



*Aljurf*  
GARDENS  
—  
RABIA 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

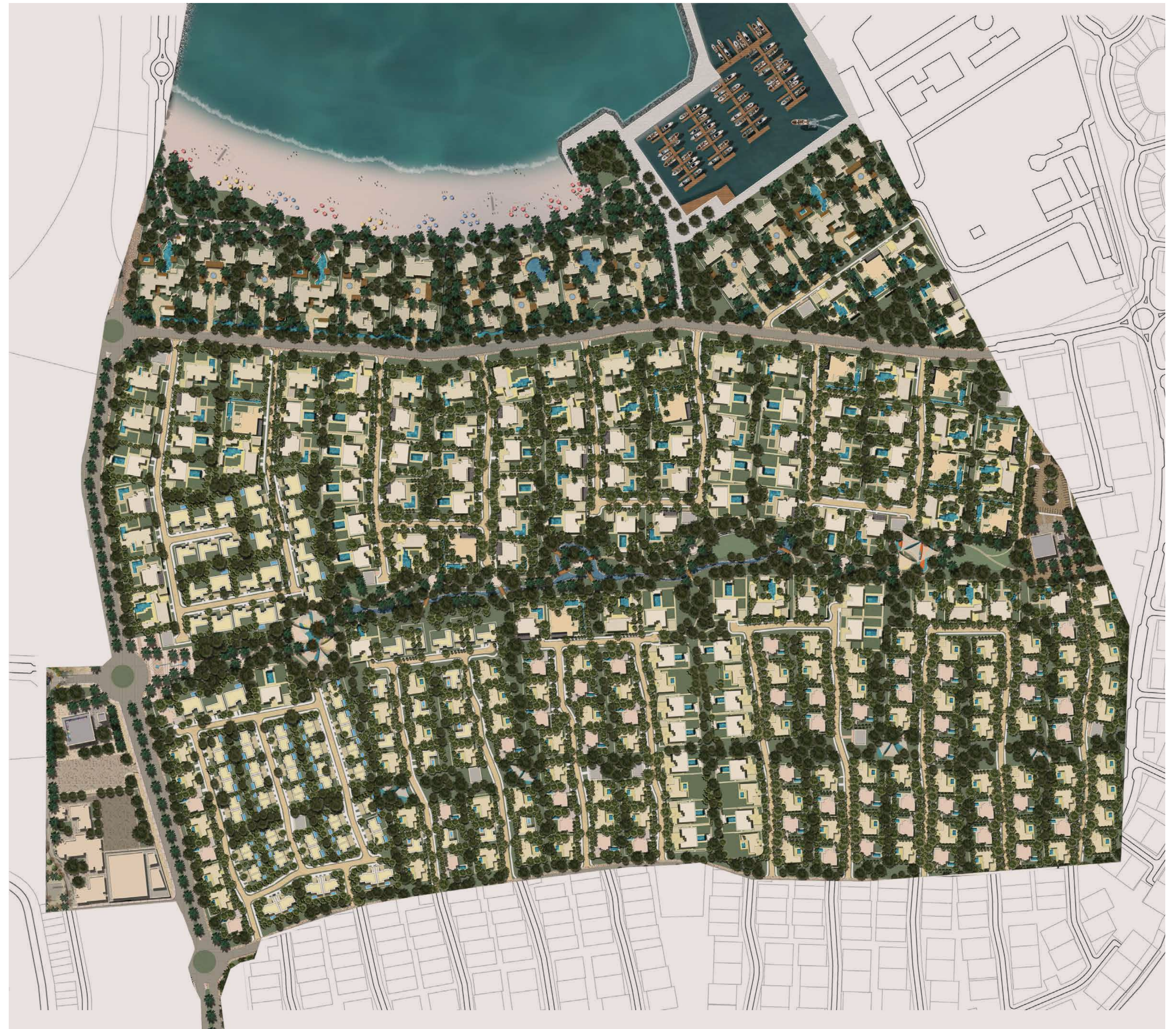
OF ALJURF

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.

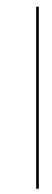




A M E N I T I E S



## PRIVATE ENTRANCE



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.

## PRIVATE BEACH

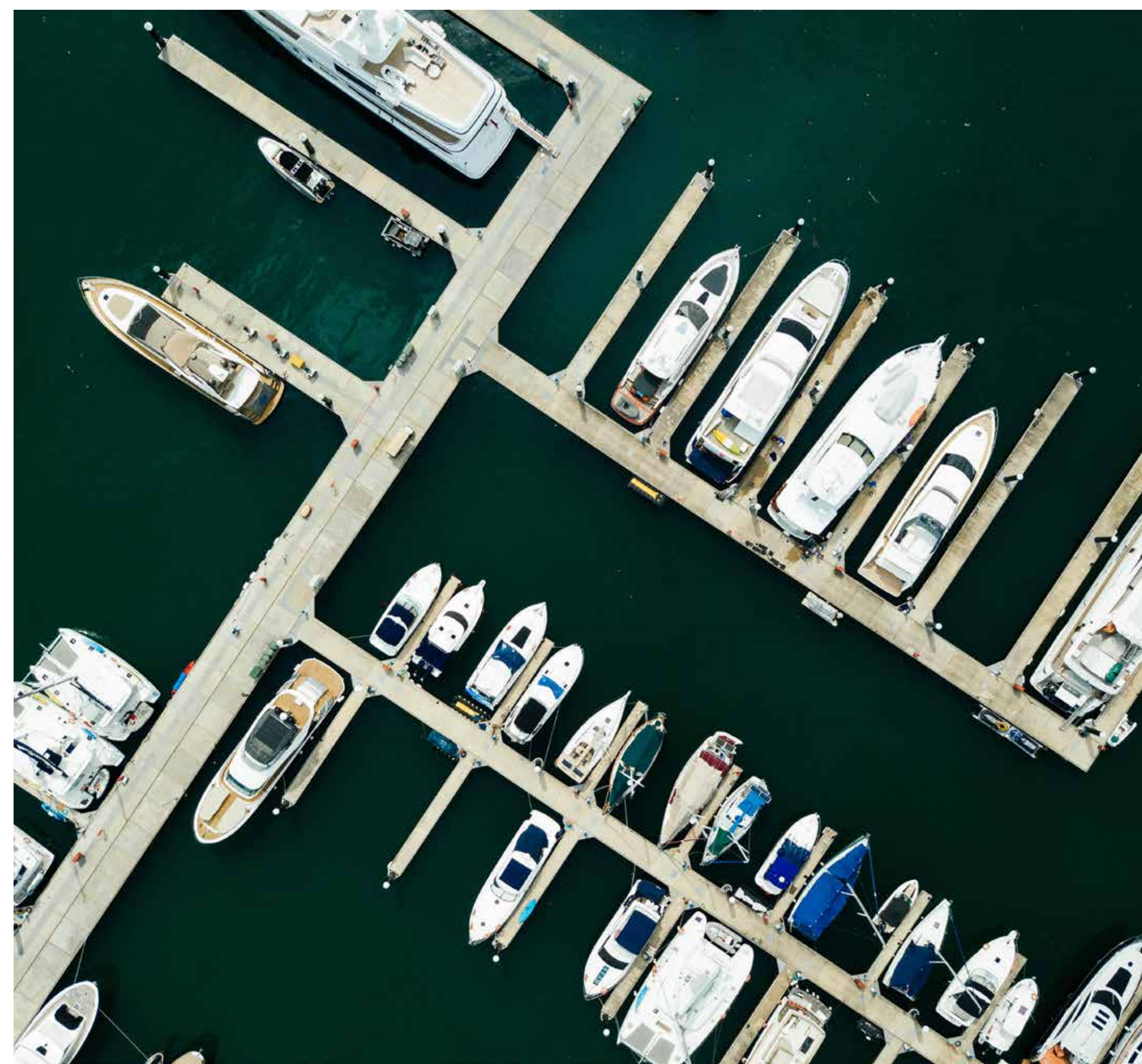


Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates—Sahel Al Emarat. A coastal getaway that captures the imagination, heritage and nature of the Emirates, while offering a timeless, universal appeal and charm that add to the feeling of escapism.

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



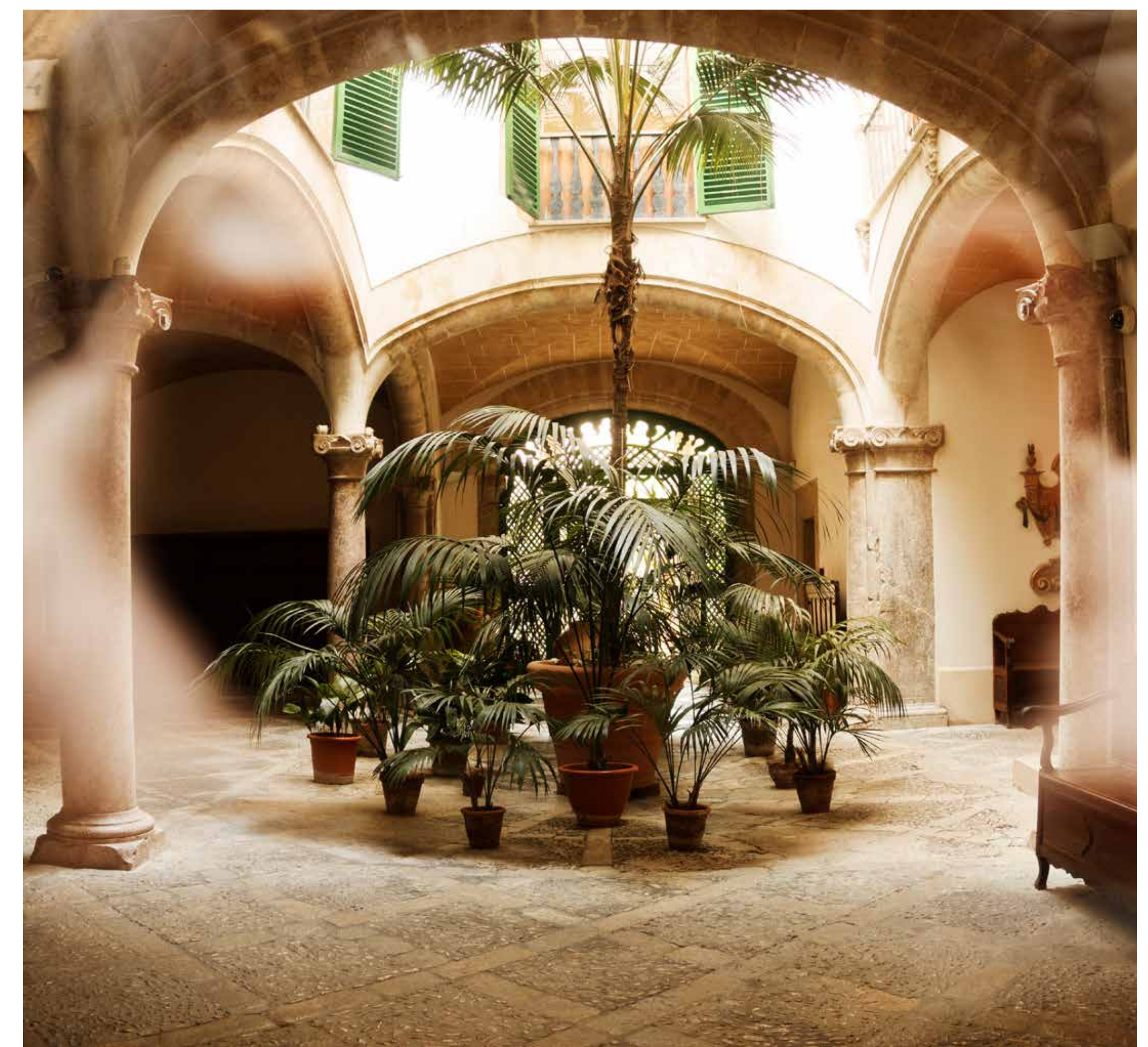
## PRIVATE MARINA



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.

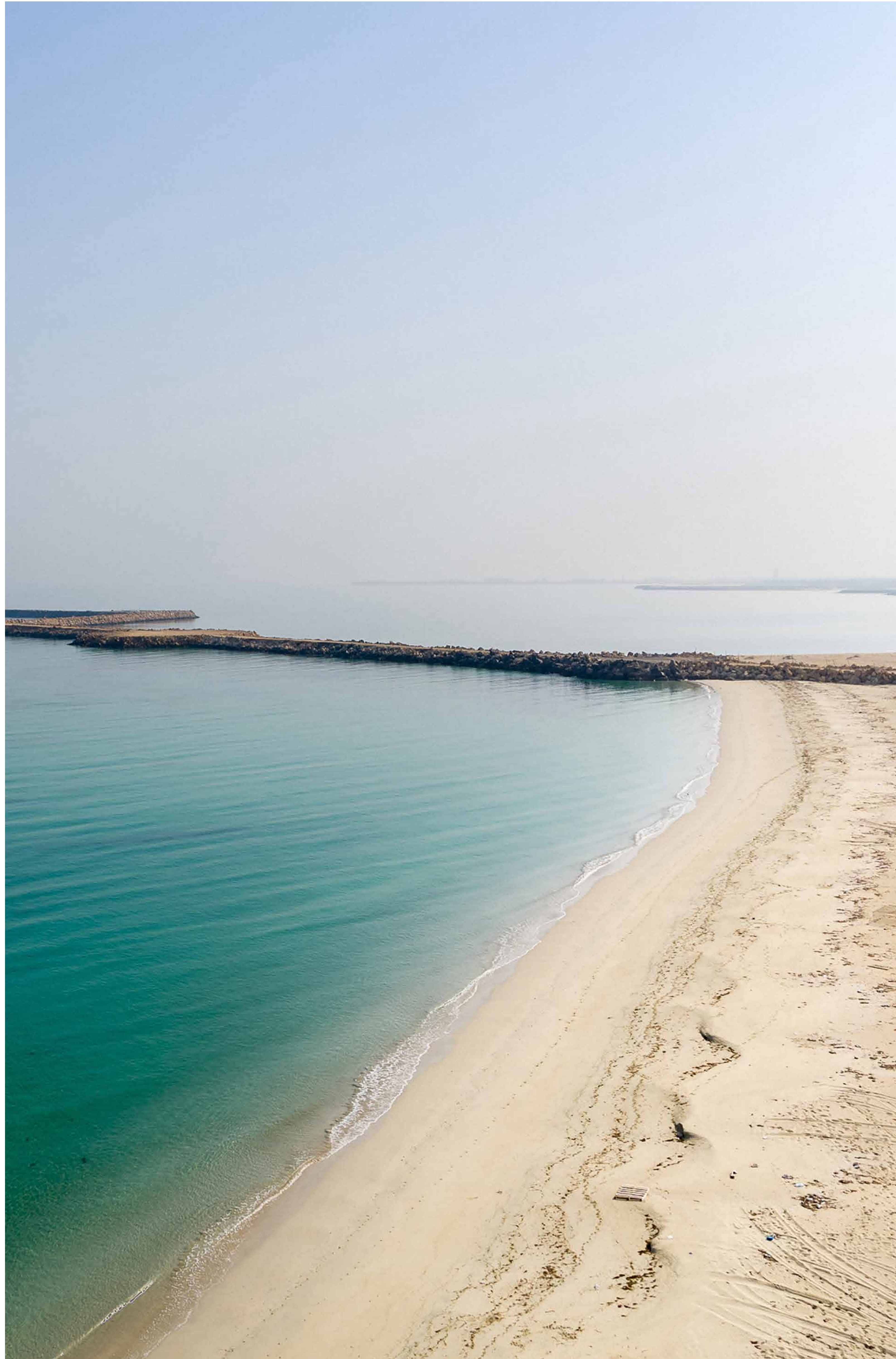
## COMMUNITY CENTRE



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.





**R A B I A**

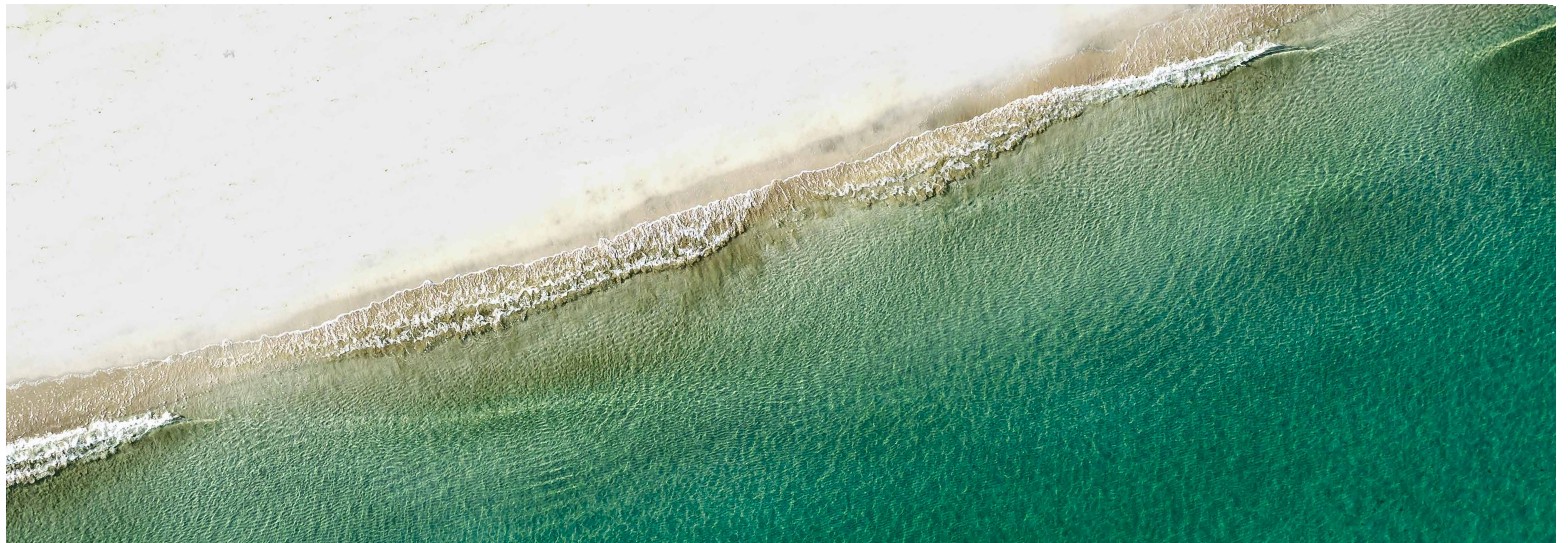
**V I L L A S**

The Rabia Villa is a combination of old and new, rugged and refined. It is carefully designed to reflect and blend into the natural and raw beauty of its surrounding. It does so with a modern twist—the stone base of the building contrasts with the interior by reflecting refined, subtle contrasts.



# FLOWING INTO THE FUTURE

The design carefully captures elements of the past and the future in two distinct layers. One resembles the aesthetic roots, history and the heritage at a ground-level enclosure. The design seamlessly integrates with the natural environment to create a playful platform, acting as a continuation of the masterplan tapestry. The second layer looks to the future by seeking an open and transparent vision – one that connects with the sea ahead and the horizon beyond.





An aerial photograph of a vast, textured landscape. The foreground and middle ground are a deep teal color with a fine, pebbly texture. In the distance, a thin, irregular line of white and brown material separates the teal area from a pale, overcast sky. The overall scene is desolate and expansive.

R A B I A V I L L A S





\* Artist Impression





\* Artist Impression





\* Artist Impression





\* Artist Impression





\* Artist Impression

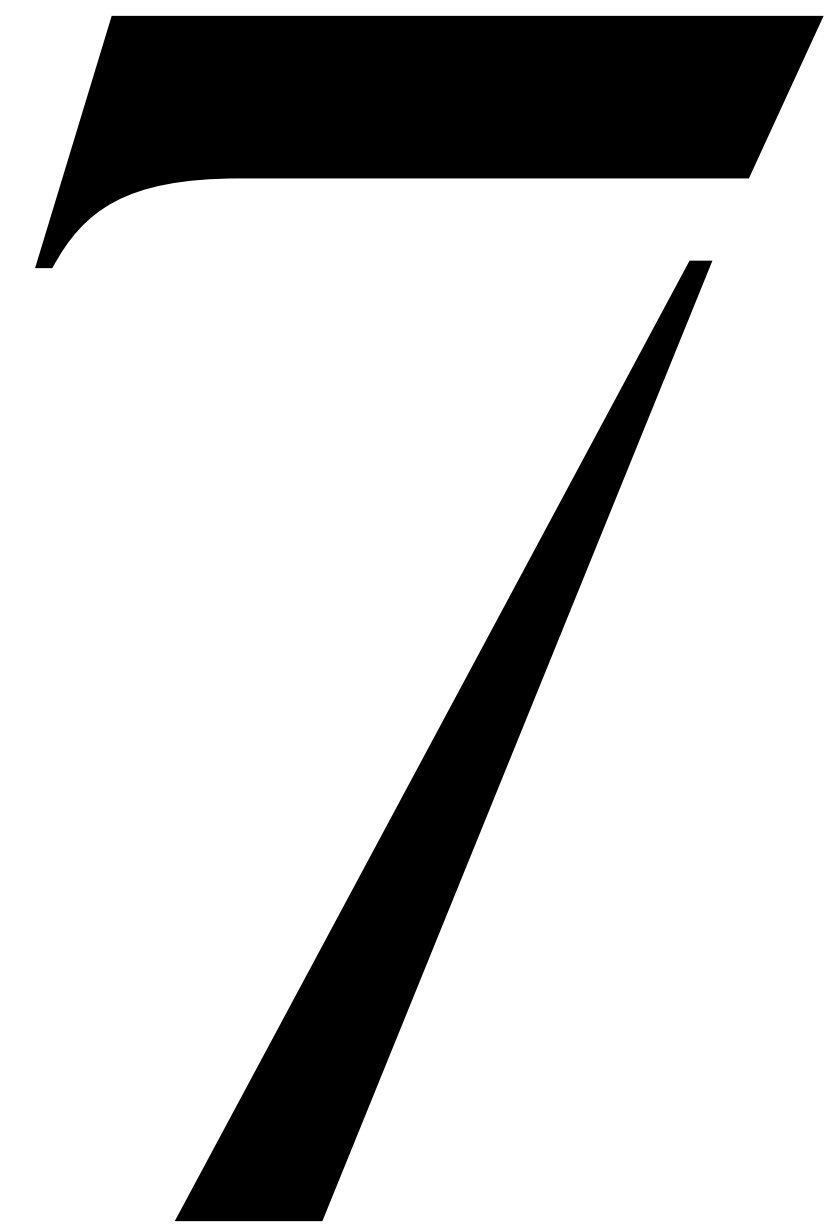




\* Artist Impression



# Rabia Villa



Bedroom  
Villa



7 Br Rabia Villa	SQM
Minimum Plot Area	2025
Ground Floor	454
First Floor	345
Second Floor	54
Balconies / Terraces	213
Car Parking - 4 cars covered & 2 car spaces not covered	60
<b>Total</b>	<b>1126</b>

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.

Ground-Floor Plan





# Rabia Villa

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## First-Floor Plan



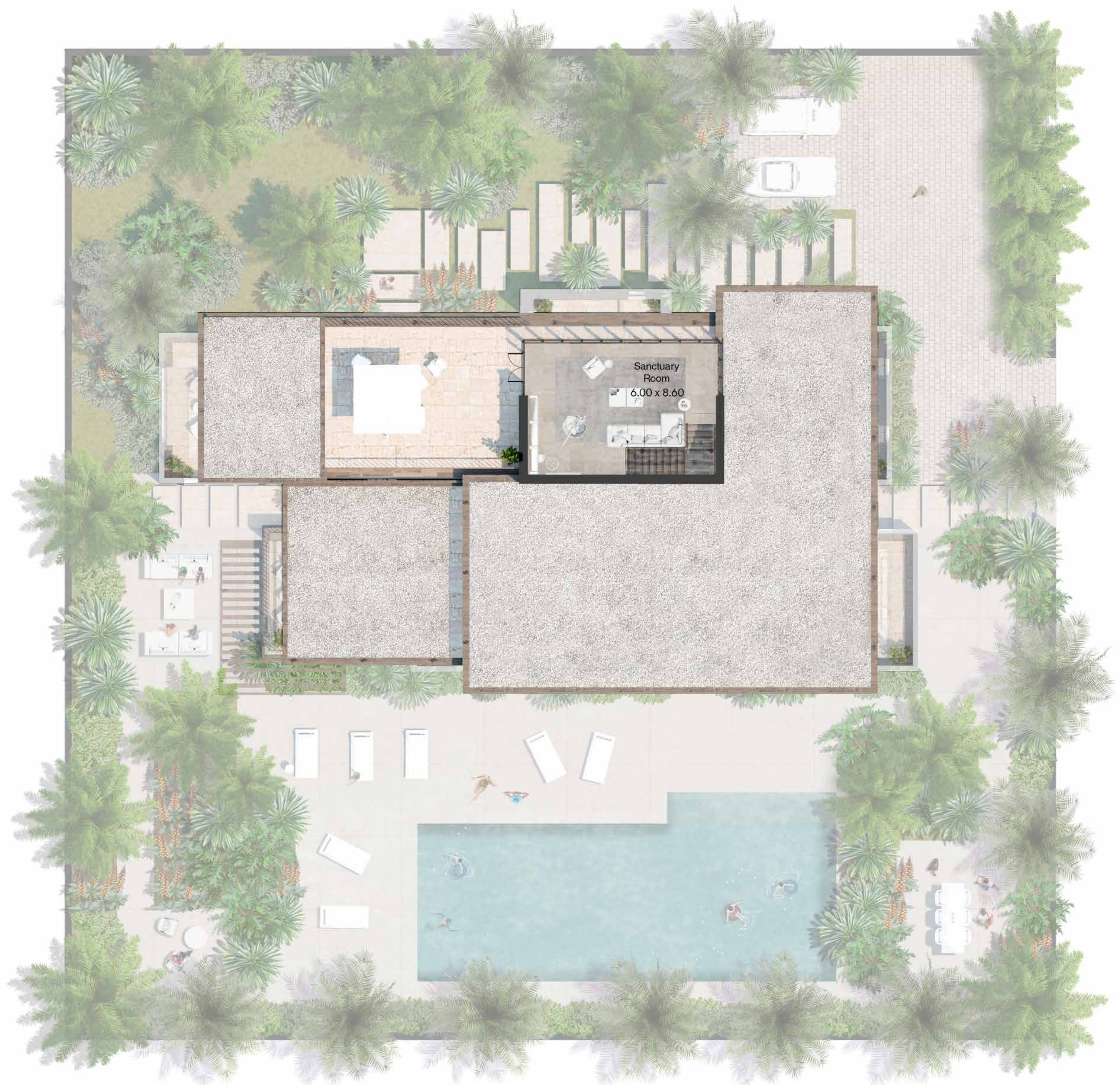


# Rabia Villa

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## Second-Floor Plan





# FINISHING SPECIFICATIONS

## WALLS

-



*Item*  
Paint

---

*Area of use*  
Throughout



*Item*  
Porcelain Tiles

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*Area of use*  
Guest Bathroom  
Washroom



*Item*  
Textured Plaster and Paint

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*Area of use*  
Corridor 01

## FLOORING

-



*Item*  
Porcelain Tiles

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*Area of use*  
Corridor  
Family Dining  
Family Living  
Dining  
Open Kitchen



*Item*  
Porcelain Tiles

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*Area of use*  
Guest Bathroom  
Master Bathroom  
Bathroom  
Master Bedroom 2  
Guest Bedroom  
Bedroom 1  
Master Suite 1



*Item*  
Engineered Wood Flooring

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*Area of use*  
Master Bedroom 2  
Bedroom 1  
Roof Living  
Closets



*Item*  
Porcelain Tiles

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*Area of use*  
Family Living



*Item*  
Porcelain Tiles

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*Area of use*  
Bedroom 1, 2, 3, 4 & 5



*Item*  
Porcelain Tiles

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*Area of use*  
Bedroom 1 Bathroom  
Bedroom 2 Bathroom  
Bedroom 3 Bathroom

## APPLIANCES

-

- Refrigerator
- Dishwasher

- Cooker
- Hood



# FINISHING SPECIFICATIONS

## EXTERIOR FACADES

-



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*Item*  
Stone

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*Area of use*  
Exterior Facade



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*Item*  
Plaster and Paint

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*Area of use*  
Exterior Facade



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*Item*  
Plaster and Paint

---

*Area of use*  
Exterior Facade

## EXTERIOR WALK & DRIVEWAYS

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*Item*  
Insitu Concrete

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*Area of use*  
Exterior Walkways  
Driveways



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*Item*  
Precast Concrete Pavers

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*Area of use*  
Exterior Walkways  
Driveways







