





IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET



NASEEM
ALJURF



A RARE
SANCTUARY,
WHERE EARTH'S
BEAUTY
FLOWS LIKE
WATER.



AN AFFLUENT COMMUNITY LIFESTYLE IMBUED WITH A RICH HERITAGE.

Naseem AlJurf is an idyllic retreat that feels exactly like home. A quiet haven of calm, surrounded by nature and infused with tranquility, yet seamlessly connected to every other component of your world.

An intimate, secluded corner of the UAE that nurtures a sense of belonging. A private paradise, enriched with flowing water, verdant greenery and natural light. An oasis of relaxation for all those who set foot on its grounds.

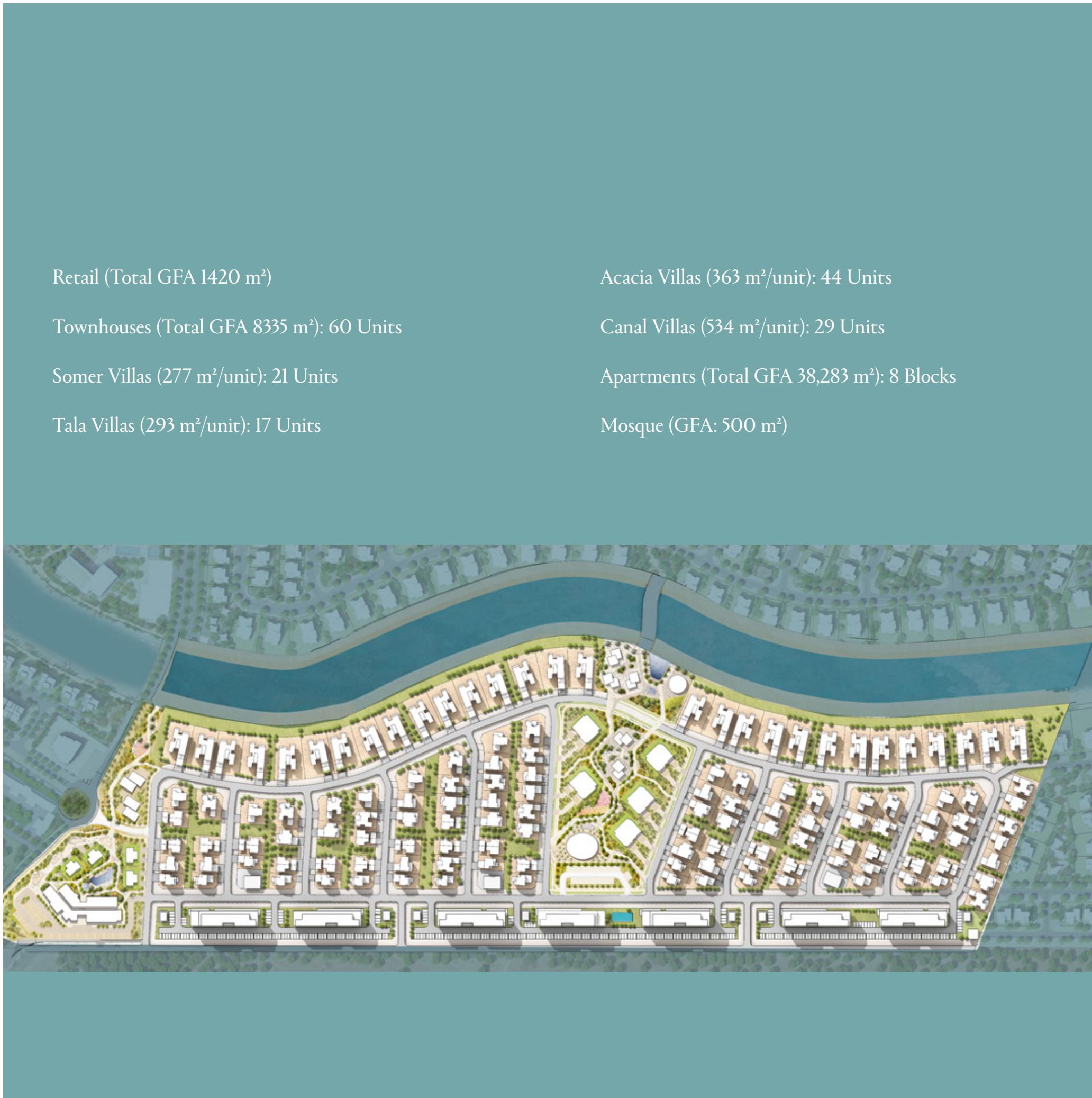




WHERE CULTURE MEETS NATURE

This place feels different. Nature flows and grows all around, history hangs in the air, and tranquility has lived here for centuries.

There's a sense of grandeur that comes from making a home in such an exceptional sanctuary. A new way of living in a vibrant coastal oasis that raises the bar for modern luxury.



Executive Area Summary

Assets	Total Number	GFA Total	BUA Total
Villas	111	42,582 m ²	48,767 m ²
Apartment Buildings	8	38,243 m ²	43,371 m ²
Townhouses	60	8,335 m ²	9,170 m ²
Residential Asset		89,160 m ²	101,308 m ²
Retail		1,420 m ²	1,671 m ²
GRAND TOTAL		90,580 m²	102,979 m²

A SECLUDED HAVEN AT THE HEART OF HISTORY



30 mins to Zayed International Airport



30 mins to Al Maktoum International Airport



45 mins to Dubai International Airport



45 mins to Saadiyat Island



30 mins to Atlantis the Palm





THE COMMUNITY

Exquisite, Indulgent, Serene

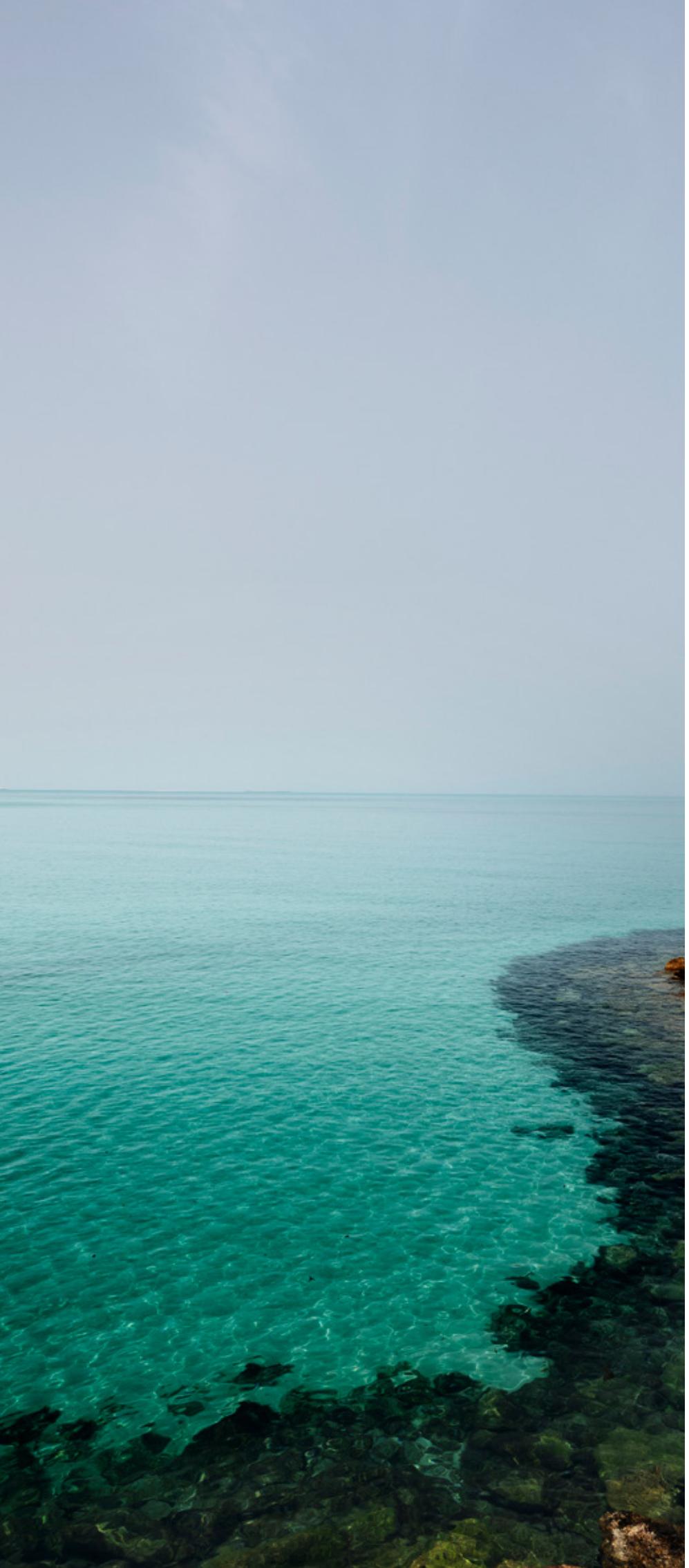


THE GREAT PAST OF TOMORROW

Decades ago, AlJurf was a hidden getaway. An oasis of sorts, to escape from the busy pace of city life, just for a little while. Over the years this unique location became an adored sanctuary, and more than a million trees were planted to make AlJurf even more enchanting.

Bridging the traditional with the contemporary, this haven is now home to a thriving community of people, fauna and flora; where nature peacefully coexists with modern life. And those who reside here, live blissfully fulfilled.

Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness resort and retreat centre – SHA. All in all, a one-of-a-kind destination that you can call home.



ALJURF CANAL: A GLISTENING STREAM OF TRANQUILITY

Slicing through the glorious landscape around it, AlJurf Canal is a manmade stream that runs through the entire 380 hectares masterplan development. It is 4.36km long, 70m wide and its depth varies from 3m to 5m in different sections. This tranquil waterway adds 8.72km of waterfrontage & beach to the AlJurf community.

As a prominent feature within AlJurf, it serves as a value driver, unlocking a myriad of experiences and transforming the community into a vibrant urban center. Consequently, creating a truly exceptional living experience.





THE RESIDENCES

Where Legacy meets Luxury



WHERE BELONGING FLOATS ON A BREEZE

Designed to surpass modern notions of luxury and to redefine living, Naseem AlJurf offers a diverse range of residential options.

From luxurious canal villas with incredible vistas of the water to spacious family homes overlooking lush gardens and elegant, contemporary apartment buildings, each element has been meticulously crafted to ensure an exceptional living experience.



THE AMENITIES

Exclusively tailored around your every need



PRIVATE BEACH

Unwind along the pristine shores of Sahel Al Emarat at AlJurf's private beach, where crystal-clear waters and untouched beauty offer a daily retreat to reconnect with nature.



PRIVATE MARINA

Embark on new adventures at AlJurf's private marina, where the legacy of Sahel Al Emarat meets modern coastal living, just steps from home.



GHAZAL PARK

Discover serenity at Ghazal Park, where light, greenery, and water create vibrant spaces with community pools, biking trails, and meditative spots, all leading to the beach promenade. Plus, enjoy close proximity to the renowned SHA Wellness Resort, nestled within SHA Residences Emirates.



NASEEM PLAZA

From shopping to dining and everything in between, the Naseem plaza offers the best of all worlds. With world-class shops, restaurants and cafes, you would never want to leave.



THE VILLAS

Modern Luxury Elevated

CANAL VILLAS

5 Bedroom Villas

CANAL VILLAS

5 Bedroom Villa | Average plot size 960 m²





CANAL VILLAS

Sitting alongside the banks of the canal, this collection of 5-bedroom villas is the jewel of the Naseem AlJurf community.

Each villa boasts stunning scenery and is engulfed in an atmosphere where tranquility and serenity blend with sophistication and elegance to redefine modern luxury.



CANAL VILLAS
Design Typology: Frame





Ground Floor Plan: 261 m²

Beds: 5

Levels: G+1



First Floor Plan: 273 m²





CANAL VILLAS
Design Typology: Strata

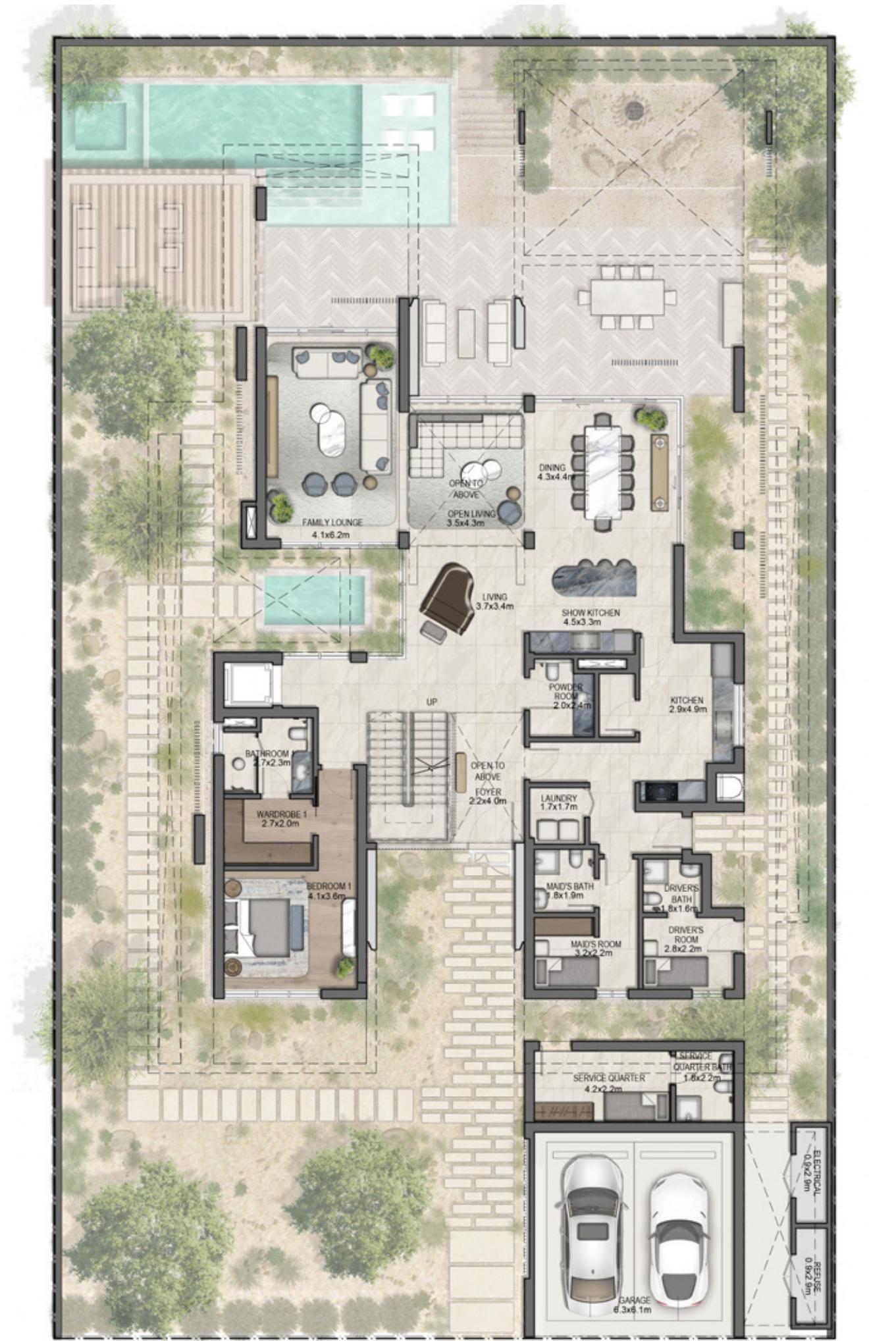




Ground Floor Plan: 333 m²

Beds: 5

Levels: G+1



First Floor Plan: 273 m²

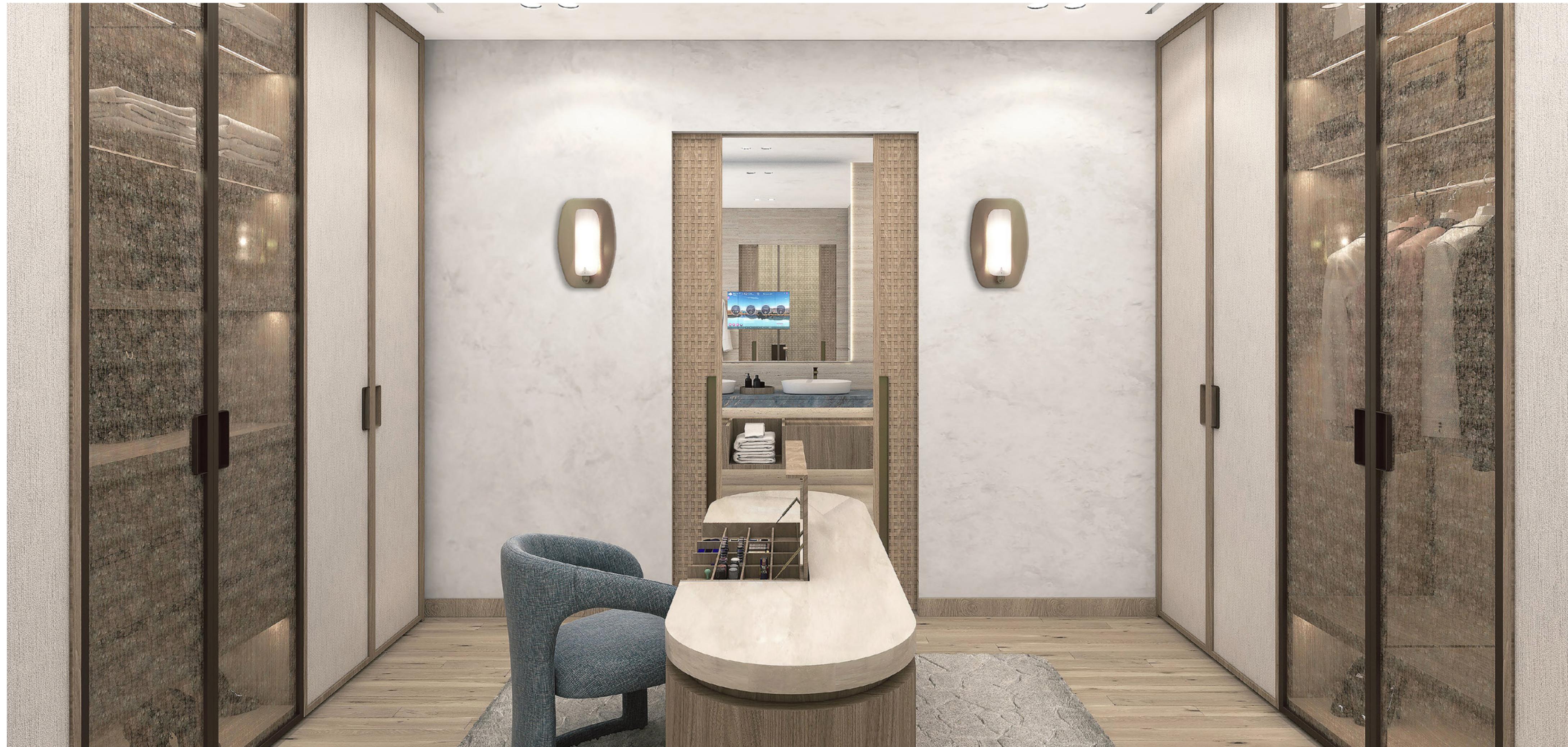




Canal Villa

PLOT AREA	960 m ²	10,333 ft ²
Ground Floor Area	261 m ²	2,809 ft ²
First Floor Area	273 m ²	2,939 ft ²
Balconies	49 m ²	527 ft ²
Total Built Up Area	601 m ²	6,469 ft ²
Total GSA	534 m ²	5,748 ft ²
Driver & Service	23 m ²	248 ft ²

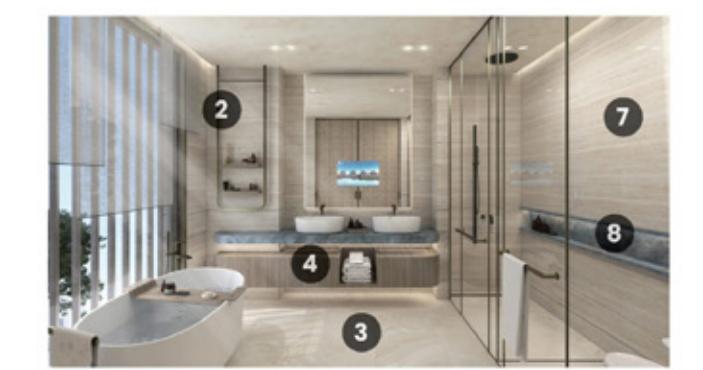
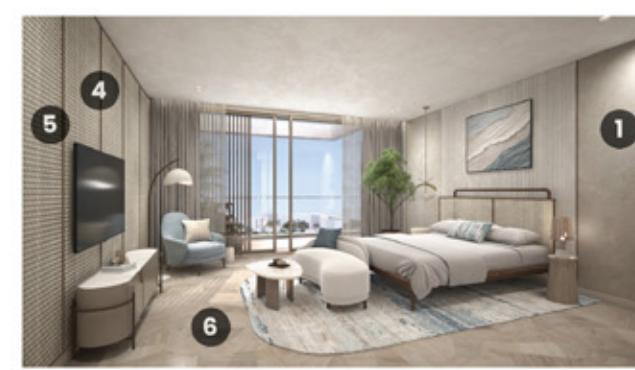
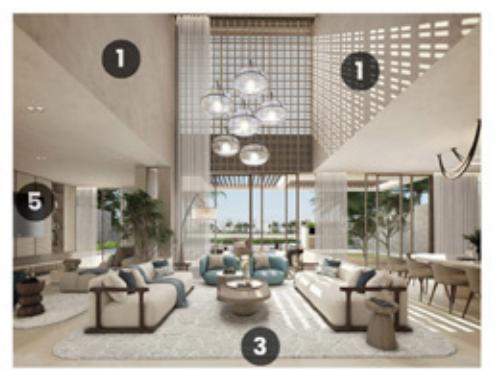






MATERIALS

1. Textured paint to walls & ceiling
2. General metal
3. General floor tile
4. General timber to millwork
5. Rattan inspired wallcovering to TV walls
6. Timber flooring to bed rooms
7. Wall tile to bathrooms
8. Accent tile to counter tops & backsplash
9. Laminated glass to wardrobe doors
10. Laminate to wardrobes
11. Laminates to kitchen cabinets
12. Fluting pattern to textured walls



SOMER VILLAS

4 Bedroom Villas

SOMER VILLAS

4 Bedroom Villa | Average plot size 350 m²







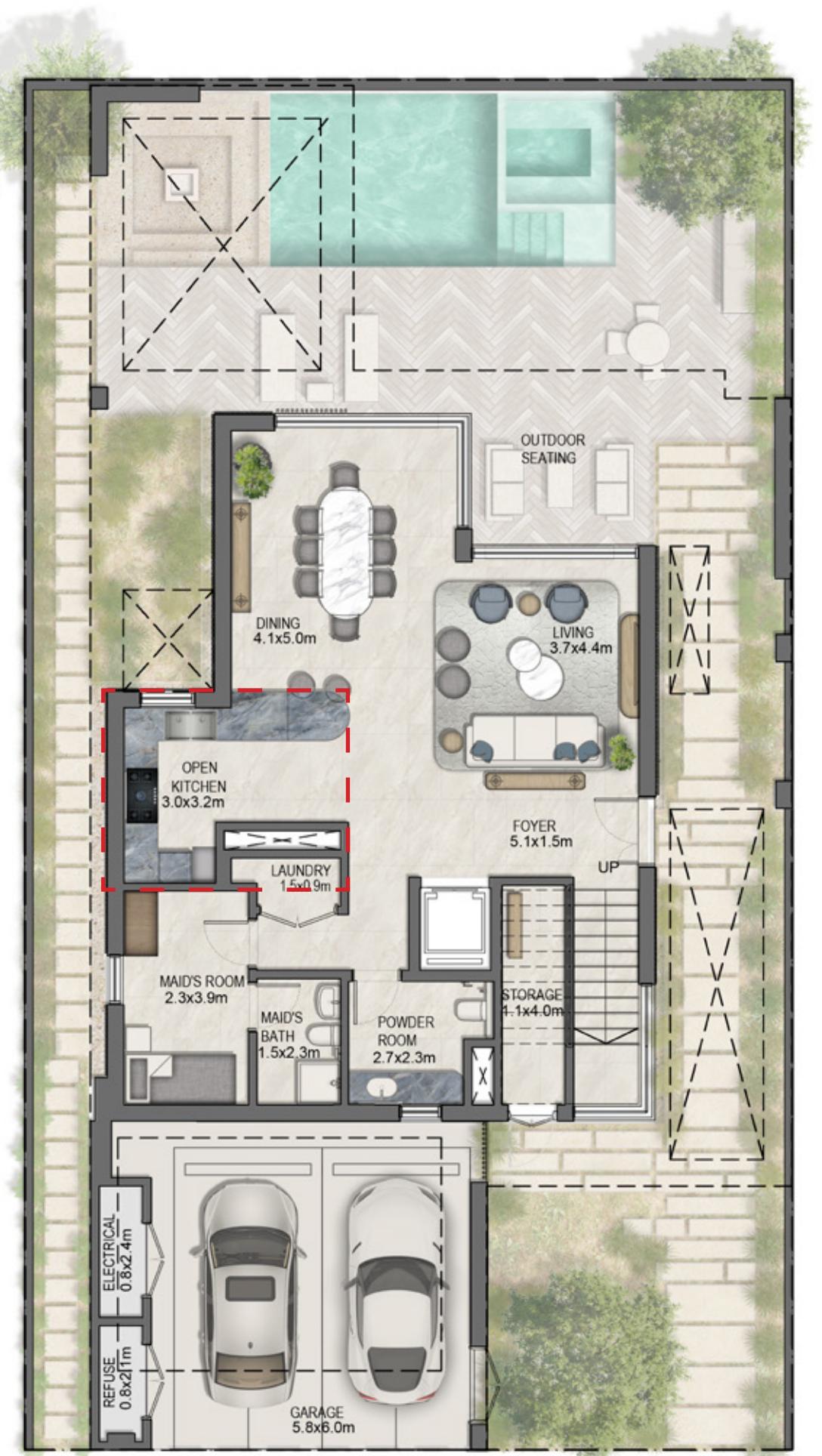
Somer Villa

PLOT AREA	350 m ²	3,767 ft ²
Ground Floor Area	98 m ²	1,055 ft ²
First Floor Area	105 m ²	1,130 ft ²
Second Floor Area	74 m ²	797 ft ²
Balconies	38 m ²	409 ft ²
Total Built Up Area	325 m ²	3,498 ft ²
Total GSA	277 m ²	2,982 ft ²
Service	13 m ²	140 ft ²

Ground Floor Plan: 98 m²

Beds: 4

Levels: G+2



Closed Kitchen Variation

First Floor Plan: 105 m²



Second Floor Plan: 74 m²







TALA VILLAS

4 Bedroom Villas

TALA VILLAS

4 Bedroom Villa | Average plot size 450 m²





TALA VILLAS
Design Typology: Frame



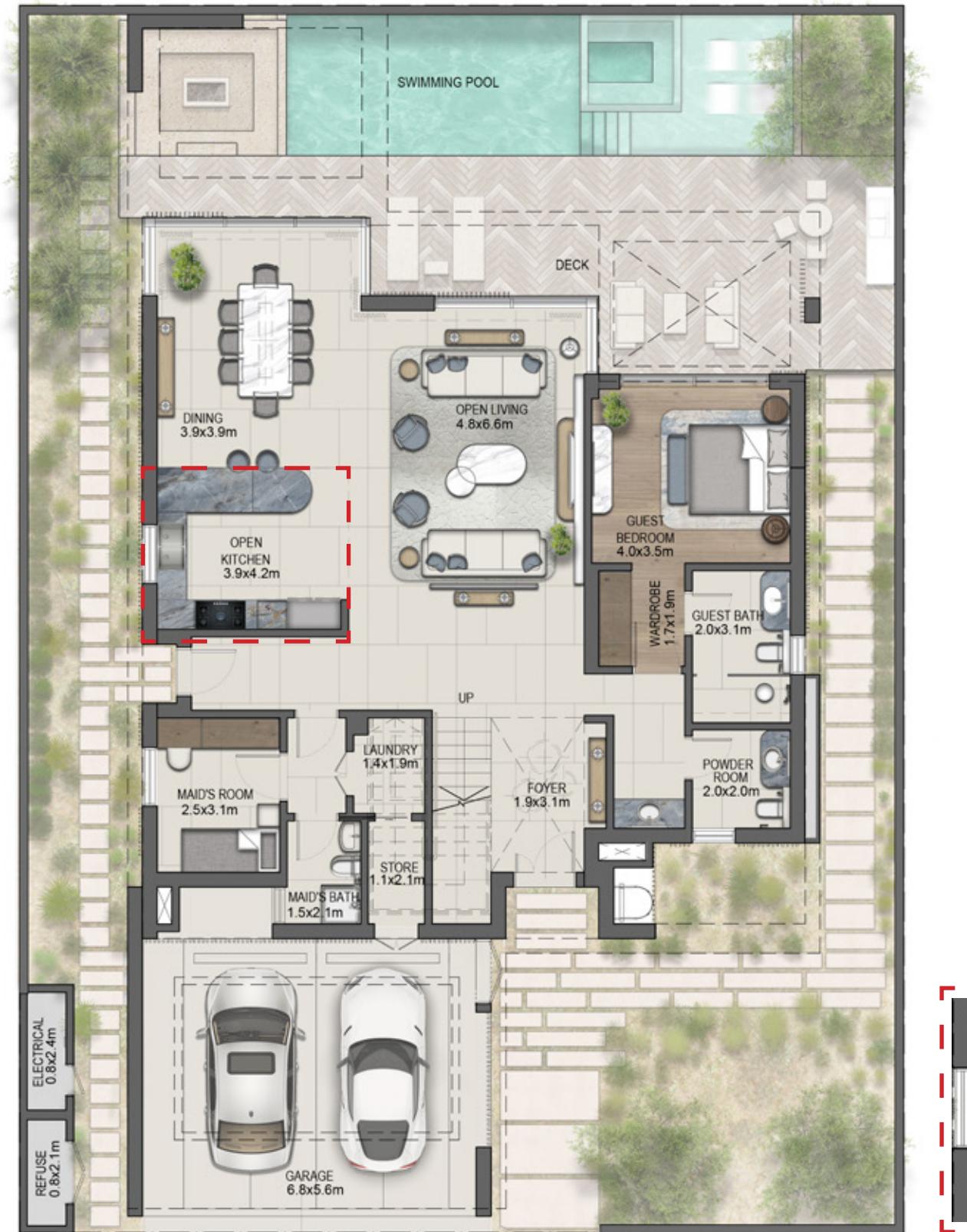




Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1



Closed kitchen
Variation

First Floor Plan: 143 m²





TALA VILLAS
Design Typology: Strata







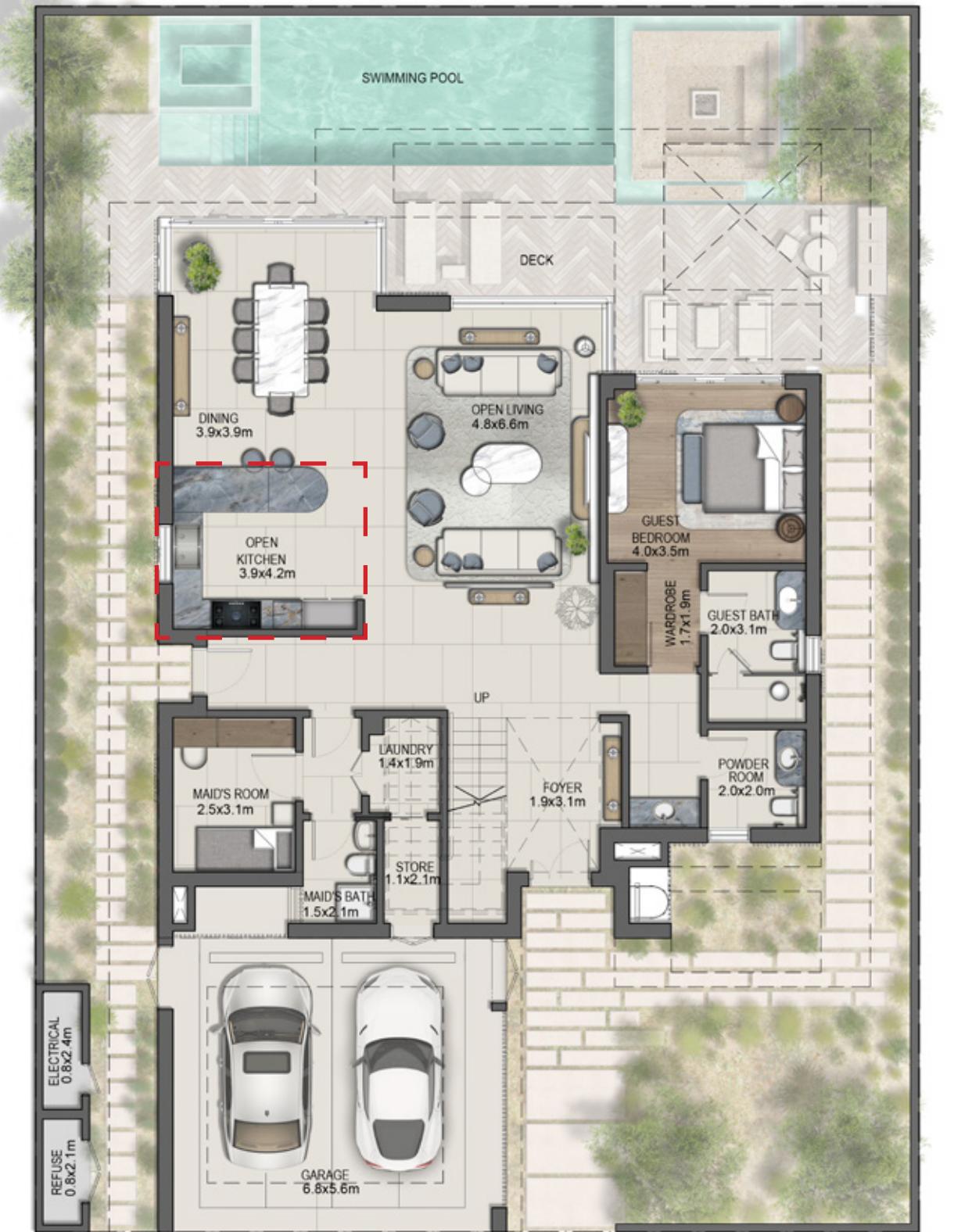
Tala Villa

PLOT AREA	450 m ²	4,844 ft ²
Ground Floor Area	150 m ²	1,615 ft ²
First Floor Area	143 m ²	1,539 ft ²
Balconies	31 m ²	334 ft ²
Total Built Up Area	329 m ²	3,541 ft ²
Total GSA	293 m ²	3,154 ft ²
Service	11 m ²	118 ft ²

Ground Floor Plan: 150 m²

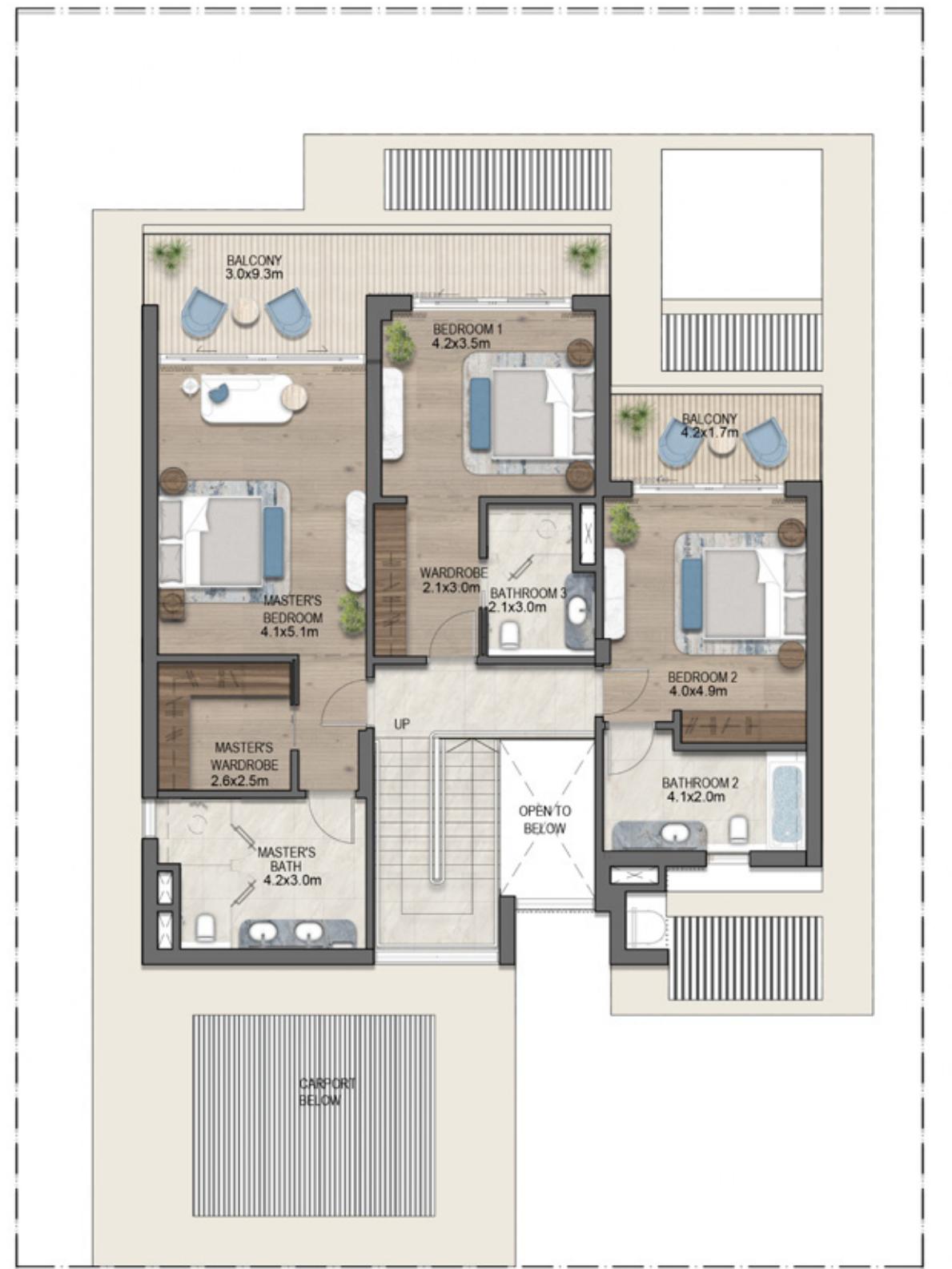
Beds: 4

Levels: G+1



Closed Kitchen
Variation

First Floor Plan: 143 m²









ACACIA VILLAS

5 Bedroom Villas

ACACIA VILLAS

5 Bedroom Villa | Average plot size 450 m²









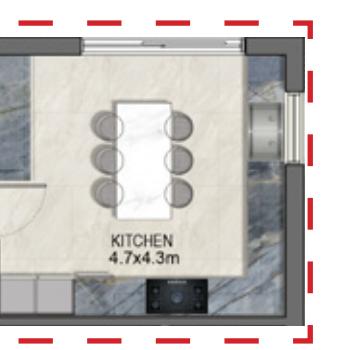
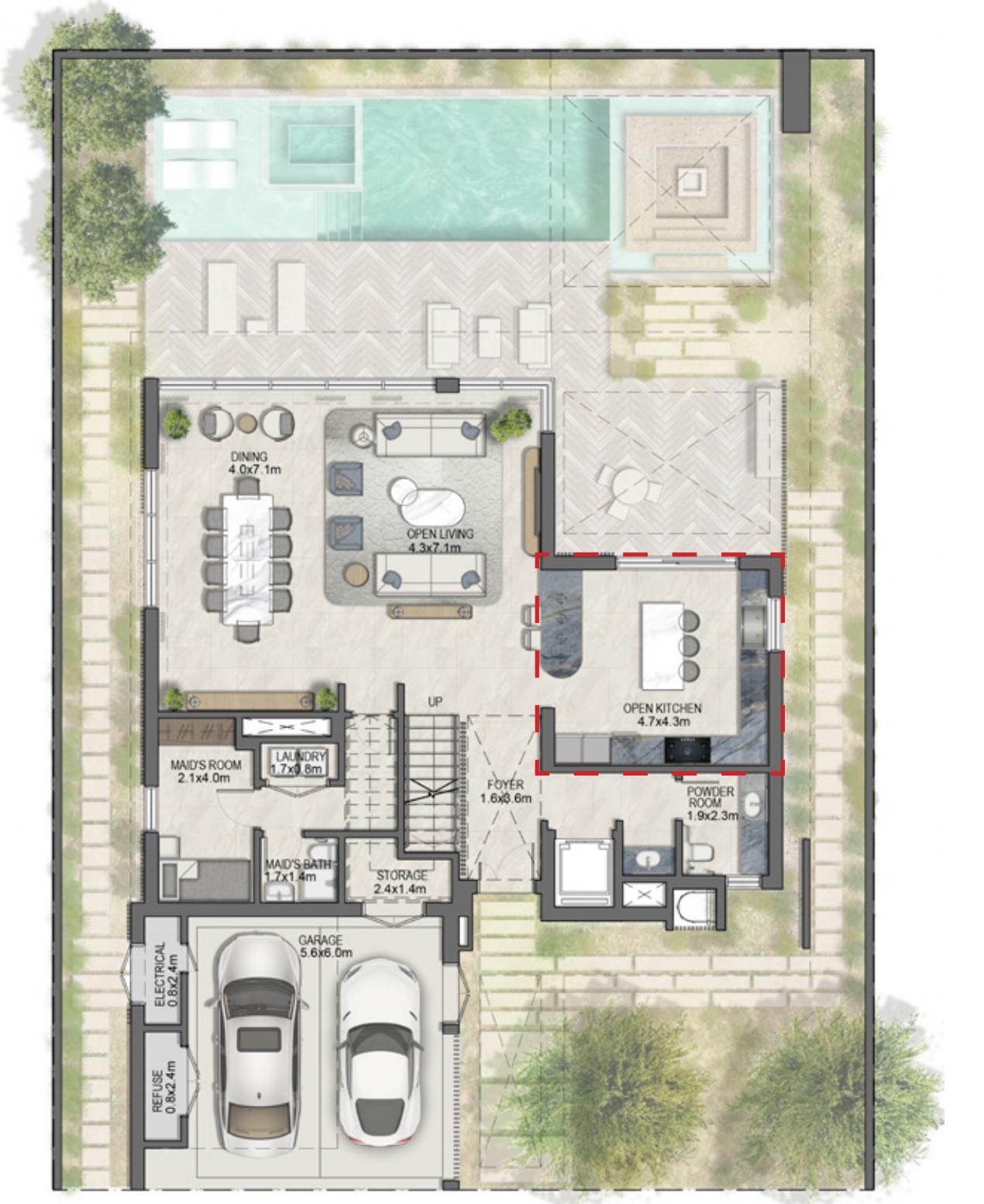


Acacia Villa		
PLOT AREA	450 m²	4,844 ft²
Ground Floor Area	129 m ²	1,389 ft ²
First Floor Area	123 m ²	1,324 ft ²
Second Floor Area	111 m ²	1,195 ft ²
Balconies	40 m ²	431 ft ²
Total Built Up Area	430 m ²	4,629 ft ²
Total GSA	363 m ²	3,907 ft ²
Service	12 m ²	129 ft ²

Ground Floor Plan: 129 m²

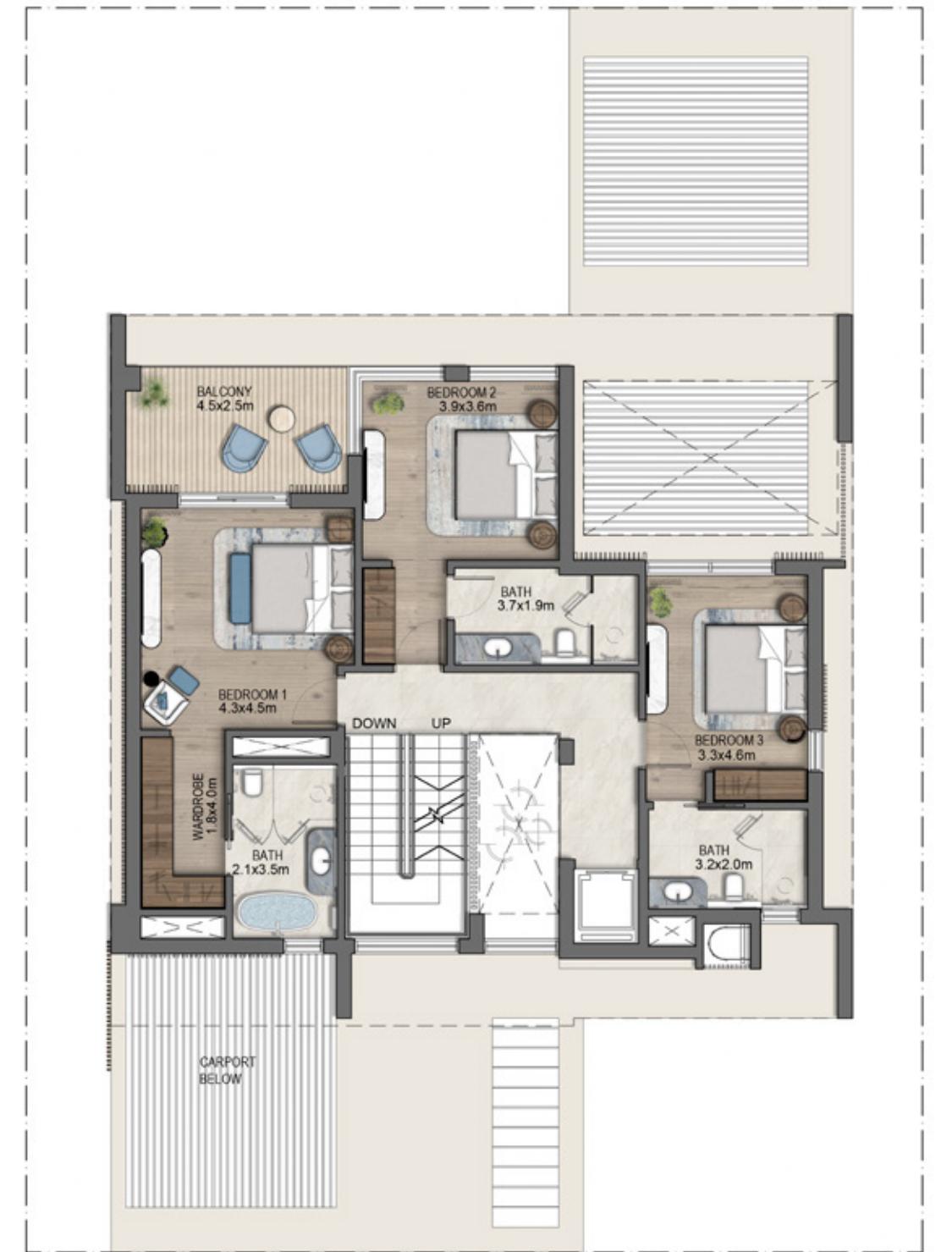
Beds: 5

Levels: G+2

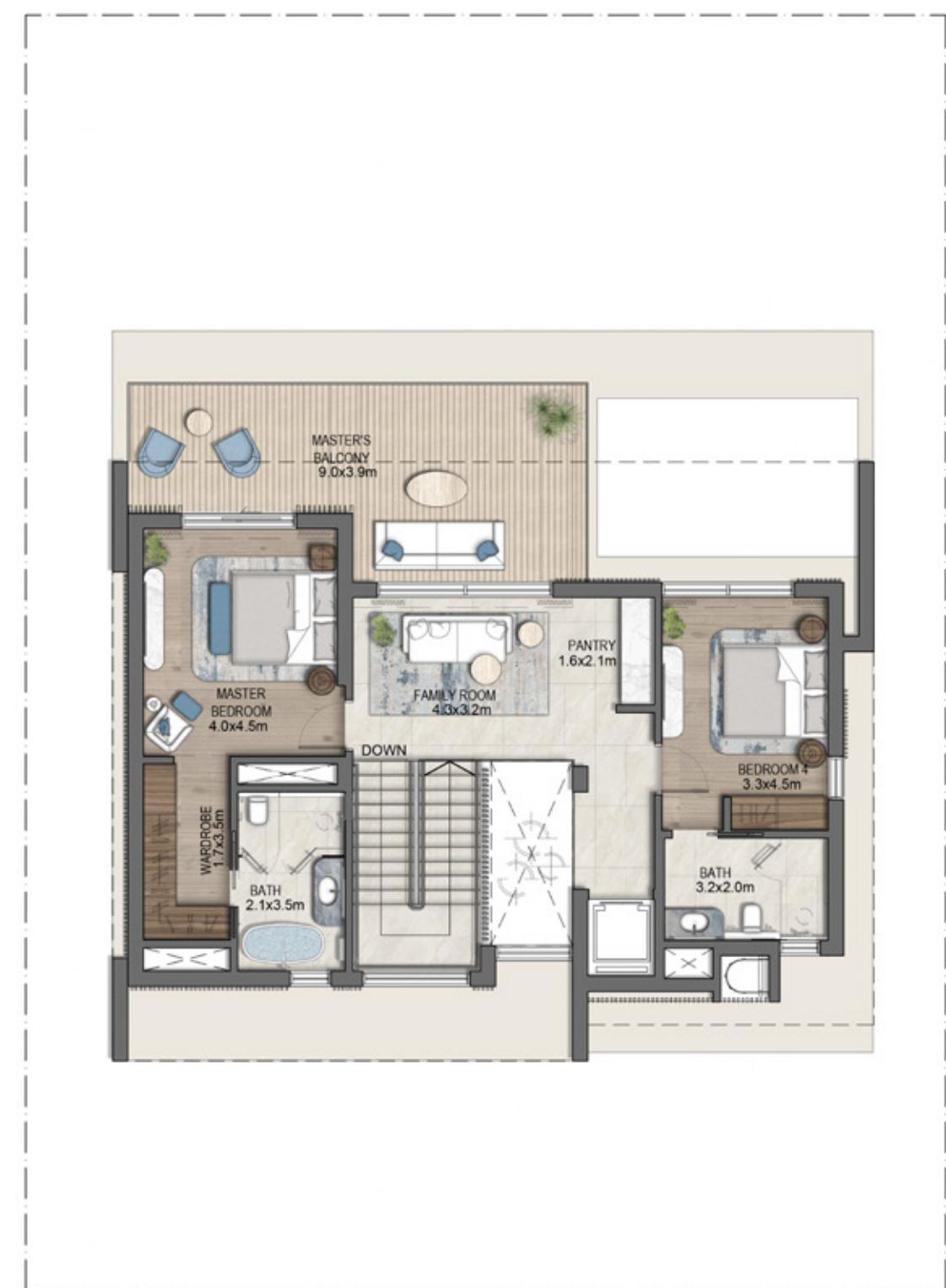


Closed Kitchen
Variation

First Floor Plan: 123 m²



Second Floor Plan: 111 m²





T H E T O W N H O U S E S

Sophistication Redefined

ALGHAF TOWNHOUSES

3 Bedroom Townhouses

ALGHAF TOWNHOUSES

3 Bedroom Townhouse | Average plot size 264 m²









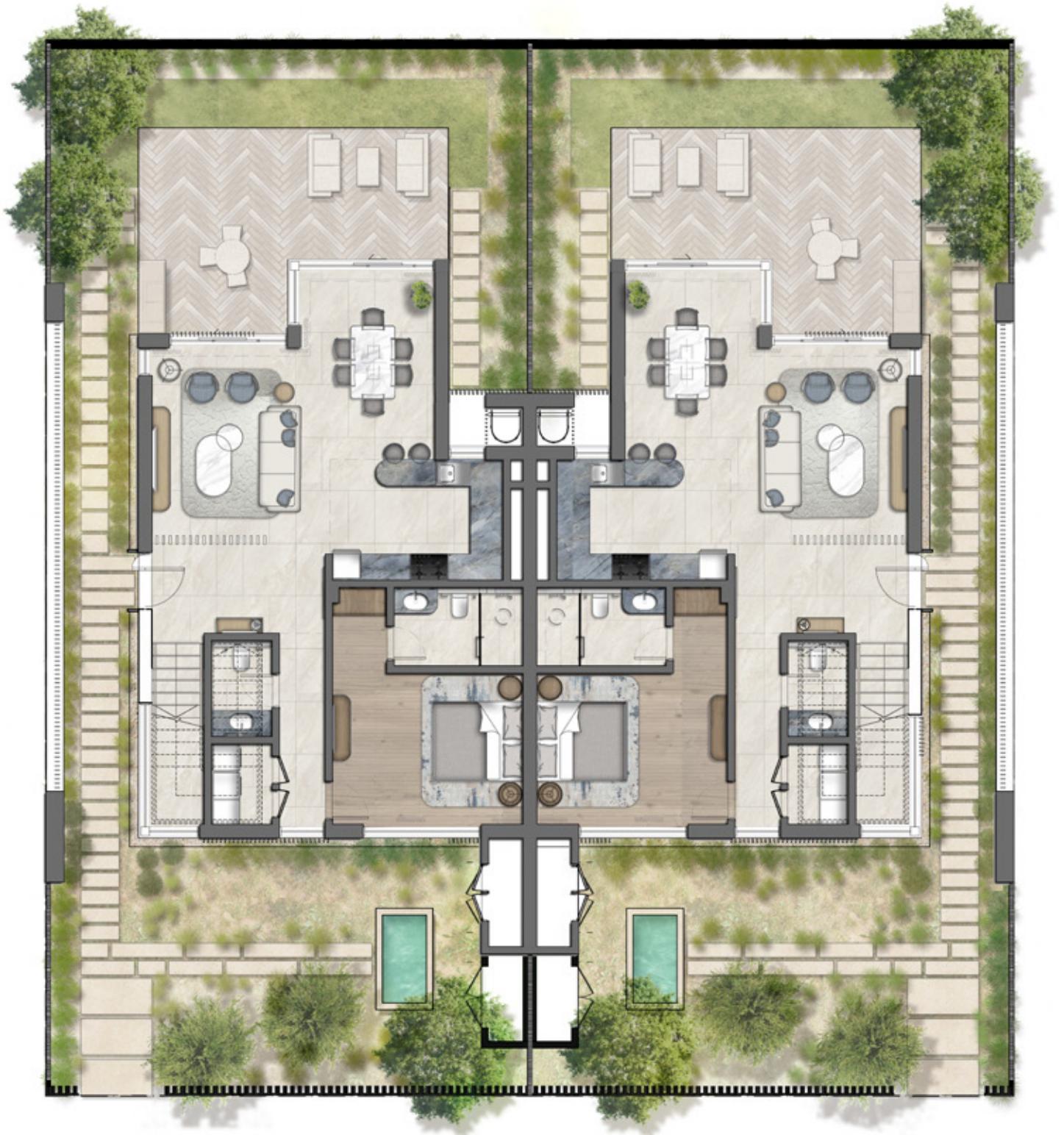
AlGhaf Townhouse

PLOT AREA	264 m ²	2,842 ft ²
Ground Floor Area	92 m ²	990 ft ²
First Floor Area	72 m ²	775 ft ²
Balconies	13 m ²	140 ft ²
Total Built Up Area	187 m ²	2,013 ft ²
Total GSA	164 m ²	1,765 ft ²

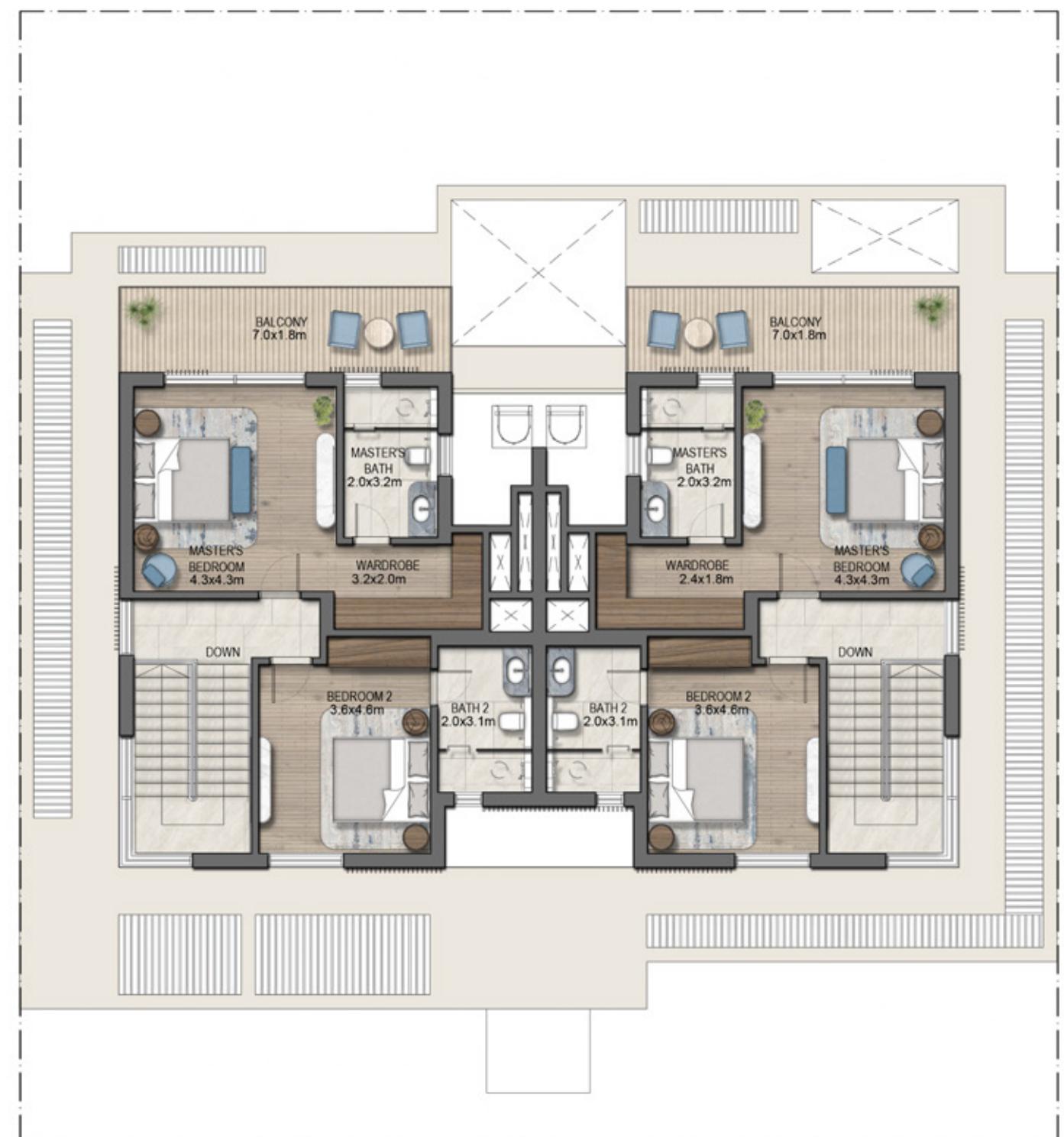
Ground Floor Plan: 92 m²

Beds: 3

Levels: G+1



First Floor Plan: 72 m²



SIKKA TOWNHOUSES

3 Bedroom Townhouses

SIKKA TOWNHOUSES

3 Bedroom Townhouse | Average plot size 219 m²









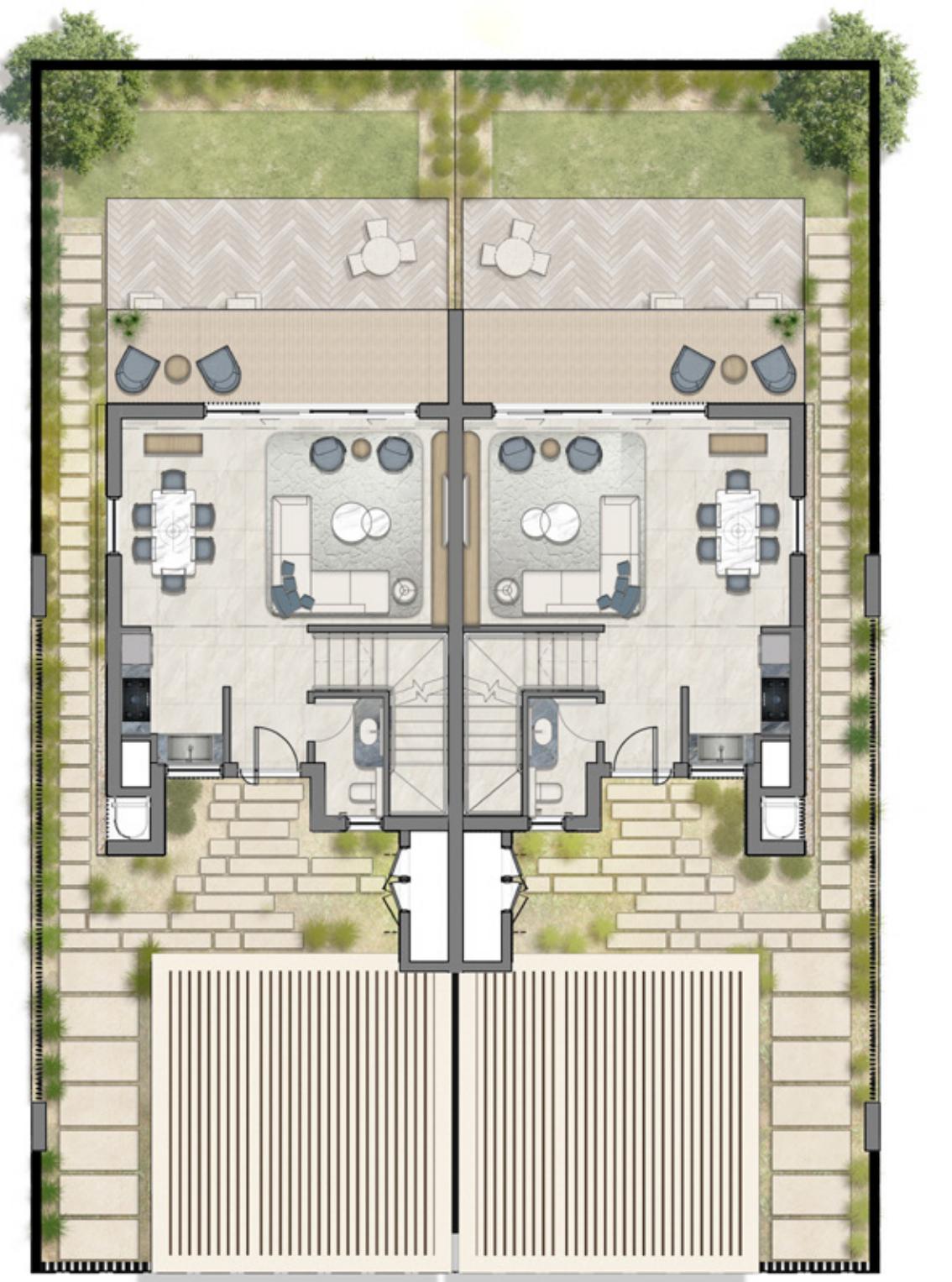
Sikka Townhouse

PLOT AREA	219 m ²	2,357 ft ²
Ground Floor Area	51 m ²	549 ft ²
First Floor Area	77 m ²	829 ft ²
Balconies	14 m ²	151 ft ²
Total Built Up Area	146 m ²	1,572 ft ²
Total GSA	128 m ²	1,378 ft ²

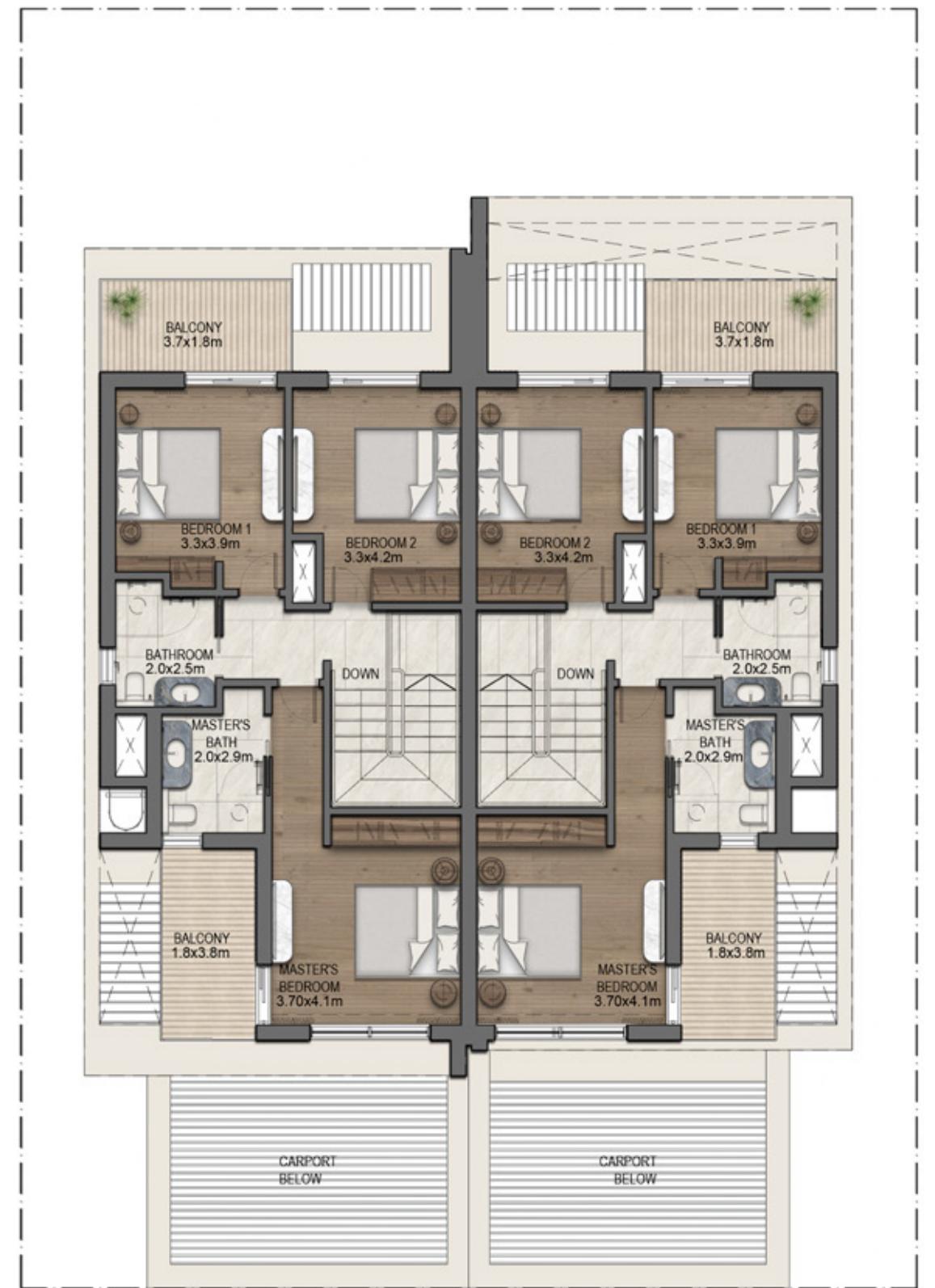
Ground Floor Plan: 51 m²

Beds: 3

Levels: G+1



First Floor Plan: 77 m²









THE APARTMENTS

Luxurious spaces where legacy and lifestyle entwine.

THE APARTMENTS

Typical Apartment Typology



SPACE TO THRIVE

Featuring 1, 2, 3 and 4 bedroom apartments, Naseem AlJurf offers stylish, luxurious and spacious havens to suit individuals, couples and families, within its blossoming natural enclave.





LIVE IN A WORK OF ART

Spaciously designed and stylishly appointed, every apartment at Naseem AlJurf is an indulgent escape overflowing with a fine balance of artistic craft and understated decadence.







THE APARTMENTS

Loft Apartment

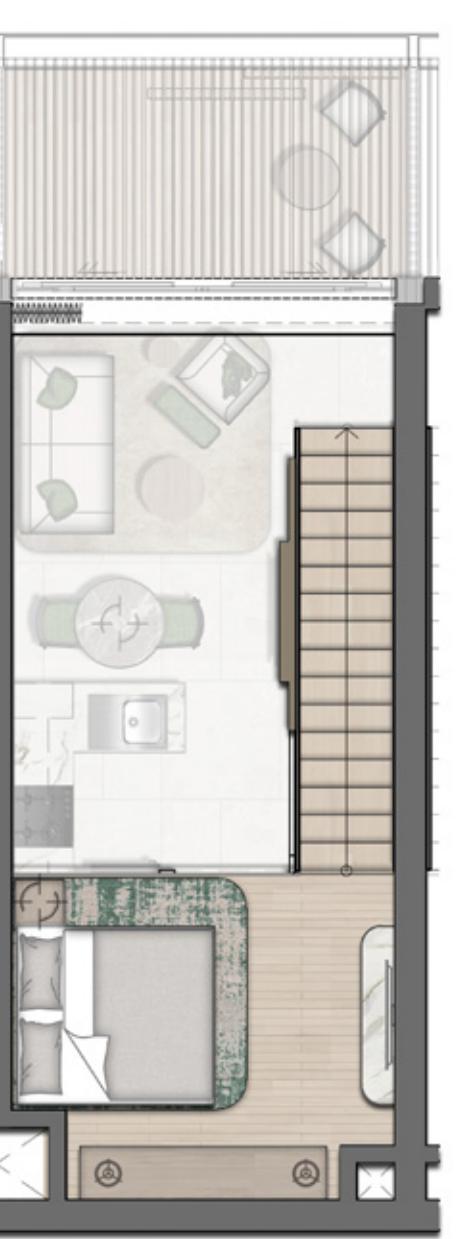
Loft Apartment with Garden

Levels : G+M

Lower Floor



Mezzanine



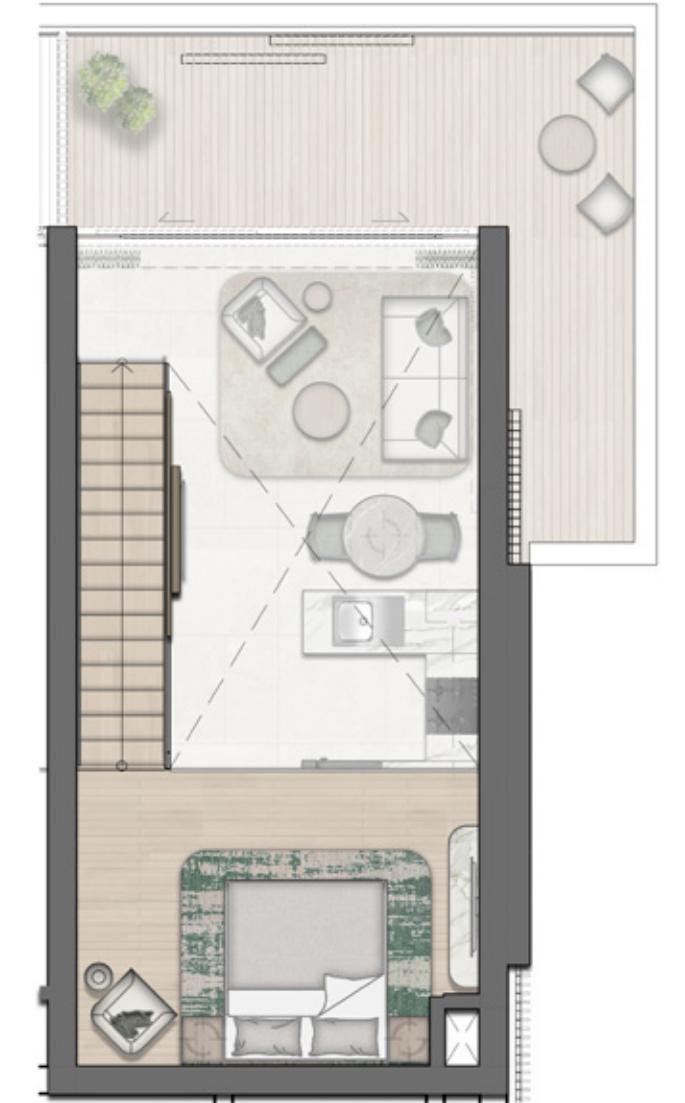
Loft Apartment, Corner

Levels : G+M

Lower Floor



Mezzanine





Loft Apartment with Garden

UNIT AREA	48 m ²	517 ft ²
Balcony Area	9 m ²	97 ft ²
Total GSA	57 m ²	614 ft ²

Loft Apartment, Corner

UNIT AREA	56 m ²	603 ft ²
Balcony Area	21 m ²	226 ft ²
Total GSA	76 m ²	829 ft ²

THE APARTMENTS

1 Bedroom Apartment

1 Bedroom Apartment

Levels : 2, 3, 4



1 Bedroom Apartment

UNIT AREA	68 m ²	732 ft ²
Balcony Area	7 m ²	75 ft ²
Total GSA	75 m ²	909 ft ²

THE APARTMENTS

2 Bedroom Apartment

2 Bedroom Apartment, Corner

Levels : 3, 4



2 Bedroom Apartment, Middle









2 Bedroom Apartment, Corner

UNIT AREA	115 m ²	1,238 ft ²
Balcony Area	10 m ²	108 ft ²
Total GSA	125 m ²	1,346 ft ²

2 Bedroom Apartment, Middle

UNIT AREA	112 m ²	1,206 ft ²
Balcony Area	7 m ²	75 ft ²
Total GSA	119 m ²	1,281 ft ²

THE APARTMENTS

3 Bedroom Penthouse Apartment



3 Bedroom Penthouse Apartment

Levels : 3, 4



3 Bedroom Penthouse Apartment

UNIT AREA

176 m² 1,894 ft²

Balcony Area

41 m² 441 ft²

Total GSA

217 m² 2,336 ft²

THE APARTMENTS

3 Bedroom Duplex Apartment

3 Bedroom Duplex Apartment

Levels : 3, 4

Lower Floor



Upper Floor



3 Bedroom Duplex Apartment

UNIT AREA

167 m² 1,798 ft²

Balcony Area

21 m² 226 ft²

Total GSA

188 m² 2,024 ft²

THE WEST BLOCK

1, 2, 3, 4 Bedroom Apartments

Sumptuous spaces where generations connect and stories unfold.

WEST BLOCK APARTMENT BUILDING

Typical Apartment Typology













**<100-104
105-108>**



WEST BLOCK APARTMENTS

1 Bedroom Apartment

1 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 1



Type 2



Type 3



Type 4



Type 5



1 Bedroom Apartment

	Min	Max	Min	Max
UNIT AREA	72 m ²	73 m ²	775 ft ²	786 ft ²
Balcony Area	6 m ²	16 m ²	65 ft ²	172 ft ²
Total GSA	79 m ²	88 m ²	850 ft ²	947 ft ²

WEST BLOCK APARTMENTS

2 Bedroom Apartment

2 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 1



Type 2



Type 3



Type 4

2 Bedroom Apartment (West Block)



Type 5



Type 6



Type 7



Type 8



2 Bedroom Apartment		Min	Max	Min	Max
UNIT AREA		108 m ²	120 m ²	1,163 ft ²	1,292 ft ²
Balcony Area		6 m ²	56 m ²	65 ft ²	603 ft ²
Total GSA		114 m ²	176 m ²	1,227 ft ²	1,894 ft ²

WEST BLOCK APARTMENTS

3 Bedroom Apartment

3 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 1



Type 3



Type 2



Type 4

3 Bedroom Apartment (West Block)

Levels : G, 1, 2, 3



Type 5



Type 6



Type 7



3 Bedroom Apartment		Min	Max	Min	Max
UNIT AREA		156 m ²	165 m ²	1,679 ft ²	1,776 ft ²
Balcony Area		24 m ²	89 m ²	258 ft ²	958 ft ²
Total GSA		182 m ²	245 m ²	1,959 ft ²	2,637 ft ²

WEST BLOCK APARTMENTS

3 Bedroom Duplex Apartment

3 Bedroom Duplex Apartment (West Block)

Levels : 3, 4



Lower Floor



Upper Floor



3 Bedroom Duplex Apartment

UNIT AREA

220 m² 2,368 ft²

Balcony Area

68 m² 732 ft²

Total GSA

288 m² 3,100 ft²

WEST BLOCK APARTMENTS

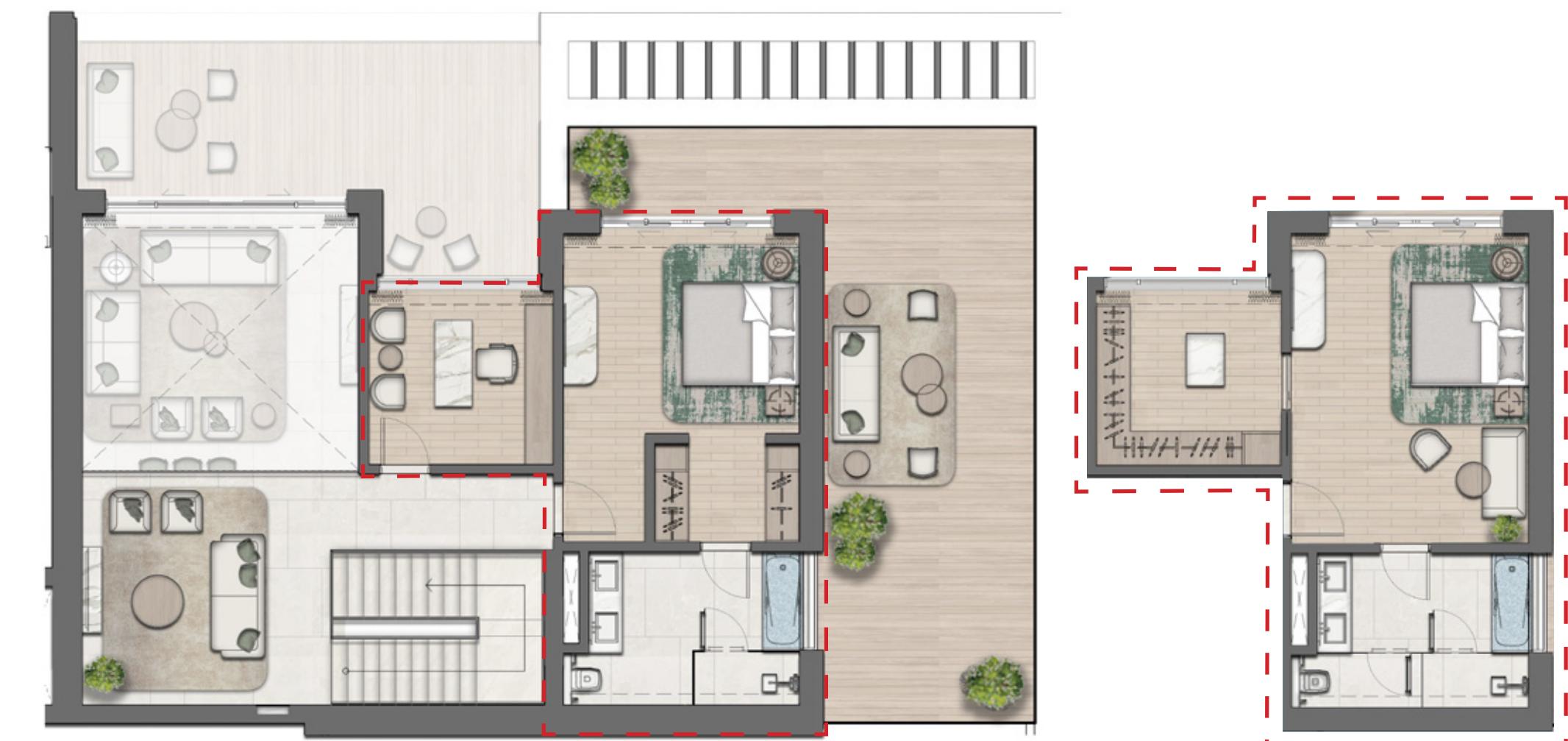
4 Bedroom Duplex Apartment

4 Bedroom Duplex Apartment (West Block)

Levels : 3, 4



Lower Floor



Bedroom Variation

Upper Floor





4 Bedroom Duplex Apartment

UNIT AREA	213 m ²	2,293 ft ²
Balcony Area	34 m ²	366 ft ²
Total GSA	247 m ²	2,659 ft ²



A B O U T I M K A N

Soulful Places, Enriched Lives



IMKAN

Real Estate Developer

IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.

إمكانيات

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