



Aljurf
GARDENS

—
BUDOOR VILLAS

FIRST
CHOICE PROPERTIES LLC



“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

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 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

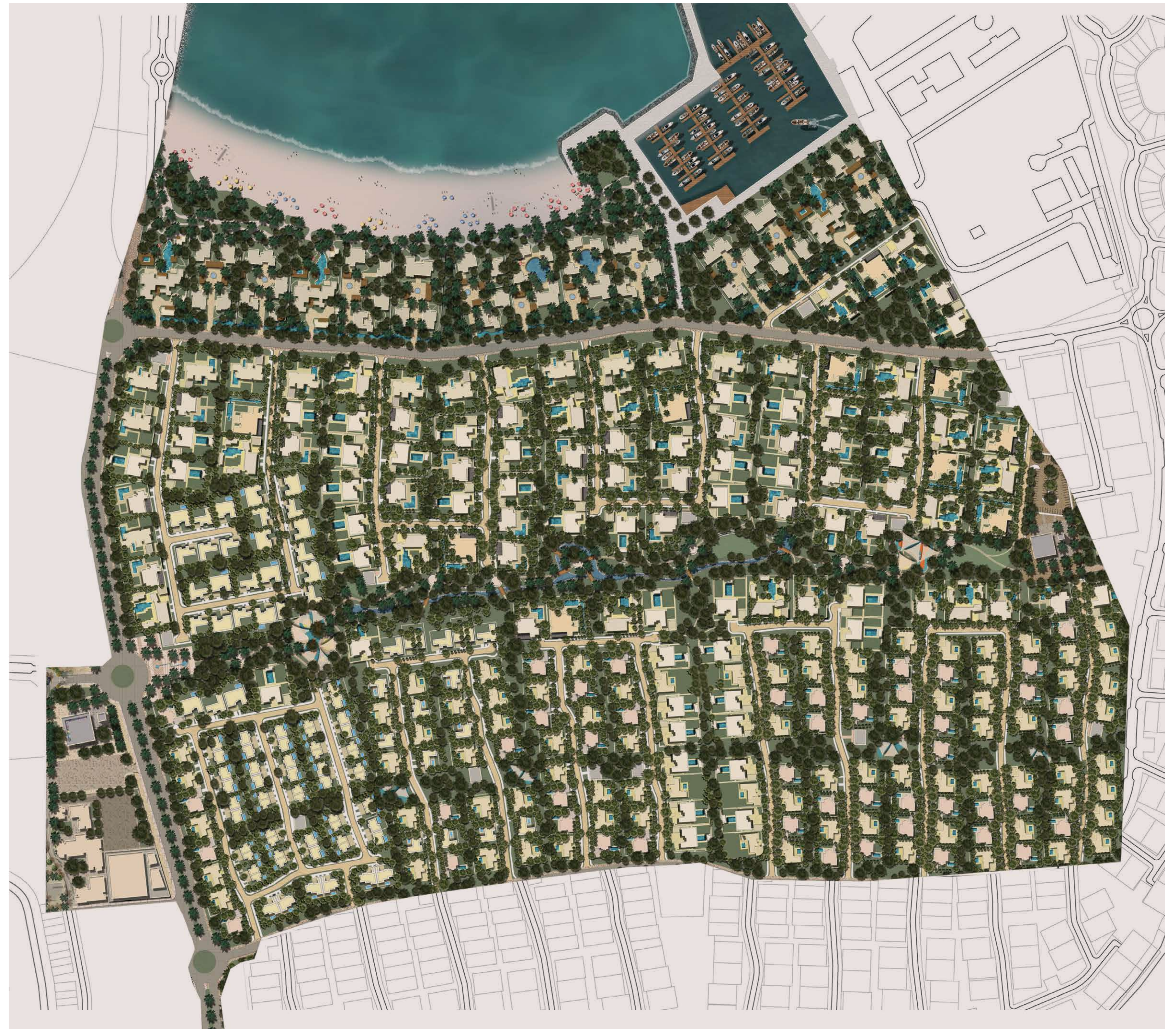
OF ALJURF

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.

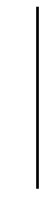
Aljurf Gardens is a natural masterpiece; an intricate tapestry of 500 landscaped plots designed to seamlessly integrate within the natural, raw beauty of Aljurf.

Inspired by local culture, Aljurf Gardens tames the wilderness of its surroundings 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.

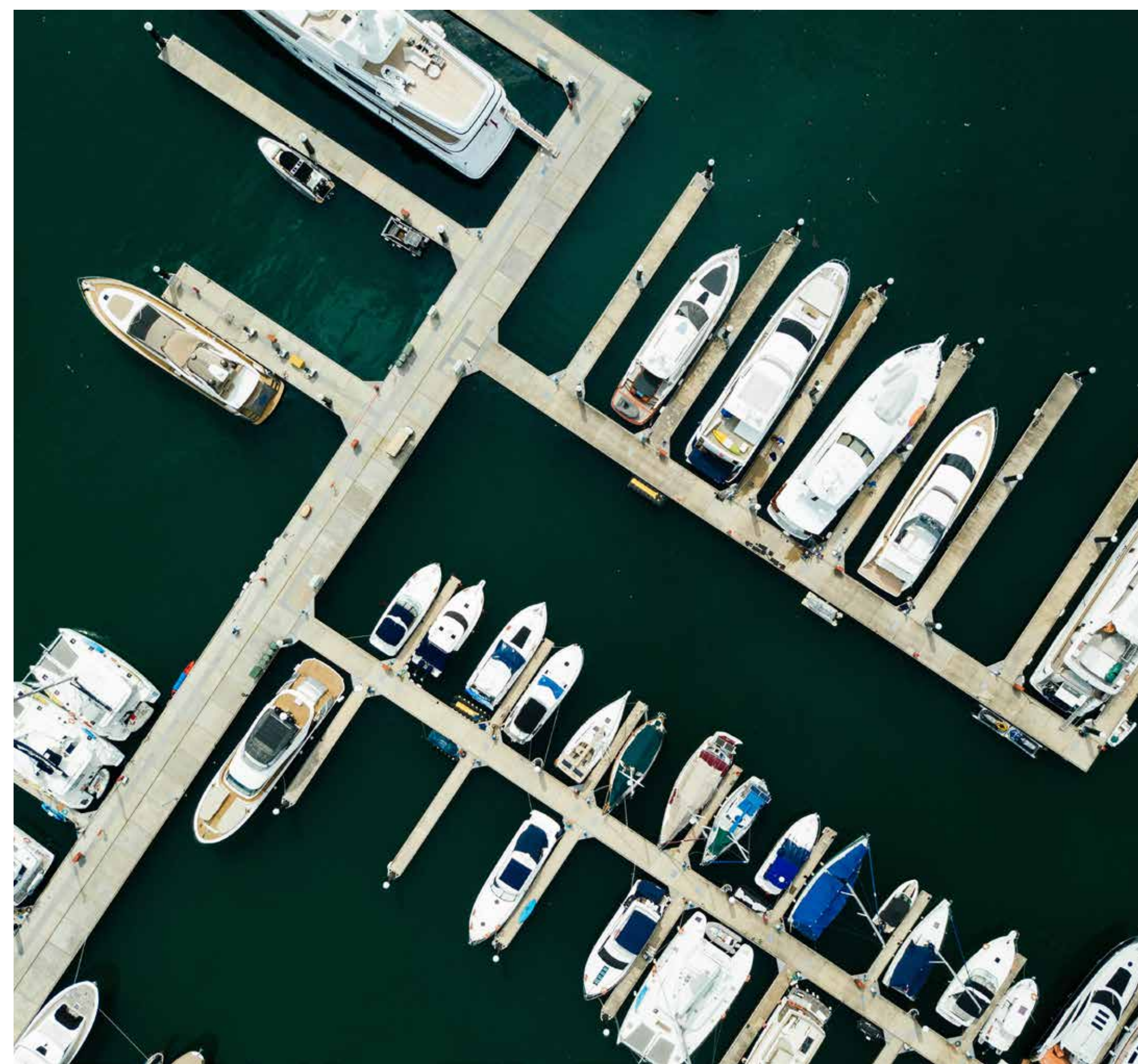
PRIVATE BEACH



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.

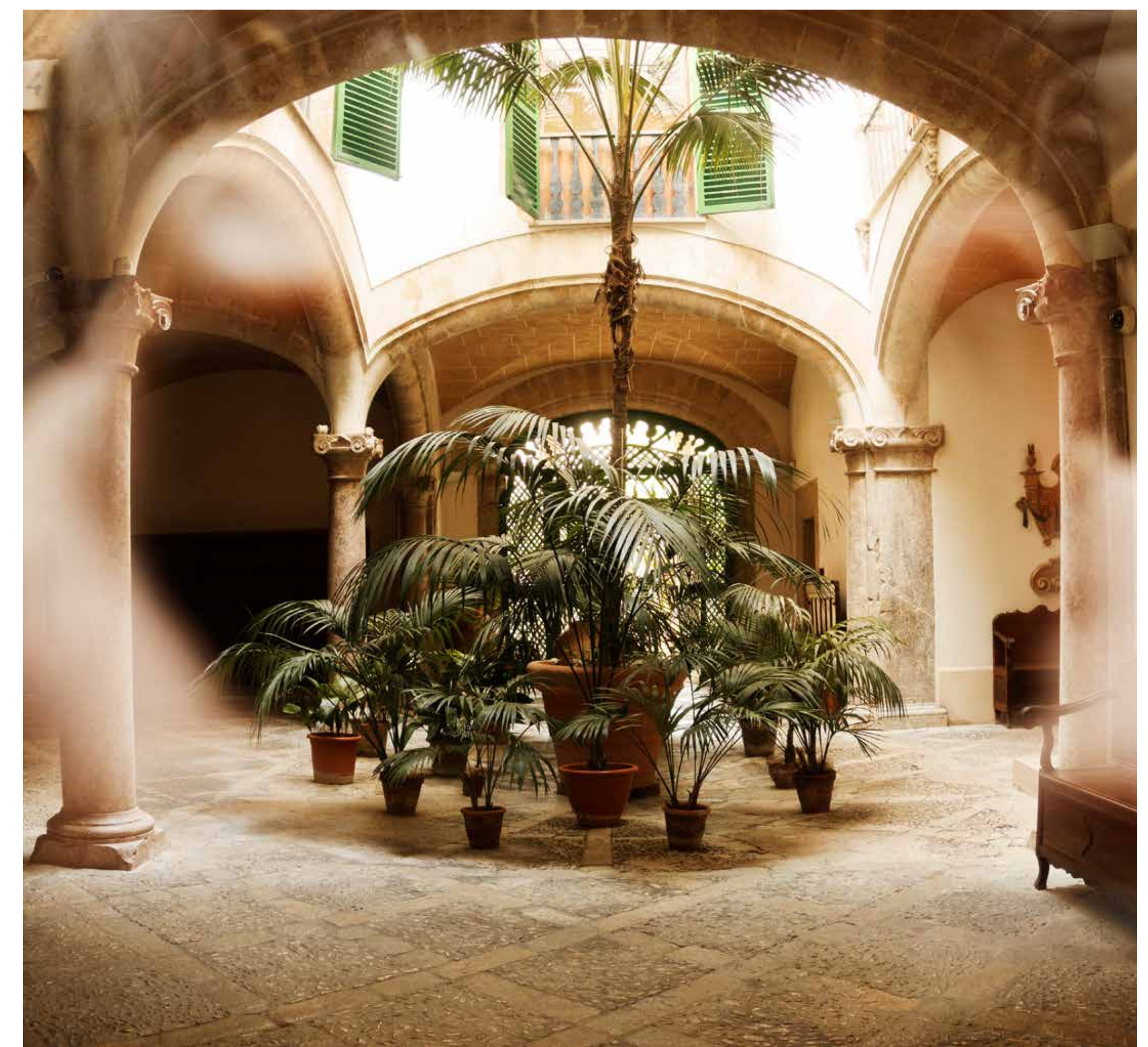
PRIVATE MARINA



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.

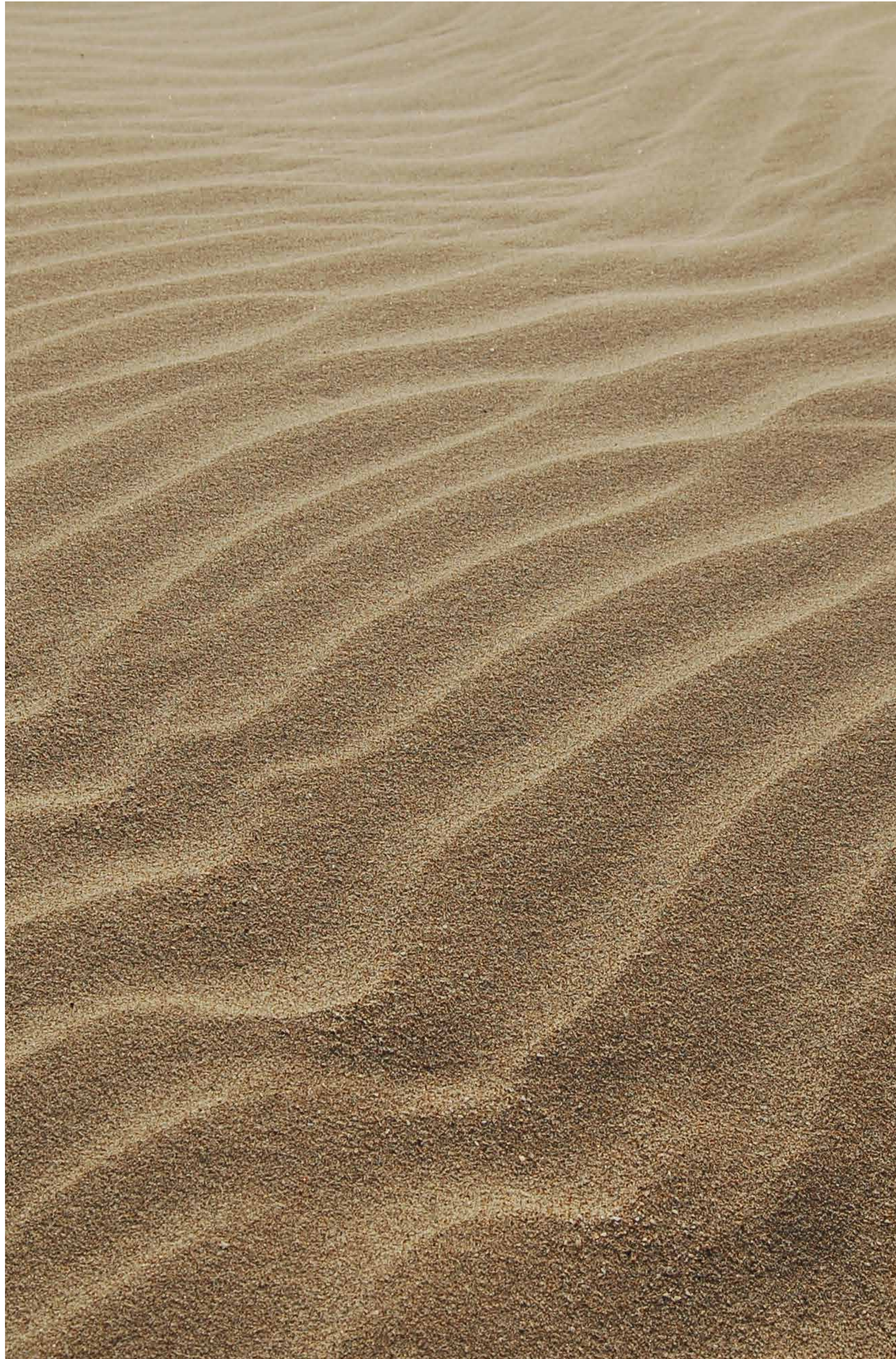
Comfortably nestled on the shores of the beautiful coast of AlJurf, and just a short walk through the trees and lush greenery, lies the private marina; accessible exclusively to the residents of AlJurf Gardens.

COMMUNITY CENTERED



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.



B U D O O R

V I L L A S

The Evolution of Tribal Growth

The Budoor Villa design is inspired from the basic elements of the Arabian desert tent, creating shelter and providing shade. Its hallmark design is modular, open, and linear. Historically, as the tribe grew in numbers, the tents transformed from one to many, with courtyards that provided privacy, light channels and breathable designs. Over time, this led to the differentiation of design and space. Ultimately creating a more fluid arrangement around the oasis.

A WORLD OF BREATH TAKING CONTRASTS

Brimming with date palms, mustard flowers, peach trees and tamarisk bushes, the slow-paced oasis life captures the contrast between the lush and the dry to dictate the best of desert daydreams. Inspired by local topography and landscape, the oasis naturally embraces shaded pools, golden sands and layers of vegetation, not only providing a heavenly respite from the harsh heat, but an irresistible temptation for desert exploration. In this flourishing desert spot, shapes are created organically with graceful dunes or by different gradients, bringing together within your villa plot both landscape and water.



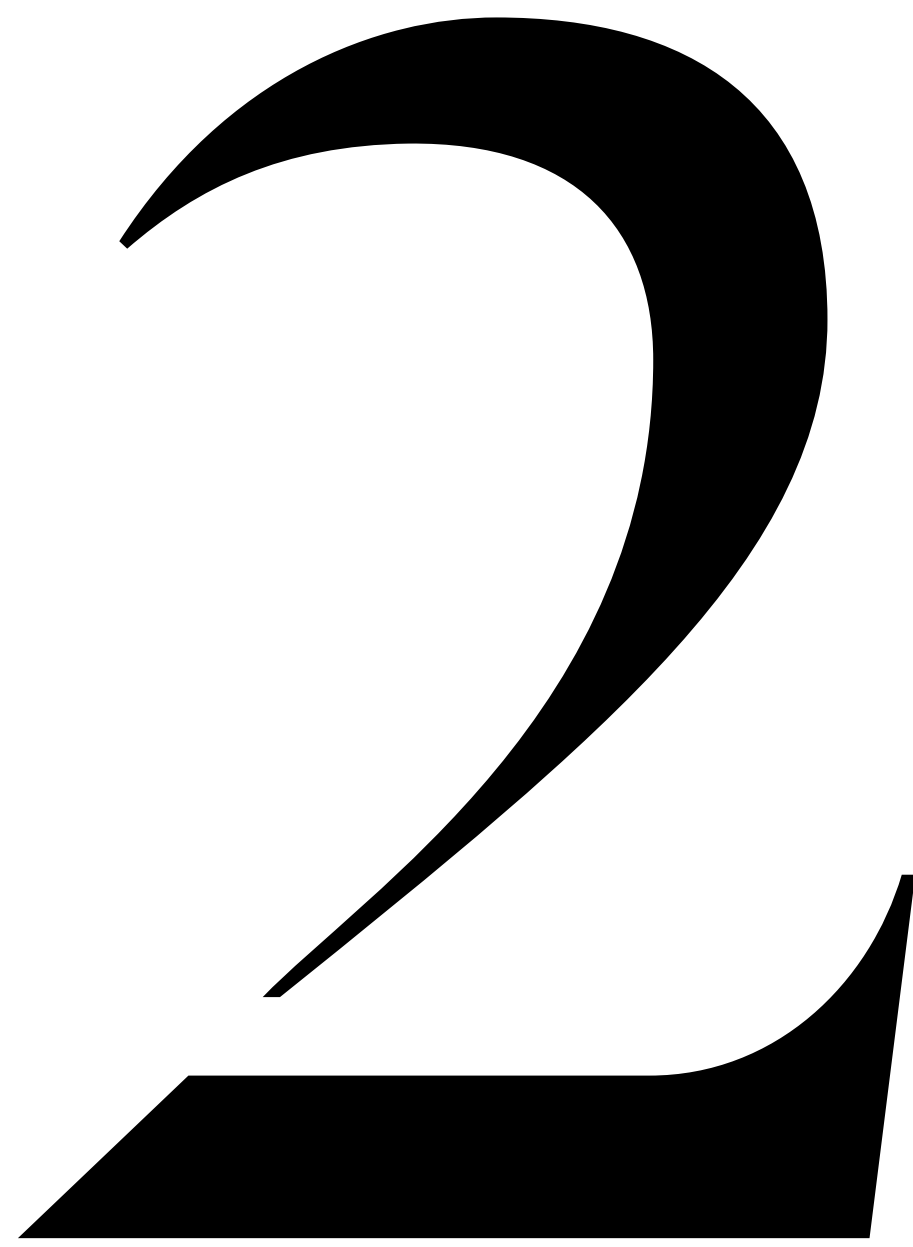


BUDOR VILLA TYPES



* Artist Impression

Budoor Villa



Bedroom Villa



2 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
Balconies / Terraces	16
Car Port	46 / 80
Total	269 / 303

Disclaimer:

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Ground-Floor Plan



Budoor Villa

3

Bedroom
Villa



3 Br Budoor Villa	SQM
Plot Area Options	609 / 756
Ground Floor	207
First Floor	55
Balconies / Terraces	77
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan



Budoor Villa

4

Bedroom
Villa



4 Br Budoor Villa	SQM
Plot Area Options	539 / 609 / 756
Ground Floor	207
First Floor	66
Balconies / Terraces	66
Car Port	46 / 80
Total	385 / 419

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Ground-Floor Plan



Budoor Villa

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First-Floor Plan





* Artist Impression



* Artist Impression

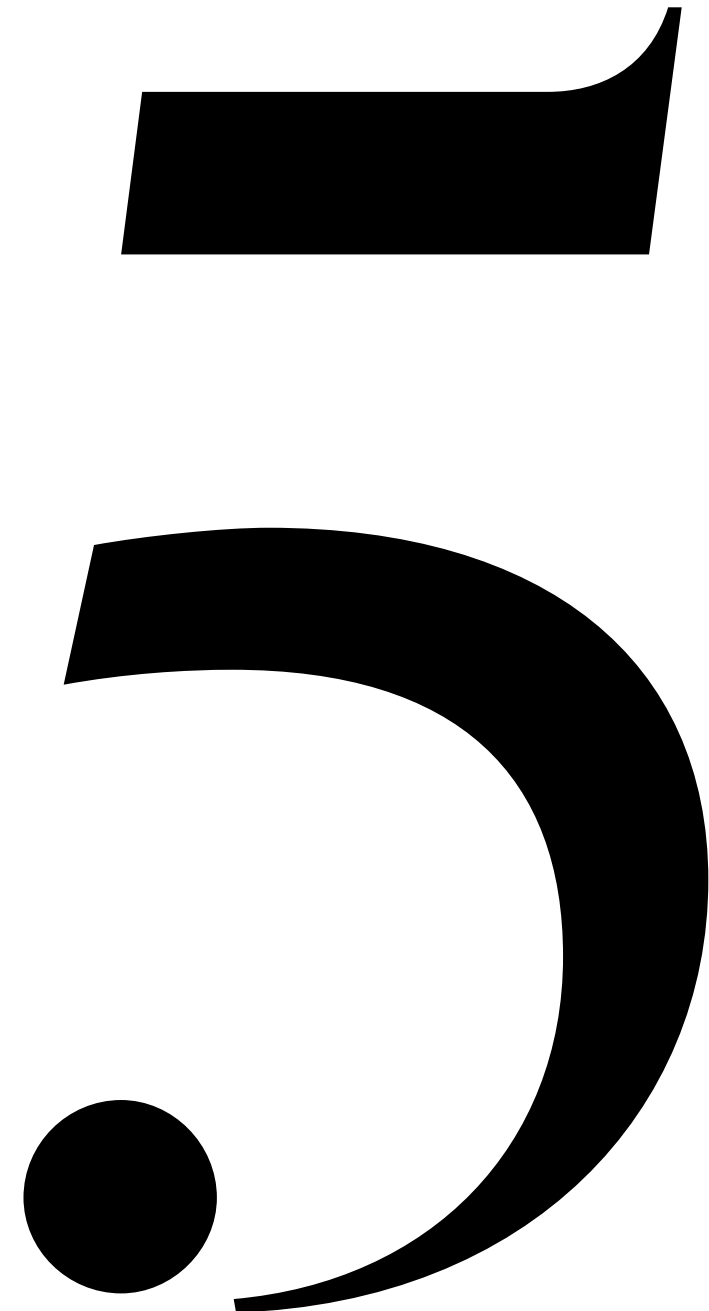


* Artist Impression



* Artist Impression

Budoor Villa



Bedroom
Villa



5 Br Budoor Villa	SQM
Plot Area Options	784 / 1620
Ground Floor	276
First Floor	154
Balconies / Terraces	87
Car Port	60 / 118
Total	577 / 635

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Ground-Floor Plan



Budoor Villa

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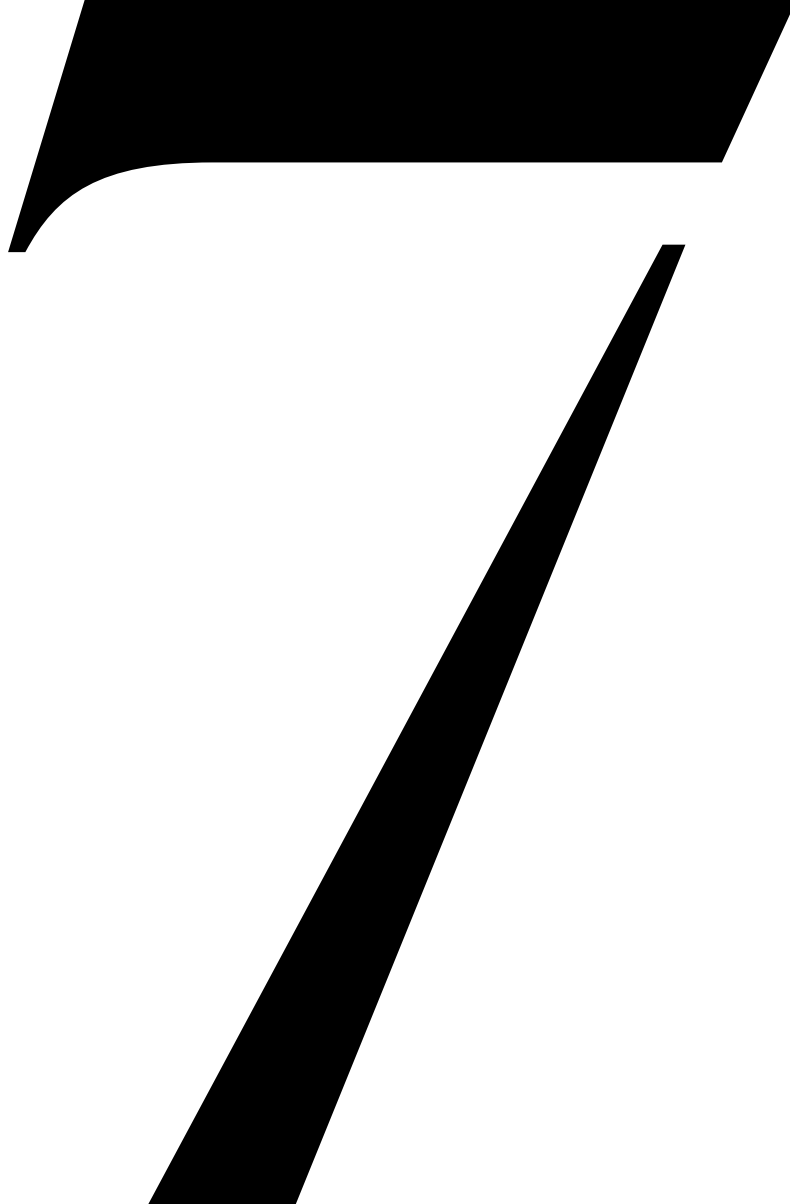


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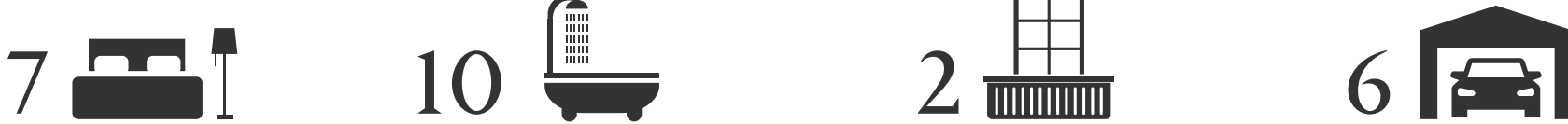


* Artist Impression

Budoor Villa



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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Ground-Floor Plan



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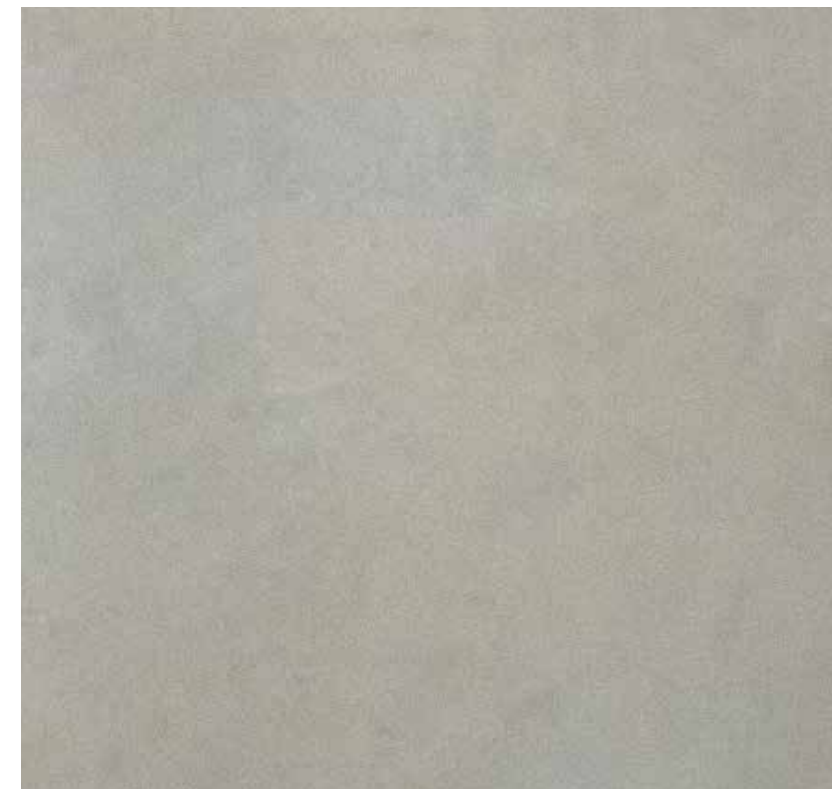
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First-Floor Plan



FINISHING SPECIFICATIONS

FLOORING



Item
Porcelain Tiles

Area of use
Living Area
Corridor
Dining Area
Lobby
Kitchen



Item
Porcelain Tiles

Area of use
Bathroom Floors



Item
Timber Effect Ceramic Tiles

Area of use
Typical Bedroom Floors

WALLS



Item
Porcelain Tiles

Area of use
Bathrooms



Item
Porcelain Tiles

Area of use
Throughout



Item
Porcelain Tiles

Area of use
Corridor
Dining Room
Kitchen
Living Room
Master Bedroom

APPLIANCES

Refrigerator

Dishwasher

Cooker

Hood

FINISHING
|
SPECIFICATIONS

EXTERIOR
FACADES



Item
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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