

IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET

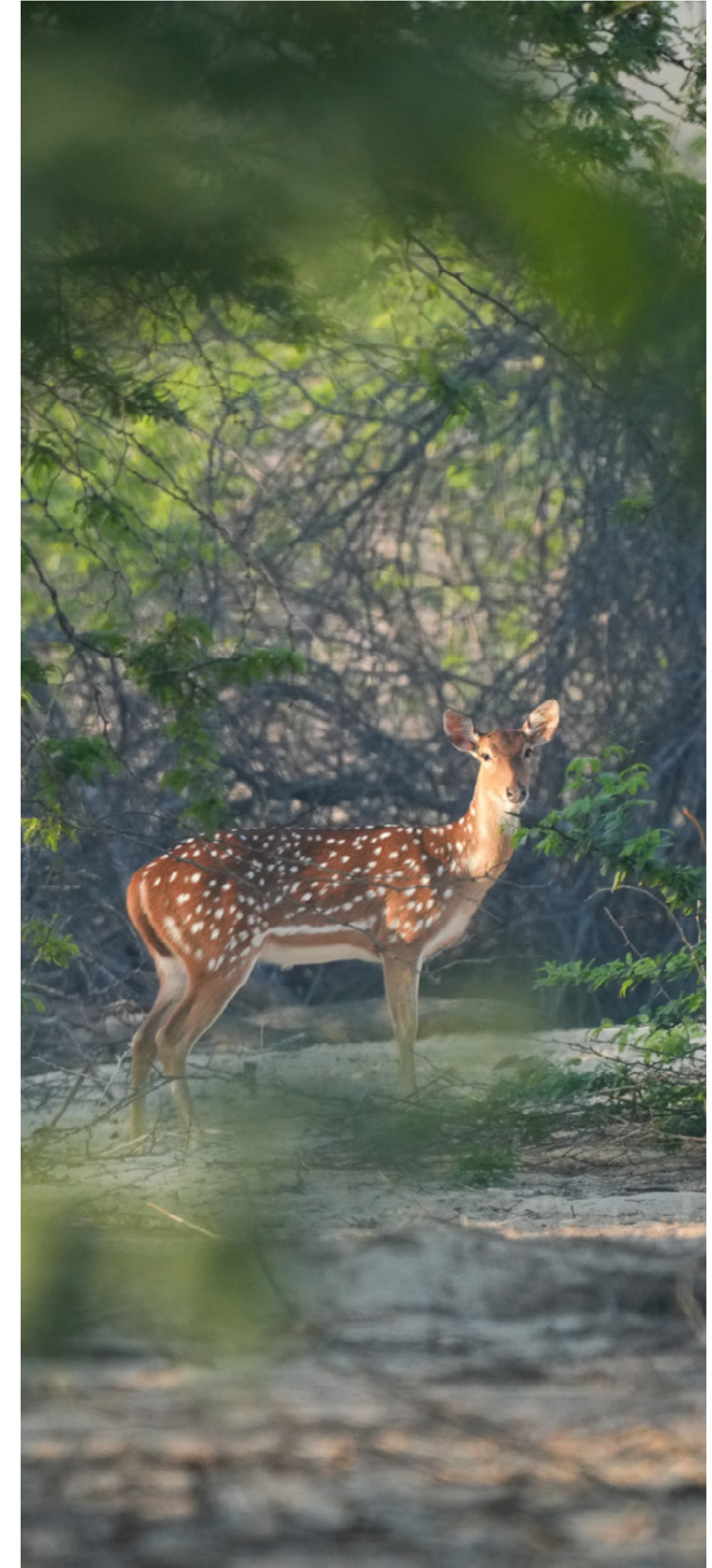





NASEEM
ALJURF



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 m²)

Townhouses (Total GFA 9,500 m²): 60 Units

Somer Villas (277 m²/unit): 21 Units

Tala Villas (293 m²/unit): 17 Units

Acacia Villas (359 m²/unit): 44 Units

Canal Villas (534 m²/unit): 29 Units

Apartments (Total GFA 38,283 m²): 8 Blocks

Mosque (GFA: 500 m²)

Executive Area Summary

| Assets | Total Number | GFA Total | BUA Total |
|--------------------------|--------------|-----------------------------|------------------------------|
| Villas | 111 | 42,582 m ² | 48,767 m ² |
| Apartment Buildings | 8 | 38,283 m ² | 43,371 m ² |
| Townhouses | 60 | 9,500 m ² | 10,410 m ² |
| Residential Asset | | 90,365 m² | 102,548 m² |
| Retail | | 1,420 m ² | 1,671 m ² |
| GRAND TOTAL | | 91,785 m² | 104,219 m² |



A SECLUDED HAVEN AT THE HEART OF HISTORY



30 mins to Zayed International Airport



30 mins to Al Maktoum International Airport



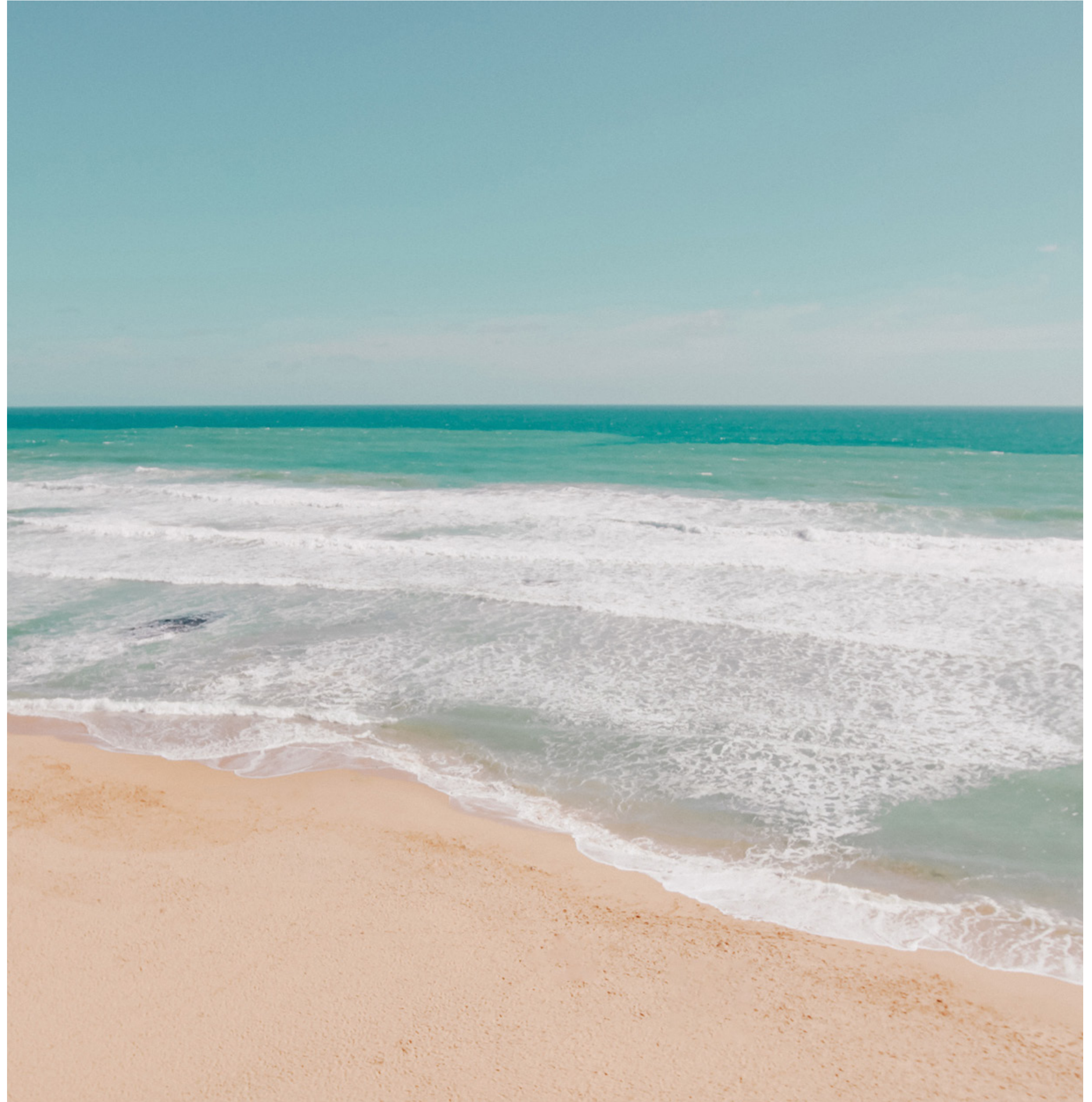
45 mins to Dubai International Airport



45 mins to Saadiyat Island



30 mins to Atlantis the Palm



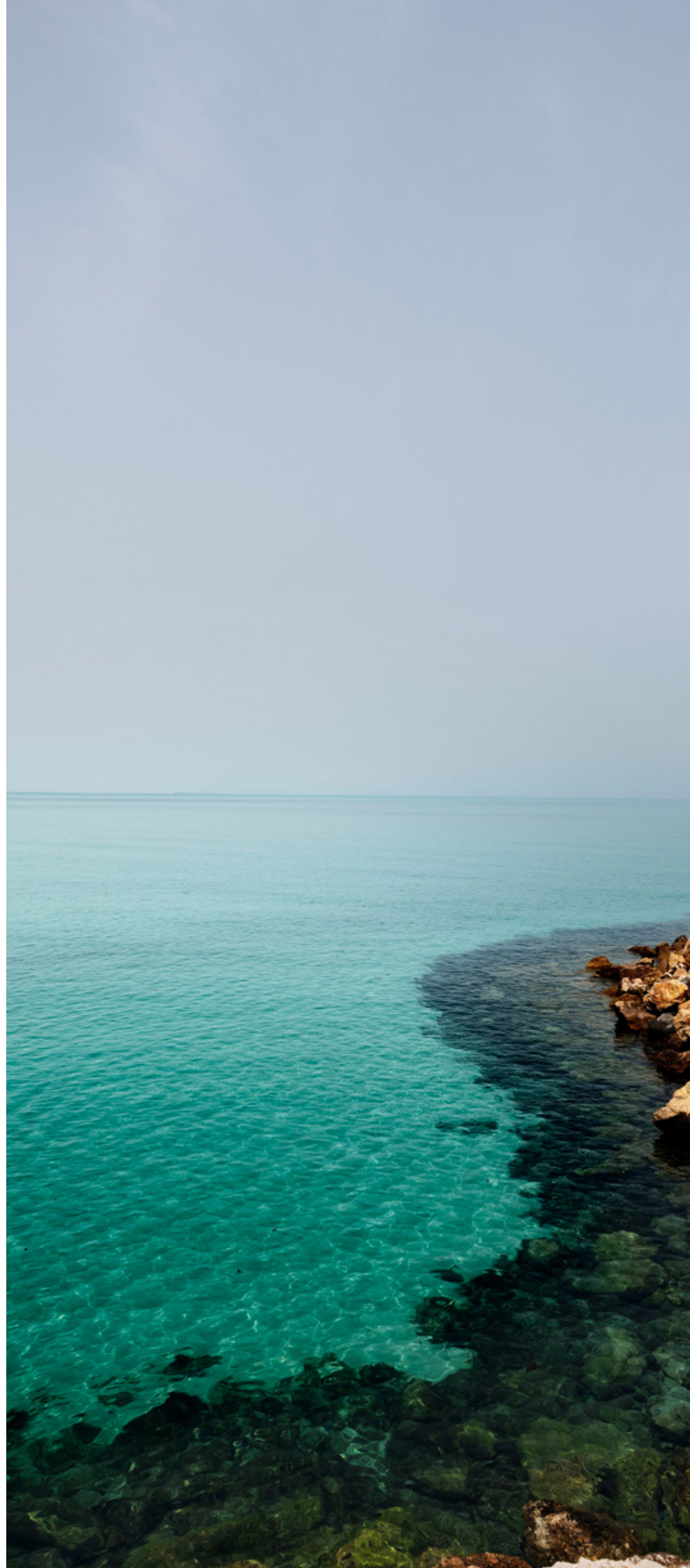


THE GREAT PAST OF TOMORROW

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.

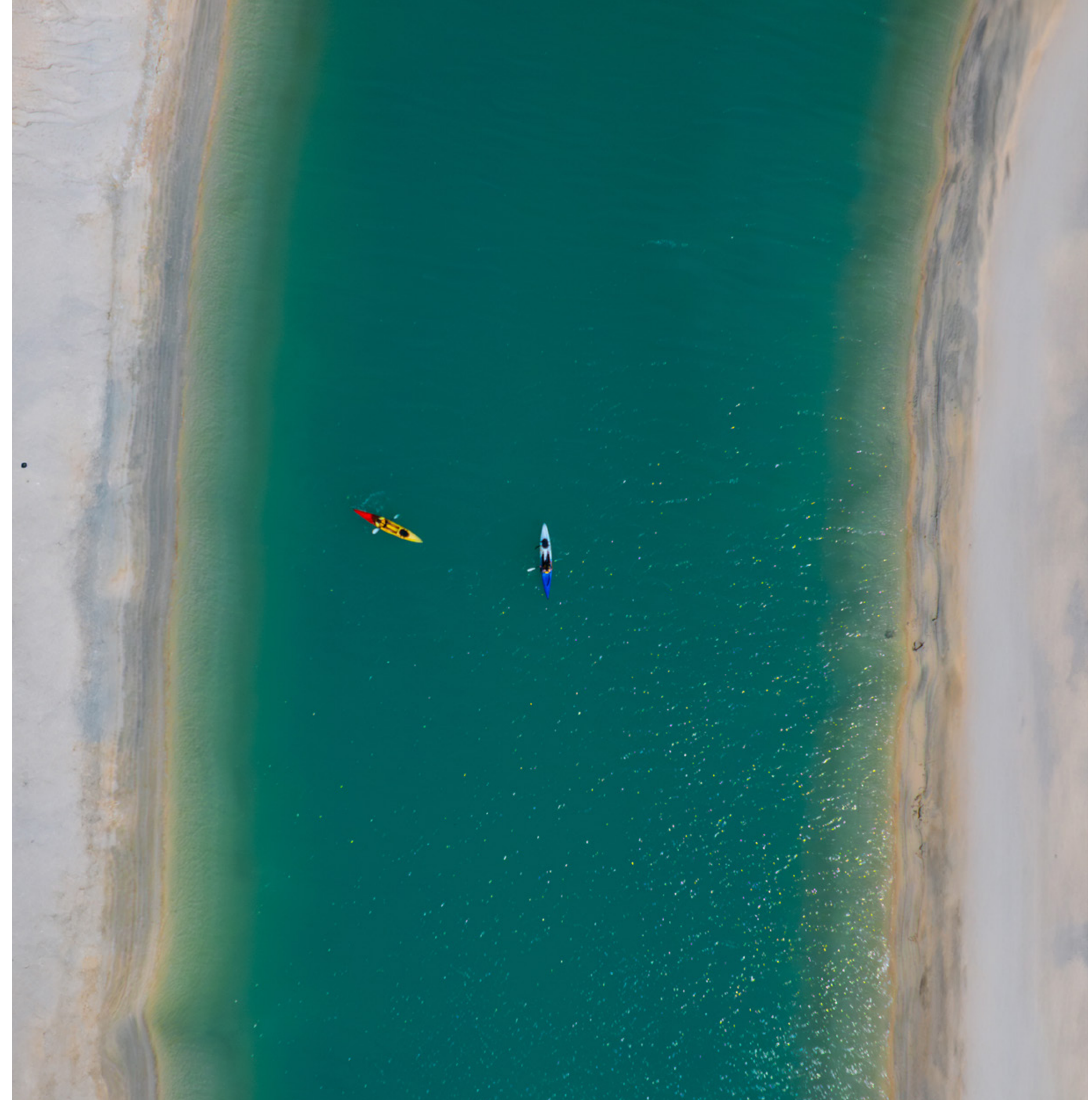
Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness 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.





WHERE BELONGING FLOATS ON A BREEZE

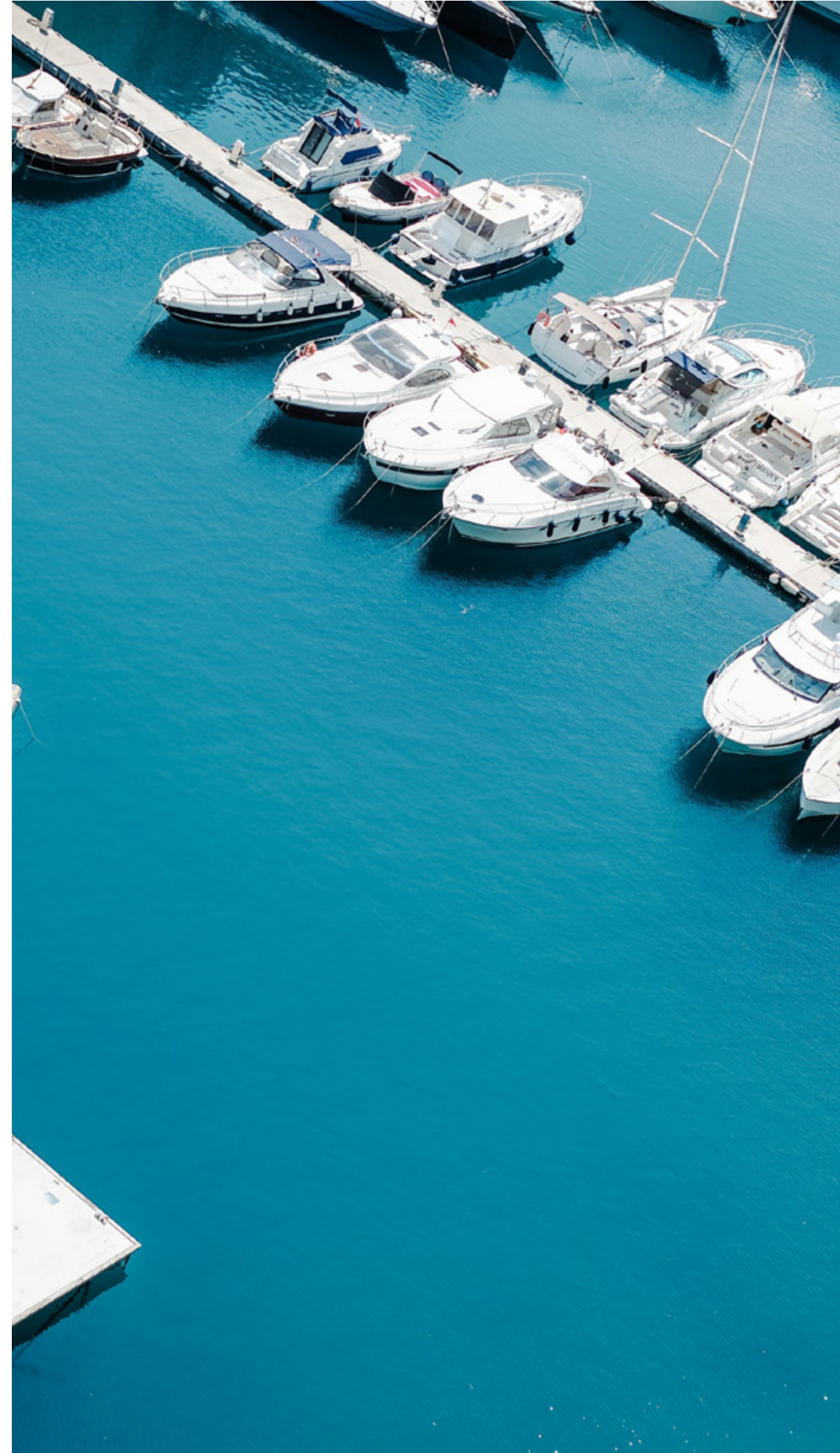
Designed to surpass modern notions of luxury and to redefine living, Naseem AlJurf offers a diverse range of residential options.

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.



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.



CANAL VILLAS

5 Bedroom Villa | Average plot size 960 m²





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 m²

Beds: 5

Levels: G+1



First Floor Plan: 273 m²





CANAL VILLAS
Design Typology: Strata







Canal Villa

| | | |
|----------------------------|--------------------------|------------------------------|
| PLOT AREA | 960 m² | 10,333 ft² |
| Ground Floor Area | 261 m ² | 2,809 ft ² |
| First Floor Area | 273 m ² | 2,939 ft ² |
| Total Sellable Area | 534 m ² | 5,748 ft ² |
| Balconies | 49 m ² | 527 ft ² |
| Driver & Service | 23 m ² | 248 ft ² |
| Total Built Up Area | 606 m² | 6,469 ft² |

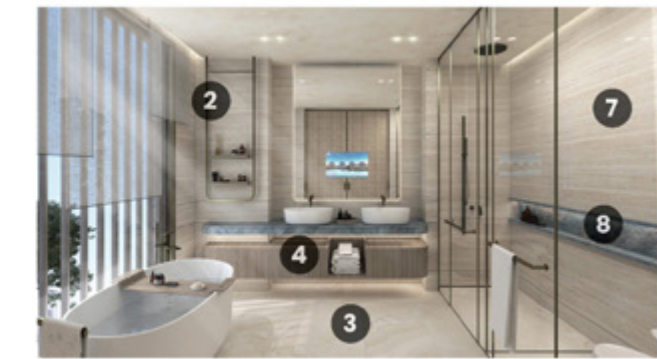
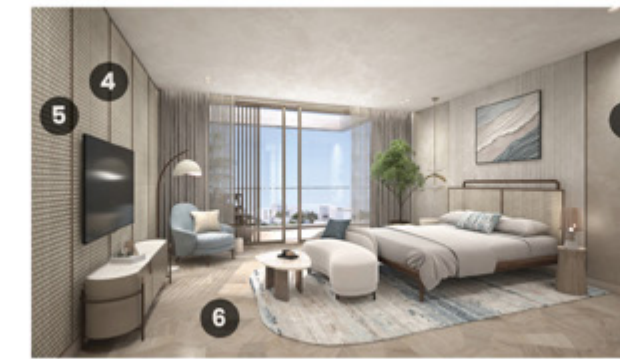
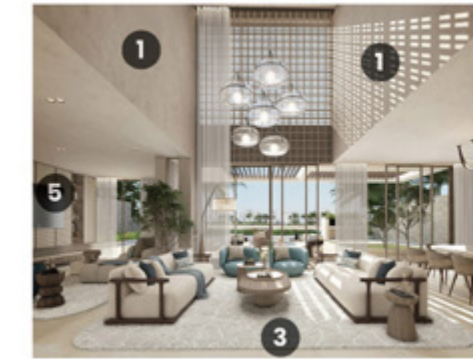






MATERIALS

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 m²







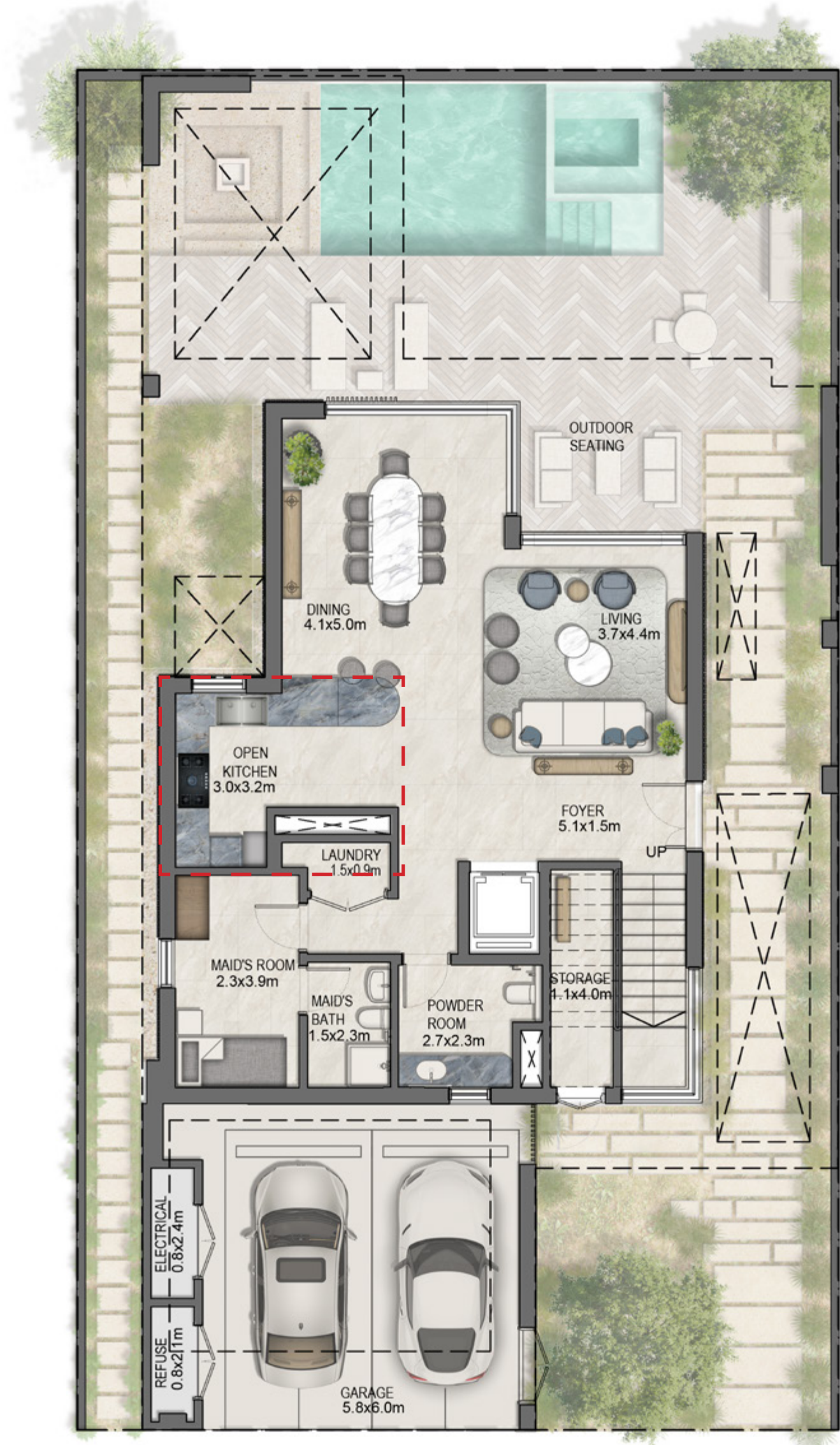
Somer Villa

| | | |
|---------------------|--------------------------|-----------------------------|
| PLOT AREA | 350 m² | 3,767 ft² |
| Ground Floor Area | 98 m ² | 1,055 ft ² |
| First Floor Area | 105 m ² | 1,130 ft ² |
| Second Floor Area | 74 m ² | 797 ft ² |
| Total Sellable Area | 277 m ² | 2,982 ft ² |
| Balconies | 38 m ² | 409 ft ² |
| Service | 13 m ² | 140 ft ² |
| | | |
| Total Built Up Area | 325 m ² | 3,498 ft ² |

Ground Floor Plan: 98 m²

Beds: 4

Levels: G+2

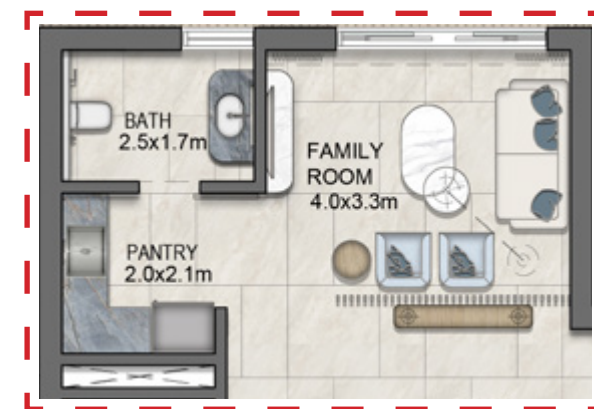
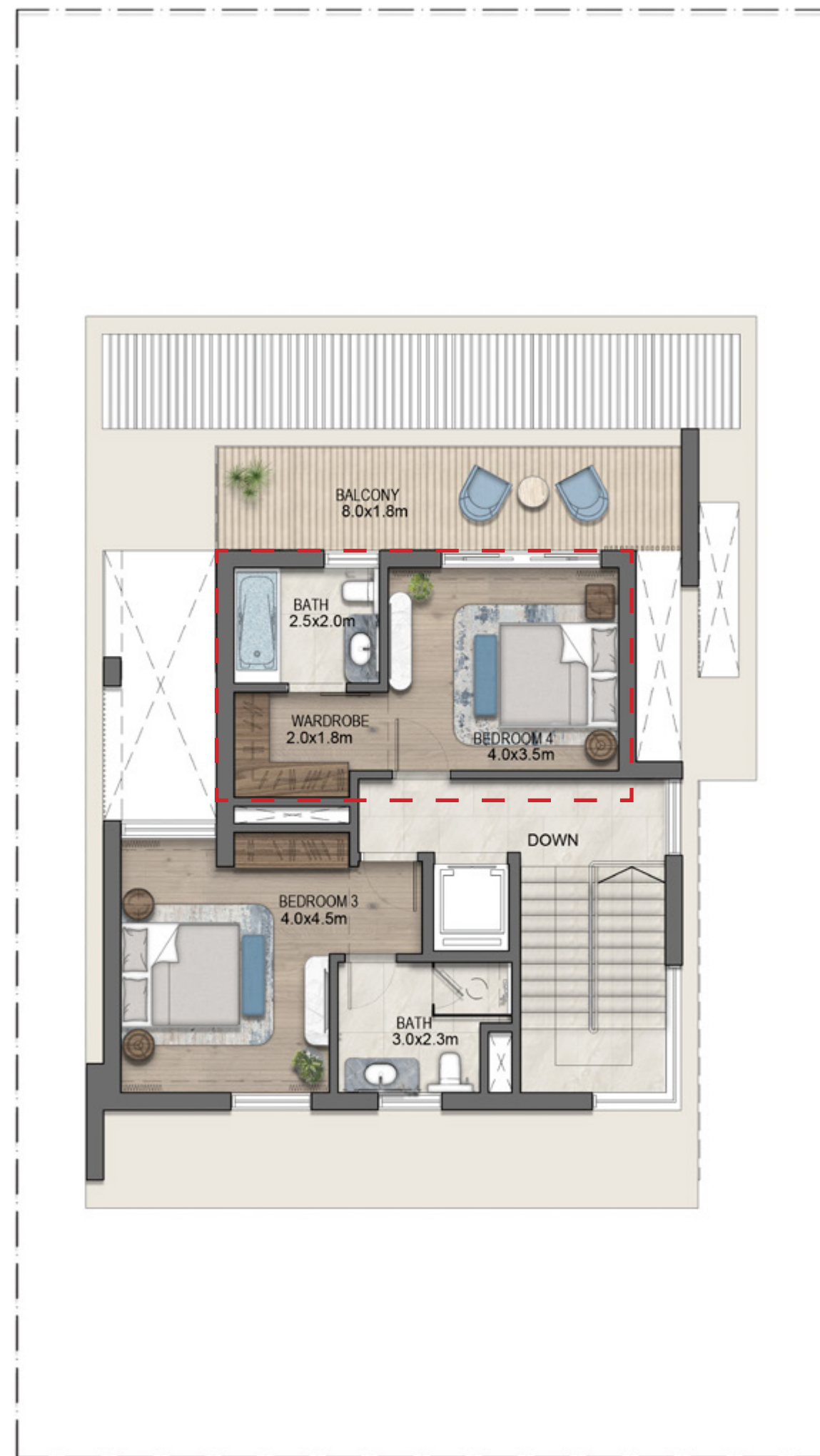


Closed Kitchen Variation

First Floor Plan: 105 m²



Second Floor Plan: 74 m²



Family Room Variation







TALA VILLAS

4 Bedroom Villa | Average plot size 450 m²





TALA VILLAS
Design Typology: Frame



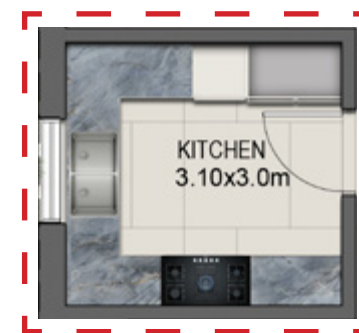
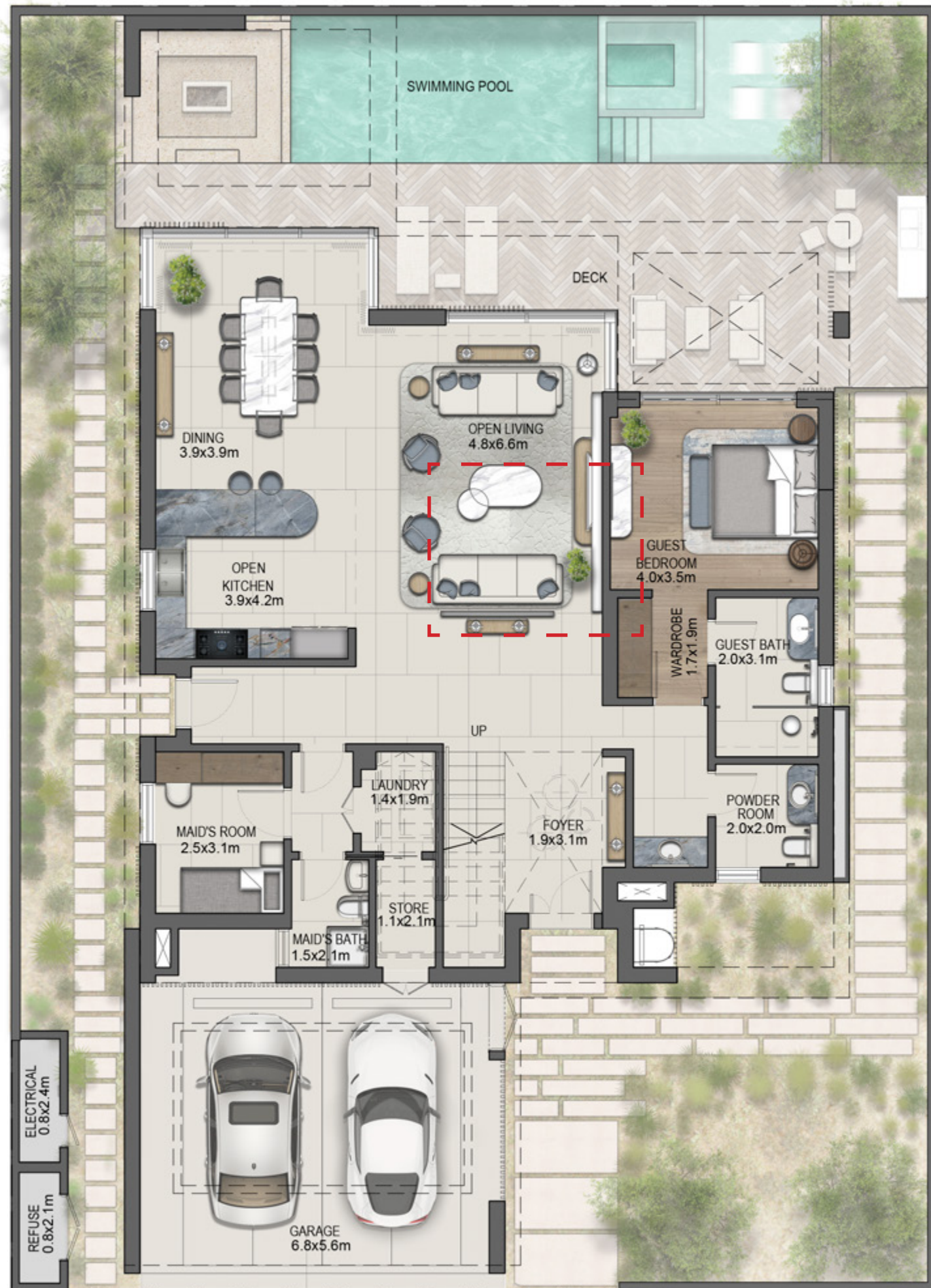




Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1



Closed kitchen Variation

First Floor Plan: 143 m²





TALA VILLAS
Design Typology: Strata







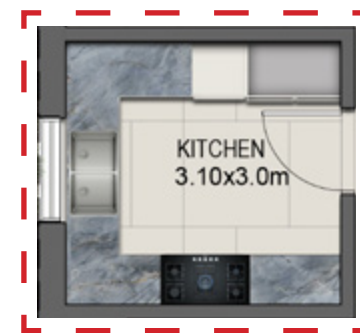
Tala Villa

| | | |
|----------------------------|--------------------------|-----------------------------|
| PLOT AREA | 450 m² | 4,844 ft² |
| Ground Floor Area | 150 m ² | 1,615 ft ² |
| First Floor Area | 143 m ² | 1,539 ft ² |
| Total Sellable Area | 293 m ² | 3,154 ft ² |
| Balconies | 31 m ² | 334 ft ² |
| Service | 11 m ² | 118 ft ² |
| Total Built Up Area | 329 m² | 3,541 ft² |

Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1



Closed kitchen
Variation

First Floor Plan: 143 m²









ACACIA VILLAS

5 Bedroom Villa | Average plot size 450 m²











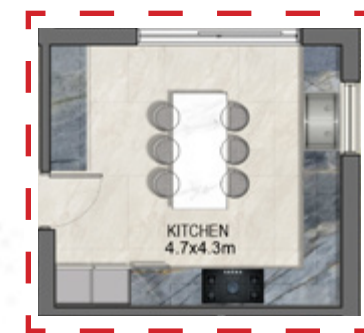
Acacia Villa

| | | |
|----------------------------|--------------------------|-----------------------------|
| PLOT AREA | 450 m² | 4,844 ft² |
| Ground Floor Area | 129 m ² | 1,389 ft ² |
| First Floor Area | 119 m ² | 1,273 ft ² |
| Second Floor Area | 111 m ² | 1,195 ft ² |
| Total Sellable Area | 359 m² | 3,864 ft² |
| Balconies | 40 m ² | 431 ft ² |
| Service | 12 m ² | 129 ft ² |
| Total Built Up Area | 430 m² | 4,629 ft² |

Ground Floor Plan: 129 m²

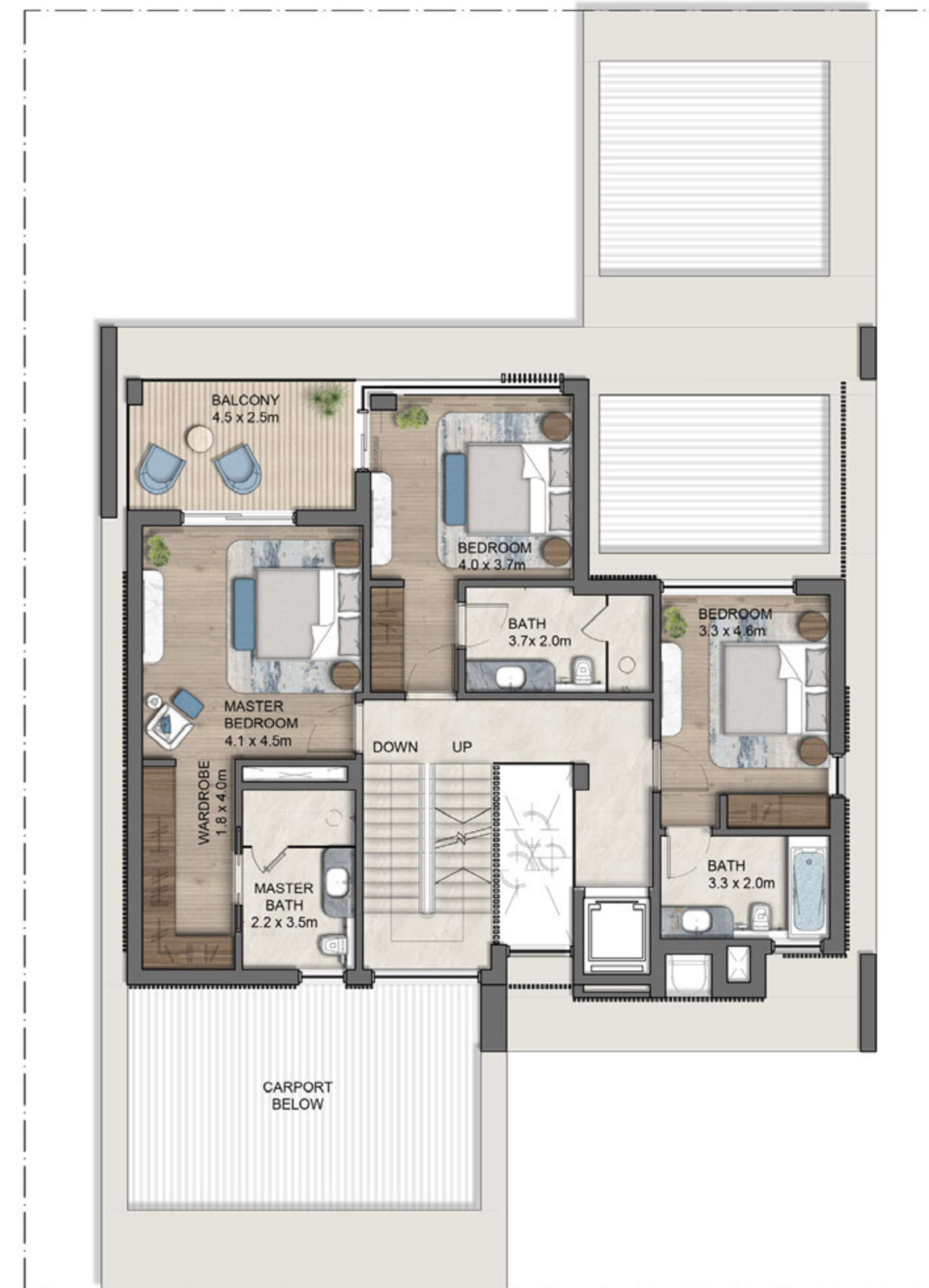
Beds: 5

Levels: G+2

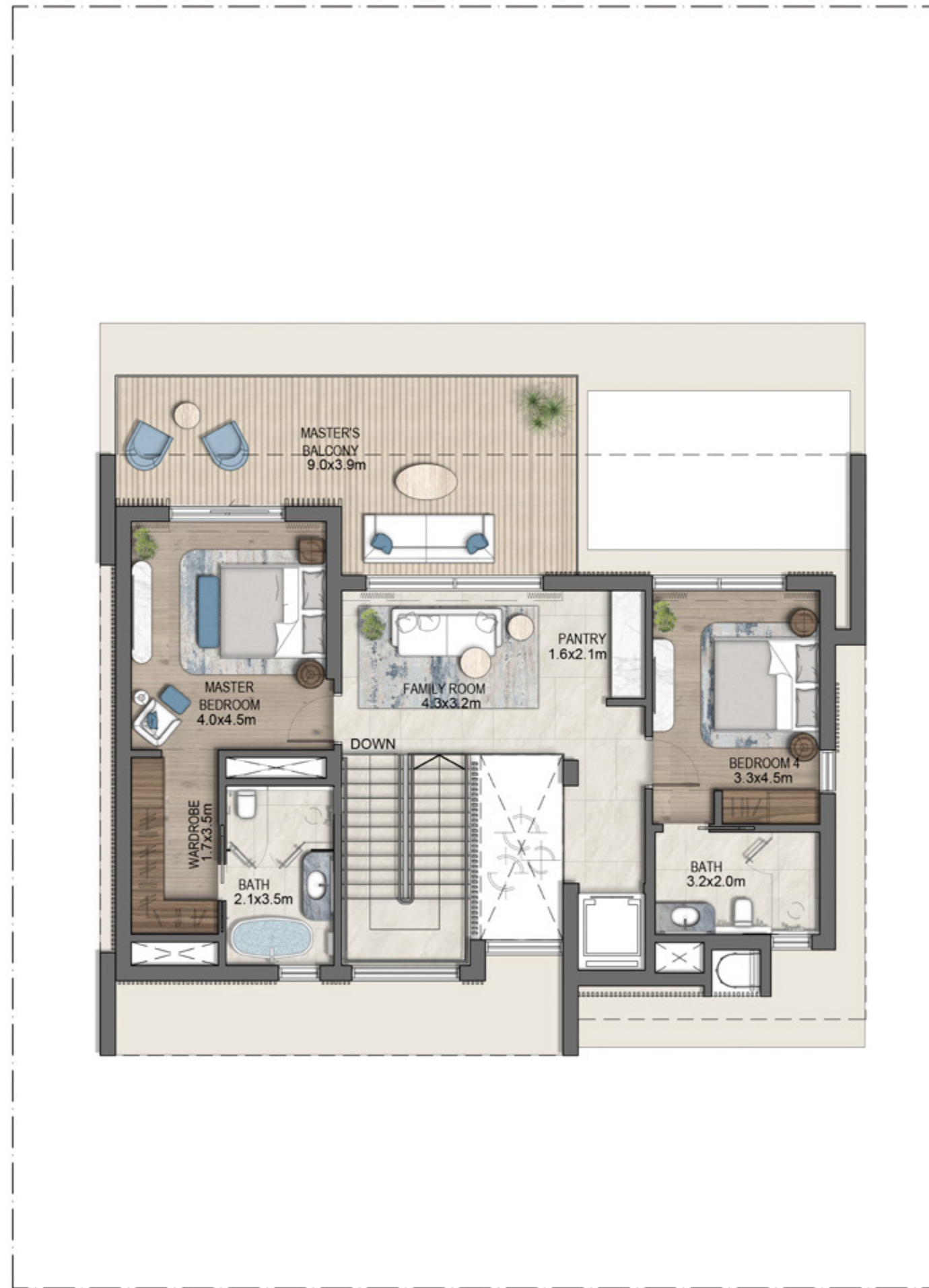


Closed Kitchen Variation

First Floor Plan: 119 m²



Second Floor Plan: 111 m²





IMKAN

Real Estate Developer

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.

