Aljurf

GARDENS

LAND PLOTS

Lifestyle

“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

ALJURF
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.

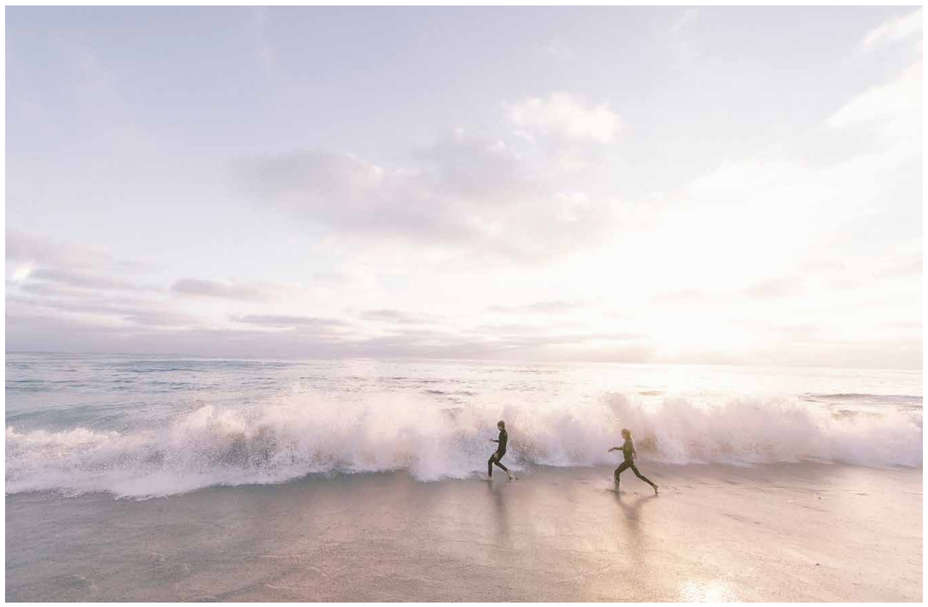
Inspired by local culture, AlJurf Gardens tames the wilderness of its surroundings to introduce refined architectural patterns repeated in different motifs. It is reflective of nature's beauty across every typology of homes, gardens and courtyards.

A M E N I T I E S

PRIVATE ENTRANCE

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.

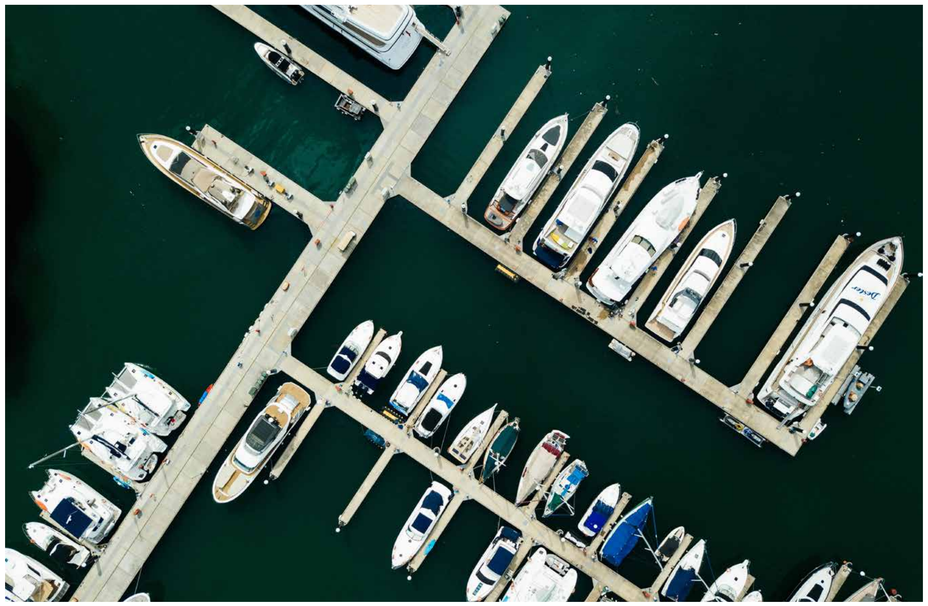
PRIVATE BEACH



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 CENTRED

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.

LAND PLOTS

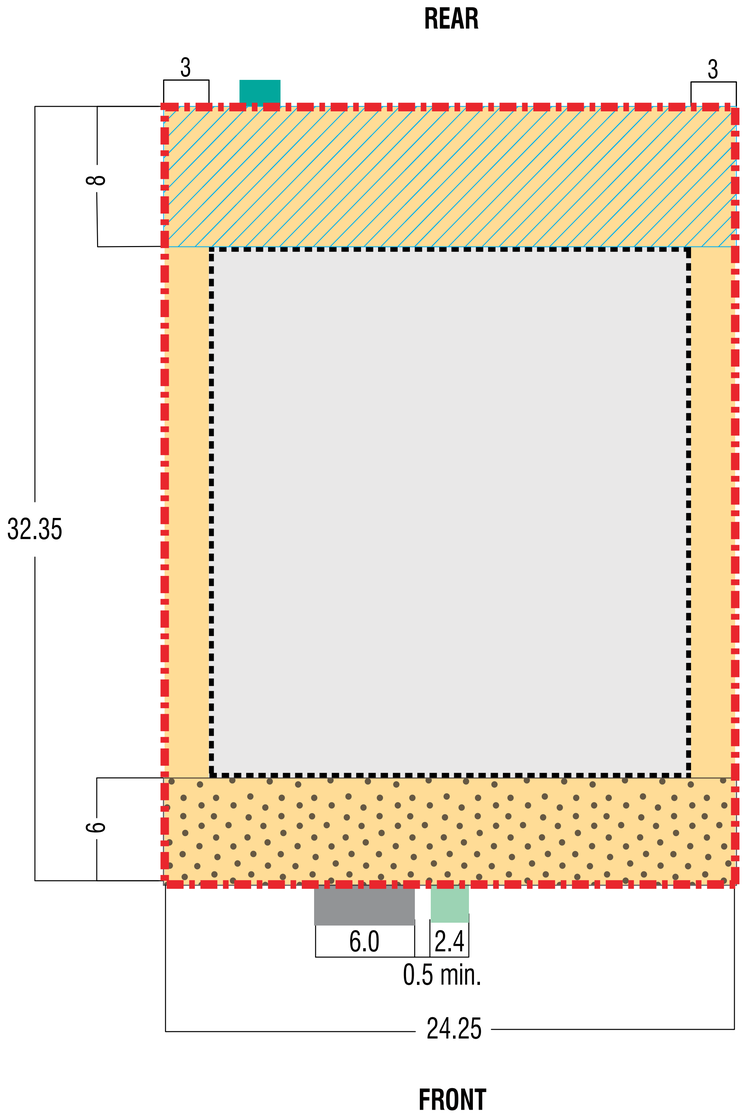
Lifestyle

LIFESTYLE

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	24.25 X 32.35 m
Typical Plot Area	784 sqm
Allowable GFA	445 sqm
FAR	0.57
Front Set Back	6 m
Rear Set Back	8 m
Side set backs	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan

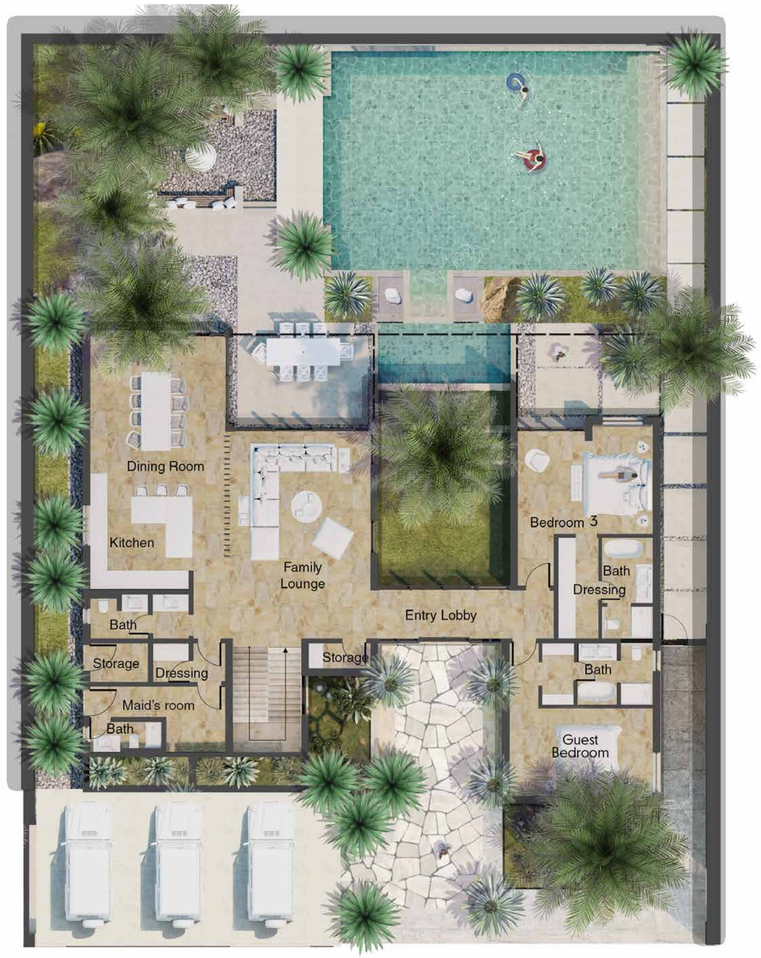


Allowable Zone for Expansion Uses/ Structures
Allowable Zone for Ancillary Uses/ Structures
Main Villa (Primary Building) Zone
Vehicular Access Zone
Pedestrian Access Zone
Optional Pedestrian Access (where permissible)
Plot Boundary

Notes:

·All dimensions indicated are in metres
·Optional Pedestrian Access point is indicative and subject to Master Developer approval
·Villa designs are to be reviewed and approved by the Master Developer in line with the Architectural Design Guidelines prior authority approval
· Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

Floor Plan



Disclaimer:

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