

KAYAN

*Aljurf*  
GARDENS



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

THE FOUNDING FATHER  
SHEIKH ZAYED BIN SULTAN AL NAHYAN  
(MAY GOD REST HIS SOUL)





# ALJURF MASTERPLAN

- 1. QASR ALJURF
- 2. JIWAR ALQASR
- 3. ALJURF GARDENS SIGNATURE PLOTS
- 4. SHA EMIRATES
- 5. ALJURF GARDENS VILLAS
- 6. CANAL RESIDENCES
- 7. CANAL
- 8. CANAL VILLAS
- 9. MARSALJURF COMMUNITY
- 10. MARSALJURF RESIDENCES
- 11. MARSALJURF MARINA
- 12. ALJURF GARDENS PRIVATE MARINA
- 13. JIWAR ALQASR BEACH
- 14. ALJURF GARDENS PRIVATE BEACH
- 15. COMMUNITY CENTRE
- 16. UTILITIES PLOT





## 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.



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stories that came before us,  
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This phase continues to focus on integrated, connected, and walkable communities. The neighborhood is designed with sikkas alongside gardens and softscape divisions, welcoming interactions amongst residents, while maintaining privacy through design.

This new chapter promises to delight and inspire. To refresh and energize. To tell a new kind of story.



# AMENITIES

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## PRIVATE ENTRANCE

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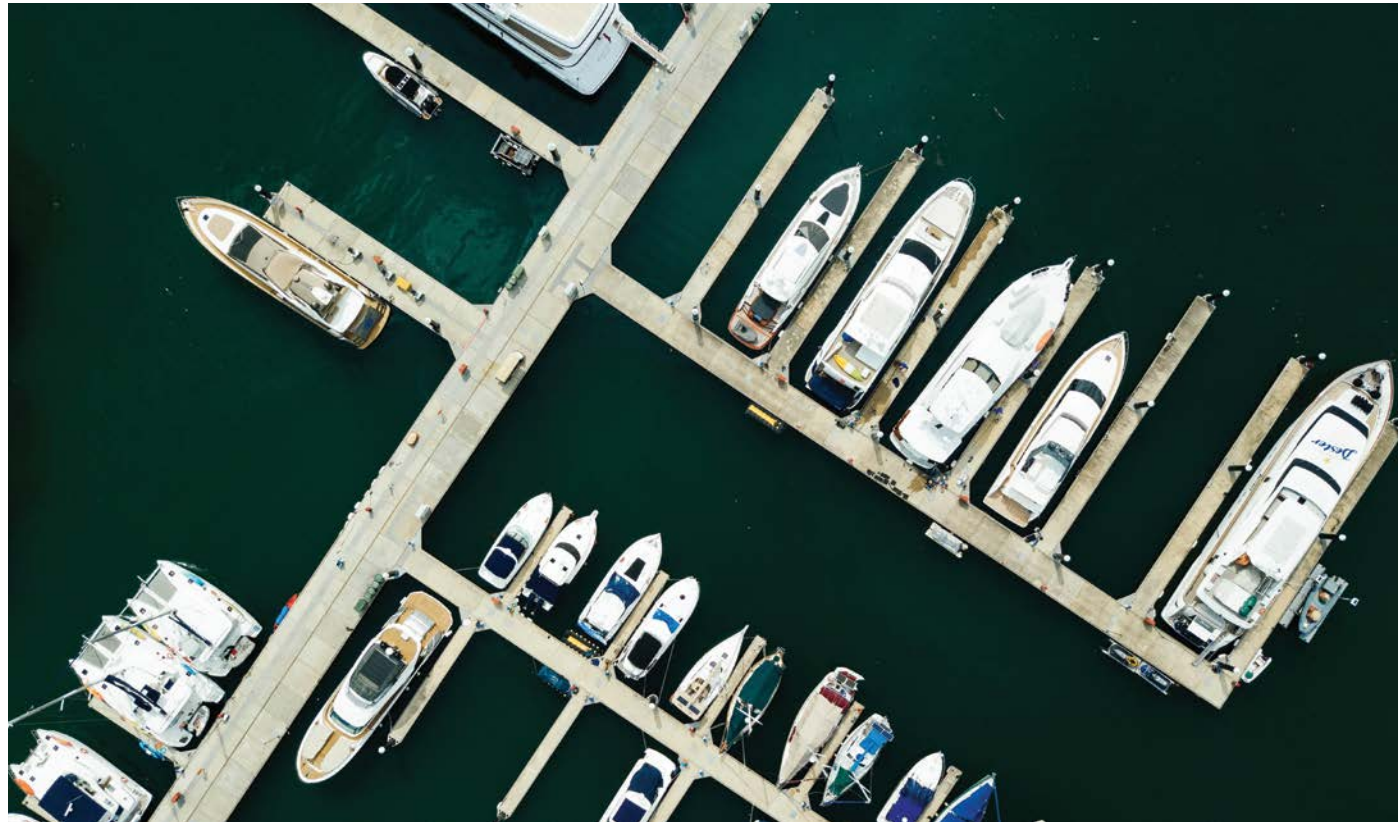
## PRIVATE BEACH

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The most pristine coastline in the Emirates, Sahel Al Emarat, just happens to pass right through AlJurf. Imagine taking a stroll along your community's private beach, with crystal-clear skies on the horizon and no skyscrapers anywhere in sight. AlJurf Gardens gives you the gift of untouched and unspoiled magical landscapes. A daily chance to ground yourself and get aligned.



# AMENITIES



## PRIVATE MARINA

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Today, our love for the sea manifests in a different way, yet we are still very much one with the waters. Hence, our private marinas – comfortably located within walking distance from home.

The call for adventure, at your command.

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# Rawya

A V I L L A   T H A T   T E L L S   A   S T O R Y







# RAWYA

A HOME OF MANY STORIES

Make yourself at home. Curate the life of your dreams. The gorgeous Rawya villa gives you the freedom to live a life enchanted.

Yes, it's luxury, but completely immersed with nature. Relaxed luxury. With its floor-to-ceiling windows, the design of the 4 and 5-bedroom villas blurs the separation between the interior and the great outdoors. This home feels like a retreat, but even more, it feels just right. An escape from the everyday, until you realise that every day can be an escape.

Sharp angles and rectilinear volumes create the modern architectural language of this typology, while the natural stone finishings allow the villas to merge beautifully with the natural environment of AlJurf.

On the ground floor, the double-height entrance foyer has direct views to the landscaped gardens, creating a feeling of openness. The versatile open-plan layout of the living spaces features expansive glazing that visually and physically connects to the scenery outside. On the first floor, a large terrace extends the full length of the villa – thoughtfully designed for gathering with loved ones and sharing stories.

























# Rawya

## 4 Bedroom Villa

04



04



02



RAWYA	SQM
PLOT AREA	500—615
GROUND FLOOR AREA	153
FIRST FLOOR AREA	132
BALCONY AREA	29
TOTAL SELLABLE AREA	314

BUILT UP AREA: 344 m<sup>2</sup>







Ground Floor (Option 1)



Ground Floor (Option 2)





First Floor

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# Rawya

## 5 Bedroom Villa

05



06



03



RAWYA	SQM
PLOT AREA	701
GROUND FLOOR AREA	246
FIRST FLOOR AREA	200
BALCONY AREA	49
TOTAL SELLABLE AREA	495

BUILT UP AREA: 518 m<sup>2</sup>







Ground Floor (Option 1)



Ground Floor (Option 2)

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First Floor

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# FINISHING SPECIFICATIONS

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*Item*  
Porcelain Tiles



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*Area of use*  
General Flooring

*Item*  
Porcelain Tiles



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*Area of use*  
Bedrooms  
Bathroom Flooring

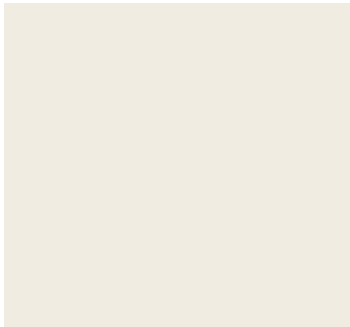
*Item*  
Porcelain Tiles



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*Area of use*  
Bathroom Walls

*Item*  
Paint



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*Area of use*  
General Walls

*Item*  
Laminate



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*Area of use*  
Joinery Throughout

*Item*  
Porcelain Slab



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*Area of use*  
Bathroom Countertops



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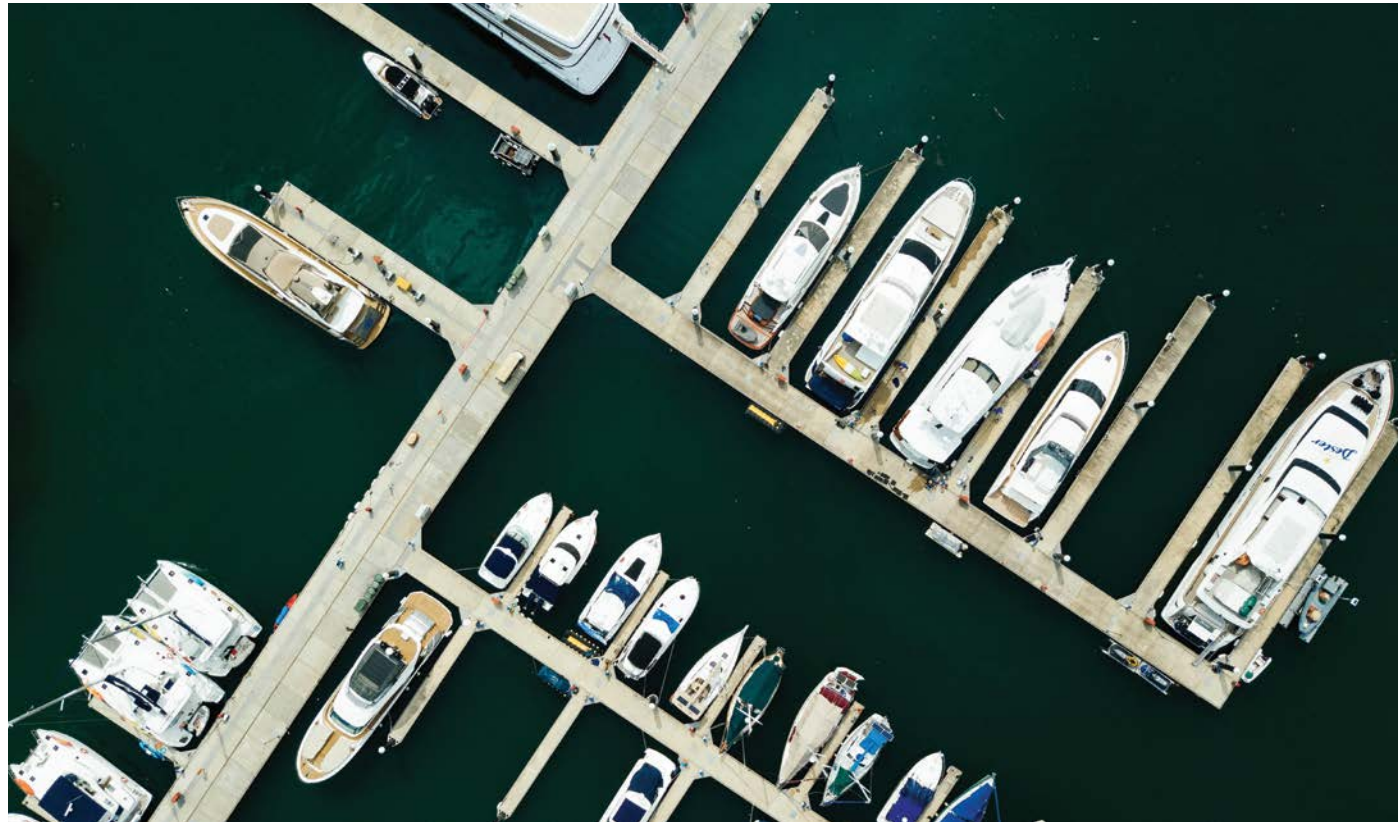
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# Rihal

A NEW JOURNEY BEGINS







# RIHAL

A NEW JOURNEY BEGINS

The end of the road or the start of a new journey? You decide.  
Welcome to Rihal – a stunning new villa type inspired by a tribal way of life and engineering – yet completely reimagined through a contemporary lens.

Rihal's architectural language is fresh and modern, however its facades find roots in Arabian design. The elevations' clean volumes are accentuated by decorative screens, a modern take on the mashrabiya. The stone walls and pergolas draw the natural coastal atmosphere right into the home, for an added touch of seaside serenity.

An abundance of natural light shines through the large, glazed sliding doors of the courtyard and into the double-height entrance lobby, welcoming visitors. In turn, Rihal's courtyard is a re-imagined version of the traditional fully enclosed space – an open area that connects the garden with the villa. In the winter months, the rooms facing the courtyard can be opened, turning it into an additional outdoor 'room'. This seamlessly unites every living space in Rihal, and creates a perfect harmony between the natural charm of the outdoors and the custom interiors.

As we move up to the first floor, we are met with a full view of the garden and the courtyard – with balconies from each room offering gorgeous views. Each a world of its own, letting minds journey and wander, or share and converse.























# Rihal

## 4 Bedroom Villa

04



04



02



RIHAL	SQM
PLOT AREA	500—629
GROUND FLOOR AREA	154
FIRST FLOOR AREA	126
BALCONY AREA	16
TOTAL SELLABLE AREA	296

BUILT UP AREA: 330 m<sup>2</sup>





Ground Floor (Option 1)

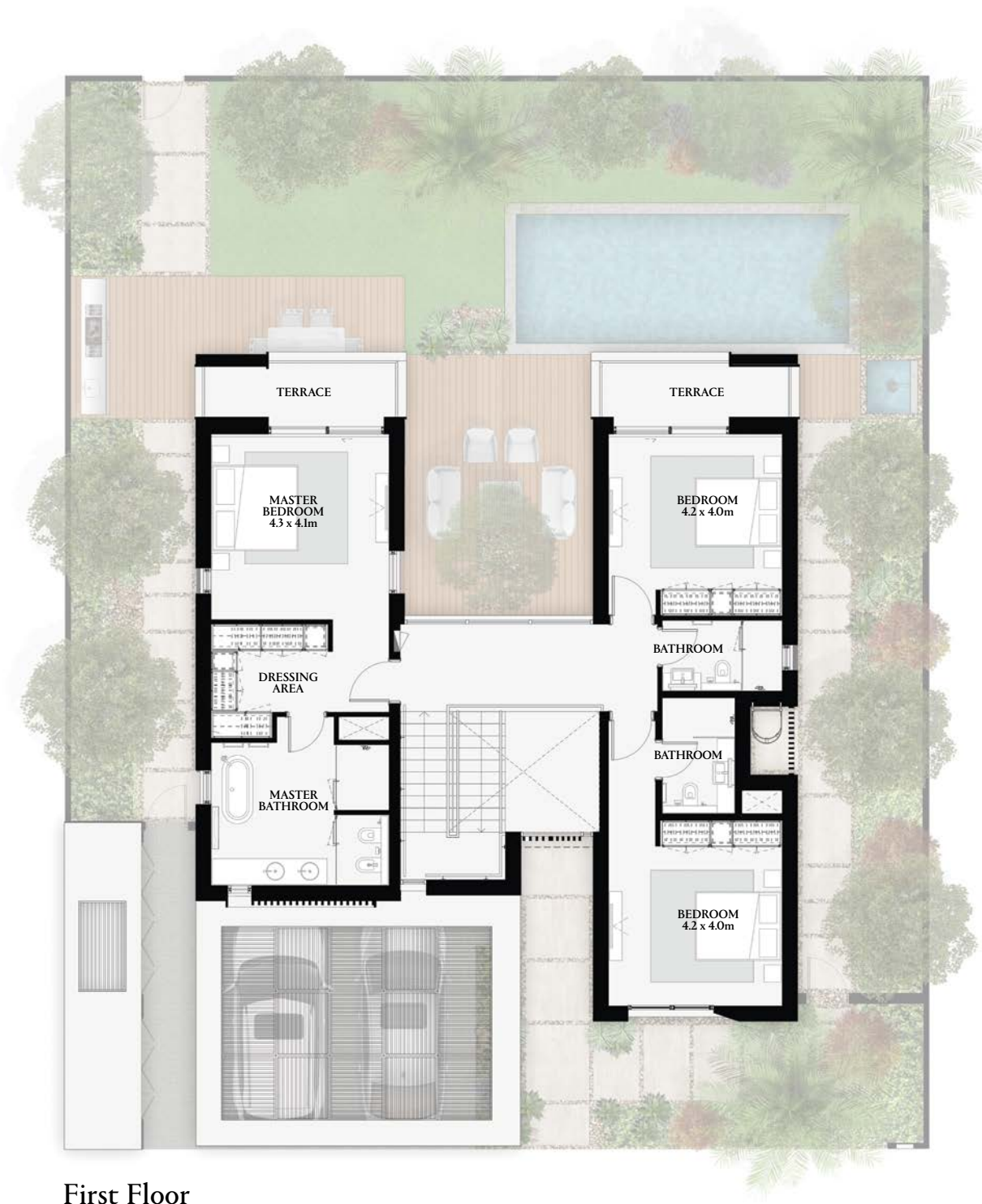


Ground Floor (Option 2)





Ground Floor (Option 3)



First Floor























# Rihal

## 5 Bedroom Villa

05  


05  


03  


RIHAL	SQM
PLOT AREA	605—625
GROUND FLOOR AREA	182
FIRST FLOOR AREA	167
BALCONY AREA	16
TOTAL SELLABLE AREA	365

BUILT UP AREA: 411 m<sup>2</sup>





Ground Floor (Option 1)



Ground Floor (Option 2)

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Ground Floor (Option 3)






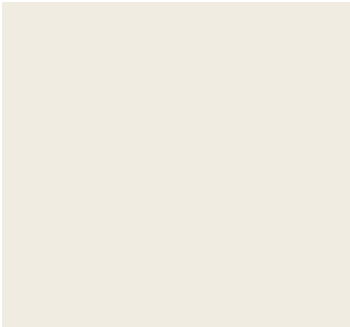


First Floor

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FINISHING

SPECIFICATIONS

<div>Item</div> <div>Porcelain Tiles</div> <div></div> <div>Area of use</div> <div>General Flooring</div>	<div>Item</div> <div>Porcelain Tiles</div> <div></div> <div>Area of use</div> <div>Bedroom Flooring</div>	<div>Item</div> <div>Porcelain Tiles</div> <div></div> <div>Area of use</div> <div>Bathroom Flooring</div>	<div>Item</div> <div>Paint</div> <div></div> <div>Area of use</div> <div>General Walls</div>	<div>Item</div> <div>Laminate</div> <div></div> <div>Area of use</div> <div>Joinery Throughout</div>	<div>Item</div> <div>Porcelain Slab</div> <div></div> <div>Area of use</div> <div>Bathroom Countertops</div>
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إمکان  
I M K A N