



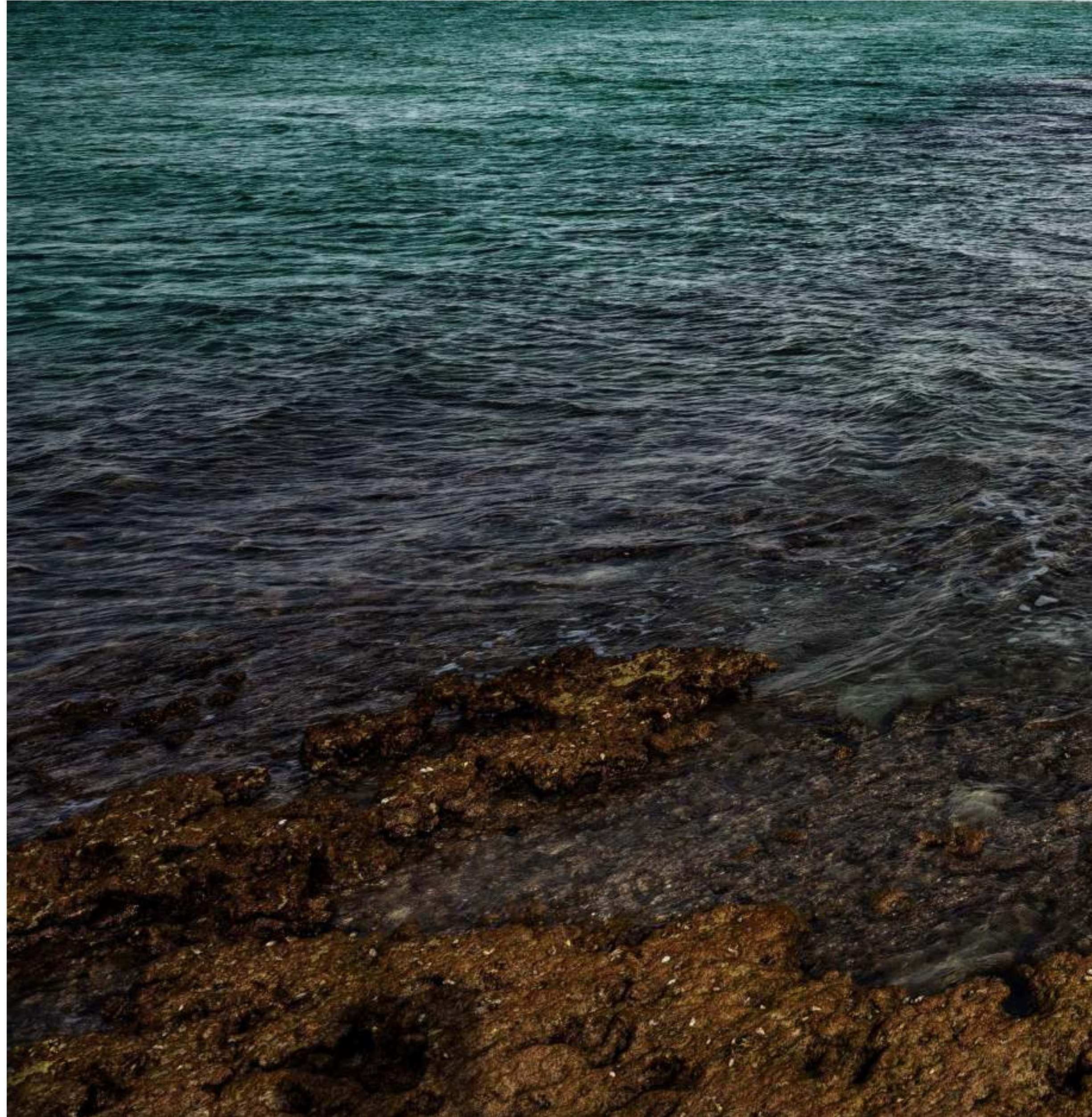
NA&SEEM
ALJURF

IMAGINE A PLACE WHERE
THE PAST AND FUTURE MEET

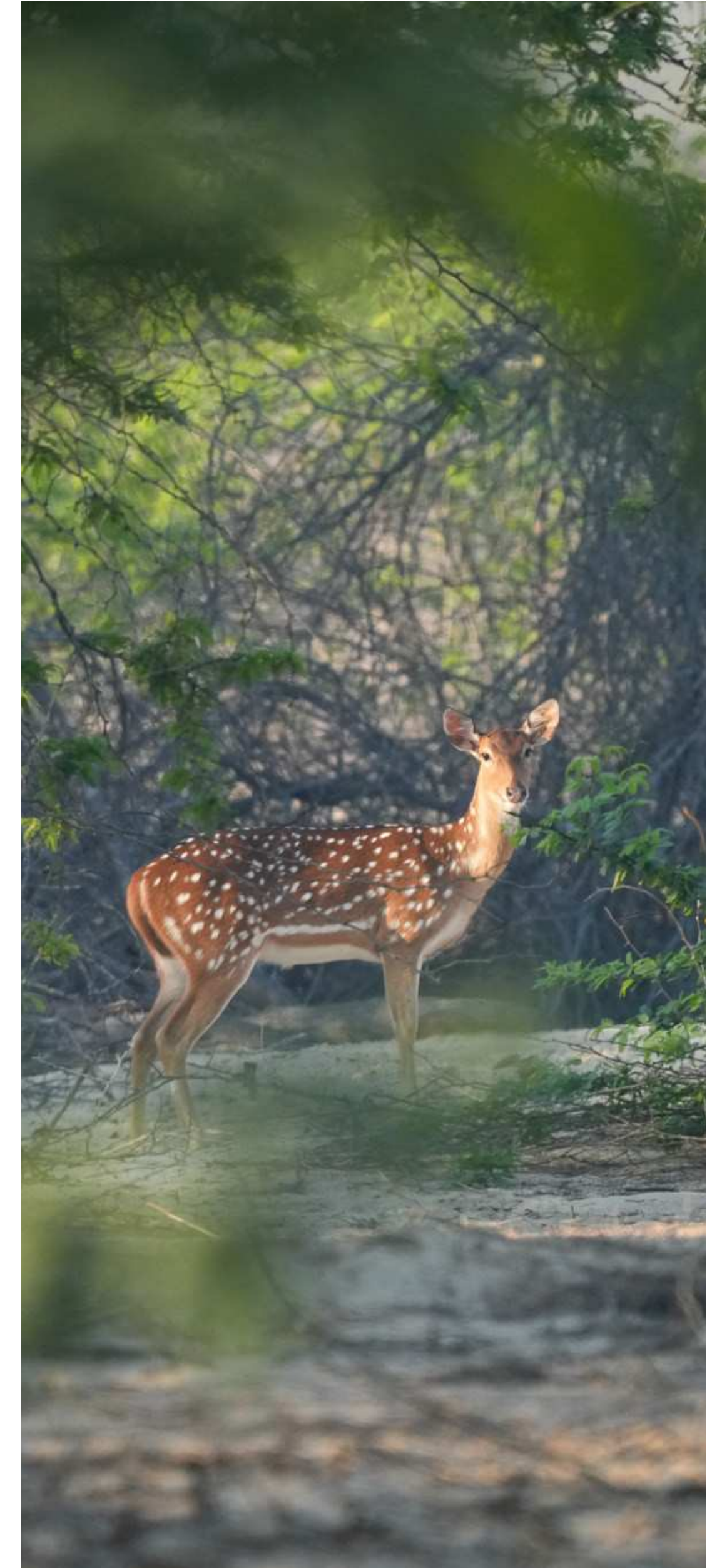





NASEEM
ALJURF



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





ALJURF MASTERPLAN

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





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.



Retail (Total GFA 1420 m²)

Townhouses (Total GFA 8335 m²): 60 Units

Somer Villas (277 m²/unit): 21 Units

Tala Villas (293 m²/unit): 17 Units

Acacia Villas (363 m²/unit): 44 Units

Canal Villas (534 m²/unit): 29 Units

Apartments (Total GFA 38,283 m²): 8 Blocks

Mosque (GFA: 500 m²)

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 m²	101,308 m²
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



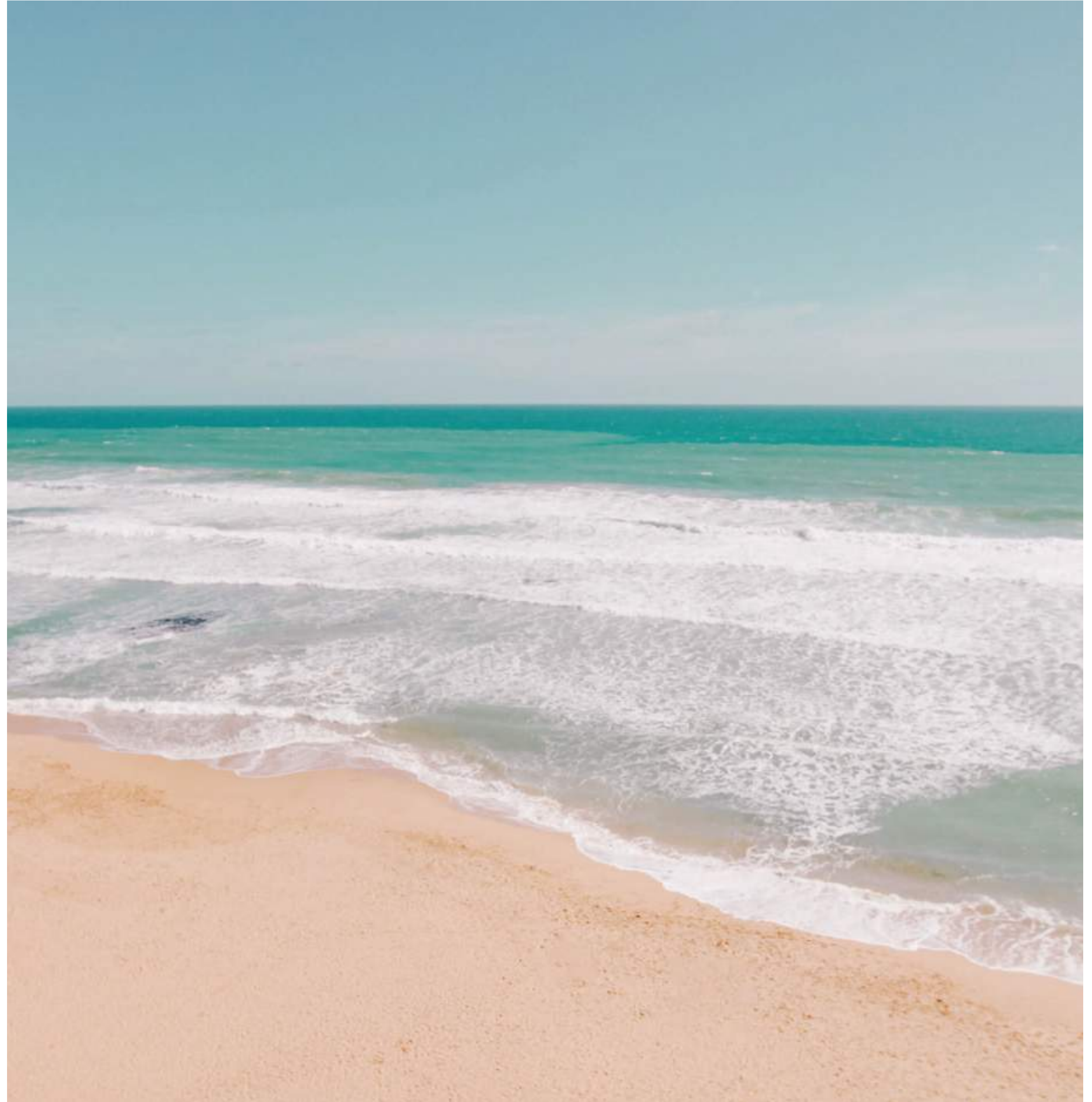
45 mins to Dubai International Airport



45 mins to Saadiyat Island



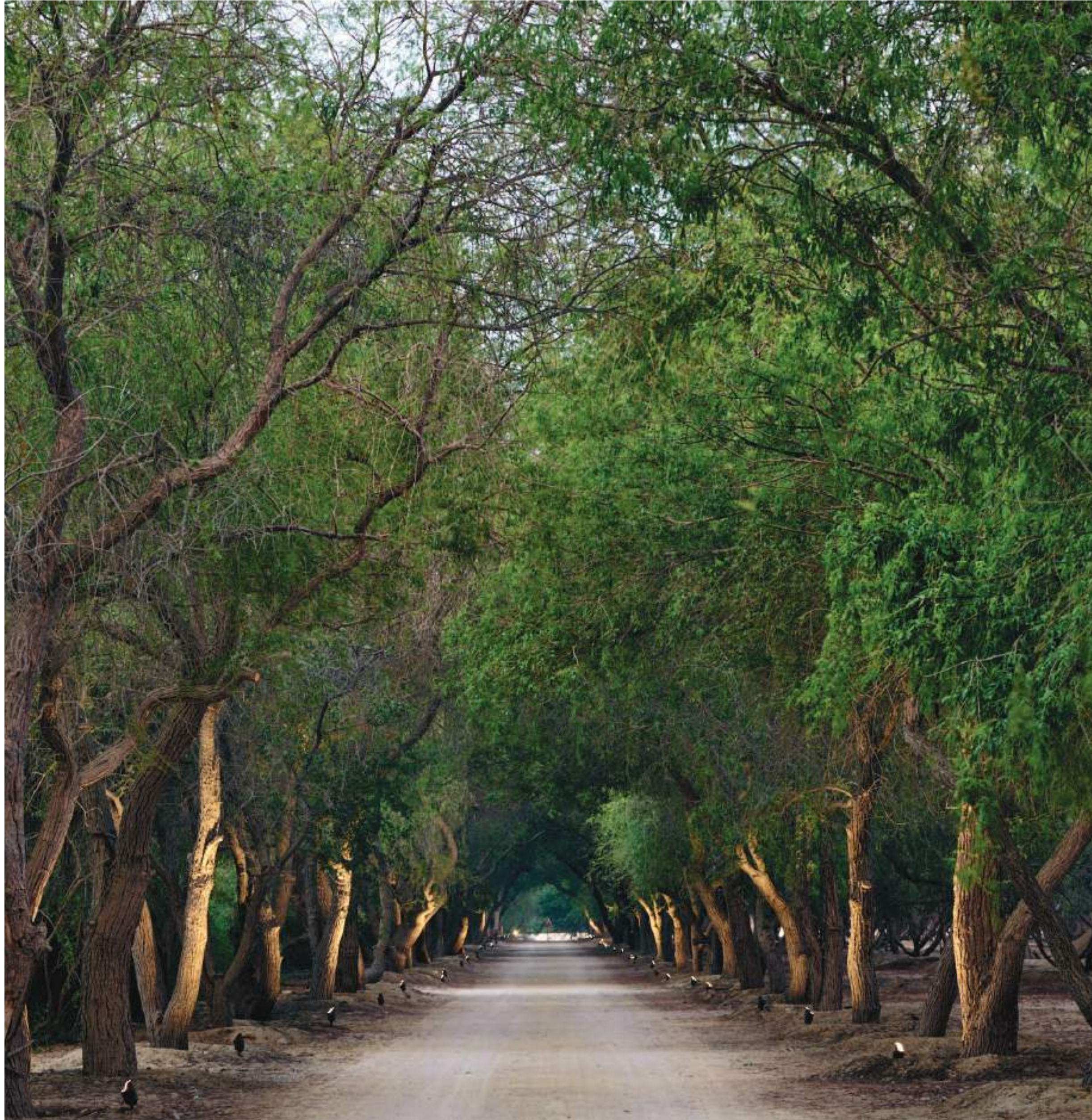
30 mins to Atlantis the Palm





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.

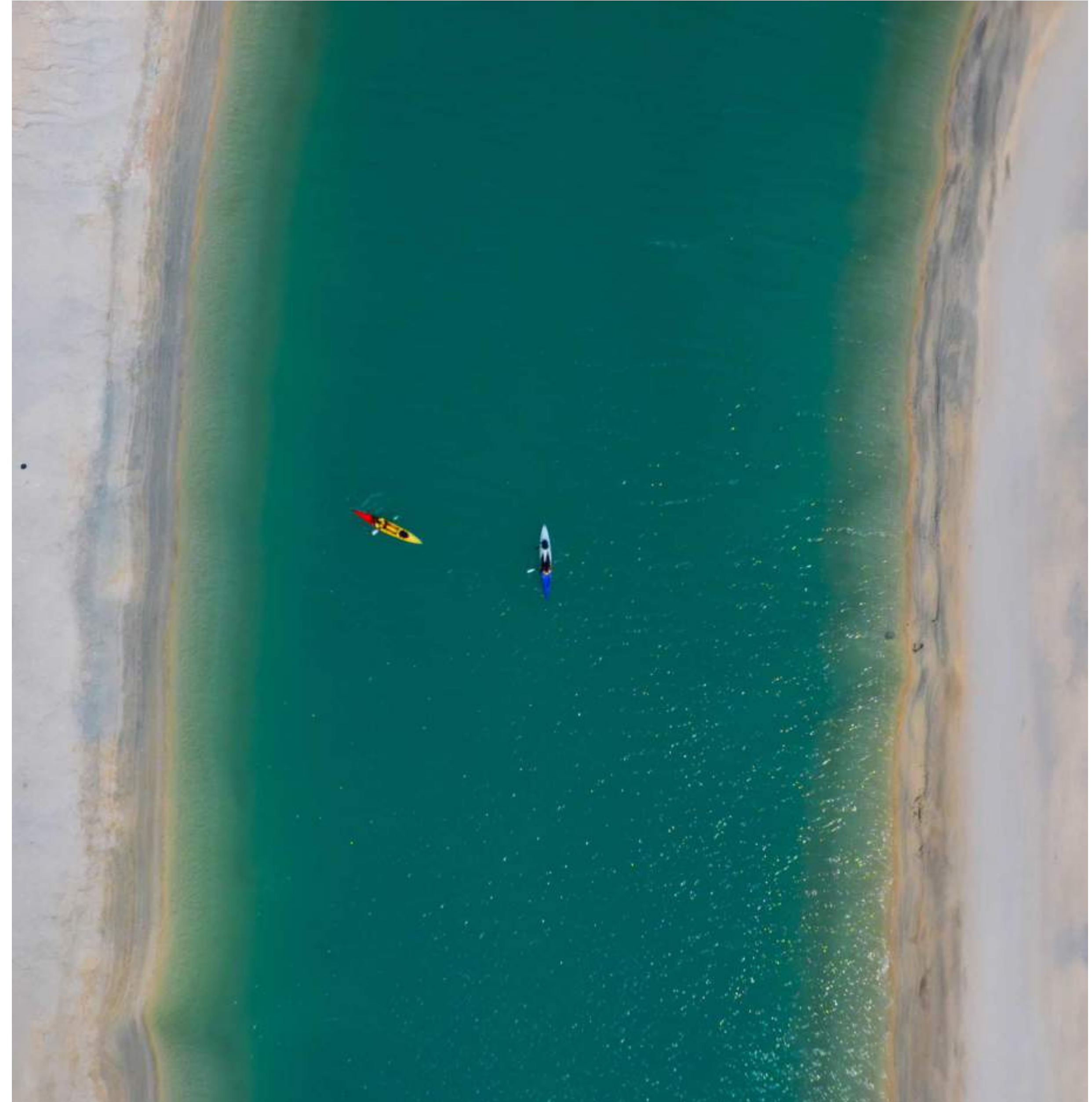
Conveniently located between Abu Dhabi and Dubai and stretching across 1.6 km of breathtaking turquoise waters, AlJurf invites you to live life to its fullest. With unique residential communities that include private marinas, beach clubs, boutique hotels, shopping, restaurants and a world-renowned wellness 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, 7m 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.



ABOUT NASEEM

THE COMMUNITY

THE RESIDENCES

THE AMENITIES

THE VILLAS

THE TOWNHOUSES

THE APARTMENTS

THE WEST BLOCK

ABOUT IMKAN



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.



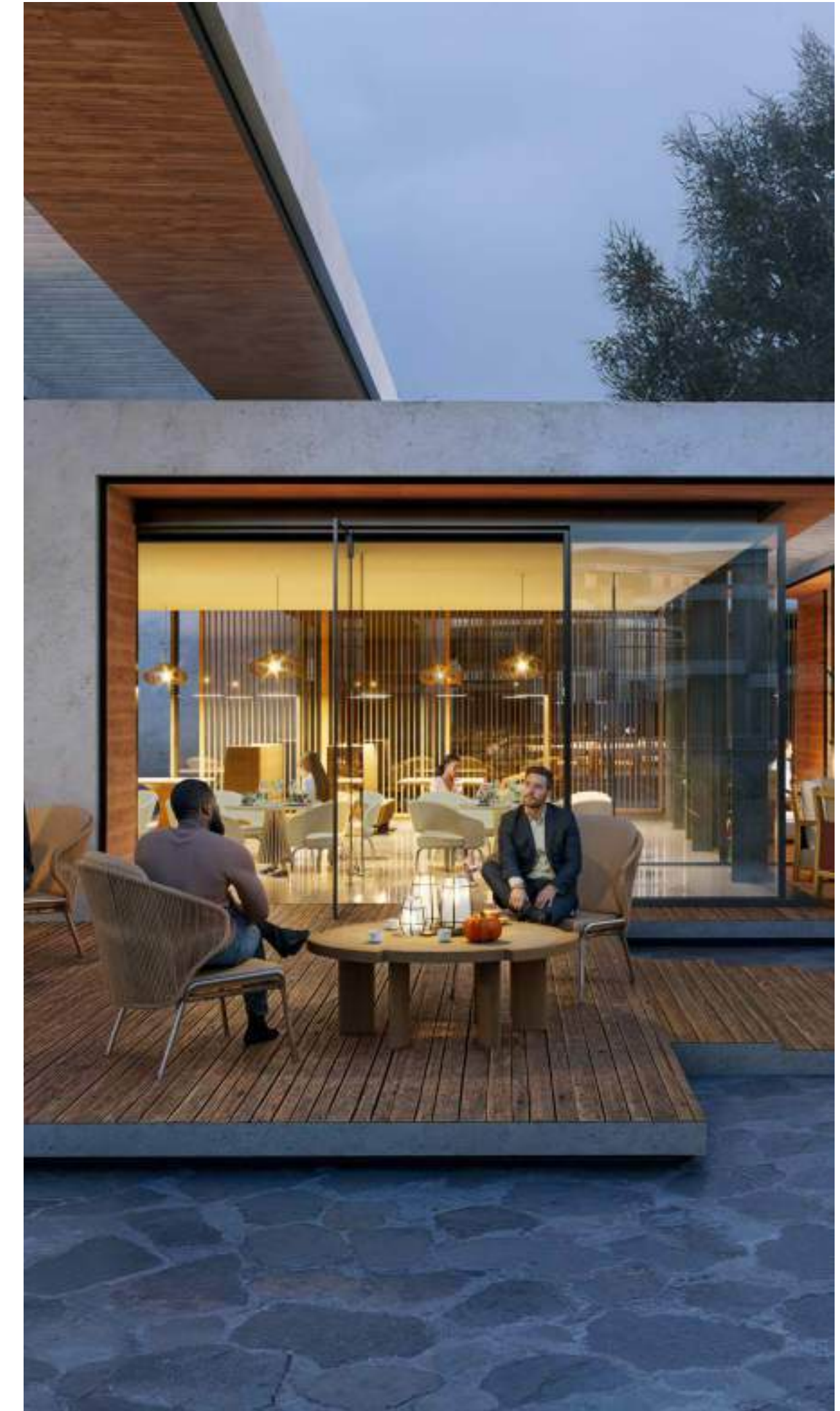
PRIVATE MARINA

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.

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THE VILLAS

Modern Luxury Elevated



CANAL VILLAS

5 Bedroom Villa | Average plot size 960 m²





CANAL VILLAS

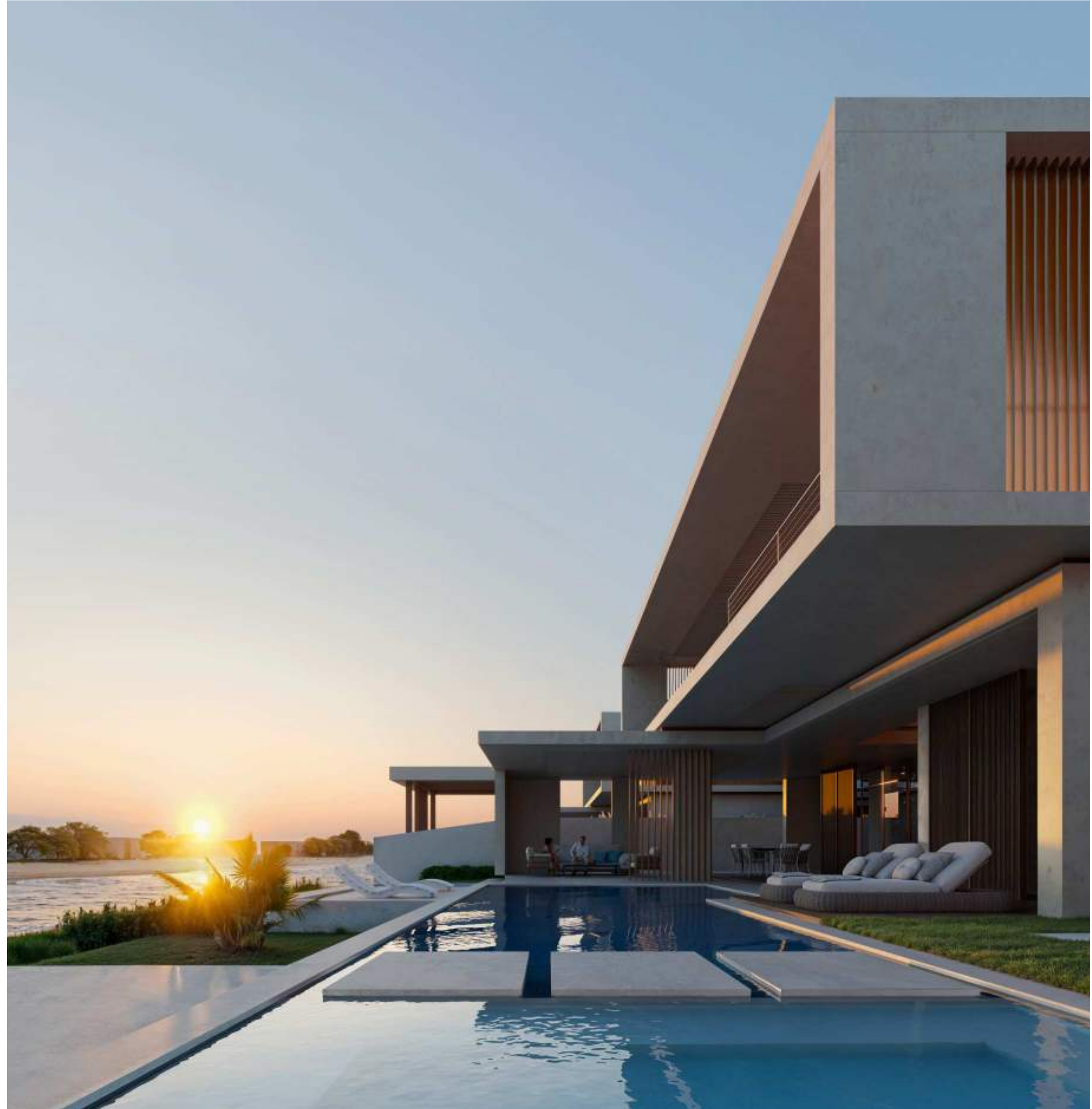
Sitting alongside the banks of the canal, this collection of 5-bedroom villas is the jewel of the Naseem AlJurf community.

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 m²	10,333 ft²
Ground Floor Area	261 m ²	2,809 ft ²
First Floor Area	273 m ²	2,939 ft ²
Total Sellable Area	534 m ²	5,748 ft ²
Balconies	49 m ²	527 ft ²
Driver & Service	23 m ²	248 ft ²
Total Built Up Area	601 m ²	6,469 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

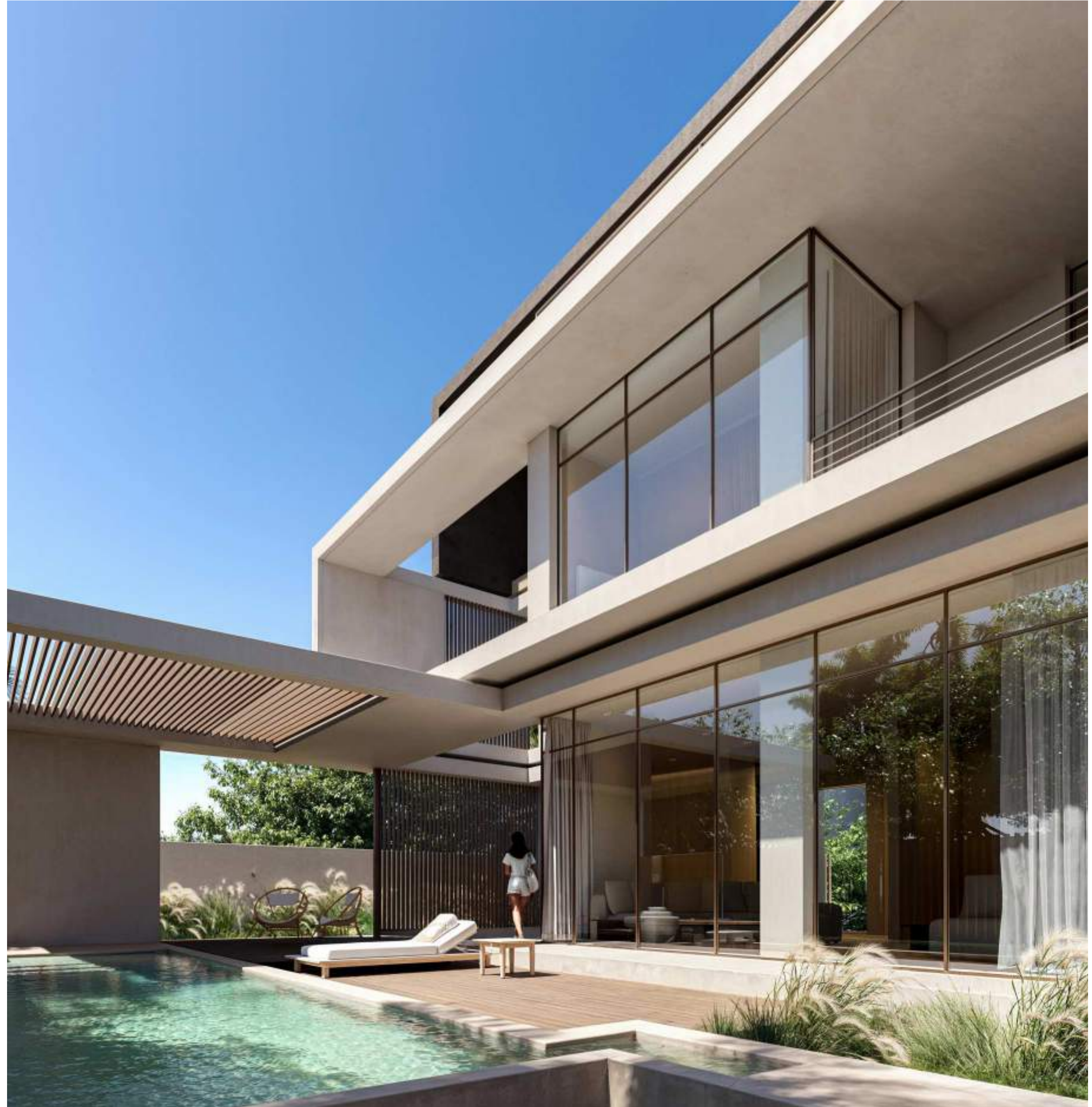




SOMER VILLAS

4 Bedroom Villa | Average plot size 350 m²







Somer Villa

PLOT AREA	350 m²	3,767 ft²
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
Total Sellable Area	277 m ²	2,982 ft ²
Balconies	38 m ²	409 ft ²
Service	13 m ²	140 ft ²
Total Built Up Area	325 m ²	3,498 ft ²



Ground Floor Plan: 98 m²

Beds: 4

Levels: G+2

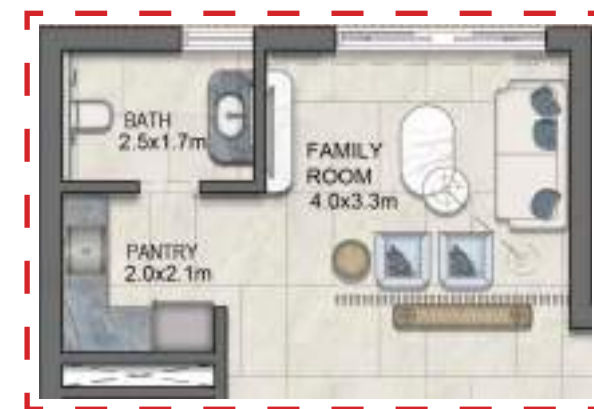


Closed Kitchen Variation

First Floor Plan: 105 m²



Second Floor Plan: 74 m²



Family Room Variation







TALA VILLAS

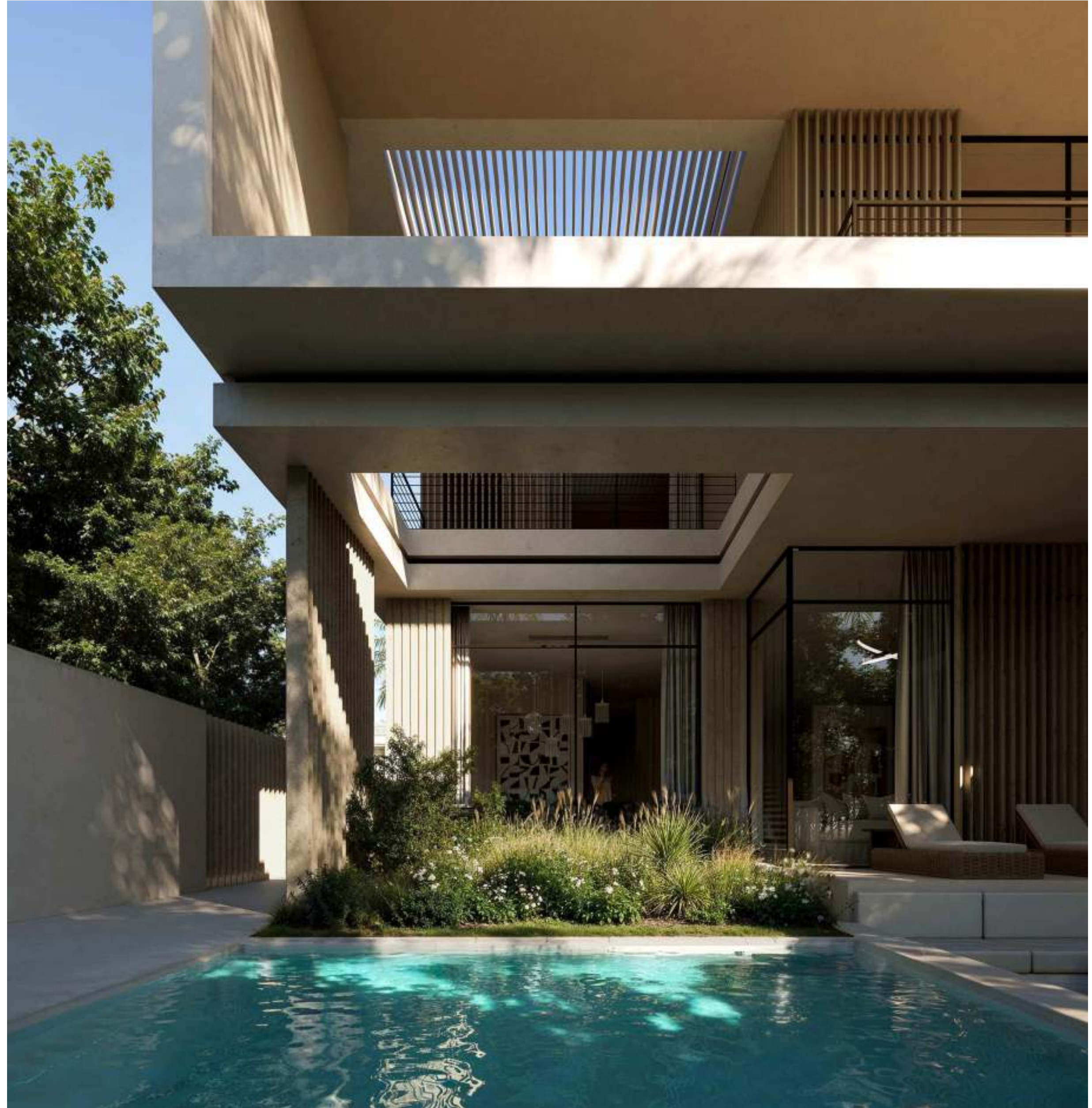
4 Bedroom Villa | Average plot size 450 m²





TALA VILLAS
Design Typology: Frame









Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1

First Floor Plan: 143 m²



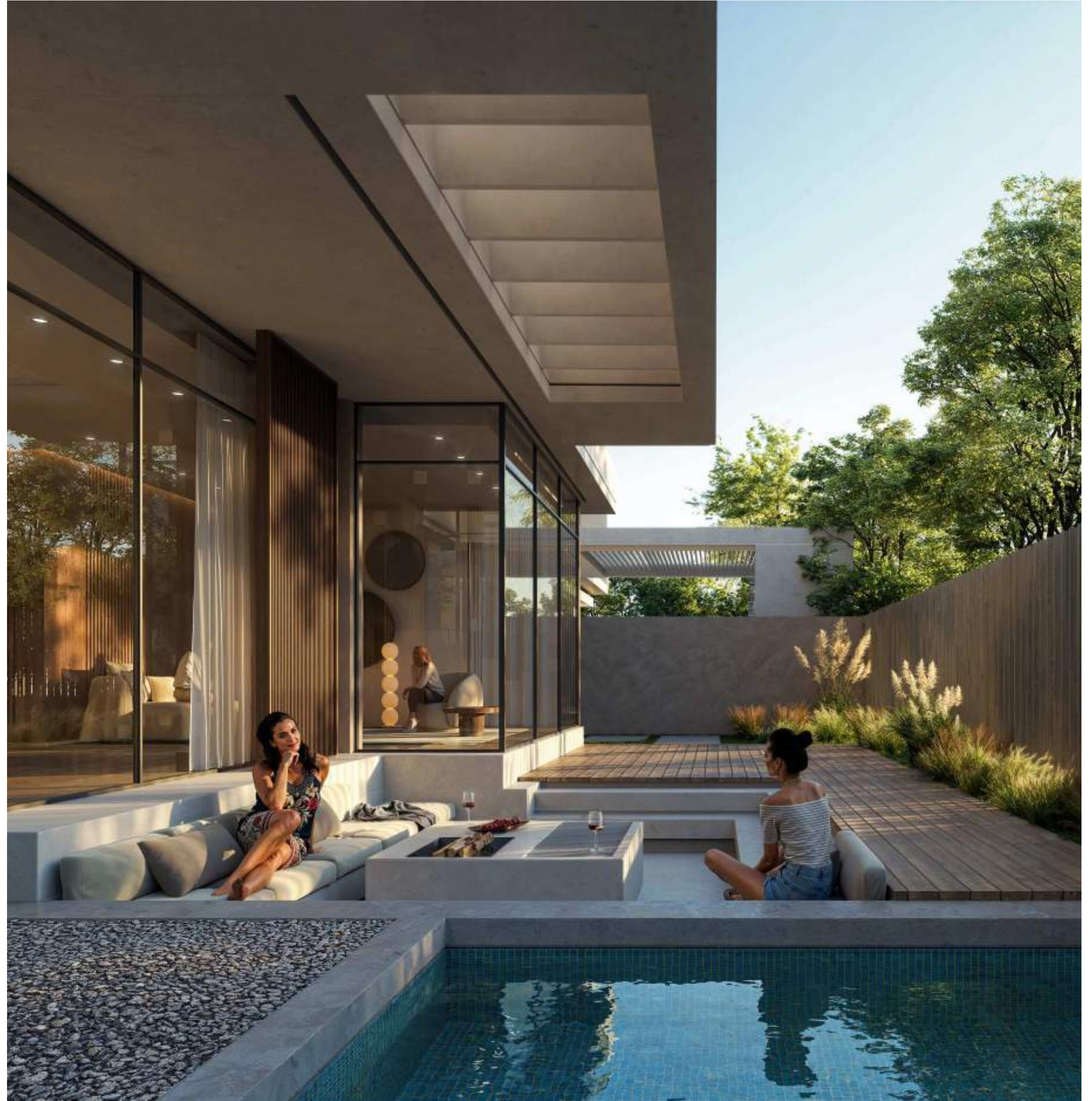
Closed kitchen Variation





TALA VILLAS
Design Typology: Strata







Tala Villa

PLOT AREA	450 m²	4,844 ft²
Ground Floor Area	150 m ²	1,615 ft ²
First Floor Area	143 m ²	1,539 ft ²
Total Sellable Area	293 m ²	3,154 ft ²
Balconies	31 m ²	334 ft ²
Service	11 m ²	118 ft ²
Total Built Up Area	329 m ²	3,541 ft ²



Ground Floor Plan: 150 m²

Beds: 4

Levels: G+1

First Floor Plan: 143 m²



Closed kitchen Variation









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
Total Sellable Area	363 m ²	3,907 ft ²
Balconies	40 m ²	431 ft ²
Service	12 m ²	129 ft ²
Total Built Up Area	430 m²	4,629 ft²

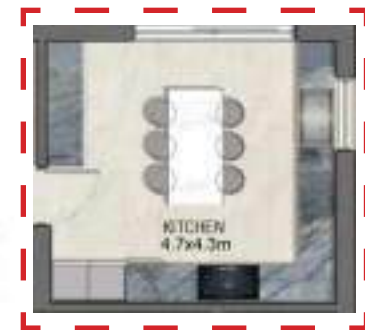
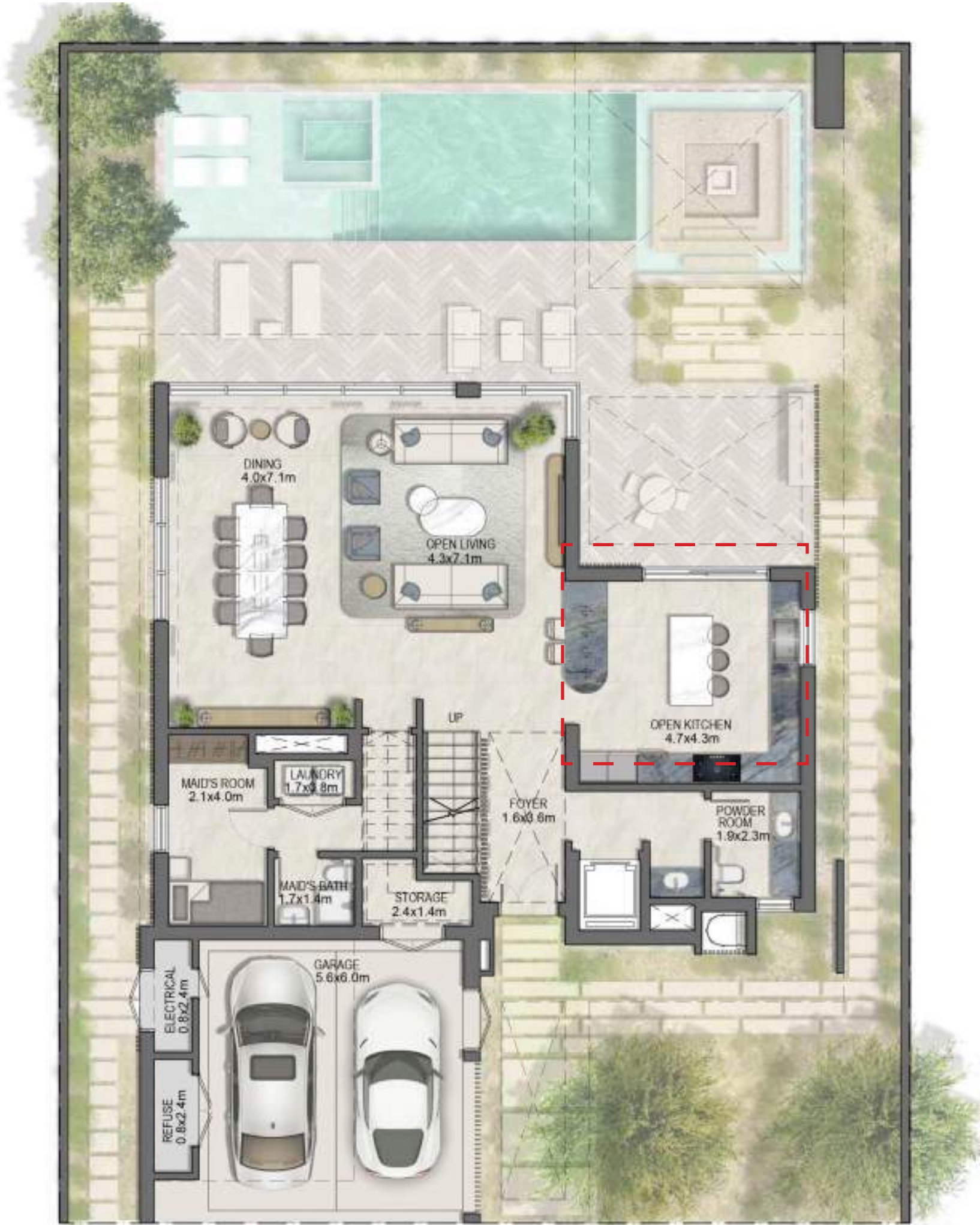


Ground Floor Plan: 129 m²

Beds: 5

Levels: G+2

First Floor Plan: 123 m²

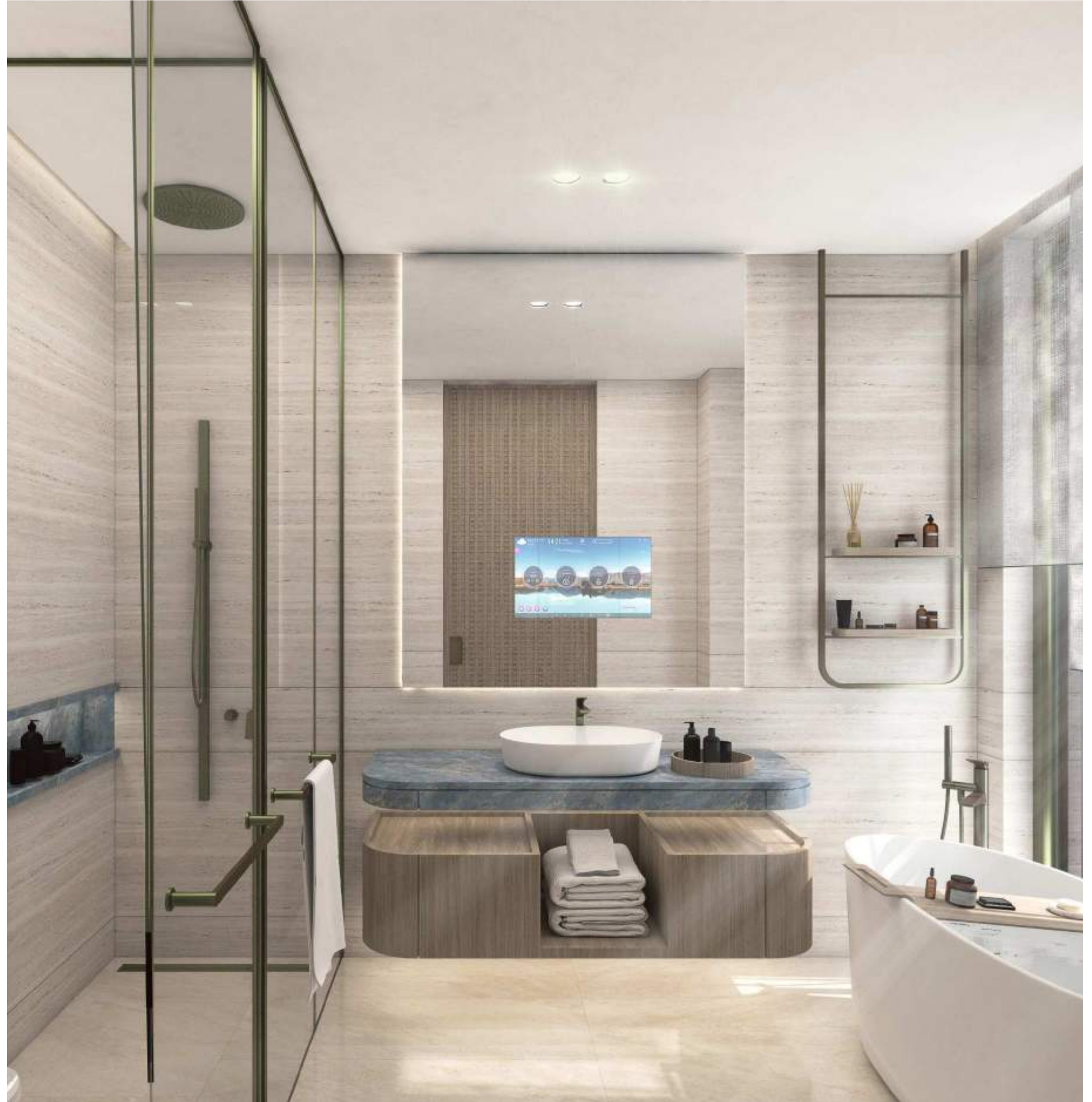


Closed Kitchen Variation





Second Floor Plan: 111 m²



ABOUT NASEEM

THE COMMUNITY

THE RESIDENCES

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THE VILLAS

THE TOWNHOUSES

THE APARTMENTS

THE WEST BLOCK

ABOUT IMKAN



THE TOWNHOUSES

Sophistication Redefined



ALGHAF TOWNHOUSES

3 Bedroom Townhouses



ALGHAF TOWNHOUSES

3 Bedroom Townhouse | Average plot size 264 m²







AlGhaf Townhouse

PLOT AREA	341 m²	3,671 ft²
Ground Floor Area	102 m ²	1,098 ft ²
First Floor Area	72 m ²	775 ft ²
Total Sellable Area	174 m ²	1,873 ft ²
Balconies	12.5 m ²	135 ft ²
Total Built Up Area	203 m²	2,186 ft²



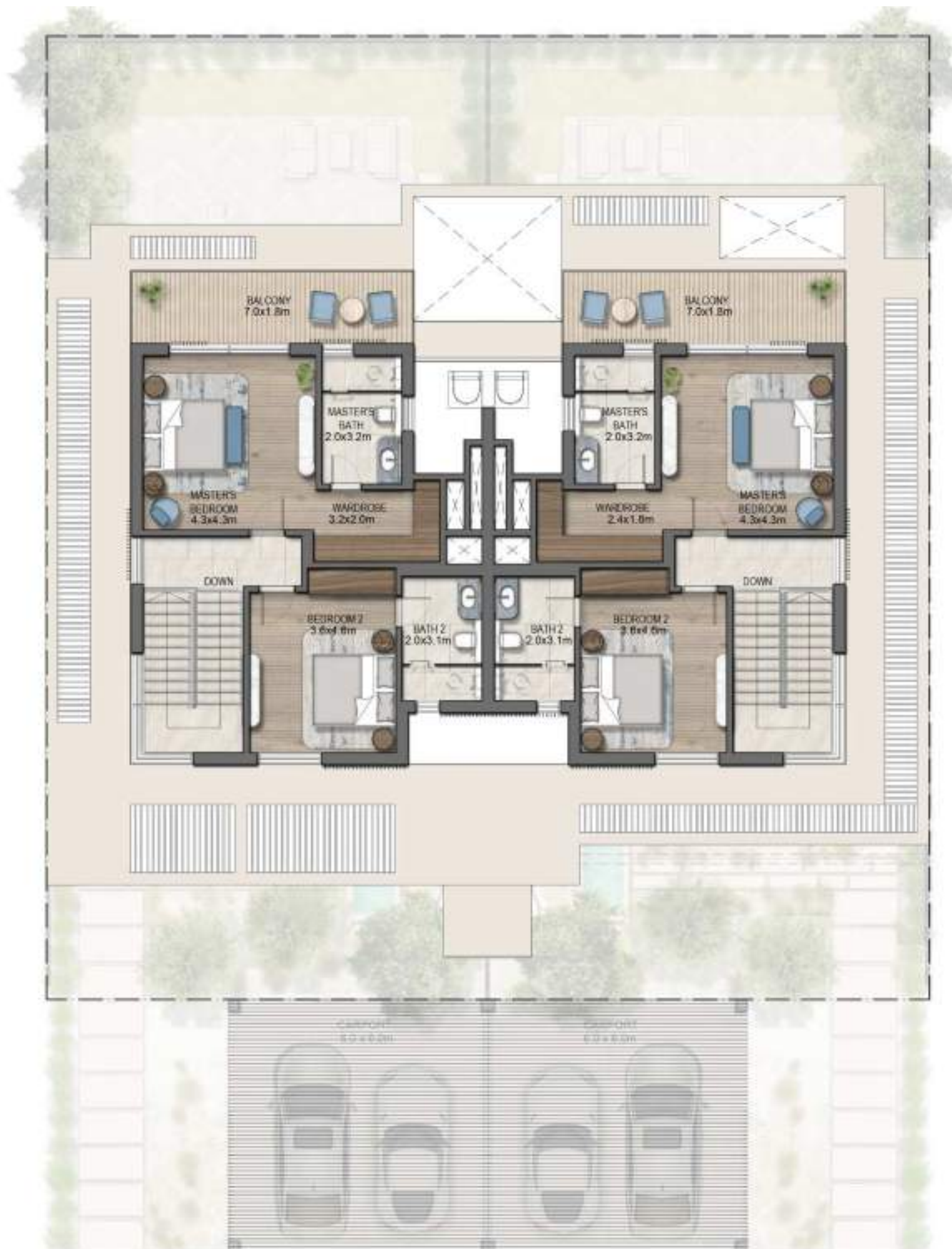
Ground Floor Plan: 12 m²

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 m²	2,357 ft²
Ground Floor Area	97 m ²	1,044 ft ²
First Floor Area	66 m ²	710 ft ²
Total Sellable Area	163 m ²	1,754 ft ²
Balconies	24 m ²	259 ft ²
Total Built Up Area	168 m ²	1,809 ft ²

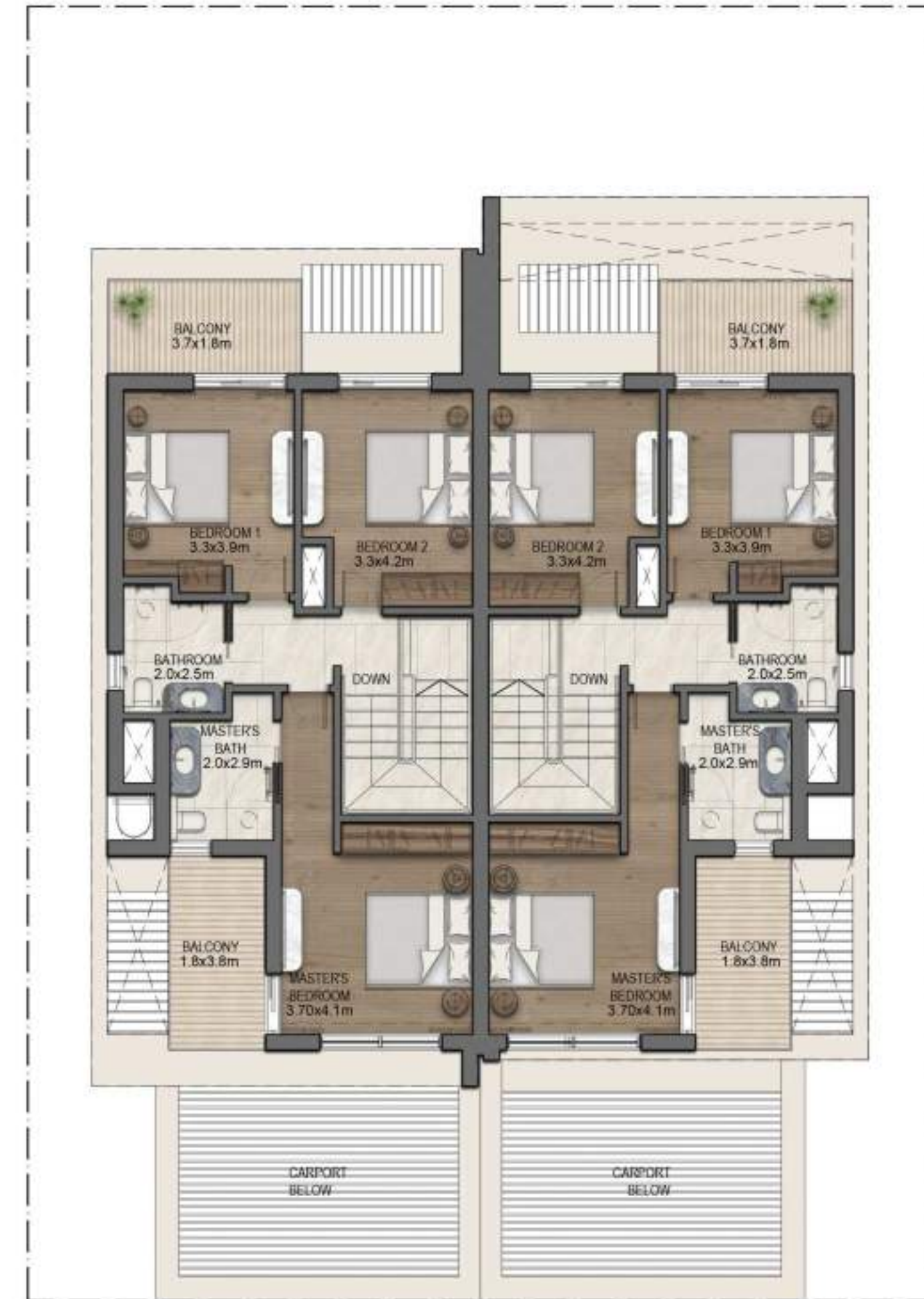
Ground Floor Plan: 51 m²

Beds: 3

Levels: G+1



First Floor Plan: 77 m²







ABOUT NASEEM

THE COMMUNITY

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ABOUT IMKAN



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.









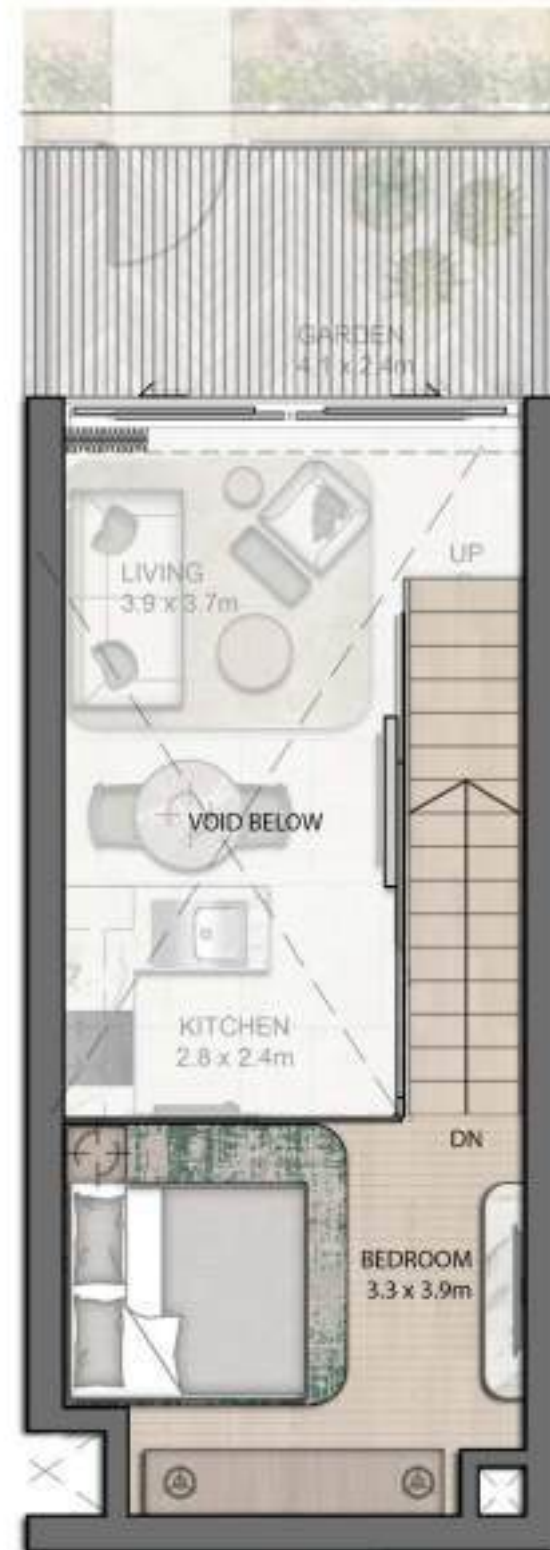
Loft Apartment with Garden

Levels : G+M

Lower Floor



Mezzanine



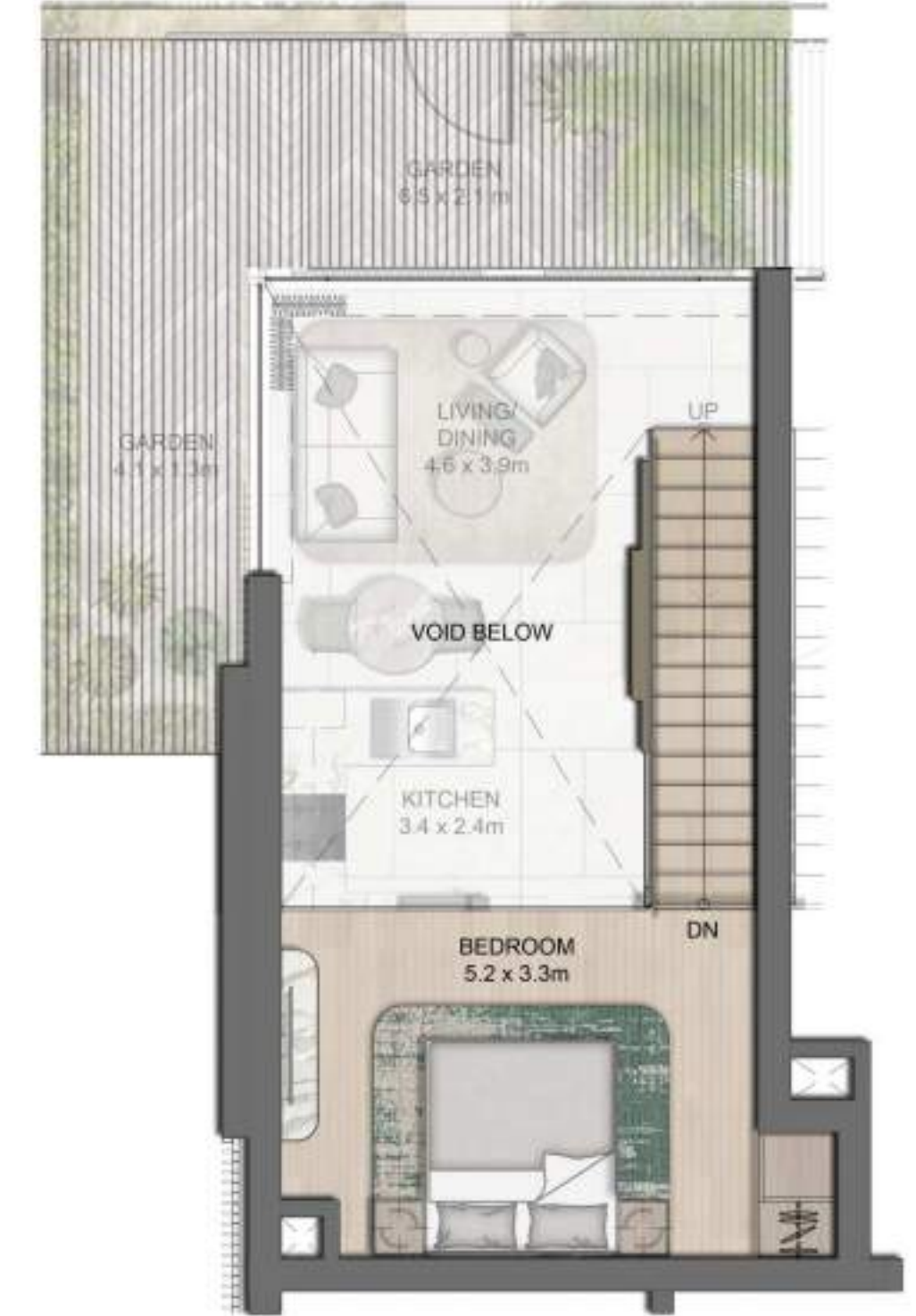
Loft Apartment, Corner

Levels : G+M

Lower Floor



Mezzanine





Loft Apartment with Garden

UNIT AREA	48 m²	517 ft²
Balcony Area	9 m ²	97 ft ²
Total Sellable Area	57 m ²	614 ft ²

Loft Apartment, Corner

UNIT AREA	56 m²	603 ft²
Balcony Area	21 m ²	226 ft ²
Total Sellable Area	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 Sellable Area	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 Sellable Area	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 Sellable Area	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 m ²	1,894 ft ²
Balcony Area	41 m ²	441 ft ²
Total Sellable Area	217 m ²	2,336 ft ²



THE APARTMENTS

3 Bedroom Duplex Apartment

3 Bedroom Duplex Apartment

Levels : 3, 4



Lower Floor



Upper Floor

3 Bedroom Duplex Apartment

UNIT AREA	167 m ²	1,798 ft ²
Balcony Area	21 m ²	226 ft ²
Total Sellable Area	188 m ²	2,024 ft ²



THE WEST BLOCK

1, 2, 3, 4 Bedroom Apartments

Sumptuous spaces where generations connect and stories unfold



WEST BLOCK APARTMENT BUILDING

Typical Apartment Typology











104 >
108

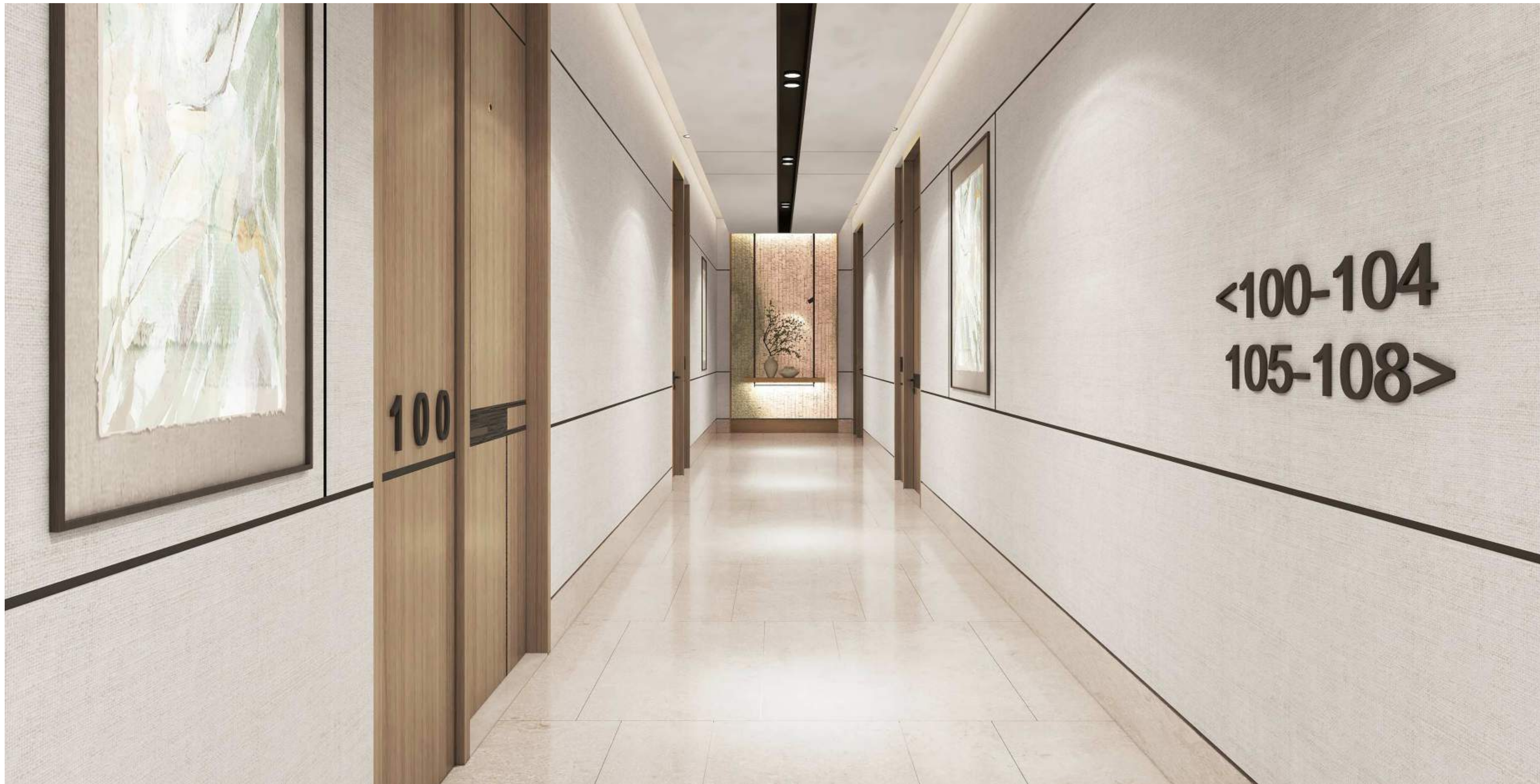
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WEST BLOCK APARTMENTS

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 Sellable Area	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 m²	120 m²	1,163 ft²	1,292 ft²
Balcony Area	6 m ²	56 m ²	65 ft ²	603 ft ²
Total Sellable Area	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 7



Type 6



3 Bedroom Apartment

	Min	Max	Min	Max
UNIT AREA	158 m²	165 m²	1,700 ft²	1,776 ft²
Balcony Area	24 m ²	80 m ²	258 ft ²	861 ft ²
Total Sellable Area	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	233 m²	2,508 ft²
Balcony Area	55 m ²	592 ft ²
Total Sellable Area	288 m ²	3,100 ft ²



WEST BLOCK APARTMENTS

4 Bedroom Duplex Apartment



4 Bedroom Duplex Apartment (West Block)

Levels: 3, 4



Lower Floor



Upper Floor

Bedroom Variation





4 Bedroom Duplex Apartment

UNIT AREA	246 m ²	2,648 ft ²
Balcony Area	116 m ²	1,249 ft ²
Total Sellable Area	362 m ²	3,897 ft ²



ABOUT IMKAN

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.



REGISTER YOUR INTEREST



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