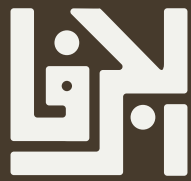


إمکان  
I M K A N

ALJURF



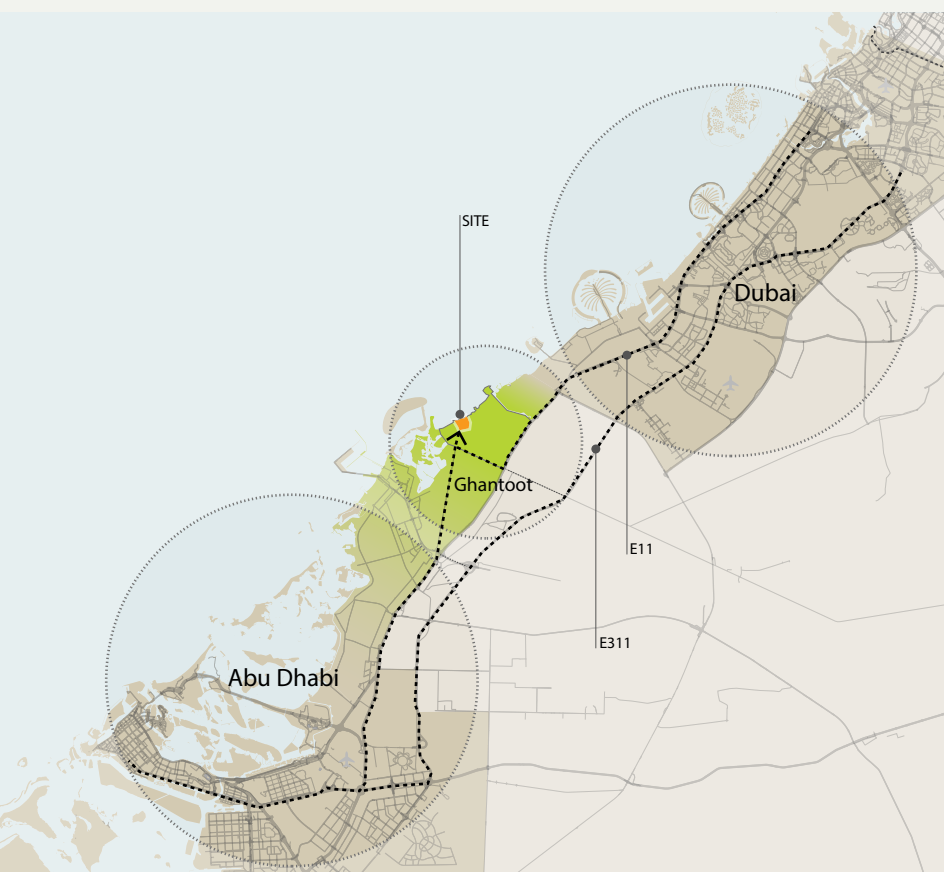




## About AlJurf

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 environment, 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, and marinas.

All these components will be carefully integrated within the natural landscape of AlJurf so 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.























## Why AlJurf?

Strategically located between Abu Dhabi and Dubai, stretching across 1.6 km of sea front, on the Arabian Gulf and spanning across 380 hectares, AlJurf will become the new destination in the UAE, introducing a truly unique concept of community-living, that will become the 'seed' for oSahel Al Emarat, the new Riviera Destination for the region.

# Configuration.

## Amenities within the project:

-  3.4 km of beachfront
-  Abundance of open space
-  Parks and playgrounds with running trails
-  Community centre & medical clinic
-  Nursery
-  K-12 school
-  Mosques
-  Private marina with up to 120 berths
-  Public marina with up to 150 berths
-  Watersports centre and beach club
-  Retail / F&B
-  Hotels
-  Gated community
-  Public beach access
-  700 m long private beach (phase 1)
-  Nature reserve
-  World renowned wellness clinic and resort
-  No back to back plots
-  Turtle Sanctuary
-  4.3 km swimmable canal



## Key informations:

### IMPORTANT FEES:

- **ADM Registration Fees:** 2% to be paid upon signing the SPA
- **Estimated Service Charges:** 7.5 Dirhams per square foot

### IMPORTANT DATES:

- **Completion Date:**  
Plots - Q2 2020 | Villas – Q3 2021
- **Construction on Plots:** to be completed within  
24 months from the infrastructure completion date

### OWNERSHIP RIGHTS:

- Freehold for GCC nationals
- Usufruct for non-GCC nationals



Total units

**1500 Villa/Townhomes & 4000 Apartments**

will be in AlJurf masterplan



Total land area of AlJurf  
masterplan  
approximately

**3.8 M SQM**



Estimated total gross floor  
area of AlJurf masterplan  
approximately

**1.1 M SQM**



Land area of phase 1 approx.

**970,000 SQM**



Types and option of villas

**5 Plot sizes**

**3 Villas styles**



Number of villas

**203 Villas**

**90 Plots**

(293 Total number of villas)



Estimated total population

**23,600**



Project phases

**8 Phases**



Built-in kitchen appliances



Built-in kitchens and wardrobes



## Architects & partners.

- MVRDV undertook the concept masterplan
- RNL undertook the detailed masterplan
- A suite of internationally acclaimed, award winning architects have undertaken the villa designs
- Landscaping is by Andy Sturgeon, 6 time gold medal winner of RHS Chelsea Flower Show
- Engineering consultant is Arcadis NV; a leading global design and engineering consulting company active in over 70 countries

## Anticipated service charge.

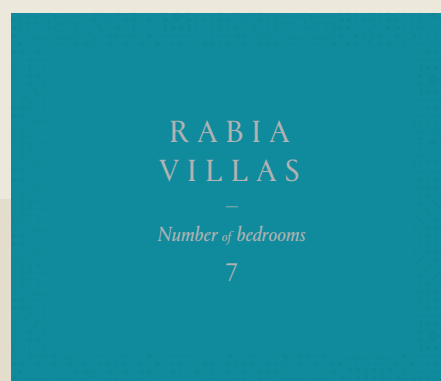
7.5 dirhams per square foot

## Anticipated completion date.

Q3 - 2021 (Villas)

Q2 - 2020 (Plots)

## Villa types.



## Starting Price.

Budoor  
|  
2.9 AED M

Joud  
|  
3.8 AED M

Rabia  
|  
9.2 AED M

## Land Plot Range.

Boutique	756 sqm	AED 1.4 M
Lifestyle	1,238 sqm	AED 2.3 M
Premium	1,620 sqm	AED 3.1 M
Superior	2,025 sqm	AED 3.9 M
Signature	5,500 sqm	AED 22 M

## Starting Price.

## Required documents for purchase.

### UAE Nationals

- Passport copy
- Emirates ID
- Family book

### Residents

- Passport copy with valid residency page
- Emirates ID

### Non Residents

- Passport copy



## Payment plans.

### PLOT

#### TILL HANDOVER

ON SIGNING SPA & HANDOVER	UPON INFRASTRUCTURE COMPLETION (JUNE 2020)
20%	80%

#### 6 Year Payment Plan

ON SIGNING SPA & HANDOVER	UNTIL INFRASTRUCTURE COMPLETION (JUNE 2020)	OVER 9 EQUAL SEMI-ANNUAL INSTALMENTS (POST INFRASTRUCTURE COMPLETION)
10%	30%	60%

#### 8 Year Payment Plan

ON SIGNING SPA & HANDOVER	UNTIL INFRASTRUCTURE COMPLETION (JUNE 2020)	OVER 13 EQUAL SEMI-ANNUAL INSTALMENTS (POST INFRASTRUCTURE COMPLETION)
10%	30%	60%

\*T&C Apply

### VILLA

#### TILL HANDOVER

ON SIGNING SPA	UNTIL HANDOVER	UPON HANDOVER (SEPTEMBER 2021)
10%	10%	80%

#### 7 Year Payment Plan

ON SIGNING SPA	UNTIL HANDOVER (SEPTEMBER 2021)	OVER 9 EQUAL SEMI-ANNUAL INSTALMENTS (POST HANDOVER)
10%	30%	60%

#### 9 Year Payment Plan

ON SIGNING SPA	UNTIL HANDOVER (SEPTEMBER 2021)	OVER 13 EQUAL SEMI-ANNUAL INSTALMENTS (POST HANDOVER)
10%	30%	60%

\*T&C Apply

## The Bank Details.

### Plot Escrow Account

PLOT BANK ACCOUNT	
Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	AL JURF GARDENS PHASE 1.1 ESCROW
Account Number	7771222038877028
IBAN	AE740357771222038877028
Swift Code	NBADA EAXXX

### Villa Escrow Account

VILLA BANK ACCOUNT	
Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	AL JURF GARDENS PHASE 1.2 ESCROW
Account Number	7771222038877062
IBAN	AE290357771222038877062
Swift Code	NBADA EAXXX

### The ADM registration fees account details

Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	IMKAN AL JURF PROPERTIES-SOLE PROP

Account Number	7771002038877011
IBAN	AE540357771002038877011
Swift Code	NBADA EAXXX

## BUDOOR VILLAS



# 2

Bedroom Villa

2 4 3

2 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
Balconies / Terraces	16
Car Port	80
<b>Total</b>	<b>303</b>

# 3

Bedroom Villa

3 5 2 3

3 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
First Floor	55
Balconies / Terraces	77
Car Port	80
<b>Total</b>	<b>419</b>

# 4

Bedroom Villa

4 5 2 3

4 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
First Floor	66
Balconies / Terraces	66
Car Port	80
<b>Total</b>	<b>419</b>

# 5

Bedroom Villa

5 7 3 6

5 Br Budoor Villa	SQM
Minimum Plot Area	1620
Ground Floor	276
First Floor	154
Balconies / Terraces	87
Car Port	118
<b>Total</b>	<b>635</b>

# 7

Bedroom Villa

7 10 2 6





7 Br Budoor Villa	SQM
Minimum Plot Area	2025
Ground Floor	495
First Floor	75
Balconies / Terraces	155
Car Port	105
<b>Total</b>	<b>830</b>









# JOUD VILLAS







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

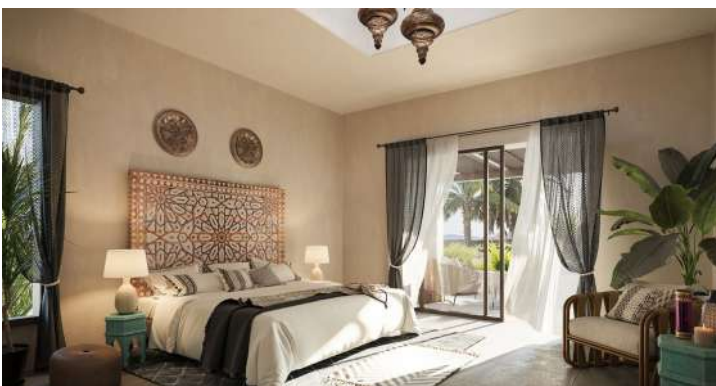
Bedroom Villa

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

Bedroom Villa

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

Bedroom Villa



## RABIA VILLAS



# 7

Bedroom Villa

7 8 6 6

7 Br Rabia Villa	SQM
Minimum Plot Area	2025
Ground Floor	454
First Floor	345
Second Floor	54
Balconies / Terraces	243
Car Port	30
<b>Total</b>	<b>1126</b>



## IMKAN

IMKAN is more than just a real estate development company; we are placemakers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects including residential, retail, hospitality and commercial, in various stages of development, that span over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviors, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

Disclaimer:

All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on Schematic Design information only, all dimensions are approximate and may vary with actual construction. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. Landscaping, pools and out-buildings (summer-house, majlis, drivers room) are not included within the sale of the villa. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include the correct representation of the items included in the units. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference source, but specific details are not to be viewed as "set in stone". IMKAN reserves the right to make revisions and alterations, at its absolute discretion, and without any liability whatsoever.

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