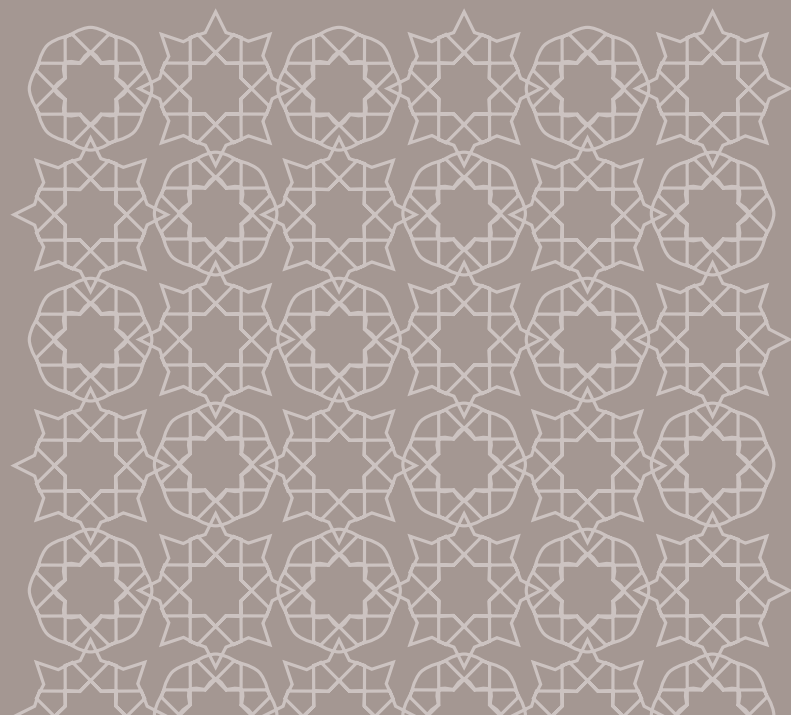
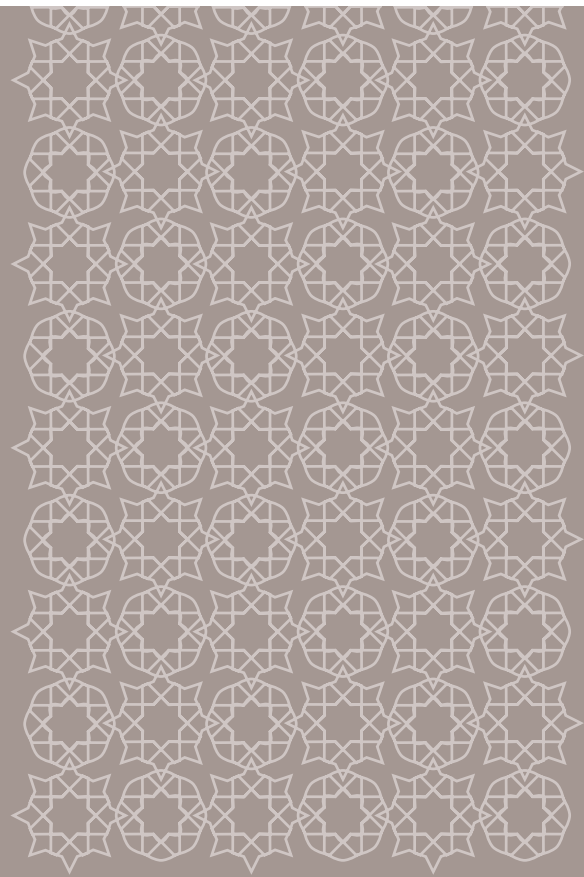


al furjan



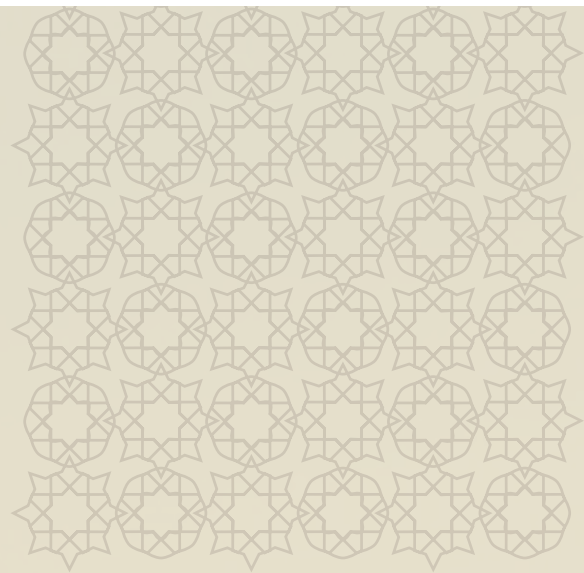


About Dubai

Dubai, one of seven emirates that make up the United Arab Emirates, is a cosmopolitan city that combines innovation and a modern lifestyle with traditional Arabian values. The multicultural city of Dubai is strategically located at the gateway between the East and West and has rapidly become one of the world's most sought-after destinations for business, living and tourism.

Dubai is home to some of the world's most breathtaking and ambitious developments, including the iconic Palm Jumeirah which has helped position Dubai as an attractive location for investment. With a variety of residential options, world-class shopping and entertainment as well as excellent facilities and infrastructure, Dubai offers residents an unrivalled quality of life.





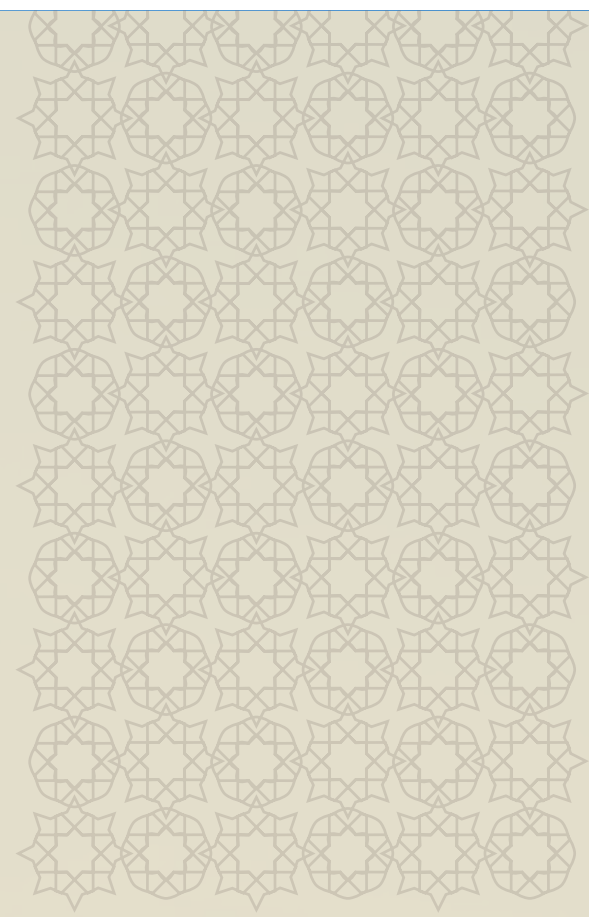
Al Furjan

Al Furjan is a vibrant neighbourhood that celebrates the true spirit of community. Inspired urban planning has created a distinguished residential district of ready-to-move-in four bedroom villas and three bedroom townhouses with distinctive and functional features designed for a comfortable lifestyle.

Al Furjan has been developed to make even simple everyday pleasures truly memorable and encourage a more social way of life. Community centres - Al Furjan Pavilion and Al Furjan West Pavilion - feature a range of amenities including a swimming pool, sports courts, cafés and restaurants as well as retail facilities. Al Furjan Club features a restaurant with indoor and outdoor seating, swimming pools, a sports court and fully-equipped gym with four fitness studios.

Located in close proximity to Ibn Battuta Mall and the Expo 2020 site, the 560-hectare community is easily accessible from Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road and Al Yalayis Road. Al Furjan is one of Nakheel's most popular and fastest growing communities.





Villa and Townhouse Types





4 Bedroom Villa Type 'A'

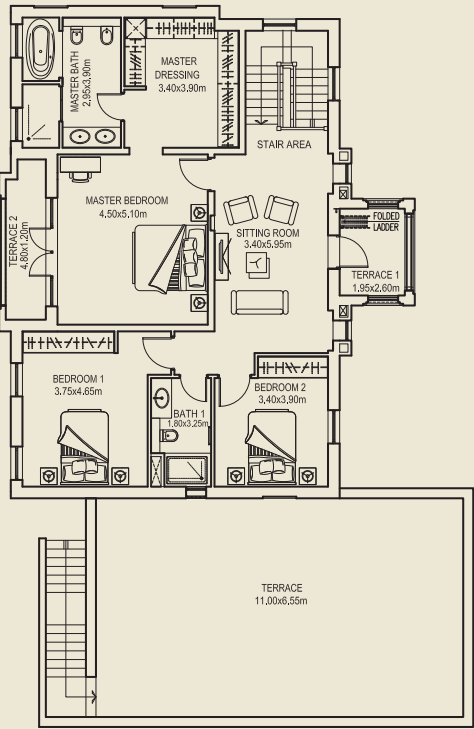
Gross floor area = 506.06 sq.m (5,447.18 sq.ft)
Total terrace = 151.05 sq.m (1,625.89 sq.ft)
Accessible terraces: 3
Individual plot size: 600 sq.m (6,458 sq.ft)



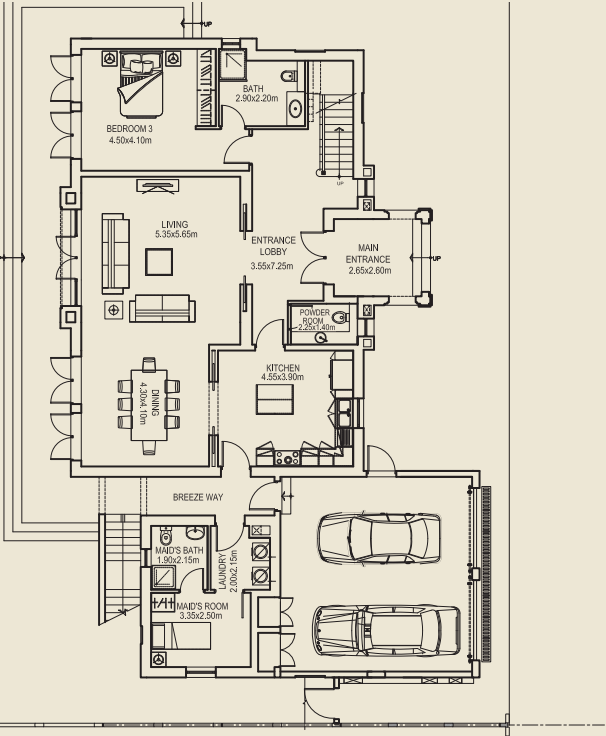
4 Bedroom Villa Type 'B'

Gross floor area = 455.2 sq.m (4,900 sq.ft)
Total terrace = 110.01 sq.m (1,184.14 sq.ft)
Accessible terraces: 3
Individual plot size: 600 sq.m (6,458 sq.ft)

First Floor Plan

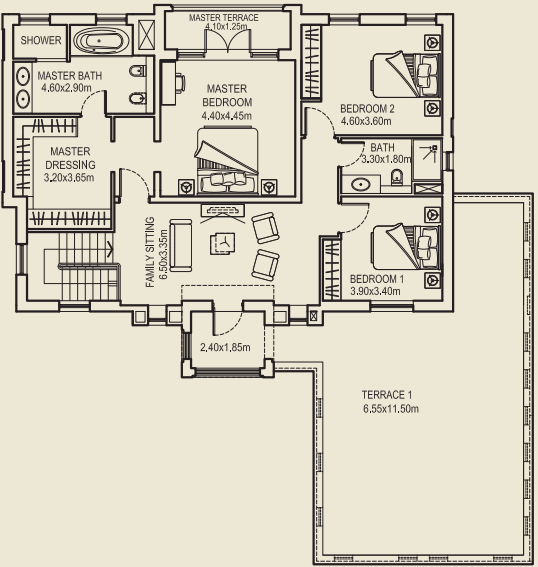


Ground Floor Plan

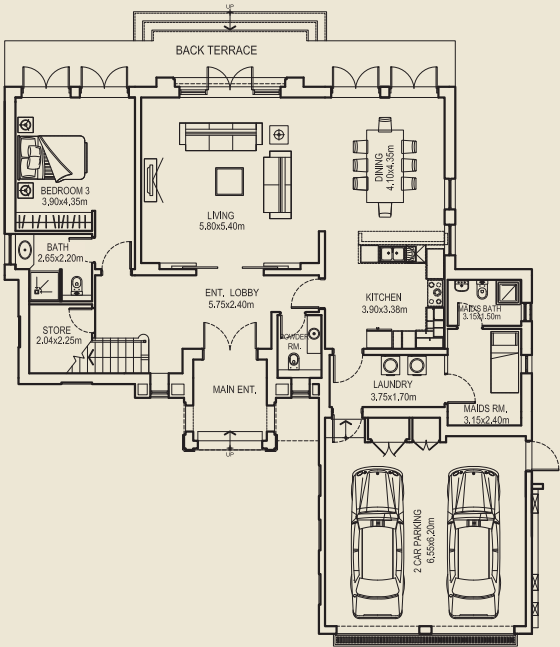


Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

First Floor Plan



Ground Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



3 Bedroom Terrace Home (Middle)

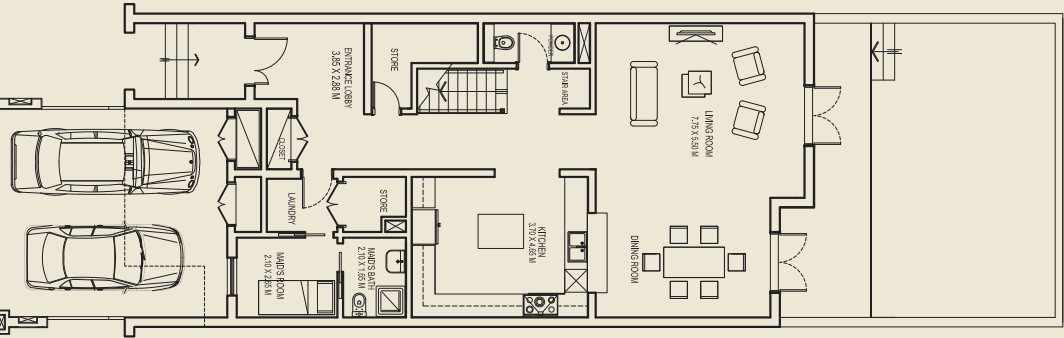
Gross floor area = 301.21 sq.m (3,242.20 sq.ft)
Total terrace = 65.79 sq.m (708.16 sq.ft)
Accessible terraces: 2
Individual plot size: 224 sq.m (2,411 sq.ft)



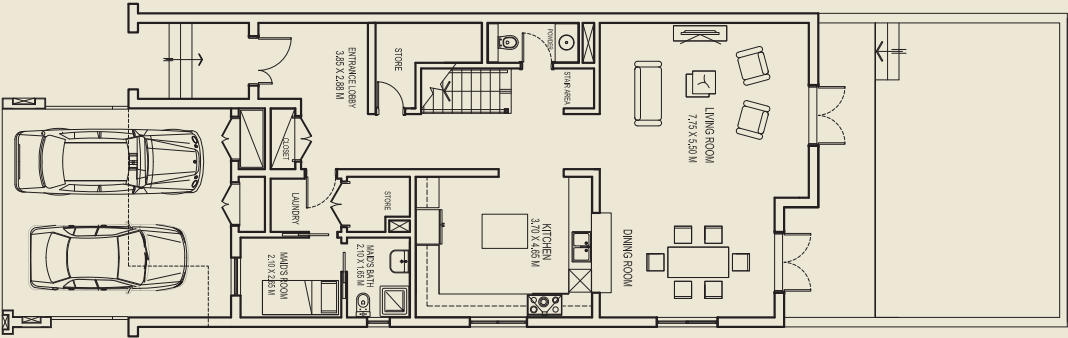
3 Bedroom Terrace Home (Corner)

Gross floor area = 301.21 sq.m (3,242.20 sq.ft)
Total terrace = 65.79 sq.m (708.16 sq.ft)
Accessible terraces: 2
Individual plot size: 224 sq.m (2,411 sq.ft)

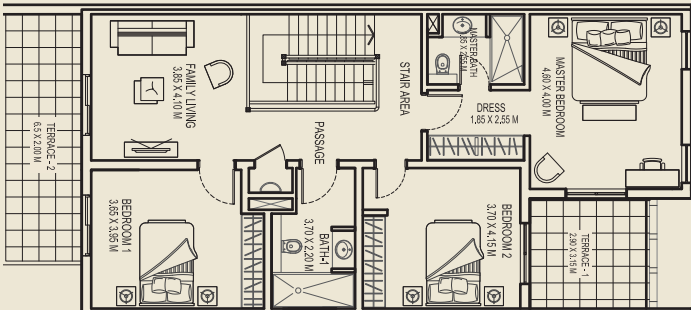
Ground Floor Plan



Ground Floor Plan

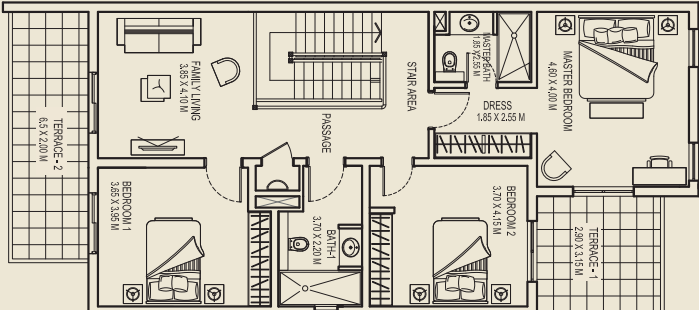


First Floor Plan

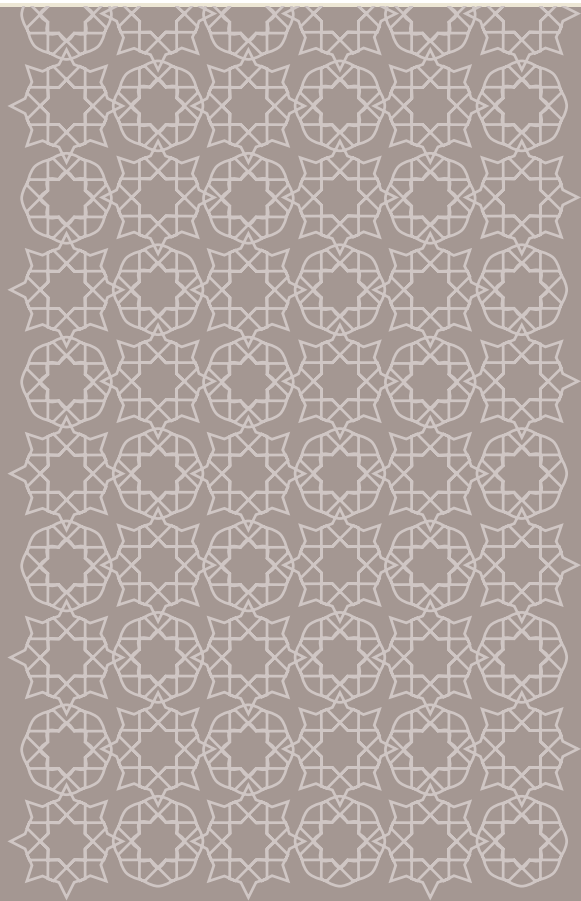


Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

First Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



Property Features

The Quortaj villas and townhouses combine an eclectic mix of colours and textures that showcase attention to detail and rich architectural elements. Tiered, green tile roofs and embellished white panels are accentuated by unique Quortaj arch designs.

The exceptional homes in Al Furjan have been carefully designed to satisfy every practical need with all modern comforts, offering spaces that are both functional and inspired. Specially selected modern interior styling provides homeowners with finishes that best suit their tastes.

Finishes

Main entrance and living area features

- Main entrance floor design in porcelain tiles
- Wooden doors
- Stair steps finished in stone
- Accessible terraces
- Independent laundry room
- Storage room

Powder room

- Ceramic floor and wall tiles
- Wooden doors with semi-solid veneered finish
- Feature wall lights

Kitchen features

- Ceramic floor tiles
- Wooden cabinets with stone counters
- Fitted with premium brand home appliances

Bathroom features

- Bathroom accessories
- Sanitary ware fixtures
- Stone counters and feature mosaics
- Bathtub or built-in shower
- Ceramic floor and wall tiles
- Decorative wall lights in master bathroom

Bedroom features

- Ceramic floor tiles
- Built-in wardrobes

Description

- Architectural style: Quortaj
- Modern interior finishing

Community Amenities

- Community retail centres - Al Furjan Pavilion and Al Furjan West Pavilion - feature a swimming pool, restaurant, sports court, gym and mosque
- Al Furjan club features swimming pools, restaurants, gym and more
- Landscaped gardens
- Convenient access to public transportation
- Easy accessibility to Dubai’s business districts and major tourist attractions
- Upcoming schools and other facilities nearby

If you are interested in buying a home at Al Furjan, please call +971 4 390 3333 or email info@nakheel.com



The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. February 2018.



Nakheel

The Master Developer

Nakheel is one of the world's leading developers and a major contributor to realising the vision of Dubai for the 21st century: to create a world class destination for living, business and tourism. Nakheel continues to deliver and enhance an iconic portfolio of innovative landmark projects in Dubai across the residential, retail, hospitality and leisure sectors.

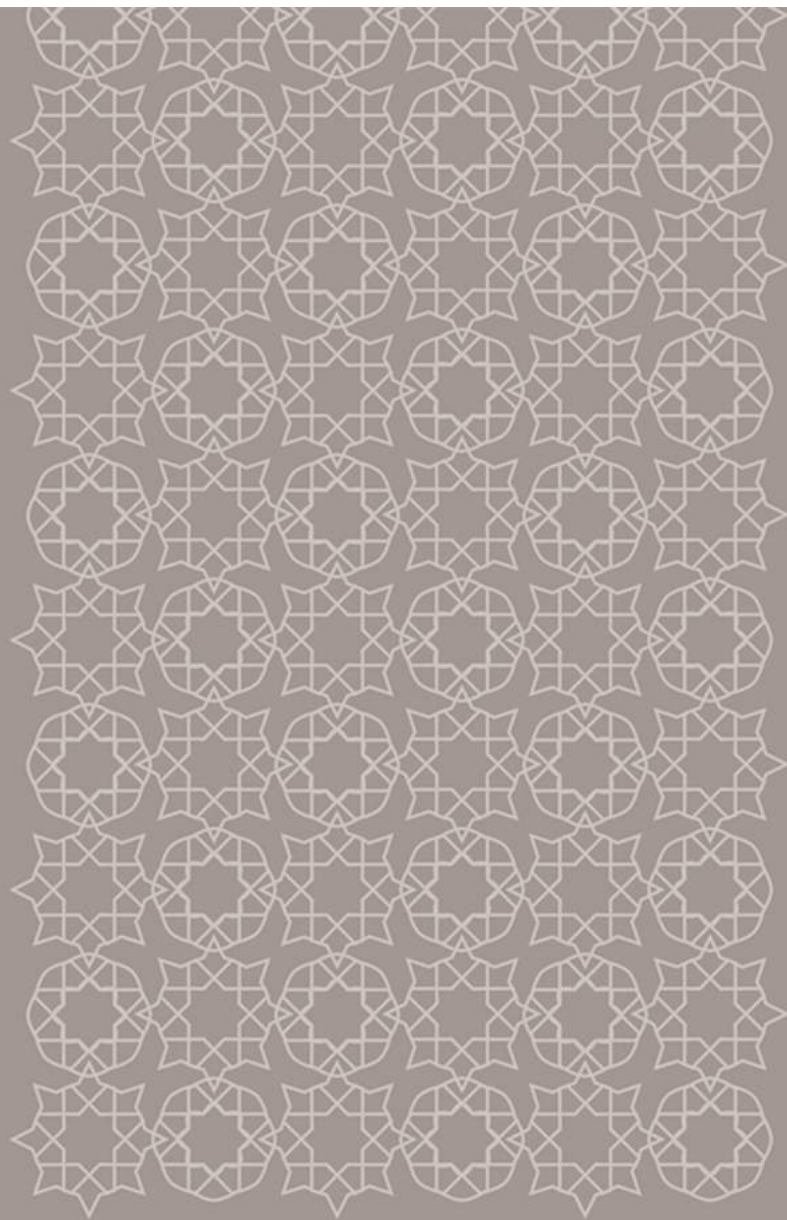
Our master developments include Palm Jumeirah, The World, Deira Islands, Jumeirah Islands, Jumeirah Village, Jumeirah Park, Jumeirah Heights, The Gardens, Discovery Gardens, Al Furjan, Warsan Village, Dragon City, International City, Jebel Ali Gardens and Nad Al Sheba. Together, these span more than 15,000 hectares and currently provide homes for over 270,000 people. Nakheel has more than 24,000 residential units under construction or in the pipeline.

Nakheel's current and future retail project portfolio covers 17.3 million square feet of leasable space. Developments include Ibn Battuta Mall, Dragon Mart 1 and 2, Golden Mile Galleria, Nakheel Mall, The Pointe, Deira Mall, Deira Islands Night Souk, Warsan Souk, Al Khail Avenue, The Circle Mall, Nad Al Sheba Mall and Discovery Gardens Mall, as well as major extensions to Dragon Mart (renamed Dragon City) and Ibn Battuta Mall. The retail profile also includes several neighbourhood community centres, known as Nakheel Pavilions.

Our growing hospitality project portfolio comprises 17 hotels and serviced apartment developments with nearly 6,000 rooms and hotel apartments between them at various locations in Dubai, including Palm Jumeirah, Deira Islands, Ibn Battuta Mall, Jumeirah Village and Dragon City. Two are currently open and operational, with the rest at various stages of construction and development.

Deira Islands





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