PG ONE

AT

AL FURJAN

BE AT ONE

DEVELOPMENT BY

PG

Brought to you by PG Properties Development, our vision is to become the most reputed private developer. Delivering quality, boutique, contemporary residential units at value for money price points, encouraging both end users and investors.

39th Floor, HDS Business Centre, Cluster M, JLT, Dubai, UAE www.puregoldliving.com

Designed To Enhance Every Aspect Of Modern Living

Introducing PG ONE at Al Furjan, a residential tower of stylish studio to three-bed split-level apartments designed to fulfil every comfort of modern living. PG ONE is meticulously crafted to provide unparalleled comfort and convenience.

From thoughtfully designed living spaces to state-of-the-art amenities, every detail is tailored to create a sanctuary of relaxation and enjoyment.

Embrace a lifestyle of endless possibilities at PG ONE, where you can live life to the fullest and thrive in a community designed for you.

PG ONE at Al Furjan elevation

Perfectly Placed

Only 2 Minutes to	10 Minutes to	15 Minutes to	20 Minutes to	30 Minutes to
>Discovery Garden Metro	>IBN Battuta	> Jebel Ali Free Zone > Mall Of Emirates > Al Maktoum International Airport	>Dubai Mall	> Dubai International Airport

Ideally situated within Dubai's highly sought-after commuter belt, PG ONE at Al Furjan is conveniently located for Dubai's bustling business districts, stunning beaches, and upscale shopping and dining havens.

Remarkably, it resides a mere 15 minutes away from Al Maktoum International Airport and a quick 30 minutes from Dubai International Airport, making it an ideal destination for hassle-free travel.

Looking ahead, PG ONE at Al Furjan will enjoy enhanced connectivity with Dubai through the **Discovery Garden Metro Station (only 2 minutes walking distance).** Access to Dubai could not be easier.

DISCOVERY GARDEN METRO – ONLY 2 MINS WALK

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Welcome To PG ONE

PG ONE at Al Furjan provides a secure and comprehensive setting that caters to your work, relaxation, and recreational needs. The range of amenities is thoughtfully designed to meet your every need.

PG ONE at Al Furjan Elevation

2 mins walking distance to Discovery Garden Metro

24-hour front desk attendant

Concierge service

Roof top terrace

Outdoor BBQ with private seating

Yoga Studio

Fully-equipped gymnasium

Infinity swimming pool

Jacuzzi

Kids pool

Outdoor kids play area

Smart home system

High-speed Internet connectivity

CCTV

PG ONE Pool deck

Furniture only for illustration purpose and not included. Design detail subject to change.

Make An Entrance

Anticipate a warm reception in the spacious lobby area, where sophistication meets comfort.

Our dedicated concierge and security team are available 24/7, making sure you're supported and totally at ease.

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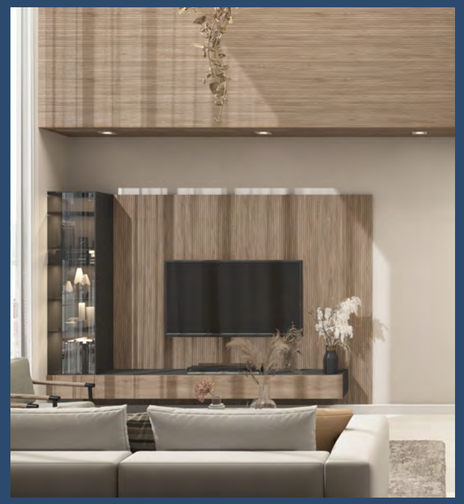
Your Home, Your Rules

There's nothing like coming home. Kick off those shoes, sit back and just unwind — enjoy your own space that's been thoughtfully crafted to take care of all your needs.

Our three-bedroom duplex apartments each come with their own private elevator, pool and garden.



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Impress Your Guests

With a fully equipped integrated kitchen, convenience never looked so appealing.

Entertaining at home is a breeze, thanks to the modern conveniences at your disposal. Dinner for four at a moment's notice? No problem. A quick, simple meal after a long day.

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Wake Up Refreshed

Rise and shine to a beautiful new day. Refreshed and ready to go with unrivalled views over the city's beating heart.

PG ONE at Al Furjan is perfectly placed at the centre of everything that's happening, yet peaceful enough to leave you fully refreshed after a great night's sleep.

Furniture only for illustration purpose and not included. Design detail subject to change.

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Your Space To Think

With integrated working space for professionals in mind in all of our apartments, PG ONE at Al Furjan is a place for where you can work, rest and play, all in one place.

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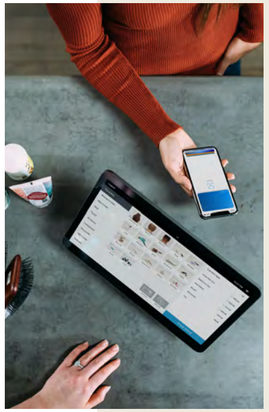
...And Relax

Achieving balance is the essence of life. At PG ONE at Al Furjan, you have the opportunity to be conscientious about your health and well-being with access to our in-house gymnasium and swimming pool.

Immerse yourself in a dedicated space that allows you to prioritize your well-being, free from the constraints of the 9-5 grind.

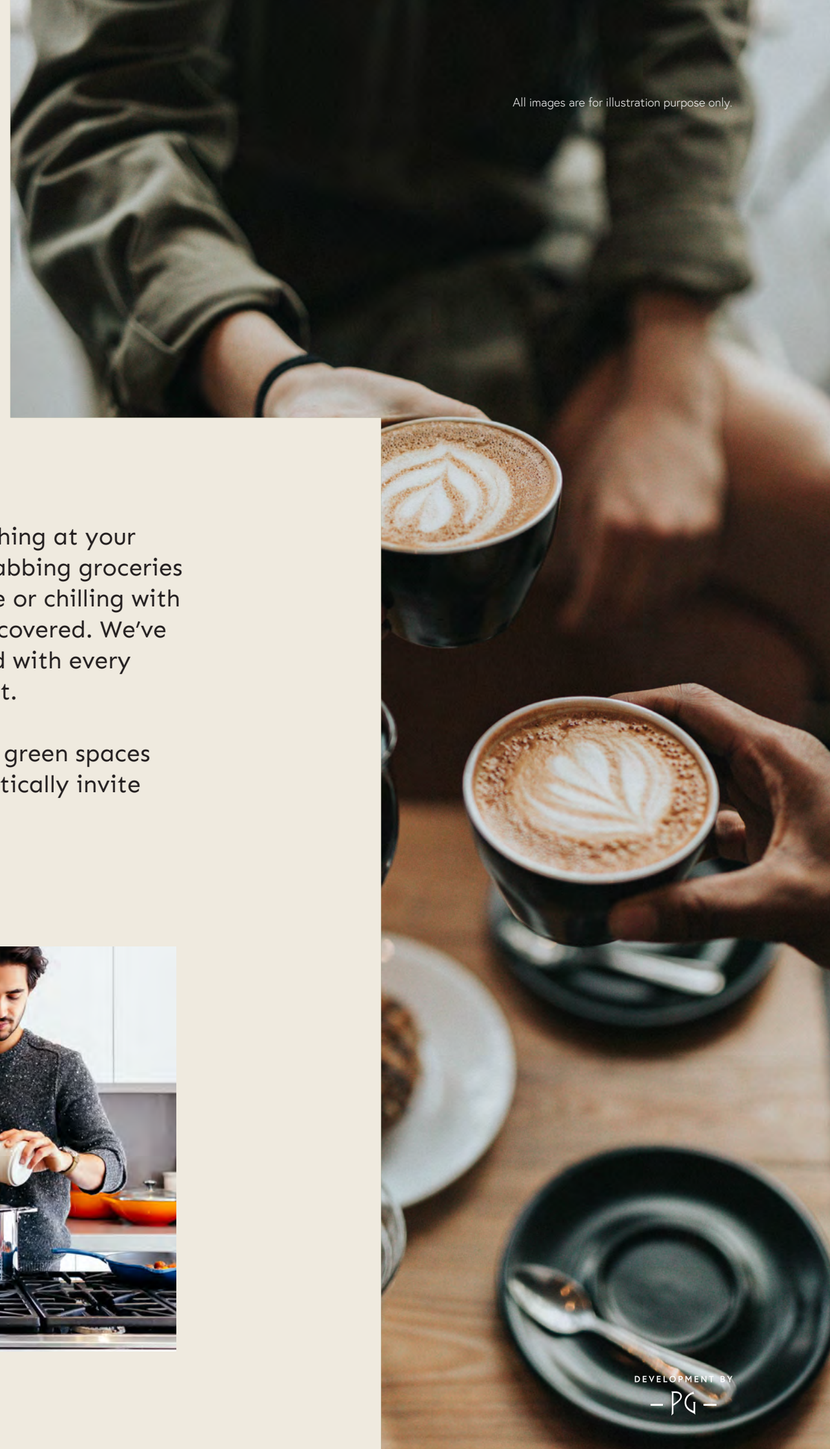
After a big day in the office or a thorough workout in the 1st floor gym, soak away the stress in PG ONE's exclusive infinity pool or jacuzzi or enjoy alfresco dining at the outdoor BBQ area.

Time Out



PG ONE at Al Furjan has everything at your convenience, whether you're grabbing groceries for your next cooking adventure or chilling with pals over coffee, we've got you covered. We've totally got your lifestyle in mind with every little detail carefully planned out.

Plus, there's no shortage of lush green spaces and community parks that practically invite you to embrace nature.



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Payment Terms

40/60

40% During Construction
60% On Completion

Anticipated Completion Date
1st November, 2025

Payment Terms – During Construction

10%
1st Payment
Now+4% DLD

10%
2nd Payment
1st Apr, 2024

10%
3rd Payment
1st Sept, 2024

10%
4th Payment
1st Feb, 2025

Floorplans & Specifications

At PG ONE at Al Furjan, we have paid meticulous attention to detail in designing your new home, ensuring it meets the highest standards. You can have peace of mind knowing that your new residence is not only comfortable and liveable but also a solid investment. We've taken care to create a space that provides both a cozy living environment and long-term value.

Apartment types

> 3-Bedroom duplex apartments with private elevator, pool and garden

> 2 Bedroom

> 1 Bedroom

> Studio

Every part of each apartment type has high quality finishes, fittings and features that include the following:

> Neutral elegant palette

> Ceramic floor tiles throughout

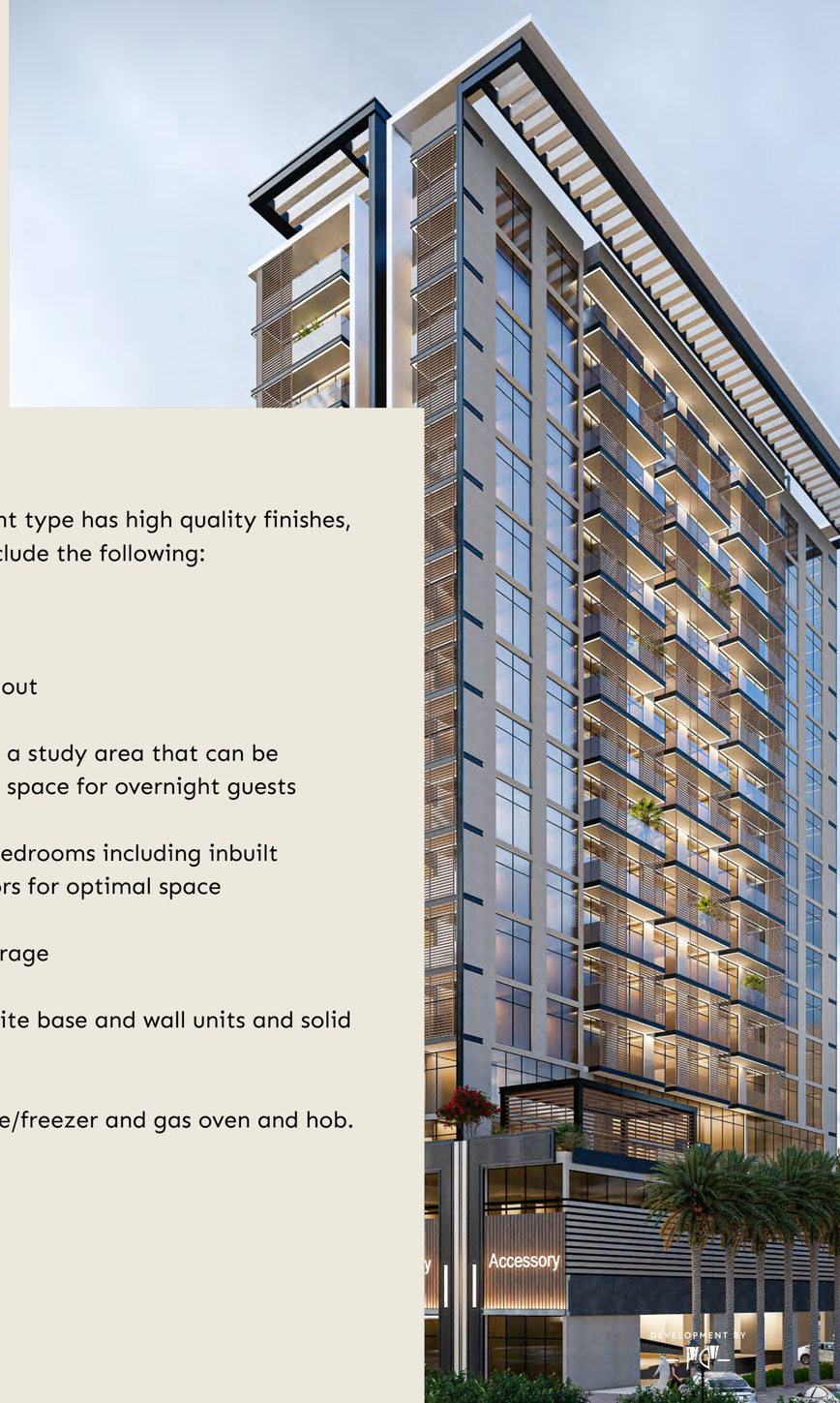
> Apartment type A includes a study area that can be transformed into a private space for overnight guests

> Integrated storage in all bedrooms including inbuilt wardrobes with sliding doors for optimal space

> Bathrooms with inbuilt storage

> Kitchen with handleless white base and wall units and solid counter top

> Inbuilt washer/dryer, fridge/freezer and gas oven and hob.



Apartment (3BHK) – 101
3 Bedroom Duplex (lower floor)

FLOORPLAN

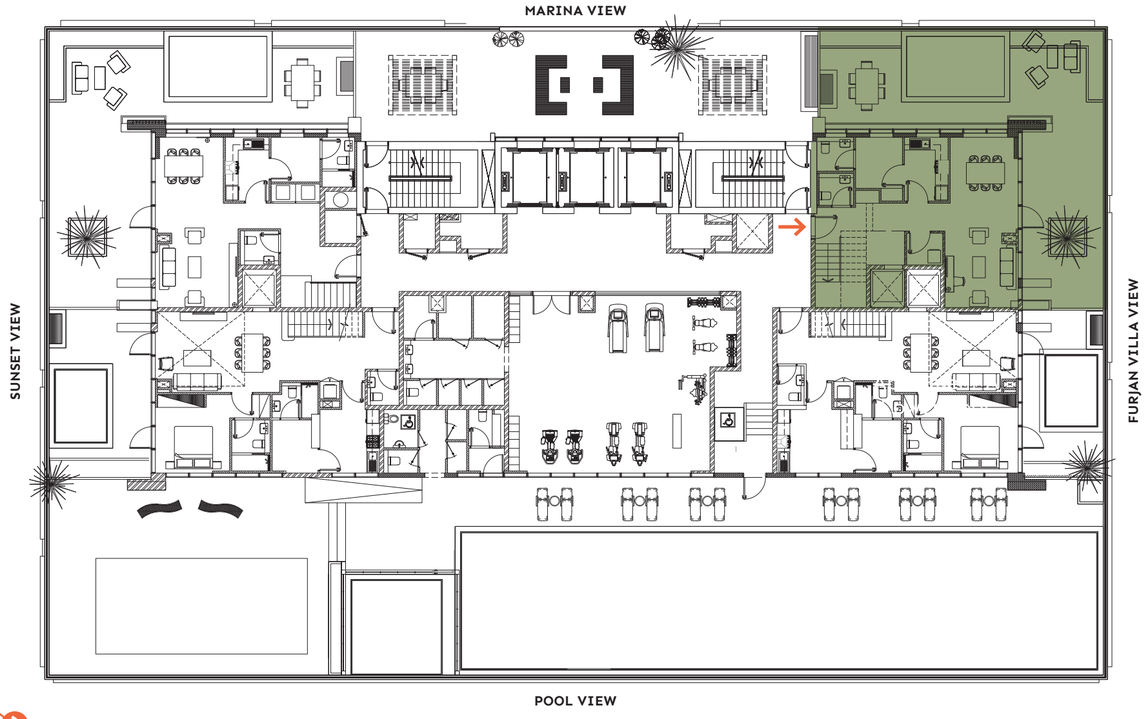
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

UNIT AREA

Suite Area	1758.82 sqft
Private Garden Area	1061.32 sqft
TOTAL AREA	**2820.14 sqft**

UPPER FLOOR
(SEE NEXT PAGE)

TYPICAL FLOORPLAN – LOWER FLOOR



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Apartment (3BHK) – 101
3 Bedroom Duplex (upper floor)

FLOORPLAN

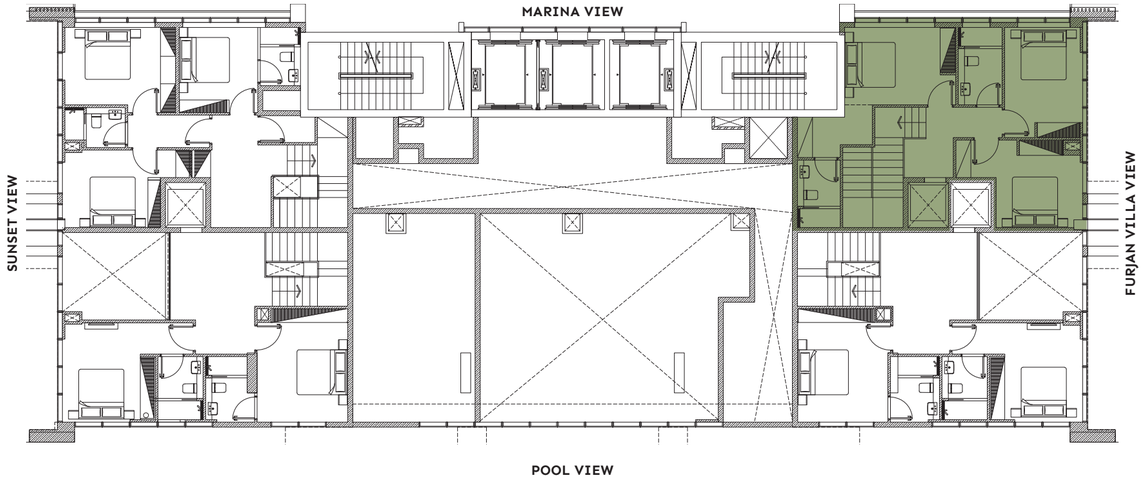
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

UNIT AREA

Suite Area	**1758.82 sqft**
Private Garden Area	**1061.32 sqft**
TOTAL AREA	**2820.14 sqft**

LOWER FLOORPLAN
(SEE PREVIOUS PAGE)

TYPICAL FLOORPLAN – UPPER FLOOR



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Apartment (3BHK) – 102
3 Bedroom Duplex (lower floor)

FLOORPLAN

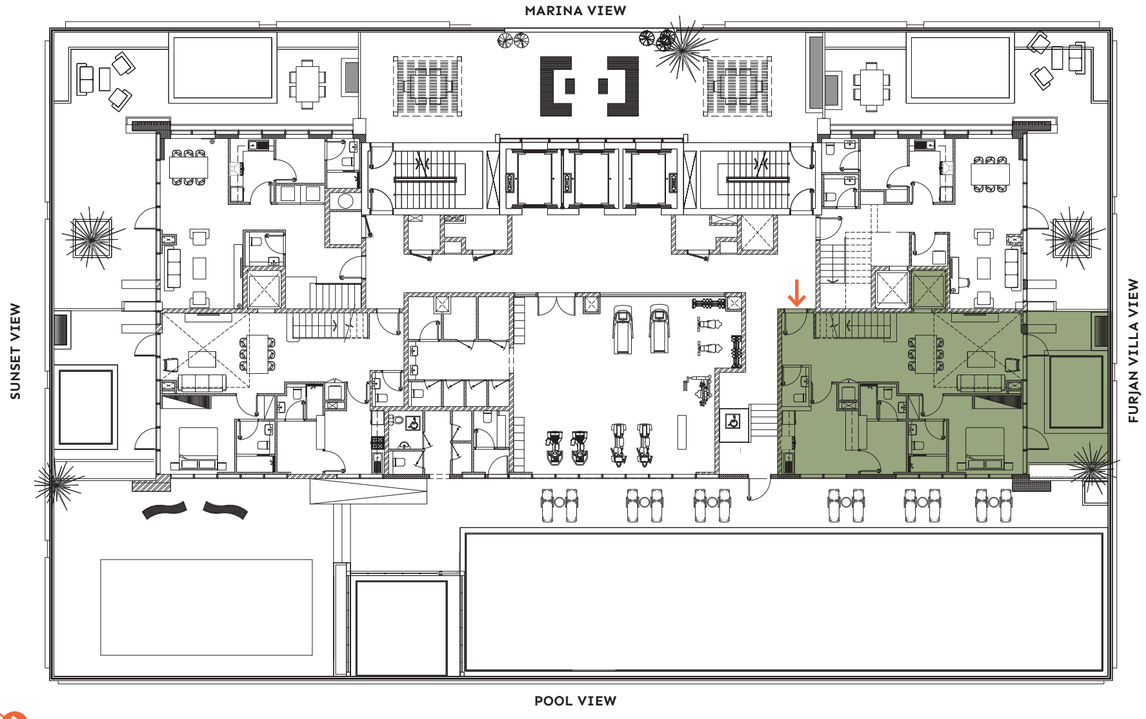
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

UNIT AREA

Suite Area	1854.08 sqft
Private Garden Area	343.91 sqft
TOTAL AREA	**2197.99 sqft**

UPPER FLOOR
(SEE NEXT PAGE)

TYPICAL FLOORPLAN – LOWER FLOOR



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Apartment (3BHK) – 102
3 Bedroom Duplex (upper floor)

FLOORPLAN

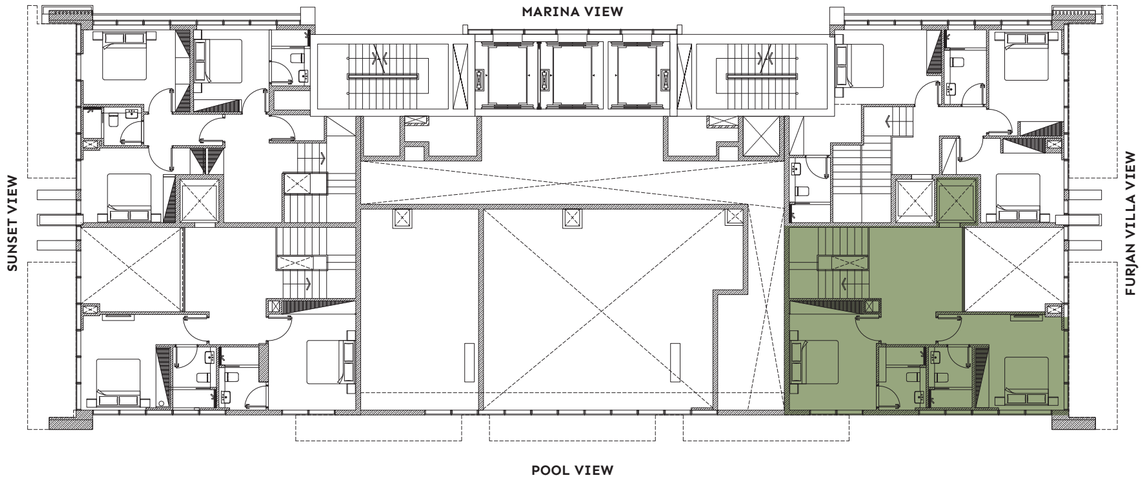
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

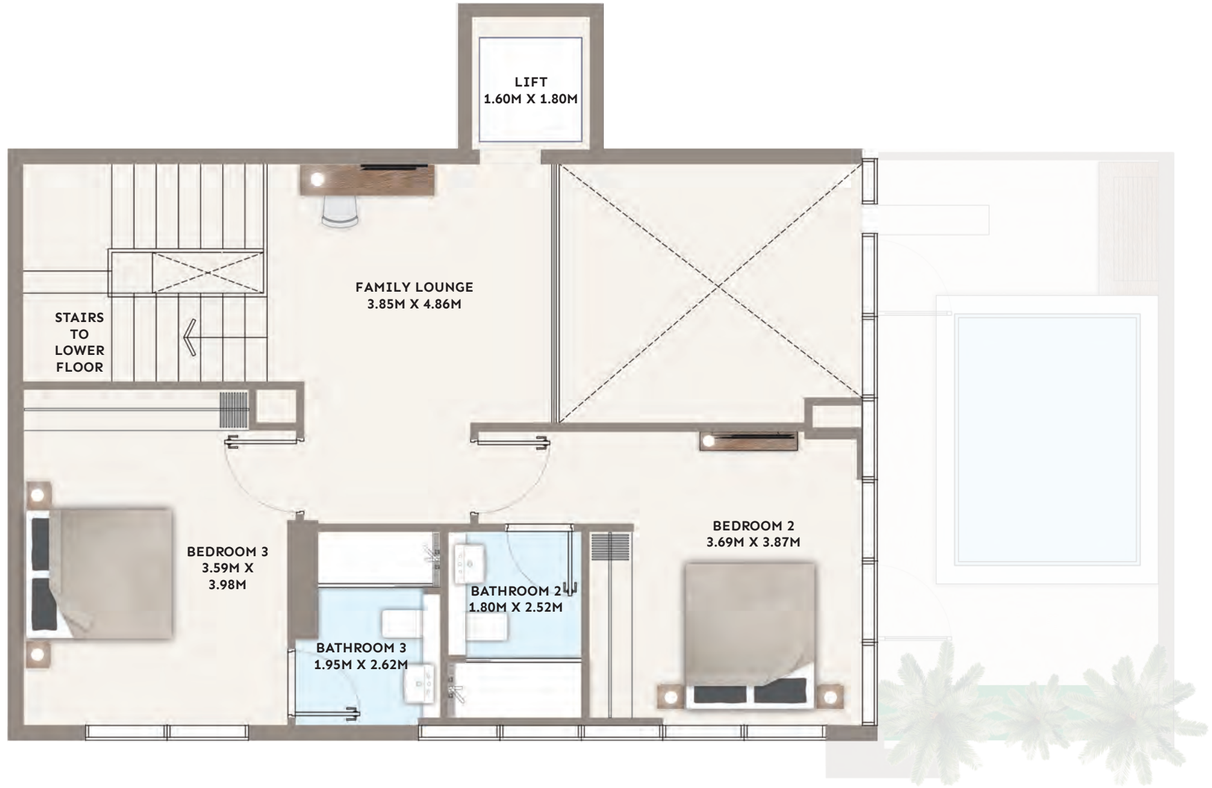
UNIT AREA

Suite Area	**1854.08 sqft**
Private Garden Area	**343.91 sqft**
TOTAL AREA	**2197.99 sqft**

LOWER FLOOR
(SEE PREVIOUS PAGE)

TYPICAL FLOORPLAN – UPPER FLOOR





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Apartment (3BHK) – 103
3 Bedroom Duplex (lower floor)

FLOORPLAN

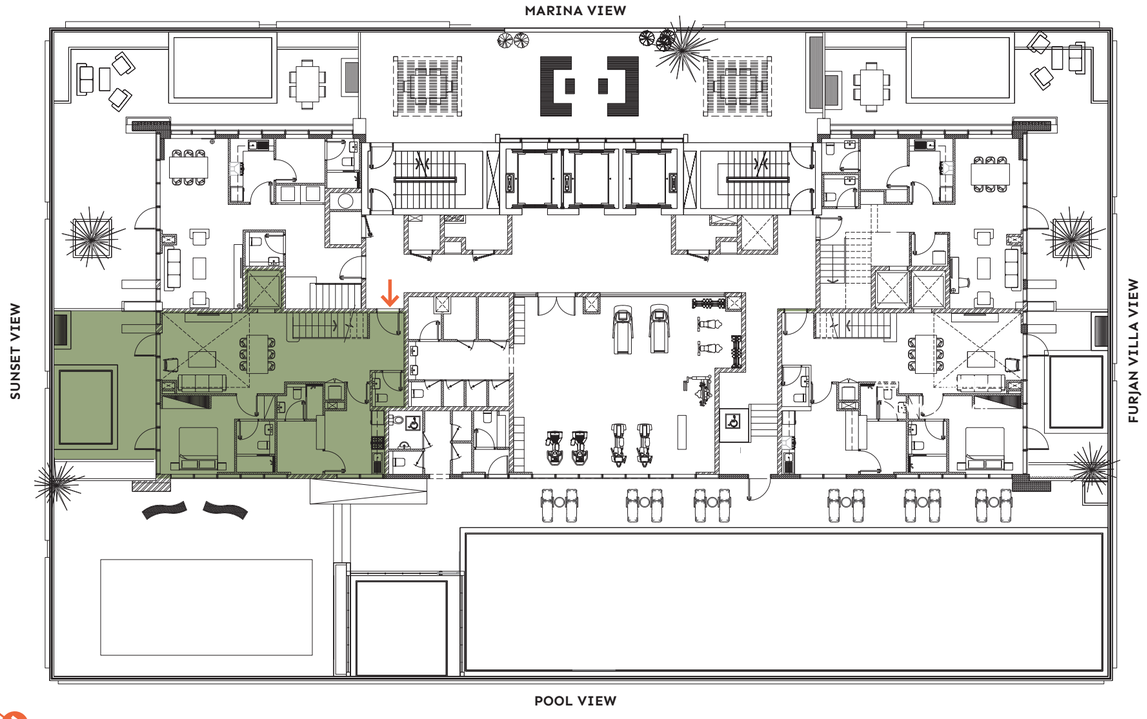
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

UNIT AREA

Suite Area	1831.16 sqft
Private Garden Area	431.20 sqft
TOTAL AREA	**2262.36 sqft**

UPPER FLOOR
(SEE NEXT PAGE)

TYPICAL FLOORPLAN – LOWER FLOOR



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Apartment (3BHK) – 103
3 Bedroom Duplex (upper floor)

FLOORPLAN

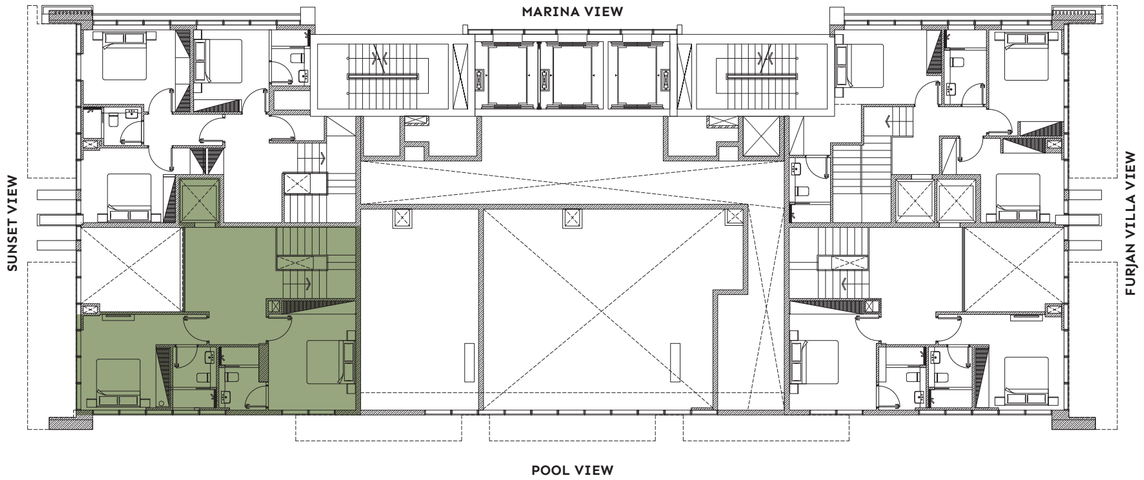
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool
- Private elevator

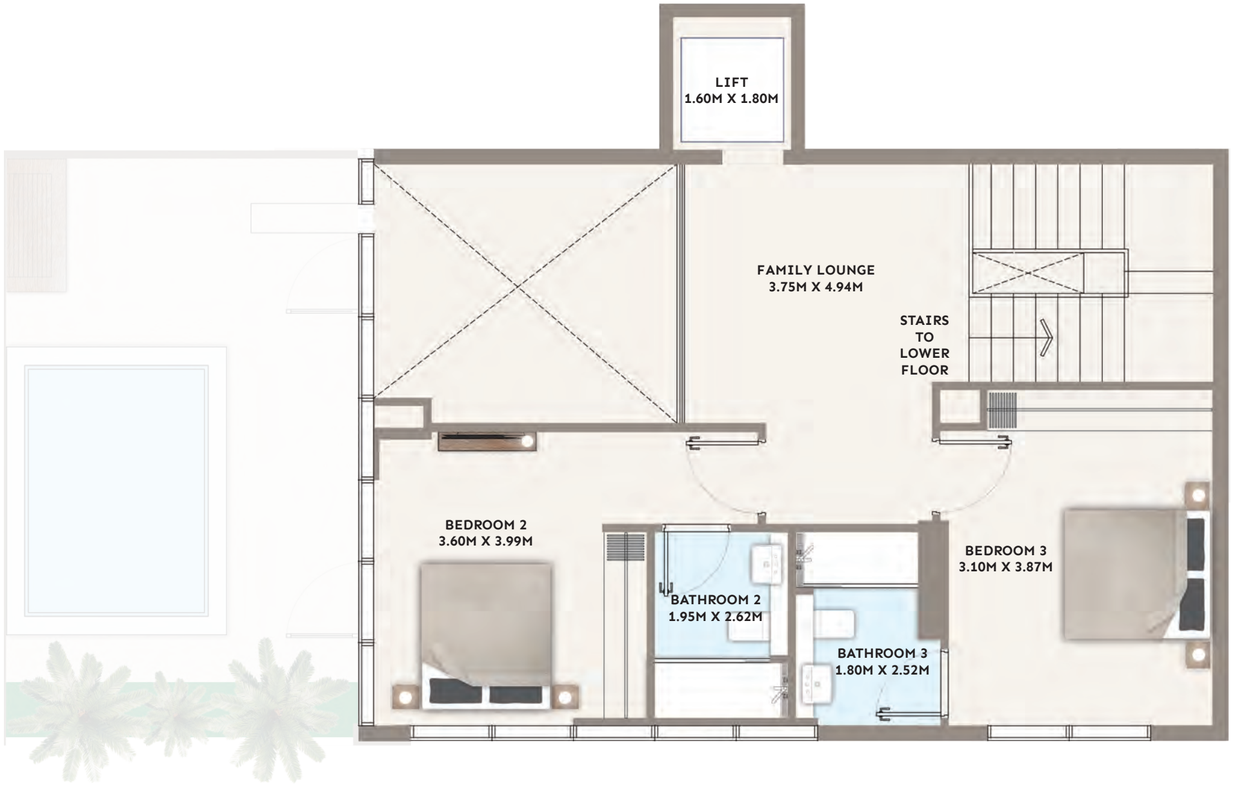
UNIT AREA

Suite Area	**1831.16 sqft**
Private Garden Area	**431.20 sqft**
TOTAL AREA	**2262.36 sqft**

LOWER FLOOR
(SEE PREVIOUS PAGE)

TYPICAL FLOORPLAN – UPPER FLOOR





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Apartment (3BHK) – 104
3 Bedroom Duplex (lower floor)

FLOORPLAN

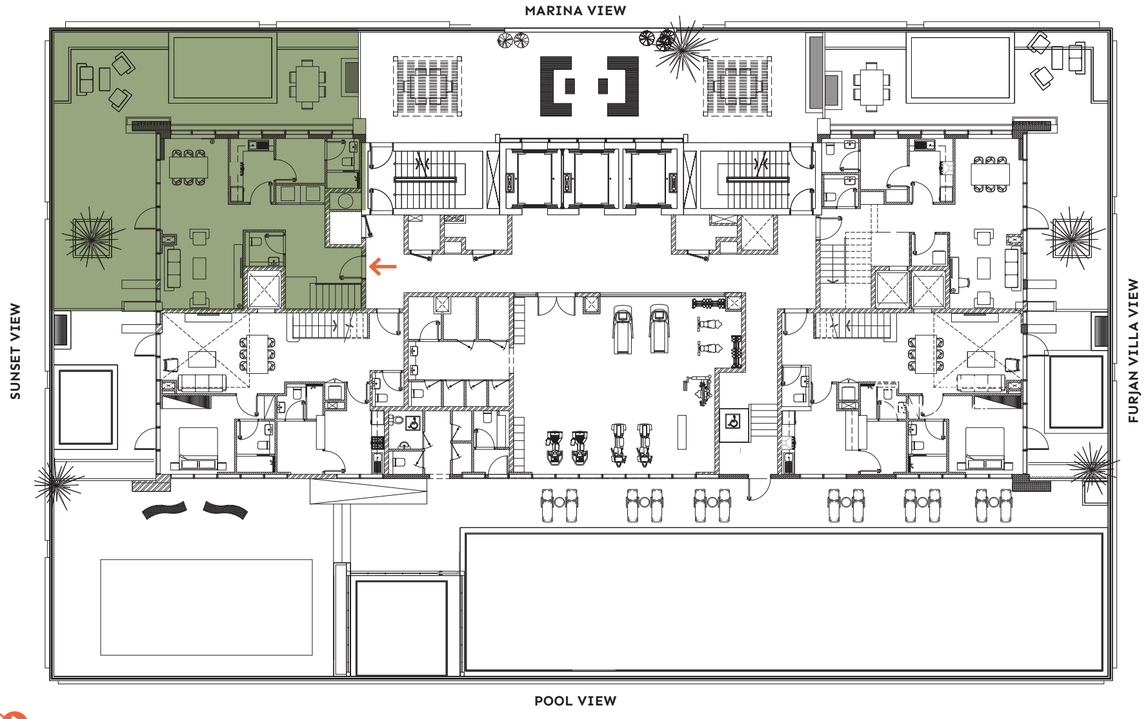
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool

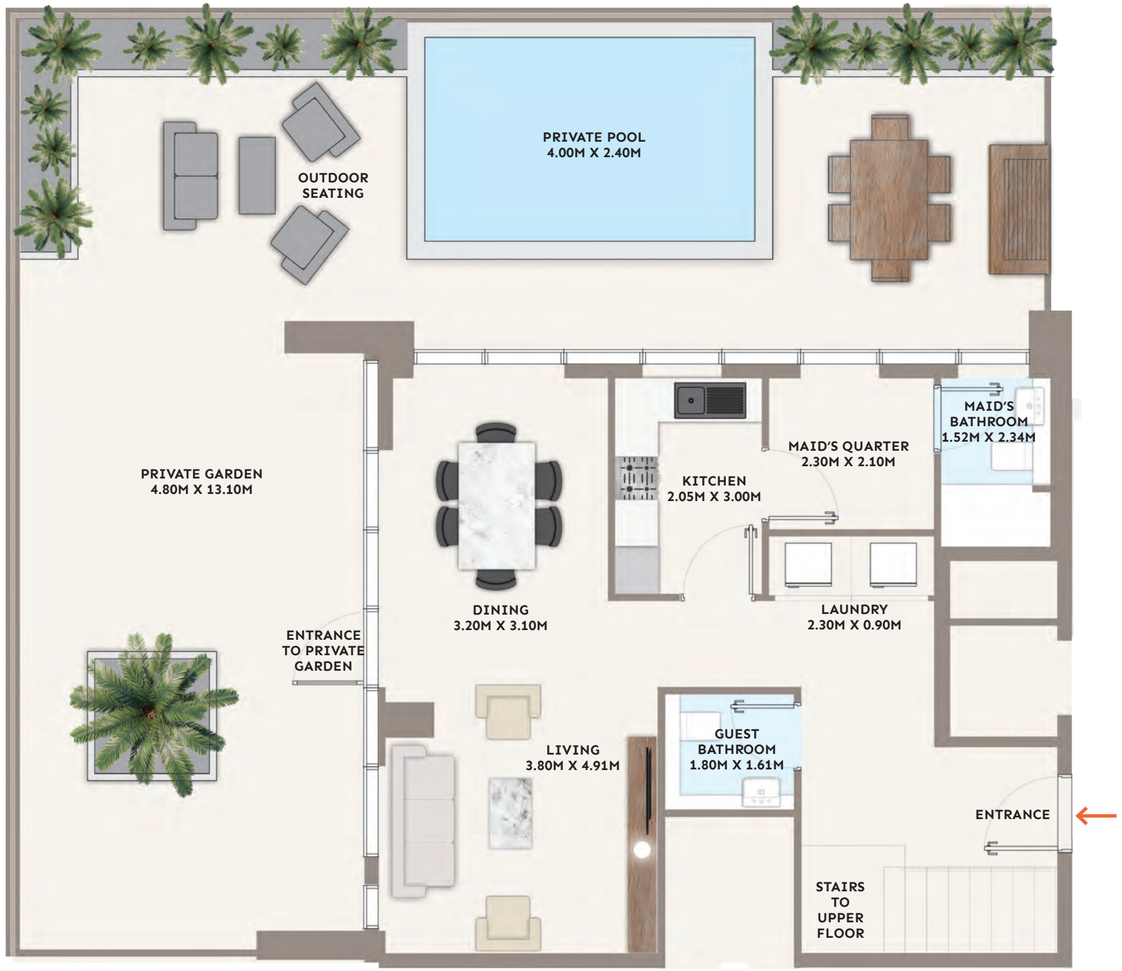
UNIT AREA

Suite Area	1685.20 sqft
Private Garden Area	1201.79 sqft
TOTAL AREA	**2886.99 sqft**

UPPER FLOOR
(SEE NEXT PAGE)

TYPICAL FLOORPLAN – LOWER FLOOR





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Apartment (3BHK) – 104
3 Bedroom Duplex (upper floor)

FLOORPLAN

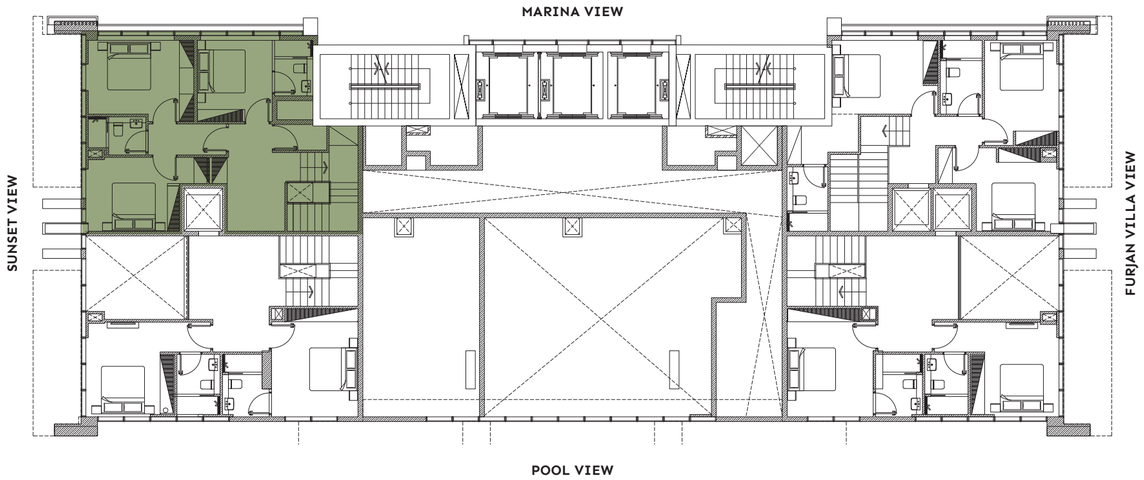
- Duplex garden apartments
- Family living over 2 floors
- Open plan living and dining area
- 3 x ensuite double bedrooms
- Separate kitchen & laundry
- Guest bathroom
- Maid's quarters with independent bathroom
- Private garden with pool

UNIT AREA

Suite Area	**1685.20 sqft**
Private Garden Area	**1201.79 sqft**
TOTAL AREA	**2886.99 sqft**

LOWER FLOORPLAN
(SEE PREVIOUS PAGE)

TYPICAL FLOORPLAN – UPPER FLOOR



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Apartment H
2 Bedroom (2 to 14 Floor)

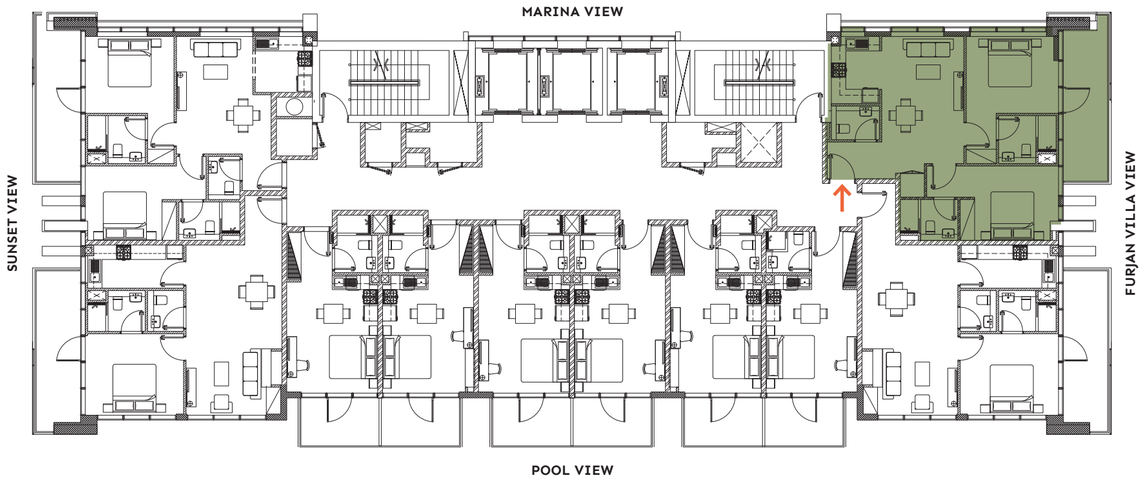
FLOORPLAN

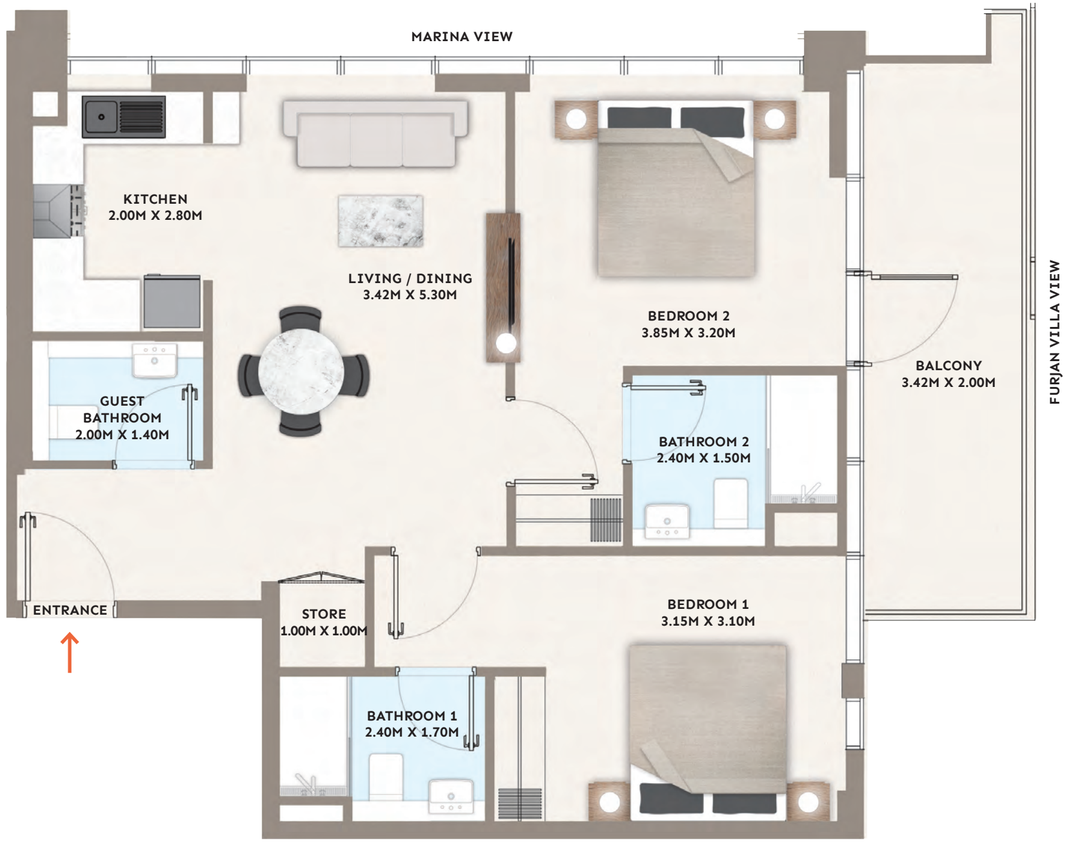
- Marina & Furjan Villa view
- Open plan living and dining area
- Master bedroom with ensuite
- Second bedroom with ensuite
- Kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA

Suite Area	837.65 sqft
Balcony Area	148.22 sqft
TOTAL AREA	**985.87 sqft**

TYPICAL FLOORPLAN





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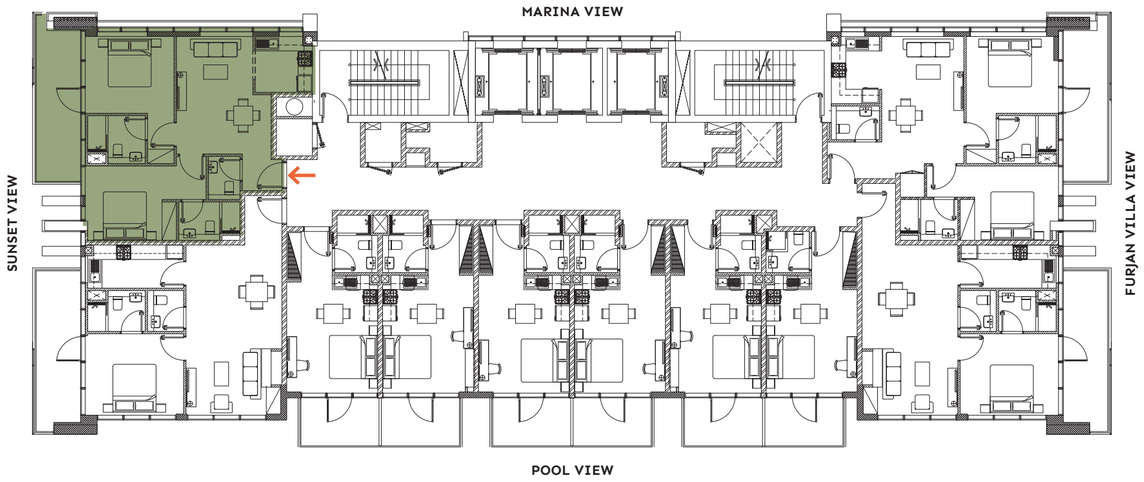
Apartment I
2 Bedroom (2 to 14 Floor)

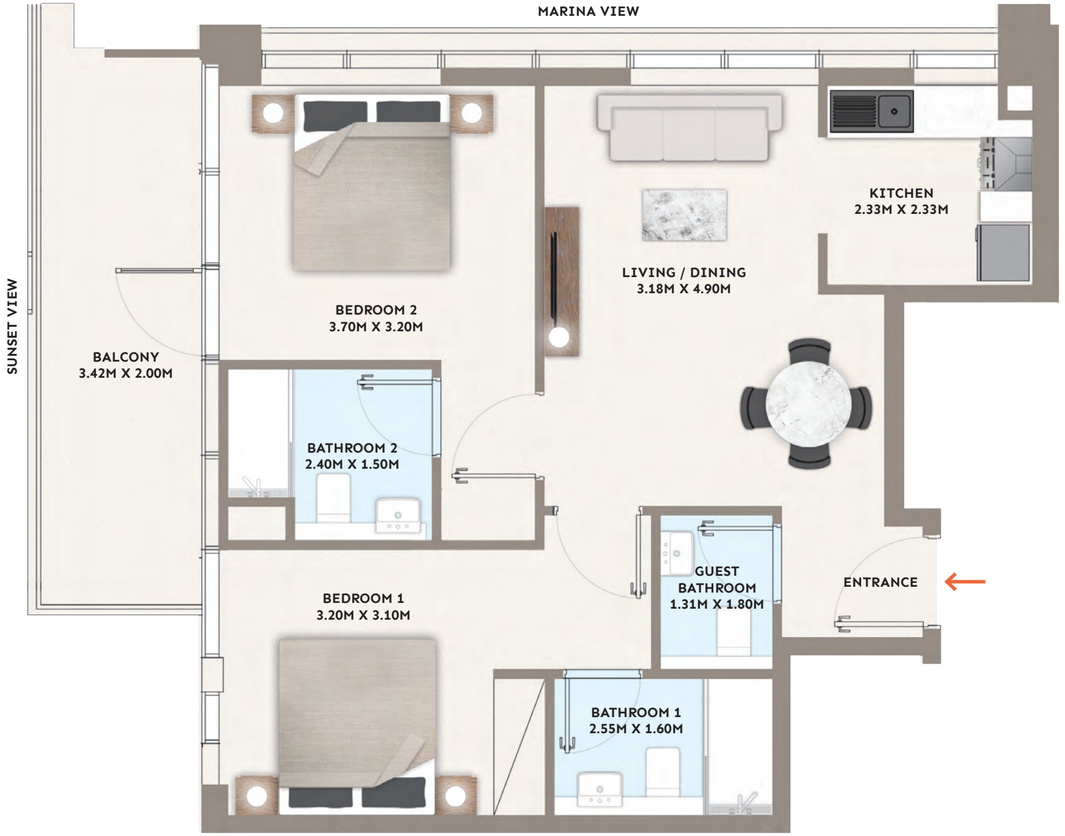
FLOORPLAN

- Marina & sunset view
- Open plan living and dining area
- Master bedroom with ensuite
- Second bedroom with ensuite
- Kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA	
Suite Area	774.36 sqft
Balcony Area	148.22 sqft
TOTAL AREA	922.57 sqft

TYPICAL FLOORPLAN





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Apartment D
1 Bedroom (2 to 14 Floor)

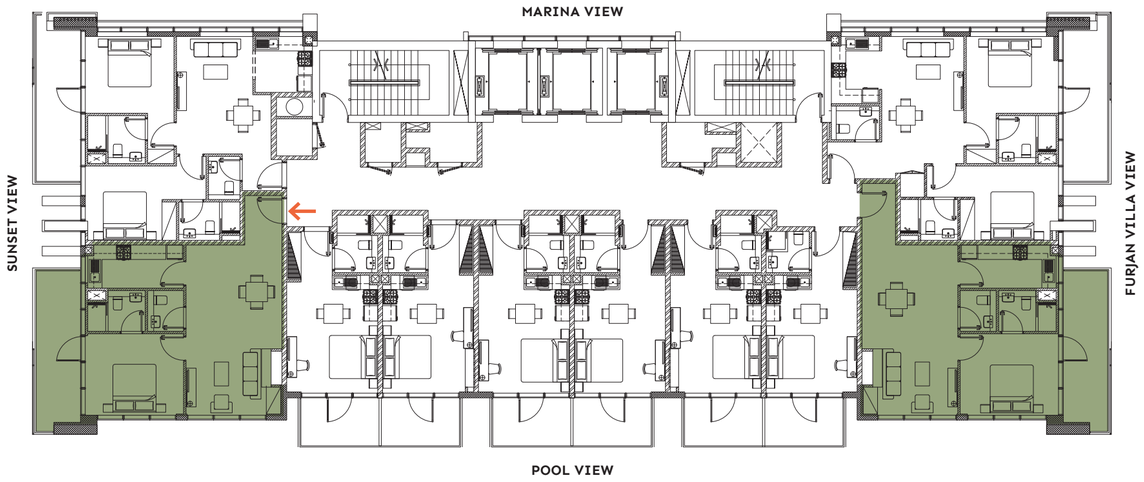
FLOORPLAN

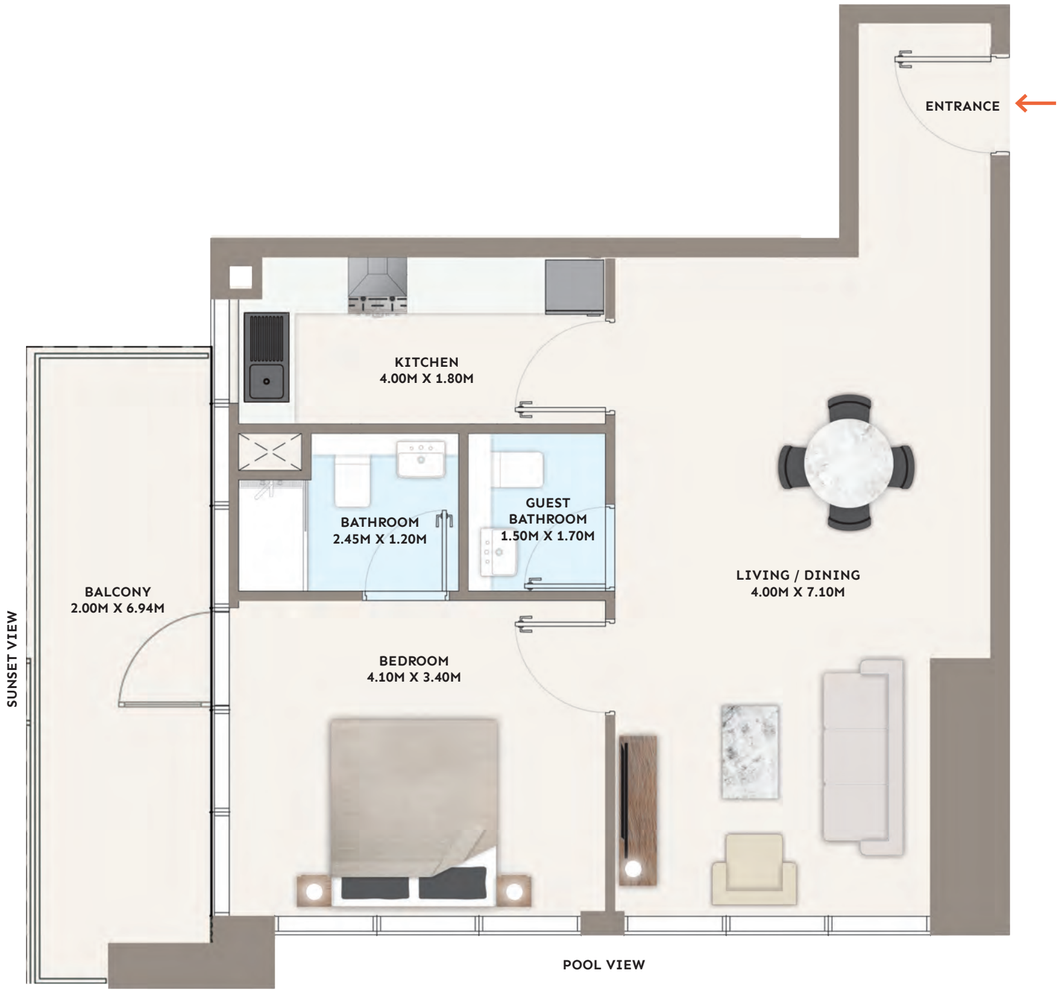
- Sunset, pool & Furjan villa view
- Open plan living and dining area
- Master bedroom with ensuite
- Separate kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA

Suite Area	693.20 sqft
Balcony Area	141.65 sqft
TOTAL AREA	**834.85 sqft**

TYPICAL FLOORPLAN





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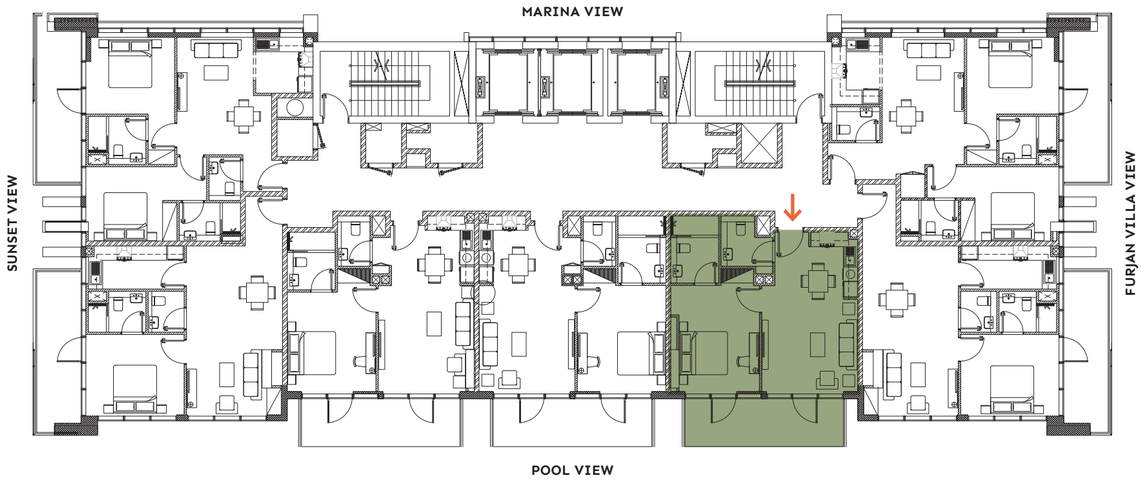
Apartment E
1 Bedroom (8th to 14th Floor)

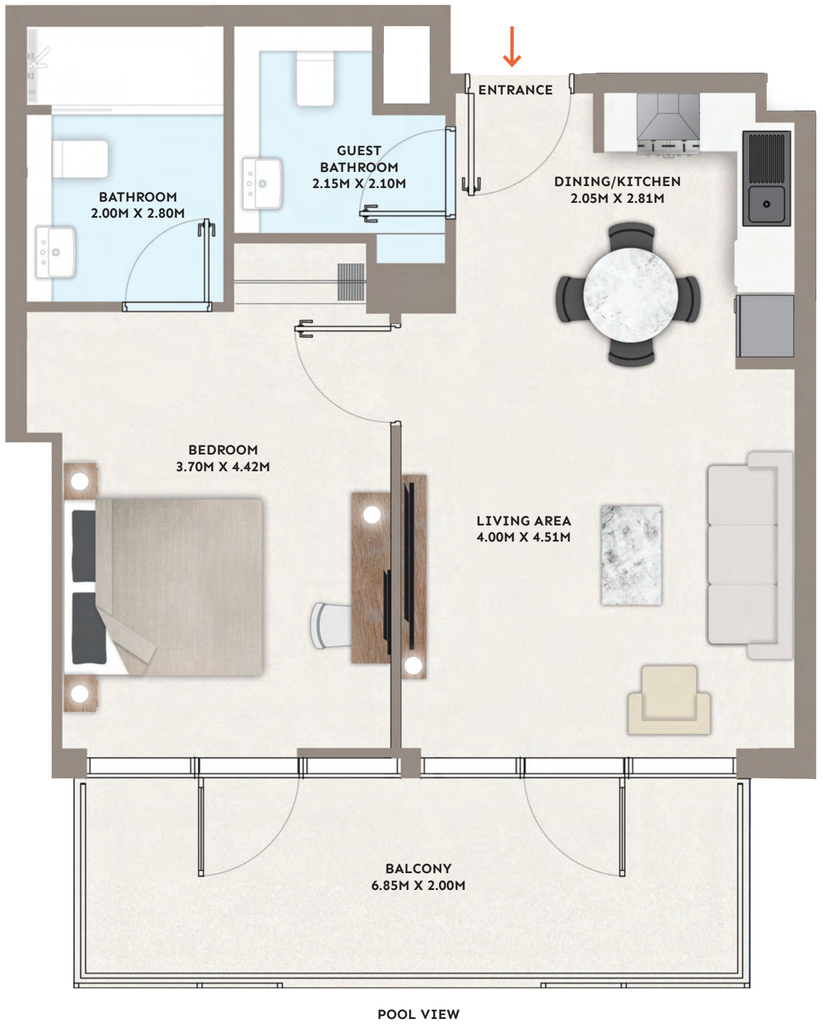
FLOORPLAN

- Pool view
- Open plan living and dining area
- Master bedroom with ensuite
- Kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA	
Suite Area	618.17 sqft
Balcony Area	146.82 sqft
TOTAL AREA	764.99 sqft

TYPICAL FLOORPLAN





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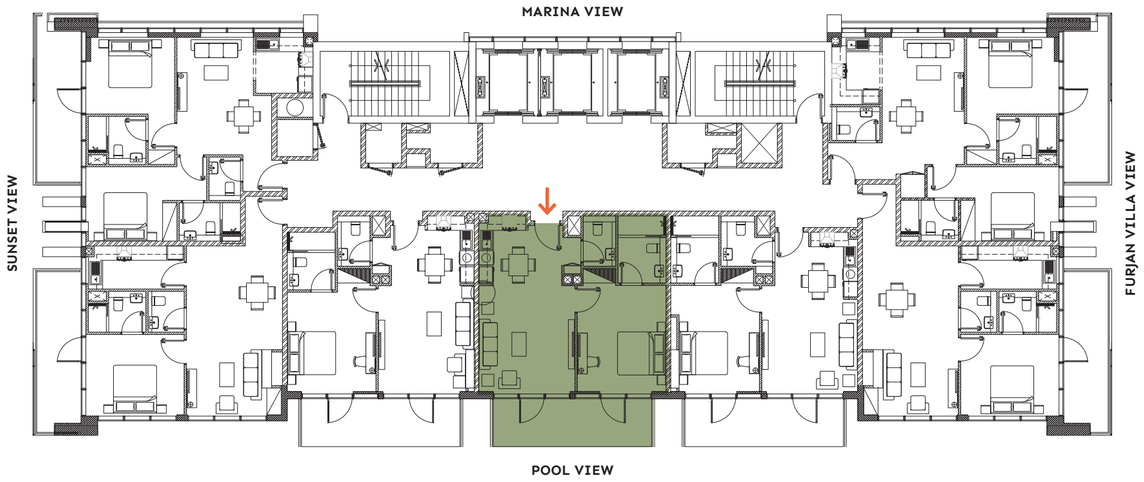
Apartment F
1 Bedroom (8th to 14th Floor)

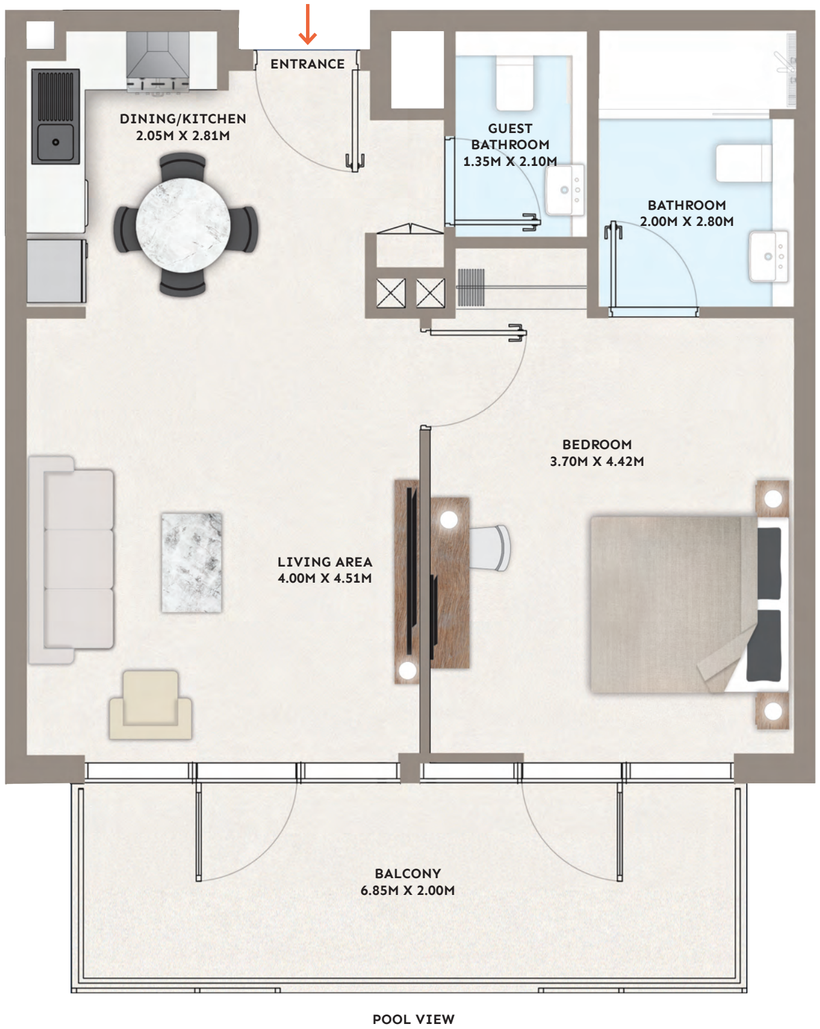
FLOORPLAN

- Pool view
- Open plan living and dining area
- Master bedroom with ensuite
- Kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA	
Suite Area	650.00 sqft
Balcony Area	146.82 sqft
TOTAL AREA	797.82 sqft

TYPICAL FLOORPLAN





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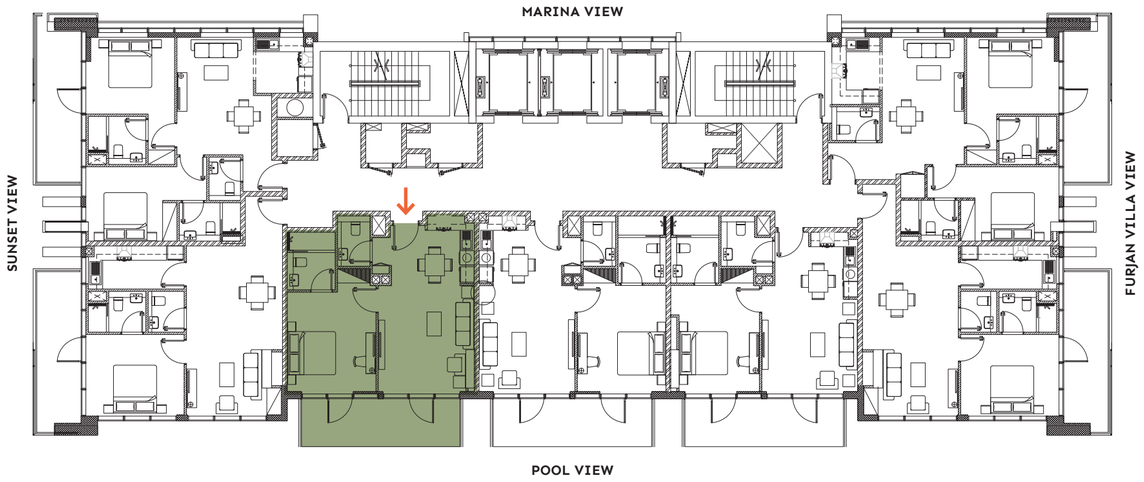
Apartment G
1 Bedroom (8th to 14th Floor)

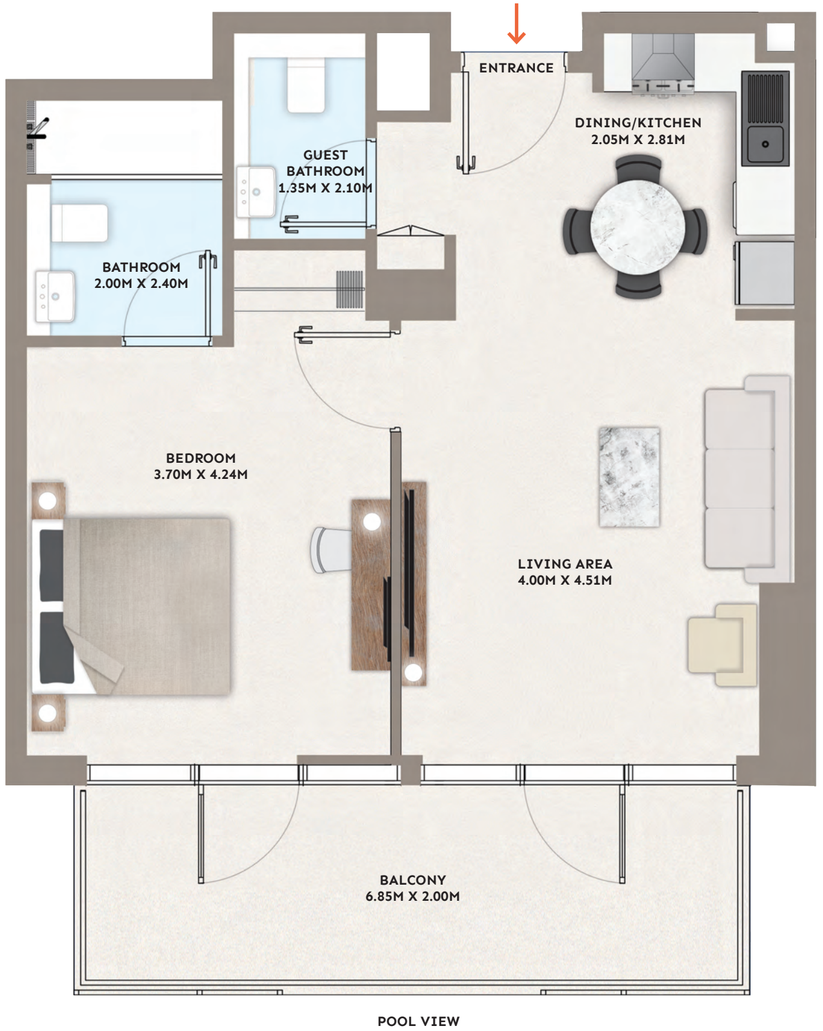
FLOORPLAN

- Pool view
- Open plan living and dining area
- Master bedroom with ensuite
- Kitchen
- Guest bathroom
- Spacious balcony

UNIT AREA	
Suite Area	622.80 sqft
Balcony Area	146.82 sqft
TOTAL AREA	769.62 sqft

TYPICAL FLOORPLAN





DISCLAIMER: Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area.
The developer reserves the right to make revisions to the Floorplans and any features, materials and dimensions mentioned without further notice.

DEVELOPMENT BY
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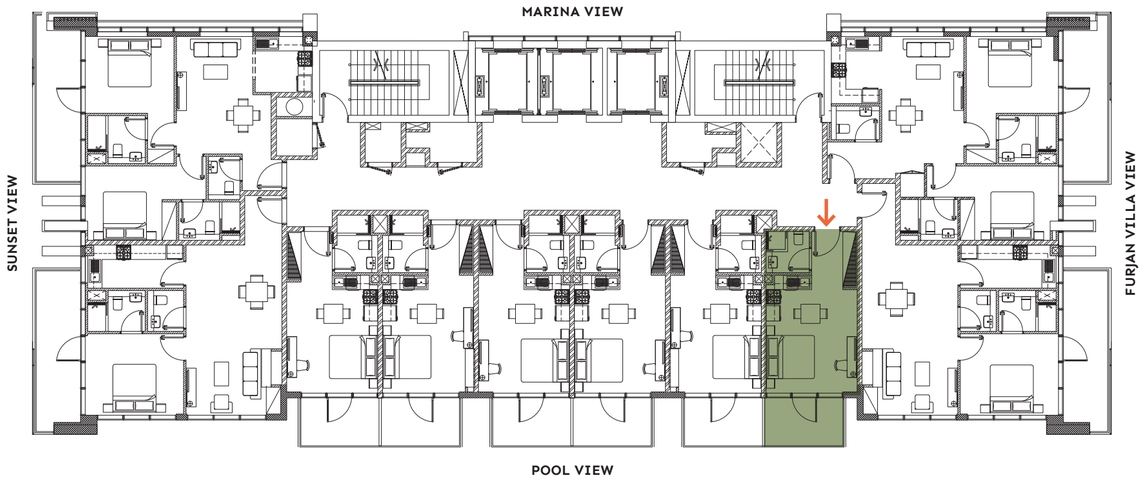
Studio Apartment A (2nd to 7th Floor)

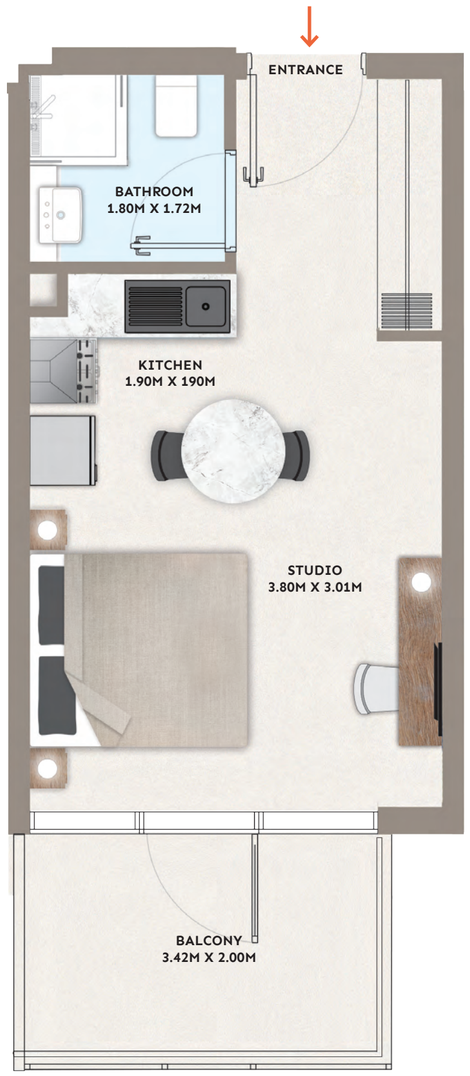
FLOORPLAN

- Pool view
- Open plan living and dining area
- Kitchen
- Bathroom
- Spacious balcony

UNIT AREA	
Suite Area	299.56 sqft
Balcony Area	73.41 sqft
TOTAL AREA	372.97 sqft

TYPICAL FLOORPLAN





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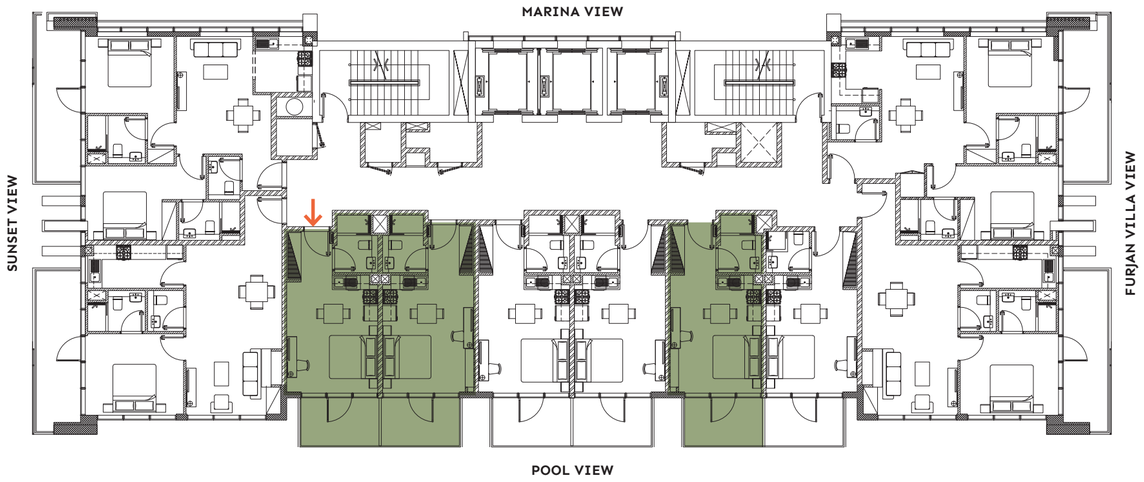
Studio Apartment B (2nd to 7th Floor)

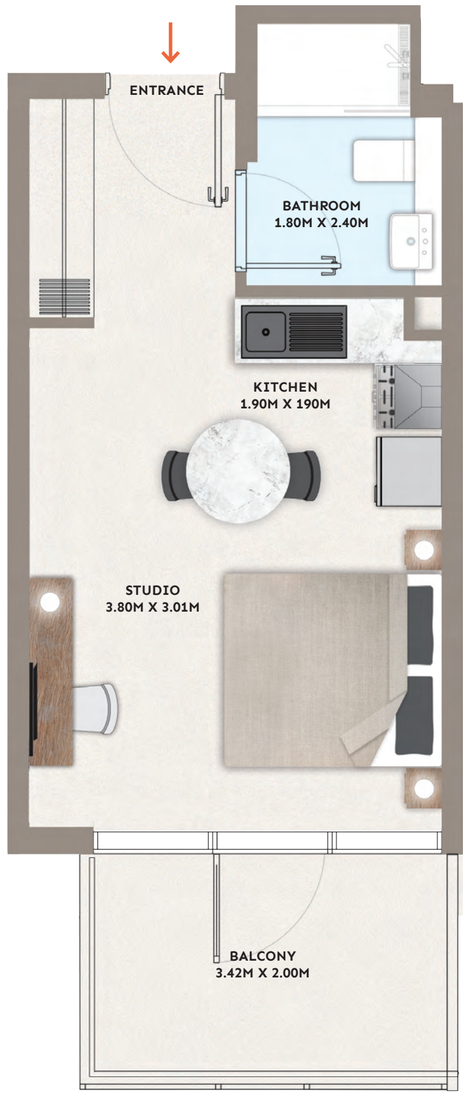
FLOORPLAN

- Pool view
- Open plan living and dining area
- Kitchen
- Bathroom
- Spacious balcony

UNIT AREA	
Suite Area	312.37 sqft
Balcony Area	73.41 sqft
TOTAL AREA	385.78 sqft

TYPICAL FLOORPLAN





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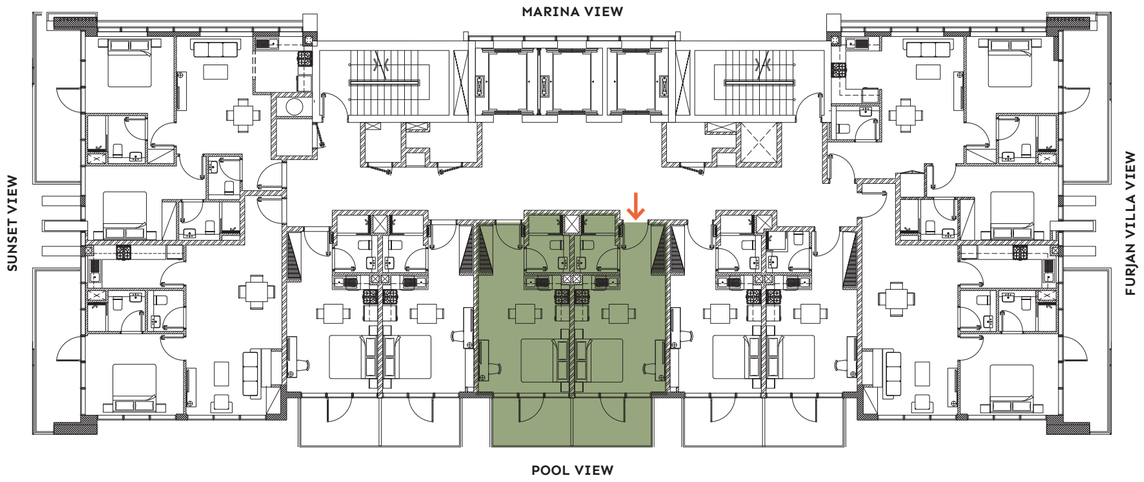
Studio Apartment C (2nd to 7th Floor)

FLOORPLAN

- Pool view
- Open plan living and dining area
- Kitchen
- Bathroom
- Spacious balcony

UNIT AREA	
Suite Area	320.98 sqft
Balcony Area	73.41 sqft
TOTAL AREA	394.39 sqft

TYPICAL FLOORPLAN



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