



NA&SEEM  
ALJURF

IMAGINE A PLACE WHERE  
THE PAST AND FUTURE MEET

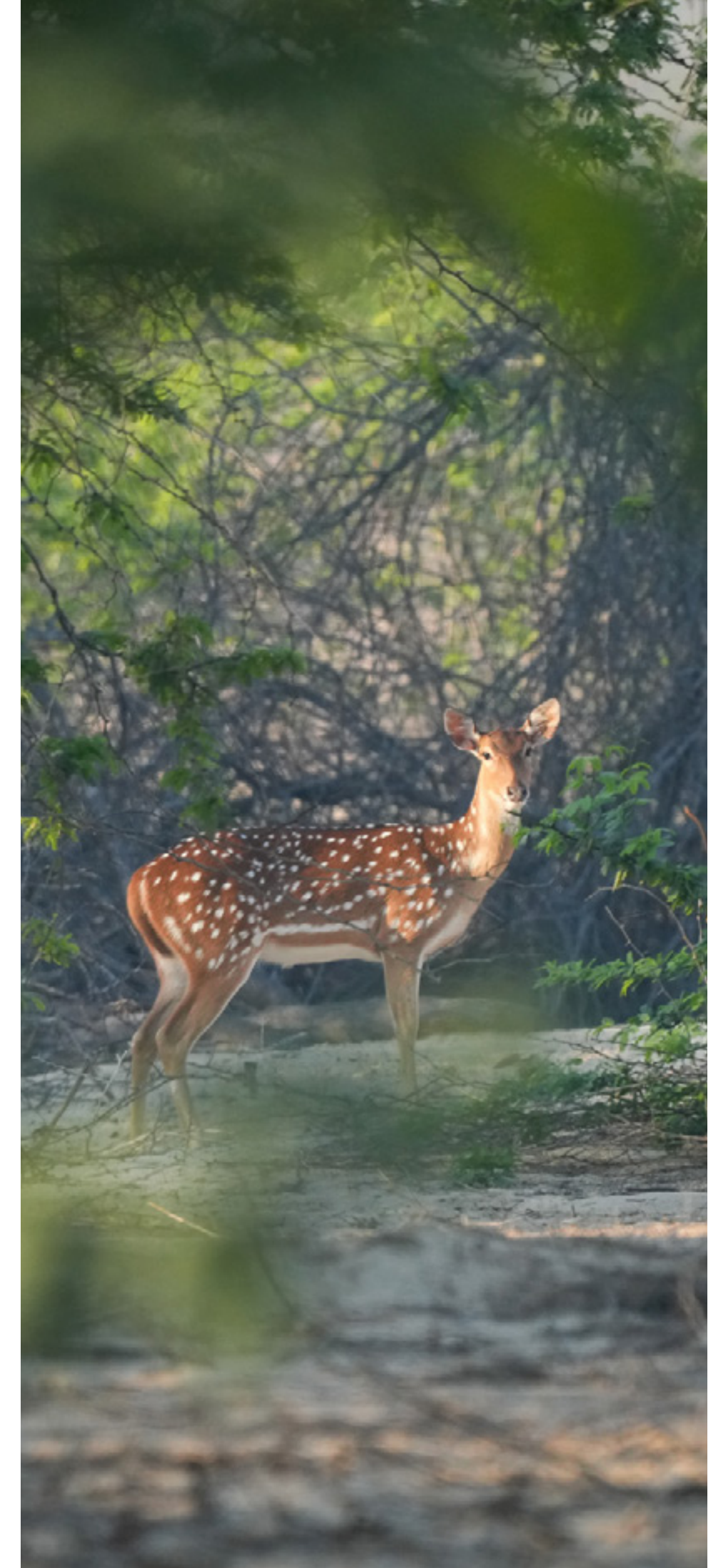




  
**NASEEM**  
ALJURF



A RARE  
SANCTUARY,  
WHERE EARTH'S  
BEAUTY  
FLOWS LIKE  
WATER.





## ALJURF MASTERPLAN

1. QASR ALJURF
2. JIWAR ALQASR
3. ALJURF GARDENS SIGNATURE PLOTS
4. SHA RESIDENCES EMIRATES
5. ALJURF GARDENS VILLAS
6. CANAL
7. MARSALJURF COMMUNITY
8. MARSALJURF RESIDENCES
9. MARSALJURF MARINA
10. ALJURF GARDENS PRIVATE MARINA
11. ALJURF GARDENS PRIVATE BEACH
12. COMMUNITY CENTRE
13. KAYAN
14. KAYAN 2



## AN AFFLUENT COMMUNITY LIFESTYLE IMBUED WITH A RICH HERITAGE.

Naseem AlJurf is an idyllic retreat that feels exactly like home. A quiet haven of calm, surrounded by nature and infused with tranquility, yet seamlessly connected to every other component of your world.

An intimate, secluded corner of the UAE that nurtures a sense of belonging. A private paradise, enriched with flowing water, verdant greenery and natural light. An oasis of relaxation for all those who set foot on its grounds.





## WHERE CULTURE MEETS NATURE

This place feels different. Nature flows and grows all around, history hangs in the air, and tranquility has lived here for centuries.

There's a sense of grandeur that comes from making a home in such an exceptional sanctuary. A new way of living in a vibrant coastal oasis that raises the bar for modern luxury.



Retail (Total GFA 1,420 m<sup>2</sup>)

Townhouses (Total GFA 9,500 m<sup>2</sup>): 60 Units

Somer Villas (277 m<sup>2</sup>/unit): 21 Units

Tala Villas (293 m<sup>2</sup>/unit): 17 Units

Acacia Villas (359 m<sup>2</sup>/unit): 44 Units

Canal Villas (534 m<sup>2</sup>/unit): 29 Units

Apartments (Total GFA 38,283 m<sup>2</sup>): 8 Blocks

Mosque (GFA: 500 m<sup>2</sup>)

### Executive Area Summary

Assets	Total Number	GFA Total	BUA Total
Villas	111	42,582 m <sup>2</sup>	48,767 m <sup>2</sup>
Apartment Buildings	8	38,283 m <sup>2</sup>	43,371 m <sup>2</sup>
Townhouses	60	9,500 m <sup>2</sup>	10,410 m <sup>2</sup>
<b>Residential Asset</b>		<b>90,365 m<sup>2</sup></b>	<b>102,548 m<sup>2</sup></b>
Retail		1,420 m <sup>2</sup>	1,671 m <sup>2</sup>
<b>GRAND TOTAL</b>		<b>91,785 m<sup>2</sup></b>	<b>104,219 m<sup>2</sup></b>



# A SECLUDED HAVEN AT THE HEART OF HISTORY



30 mins to Zayed International Airport



30 mins to Al Maktoum International Airport



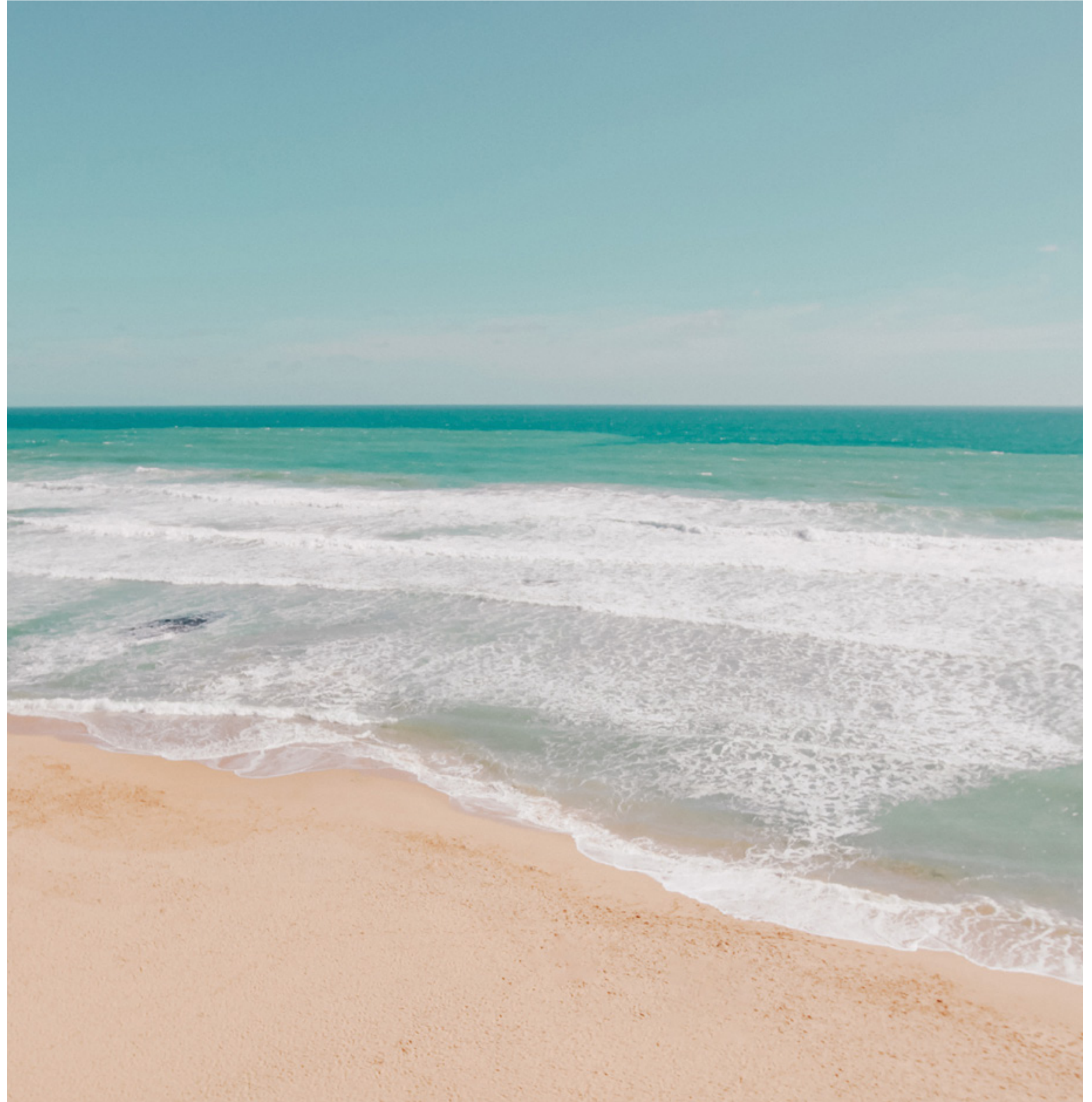
45 mins to Dubai International Airport



45 mins to Saadiyat Island



30 mins to Atlantis the Palm





## THE COMMUNITY

*Exquisite, Indulgent, Serene*



## THE GREAT PAST OF TOMORROW

Decades ago, AlJurf was a hidden getaway. An oasis of sorts, to escape from the busy pace of city life, just for a little while. Over the years this unique location became an adored sanctuary, and more than a million trees were planted to make AlJurf even more enchanting.

Bridging the traditional with the contemporary, this haven is now home to a thriving community of people, fauna and flora; where nature peacefully coexists with modern life. And those who reside here, live blissfully fulfilled.

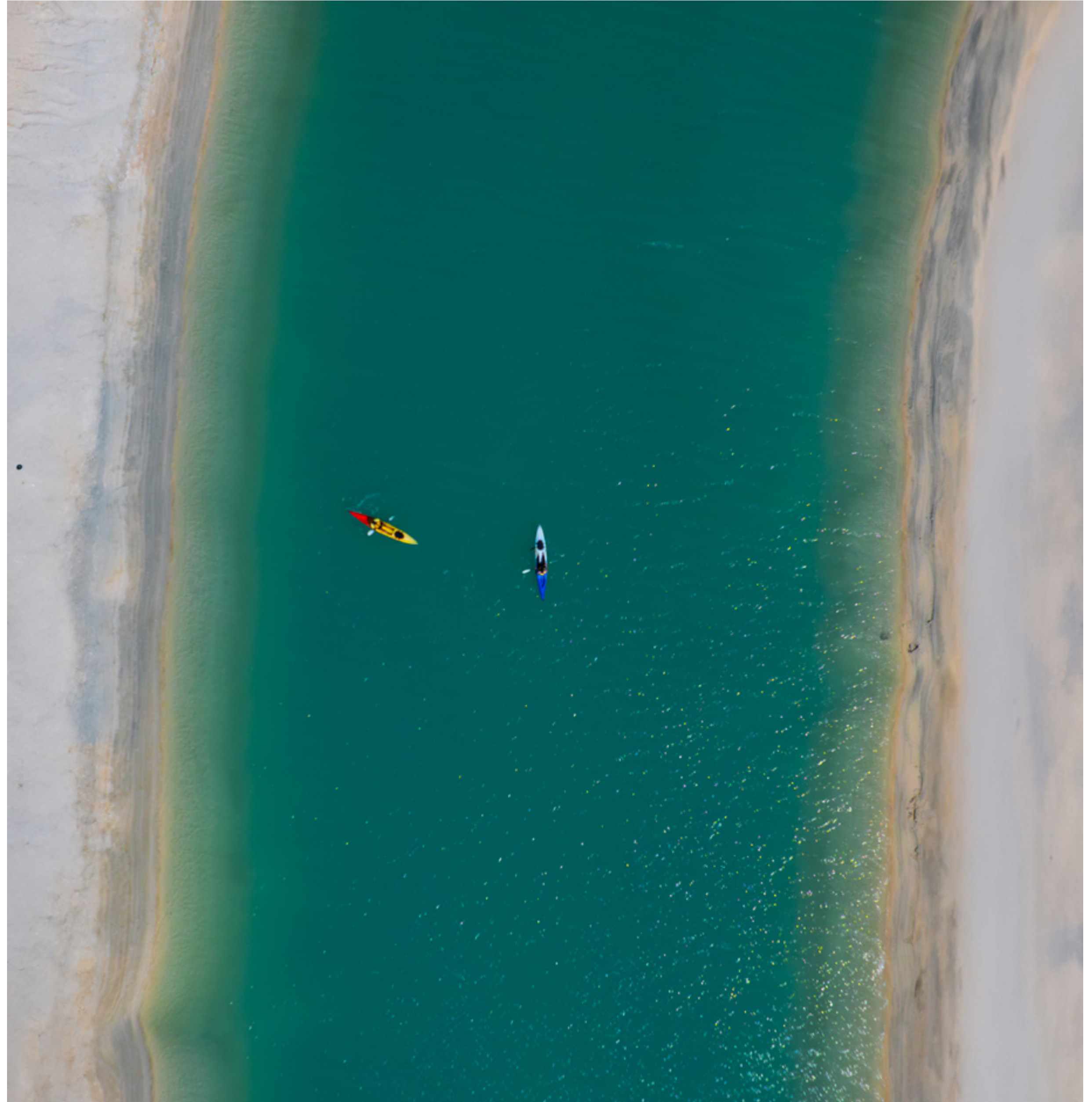
Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness resort and retreat centre – SHA. All in all, a one-of-a-kind destination that you can call home.



## ALJURF CANAL: A GLISTENING STREAM OF TRANQUILITY

Slicing through the glorious landscape around it, AlJurf Canal is a manmade stream that runs through the entire 380 hectares masterplan development. It is 4.36km long, 7m wide and its depth varies from 3m to 5m in different sections. This tranquil waterway adds 8.72km of waterfrontage & beach to the AlJurf community.

As a prominent feature within AlJurf, it serves as a value driver, unlocking a myriad of experiences and transforming the community into a vibrant urban center. Consequently, creating a truly exceptional living experience.



ABOUT NASEEM

THE COMMUNITY

THE RESIDENCES

THE AMENITIES

THE VILLAS

THE TOWNHOUSES

THE APARTMENTS

THE WEST BLOCK

ABOUT IMKAN



## THE RESIDENCES

*Where Legacy meets Luxury*



## WHERE BELONGING FLOATS ON A BREEZE

Designed to surpass modern notions of luxury and to redefine living, Naseem AlJurf offers a diverse range of residential options.

From luxurious canal villas with incredible vistas of the water to spacious family homes overlooking lush gardens and elegant, contemporary apartment buildings, each element has been meticulously crafted to ensure an exceptional living experience.



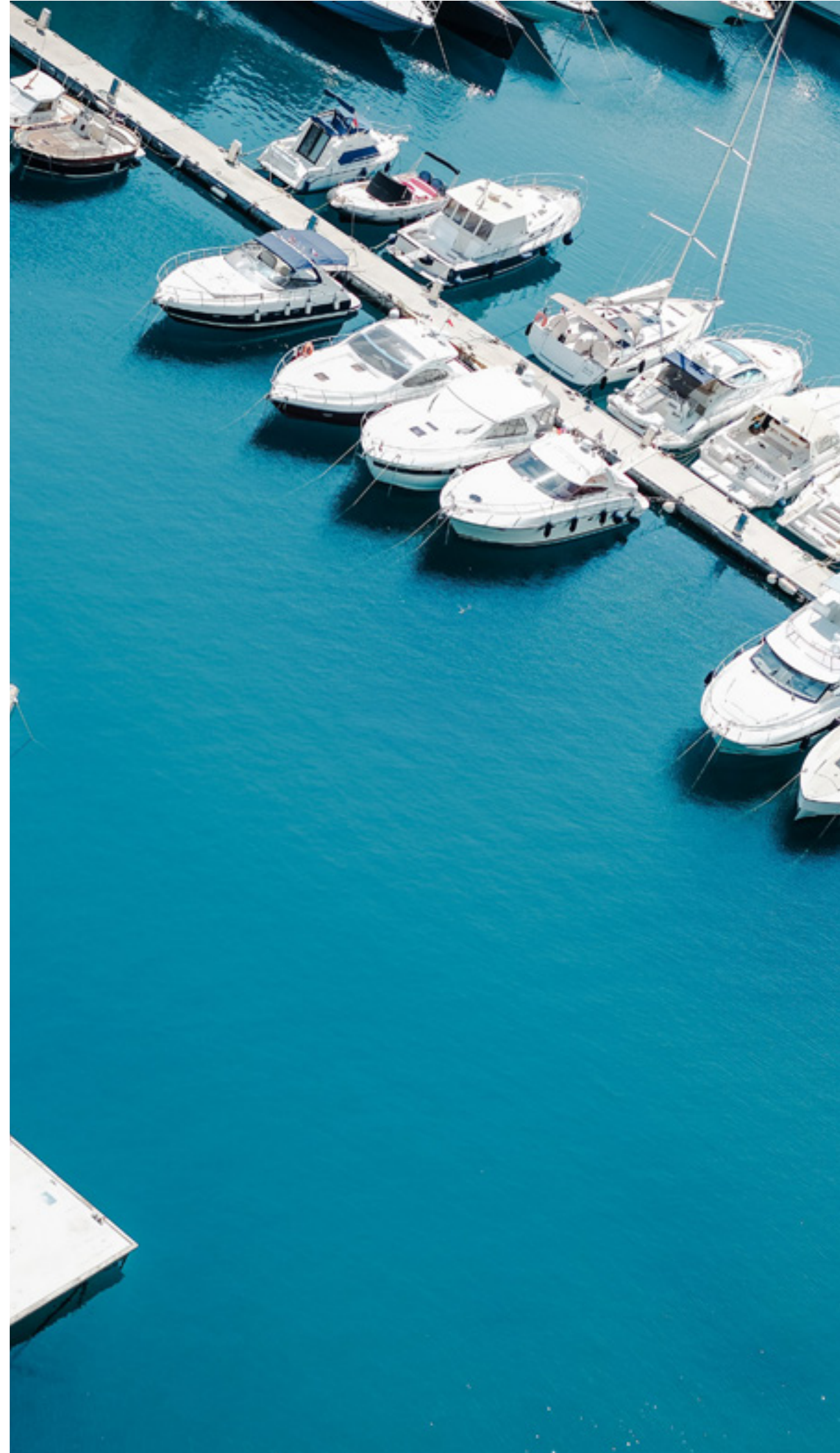
## THE AMENITIES

*Exclusively tailored around your every need*



### PRIVATE BEACH

Unwind along the pristine shores of Sahel Al Emarat at AlJurf's private beach, where crystal-clear waters and untouched beauty offer a daily retreat to reconnect with nature.



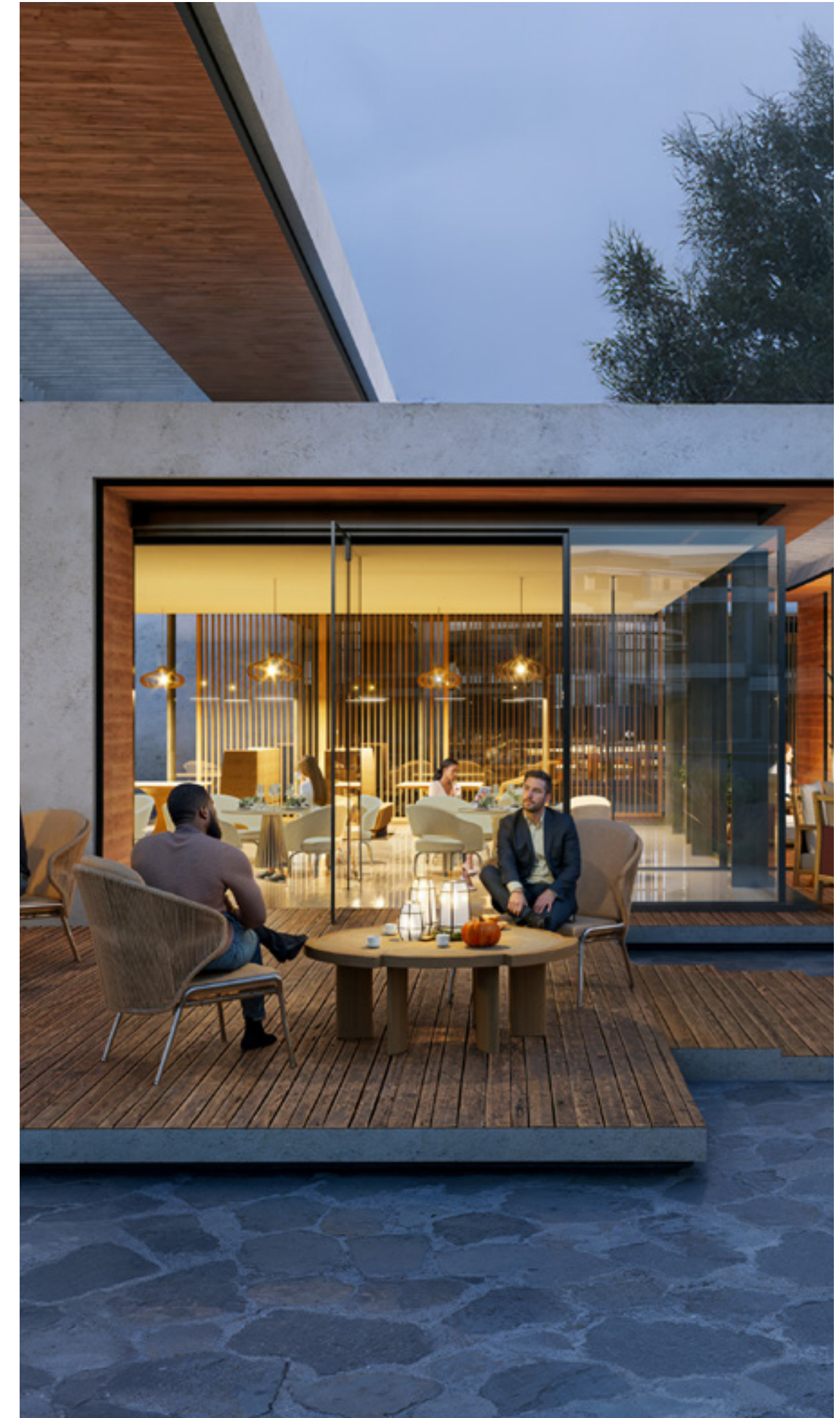
### PRIVATE MARINA

Embark on new adventures at AlJurf's private marina, where the legacy of Sahel Al Emarat meets modern coastal living, just steps from home.



### GHAZAL PARK

Discover serenity at Ghazal Park, where light, greenery, and water create vibrant spaces with community pools, biking trails, and meditative spots, all leading to the beach promenade. Plus, enjoy close proximity to the renowned SHA Wellness Resort, nestled within SHA Residences Emirates.



### NASEEM PLAZA

From shopping to dining and everything in between, the Naseem plaza offers the best of all worlds. With world-class shops, restaurants and cafes, you would never want to leave.

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## THE VILLAS

*Modern Luxury Elevated*





## CANAL VILLAS

*5 Bedroom Villa | Average plot size 960 m<sup>2</sup>*





## CANAL VILLAS

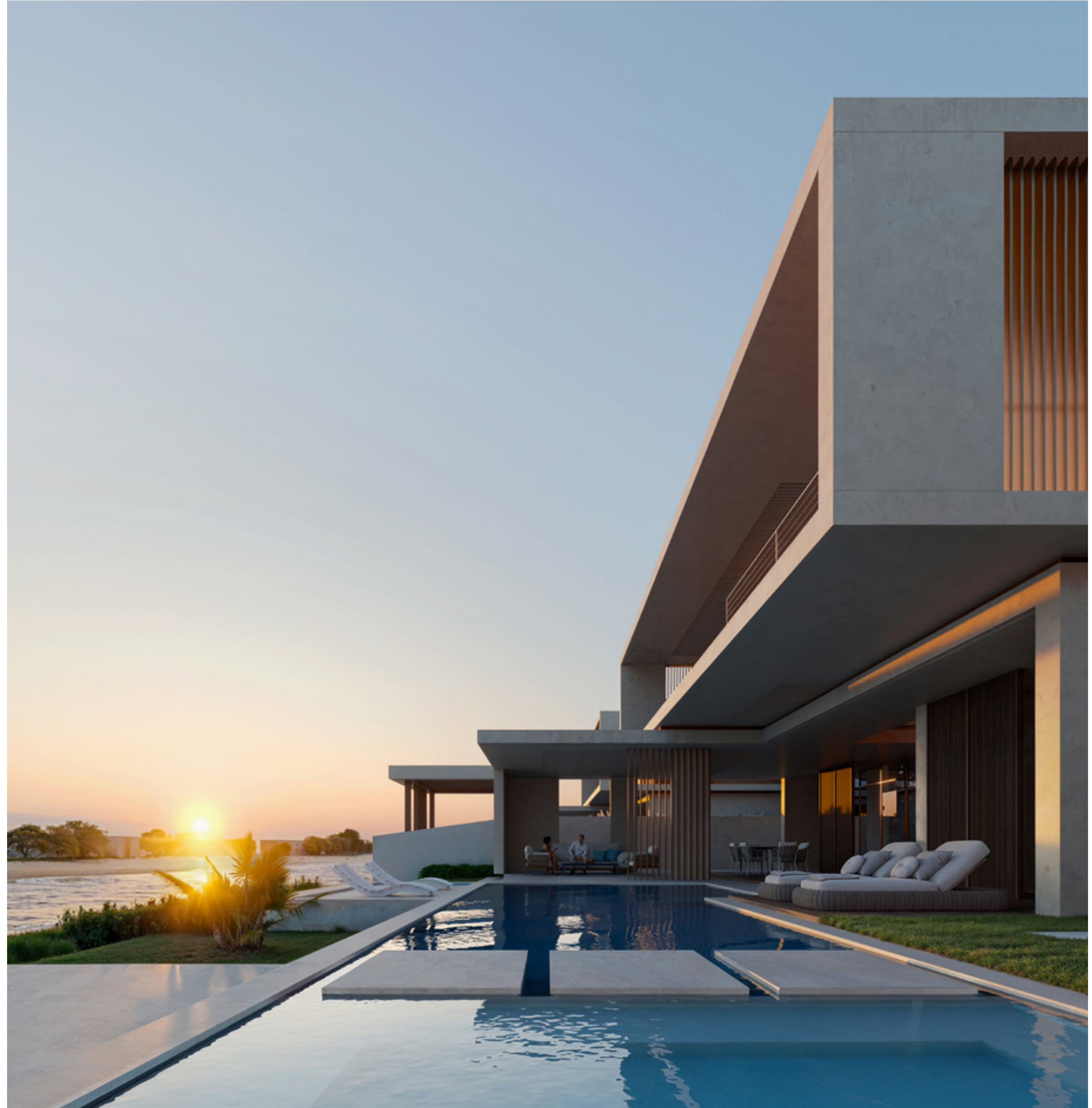
Sitting alongside the banks of the canal, this collection of 5-bedroom villas is the jewel of the Naseem AlJurf community.

Each villa boasts stunning scenery and is engulfed in an atmosphere where tranquility and serenity blend with sophistication and elegance to redefine modern luxury.



**CANAL VILLAS**  
*Design Typology: Frame*







Ground Floor Plan: 261 m<sup>2</sup>

Beds: 5

Levels: G+1



First Floor Plan: 273 m<sup>2</sup>





CANAL VILLAS  
*Design Typology: Strata*





Ground Floor Plan: 333 m<sup>2</sup>

Beds: 5

Levels: G+1



First Floor Plan: 273 m<sup>2</sup>





### Canal Villa

<b>PLOT AREA</b>	<b>960 m<sup>2</sup></b>	<b>10,333 ft<sup>2</sup></b>
Ground Floor Area	261 m <sup>2</sup>	2,809 ft <sup>2</sup>
First Floor Area	273 m <sup>2</sup>	2,939 ft <sup>2</sup>
Total Sellable Area	534 m <sup>2</sup>	5,748 ft <sup>2</sup>
Balconies	49 m <sup>2</sup>	527 ft <sup>2</sup>
Driver & Service	23 m <sup>2</sup>	248 ft <sup>2</sup>
Total Built Up Area	606 m <sup>2</sup>	6,469 ft <sup>2</sup>



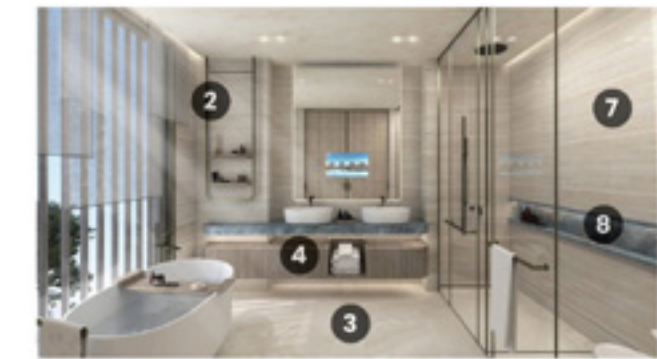
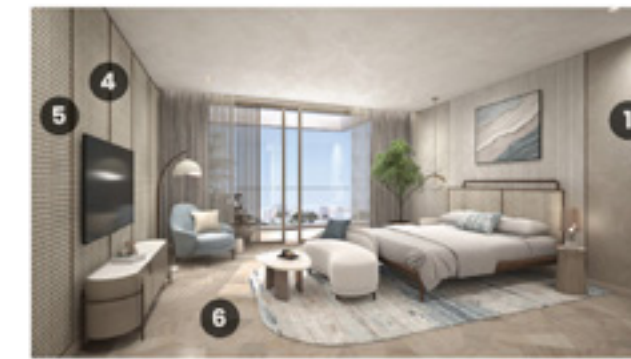
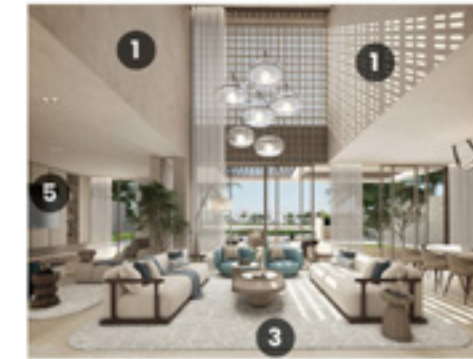






## MATERIALS

1. Textured paint to walls & ceiling
2. General metal
3. General floor tile
4. General timber to millwork
5. Rattan inspired wallcovering to TV walls
6. Timber flooring to bed rooms
7. Wall tile to bathrooms
8. Accent tile to counter tops & backsplash
9. Laminated glass to wardrobe doors
10. Laminate to wardrobes
11. Laminates to kitchen cabinets







## SOMER VILLAS

*4 Bedroom Villa | Average plot size 350 m<sup>2</sup>*







### Somer Villa

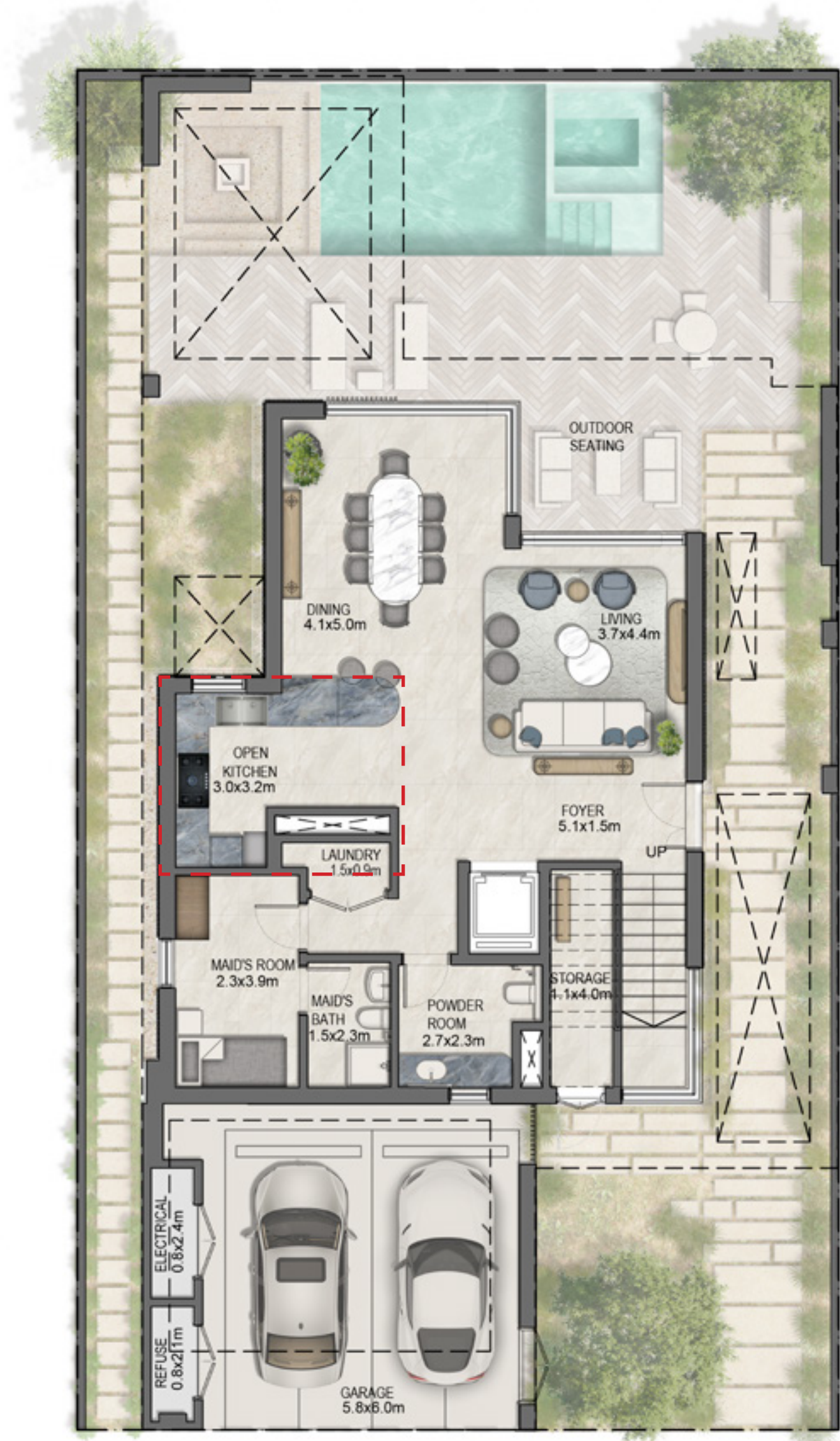
<b>PLOT AREA</b>	<b>350 m<sup>2</sup></b>	<b>3,767 ft<sup>2</sup></b>
Ground Floor Area	98 m <sup>2</sup>	1,055 ft <sup>2</sup>
First Floor Area	105 m <sup>2</sup>	1,130 ft <sup>2</sup>
Second Floor Area	74 m <sup>2</sup>	797 ft <sup>2</sup>
Total Sellable Area	277 m <sup>2</sup>	2,982 ft <sup>2</sup>
Balconies	38 m <sup>2</sup>	409 ft <sup>2</sup>
Service	13 m <sup>2</sup>	140 ft <sup>2</sup>
Total Built Up Area	325 m <sup>2</sup>	3,498 ft <sup>2</sup>



Ground Floor Plan: 98 m<sup>2</sup>

Beds: 4

Levels: G+2



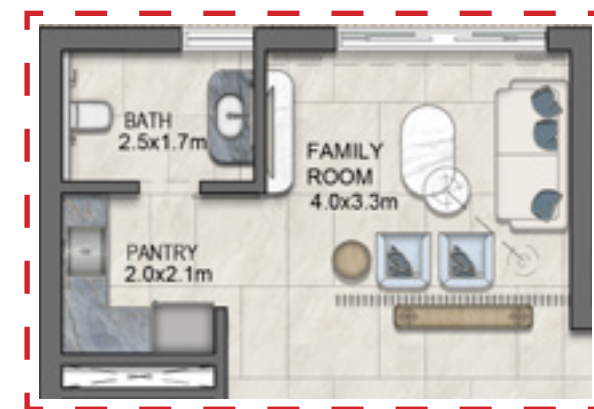
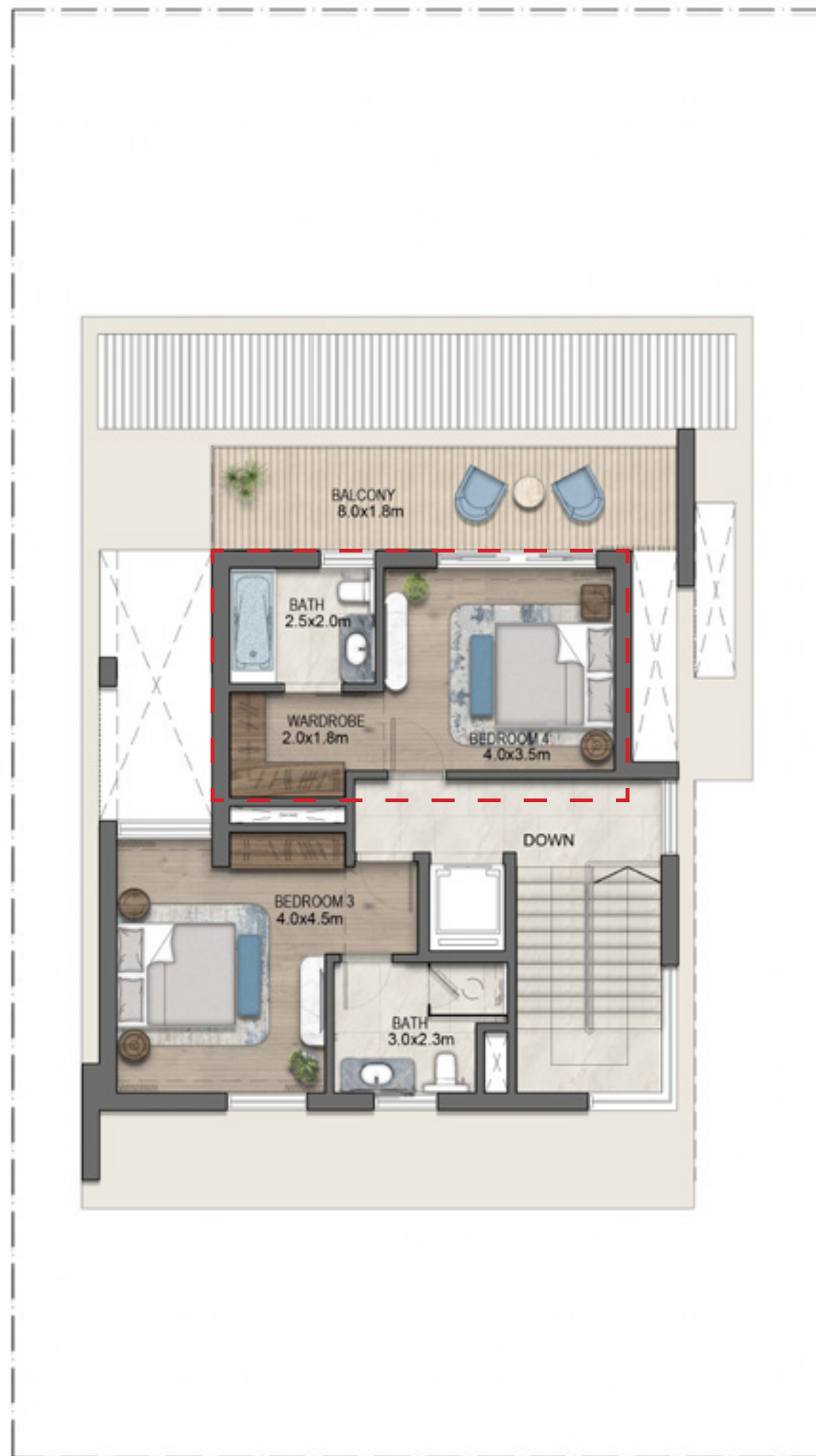
Closed Kitchen Variation

First Floor Plan: 105 m<sup>2</sup>





Second Floor Plan: 74 m<sup>2</sup>



Family Room Variation









## TALA VILLAS

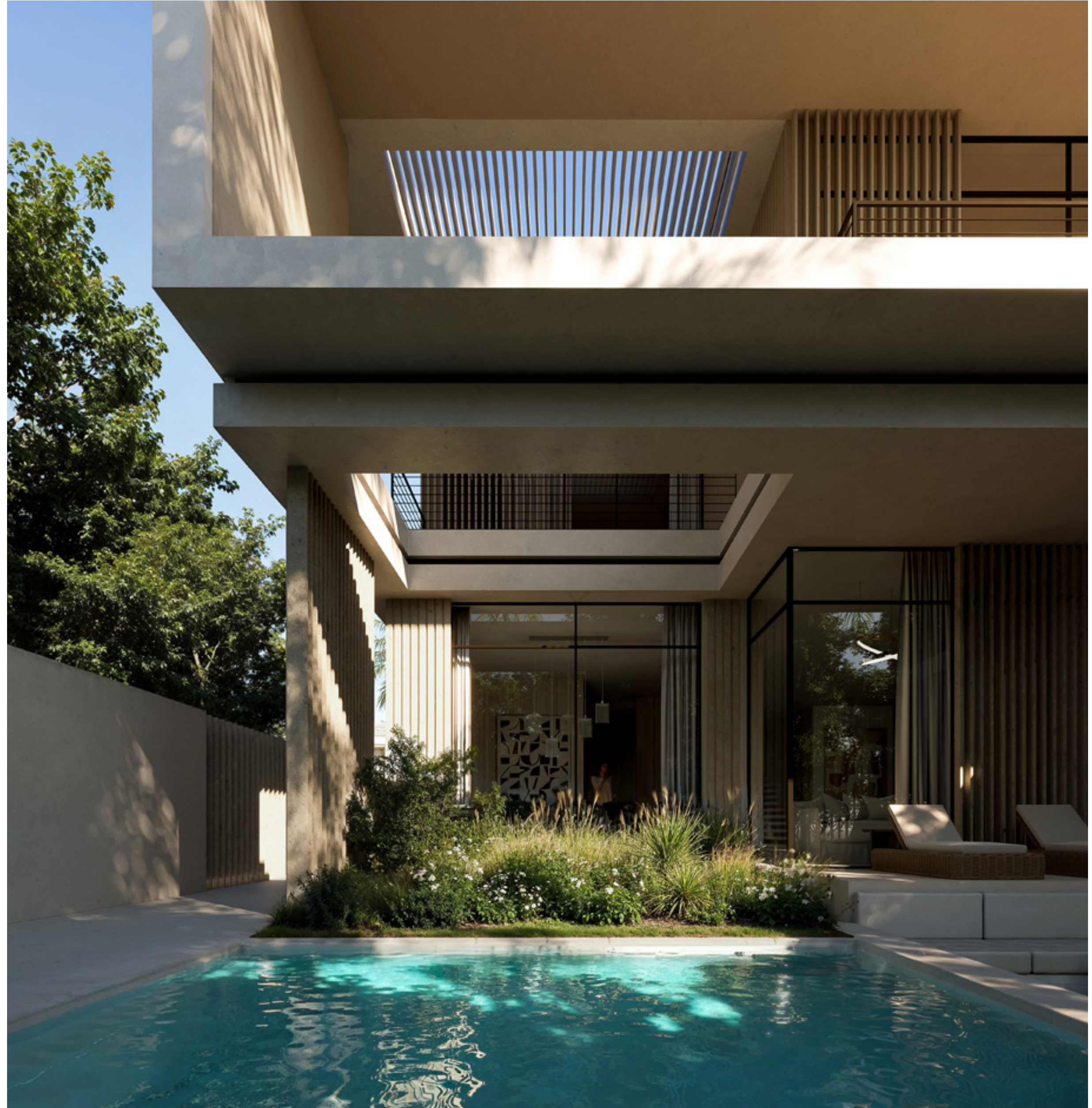
*4 Bedroom Villa | Average plot size 450 m<sup>2</sup>*





TALA VILLAS  
*Design Typology: Frame*







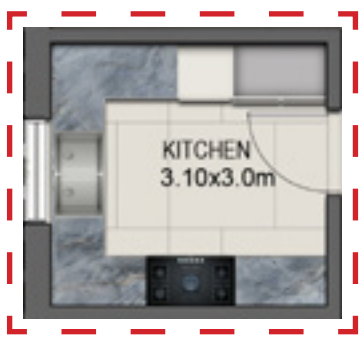


Ground Floor Plan: 150 m<sup>2</sup>

Beds: 4

Levels: G+1

First Floor Plan: 143 m<sup>2</sup>



Closed kitchen Variation





TALA VILLAS  
*Design Typology: Strata*







### Tala Villa

<b>PLOT AREA</b>	<b>450 m<sup>2</sup></b>	<b>4,844 ft<sup>2</sup></b>
Ground Floor Area	150 m <sup>2</sup>	1,615 ft <sup>2</sup>
First Floor Area	143 m <sup>2</sup>	1,539 ft <sup>2</sup>
Total Sellable Area	293 m <sup>2</sup>	3,154 ft <sup>2</sup>
Balconies	31 m <sup>2</sup>	334 ft <sup>2</sup>
Service	11 m <sup>2</sup>	118 ft <sup>2</sup>
Total Built Up Area	329 m <sup>2</sup>	3,541 ft <sup>2</sup>

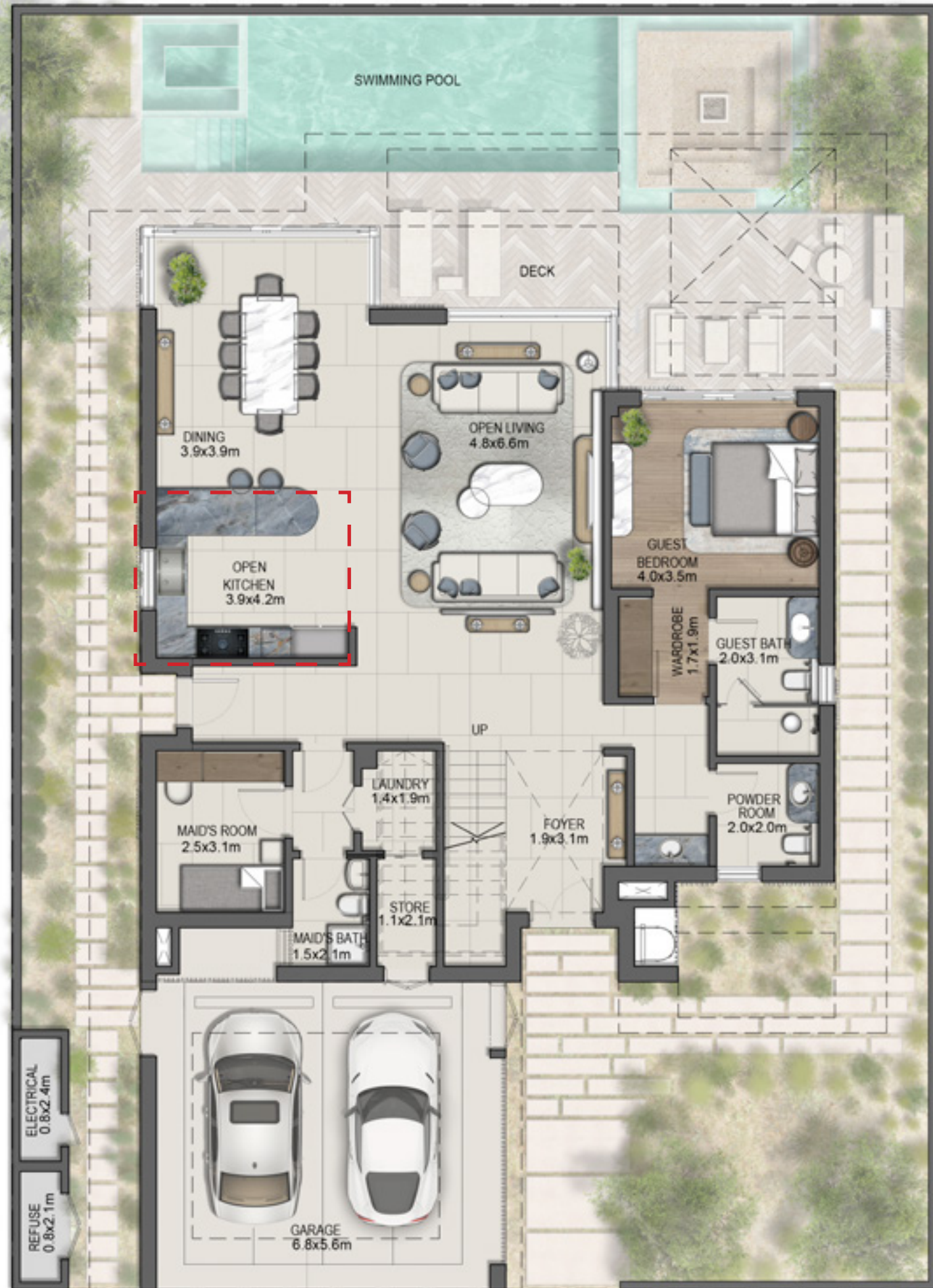


Ground Floor Plan: 150 m<sup>2</sup>

Beds: 4

Levels: G+1

First Floor Plan: 143 m<sup>2</sup>



Closed kitchen Variation











## ACACIA VILLAS

*5 Bedroom Villa | Average plot size 450 m<sup>2</sup>*











### Acacia Villa

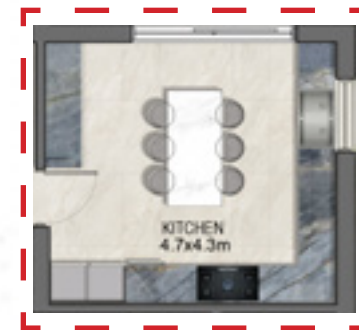
<b>PLOT AREA</b>	<b>450 m<sup>2</sup></b>	<b>4,844 ft<sup>2</sup></b>
Ground Floor Area	129 m <sup>2</sup>	1,389 ft <sup>2</sup>
First Floor Area	119 m <sup>2</sup>	1,273 ft <sup>2</sup>
Second Floor Area	111 m <sup>2</sup>	1,195 ft <sup>2</sup>
Total Sellable Area	359 m <sup>2</sup>	3,864 ft <sup>2</sup>
Balconies	40 m <sup>2</sup>	431 ft <sup>2</sup>
Service	12 m <sup>2</sup>	129 ft <sup>2</sup>
<b>Total Built Up Area</b>	<b>430 m<sup>2</sup></b>	<b>4,629 ft<sup>2</sup></b>



Ground Floor Plan: 129 m<sup>2</sup>

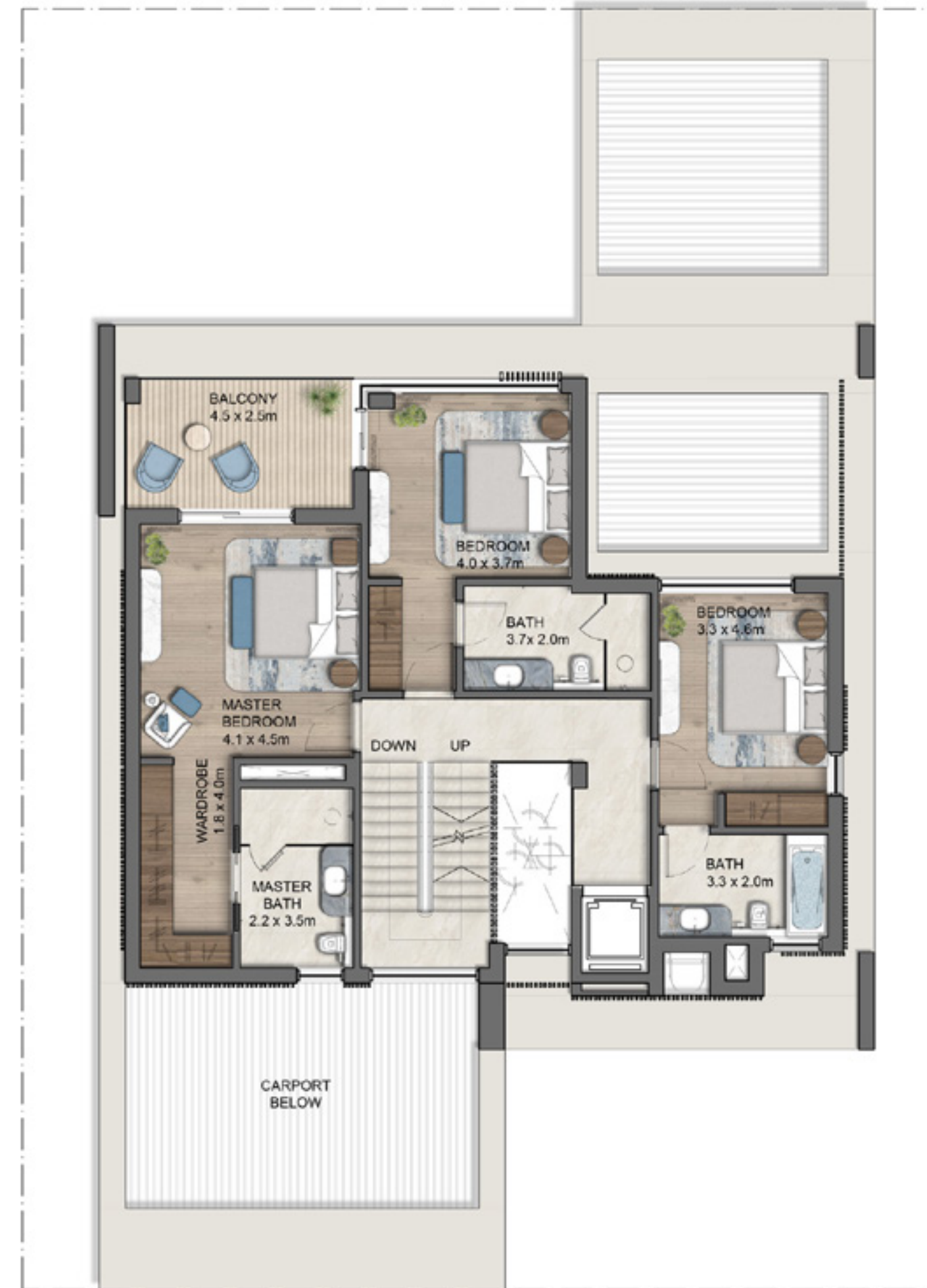
Beds: 5

Levels: G+2



Closed Kitchen Variation

First Floor Plan: 119 m<sup>2</sup>





Second Floor Plan: 111 m<sup>2</sup>



ABOUT NASEEM

THE COMMUNITY

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ABOUT IMKAN



## THE TOWNHOUSES

*Sophistication Redefined*



# ALGHAF TOWNHOUSES

*3 Bedroom Townhouses*



# ALGHAF TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 264 m<sup>2</sup>*







### AlGhaf Townhouse

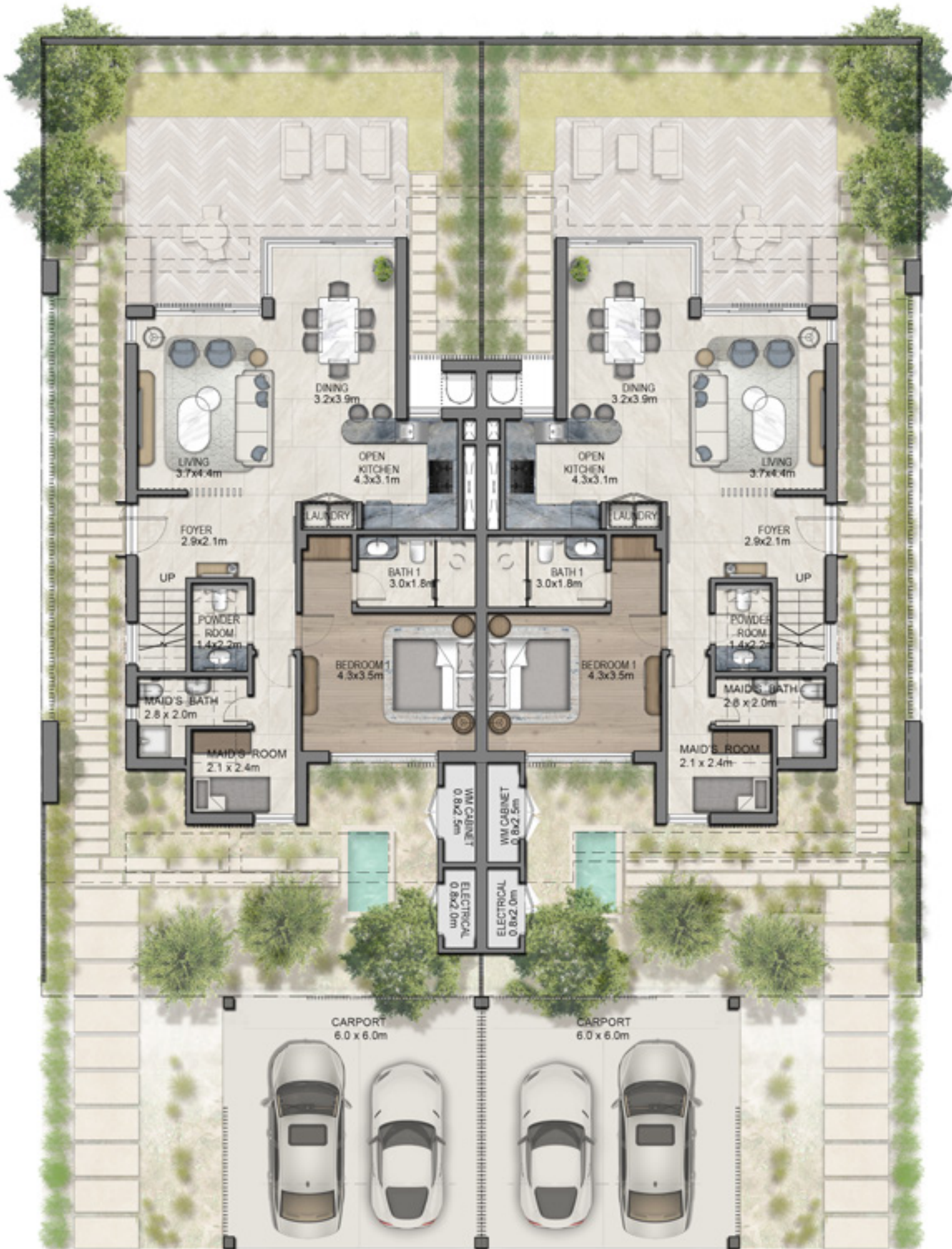
<b>PLOT AREA</b>	<b>264 m<sup>2</sup></b>	<b>3,671 ft<sup>2</sup></b>
Ground Floor Area	102 m <sup>2</sup>	1,098 ft <sup>2</sup>
First Floor Area	72 m <sup>2</sup>	775 ft <sup>2</sup>
Total Sellable Area	174 m <sup>2</sup>	1,873 ft <sup>2</sup>
Balconies	12.5 m <sup>2</sup>	135 ft <sup>2</sup>
<b>Total Built Up Area</b>	<b>203 m<sup>2</sup></b>	<b>2,186 ft<sup>2</sup></b>



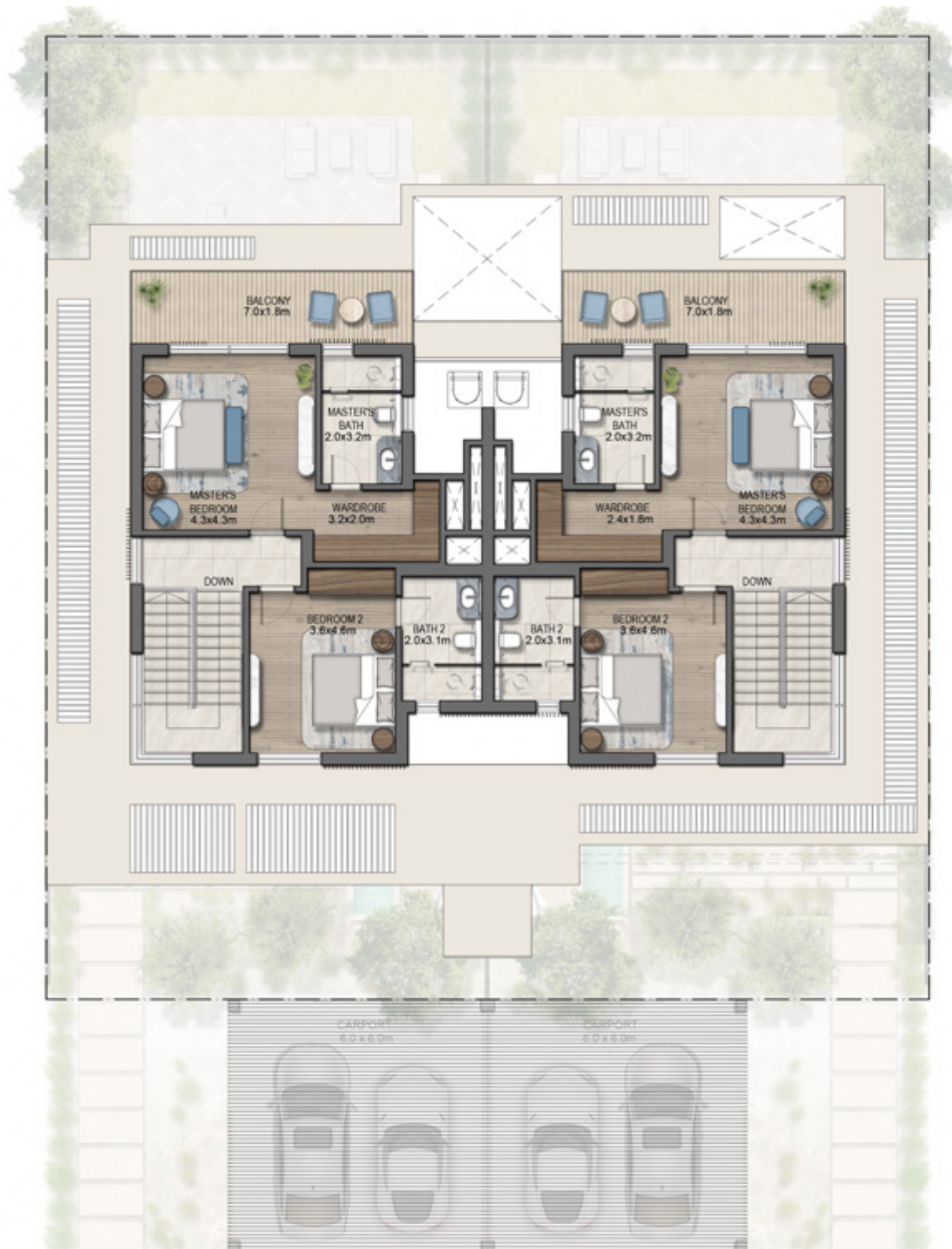
Ground Floor Plan: 102 m<sup>2</sup>

Beds: 3

Levels: G+1



First Floor Plan: 72 m<sup>2</sup>





# SIKKA TOWNHOUSES

*3 Bedroom Townhouses*



## SIKKA TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 219 m<sup>2</sup>*









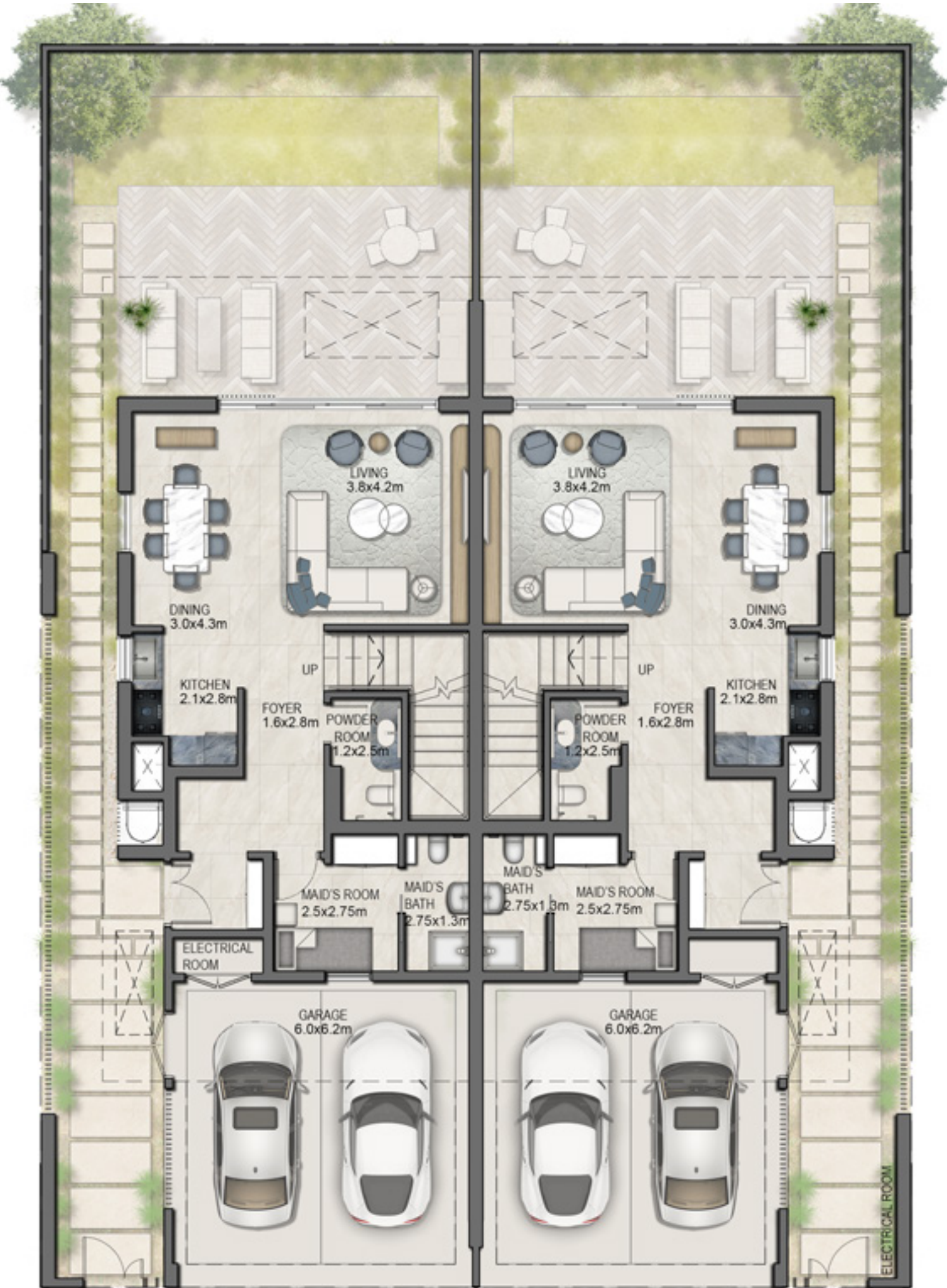
### Sikka Townhouse

<b>PLOT AREA</b>	<b>219 m<sup>2</sup></b>	<b>2,357 ft<sup>2</sup></b>
Ground Floor Area	86 m <sup>2</sup>	926 ft <sup>2</sup>
First Floor Area	77 m <sup>2</sup>	829 ft <sup>2</sup>
Total Sellable Area	163 m <sup>2</sup>	1,754 ft <sup>2</sup>
Balconies	24 m <sup>2</sup>	259 ft <sup>2</sup>
Total Built Up Area	168 m <sup>2</sup>	1,809 ft <sup>2</sup>

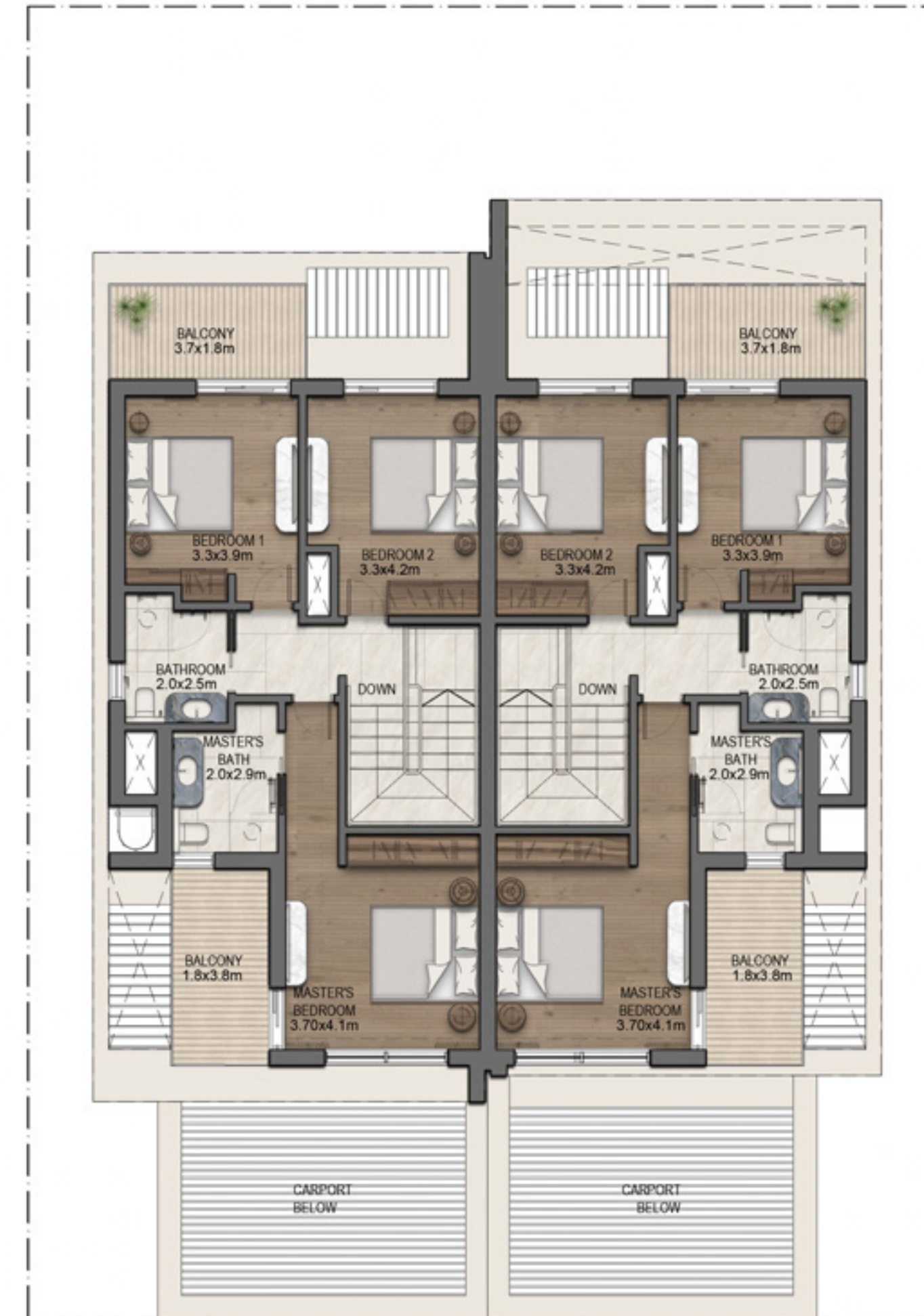
Ground Floor Plan: 86 m<sup>2</sup>

Beds: 3

Levels: G+1



First Floor Plan: 77 m<sup>2</sup>









## THE APARTMENTS

*Luxurious spaces where legacy and lifestyle entwine*



# THE APARTMENTS

*Typical Apartment Typology*





# SPACE TO THRIVE

Featuring 1, 2, 3 and 4-bedroom apartments, Naseem Aljurf offers stylish, luxurious and spacious havens to suit individuals, couples and families, within its blossoming natural enclave.





## LIVE IN A WORK OF ART

Spaciously designed and stylishly appointed, every apartment at Naseem AlJurf is an indulgent escape overflowing with a fine balance of artistic craft and understated decadence.





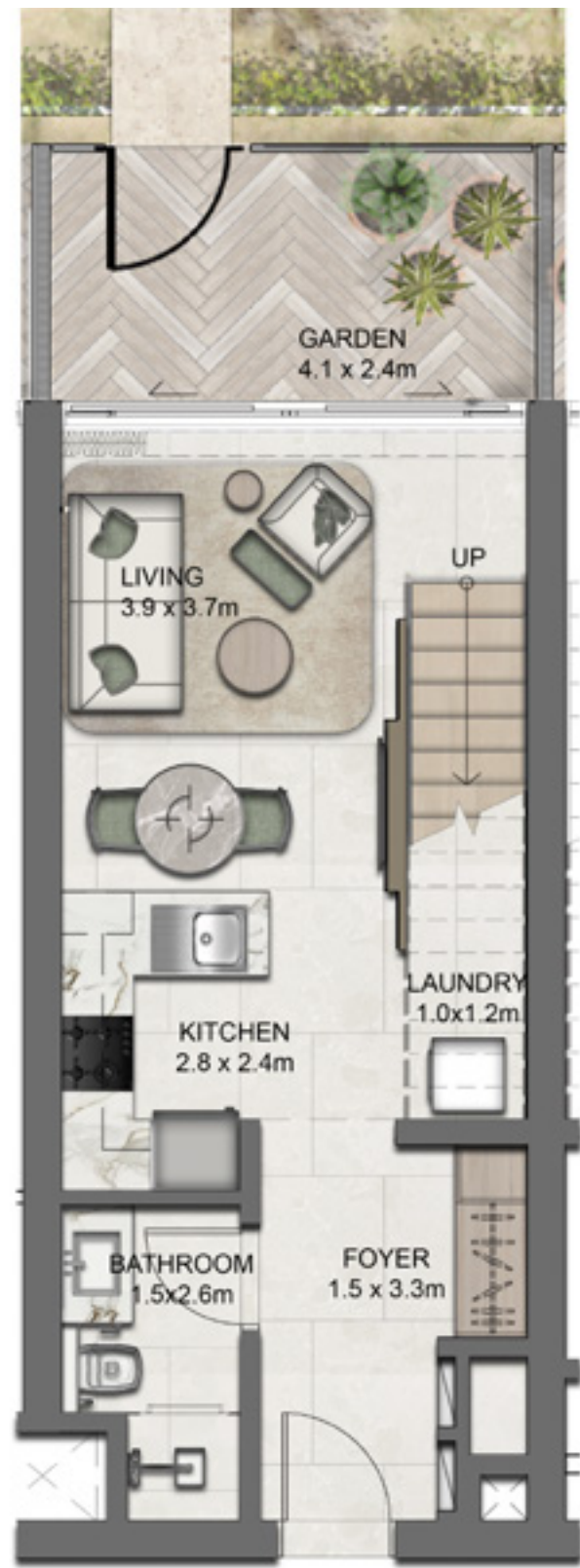




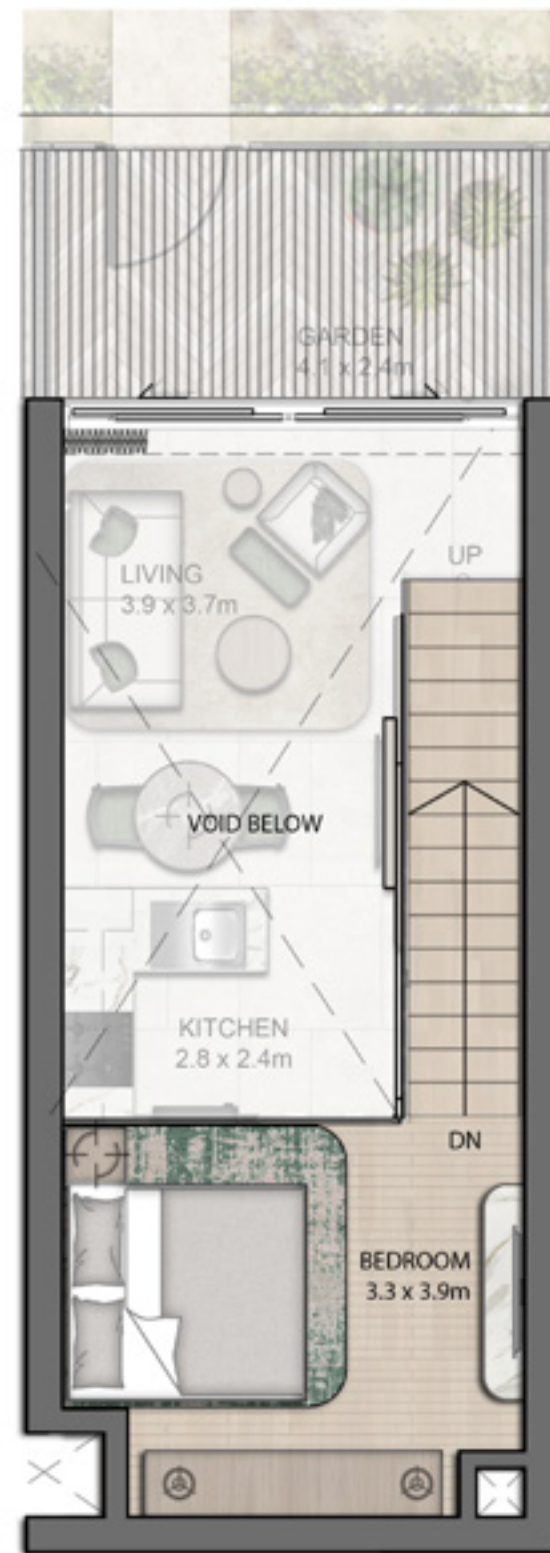
## Loft Apartment with Garden

Levels : G+M

Lower Floor



Mezzanine



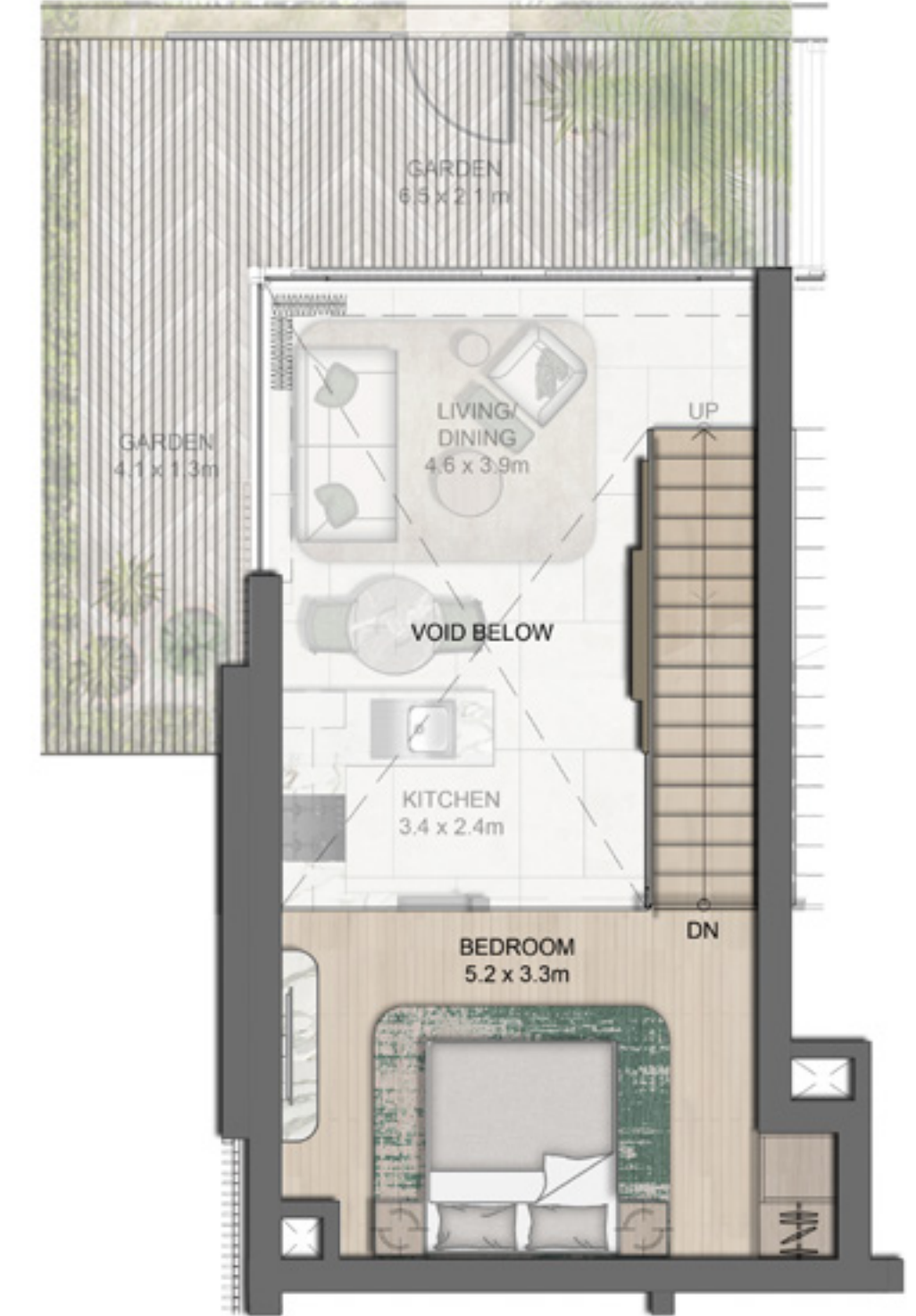
## Loft Apartment, Corner

Levels : G+M

Lower Floor



Mezzanine





### Loft Apartment with Garden

<b>UNIT AREA</b>	<b>48 m<sup>2</sup></b>	<b>517 ft<sup>2</sup></b>
Balcony Area	9 m <sup>2</sup>	97 ft <sup>2</sup>
Total Sellable Area	57 m <sup>2</sup>	614 ft <sup>2</sup>

### Loft Apartment, Corner

<b>UNIT AREA</b>	<b>56 m<sup>2</sup></b>	<b>603 ft<sup>2</sup></b>
Balcony Area	21 m <sup>2</sup>	226 ft <sup>2</sup>
Total Sellable Area	76 m <sup>2</sup>	829 ft <sup>2</sup>



# THE APARTMENTS

*1 Bedroom Apartment*



# 1 Bedroom Apartment

Levels : 2, 3, 4



1 Bedroom Apartment	Min	Max	Min	Max
UNIT AREA	68 m <sup>2</sup>	71 m <sup>2</sup>	731 ft <sup>2</sup>	764 ft <sup>2</sup>
Balcony Area	7 m <sup>2</sup>	35 m <sup>2</sup>	75 ft <sup>2</sup>	377 ft <sup>2</sup>
Total Sellable Area	75 m <sup>2</sup>	106 m <sup>2</sup>	807 ft <sup>2</sup>	1,141 ft <sup>2</sup>



# THE APARTMENTS

*2 Bedroom Apartment*

## 2 Bedroom Apartment, Middle

Levels : 3, 4



## 2 Bedroom Apartment, Corner









### 2 Bedroom Apartment, Corner

<b>UNIT AREA</b>	<b>115 m<sup>2</sup></b>	<b>1,238 ft<sup>2</sup></b>
Balcony Area	10 m <sup>2</sup>	108 ft <sup>2</sup>
Total Sellable Area	125 m <sup>2</sup>	1,346 ft <sup>2</sup>

### 2 Bedroom Apartment, Middle

<b>UNIT AREA</b>	<b>112 m<sup>2</sup></b>	<b>1,206 ft<sup>2</sup></b>
Balcony Area	7 m <sup>2</sup>	75 ft <sup>2</sup>
Total Sellable Area	119 m <sup>2</sup>	1,281 ft <sup>2</sup>







## 3 Bedroom Penthouse Apartment

Levels: 3, 4



### 3 Bedroom Penthouse Apartment

UNIT AREA	176 m <sup>2</sup>	1,894 ft <sup>2</sup>
Balcony Area	41 m <sup>2</sup>	441 ft <sup>2</sup>
Total Sellable Area	217 m <sup>2</sup>	2,336 ft <sup>2</sup>



## THE APARTMENTS

*3 Bedroom Duplex Apartment*

## 3 Bedroom Duplex Apartment

Levels : 3, 4



Lower Floor



Upper Floor

### 3 Bedroom Duplex Apartment

UNIT AREA	167 m <sup>2</sup>	1,798 ft <sup>2</sup>
Balcony Area	21 m <sup>2</sup>	226 ft <sup>2</sup>
Total Sellable Area	188 m <sup>2</sup>	2,024 ft <sup>2</sup>

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ABOUT IMKAN



## THE WEST BLOCK

*1, 2, 3, 4 Bedroom Apartments*

*Sumptuous spaces where generations connect and stories unfold*



# WEST BLOCK APARTMENT BUILDING

*Typical Apartment Typology*

















# WEST BLOCK APARTMENTS

*1 Bedroom Apartment*



# 1 Bedroom Apartment (West Block)

Levels: G, 1, 2, 3



Type 1



Type 2



Type 3



Type 4



Type 5



### 1 Bedroom Apartment

	Min	Max	Min	Max
UNIT AREA	72 m <sup>2</sup>	73 m <sup>2</sup>	775 ft <sup>2</sup>	786 ft <sup>2</sup>
Balcony Area	6 m <sup>2</sup>	16 m <sup>2</sup>	65 ft <sup>2</sup>	172 ft <sup>2</sup>
Total Sellable Area	79 m <sup>2</sup>	88 m <sup>2</sup>	850 ft <sup>2</sup>	947 ft <sup>2</sup>



# WEST BLOCK APARTMENTS

*2 Bedroom Apartment*



## 2 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 1



Type 2



Type 3



Type 4



## 2 Bedroom Apartment (West Block)



Type 5



Type 6



Type 7



Type 8



### 2 Bedroom Apartment

	Min	Max	Min	Max
<b>UNIT AREA</b>	<b>108 m<sup>2</sup></b>	<b>120 m<sup>2</sup></b>	<b>1,163 ft<sup>2</sup></b>	<b>1,292 ft<sup>2</sup></b>
Balcony Area	6 m <sup>2</sup>	56 m <sup>2</sup>	65 ft <sup>2</sup>	603 ft <sup>2</sup>
Total Sellable Area	114 m <sup>2</sup>	176 m <sup>2</sup>	1,227 ft <sup>2</sup>	1,894 ft <sup>2</sup>



# WEST BLOCK APARTMENTS

*3 Bedroom Apartment*



### 3 Bedroom Apartment (West Block)

Levels: G, 1, 2, 3



Type 1



Type 3



Type 2



Type 4



### 3 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 5



Type 7



Type 6



### 3 Bedroom Apartment

	Min	Max	Min	Max
<b>UNIT AREA</b>	<b>158 m<sup>2</sup></b>	<b>165 m<sup>2</sup></b>	<b>1,700 ft<sup>2</sup></b>	<b>1,776 ft<sup>2</sup></b>
Balcony Area	24 m <sup>2</sup>	80 m <sup>2</sup>	258 ft <sup>2</sup>	861 ft <sup>2</sup>
Total Sellable Area	182 m <sup>2</sup>	245 m <sup>2</sup>	1,959 ft <sup>2</sup>	2,637 ft <sup>2</sup>



## WEST BLOCK APARTMENTS

*3 Bedroom Duplex Apartment*



### 3 Bedroom Duplex Apartment (West Block)

Levels : 3, 4



Lower Floor



Upper Floor



### 3 Bedroom Duplex Apartment

UNIT AREA	233 m <sup>2</sup>	2,508 ft <sup>2</sup>
Balcony Area	55 m <sup>2</sup>	592 ft <sup>2</sup>
Total Sellable Area	288 m <sup>2</sup>	3,100 ft <sup>2</sup>



## WEST BLOCK APARTMENTS

*4 Bedroom Duplex Apartment*

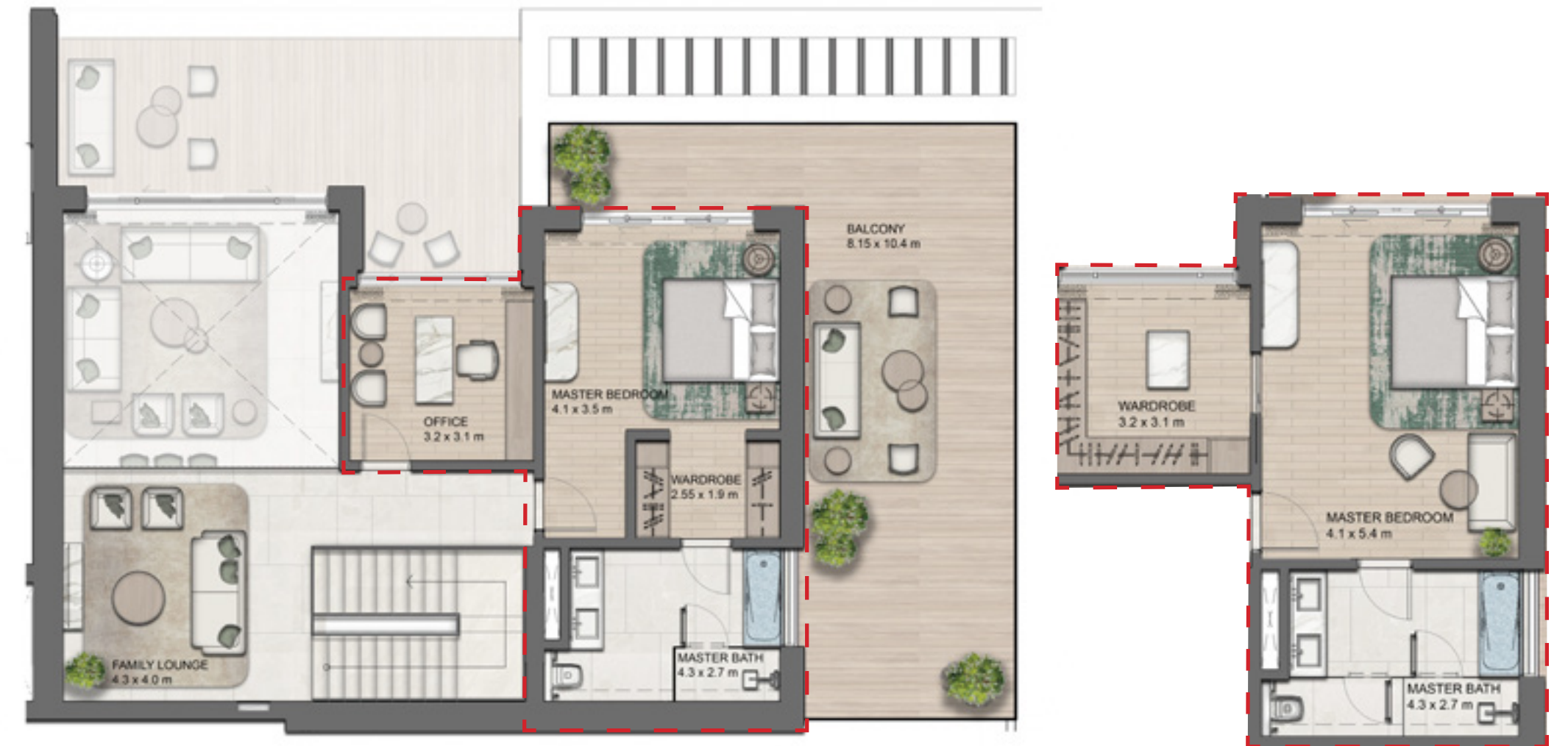


# 4 Bedroom Duplex Apartment (West Block)

Levels : 3, 4



Lower Floor



Upper Floor

Bedroom Variation





### 4 Bedroom Duplex Apartment

UNIT AREA	246 m <sup>2</sup>	2,648 ft <sup>2</sup>
Balcony Area	116 m <sup>2</sup>	1,249 ft <sup>2</sup>
Total Sellable Area	362 m <sup>2</sup>	3,897 ft <sup>2</sup>



## ABOUT IMKAN

*Soulful Places, Enriched Lives*



## IMKAN

*Real Estate Developer*

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IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.



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