

# GHARBI I

RESIDENCES

## ABOUT THE PROPERTY

This represents the culmination of Rabdan's fourth project, meticulously crafted by esteemed architects known for their unwavering dedication to excellence in design and quality. Our commitment to perfection guarantees meticulous attention to every detail, ensuring your complete satisfaction.

By Rabdan Developments



## SEAMLESSLY LINKED :

### GHARBI I RESIDENCES

Stands as a powerful symbol of the seamless integration between urban living and the beauty of nature.

### EASY ACCESS TO :

- Sheikh Zayed Road
- Sheikh Mohammed Bin Zayed Road
- AlKhail Road
- Hessa Street

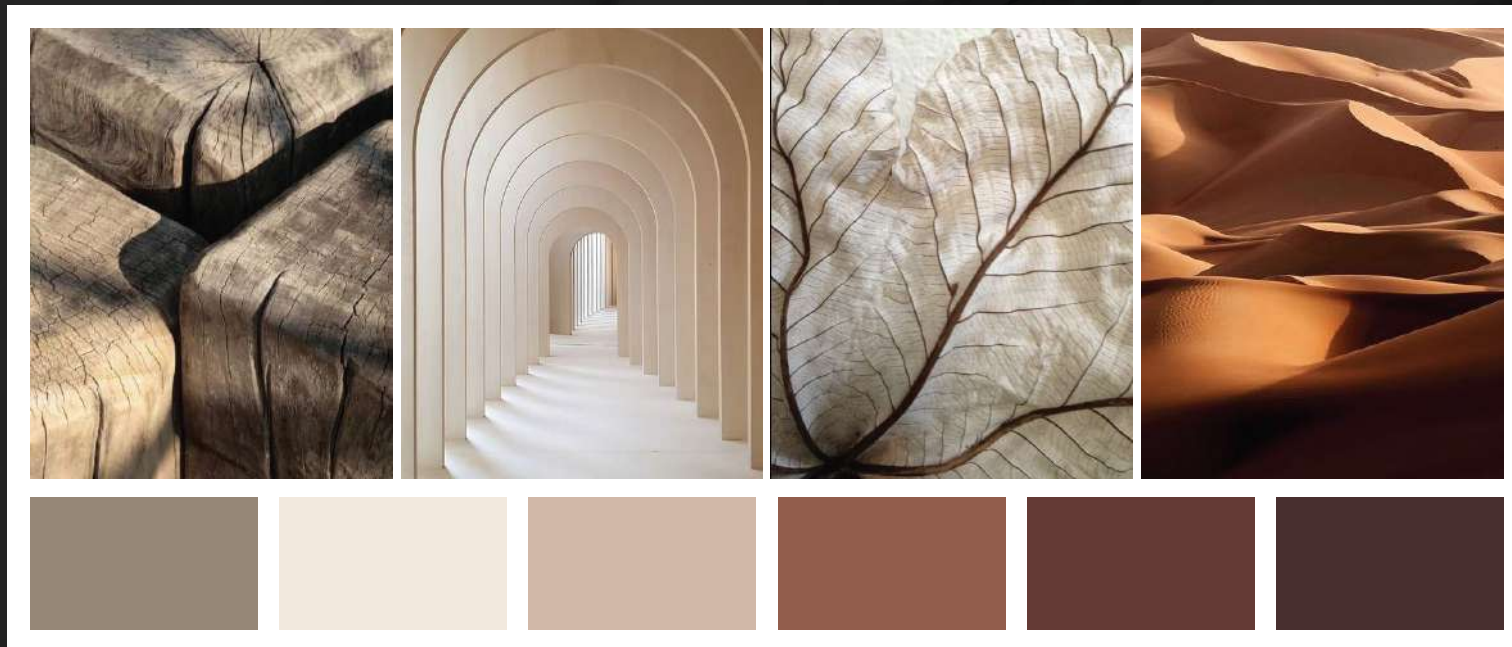
### PROXIMITIES :

- 02 min to Dubai Miracle Garden
- 10 min to Palm Jumeirah
- 20 min to Expo Dubai
- 25 min to Dubai Mall & Downtown
- 30 min to Dubai International Airport



# BUILDING EXTERIOR

The design draws inspiration from the forms and colors of nature and the surrounding environment. Its aim is to create a calming and soothing atmosphere that evokes a sense of relaxation and comfort.

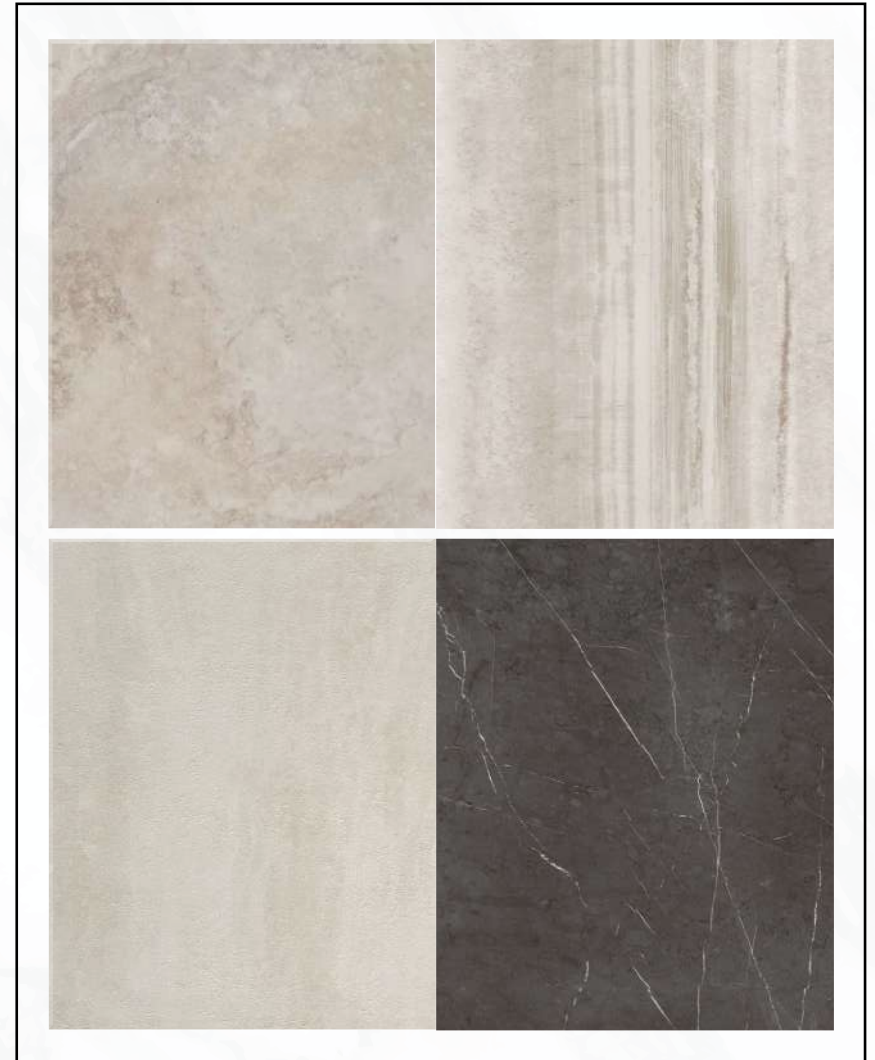
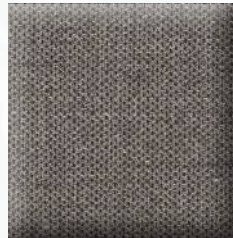
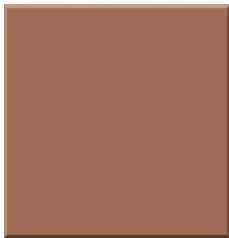


- Sleek Finishes
- Integrated Landscaping
- High-Quality Materials

- Minimalist Design
- Dramatic Skyline Views

# BUILDING INTERIOR

- Open Floor Plans
- High-Quality Fixtures And Finishes
- Natural Light
- Fine Furnishings
- Fully Fitted Kitchen With Built In European Made Appliances
- Smart Home Technology
- European Made Sanitary Items



# BUILDING CONFIGURATION

This iconic development offers an exclusive collection of upscale residences complemented by panoramic views and exceptional amenities.

**G + 3 P + 12 + 2 R**

**168 UNITS**

**48**

STUDIO + BALCONY

**96**


1 BHK+ BALCONY + POOL

**24**

2 BHK+ BALCONY + POOL

**COMPLETION DATE Q2 2026**





**Experience a luxurious  
redefinition of elevated living.**

ELEVATOR >



Elevator



EAT  
SLEEP  
GAME  
REPEAT

Indoor Club Lounge



Gaming Room



Indoor Cinema



Living Room



Bedroom



Kitchen



Kitchen

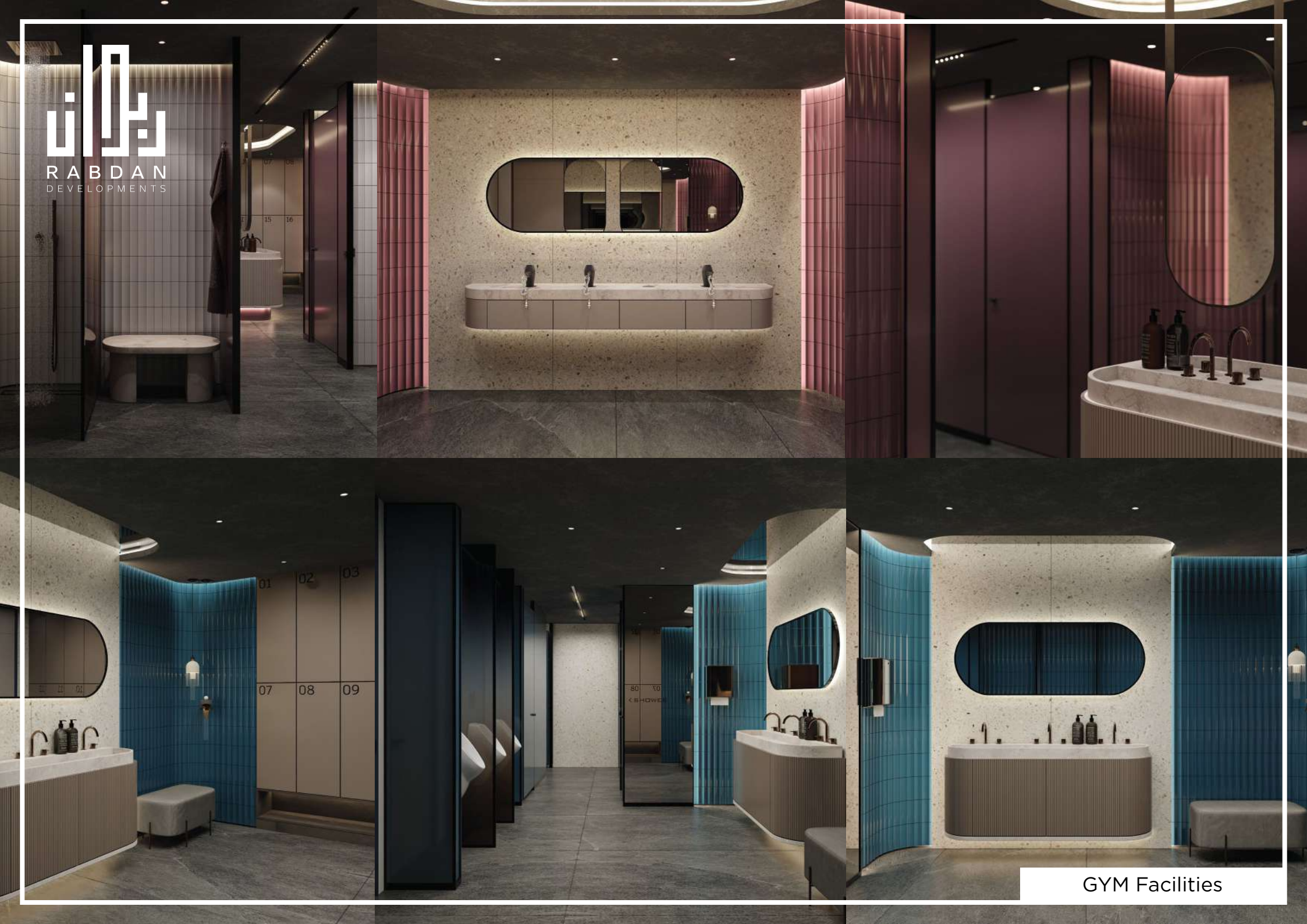
GET  
FIT  
DON'T  
QUIT



FIT BODY



LOADING... 53%



GYM Facilities

The background of the image is a close-up, top-down view of clear blue water. The surface is covered in intricate, organic patterns of light and shadow, resembling ripples or the play of light on water. The colors range from deep cerulean to bright, almost white highlights where the light reflects. A thin, white rectangular border frames the entire image.

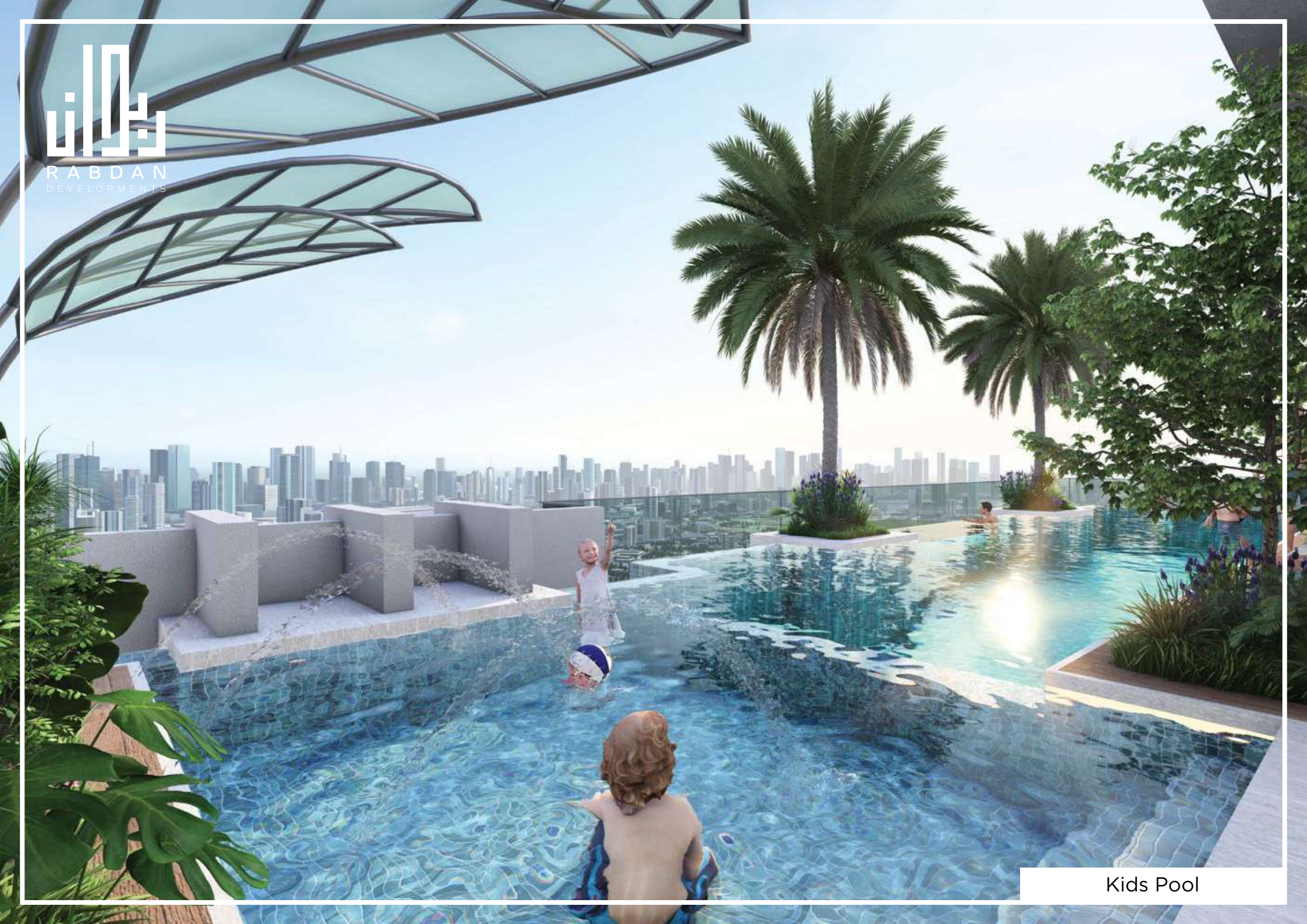
Find Your Perfect Haven Tailored  
Residences for Every Lifestyle



Rooftop Pool

رصدان

RABDAN  
DEVELOPMENTS



Kids Pool



Rooftop Cinema



BBQ Lounge



Kids Area



# AMENITIES



Swimming pool  
adults / kids



Sauna &  
Steam Room



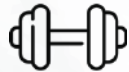
Business Hub  
Coffee Shop



24/7 Security



Barbecue Area



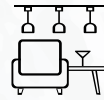
Indoor Gym



Car Valet



Rooftop cinema



Club Lounge



Gaming room



Kids Playground



Outdoor Lounge



Yoga Space



Indoor Cinema



# FLOOR PLANS

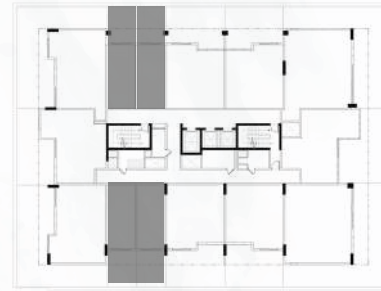
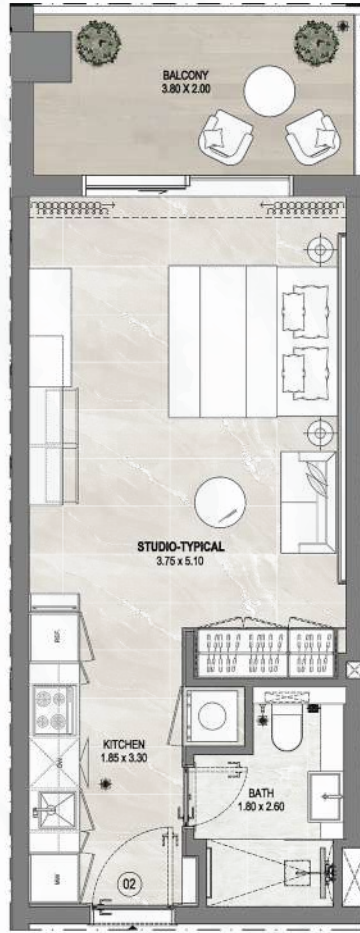
BUILDING DREAMS SINCE 1995

- STUDIO + BALCONY
- 1BHK + BALCONY + POOL
- 2BHK+ BALCONY + POOL



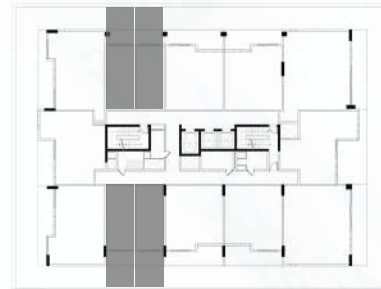
# STUDIO / BALCONY :

## TYPE 1



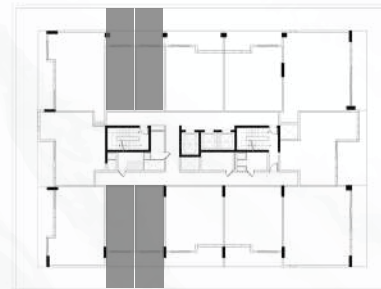
102, 103, 109, 110

1ST FLOOR



202, 203, 209, 210  
402, 403, 409, 410  
602, 603, 609, 610  
802, 803, 809, 810  
1002, 1003, 1009, 1010  
1202, 1203, 1209, 1210

2ND - 4TH - 6TH - 8TH - 10TH - 12TH



302, 303, 309, 310  
502, 503, 509, 510  
702, 703, 709, 710  
902, 903, 909, 910  
1102, 1103, 1109, 1110

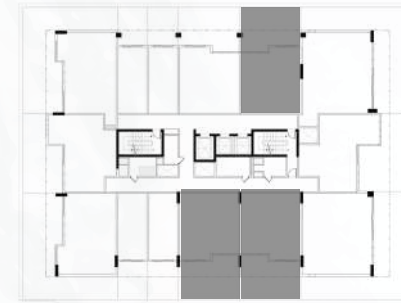
3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	369.2 sq.ft
BALCONY AREA (Sq.ft)	81.8 sq.ft
AREA (Sq.ft)	451 to 573 sq.ft

# 1 BHK / BALCONY / POOL :

## TYPE 1A



1ST FLOOR

105, 111, 112



2ND - 4TH - 6TH - 8TH - 10TH - 12TH

205, 211, 212

405, 411, 412

605, 611, 612

805, 811, 812

1005, 1011, 1012

1205, 1211, 1212



3RD - 5TH - 7TH - 9TH - 11TH

305, 311, 312

505, 511, 512

705, 711, 712

905, 911, 912

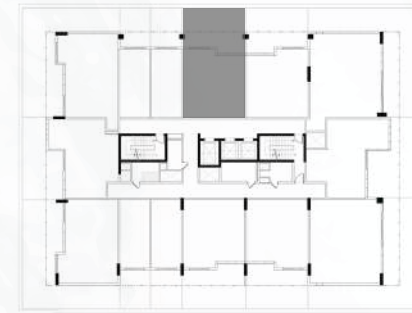
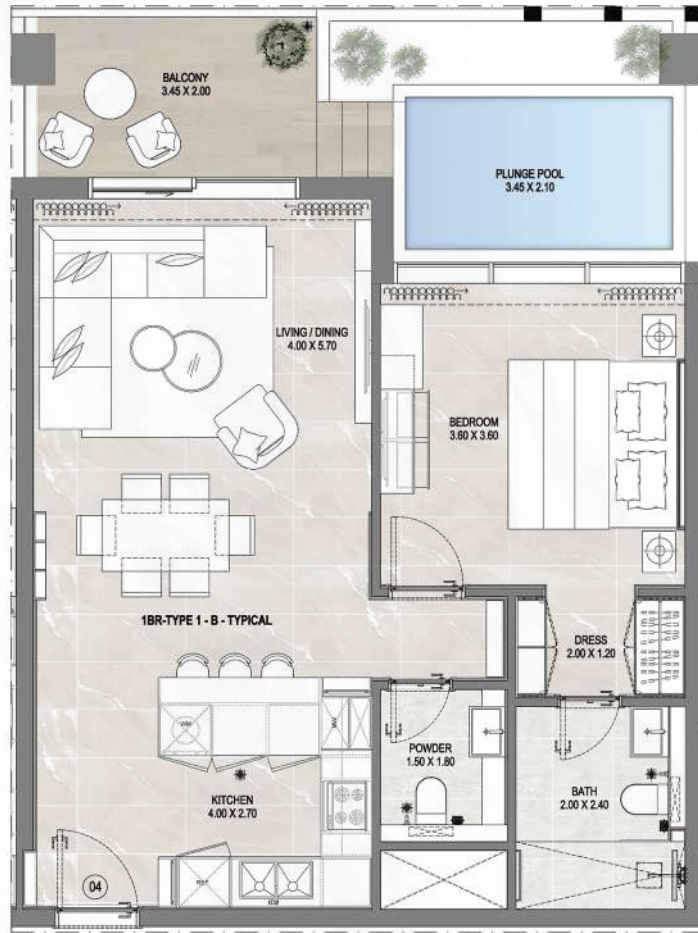
1105, 1111, 1112



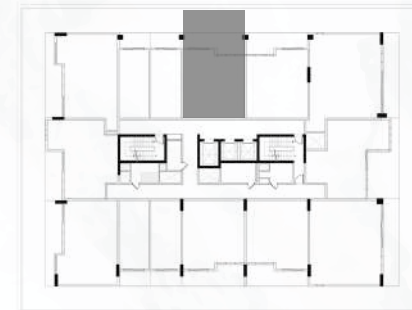
ENSUIT AREA (Sq.ft)	690 sq.ft
BALCONY AREA (Sq.ft)	205.6 sq.ft
AREA (Sq.ft)	895.6 to 1,146 sq.ft

# 1 BHK / BALCONY / POOL :

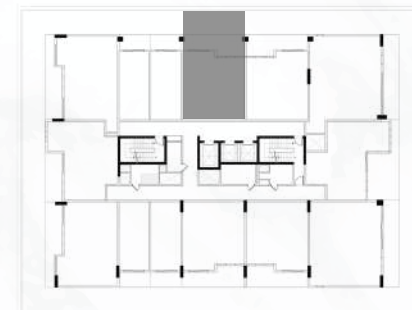
## TYPE 1B



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



104

204

404

604

804

1004

1204

304

504

704

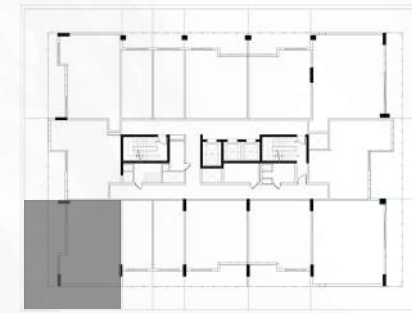
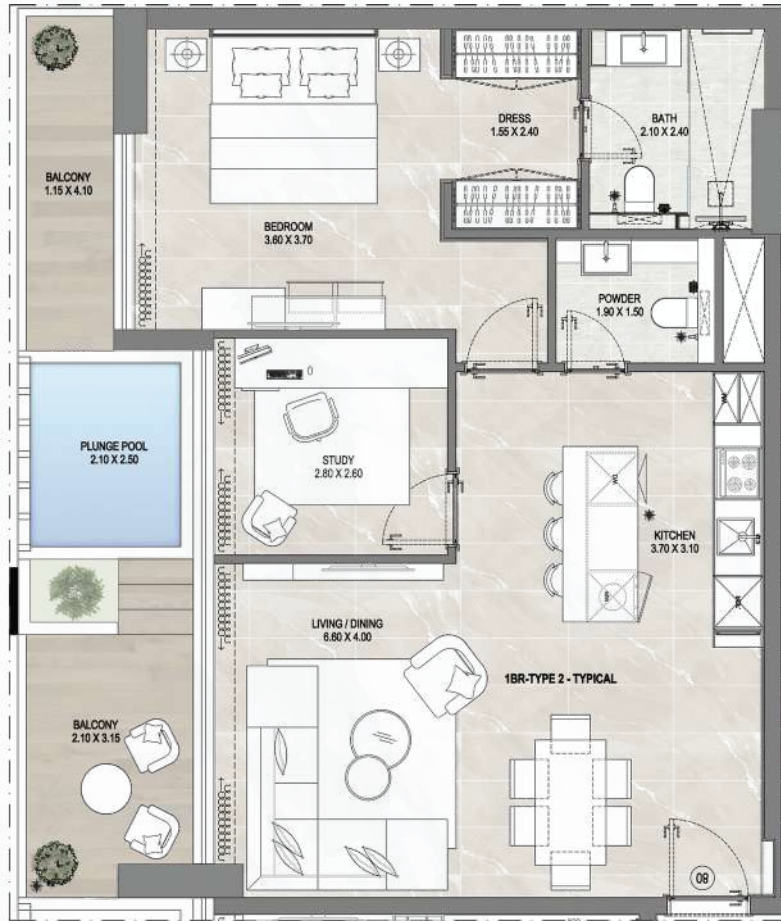
904

1104

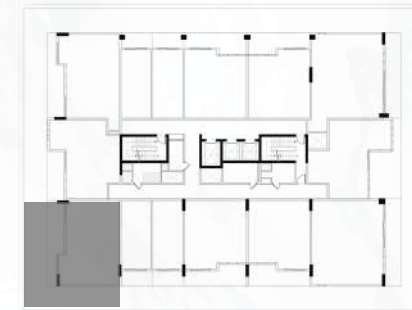
ENSUIT AREA (Sq.ft)	691 sq.ft
BALCONY AREA (Sq.ft)	207.7 sq.ft
AREA (Sq.ft)	898.7 to 1,146 sq.ft

# 1 BHK + STUDY / BALCONY / POOL :

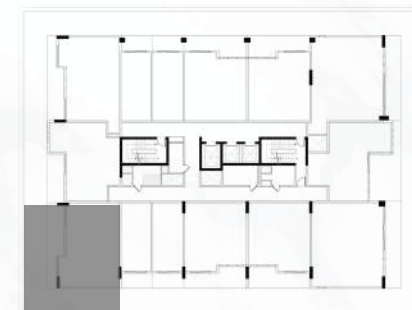
## TYPE 2



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



108

208

408

608

808

1008

1208

308

508

708

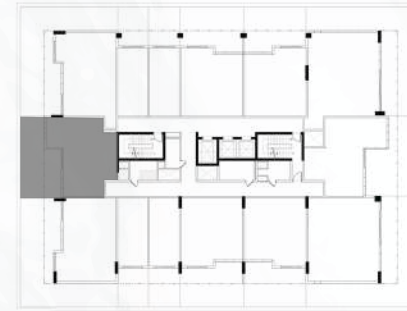
908

1108

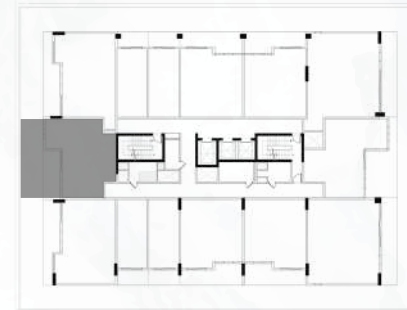
ENSUIT AREA (Sq.ft)	838.5 sq.ft
BALCONY AREA (Sq.ft)	199.1 sq.ft
AREA (Sq.ft)	1,037.6 to 1,773 sq.ft

# 1 BHK / BALCONY / POOL :

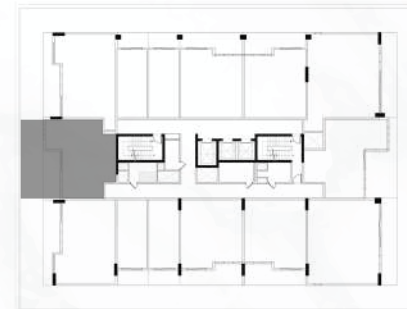
## TYPE 3



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



107

207

407

607

807

1007

1207

307

507

707

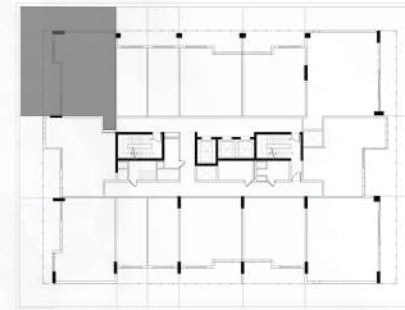
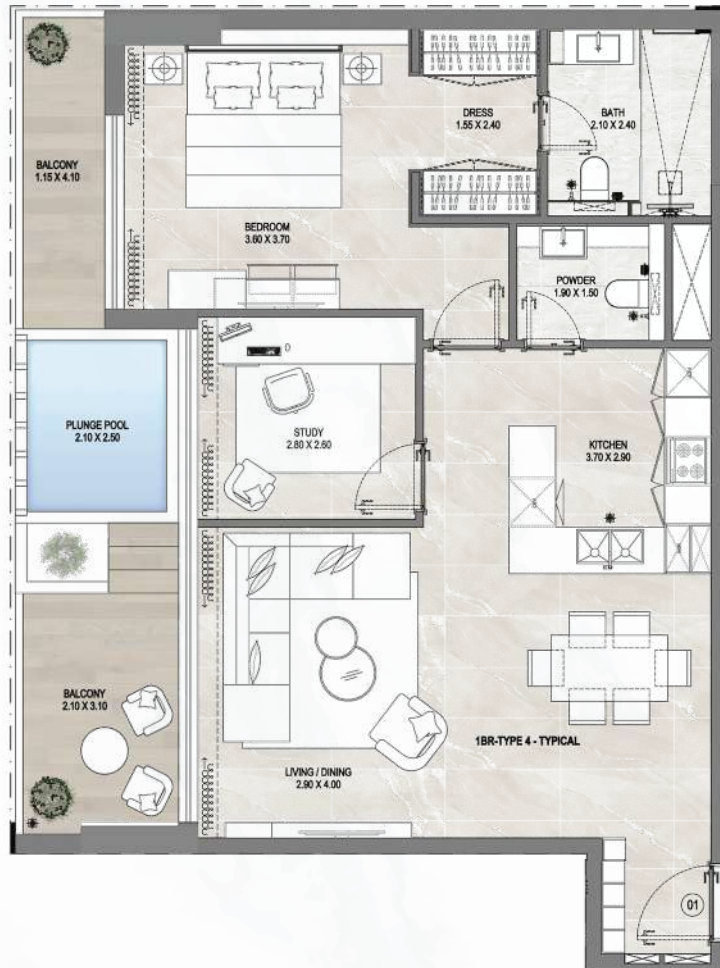
907

1107

ENSUIT AREA (Sq.ft)	769.6 sq.ft
BALCONY AREA (Sq.ft)	136.7 sq.ft
AREA (Sq.ft)	906.3 to 1,238 sq.ft

# 1 BHK + STUDY / BALCONY / POOL :

## TYPE 4



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



101

201

401

601

801

1001

1201

301

501

701

901

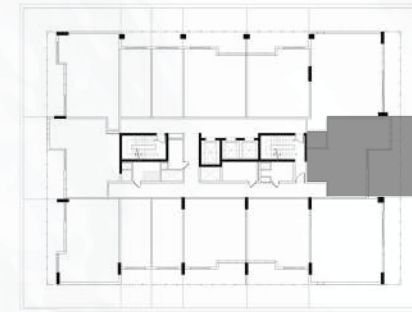
1101

ENSUIT AREA (Sq.ft)	863.3 sq.ft
BALCONY AREA (Sq.ft)	198.1 sq.ft
AREA (Sq.ft)	1,061.40 to 1,798 sq.ft

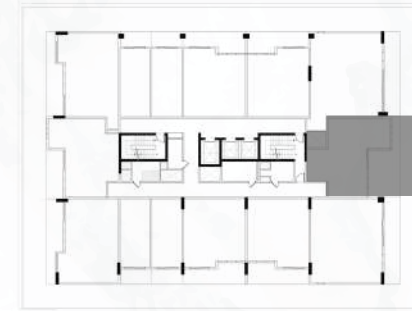


# 1 BHK / BALCONY / POOL :

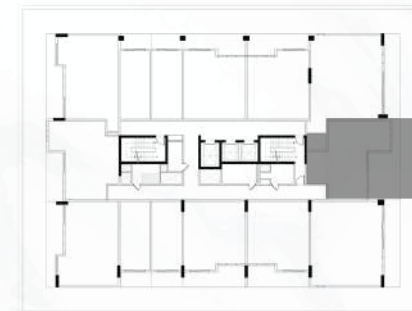
## TYPE 5



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



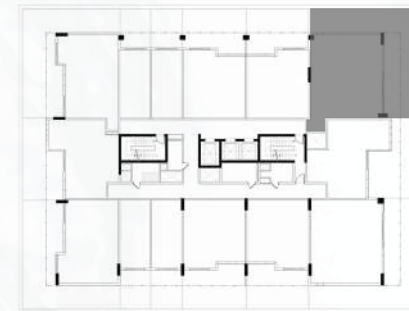
3RD - 5TH - 7TH - 9TH - 11TH



ENSUIT AREA (Sq.ft)	791.2 sq.ft
BALCONY AREA (Sq.ft)	247.6 sq.ft
AREA (Sq.ft)	1,038.8 to 1,418 sq.ft

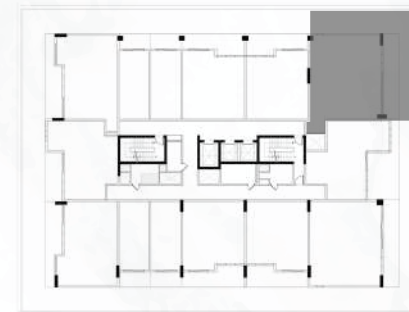
## 2 BHK + MAID / BALCONY / POOL :

### TYPE 1



106

1ST FLOOR



206

406

606

806

1006

1206

2ND - 4TH - 6TH - 8TH - 10TH - 12TH



306

506

706

906

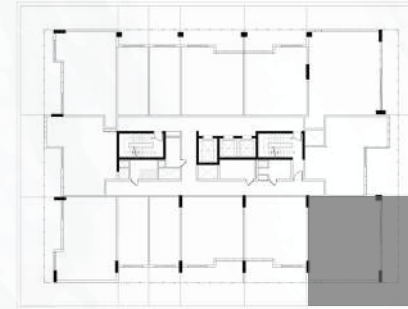
1106

3RD - 5TH - 7TH - 9TH - 11TH

ENSUIT AREA (Sq.ft)	1,103.3 sq.ft
BALCONY AREA (Sq.ft)	229.3 sq.ft
AREA (Sq.ft)	1,332.6 to 2,139 sq.ft

# 2 BHK + MAID / BALCONY / POOL :

## TYPE 2



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



113

213

413

613

813

1013

1213

313

513

713

913

1113

ENSUIT AREA (Sq.ft)	1,060.3 sq.ft
BALCONY AREA (Sq.ft)	234.7 sq.ft
AREA (Sq.ft)	1,295 to 2,111 sq.ft

# UNITS

TYPES	NO. OF UNITS	STARTING SIZE (SQ.FT)
<b>STUDIO + BALCONY</b>	44	442
<b>STUDIO + TERRACE</b>	4	562
<b>1 BHK + BALCONY + POOL</b>	66	878
<b>1 BHK + STUDY + BALCONY + POOL</b>	22	1,017
<b>1 BHK + TERRACE + POOL</b>	6	1,124
<b>2 BHK + MAID + BALCONY + POOL</b>	22	1,270
<b>1 BHK + STUDY + TERRACE + POOL</b>	2	1,738
<b>2 BHK + MAID + TERRACE + POOL</b>	2	2,069

# PAYMENT PLAN

**70% / 30%**  
POST HANDOVER

**15%**  
DOWN PAYMENT

**45%**  
DURING CONSTRUCTION

**10%**  
HANDOVER

**30%**  
POST HANDOVER

COMPLETION DATE  
**Q2 - 2026**

