



Aljurf
GARDENS

PHASE TWO







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

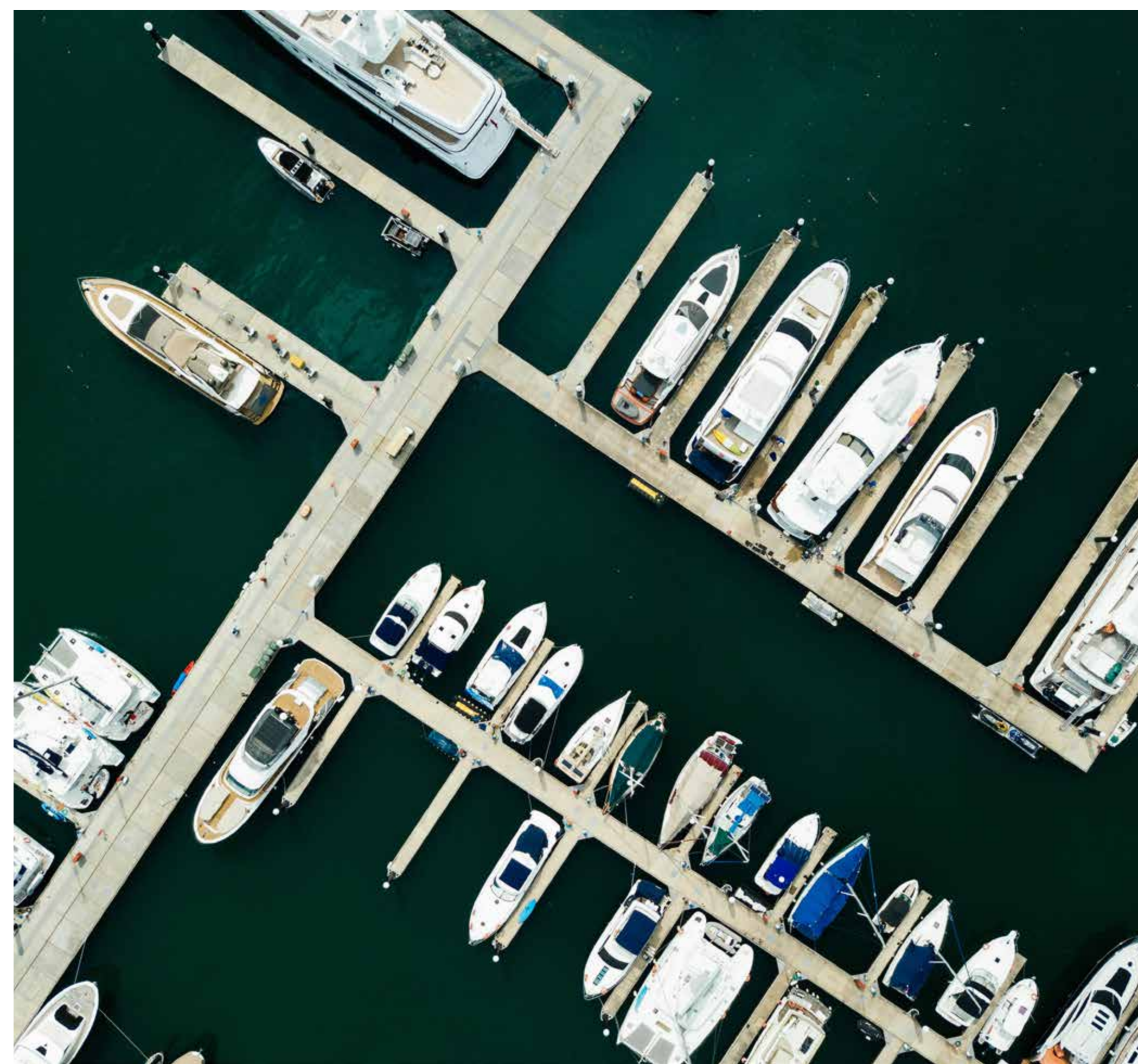
NEW PHASE

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

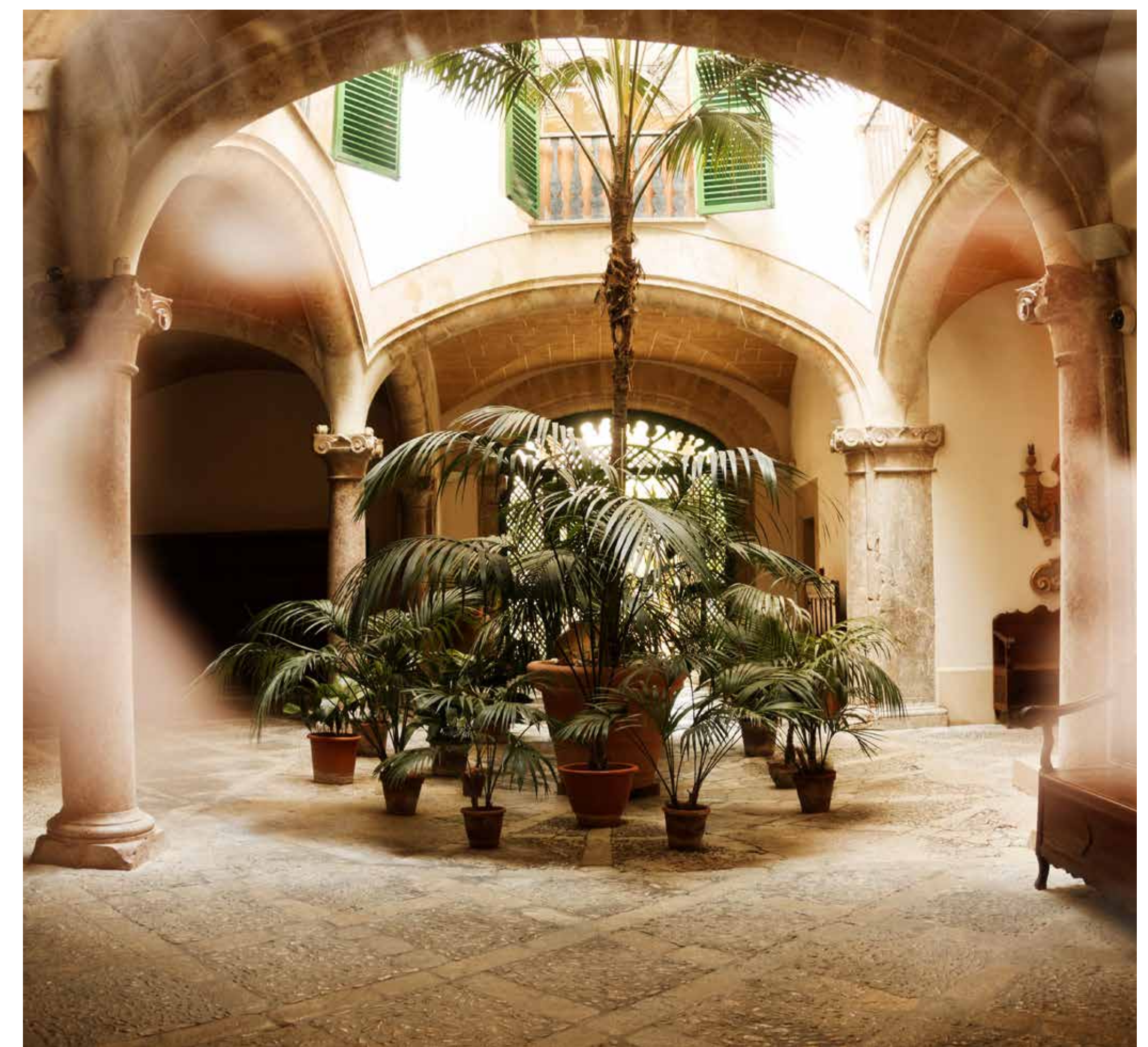
PRIVATE MARINA



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.

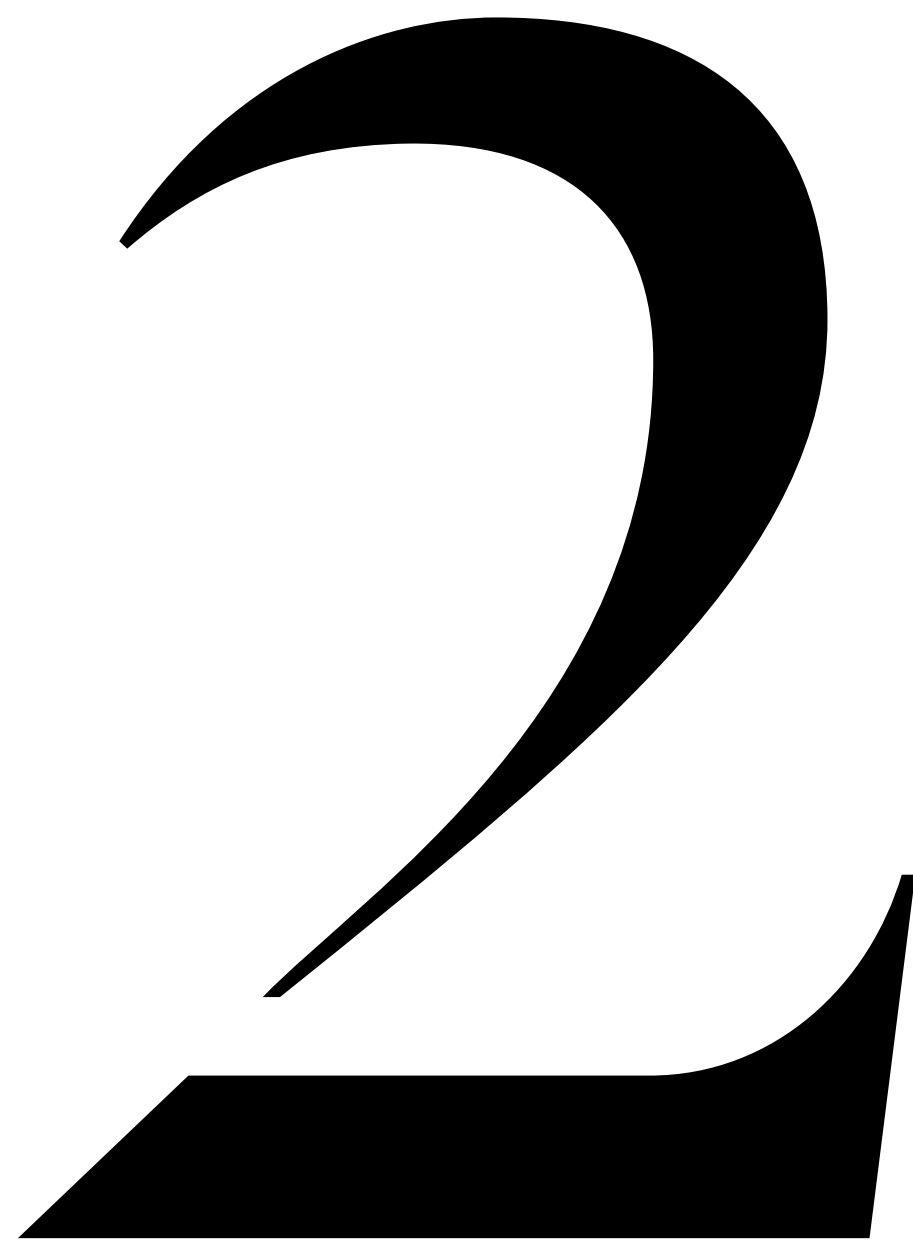


BUDOR VILLAS

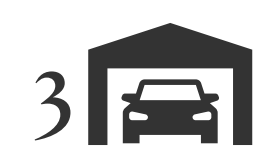


* Artist Impression

Budoor



Bedroom
Villa



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

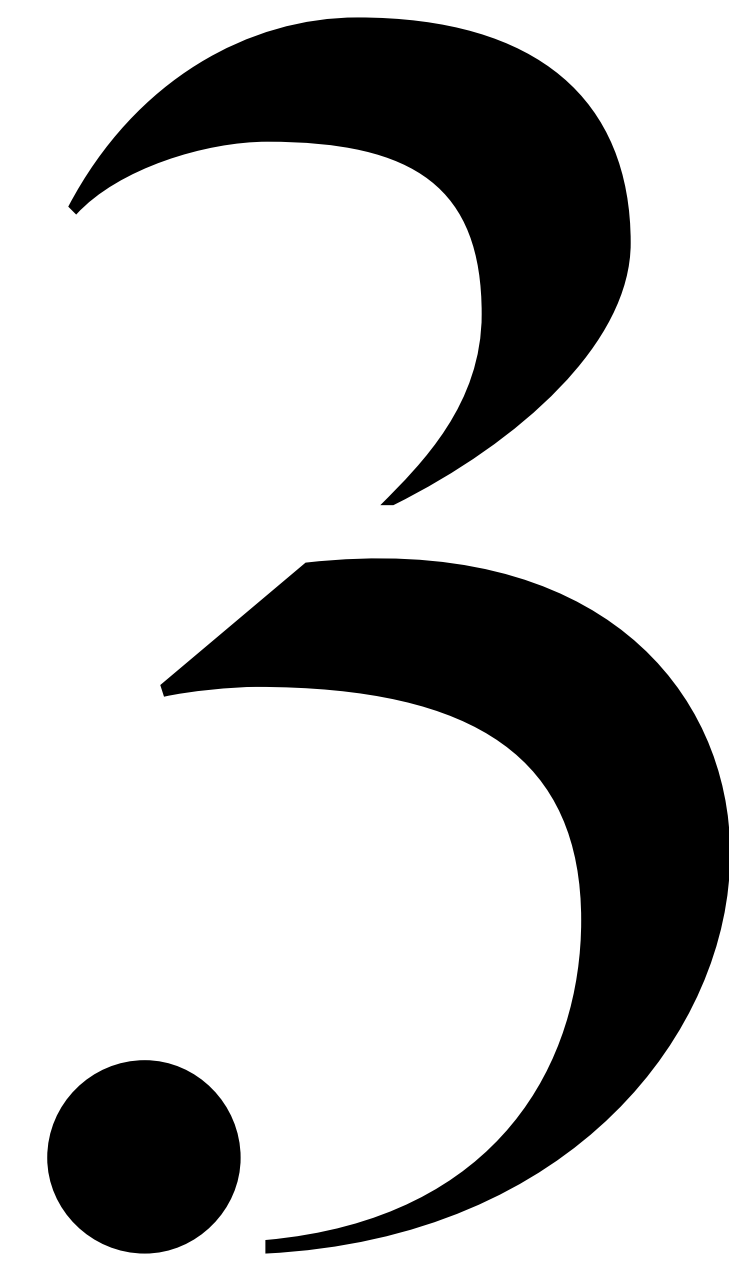
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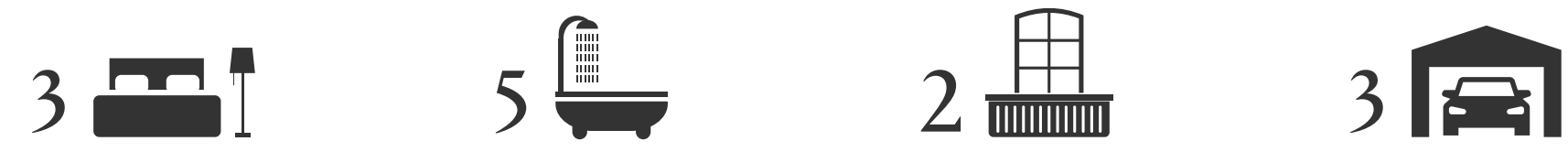
Ground-Floor Plan



Budoor



Bedroom
Villa



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 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

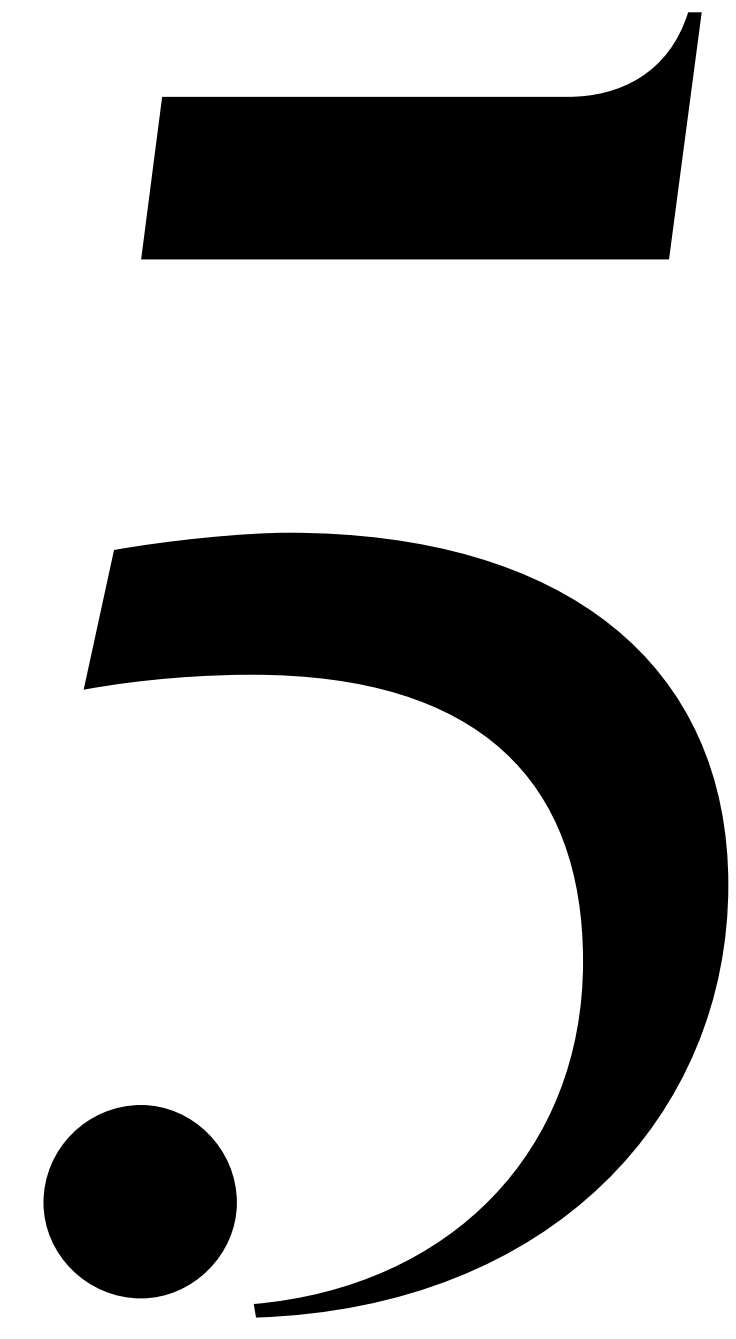


* Artist Impression



* Artist Impression

Budoor



Bedroom
Villa



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



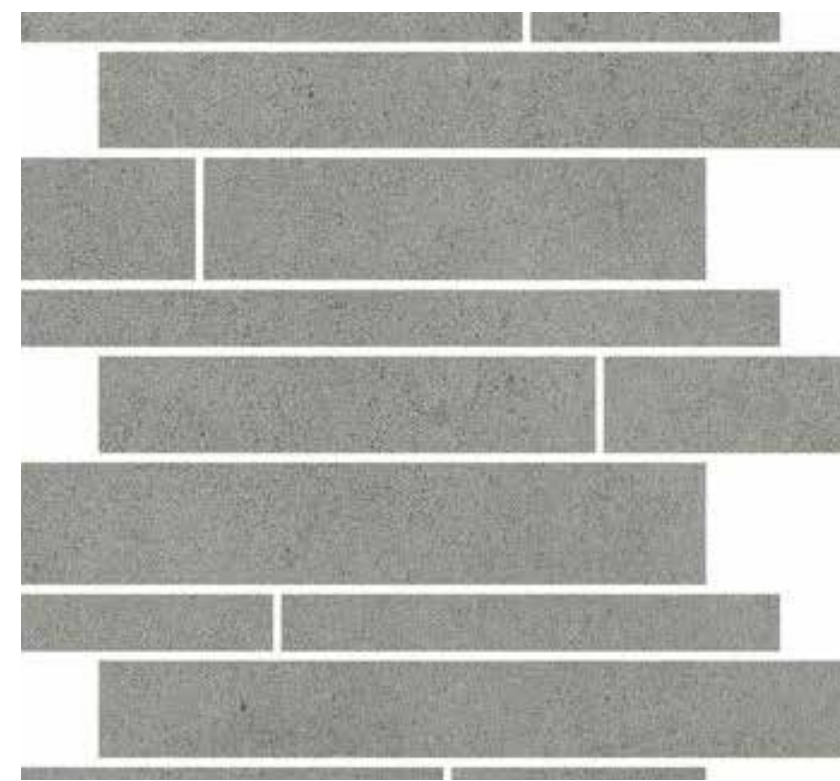
FINISHING
SPECIFICATIONS

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

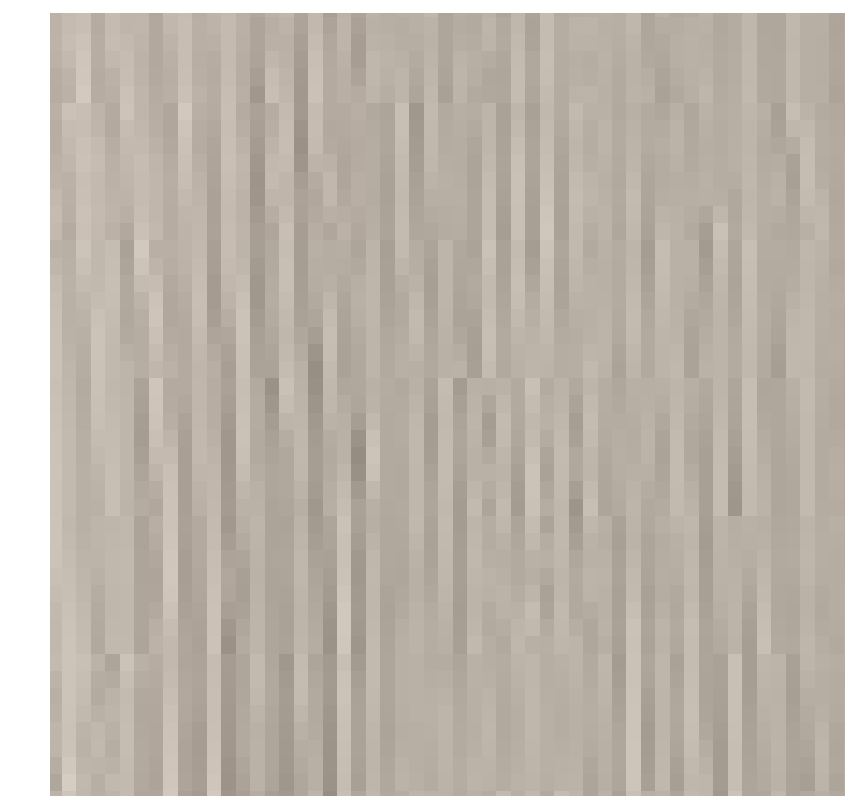
Area of use
Joinery throughout

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.

A low-angle photograph of several palm trees against a bright, clear sky. The trees are silhouetted against the light, creating a pattern of dark fronds and trunks. The text "Joud Villas" is centered in the middle of the image in a white, serif font.

J O U D V I L L A S



* Artist Impression

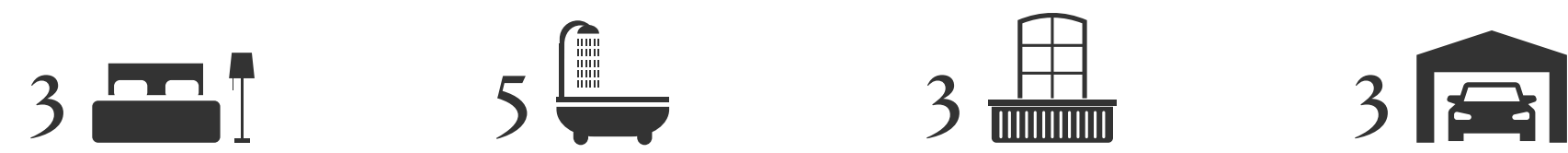


* Artist Impression

Joud

3

Bedroom Villa



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



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First-Floor Plan



