

ZāZEN
gardens

L I F E I N P E R F E C T H A R M O N Y



PROJECT CONFIGURATION



UNIT TYPES

159 RESIDENCES

1 BEDROOM | 2 BEDROOM | 2 BEDROOM + MAID | 3 BEDROOM + MAID

RESIDENTIAL BUILDING

GROUND + 2 RETAIL + 6 FLOORS 9 Al Furjan, Dubai



PROJECT FEATURES



LEED GOLD
CERTIFIED BUILDING



INTEGRATED
WELL-BEING DESIGN



WORLD-CLASS
AMENITIES



SOLAR POWER
GENERATION



SUSTAINABLE
COMMUNITY LIVING



PERFECT FAMILY
ENVIRONMENT



CONNECTED IN
ALL THE RIGHT WAYS



35K SQ. FT.
LANDSCAPING

HOMES DESIGNED FOR LIVING

At ZAZEN Gardens, Integrative Well-Being Design is at the heart of every aspect of the community. We have meticulously crafted each element with your health and prosperity as a priority, ensuring that life is in perfect harmony - physically, mentally, and emotionally.

We believe in holistic living, with an emphasis on well-being. Our innovative use of design creates spaces that elicit a positive emotional response, making you feel nurtured and energized in an environment that supports the health and harmony of your family.

OWNERSHIP

Freehold

ESTIMATED COMPLETION DATE

April 2024





SUSTAINABILITY

FOR YOUR PRESENT & YOUR FUTURE

Sustainability and green living are at the heart of ZaZEN Gardens. From the building materials used to the construction methods, we ensure that we keep our carbon footprint to a minimum.

We have designed an eco-friendly lifestyle, with over 35,000 square feet of landscaping, multiple recycling stations, EV charging stations, and solar panels. The solar power generated supplements the energy usage in all common areas of the building and helps reduce service charges for owners.

Our Green Building and LEED Gold certification, which will be achieved at completion, means that the indoor and outdoor environments have been carefully considered and protected at all stages of development - design, construction, maintenance, and use, resulting in the healthiest environment for you and your family.



OVER 35,000 SQFT
LANDSCAPING



SOLAR POWER
GENERATION



LEED GOLD CERTIFIED
GREEN BUILDING



AMENITIES



ENTERTAINMENT
& BBQ AREA



SOLAR POWER
GENERATION



ADULT & KIDS
SWIMMING POOL



AMPLE LOCAL
AMENITIES



FULLY FITTED
KITCHEN



LUSH
LANDSCAPING



RESIDENTIAL
PARKING



CHILDRENS
PLAY AREA



WIFI-ENABLED
COMMON AREAS



RESIDENTS
LOUNGE



24/7 SMART
SECURITY



JOGGING
TRACK



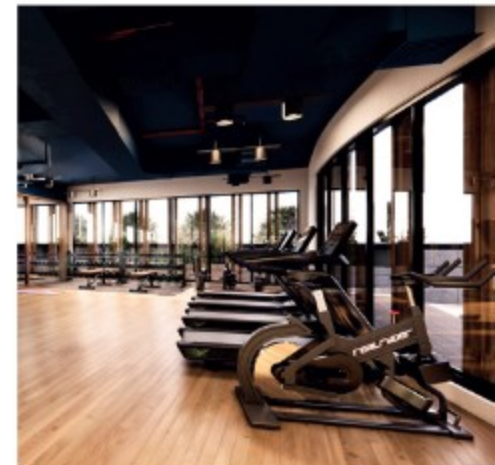
2 RETAIL OUTLETS
ON GROUND FLOOR



WELL-BEING
DESIGN



STATE-OF-THE-ART
GYMNASIUM



UNIT TYPES & SIZES

UNIT TYPE	NOS.	NET LIVABLE AREA ^{sq.ft}		NET BALCONY AREA ^{sq.ft}		TOTAL AREA ^{sq.ft}	
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1BR	62	705	827	100	650	805	1487
2BR	67	1062	1189	110	650	1181	1829
2 BR + M	20	1250	1224	149	650	1299	1974
2 BR + M	10	1450	1456	110	110	1560	1574



UNIT FEATURES

APARTMENT FEATURES

3.2M Ceilings In The Living Room And Bedrooms
Premium Tile Flooring
Elegantly Proportioned Window-walls
Generous Balcony And Terrace Areas
Centrally Air-conditioned
Pre-wired For High-speed Internet / Phone / Satellite TV
Custom Crafted & Fitted Wardrobes & Walk-in Closets
Laundry Room With Fitted Washing Machine

KITCHEN

Semi-open Kitchen With Breakfast Counter
Quartz Stone Countertops
Fitted With Professional-standard Appliances.
Built-in Refrigerator, Gas Cooktop, Stainless Steel Oven, Dishwasher And Ventilation Hood
Vitrified Porcelain Tiled Floor
Emulsion Paint For Walls
Wood Finish Laminated Italian Kitchen Cabinets
With Cove Lights

LIVING & DINING

All Rooms Feature Double-glazed Windows
With Sliding Doors
Vitrified Porcelain Tiled Floors
Emulsion Paint For Walls
Teak Wood Finish Main Doors & Internal Doors
False Ceiling With Shadow Grooves

BATHROOM

Vitrified Porcelain Tiles On Floor And Wall
2-in-1 Shower System With Shower Head & Telephone Shower
Vitra Sanitary Ware & Accessories
Mirror With LED Light In Master Bathroom
Vanity Counter & Ledge Wall In Omani Beige Marble
BOL Water Heaters With Warranty



ANTICIPATED SERVICE CHARGE

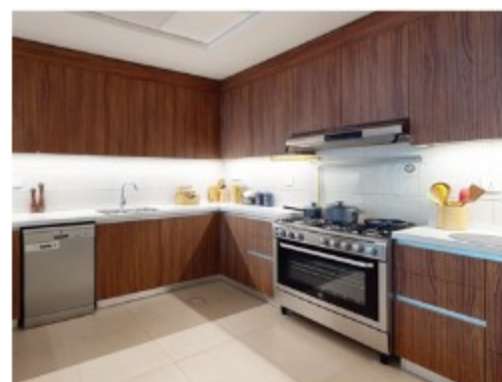
AED 12 per sq. ft.*
*to be confirmed on handover

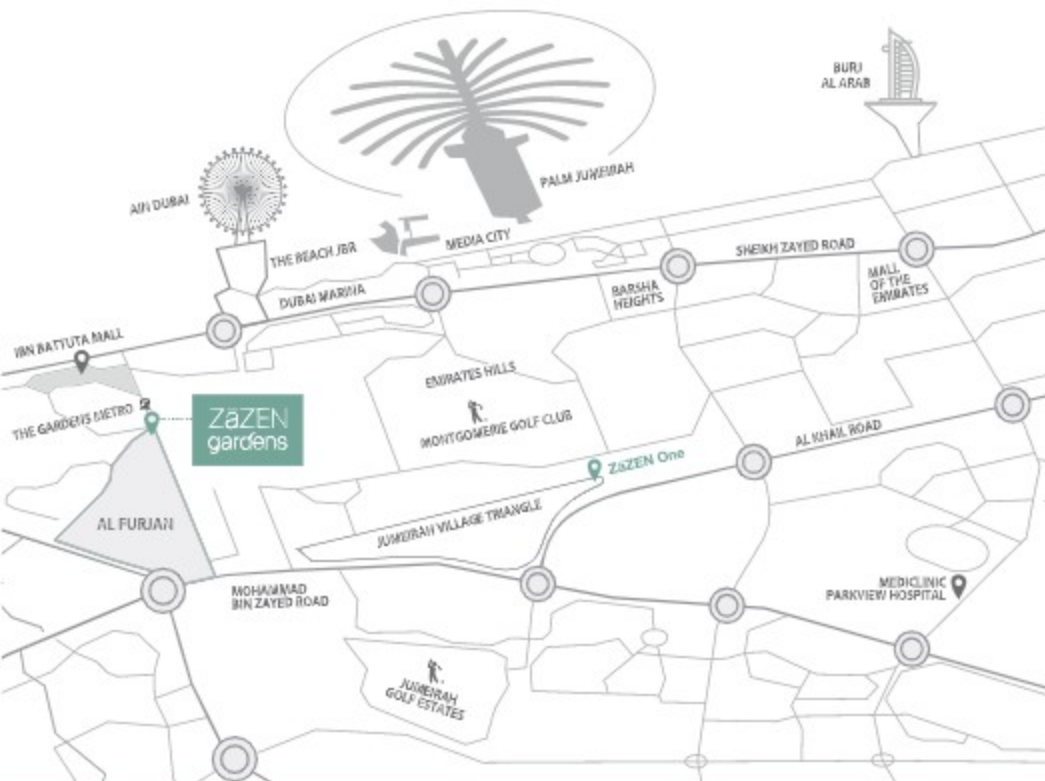
40-60 PAYMENT PLAN

40% during construction,
60% on handover.

ANTICIPATED COMPLETION DATE

APRIL 2024





STRATEGICALLY LOCATED AT THE HEART OF THE COMMUNITY

ZaZEN Gardens plays the perfect host to a variety of attractions, both within and around the development. Nestled in the Al Furjan Community, ZaZEN Gardens enjoys unobstructed access to the city and brings you the best hotels, shopping destinations, schools, play areas, workplaces, entertainment and leisure, and much more.

-  **7 MINUTES WALK**
To Gardens Metro Station
-  **8 MINUTES**
To Ibn Battuta Mall and Al Furjan Pavilion
-  **10 MINUTES**
To The Beach JBR, and Dubai Marina
-  **20 MINUTES**
To DIFC and Downtown Dubai
-  **25 MINUTES**
To Dubai Int'l Airport and Al Maktoum Int'l Airport

DUBAI

BENEFITS OF INVESTING

ZaZEN Gardens is not just the perfect place to live, but also a great investment option to secure your family's future. There are many excellent reasons to invest in Dubai, being the Best Global Destination for 2022 on TripAdvisor's Traveller's Choice Awards, is just one of them.

With visionary leadership, world-class infrastructure, robust regulations, ease of business and a globally recognized healthcare and pandemic response system, Dubai has positioned itself as the best city for tourism, business opportunities, and as a primary or secondary home base. And with the softening of regulations to obtain a long-term Golden Visa, by real estate investment, it is now much easier for you and your family to call Dubai home.

-  **TAX-FREE CITY**
-  **100% BUSINESS OWNERSHIP**
-  **EASE OF INVESTMENT**
-  **WELCOMING CULTURE**
-  **HIGH SECURITY**
-  **BEST DESTINATION**



ZāZEN One

SOLD OUT!



WE LOVE WINNING!

We love winning! Our flagship development, ZāZEN One, most recently won the coveted Sustainable Real Estate Project of the Year award, 2022 - 2023 at the Sustainability Innovation Awards (UAE) and continues to be nominated and recognised across the industry.

We also won the award for Residential Real Estate Project of the Year, 2022 - 2023 at the Arabian Property Awards (UK)



Sustainable Real Estate Project of the Year



Residential Real Estate Project of the Year

PAYMENT PLAN

RESERVATION DEPOSIT

10%

Required immediately on booking of unit.

FIRST INSTALLMENT

10%

Due within 30 days of booking. SPA to be signed & 4% DLD fees to be paid for OQOOD registration

SECOND INSTALLMENT

5%

Due 3 months after the payment of the first instalment.

THIRD INSTALLMENT

5%

Due 3 months after the payment of the second instalment.

FOURTH INSTALLMENT

5%

Due 3 months after the payment of the third instalment.

FIFTH INSTALLMENT

5%

Due 3 months after the payment of the fourth instalment.

FINAL INSTALLMENT

60%

Due at the time of handover. The title deed will be issued once the payment has cleared and the fees paid

DOCUMENTS REQUIRED TO BOOK A UNIT

NATIONAL / UAE RESIDENT

- Passport copy
- Passport copy signature page
- Visa page
- Emirates ID
- Contact and address details

NON-RESIDENT

- Passport copy
- Passport copy signature page
- National ID card (where applicable)
- Contact and address details
- Reservation Deposit of 10% of the unit value in AED to be made by credit card or cheque

*4% Dubai Land Department fees + admin charges are not included. These must be paid by the buyer for OQOOD & Title Deed registration. Terms and conditions apply.