

KAYAN

Aljurf
GARDENS



“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.”

THE FOUNDING FATHER
SHEIKH ZAYED BIN SULTAN AL NAHYAN
(MAY GOD REST HIS SOUL)



ALJURF MASTERPLAN

- 1. QASR ALJURF
- 2. JIWAR ALQASR
- 3. ALJURF GARDENS SIGNATURE PLOTS
- 4. SHA EMIRATES
- 5. ALJURF GARDENS VILLAS
- 6. CANAL RESIDENCES
- 7. CANAL
- 8. CANAL VILLAS
- 9. MARSALJURF COMMUNITY
- 10. MARSALJURF RESIDENCES
- 11. MARSALJURF MARINA
- 12. ALJURF GARDENS PRIVATE MARINA
- 13. JIWAR ALQASR BEACH
- 14. ALJURF GARDENS PRIVATE BEACH
- 15. COMMUNITY CENTRE
- 16. UTILITIES PLOT



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.

KAYAN



*We are the sum of all the
stories that came before us,
and we are born to create new
ones for generations to come.*

We like to think of AlJurf Gardens as a story with no beginning and no end, but one that evolves over time. Every day at the Gardens is a new page of life. In this next chapter, we unveil Kayan – the latest phase of AlJurf Gardens. Designed to encourage a closely-knit community, Kayan launches villas offering two distinct architectural typologies.

This phase continues to focus on integrated, connected, and walkable communities. The neighborhood is designed with sikkas alongside gardens and softscape divisions, welcoming interactions amongst residents, while maintaining privacy through design.

This new chapter promises to delight and inspire. To refresh and energize. To tell a new kind of story.

AMENITIES



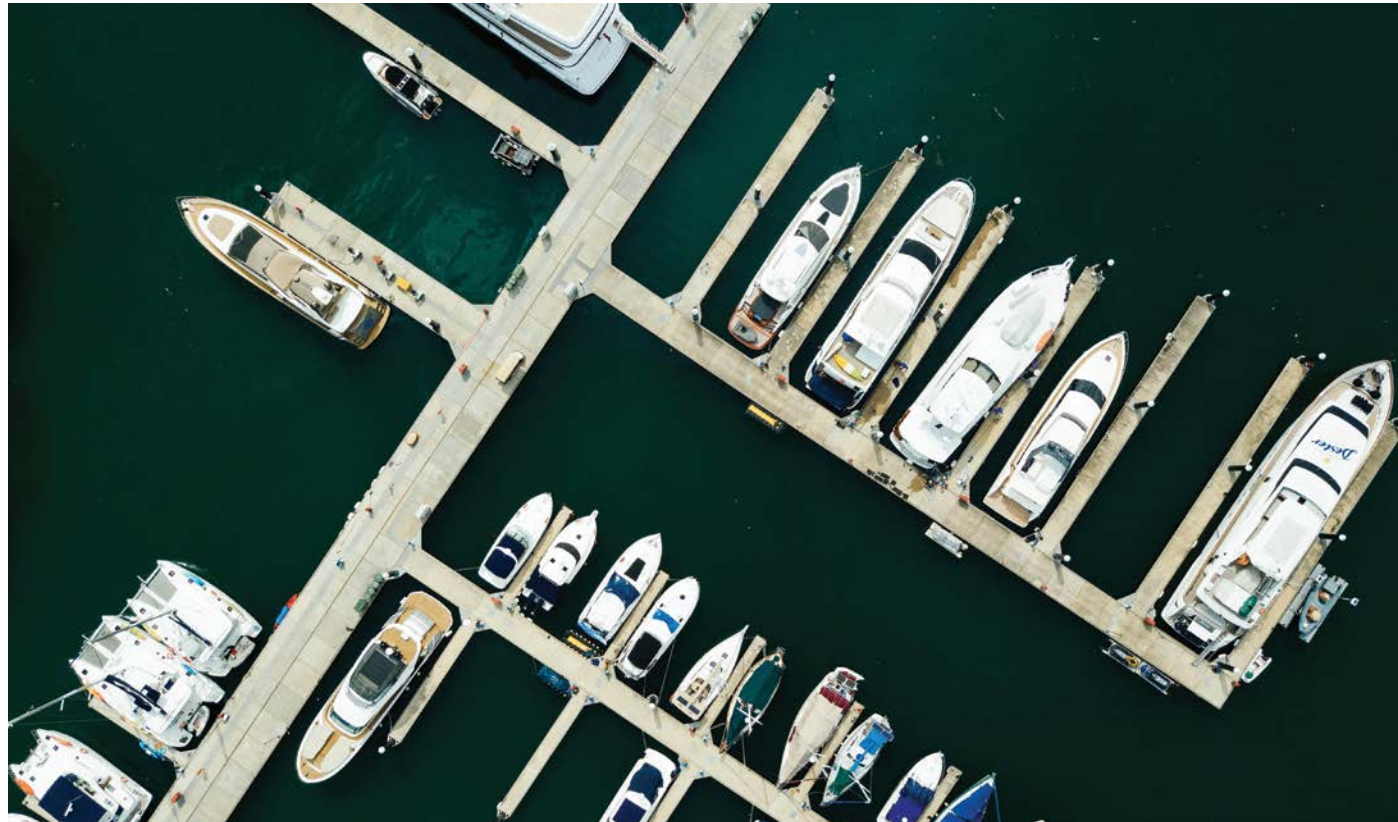
PRIVATE ENTRANCE

As you enter AlJurf Gardens you are greeted by a comforting canopy of green trees, leading you into the community. The perfect welcome into a place of bliss, peace and soulful enrichment. Stepping through the private gates of AlJurf, one walks into a story. Time slows down, allowing you to spend higher-quality moments with your loved ones.

PRIVATE BEACH

The most pristine coastline in the Emirates, Sahel Al Emarat, just happens to pass right through AlJurf. Imagine taking a stroll along your community's private beach, with crystal-clear skies on the horizon and no skyscrapers anywhere in sight. AlJurf Gardens gives you the gift of untouched and unspoiled magical landscapes. A daily chance to ground yourself and get aligned.

AMENITIES



PRIVATE MARINA

Once upon a time, Abu Dhabi's coastline was home to dozens of fishing and pearling fleets, as well as active boat yards.

Today, our love for the sea manifests in a different way, yet we are still very much one with the waters. Hence, our private marinas – comfortably located within walking distance from home.

The call for adventure, at your command.

COMMUNITY CENTERED

The community of AlJurf Gardens is founded on the principle of connectivity. This means connection to nature, to other residents and to the things that make one happy. Our unique residential community makes this connection a seamless, everyday part of life. AlJurf Gardens is a lovely setting to come together: with courtyard-style architecture, mosques and a community centre. It feels like a place of connection. Something you rarely find in a city.





Rawya

A V I L L A T H A T T E L L S A S T O R Y





RAWYA

A HOME OF MANY STORIES

Make yourself at home. Curate the life of your dreams. The gorgeous Rawya villa gives you the freedom to live a life enchanted.

Yes, it's luxury, but completely immersed with nature. Relaxed luxury. With its floor-to-ceiling windows, the design of the 4 and 5-bedroom villas blurs the separation between the interior and the great outdoors. This home feels like a retreat, but even more, it feels just right. An escape from the everyday, until you realise that every day can be an escape.

Sharp angles and rectilinear volumes create the modern architectural language of this typology, while the natural stone finishings allow the villas to merge beautifully with the natural environment of AlJurf.

On the ground floor, the double-height entrance foyer has direct views to the landscaped gardens, creating a feeling of openness. The versatile open-plan layout of the living spaces features expansive glazing that visually and physically connects to the scenery outside. On the first floor, a large terrace extends the full length of the villa – thoughtfully designed for gathering with loved ones and sharing stories.













Rawya

4 Bedroom Villa

04



04



02



RAWYA	SQM
PLOT AREA	500—615
GROUND FLOOR AREA	153
FIRST FLOOR AREA	132
BALCONY AREA	29
TOTAL SELLABLE AREA	314

BUILT UP AREA: 344 m²





Ground Floor (Option 1)



Ground Floor (Option 2)



First Floor

Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on Schematic Design information only, all dimensions are approximate and may vary with actual construction. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. Landscaping, pools and out-buildings (summer-house, majlis, drivers room) are not included within the sale of the villa. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include the correct representation of the items included in the units. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference source, but specific details are not to be viewed as "set in stone". IMKAN reserves the right to make revisions and alterations, at its absolute discretion, and without any liability whatsoever.













Rawya

5 Bedroom Villa

05



06



03



RAWYA	SQM
PLOT AREA	701
GROUND FLOOR AREA	246
FIRST FLOOR AREA	200
BALCONY AREA	49
TOTAL SELLABLE AREA	495

BUILT UP AREA: 518 m²





Ground Floor (Option 1)



Ground Floor (Option 2)

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First Floor

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FINISHING SPECIFICATIONS

Item
Porcelain Tiles



Area of use
General Flooring

Item
Porcelain Tiles



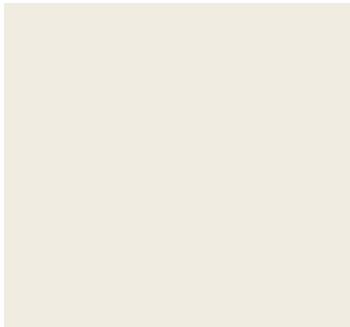
Area of use
Bedrooms
Bathroom Flooring

Item
Porcelain Tiles



Area of use
Bathroom Walls

Item
Paint



Area of use
General Walls

Item
Laminate



Area of use
Joinery Throughout

Item
Porcelain Slab



Area of use
Bathroom Countertops