



murooj  
al furjan

a community in bloom



NAKHEEL

Named after lush green landscapes that weave between timeless, modern architecture, Murooj Al Furjan is home to the natural luxury of space.

Open and expansive design effortlessly flows throughout this gated community, comprising four and five bedroom villas.

Discover a blend of adventure and serenity in carefully cultivated shared spaces from parks and playgrounds to large community pools.

Murooj Al Furjan has been designed to create a welcome that stays with you.







# The roots of Murooj

Close to Ibn Battuta Mall and Sheikh Zayed Road is a flourishing community within a sought-after neighbourhood.

The rich foundations of Nakheel's Al Furjan master development have continued to help the neighbourhood grow since its launch in 2007.

Now home to top schools, popular community centres, leisure facilities including a community club, and its very own metro station, Al Furjan has it all.

Fourteen years on since homes here sold out in a single week, a new opportunity is budding.



Palm Jumeirah

Ibn Battuta Mall

Al Furjan Metro Station

murooj  
al furjan

EXPO site

Al Maktoum  
International Airport

- Close to Al Furjan Pavilion and Al Furjan West Pavilion
- Close to Al Furjan Metro station
- Close to Sheikh Mohammed Bin Zayed Road
- 3 minutes away from Al Yalays Road\*
- 7 minutes away from Sheikh Zayed Road\*
- 10 minutes away from Ibn Battuta Mall\*
- 15 minutes from Expo site\*
- 20 minutes from Al Maktoum International Airport\*

\*All time frames are approximate.

# Make wellness your address

Every outdoor space within Murooj Al Furjan has been designed to invite families out into the open. Shared community spaces offer three large pools with kid's pools, tennis and basketball court, shaded play areas, family picnic areas and barbeque spots, all connected by pedestrian walkways and cycle lanes. The outcome is a lifestyle that transforms wellness from an activity into a way of life.





# Growing into the future

In line with the Dubai government's vision of sustainability, Murooj Al Furjan maximises green space with community parks, private gardens and pedestrian-friendly walkways, while also efficiently maximising architectural space in every home with generous terraces and balconies.





# Attention to detail has made itself at home

From inside to poolside, attention to detail has made itself at home in every element. The finest materials have been carefully selected and crafted to create exceptional finishes and an experience that makes you feel completely at home wherever you are within the development.



4 Bedroom Villa/Living/Dining room



4 Bedroom Villa/Master Bathroom



# Home to luxury



5 Bedroom Villa GF/Living/Dining room



5 Bedroom Villa/Master Bathroom



# Timeless design you can't wait to come home to

Every villa at Murooj Al Furjan has been designed with clean elegant lines, simplicity and premium finishes, offering timeless modernity that you can't wait to come home to.





# Modernity speaks volumes



5 Bedroom Villa Layout A

In the designs of the five-bedroom and four-bedroom villas, modernity speaks volumes. A grand entrance foyer offers a welcoming and impressive greeting area that leads to an expansive living room with floor-to-ceiling windows framing stunning views of the garden.

Designed to offer the luxury of space, the ground floor features a maid's room, powder room and guest bedroom with en-suite bathroom. The first floor hosts a large family room with pantry and study room with each bedroom accompanied by an en-suite bathroom. The master bedroom boasts a walk-in closet and a five-fixture bathroom while every home comes with a large shaded balcony overlooking the rear garden where a swimming pool is waiting to cool you down.

There are two layout options and both come with garage space for three cars and some five-bedroom villas are even available with a choice of an open or closed kitchen as well as a driver's room.



# Designed around you



5 Bedroom Villa/Living/Dining room



5 Bedroom Villa/Master Bedroom

Villas are available with a choice of layout options and the opportunity to design a home that uniquely suits you.



# Elegance defined

The four bedroom villa design retains all the elegance and modernity of the five-bedroom villa designs. These homes still feature a garage with space for three cars, an elevated large shaded balcony that overlooks the rear garden and a swimming pool.



4 Bedroom Villa Layout A





4 Bedroom Villa/Kitchen



4 Bedroom Villa/Master Bedroom

The entrance foyer leads directly into the living area, benefitting from the natural light coming in through the floor-to-ceiling glazing and offering a view of the rear garden. On the ground floor is a closed kitchen, ample storage space, a maid's room and a guest bedroom with bathroom.

The upper floor has a family room with a pantry and study while all bedrooms have built-in wardrobes and are accompanied by en-suite bathrooms. The master bedroom boasts a five-fixture bathroom and walk-in closet.

### 4 BEDROOM VILLAS

#### LAYOUT - A

	Sq.m	Sq.Ft
Ground Floor	130.41	1,403.72
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	137.62	1,481.33
Balcony/ Terrace - First Floor	12.48	134.33
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>280.51</b>	<b>3,019.38</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>331.07</b>	<b>3,563.61</b>

**PLOT AREA**  
MIN 4,919 Sq.Ft - MAX 6,155 Sq.Ft



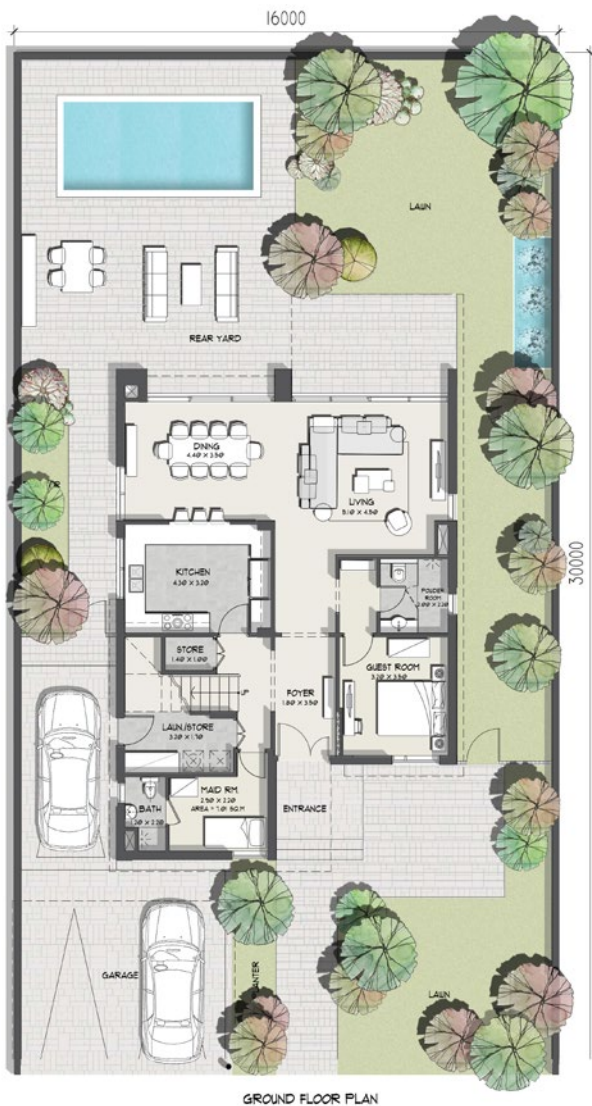


### 4 BEDROOM VILLAS

#### LAYOUT - B

	Sq.m	Sq.Ft
Ground Floor	123.31	1,327.30
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	137.01	1,474.76
Balcony/ Terrace - First Floor	12.12	130.46
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>272.44</b>	<b>2,932.52</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>323.00</b>	<b>3,476.74</b>

**PLOT AREA**  
MIN 4,982 Sq.Ft - MAX 7,911 Sq.Ft



### 4 BEDROOM VILLAS LARGE

#### LAYOUT - A

	Sq.m	Sq.Ft
Ground Floor	165.20	1,778.20
Balcony/ Terrace/Porch - GF	5.86	63.08
First Floor Area	150.24	1,617.17
Balcony/ Terrace - First Floor	8.25	88.80
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>329.55</b>	<b>3,547.25</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>380.11</b>	<b>4,091.47</b>

**PLOT AREA**  
MIN 5,532 Sq.Ft - MAX 8,975 Sq.Ft





### 4 BEDROOM VILLAS LARGE

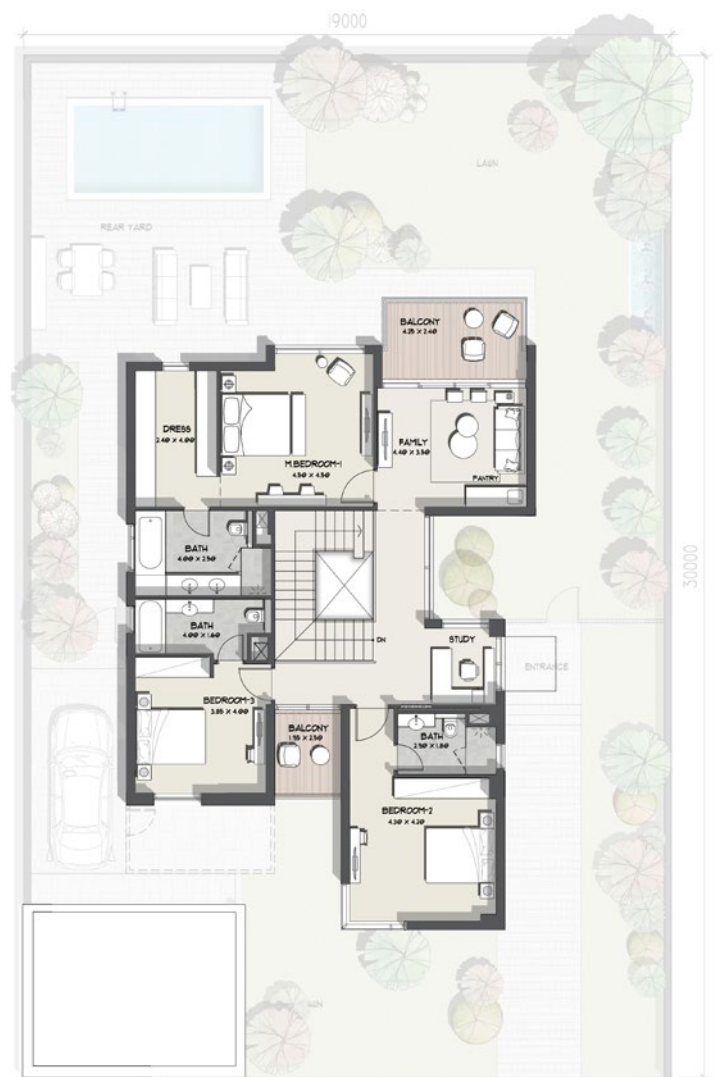
#### LAYOUT - B

	Sq.m	Sq.Ft
Ground Floor	159.35	1,715.23
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	150.28	1,617.60
Balcony/ Terrace - First Floor	15.33	165.01
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>324.96</b>	<b>3,497.84</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>375.52</b>	<b>4,042.06</b>
Driver Room (Optional)	12.82	138.00

**PLOT AREA**  
MIN 5,549 Sq.Ft - MAX 8,594 Sq.Ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### 5 BEDROOM VILLAS

#### LAYOUT - A

	Sq.m	Sq.Ft
Ground Floor	170.32	1,833.31
Balcony/ Terrace/Porch - GF	11.20	120.56
First Floor Area	184.54	1,986.37
Balcony/ Terrace - First Floor	8.69	93.54
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>374.75</b>	<b>4,033.78</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>425.31</b>	<b>4,578.00</b>

**PLOT AREA**  
MIN 5,947 Sq.Ft - MAX 8,341 Sq.Ft





### 5 BEDROOM VILLAS

#### LAYOUT - B

	Sq.m	Sq.Ft
Ground Floor	170.00	1,829.86
Balcony/ Terrace/Porch - GF	-	-
First Floor Area	180.56	1,943.53
Balcony/ Terrace - First Floor	12.48	134.33
<b>TOTAL BUILT-UP AREA (BUA)</b>	<b>363.04</b>	<b>3,907.73</b>
Garage - Covered	32.56	350.47
Garage - Not Covered	18.00	193.75
<b>TOTAL AREA</b>	<b>413.60</b>	<b>4,451.95</b>
Driver Room (Optional)	14.12	152.00

**PLOT AREA**  
MIN 6,115 Sq.Ft - MAX 8,959 Sq.Ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Master Plan

- 4 BEDROOM VILLA LAYOUT A
- 4 BEDROOM VILLA LAYOUT B
- 4 BEDROOM VILLA LAYOUT L-A
- 4 BEDROOM VILLA LAYOUT L-B
- 5 BEDROOM VILLA LAYOUT A
- 5 BEDROOM VILLA LAYOUT B



## Villa Features



PRIVATE GARDENS



BUILT-IN WARDROBES



EN-SUITE BATHROOMS



HIGH-END FITTINGS



MAID'S ROOM



# The Community

Murooj Al Furjan already has every facility required for comfortable, modern living, just a few steps away. Engage in an active lifestyle at Al Furjan Club with excellent fitness facilities, sports court and restaurant. The Pavilions nearby feature supermarkets, shops and a choice of dining venues.

The community is located close to Ibn Battuta Mall, is just 15 minutes away from the Expo exhibition venue, and offers easy access to Dubai’s business districts and major tourist attractions via Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road, Al Yalays Road and Al Asayel Street.



## Amenities



SWIMMING POOLS



KIDS' PLAY AREA



TENNIS COURT



BASKETBALL COURT



PARK



RETAIL CENTRE



METRO STATION





## Nakheel – The master developer

Nakheel is a world-leading master developer, delivering award-winning projects that have paved the way for the development of hundreds of seafront homes, resorts, hotels and attractions and opened up a wealth of investment opportunities.

Spanning 15,000 hectares and accommodating nearly 300,000 people, our master developments across Dubai include Palm Jumeirah, The World, Jumeirah Islands, Jumeirah Park, Jumeirah Village, Al Furjan, The Gardens, Discovery Gardens, Jebel Ali Village, Dragon City, Nad Al Sheba Villas, Warsan Village, International City and Deira Islands.

Our diverse project portfolio also includes world-class shopping, dining and entertainment destinations and a distinct collection of hotels and resorts across Dubai.

For more information, visit [www.nakheel.com](http://www.nakheel.com)