

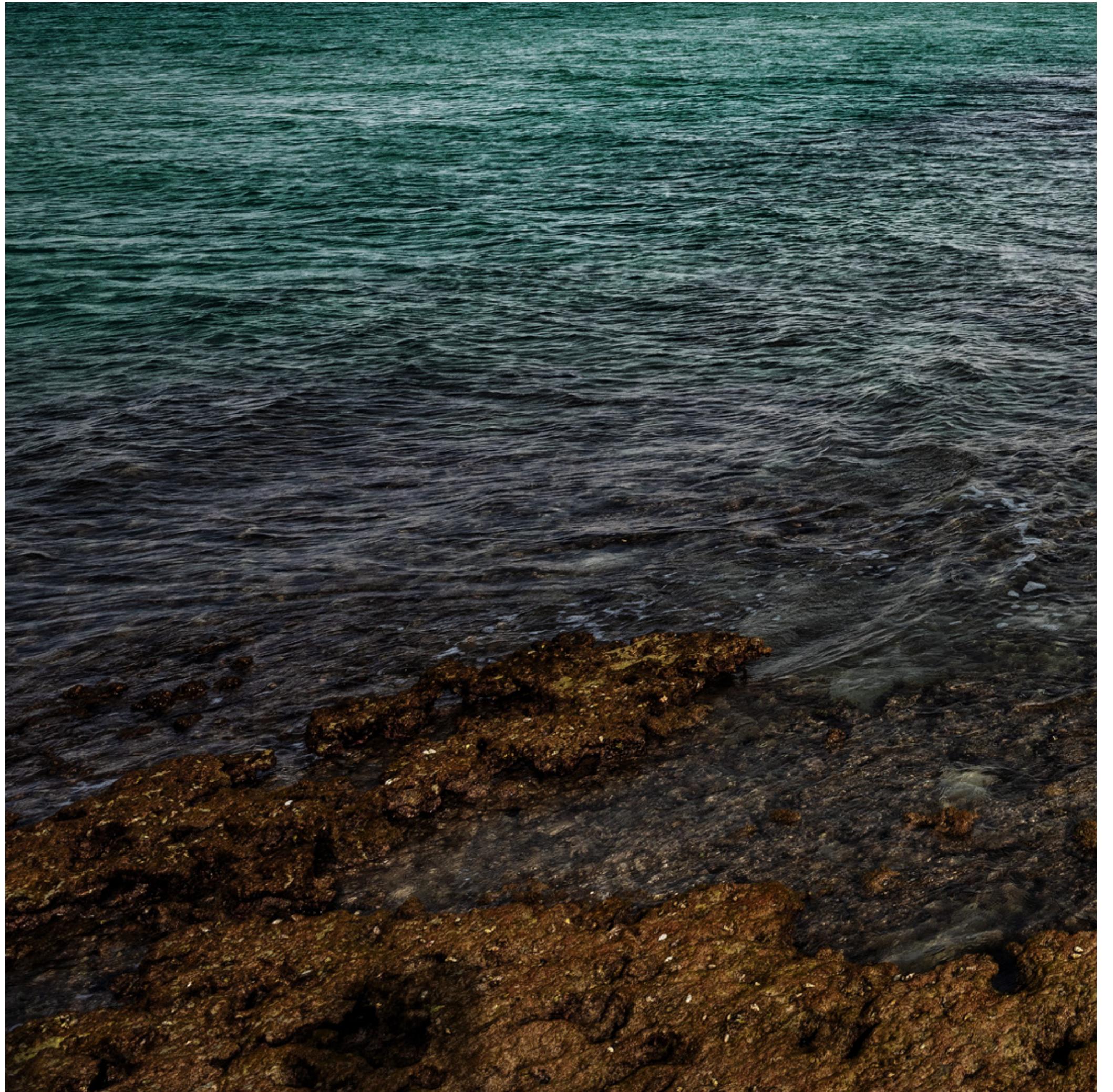




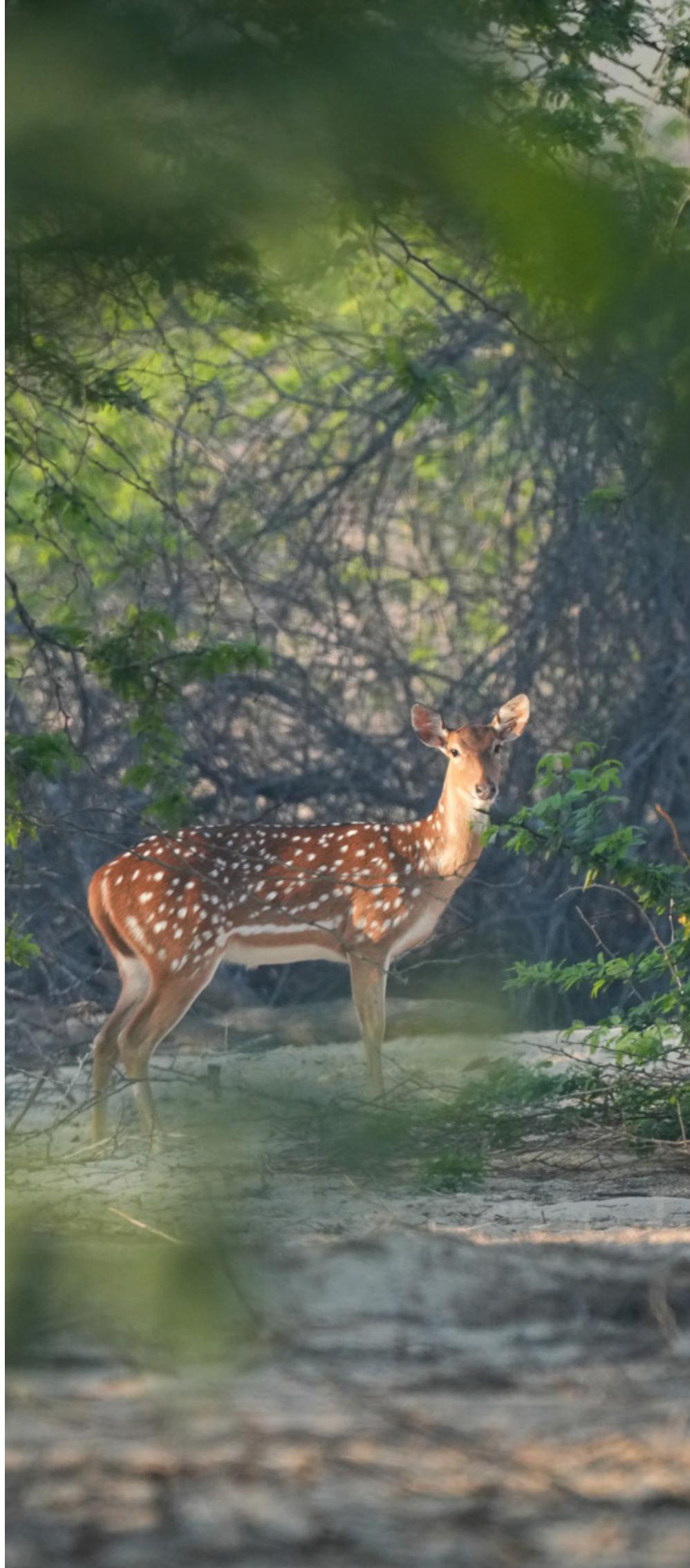
IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET

A dramatic underwater photograph showing a person swimming towards the surface. Sunlight filters down from above, creating bright rays and lens flare against the dark blue water. The swimmer's silhouette is visible against the light.

NASEEM
ALJURF



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



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.

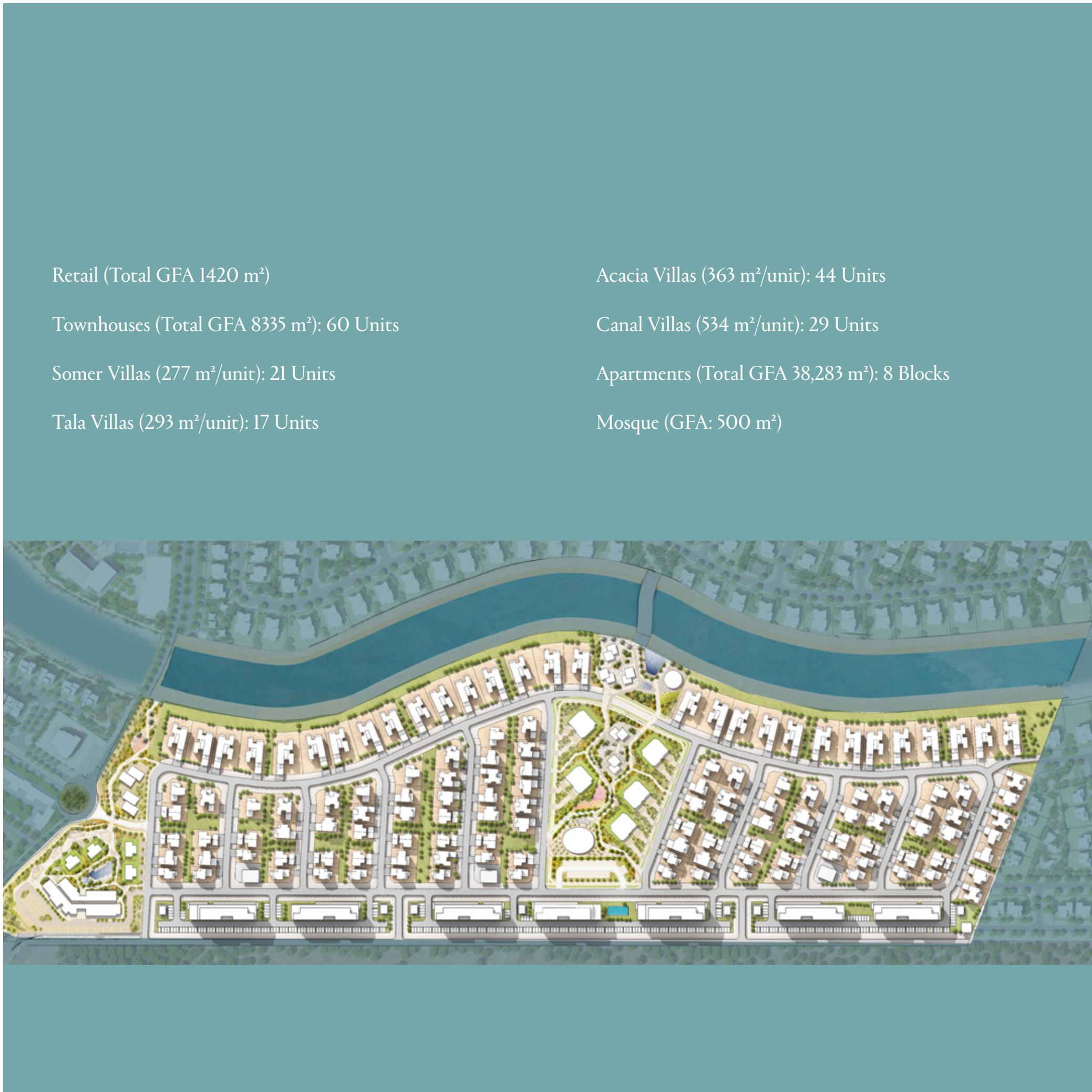




WHERE CULTURE MEETS NATURE

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.



Executive Area Summary

Assets	Total Number	GFA Total	BUA Total
Villas	111	42,582 m ²	48,767 m ²
Apartment Buildings	8	38,243 m ²	43,371 m ²
Townhouses	60	8,335 m ²	9,170 m ²
Residential Asset		89,160 m ²	101,308 m ²
Retail		1,420 m ²	1,671 m ²
GRAND TOTAL		90,580 m²	102,979 m²

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 COMMUNITY

Exquisite, Indulgent, Serene

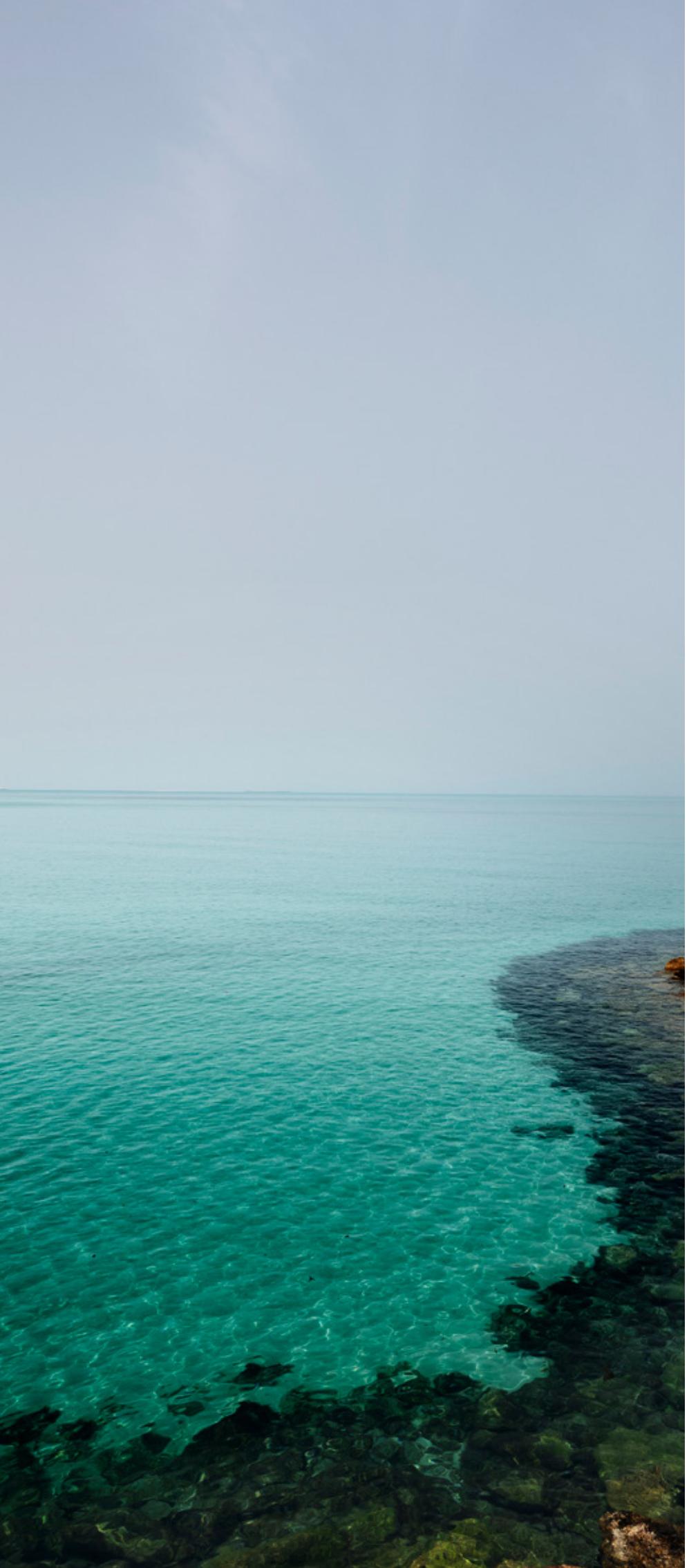


THE GREAT PAST OF TOMORROW

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, 70m 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.





THE RESIDENCES

Where Legacy meets Luxury



WHERE BELONGING FLOATS ON A BREEZE

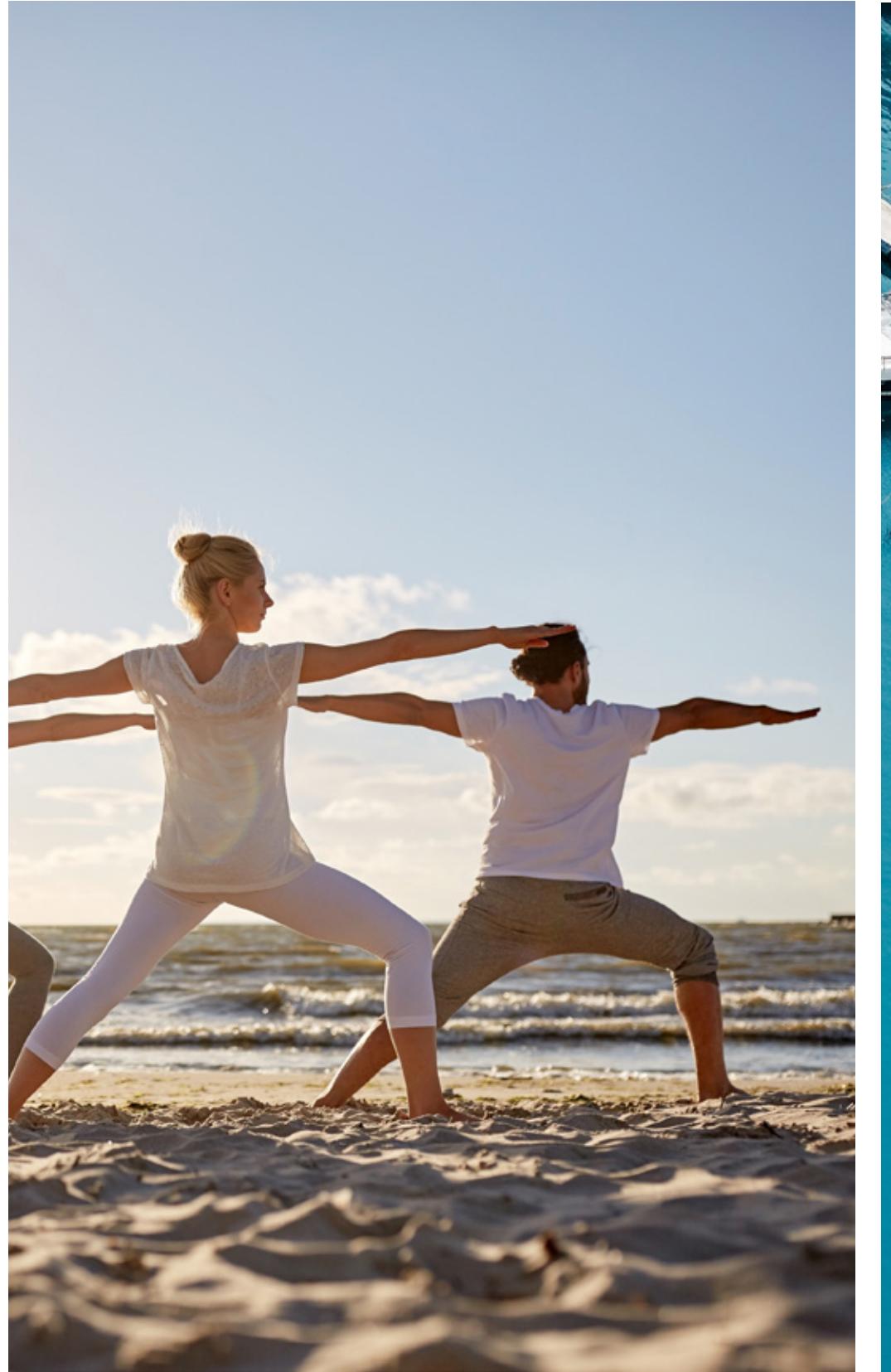
Designed to surpass modern notions of luxury and to redefine living, Naseem AlJurf offers a diverse range of residential options.

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.



THE AMENITIES

Exclusively tailored around your every need



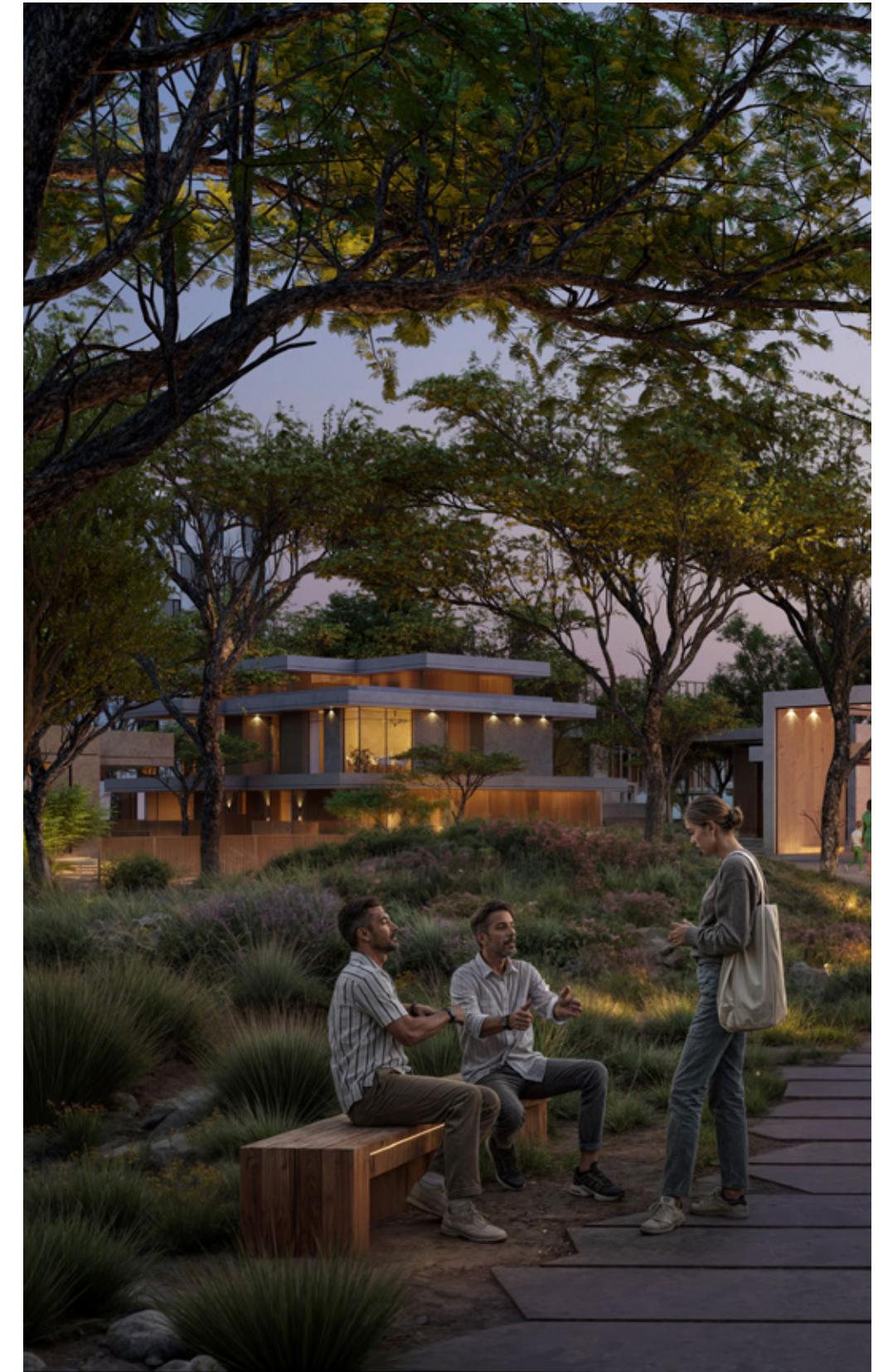
PRIVATE BEACH

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.



THE VILLAS

Modern Luxury Elevated

CANAL VILLAS

5 Bedroom Villas



CANAL VILLAS

Sitting alongside the banks of the canal, this collection of 5-bedroom villas is the jewel of the Naseem AlJurf community.

Each villa boasts stunning scenery and is engulfed in an atmosphere where tranquility and serenity blend with sophistication and elegance to redefine modern luxury.



CANAL VILLAS
Design Typology: Frame







CANAL VILLAS
Design Typology: Strata





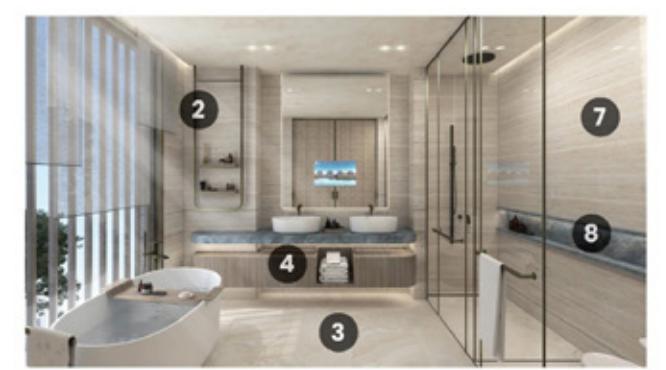
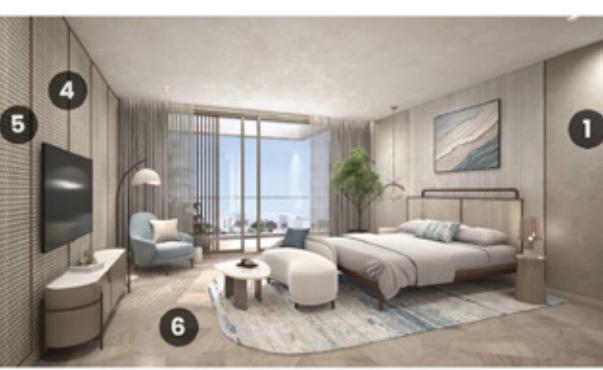
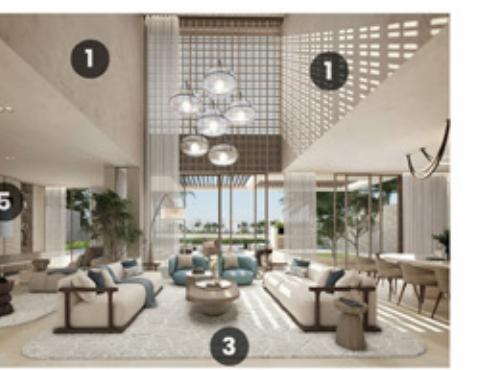






MATERIALS

1. Textured paint to walls & ceiling
2. General metal
3. General floor tile
4. General timber to millwork
5. Rattan inspired wallcovering to TV walls
6. Timber flooring to bed rooms
7. Wall tile to bathrooms
8. Accent tile to counter tops & backsplash
9. Laminated glass to wardrobe doors
10. Laminate to wardrobes
11. Laminates to kitchen cabinets
12. Fluting pattern to textured walls



SOMER VILLAS

4 Bedroom Villas







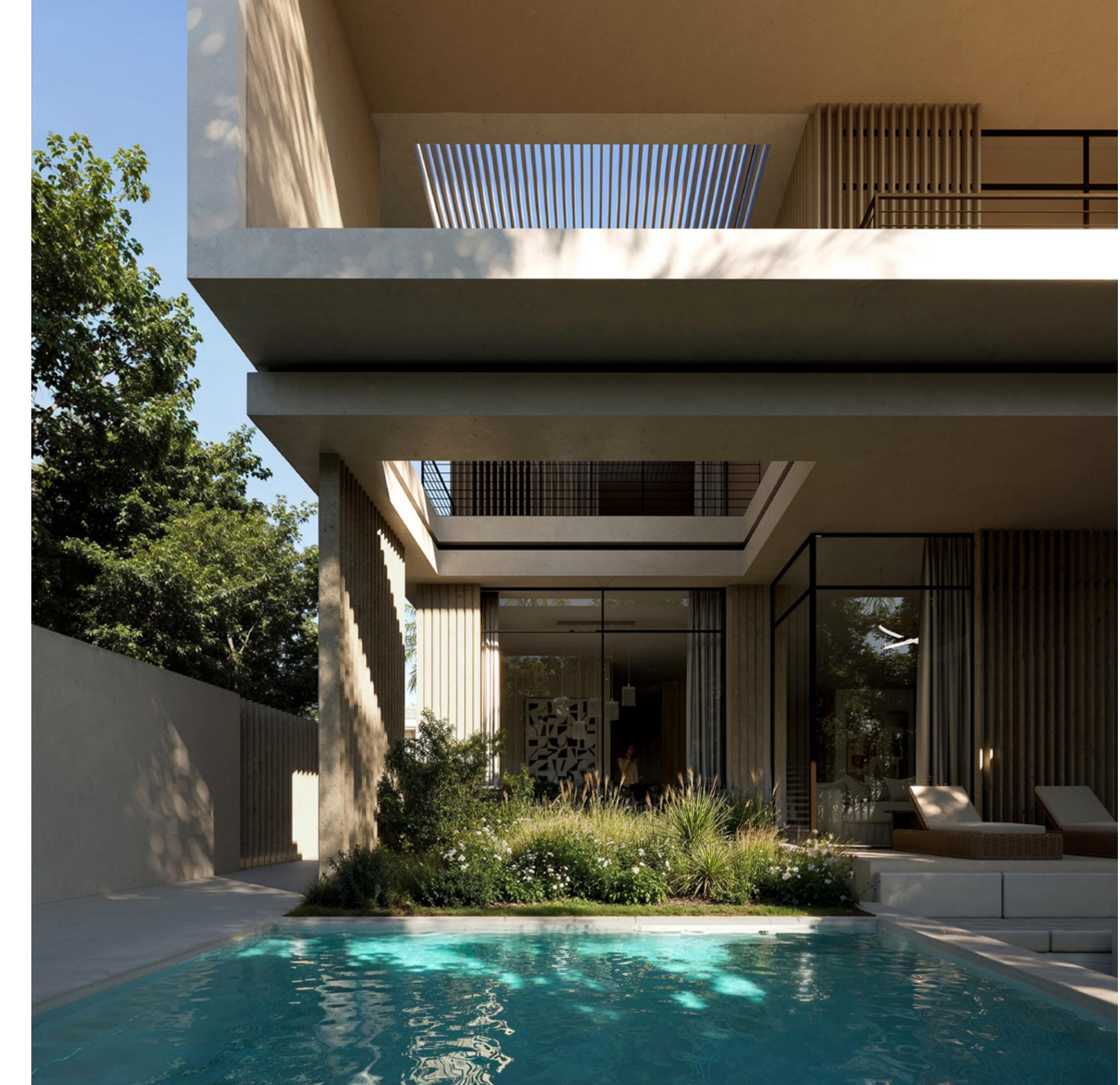
TALA VILLAS

4 Bedroom Villas



TALA VILLAS
Design Typology: Frame









TALA VILLAS
Design Typology: Strata









ACACIA VILLAS

5 Bedroom Villas









T H E T O W N H O U S E S

Sophistication Redefined

ALGHAF TOWNHOUSES

3 Bedroom Townhouses





SIKKA TOWNHOUSES

3 Bedroom Townhouses











THE APARTMENTS

Luxurious spaces where legacy and lifestyle entwine.

SPACE TO THRIVE

Featuring 1, 2, 3 and 4 bedroom apartments, Naseem AlJurf offers stylish, luxurious and spacious havens to suit individuals, couples and families, within its blossoming natural enclave.





LIVE IN A WORK OF ART

Spaciously designed and stylishly appointed, every apartment at Naseem AlJurf is an indulgent escape overflowing with a fine balance of artistic craft and understated decadence.







THE APARTMENTS

Loft Apartment

















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105-108>**







IMKAN

Real Estate Developer

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.

إمكانيات

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