

*Aljurf*  
GARDENS  
—  
GHUSOON VILLAS



I N

“THEY USED TO SAY THAT AGRICULTURE

T H E

HAS NO FUTURE, BUT WITH GOD'S

F O O T S T E P S

BLESSING AND OUR DETERMINATION, WE

*o f*

HAVE SUCCEEDED IN TRANSFORMING THIS

O U R

DESERT INTO A GREEN LAND.”

A N C E S T O R S

H.H SHEIKH ZAYED BIN SULTAN AL NAHYAN

A L J U R F

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. Nestled along the Sahel Al Emarat Coast, AlJurf adds a new layer of beauty to the existing 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, 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 ancestor were, while enjoying the simple luxury provided by this intricately weaved work of nature and design.





# ALJURF MASTERPLAN

- 01 QASR AL JURF
- 02 JIWAR ALQASR
- 03 ALJURF GARDENS SIGNATURE PLOTS
- 04 WELLNESS CLINIC AND RESORT
- 05 PRIVATE CABANAS
- 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 PRIVATE ISLAND
- 19 JIWAR ALQASR RESORT HOTEL
- 20 ALJURF WILDLIFE RESERVE
- 21 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.



A M E N I T I E S

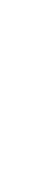
## P R I V A T E   E N T R A N C E



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 quick paced city, with a private and gated entrance, lies AlJurf Gardens. Stepping through the gates, one walks into a place that allows one to live simpler, that allows them to experience an authentic time with family and friends, in a private and secure environment.

## P R I V A T E   B E A C H



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 and offers a timeless and universal appeal and charm that adds to the feeling of escapism.

AlJurf Gardens boasts its own private beach, coastal shores stretching alongside the development's border, protecting its residents from the outside world.

## P R I V A T E   M A R I N A



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.

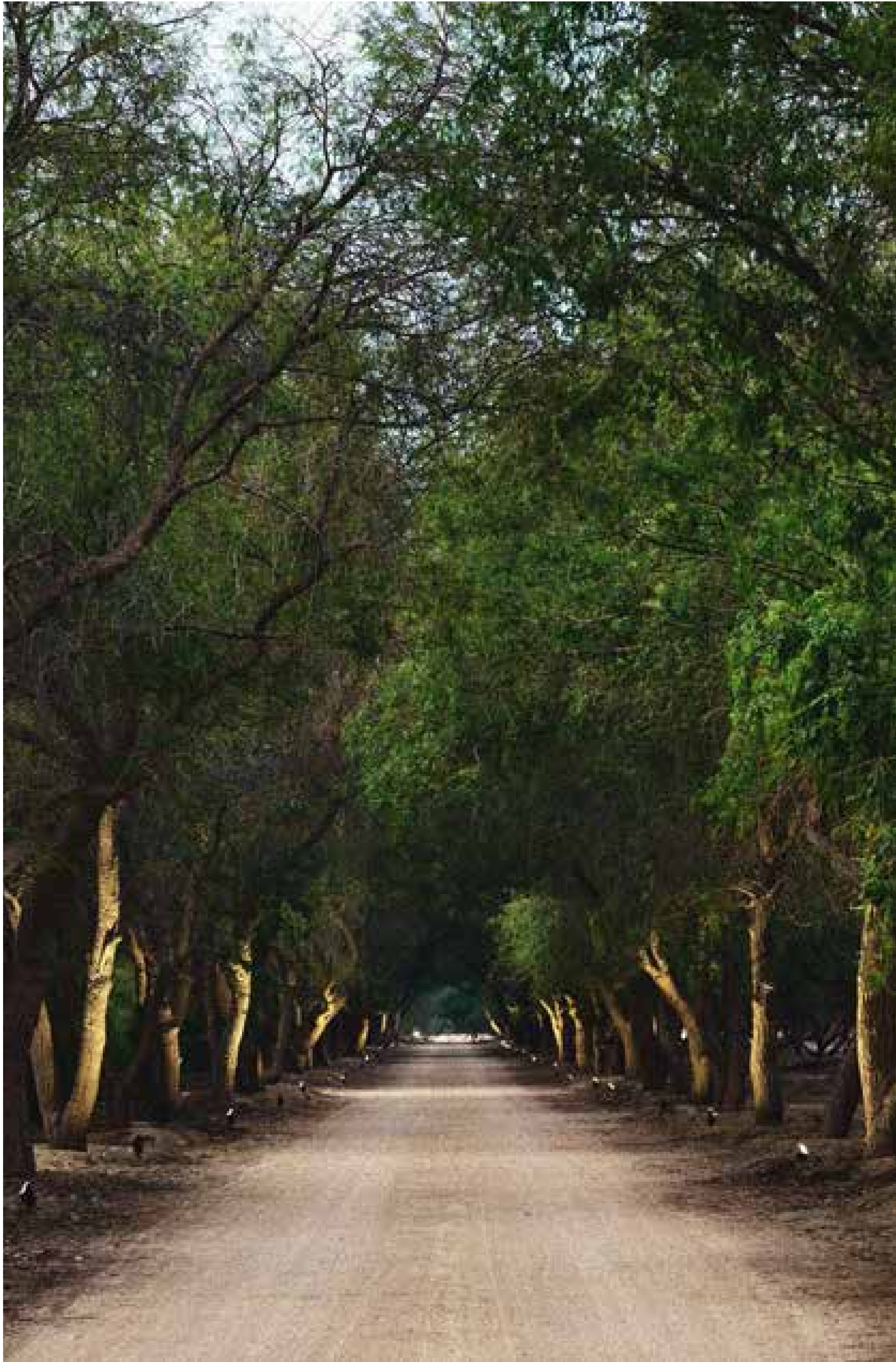
Comfortably nestled on the shores of the beautiful coast of AlJurf and a short path through the trees and lush greenery, lies the private marina, accessible exclusively to the residents of AlJurf Gardens for an actively enriching lifestyle.

## C O M M U N I T Y - C E N T E R E D



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 beautiful natural place, a framework for an authentic life. Critical to this is a supportive community that provides social engagement, different from what one finds in the city.



G H U S O O N

V I L L A S

The Ghusoon Villas are designed in a manner that takes you in a series of intimate spaces with views into private gardens. The homes orchestrate moving from a formal space to the private spaces and secluded courts as you move from the street to the back of your villa plot.

# NATURALLY INVITING

Step into a soul-soothing oasis where verdant trees adorn the surrounding space with their mysterious shady volumes, allowing light and serenity to brighten up every aspect of your life. Wake up to the sound of birds chirping, echoing in the vastness of the untouched surroundings inviting you to experience the best of nature and wildlife.





T W O  
C H O I C E S  
O F  
V I L L A S

**COURT VILLA - ROOMS NESTED WITHIN THE FOREST**

The Court Villa contains patio rooms inspired by the forest typology. Each patio shelters a different aspect of family life, from formal groves hosting reception spaces, to orchards for personal enjoyment.

**SHIFT VILLA - A WALK THROUGH THE FOREST**

The Shift Villa creates a compelling series of spaces mimicking the different layers of the forest. Moving from room to room feels as if you are meandering in-between the trees.

# Ghusoon Villa

## C O U R T

4

Bedroom  
Villa

4  6  4 

4 Br Ghusoon Villa	SQM
Minimum Plot Area	1237
Ground Floor	454
Total (incl. covered terraces)	454

Disclaimer:  
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Ground Floor Plan

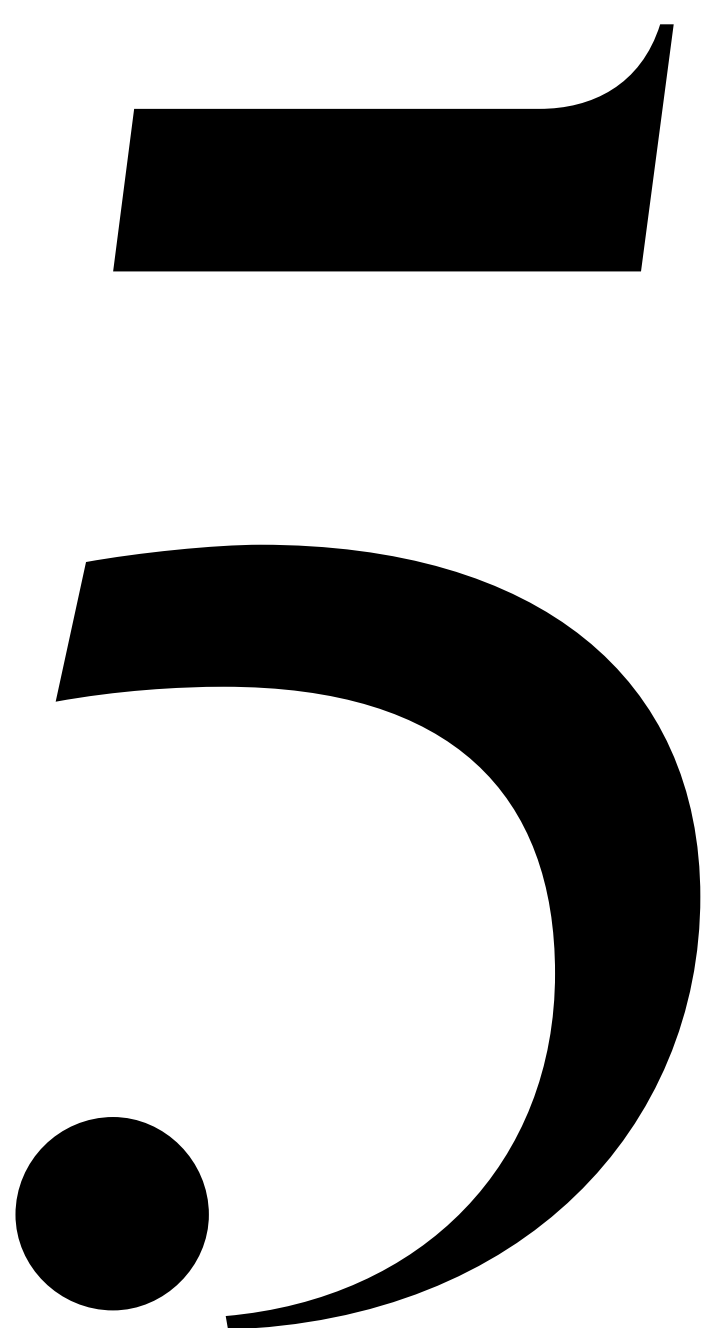




\* Artist Impression

# Ghusoon Villa

## C O U R T



Bedroom  
Villa

5

7

4

5 Br Ghusoon Villa	SQM
Minimum Plot Area	1620
Ground Floor	615
Total	615

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Ground Floor Plan





\* Artist Impression



\* Artist Impression




\* Artist Impression

# Ghusoon Villa

## SHIFT

3

Bedroom  
Villa

3  5  4 

3 Br Ghusoon Villa	SQM
Minimum Plot Area	1237
Ground Floor	472
Total (incl. covered terraces)	472

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Ground Floor Plan





\* Artist Impression




\* Artist Impression

# Ghusoon Villa

## SHIFT

4

Bedroom  
Villa

4  7  4 

4 Br Ghusoon Villa	SQM
Minimum Plot Area	1620
Ground Floor	643
Total (incl. covered terraces)	643

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Ground Floor Plan





\* Artist Impression



\* Artist Impression

COURT VILLA

FINISHING

SPECIFICATIONS

FLOORING



Item  
Porcelain Tiles

Area of use  
Powder Room  
Master Bathroom  
Bathrooms



Item  
Porcelain Tiles

Area of use  
Entry Hall  
Formal kitchen/dining/majlis  
Family corridor/majlis



Item  
Engineered Wood Flooring

Area of use  
Master Entry  
Master Bedroom  
Bedrooms

WALLS



Item  
Paint

Area of use  
Powder Room  
Master Bathroom  
Bedrooms' Bathroom



Item  
White Painted Plaster  
(Two-Tone)

Area of use  
Entry Hall  
Formal kitchen/dining/majlis  
Family corridor/majlis  
Master Entry  
Master Bedroom  
Bedrooms



Item  
Wood Veneer Panel

Area of use  
Entry Hall  
Formal Majlis

APPLIANCES

Refrigerator  
Dishwasher

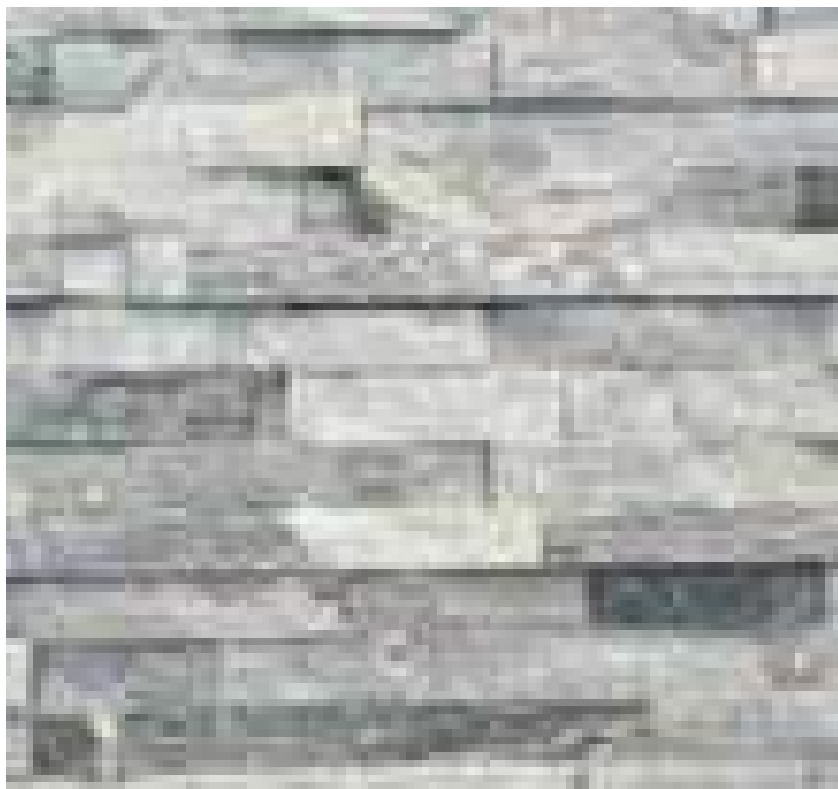
Cooker  
Hood

COURT VILLA

FINISHING

SPECIFICATIONS

EXTERIOR  
FACADES



Item

Natural Stone

Area of use

Exterior Facade



Item

Plaster and Paint

Area of use

Exterior Facade

EXTERIOR WALK  
& DRIVEWAYS

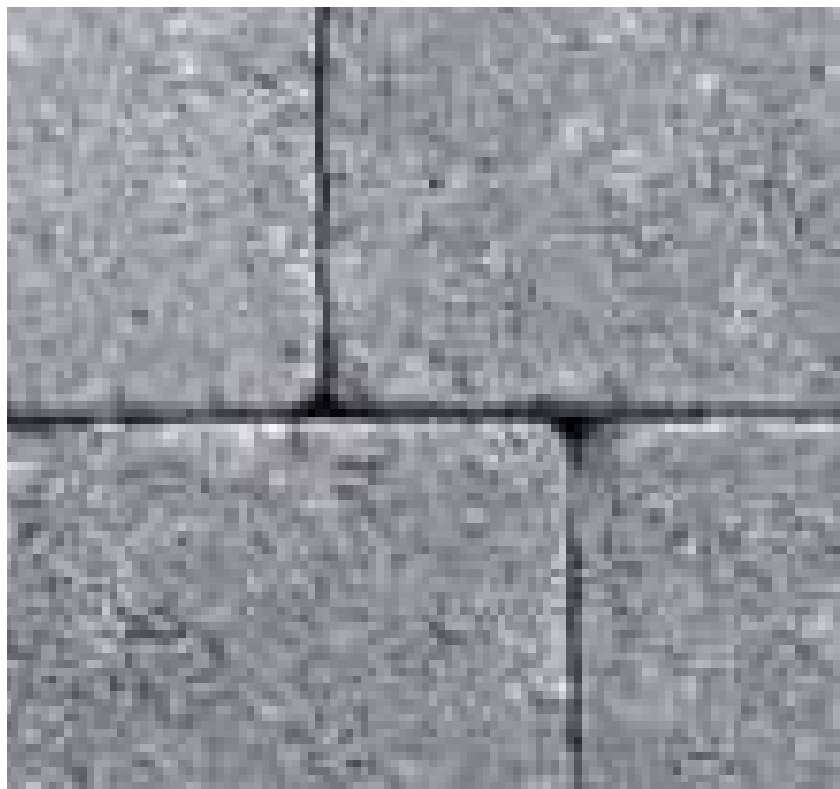


Item

Insitu Concrete

Area of use

Exterior Walkways  
Driveways



Item

Precast Concrete Pavers

Area of use

Exterior Walkways  
Driveways

SHIFT VILLA

FINISHING

SPECIFICATIONS

FLOORING



Item  
Porcelain Tiles

Area of use  
Master Bathroom  
Bathroom 1  
Bathroom 2



Item  
Porcelain Tiles

Area of use  
Entry Hall  
Corridor  
Formal majlis/kitchen/dining  
Family Majlis  
Cloak Room  
Powder Room



Item  
Engineered Wood Flooring

Area of use  
Master Bedroom  
Master Closet  
Bedrooms  
Bedroom Closet

WALLS



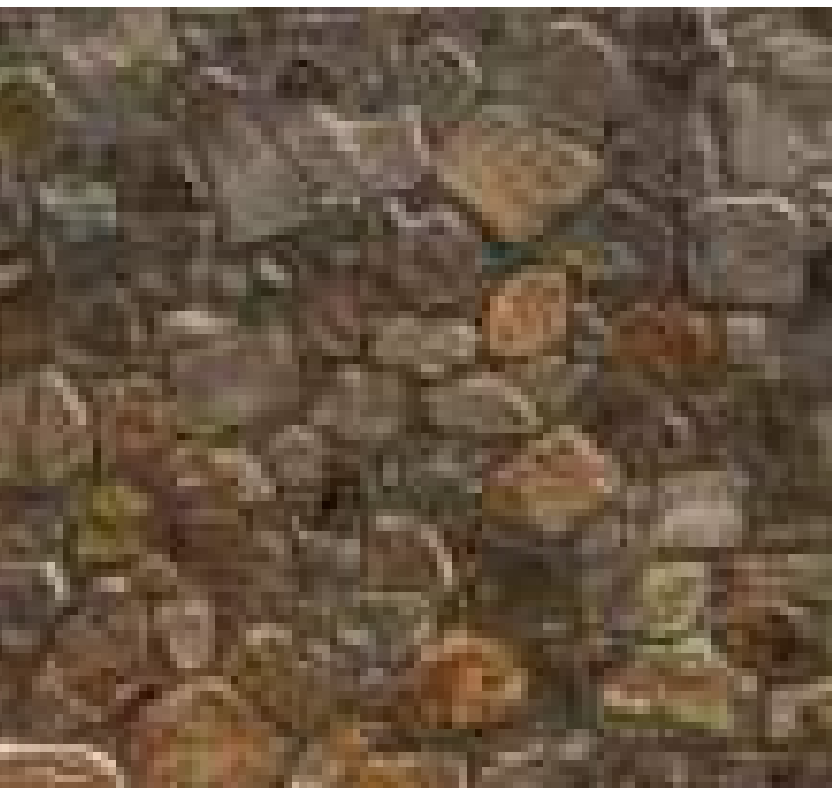
Item  
Paint

Area of use  
Master Bathroom  
Bathroom 1  
Bathroom 2  
Powder Room



Item  
White Painted Plaster (Two-Tone)

Area of use  
Formal Majlis/dining  
Family Majlis  
Master Bedroom  
Bedroom



Item  
Flagstone

Area of use  
Entry Hall  
Corridor  
Master Bedroom Feature Wall

APPLIANCES

Refrigerator  
Dishwasher

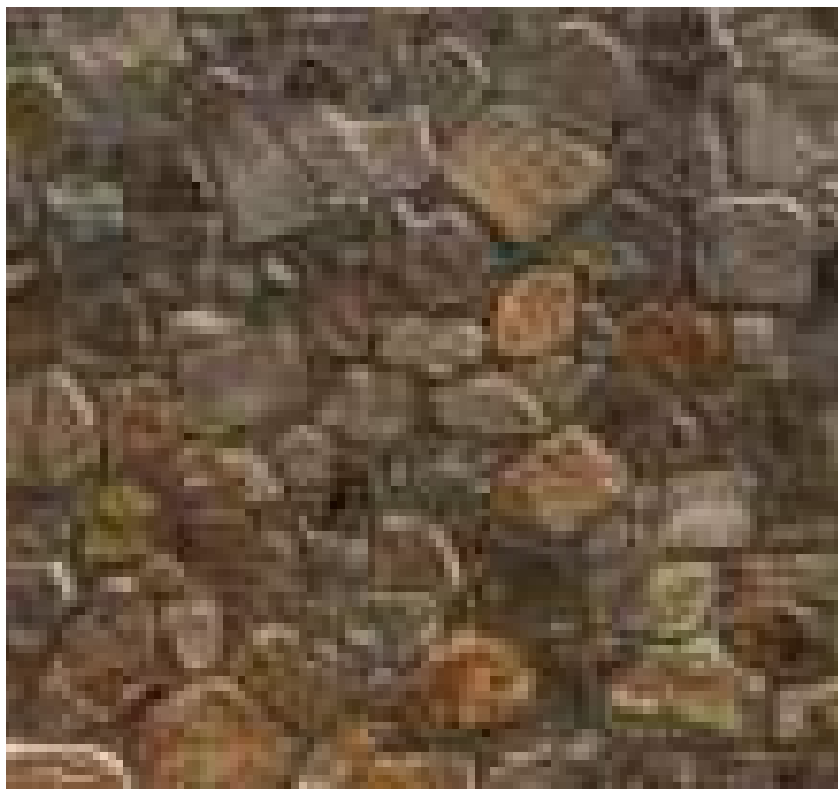
Cooker  
Hood

SHIFT VILLA

FINISHING

SPECIFICATIONS

EXTERIOR  
FACADES



Item

Natural Stone

Area of use

Exterior Facade



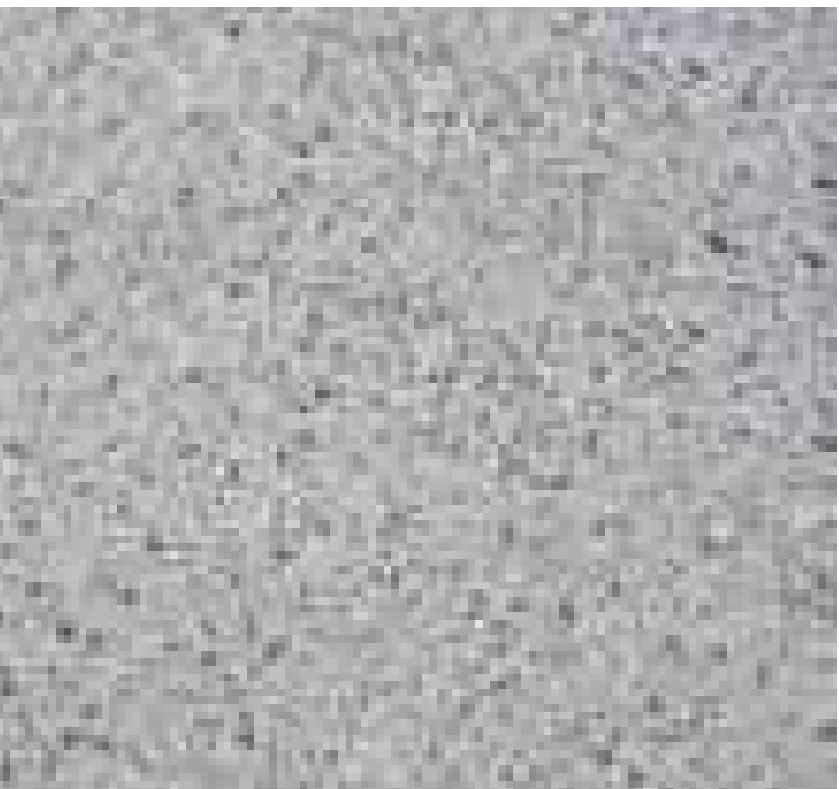
Item

Plaster and Paint

Area of use

Exterior Facade

EXTERIOR WALK  
& DRIVEWAYS



Item

Insitu Concrete

Area of use

Exterior Walkways  
Driveways



Item

Precast Concrete Pavers

Area of use

Exterior Walkways  
Driveways





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