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## *Above it All*

Though prized for its skyline views and easy access to the East and the West, Dubai offers a dynamic lifestyle in its own right. Its cosmopolitan society creates a lively atmosphere and exemplify the flourishing commercial, industrial and cultural landscape rich with shopping malls, restaurants, amusement parks, entertainment hubs, galleries, museums, live music, and performing arts.

Add to this an abundance of leafy parks along with Dubai's extraordinary affinity for waterfront lifestyle and you've found yourself at home in one of the world's most exciting and livable destinations.



## *Hello Neighborhood...*

Majan, originally branded the downtown of Dubailand and now referred popularly as Wadi Al Safa, is a storied slice of gated community living, within a masterplan emphasising landscaped green spaces, parks, fountains and public squares, with a significant footprint of street level retail.

The neighborhood has a well-developed infrastructure and includes supermarkets, shopping malls, schools, business centers, restaurants, mosques, and other facilities.



## *Right Place Right Sized*

At Majan, you will find lifestyle options that are designed for the way you live, work, and entertain. A day here is designed with you in mind - with a series of unique and inspirational lifestyle options for all our residents, catering to a wide array of social, health, wellness, leisure and fitness desires and aspirations.

Pedestrian spaces and parks offer opportunities for relaxation and recreations. For the culinary minded, there is a wealth of exceptional restaurants from a diverse range of cuisines that are sure to enchant your palate.

# Tailored for City Living

Stay connected! At Majan, life merges with a distinct Dubai spirit and connects its residents to local mindsets through easy access. The result: exciting, unexpected moments. When you live here, the whole of Dubai is your personal playground, buzzy and cosmopolitan, that you can visit without even feeling that you left home.

## Inside Majan

### BEAUTY & FITNESS

Core Gym  
Kamal Wahba Salon  
Project Fitness  
Streaks Ladies Salon  
VOG Beauty Salon for Ladies  
Way Out  
Zava Gents Salon

### CAFES & RESTAURANTS

Daddy's Smoke House  
EK 311 Cafe  
Coco and Orchid  
J5  
Kebab Rolls  
Konak Turkish Restaurant  
Mirchi Garden  
Noor Halab Cafeteria  
Purple Fork  
Zeeko

### CLINICS & HOSPITALS

Al Manara Pharmacy  
Dr. Kamkar Medical & Physiotherapy Centre  
Health Avenue Polyclinic

### PARKS

Majan Active Park  
Majan Central Park  
Majan Family Park

### SCHOOLS & PLAY CENTERS

Elmar Kids Amusement Center  
Kids Spot Nursery

### SHOPPING MALLS

Remal Mall  
Midtown Central

### SUPERMARKETS

AlDar Butchery & Grill Meat Shop  
All Day Minimart  
Al Majan Grocery  
Anvar Minimart  
Carrefour  
FoodsCo Store  
Grandiose Supermarket  
Hopinz  
Jef the Grocer  
Jmart supermarket  
Monh Supermarket  
Quick Supermarket  
Viva  
Yenboa Al Madeena  
Zoom Market

### WORSHIP PLACES

Hussain Abdulla Albahri  
Jama Al Rasheed

## Around Majan

### ATTRACTIONS

Dubai Miracle Garden  
Global Village  
The Storm Coaster  
IMG Worlds of Adventure

### CINEMAS

Cinema Akil  
Novo Cinema IMG  
Vox Cinemas MOE

### CLINICS & HOSPITALS

Cosmo Secret Medical Centre  
Emirates Clinic

### GOLF CLUBS

Arabian Ranches Golf Club  
Dubai Hills Golf Club  
The Track Meydan Golf Club

### SCHOOLS & PLAY CENTERS

Dunecrest American School  
Falcon City Nursery  
GEMS First Point School  
Indian International School  
Odyssey Nursery  
The Aquila School

### WORSHIP PLACES

Dubai City Church  
Guru Nanak Darbar  
Holy Trinity Church  
St. Mary Catholic Church  
Shirdi Sai Baba Mandir

### SHOPPING MALLS

Arabian Ranches Retail Mall  
Cityland Mall  
Dubai Outlet Mall  
Dubai Hills Mall

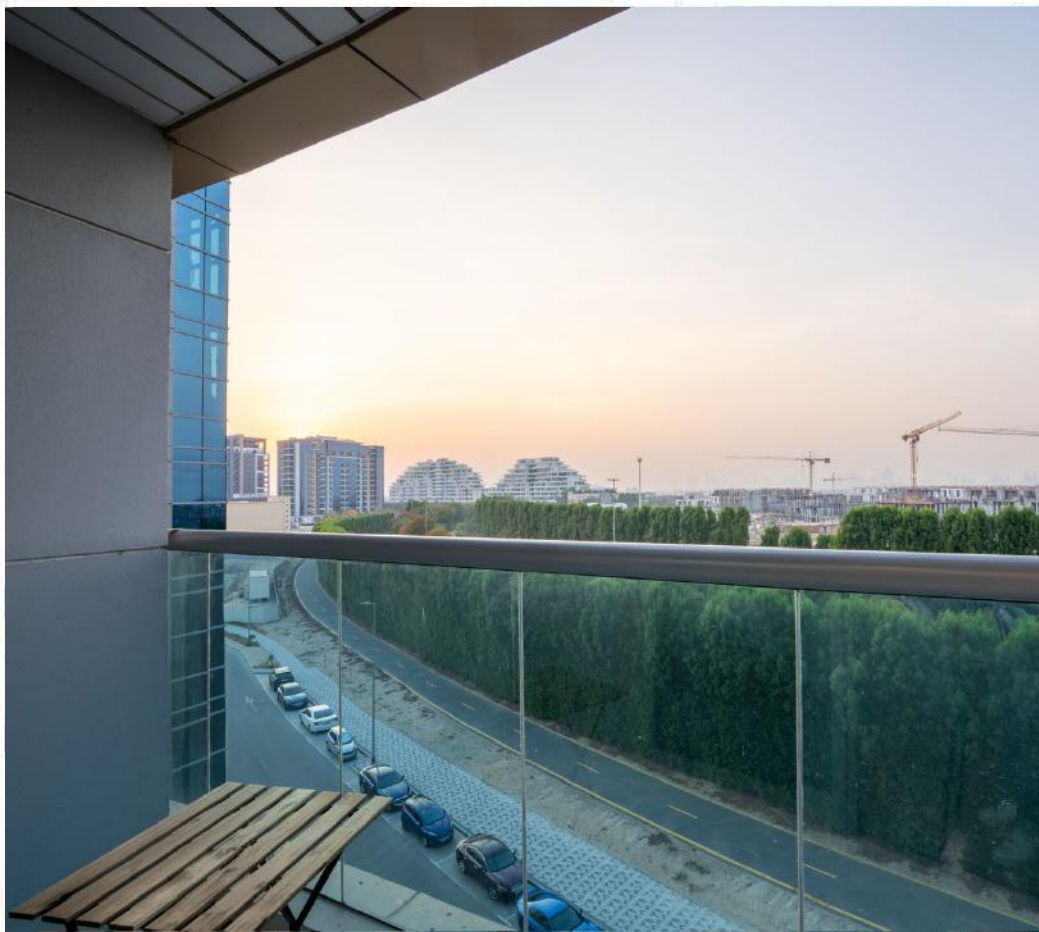
1. Dubai International Airport 20 Mins
2. Mirdiff City Centre 15 Mins
3. The Dubai Mall 15 Mins
4. Meydan Racecourse 15 Mins
5. Burj Al Arab 20 Mins
6. Mall of the Emirates 15 Mins
7. Palm Jumeirah 25 Mins
8. IMG Worlds of Adventure 5 Mins
9. Global Village 10 Mins
10. The Walk, JBR 30 Mins
11. Butterfly Gardens 15 Mins
12. Dubai Autodrome 20 Mins
13. Al Maktoum International Airport 30 Mins



*Paradise...  
Conveniently  
nestled at the  
edge of Majan  
and Barari*

Grassy lawns for playing and picnicking; trails for meandering; cafes and restaurants for lingering brunches; institutions of education and popular attractions all around, discover the many charms of this sophisticated and storied slice of Dubai where you call your home, a paradise!

Nestled next to the city's most renowned green oasis, this paradise borders Al Barari, offering exceptional opportunities for mindful recreation and leisure.







## *Residences that Inspire*

**This luxurious property** offers a collection of studios, one-, two- & three-bedroom apartments, each designed to optimize your living experience. This mid-rise property offers breath-taking-views in every direction and presents panoramic views of the fascinating green driveway on one side and that of life within the gated community on the other. With everything easily accessible, residents can relax in the privacy of the spacious balcony, gather with friends by the poolside, or simply take in the city lights.





## *A Synthesis of Comfort, Practicality & Tradition*

Every element of your residence is meticulously chosen to create a harmonious blend of style and practicality, enhancing your living experience in the most elegant way. We offer furnished residences that perfectly blend urban living with the allure of serene green spaces. Designed for those who appreciate peaceful weekends and the charm of quiet city living, these residences encapsulate the intimate, inviting spirit synonymous with the neighborhood.

\*Furniture and furnishing elements showcased herein might differ from the actual interior concept.



## *Designed Around Your Lifestyle*

The amenities **offer** an invaluable addition to the lives of residents, providing space and resources where you can replenish mind, body, and spirit. Enjoy limitless opportunities for recreation, relaxation and inspiration. Our resident-only amenities include a versatile indoor pool, a dedicated fitness studio for your wellness routine, a shared sauna space along with a jogging track that runs adjacent to the building.



## *Exquisite Touches to Make Your Stay Comfortable*

A welcoming face greets you twenty-four hours a day, seven days a week. Apart from the thoughtfully laid out amenities, **the property** provides a full range of services that provide the comforts of home as it should be. Highly trained staff provide around-the-clock assistance with 24-hour security and an every-ready concierge. District cooling and the private-on-site parking adds to the peace of mind and convenience.



## *Your Definitive Invitation to Join the Golden League*

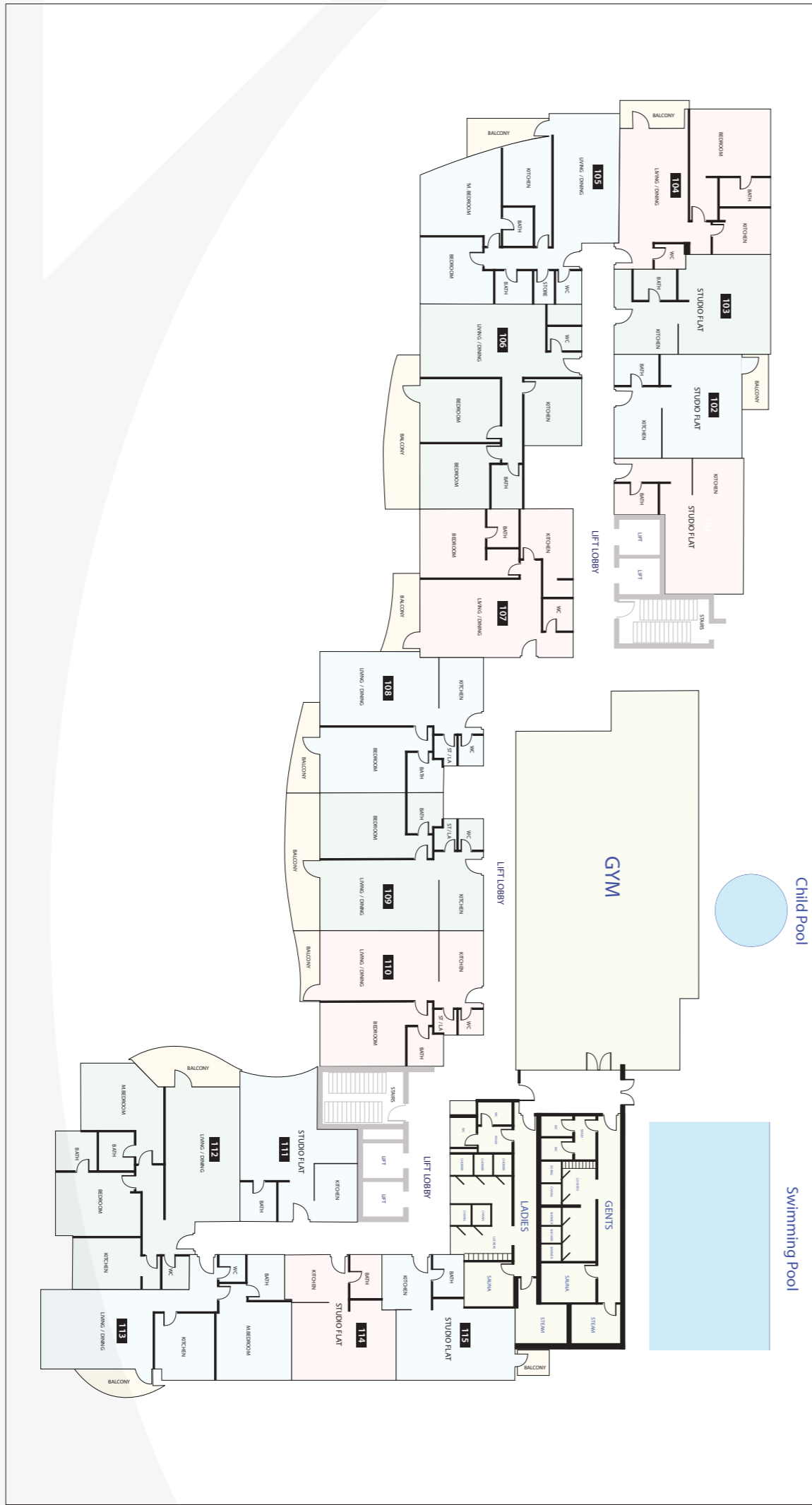
With the long-term residency and golden visa scheme, the prospect of investing and living in Dubai has become more appealing for the global citizen. Real estate investors can obtain a -10year renewable residence visa, popularly known as the 'Golden Visa' by purchasing a property worth a minimum of AED 2 million. After obtaining a -10year residency visa, you can sponsor your spouse and dependents, while extending your sponsorship to an executive director and one advisor, in addition to your family. Welcome to the upper side of urban living!



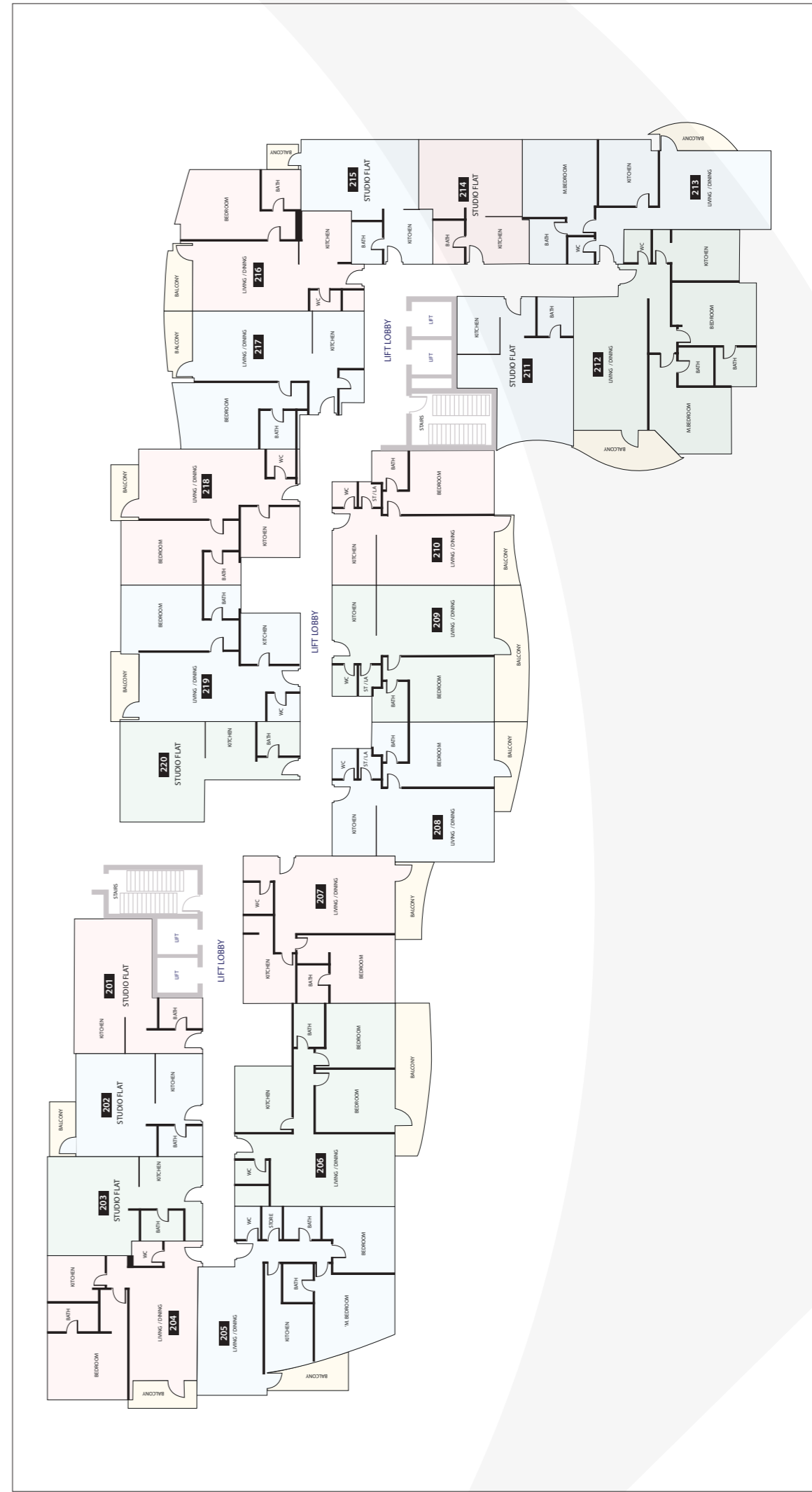
## *Perfect Proportions for Contemporary Living*

Studio, one-, two- and three-bedroom residences offer space configured for comfortable contemporary living. The pursuit of innovative design is integral to the quality of our residents' experience - the reason why we have partnered with leading designers to provide these furnished apartments with a blend of style and functionality.

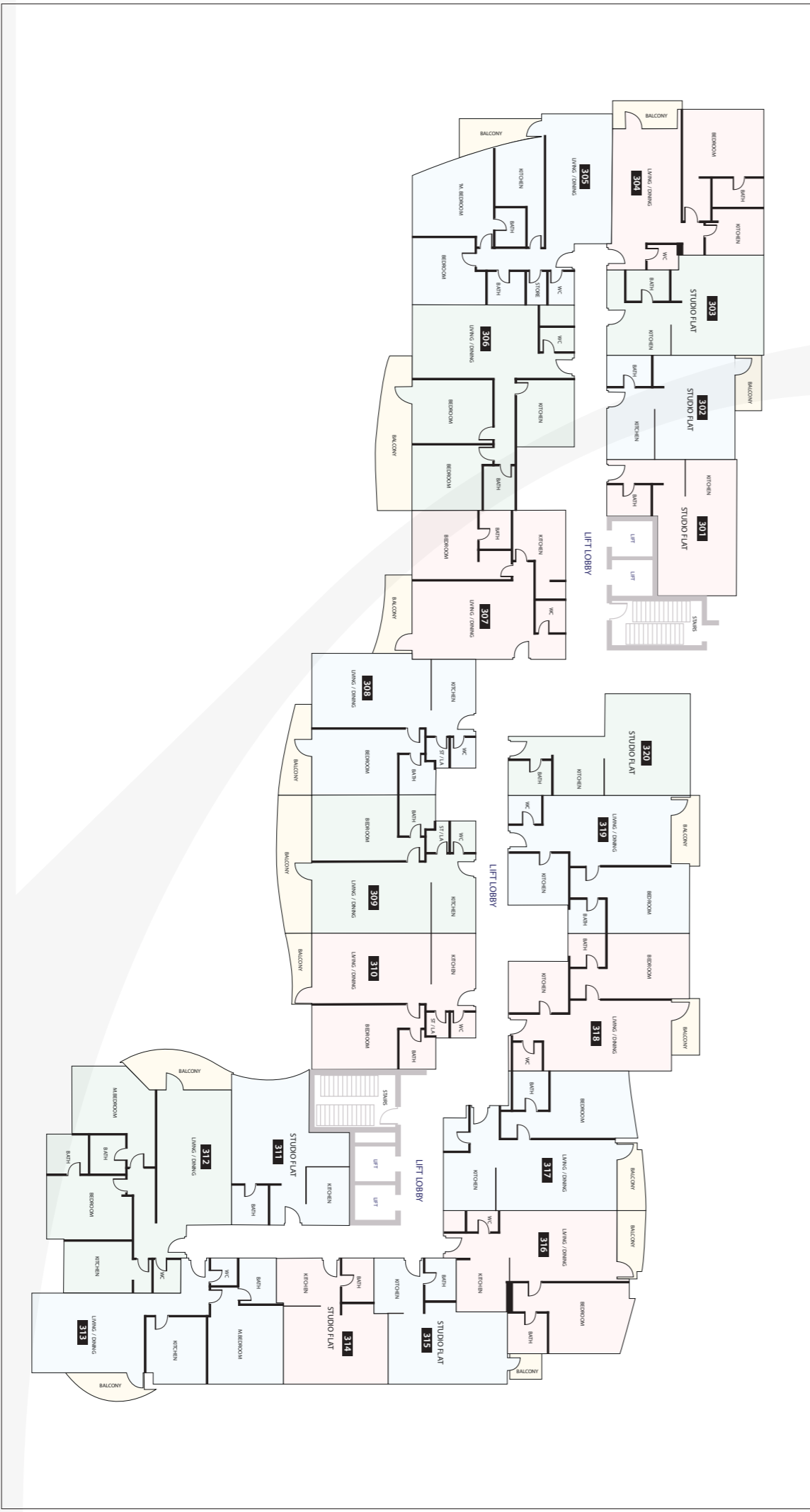
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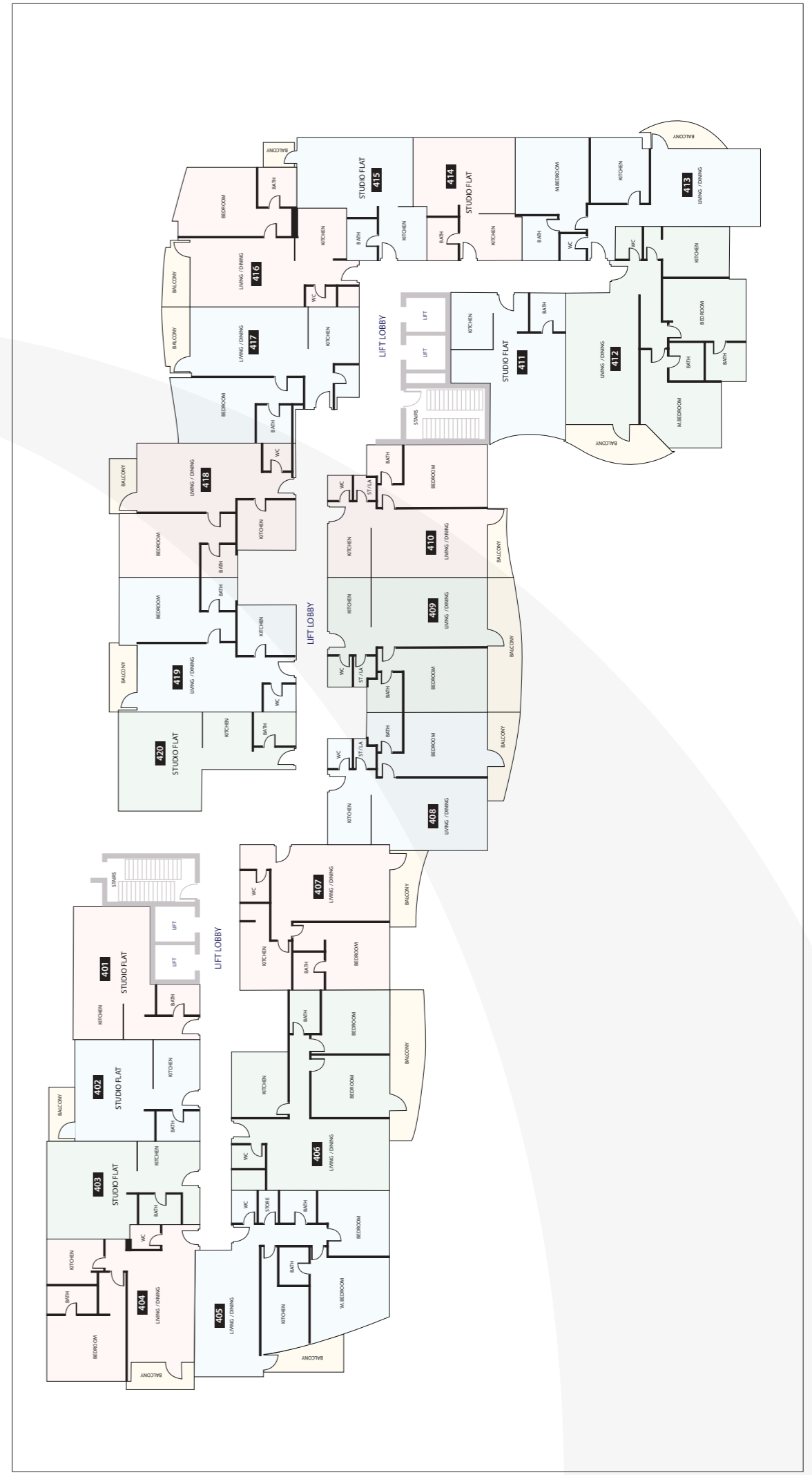
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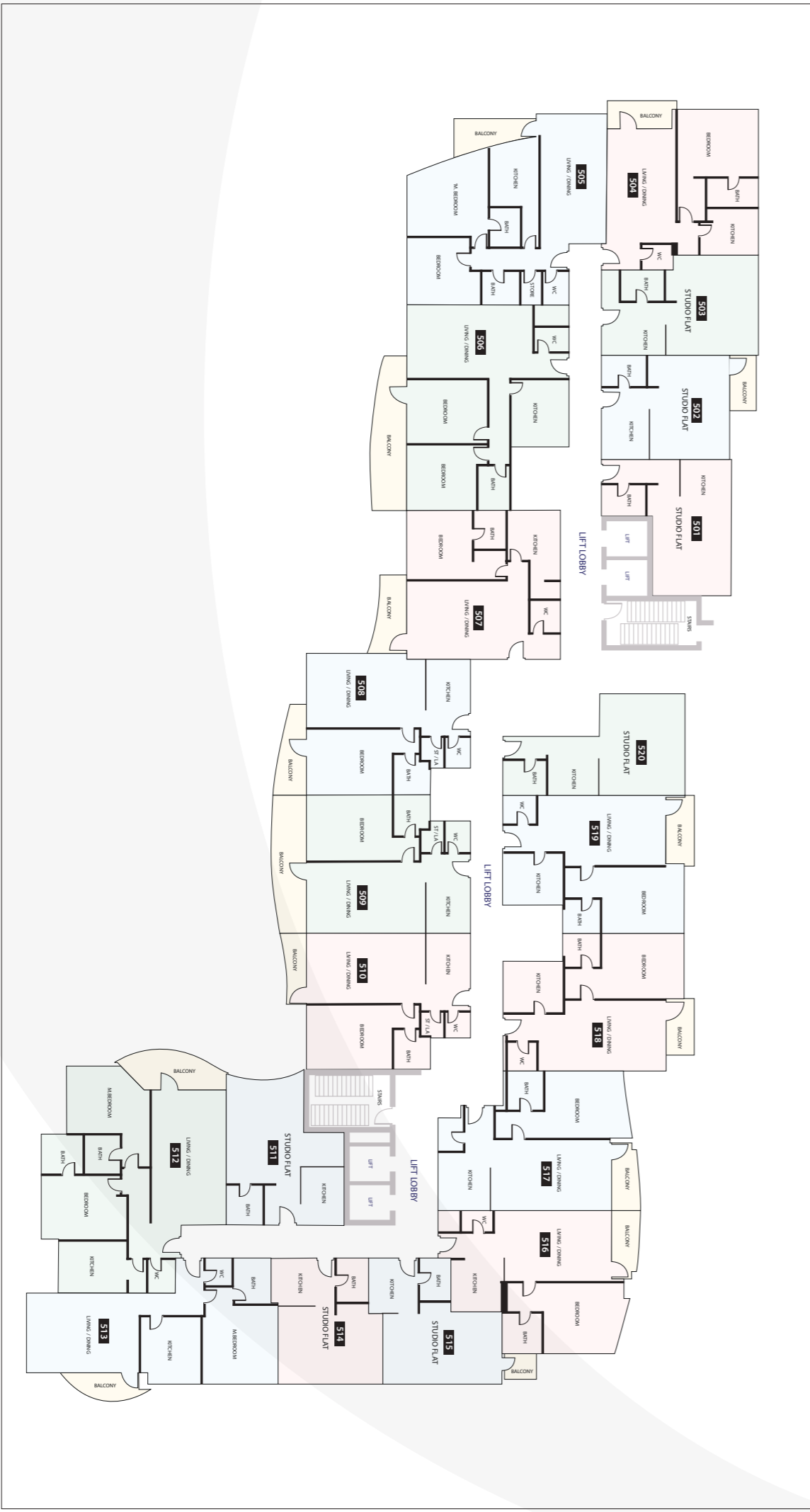
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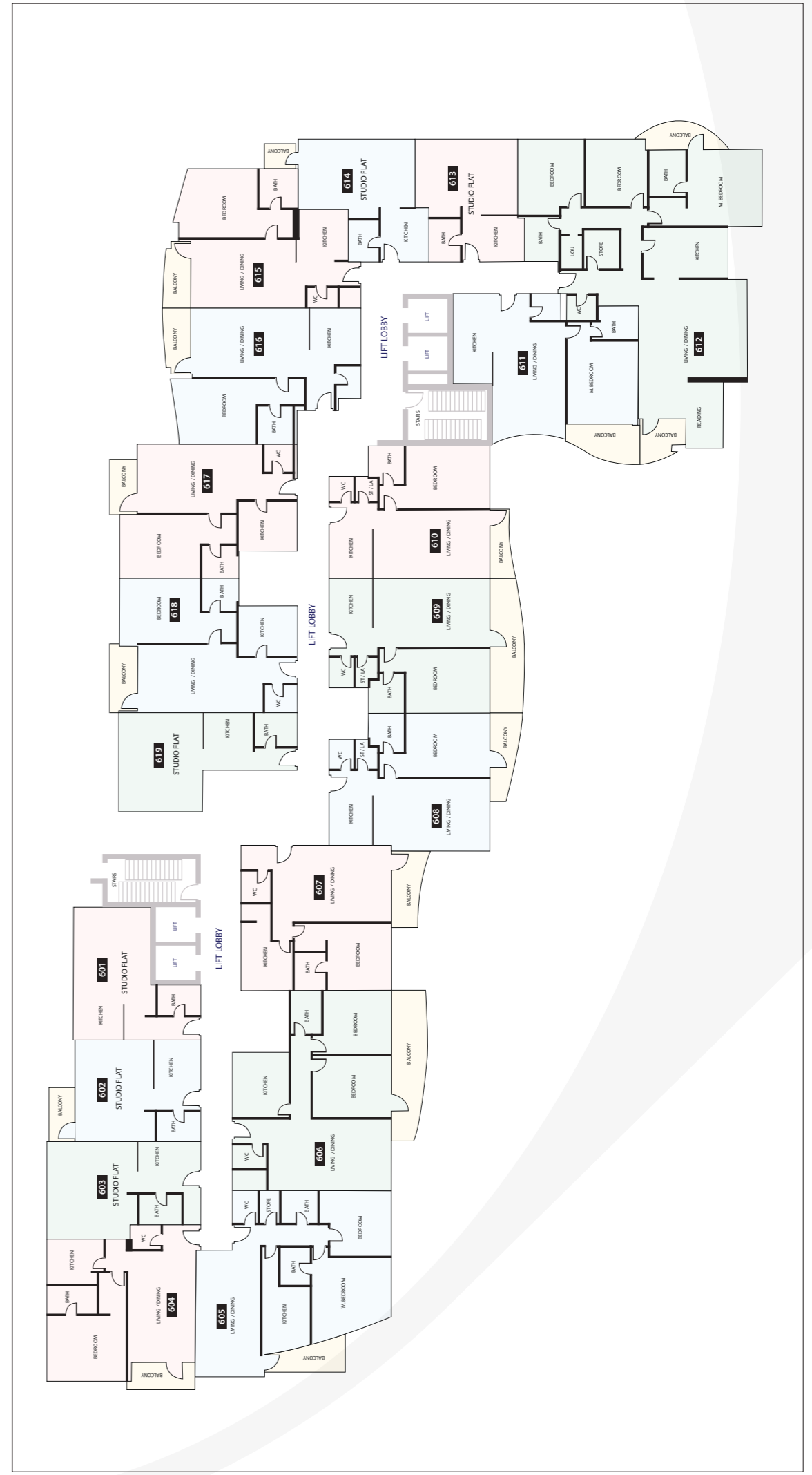
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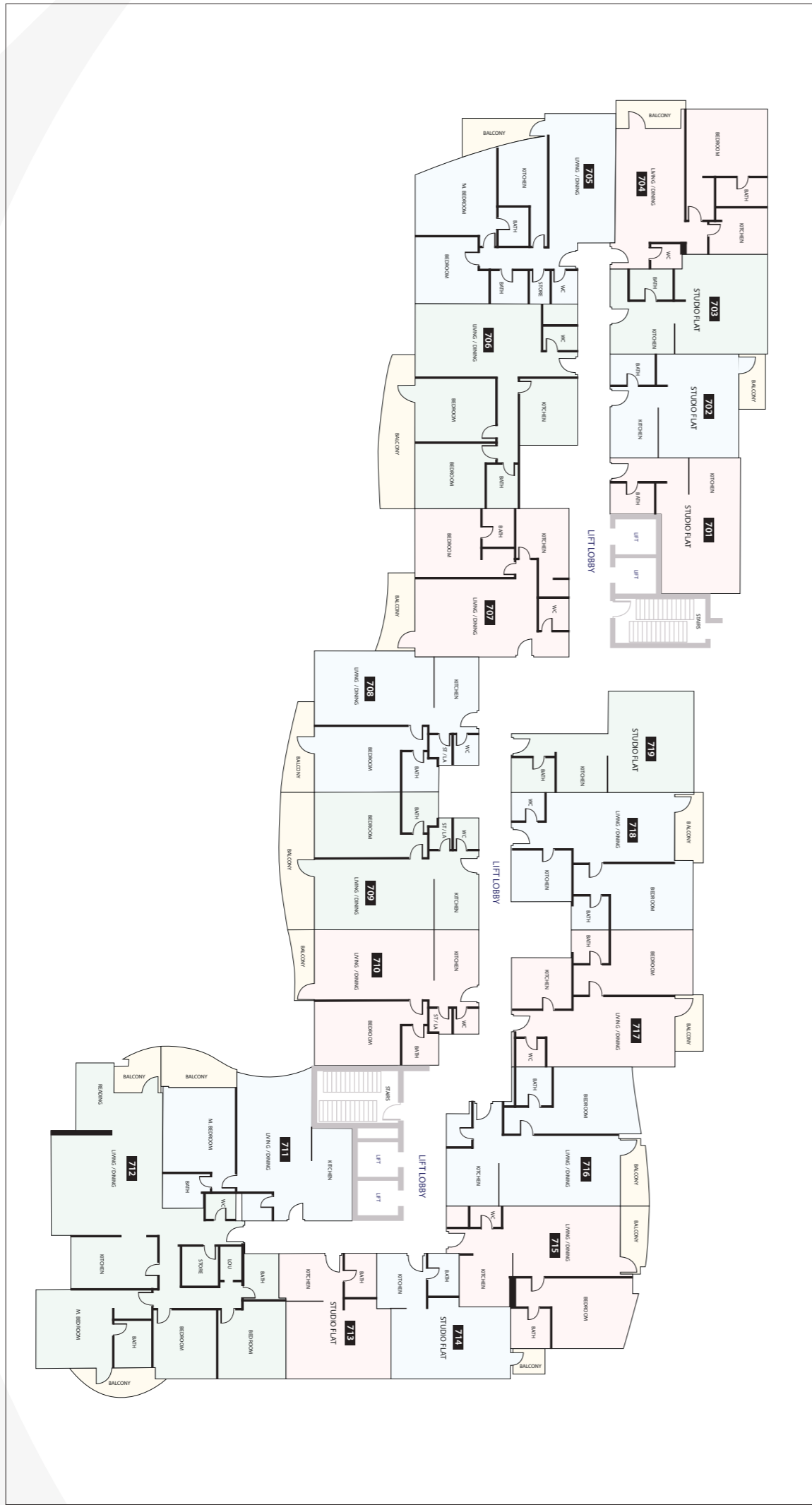


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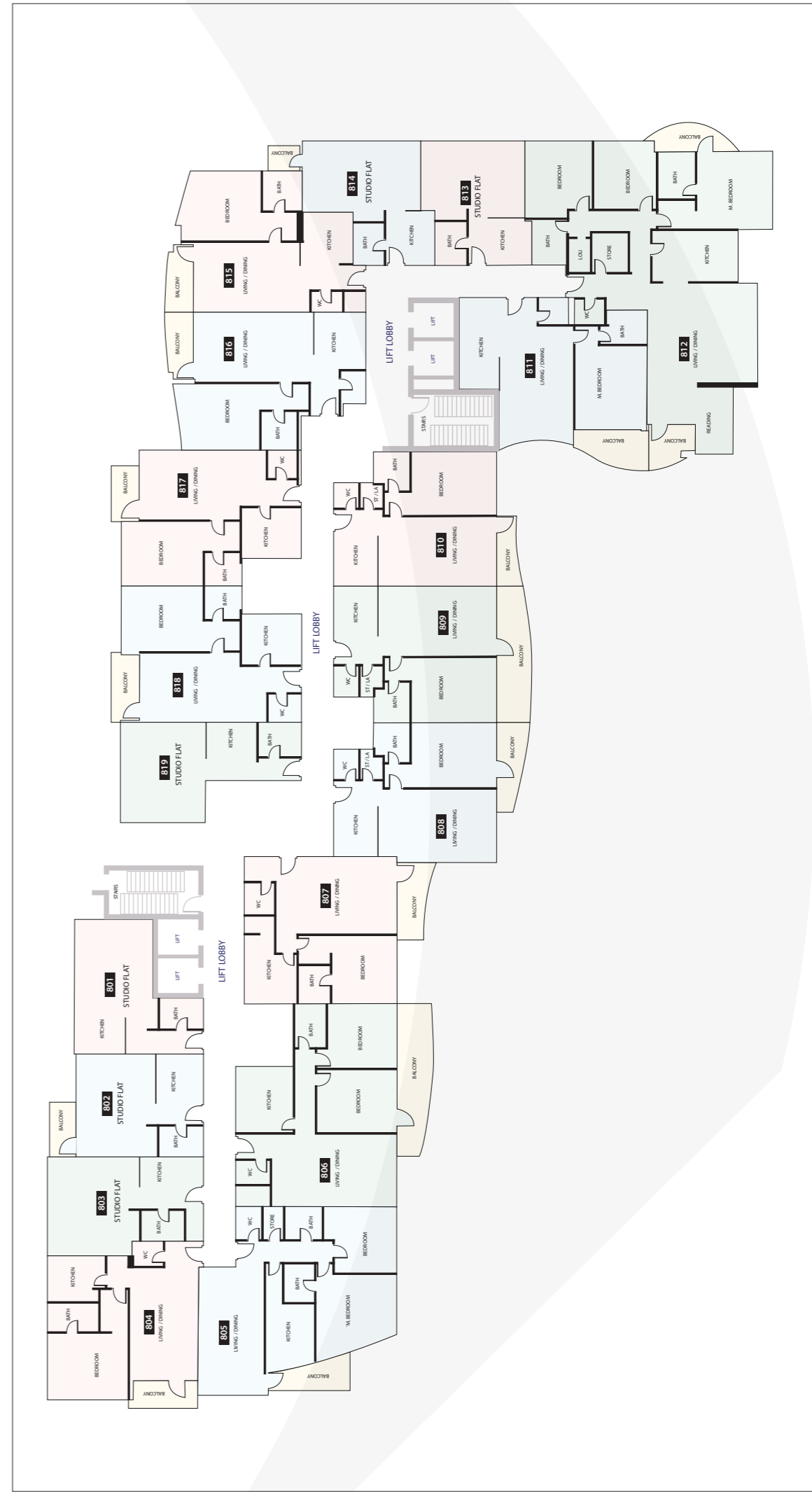




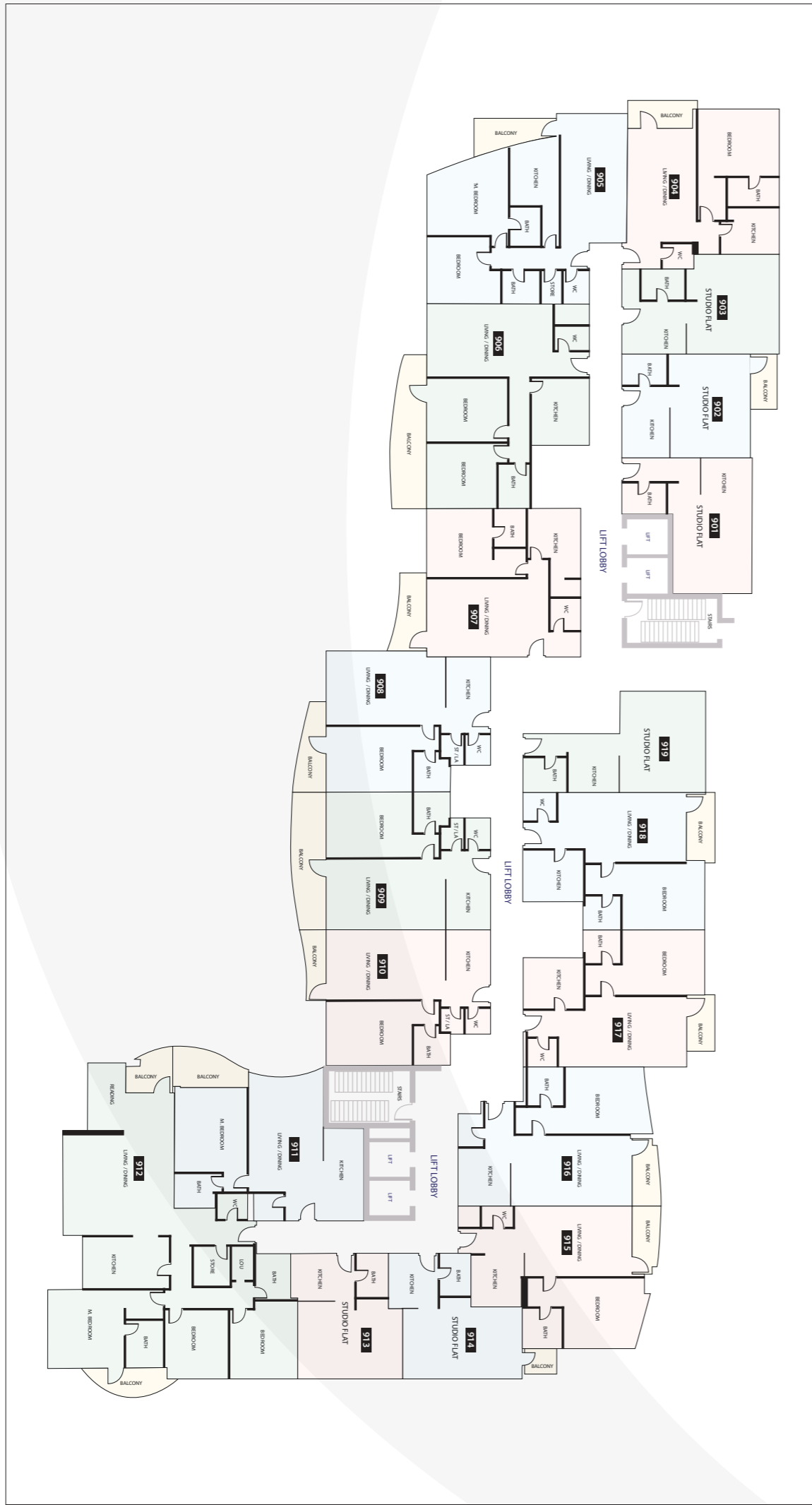
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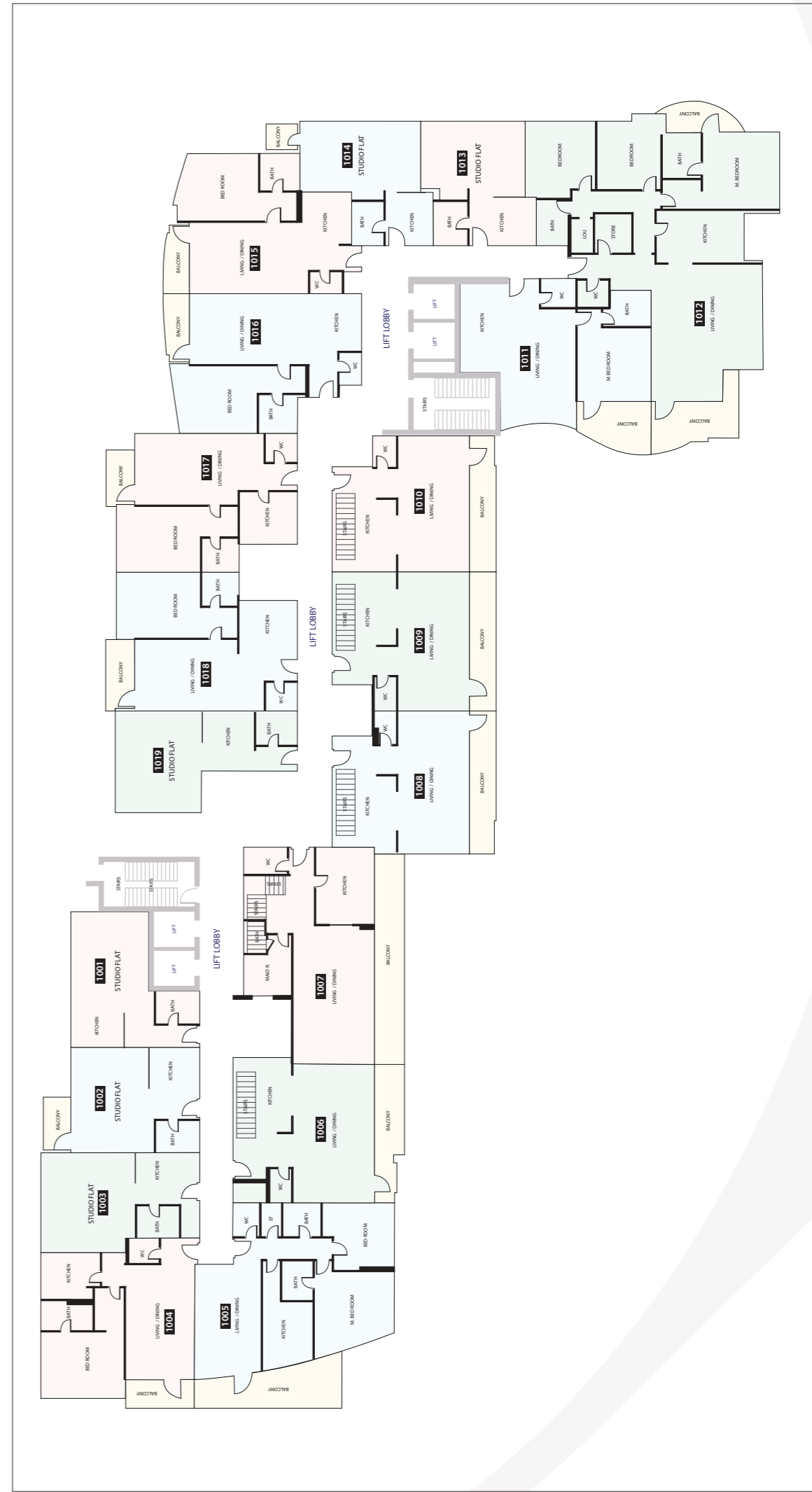
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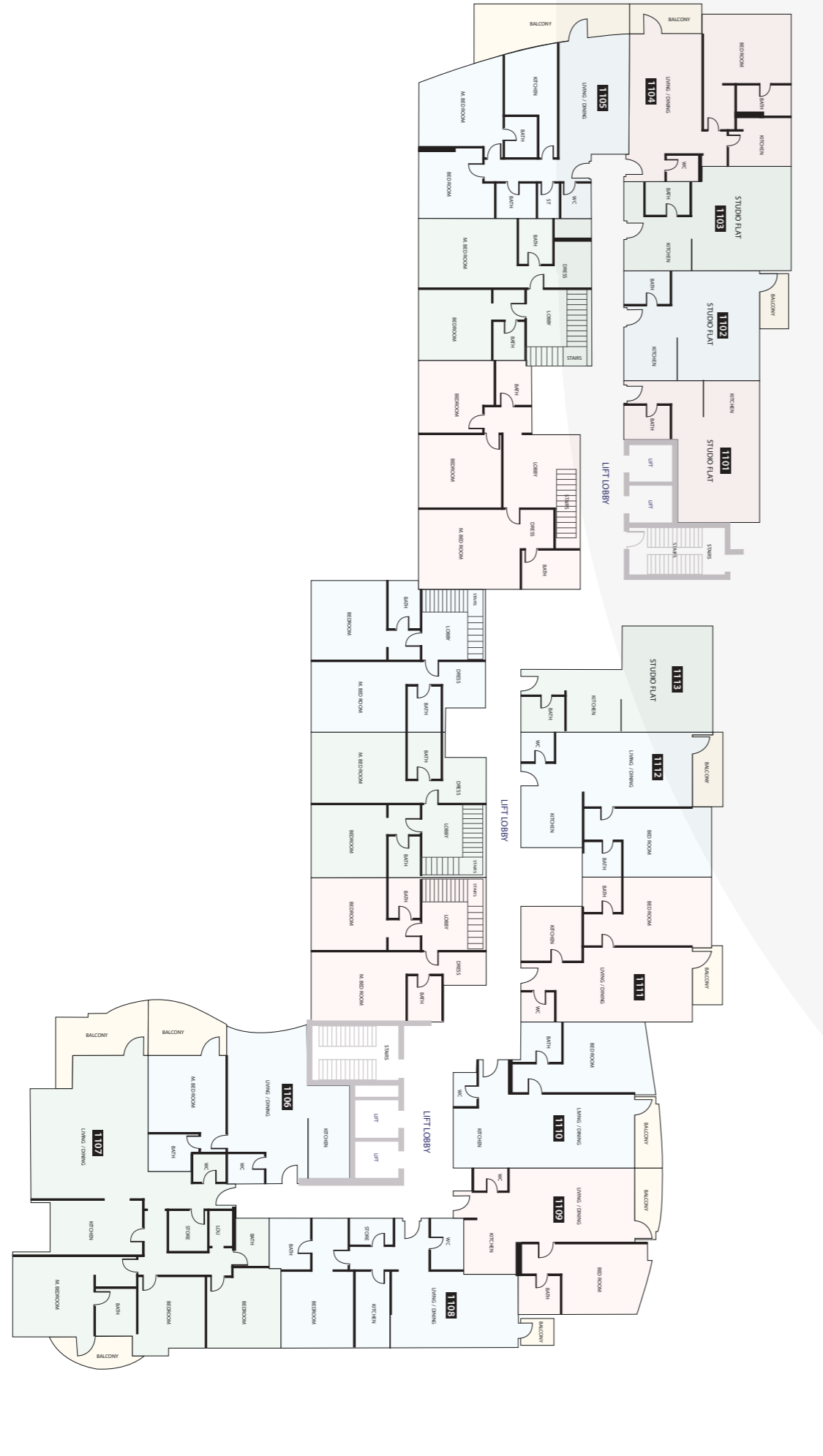
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# FLOOR 10



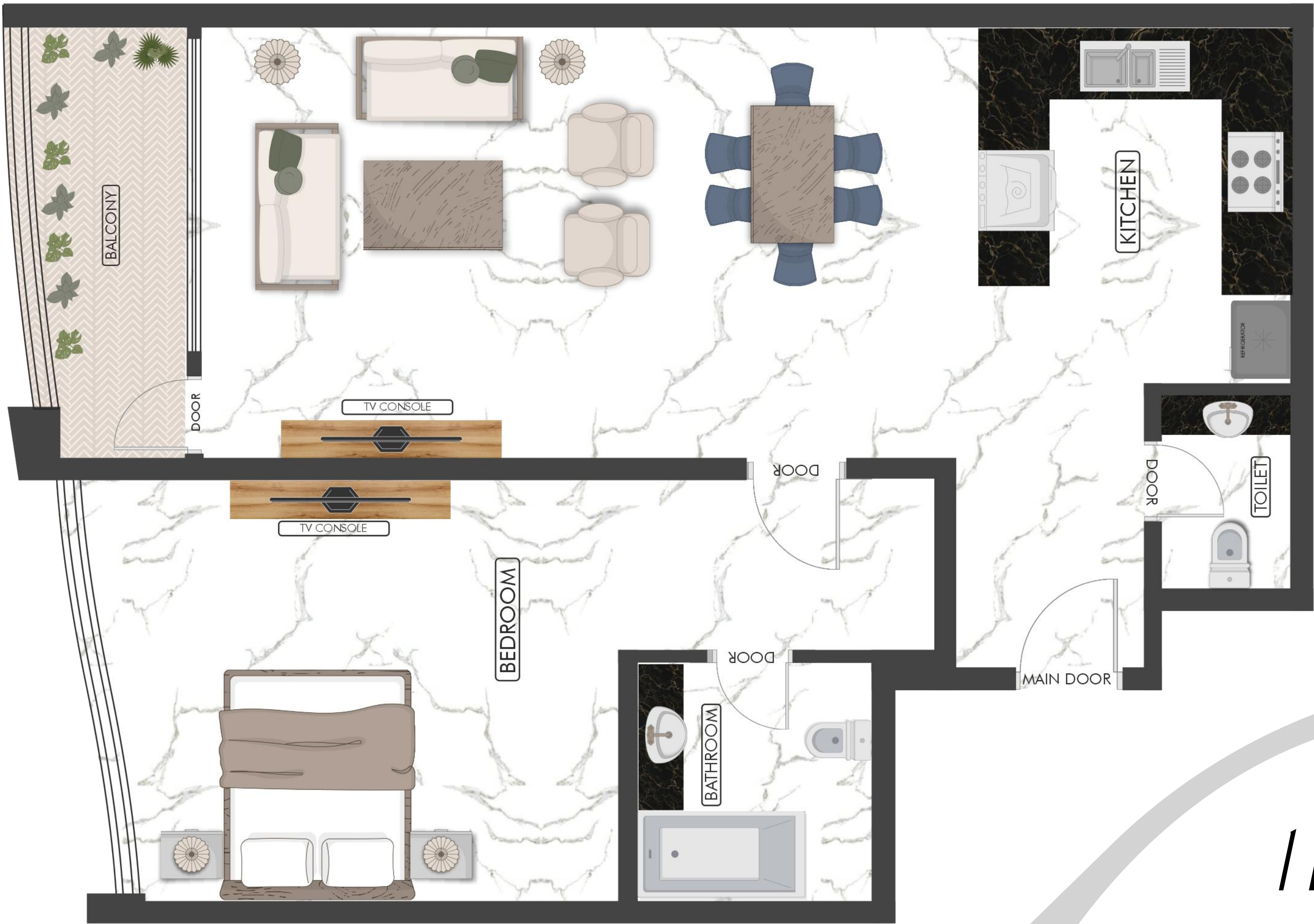
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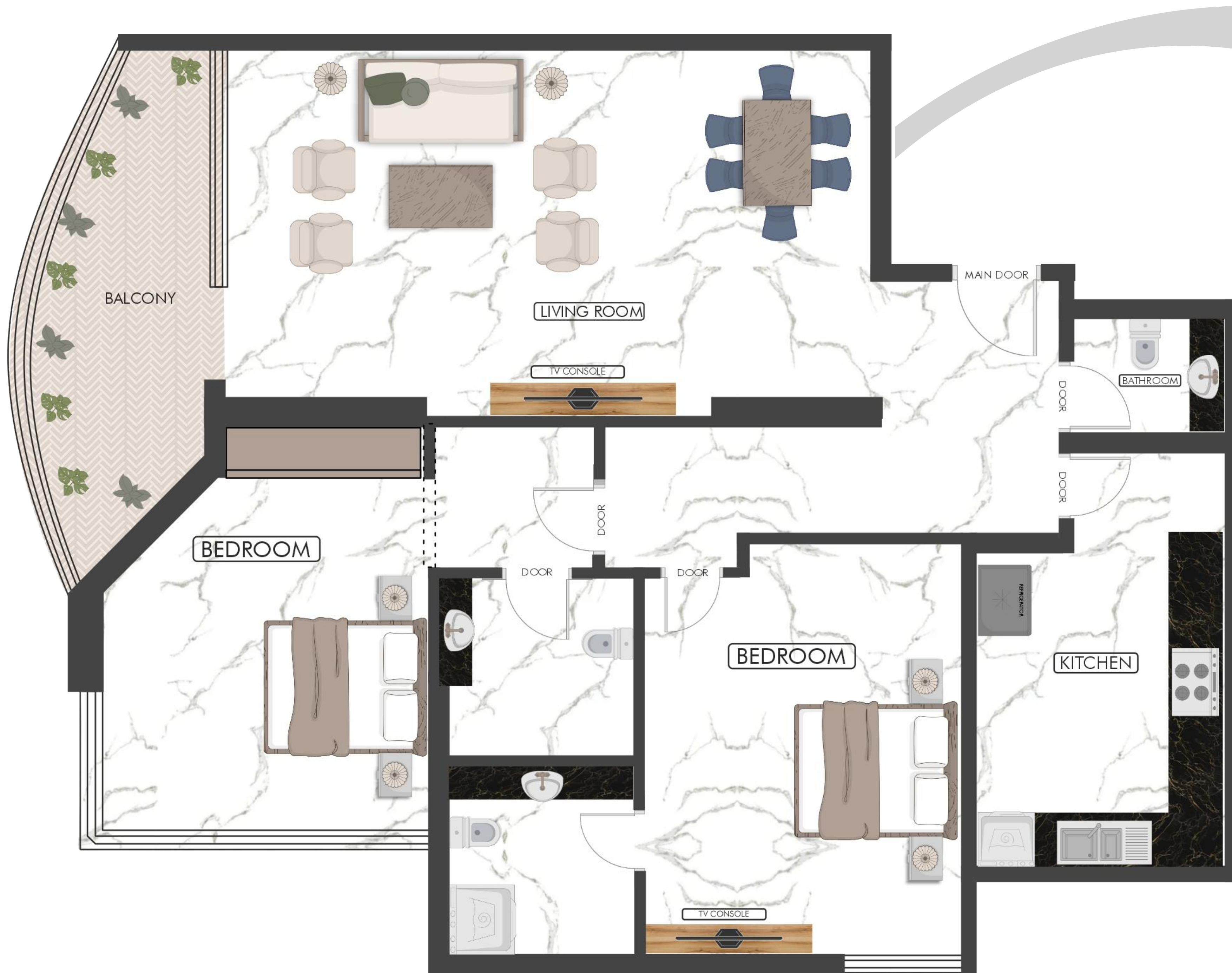
We offer creations coming out of two decades of hardwork, passion, innovation, leadership and market understanding. Built on a sound foundation of customer first ethos, we represent creativity, integrity, market savvy, and proven performance in the real estate and investment arenas. Our innovative operating strategies ensure that the investments and assets are well-positioned to exceed market returns.

# *Typical Unit Layouts*



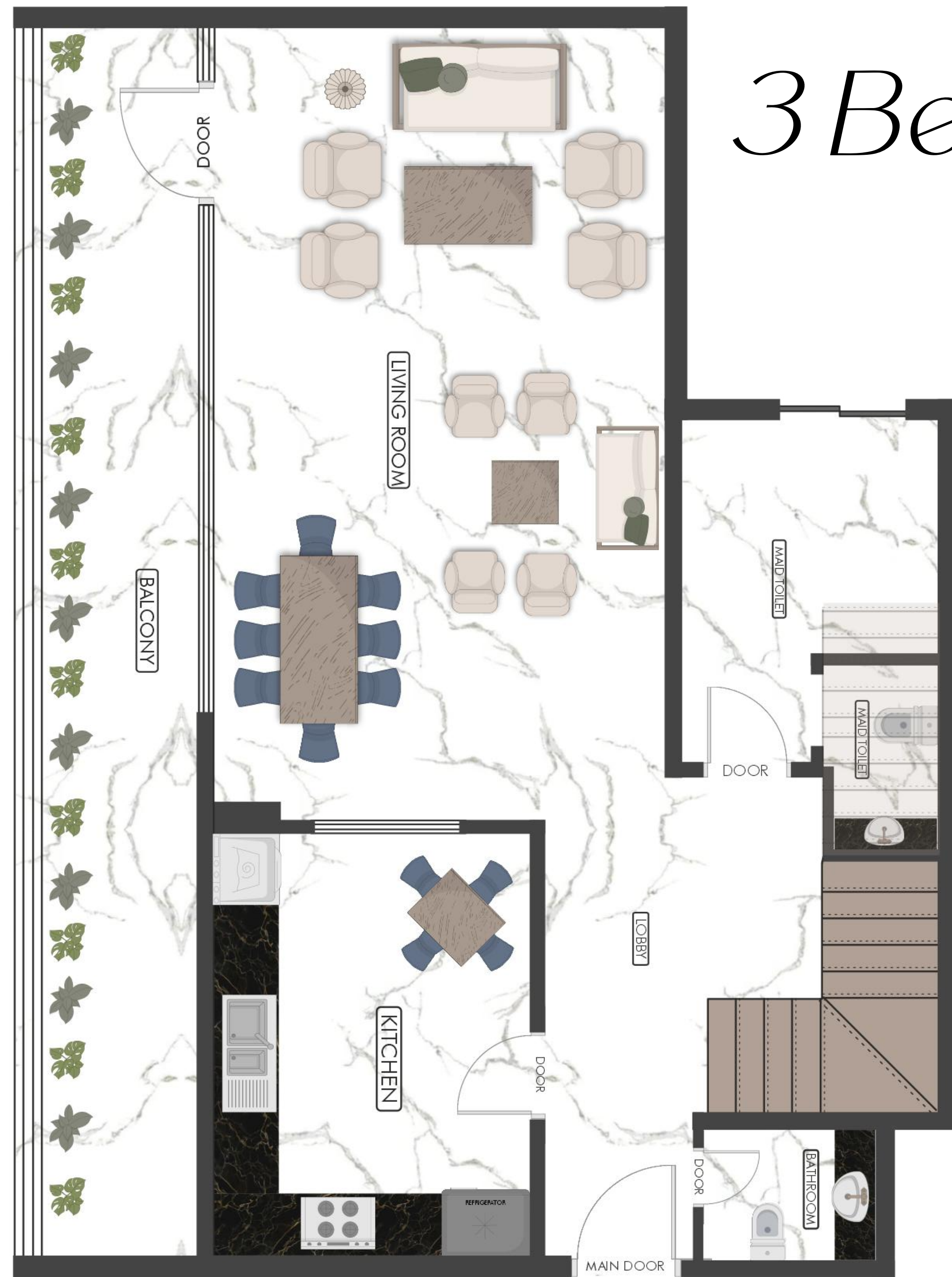
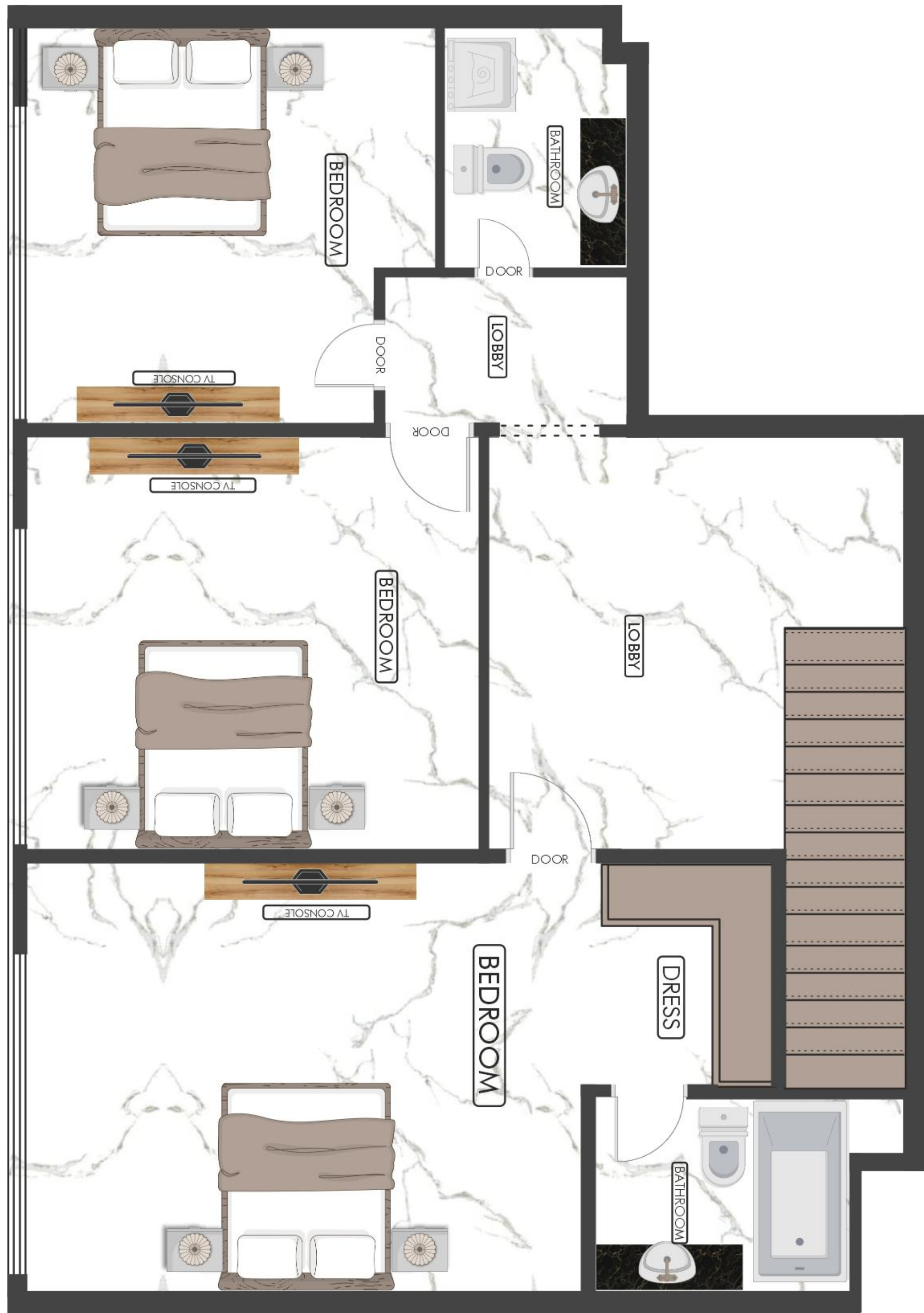


*1 Bedroom*



*2 Bedroom*

# 3 Bedroom





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*Studio*