

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 SHRIKH ZAYED BIN SULTAN AL NAHYAN

AL JURF
THE PROJECT

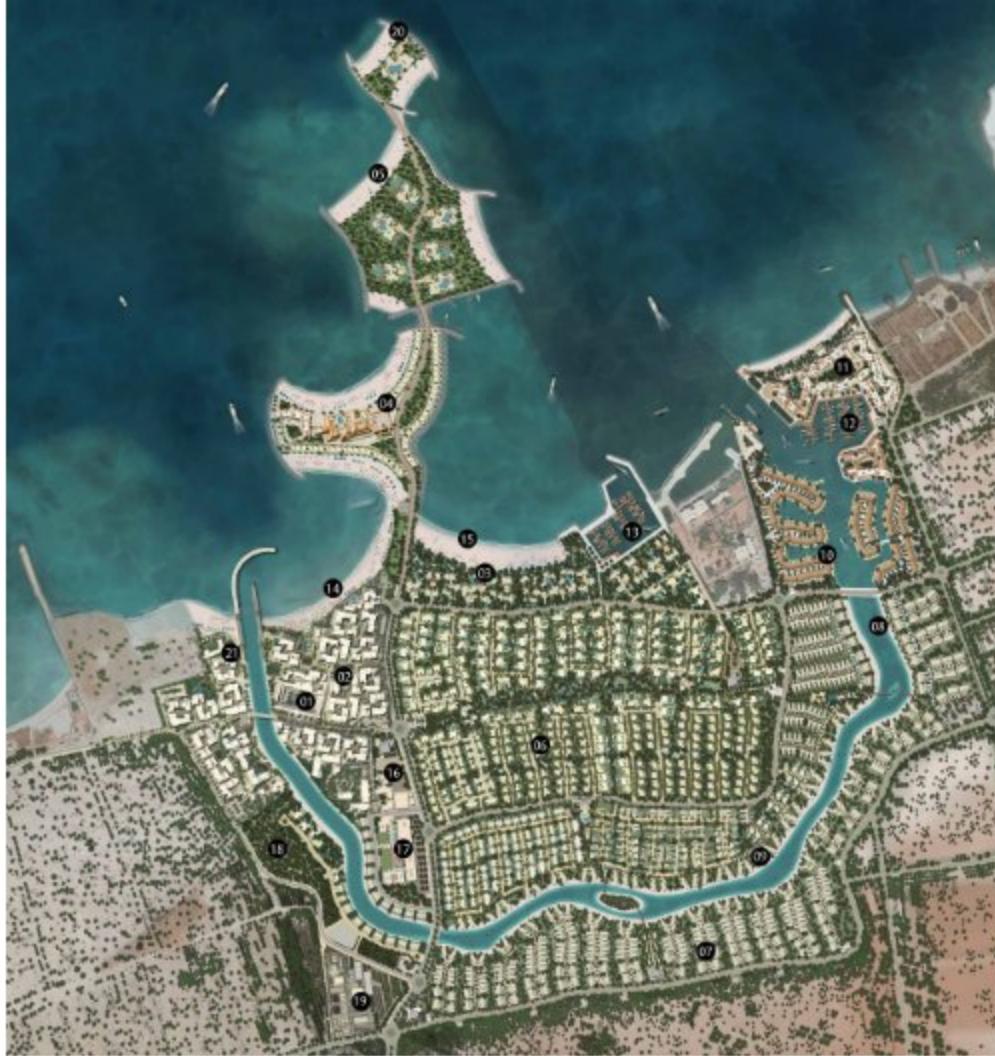
Our landscape is ever changing, adding layer upon layer, building on the existing, merging, integrating, and weaving...to produce natural masterpieces of timeless beauty. Nested along the Sahel Al Emara Coast, Aljurf adds a new layer of beauty to the landscape. Integrating itself within the natural environment, 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 so 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 JIWAK 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 JIWAK ALQASR PUBLIC BEACH
- 15 ALJURF GARDENS PRIVATE BEACH
- 16 NEIGHBOURHOOD CENTRE
- 17 KIZ 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 *awza* – 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 canopy of jocca 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



PRIVATE BEACH



Sanctuaries are a place of blissfulness, fulfillment, 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 simple lifestyle. One that allows you to experience true authenticity with family and friends. All in a private and secure environment.

Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates – Saheb Al Fazaa. A coastal gateway 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 pearl diving fleets and active boat yards. Entrants still take to the sea in droves—but more recently in a more leisurely fashion.

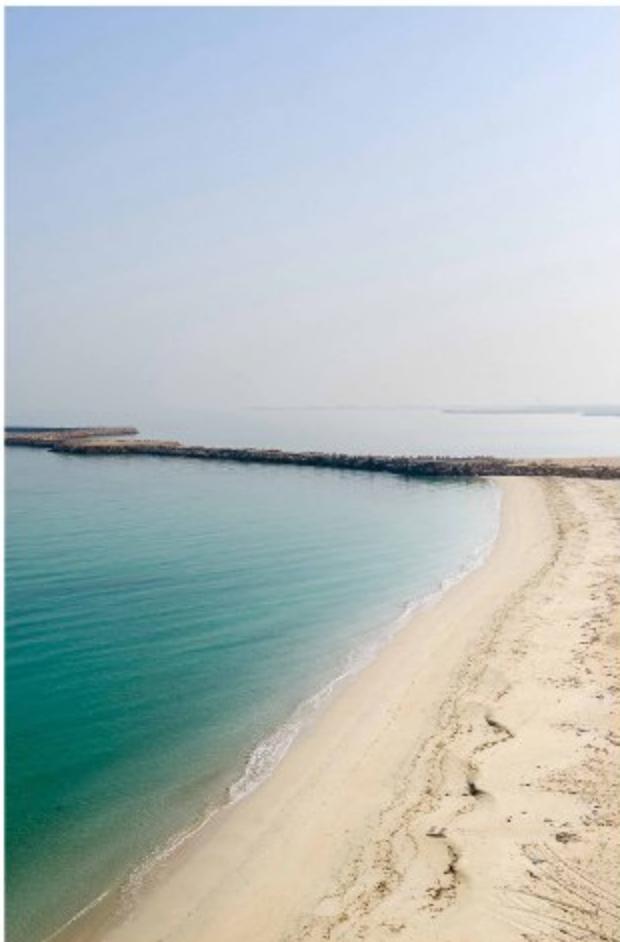
Comfortably nestled on the shores of the beautiful coast of Aljurf, and just a short walk through the trees and lush greenery, lies the private marina, accessible exclusively to the residents of Aljurf Gardens.

COMMUNITY CENTRED



Aljurf Gardens has the community at its heart. It houses a mosque, courtyard architecture, temples 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 Rabta 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 surroundings. It does so with a modern edge—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 acoustic 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.



R A B I A V I L L A S



* Artist Impression



* Artist Impression



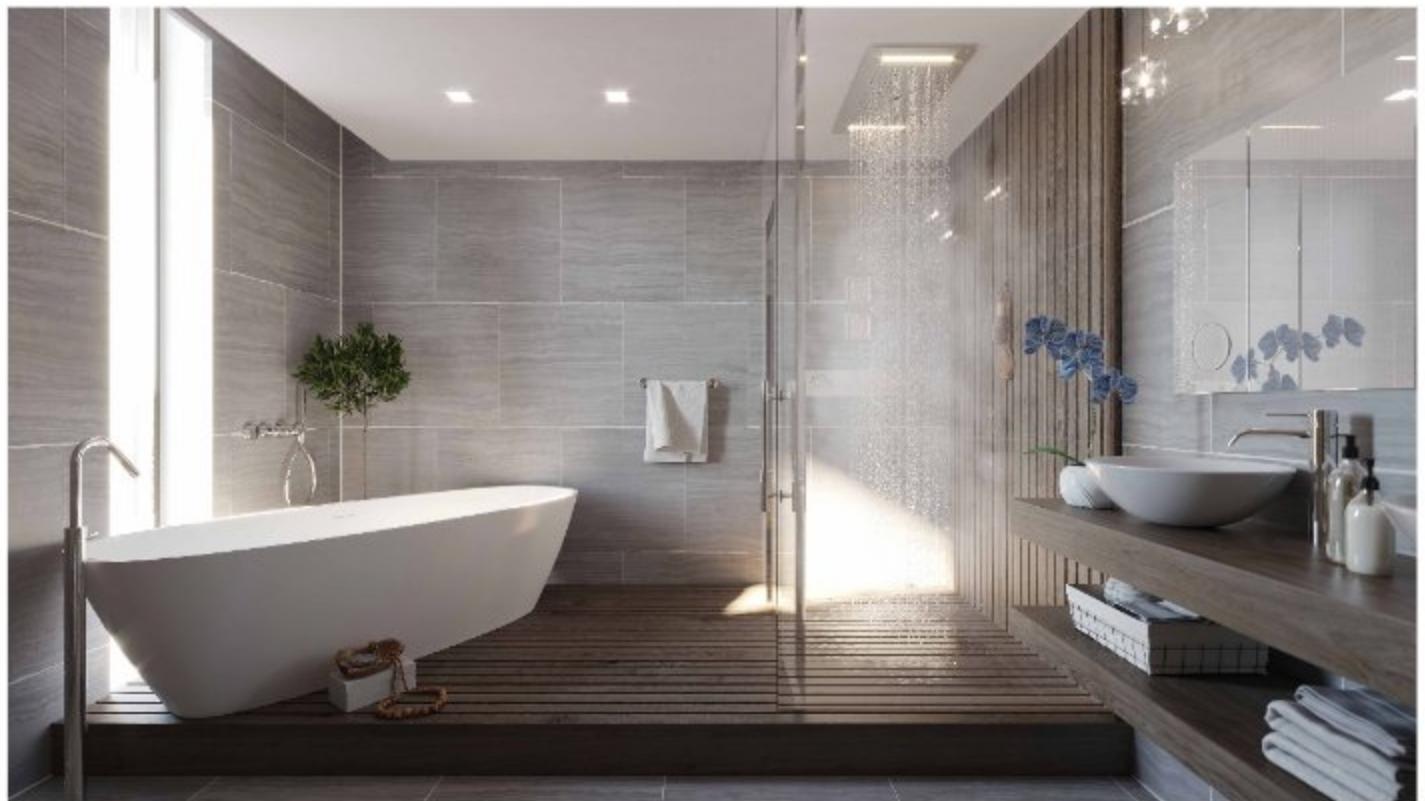
* Artist Impression



* Artist Impression



* Artist Impression



* Artist Impression

Rabia Villa

7

Bedroom
Villa

7		8		6		4	
7 Br Rabia Villa							
Minimum Plot Area:							SQM
Ground Floor							2025
First Floor							454
Second Floor							345
Balconies / Terraces							54
Car Parking - 4 cars covered & 2 car spaces not covered							60
Total							826

Disclaimer

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Ground-Floor Plan



Rabia Villa

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First-Floor Plan



Rabia Villa

Disclaimer

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Second-Floor Plan



FINISHING SPECIFICATIONS

WALLS

	Item: Paint	Area of use: Throughout
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FLOORING

	Item: Porcelain Tiles	Area of use: Corridor Family Dining Family Living Dining Open Kitchen
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	Item: Porcelain Tiles	Area of use: Family Living
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	Item: Porcelain Tiles	Area of use: Guest Bathroom Washroom
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	Item: Porcelain Tiles	Area of use: Guest Bathroom Master Bathroom Bathroom Master Bedroom 2 Guest Bedroom Bedroom 1 Master Suite 1
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	Item: Porcelain Tiles	Area of use: Bedroom 1, 2, 3, 4 & 5
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	Item: Textured Plaster and Paint	Area of use: Corridor 01
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	Item: Engineered Wood Flooring	Area of use: Master Bedroom 2 Bedroom 1 Roof Living Closets
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	Item: Porcelain Tiles	Area of use: Bedroom 1 Bathrooms Bedroom 2 Bathrooms Bedroom 3 Bathrooms
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APPLIANCES

Refrigerator	Cooker
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Dishwasher	Hood
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FINISHING SPECIFICATIONS

EXTERIOR FACADES



Item	Stone
Area of use	Exterior Facade



Item	Plaster and Paint
Area of use	Exterior Facade



Item	Plaster and Paint
Area of use	Exterior Facade

EXTERIOR WALK & DRIVEWAYS



Item	Stamped Concrete
Area of use	Exterior Walkways, Driveways



Item	Precast Concrete Pavers
Area of use	Exterior Walkways, Driveways

