

# Warsan

VILLAGE



NAKHEEL





# About Dubai

Dubai, one of seven Emirates that make up the United Arab Emirates, is a cosmopolitan city where modern innovation sits comfortably alongside traditional Arabic values. Home to an exciting blend of cultures, Dubai is conveniently located at the gateway between East and West, and has rapidly become one of the region's most sought after destinations to explore business prospects, as well as an exciting, world-leading tourist destination.

Dubai is a global leader in creating some of the world's most breathtaking and ambitious developments, including the incredible Palm Jumeirah and The World, which have helped position Dubai as one of the world's most exciting locations for investment opportunities and unrivalled quality of life.







# Warsan Village

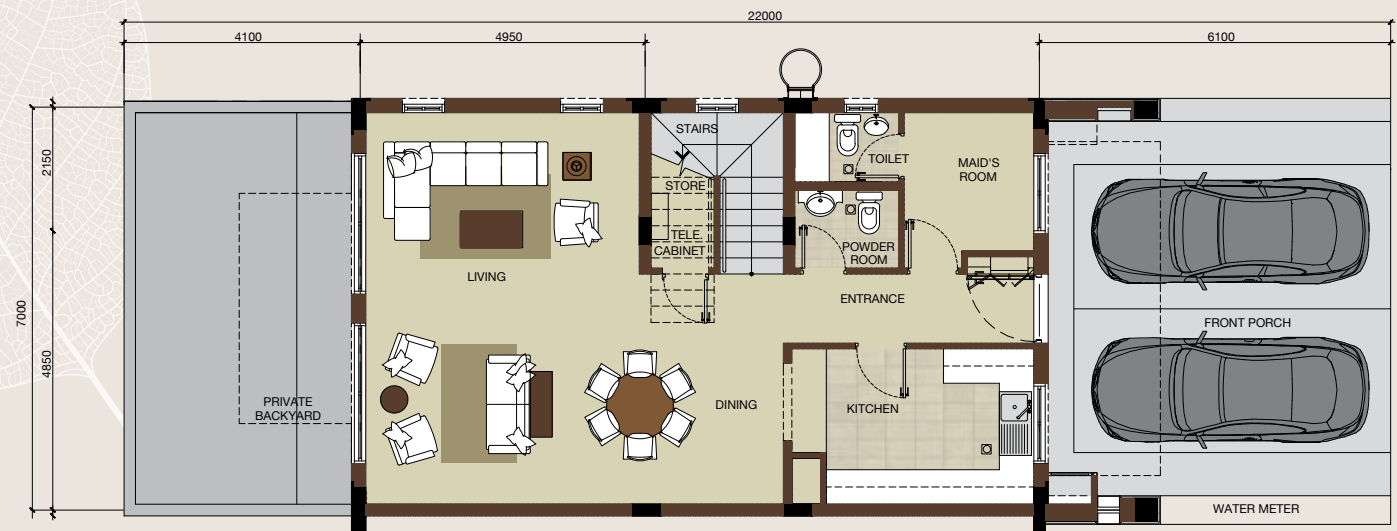
Located on the southwestern corner of International City, Warsan Village is a family-orientated neighbourhood containing 934 three-bedroom modern townhouses. Surrounded by lush green communal areas and connected by long tree-lined avenues, Warsan Village offers residents a unique combination of comfort, convenience and tranquillity.

A self-contained community designed to provide relaxed, family life, Warsan Village contains a variety of neighbourhood amenities such as shops, restaurants and cafés as well as a community clubhouse with easy access to the nearby Warsan Souk - a vibrant, modern retail destination.

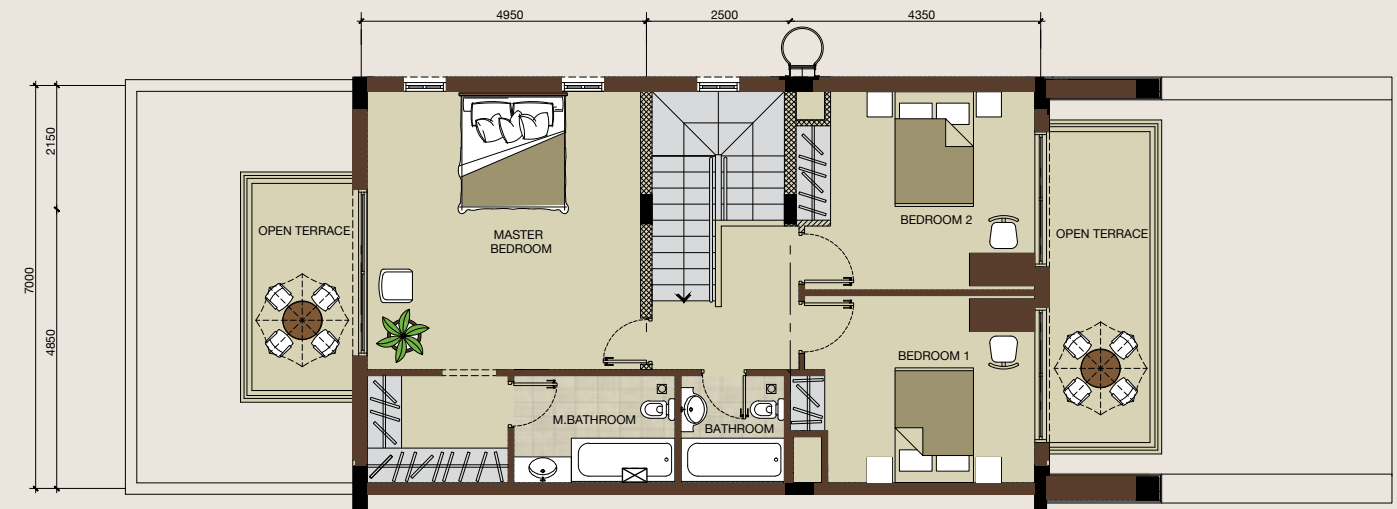




Typical Corner Townhouse Plans

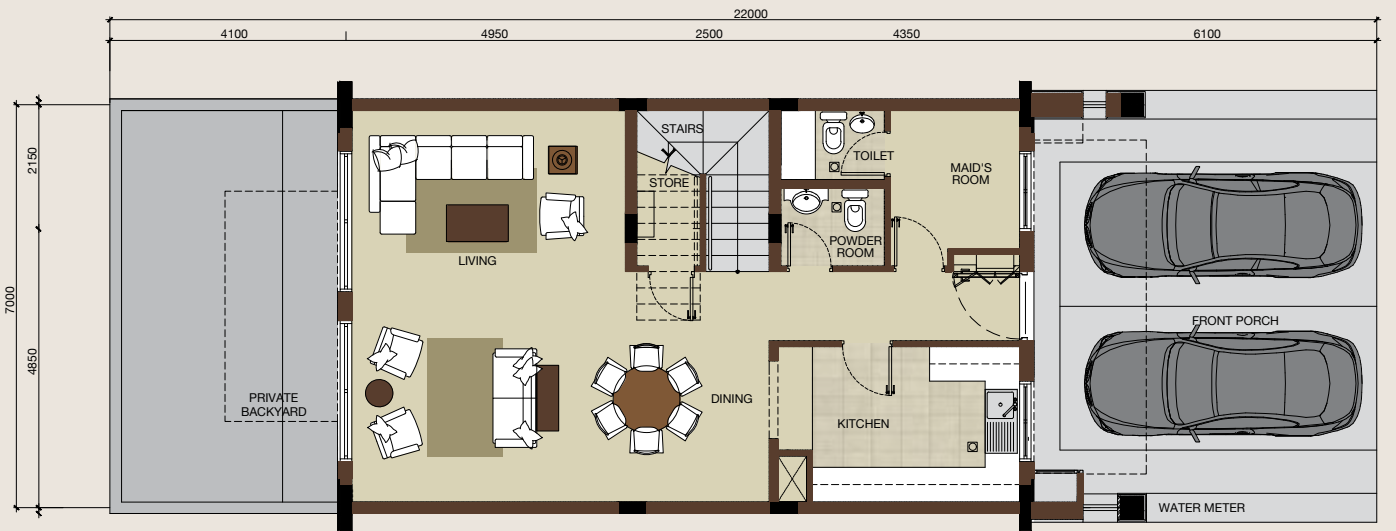


Ground Floor

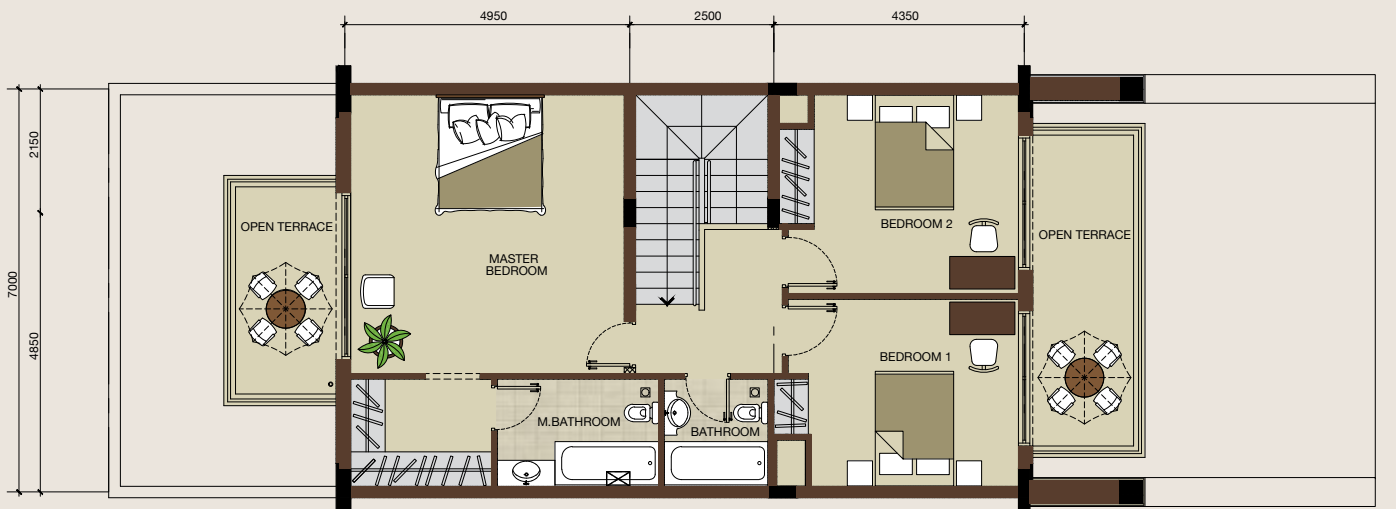


First Floor

Typical Middle Townhouse Plans



Ground Floor



First Floor

# A Luxury Lifestyle Within Your Reach

The residences in Warsan Village are designed in a contemporary style and are constructed and finished to international standards, using the highest quality materials. The stunning three-bedroom townhouses feature large living areas and spacious bedrooms.

Built on generously-sized plots and featuring large terraces and extensive use of glass, these outstanding, modern family homes make the most of natural light and perfectly combine indoor and outdoor living, creating the ideal environment for relaxation and entertaining friends and family.

- Each townhouse features:**
- Private parking for two cars
  - Master bedroom with ensuite bathroom
  - Two additional bedrooms with shared bathroom
  - Maid's room with private bathroom
  - Ceramic/Stone floor tiles in reception areas, entrances and stairways
  - Ceramic floor tiles in bedrooms, bathrooms, kitchens, corridors and terraces
  - Ground floor powder room
  - Built-in wardrobes

Townhouses Area Summary

| WARSAN VILLAGE          |       |
|-------------------------|-------|
| Plot Area               | Count |
| 3 BEDROOMS              |       |
| 1629 - 2110 Square Feet | 934   |

The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Don't scale drawings. Artistic renderings, landscaping and images are for illustrative purpose only and are subject to change without notice. March 2017.





# Warsan Souk

Warsan Souk is a bustling new retail development, innovatively designed as a modern take on the traditional souk. Spread across eight buildings, the souk houses more than 1,170 retail outlets including two department stores - one located at each end of the souk, as well as over 30 cafés and restaurants.

Built above the two-storey Warsan Souk are a number of three-bedroom courtyard apartments, with their own glass-panelled courtyard. With ample parking and offering a wide variety of merchandise and essential services, Warsan Souk offers visitors a comfortable shopping experience all year round.







# Flourishing Neighbourhood

The new developments springing up nearby will bring more to the outstanding quality of life at Warsan Village. Covering 11 million sq ft, the nearby Dragon City will become a spectacular new shopping, residential and leisure destination.

The retail area of Dragon Mart will be expanded and linked to two towers of one and two bedroom apartments. Additionally, the development includes two hotels and increased parking for 12,000 cars.

As Dragon City is only three kilometres away from Warsan Village, announcing the expansion has also led to a surge of interest in Warsan Village, resulting in increased demand and rising prices.



Residents of Warsan Village will have access to the nearby International City Pavilion, located on the southern side of International City. The community retail and dining destination includes a hypermarket, restaurants and cafés, retail stores as well as convenience stores and services.

International City also features a community centre within walking distance, offering extra choices for shopping and dining where local residents can meet.

Across Al Awir Road, Dubai Safari Park will house more than 1,000 animals in African, Asian and Arabian Villages as well as an open safari. This extensive attraction will encompass beautiful botanical gardens, a butterfly park, a resort and a golf course with educational, conservational and veterinary facilities.

