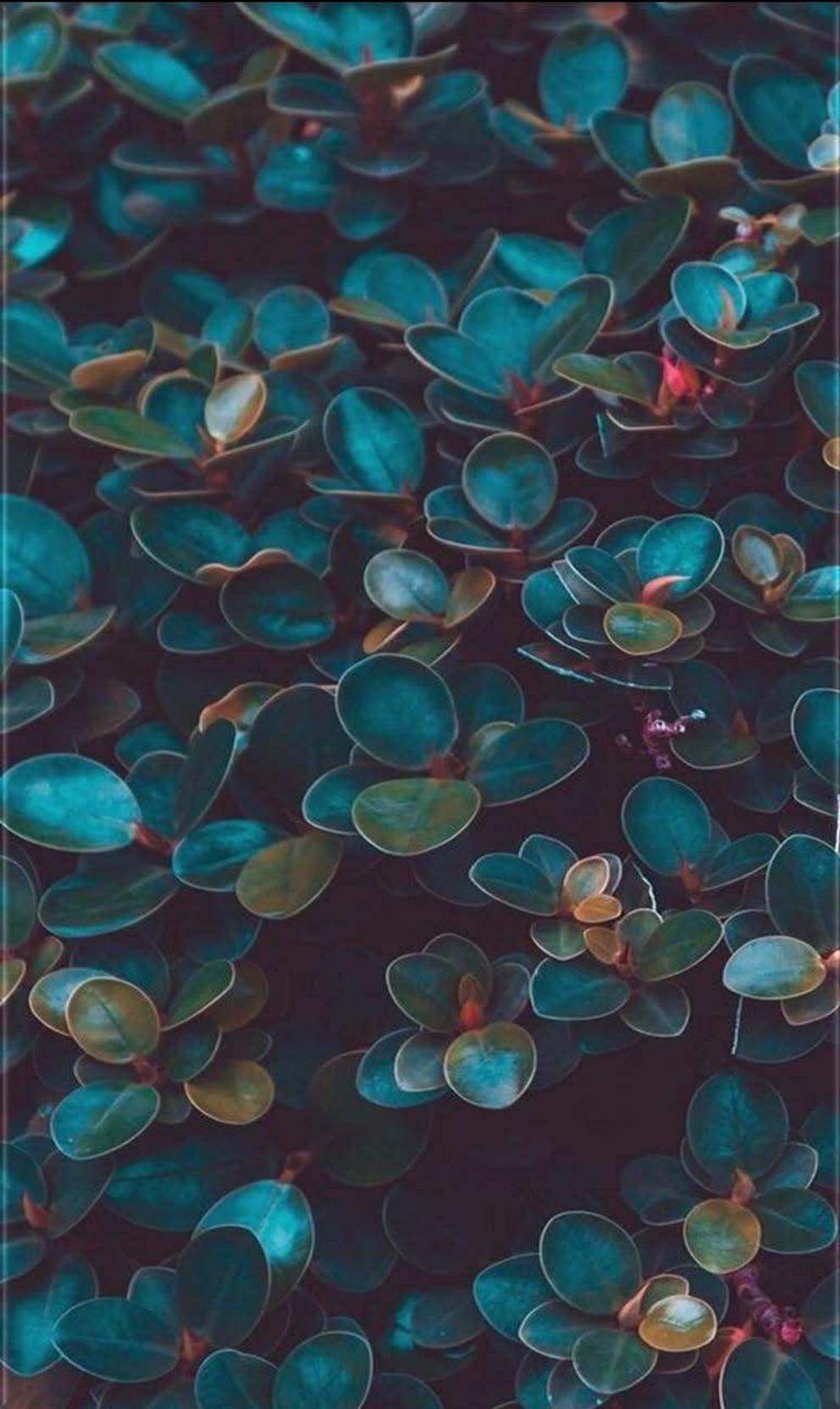
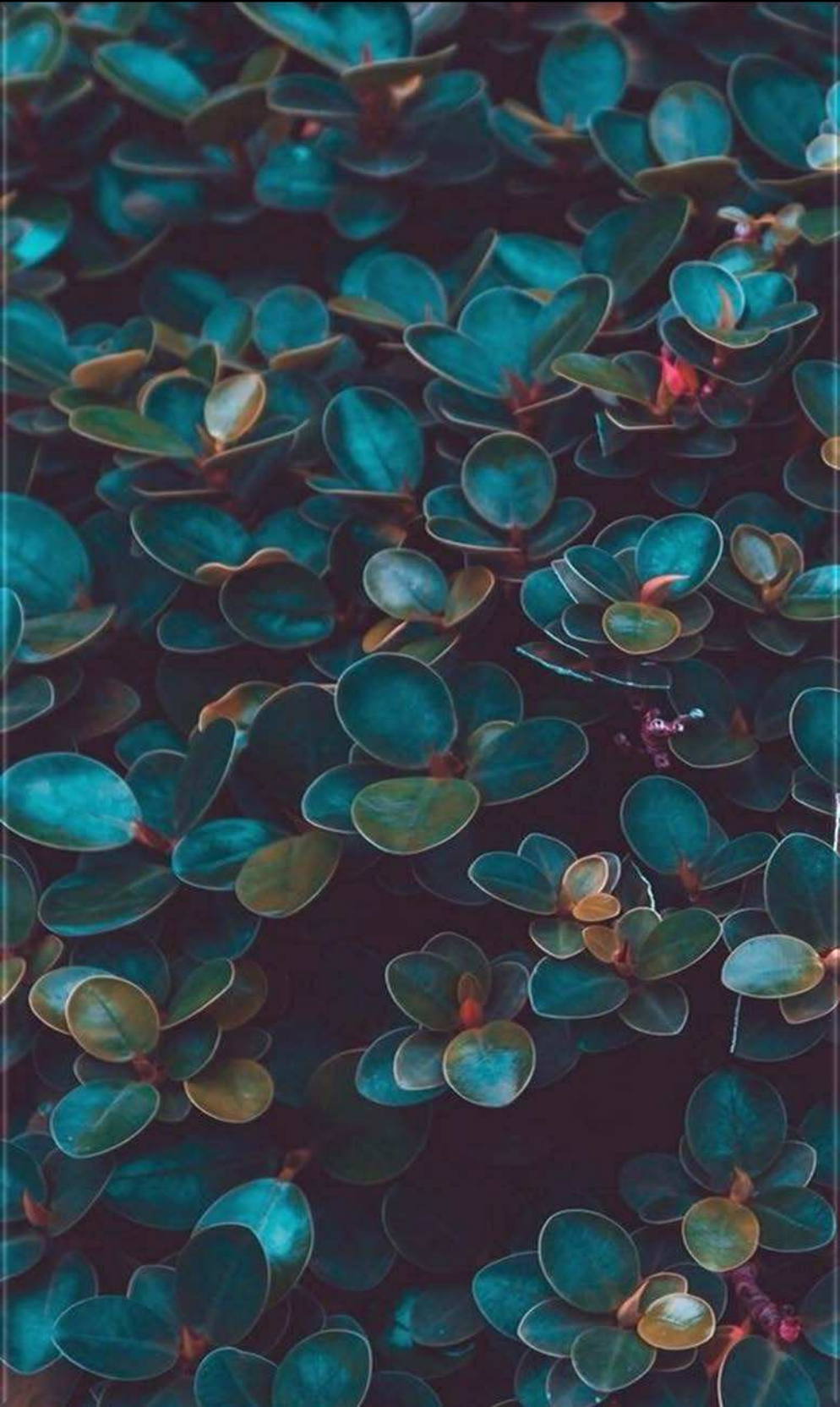


THE ESTATE - II -

DEVELOPED BY







Dubai,

The queen city of the Middle East Countries to add jewels to its crown. Already the superlative in many categories than one could possibly imagine.

Dubai,

never ceases to amaze and proves the power of united vision and responsible governance.

The Estate – II Villas & Townhouses

artfully reinterpret luxury, serenity, and comfort in living spaces that are timeless grandeur and highest functionality.
This is Al Furjan where a new style of living is born!



Welcome to

The Estate – II Villas

Contemporary Style of Villas

• • • • •





The Estate – II

is a grand escape from the hurried city life into unlimited enjoyment of lavish family living in utmost privacy, It is where life is afforded the space it needs to be grand. Here families wake up in the ambience of luxury. Whether sitting in the living room, relaxing in bed or sipping juice in the garden next to the swimming pool, every moment has a grandiose background.

Al Furjan Area

- One of Dubai's most popular residential communities, Al Furjan is a vibrant community near Ibn Battuta Mall , Easily accessible from Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road and Al Yalays Road, Al Furjan provides convenient access to public transportation as well as to Dubai's business districts and major tourist attractions. The community offers a range of shopping, dining and fitness facilities, including two retail centres – Al Furjan Pavilion and the upcoming Al Furjan West Pavilion



Ibn Battuta Mall



The Blue Waters



Expo Metro



Expo 2020



IKEA



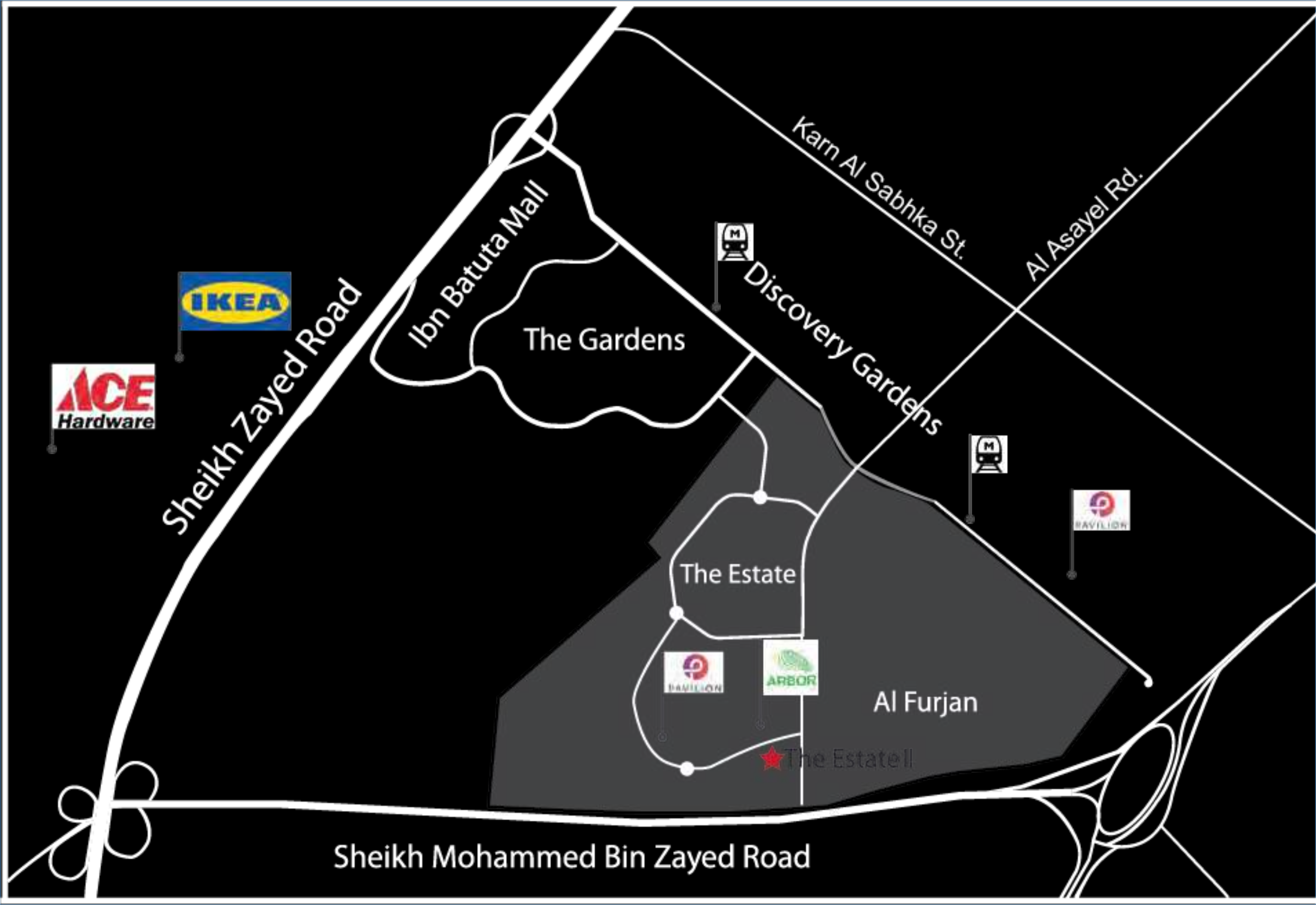
ACE

... GRAND LOCATION

Nestled in a quiet location of Al Furjan, a vast enclave of Luxury Villas and Townhouses. The Estate- II is a grand address where the daily pleasures of life are all a quick drive away.

The Estate residents will enjoy easy access to major roads like Sheikh Zayed Road, Mohammed Bin Zayed Road, as well as proximity to:

Al Maktoum Airport - Jabal Ali Dubai Internet City - Dubai Media City
Dubai Marina Mall



Sheikh Zayed Road

Ibn Batuta Mall

The Gardens

Discovery Gardens

Karn Al Sabhka St.

Al Asayel Rd.

The Estate

Al Furjan

The Estate II

Sheikh Mohammed Bin Zayed Road

An aerial site plan of a residential development. The central focus is a long, narrow plot containing 11 villas, each represented by a brown house icon. The villas are arranged in a row, with small blue rectangular areas representing swimming pools interspersed between them. The plot is bordered by a green area with palm tree icons. Surrounding this central plot are numerous other rectangular plots, mostly in light grey, indicating undeveloped or other parts of the estate. A road with dashed lines runs along the bottom left of the central plot.

The Estate II

WHERE GREAT MEMORIES HAVE
THE LUXURY OF SPACE

11 villas

Unique layout

Optional:
Swimming pool
&
landscape

Kitchen appliances

Great view from the
top of jabal ali

... ..

PORTRAIT STYLE
4BR VILLA...



LANDSCAPE STYLE 4BR
VILLA...



LANDSCAPE STYLE 4BR
VILLA...



LUXURIOUS DETACHED VILLAS



SWIMMING POOL & LANDSCAPE



Luxurious FAMILY Spaces

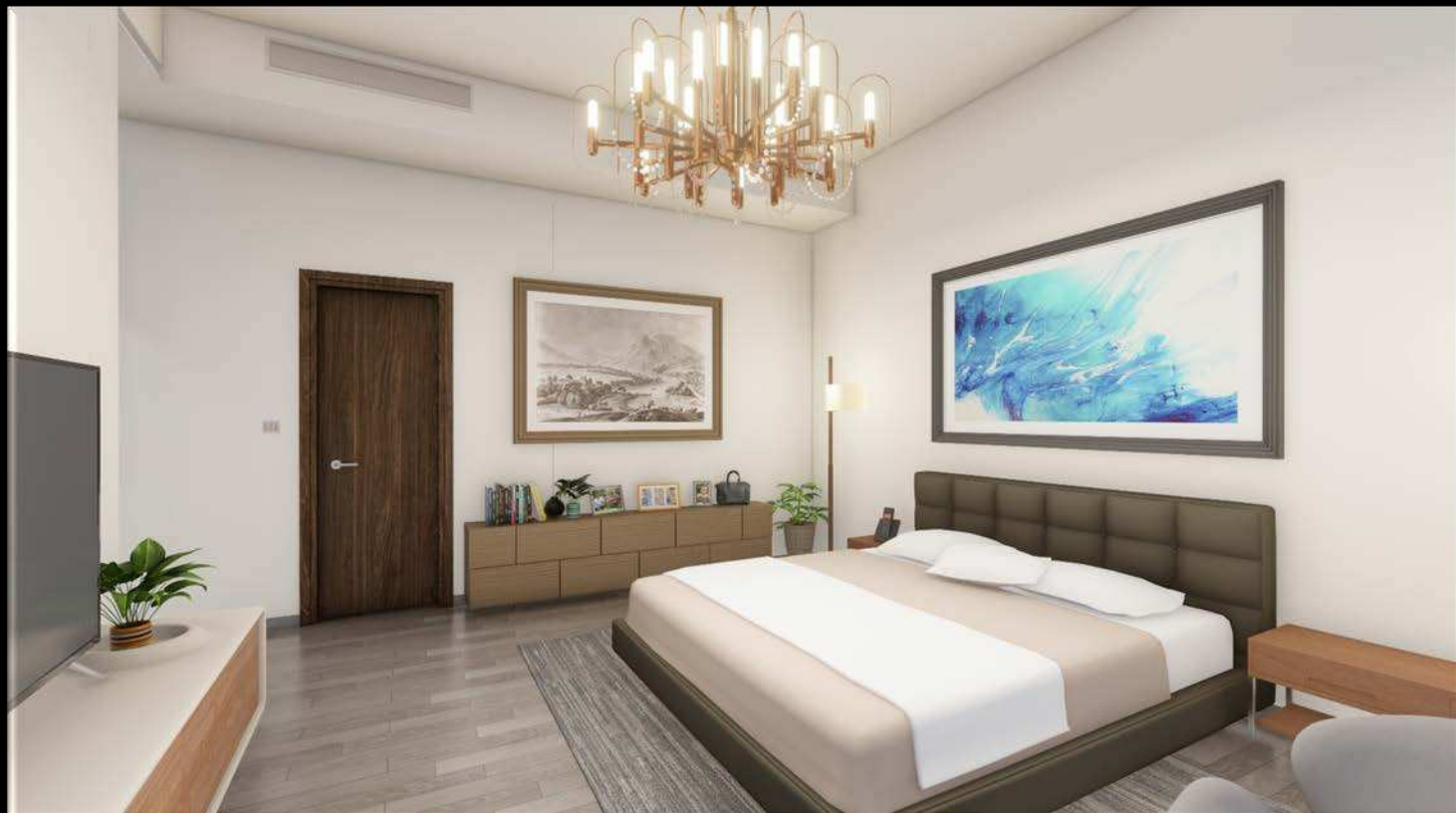


DINING AREA





4 MASTER
BEDROOMS..
WITH WALK IN
CLOSET





LAYOUT OF VILLAS



• GROUND FLOOR PLAN



• FIRST FLOOR PLAN

Portrait Style

G+1

Plot Area: 6581 SQFT

BUA: 5938 SQFT

4 bedrooms

Maid room

driver room

2 car parking

Optional swimming pool

Optional landscape



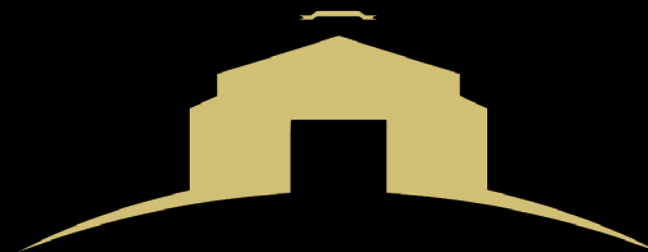
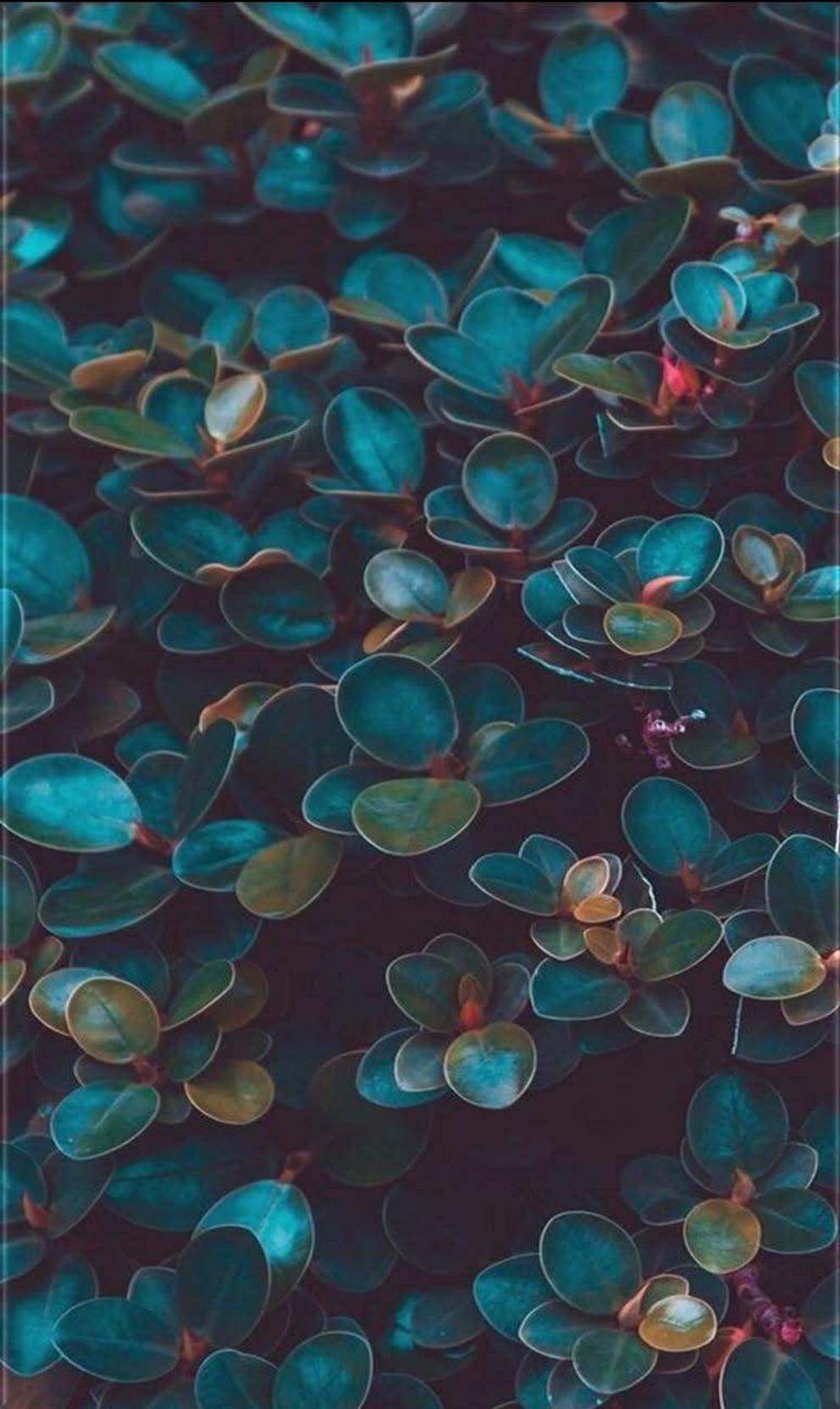
PORTRAIT Style

- swimming pool
- landscape

Villa Features

- Floor finishing comprising of Porcelain Tiles for dry areas and Marble tiles for staircase as per design.
- Fully tiled bathrooms.
- Wall mounted WC ,Under counter wash basin and Mixers of a reputed brand.
- Vanity units and mirrors with electrical shaver points.
- Kitchen cabinets with stone countertop.
- Built- in Wardrobes.
- Double Glazed Windows.
- VRF Central Air Conditioner.
- Points for Television and Telephone.
- Optional Swimming Pool & Landscape.

Disclaimer: unless stated otherwise , all accessories and interior finishes elements displayed in the brochure , or within show mockup are not part of the standard villa and are shown for illustrative purpose only.



THE ESTATE - II -

DEVELOPED BY

