



GHARBI II

RESIDENCES

By Rabdan Developments
WWW.RABDANDEVELOPMENTS.AE
☎ 800RBDN



WHERE ELEGANCE

MEETS COMFORT

حيث تلتقي الأناقة بالراحة



LOCATION.
COMMUNITY.
HOME.
THE PERFECT
TRIFECTA.

01

حيث تلتقي الأناقة بالراحة WHERE ELEGANCE MEETS COMFORT

غربي II هو مشروع سكني فاخر يضم ٢٣٤ وحدة سكنية في موقع مميز بدبي. يتميز المشروع بتنوع الوحدات السكنية التي تشمل استوديوهات، وشقق غرفة وصالة، وشقق غرفتين وصالة، بالإضافة إلى شقق بنتهاوس، جميعها بتصاميم فاخرة مع مساح خاصة. يقدم غربي II مرافق راقية تشمل مسيحا، وصالة رياضية، وساونا، وغرفة بخار، وغرفة ألعاب، ومركز أعمال، ومساحة لليوغا، ومقهى. مع خطة دفع مرنة بنسبة ٣٠/٧٠ بعد التسليم، من المقرر أن يكتمل مشروع غربي II بحلول الربع الثاني من ٢٠٢٧، مما يجعله فرصة استثمارية ممتازة.

Gharbi II is a luxurious residential project comprising 234 residential units, ideally located in a prime area of Dubai. The project features a diverse range of residential units, including studios, 1BHK, 2BHK, and penthouses, all with exquisite designs and private swimming pools.

Gharbi II offers premium amenities, including a swimming pool, fully equipped gym, sauna, steam room, gaming room, business hub, yoga space, and a café. With a flexible 70/30 post-handover payment plan, Gharbi II is scheduled for completion by Q2 2027, making it an exceptional investment opportunity.



02

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 بقرينه من مرافق وخدمات عالية الجودة، بما في ذلك مرافق الرعاية الصحية الراقية، والمؤسسات التعليمية المرموقة، ووجهات التسوق الفاخرة. كما يتمتع السكان بقرينهم من معالم سياحية شهيرة، مثل حديقة دبي المعجزة، ونخلة جميرا، وإكسبو 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.



03

خريطة المناطق المحيطة NEIGHBORHOOD MAP



JUMEIRAH VILLAGE CIRCLE DUBAI



MIRACLE GARDEN
10 min



BURJ AL ARAB
15 min



BURJ KHALIFAH
25 min



DUBAI MARINA
25 min



DUBAI INTL AIRPORT
40 min



لماذا دبي؟
WHY DUBAI?

LOCATION.
COMMUNITY.
HOME.
THE PERFECT
TRIFECTA.

موقع مميز , مجتمع مترابط , بيت مثالي

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

05

المواد المستخدمة USED MATERIALS

1- ALUMINUM CLADDING

2- PORCELAIN TILES

3- MARBLE TILES

4- TERRAZZO TILES

5- VINYL WOOD FINISH

6- MIRROR

7- ONYX



الرفاهية بأسمى معانيها

LUXURY AT ITS
FINEST

AMENITIES



نادي رياضي داخلي \ خارجي
Indoor / Outdoor Gym



مسبح
Swimming Pool



مركز أعمال
Business Hub



الساونا وغرفة البخار
Sauna & Steam Room



مطعم وكافيتيريا
Club Lounge



مساحة اليوغا
Yoga Space



سينما داخلية
Indoor Cinema



صالة ألعاب
Gaming Room



ساحة ألعاب أطفال
Kids Playground



منطقة شواء
BBQ Area



غرفة بودكاست
Podcast Room



حماية ٢٤/٧
24/7 Security

06

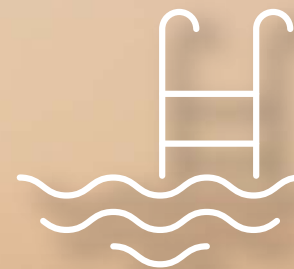
عالم من الإمكانيات اللامتناهية
WHERE THE POSSIBILITIES
ARE ENDLESS.



نادي رياضي داخلي \ خارجي
Indoor / Outdoor Gym







مسبح
Swimming Pool





مطعم وكافيتيريا
Club Lounge







غرفة بودكاست
Podcast Room





سينما داخلية
Indoor Cinema





ساحة ألعاب أطفال
Kids Playground







وجهة من الجمال والراحة الاستثنائية
A DESTINATION OF
EXTRAORDINARY
BEAUTY AND COMFORT

07

مخططات الطوابق

FLOOR PLANS

STUDIO / TYPE 01

Second Floor	201-210
Sixth Floor	601,606,607,612
Tenth Floor	1001,1006,1007,1012
Fourteenth Floor	1401,1406,1407,1412
Eighteenth Floor	1801,1806,1807,1812
Twenty-Second Floor	2201,2206,2207,2212

INTERNAL LIVING AREA

314.84ft²

OUTDOOR LIVING AREA

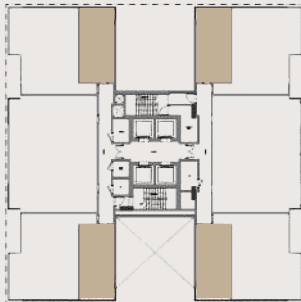
75.56ft²

TOTAL LIVING AREA

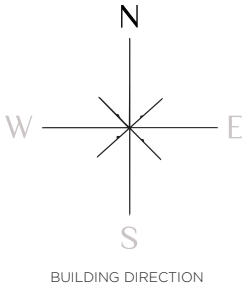
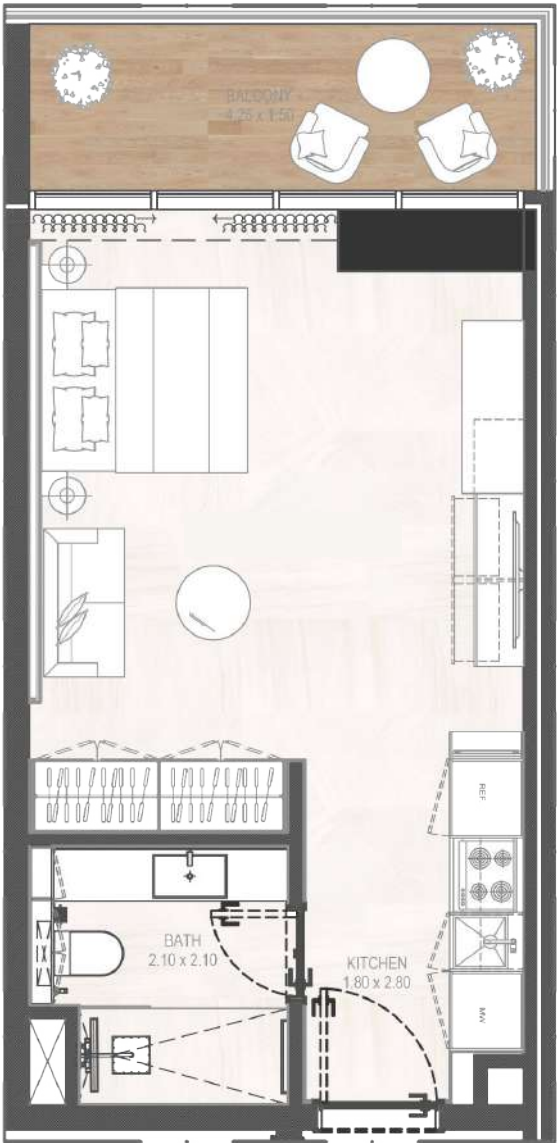
390.41ft²



Second Floor



Sixth Floor Tenth Floor Fourteenth Floor Eighteenth Floor
Twenty-Second Floor



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STUDIO / TYPE 02

Fourth Floor	403,404,409,410
Eighth Floor	803,804,809,810
Twelfth Floor	1203,1204,1209,1210
Sixteenth Floor	1603,1604,1609,1610
Twentieth Floor	2003,2004,2009,2010
Twenty-Fourth Floor	2403,2404,2409,2410

INTERNAL LIVING AREA

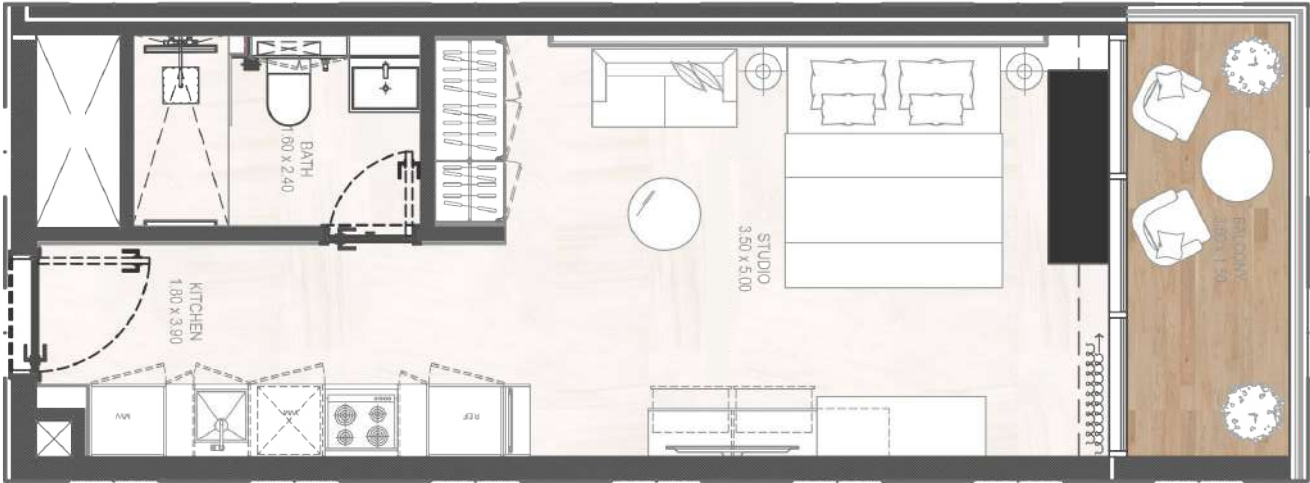
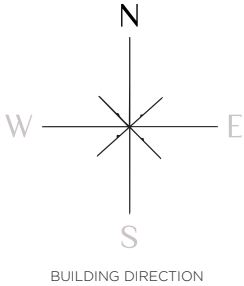
336.37ft²

OUTDOOR LIVING AREA

72.01ft²

TOTAL LIVING AREA

408.38ft²



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1BHK / TYPE 01

Second Floor	205,206
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INTERNAL LIVING AREA

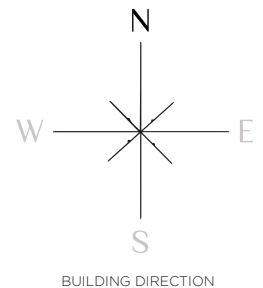
794.81ft²

OUTDOOR LIVING AREA

295.15ft²

TOTAL LIVING AREA

1089.95ft²



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1BHK / TYPE 02

Second Floor	203-204-207-208
Fifth Floor	502,503,506,507
Sixth Floor	603,604,609,610
Ninth Floor	902,903,906,907
Tenth Floor	1003,1004,1009,1010
Thirteenth Floor	1302,1303,1306,1307
Fourteenth Floor	1403,1404,1409,1410
Seventeenth Floor	1702,1703,1706,1707
Eighteenth Floor	1803,1804,1809,1810
Twenty-first Floor	2102,2103,2106,2107
Twenty-Second Floor	2203,2204,2209,2210

INTERNAL LIVING AREA

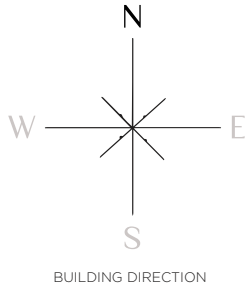
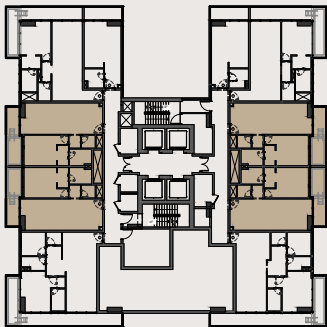
623.02ft²

OUTDOOR LIVING AREA

122.17ft²

TOTAL LIVING AREA

745.19ft²



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1BHK / TYPE 03

Second Floor	202-209
Sixth Floor	602,605,608,611
Tenth Floor	1002,1005,1008,1011
Fourteenth Floor	1402,1405,1408,1411
Eighteenth Floor	1802,1805,1808,1811
Twenty-Second Floor	2202,2205,2208,2211

INTERNAL LIVING AREA

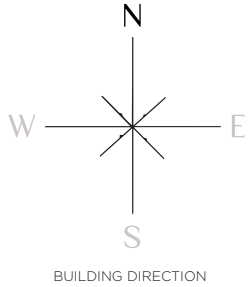
650.14ft²

OUTDOOR LIVING AREA

210.87ft²

TOTAL LIVING AREA

861.01ft²



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1BHK / TYPE 04

Third Floor	301,304,305,308
Seventh Floor	701,704,705,708
Eleventh Floor	1101,1104,1105,1108
Fifteenth Floor	1501,1504,1505,1508
Nineteenth Floor	1901,1904,1905,1908
Twenty-Third Floor	2301,2304,2305,2308

INTERNAL LIVING AREA

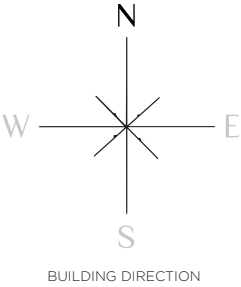
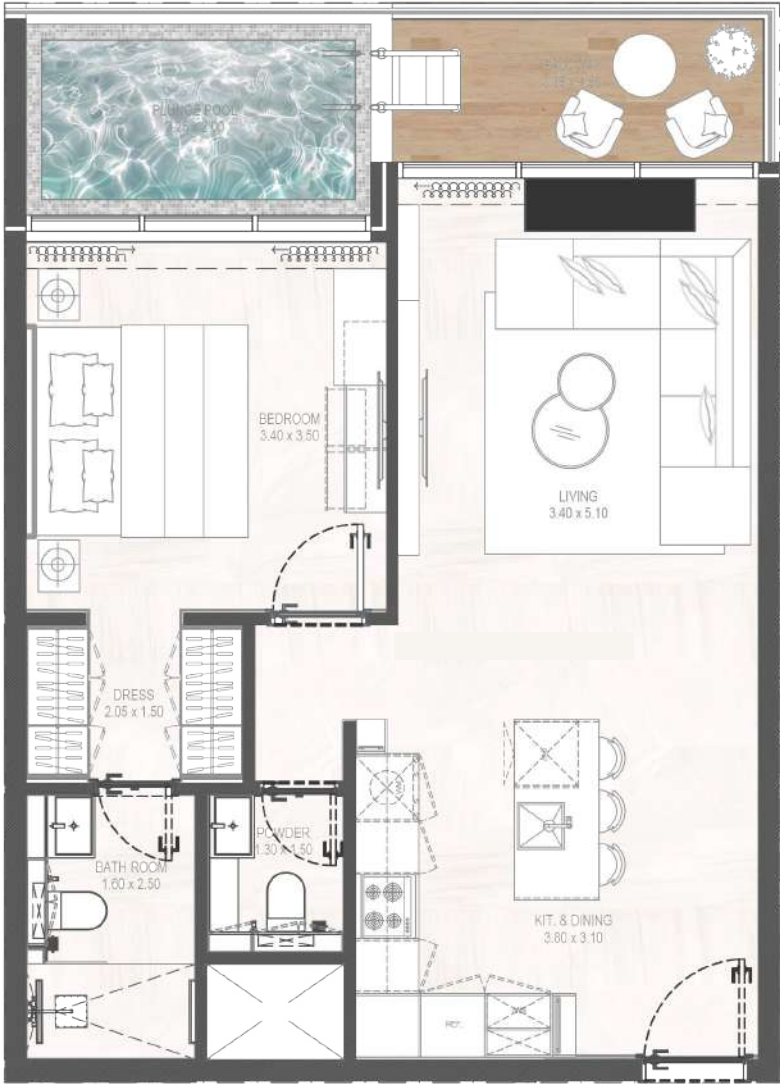
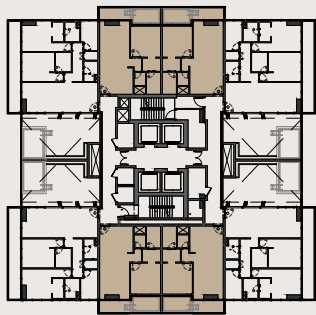
613.76ft²

OUTDOOR LIVING AREA

134.23ft²

TOTAL LIVING AREA

747.98ft²



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1BHK / TYPE 05

Fourth Floor	401,406,407,412
Eighth Floor	801,806,807,812
Twelfth Floor	1201,1206,1207,1212
Sixteenth Floor	1601,1606,1607,1612
Twentieth Floor	2001,2006,2007,2012
Twenty-Fourth Floor	2401,2406,2407,2412

INTERNAL LIVING AREA

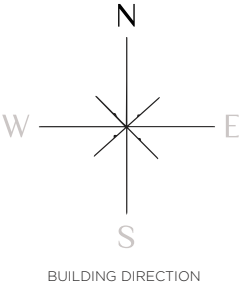
604.39ft²

OUTDOOR LIVING AREA

134.01ft²

TOTAL LIVING AREA

738.40ft²



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1BHK / TYPE 06

Fourth Floor	402,405,408,411
Eighth Floor	802,805,808,811
Twelfth Floor	1202,1205,1208,1211
Sixteenth Floor	1602,1605,1608,1611
Twentieth Floor	2002,2005,2008,2011
Twenty-Fourth Floor	2402,2405,2408,2411

INTERNAL LIVING AREA

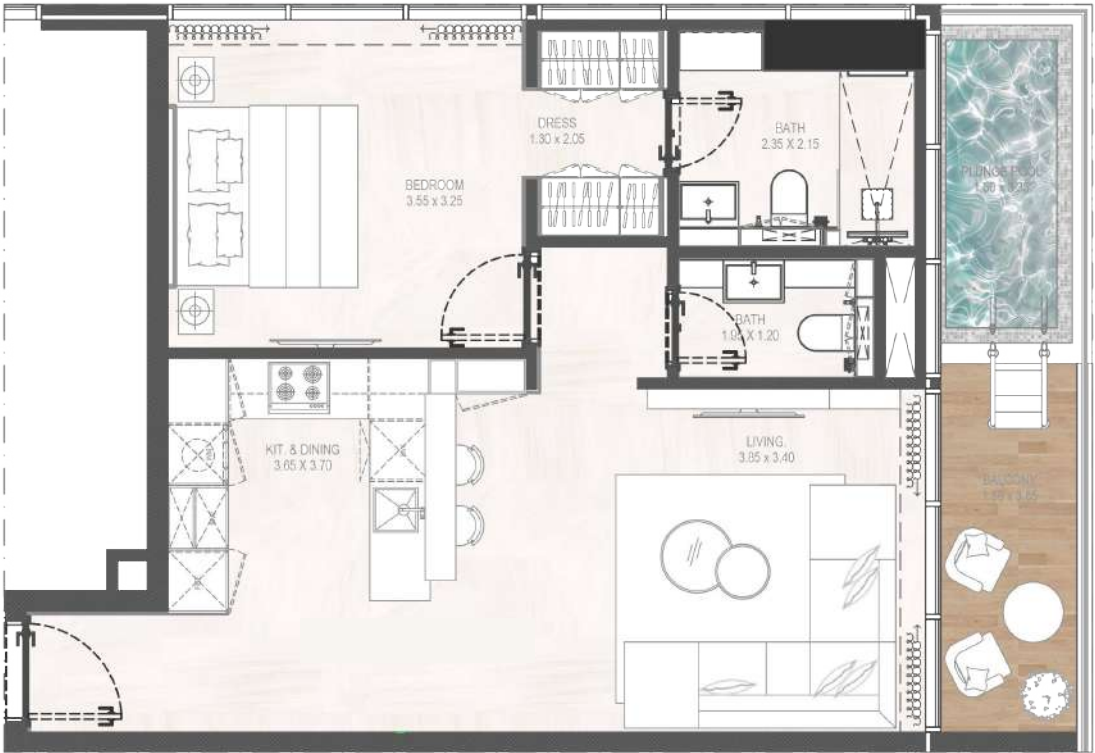
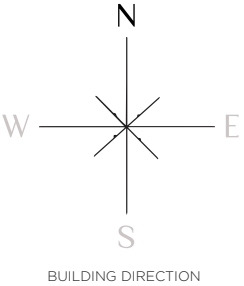
593.41ft²

OUTDOOR LIVING AREA

123.46ft²

TOTAL LIVING AREA

716.88ft²



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2BHK / TYPE 01

Fifth Floor	501,504,505,508
Nineth Floor	901,904,905,908
Thirteenth Floor	1301,1304,1305,1308
Seventeenth Floor	1701,1704,1705,1708
Twenty-first Floor	2101,2104,2105,2108

INTERNAL LIVING AREA

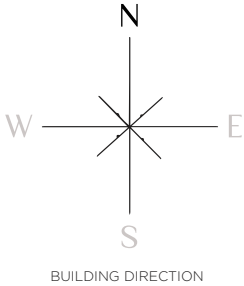
988.99ft²

OUTDOOR LIVING AREA

748.74ft²

TOTAL LIVING AREA

1737.73ft²



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2BHK / TYPE 02

Third Floor	302,303,306,307
Seventh Floor	702,703,706,707
Eleventh Floor	1102,1103,1106,1107
Fifteenth Floor	1502,1503,1506,1507
Nineteenth Floor	1902,1903,1906,1907
Twenty-Third Floor	2302,2303,2306,2307

INTERNAL LIVING AREA

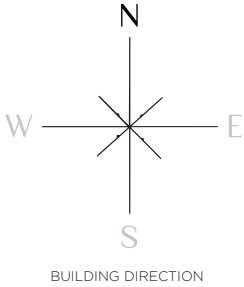
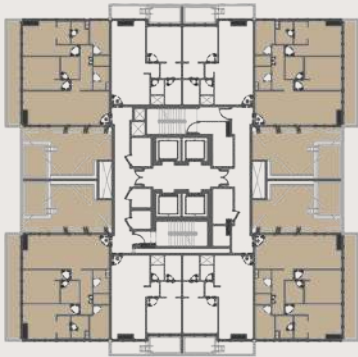
955.73ft²

OUTDOOR LIVING AREA

666.82ft²

TOTAL LIVING AREA

1622.55ft²



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PENTHOUSE

Twenty-Fifth Floor	2501-2502-2503-2504
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INTERNAL LIVING AREA

2263.54ft²

OUTDOOR LIVING AREA

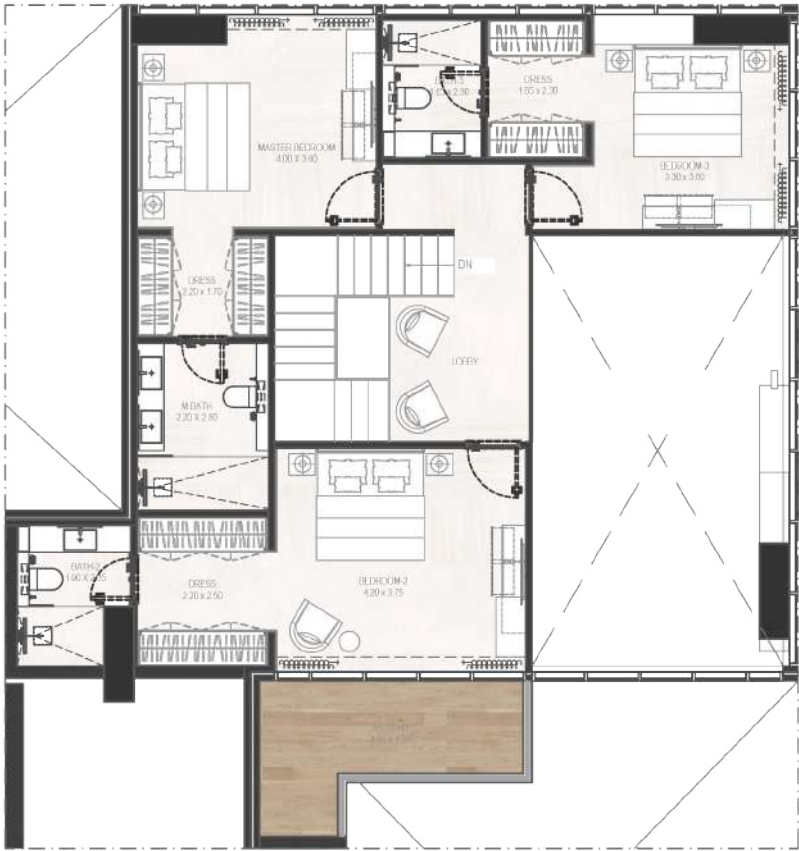
943.56ft²

TOTAL LIVING AREA

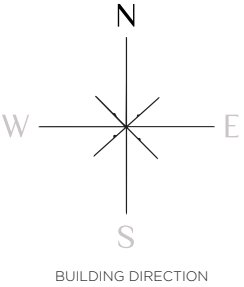
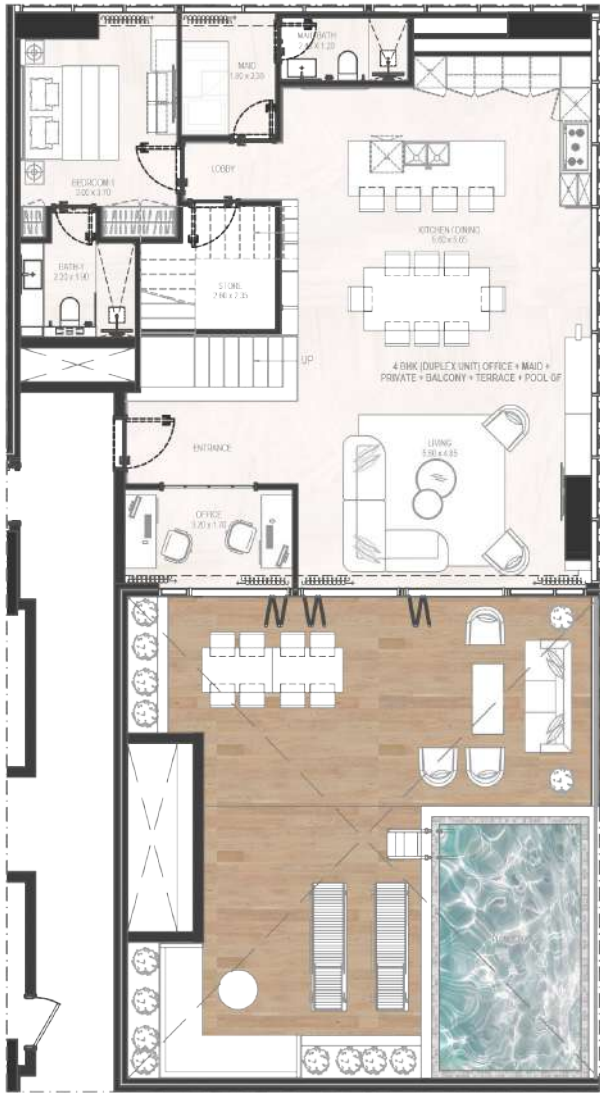
3207.11ft²



Roof Penthouse



Base Penthouse



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

STUDIO/ TYPE I



STUDIO/ TYPE 2



1 BHK / TYPE 1



1 BHK / TYPE 1



1 BHK / TYPE 2



1 BHK / TYPE 2





1 BHK / TYPE 3



1 BHK / TYPE 3



1 BHK / TYPE 5



1 BHK / TYPE 6



2 BHK / TYPE 1



2 BHK / TYPE I



2 BHK / TYPE 2



2 BHK / TYPE 2



2 BHK / TYPE 2



PENTHOUSE



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PENTHOUSE



تصميم ملهم واهتمام بأدق التفاصيل

INSPIRING DESIGN WITH ATTENTION TO DETAILS



08

خطة الدفع

PAYMENT PLAN

20 %

DOWN PAYMENT

40 %

DURING CONSTRUCTION

10 %

HANDOVER

30 %

POST HANDOVER

COMPLETION DATE Q2 - 2027

GHARBI II
RESIDENCES



RABDAN
DEVELOPMENTS

GHARBI II

RESIDENCES





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.



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