Aljurf

GARDENS

PHASE TWO



"THEY USED TO SAY THAT AGRICULTURE

HAS NO FUTURE IN UAE, BUT WITH GOD'S

BLESSING AND OUR DETERMINATION,

WE HAVE SUCCEEDED IN TRANSFORMING

THIS DESERT INTO A GREEN LAND."

H.H SHEIKH ZAYED BIN SULTAN AL NAHYAN

ALJURF

Our landscape is ever-changing, adding layer upon layer, building on the existing, merging, integrating, and weaving—to produce natural masterpieces of timeless beauty. Nestled along the Sahel Al Emarat Coast, AlJurf adds a new layer of beauty to the existing landscape. Integrating itself within the natural environment, AlJurf is a masterpiece that preserves and enhances the region's existing beauty, perpetuating a legacy rather than changing it.

AlJurf will feature a range of facilities including a world-renowned wellness clinic and retreat, unique residential communities of serviced residences, a marina and a town centre encompassing a hotel and retail units. All these components will be carefully integrated within the natural landscape of AlJurf so as to not disturb its harmonious beauty, but rather capitalise on it. Guests and residents will become the protectors of the ecosystem in the same way our ancestors were, while enjoying the simple luxury provided by this intricately weaved work of nature and design.





ALJURF MASTERPLAN

01 QASR AL JURF

02 JIWAR ALQASR

03 ALJURF GARDENS SIGNATURE PLOTS

04 SHA EMIRATES WELLNESS CLINIC

05 ALJURF GARDENS VILLAS

06 ALJURF GARDENS TOWNHOUSES

07 CANAL

08 CANAL VILLAS

09 MARSALJURF TOWNHOUSES

10 MARSALJURF RESIDENCES

11 MARSALJURF PUBLIC MARINA

12 ALJURF GARDENS PRIVATE MARINA

13 JIWAR ALQASR PUBLIC BEACH

14 ALJURF GARDENS PRIVATE BEACH

15 NEIGHBOURHOOD CENTRE

16 SCHOOL

17 ALJURF WILDLIFE RESERVE

18 UTILITIES PLOT

19 PRIVATE ISLAND

20 BOUTIQUE HOTEL

Aljurf
GARDENS

THE COASTAL RANCHES OF ALJURF

—

AlJurf Gardens is where, decades ago, tens of thousands of trees were planted to create a green haven in the desert of Abu Dhabi.

Even the name has an aura—it is possible at once to lose and to find yourself among the trees and natural landscape, following a path that leads from the thoughtfully interwoven coastal ranches to the private and secluded beach.

AlJurf Gardens is a natural masterpiece; an intricate tapestry of 500 landscaped plots designed to seamlessly integrate within the natural, raw beauty of AlJurf.

Inspired by local culture, AlJurf Gardens tames the wilderness of its surroundings by introducing refined architecture patterns repeated in different scales to reflect nature's exquisiteness across every topology of homes, gardens and courtyards.



Aljurf
GARDENS

NEW PHASE

A world of breathtaking nature meets tranquility. Phase 2 of AlJurf Gardens has now launched with two exquisite villa types, 'Joud' and 'Budoor'. Joud offers 3-bedroom villas which are a work of art, combining elements of traditional architecture with contemporary design. Budoor offers 2-to-5 bedroom villas inspired by our pristine environs and bringing a sense of community to our coastal sanctuary.



A M E N I T I E S

PRIVATE ENTRANCE



Sanctuaries are a place of blissfulness, fulfilment, and soul enrichment. They are a haven where you feel safe and free to be yourself; to find inner peace.

Away from the bustling crowds and quick paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through the gates, one walks into a place that leads simple lives full of authentic time for family and friends, in a private and secure environment.

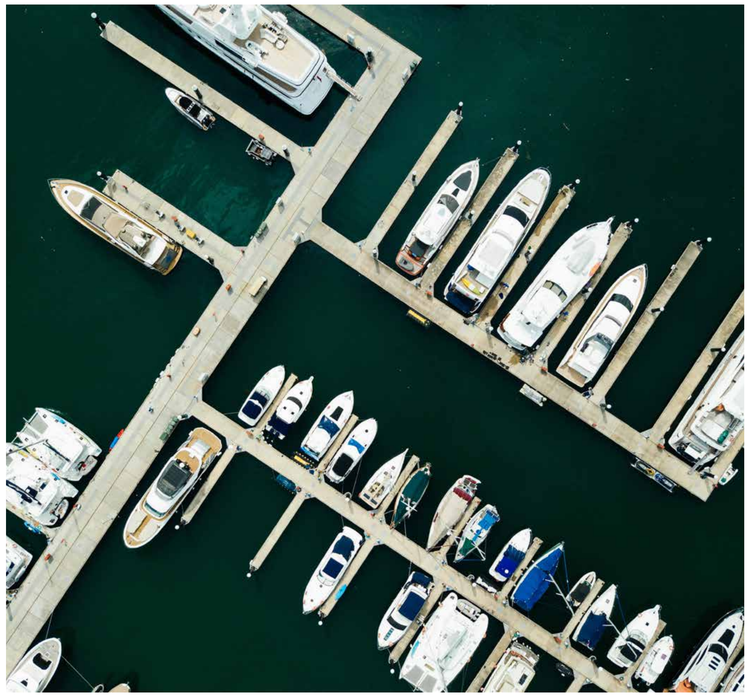
PRIVATE BEACH



Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates—Sahel Al Emarat. It is a coastal getaway that captures the imagination, heritage and nature of the Emirates, offering a timeless and universal charm that adds to the feeling of escapism.

AlJurf Gardens boasts its own private beach and coastal shores stretching alongside the development's border, protecting its residents from the outside world.

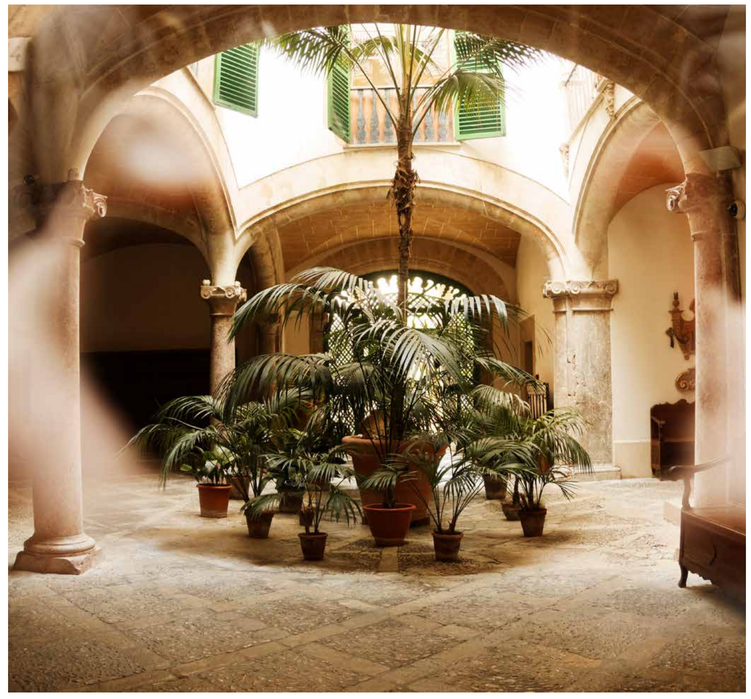
PRIVATE MARINA



For generations, Abu Dhabi, with kilometres of pristine coastline and a plethora of natural islands, has been at one with the sea; it was home to fishing and pearling fleets and active boat yards. Emiratis still take to the seas in droves—but in a more leisurely fashion.

Comfortably nestled on the shores of the beautiful coast of AlJurf and a short walk through the trees and lush greenery lies the private marina, accessible exclusively to the residents of AlJurf Gardens for an actively enriching lifestyle.

COMMUNITY CENTERED



AlJurf Gardens has the community at its heart. It boasts a majlis, courtyard architecture, mosques and a community centre; offering a welcoming setting to come together.

AlJurf is a beautiful natural place, a framework for an authentic life. Critical to this is a supportive community that provides social engagement, different from what one finds in the city.

BUDOOR VILLAS



* Artist Impression

Budoor

—

2

Bedroom
Villa

2 4 3

2 Br Budoor Villa	SQM
Plot Area	756
Ground Floor GFA	208
Total GFA	**208**
Total BUA	**275**

Disclaimer:

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Ground-Floor Plan



Budoor

—

3

Bedroom
Villa

3 5 2 3

3 Br Budoor Villa	**SQM**
Plot Area	756
Ground Floor GFA	208
First Floor GFA	55
Total GFA	**263**
Total BUA	**444**

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Ground-Floor Plan



Budoor

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First-Floor Plan



Budoor

—

4-

Bedroom
Villa

4 5 2 3

4 Br Budoor Villa	SQM
Plot Area	756
Ground Floor GFA	208
First Floor GFA	72
Total GFA	**279**
Total BUA	**441**

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Ground-Floor Plan



Budoor

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First-Floor Plan





* Artist Impression



* Artist Impression



* Artist Impression



* Artist Impression

Budoor

—

5

Bedroom
Villa

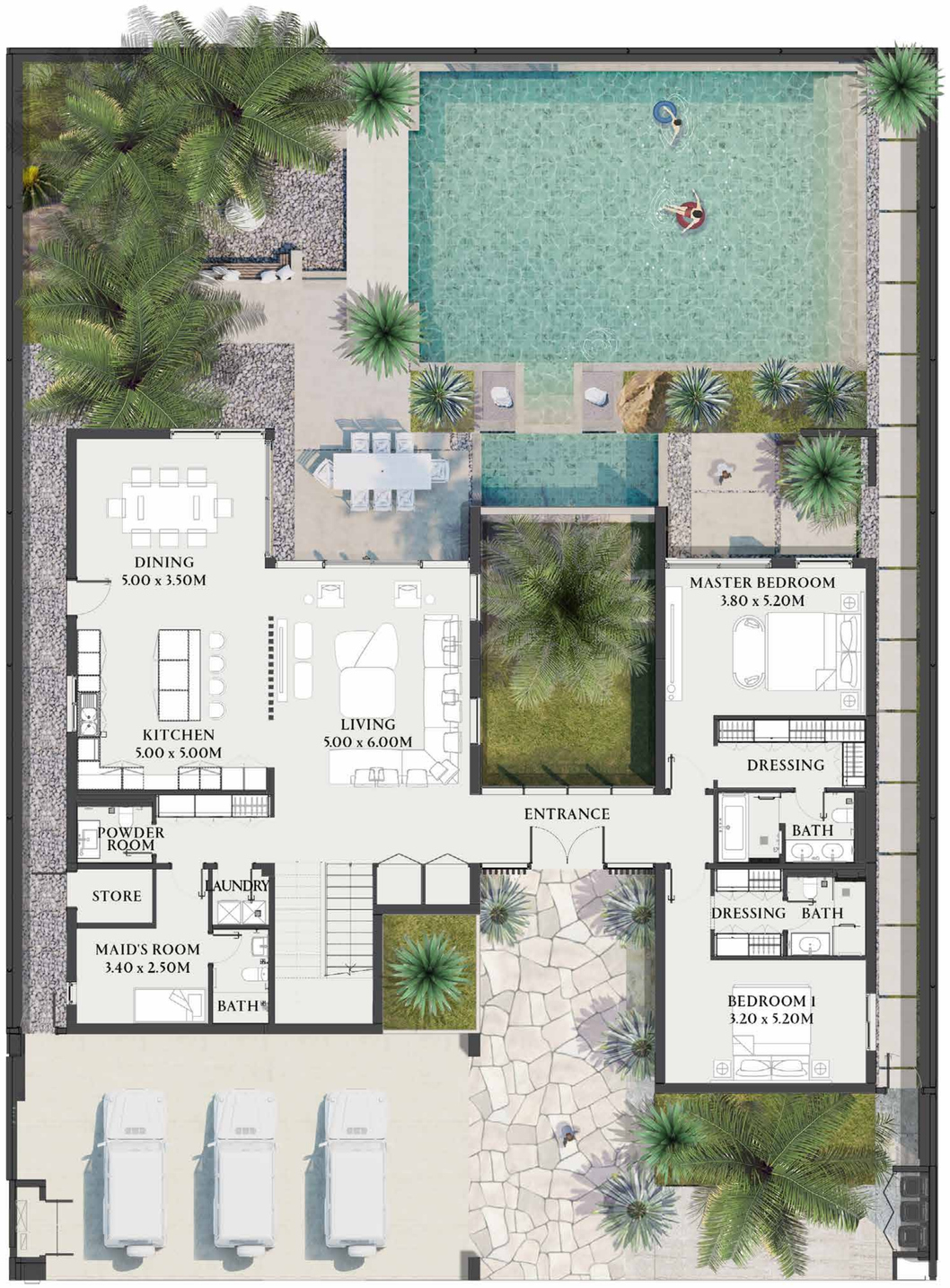
5 7 4 4

5 Br Budoor Villa	SQM
Plot Area Options	785/880
Ground Floor GFA	239
Fisrt Floor GFA	157
Total GFA	**396**
Total BUA	**618**

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Ground-Floor Plan



Budoor

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First-Floor Plan



FINISHING SPECIFICATIONS

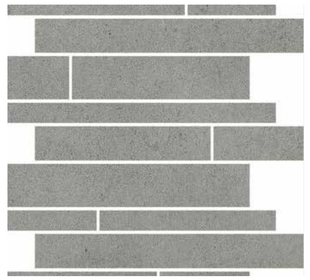
FLOORING

-



Item
Porcelain Tiles

Area of use
Internal flooring
Public areas
Bathrooms



Item
Porcelain Tiles

Area of use
Bathroom feature walls



Item
Oak veneer/laminate

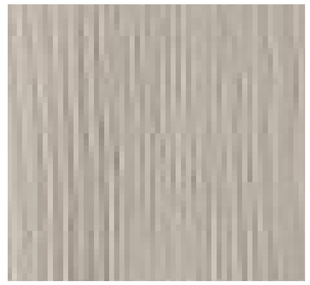
Area of use
Joinery throughout

WALLS

-

Item
Paint

Area of use
Throughout



Item
Timber Effect Porcelain Tiles

Area of use
Bedroom and dressing room floors

FINISHING SPECIFICATIONS

EXTERIOR FACADES

-



Item
Stone

Area of use
Exterior Facade



Item
Plaster and Paint

Area of use
Exterior Facade

EXTERIOR WALK & DRIVEWAYS

-



Item
Porcelain tiles

Area of use
Main entrance walkway



Item
Precast Concrete Pavers

Area of use
Exterior Walkways
Driveways

APPLIANCES

-

Refrigerator

Dishwasher

Hob/Oven

Hood

Disclaimer:

This is only indicative of design intent. Look, feel and specs might change during construction.

JOUD VILLAS



* Artist Impression



* Artist Impression

Joud

—

3

Bedroom
Villa

3 5 3 3

3 Br Joud Villa	SQM
Minimum Plot Area	756
Ground Floor GFA	182
First Floor GFA	135
Total GFA	**317**
Total BUA	**422**

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Ground-Floor Plan



Joud

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First-Floor Plan



FINISHING
SPECIFICATIONS

FLOORING

-



Item
Porcelain Tiles

Area of use
Interior public ar-
eas



Item
Porcelain Tiles

Area of use
Bedrooms
Ensuite bathrooms



Item
Walnut Laminate/Veneer

Area of use
Joinery throughout

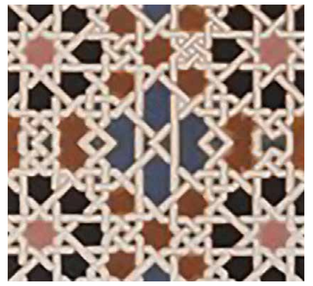
WALLS

-



Item
Paint

Area of use
Throughout



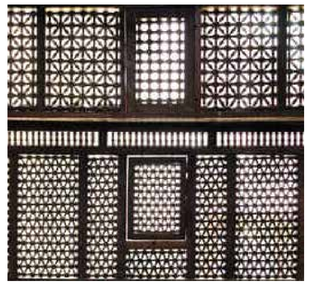
Item
Ceramic Tiles with
Artistic Pattern

Area of use
Bath alcove
Master Bath

FINISHING SPECIFICATIONS

EXTERIOR FACADES

-



Item
Mashrabiya

Area of use
Screens on Some
Glazed Areas



Item
Plaster and Paint

Area of use
Exterior Facade

EXTERIOR WALK & DRIVEWAYS

-



Item
Porcelain Tiles

Area of use
Main entrance walkway
External stairs
Courtyard
Balconies



Item
Precast Concrete Pavers

Area of use
Exterior Walkways
Driveways



Item
Plaster and Paint

Area of use
Exterior Facade

APPLIANCES (MAIN KITCHEN ONLY)

-

Refrigerator

Dishwasher

Hob/Oven

Hood (main and heavy kitchen)

Disclaimer:

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