



About RABDAN

At Rabdan Developments, we go beyond building homes — we create masterpieces that redefine luxury living. GHARBI II Residences stands as a testament to our commitment to innovation, elegance, and precision. Our vision is to deliver spaces that combine sophisticated design with unmatched comfort, ensuring every resident experiences a lifestyle of modern convenience and timeless luxury. Nestled in one of Dubai's most sought-after locations, GHARBI II is more than just a residence — it's a statement of excellence and a reflection of Dubai's dynamic growth. With meticulously crafted interiors, world-class amenities, and seamless access to the city's key landmarks, GHARBI II invites you to be part of something truly exceptional. We take pride in building dream homes that inspire, elevate, and endure. Thank you for choosing Rabdan Developments to bring your aspirations to life.



800RBDN

www.rabdanddevelopments.ae



GHARBI II

RESIDENCES

FACTSHEET

01 الموقع LOCATION



يقع مشروع غربي II من شركة ربدان في موقع استراتيجي بدي، مما يوفر للسكان نمط حياة مميزاً في مجتمع عصري. يتميز الموقع بسهولة الوصول إلى الشوارع الرئيسية، مثل شارع الشيخ زايد، وشارع الخيل، وشارع حصة، وشارع الشيخ محمد بن زايد، مما يجعل التنقل داخل المدينة مريحاً وسريعاً. يمتاز المشروع بقرية من مرافق وخدمات عالية الجودة، بما في ذلك مرافق الرعاية الصحية الراقية، والؤسسات التعليمية المرموقة، ووجهات التسوق الفاخرة. كما يتمتع السكان بقرية من معالم ساحية شهيرة، مثل حديقة دبي المعجزة، ونخلة جميرا، وإكسسو دبي، ودي مول، وجميعها تقع على بعد مسافة قصيرة من غربي II.

GHARBI II by Rabdan Developments is strategically located in Dubai, offering residents a distinguished lifestyle within a modern community. The location provides easy access to major roads, including Sheikh Zayed Road, Al Khail Road, Hessa Street, and Sheikh Mohammed Bin Zayed Road, ensuring convenient and efficient city connectivity. The project is in close proximity to high-quality facilities and services, including premium healthcare centers, prestigious educational institutions, and luxury shopping destinations. Residents also benefit from being near iconic attractions, such as Dubai Miracle Garden, Palm Jumeirah, Expo Dubai, and Dubai Mall, all within a short distance from GHARBI II.



JUMEIRAH VILLAGE CIRCLE DUBAI



MIRACLE GARDEN
10 min



BURJ AL ARAB
15 min



BURJ KHALIFA
25 min



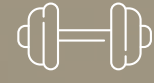
DUBAI MARINA
25 min



DUBAI INTL AIRPORT
40 min



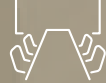
02 المرافق AMENITIES



نادي رياضي داخلي / خارجي
Indoor / Outdoor Gym



مسبح
Swimming Pool



مركز أعمال
Business Hub



سينما داخلية
Indoor Cinema



صالة ألعاب
Gaming Room



ساحة ألعاب أطفال
Kids Playground



الساونا وغرفة البخار
Sauna & Steam Room



مطعم وكافيتريا
Club Lounge



مساحة اليوغا
Yoga Space



منطقة شواء
BBQ Area



غرفة بودكاست
Podcast Room



حماية ٢٤/٧
24/7 Security



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03 خطة الدفع PAYMENT PLAN



20 %
DOWN PAYMENT

40 %
DURING CONSTRUCTION

10 %
HANDOVER

30 %
POST HANDOVER

COMPLETION DATE Q2 - 2027

04 حقائق المشروع PROJECT FACTS

TYPES	NO. OF UNITS	INTERNAL LIVING AREA SIZE STARTING FROM	OUTDOOR LIVING AREA SIZE STARTING FROM	TOTAL LIVING AREA SIZE STARTING FROM
Studio (1) + Balcony	22	314.84ft ²	75.56ft ²	390.41ft ²
Studio (2) + Balcony	24	336.37ft ²	72.01ft ²	408.38ft ²
1BHK (1) + Balcony + Pool + Maids Room	2	794.81ft ²	295.15ft ²	1089.95ft ²
1BHK (2) + Balcony + Pool	44	623.02ft ²	122.17ft ²	745.19ft ²
1BHK (3) + Balcony + Pool	22	650.14ft ²	210.87ft ²	861.01ft ²
1BHK (4) + Balcony + Pool	24	613.76ft ²	134.23ft ²	747.98ft ²
1BHK (5) + Balcony + Pool	24	604.39ft ²	134.01ft ²	738.40ft ²
1BHK (6) + Balcony + Pool	24	593.41ft ²	123.46ft ²	716.88ft ²
2BHK (1) + Balcony + Pool + Maids Room + Private Terrace	20	988.99ft ²	748.74ft ²	1737.73ft ²
2BHK (2) + Balcony + Pool + Maids Room + Private Terrace	24	955.73ft ²	666.82ft ²	1622.55ft ²
Penthouse + Balcony + Pool + Maids Room + Private Terrace + 4BHK + Villa + Office	4	2263.54ft ²	943.56ft ²	3207.11ft ²

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