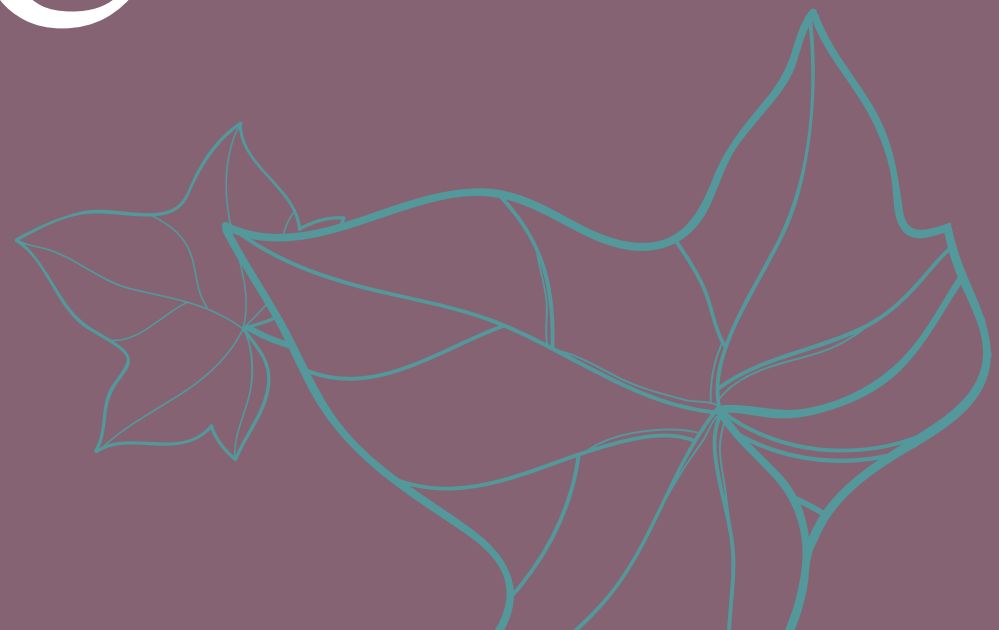


ZāZEN  
ivy





# Welcome to a new way of living

Welcome to ZāZEN Ivy -  
where modern luxury meets  
sustainable living,  
in the heart of Dubai.

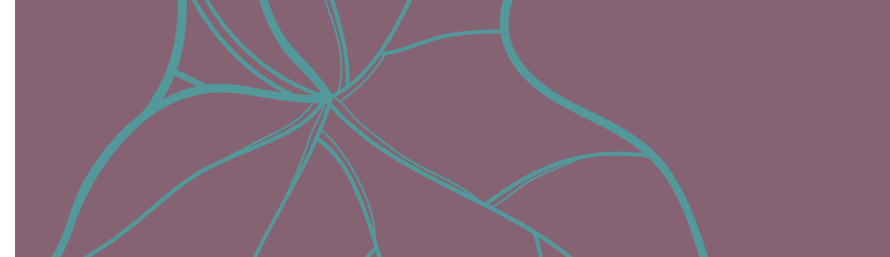


Developed by ZāZEN Properties, a leader in sustainable, award-winning real estate projects, ZāZEN Ivy offers a unique opportunity for families and investors alike.

With its prime location, high quality finishes, thoughtful design, and commitment to sustainability, ZāZEN Ivy is more than just a place to live - it's a sanctuary where residents can thrive and investors can secure their future.

Conditions apply. Images for illustrative purpose only. Sizes may vary.



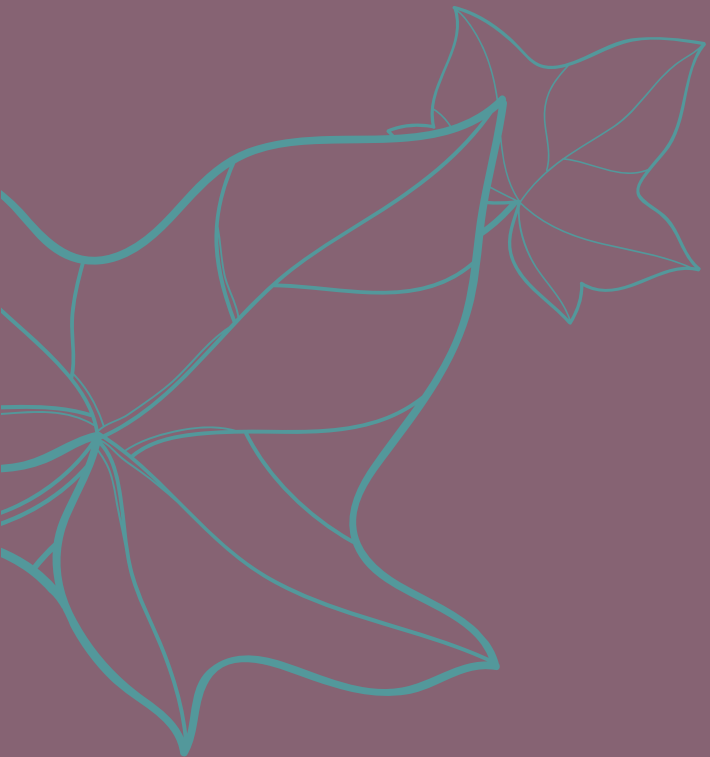


Conditions apply. Images for illustrative purpose only. Sizes may vary.





# ZāZEN ivy



Conditions apply. Images for illustrative purpose only. Sizes may vary.

Named after the resilient and graceful ivy plant, ZāZEN Ivy embodies the qualities of growth, vitality, and harmony with nature.

This six-storey residential apartment building has retail shops on the ground floor, world-class amenities, and easy connectivity, offering a unique blend of convenience and comfort.

With abundant natural light, meticulous design, high-quality finishes, Vastu-compliant units, and lush outdoor green spaces, we've created an environment that nurtures your overall health and happiness while staying sustainable.



71 MODERN  
RESIDENCES



SIX-STOREY  
MID-RISE  
BUILDING



157k SQ FT  
BUILT-UP  
AREA



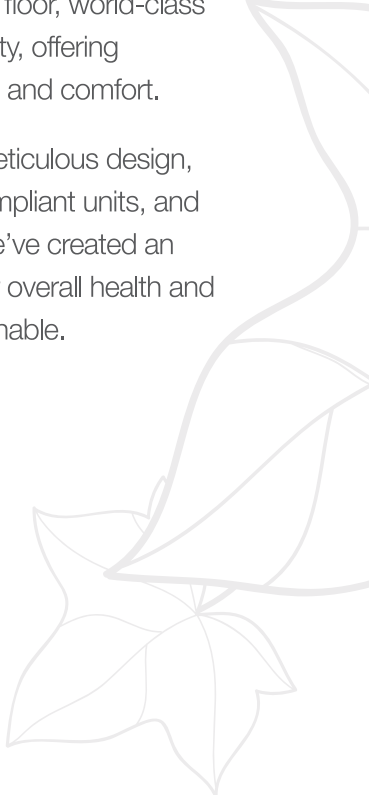
WORLD  
CLASS  
AMENITIES



LEED  
CERTIFIED  
BUILDING



VASTU  
COMPLIANT  
UNITS





# The ZāZEN experience



ZāZEN Ivy boasts a collection of just 71 residences, consisting of modern one-bedroom, two-bedroom, two-bedroom + maid's room, and select three-bedroom + maid's room apartments. We have crafted each space with your well-being in mind.



SUSTAINABLE  
COMMUNITY LIVING



INTEGRATED  
WELL-BEING DESIGN



PERFECT  
FAMILY ENVIRONMENT

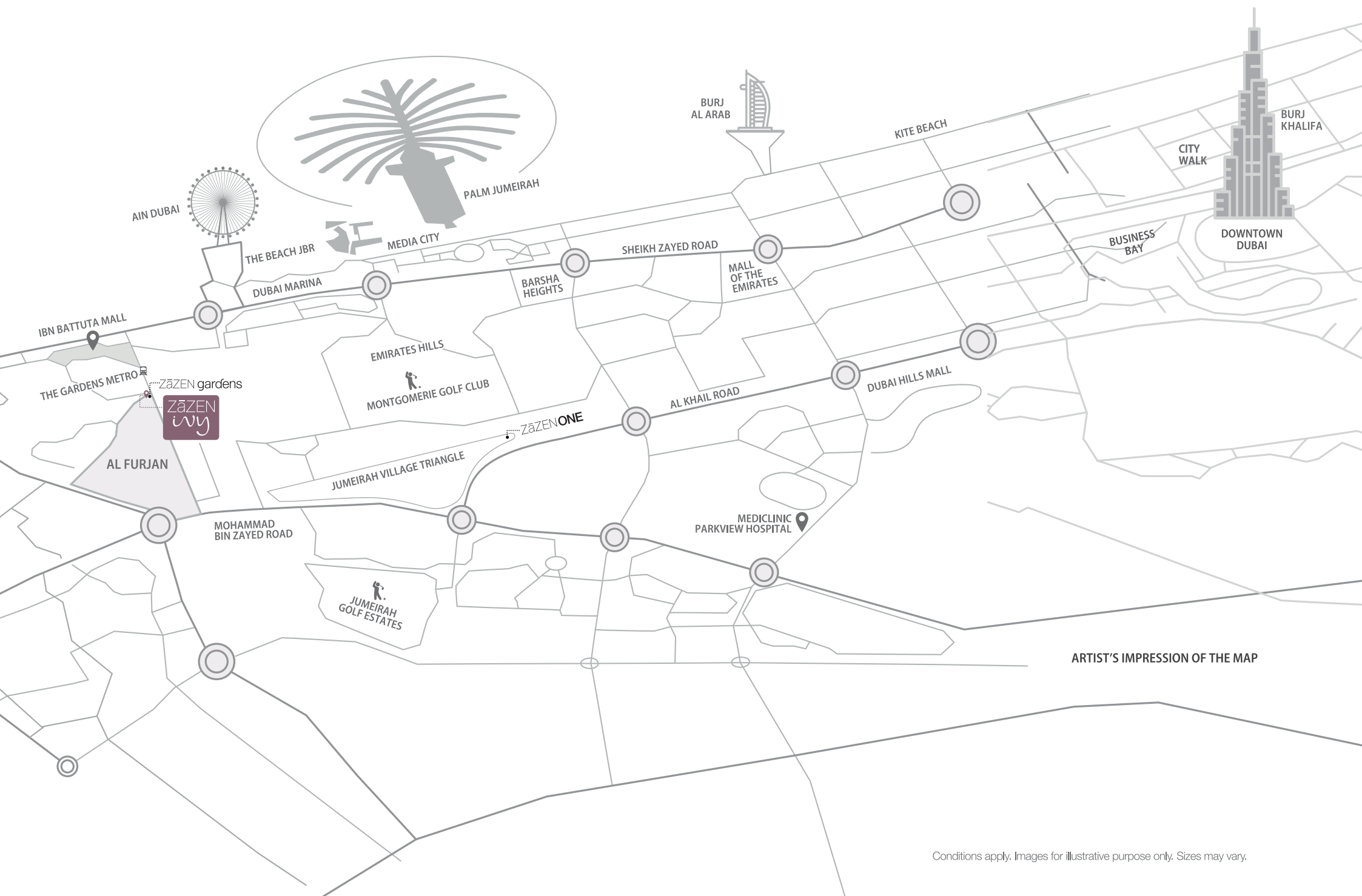


CONNECTED IN ALL  
THE RIGHT WAYS



Conditions apply. Images for illustrative purpose only. Sizes may vary.





ARTIST'S IMPRESSION OF THE MAP

Conditions apply. Images for illustrative purpose only. Sizes may vary.

# Prime location



Located in Al Furjan, just minutes away from the Gardens metro station, ZāZEN Ivy offers unparalleled convenience for residents, with easy access to all the key areas of Dubai. Whether you are commuting to work, headed to the beach or exploring the vibrant city, everything you need is just steps away.

The popular Al Furjan community is also home to 2 metro stations, the Ibn Battuta Mall, the Furjan community centre, 2 international schools, sports courts and play areas.



**7 MINUTES WALK**  
To Gardens Metro Station



**8 MINUTES**  
To Ibn Battuta Mall and Al Furjan Pavilion



**10 MINUTES**  
To The Beach JBR, and Dubai Marina



**20 MINUTES**  
To DIFC and Downtown Dubai



**25 MINUTES**  
To Dubai Int'l Airport and Al Maktoum Int'l Airport





## RESIDENTIAL BUILDING

Ground + 2 Retail + 6 Floors

Location: Al Furjan Dubai

Master Developer: Al Furjan

## UNIT TYPES

71 Residences

1 Bedroom

2 Bedroom

2 Bedroom + Maid

3 Bedroom + Maid

## PROJECT CONFIGURATION

ROOF

6 FLOORS

PARKING SPACE

GROUND FLOOR

RETAIL SPACES



### ELEVATORS

2 Elevators  
International Brand  
Warranty: 5 Years

### PARKING

Covered Parking Spaces for each unit based on unit size  
Bicycle Racks  
EV Charging Stations

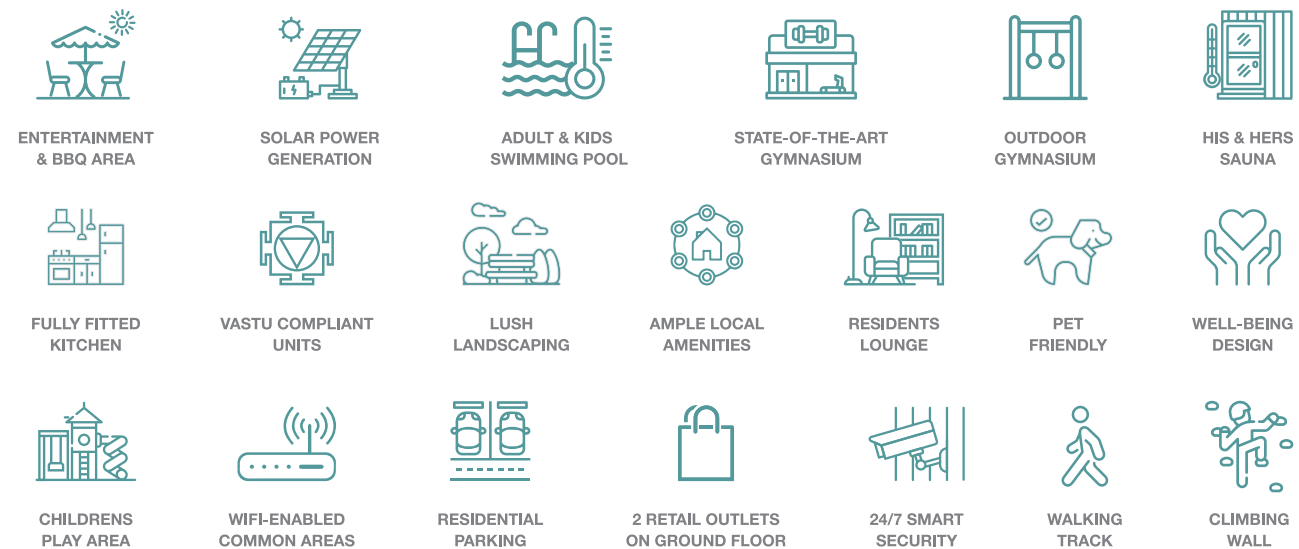
### OWNERSHIP

Freehold  
Anticipated Completion Date:  
**January 2026**





## PROJECT AMENITIES



## UNIT DETAILS

UNIT TYPE	NOS.	NET LIVABLE AREA <sup>SQFT.</sup>		NET BALCONY AREA <sup>SQFT.</sup>		TOTAL AREA <sup>SQFT.</sup>	
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1BR	11	651	653	65	94	717	748
2BR	6	1,082	1,082	113	329	1,195	1,411
2 BR + M	36	1,182	1,310	79	112	1,261	1,422
3 BR + M	18	1,398	1,487	160	202	1,559	1,689

Conditions apply. Images for illustrative purpose only. Sizes may vary.

ANTICIPATED SERVICE CHARGE

**AED 13 per sq. ft.\***

\*To be confirmed by OA Management Company at handover

50-50 PAYMENT PLAN

**50% during construction, 50% on handover.**

ANTICIPATED CONSTRUCTION COMPLETION DATE

**JANUARY 2026\***

\*Date is anticipated. It may change based on site conditions, authority approvals and construction progress.



## PROJECT FEATURES AND SPECIFICATIONS



### ENVIRONMENT

- Grand Lobby with 24/7 Concierge
- State-of-the-art Gymnasium
- Rooftop BBQ & Entertainment Area
- His & Hers Sauna
- Outdoor Gym
- Climbing Wall
- Temperature-Controlled Adult Swimming Pool
- Temperature-Controlled Kids Pool with Splash Pad
- Resident's Lounge
- Lush Green Common Areas
- LEED Certified
- Well-being Designed
- Vastu-compliant Units
- 2 Retail Outlets On Ground Floor



### CONVENIENCE

- High-speed Elevators
- Security Access Control
- Common Area Wifi Access
- Pet Friendly
- 24/7 Smart Security And Maintenance
- Close To Ibn Battuta Mall & Furjan Pavilion
- Solar Power Generation
- Close To The Gardens Metro Station
- EV charging stations



### APARTMENT FEATURES

- 3.2M Ceilings In The Living Room And Bedrooms
- Premium Tile Flooring
- Elegantly Proportioned Window-walls
- Generous Balcony And Terrace Areas
- Centrally Air-conditioned
- Pre-wired For High-speed Internet / Phone / Data / Satellite TV
- Custom Crafted And Fitted Wardrobes And Walk-in Closets
- Laundry And Store Rooms With Washing Machine Included



### LIVING AND DINING

- All Rooms Feature Double-glazed Windows With Sliding Doors
- Vitrified Porcelain Tiled Floors
- Non-toxic Emulsion Paint For Walls
- Oak Wood Finish Main Doors
- False Ceiling With Shadow Grooves



Conditions apply. Images for illustrative purpose only. Sizes may vary.



### KITCHEN

- Closed Kitchens And Semi-open Kitchen With Breakfast Counter
- Quartz Stone Countertops
- Fitted With Professional-standard Appliances. Refrigerator, Built-in Cooktop & Oven\*, Dishwasher And Ventilation Hood
- Vitrified Porcelain Tiled Floor
- Non Toxic Emulsion Paint For Walls
- Laminated Italian Kitchen Cabinets With Cove Lights

\* 60 cm cooker with 1 and 2 bedroom units.  
90 cm cooker with 3 bedroom units. Materials are subject to change.



### BATHROOM

- Vitrified Porcelain Tiles On Floor And Wall
- 2-in-1 Shower System With Shower Head & Telephone Shower
- Meir Sanitary Ware & Accessories From Australia
- Mirror With Led Light In Master Bathroom
- Vanity Counter & Ledge Wall In Quartz Stone
- 80L Water Heaters With Warranty



# Green living, Certified excellence.

As a LEED certified building, we prioritize energy efficiency, water conservation, and usage of sustainable materials throughout our design and construction. From eco-friendly construction practices to energy-efficient appliances, every aspect of our building is meticulously planned to minimize environmental impact, maximize sustainability and give owners the best quality home.



ZāZEN Ivy has been designed with a focus on sustainability from the ground up. Benchmarked against the international LEED standard, the most widely used green building rating system in the world, it will achieve LEED certification on completion. Showcasing its dedication to sustainability and environmental responsibility, the project boasts lush landscaping, multiple recycling stations, EV charging bays and solar panels on the roof. The solar power generated supplements the energy usage in all common areas of the building, helping to reduce service charges for owners.





# Vastu and Well-being:

## Harmonising Spaces for Positive Energy



At ZāZEN Ivy, we understand the importance of creating spaces that not only look beautiful but also feel harmonious and balanced.

That's why we work hard to incorporate principles of Vastu and Well-Being into our design philosophy, ensuring our buildings are in harmony with the natural elements and promote positive energy flow throughout. From the orientation of the building to the layout of individual apartments, every aspect is carefully considered to create a space that feels welcoming, serene, and conducive to your growth.

Whether you're a believer in Vastu or simply appreciate the idea of living in harmony with nature, ZāZEN Ivy offers a sanctuary where you can thrive and find balance in both your home and your life.







# Exceptional design meets sustainability



Step inside ZāZEN Ivy and experience the epitome of modern luxury.

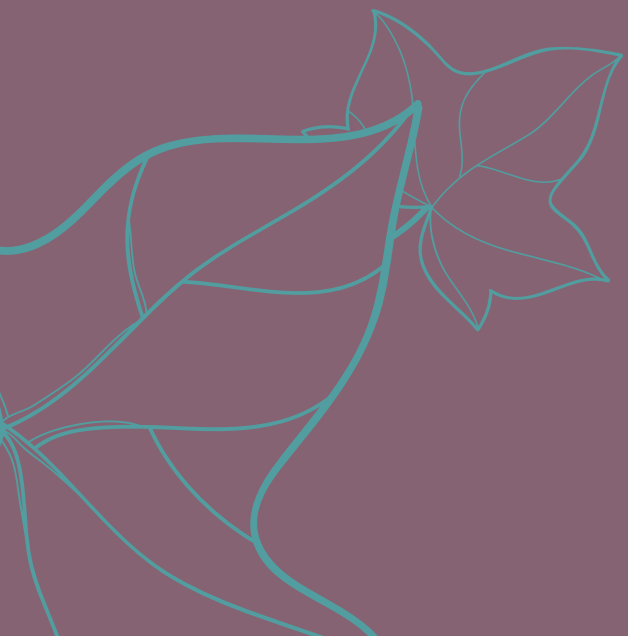
Our meticulously designed apartments feature high-quality finishes, sleek aesthetics, fully-fitted kitchens and thoughtful layouts that maximize space and well-being.

And with our LEED certification, you can rest assured knowing that your home is built with sustainability in mind, minimizing your environmental footprint without compromising on style or comfort.

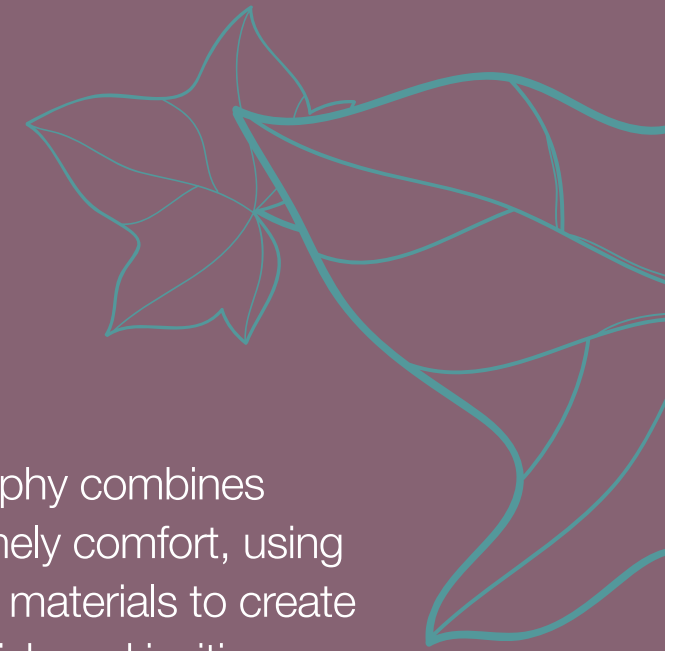
Conditions apply. Images for illustrative purpose only. Sizes may vary.



Meticulously  
designed  
spaces  
and finishes



Timeless  
aesthetics



ZāZEN Ivy's design philosophy combines modern elegance with homely comfort, using complementary colors and materials to create a space that feels both stylish and inviting.



From the moment you enter our lobby, you will be greeted by sleek lines, contemporary furnishings, and a sense of understated luxury that permeates every corner of our building.

Our design team has carefully selected materials and finishes that exude sophistication, from polished marble finished floors to warm wood accents, creating modern yet homely spaces.

Conditions apply. Images for illustrative purpose only. Sizes may vary.



# Homes for families to live and grow



At ZāZEN Ivy, we understand the importance of family and the need for spaces that can adapt and evolve as your family grows.

That's why our apartments are designed with flexibility in mind, offering plenty of room for families to spread out and make memories together. From spacious living areas, amazing communal spaces and lots of greenery,

ZāZEN Ivy is the perfect place to put down roots and watch your family grow.

Conditions apply. Images for illustrative purpose only. Sizes may vary.





Conditions apply. Images for illustrative purpose only. Sizes may vary.



# Great investment potential



ZāZEN Ivy isn't just an ideal location for families - it's also a smart investment opportunity.

With its LEED certification, Vastu compliant units, central location, and high-quality finishes, ZāZEN Ivy offers investors the potential for strong ROI and long-term appreciation.

In addition, our commitment to sustainability and well-being design ensures that ZāZEN Ivy will remain a desirable destination for renters and buyers alike. Investors gain a unique opportunity to secure their future and also be part of a thriving community that values sustainability, well-being, and quality living.

And with the sold out and award winning ZāZEN Gardens project right next door, the proof is in the pudding.



# Pushing the boundaries of what is possible



ZāZEN Properties is a leader in real estate development, known for delivering award-winning projects that push the boundaries of sustainability, design, quality, and community. With ZāZEN Ivy, we continue our legacy of excellence and innovation.

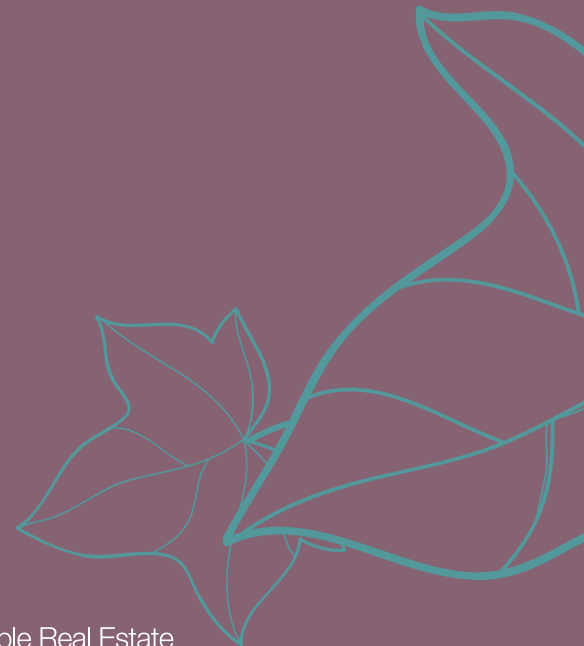
From implementing sustainable building practices, to innovative design concepts, we're constantly striving to raise the bar and set new standards of excellence in everything we do.

The leadership team at ZāZEN Properties brings to the table over 50 years of domain expertise in modern urban design, evolving real estate insights, and refined aesthetic sensibilities.

ZāZEN Ivy promises to be a project that is not only beautiful and functional, but also environmentally and socially responsible.



# We love winning!



ZāZEN One won the coveted award for Sustainable Real Estate Project of the Year, 2022 - 2023 at the Sustainability Innovation Awards (UAE) and continues to be nominated and recognised across the industry.

We also won the award for Residential Real Estate Project of the Year, 2022 - 2023 at the Arabian Property Awards (UK).

Recently, we have won the Sustainable Real Estate Project of the Year, 2023 - 2024 at the NDTV Ultimate Realty Awards (UAE), and have been named in the top 10 Green Developers Who Build Sustainably, the top 25 Developers in the Middle East, and the top 50 Developers in the GCC, 2023 - 2024 by Construction Week ME.



**SUSTAINABILITY & INNOVATION AWARDS**

**WINNER 2022-2023**

SUSTAINABLE REAL ESTATE PROJECT OF THE YEAR



**ARABIAN PROPERTY AWARDS**

**WINNER 2022-2023**

RESIDENTIAL REAL ESTATE PROJECT OF THE YEAR



**NDTV ULTIMATE REALTY AWARDS (UAE)**

**WINNER 2023-2024**

SUSTAINABLE REAL ESTATE PROJECT OF THE YEAR



**TOP 10**

**CONSTRUCTION WEEK MIDDLE EAST**

**TOP 10 2023-2024**

TOP 10 GREEN DEVELOPERS WHO BUILD SUSTAINABLY



**TOP 25**

**CONSTRUCTION WEEK MIDDLE EAST**

**TOP 25 2023-2024**

TOP 25 REAL ESTATE DEVELOPERS IN THE MIDDLE EAST



**TOP 50**

**CONSTRUCTION WEEK MIDDLE EAST**

**TOP 50 2023-2024**

TOP 50 REAL ESTATE DEVELOPERS IN THE GCC





# Building communities



We believe that great developments aren't just buildings – they're communities. That's why we're committed to creating spaces that foster connection, collaboration, and a sense of belonging. With ZāZEN Ivy, we're not just building apartments – we're building a community where residents can live, work, and thrive together. Community living, the ZāZEN way.



# Our track record



## ZāZEN ONE

Our flagship project, ZāZEN One in Jumeirah Village Triangle, was successfully completed in 2 years and handed over as promised in January 2022. It still sets the standard for mid-market residential projects in the area and has won multiple awards along the way. ZāZEN One hosts a diverse and international community, with 27 different nationalities owning and residing in the building. This artfully designed residential project embraced the concept of Sustainable Community Living, with large living spaces, world-class amenities and lush green spaces.

## ZāZEN gardens

ZāZEN Gardens in Al Furjan is right next door to ZāZEN Ivy. It has been recognized as one of the best mid-market mixed use projects in the area. Constructed and delivered in just 18 months to the highest quality, ZāZEN Gardens is the first LEED Gold certified residential project in Dubai, reducing 469 metric tonnes of CO2 annually. Located just a 7-min walk from the metro, the project boasts 22 different nationalities, including many repeat buyers, with world class amenities, a central courtyard and great connectivity. With demand sky rocketing for the project, the units sold out in just 3 months and continue to appreciate in value for owners and investors alike.





# Why Dubai?



There are many excellent reasons to invest in Dubai. With visionary leadership, world-class infrastructure, robust regulations, ease of business and a globally recognized healthcare and pandemic response system, Dubai has positioned itself as the best city for tourism, business opportunities and as a primary or secondary home base.

And with the softening of regulations to obtain a long-term residency visa, via real estate investment, it is now much easier for you and your family to call Dubai home.



TAX-FREE CITY



100% BUSINESS OWNERSHIP



EASE OF INVESTMENT



WELCOMING CULTURE



HIGH SECURITY



BEST DESTINATION



# 50|50 payment plan

## BOOKING DEPOSIT

**10%**

Due immediately.  
4% DLD and Admin fees to be paid.

## FIRST INSTALLMENT

**10%**

Due within 30 days after  
booking deposit.

## SECOND INSTALLMENT

**10%**

Due 3 months after  
payment of the first installment.

## THIRD INSTALLMENT

**10%**

Due 3 months after  
payment of the second installment.

## FOURTH INSTALLMENT

**5%**

Due 3 months after  
payment of the third installment.

## FIFTH INSTALLMENT

**5%**

Due 3 months after  
payment of the fourth installment.

## FINAL INSTALLMENT

**50%**

Due at the time of handover. The title deed will be issued once the payment has cleared and the fees paid

\*Terms and conditions apply. 4% Dubai Land Department fees + administrative charges must be paid by the Buyer for OQOOD and Title Deed registration.

Conditions apply. Images for illustrative purpose only. Sizes may vary.



## BOOKING DETAILS

DOCUMENTS NEEDED TO BOOK A UNIT

### NATIONAL / UAE RESIDENT

Passport copy  
Passport copy signature page  
Visa page  
Emirates ID  
Contact and address details

### NON-UAE RESIDENT

Passport copy  
Passport copy signature page  
National ID card (where applicable)  
Contact and address details  
Reservation Deposit of 10% of the unit value  
in AED to be made by credit card or cheque

### PROCESS

- ~ Reservation Deposit is collected with documents and client details.
- ~ Receipt will be issued to the client. Unit will be blocked.
- ~ Sales and Purchase Agreement (SPA) will be emailed to the client.

- ~ Client to sign SPA and return the original, along with instructions to transfer down payment to the specific ESCROW account details.
- ~ Initial contract (OQOOD) will be issued through RERA after 4% DLD and admin fees are paid.
- ~ Customer is informed of construction progress and makes the agreed upon payments.

Note: 4% Dubai Land Department Registration charges + Admin charges are to be paid separately. The information provided in this document is for information purposes only and ZaZen Property Development LLC reserves the right to change it at any time, without prior notice.

Terms and conditions apply.

