалюты, через кредиты для нерезидентов и т.д.)

ПОДКАСТЫ



Мы выпускаем на тему недвижимости в Дубае и Эмиратах. Слушайте нас прямо на сайте, скачивайте себе на компьютер или подписывайтесь в iTunes.

Каждый раз мы затрагиваем вопросы, которые волнуют потенциальных покупателей и инвесторов больше всего. Заходите прямо сейчас:



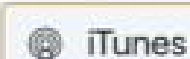
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8. Как избежать обмана при покупке недвижимости в Дубае: 10 рекомендаций



Скачать



00:00



7. Недвижимость в Дубае: полный перечень сборов, которые нужно учитывать



Скачать



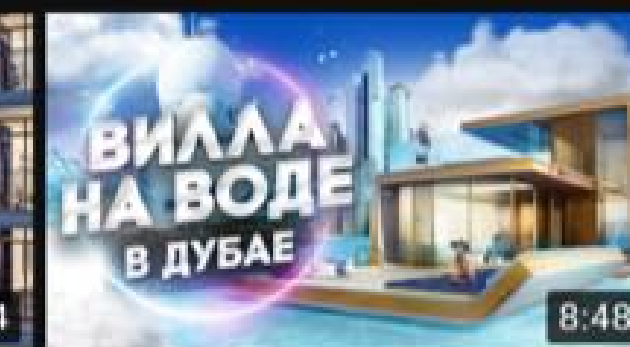
КАК ЖИВУТ САМЫЕ БОГАТЫЕ ЛЮДИ В ДУБАЕ:...

458 тыс. просмотров •
1 год назад



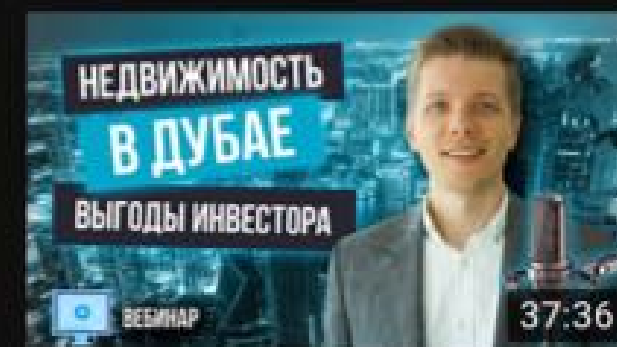
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11 месяцев назад



ДУБАЙ. ВИЛЛА НА ВОДЕ. НЕДВИЖИМОСТЬ...

27 тыс. просмотров •
1 год назад



Недвижимость в Дубае: выгоды инвестора....

21 тыс. просмотров •
2 года назад



НЕДВИЖИМОСТЬ В ДУБАЕ. ВНУТРИ ПЕНТХАУСА ЗА...

16 тыс. просмотров •
1 год назад



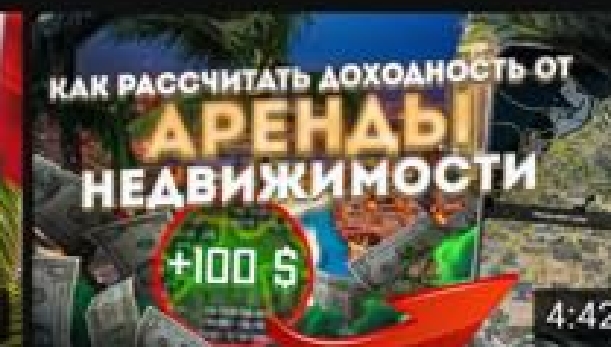
КАК ЖИВУТ МИЛЛИОНЕРЫ В ДУБАЕ:...

16 тыс. просмотров •
1 год назад



Вилла в Дубае: огромный особняк среди зелени и...

2,3 тыс. просмотров •
6 месяцев назад



Недвижимость в Дубае: Как Рассчитать...

2 тыс. просмотров •
6 месяцев назад



Недвижимость за криптовалюту в Дубае: ка...

1 тыс. просмотров •
4 месяца назад

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ЛУЧШАЯ НЕДВИЖИМОСТЬ В ДУБАЕ И ОАЭ

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И второй дом, и выгодная инвестиция