MINATI 1
HOMES

By Januss Developers

Live exquisitely & Transcend the Mundane



Experience the Fusion of Style and Serenity

In a serene Dubai sanctuary, craftsmanship merges with lush landscapes, where meticulously crafted residences bask in radiant sunlight. Airy spaces dissolve into private oases, blurring boundaries and fostering tranquility amid nature´s secrets and curated artistry.

Vision of Januss

We aim to set new standards in modern living by seamlessly integrating luxurious craftsmanship, uncompromising quality, and practical functionality. Guided by deep customer understanding and strong ethics, we create innovative, sustainable designs that embrace tradition and modernity.

JANUSS
DEVELOPERS







An Ode to Grandeur

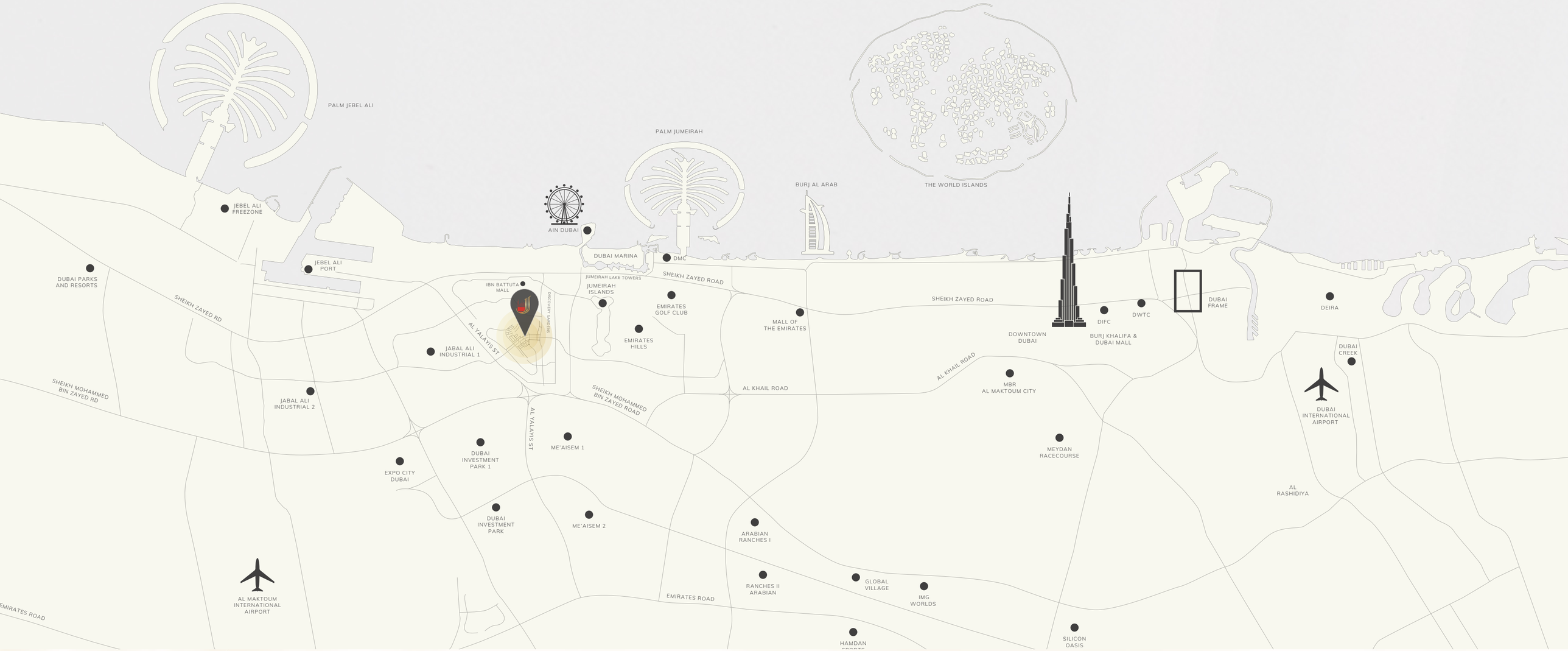
Minati Homes 1 epitomizes opulent sophistication in contemporary living, nestled amidst lush greenery. Flooded with natural light, these grand residences boast world-class architecture and exquisite interior artistry, offering unparalleled convenience at the core of Al Furjan´s vibrant neighborhood.



Holistic Eco-conscious Living: Tranquility in Every Corner

Embark on a journey with us to a harmonious sanctuary, where indoor and outdoor spaces seamlessly integrate. Residents revel in abundant natural light and top-quality finishes, fostering a wholesome living experience amidst picturesque landscapes.





NEAREST METRO STATION
5 MINS

SHEIKH ZAYED ROAD
5 MINS

DUBAI MARINA
10 MINS

JBR BEACH
10 MINS

MAKTOUM AIRPORT
15 MINS

PALM JUMEIRAH
15 MINS

MALL OF THE EMIRATES
15 MINS

DOWNTOWN DUBAI
30 MINS


Find a Place of Peace Within Yourself

Alluring Amenities: Elevating Everyday Living

Compose a harmonious blend of productivity, leisure, and wellbeing, seamlessly woven into your lifestyle, crafting a masterpiece of home.



Make a Splash

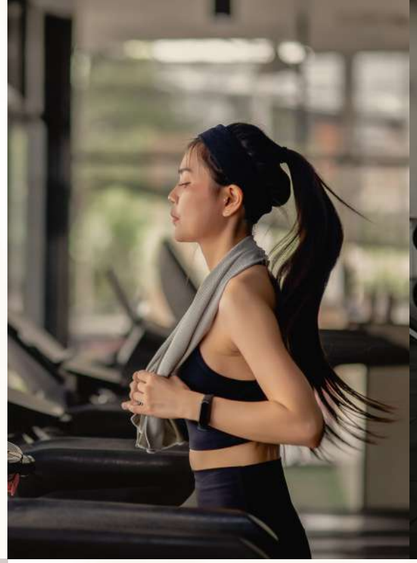
Family pool

Escape worries in our aquatic haven. Dive into crystal-clear water, each stroke a soothing rhythm. Unwind amidst lush greenery, soaking up serenity.





Unlock Your Potential and Vitality







State-of-the-art Gymnasium

Wellness seamlessly integrated. High-energy workouts or mindful movement, our sleek design ignites motivation.


ATTITUDE
IS EVERYTHING
FEEL THE BURN

Starlit Screenings, Poolside Magic





Open Cinema by the pool

Enjoy starlit screenings at our open-air pool cinema, reclining under the stars as the water gently ripples. Let your imagination soar and make unforgettable memories.





Inspire Creativity and Promote Collaboration

Multipurpose Room and Co-Working spaces

Each occasion celebrates joy, forging lasting memories. Escape the noise, and elevate your productivity in our sleek workstations and vibrant social zones.







Sizzle, Savor and Socialize

Shaded Seating Area and Barbeque Pods

Fire up the grill and whip up culinary masterpieces in your own spacious BBQ pod. Invite friends and family for a festive gathering, enjoying the company and delicious food in a dedicated space.





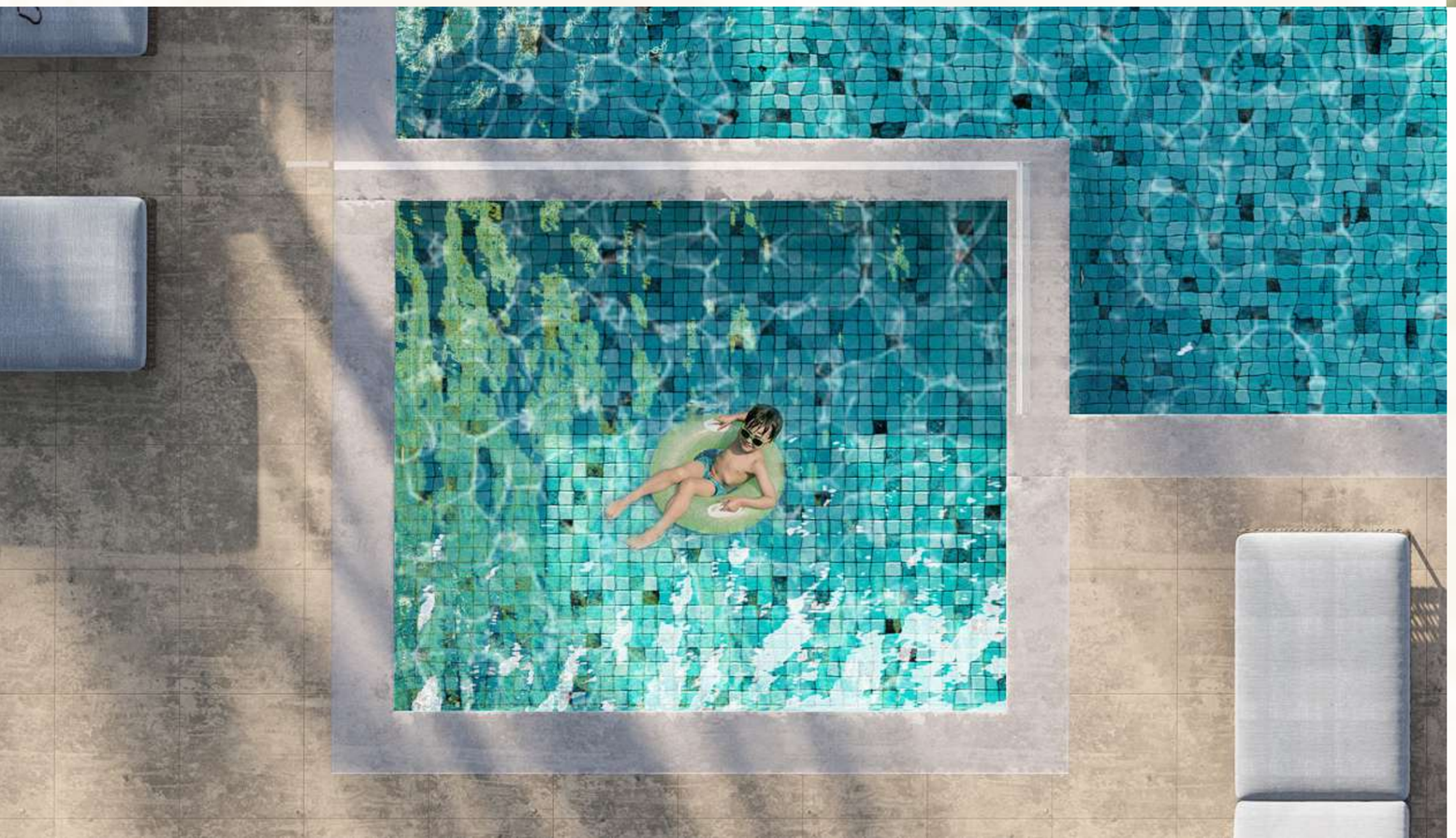
Pool deck, Sun beds and Canopies

Lounge in the expansive pool deck offering perfect blend of comfort and tranquility as you soak up the sun in style.

Unwind by the Poolside

Slides, swings and laughter





Kids’ Play Area

Where excitement, boundless laughter and imaginations run wild, friendships bloom, and every moment is filled with joy.



His and Her Steam rooms

Indulge yourself as stress melts away, while therapeutic heat revitalizes your spirit, ensuring you emerge refreshed.





Relax, Revive and Rejuvenate

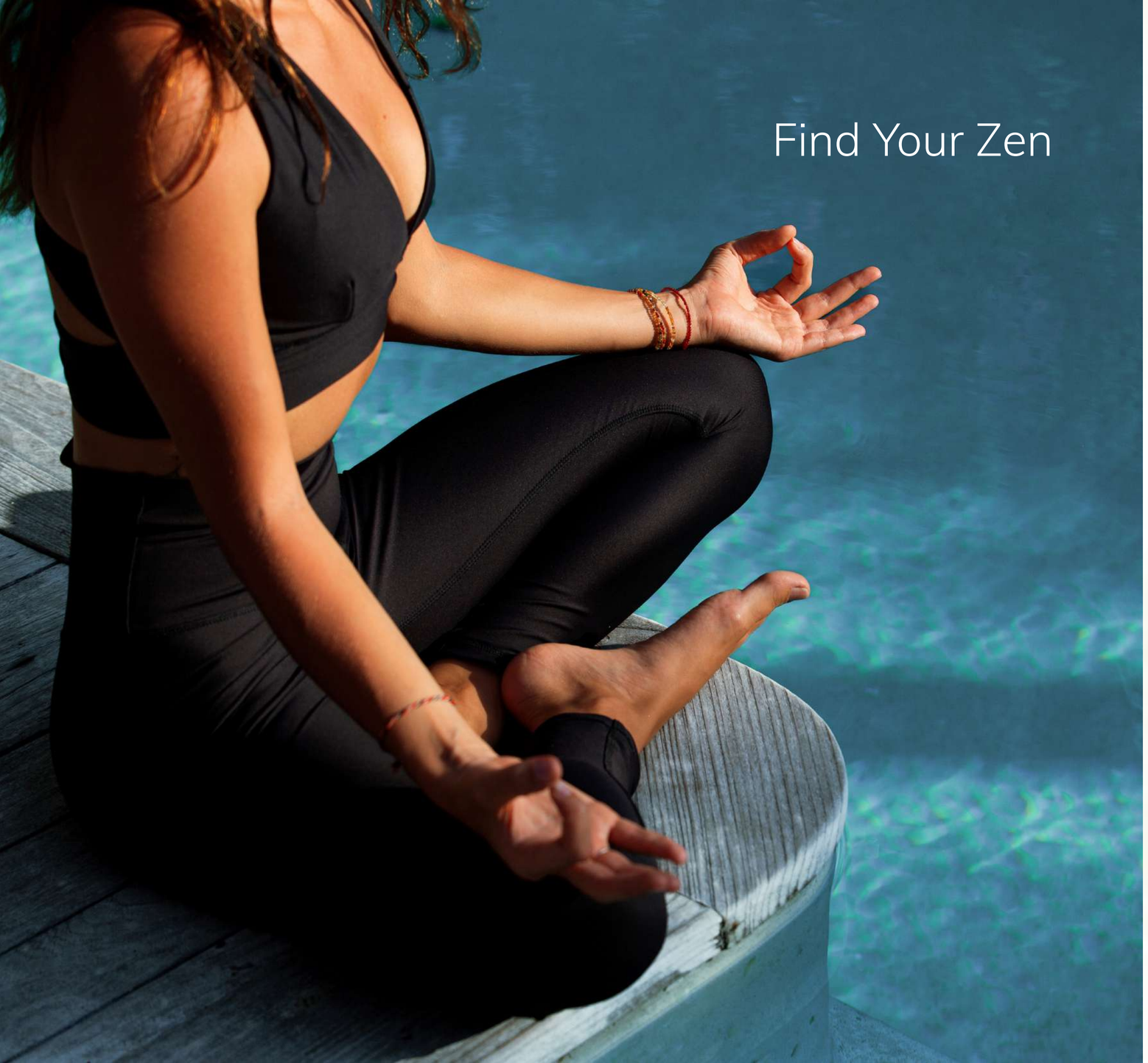


Restrooms & Showers

Lockers & Changing Rooms







Shaded Yoga Areas

Find inner peace in our serene meditation gardens. Surrounded by nature´s calm, escape the daily rush. Breathe. Be still. Reconnect with tranquility.

Interiors and Apartment Features

Explore our one, two, and three-bedroom apartments, each designed for comfort and charm.

Uncover a space where authenticity thrives and growth abounds. Your Residence for a Life of Bliss, Community, and Infinite Potential.

Holistic Elegance





Chic Entrance and Lift Lobby

The lobby, with its delicate design, exudes modernity, tranquility, and warmth. Its soaring ceilings, plush seating, and tastefully chosen decor not only evoke a sense of simplicity but also speak to a commitment towards sustainability.


‹ELEVATORS


АЗБУКА ВКУСА



Sophisticated and Welcoming

Our interiors set the tone for truly arriving in style. Sleek architectural elements are highlighted by trendy lighting, creating a visually stunning and inviting impression.







Luxe Living & Redefined Modern Design

Modern interiors and Premium finishes

Clean lines with a refreshing touch of sophistication: From minimalist design to refined finishes, discover a space that exudes timeless charm and understated luxury.





Space Utilization and Layouts

From streamlined design to functional layouts, each detail is meticulously crafted to offer a lavish sanctuary. Explore architectural wonders and practical innovations, revealing fresh levels of elegance and coziness at every corner.

Contemporary Kitchen layouts

Unleash your inner chef in a stylish space that inspires culinary creativity, from sleek countertops to state-of-the-art appliances.





Embrace Tomorrow´s Automation Prowess





Cutting-edge Smart Home Tech and Lighting Fixtures

Step into the future of living where cutting-edge technology and seamless connectivity redefine how you experience your home.





En-suite Bedrooms in Every Apartment

Each bedroom features its en suite for ultimate privacy and convenience, ensuring a luxurious and seamless living experience.



Floor-to-Ceiling Windows

Living spaces bathed in abundant natural light create a bright and inviting atmosphere with panoramic views of sunsets and cityscapes.

Ample wardrobe and Closet Spaces

Offering ample storage, from the generous wardrobes in the bedrooms to the Sleek Entryway Closets. Built-in shelving seamlessly integrates practical storage solutions throughout.





Fashionably Functional & Stylishly Organized



Sleek Bathrooms in Serenity, Style and Comfort





Bathroom, Powder & Laundry Rooms

Immerse yourself in our stylishly designed bathrooms, and the convenience of a powder room in every apartment, offering both elegance and comfort. Well-placed laundry rooms increase efficiency, ensuring laundry chores are swiftly handled.



Spacious Balconies & Terraces

With balcony access from both-the living room, and bedroom, residents enjoy seamless indoor-outdoor living. Louvers provide privacy and shade for a serene outdoor retreat.



Materials and Specs

General Specs

Glazed Porcelain Flooring
Graded Fenomastic | Emulsion Paint
Double-glazed tinted glass
Branded Switches and Sockets
Usage of Durable Materials

Kitchen Specs

Premium Kitchen cabinetry
Engineered Stone Countertops in Kitchen
European Quality White Goods: Large Refrigerator
Gas Hob, Cooker Hood, Built-in Oven and Washing Machine
Dishwasher in selected layouts

Bathroom Specs

Anti Slip Flooring in Bathrooms
High-End Sanitary Ware and Fixures











The City is Your Playground

Al Furjan

Al Furjan, an energetic Dubai community, seamlessly blends city living with serene residential charm. Boasting diverse architecture, verdant landscapes, and a bustling town center, it promises a dynamic lifestyle. Emphasizing sustainability and community, Al Furjan strategically sits near the metro and SZR. Offering Community Centers, Parks, Shopping Malls, Supermarkets, Schools, Mosques, Hospitals, Hotels, and much more.

Community Highlights

METRO

CLOSE TO SZR

EASY CONNECTIVITY

COMMUNITY CENTERS AND PARKS

SHOPPING MALLS

SUPERMARKETS AND RETAIL STORES

SCHOOLS AND NURSERIES

MOSQUES AND SHRINES

HOTELS AND RESTAURANTS

HOSPITALS AND CLINICS

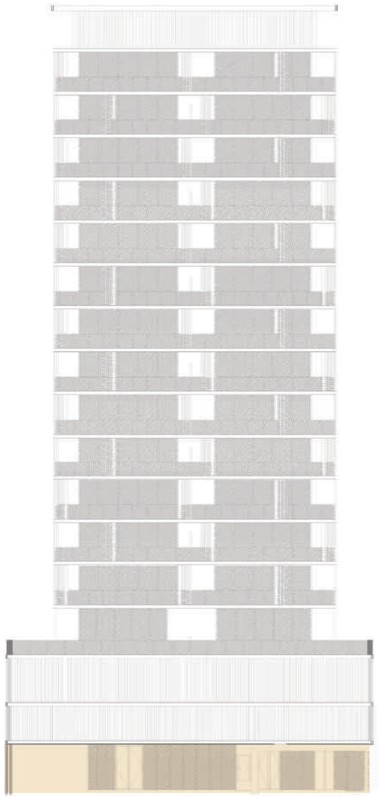
BARS AND CAFES

PET-FRIENDLY NEIGHBORHOOD



FLOOR PLANS

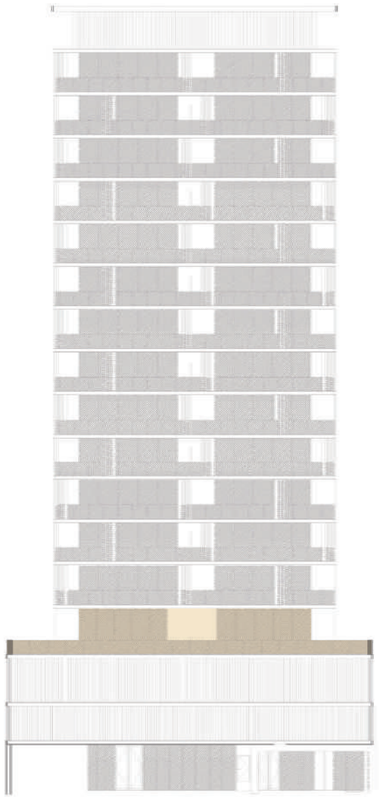
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GROUND FLOOR



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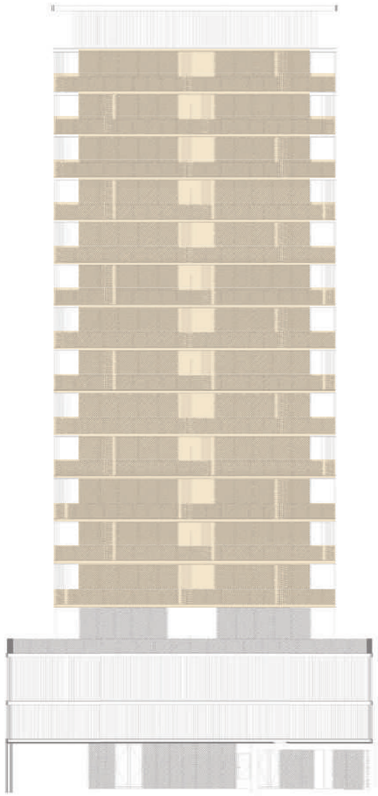
FIRST FLOOR | AMENITIES

TOWNHOUSES



ROAD

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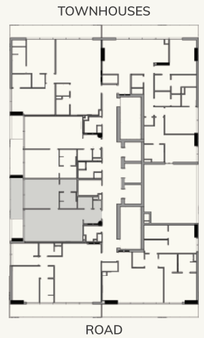
TYPICAL FLOOR

TOWNHOUSES



ROAD

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INTERNAL AREA	BALCONY AREA	TOTAL AREA
697.39 Sq.ft	94.18 Sq.ft	791.57 Sq.ft



Layout Features

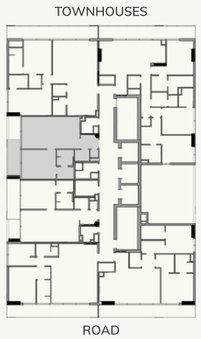
- Entryway Closet
- L-shape Kitchen
- Spacious Living Room
- Ensuite Bedroom
- Spacious Balcony
- Balcony Access from Living and Bedroom
- Views of Neighbourhood
- Lots of Builtin-Wardrobe
- Powder Room
- Laundry Room

ONE BEDROOM
03 SERIES

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INTERNAL AREA	BALCONY AREA	TOTAL AREA
690.07 Sq.ft	86.97 Sq.ft	777.04 Sq.ft



Layout Features

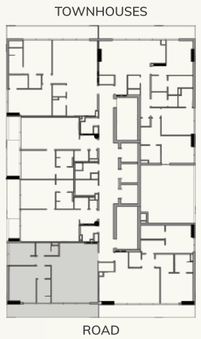
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ONE BEDROOM
04 SERIES

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INTERNAL AREA	BALCONY AREA	TOTAL AREA
918.8 Sq.ft	212.69 Sq.ft	1131.5 Sq.ft



Layout Features

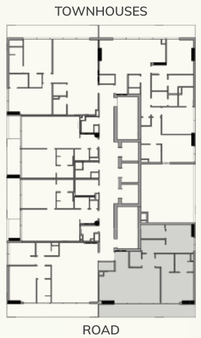
- Entryway Closet
- Wide and Inviting Living Room
- Open plan Kitchen & Breakfast Countertops
- Powder Room with Shower
- Ensuite Bedroom
- Study Room with Window
- Views of Neighbourhood
- Lots of Builtin-Wardrobe
- Full Length Balcony
- Balcony Access from Living and Bedroom

ONE BEDROOM & STUDY
02 SERIES

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INTERNAL AREA	BALCONY AREA	TOTAL AREA
1026.98 Sq.ft	220.33 Sq.ft	1247.32 Sq.ft



Layout Features

- Entryway Closet
- Wide and inviting Living Room
- Spacious open plan Kitchen
- Powder Room
- Both Ensuite Bedrooms
- Lots of Builtin-Wardrobe
- Full Length Balcony
- Balcony Access from Living and Bedroom
- Views of Neighbourhood

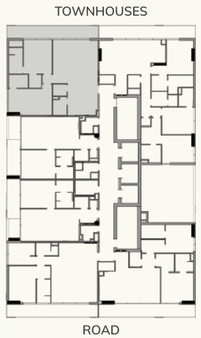
TWO BEDROOM
01 SERIES

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MINATI 1
HOMES
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INTERNAL AREA	BALCONY AREA	TOTAL AREA
1133.76 Sq.ft	210.97 Sq.ft	1344.74 Sq.ft

Layout Features

- Entryway Closet
- Spacious Living Room
- Open plan Kitchen & Breakfast Countertops
- Powder Room
- Both Ensuite Bedrooms
- Full Length Balcony
- Views of Sunset and Greenery
- Builtin-Wardrobe and Ample Storage Spaces
- Double Sink in Master Bedroom
- Study Room

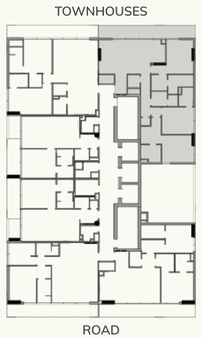
TWO BEDROOM & STUDY
05 SERIES

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MINATI 1
HOMES
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INTERNAL AREA	BALCONY AREA	TOTAL AREA
1439.89 Sq.ft	223.67 Sq.ft	1663.56 Sq.ft

Layout Features

- Entryway Closet
- Spacious Living Room
- Open plan Kitchen
- Maids Room with Bathroom
- Powder Room
- Laundry Room
- All Ensuite Bedrooms
- Minimal Wastage of Space
- Full Length Balcony
- Views of Sunset and Greenery
- Lots of Builtin-Wardrobe and Storage Spaces
- Double Sink in Master Bedroom-Bath

THREE BEDROOM & MAIDS
06 SERIES

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Project Key Highlights

- PRIME LOCATION
- SLEEK AND MODERN ARCHITECTURE
- PREMIUM AMENITIES
- CLOSE TO METRO
- STYLISH INTERIOR DECOR
- LUCRATIVE INVESTMENT RETURNS
- EASY ACCESS TO SZR
- VASTU-INSPIRED DESIGNS
- MAXIMIZED SPACE EFFICIENCY
- VIBRANT COMMUNITY
- KITCHEN APPLIANCES INCLUDED
- FLEXIBLE PAYMENT PLAN



A New Beginning, Embrace the Possibilities

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