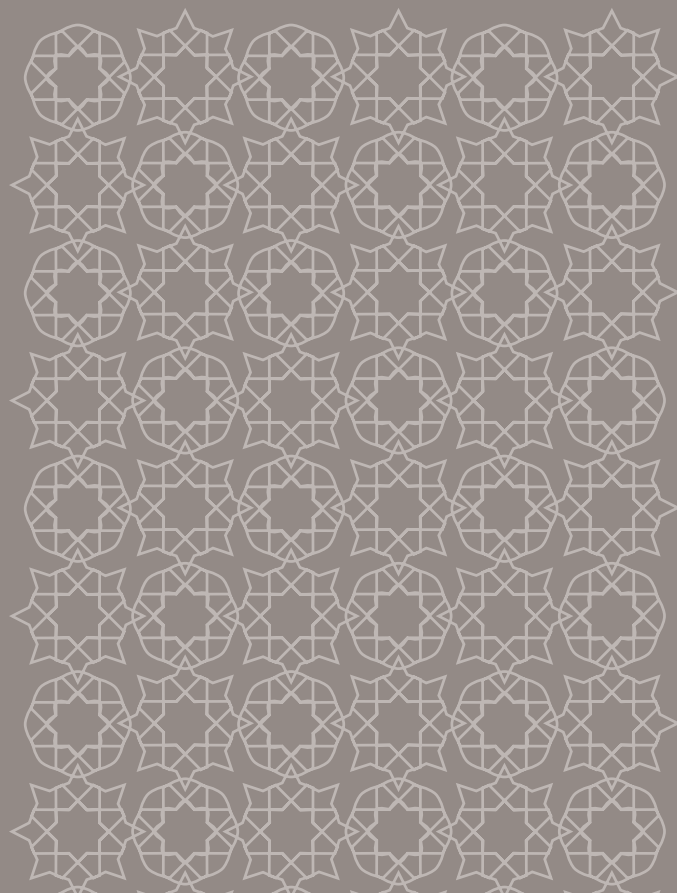
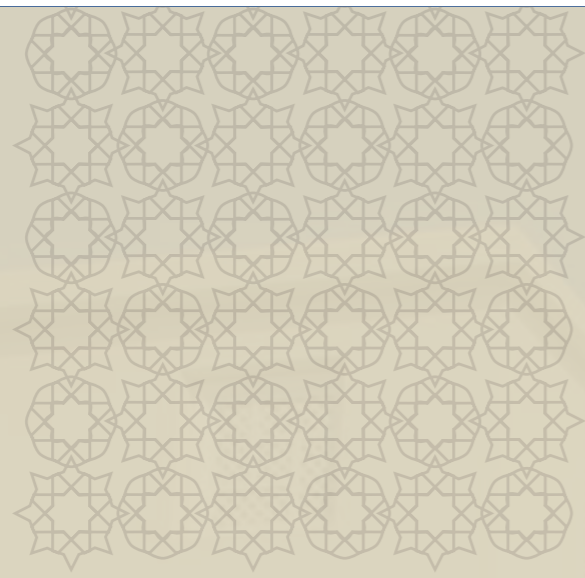


  
al furjan





## Al Furjan

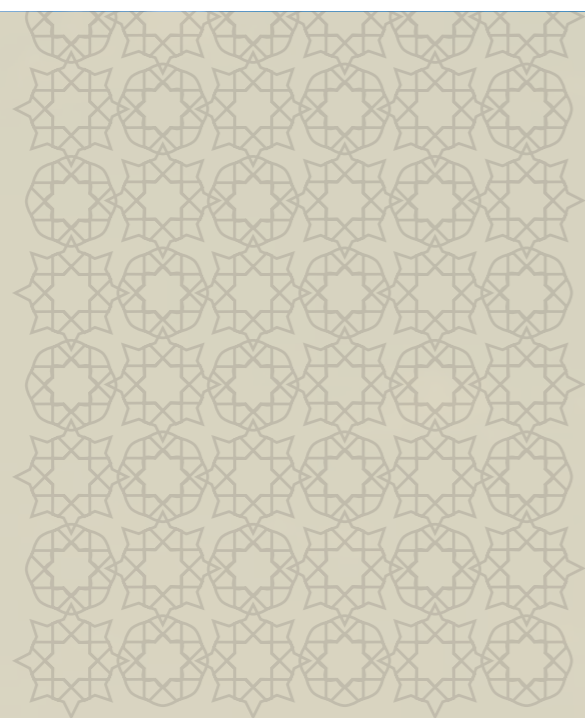
Celebrate the true spirit of community at Al Furjan, a vibrant neighbourhood with ready-to-move-in four-bedroom villas and three-bedroom townhouses.

Al Furjan has been developed to make even simple, everyday pleasures truly memorable and encourage a more social way of life. Two community centres - Al Furjan Pavilion and Al Furjan West Pavilion - feature a range of shops, cafes and restaurants. Al Furjan Club offers a restaurant with indoor and outdoor seating, swimming pools, a sports court and a fully-equipped gym with four fitness studios.

Located in close proximity to Ibn Battuta Mall and the Expo 2020 site, the 560-hectare community is easily accessible from Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road and Al Yalaisy Road. Al Furjan is one of Nakheel's most popular and fastest growing communities.

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## Villa and Townhouse Types





### 4 Bedroom Villa Type 'A'

Gross floor area = 506.06 sq.m (5,447.18 sq.ft)  
Total terrace = 151.05 sq.m (1,625.89 sq.ft)  
Accessible terraces: 3  
Individual plot size: 600 sq.m (6,458 sq.ft)

Ground Floor Plan



First Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



# 4 Bedroom Villa Type 'B'

Gross floor area = 455.2 sq.m (4,900 sq.ft)  
Total terrace = 110.01 sq.m (1,184.14 sq.ft)  
Accessible terraces: 3  
Individual plot size: 600 sq.m (6,458 sq.ft)

Ground Floor Plan



First Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



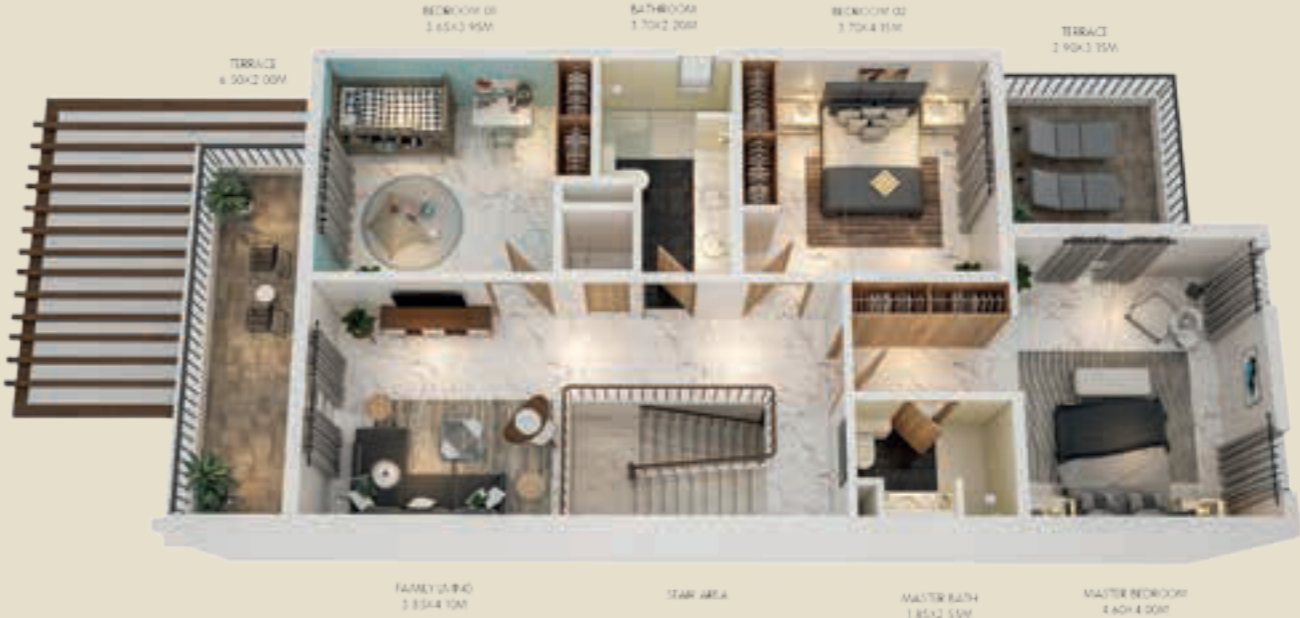
### 3 Bedroom Terrace Home (Middle)

Gross floor area = 301.21 sq.m (3,242.20 sq.ft)  
Total terrace = 65.79 sq.m (708.16 sq.ft)  
Accessible terraces: 2  
Individual plot size: 224 sq.m (2,411 sq.ft)

Ground Floor Plan



First Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



### 3 Bedroom Terrace Home (Corner)

Gross floor area = 301.21 sq.m (3,242.20 sq.ft)  
Total terrace = 65.79 sq.m (708.16 sq.ft)  
Accessible terraces: 2  
Individual plot size: 224 sq.m (2,411 sq.ft)

Ground Floor Plan



First Floor Plan



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

# Rediscover Community Living

Al Furjan offers a range of dining, shopping, fitness and leisure options, encouraging an active and social lifestyle.

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Gym



Communal Play Area



Al Furjan Club

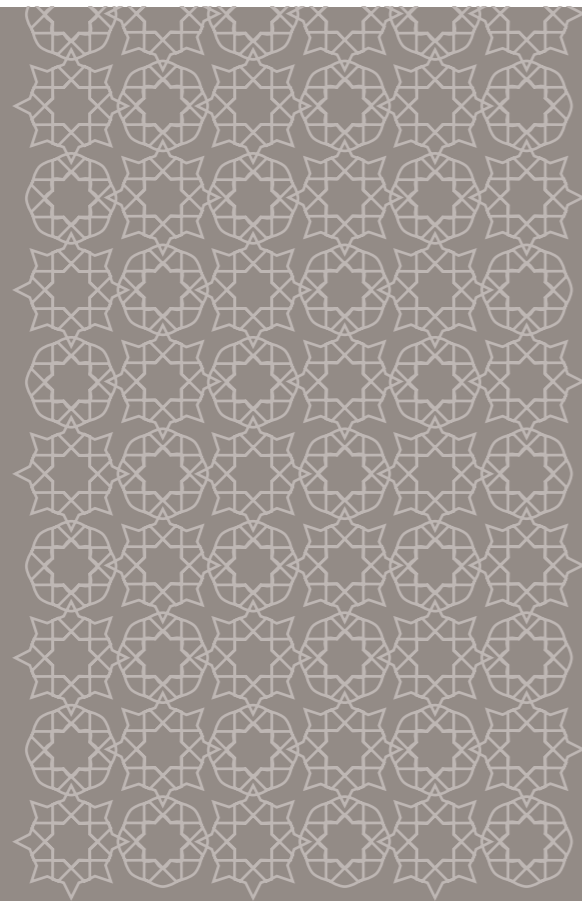


Expansive Private Gardens



Spacious Terraces





## Property Features

The Quortaj villas and townhouses combine an eclectic mix of colours and textures that showcase attention to detail and rich architectural elements. Tiered, green tile roofs and embellished white panels are accentuated by unique Quortaj arch designs.

The exceptional homes in Al Furjan have been carefully designed to satisfy every practical need with all modern comforts, offering spaces that are both functional and inspired. Specially selected modern interior styling provides homeowners with finishes that best suit their tastes.

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### Finishes

#### Main entrance and living area features

- Main entrance floor design in porcelain tiles
- Wooden doors
- Stair steps finished in stone
- Accessible terraces
- Independent laundry room
- Storage room

#### Powder room

- Ceramic floor and wall tiles
- Wooden doors with semi-solid veneered finish
- Feature wall lights

#### Kitchen features

- Ceramic floor tiles
- Wooden cabinets with stone counters
- Fitted with premium brand home appliances

#### Bathroom features

- Bathroom accessories
- Sanitary ware fixtures
- Stone counters and feature mosaics
- Bathtub or built-in shower
- Ceramic floor and wall tiles
- Decorative wall lights in master bathroom

#### Bedroom features

- Ceramic floor tiles
- Built-in wardrobes

### Description

- Architectural style: Quortaj
- Modern interior finishing

### Community Amenities

- Two community centres - Al Furjan Pavilion and Al Furjan West Pavilion - feature a range of shops, cafes and restaurants
- Al Furjan Club features swimming pools, a restaurant, gym and four fitness studios
- Landscaped gardens
- Convenient access to public transportation including an upcoming Dubai Metro station nearby
- Easy accessibility to Dubai's business districts and major tourist attractions
- Schools and other facilities nearby

If you are interested in buying a home at Al Furjan, please call +971 4 390 3333 or email [info@nakheel.com](mailto:info@nakheel.com)

### Al Furjan Masterplan



The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. September 2019.



# Nakheel

## The Master Developer

Nakheel is a world-leading developer and a major contributor to realising the vision of Dubai for the 21st century: to create a world class destination for living, business and tourism. Nakheel continues to deliver and enhance an iconic portfolio of innovative landmark projects in Dubai across the residential, retail, hospitality and leisure sectors.

Our master developments include Palm Jumeirah, The World, Deira Islands, Jumeirah Islands, Jumeirah Village, Jumeirah Park, Al Furjan, The Gardens, Discovery Gardens, Jebel Ali Village, Dragon City and International City. Together, these span more than 15,000 hectares and currently provide homes for over 300,000 people.

Nakheel's retail arm, Nakheel Malls, is the Middle East's largest retail developer, with 17 million sq ft of leasable space across 19 projects, including large-scale destination malls and souks, F&B destinations and community shopping centres. Assets include the world-famous Ibn Battuta Mall and Dragon Mart, both of which continue to undergo major expansions. Upcoming projects include Nakheel Mall on Palm Jumeirah; Deira Mall at Deira Islands; Al Khail Avenue at Jumeirah Village and more.

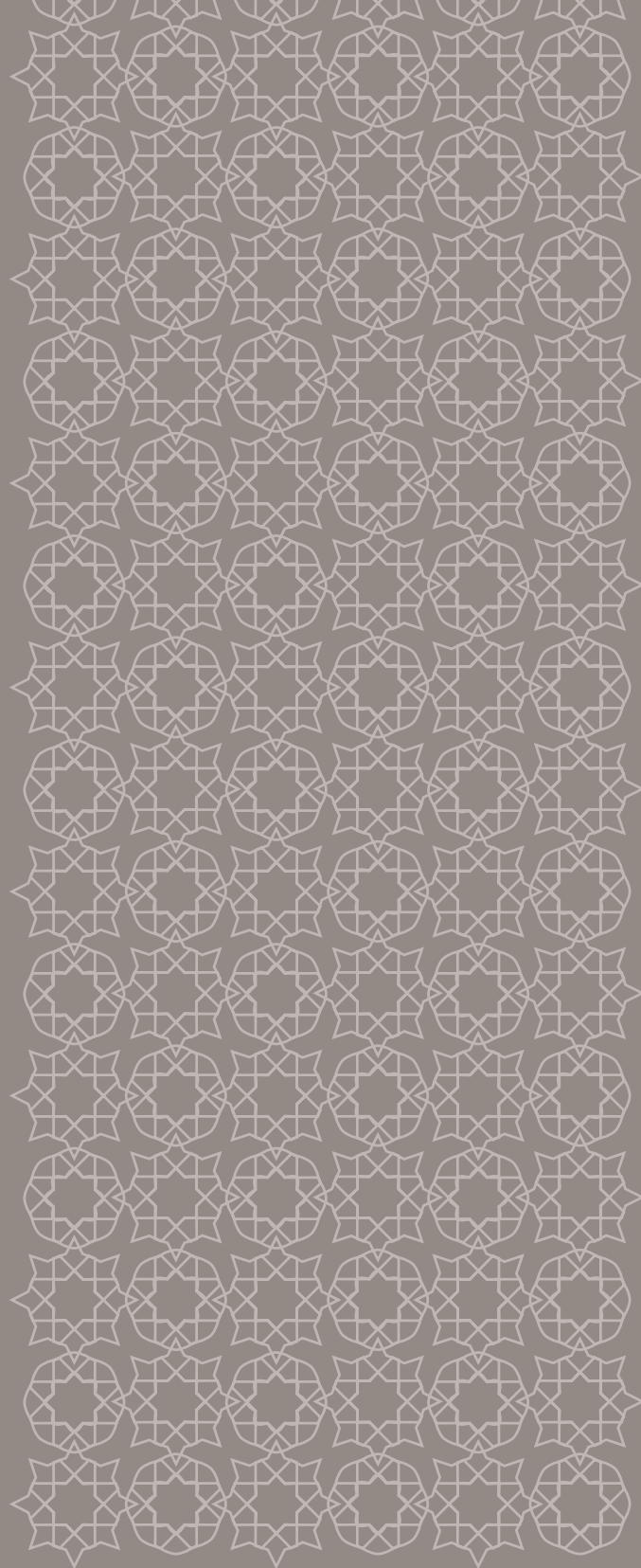
Our growing hospitality project portfolio comprises 18 hotels and serviced apartment developments with over 6,600 rooms and hotel apartments between them at various locations in Dubai, including Palm Jumeirah, Deira Islands, Ibn Battuta Mall, Jumeirah Village and Dragon City. Two are currently open and operational, with the rest at various stages of construction and development.

Nakheel's residential leasing portfolio currently comprises 17,000 villas and apartments at The Gardens, Discovery Gardens, Jebel Ali Village, Palm Jumeirah, Badrah, Veneto and International City, with more on the way at Nad Al Sheba, Warsan Village and other areas across Dubai.

Palm Jumeirah



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