

إمکان
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ALJURF

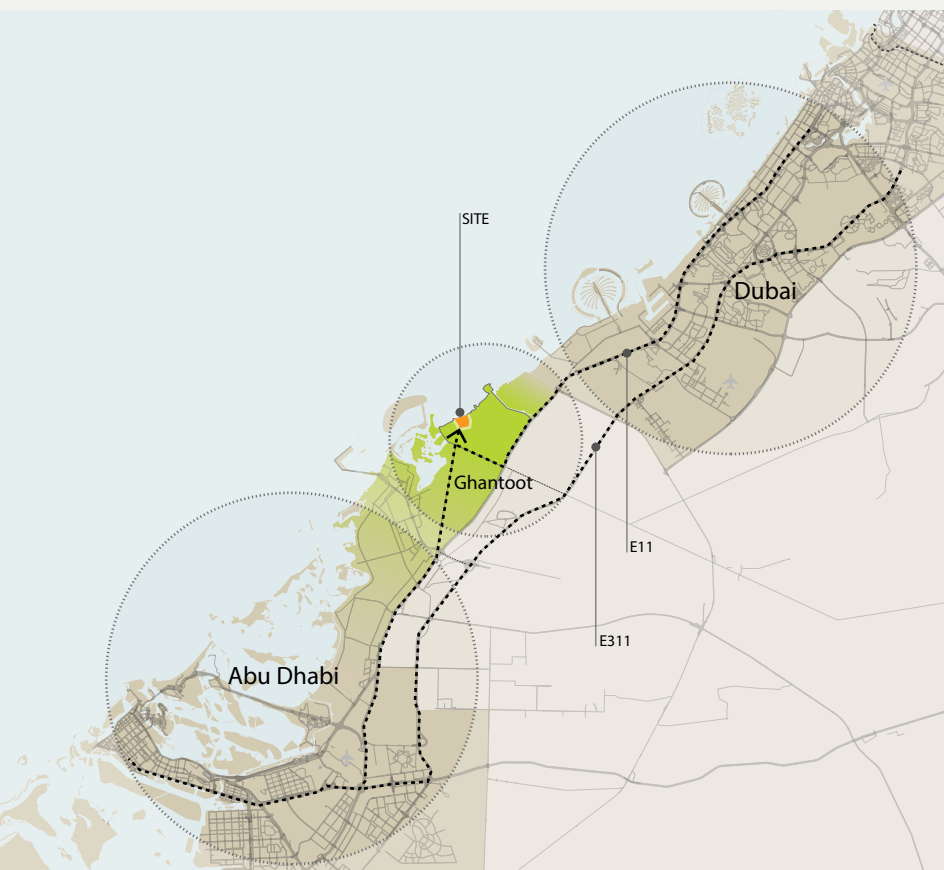




About AlJurf

Nestled along the Sahel Al Emarat Coast, AlJurf adds a new layer of beauty to the existing landscape. Integrating itself within the natural environment, AlJurf is a masterpiece that preserves and enhances the existing environment, 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, and marinas.

All these components will be carefully integrated within the natural landscape of AlJurf so 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 weaved work of nature and design.



Why AlJurf?

Strategically located between Abu Dhabi and Dubai, stretching across 1.6 km of sea front, on the Arabian Gulf and spanning across 380 hectares, AlJurf will become the new destination in the UAE, introducing a truly unique concept of community-living, that will become the 'seed' for Sahel Al Emarat, the new Riviera Destination for the region.

Configuration.

Amenities within the project:

 3.4 km of beachfront

 Abundance of open space

 Parks and playgrounds with running trails

 Community centre & medical clinic

 Nursery

 K-12 school

 Mosques

 Private marina

 Public marina

 Watersports centre and beach club

 Retail / F&B

 Hotels

 Exclusive community set within private gardens and amenities

 Public beach access

 700 m long private beach (phase 1)

 Nature reserve

 World renowned wellness clinic and resort

 4.3 km swimmable canal



Key informations:

IMPORTANT FEES:

- ADM Registration Fees: 2%* to be paid upon signing the SPA
- Estimated Service Charges: 7.5 Dirhams per square foot

IMPORTANT DATES:

- Completion Date:
Plots – Q2 2021 / Villas – Q4 2021
Semi-Detached Villas – Q2 2022
- Construction on Plots: to be completed within
24 months from the infrastructure completion date

OWNERSHIP RIGHTS:

- Freehold for GCC nationals and non-GCC nationals

*T&C Apply



Total units

1500 Villa/Townhomes & 4000 Apartments

will be in AlJurf masterplan



Total land area of AlJurf
masterplan
approximately

3.8 M SQM



Estimated total gross floor
area of AlJurf masterplan
approximately

1.1 M SQM



Estimated total population

21,000



Project phases

6 Phases



Land area of phase 1 approx.

970,000 SQM



Types and option of villas

7 Plot Sizes

3 Villa Styles

2 Semi-Detached Villa Styles



Number of villas

88 Villas

56 Semi-Detached Villas

86 Plots



Built-in kitchen appliances
(Excluding Semi-detached Villas)



Built-in kitchens and wardrobes

Architects & partners.

- MVRDV undertook the concept masterplan
- Stantec undertook the detailed masterplan
- A suite of internationally acclaimed, award winning architects have undertaken the villa designs
- Landscaping is by Andy Sturgeon, 6 time gold medal winner of RHS Chelsea Flower Show
- Engineering consultant is Arcadis NV; a leading global design and engineering consulting company active in over 70 countries
- One of the region's most prolific firms, Nael & Bin Harmal Hydroexport Co (NBHH) is leading the infrastructure enabling works for AlJurf Gardens Phase 1

Anticipated service charge.

7.5 dirhams per square foot

Anticipated completion date.

Q2 - 2021 (Plots)
Q4 - 2021 (Villas)
Q2 - 2022 (Semi-Detached Villas)

Villa types.

BUDOOR VILLAS

Number of bedrooms

2, 3, 4, 5, & 7

STARTING
AED 2.57 M

JOUD VILLAS

Number of bedrooms

3, 5, & 7

STARTING
AED 3.74 M

RABIA VILLAS

Number of bedrooms

7

STARTING
AED 9.29 M

SHADEN VILLAS

Number of bedrooms

2, 3 & 4

STARTING
AED 1.90 M

BADYA VILLAS

Number of bedrooms

2, 3 & 4

STARTING
AED 1.90 M

Land Plot Range.

Boutique	756 sqm	AED 1.64 M
Premium	1,620 sqm	AED 3.02 M
Superior	2,025 sqm	AED 3.78 M
Signature	5,500 sqm	AED 19.80 M

Starting Price.

Required documents for purchase.

UAE Nationals

- Passport copy
- Emirates ID
- Family book

Residents

- Passport copy with valid residency page
- Emirates ID

Non Residents

- Passport copy

Payment plans.

PLOTS

*Till
Completion*

UPON SIGNING RA/SPA & HANDOVER	DURING CONSTRUCTION	UPON INFRASTRUCTURE COMPLETION (JUN 2021)
10%	10%	80%

*4.5 Year
Payment Plan*

UPON SIGNING RA/SPA & HANDOVER	UNTIL INFRASTRUCTURE COMPLETION (JUN 2021)	OVER 7 SEMI-ANNUAL INSTALLMENTS (POST-HANDOVER)
10%	30%	60%

*6.5 Year
Payment Plan*

UPON SIGNING RA/SPA & HANDOVER	UNTIL INFRASTRUCTURE COMPLETION (JUN 2021)	OVER 11 SEMI-ANNUAL INSTALLMENTS (POST-HANDOVER)
10%	30%	60%

*T&C Apply

VILLAS

*Till
Completion*

ON SIGNING SPA	DURING CONSTRUCTION	CONSTRUCTION COMPLETION (DEC 2021)
5%	15%	80%

*5.5 Year
Payment Plan*

ON SIGNING SPA	CONSTRUCTION COMPLETION (DEC 2021)	OVER 8 SEMI-ANNUAL INSTALLMENTS (POST-HANDOVER)
5%	35%	60%

*7.5 Year
Payment Plan*

ON SIGNING SPA	CONSTRUCTION COMPLETION (DEC 2021)	OVER 12 SEMI-ANNUAL INSTALLMENTS (POST-HANDOVER)
5%	35%	60%

*T&C Apply

SEMI- DETACHED VILLAS

*TILL
HANDOVER*

ON SIGNING SPA	DURING CONSTRUCTION	ON HANDOVER (JUNE 2022)
5%	15%	80%

*5.5 Year
Payment Plan*

ON SIGNING SPA	UNTIL HANDOVER (JUNE 2022)	OVER 7 SEMI-ANNUAL INSTALLMENTS (POST HANDOVER)
5%	35%	60%

*7.5 Year
Payment Plan*

ON SIGNING SPA	UNTIL HANDOVER (JUNE 2022)	OVER 11 SEMI-ANNUAL INSTALLMENTS (POST HANDOVER)
5%	35%	60%

*T&C Apply

BUDOOR VILLAS



2 Bedroom Villa

2 4 3

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

3 Bedroom Villa

3 5 2 3

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

4 Bedroom Villa

4 5 2 3

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

5 Bedroom Villa

5 7 3 6

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

7 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



JOUD VILLAS



3	   			
	3 Br Joud Villa		SQM	
	Minimum Plot Area		756	
	Ground Floor		181	
	First Floor		136	
	Balconies / Terraces		42	
	Car Port		63	
	Total		422	

Bedroom Villa

5	   			
	5 Br Joud Villa		SQM	
	Minimum Plot Area		1620	
	Ground Floor		282	
	First Floor		196	
	Balconies / Terraces		73	
	Car Port		89	
	Total		640	

Bedroom Villa

7	   			
	7 Br Joud Villa		SQM	
	Minimum Plot Area		2025	
	Ground Floor		396	
	First Floor		342	
	Balconies / Terraces		122	
	Car Port		105	
	Total		965	

Bedroom Villa



RABIA VILLAS



7

Bedroom Villa

7 8 6 4

7 Br Rabia Villa	SQM
Minimum Plot Area	2025
Ground Floor	454
First Floor	345
Second Floor	54
Balconies / Terraces	213
Car Parking - 4 cars covered & 2 car spaces not covered	60
Total	1126



IMKAN

IMKAN is more than just a real estate development company; we are placemakers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects including residential, retail, hospitality and commercial, in various stages of development, that span over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviors, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

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.

SHADEN VILLAS



2

Bedroom Villa

2

4

1

2

2 Br Shaden Villa	SQM
Minimum Plot Area	311
Ground Floor	77
First Floor	56
Balconies / Terraces	6
Total	139
Car Port	33

4

Bedroom Villa

4

4

2

2

4 Br Shaden Villa	SQM
Minimum Plot Area	525
Ground Floor	127
First Floor	101
Balconies / Terraces	8
Total	236
Car Port	33

3

Bedroom Villa

3

4

1

2

3 Br Shaden Villa	SQM
Minimum Plot Area	420
Ground Floor	93
First Floor	84
Balconies / Terraces	9
Total	186
Car Port	33



BADYA VILLAS



2	2  4  2 	
	2 Br Badya Villa	SQM
	Minimum Plot Area	311
	Ground Floor	73
	First Floor	58
	Total	131
	Car Port	33

Bedroom Villa

4	4  5  2 	
	4 Br Badya Villa	SQM
	Minimum Plot Area	525
	Ground Floor	129
	First Floor	102
	Total	231
	Car Port	33

Bedroom Villa

3	3  4  1  2 	
	3 Br Badya Villa	SQM
	Minimum Plot Area	420
	Ground Floor	110
	First Floor	70
	Balconies / Terraces	8
	Total	188
	Car Port	33

Bedroom Villa

