



Aljurf
GARDENS
—
LAND PLOTS



"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 SHEIKH ZAYED BIN SULTAN AL NAHYAN

A L J U R F
|
T H E P R O J E C T

Our landscape is ever changing, adding layer upon layer, building on the existing; merging, integrating, and weaving—to produce natural masterpieces of timeless beauty. Nestled along the Sahel Al Emarat 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 as 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 JIWAR 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 JIWAR ALQASR PUBLIC BEACH
- 15 ALJURF GARDENS PRIVATE BEACH
- 16 NEIGHBOURHOOD CENTRE
- 17 K12 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 aura—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 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 surrounding 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



Sanctuaries are a place of blissfulness, fulfilment, 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 fast-paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through its gates, you'll find a simpler lifestyle. One that allows you to experience true authenticity with family and friends. All in a private and secure environment.

PRIVATE BEACH



Nestled between Abu Dhabi and Dubai lies the most pristine coastline in the Emirates—Sahel Al Emarat. A coastal getaway 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 pearling fleets and active boat yards. Emiratis still take to the seas 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 boasts a majlis, courtyard architecture, mosques 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.

A photograph of a palm grove with the text "LAND PLOTS" overlaid in the center. The palm trees are lush green and fill most of the frame. In the background, a dirt path or road is visible, and the sky is a pale, overcast grey. The text is in a white, serif, all-caps font.

LAND PLOTS

Boutique

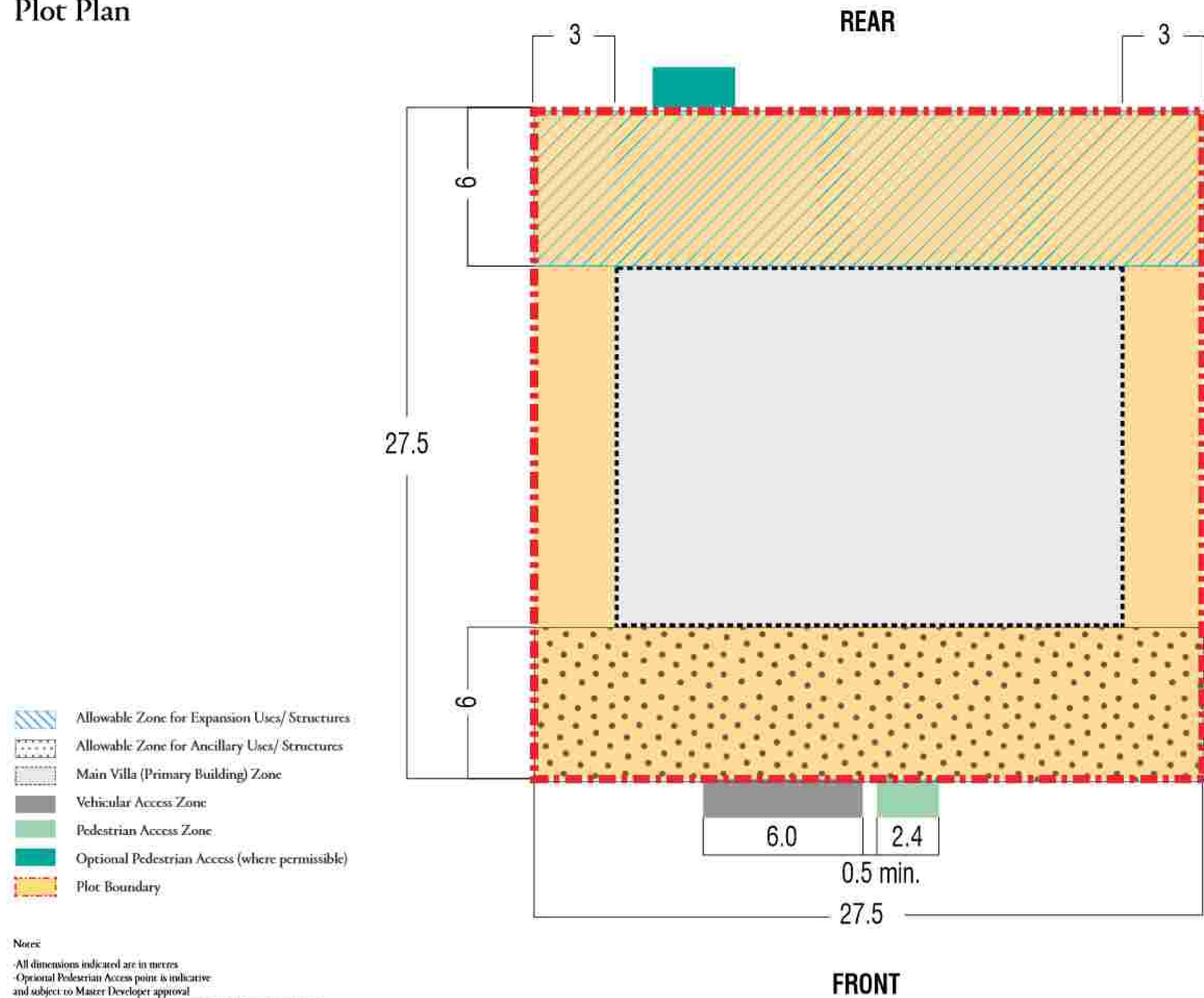


BOUTIQUE

Parcelisation Plan

Land Use	Residential
Typical (width x depth)	27.5 x 27.5 m
Typical Plot Area	756 sqm (approx.)
Allowable GFA	335 / 445
FAR	0.44
Front and Rear Set Back	6 m
Side Set Backs	3 m
Maximum Floors	G+1
Maximum Roof Line Height	12 m
Accessory Building Height	4 m

Plot Plan



Notes

All dimensions indicated are in metres.

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 to authority approval.

Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

Floor Plan

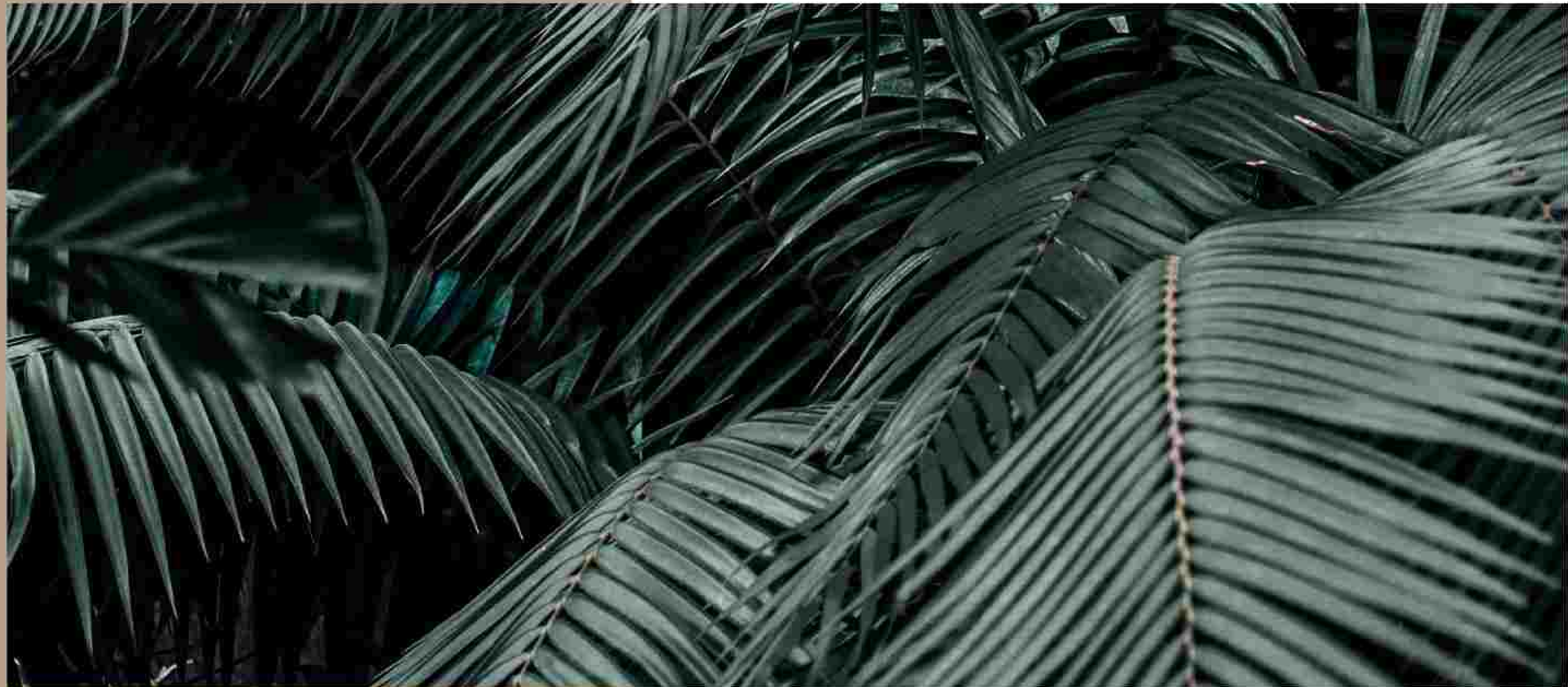


Disclaimer:

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Premium

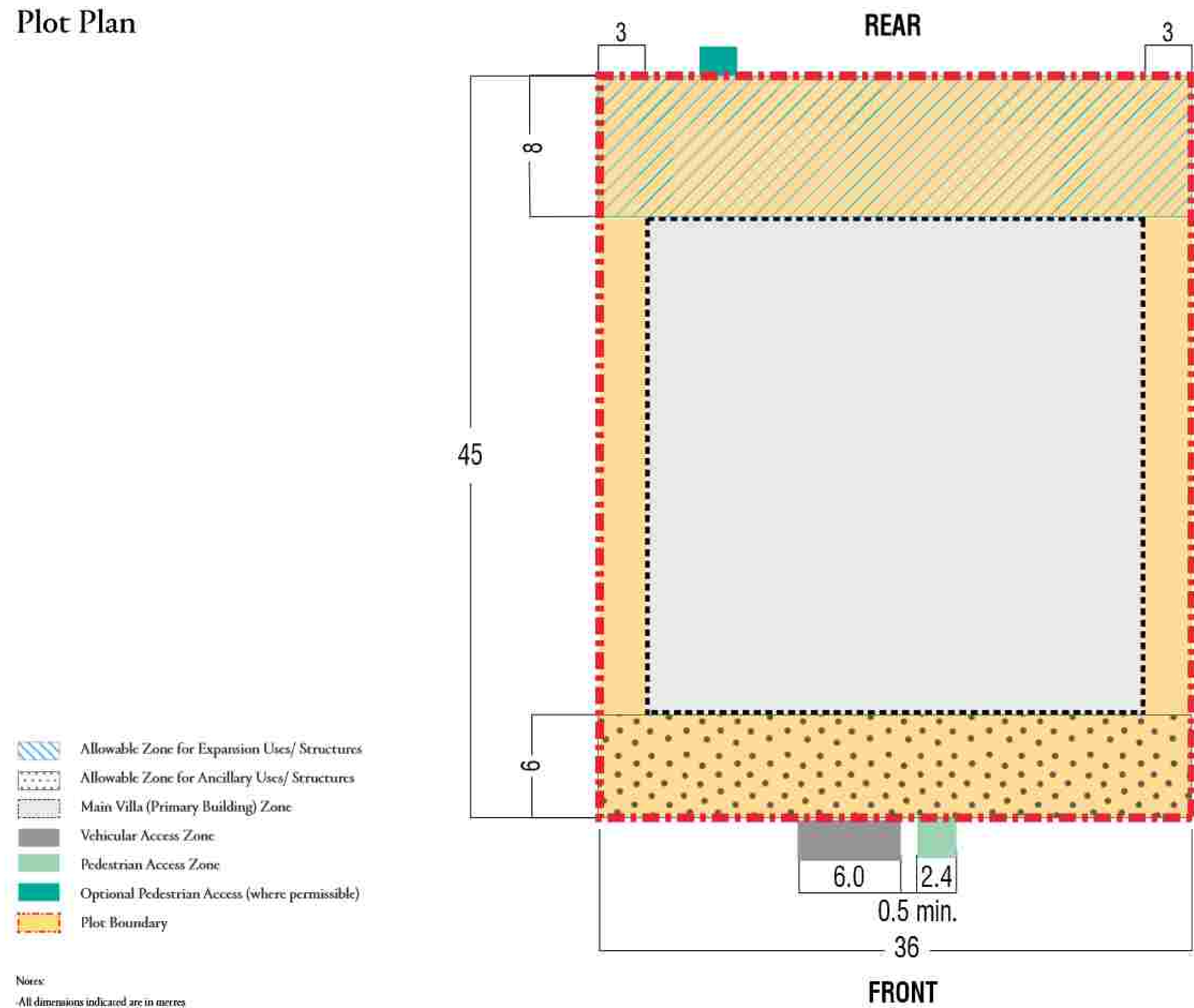


PREMIUM

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	36 x 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

Plot Plan



Notes:
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 -Swimming pool permitted within the main villa (primary building) zone and the Expansion Zone. Location and size to be approved by Master Developer.

Floor Plan



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Superior

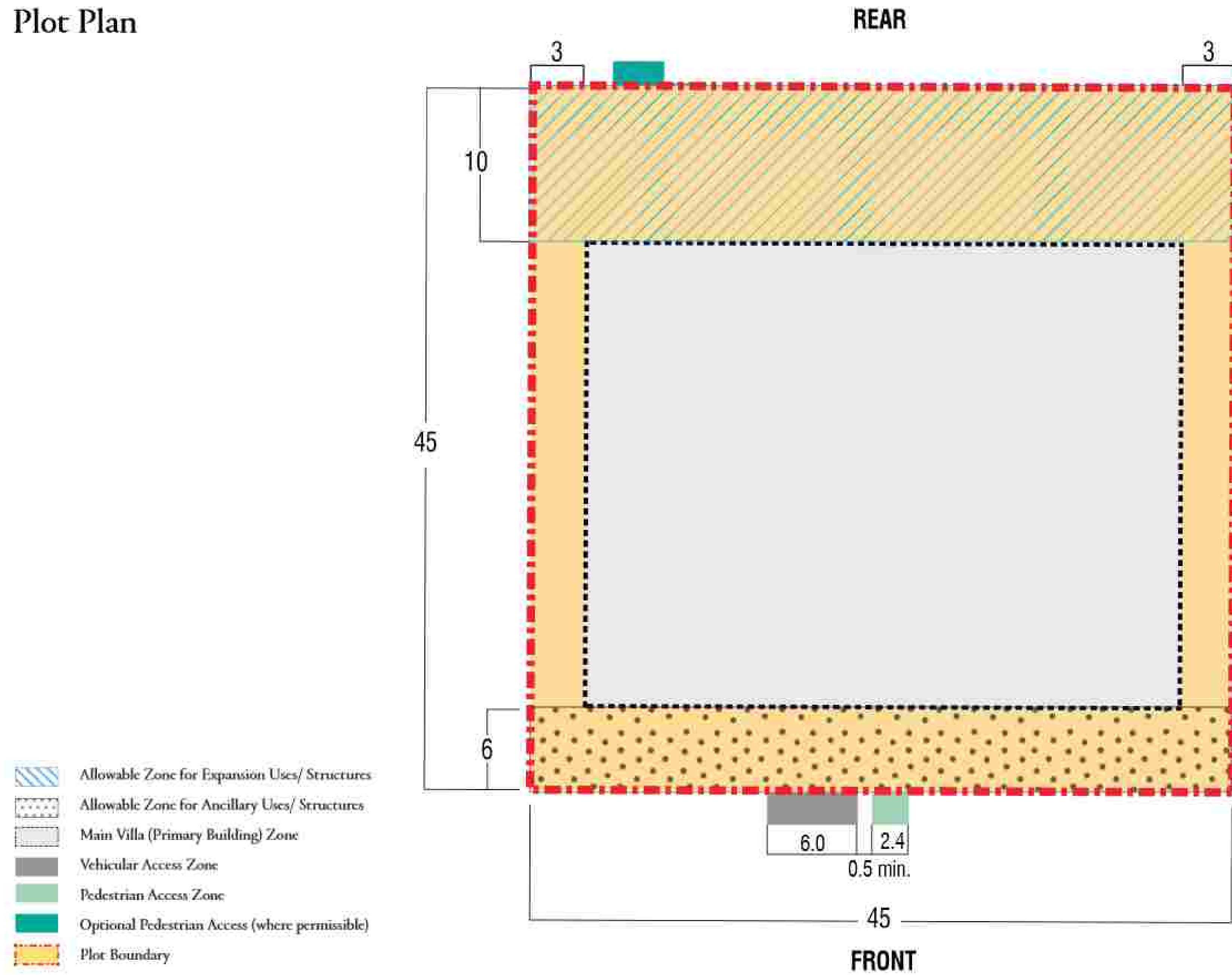


SUPERIOR

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth) m	45 x 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

Plot Plan



Notes:

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Floor Plan



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Signature

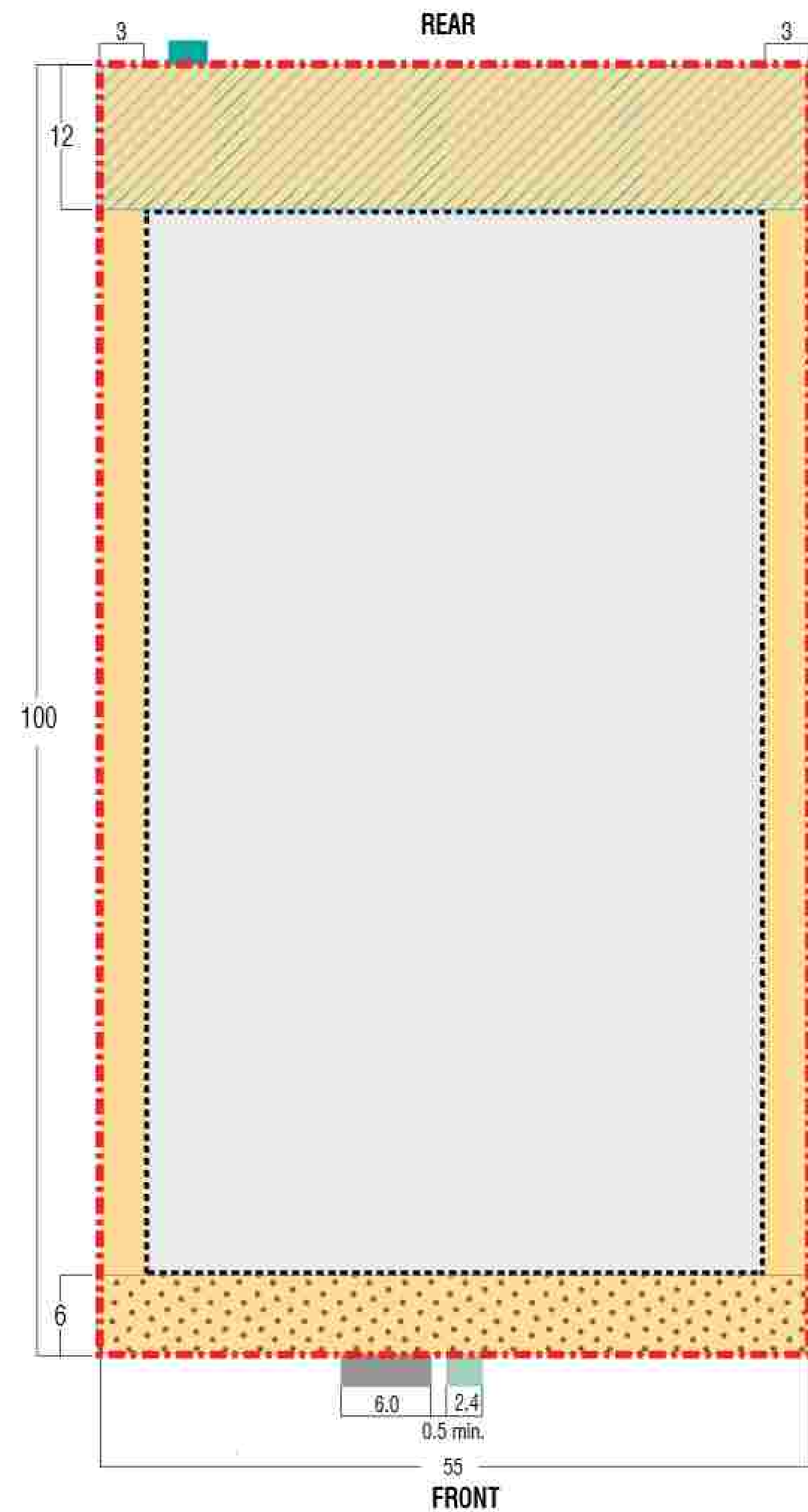


SIGNATURE

Parcelisation Plan

Land Use	Residential
Typical Plot Size (width x depth)	55 x 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

Plot Plan



- Allowable Zone for Expansion Uses/ Structures
- Allowable Zone for Ancillary Uses/ Structures
- Main Villa (Primary Building) Zone
- Vehicular Access Zone
- Pedestrian Access Zone
- Optional Pedestrian Access (where permissible)
- Plot Boundary

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Floor Plan



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