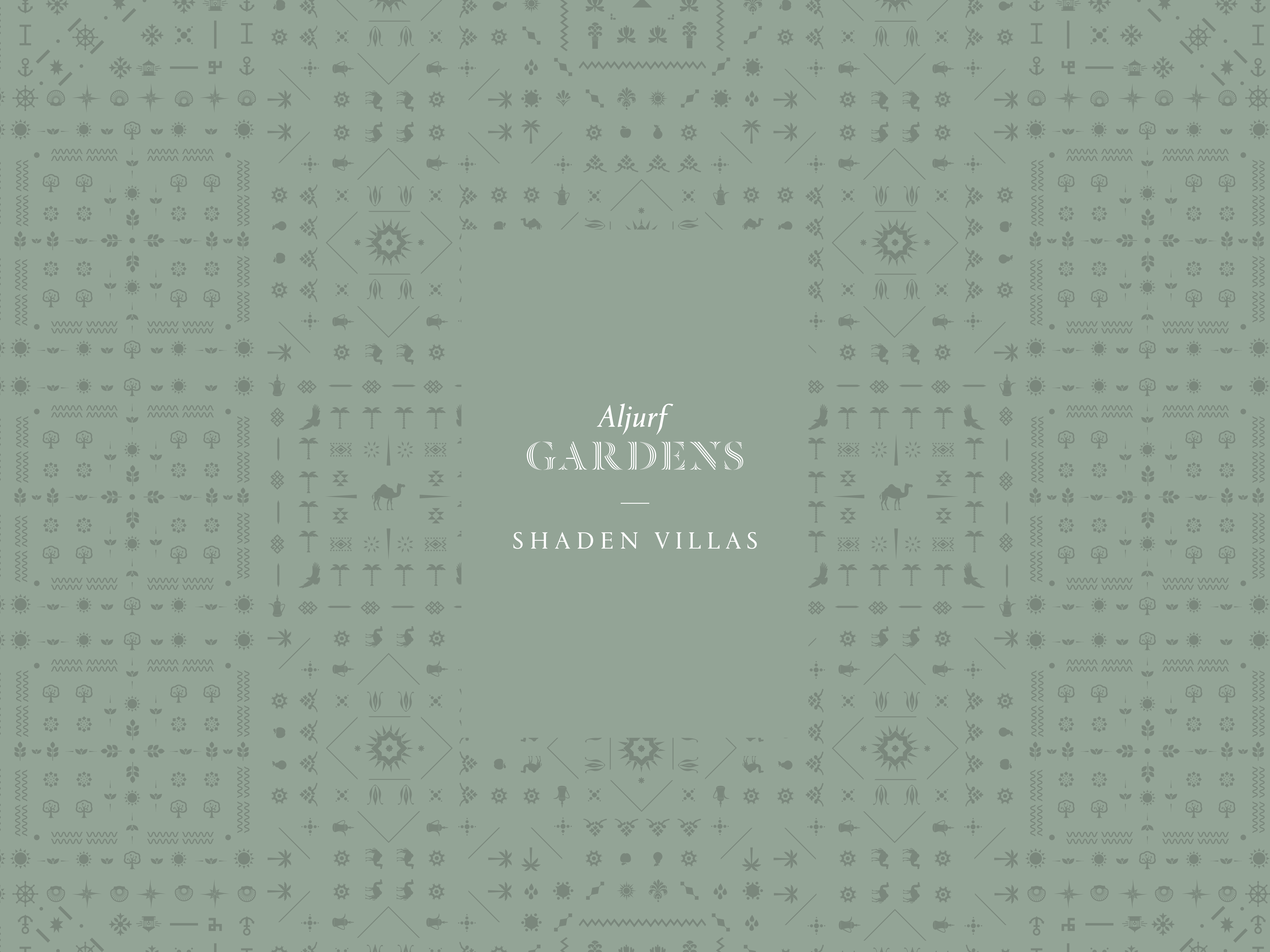




Aljurf
GARDENS
—
SHADEN VILLAS



“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 existing 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, 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 ancestor were, while enjoying the simple luxury provided by this intricately weaved 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

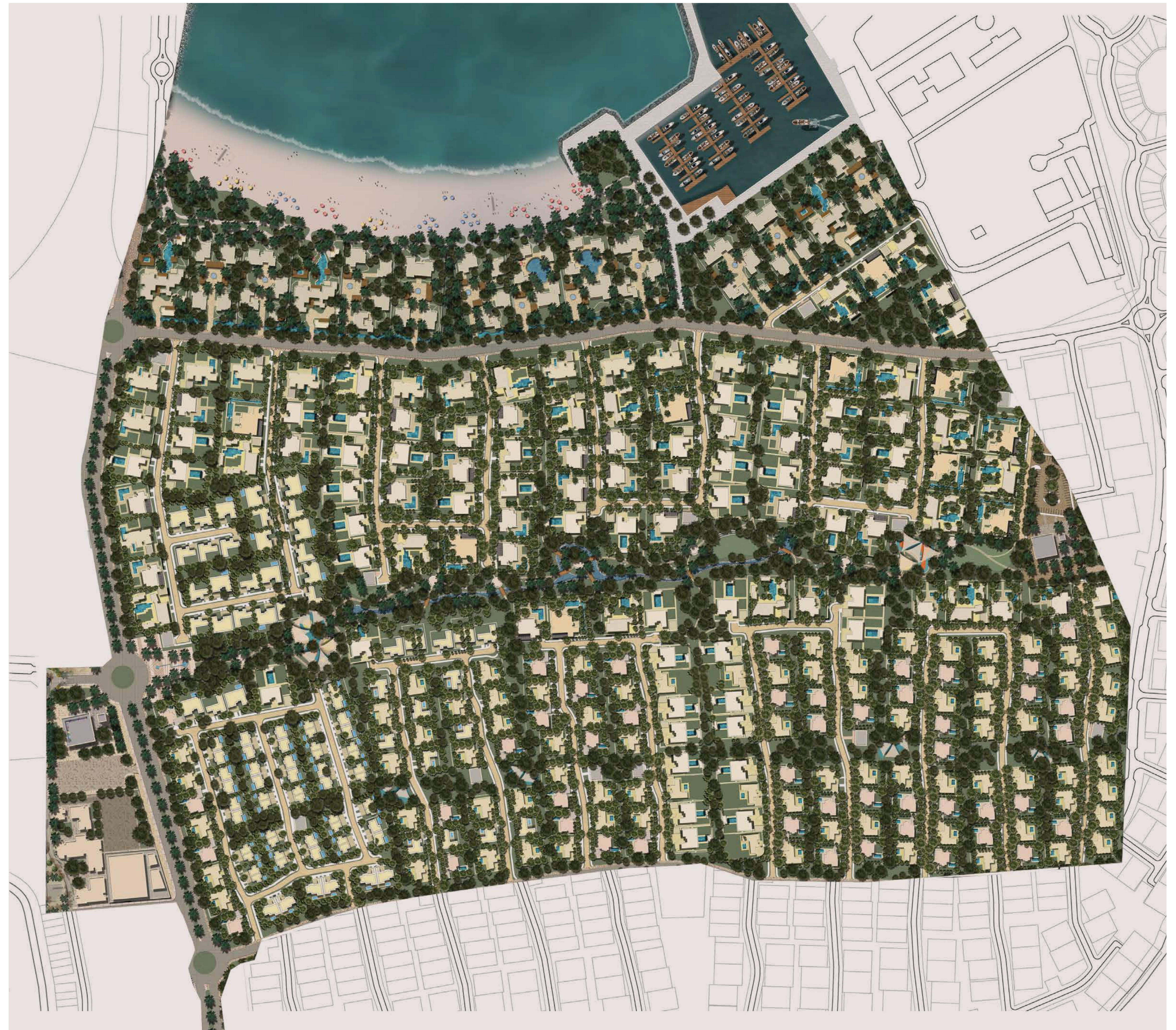
OF ALJURF

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 which 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 architecture patterns repeated in different scales to reflect nature's exquisiteness 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 paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through the gates, one walks into a place that allows one to live simpler, that allows them to experience an authentic time with family and friends, in a private and secure environment.

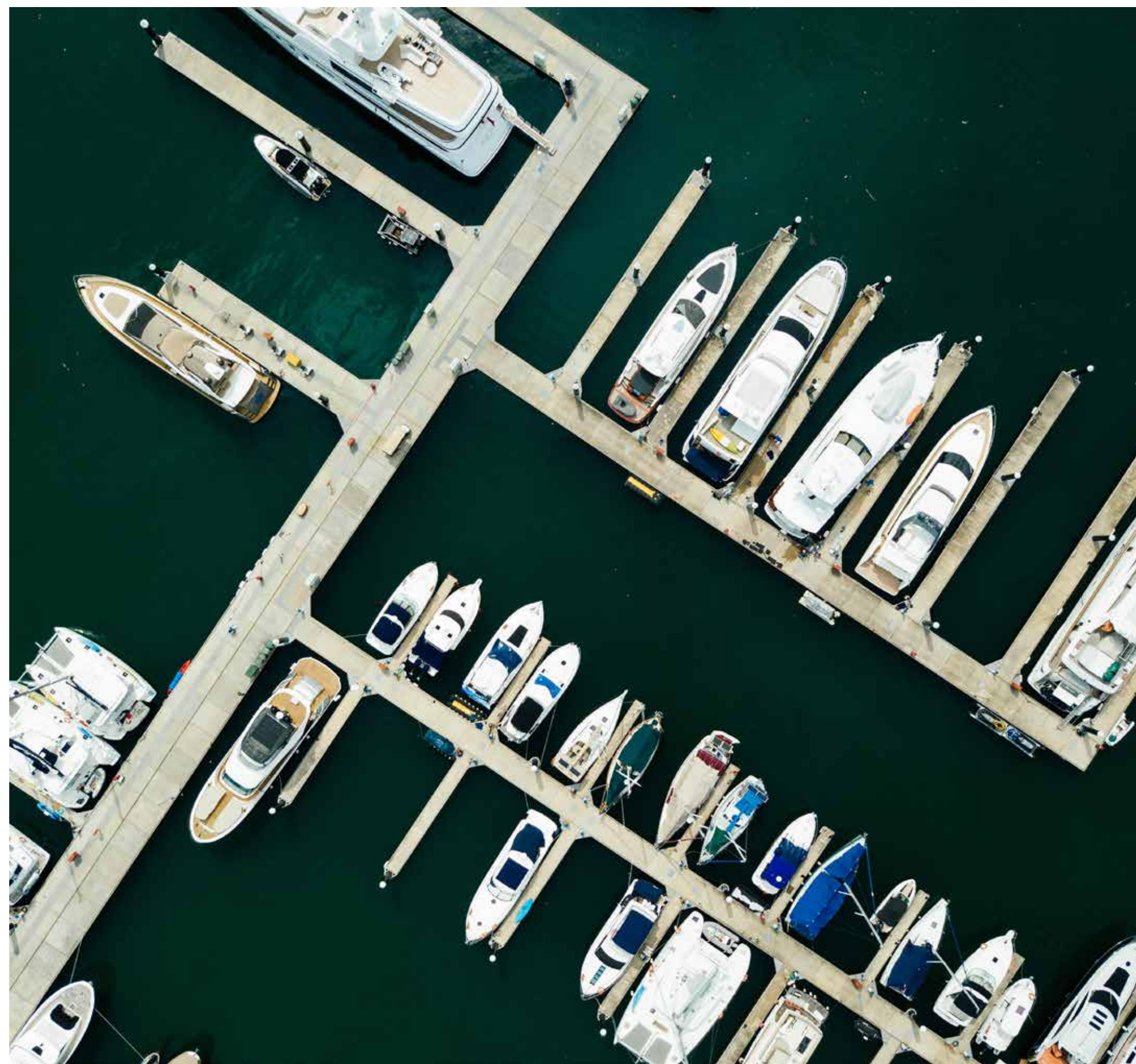
P R I V A T E B E A C H



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 and offers a timeless and universal appeal and charm that adds 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.

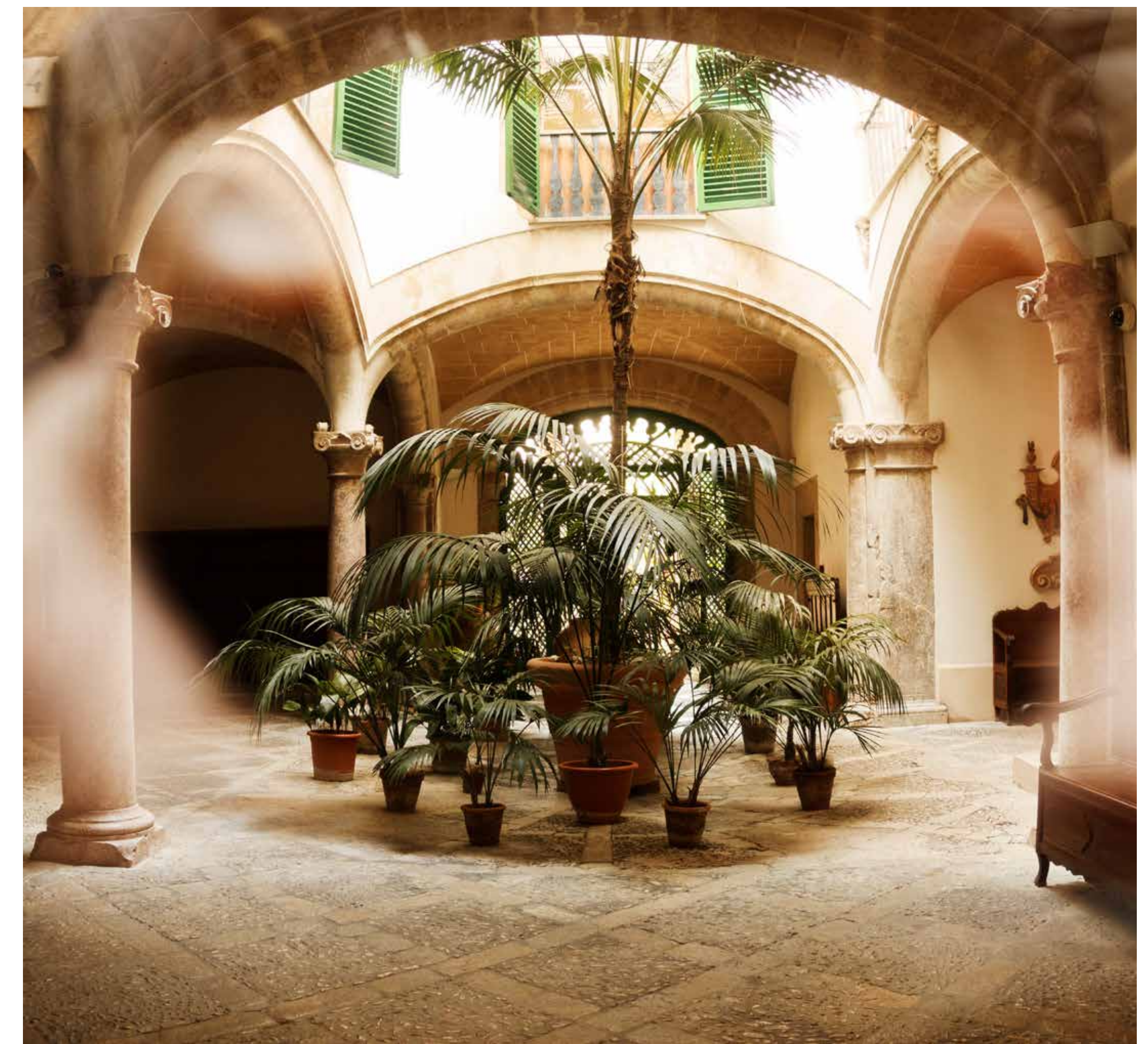
PRIVATE MARINA



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.

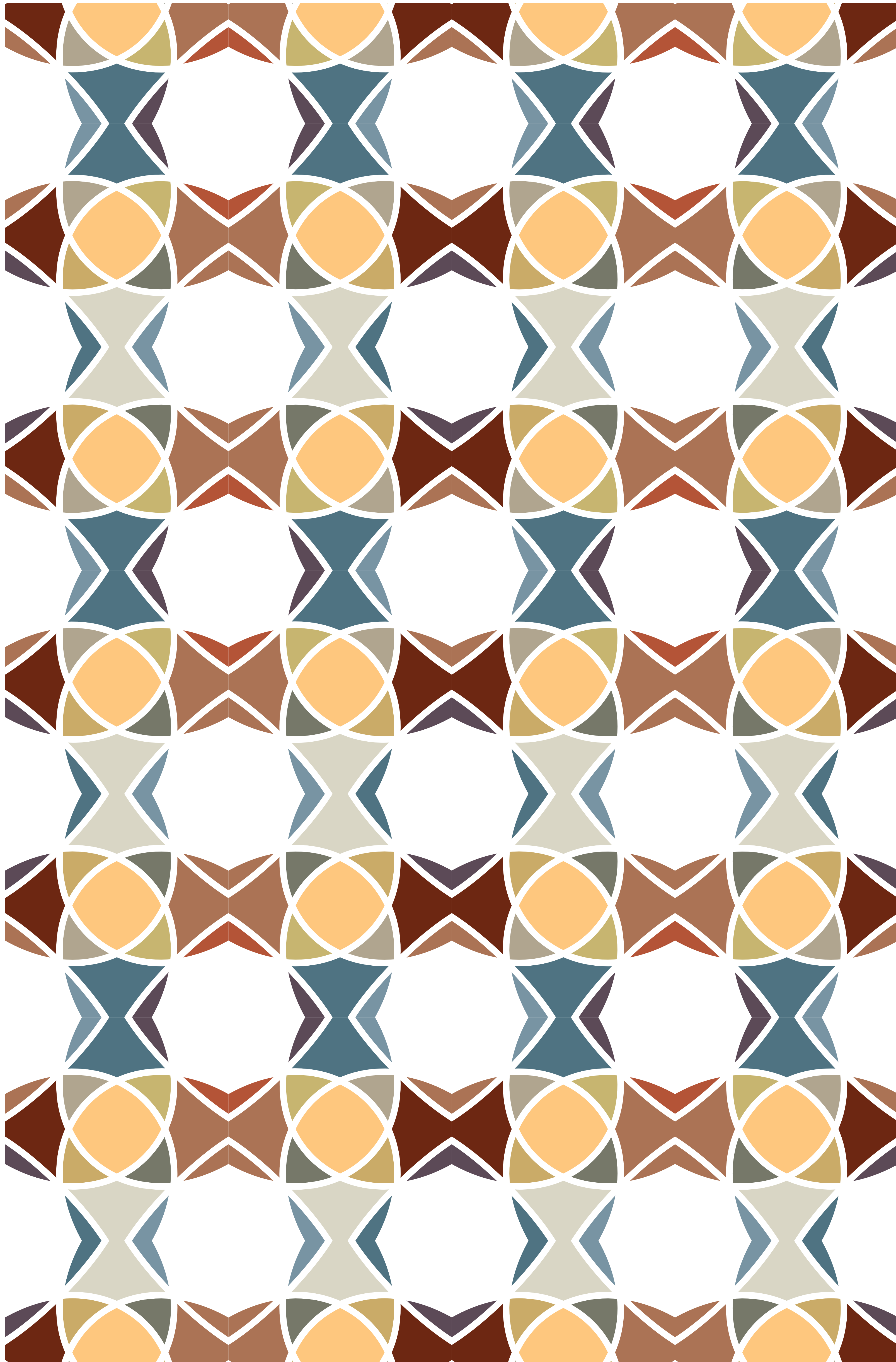
Comfortably nestled on the shores of the beautiful coast of AlJurf and a short path through the trees and lush greenery, lies the private marina, accessible exclusively to the residents of AlJurf Gardens for an actively enriching lifestyle.

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.



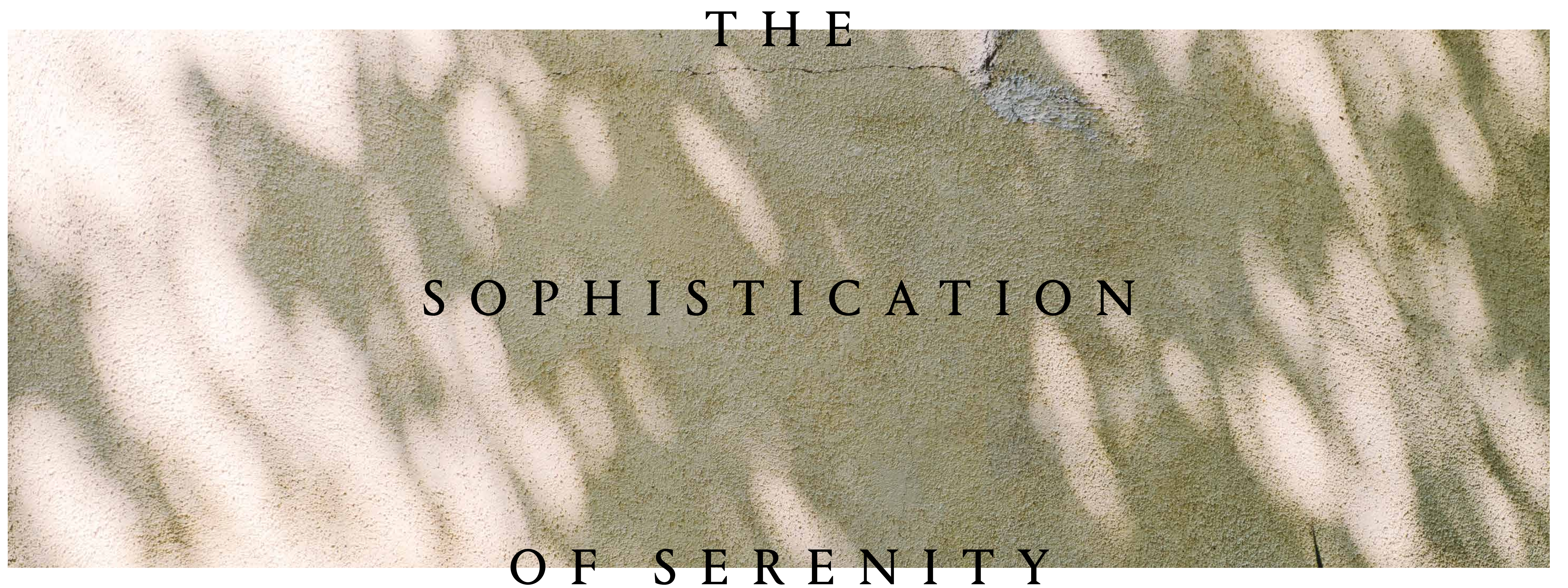
S H A D E N

V I L L A S

Wild and strong, just like the gazelles you might spot sauntering around the neighborhood, Shaden is never alone in the wild; not just surviving, but thriving. Shaden is inspired by gazelle featuring strong, clear lines and graceful finishes—the modernity of the traditional. The gazelle is an integral part of Arabic history, engrained into the development of the culture, denoting strength and grace in the face of adversity— as well as a sense of adaptability and serenity.

TRADITION, CRAFTED BY MODERN SOPHISTICATION

Ease into a beautifully slow-paced life inspired by Arabian culture—but modernized with a sophisticated twist. Feel at home with a traditional Arabesque backdrop against which you'll be serendipitously provided a taste of the past, with the vision of the future.



V I L L A

T Y P E S





* Artist Impression



* Artist Impression



* Artist Impression

Shaden Villa



Bedroom
Villa



2 Br Shaden Villa	SQM
Minimum Plot Area	311
Ground Floor	77
First Floor	56
Balconies / Terraces	6
Total	139
Car Port	33

Disclaimer:

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Ground Floor Plan

Shaden Villa



Bedroom
Villa

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First Floor Plan





* Artist Impression



* Artist Impression

Shaden Villa

3

Bedroom
Villa



3 Br Shaden Villa	SQM
Minimum Plot Area	420
Ground Floor	93
First Floor	84
Balconies / Terraces	9
Total	186
Car Port	33

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Ground Floor Plan

Shaden Villa

3

Bedroom
Villa

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First Floor Plan



* Artist Impression

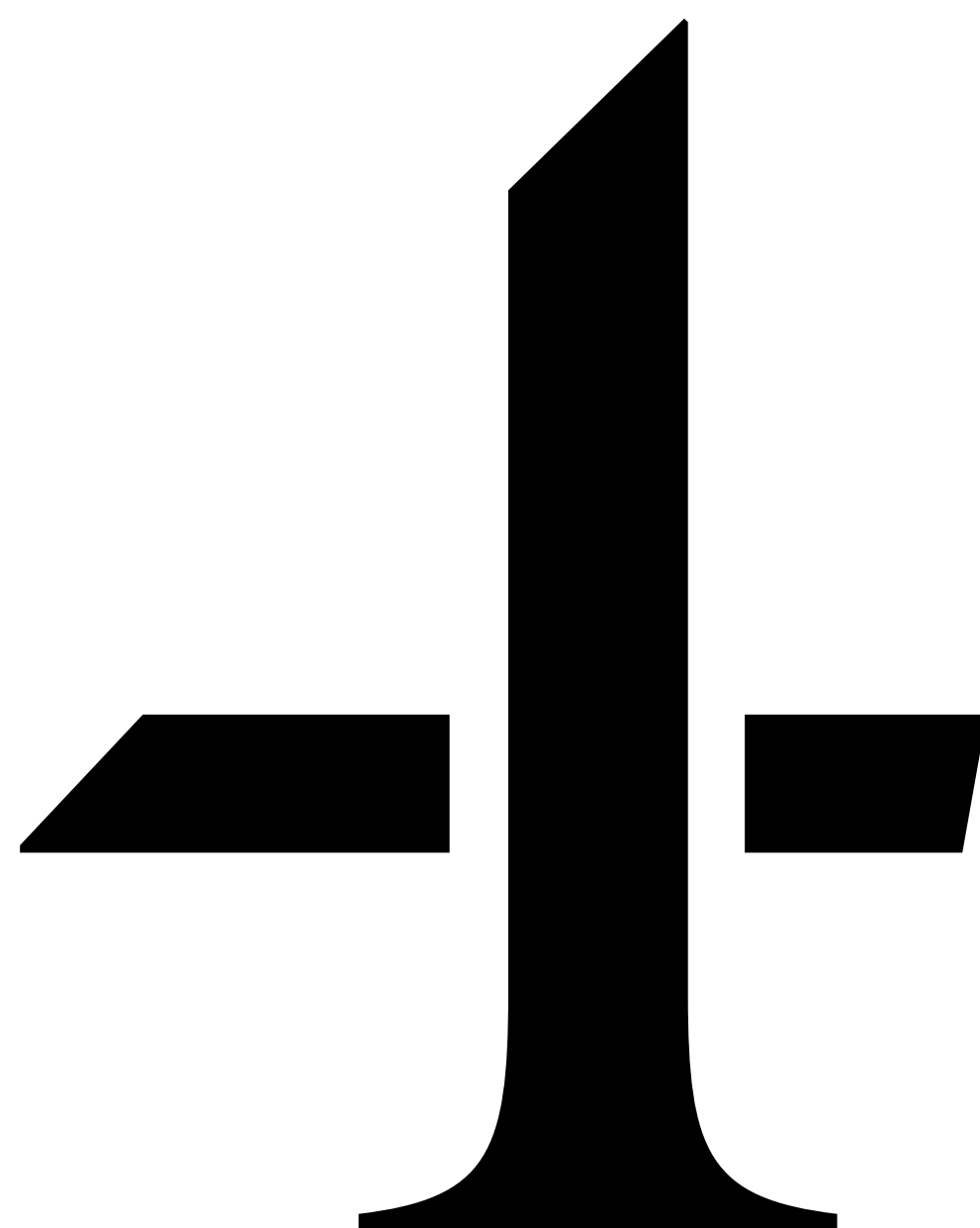


* Artist Impression



* Artist Impression

Shaden Villa



Bedroom Villa



4 Br Shaden Villa	SQM
Minimum Plot Area	525
Ground Floor	127
First Floor	101
Balconies / Terraces	8
Total	236
Car Port	33

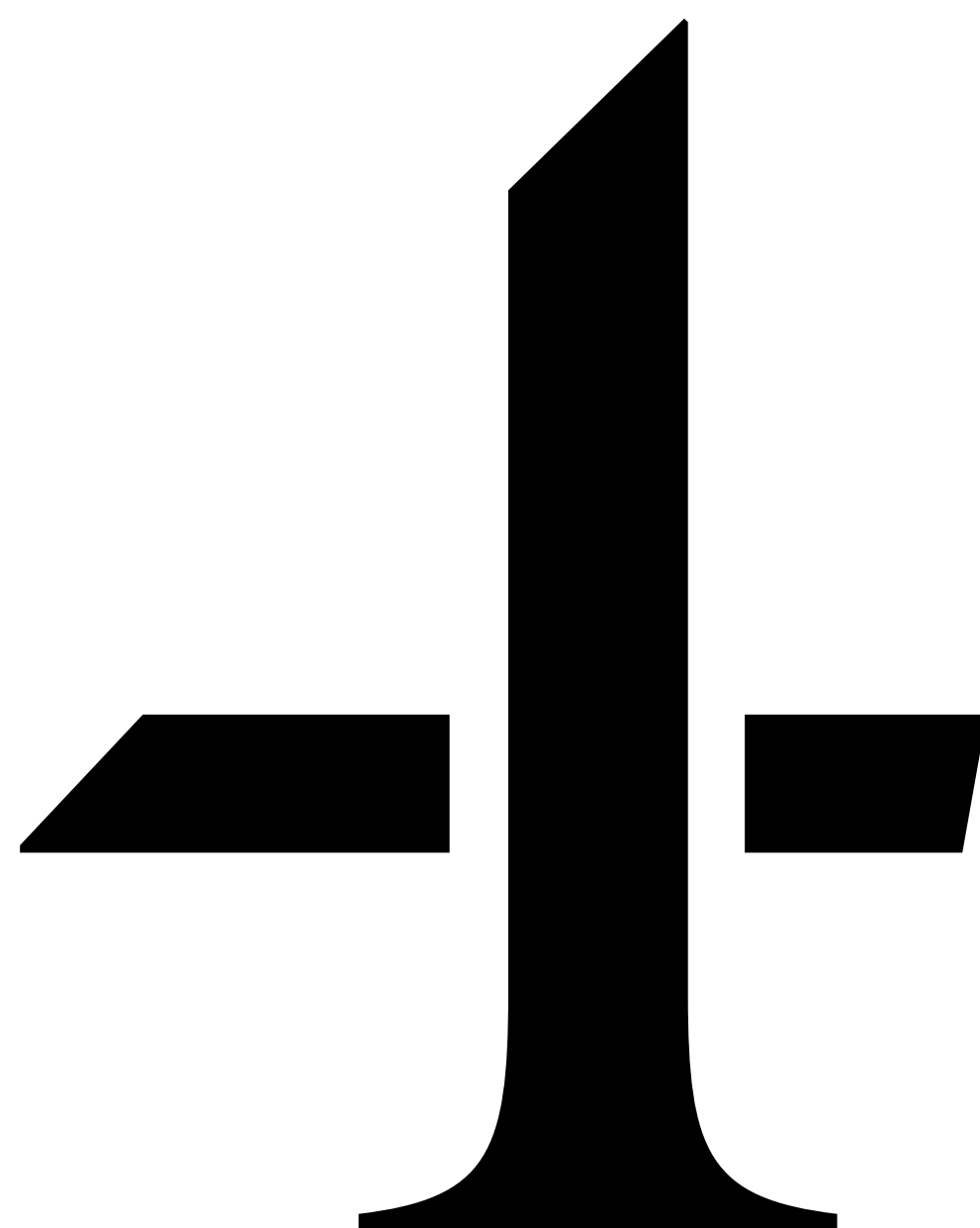
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Ground Floor Plan

Shaden Villa



Bedroom
Villa

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First Floor Plan

FINISHING

SPECIFICATIONS

EXTERIOR FACADES / EXTERIOR
WALK & DRIVEWAYS



Item

Mashrabiya

Area of use

Screens on Some
Glazed Areas

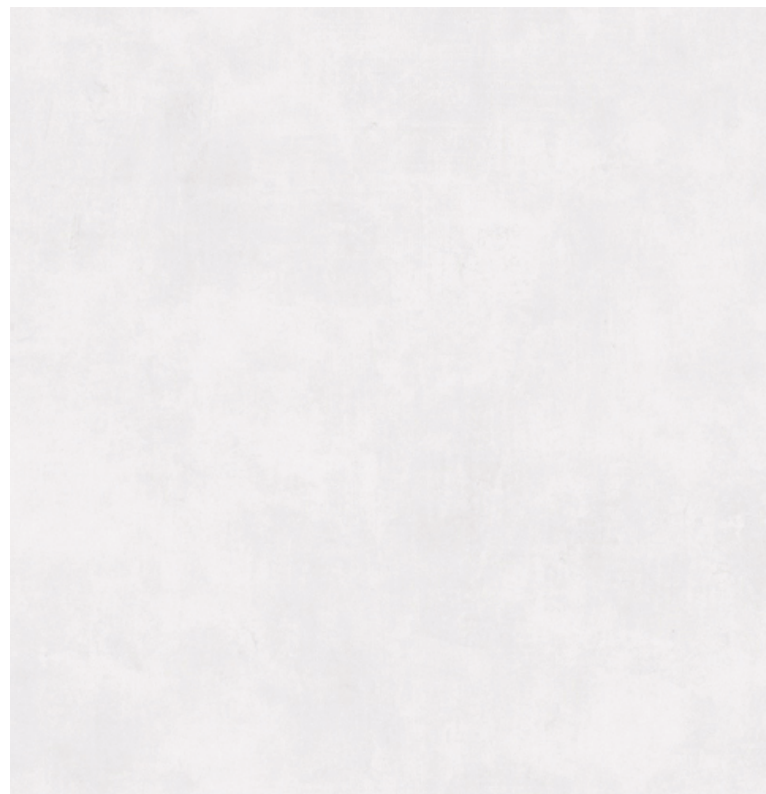


Item

Precast Concrete Pavers

Area of use

Exterior Walkways
Driveways

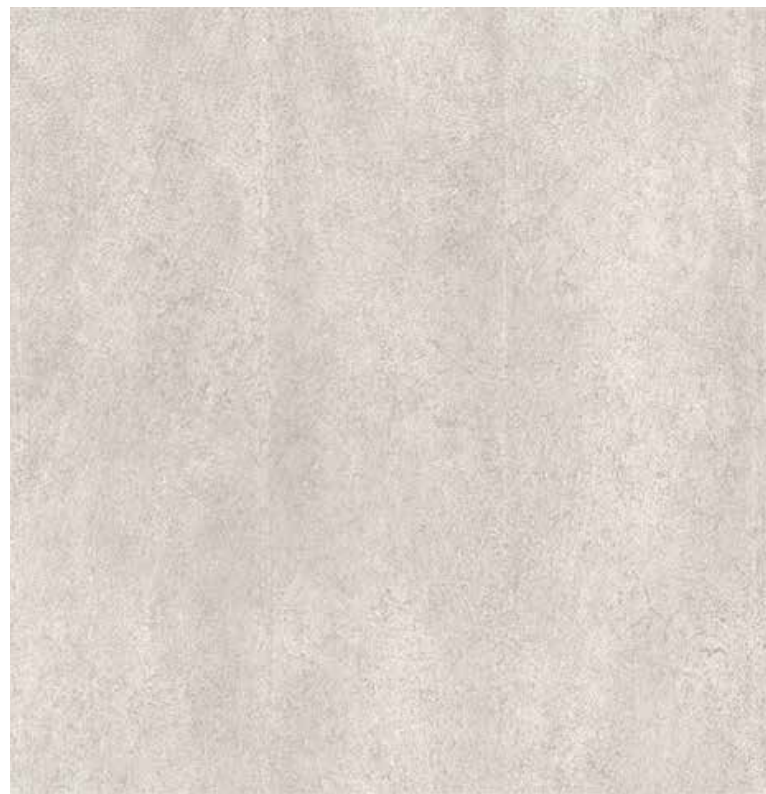


Item

Plaster and Paint

Area of use

Exterior Facade



Item

Plaster and Paint

Area of use

Exterior Facade

FINISHING

SPECIFICATIONS

FLOORING / WALL



Item
Ceramic Tiles

Area of use
Entry Hall
Reception
Dining
Multi Purpose Hall
Living
Kitchen



Item
Paint

Area of use
Throughout



Item
Ceramic Tiles

Area of use
Guest Room
Bedrooms
Master Bedroom
Open Maqaad



Item
Ceramic Tiles

Area of use
Guest Bathroom
Bathrooms
Master Bathroom



