



Aljurf
GARDENS
—
JOUR VILLAS



“THEY USED TO SAY THAT AGRICULTURE HAS
NO FUTURE, BUT WITH GOD'S BLESSING
AND OUR DETERMINATION,
WE HAVE SUCCEEDED IN TRANSFORMING
THIS DESERT INTO A GREEN LAND.”

H.H SHEIKH ZAYED BIN SULTAN AL NAHYAN

A L J U R F THE PROJECT

Our landscape is ever changing, adding layer upon layer, building on the existing; merging, integrating, and weaving—to produce natural masterpieces of timeless beauty. Nestled along the Sahel Al Emarat Coast, AlJurf adds a new layer of beauty to the landscape. Integrating itself within the natural environment, AlJurf is a masterpiece that preserves and enhances the existing beauty, perpetuating a legacy, rather than changing it.

AlJurf will feature a range of facilities, including a world-renowned wellness clinic and retreat, unique residential communities and serviced residences, as well as a marina and a town centre encompassing a hotel and retail units. All these components will be carefully integrated within the natural landscape of AlJurf as to not disturb its harmonious beauty, but rather capitalise on it. Guests and residents will become the protectors of the ecosystem in the same way our ancestors were, while enjoying the simple luxury provided by this intricately woven work of nature and design.





ALJURF MASTERPLAN

- 01 QASR ALJURF
- 02 JIWAR ALQASR
- 03 ALJURF GARDENS SIGNATURE PLOTS
- 04 SHA EMIRATES WELLNESS CLINIC
- 05 TURTLE ISLAND
- 06 ALJURF GARDENS VILLAS
- 07 ALJURF GARDENS TOWNHOUSES
- 08 TIDAL CANAL
- 09 CANAL VILLAS
- 10 MARSALJURF TOWNHOUSES
- 11 MARSALJURF RESIDENCES
- 12 MARSALJURF PUBLIC MARINA
- 13 ALJURF GARDENS PRIVATE MARINA
- 14 JIWAR ALQASR PUBLIC BEACH
- 15 ALJURF GARDENS PRIVATE BEACH
- 16 NEIGHBOURHOOD CENTRE
- 17 K12 SCHOOL
- 18 ALJURF WILDLIFE RESERVE
- 19 UTILITIES PLOT
- 20 PRIVATE ISLAND
- 21 BOUTIQUE HOTEL

Aljurf GARDENS

THE COASTAL RANCHES

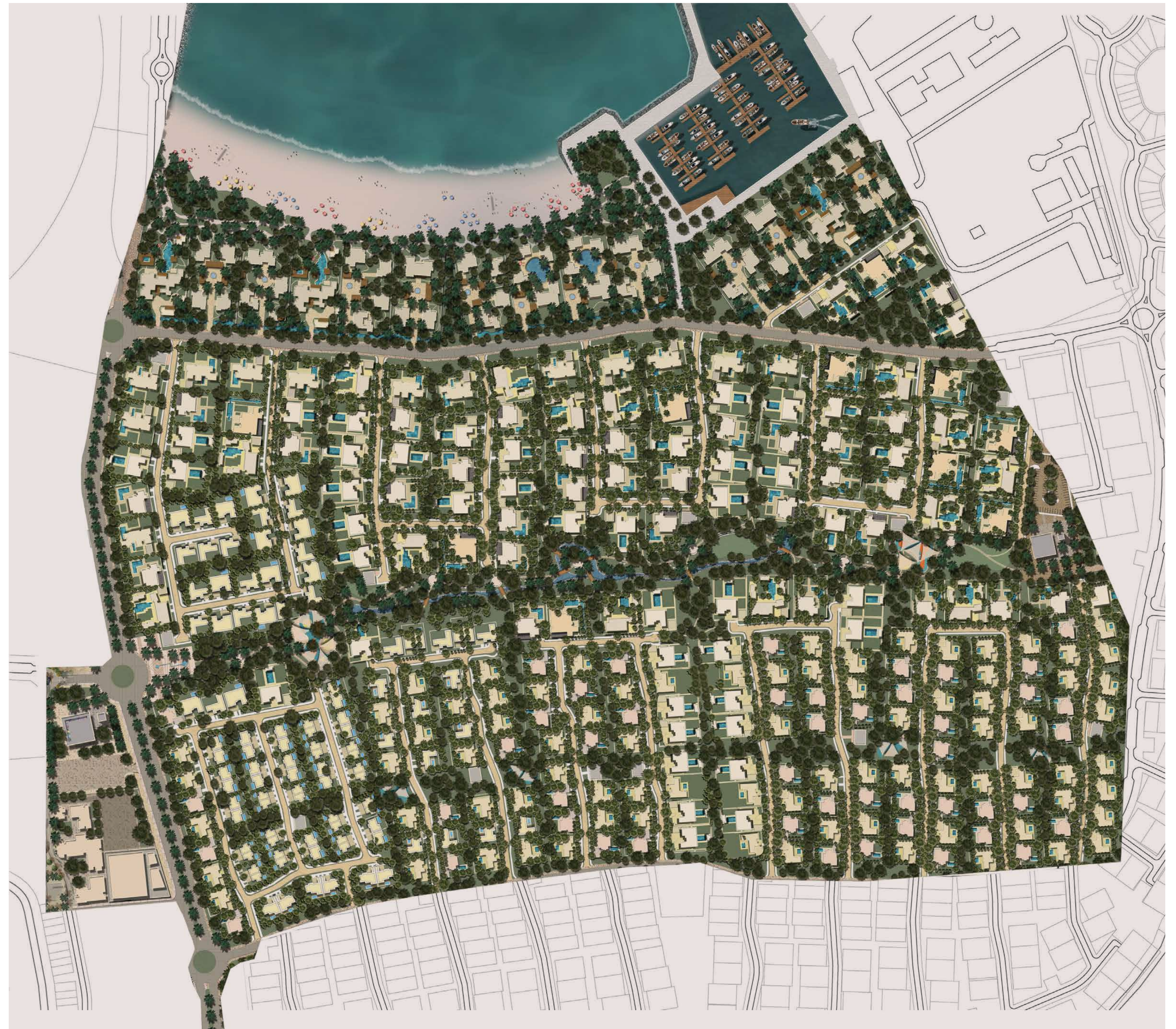
OF ALJURF

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 to introduce refined architectural patterns repeated in different motifs. It is reflective of nature's beauty across every typology of homes, gardens and courtyards.



A M E N I T I E S

P R I V A T E E N T R A N C E



Sanctuaries are a place of blissfulness, fulfilment, and soul enrichment. They are a haven where you feel safe and free to be yourself; to find inner peace.

Away from the bustling crowds and quick fast-paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through its gates, you'll find a simpler lifestyle. One that allows you to experience true authenticity with family and friends. All in a private and secure environment.

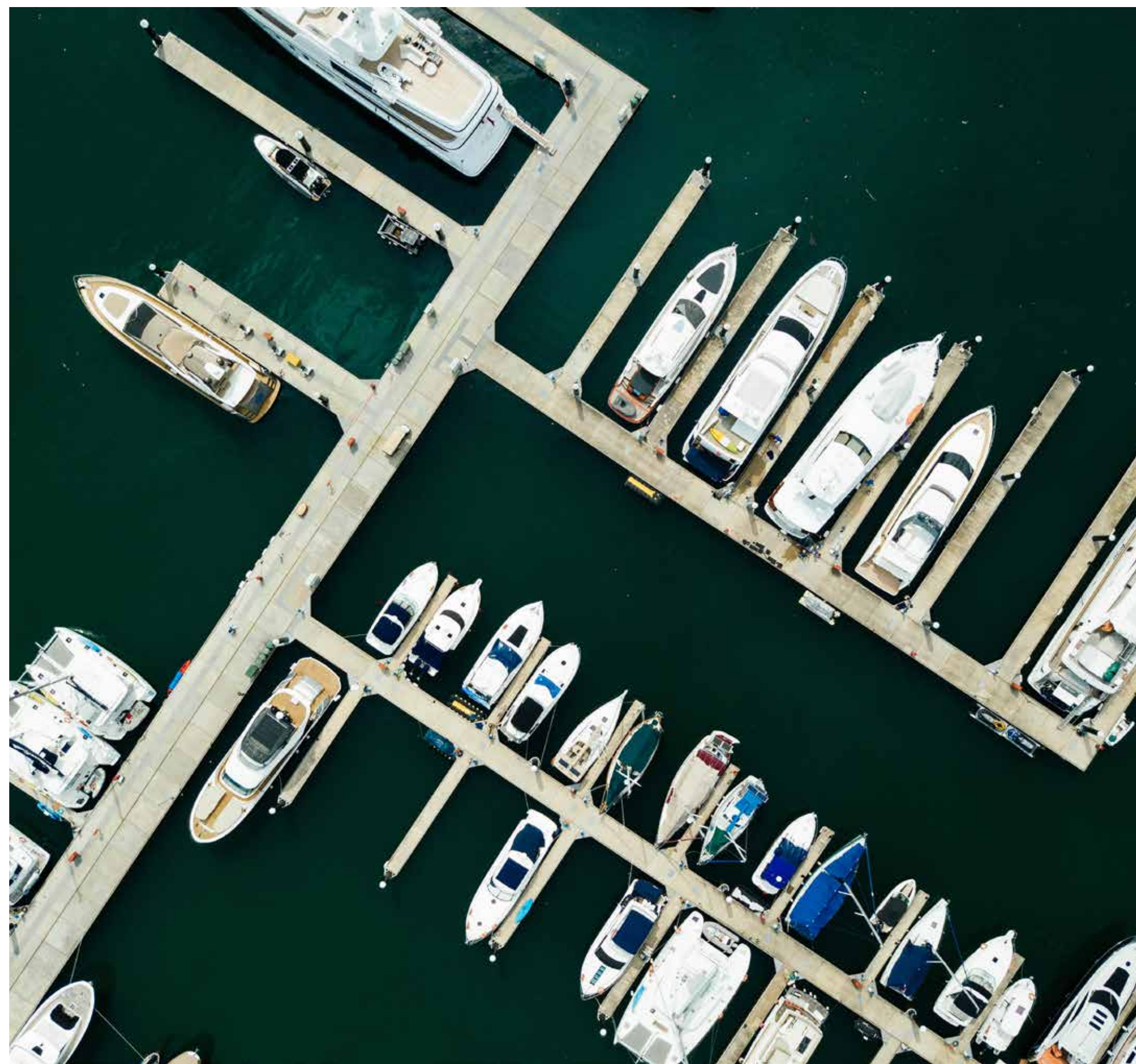
P R I V A T E B E A C H



Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates—Sahel Al Emarat. A coastal getaway that captures the imagination, heritage and nature of the Emirates, while offering a timeless, universal appeal and charm that add to the feeling of escapism.

AlJurf Gardens boasts its own private beach and coastal shores stretching alongside the development's border, protecting its residents from the outside world.

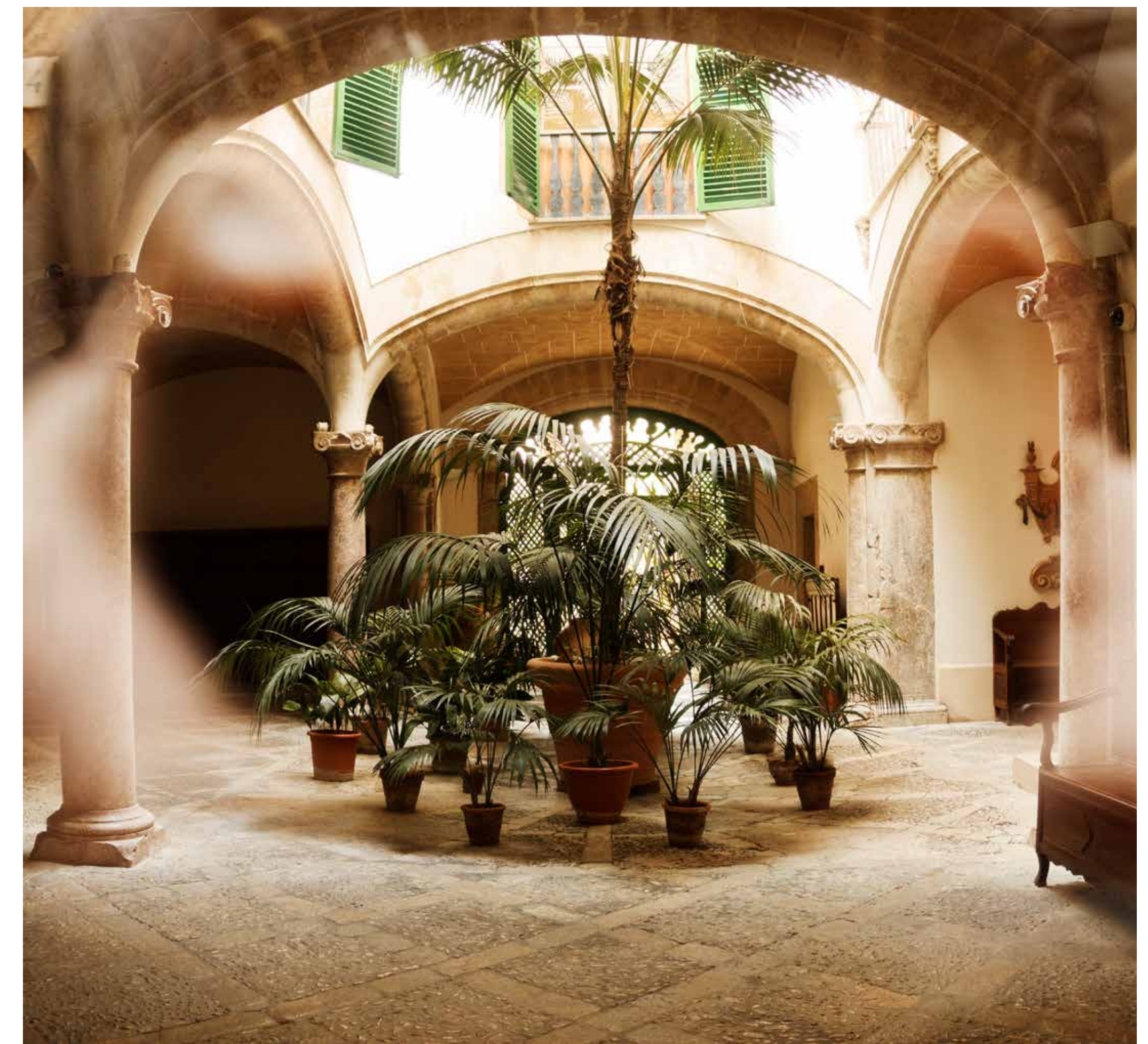
PRIVATE MARINA



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 more recently in a more leisurely fashion.

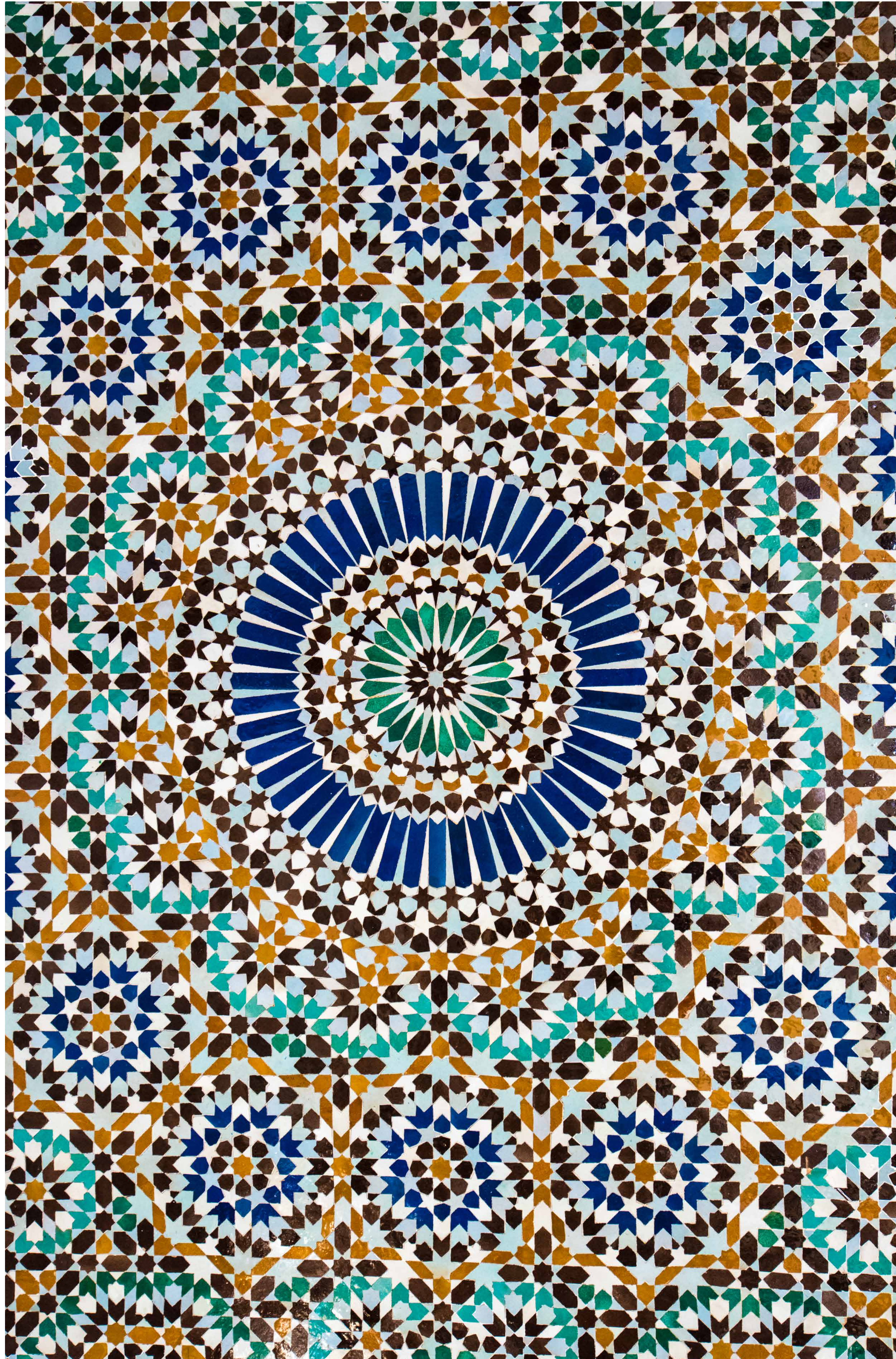
Comfortably nestled on the shores of the beautiful coast of AlJurf, and just a short walk through the trees and lush greenery, lies the private marina; accessible exclusively to the residents of AlJurf Gardens.

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 beautifully natural place, a framework for an authentic life. Key to this authenticity is a supportive community that provides a level of social life not found in the city.

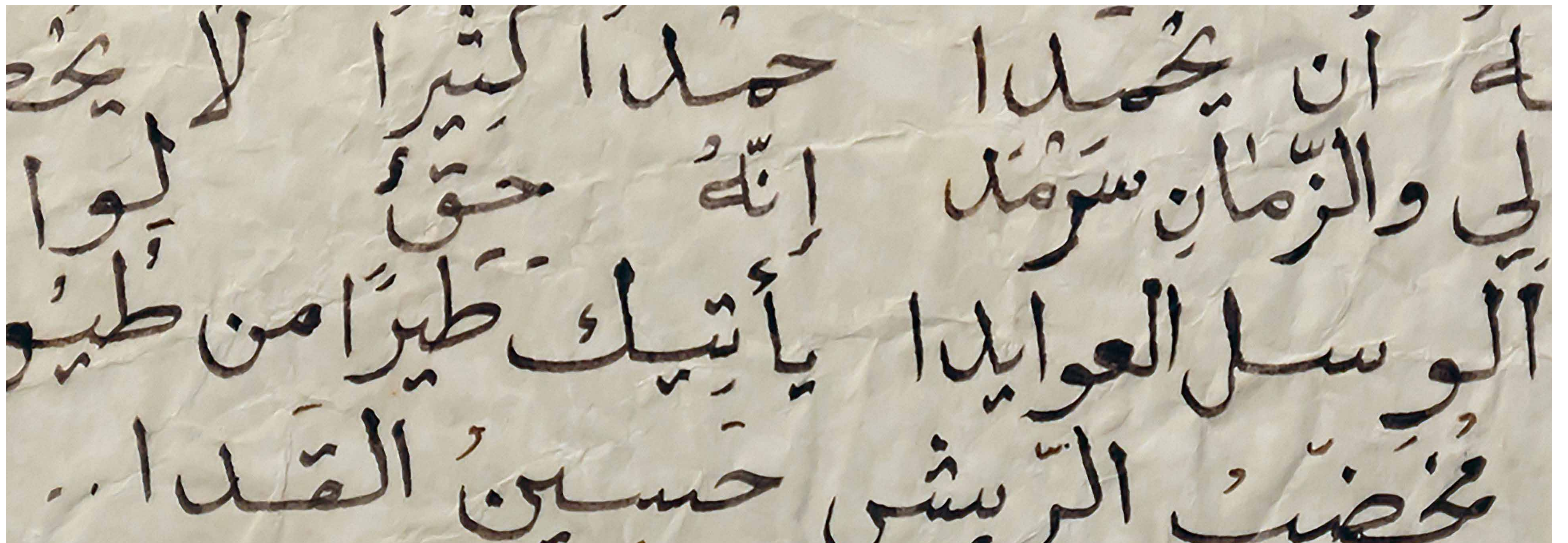


J O U D V I L L A S

The Joud Villa design is inspired by the rich tradition of Arabic homes in the region. Courtyards, majlis and maqa'ads populate the home, creating intimate, rich and layered spaces for families.

A M U L T I - S E N S O R Y
E X P E R I E N C E L I K E
N O O T H E R

The theme of the Joud Villas is the taming of wild nature. Lush plants, flowing water, intricate textures, rising and falling topography and natural light have all been brought together to bring control and order to wilderness.



VILLA TYPES



* Artist Impression



* Artist Impression

Joud Villa

3

Bedroom
Villa



3 Br Joud Villa	SQM
Minimum Plot Area	756
Ground Floor	181
First Floor	136
Balconies / Terraces	42
Car Port	63
Total	422

Disclaimer:
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Ground-Floor Plan



Joud Villa

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First-Floor Plan



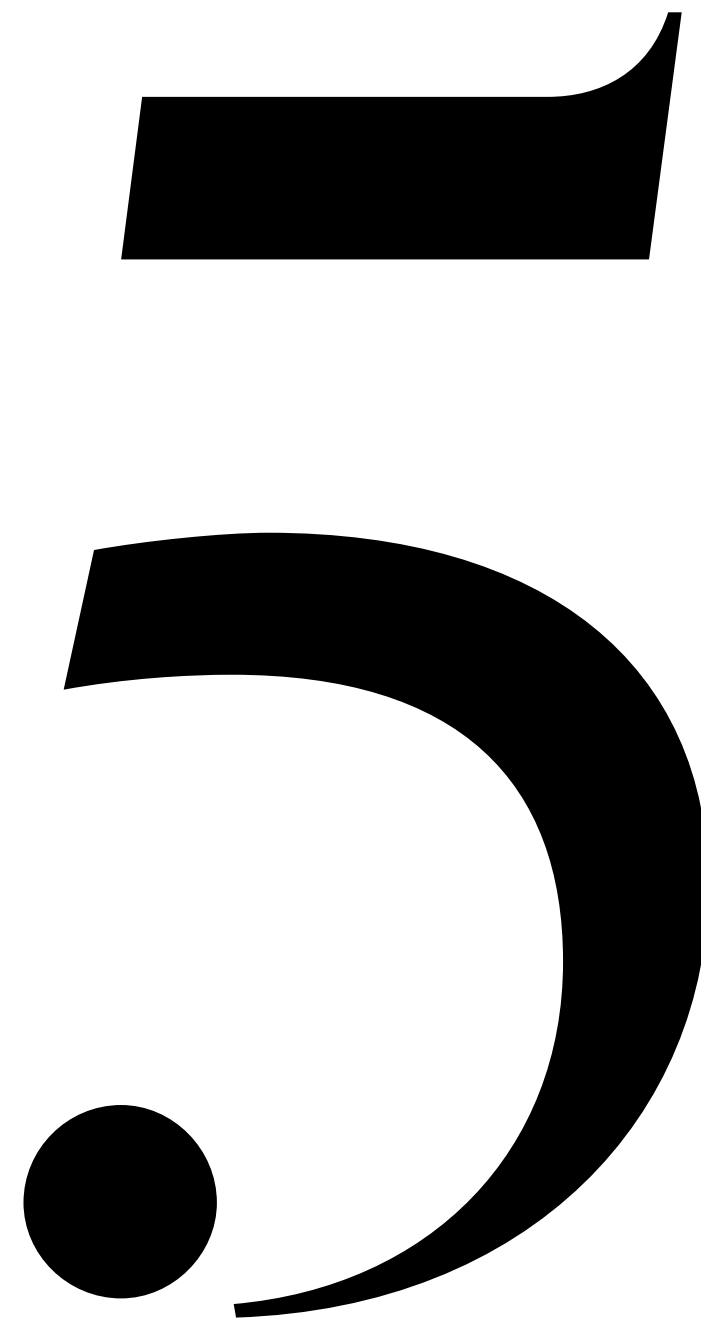


* Artist Impression



* Artist Impression

Joud Villa



Bedroom
Villa



5 Br Joud Villa	SQM
Minimum Plot Area	1620
Ground Floor	282
First Floor	196
Balconies / Terraces	73
Car Port	89
Total	640

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Ground-Floor Plan



Joud Villa

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First-Floor Plan





* Artist Impression



* Artist Impression



* Artist Impression

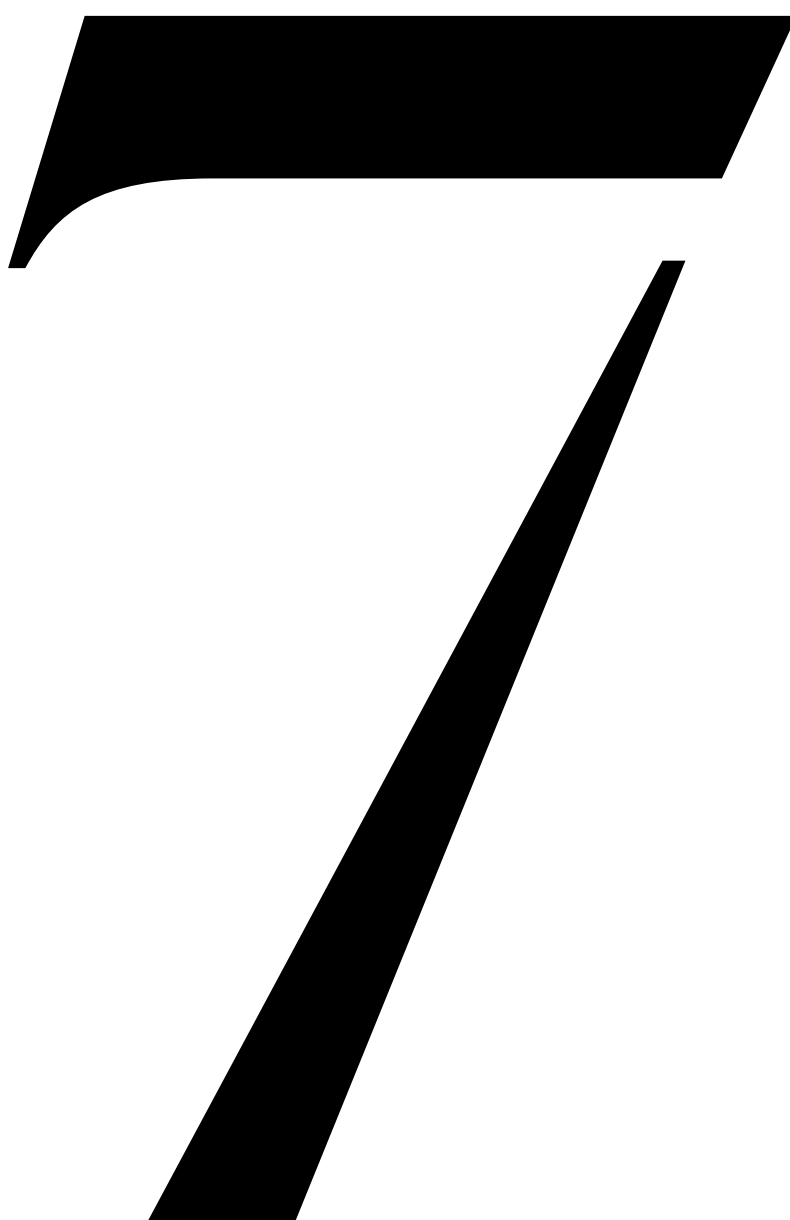


* Artist Impression



* Artist Impression

Joud Villa



Bedroom
Villa



7 Br Joud Villa	SQM
Minimum Plot Area	2025
Ground Floor	396
First Floor	342
Balconies / Terraces	122
Car Port	105
Total	965

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Ground-Floor Plan



Joud Villa

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First-Floor Plan



FINISHING

SPECIFICATIONS

FLOORING



Item

Porcelain Tiles

Area of use

Entry Hall

Reception

Dining

Multi Purpose Hall

Living

Kitchen



Item

Porcelain Tiles

Area of use

Guest Room

Bedrooms

Master Bedroom

Open Maqaad



Item

Porcelain Tiles

Area of use

Guest Bathroom

Bathrooms

Master Bathroom

APPLIANCES

Refrigerator

Dishwasher

Cooker

Hood

WALLS

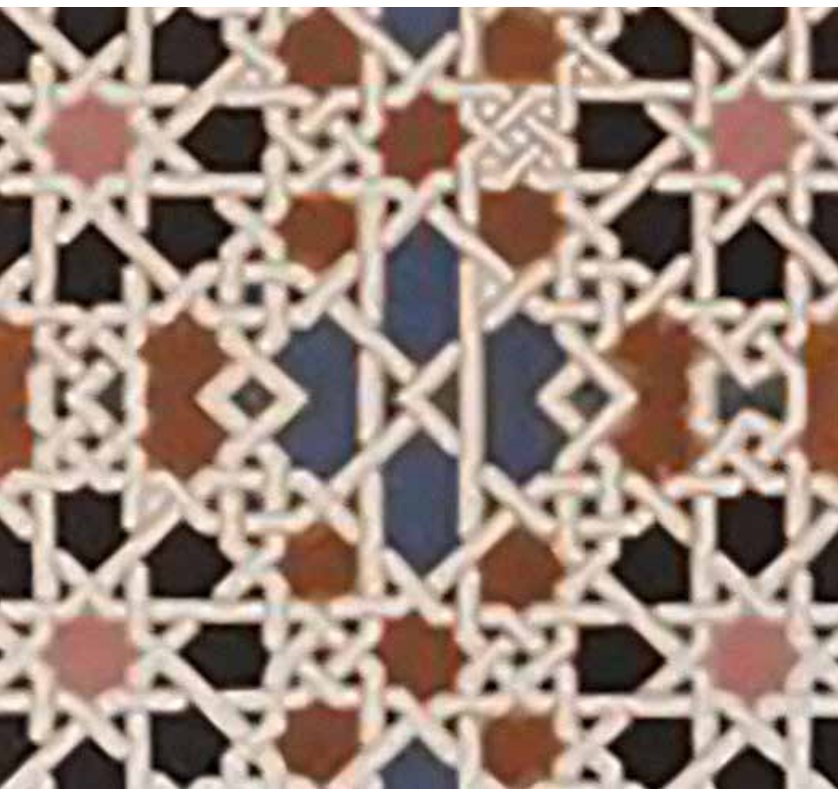


Item

Paint

Area of use

Throughout



Item

Ceramic Tiles with Artistic Pattern

Area of use

Bath alcove

Master Bath



Item

Ceramic Tiles with Artistic Pattern

Area of use

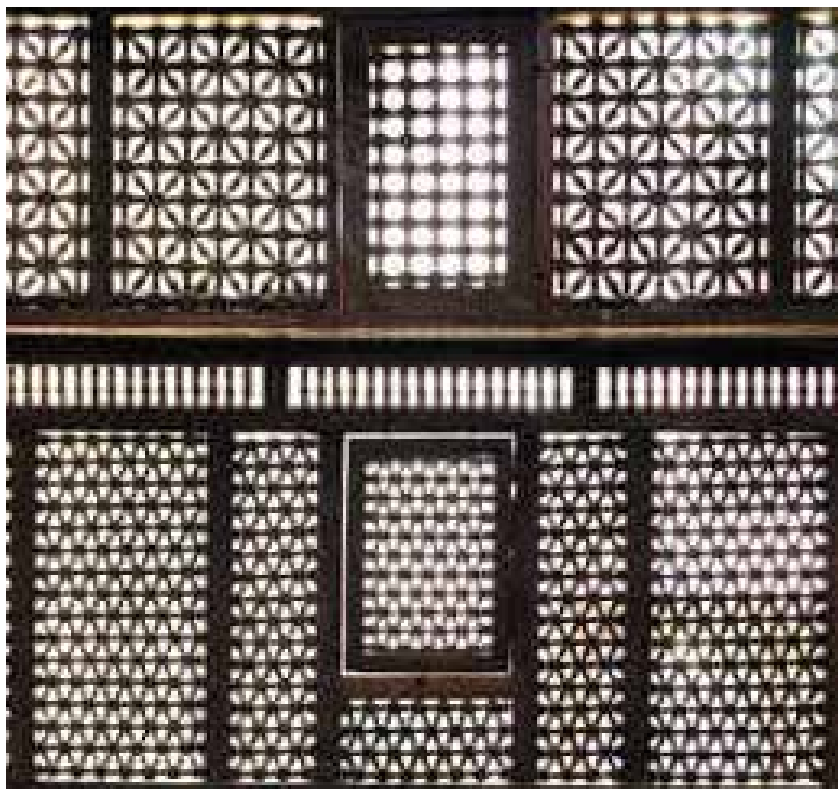
Bath alcove

Master Bath

FINISHING

SPECIFICATIONS

EXTERIOR
FACADES



Item

Mashrabiya

Area of use

Screens on Some
Glazed Areas



Item

Plaster and Paint

Area of use

Exterior Facade



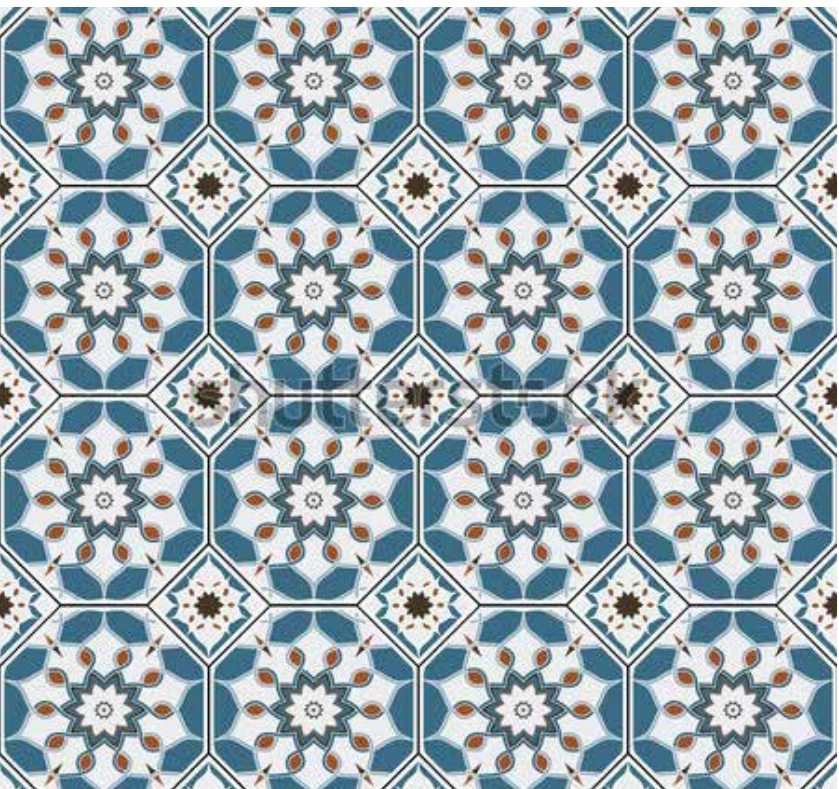
Item

Porcelain Tiles

Area of use

Exterior Facade

EXTERIOR WALK
& DRIVEWAYS



Item

Porcelain Tiles

Area of use

Courtyard Seating
Feature Edge Tile



Item

Insitu Concrete

Area of use

Exterior Walkways
Driveways



Item

Precast Concrete Pavers

Area of use

Exterior Walkways
Driveways

