

YOU ARE A GUIDE TO THE
WORLD OF LUXURY



GHARBI I

RESIDENCES

By Rabdan Developments

WWW.RABDANDEVELOPMENTS.AE

☎ 800RBDN

CRAFTING DREAMS, **BUILDING LEGACIES**

At Rabdan Developments, we exceed the ordinary and redefine the essence of affordable luxury living in Dubai. Our commitment to excellence is reflected in every project we undertake, where high-end luxury seamlessly intertwines with sophisticated design, setting a new standard in comfort and leisure. As a prominent Emirati developer based in Dubai, we take immense pride in our innovative approach to construction and development, seamlessly blending comfort with leisure to create architectural marvels in premium locations.

By Rabdan Developments



GHARBI I

RESIDENCES

ABOUT **THE PROPERTY**

This represents the culmination of Rabdan's fourth project, meticulously crafted by esteemed architects known for their unwavering dedication to excellence in design and quality. Our commitment to perfection guarantees meticulous attention to every detail, ensuring your complete satisfaction.

By Rabdan Developments



SEAMLESSLY LINKED :

GHARBI I RESIDENCES

Stands as a powerful symbol of the seamless integration between urban living and the beauty of nature.

EASY ACCESS TO :

- Sheikh Zayed Road
- Sheikh Mohammed Bin Zayed Road
- AlKhail Road
- Hessa Street

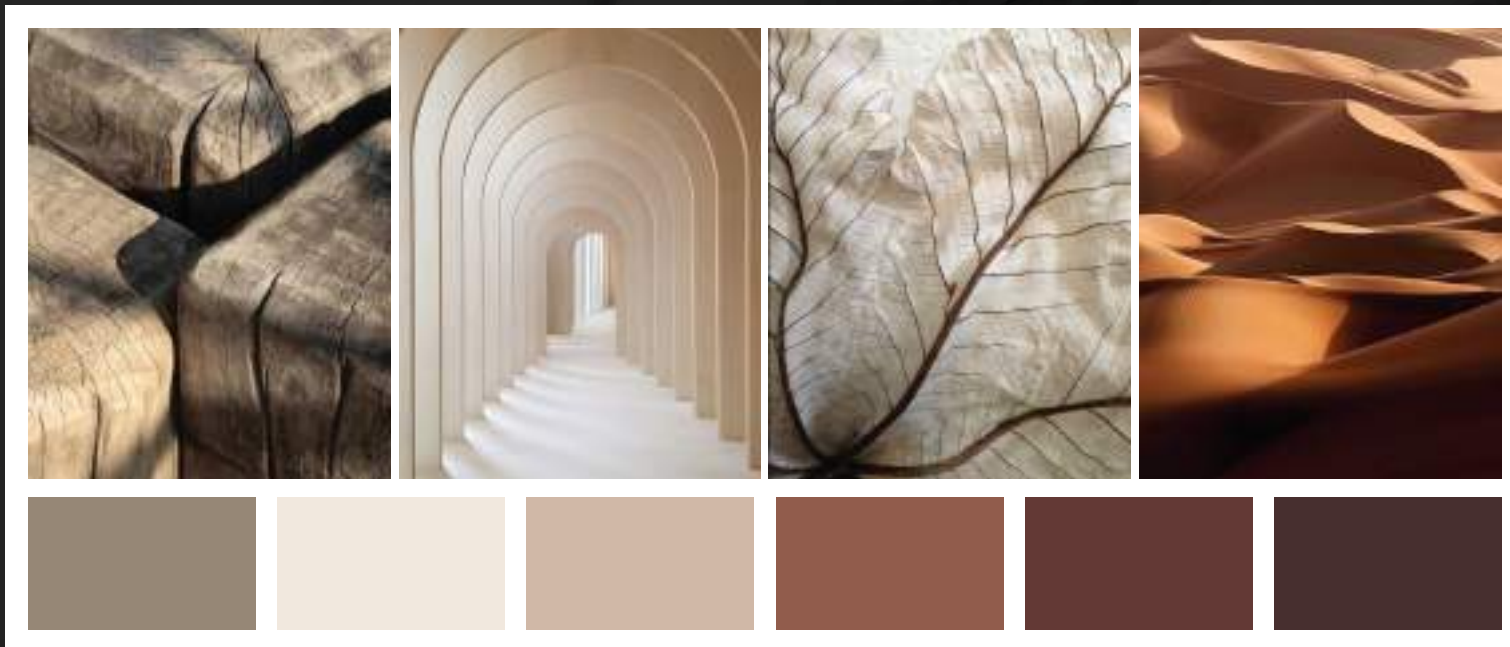
PROXIMITIES :

- 02 min to Dubai Miracle Garden
- 10 min to Palm Jumeirah
- 20 min to Expo Dubai
- 25 min to Dubai Mall & Downtown
- 30 min to Dubai International Airport



BUILDING EXTERIOR

The design draws inspiration from the forms and colors of nature and the surrounding environment. Its aim is to create a calming and soothing atmosphere that evokes a sense of relaxation and comfort.

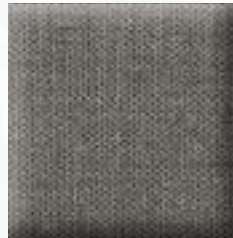
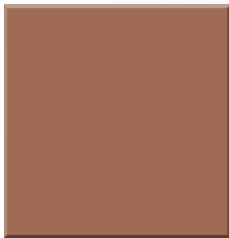


- Sleek Finishes
- Integrated Landscaping
- High-Quality Materials

- Minimalist Design
- Dramatic Skyline Views

BUILDING INTERIOR

- Open Floor Plans
- High-Quality Fixtures And Finishes
- Natural Light
- Fine Furnishings
- Fully Fitted Kitchen With Built In European Made Appliances
- Smart Home Technology
- European Made Sanitary Items



BUILDING CONFIGURATION

This iconic development offers an exclusive collection of upscale residences complemented by panoramic views and exceptional amenities.

G + 3 P + 12 + 2 R

168 UNITS

48

STUDIO + BALCONY

96


1 BHK+ BALCONY + POOL

24

2 BHK+ BALCONY + POOL

COMPLETION DATE Q2 2026





Experience a luxurious
redefinition of elevated living.



Lobby



Elevator

EAT
SLEEP
GAME
REPEAT



Gaming Room



Indoor Cinema



Living Room



Bedroom



Kitchen



Kitchen

GET
FIT
DON'T
QUIT





GYM Facilities

The background of the image is a close-up, high-angle shot of water with a complex pattern of ripples and reflections. The water is a deep blue-green color, and the light reflects off the surface, creating a shimmering effect. The entire image is framed by a thin white border.

Find Your Perfect Haven Tailored
Residences for Every Lifestyle



Rooftop Pool



RABDAN
DEVELOPMENTS



Kids Pool



Rooftop Cinema



BBQ Lounge



Kids Area

AMENITIES



Swimming pool
adults / kids



Sauna &
Steam Room



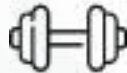
Business Hub
Coffee Shop



24/7 Security



Barbecue Area



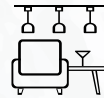
Indoor Gym



Car Valet



Rooftop cinema



Club Lounge



Gaming room



Kids Playground



Outdoor Lounge



Yoga Space



Indoor Cinema



FLOOR PLANS

BUILDING DREAMS SINCE 1995

- STUDIO + BALCONY
- 1BHK + BALCONY + POOL
- 2BHK+ BALCONY + POOL

By Rabdan Developments



STUDIO / BALCONY :

TYPE 1



102, 103, 109, 110

1ST FLOOR



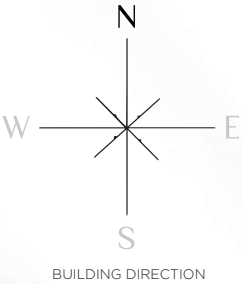
202, 203, 209, 210
402, 403, 409, 410
602, 603, 609, 610
802, 803, 809, 810
1002, 1003, 1009, 1010
1202, 1203, 1209, 1210

2ND - 4TH - 6TH - 8TH - 10TH - 12TH



302, 303, 309, 310
502, 503, 509, 510
702, 703, 709, 710
902, 903, 909, 910
1102, 1103, 1109, 1110

3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	369.2 sq.ft
BALCONY AREA (Sq.ft)	81.8 sq.ft
AREA (Sq.ft)	451 to 573 sq.ft

1 BHK / BALCONY / POOL :

TYPE 1A



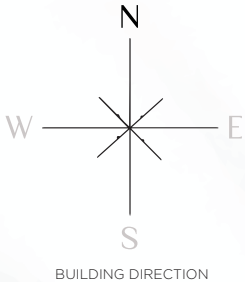
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



105, 111, 112

205, 211, 212
405, 411, 412
605, 611, 612
805, 811, 812
1005, 1011, 1012
1205, 1211, 1212

305, 311, 312
505, 511, 512
705, 711, 712
905, 911, 912
1105, 1111, 1112

ENSUIT AREA (Sq.ft)	690 sq.ft
BALCONY AREA (Sq.ft)	205.6 sq.ft
AREA (Sq.ft)	895.6 to 1,146 sq.ft

1 BHK / BALCONY / POOL :

TYPE 1B



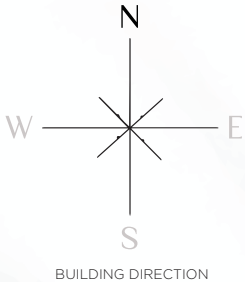
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



104

204

404

604

804

1004

1204

304

504

704

904

1104

ENSUIT AREA (Sq.ft)	691 sq.ft
BALCONY AREA (Sq.ft)	207.7 sq.ft
AREA (Sq.ft)	898.7 to 1,146 sq.ft

1 BHK + STUDY / BALCONY / POOL :

TYPE 2



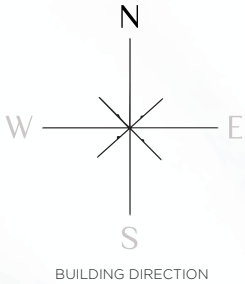
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



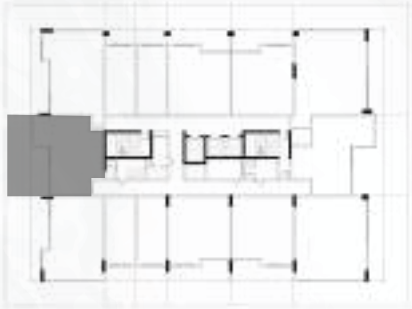
3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	838.5 sq.ft
BALCONY AREA (Sq.ft)	199.1 sq.ft
AREA (Sq.ft)	1,037.6 to 1,773 sq.ft

1 BHK / BALCONY / POOL :

TYPE 3



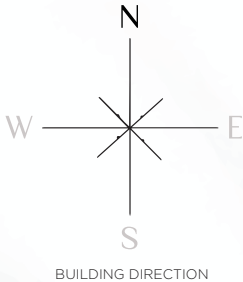
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12Th



3RD - 5TH - 7TH - 9TH - 11TH



107

207

407

607

807

1007

1207

307

507

707

907

1107

ENSUIT AREA (Sq.ft)	769.6 sq.ft
BALCONY AREA (Sq.ft)	136.7 sq.ft
AREA (Sq.ft)	906.3 to 1,238 sq.ft

1 BHK + STUDY / BALCONY / POOL :

TYPE 4



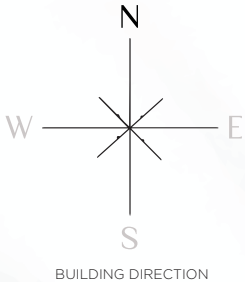
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



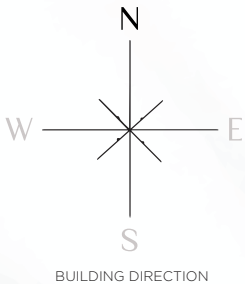
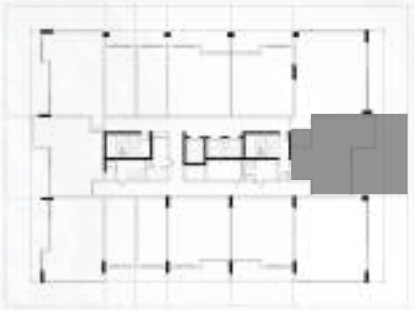
3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	863.3 sq.ft
BALCONY AREA (Sq.ft)	198.1 sq.ft
AREA (Sq.ft)	1,061.40 to 1,798 sq.ft

1 BHK / BALCONY / POOL :

TYPE 5



ENSUIT AREA (Sq.ft)	791.2 sq.ft
BALCONY AREA (Sq.ft)	247.6 sq.ft
AREA (Sq.ft)	1,038.8 to 1,418 sq.ft

2 BHK + MAID / BALCONY / POOL :

TYPE 1



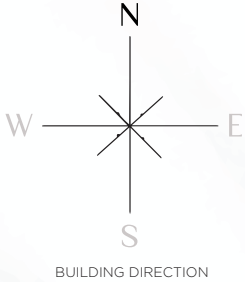
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	1,103.3 sq.ft
BALCONY AREA (Sq.ft)	229.3 sq.ft
AREA (Sq.ft)	1,332.6 to 2,139 sq.ft

2 BHK + MAID / BALCONY / POOL :

TYPE 2



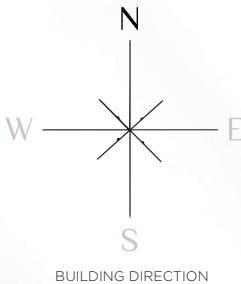
1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12Th



3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	1,060.3 sq.ft
BALCONY AREA (Sq.ft)	234.7 sq.ft
AREA (Sq.ft)	1,295 to 2,111 sq.ft

UNITS

TYPES	NO. OF UNITS	STARTING SIZE (SQ.FT)
STUDIO + BALCONY	44	442
STUDIO + TERRACE	4	571
1 BHK + BALCONY + POOL	66	878
1 BHK + STUDY + BALCONY + POOL	22	1,017
1 BHK + TERRACE + POOL	6	1,124
2 BHK + MAID + BALCONY + POOL	22	1,270
1 BHK + STUDY + TERRACE + POOL	2	1,738
2 BHK + MAID + TERRACE + POOL	2	2,096

PAYMENT PLAN

70% / 30%
POST HANDOVER

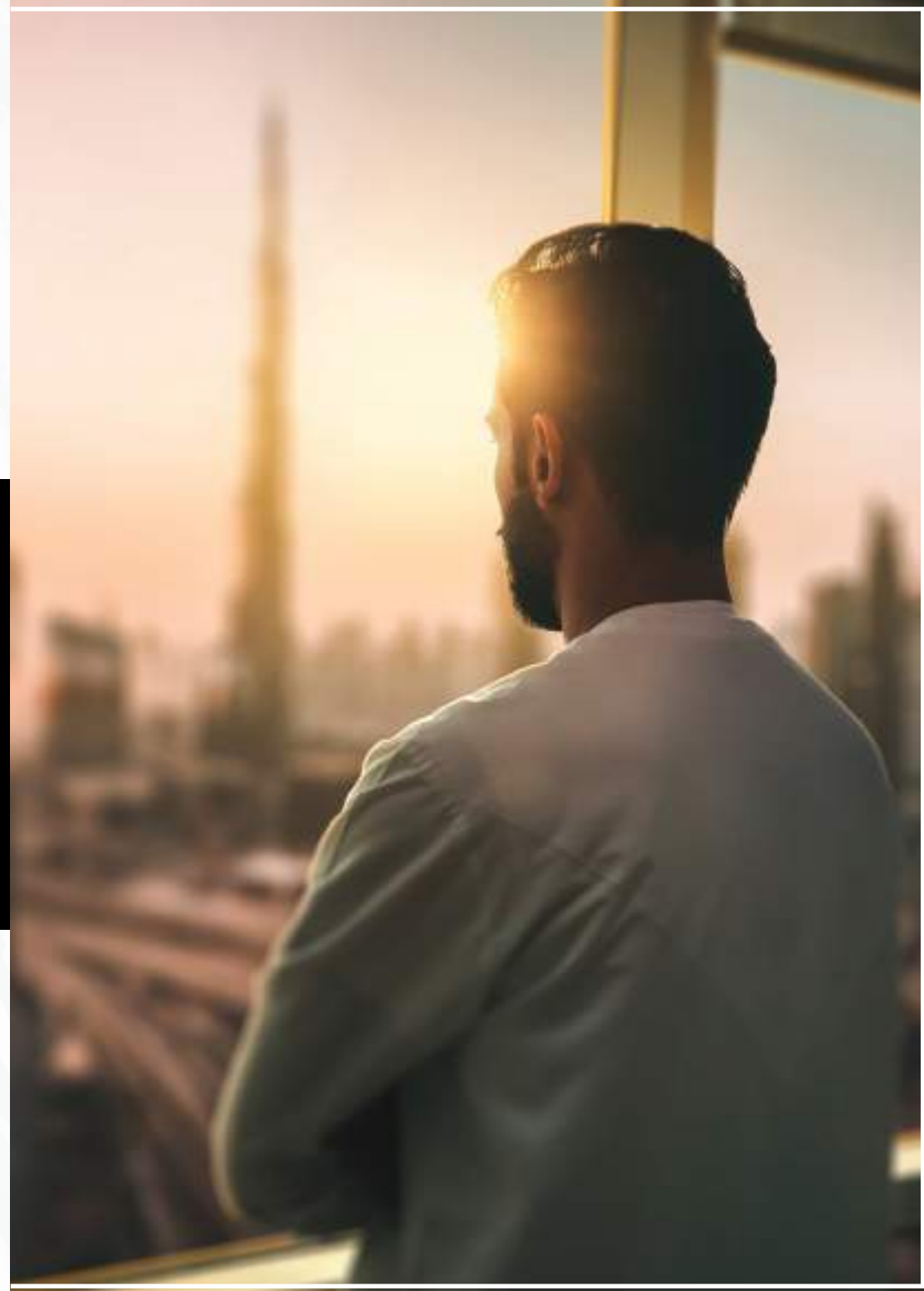
15%
DOWN PAYMENT

45%
DURING CONSTRUCTION

10%
HANDOVER

30%
POST HANDOVER

COMPLETION DATE
Q2 - 2026






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RESIDENCES

LET'S CONNECT





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THANKS FOR WATCHING


CONTACT US FOR MORE INFORMATION

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