



REALITY BEYOND IMAGINATION...



# DUBAI...

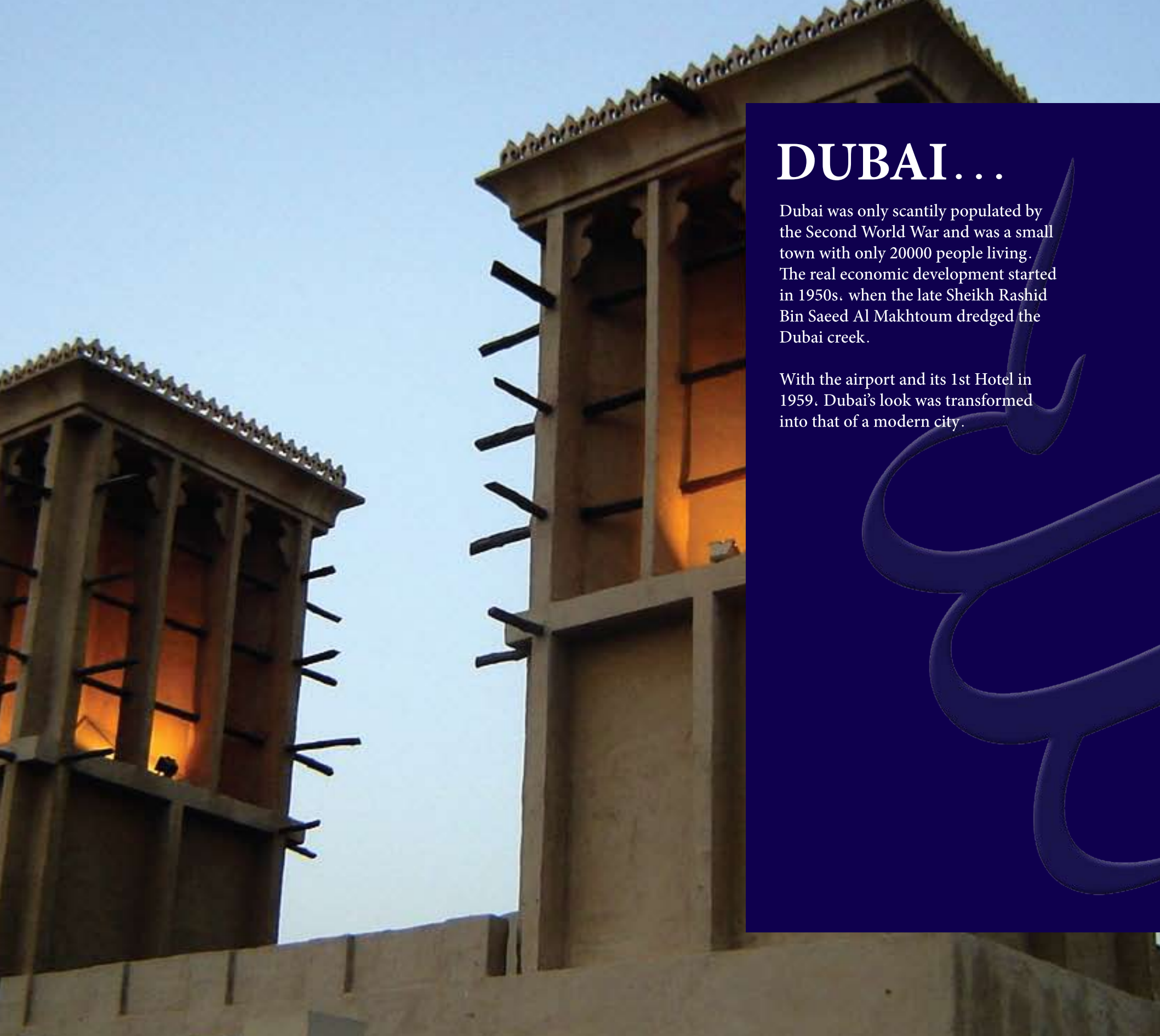
Dubai was only scantily populated by the Second World War and was a small town with only 20000 people living. The real economic development started in 1950s. when the late Sheikh Rashid Bin Saeed Al Makhtoum dredged the Dubai creek.

With the airport and its 1st Hotel in 1959. Dubai's look was transformed into that of a modern city.

# The place to be...

Not content with building the biggest constructions. the tallest skyscrapers or just creating the largest man made islands in the world. Dubai gets one better every year. Recently, it brought snow to this sun – baked desert oasis.

From the timeless tranquillity of the desert to the lively bustle of the souk. Dubai offers a kaleidoscope of attractions for the visitors.





# RESIDENCE COMPLEX

# AT DUBAILAND

## RELAX AND ENJOY

Residence Complex includes a series of desert-based attractions integrated within the parkland surrounds; it provides a calm and tranquil atmosphere and offer opportunity for you to commune with nature.

With fitness and stress management facilities, you will be allowed the experience of exotic location without leaving Dubai.

## STAY

Residence complex is a planned urban residential development that creates a desirable living environment. Distribution of buildings have been set apart from each other to improve privacy between buildings and create a feeling of openness through out the development.

## WORK

Residence Complex at Dubailand is a fantastic location and is a perfect representation of style meeting convenience. It provides the best conducive work atmosphere to the highest international standards & accommodate the needs of the advanced business requirements.

The brilliantly planned infrastructure and luxurious facilities aim to take the stress out of work and everyday life.





# DUBAILAND

Dubailand will be a distinctive destination that offers pure family entertainment and education, incorporating a significant number of attractions, day and nighttime activities as well as a huge variety of hotels to encourage overnight stays and longer visits.

Dubailand will contain world-class attraction-based experiences, most of which will throw open their doors to visitors in the year 2010.

Dubailand's attraction-based experiences categories include:

- Theme Parks
- Culture and Art
- Science and Planetariums
- Sports and Sport Academies
- Wellbeing and Health
- Shopping and Retail
- Resorts and Hotels



## A PRIME LOCATION

Enjoy the excellent access to the major development in Dubai.

Residence Complex ideally located with prime frontage and direct access from Dubai – Al Ain Road, Dubai By-Pass Road and Emirates Road right across from Academic City, Dubai Silicon Oasis, Liwan, The Villa and Dubai Outlet Mall.

Residence Complex is conveniently close to the key Dubai destinations.



**1**

Mall of the Emirates  
25 Km



**2**

Business Bay  
12 Km



**3**

Burj Dubai & Dubai Mall  
12 Km



**4**

Dubai International Financial Center  
15 Km



**5**

Al Souq (Old Downtown)  
17 Km



**6**

Culture Village  
12 Km



**7**

Dubai Festival City  
12 Km



**8**

Dubai International Airport  
15 Km



**RESIDENTIAL COMPLEX**

## DURAR 1 AT RESIDENCE COMPLEX

Located closely to the entrance of Residence Complex and to the main central axial node that contain the commercial center, Durar 1 will be the Jewel of Residence Complex.





# DURAR PROPERTIES

DURAR Properties L.L.C. is a U.A.E. based property development company. The name as in Arabic language, means jewels. As jewels signify prosperity and assure increased worth with time, similarly Durar offers unmatched investment opportunities and guarantees high revenues.

DURAR Properties adheres to be country's top business developer that practices and promotes excellence. In every building DURAR crafts a testimony to our dedication to brilliance and innovative thinking.

DURAR believes in providing the highest quality solutions with world class amenities to all people and creating modern communities with unique residential and commercial development. At Durar, our mission is to ascertain the best development schemes for projects in Dubai exploiting our local and regional expertise granting an extraordinary chance for families to own their dream homes effortlessly.

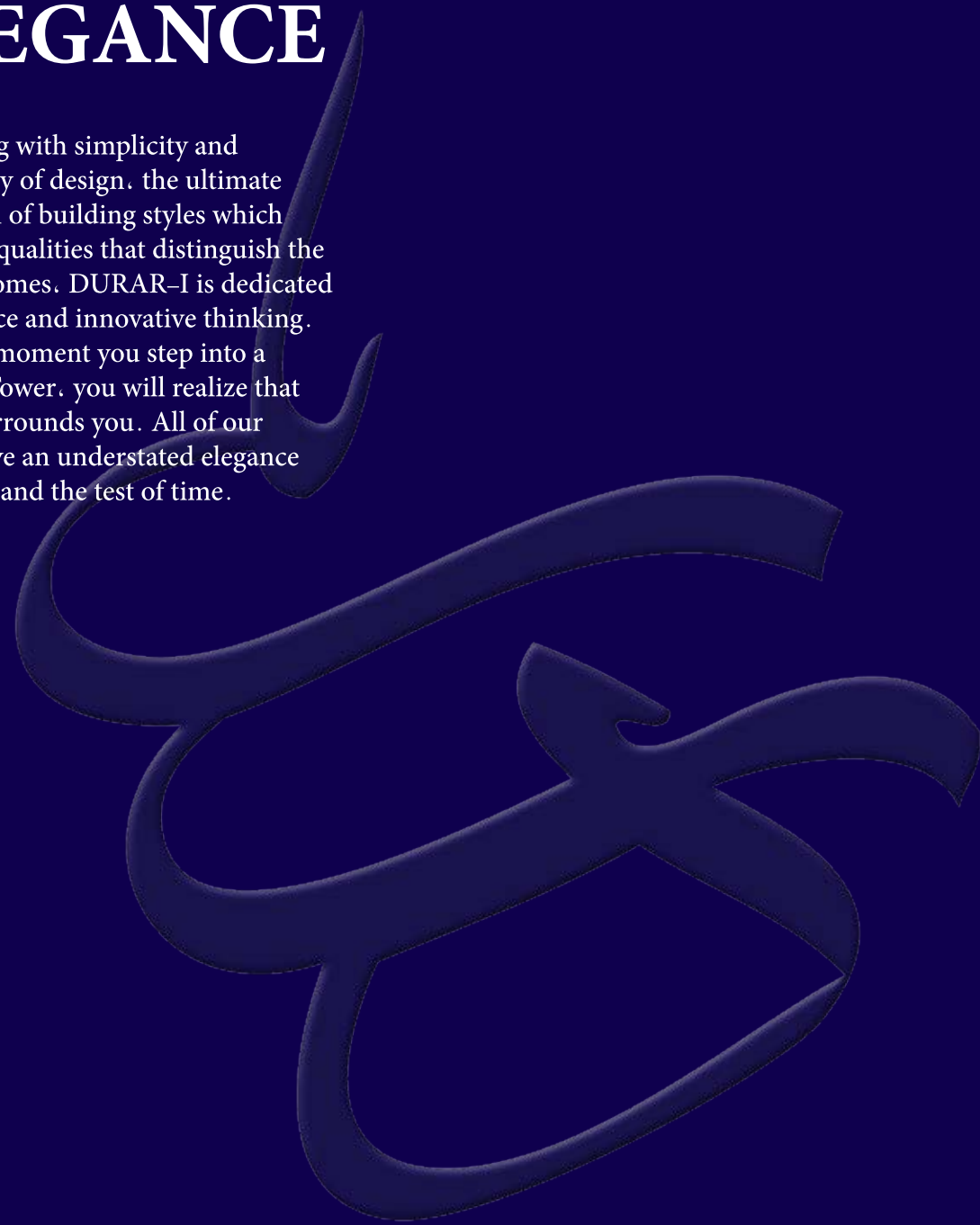






# ELEGANCE

Resonating with simplicity and consistency of design, the ultimate expression of building styles which evoke the qualities that distinguish the greatest homes. DURAR-I is dedicated to brilliance and innovative thinking. From the moment you step into a DURAR Tower, you will realize that quality surrounds you. All of our homes have an understated elegance that will stand the test of time.





# AMENITIES

The facilities which increase the potential of DURAR 1 and its competitiveness with other residential buildings are:

1. Temperature controlled swimming pool for children and adults.
2. Jacuzzi and fully equipped gymnasium.
3. Indoor & outdoor children play area and nursery.
4. High-speed elevators.
5. Built-in wardrobes, kitchen cabinets with cooking range.
6. Reception security desk, 24 hours maintenance.
7. Sky Garden landscape and jogging area.





# DURAR 1

A simple, modern and friendly buildings reflect the concept of living easy and simple life.

Durar 1 is consisting of 236 total units of one, two and three bedrooms elegant and modern apartments reflect a higher standard of living and an extraordinary chances for families to win their dream homes effortlessly.





## INTERIOR EXCELLENCE

We all dream of living in luxury. Spoil yourself with even more spacious living areas and a king size bed. Pamper yourself with upgraded bath amenities including a luxurious bathtub. The utmost in luxury with all the privacy you may require.





## URBAN ENVIRONMENT

Even though the project is located in an urban environment, the residents shall feel themselves in a comfortable environment far away from the hassles of modern life. By the relaxing side of temperature-controlled pool, the residents will forget the motion of time. It's a blend of natural lighting and water features.



# TYPE 2



## 1st Floor



# TYPE 3



## 1st Floor



## 1 BEDROOM

64.56 sqm / 695 sqft  
Terrace Area: 43.47 sqm / 468 sqft

## 1 BEDROOM

70.08 sqm / 755 sqft  
Terrace Area: 43.92 sqm / 473 sqft

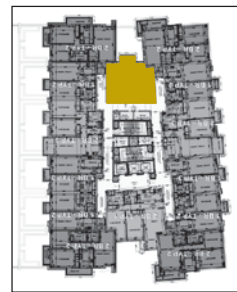
## 2 BEDROOMS

103.60 sqm / 1115 sqft  
Terrace Area: 44.07 sqm / 474 sqft

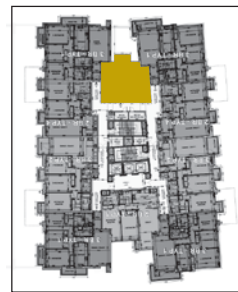
## 2 BEDROOMS

104.78 sqm / 1128 sqft  
Terrace Area: 67.55 sqm / 727 sqft

# TYPE 1



1st to 7th FLOOR

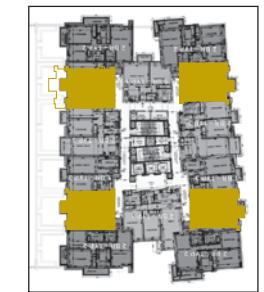


8th to 9th FLOOR

# TYPE 2



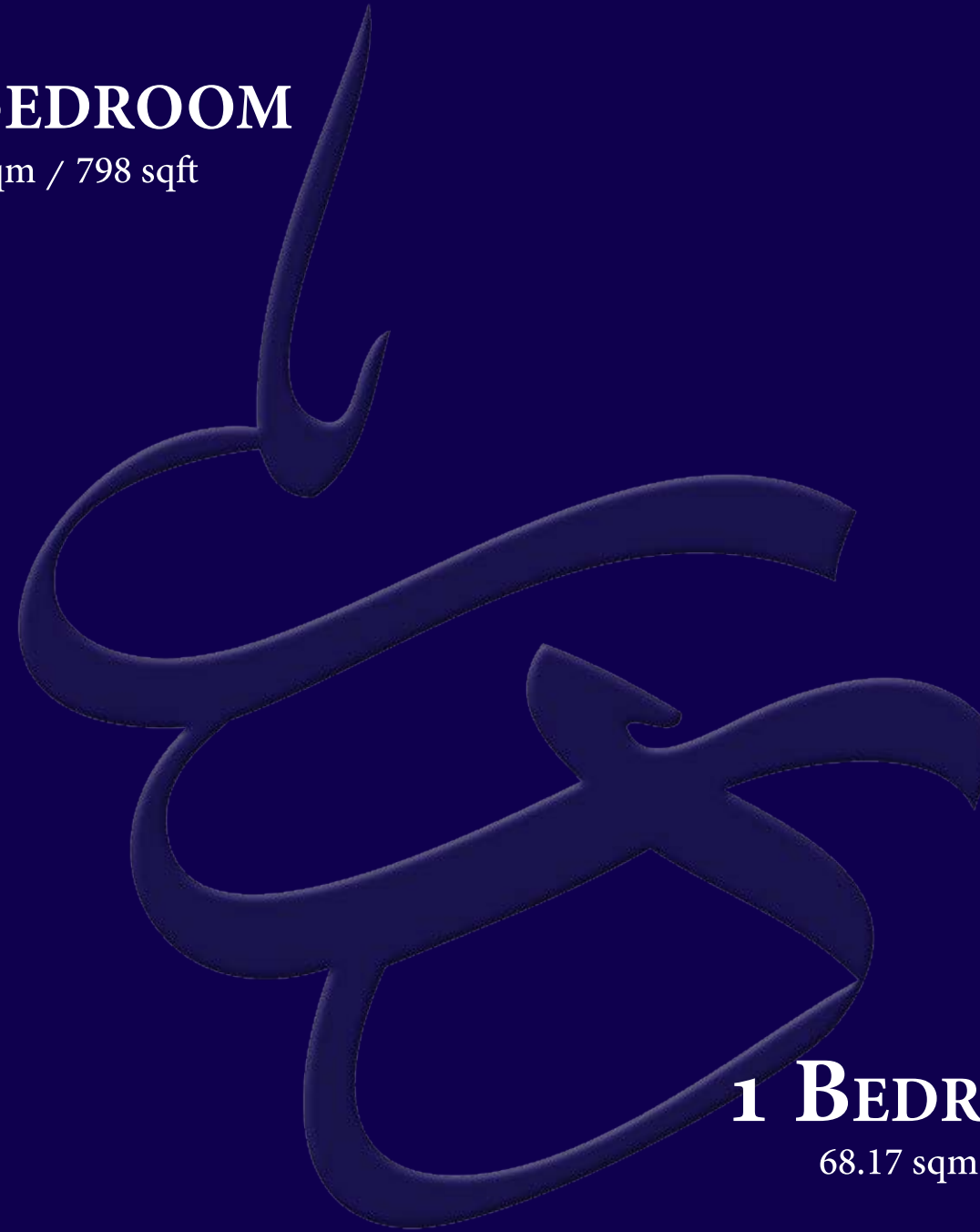
1st FLOOR



2nd to 7th FLOOR

## 1 BEDROOM

74.18 sqm / 798 sqft



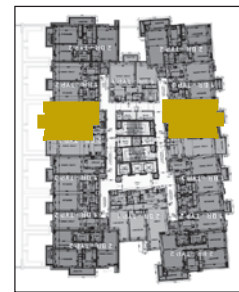
## 1 BEDROOM

68.17 sqm / 734 sqft

# TYPE 3



1st FLOOR



2nd to 7th FLOOR

## 1 BEDROOM

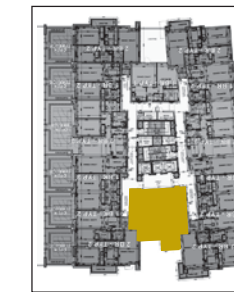
74.05 sqm / 797 sqft



## 2 BEDROOMS

111.38 sqm / 1198 sqft

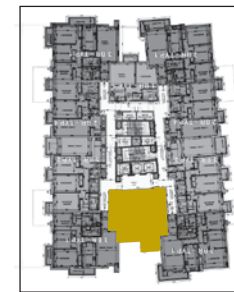
# TYPE 1



1st FLOOR



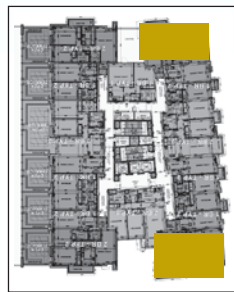
2nd to 7th FLOOR



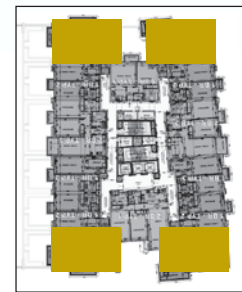
8th to 9th FLOOR



# TYPE 2



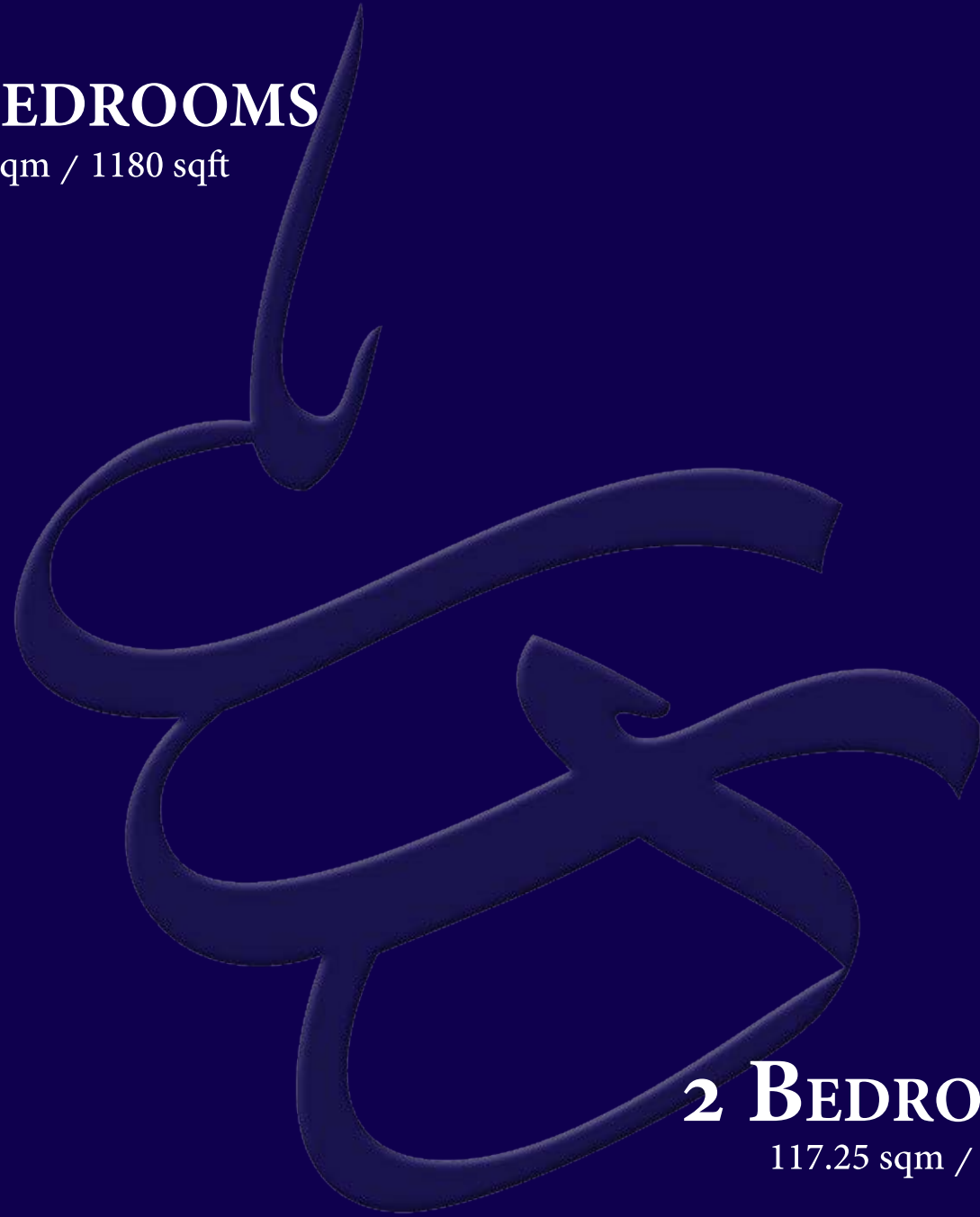
1st FLOOR



2nd to 7th FLOOR

# 2 BEDROOMS

109.60 sqm / 1180 sqft



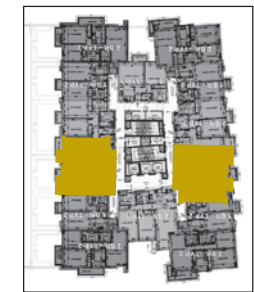
# 2 BEDROOMS

117.25 sqm / 1262 sqft

# TYPE 3



1st FLOOR



2nd to 7th FLOOR

# TYPE 4



8th to 9th FLOOR

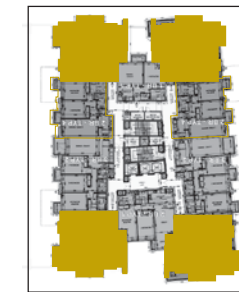
## 2 BEDROOMS

109.90 sqm / 1183 sqft

## 3 BEDROOMS

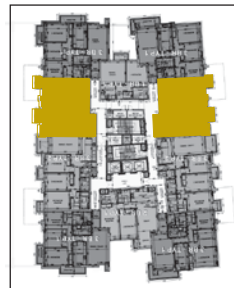
144.33 sqm / 1554 sqft

# TYPE 1



8th to 9th FLOOR

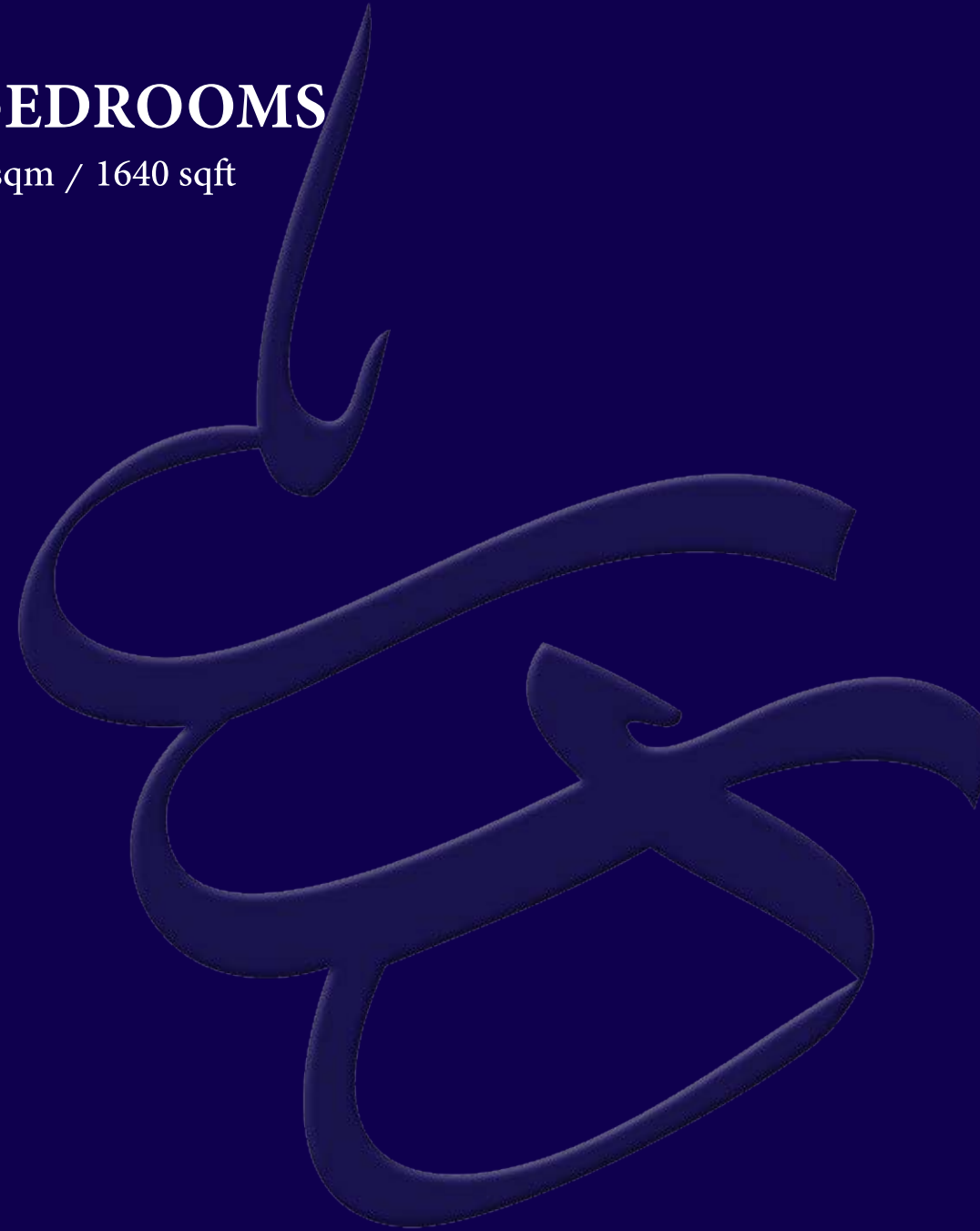
# TYPE 2



8th to 9th FLOOR

## 3 BEDROOMS

152.39 sqm / 1640 sqft



DEVELOPER



CONSULTANTS



CONTRACTORS



DURAR AL EMARAT PROPERTIES L.L.C.

RERA REG. No.: 2007/742

ESCROW ACCOUNT No.: 6200476454