



STRATEGICALLY LOCATED



DUBAI'S MOST DESIRABLE DESTINATION

1

DUBAI CENTRAL

Al Barani is located only 15 mins away from Dubai's major social hubs and amenities

- Burj Khalifa
- Dubai Marina
- Palm Jumeirah

2

SEAMLESS TRAVEL

Centred between Dubai's two airports. In close proximity to Arabian Ranches and Motor City. Ideal for a daily commute to Downtown Dubai, DIFC, Dubai Marina, JLT, and Dubai Media City

3

EFFORTLESS LIVING

One of the world's largest mall developments Cityland Mall is right around the corner

Nearby hospitals and medical centres include: MediClinic and Medcare Medical Centre amongst others

4

DEVELOP & GROW

The Community is under 15 mins away from Dubai's top schools including:

- Repton
- Kings' School
- Nord Anglia International School
- Swiss International Scientific School
- Lycee Francais International Georges Pompidou

AL BARARI MASTERPLAN



IXORA MASTERPLAN









INSPIRED BY IXORA, MEANING THE GIVER OF LIGHT WHICH REPRESENTS THE DAWN.

THESE HOMES HAVE BEEN DESIGNED WITH IMMENSE GLAZING,
MAKING THEM A GIVER OF LIGHT TO THE RESIDENTS.

THIS NAME IS ALSO SYMBOLIC OF A NEW DAWN FOR AL BARARI.
WE ARE MAKING THE MAGICAL AL BARARI LIFESTYLE ACCESSIBLE TO A
NEW GENERATION OF PEOPLE.

IXORA IS ALSO THE NAME OF A BEAUTIFUL SHRUB WHICH WILL BE USED IN THE
LANDSCAPING OF THESE HOMES.

IXORA HOMES



IXORA

THE COLLECTION OF 82 EXQUISITE
4 BEDROOM HOMES OFFERS DISTINCTIVE
GREEN LIVING WITH INSPIRED ARCHITECTURE
AND CAPTIVATING VIEWS AMID A RELAXED
AND ELEGANT ATMOSPHERE.





BY CREATING A MODERN AND LIGHT-FILLED HOME, THE PROJECT AIMS TO MAXIMIZE THE POTENTIAL OF THE 3-STOREY HOME WITH LOTS OF OUTDOOR LIVING SPACES ACROSS THE ROOFTOP TERRACE, OTHER TERRACES AND GARDEN.



IXORA HOMES

A series of vertical concrete frames that divides the facade into compartments of rhythmic dimension establishes a distinctive and unique character. The openings rhythm as well as the shading system create standout features that grant each house a different aspect according to user experience.

The double height entrance foyer that acts as a transitional zone between exterior and interior leads to the complete openness of main living area. Unlike most ordinary homes, large glazed surfaces allow light to pour into the double-height space and fully open up to a garden in the backyard.

The sculptural staircase with a continuous void creates an atrium like space in the house where all floors interact and have visual connections.

IXORA

On the first floor, an open kitchen extends to a terrace above the garage area. The dining area overlooks the living space with a big void and the garden at the same time. Second floor has two bedrooms with private bathrooms and a master bedroom, with its en-suite, walk-in closet and sitting area. Floor-to-ceiling windows in the front and back provide natural light into the rooms throughout the day. Another master bedroom with its balcony occupies the third floor. Additional distinctive character is the terrace on this floor with a barbecue area and a dipping pool. This entertainment space, instead of being located in the backyard, has been moved upstairs in order to create spacious, resort style living space on the roof.













THE GREEN HEART OF DUBAI

A unique destination.

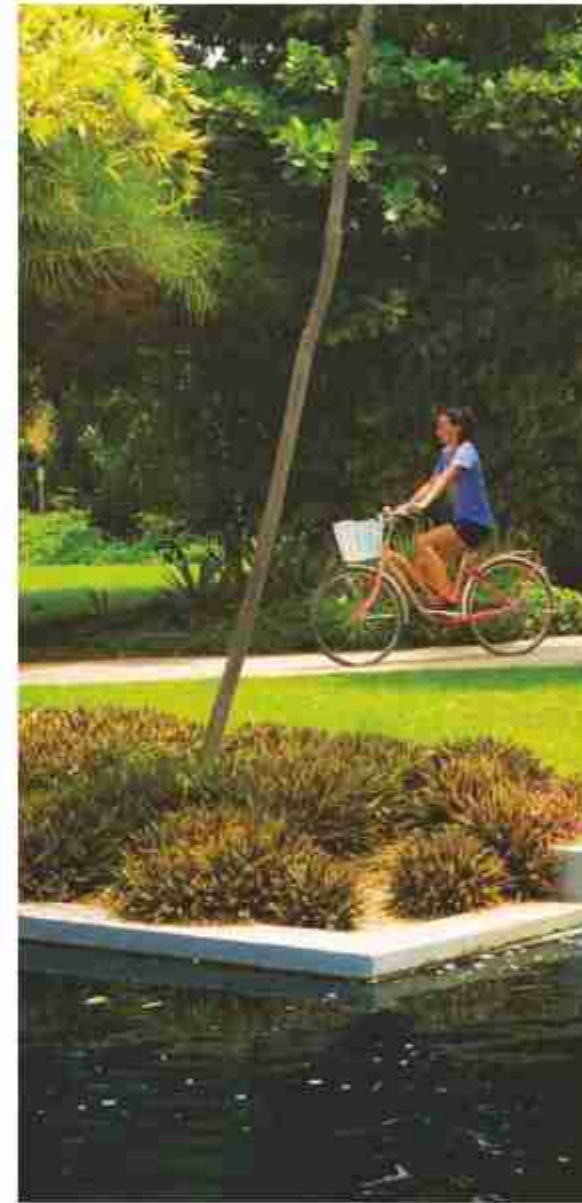
A place where you can live, stay, play, shop, dine, and work.

From the Arabic word meaning 'wilderness',
Al Barari is the region's first integrated luxury
and active eco-conscious development.

A strategically located green community in the
heart of the city providing an environment that enhances
wellness for residents and visitors alike.

Residents can immerse themselves in the
abundant greenery surrounded by sparkling waterways.

CONCEPTS TO ENRICH & ENHANCE



THE FARM RESTAURANT

If healthy, unadorned eating is your thing, then head to this enchanting alfresco setting that offers fresh wholesome fare with lush flora. More than a restaurant, The Farm is an acclaimed culinary, leisure, and social hub for UAE residents.

BODY LANGUAGE HEALTH CLUB

An enlivening space where state-of-the-art gym and studio facilities are met with expert guidance. Pick between classes that range from TRX and CrossFit to reformer Pilates, vinyasa flow and mother-and-child yoga sessions. There's also personal training and kids' classes.

HEART & SOUL

Heart & Soul Spa is known for its award-winning treatments and serene Mediterranean-inspired setting. Take in divine views of the abundant greenery that populates Al Barari while the spa's team of experts make it their mission to help you unwind.

NATURE ESCAPES

A themed picnic concept like no other. When the weekend comes families, friends, couples, and groups pick up their lovingly prepared picnic baskets and take to Al Barari's living, breathing world of birdsong, breathtaking natural beauty, and extraordinary entertainment.

KIDS' ZONE

Make family time memorable. Playgrounds are taken to the next level with additions like a splash pad to keep young ones cool in the summer months and a skate park for teens. As part of our mission to enrich and connect we run regular craft workshops and classes for the children of our community.

CONCEPTS TO ENRICH & ENHANCE



RETAIL: THE WELL

A first-of-its-kind luxurious open-air retail destination. The Well includes exceptional homegrown concepts, unimaginable office spaces and much-loved International brands.

STARLIGHT MOVIE NIGHTS

Part of Al Barani's ongoing efforts to sprinkle a little magic within the community, this open-air cinema experience draws upon the two things we love the most:

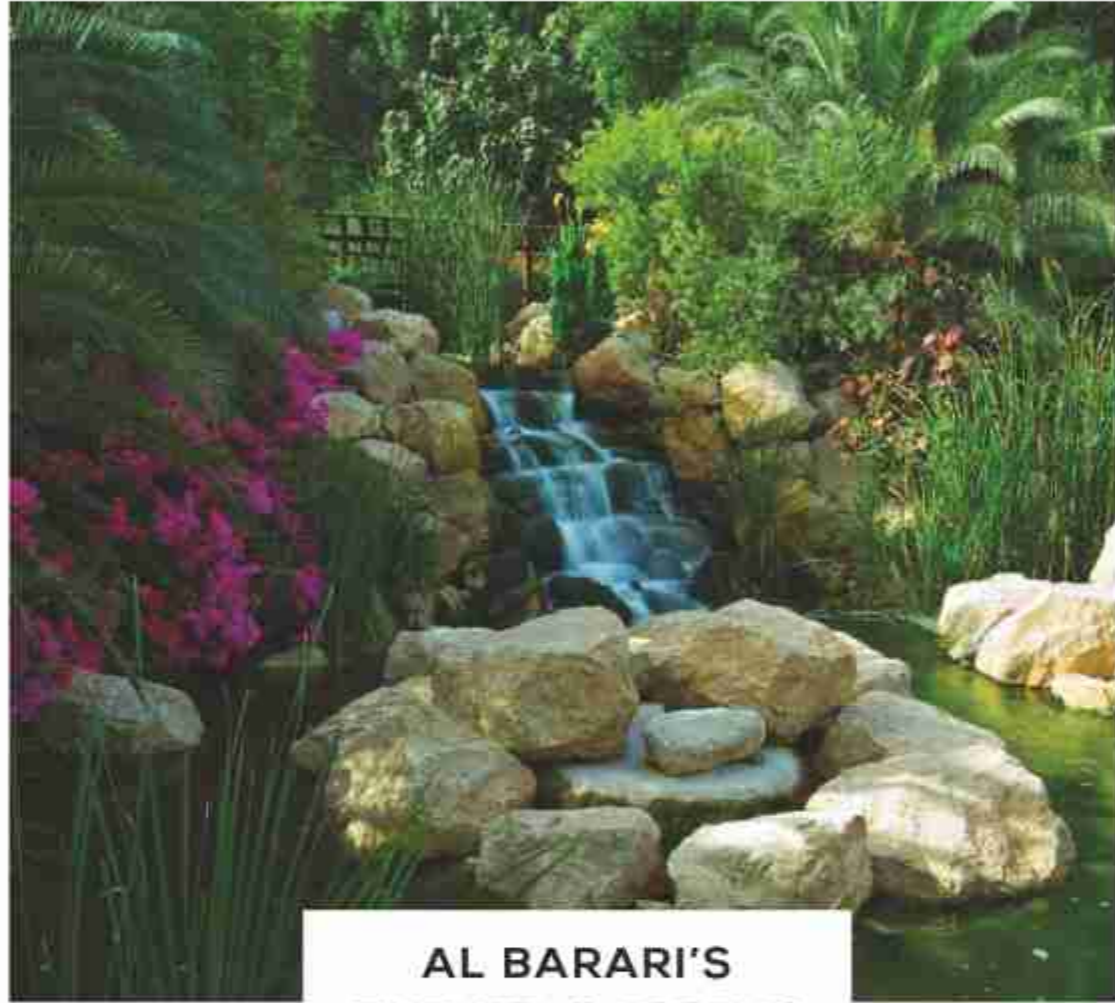
- Uniting with loved ones over a good film.
- Spending as much time as possible outside.

CLUBHOUSE & BEACH CLUB

The Wellness Zone features a state-of-the-art gymnasium, a multi-purpose arena which will include a dedicated martial arts academy and studio, as well as a 25-meter lap pool. The Nomad Beach Club enjoys elevated views over Al Barani's gardens and retail area with a magnificent rooftop terrace for sunset drinks.

HIDEOUT RESTAURANT

The first ever lounge in the community and the perfect spot for a laidback drink.



**AL BARARI'S
THEMED GARDENS**

Mediterranean Garden take to the timber deck pavilion or make your way through the olive-grove

Balinese Garden



Woodland Garden

Contemporary Garden

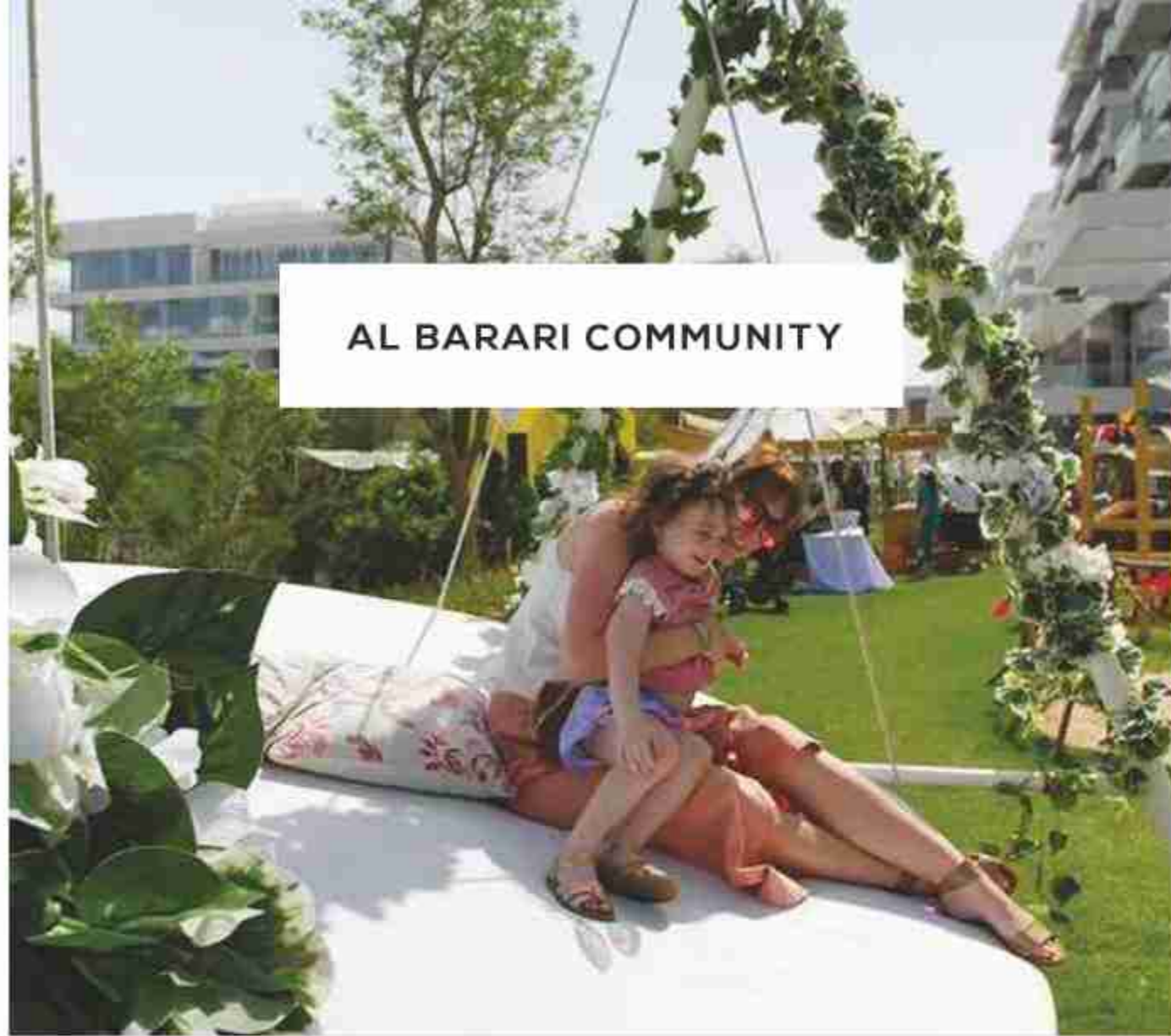


Renaissance Gardens



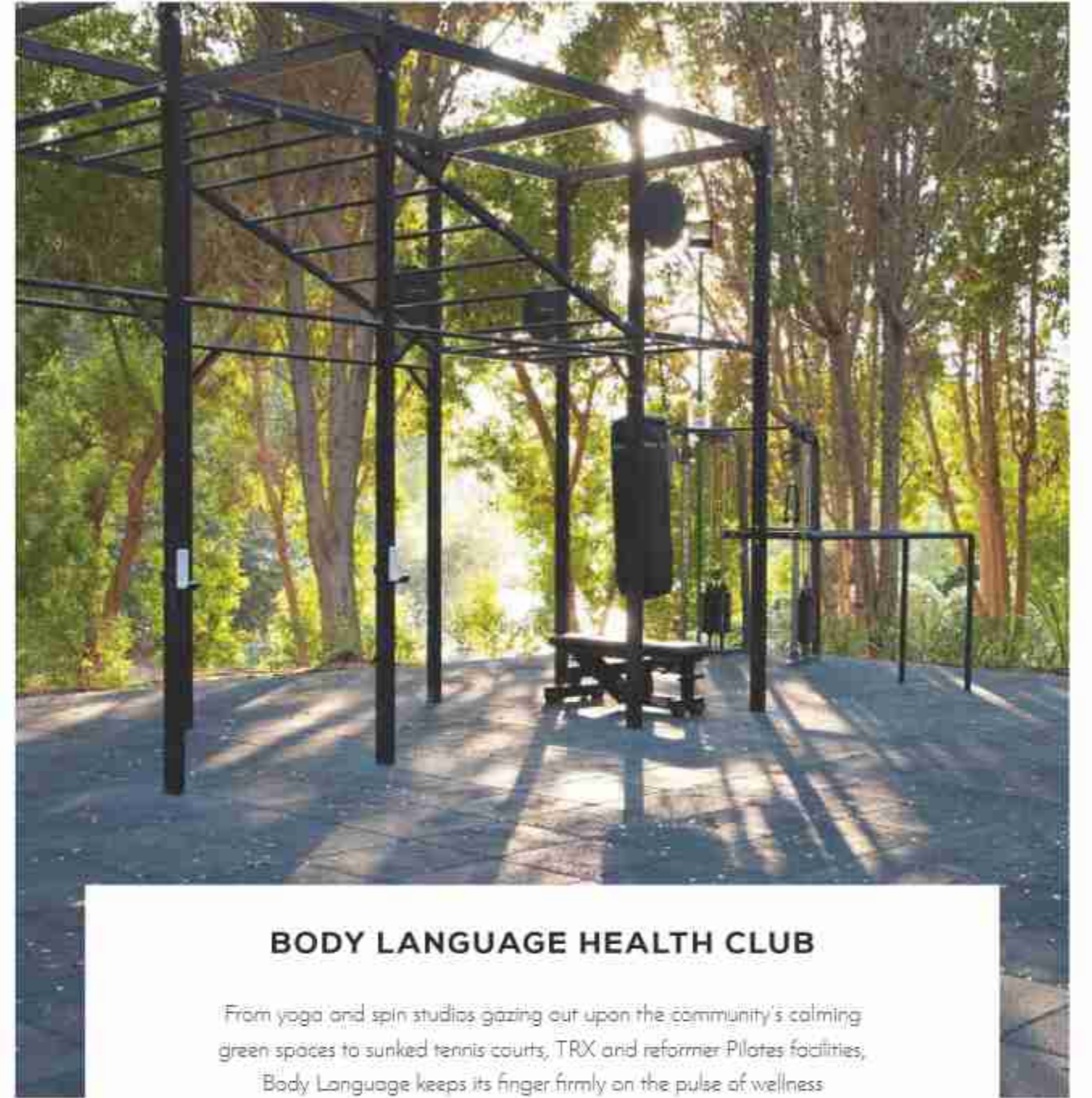
The Lake

A place to meet or retreat surrounded by spacious wooden decks, viewing platforms, abundant greenery and the community's many kinds of carefully nurtured wildlife



AL BARARI COMMUNITY

WELCOME HOME



BODY LANGUAGE HEALTH CLUB

From yoga and spin studios gazing out upon the community's calming green spaces to sunken tennis courts, TRX and reformer Pilates facilities, Body Language keeps its finger firmly on the pulse of wellness. Body Language's CrossFit studio offers an intense outdoor workout like no other. The community regularly gathers for morning bootcamps and wellness events held in this unique and energising setting.

A photograph of three women sitting in a meditative lotus position on a light-colored stone patio. They are positioned in front of a large, clear blue swimming pool. The woman on the left is wearing a dark blue long-sleeved top and dark leggings. The woman in the center is wearing a blue tank top and light grey leggings. The woman on the right is wearing a light blue tank top and grey patterned leggings. All three women have their eyes closed and hands pressed together in a prayer position (Anjali Mudra) at their chests. The background shows a white building with a blue-tinted glass facade and some greenery with pink flowers.

WELLNESS ZONE AND CLUBHOUSE

From yoga shalas to treatment rooms and meditation gardens, residents are immersed in wellness centred spaces that promote calm and connected living.



SHOP. PLAY. DINE.

RETAIL: THE WELL

A world away from the average shopping experience The WELL taps into the zeitgeist for experiential retail. Unthinkable offices, out-the-box dining concepts, and unprecedented wellness departments stores make The WELL their home.

COMMUNITY EVENTS

From stunning community dinners designed to draw residents closer together to new moon yoga sessions, bird watching, and more, the mental and physical wellbeing of its residents is at Al Barani's heart

HIDEOUT LOUNGE & RESTAURANT

AL BARARI PLAYGROUND

A first-of-its-kind for the Middle East,
Al Barari Community park offers the the little ones
of its community a world-class play experience
designed by best-of-class, TimberPlay.



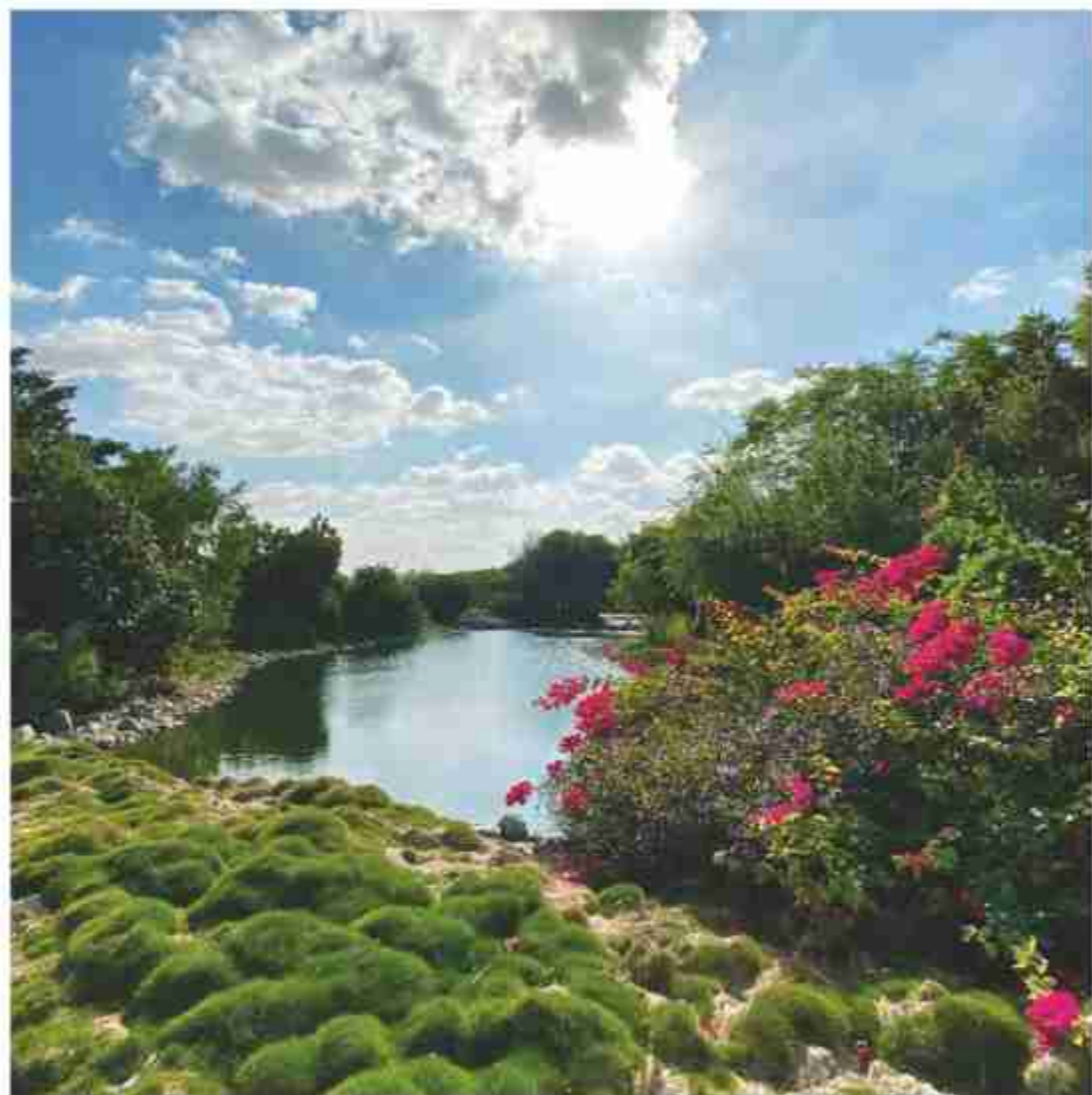


WINTER WONDERLAND
2020 & 2021



LE MARCHE
2021





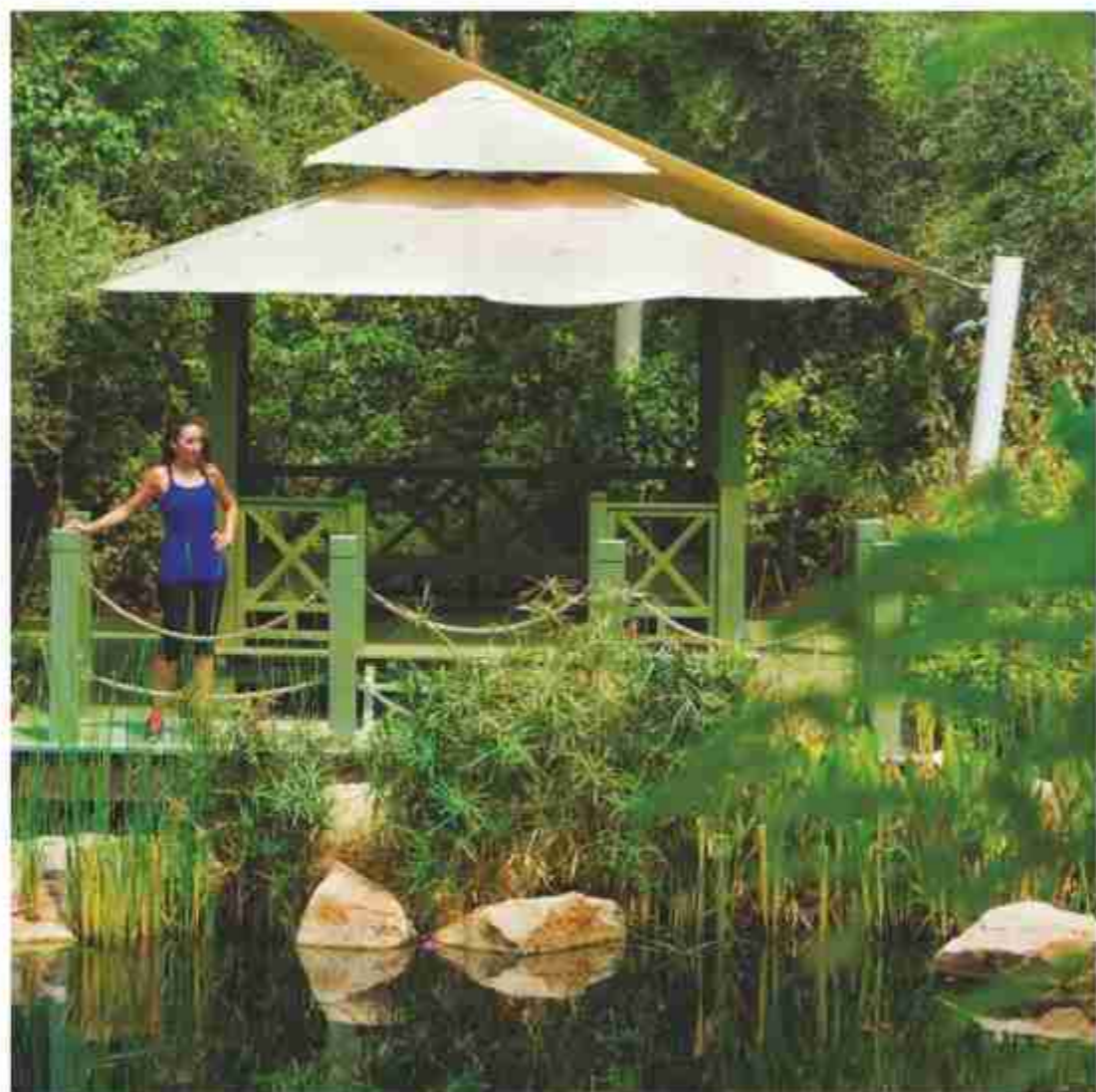
WHY AL BARARI?

YOUR HOME TO ADORE

With a range of leisure facilities including an alfresco, gourmet restaurant, an award-winning spa, state-of-the-art health club, a calendar of regular community events, beach lagoon, and 6 km cycling track, Al Barari offers residents a rare sense of community in the heart of a sprawling metropolis.

UNPARALLELED LIFESTYLE

A sophisticated, conscious and dynamic community lies, like a hidden treasure, amidst Al Barari's famed lush greenery. Lunaria has access to the exclusive Body Language health club, The Farm, restaurant, and destination spa, Heart & Soul. Seventh Heaven presents a flourishing framework of entertainment, essential, and wellness-focused offerings with two floors dedicated to F&B and retail.



WHY AL BARARI?

STRATEGIC LOCATION

Strategically located only 15 mins away from Dubai's major social hubs and amenities: Downtown Dubai, DIFC, Dubai Marina, Palm Jumeirah as well as both Dubai airports. The Community is well positioned, just minutes away from Dubai's top medical services and schools and including Kings' School, Repton, and Lycee Francois International Georges Pompidou.

DUBAI'S GREENEST COMMUNITY

Become a part of Dubai's unique green heart. A multiple-award winning, eco-friendly development, Al Barari is Dubai's most desirable address, seamlessly blending unmatched luxury with unforgettable green surroundings.

