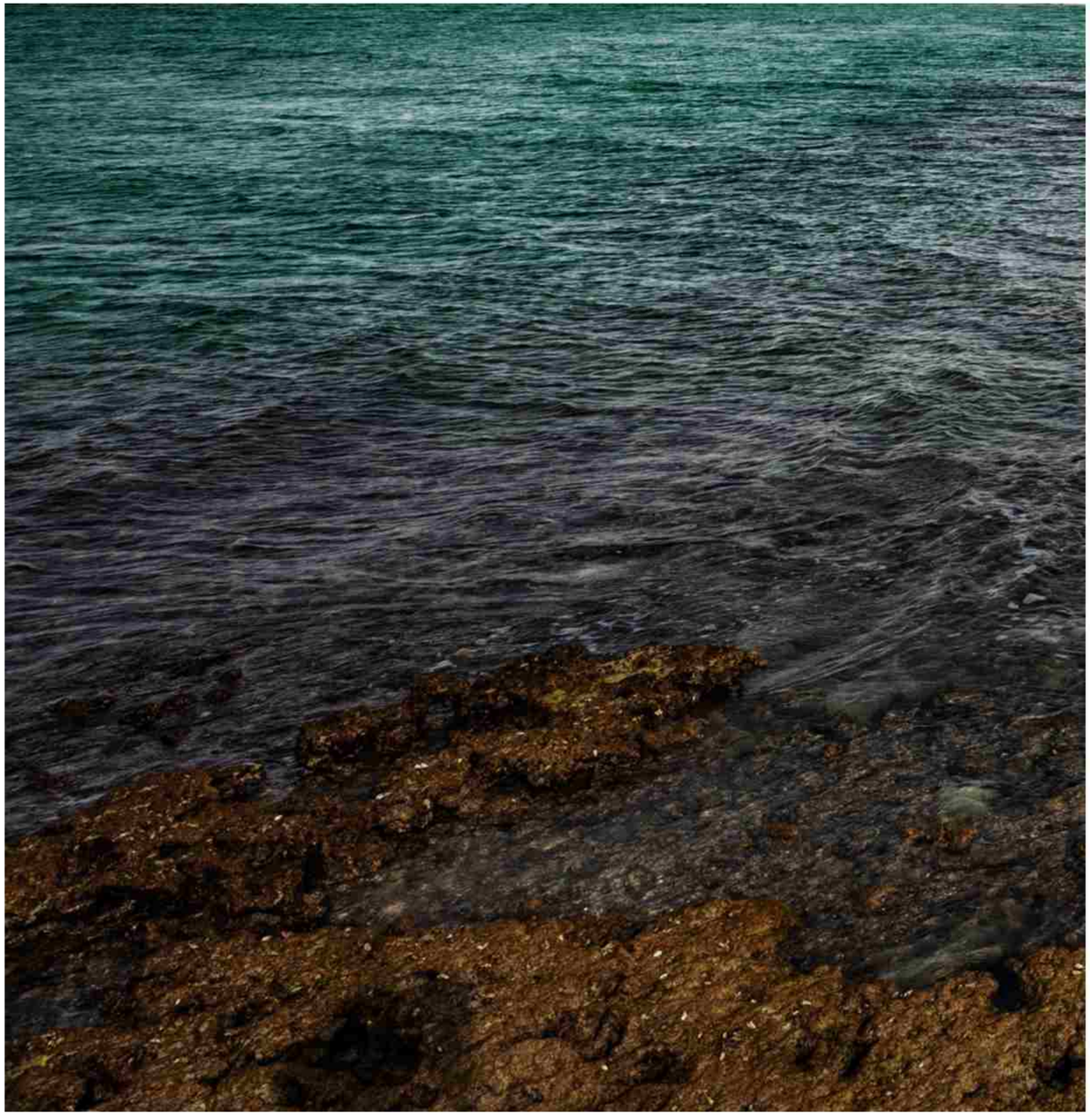
NASEEM

ALJURF

IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET


NASEEM
ALJURF



A RARE
SANCTUARY,
WHERE EARTH'S
BEAUTY
FLOWS LIKE
WATER.



# ALJURF MASTERPLAN

1. QASR ALJURF
2. JIWAR ALQASR
3. ALJURF GARDENS SIGNATURE PLOTS
4. SHA RESIDENCES EMIRATES
5. ALJURF GARDENS VILLAS
6. CANAL
7. MARSALJURF COMMUNITY
8. MARSALJURF RESIDENCES
9. MARSALJURF MARINA
10. ALJURF GARDENS PRIVATE MARINA
11. ALJURF GARDENS PRIVATE BEACH
12. COMMUNITY CENTRE
13. KAYAN
14. KAYAN 2



# AN AFFLUENT COMMUNITY LIFESTYLE IMBUED WITH A RICH HERITAGE.

Naseem AlJurf is an idyllic retreat that feels exactly like home. A quiet haven of calm, surrounded by nature and infused with tranquility, yet seamlessly connected to every other component of your world.

An intimate, secluded corner of the UAE that nurtures a sense of belonging. A private paradise, enriched with flowing water, verdant greenery and natural light. An oasis of relaxation for all those who set foot on its grounds.





# WHERE CULTURE MEETS NATURE

This place feels different. Nature flows and grows all around, history hangs in the air, and tranquility has lived here for centuries.

There's a sense of grandeur that comes from making a home in such an exceptional sanctuary. A new way of living in a vibrant coastal oasis that raises the bar for modern luxury.



Retail (Total GFA 1,420 m2)

Townhouses (Total GFA 9,500 m2): 60 Units

Somer Villas (277 m2/unit): 21 Units

Tala Villas (293 m2/unit): 17 Units

Acacia Villas (359 m²/unit): 44 Units

Canal Villas (534 m²/unit): 29 Units

Apartments (Total GFA 38,283 m²): 8 Blocks

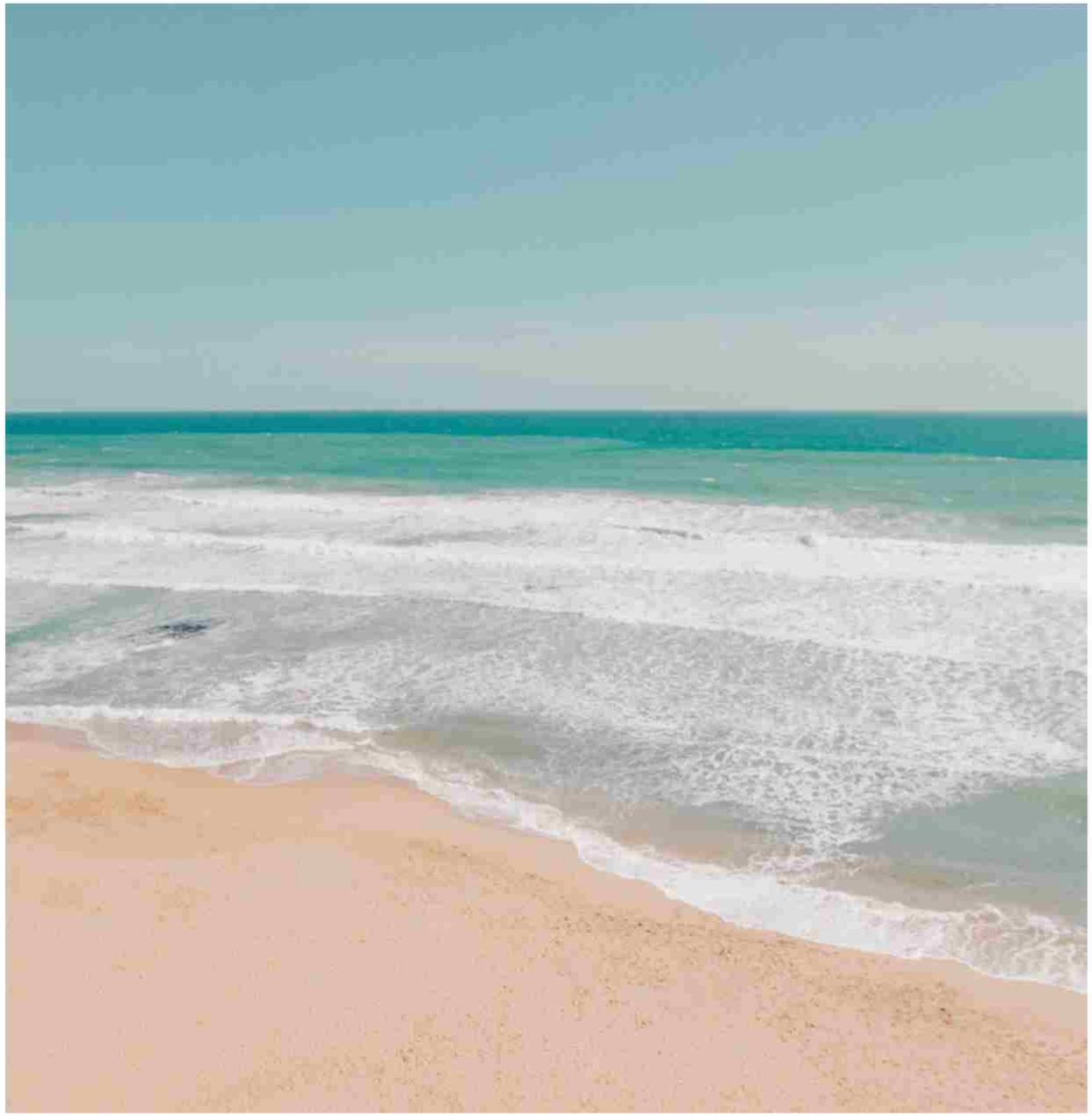
Mosque (GFA: 500 m²)

Executive Area Summary

| Assets | Total Number | GFA Total | BUA Total |
|---|---|---|---|
| Villas | 111 | 42,582 m² | 48,767 m² |
| Apartment Buildings | 8 | 38,283 m² | 43,371 m² |
| Townhouses | 60 | 9,500 m² | 10,410 m² |
| **Residential Asset** | | **90,365 m²** | **102,548 m²** |
| Retail | | 1,420 m² | 1,671 m² |
| **GRAND TOTAL** | | **91,785 m²** | **104,219 m²** |

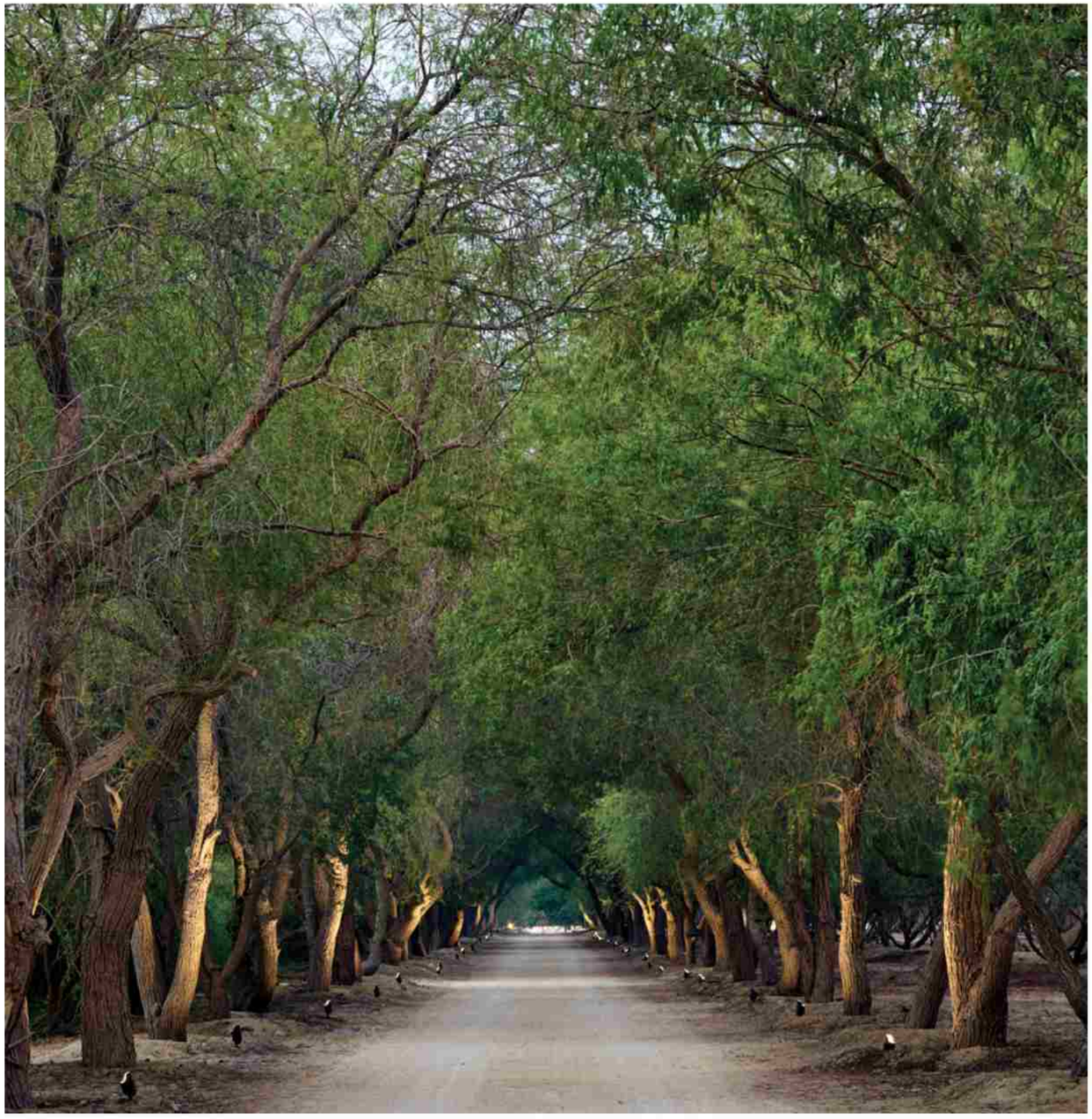
# A SECLUDED HAVEN AT THE HEART OF HISTORY

- 30 mins to Zayed International Airport
- 30 mins to Al Maktoum International Airport
- 45 mins to Dubai International Airport
- 45 mins to Saadiyat Island
- 30 mins to Atlantis the Palm



# THE COMMUNITY

*Exquisite, Indulgent, Serene*



# THE GREAT PAST OF TOMORROW

Decades ago, AlJurf was a hidden getaway. An oasis of sorts, to escape from the busy pace of city life, just for a little while. Over the years this unique location became an adored sanctuary, and more than a million trees were planted to make AlJurf even more enchanting.

Bridging the traditional with the contemporary, this haven is now home to a thriving community of people, fauna and flora; where nature peacefully coexists with modern life. And those who reside here, live blissfully fulfilled.

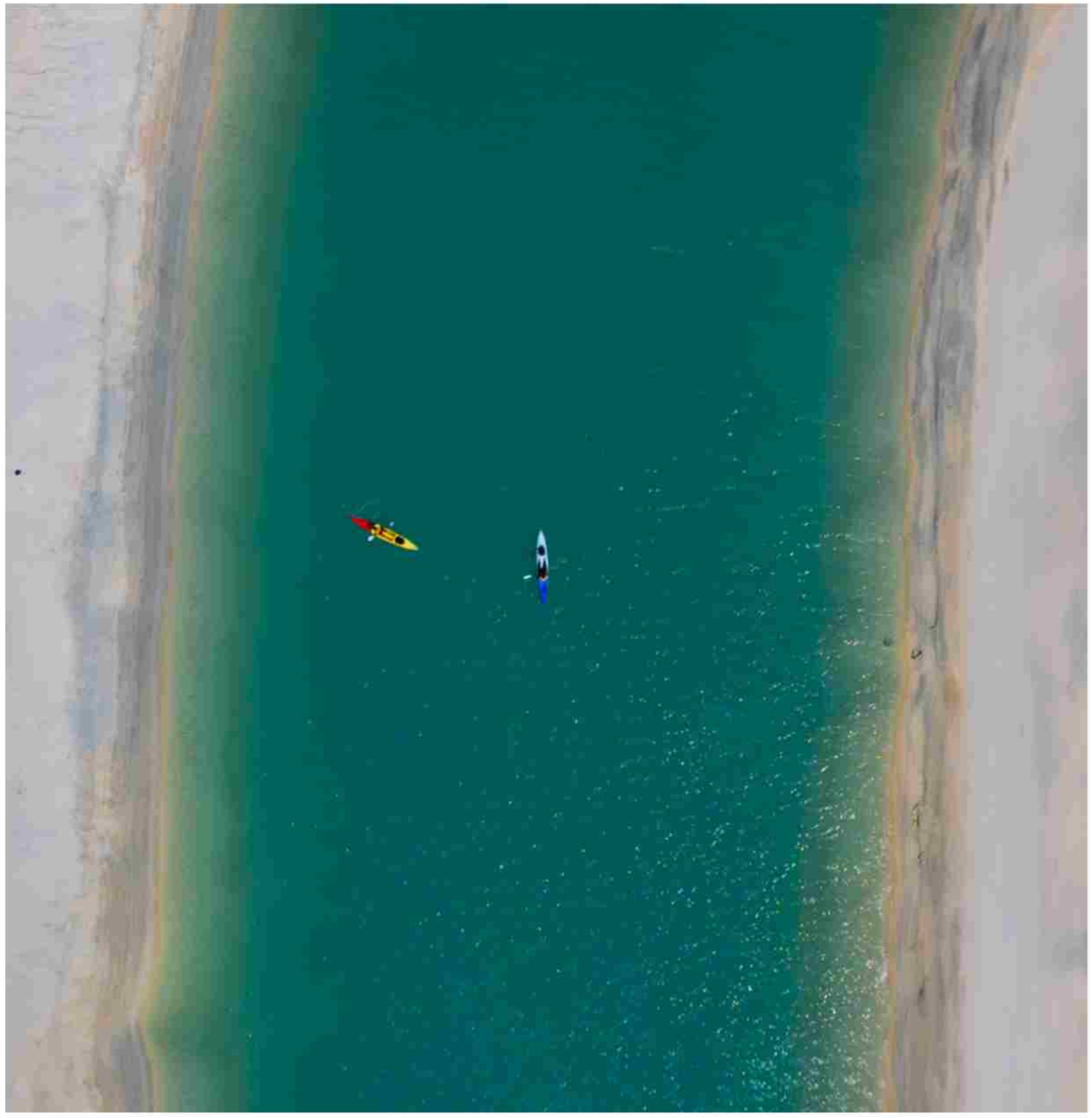
Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness resort and retreat centre – SHA. All in all, a one-of-a-kind destination that you can call home.



# ALJURF CANAL: A GLISTENING STREAM OF TRANQUILITY

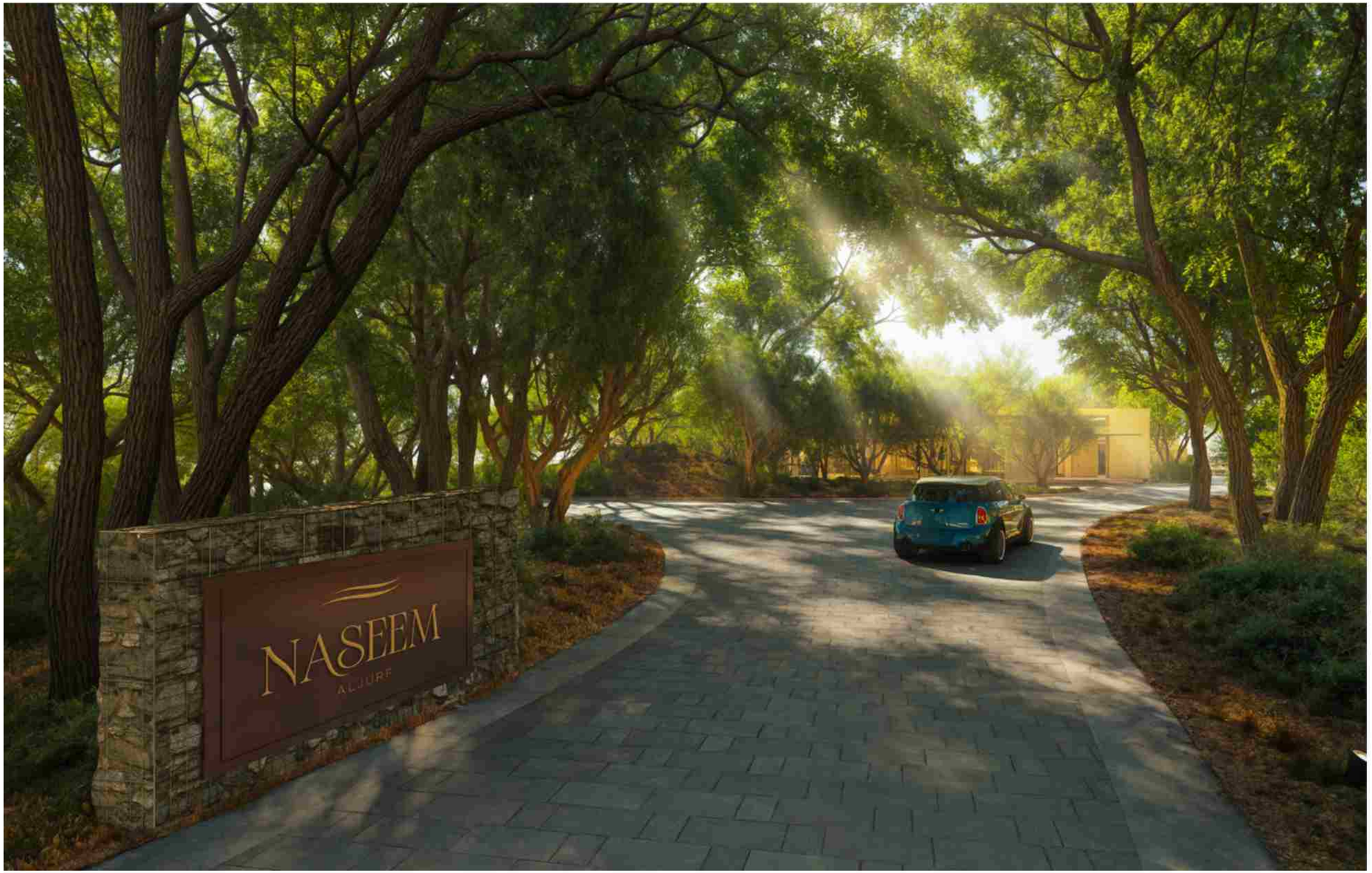
Slicing through the glorious landscape around it, AlJurf Canal is a manmade stream that runs through the entire 380 hectares masterplan development. It is 4.36km long, 7m wide and its depth varies from 3m to 5m in different sections. This tranquil waterway adds 8.72km of waterfrontage & beach to the AlJurf community.

As a prominent feature within AlJurf, it serves as a value driver, unlocking a myriad of experiences and transforming the community into a vibrant urban center. Consequently, creating a truly exceptional living experience.



# THE RESIDENCES

*Where Legacy meets Luxury*




# WHERE BELONGING FLOATS ON A BREEZE

Designed to surpass modern notions of luxury and to redefine living, Naseem AlJurf offers a diverse range of residential options.

From luxurious canal villas with incredible vistas of the water to spacious family homes overlooking lush gardens and elegant, contemporary apartment buildings, each element has been meticulously crafted to ensure an exceptional living experience.

# THE AMENITIES

*Exclusively tailored around your every need*



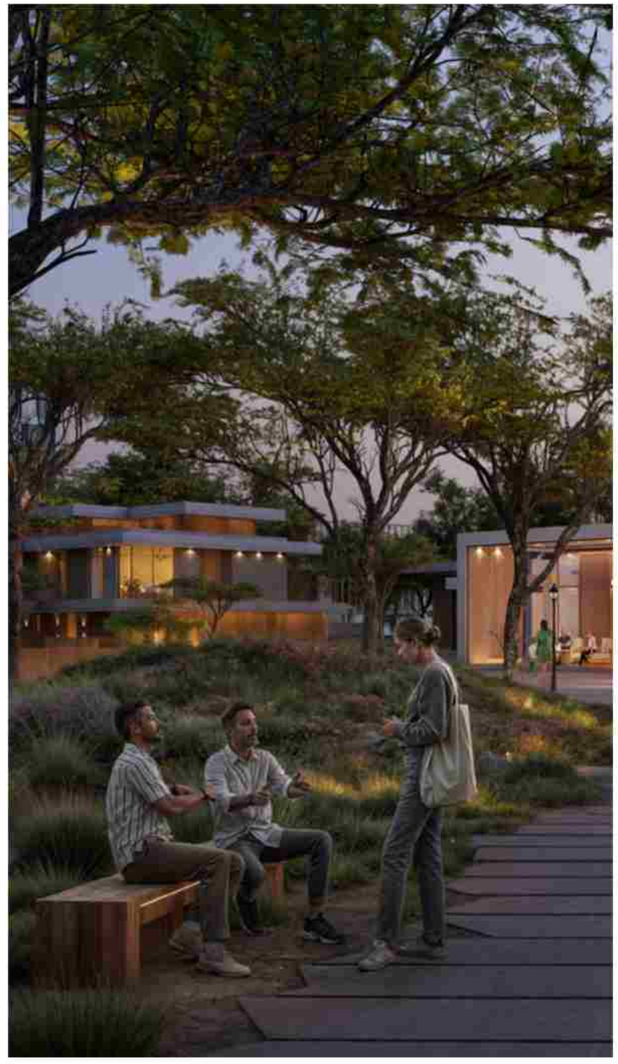
## PRIVATE BEACH

Unwind along the pristine shores of Sahel Al Emarat at AlJurf's private beach, where crystal-clear waters and untouched beauty offer a daily retreat to reconnect with nature.



## PRIVATE MARINA

Embark on new adventures at AlJurf's private marina, where the legacy of Sahel Al Emarat meets modern coastal living, just steps from home.



## GHAZAL PARK

Discover serenity at Ghazal Park, where light, greenery, and water create vibrant spaces with community pools, biking trails, and meditative spots, all leading to the beach promenade. Plus, enjoy close proximity to the renowned SHA Wellness Resort, nestled within SHA Residences Emirates.



## NASEEM PLAZA

From shopping to dining and everything in between, the Naseem plaza offers the best of all worlds. With world-class shops, restaurants and cafes, you would never want to leave.

# THE VILLAS

*Modern Luxury Elevated*

# CANAL VILLAS

*5 Bedroom Villas*

# CANAL VILLAS

*5 Bedroom Villa | Average plot size 960 m²*





# CANAL VILLAS

Sitting alongside the banks of the canal, this collection of 5-bedroom villas is the jewel of the Naseem AlJurf community.

Each villa boasts stunning scenery and is engulfed in an atmosphere where tranquility and serenity blend with sophistication and elegance to redefine modern luxury.

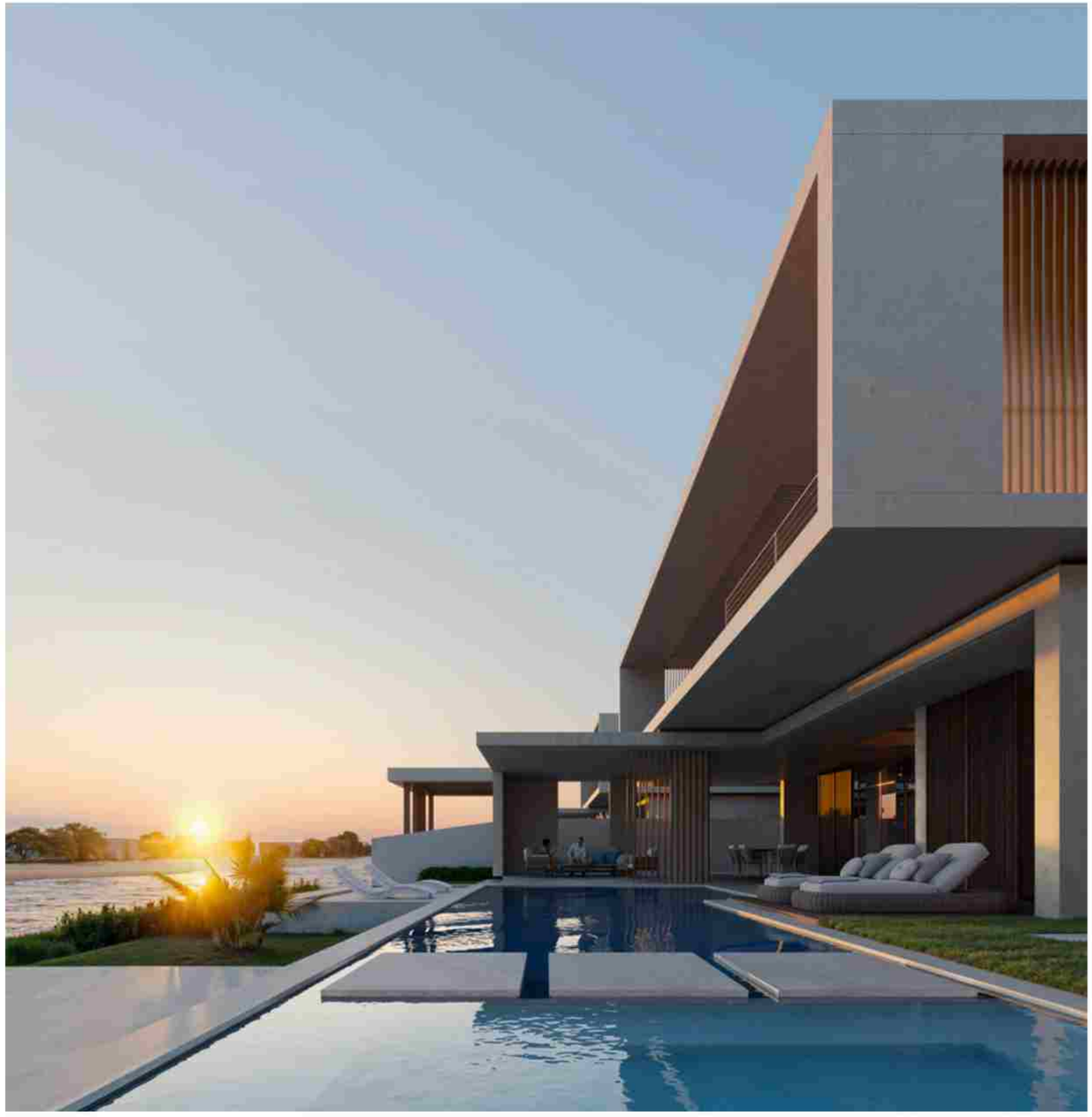


# CANAL VILLAS

*Design Typology: Frame*







Ground Floor Plan: 261 m²

**Beds:** 5

**Levels:** G+1




First Floor Plan: 273 m²





# CANAL VILLAS

*Design Typology: Strata*



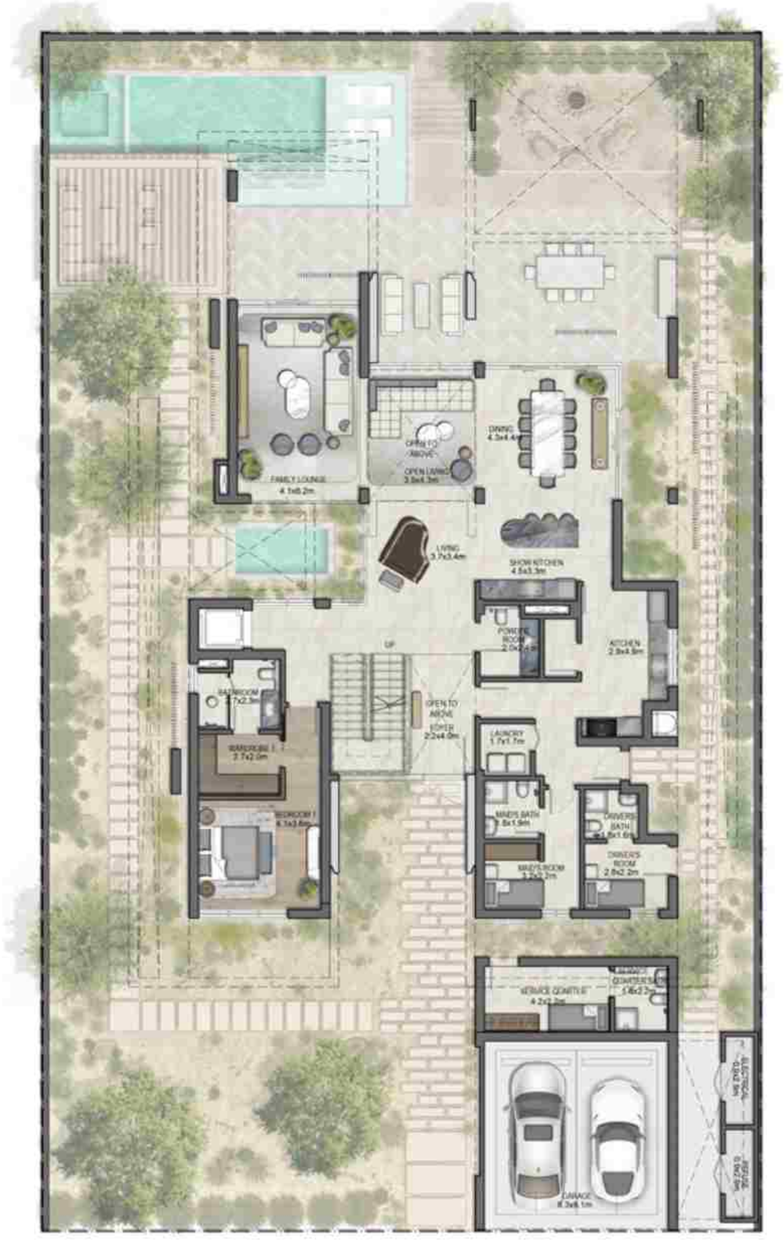




Ground Floor Plan: 333 m²

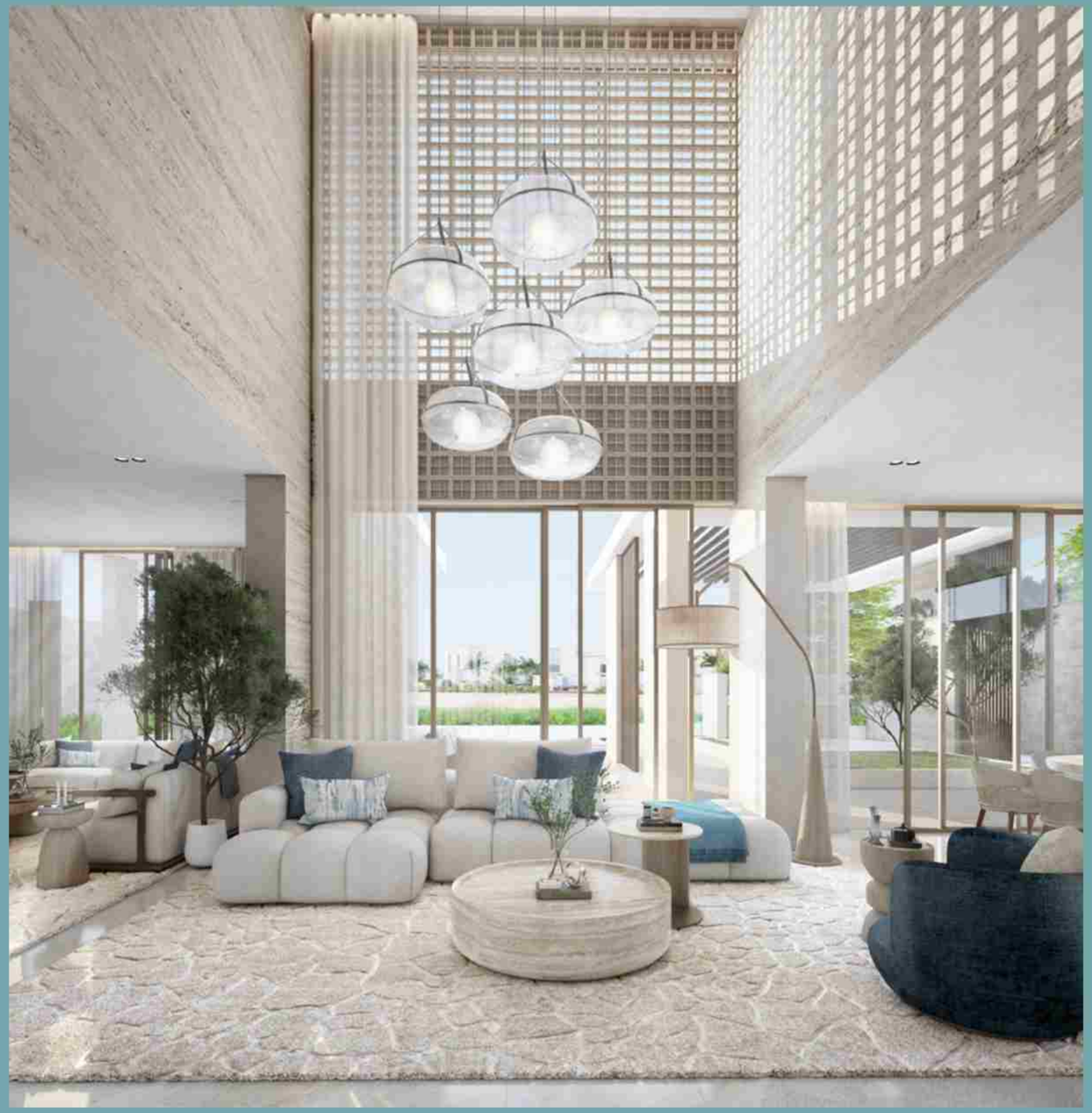
**Beds:** 5

**Levels:** G+1




First Floor Plan: 273 m²

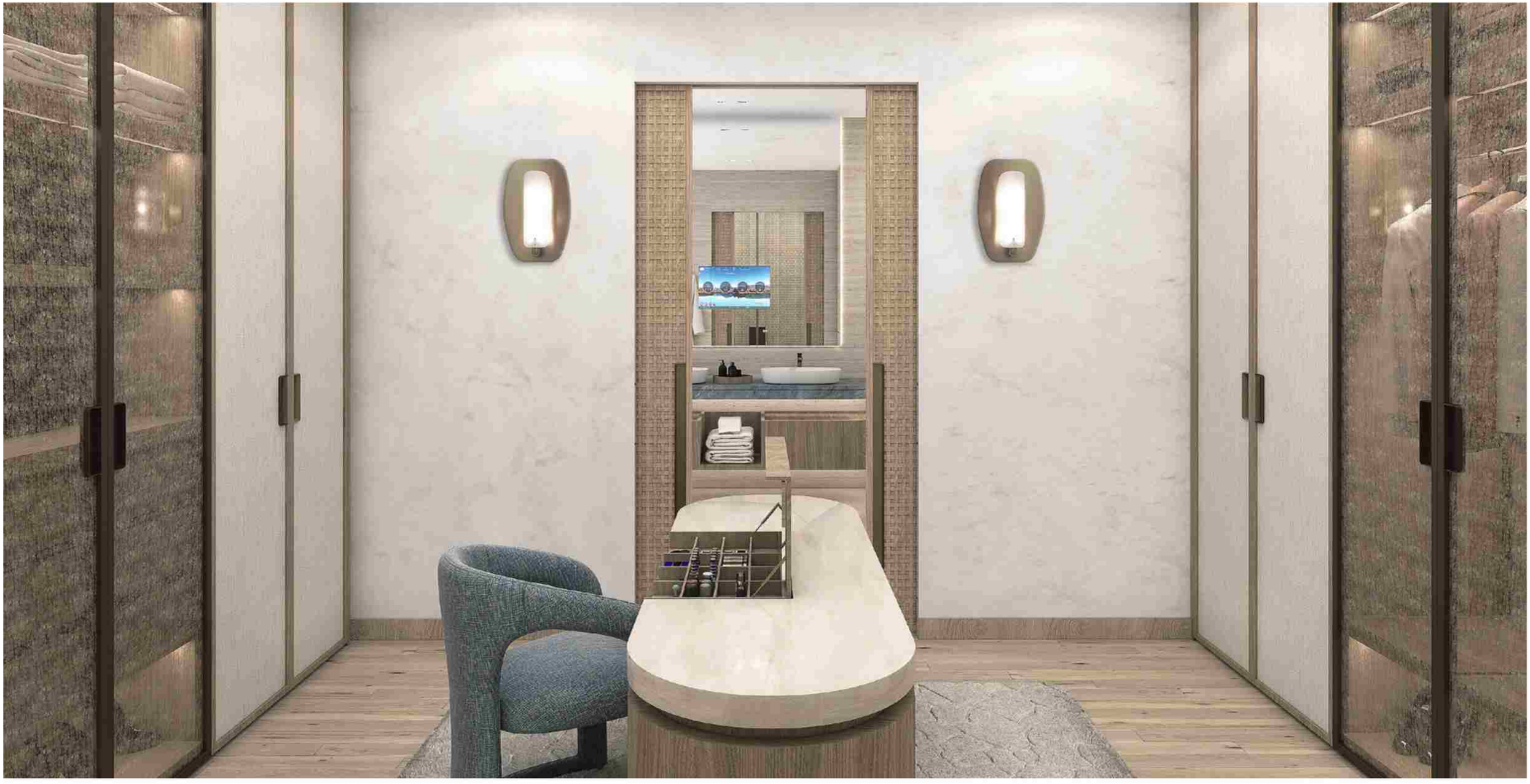




## Canal Villa

| | | |
|---|---|---|
| **PLOT AREA** | **960 m²** | **10,333 ft²** |
| Ground Floor Area | 261 m² | 2,809 ft² |
| First Floor Area | 273 m² | 2,939 ft² |
| Total Sellable Area | 534 m² | 5,748 ft² |
| Balconies | 49 m² | 527 ft² |
| Driver & Service | 23 m² | 248 ft² |
| Total Built Up Area | 606 m² | 6,469 ft² |







# MATERIALS









1. Textured paint to walls & celling
2. General metal
3. General floor tile
4. General timber to millwork
5. Rattan inspired wallcovering to TV walls
6. Timber flooring to bed rooms
7. Wall tile to bathrooms
8. Accent tile to counter tops & backsplash
9. Laminated glass to wardrobe doors
10. Laminate to wardrobes
11. Laminates to kitchen cabinets

# SOMER VILLAS

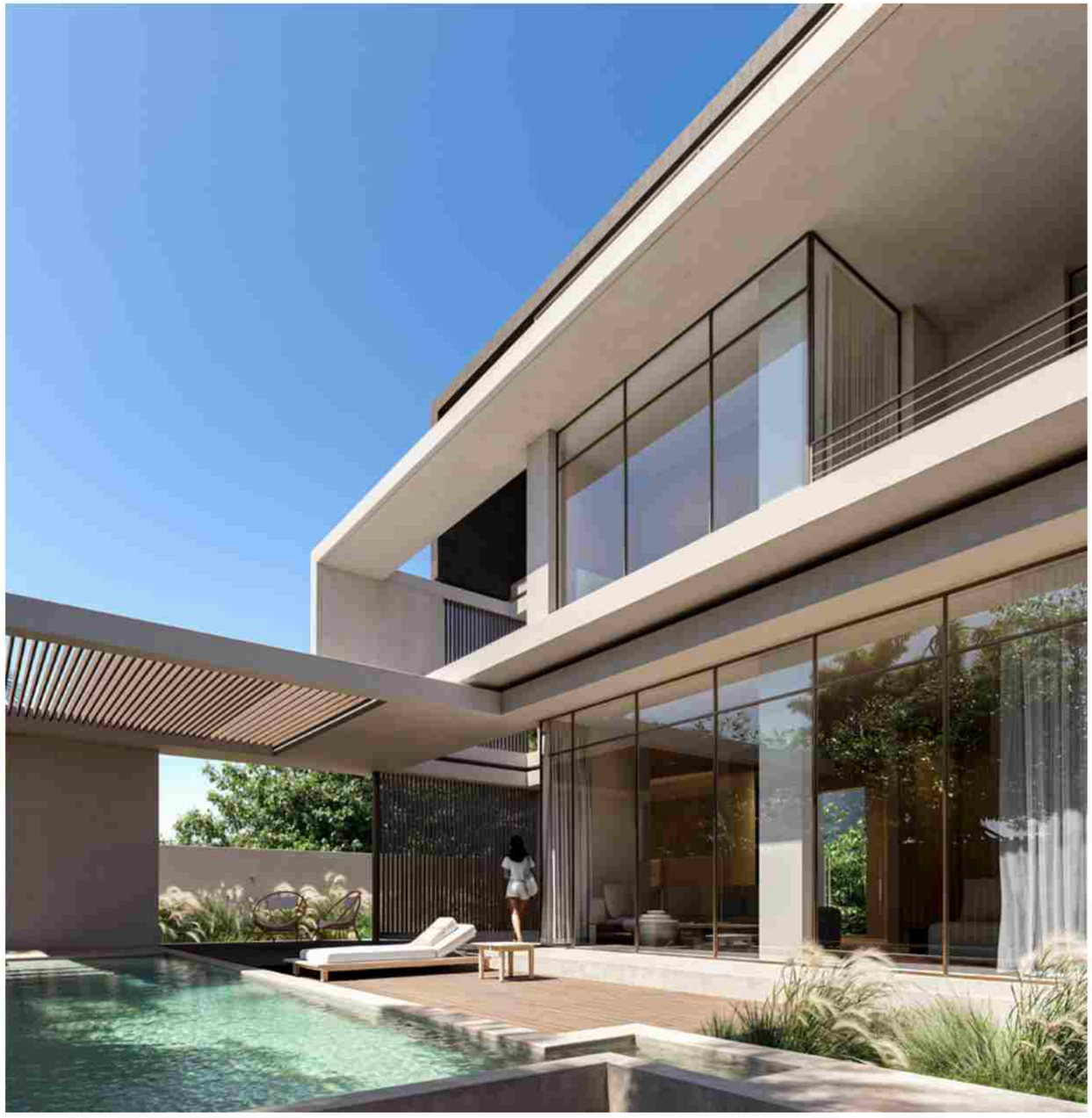
*4 Bedroom Villas*

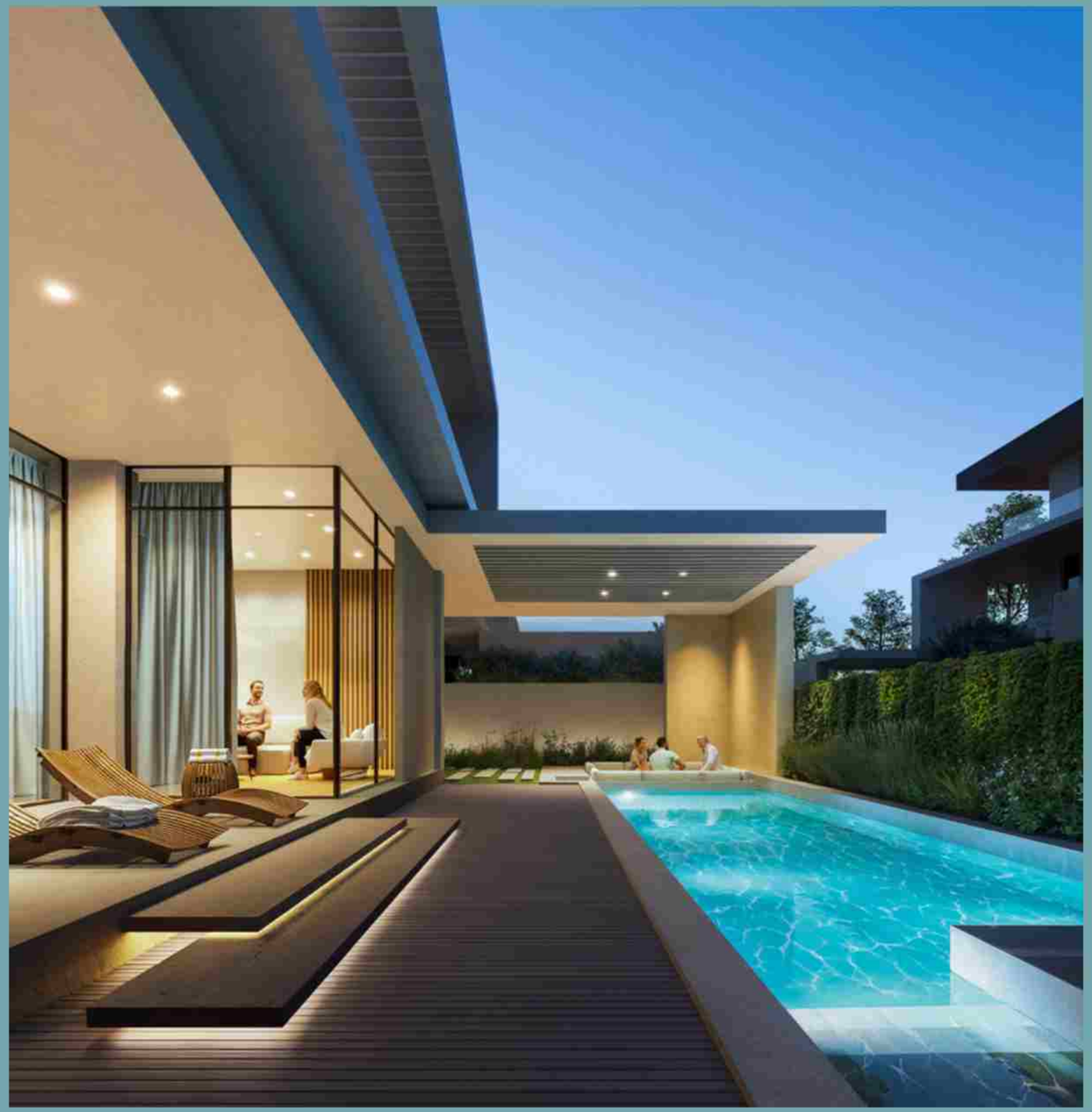
## SOMER VILLAS

*4 Bedroom Villa | Average plot size 350 m²*









## Somer Villa

| | | |
|---|---|---|
| **PLOT AREA** | **350 m²** | **3,767 ft²** |
| Ground Floor Area | 98 m² | 1,055 ft² |
| First Floor Area | 105 m² | 1,130 ft² |
| Second Floor Area | 74 m² | 797 ft² |
| Total Sellable Area | 277 m² | 2,982 ft² |
| Balconies | 38 m² | 409 ft² |
| Service | 13 m² | 140 ft² |
| Total Built Up Area | 325 m² | 3,498 ft² |

Ground Floor Plan: 98 m²

**Beds:** 4

**Levels:** G+2







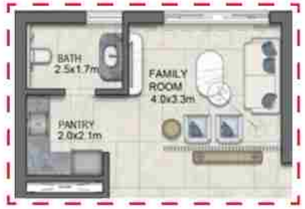
**Closed Kitchen Variation**

First Floor Plan: 105 m²

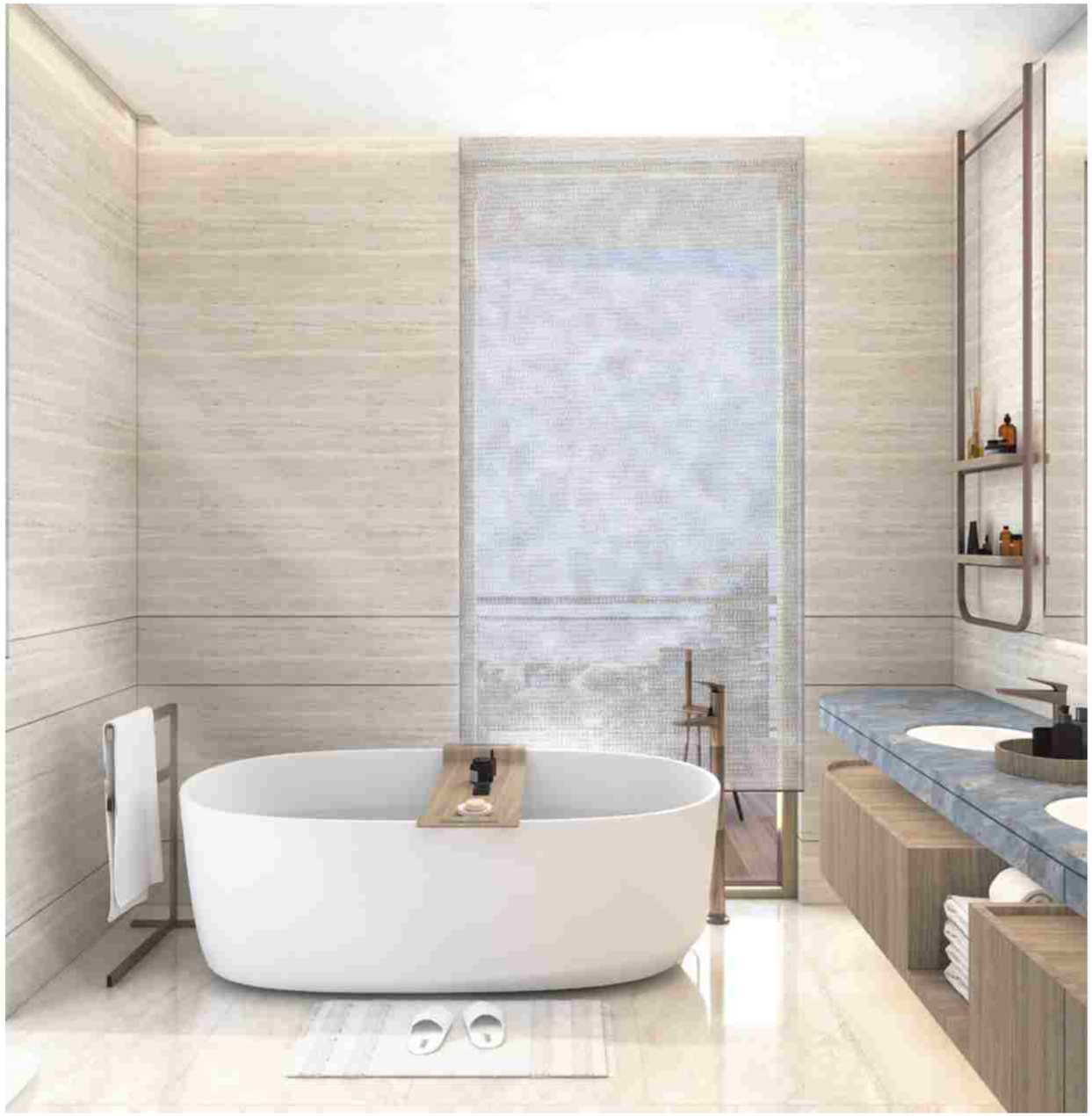


Second Floor Plan: 74 m²




Family Room Variation





# TALA VILLAS

*4 Bedroom Villas*

# TALA VILLAS

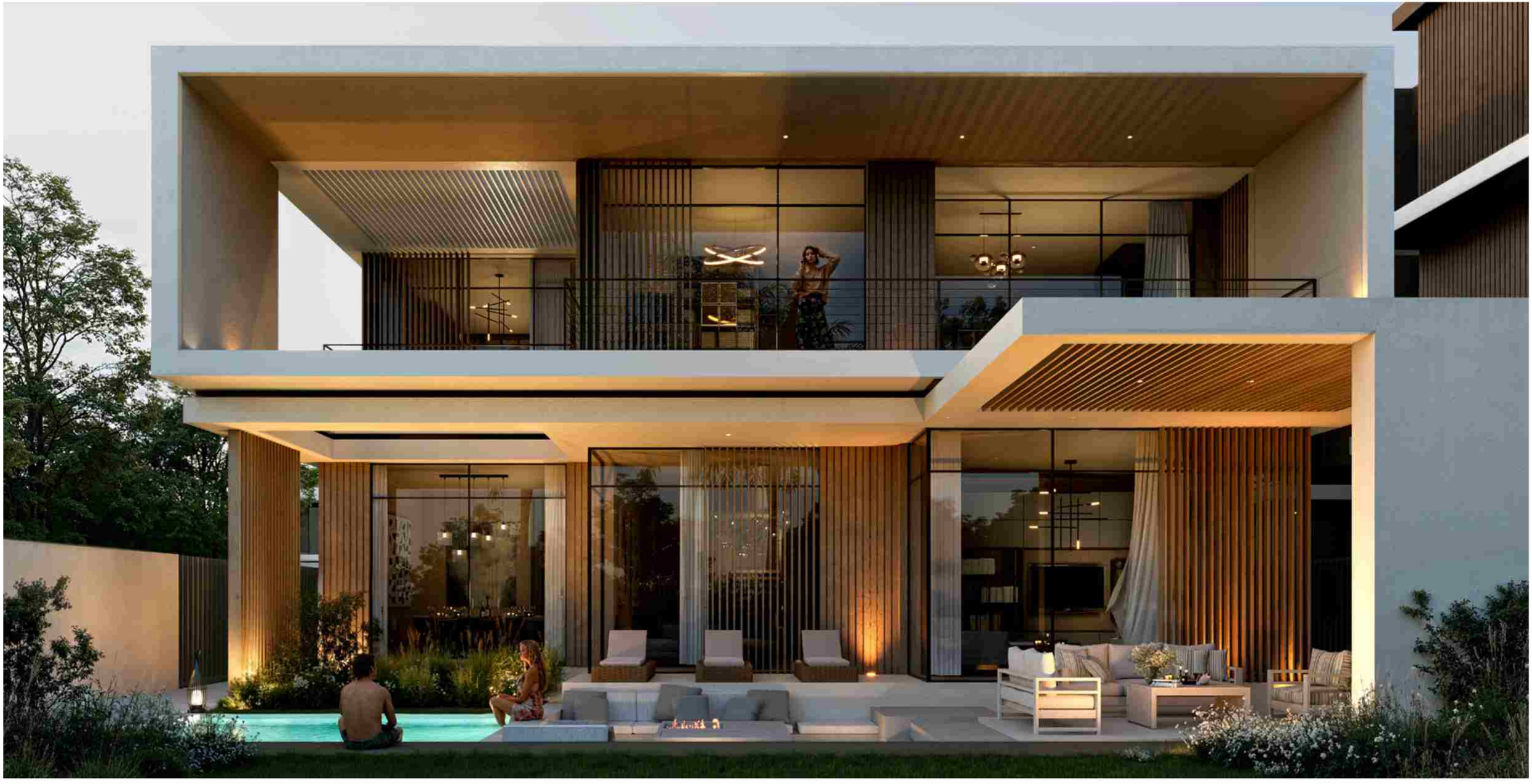
*4 Bedroom Villa | Average plot size 450 m²*

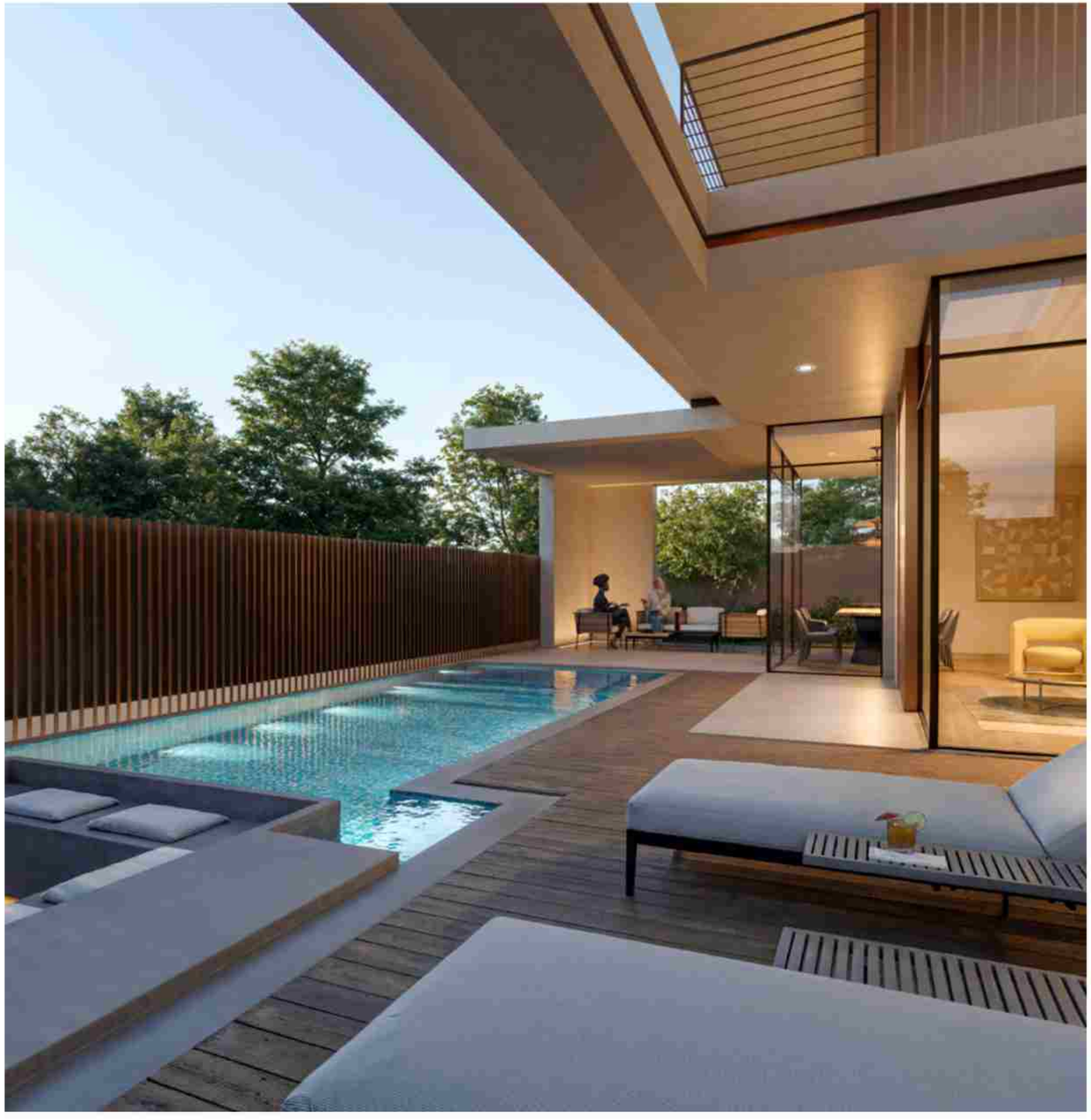


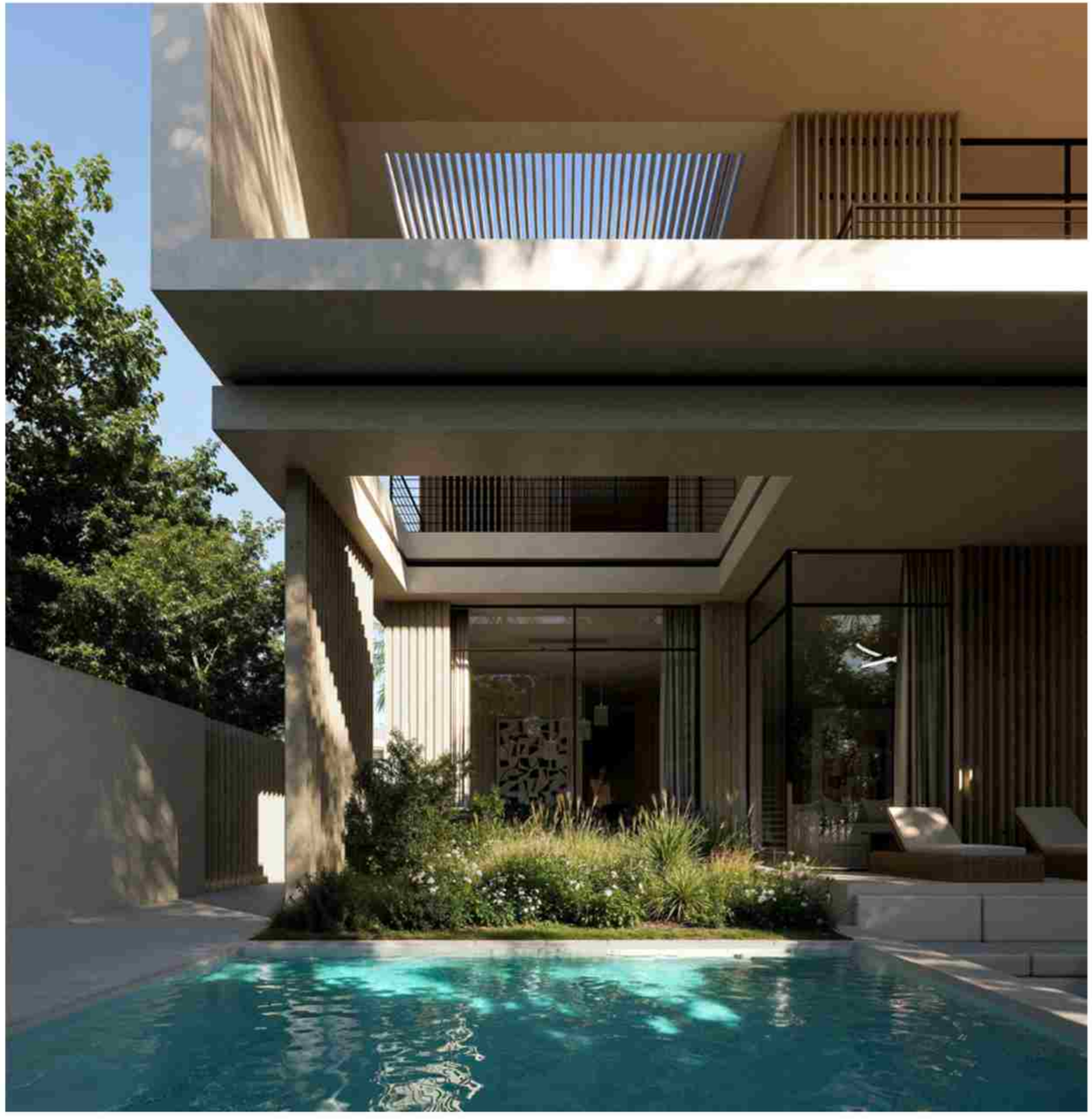


# TALA VILLAS

*Design Typology: Frame*





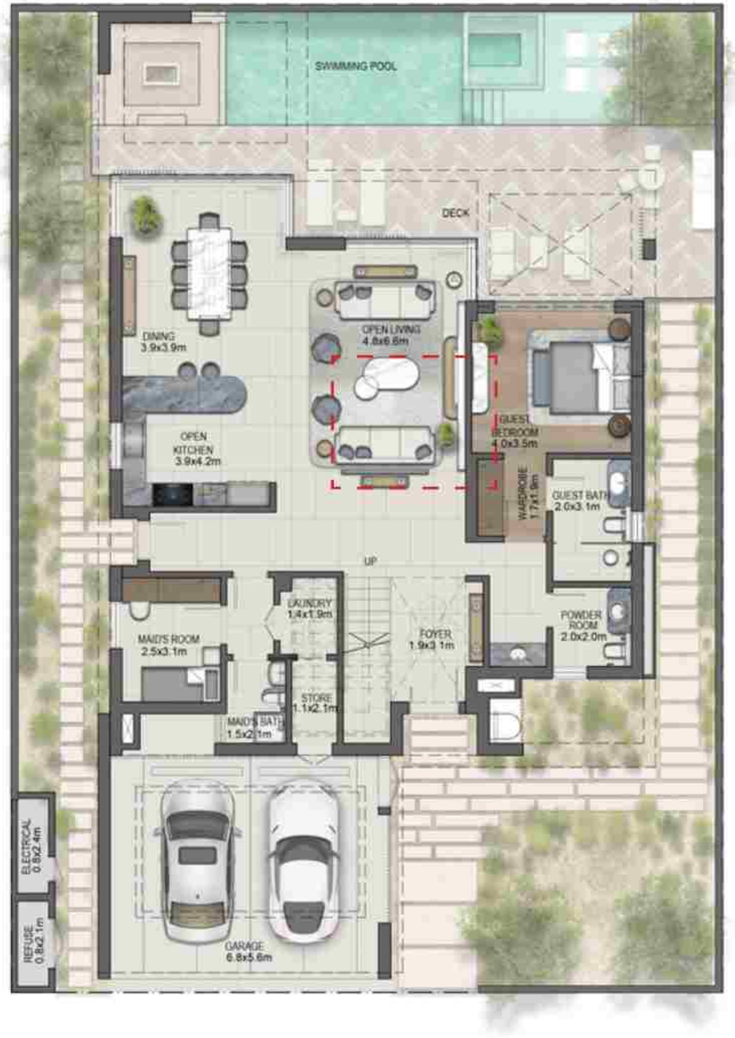




Ground Floor Plan: 150 m²

**Beds:** 4

**Levels:** G+1







**Closed kitchen Variation**

First Floor Plan: 143 m²



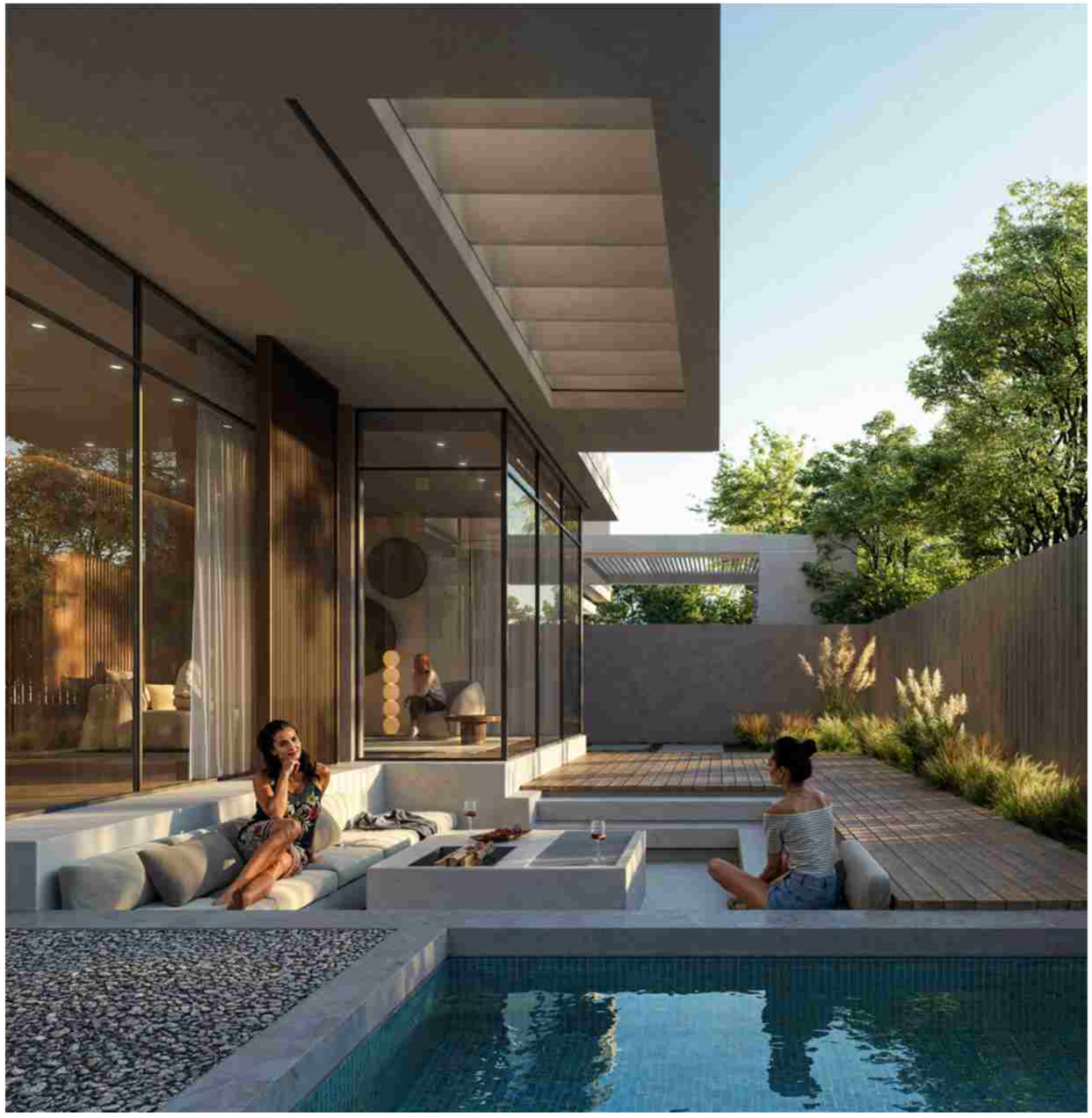


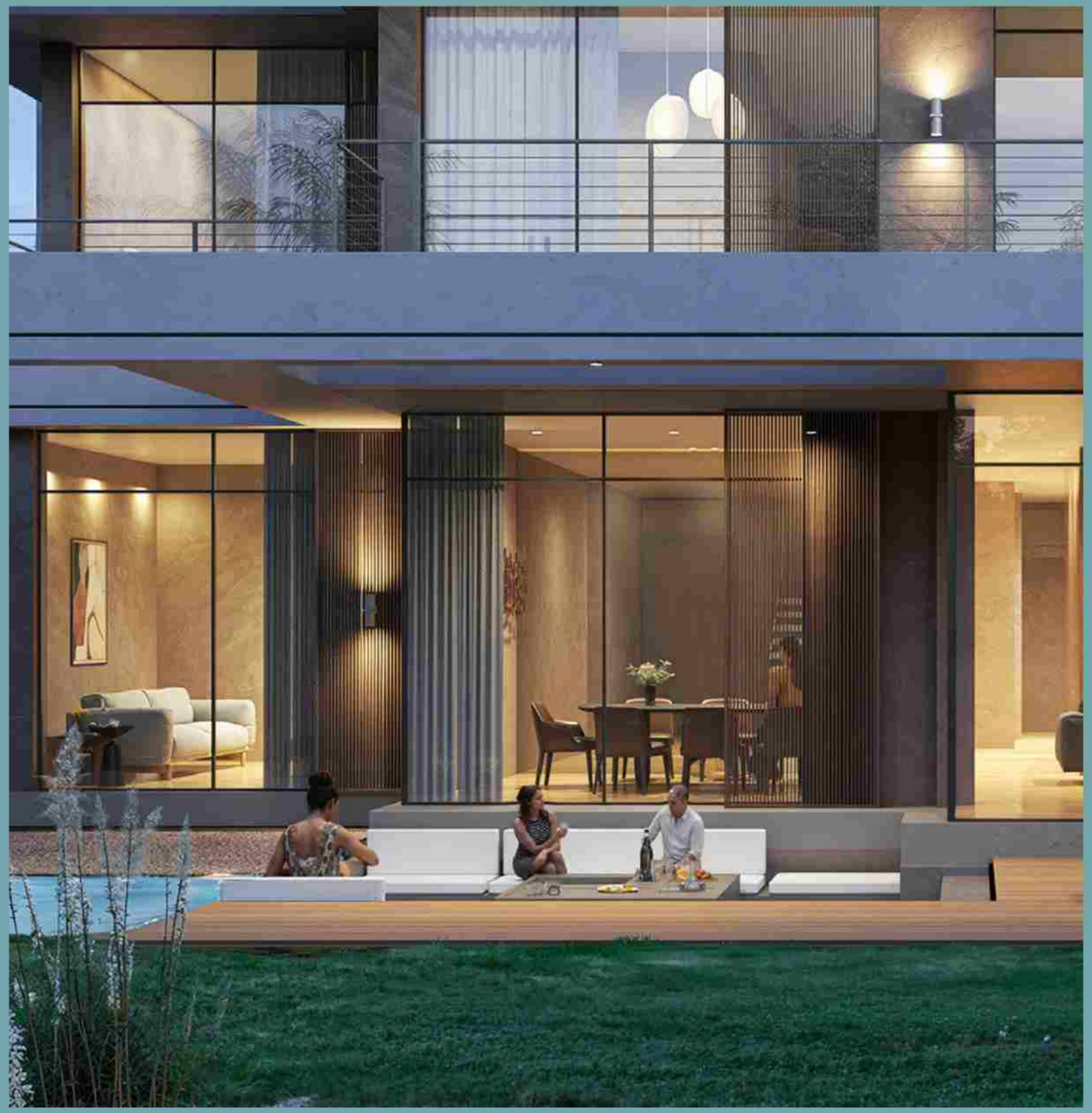
# TALA VILLAS

*Design Typology: Strata*









## Tala Villa

| | | |
|---|---|---|
| **PLOT AREA** | **450 m²** | **4,844 ft²** |
| Ground Floor Area | 150 m² | 1,615 ft² |
| First Floor Area | 143 m² | 1,539 ft² |
| Total Sellable Area | 293 m² | 3,154 ft² |
| Balconies | 31 m² | 334 ft² |
| Service | 11 m² | 118 ft² |
| Total Built Up Area | 329 m² | 3,541 ft² |

Ground Floor Plan: 150 m²

**Beds:** 4

**Levels:** G+1



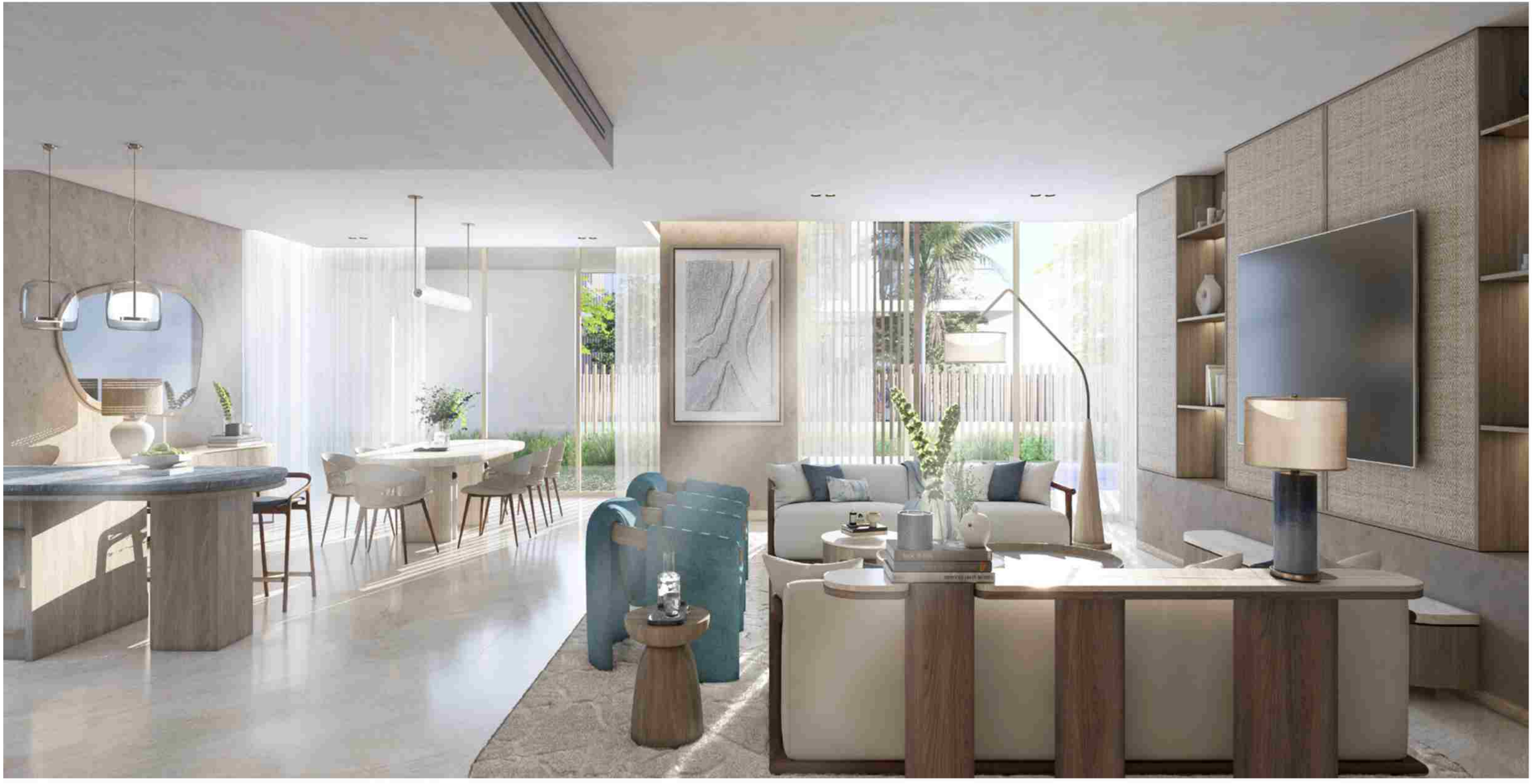




**Closed kitchen Variation**

First Floor Plan: 143 m²







# ACACIA VILLAS

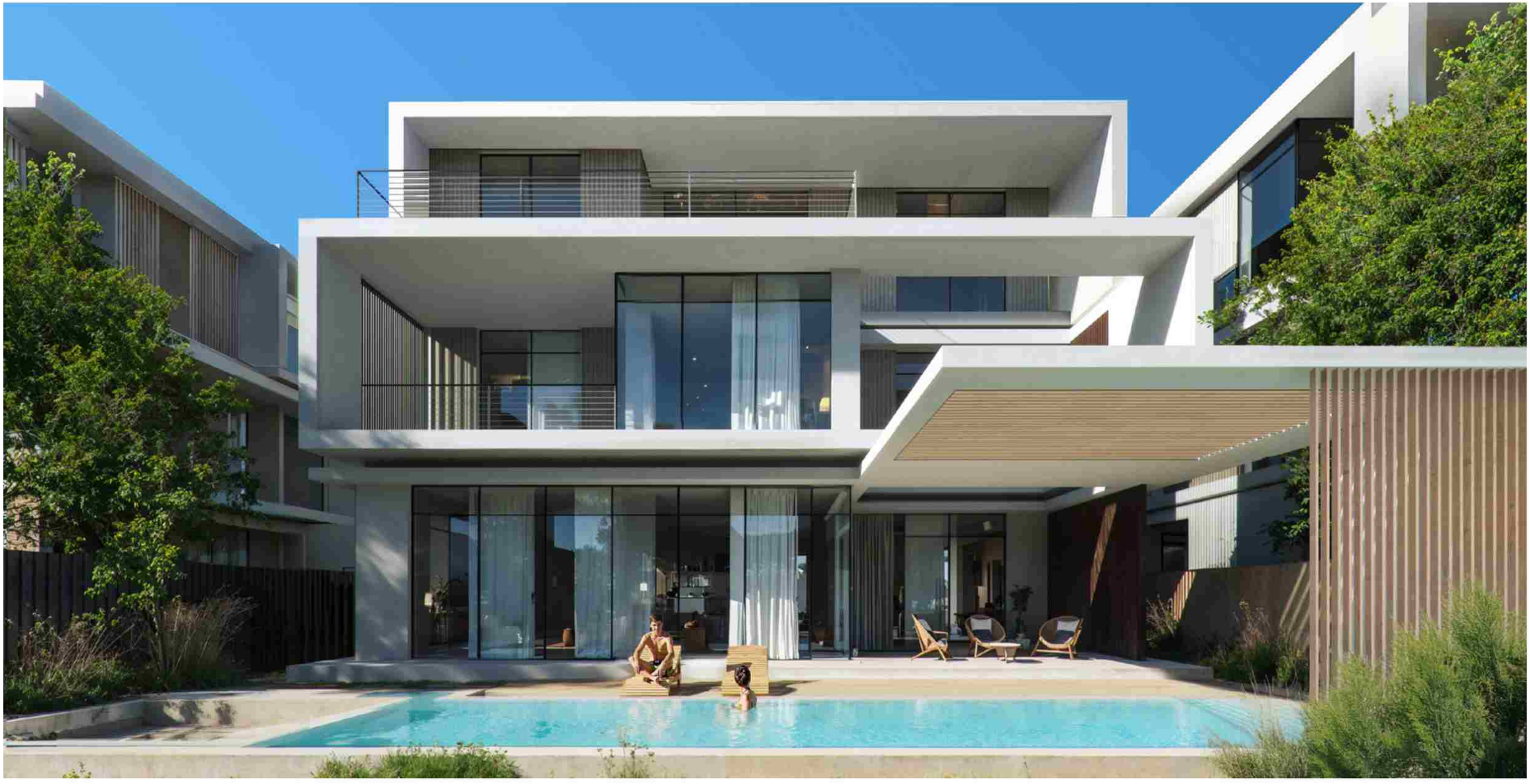
*5 Bedroom Villas*

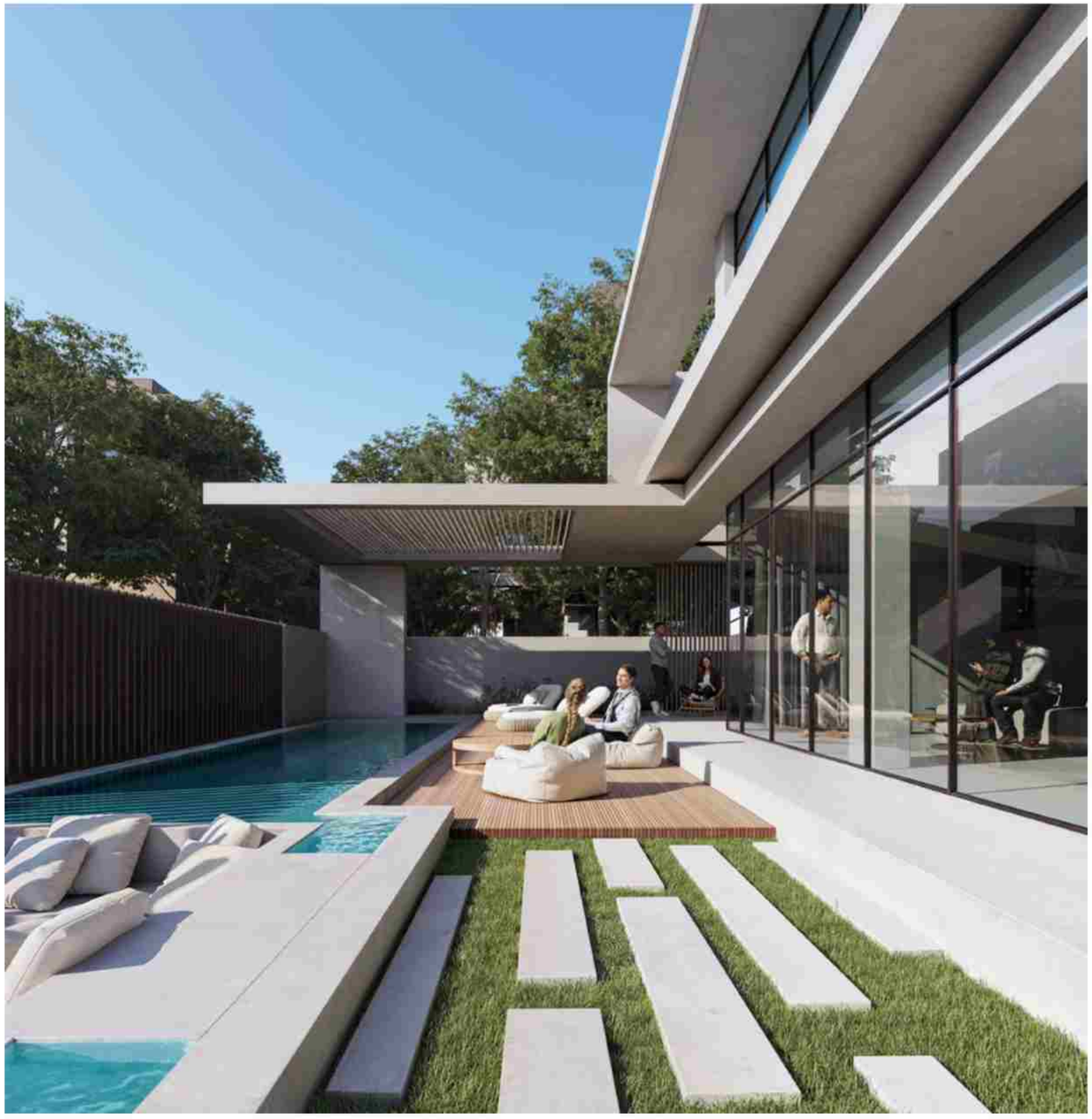
# ACACIA VILLAS

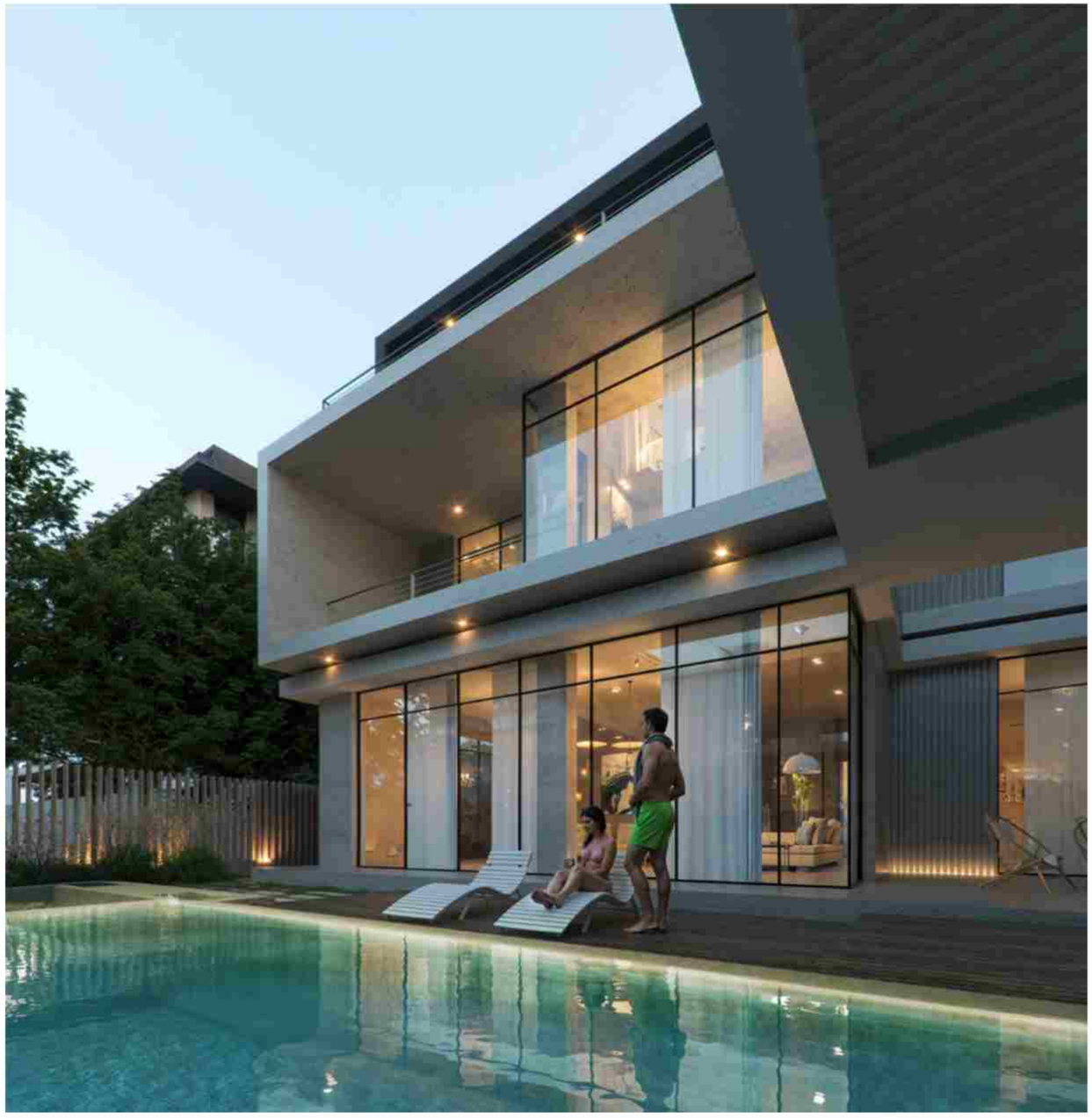
*5 Bedroom Villa | Average plot size 450 m²*

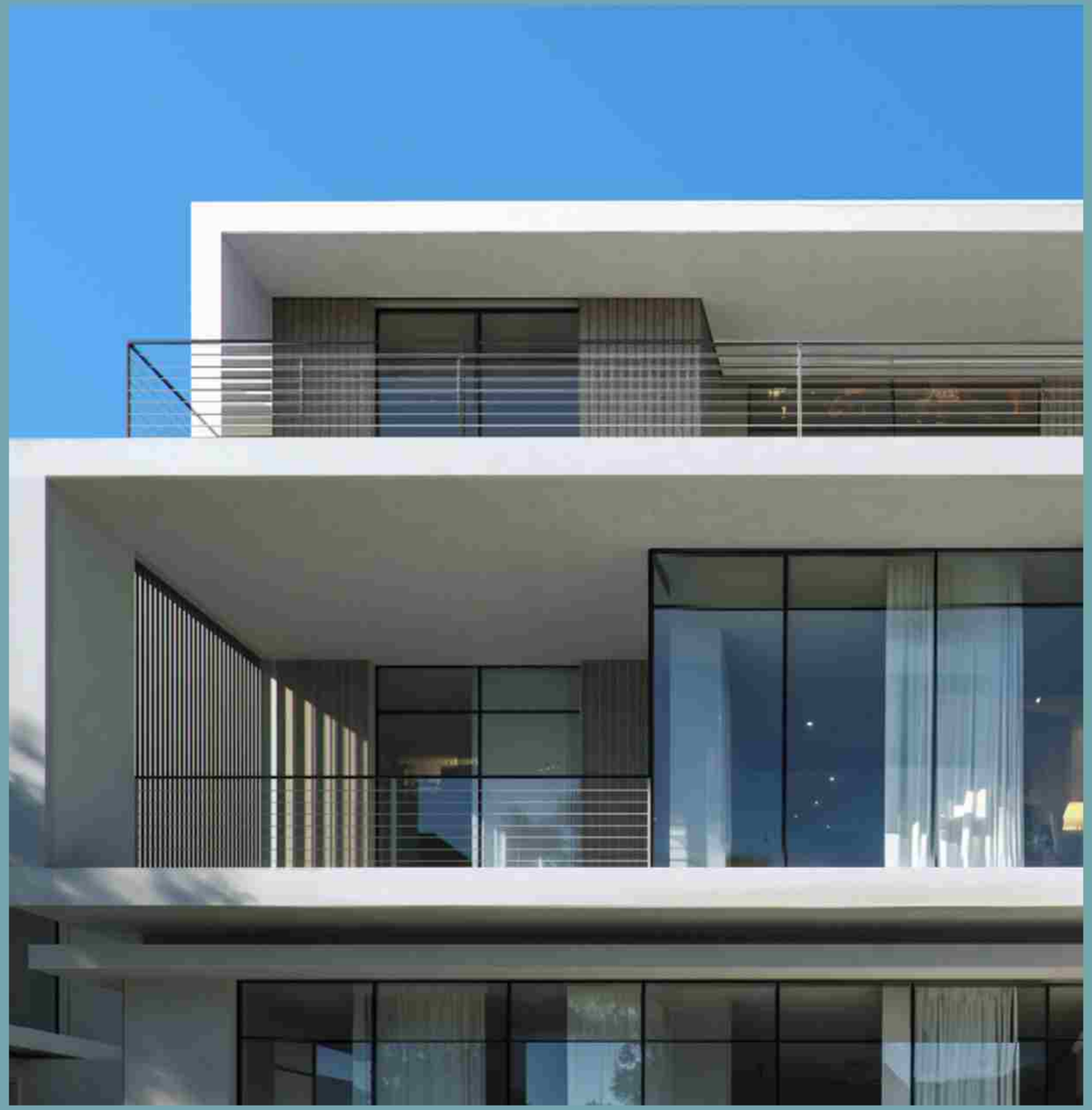












## Acacia Villa

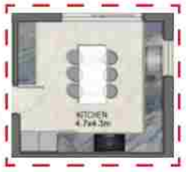
| | | |
|---|---|---|
| **PLOT AREA** | **450 m²** | **4,844 ft²** |
| Ground Floor Area | 129 m² | 1,389 ft² |
| First Floor Area | 119 m² | 1,273 ft² |
| Second Floor Area | 111 m² | 1,195 ft² |
| Total Sellable Area | 359 m² | 3,864 ft² |
| Balconies | 40 m² | 431 ft² |
| Service | 12 m² | 129 ft² |
| Total Built Up Area | 430 m² | 4,629 ft² |

Ground Floor Plan: 129 m²

**Beds:** 5

**Levels:** G+2



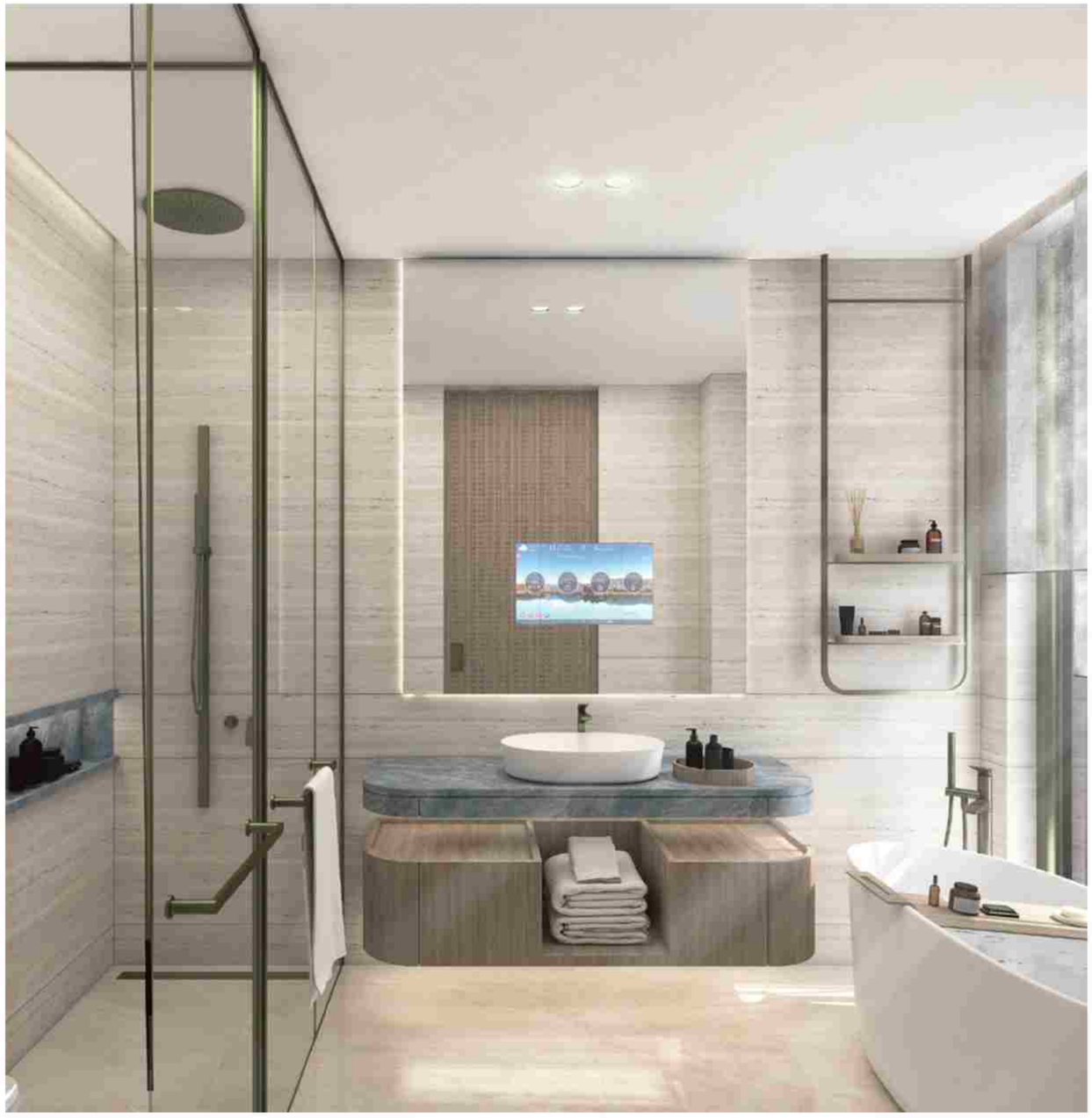

**Closed Kitchen Variation**

First Floor Plan: 119 m²



Second Floor Plan: 111 m²



# THE TOWNHOUSES

*Sophistication Redefined*

# ALGHAF TOWNHOUSES

*3 Bedroom Townhouses*

# ALGHAF TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 264 m²*









## AlGhaf Townhouse

| | | |
|---|---|---|
| **PLOT AREA** | **264 m²** | **3,671 ft²** |
| Ground Floor Area | 102 m² | 1,098 ft² |
| First Floor Area | 72 m² | 775 ft² |
| Total Sellable Area | 174 m² | 1,873 ft² |
| Balconies | 12.5 m² | 135 ft² |
| Total Built Up Area | 203 m² | 2,186 ft² |

Ground Floor Plan: 102 m²

**Beds:** 3

**Levels:** G+1




First Floor Plan: 72 m²



# SIKKA TOWNHOUSES

*3 Bedroom Townhouses*

# SIKKA TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 219 m²*









## Sikka Townhouse

| | | |
|---|---|---|
| **PLOT AREA** | **219 m²** | **2,357 ft²** |
| Ground Floor Area | 86 m² | 926 ft² |
| First Floor Area | 77 m² | 829 ft² |
| Total Sellable Area | 163 m² | 1,754 ft² |
| Balconies | 24 m² | 259 ft² |
| Total Built Up Area | 168 m² | 1,809 ft² |

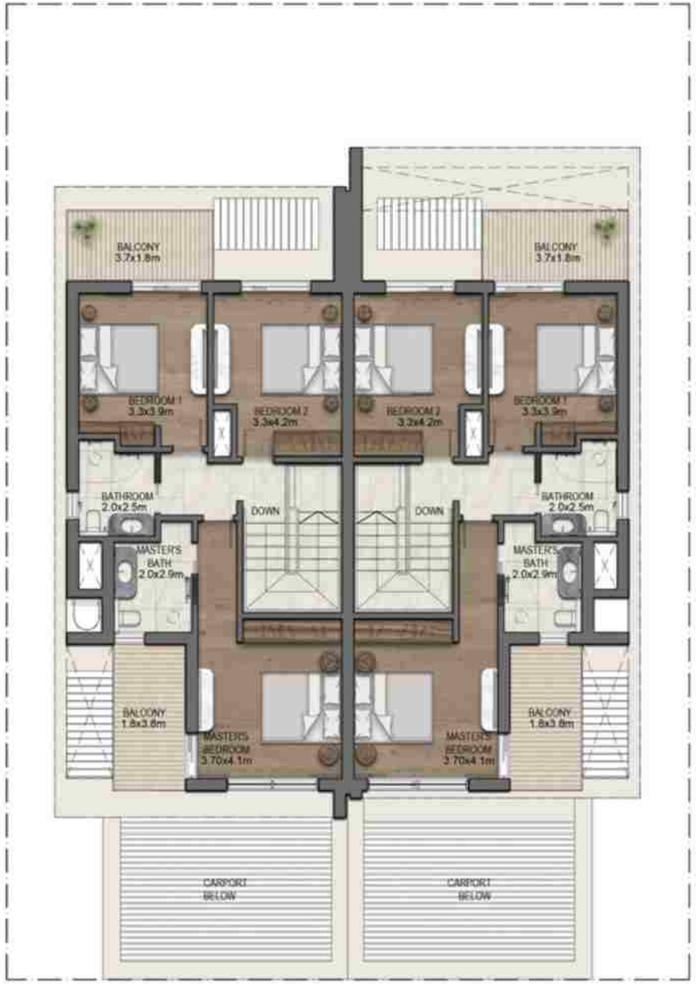
Ground Floor Plan: 86 m²

**Beds:** 3

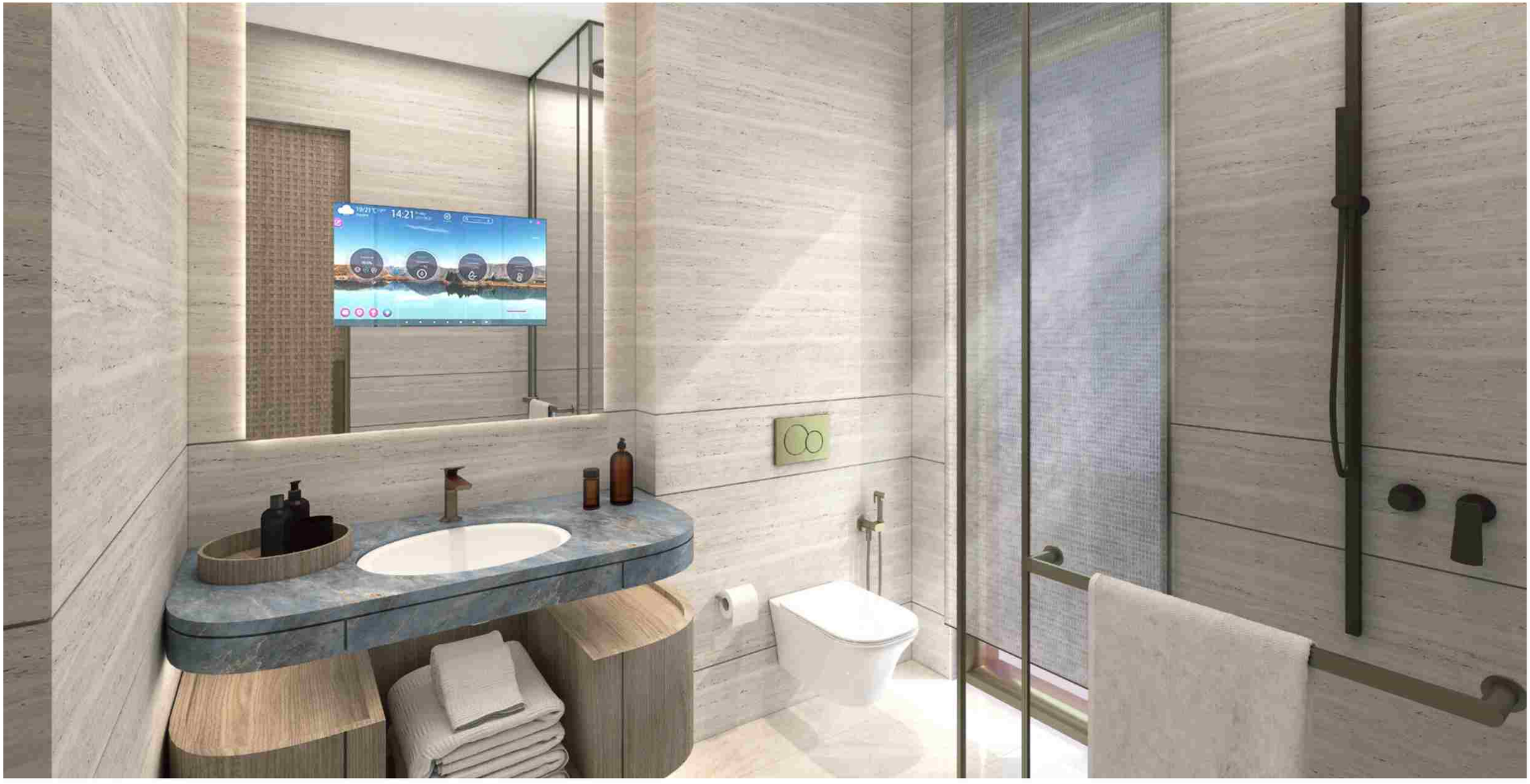
**Levels:** G+1




First Floor Plan: 77 m²






14:21

# THE APARTMENTS

*Luxurious spaces where legacy and lifestyle entwine*

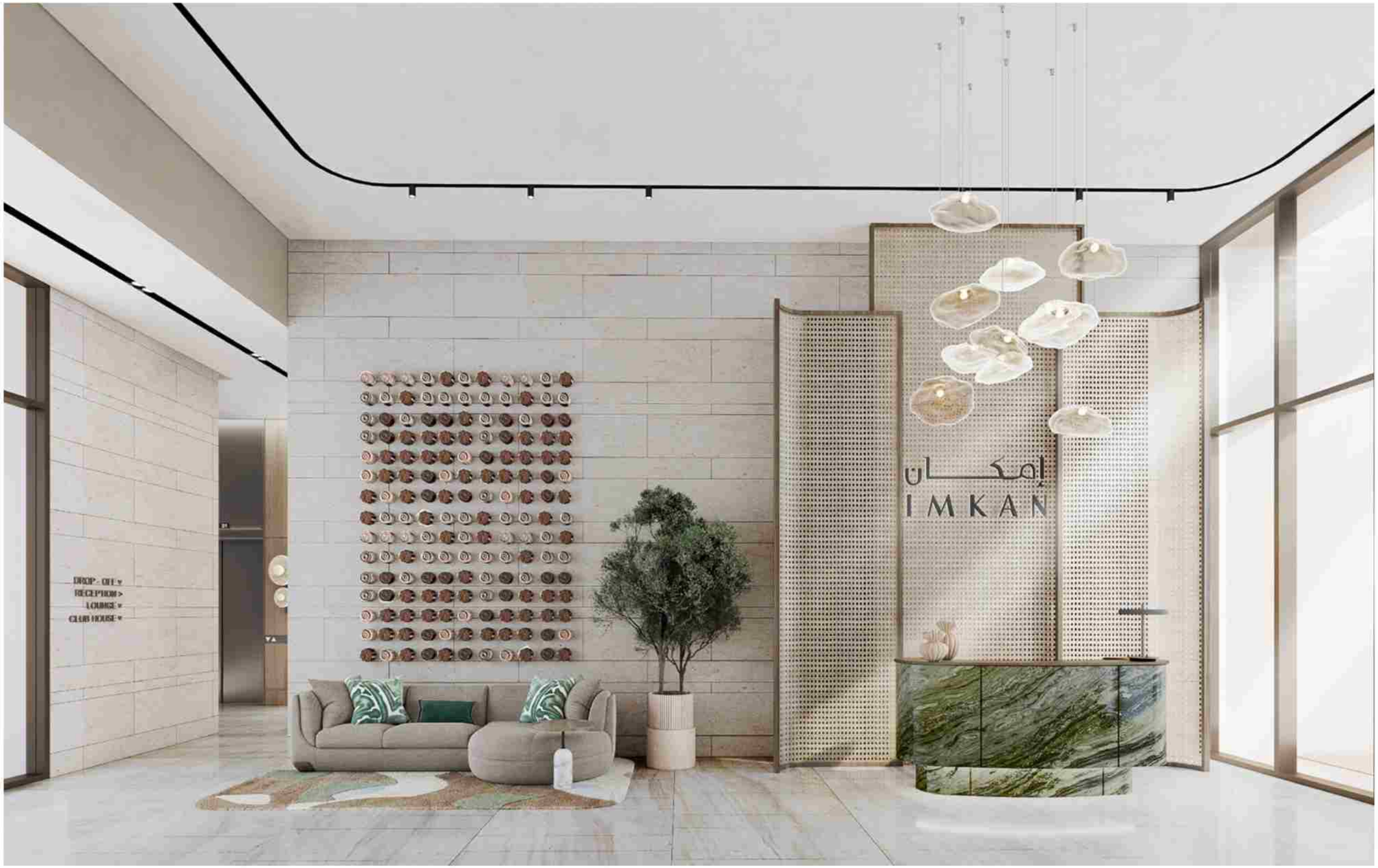
# THE APARTMENTS

*Typical Apartment Typology*



# SPACE TO THRIVE

Featuring 1, 2, 3 and 4-bedroom apartments, Naseem AlJurf offers stylish, luxurious and spacious havens to suit individuals, couples and families, within its blossoming natural enclave.





# LIVE IN A WORK OF ART

Spaciously designed and stylishly appointed, every apartment at Naseem AlJurf is an indulgent escape overflowing with a fine balance of artistic craft and understated decadence.









# THE APARTMENTS

*Loft Apartment*

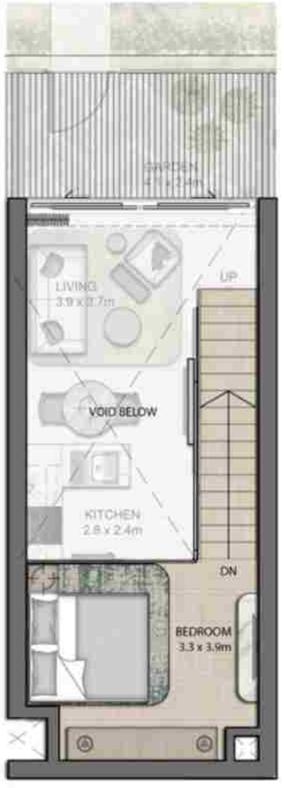
# Loft Apartment with Garden

**Levels :** G+M

**Lower Floor**




**Mezzanine**



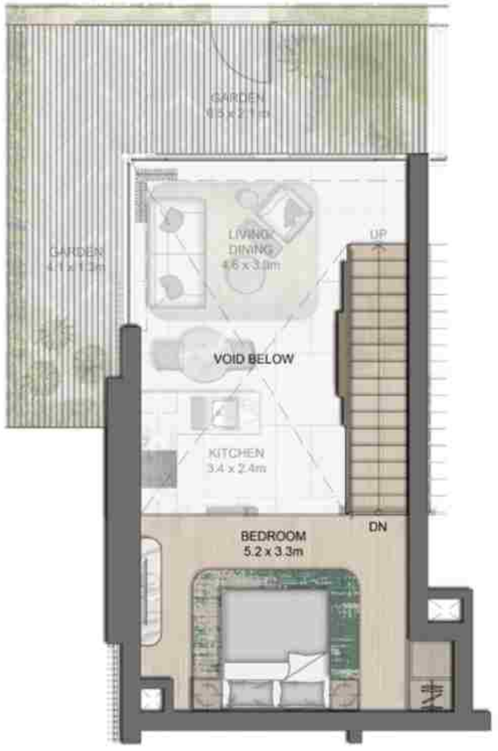

# Loft Apartment, Corner

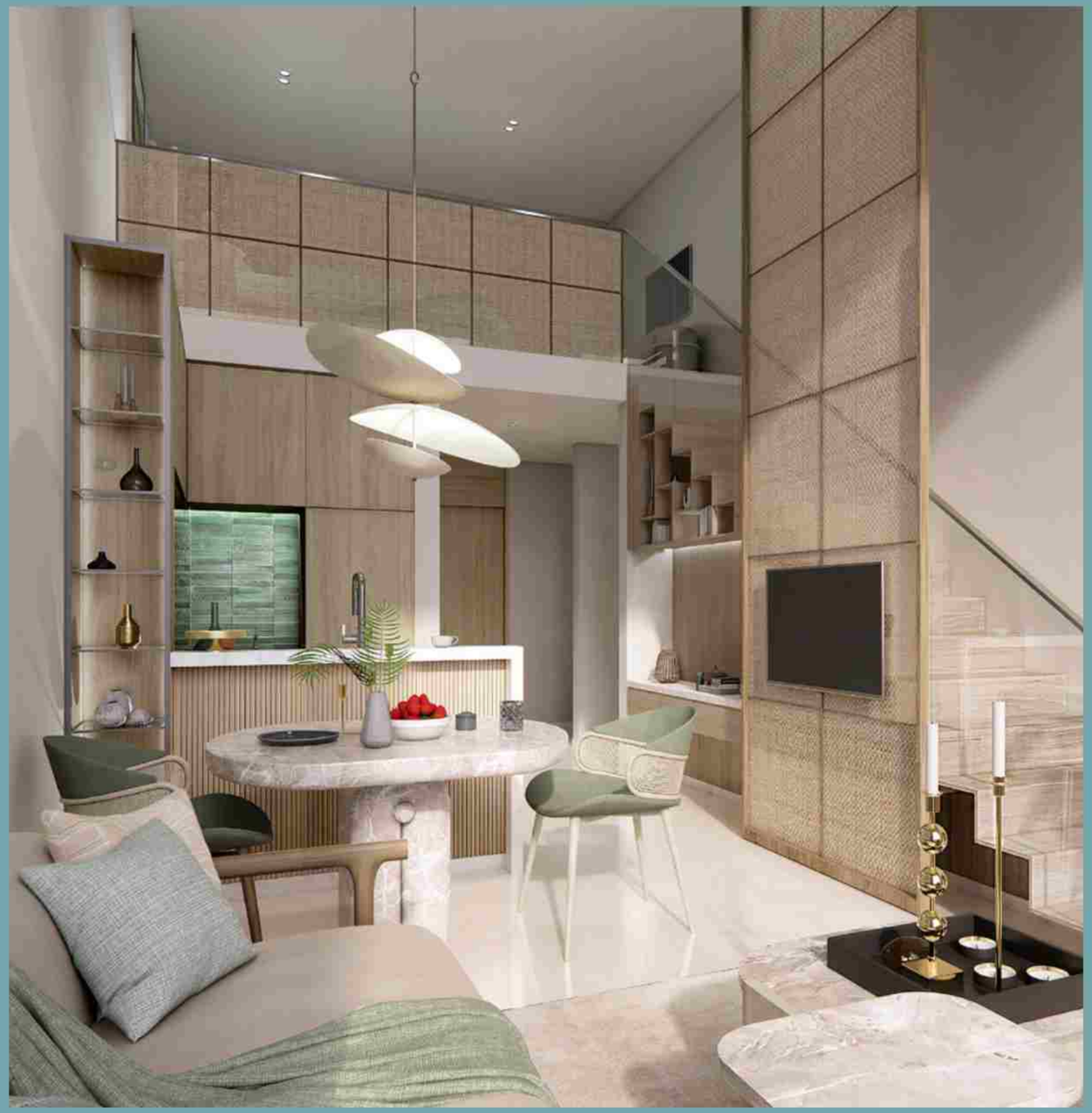
**Levels :** G+M

**Lower Floor**




**Mezzanine**





## Loft Apartment with Garden

| | | |
|---|---|---|
| **UNIT AREA** | **48 m²** | **517 ft²** |
| Balcony Area | 9 m² | 97 ft² |
| Total Sellable Area | 57 m² | 614 ft² |

## Loft Apartment, Corner

| | | |
|---|---|---|
| **UNIT AREA** | **56 m²** | **603 ft²** |
| Balcony Area | 21 m² | 226 ft² |
| Total Sellable Area | 76 m² | 829 ft² |

# THE APARTMENTS

*1 Bedroom Apartment*

# 1 Bedroom Apartment

**Levels :** 2, 3, 4



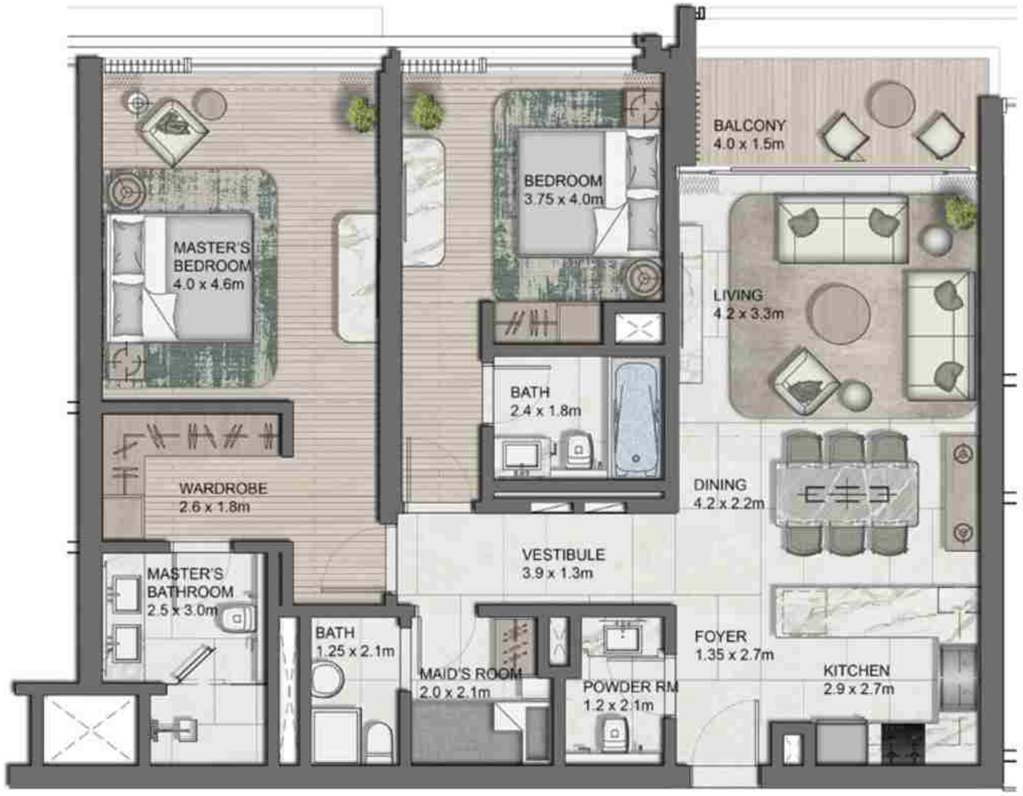

| 1 Bedroom Apartment | Min | Max | Min | Max |
|---|---|---|---|---|
| **UNIT AREA** | **68 m²** | **71 m²** | **731 ft²** | **764 ft²** |
| Balcony Area | 7 m² | 35 m² | 75 ft² | 377 ft² |
| Total Sellable Area | 75 m² | 106 m² | 807 ft² | 1,141 ft² |

# THE APARTMENTS

*2 Bedroom Apartment*

## 2 Bedroom Apartment, Middle

**Levels :** 3, 4

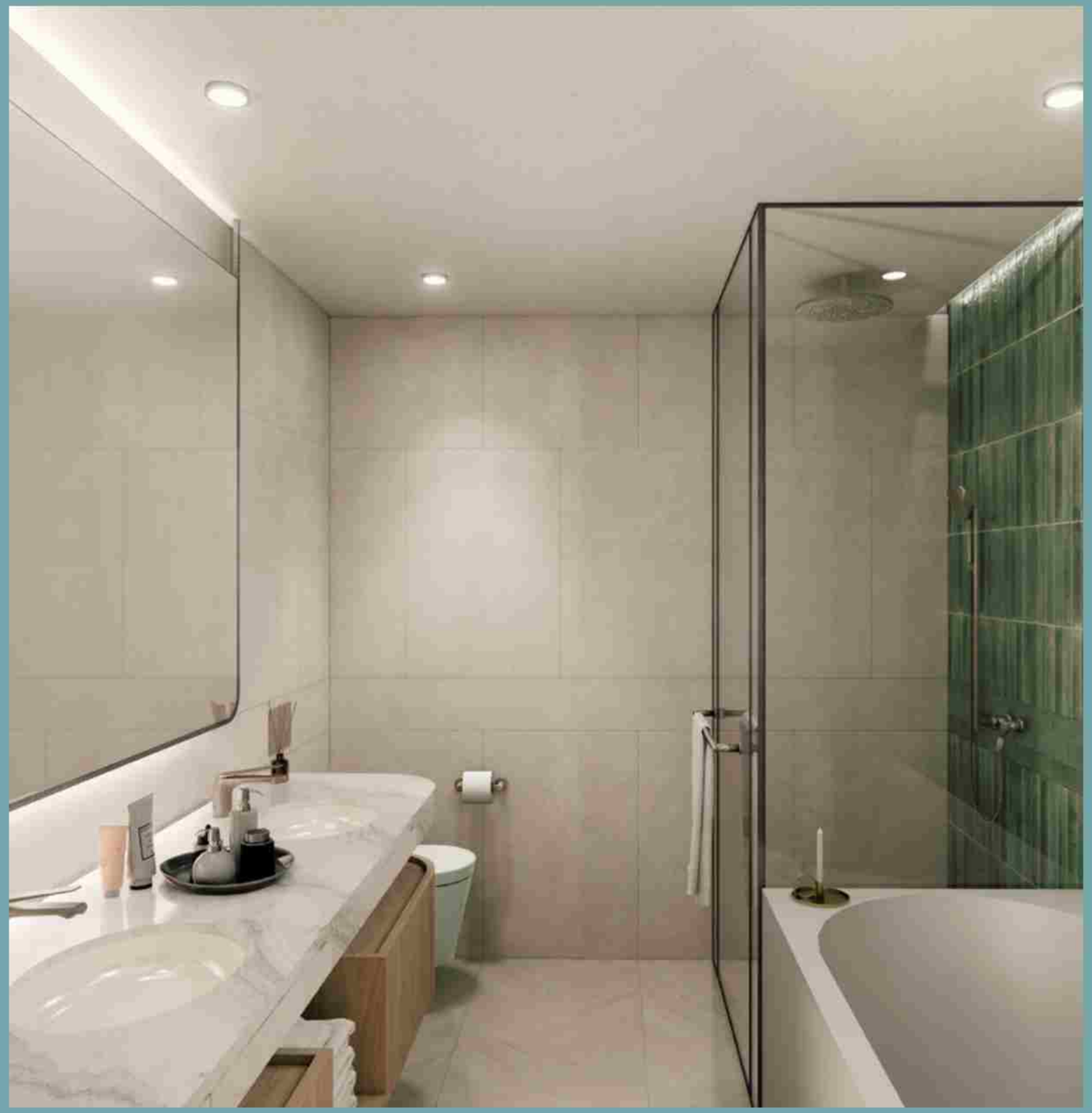



## 2 Bedroom Apartment, Corner









## 2 Bedroom Apartment, Corner

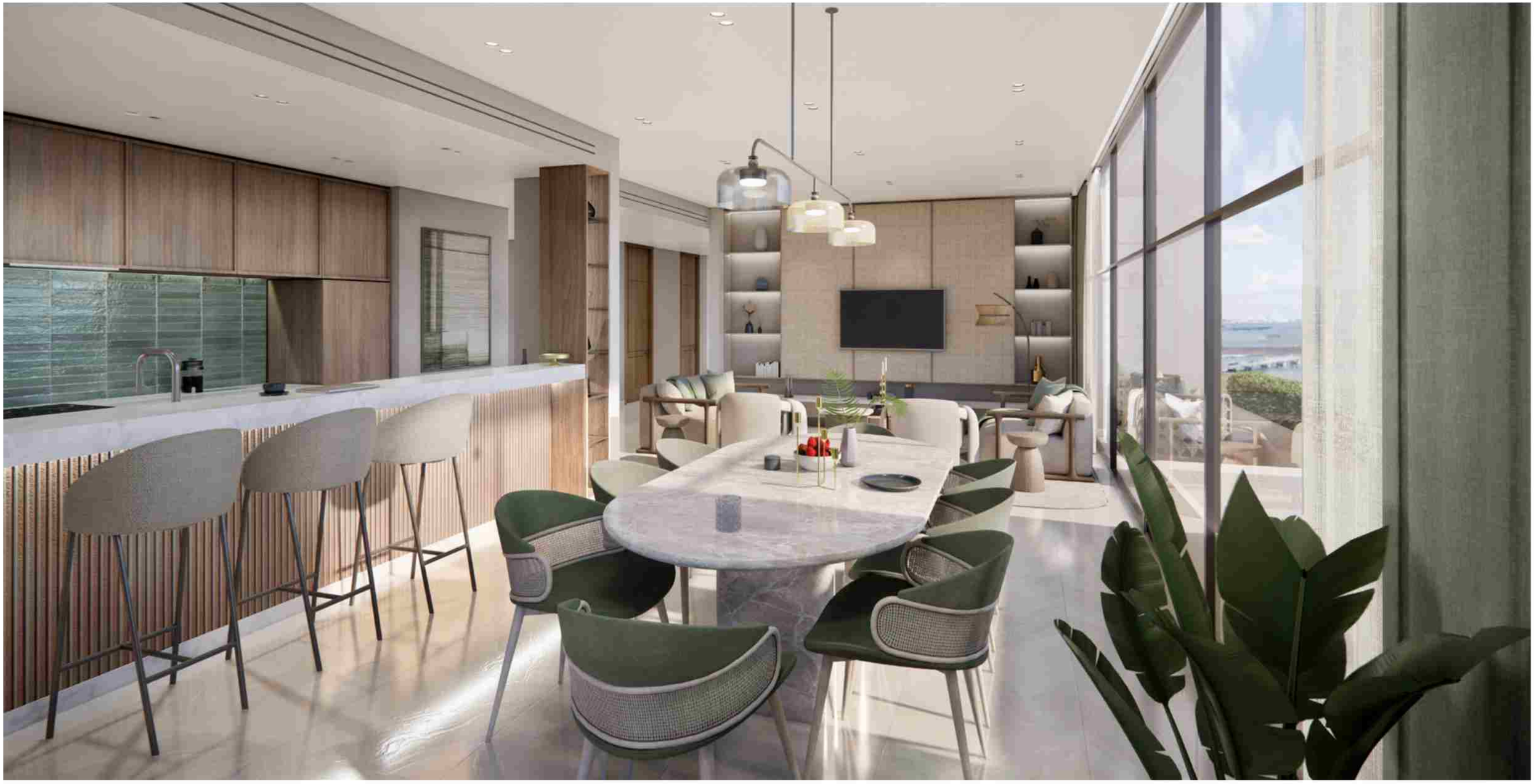
| | | |
|---|---|---|
| **UNIT AREA** | **115 m²** | **1,238 ft²** |
| Balcony Area | 10 m² | 108 ft² |
| Total Sellable Area | 125 m² | 1,346 ft² |

## 2 Bedroom Apartment, Middle

| | | |
|---|---|---|
| **UNIT AREA** | **112 m²** | **1,206 ft²** |
| Balcony Area | 7 m² | 75 ft² |
| Total Sellable Area | 119 m² | 1,281 ft² |

# THE APARTMENTS

*3 Bedroom Penthouse Apartment*



# 3 Bedroom Penthouse Apartment

**Levels :** 3, 4




## 3 Bedroom Penthouse Apartment

| | | |
|---|---|---|
| **UNIT AREA** | **176 m²** | **1,894 ft²** |
| Balcony Area | 41 m² | 441 ft² |
| Total Sellable Area | 217 m² | 2,336 ft² |

# THE APARTMENTS

*3 Bedroom Duplex Apartment*

# 3 Bedroom Duplex Apartment

**Levels :** 3, 4




Lower Floor




Upper Floor

## 3 Bedroom Duplex Apartment

| | | |
|---|---|---|
| **UNIT AREA** | **167 m²** | **1,798 ft²** |
| Balcony Area | 21 m² | 226 ft² |
| Total Sellable Area | 188 m² | 2,024 ft² |

# THE WEST BLOCK

*1, 2, 3, 4 Bedroom Apartments*

*Sumptuous spaces where generations connect and stories unfold*

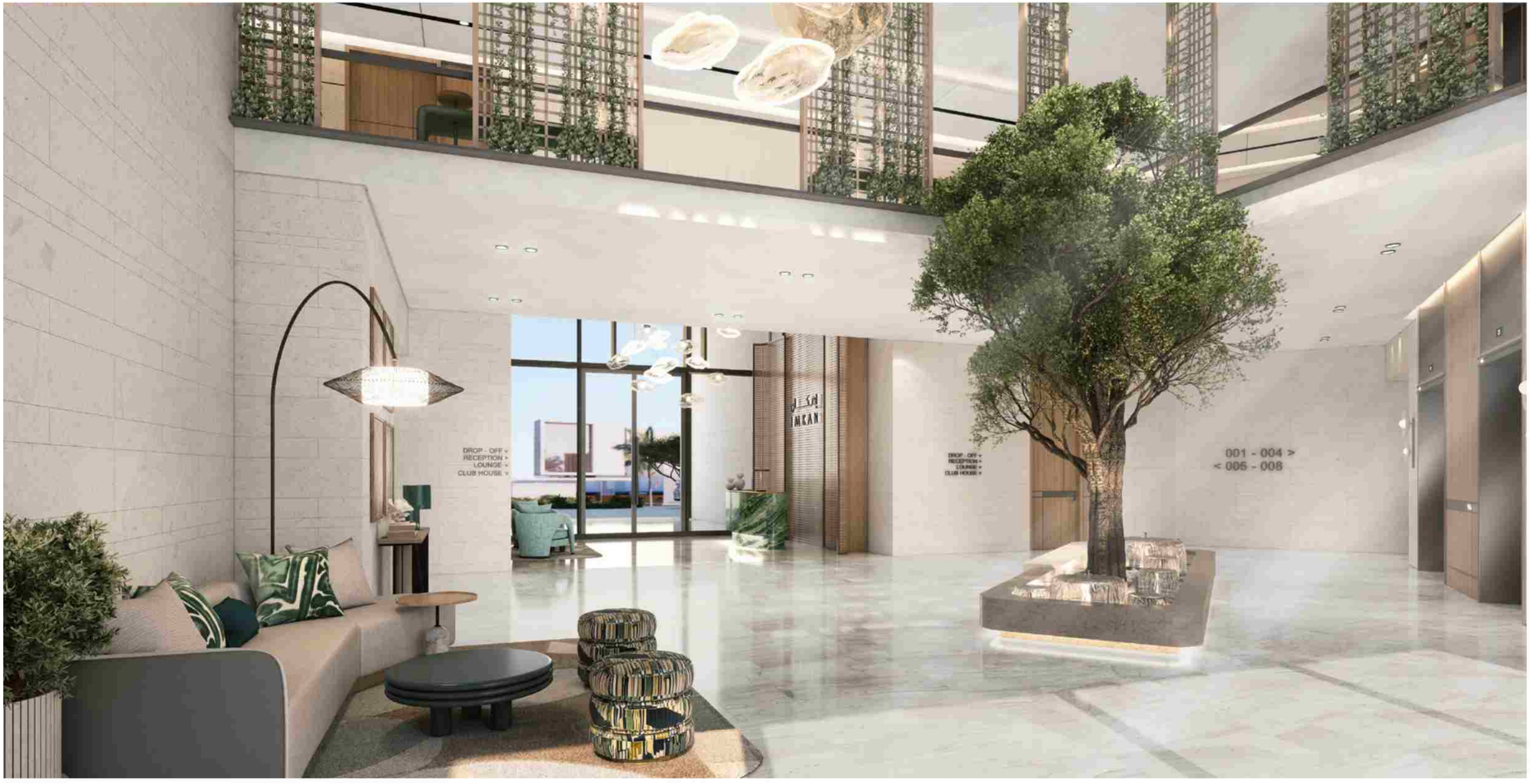
# WEST BLOCK APARTMENT BUILDING

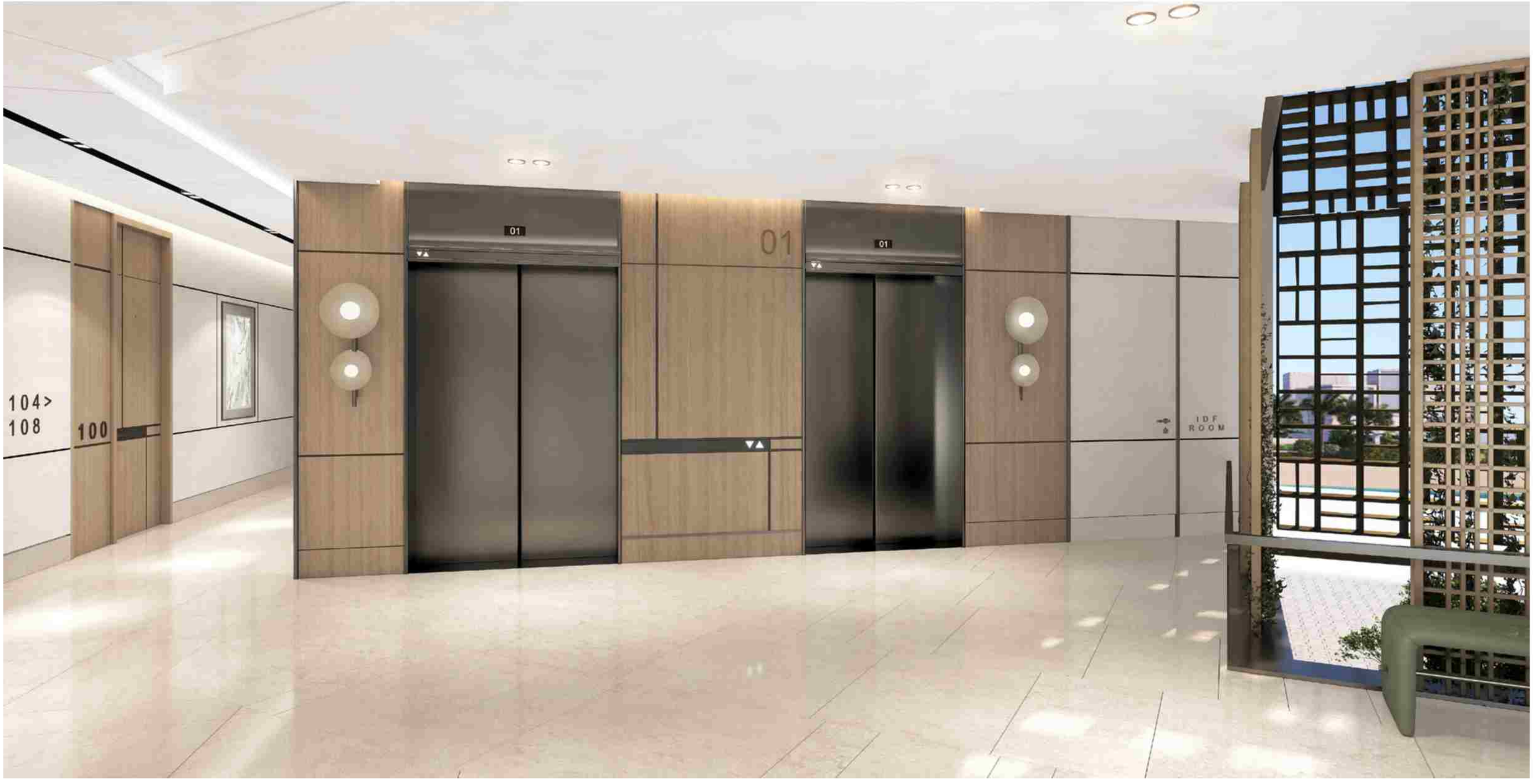
*Typical Apartment Typology*

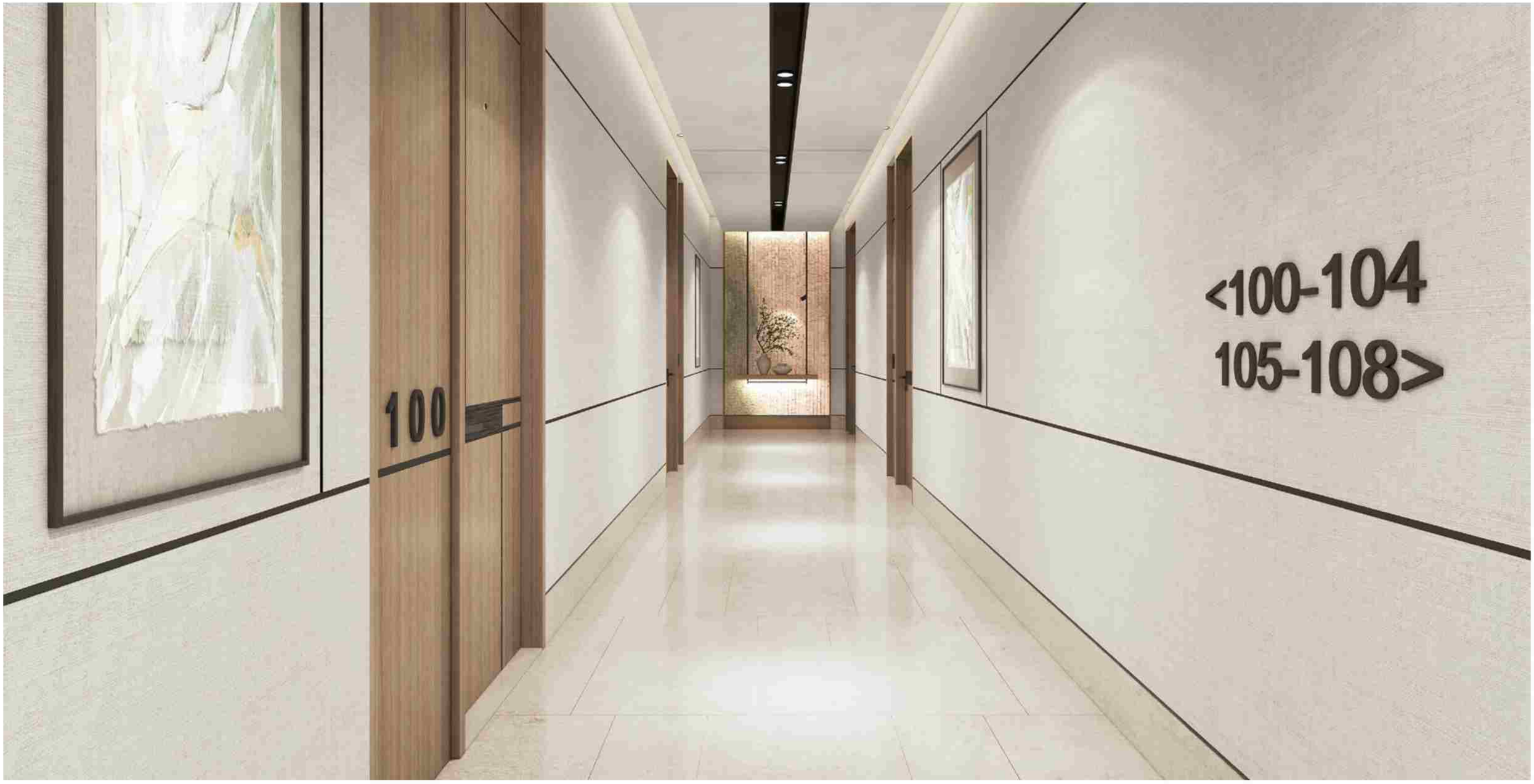


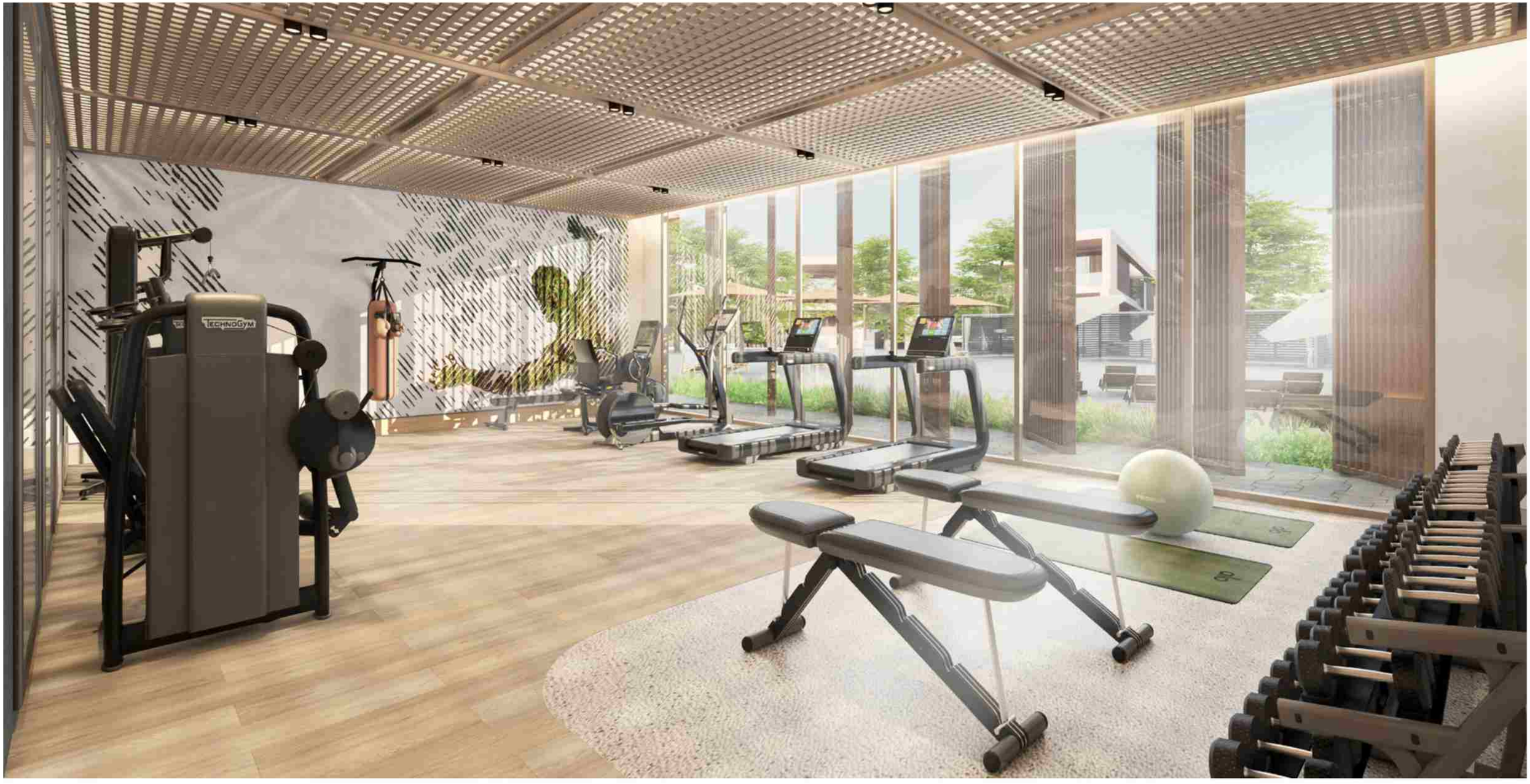





IMKAN
DROP - OFF
RECEPTION
LOUNGE
CLUB HOUSE
001 - 004 >
< 005 - 008


104>
108
100
01
01
01
IDF
ROOM


100
<100-104
105-108>


TECHNOGYM

# WEST BLOCK APARTMENTS

*1 Bedroom Apartment*

# 1 Bedroom Apartment (West Block)

**Levels :** G, 1, 2, 3




Type 1




Type 2



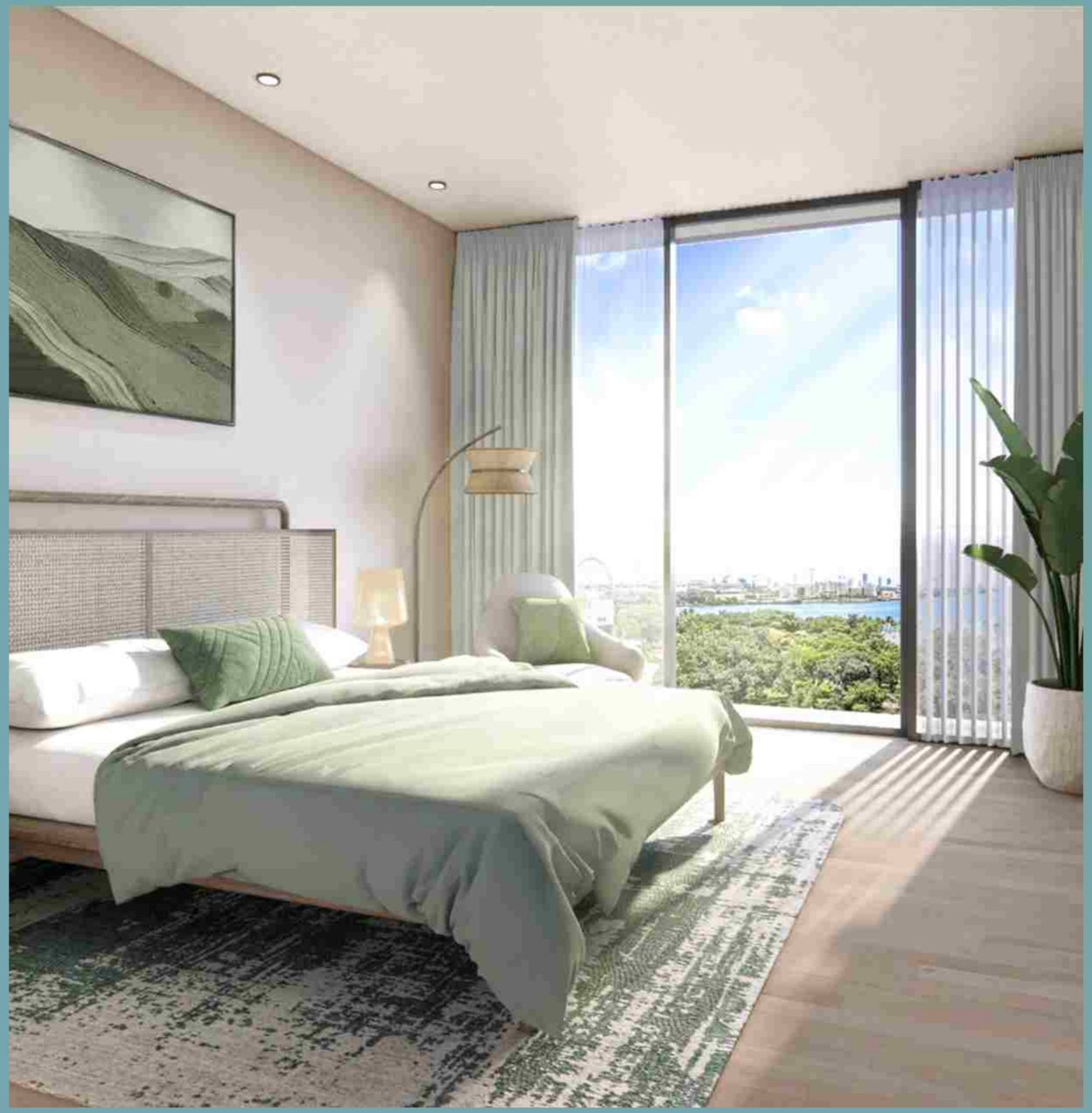

Type 3




Type 4




Type 5



| 1 Bedroom Apartment | Min | Max | Min | Max |
|---|---|---|---|---|
| **UNIT AREA** | **72 m²** | **73 m²** | **775 ft²** | **786 ft²** |
| Balcony Area | 6 m² | 16 m² | 65 ft² | 172 ft² |
| Total Sellable Area | 79 m² | 88 m² | 850 ft² | 947 ft² |

# WEST BLOCK APARTMENTS

*2 Bedroom Apartment*

# 2 Bedroom Apartment (West Block)

**Levels :** G, 1, 2, 3




**Type 1**




**Type 2**




**Type 3**




**Type 4**

# 2 Bedroom Apartment (West Block)




Type 5



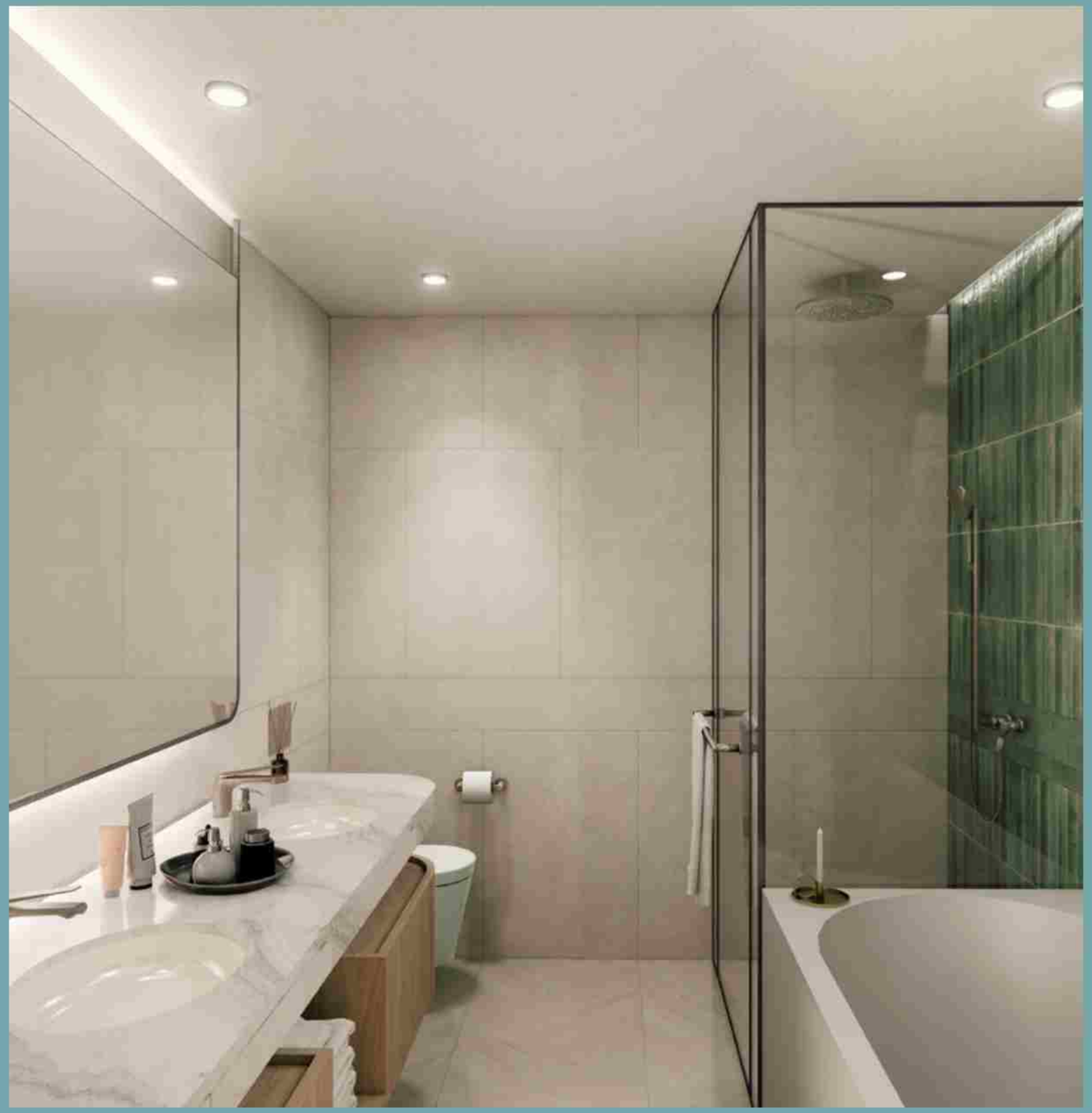

Type 6




Type 7




Type 8



| 2 Bedroom Apartment | Min | Max | Min | Max |
|---|---|---|---|---|
| **UNIT AREA** | **108 m²** | **120 m²** | **1,163 ft²** | **1,292 ft²** |
| Balcony Area | 6 m² | 56 m² | 65 ft² | 603 ft² |
| Total Sellable Area | 114 m² | 176 m² | 1,227 ft² | 1,894 ft² |

# WEST BLOCK APARTMENTS

*3 Bedroom Apartment*

# 3 Bedroom Apartment (West Block)

**Levels :** G, 1, 2, 3




**Type 1**




**Type 3**




**Type 2**




**Type 4**

# 3 Bedroom Apartment (West Block)

**Levels :** G, 1, 2, 3



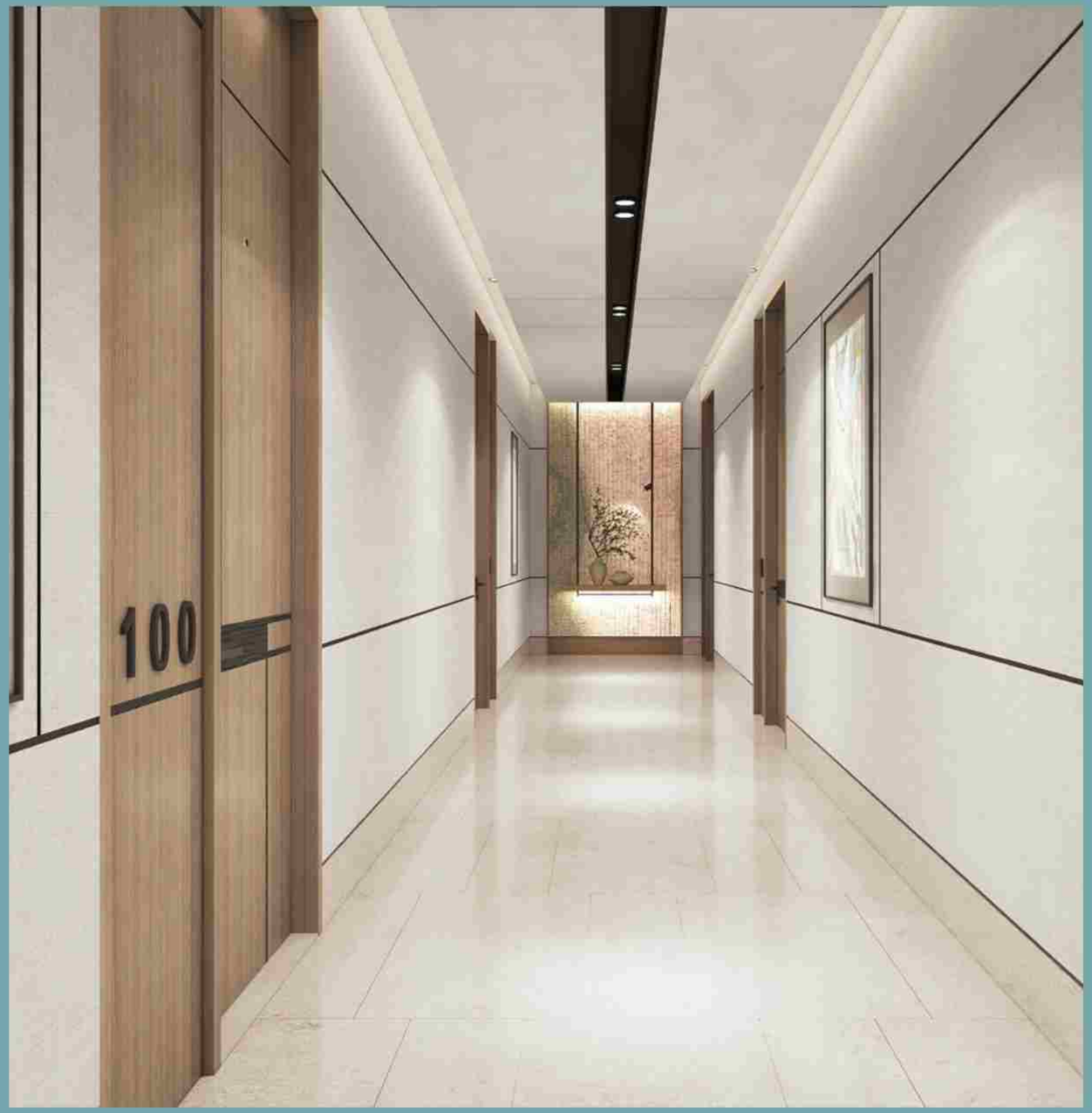
**Type 5**



**Type 6**



**Type 7**




| 3 Bedroom Apartment | Min | Max | Min | Max |
|---|---|---|---|---|
| **UNIT AREA** | **158 m²** | **165 m²** | **1,700 ft²** | **1,776 ft²** |
| Balcony Area | 24 m² | 80 m² | 258 ft² | 861 ft² |
| Total Sellable Area | 182 m² | 245 m² | 1,959 ft² | 2,637 ft² |

# WEST BLOCK APARTMENTS

*3 Bedroom Duplex Apartment*

# 3 Bedroom Duplex Apartment (West Block)

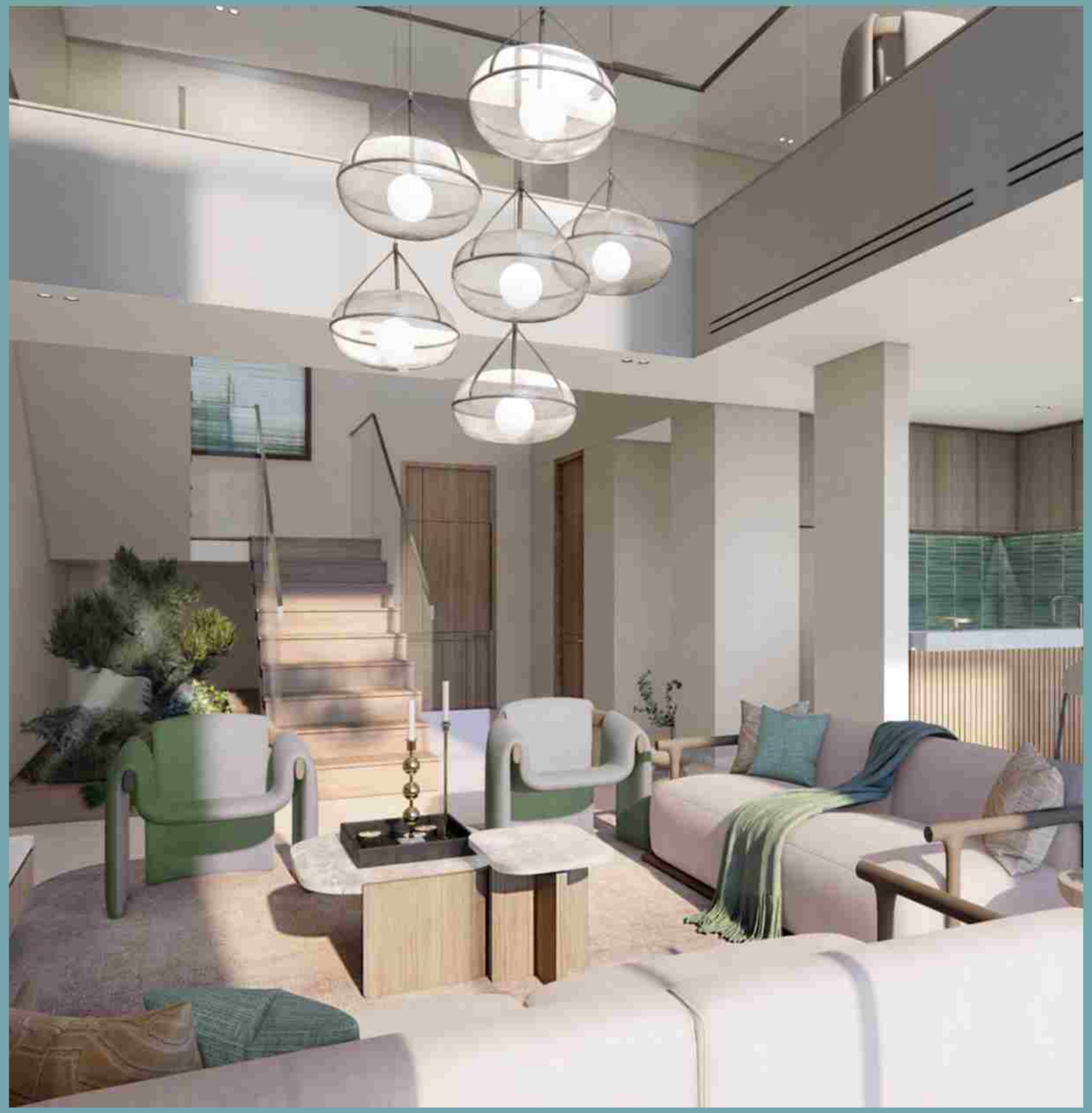
**Levels :** 3, 4




**Lower Floor**




**Upper Floor**



## 3 Bedroom Duplex Apartment

| | | |
|---|---|---|
| **UNIT AREA** | **233 m²** | **2,508 ft²** |
| Balcony Area | 55 m² | 592 ft² |
| Total Sellable Area | 288 m² | 3,100 ft² |

# WEST BLOCK APARTMENTS

*4 Bedroom Duplex Apartment*

# 4 Bedroom Duplex Apartment (West Block)

**Levels :** 3, 4



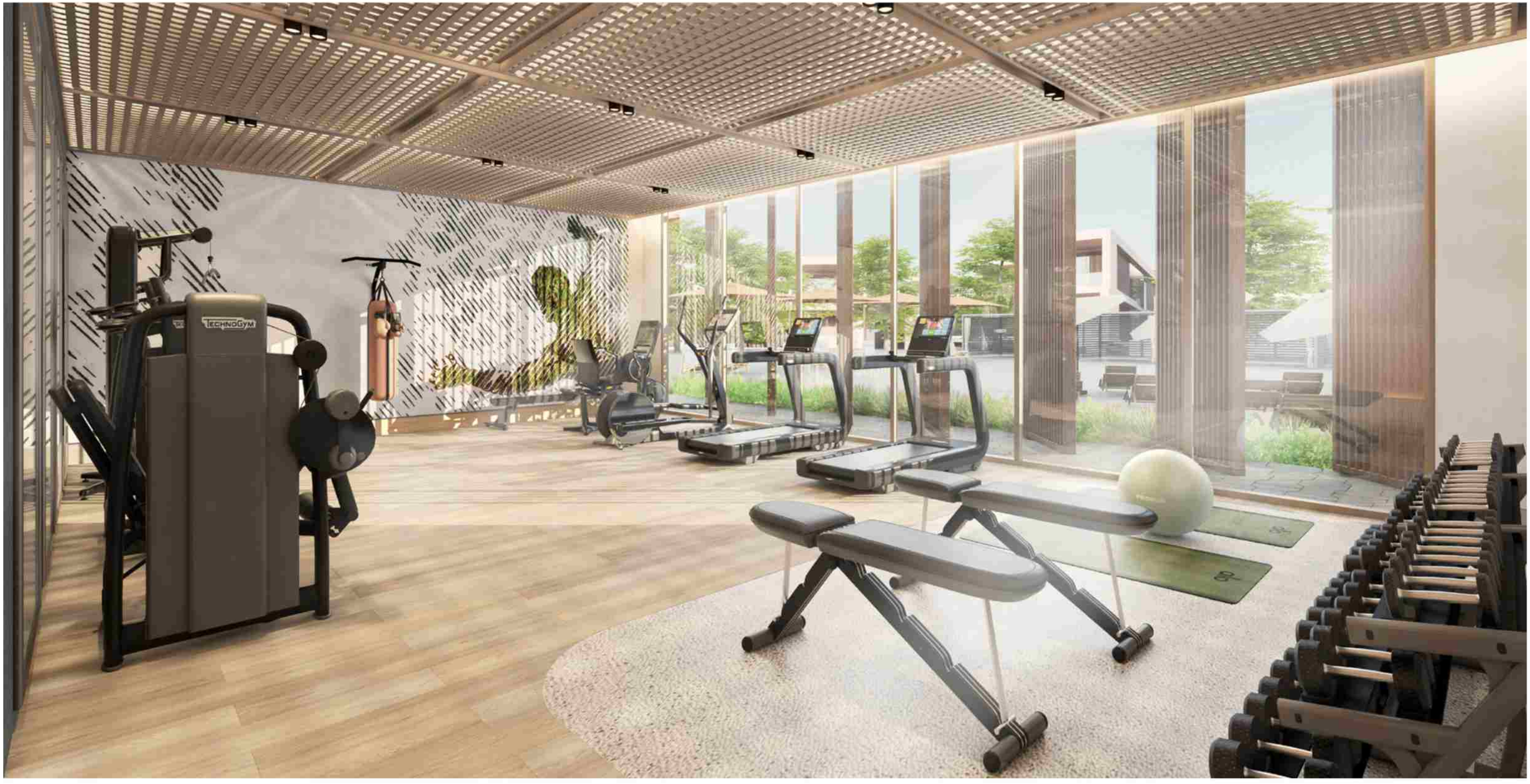

Lower Floor




Upper Floor




Bedroom Variation


TECHNOGYM

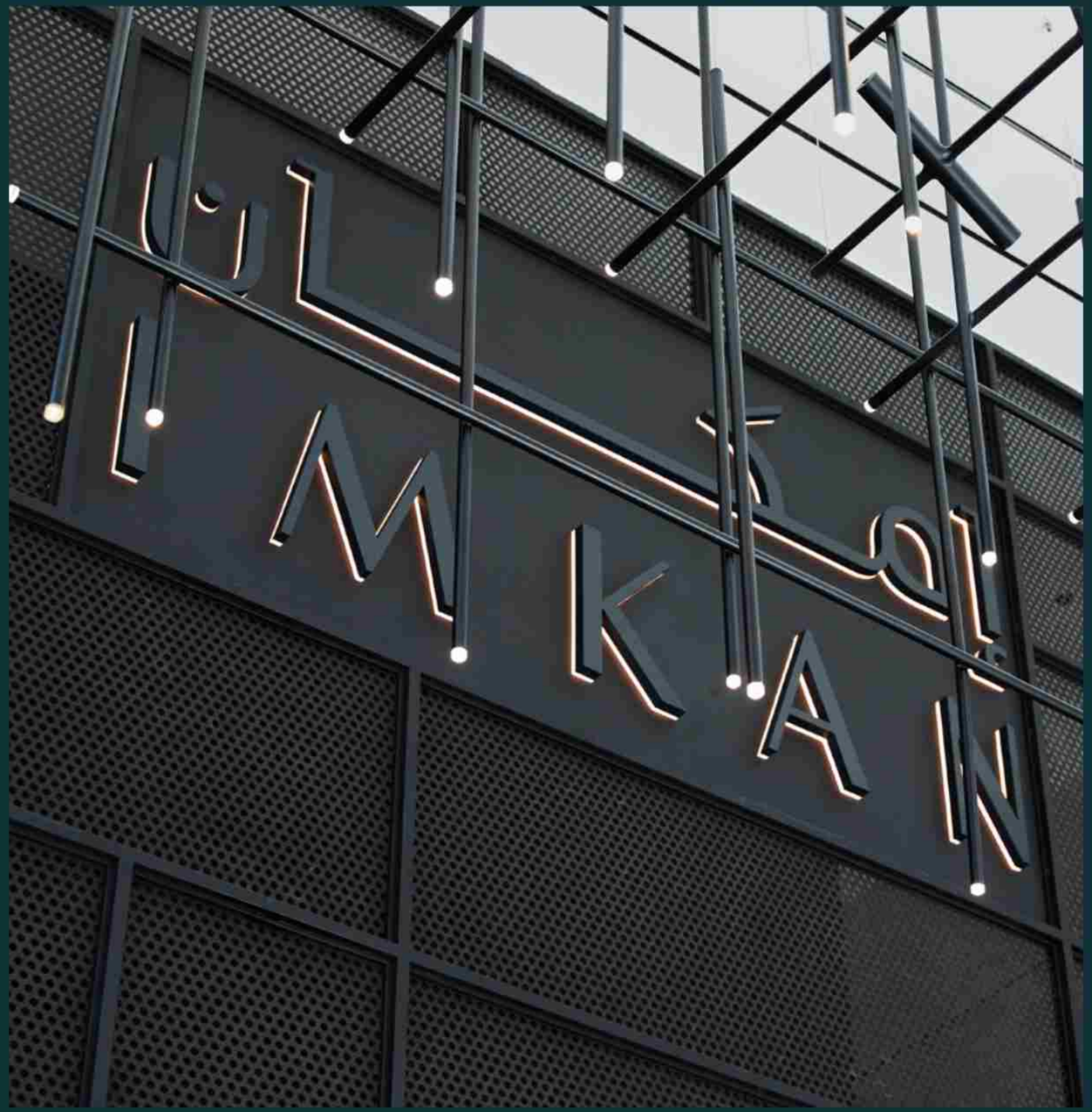


## 4 Bedroom Duplex Apartment

| | | |
|---|---|---|
| **UNIT AREA** | **246 m²** | **2,648 ft²** |
| Balcony Area | 116 m² | 1,249 ft² |
| Total Sellable Area | 362 m² | 3,897 ft² |

# ABOUT IMKAN

*Soulful Places, Enriched Lives*




## IMKAN

*Real Estate Developer*

IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.

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