

ALJURF

Regional Context



ALJURF

Local Context









ALJURF MASTERPLAN

- oı QASR AL JURF
- 02 JIWAR ALQASR
- O3 ALJURF GARDENS SIGNATURE PLOTS
- 04 WELLNESS CLINIC AND RESORT
- O5 PRIVATE CABANAS
- o 6 ALJURF GARDENS VILLAS
- o7 ALJURF GARDENS TOWNHOUSES
- 08 TIDAL CANAL
- og CANAL VILLAS
- 10 MARSALJURF TOWNHOUSES
- 11 MARSALJURF RESIDENCES
- MARSALJURF PUBLIC MARINA
- 13 ALJURF GARDENS PRIVATE MARINA
- 14 JIWAR ALQASR PUBLIC BEACH
- 15 ALJURF GARDENS PRIVATE BEACH
- 16 NEIGHBOURHOOD CENTRE
- 17 K12 SCHOOL
- 18 PRIVATE ISLAND
- 19 JIWAR ALQASR RESORT HOTEL
- 20 ALJURF WILDLIFE RESERVE
- UTILITIES PLOT

Aljurf GARDENS

THE COASTAL RANCHES

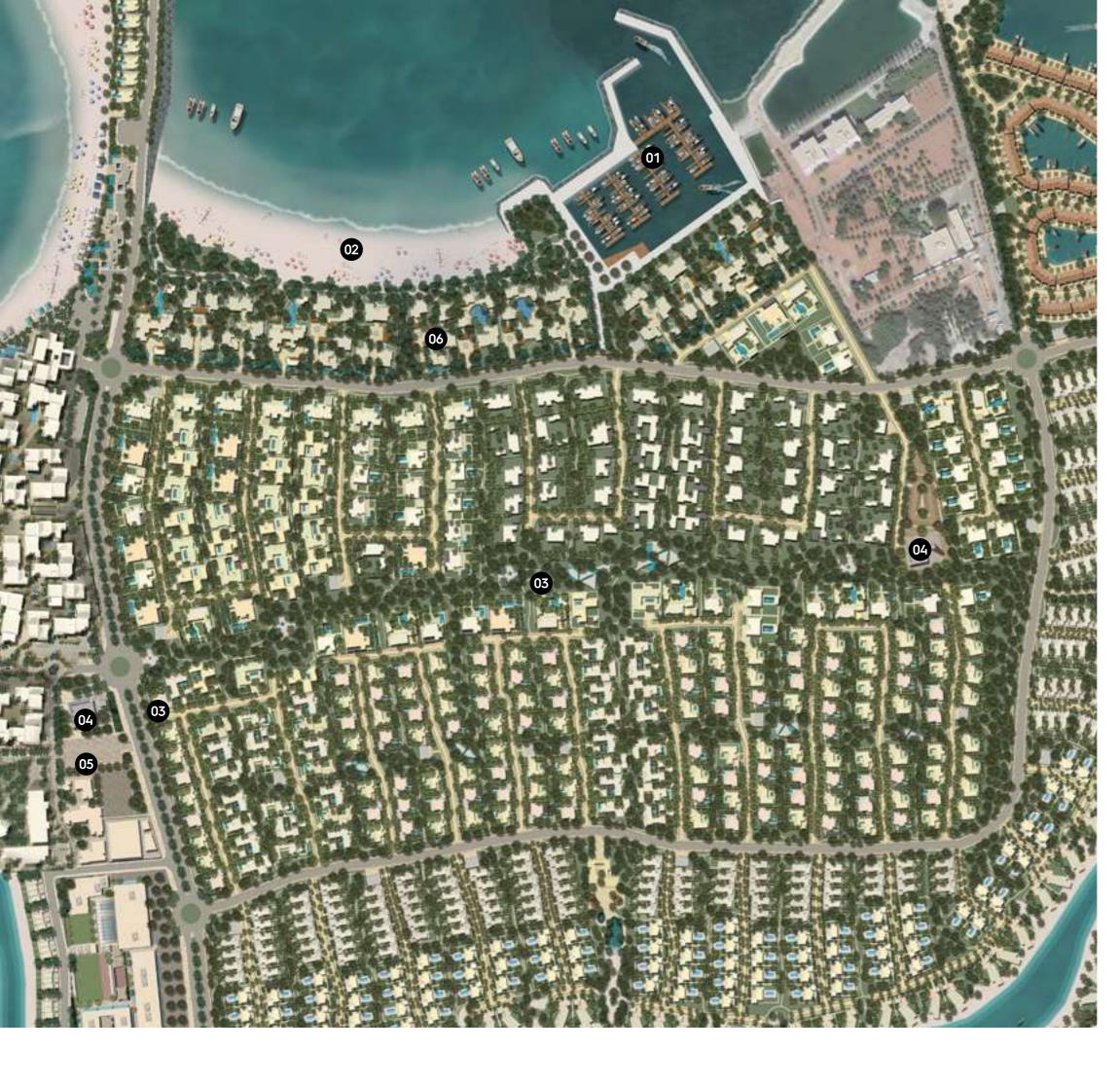
OF ALJURF

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 aura—it is possible at once to lose and to find yourself among the trees and natural landscape, following a path which leads from the thoughtfully interwoven coastal ranches to the private and secluded beach.

AlJurf Gardens is a natural masterpiece; an intricate tapestry of 500 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 architecture patterns repeated in different scales to reflect nature's exquisiteness across every typology of homes, gardens and courtyards.





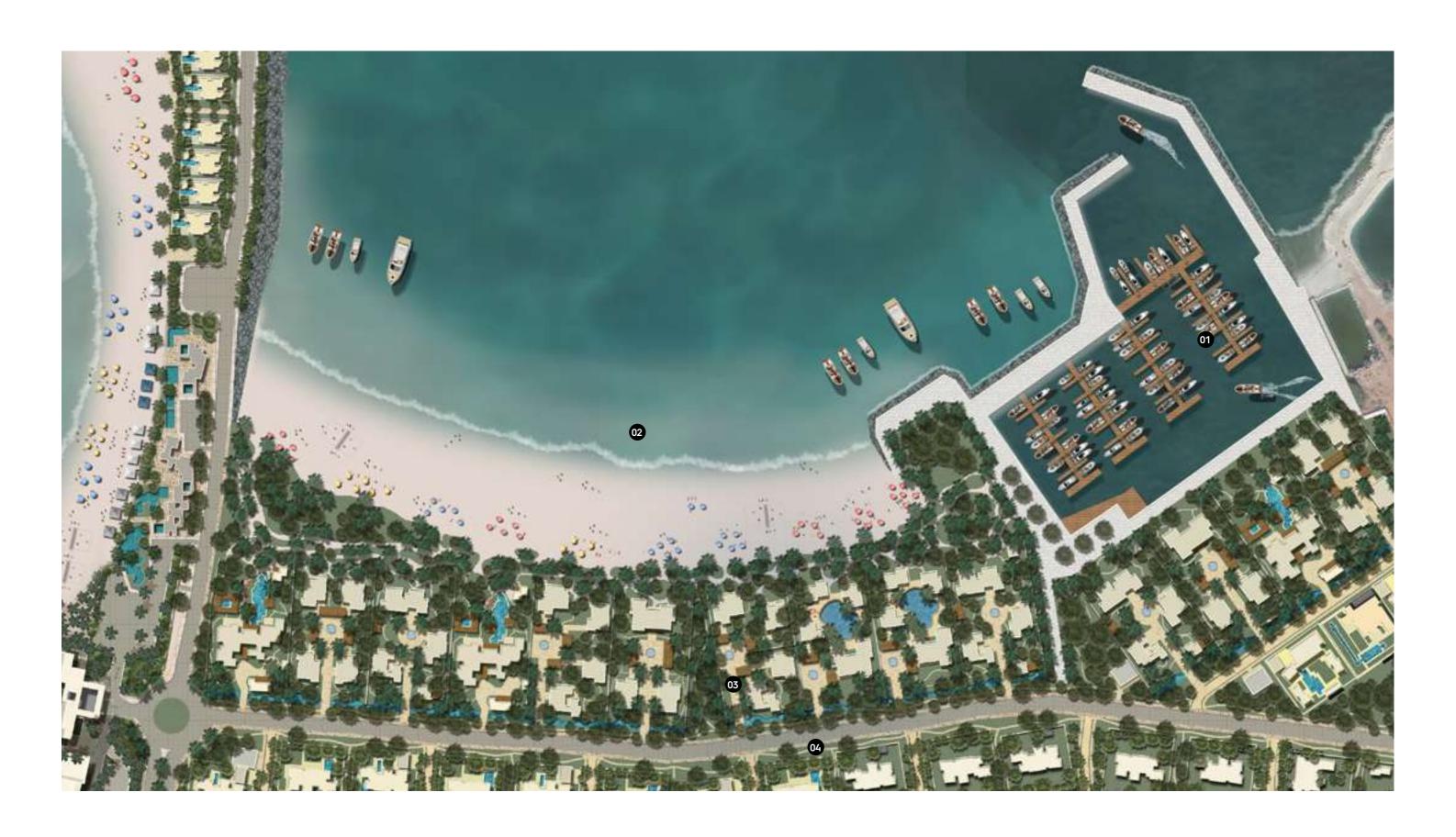
MASTERPLAN PHASE 1

- OI PRIVATE MARINA
- O2 PRIVATE BEACH
- O3 DISTRICT PARK
- JUMA'A MOSQUE
- os NEIGHBOURHOOD CENTRE
- o 6 SIGNATURE PLOTS

Phase 1 Private Beach and Marina

- OI PRIVATE MARINA
- O2 PRIVATE BEACH
- 03 SIKKAS
- o4 PHASE 1 ACCESS ROAD

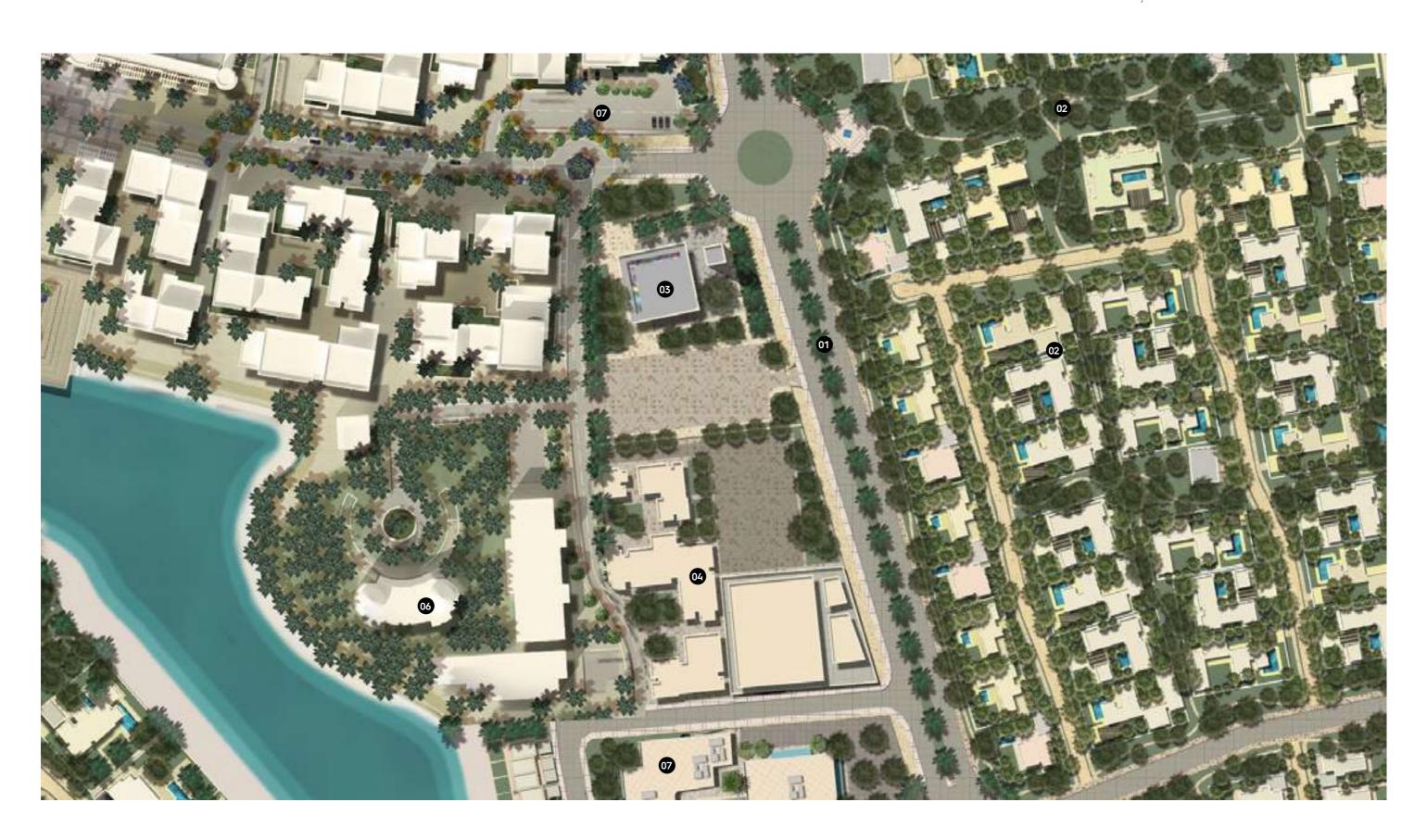
Residents have access to a private beach, accessible through the network of sikkas and open spaces linked to every plot within Phase 1.



Phase 1 Arrival Experience and Neighbourhood Centre

- OI ARRIVAL EXPERIENCE
- O2 DISTRICT PARK
- 03 JUMA'A MOSQUE
- 04 NEIGHBOURHOOD CENTRE
- 05 K-12 SCHOOL
- 06 MAJLIS
- 07 FUTURE DEVELOPMENT

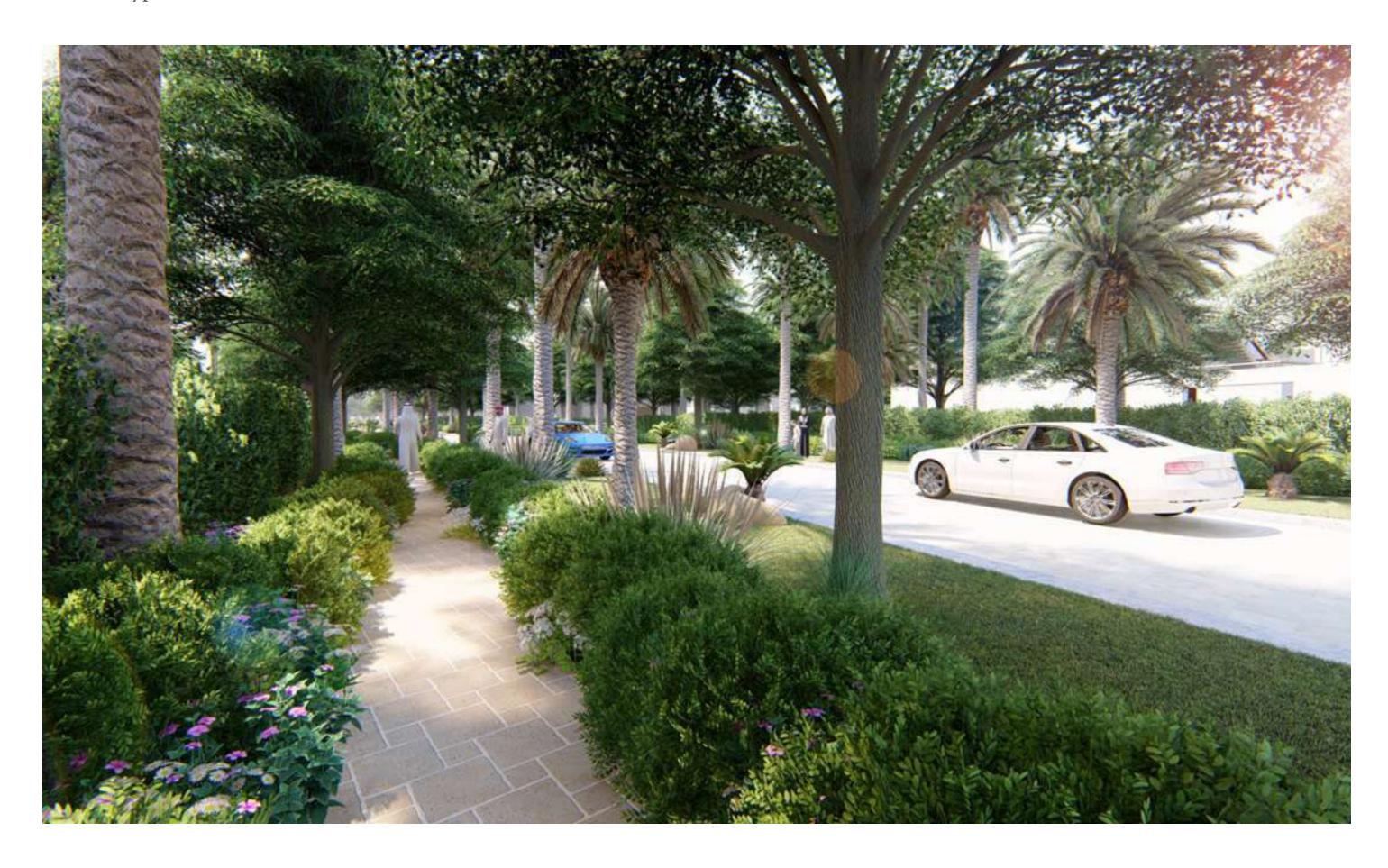
The Phase I Community will be served by a Neighborhood Centre and Juma'a Mosque located at the western end of the District Park and at the gateway to the development. The Neighbourhood Centre shall include convenience retail, and food and beverage outlets, a clinic, a kindergarten and a community centre.



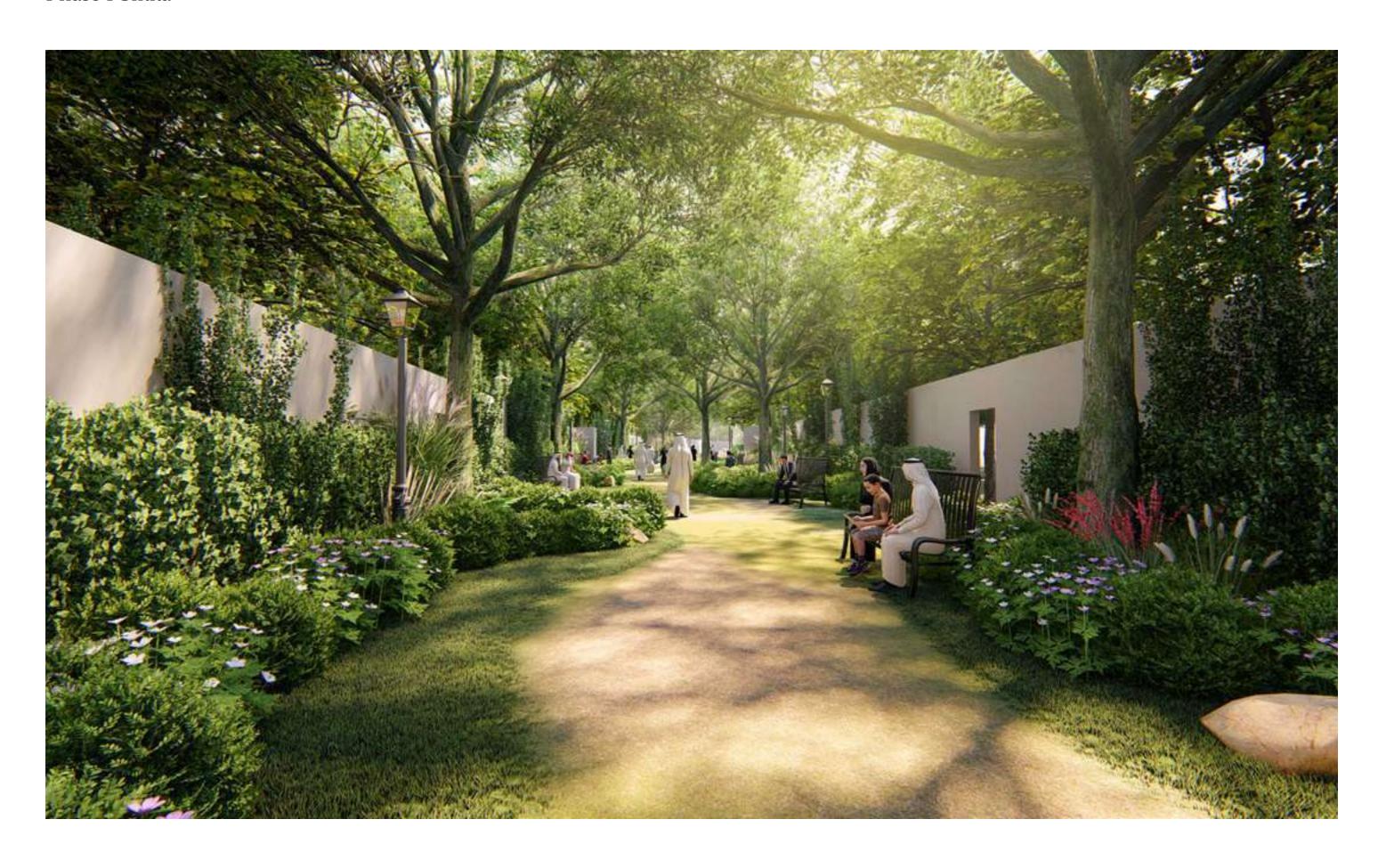
Phase 1 Typical Residential Street

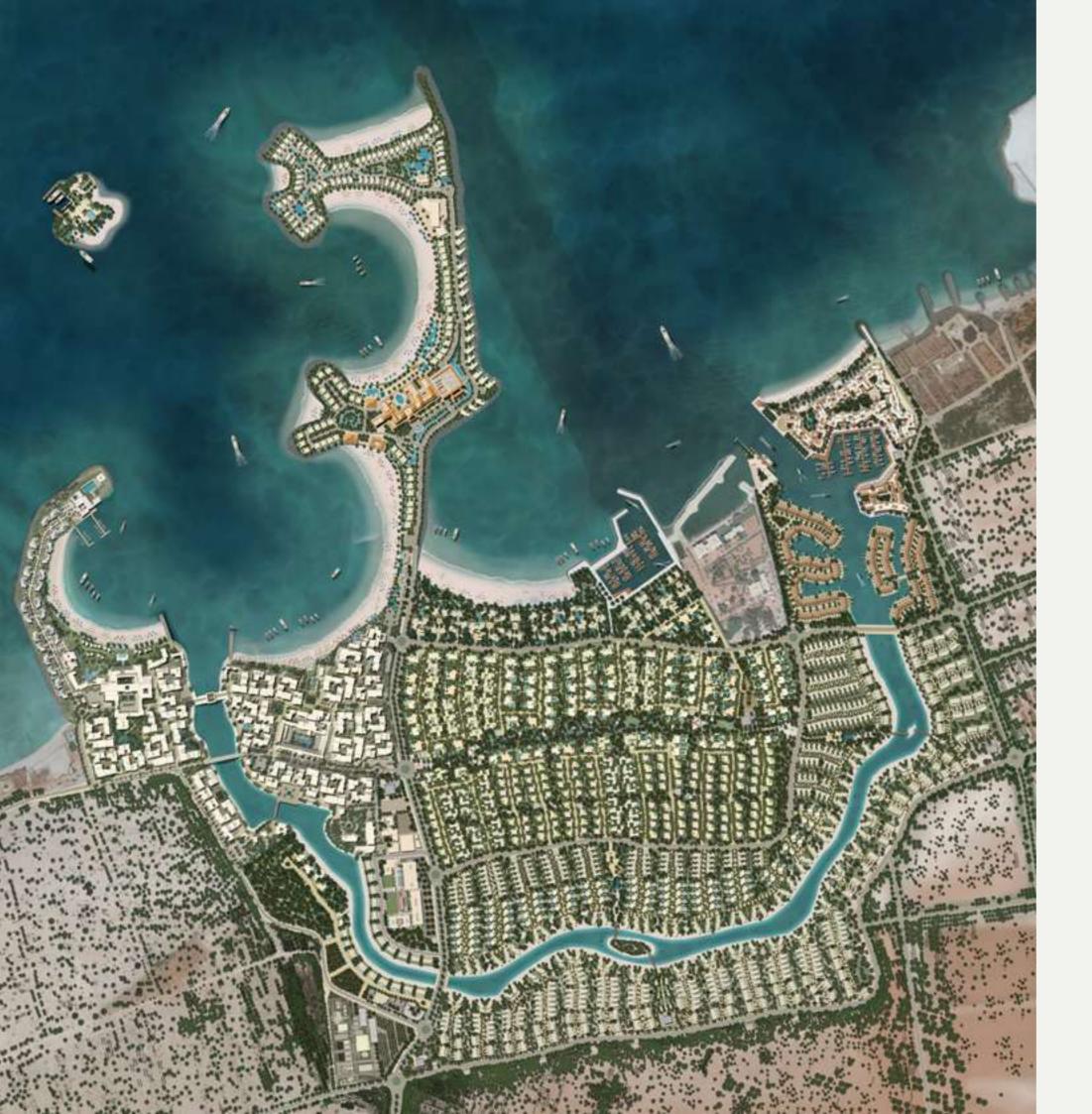


Phase 1 Typical Residential Street



Phase 1 Sikka





ALJURF

Phase



Data

Phase 1 Villa Assignment Matrix - Signature Plots

Signature

2,000

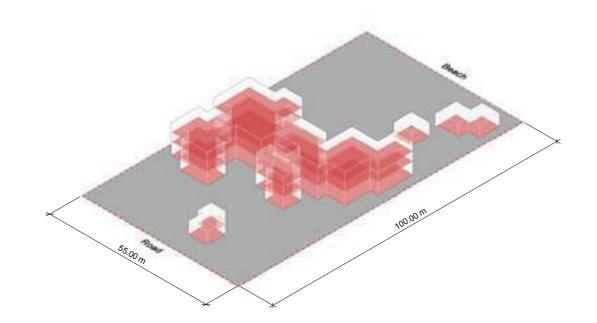
SQM GFA

Plot Area

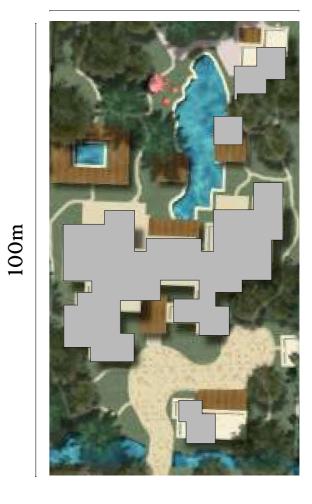
5,500

SQM

Building Height	G+1
No. of Bedrooms	10
Plot Coverage	40%



55m



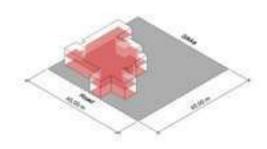
Phase 1 Villa Assignment Matrix - Superior Plots | Plot Area 2,025sqm

Joud -965 SQM BUA

45m



Building Height	G+1
No. of Bedrooms	7
GFA Plot Coverage	40%



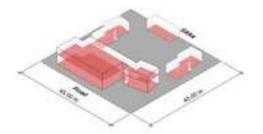
Budoor – **83**()

SQM BUA

45m



G+1 7 22%



Rabia

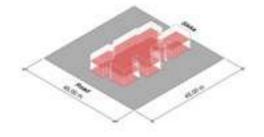
1126

SQM BUA

45m



G+2 7 40%



Villa Typology

MASTERPLAN

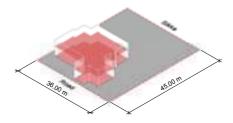
Phase 1 Villa Assignment Matrix - Premium Plots | Plot Area 1,620sqm

Joud -6-1-0

SQM BUA

36m

Building Height	G+1
No. of Bedrooms	5
GFA Plot Coverage	31%





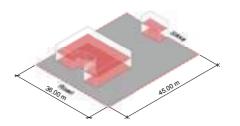


SQM BUA

36m



G+1	
5	
25%	



Phase I Villa Assignment Matrix - Boutique Plots | Plot Area 756sqm

Joud —

1-22

SQM BUA

Budoor 2

303

SQM BUA

Budoor 3

419

SQM BUA

Budoor 4

419

SQM BUA

27.5 m



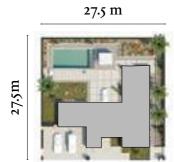
Building Height	G+1
No. of Bedrooms	3
GFA Plot Coverage	45%



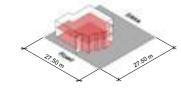
G	
2	
30%	

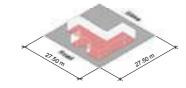


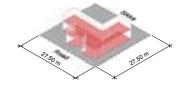
G	
3	_
30%	_

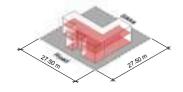


G	
4	
30%	











ALJURF

Phase

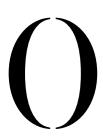


Data

SIGNATURE VILLA PLOTS

One Family Villa Plot

Option



Single Plot and Property

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
Floors	G+1
Total No. of Bedrooms	8-9

Beach 55.0m





One Family Villa Plot

Option

Multiple Buildings on Single Plot

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
Floors	G+1
Total No. of Bedrooms	8-9

Beach 55.0m





Two Family Villa Plot

Option

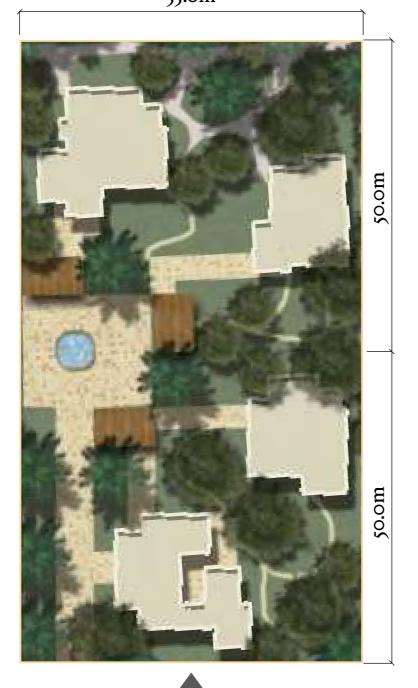
2

Multiple Buildings on Single Plot

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
GFA per building	500 sqm*
FAR per building	0.33
Floors	G+1
No. of Bedrooms per building 4-5*	

^{*}approx.

Beach 55.0m





Three Family Villa Plot

Option

3

Multiple Buildings on Single Plot app

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
GFA per building*	650 sqm
FAR per building	0.25
Floors	G+1
No. of Bedrooms per building 3-4*	

^{*}approx.

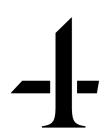
Beach 55.0m





Four Family Villa Plot

Option



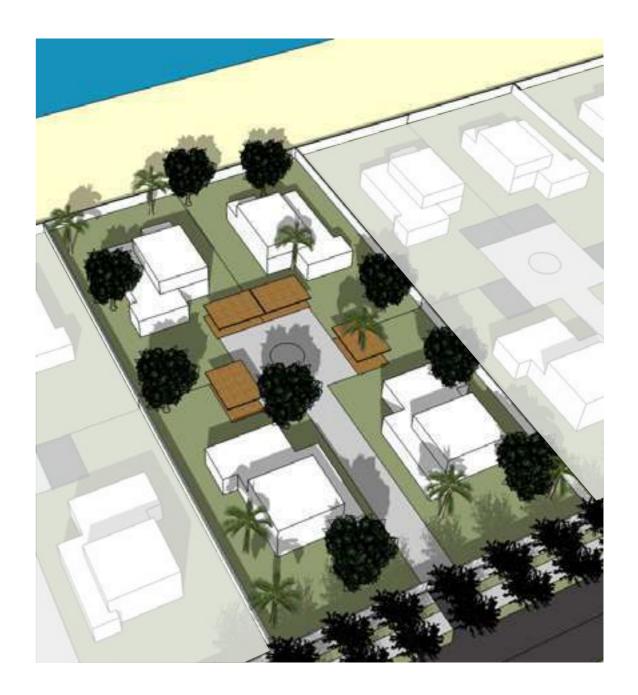
Multiple Buildings on Single Plot

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
GFA per building	500 sqm*
FAR per building	0.30
Floors	G+2
No. of Bedrooms per building 2-3*	

^{*}approx.

Beach 27.5m 27.5m





Family Hotel Villa Plot

Option



Multiple Buildings on Single Plot

Min. Plot Area	5,500 sqm
Total GFA	2,000 sqm
FAR	0.35
GFA per building	500 sqm*
Floors	G+1
No. of Bedrooms per building 8-9*	

Beach 55.0m





^{*}approx.

Aljurf GARDENS

> BUDOOR VILLAS





Bedroom Villa







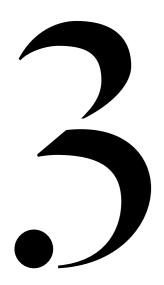
2 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
Balconies / Terraces	16
Car Port	80
Total	303

Disclaimer:

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Ground Floor Plan





Bedroom

Villa

3 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
First Floor	55
Balconies / Terraces	77
Car Port	80
Total	419

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Ground Floor Plan

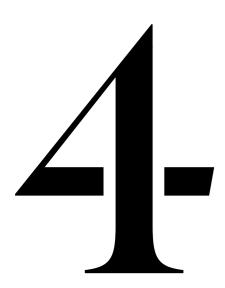


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First Floor Plan





Bedroom Villa









4 Br Budoor Villa	SQM
Minimum Plot Area	756
Ground Floor	207
First Floor	66
Balconies / Terraces	66
Car Port	80
Total	419

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Ground Floor Plan



Disclaime

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First Floor Plan















Bedroom Villa









5 Br Budoor Villa	SQM
Minimum Plot Area	1620
Ground Floor	276
First Floor	154
Balconies / Terraces	87
Car Port	118
Total	635

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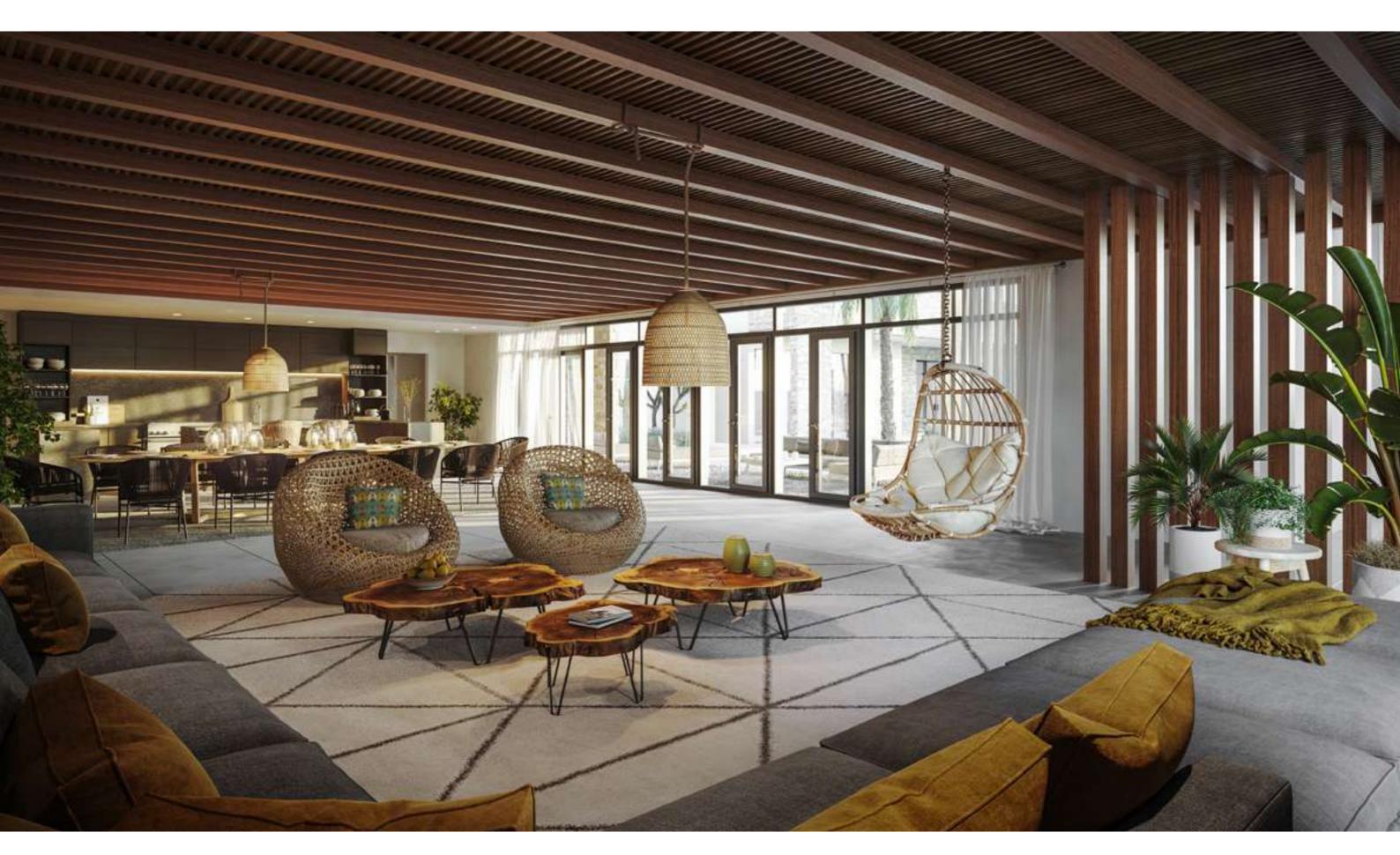
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Bedroom Villa









7 Br Budoor Villa	SQM
Minimum Plot Area	2025
Ground Floor	495
First Floor	75
Balconies / Terraces	155
Car Port	105
Total	830

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Aljurf GARDENS

> JOUD VILLAS





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Bedroom Villa









3 Br Joud Villa	SQM
Minimum Plot Area	756
Ground Floor	181
First Floor	136
Balconies / Terraces	42
Car Port	63
Total	422

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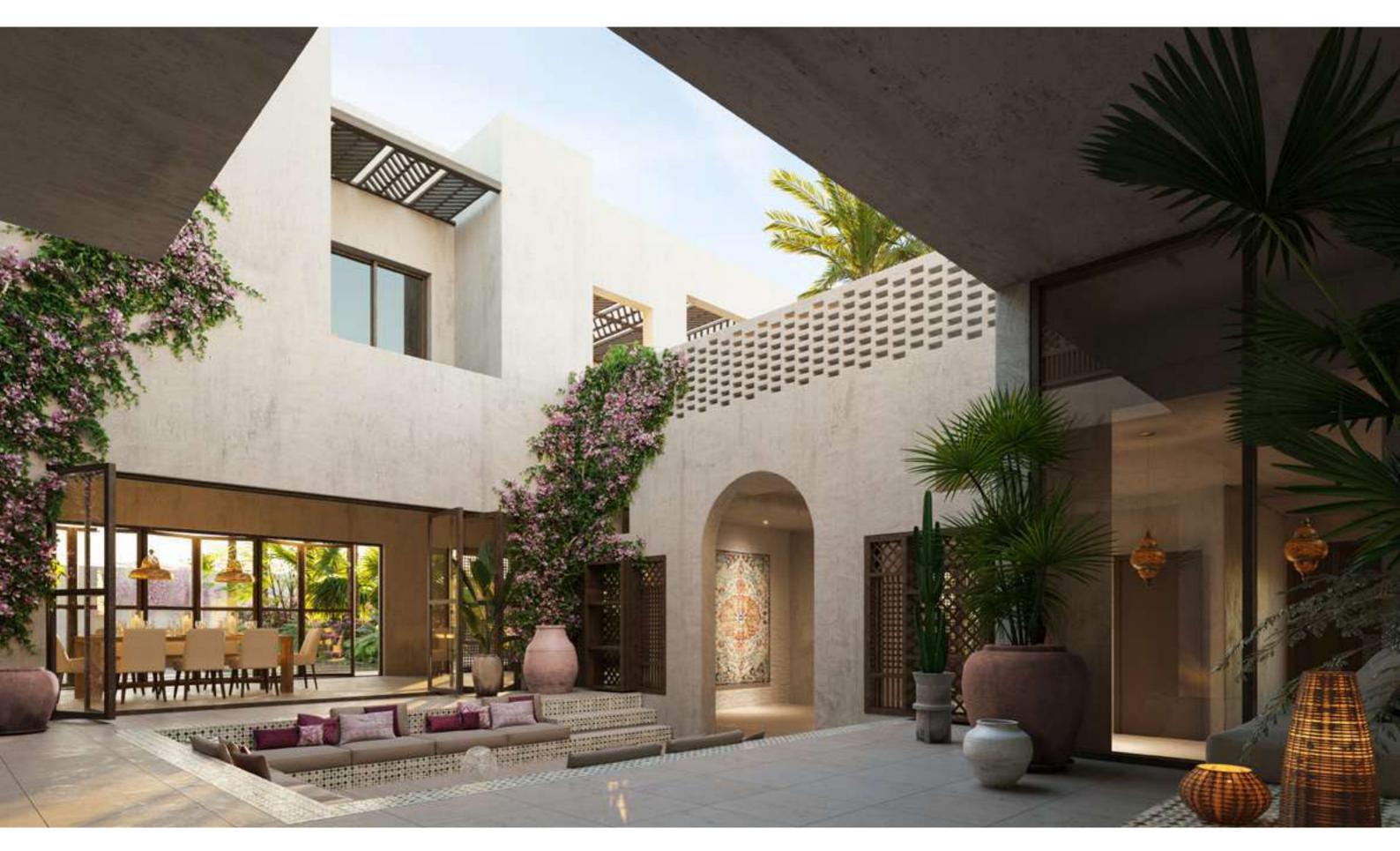


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Bedroom Villa









5 Br Joud Villa	SQM
Minimum Plot Area	1620
Ground Floor	282
First Floor	196
Balconies / Terraces	73
Car Port	89
Total	640

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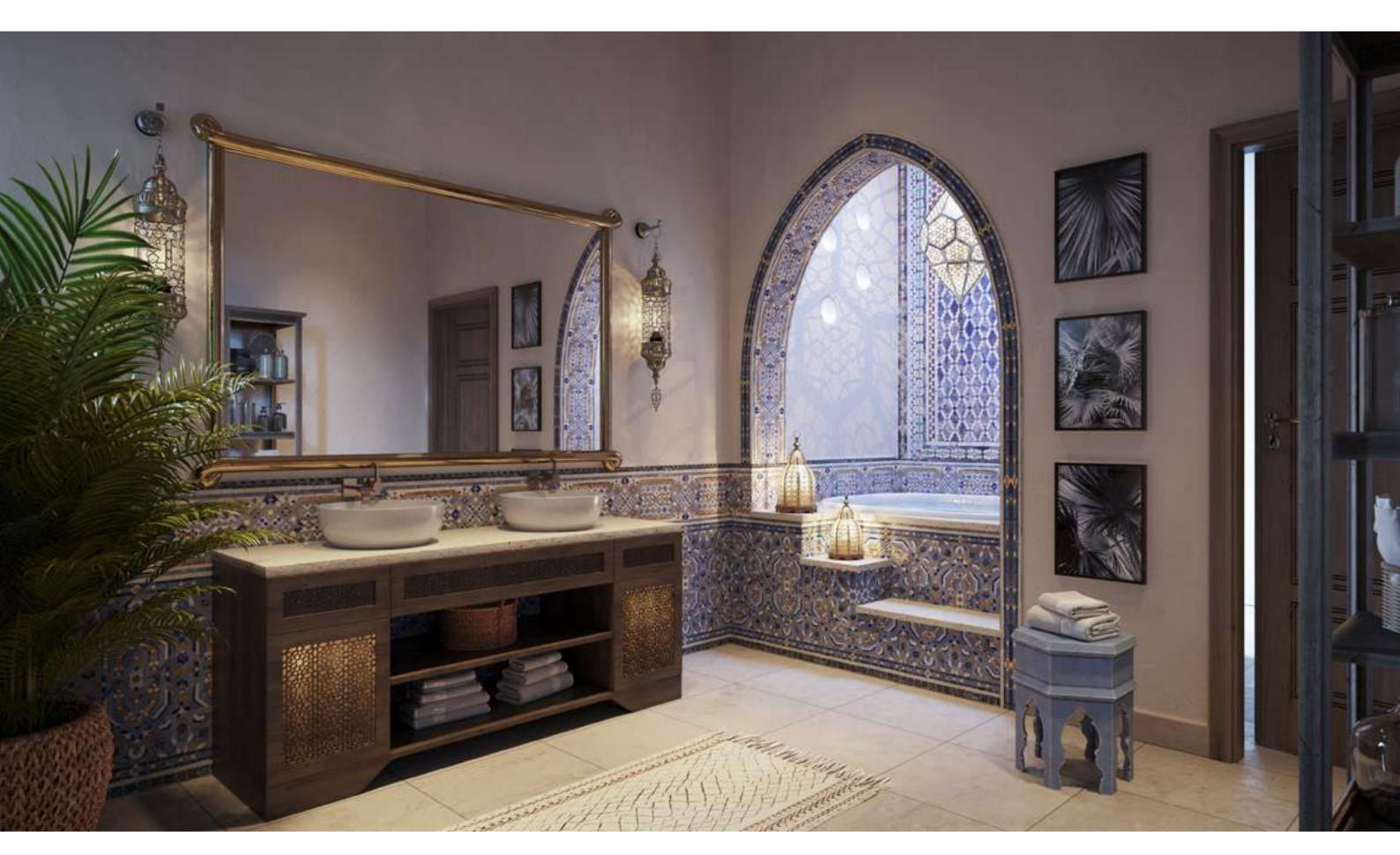
Disclaime

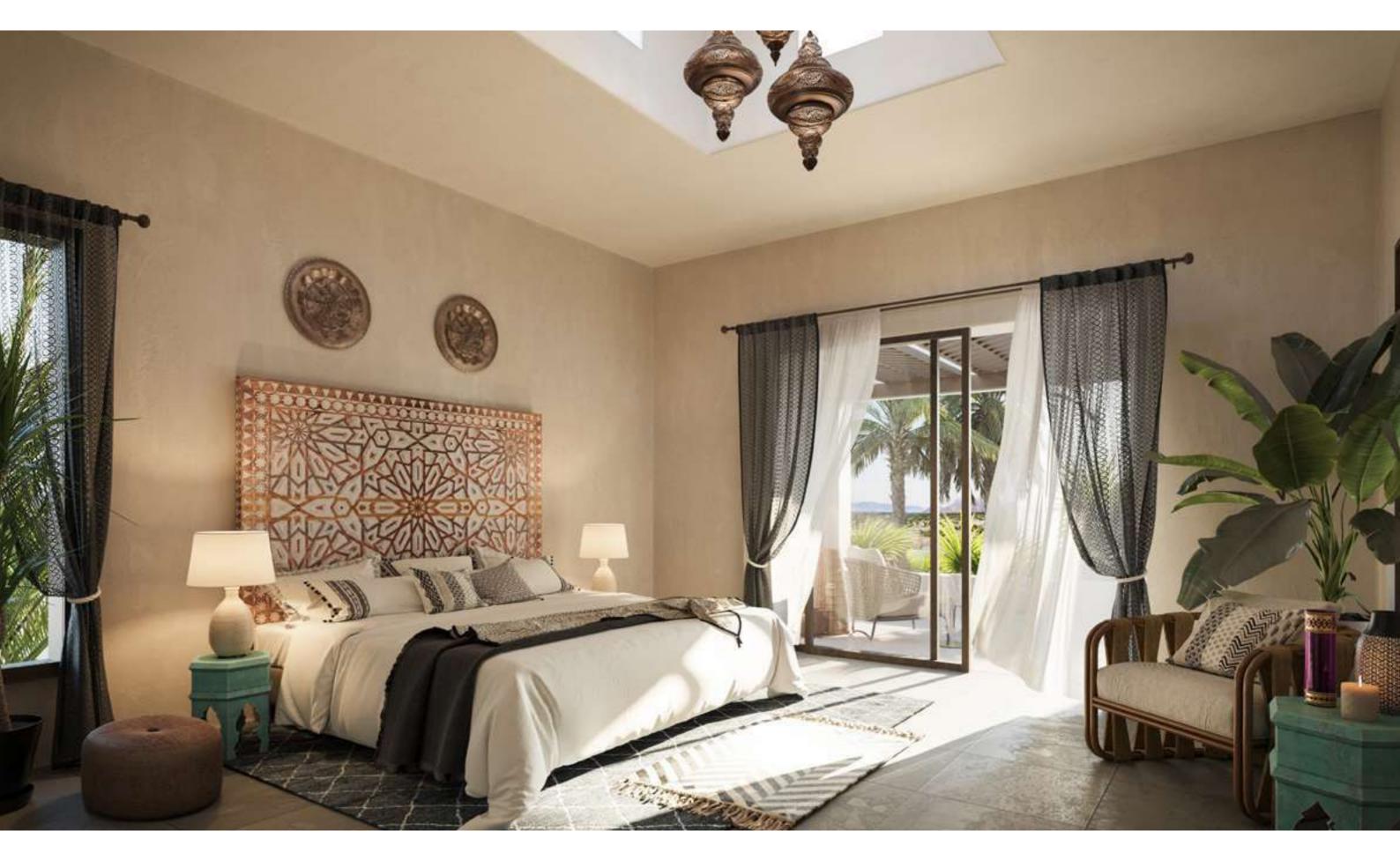
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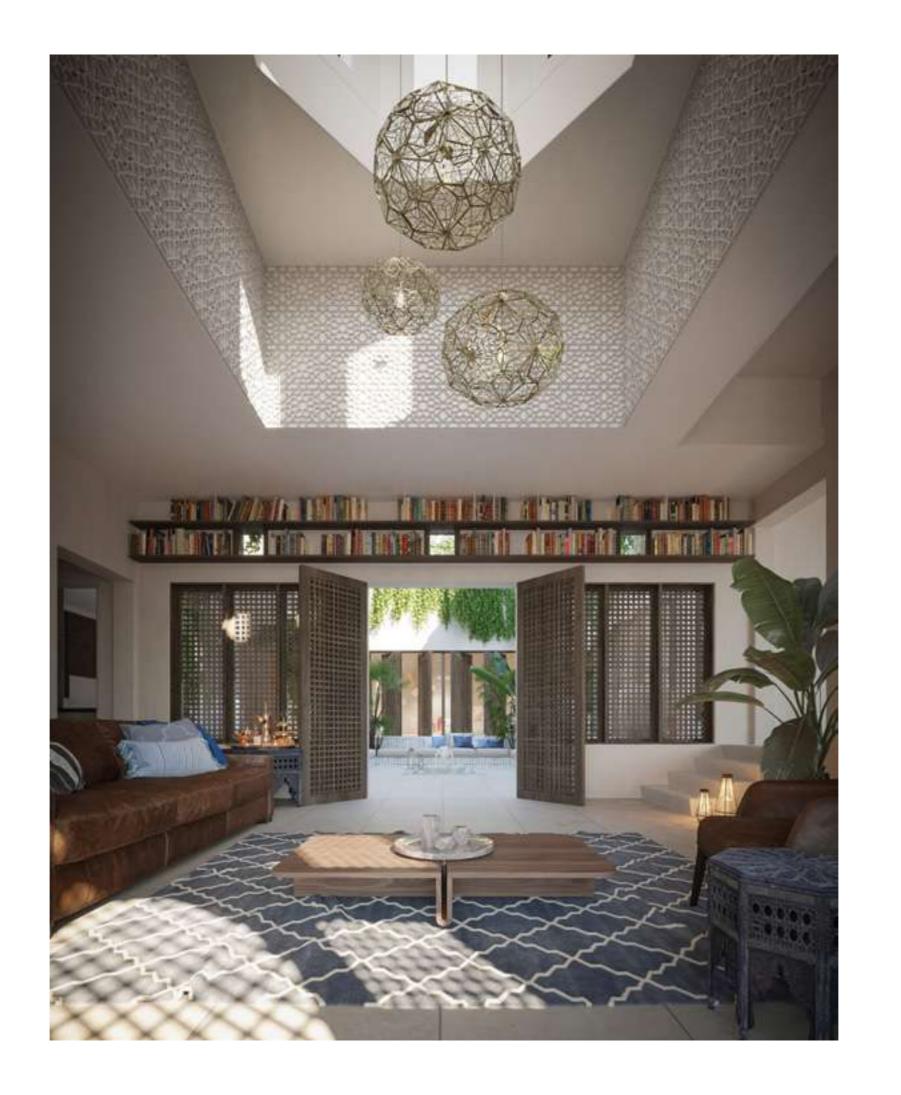














Bedroom Villa









7 Br Joud Villa	SQM
Minimum Plot Area	2025
Ground Floor	396
First Floor	342
Balconies / Terraces	122
Car Port	105
Total	965

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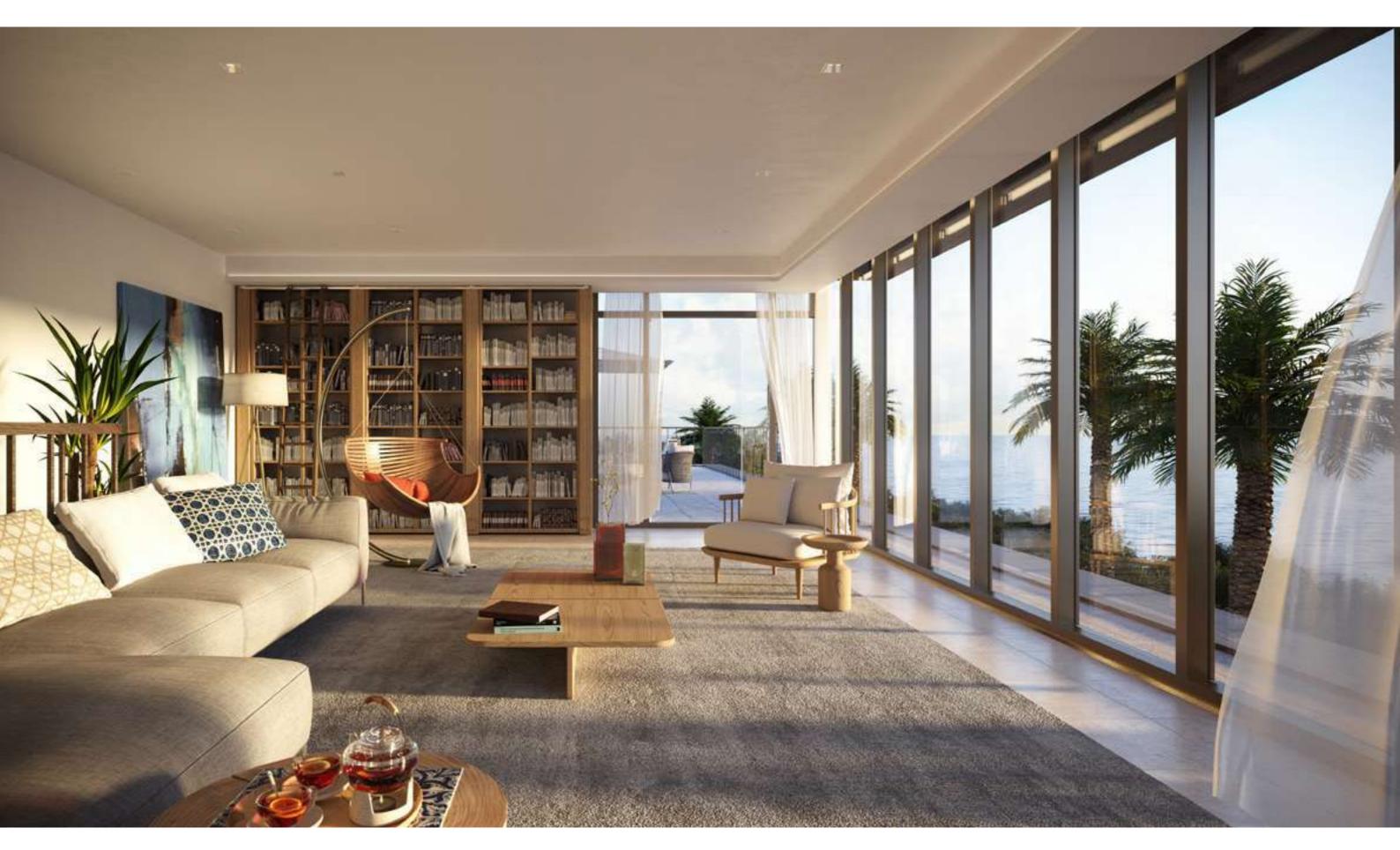


Aljurf

RABIA VILLAS













Rabia Villa



Bedroom Villa









7 Br Rabia Villa	SQM
Minimum Plot Area	2025
Ground Floor	454
First Floor	345
Second Floor	54
Balconies / Terraces	243
Car Port	30
Total	1126

Disclaimer

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Rabia Villa

Disclaime

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Aljurf

LAND PLOTS

Boutique



BOUTIQUE

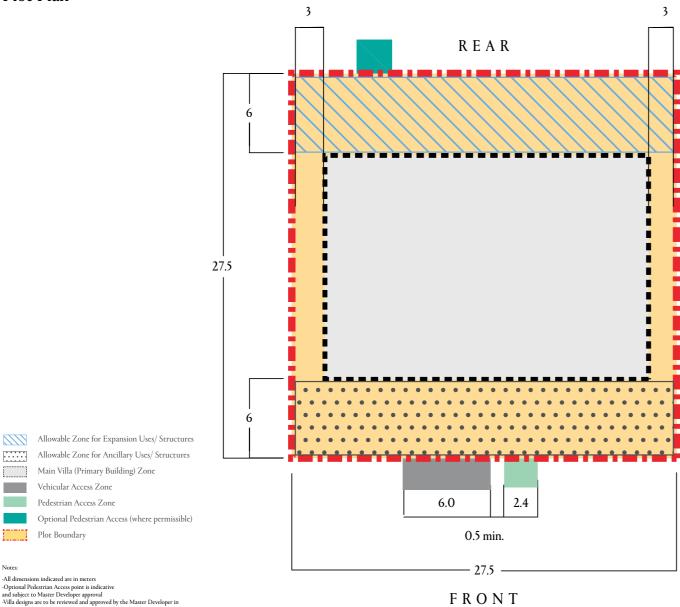
Parcelisation Plan

Land Use	Residential
Typical (width x depth)	27.5 × 27.5 m
Typical Plot Area	756 sqm (approx.)
Allowable GFA	335
FAR	0.44
Front Set Back	6 m
Rear Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Key Plan



Plot Plan



Floor Plan



Disclaime

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Lifestyle



LIFESTYLE

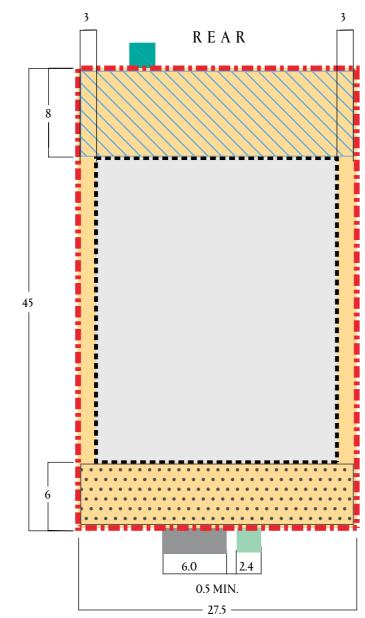
Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	27.5 × 45 m
Typical Plot Area	1237 sqm (approx.)
Allowable GFA	445 sqm
FAR	0.36
Front Set Back	6 m
Rear Set Back	8 m
Side Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Key Plan



Plot Plan



Floor Plan



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All dimensions indicated are in meters
Optional Pedestrian Access point is indicative
and subject to Master Developer approval
Villa designs are to be reviewed and approved by the Master Developer in
line with the Architectural Design Guidelines prior authority approval

Vehicular Access Zone Pedestrian Access Zone

Plot Boundary

Allowable Zone for Expansion Uses/ Structures

Allowable Zone for Ancillary Uses/ Structures

Main Villa (Primary Building) Zone

Optional Pedestrian Access (where permissible)

FRONT

Premium



PREMIUM

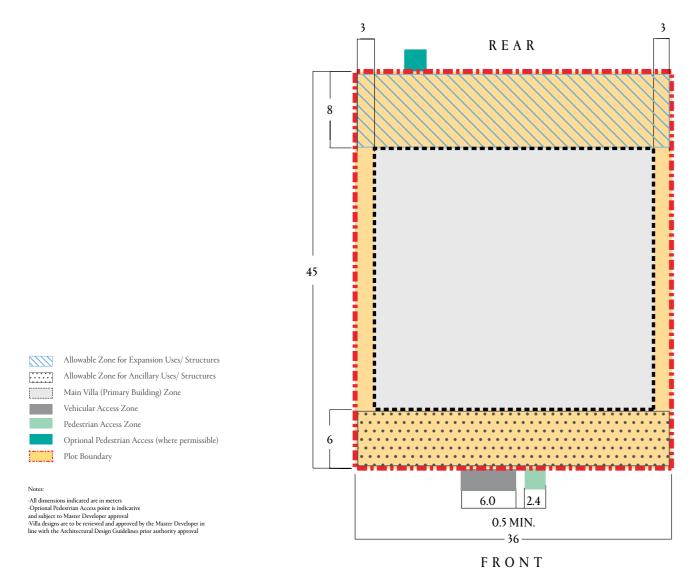
Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	36 × 45 m
Typical Plot Area	1620 sqm (approx.)
Allowable GFA	580 sqm
FAR	0.36
Front Set Back	6 m
Rear Set Back	8 m
Side Set Back	3 m
Maximum Floors	G+1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Key Plan



Plot Plan



Floor Plan



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Superior



SUPERIOR

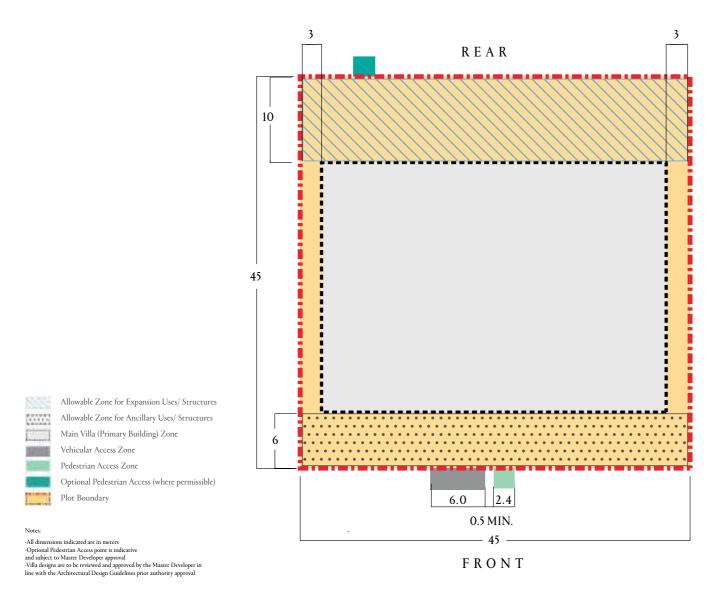
Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	45 × 45 m
Typical Plot Area	2025 sqm (approx.)
Allowable GFA	900 sqm
FAR	0.44
Front Set Back	6 m
Rear Set Back	10 m
Side Set Back	3 m
Maximum Floors	G + 1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Key Plan



Plot Plan



Floor Plan



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Signature



SIGNATURE

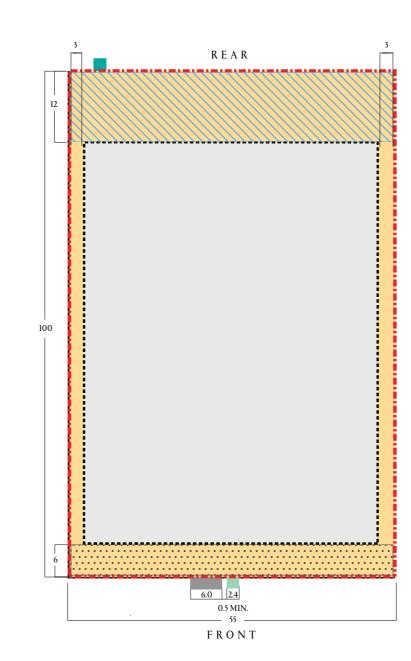
Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	55 × 100 m
Typical Plot Area	5500 sqm (approx.)
Allowable GFA	2000 sqm
FAR	0.36
Front Set Back	6 m
Rear Set Back	12 m
Side Set Back	3 m
Maximum Floors	G+1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Key Plan



Plot Plan



Floor Plan



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Vehicular Access Zone
Pedestrian Access Zone

Optional Pedestrian Access (where permissible)

