

## THE COMMUNITY:

Al Furjan provides a vibrant and family-friendly environment. The neighborhood's prime location offers easy access to major highways and is in close proximity to popular landmarks such as Dubai Marina, Bluewaters and Palm Jumeirah. Al Furjan is a sought-after destination for those seeking a modern and well-connected community in the heart of Dubai.

## WHY TRUSSARDI RESIDENCES?

- Fully furnished by Trussardi Casa
- Finishing and materials in neutral tones selected for their aesthetic qualities and efficiency
- Designed for luxury and affordable living where you can appreciate the finer things in life
- 1-minute walking proximity to metro
- An 11-storey building with 140 exclusive apartments
- Basement + 3 Podium Levels Parking
- Rooftop terrace
- 3 years maintenance warranty
- Ceiling height clear 3,4 meter Bathrooms 2,7 meter
- 7 meter high lobby
- Lobby providing WC / reception, cafe, business lounge / prayer room



## LOCATION AND VIEWS

- Minutes away from Discovery Gardens Metro, 8 min drive to Bluewaters, 10 min drive to Palm Jumeirah, 18 min drive to Downtown Dubai, 20 min drive to Al Maktoum International airport
- Overlooking the Dubai skyline
- Situated along low rise apartments and villas community

## PAYMENT PLAN

|     |                 |                      |
|-----|-----------------|----------------------|
| 10% | DOWN PAYMENT    | September 2024       |
| 10% | 2ND INSTALLMENT | October 2024         |
| 32% | 13 INSTALLMENTS | Monthly payment      |
| 12% | ON HANDOVER     | December 2025        |
| 36% | POST HANDOVER   | 1% monthly till 2029 |

## PREMIUM AMENITIES

|                                                                                                                           |                                                                                                                                             |                                                                                                                                               |                                                                                                                                        |                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <br>7 parks including the rooftop garden | <br>3 years maintenance warranty                         | <br>Gyms for ladies and gents, sports areas and yoga zones | <br>200 meters jogging track                        | <br>Indoor and outdoor children's playgrounds |
| <br>Valet parking service               | <br>Office spaces                                       | <br>Library                                               | <br>Lounge and BBQ zones                           | <br>SPA and beauty studios                   |
| <br>Branded restaurant /cafe           | <br>Close proximity to Discovery Gardens metro station | <br>Air disinfectant system                              | <br>26-meter infinity pool with catering services | <br>Private pools in apartments             |

## A-LA-CARTE

- Daily deep cleaning
- Fresh bed linen and towels
- Laundry

## COMPLIMENTARY SERVICES

- Room service
- Butler service
- Concierge service
- Valet parking



## STARTING PRICES

|                                              |                                                 |                                                        |
|----------------------------------------------|-------------------------------------------------|--------------------------------------------------------|
| <b>1 BED</b><br>864 sq.ft / 80m <sup>2</sup> | <b>2 BED</b><br>1,262 sq.ft / 117m <sup>2</sup> | <b>2 BED W POOL</b><br>1,701 sq.ft / 158m <sup>2</sup> |
| AED 1,313,256<br>1,520 AED / sq.ft           | AED 2,236,395<br>1,772 AED/sq.ft                | AED 3,130,696<br>1840 AED/sq.ft                        |
| USD 357,665<br>4,471 USD/m <sup>2</sup>      | USD 609,083<br>5,205 USD/m <sup>2</sup>         | USD 852,646<br>5,396 USD/m <sup>2</sup>                |