





IMAGINE A PLACE WHERE  
THE PAST AND FUTURE MEET





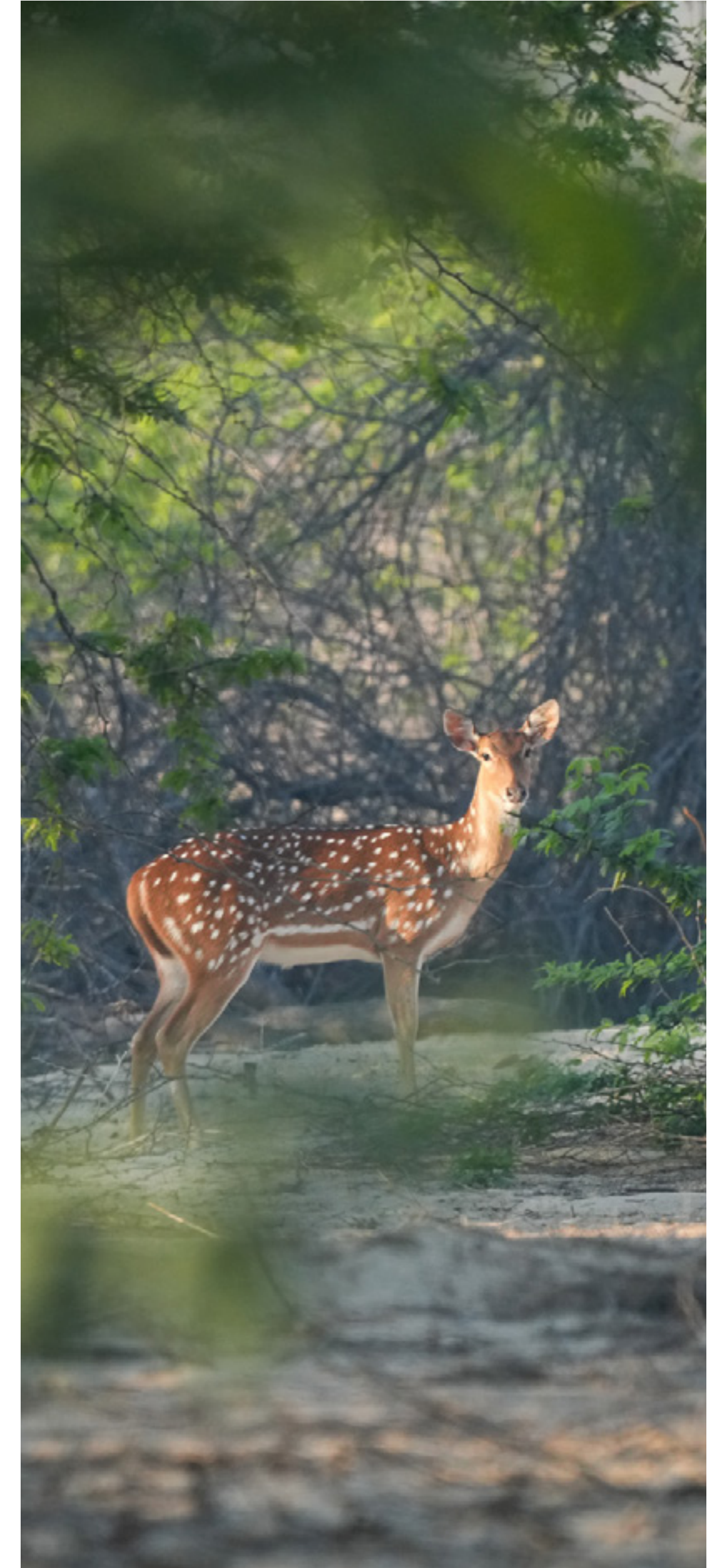


  
**NASEEM**  
ALJURF





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





## ALJURF MASTERPLAN

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







# 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 1,420 m<sup>2</sup>)

Townhouses (Total GFA 9,500 m<sup>2</sup>): 60 Units

Somer Villas (277 m<sup>2</sup>/unit): 21 Units

Tala Villas (293 m<sup>2</sup>/unit): 17 Units

Acacia Villas (359 m<sup>2</sup>/unit): 44 Units

Canal Villas (534 m<sup>2</sup>/unit): 29 Units

Apartments (Total GFA 38,283 m<sup>2</sup>): 8 Blocks

Mosque (GFA: 500 m<sup>2</sup>)

Executive Area Summary

Assets	Total Number	GFA Total	BUA Total
Villas	111	42,582 m <sup>2</sup>	48,767 m <sup>2</sup>
Apartment Buildings	8	38,283 m <sup>2</sup>	43,371 m <sup>2</sup>
Townhouses	60	9,500 m <sup>2</sup>	10,410 m <sup>2</sup>
Residential Asset		90,365 m <sup>2</sup>	102,548 m <sup>2</sup>
Retail		1,420 m <sup>2</sup>	1,671 m <sup>2</sup>
<b>GRAND TOTAL</b>		<b>91,785 m<sup>2</sup></b>	<b>104,219 m<sup>2</sup></b>





# A SECLUDED HAVEN AT THE HEART OF HISTORY



30 mins to Zayed International Airport



30 mins to Al Maktoum International Airport



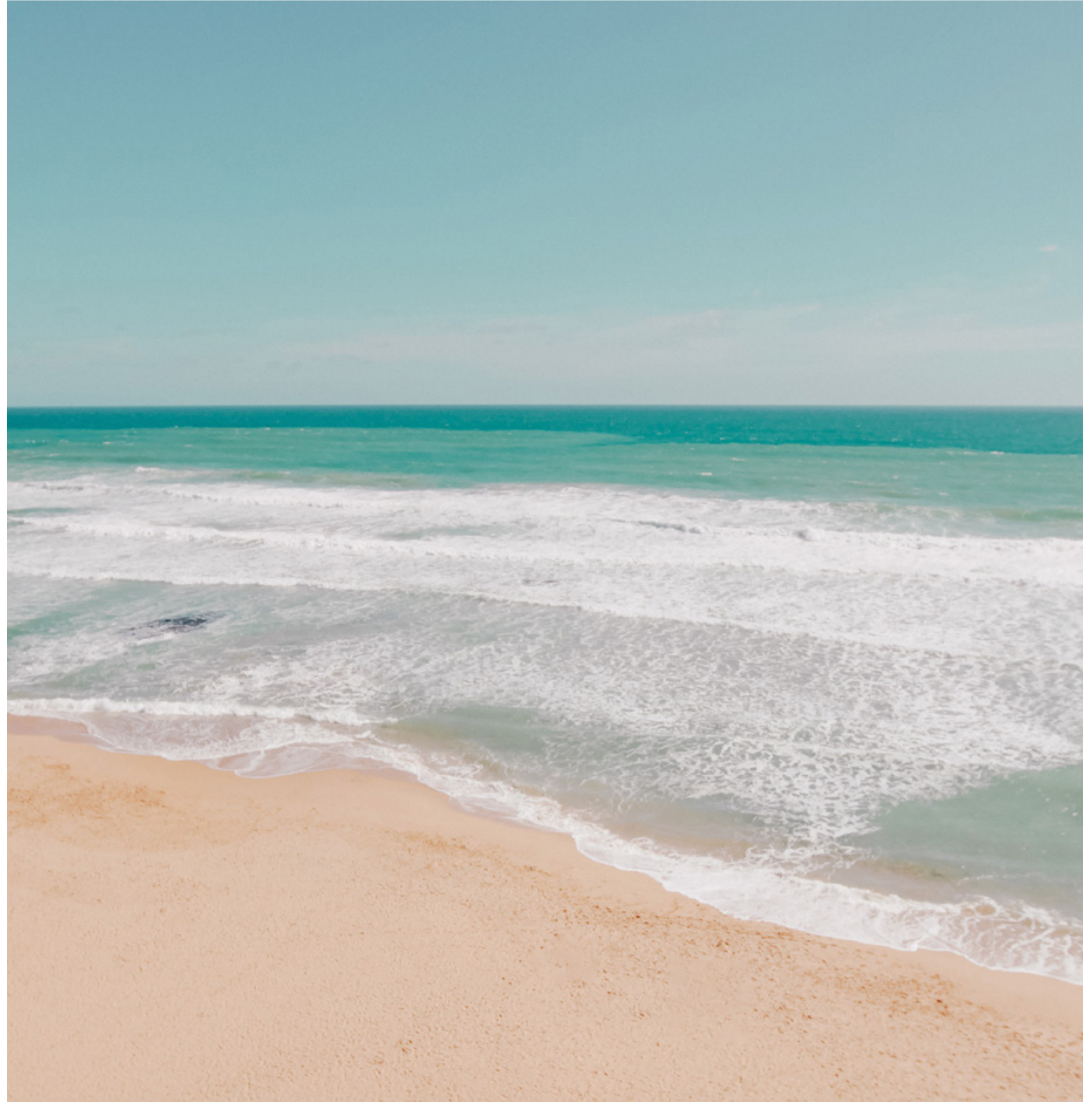
45 mins to Dubai International Airport



45 mins to Saadiyat Island



30 mins to Atlantis the Palm











## THE 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, 7m 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.











## 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.



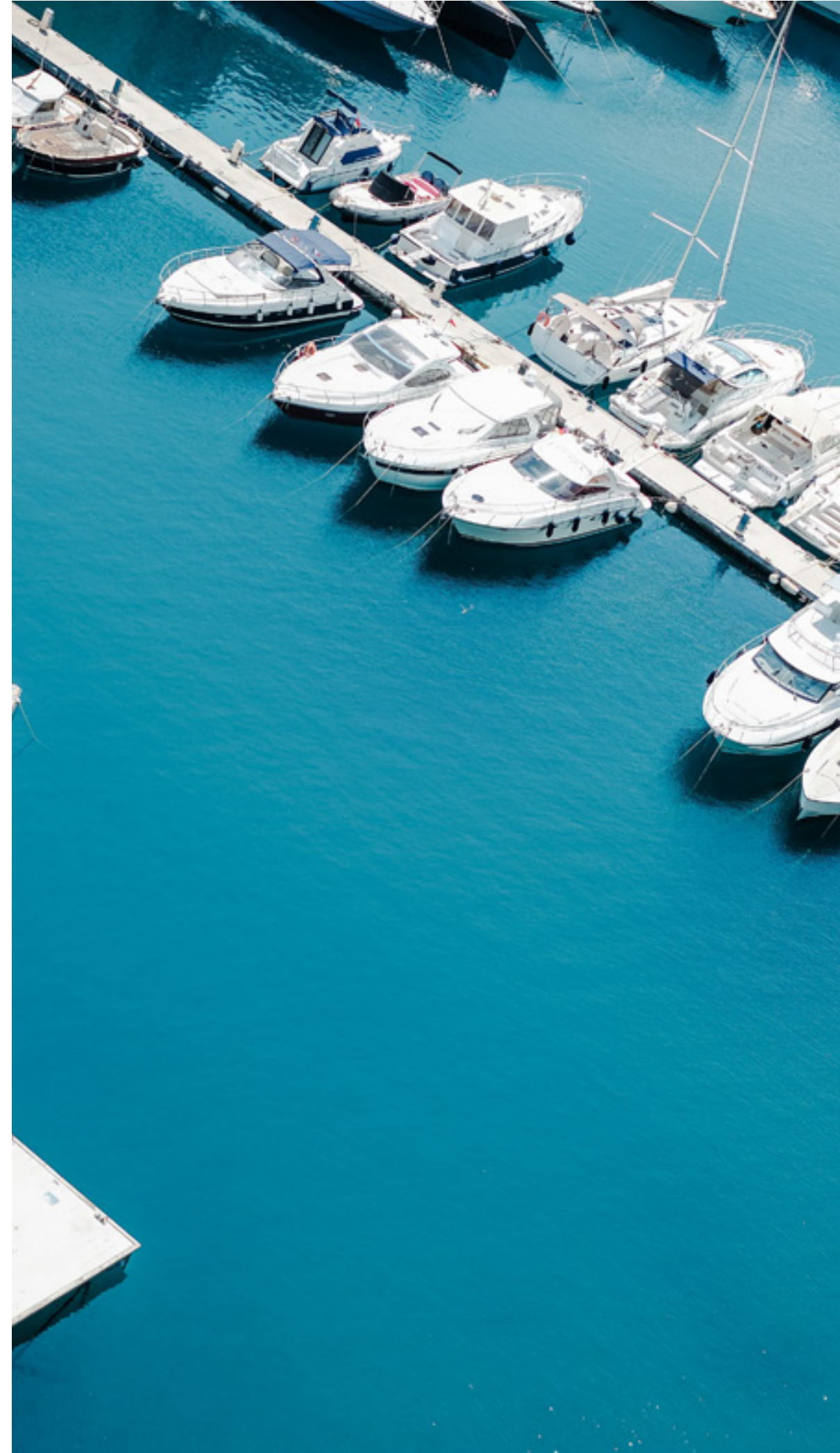






**PRIVATE BEACH**

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.









# ALGHAF TOWNHOUSES

*3 Bedroom Townhouses*





# ALGHAF TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 264 m<sup>2</sup>*











AlGhaf Townhouse

<b>PLOT AREA</b>	<b>264 m<sup>2</sup></b>	<b>3,671 ft<sup>2</sup></b>
Ground Floor Area	102 m <sup>2</sup>	1,098 ft <sup>2</sup>
First Floor Area	72 m <sup>2</sup>	775 ft <sup>2</sup>
Total Sellable Area	174 m <sup>2</sup>	1,873 ft <sup>2</sup>
Balconies	12.5 m <sup>2</sup>	135 ft <sup>2</sup>
<b>Total Built Up Area</b>	<b>203 m<sup>2</sup></b>	<b>2,186 ft<sup>2</sup></b>

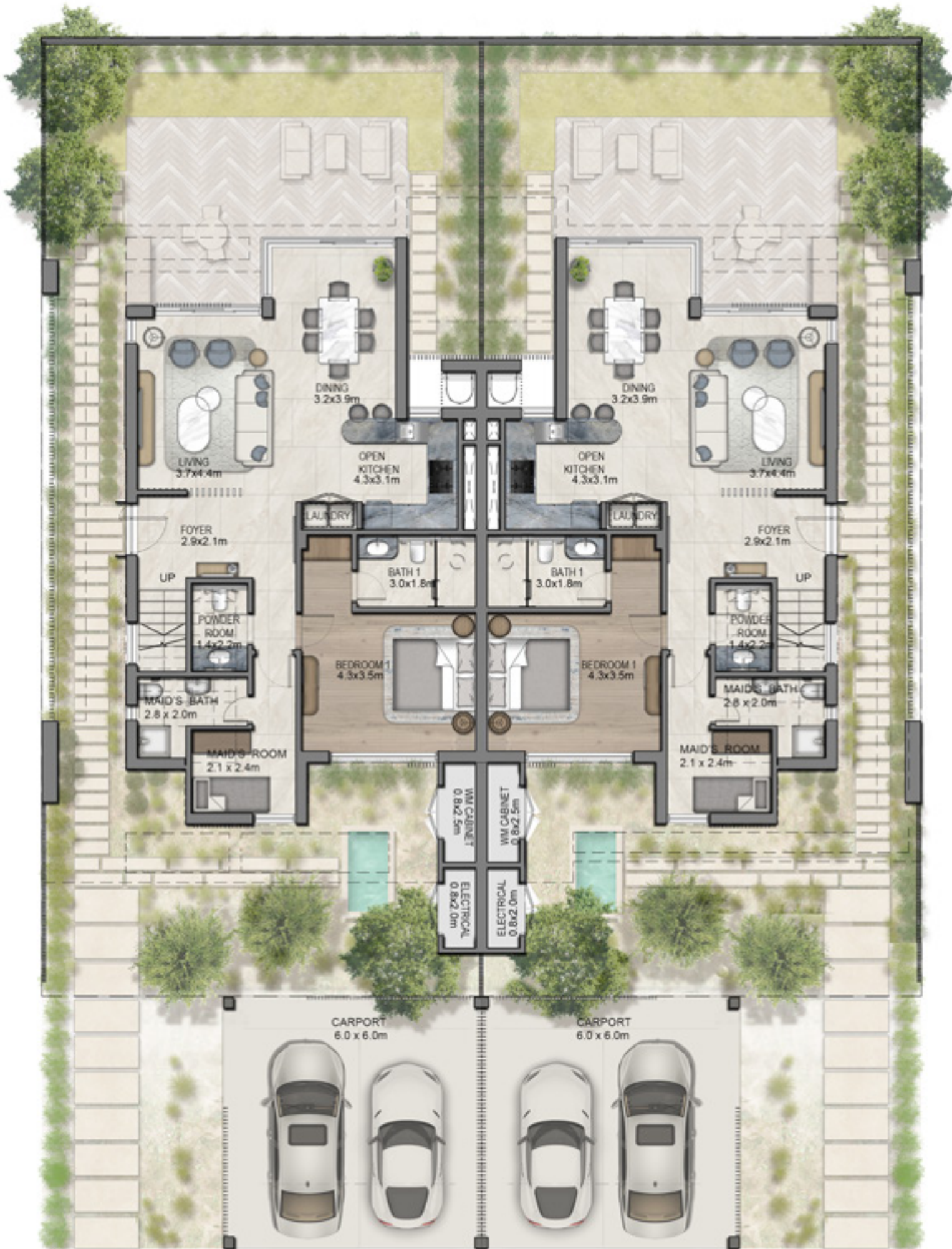




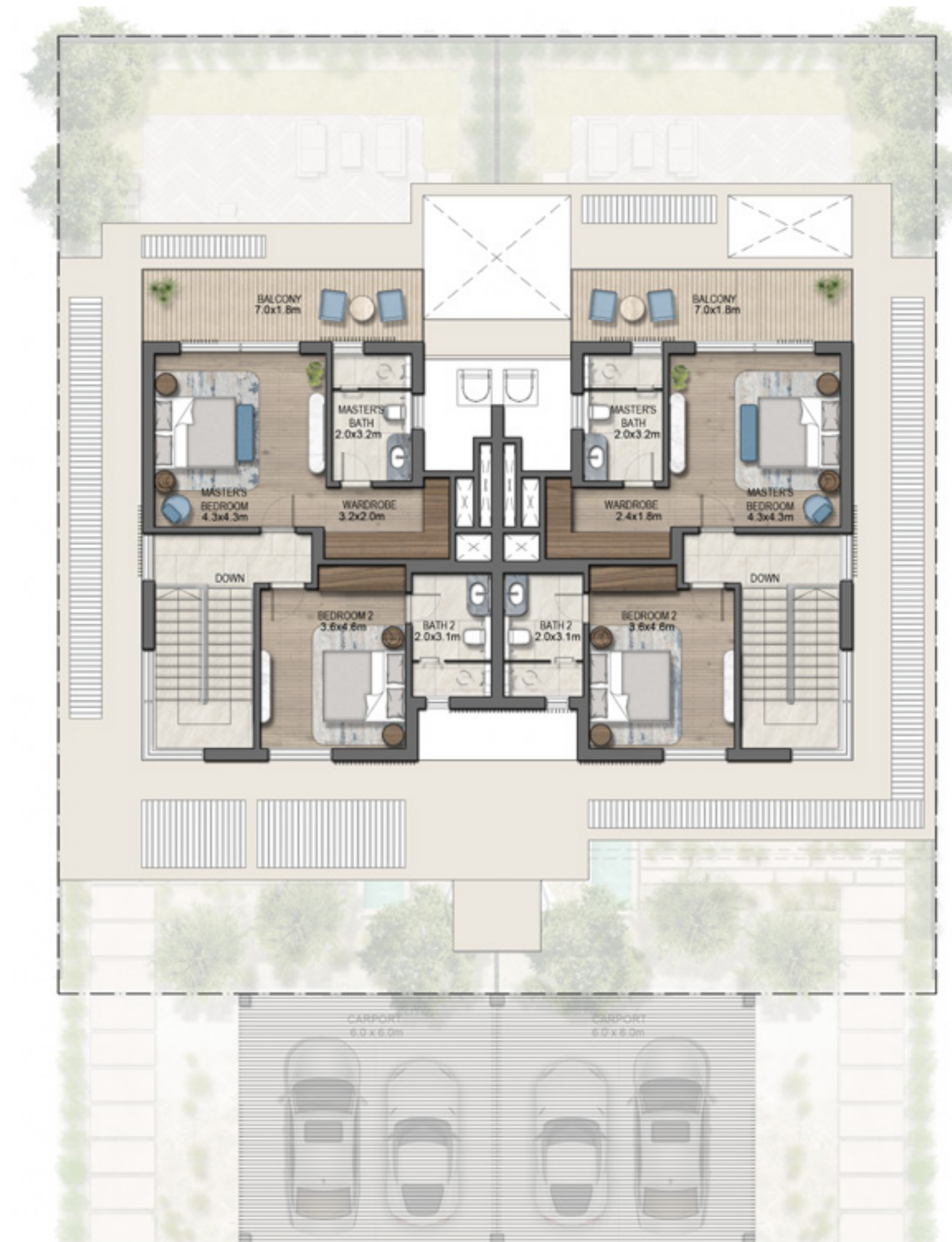
Ground Floor Plan: 102 m<sup>2</sup>

Beds: 3

Levels: G+1



First Floor Plan: 72 m<sup>2</sup>







# SIKKA TOWNHOUSES

*3 Bedroom Townhouses*





# SIKKA TOWNHOUSES

*3 Bedroom Townhouse | Average plot size 219 m<sup>2</sup>*















### Sikka Townhouse

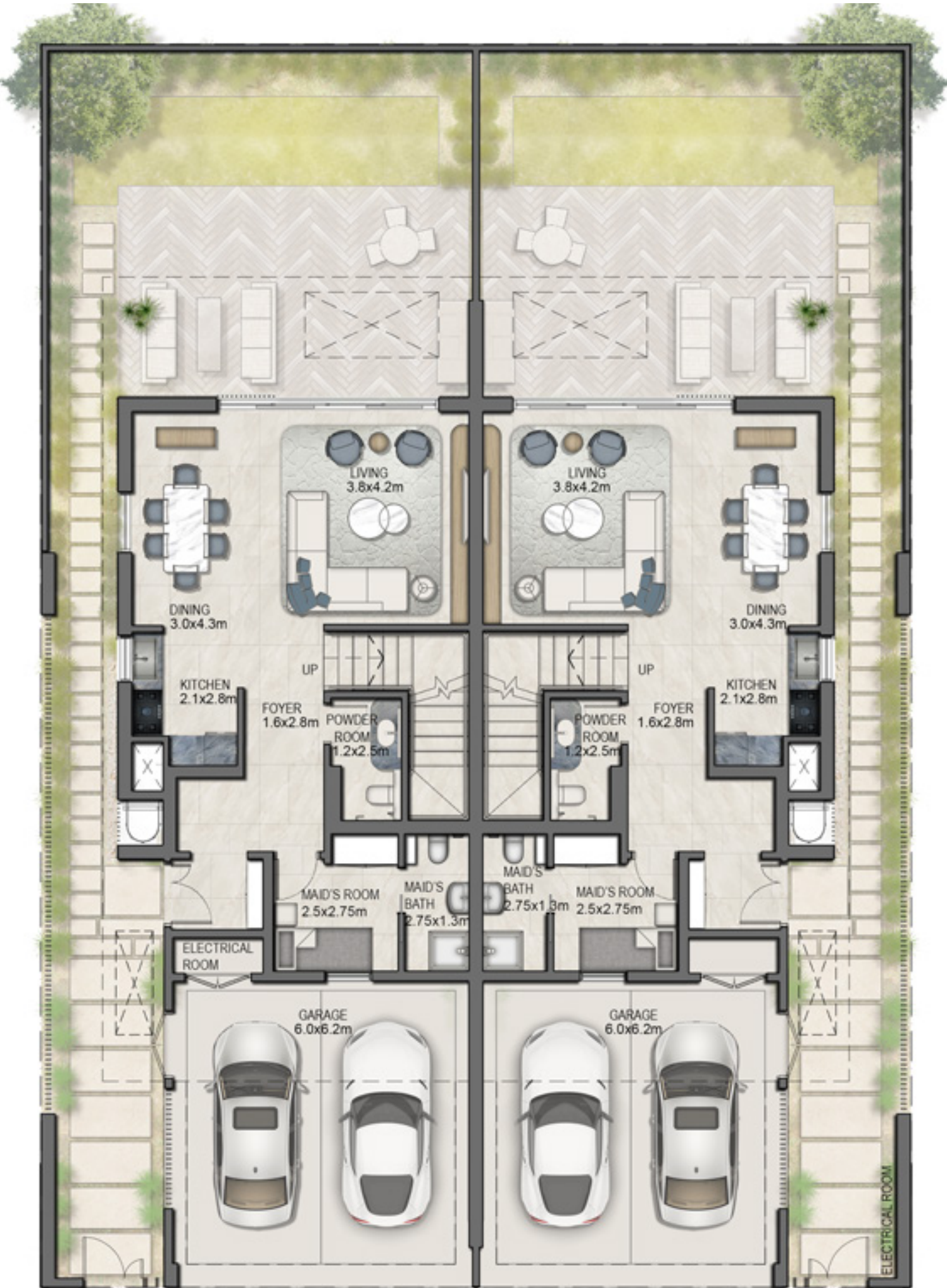
<b>PLOT AREA</b>	<b>219 m<sup>2</sup></b>	<b>2,357 ft<sup>2</sup></b>
Ground Floor Area	86 m <sup>2</sup>	926 ft <sup>2</sup>
First Floor Area	77 m <sup>2</sup>	829 ft <sup>2</sup>
Total Sellable Area	163 m <sup>2</sup>	1,754 ft <sup>2</sup>
Balconies	24 m <sup>2</sup>	259 ft <sup>2</sup>
Total Built Up Area	168 m <sup>2</sup>	1,809 ft <sup>2</sup>



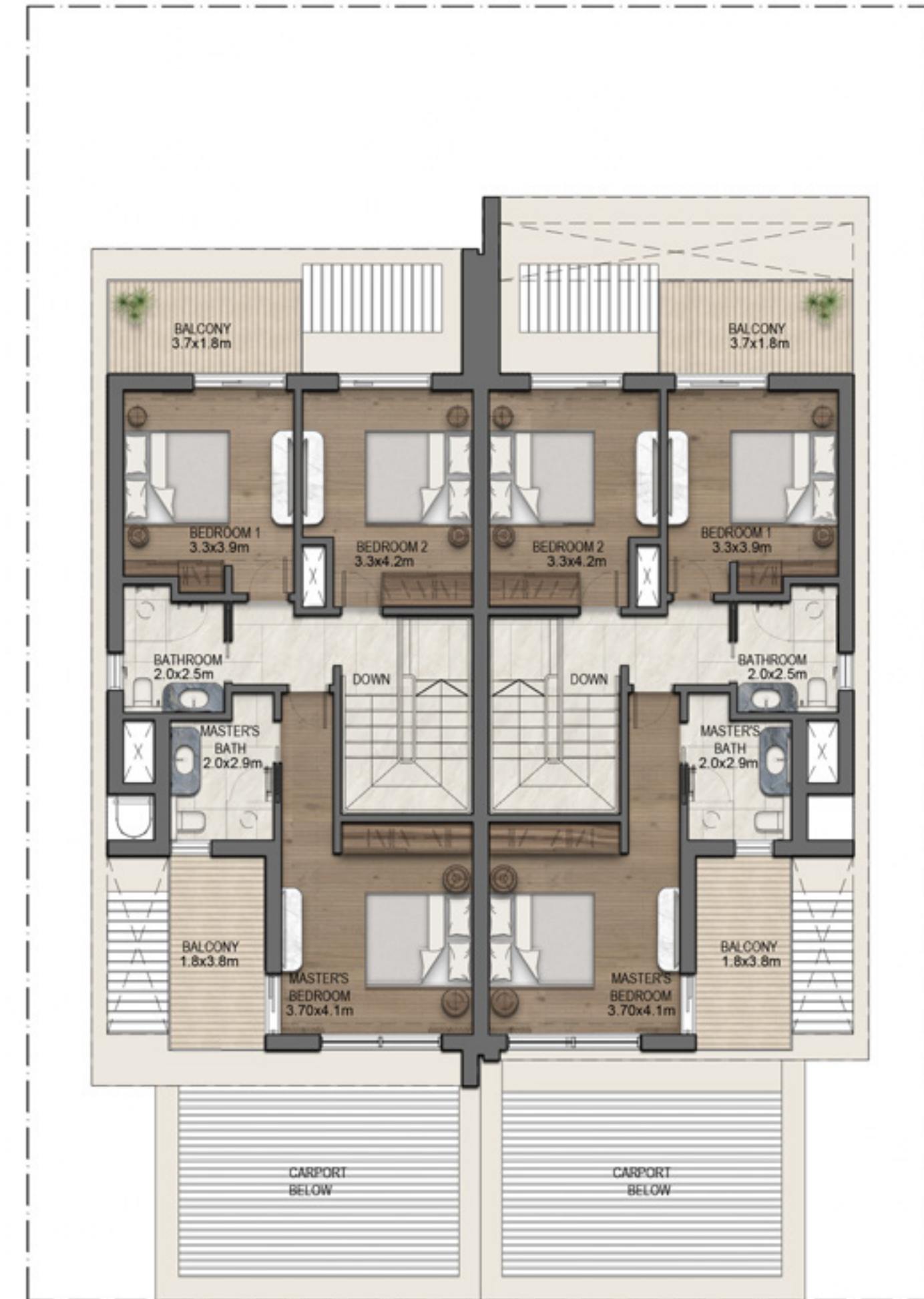
Ground Floor Plan: 86 m<sup>2</sup>

Beds: 3

Levels: G+1



First Floor Plan: 77 m<sup>2</sup>



















## IMKAN

*Real Estate Developer*

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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.







