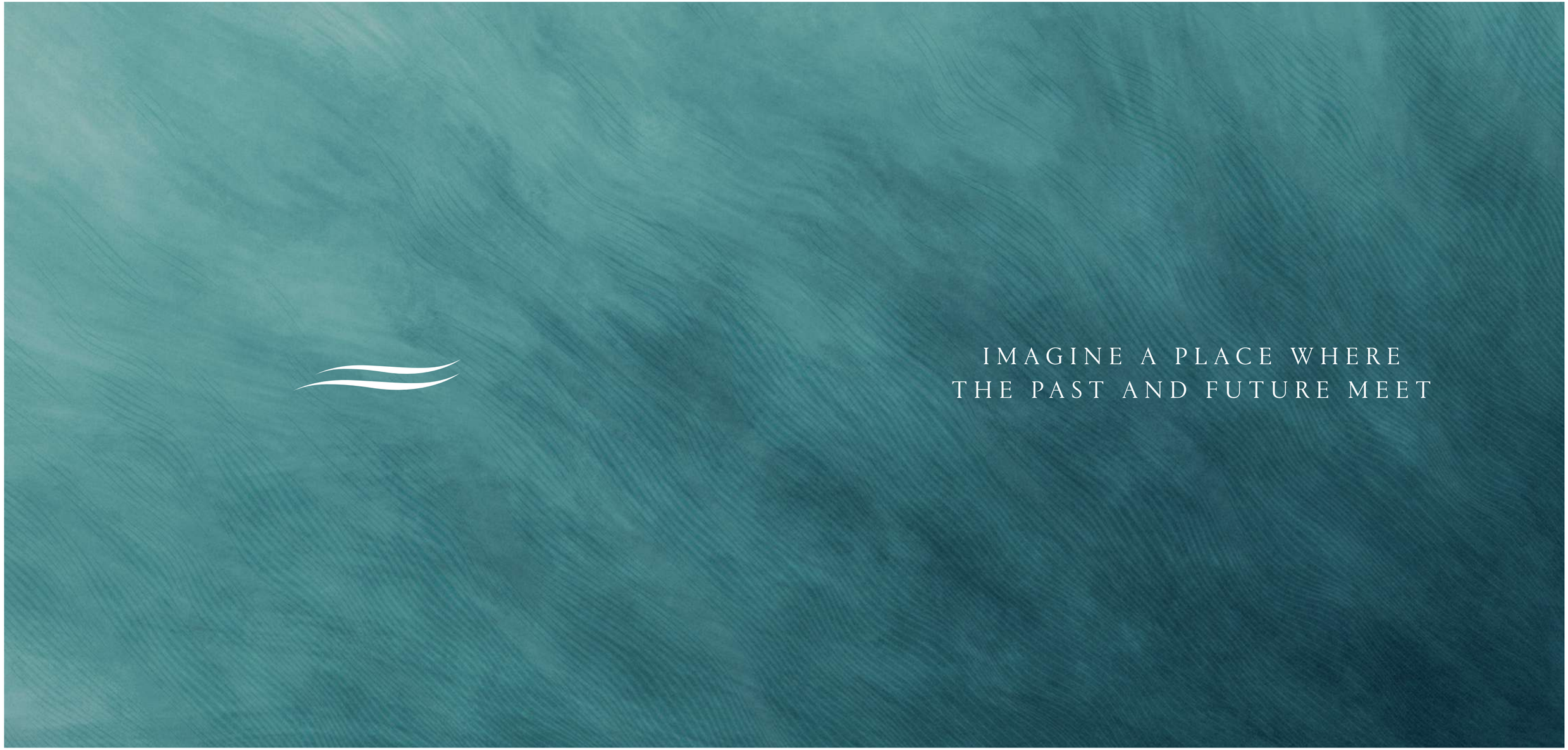
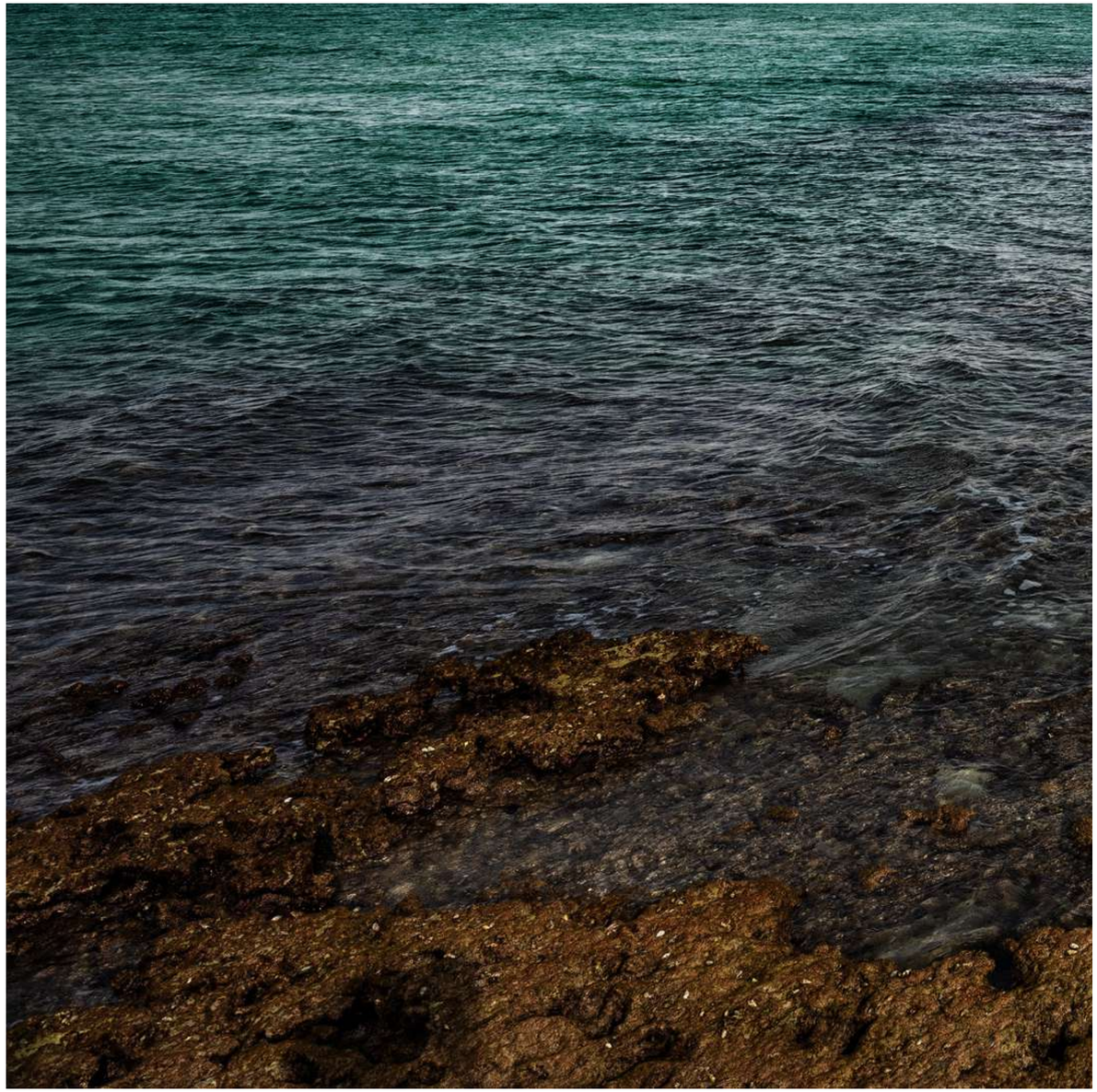
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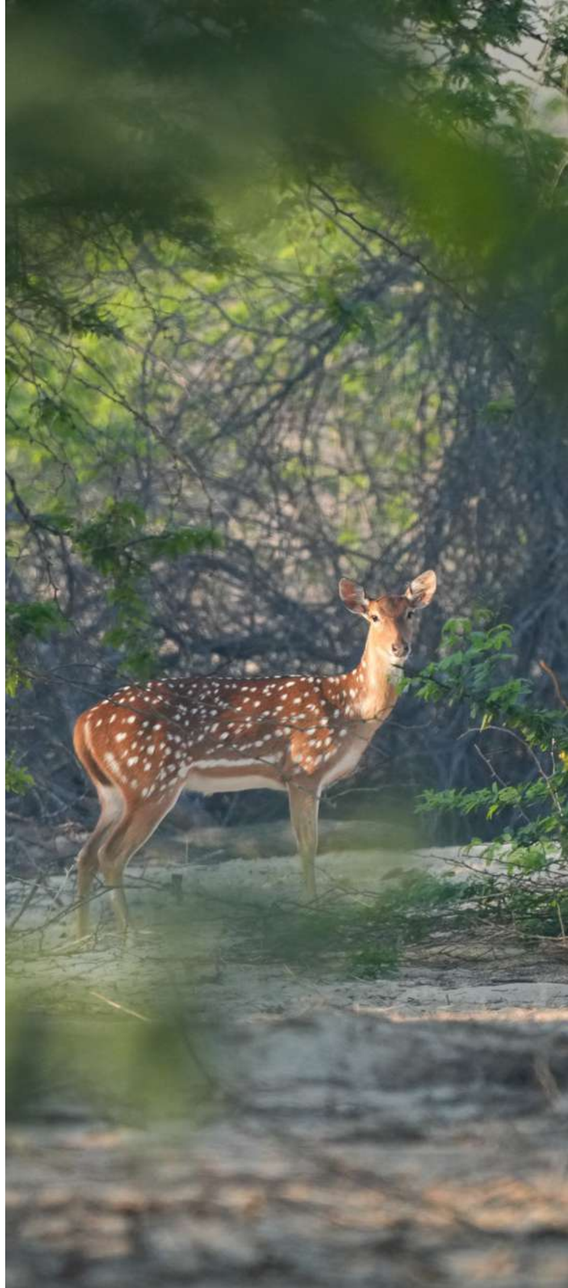
ALJURF


IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET


NASEEM
ALJURF



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



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 1420 m²)

Townhouses (Total GFA 8335 m²): 60 Units

Somer Villas (277 m²/unit): 21 Units

Tala Villas (293 m²/unit): 17 Units

Acacia Villas (363 m²/unit): 44 Units

Canal Villas (534 m²/unit): 29 Units

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

Mosque (GFA: 500 m²)

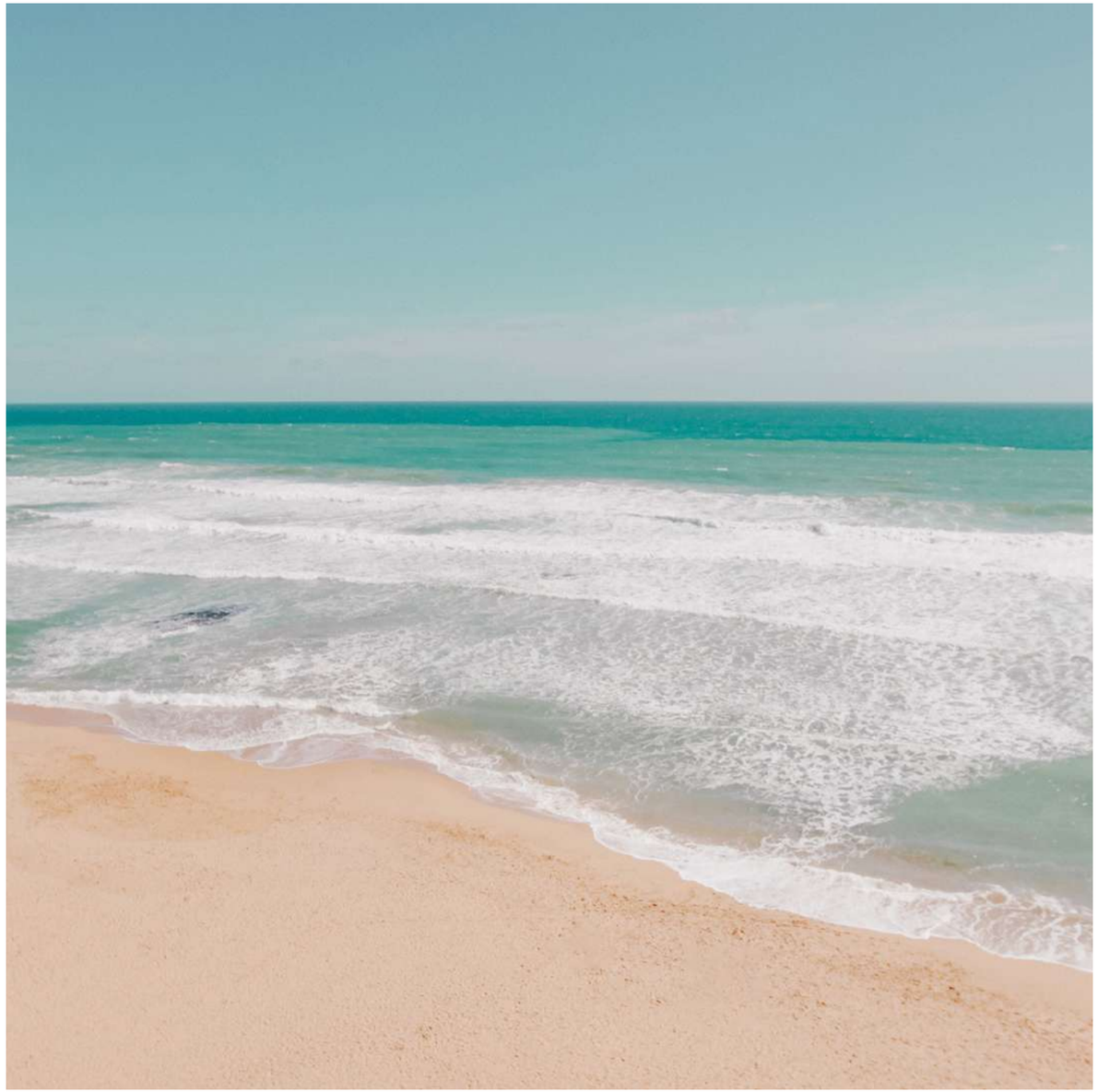


Executive Area Summary

Assets	Total Number	GFA Total	BUA Total
Villas	111	42,582 m²	48,767 m²
Apartment Buildings	8	38,243 m²	43,371 m²
Townhouses	60	8,335 m²	9,170 m²
Residential Asset		**89,160 m²**	**101,308 m²**
Retail		1,420 m²	1,671 m²
GRAND TOTAL		**90,580 m²**	**102,979 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 COMMUNITY

Exquisite, Indulgent, Serene

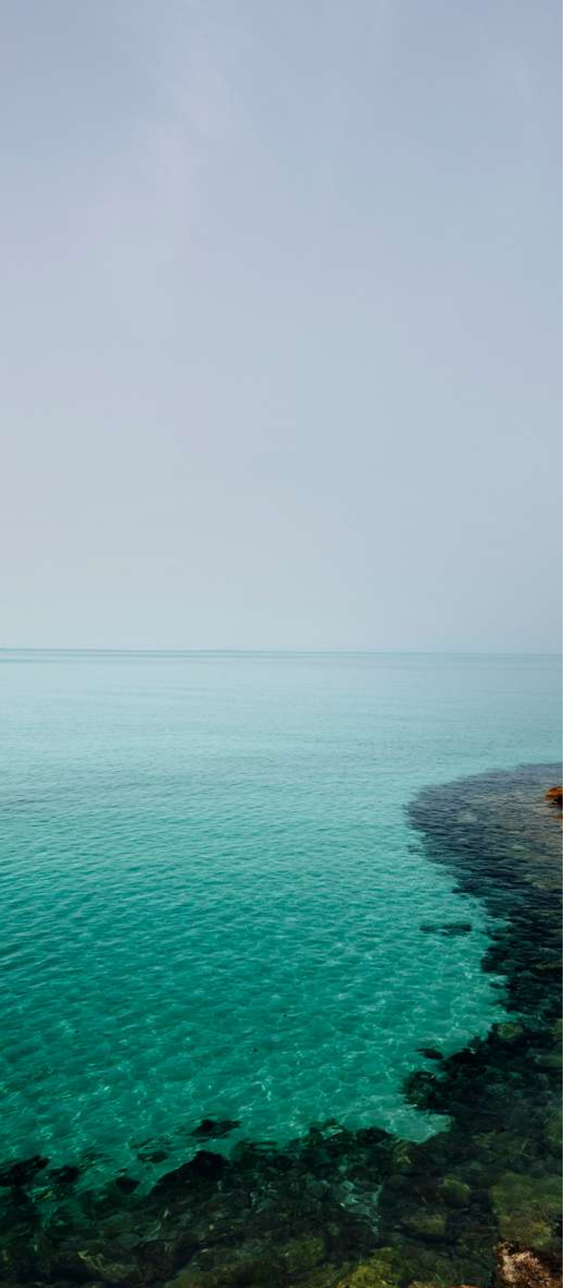


THE GREAT PAST OF TOMORROW

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.

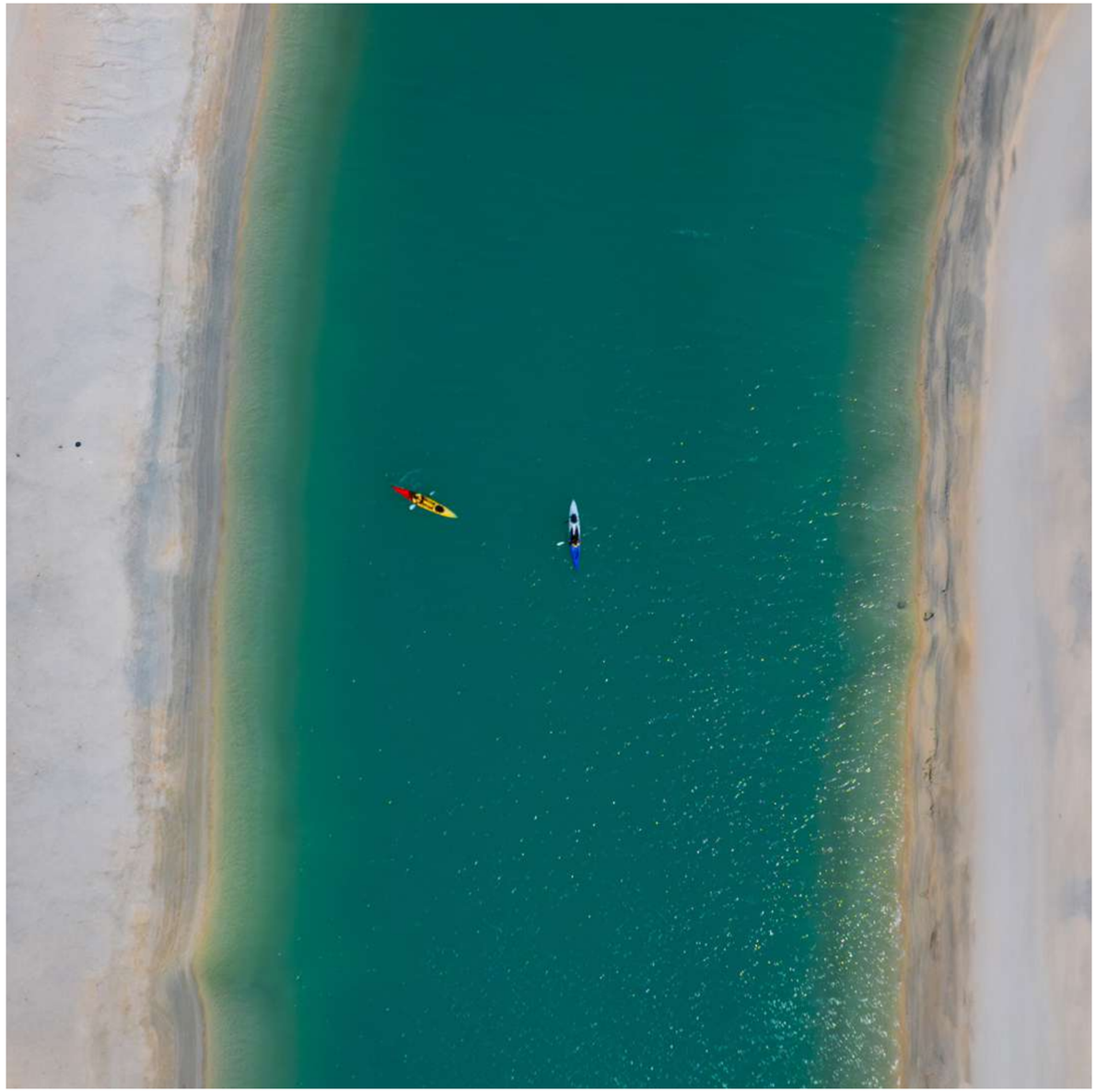
Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness 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, 70m 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.



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.

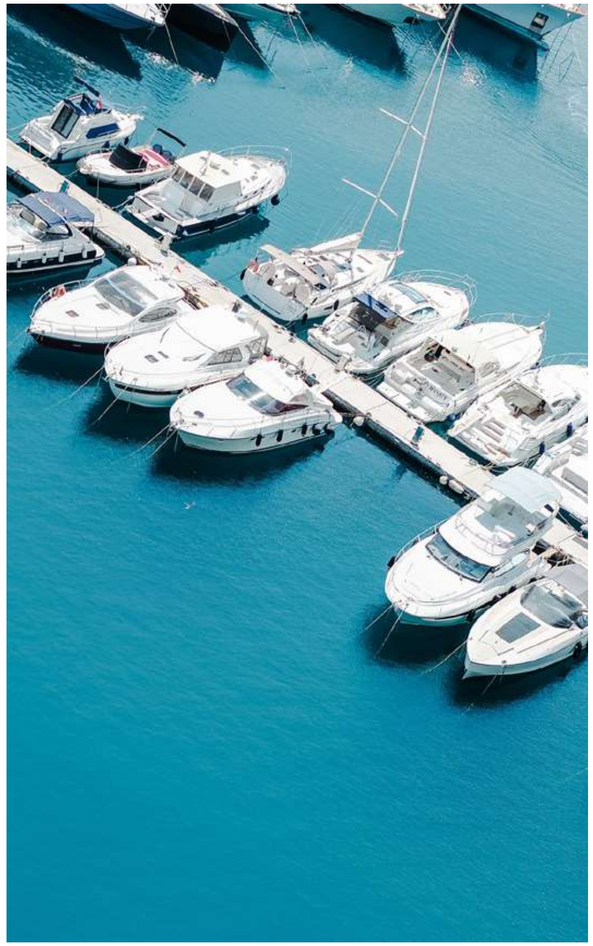
THE AMENITIES

Exclusively tailored around your every need



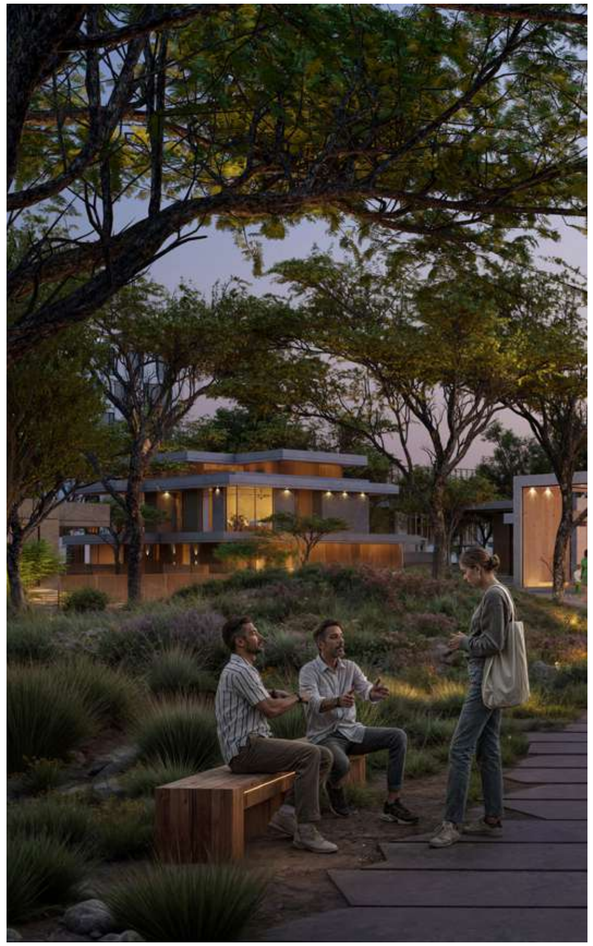
PRIVATE BEACH

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.

THE VILLAS

Modern Luxury Elevated


CANAL VILLAS
5 Bedroom Villas

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.

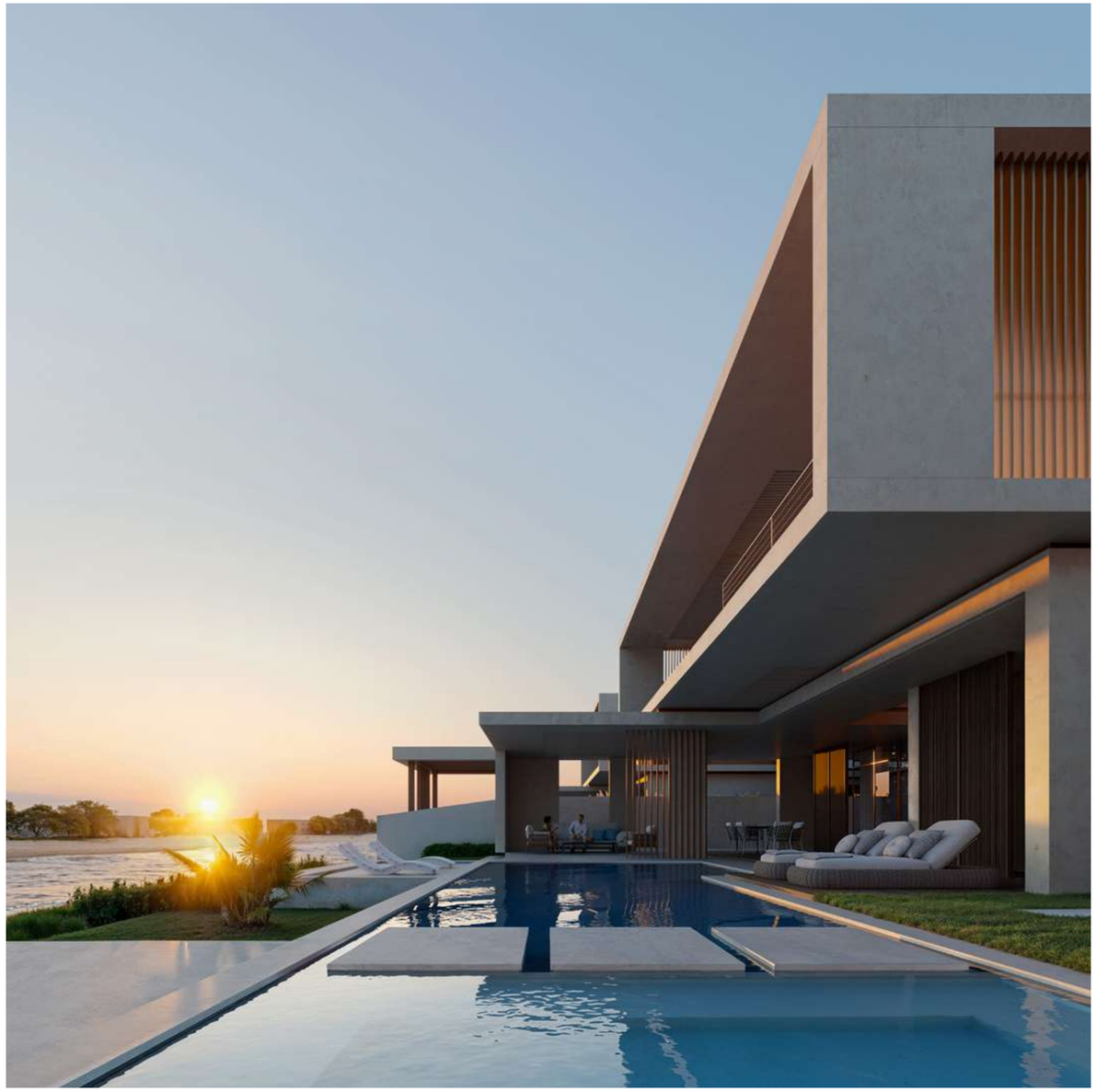


CANAL VILLAS

Design Typology: Frame







Ground Floor Plan: 261 m²

Beds: 5

Levels: G+1



First Floor Plan: 273 m²





CANAL VILLAS

Design Typology: Strata




LOVE
NEW
YORK



Ground Floor Plan: 333 m²

Beds: 5

Levels: G+1



First Floor Plan: 273 m²

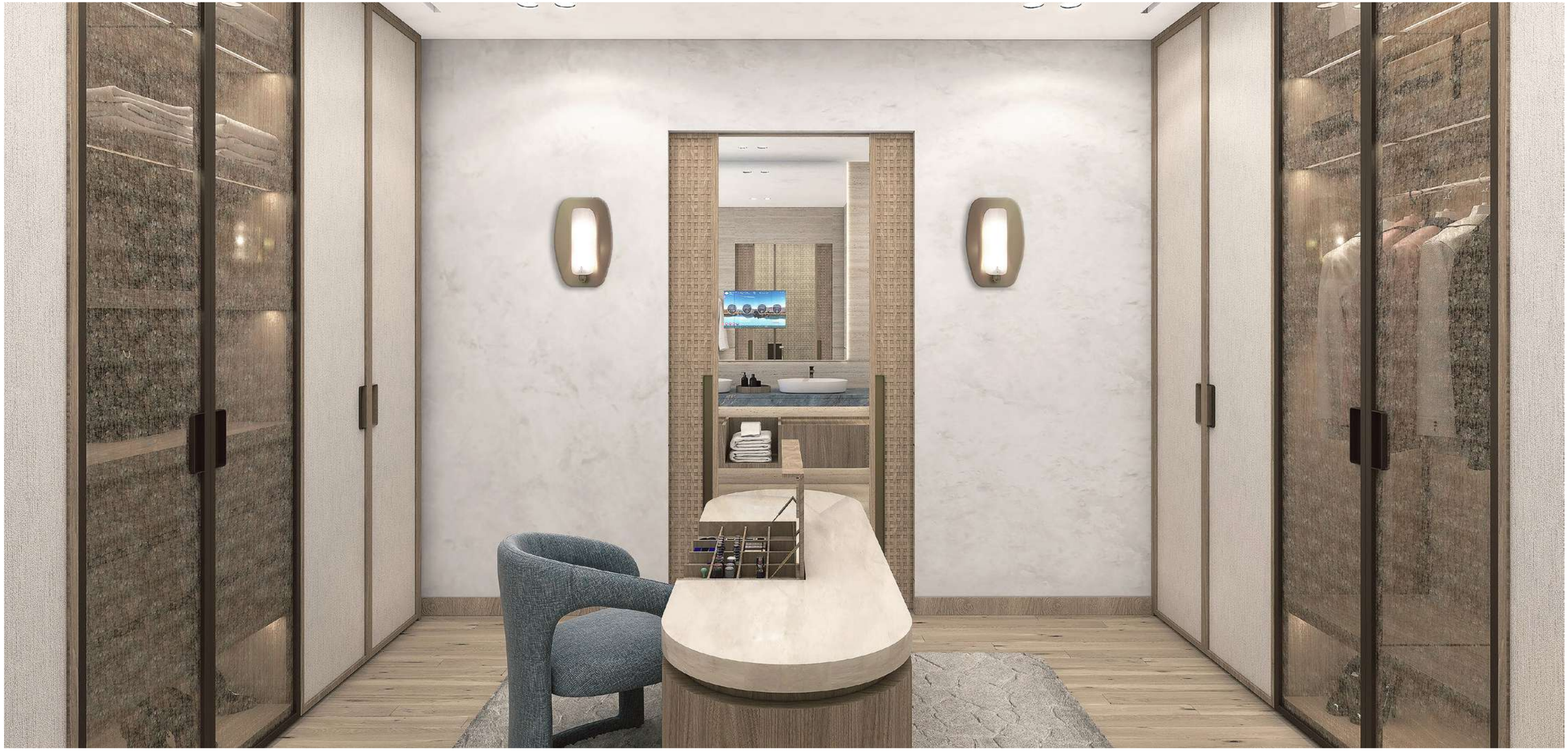




Canal Villa

PLOT AREA	**960 m²**	**10,333 ft²**
Ground Floor Area	261 m²	2,809 ft²
First Floor Area	273 m²	2,939 ft²
Balconies	49 m²	527 ft²
Total Built Up Area	601 m²	6,469 ft²
Total GSA	534 m²	5,748 ft²
Driver & Service	23 m²	248 ft²







1. Textured paint to walls & celling
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
12. Fluting pattern to textured walls

MATERIALS










SOMER VILLAS
4 Bedroom Villas

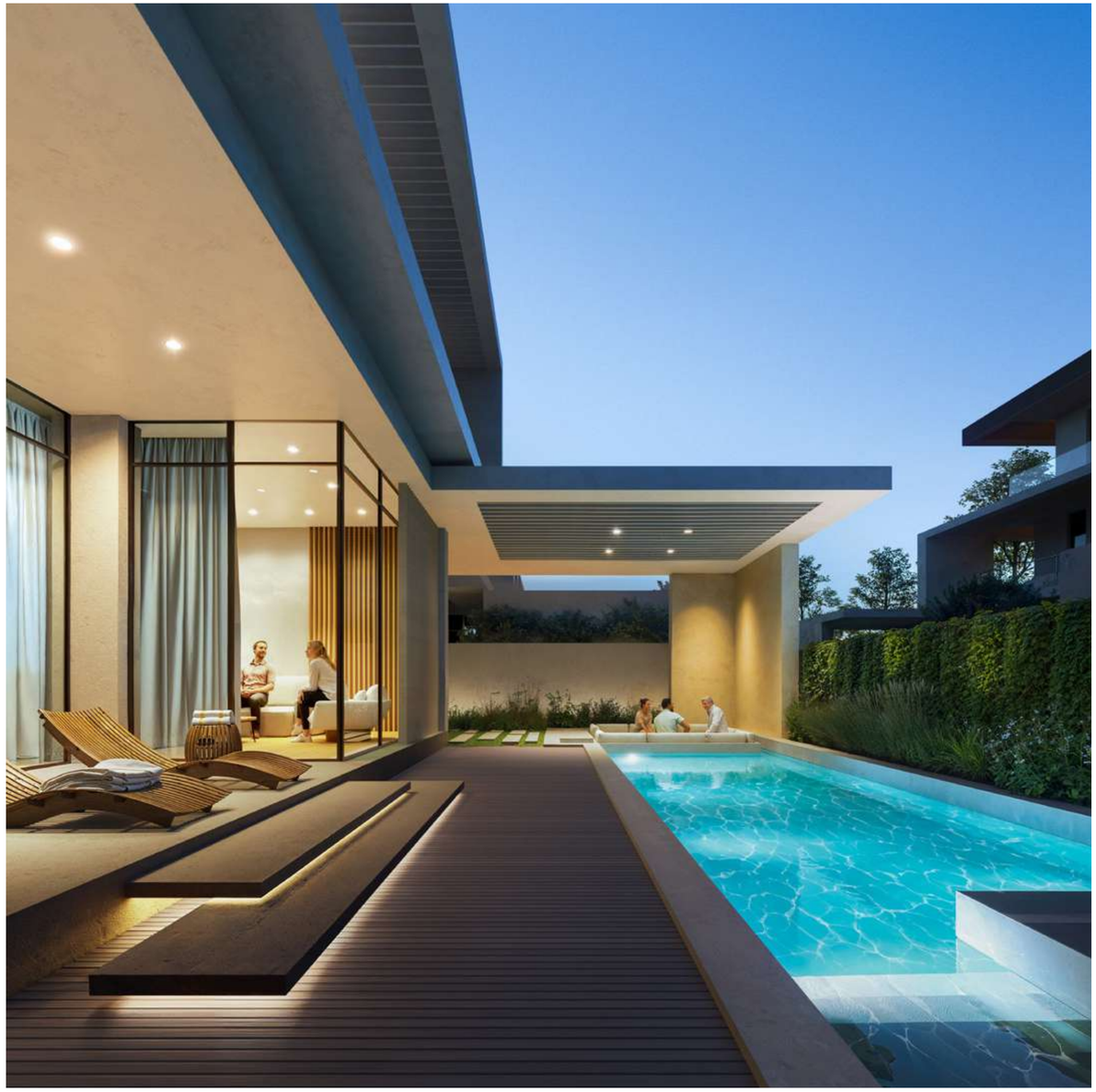
SOMER VILLAS

4 Bedroom Villa | Average plot size 350 m²









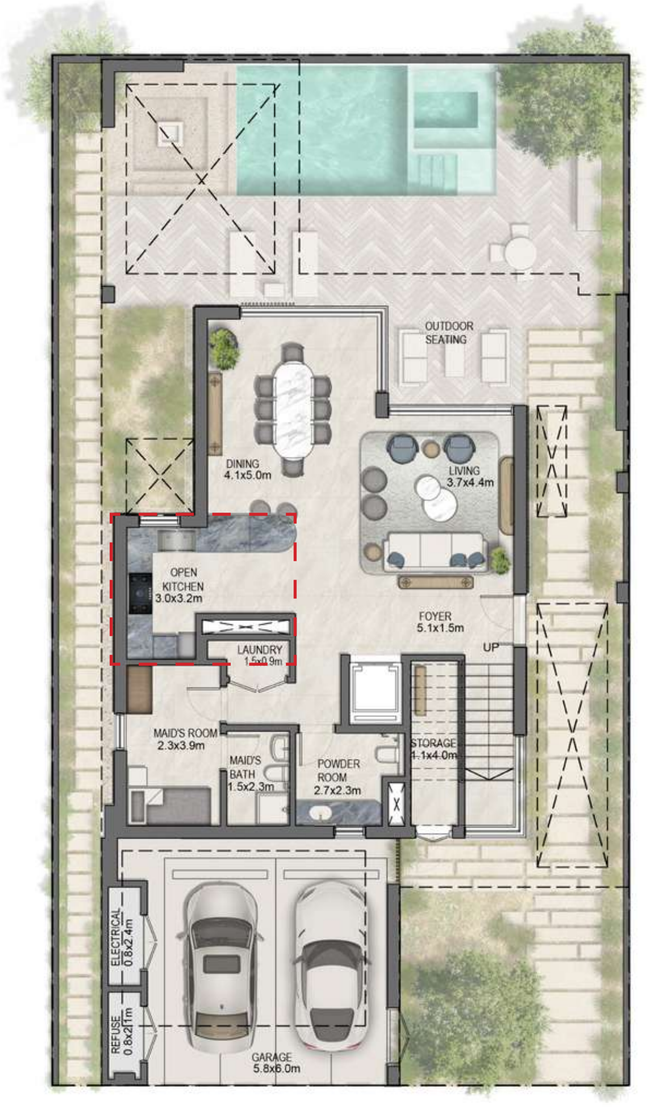
Somer Villa

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

Ground Floor Plan: 98 m²

Beds: 4

Levels: G+2





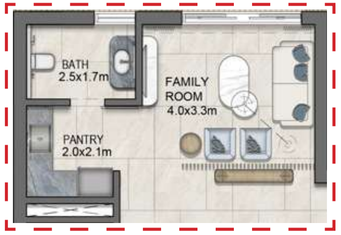
Closed Kitchen Variation

First Floor Plan: 105 m²



Second Floor Plan: 74 m²





Family Room Variation







TALA VILLAS

4 Bedroom Villas

TALA VILLAS

4 Bedroom Villa | Average plot size 450 m²



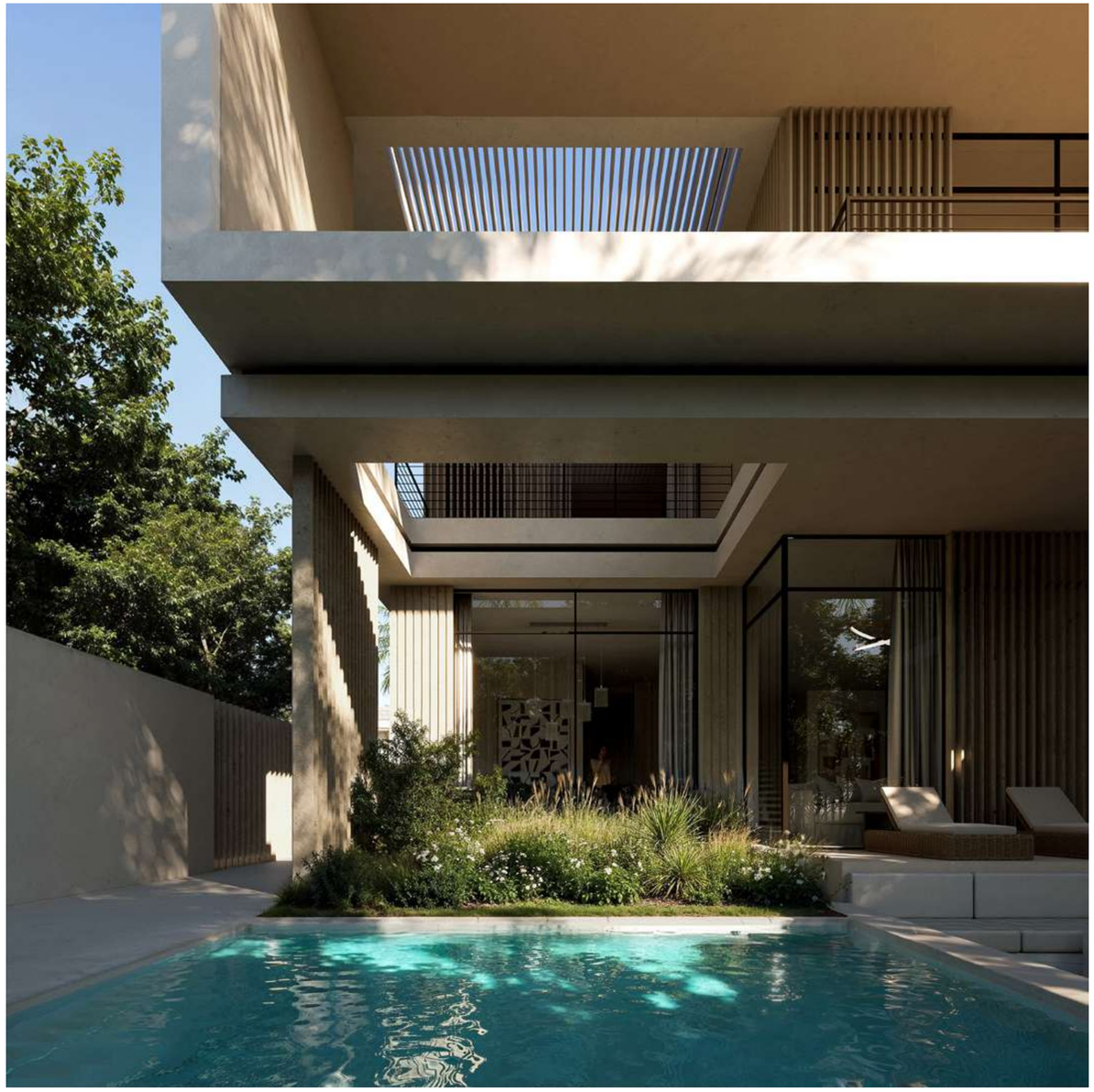


TALA VILLAS

Design Typology: Frame





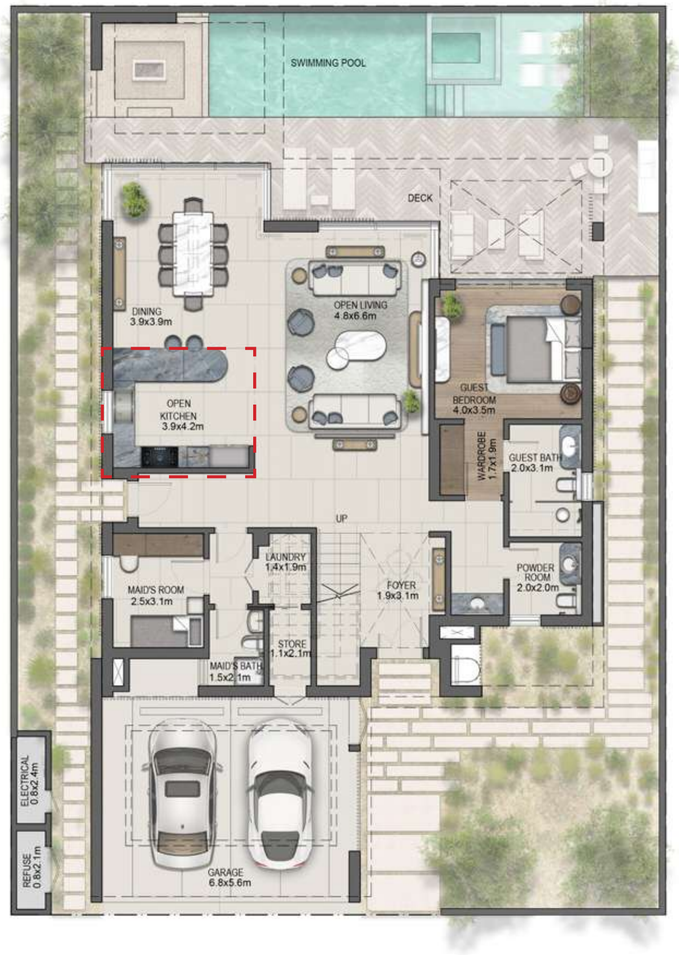




Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1





Closed kitchen Variation

First Floor Plan: 143 m²





TALA VILLAS

Design Typology: Strata









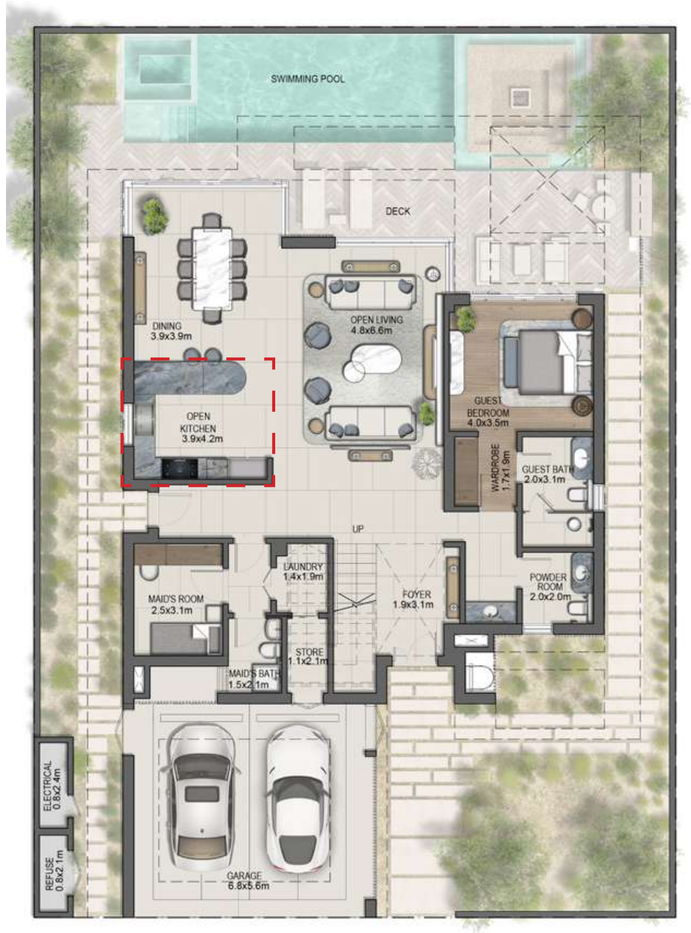
Tala Villa

PLOT AREA	**450 m²**	**4,844 ft²**
Ground Floor Area	150 m²	1,615 ft²
First Floor Area	143 m²	1,539 ft²
Balconies	31 m²	334 ft²
Total Built Up Area	329 m²	3,541 ft²
Total GSA	293 m²	3,154 ft²
Service	11 m²	118 ft²

Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1





Closed Kitchen Variation

First Floor Plan: 143 m²







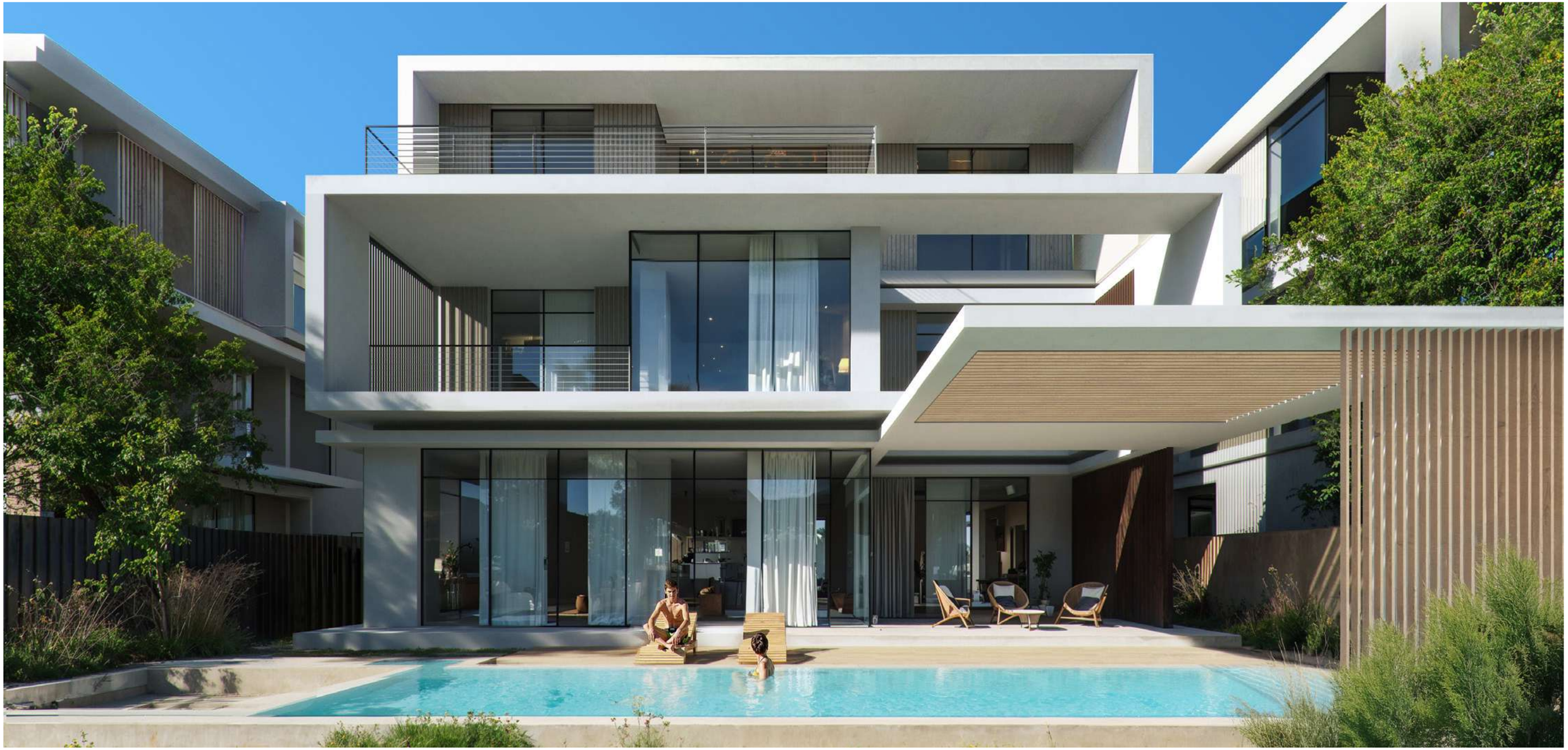

ACACIA VILLAS
5 Bedroom Villas

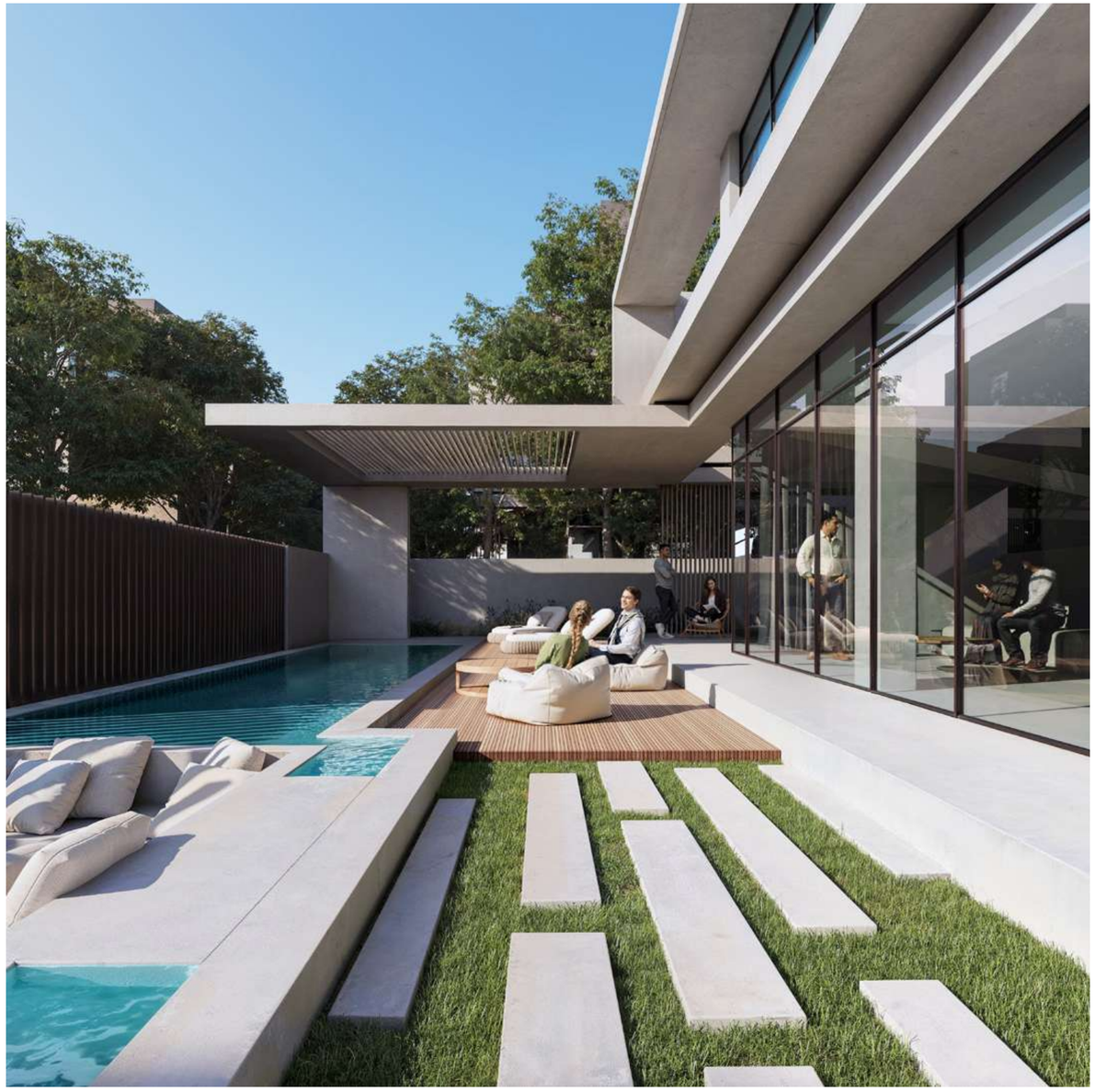
ACACIA VILLAS

5 Bedroom Villa | Average plot size 450 m²

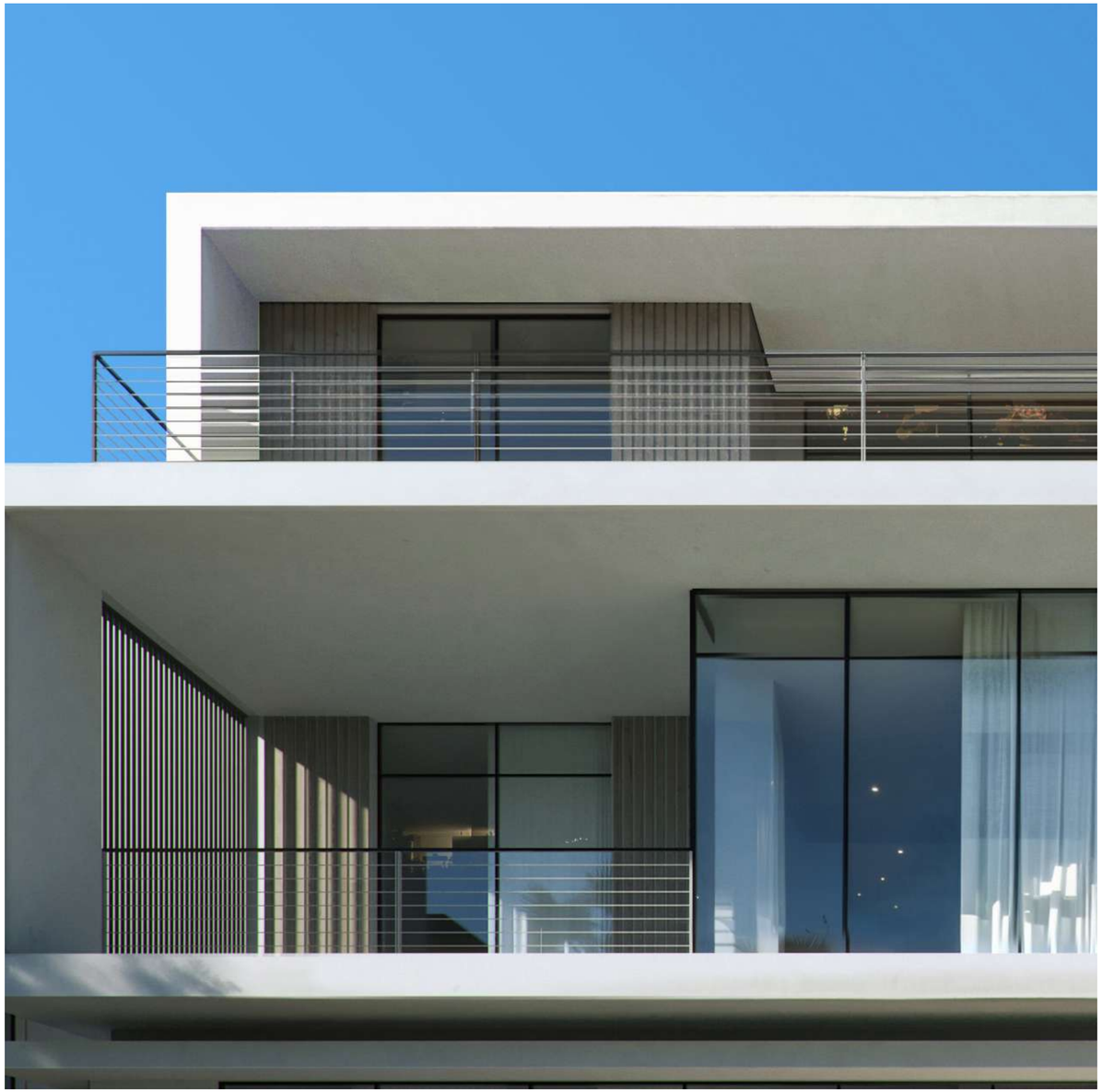












Acacia Villa

PLOT AREA	**450 m²**	**4,844 ft²**
Ground Floor Area	129 m²	1,389 ft²
First Floor Area	123 m²	1,324 ft²
Second Floor Area	111 m²	1,195 ft²
Balconies	40 m²	431 ft²
Total Built Up Area	430 m²	4,629 ft²
Total GSA	363 m²	3,907 ft²
Service	12 m²	129 ft²

Ground Floor Plan: 129 m²

Beds: 5

Levels: G+2





Closed Kitchen Variation

First Floor Plan: 123 m²



Second Floor Plan: 111 m²





THE TOWNHOUSES

Sophistication Redefined

ALGHAF TOWNHOUSES

3 Bedroom Townhouses

ALGHAF TOWNHOUSES

3 Bedroom Townhouse | Average plot size 264 m²




PORSCHE





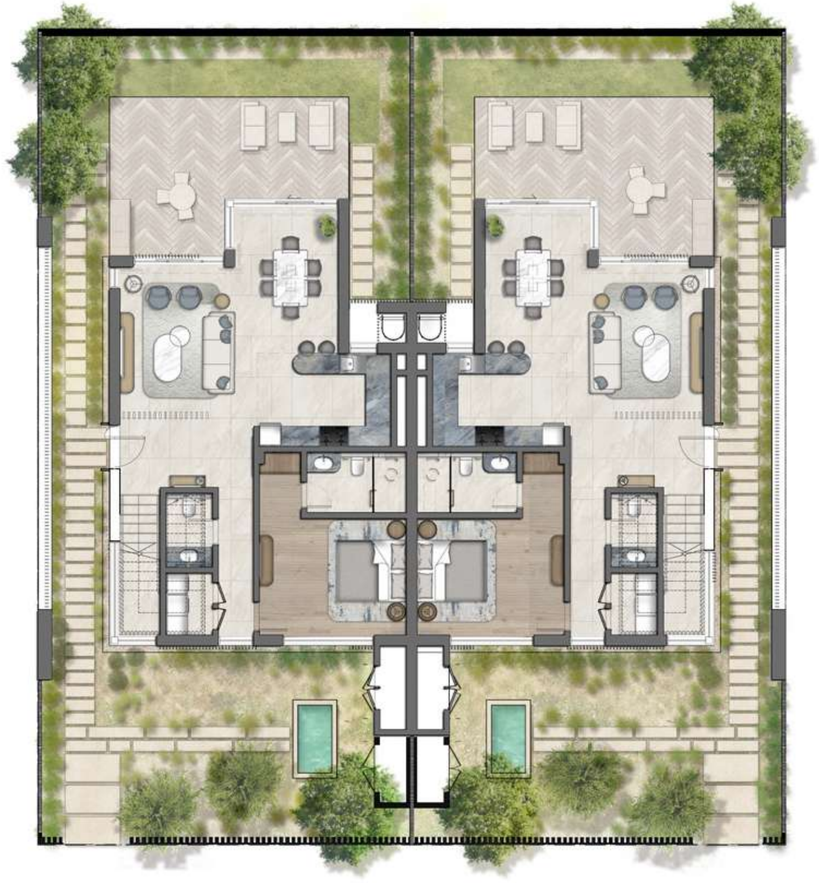
AlGhaf Townhouse

PLOT AREA	**264 m²**	**2,842 ft²**
Ground Floor Area	92 m²	990 ft²
First Floor Area	72 m²	775 ft²
Balconies	13 m²	140 ft²
Total Built Up Area	187 m²	2,013 ft²
Total GSA	164 m²	1,765 ft²

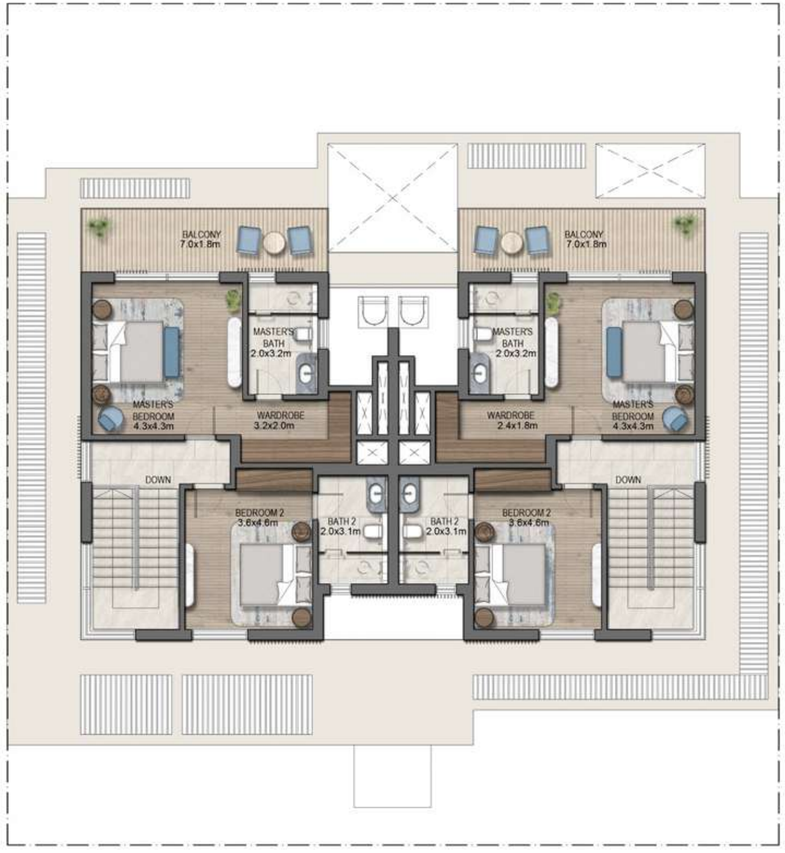
Ground Floor Plan: 92 m²

Beds: 3

Levels: G+1



First Floor Plan: 72 m²



SIKKA TOWNHOUSES

3 Bedroom Townhouses

SIKKA TOWNHOUSES

3 Bedroom Townhouse | Average plot size 219 m²









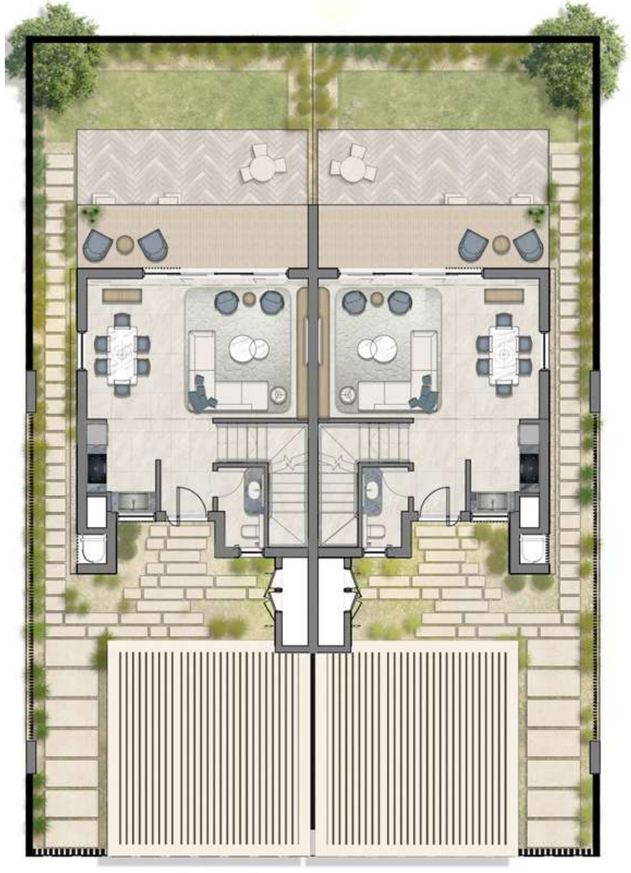
Sikka Townhouse

PLOT AREA	**219 m²**	**2,357 ft²**
Ground Floor Area	51 m²	549 ft²
First Floor Area	77 m²	829 ft²
Balconies	14 m²	151 ft²
Total Built Up Area	146 m²	1,572 ft²
Total GSA	128 m²	1,378 ft²

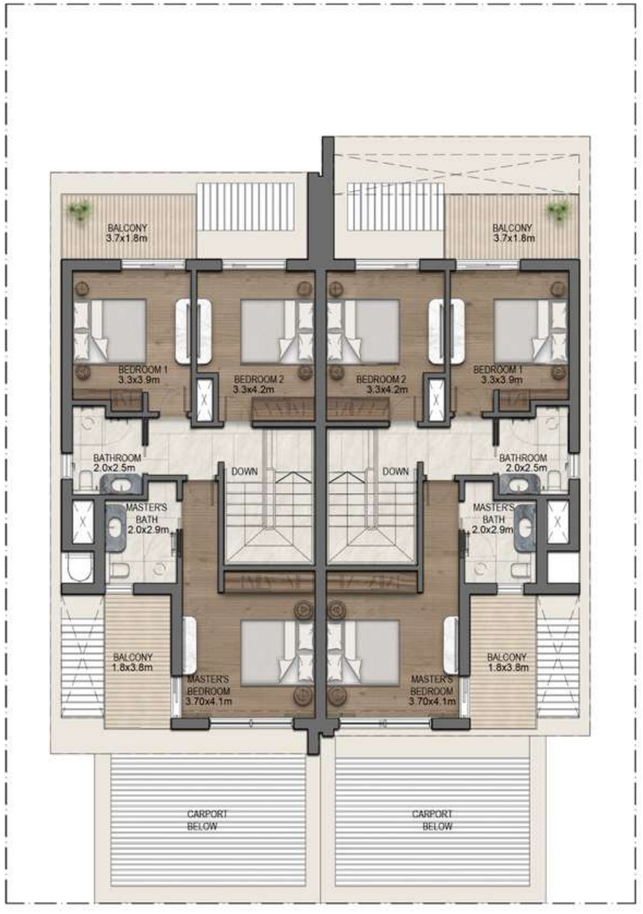
Ground Floor Plan: 51 m²

Beds: 3

Levels: G+1



First Floor Plan: 77 m²






19/21℃
14:21
Friday

THE APARTMENTS

Luxurious spaces where legacy and lifestyle entwine.

THE APARTMENTS

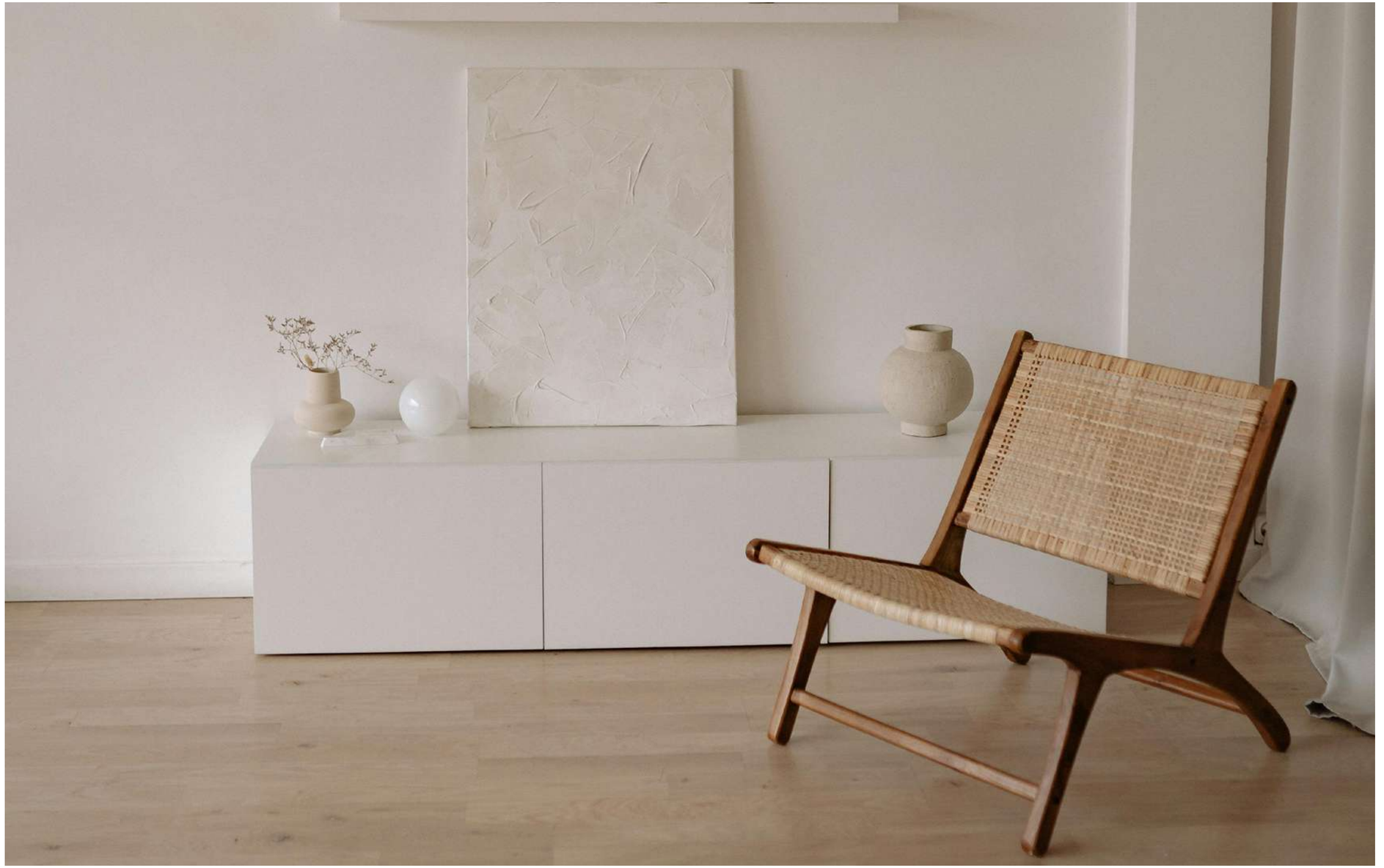
Typical Apartment Typology



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

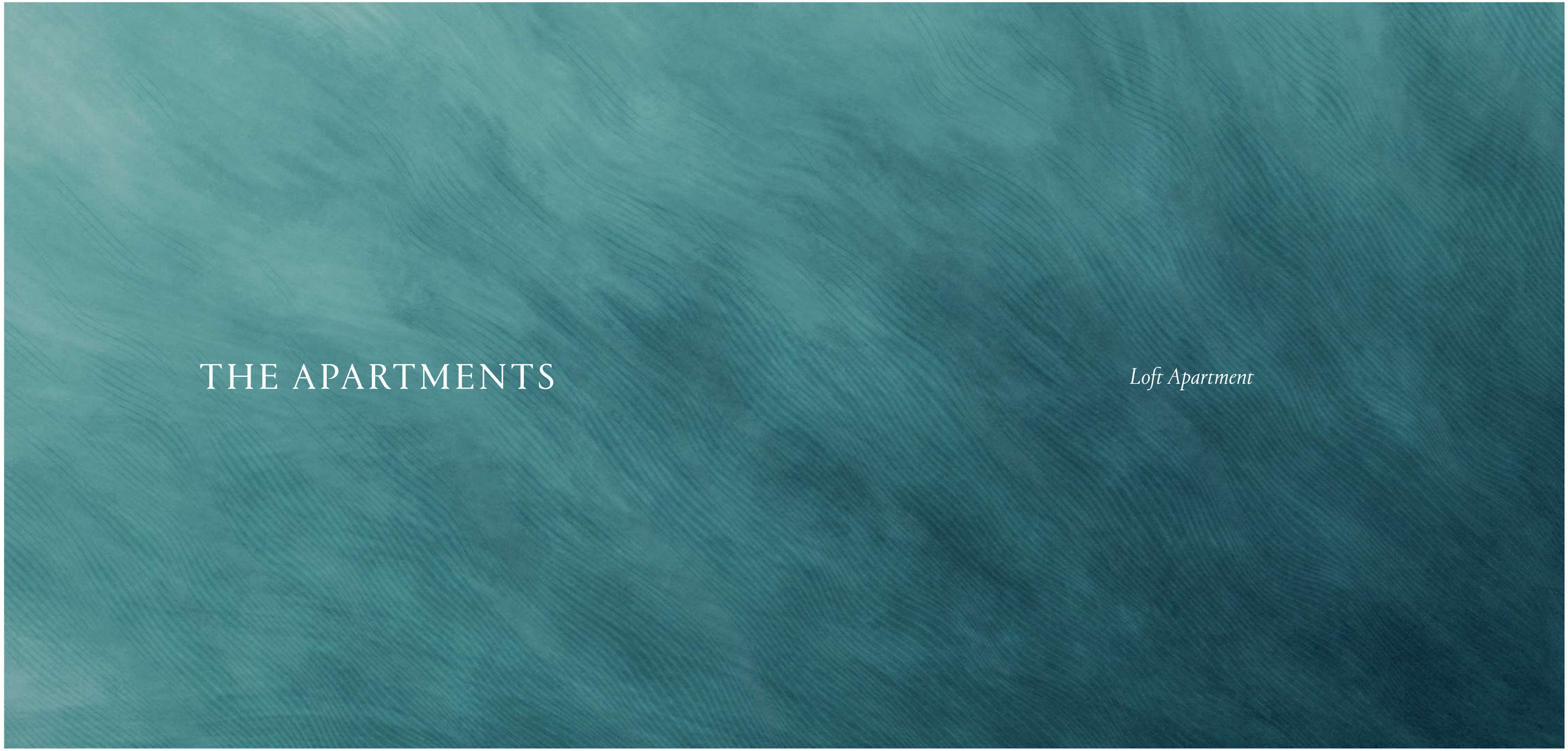
Spaciously designed and stylishly appointed, every apartment at Naseem AlJurf is an indulgent escape overflowing with a fine balance of artistic craft and understated decadence.










THE APARTMENTS
Loft Apartment

Loft Apartment with Garden

Levels : G+M

Lower Floor



Mezzanine



Loft Apartment, Corner

Levels : G+M

Lower Floor



Mezzanine





Loft Apartment with Garden

UNIT AREA	**48 m²**	**517 ft²**
Balcony Area	9 m²	97 ft²
Total GSA	57 m²	614 ft²

Loft Apartment, Corner

UNIT AREA	**56 m²**	**603 ft²**
Balcony Area	21 m²	226 ft²
Total GSA	76 m²	829 ft²

THE APARTMENTS

1 Bedroom Apartment

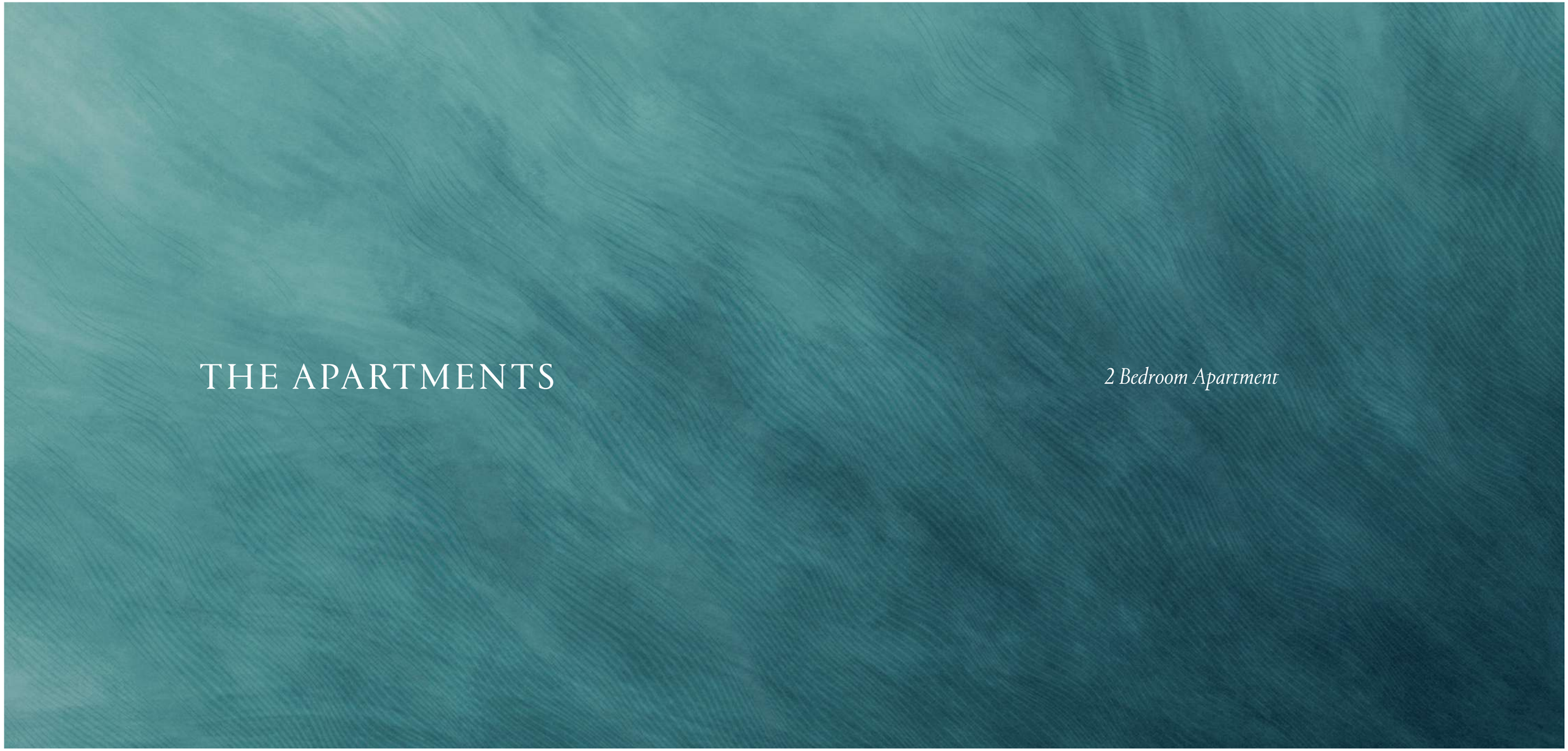
1 Bedroom Apartment

Levels : 2, 3, 4



1 Bedroom Apartment

UNIT AREA	**68 m²**	**732 ft²**
Balcony Area	7 m²	75 ft²
Total GSA	75 m²	909 ft²


THE APARTMENTS
2 Bedroom Apartment

2 Bedroom Apartment, Corner

Levels : 3, 4



2 Bedroom Apartment, Middle









2 Bedroom Apartment, Corner

UNIT AREA	**115 m²**	**1,238 ft²**
Balcony Area	10 m²	108 ft²
Total GSA	125 m²	1,346 ft²

2 Bedroom Apartment, Middle

UNIT AREA	**112 m²**	**1,206 ft²**
Balcony Area	7 m²	75 ft²
Total GSA	119 m²	1,281 ft²

THE APARTMENTS

3 Bedroom Penthouse Apartment



3 Bedroom Penthouse Apartment

Levels : 3, 4



3 Bedroom Penthouse Apartment

UNIT AREA	**176 m²**	**1,894 ft²**
Balcony Area	41 m²	441 ft²
Total GSA	217 m²	2,336 ft²

THE APARTMENTS

3 Bedroom Duplex Apartment

3 Bedroom Duplex Apartment

Levels : 3, 4

Lower Floor



Upper Floor



3 Bedroom Duplex Apartment

UNIT AREA	**167 m²**	**1,798 ft²**
Balcony Area	21 m²	226 ft²
Total GSA	188 m²	2,024 ft²

THE WEST BLOCK

1, 2, 3, 4 Bedroom Apartments

Sumptuous spaces where generations connect and stories unfold.

WEST BLOCK APARTMENT BUILDING

Typical Apartment Typology








DROP - OFF v
RECEPTION >
LOUNGE v
CLUB HOUSE v
DROP - OFF v
RECEPTION >
LOUNGE v
CLUB HOUSE v
001 - 004 >
< 005 - 008


104>
108
100
01
01
01
IDF
ROOM


100
<100-104
105-108>


TECHNOGYM

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 m²**	**73 m²**	**775 ft²**	**786 ft²**
Balcony Area	6 m²	16 m²	65 ft²	172 ft²
Total GSA	79 m²	88 m²	850 ft²	947 ft²


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
UNIT AREA	**108 m²**	**120 m²**	**1,163 ft²**	**1,292 ft²**
Balcony Area	6 m²	56 m²	65 ft²	603 ft²
Total GSA	114 m²	176 m²	1,227 ft²	1,894 ft²



WEST BLOCK APARTMENTS

3 Bedroom Apartment

3 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 1



Type 2



Type 3



Type 4

3 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



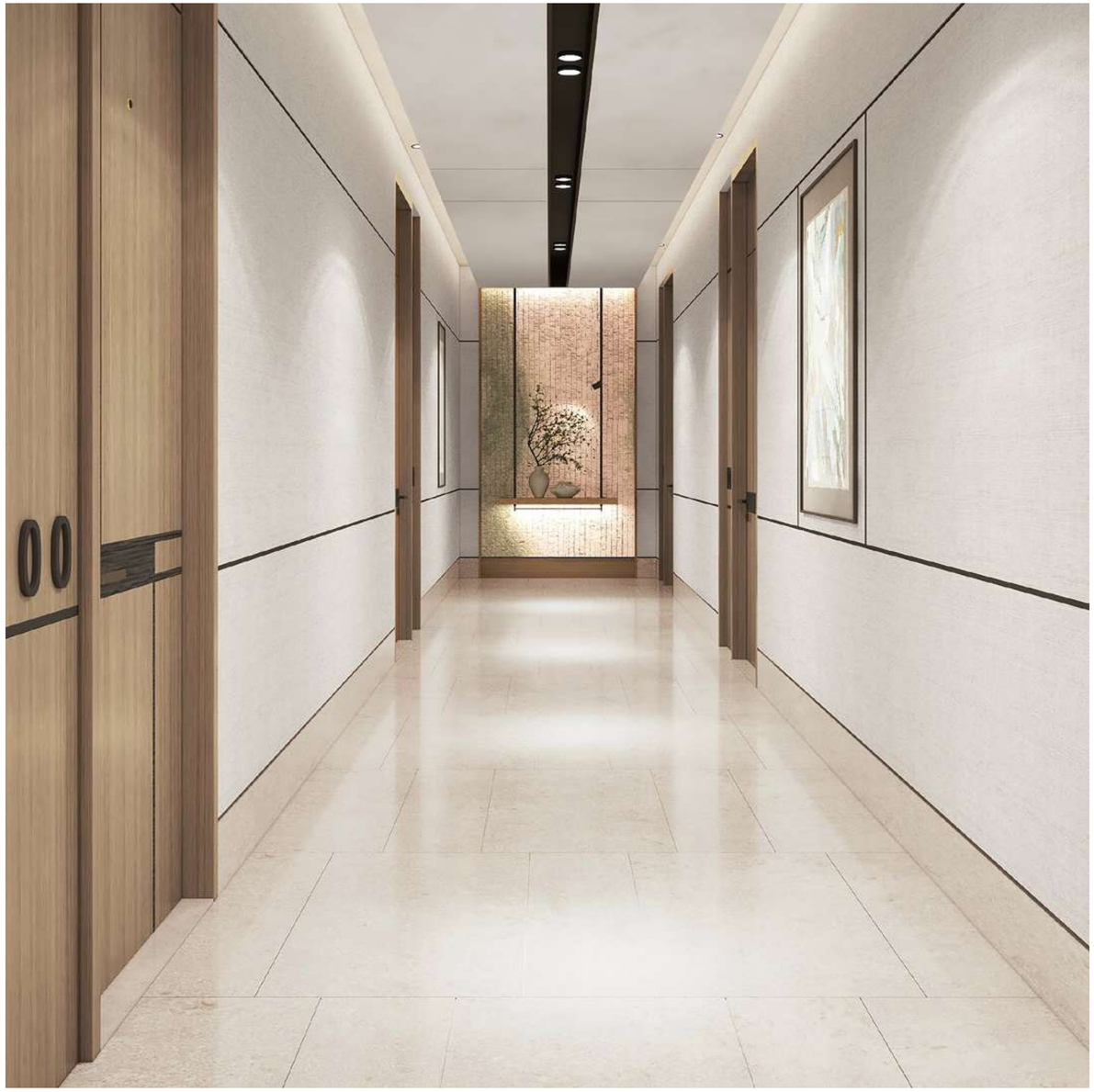
Type 5



Type 6



Type 7



3 Bedroom Apartment	Min	Max	Min	Max
UNIT AREA	**156 m²**	**165 m²**	**1,679 ft²**	**1,776 ft²**
Balcony Area	24 m²	89 m²	258 ft²	958 ft²
Total GSA	182 m²	245 m²	1,959 ft²	2,637 ft²


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	**220 m²**	**2,368 ft²**
Balcony Area	68 m²	732 ft²
Total GSA	288 m²	3,100 ft²



WEST BLOCK APARTMENTS

4 Bedroom Duplex Apartment

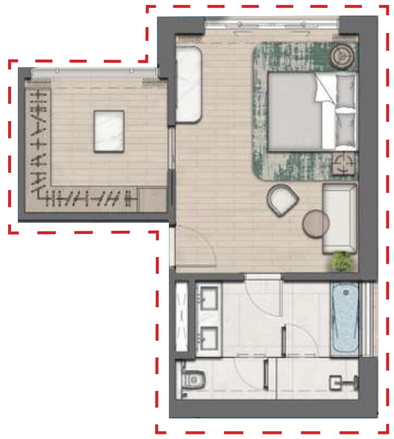
4 Bedroom Duplex Apartment (West Block)

Levels : 3, 4



Lower Floor





Bedroom Variation

Upper Floor


TECHNOGYM



4 Bedroom Duplex Apartment

UNIT AREA	**213 m²**	**2,293 ft²**
Balcony Area	34 m²	366 ft²
Total GSA	247 m²	2,659 ft²

ABOUT IMKAN

Soulful Places, Enriched Lives



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.

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