

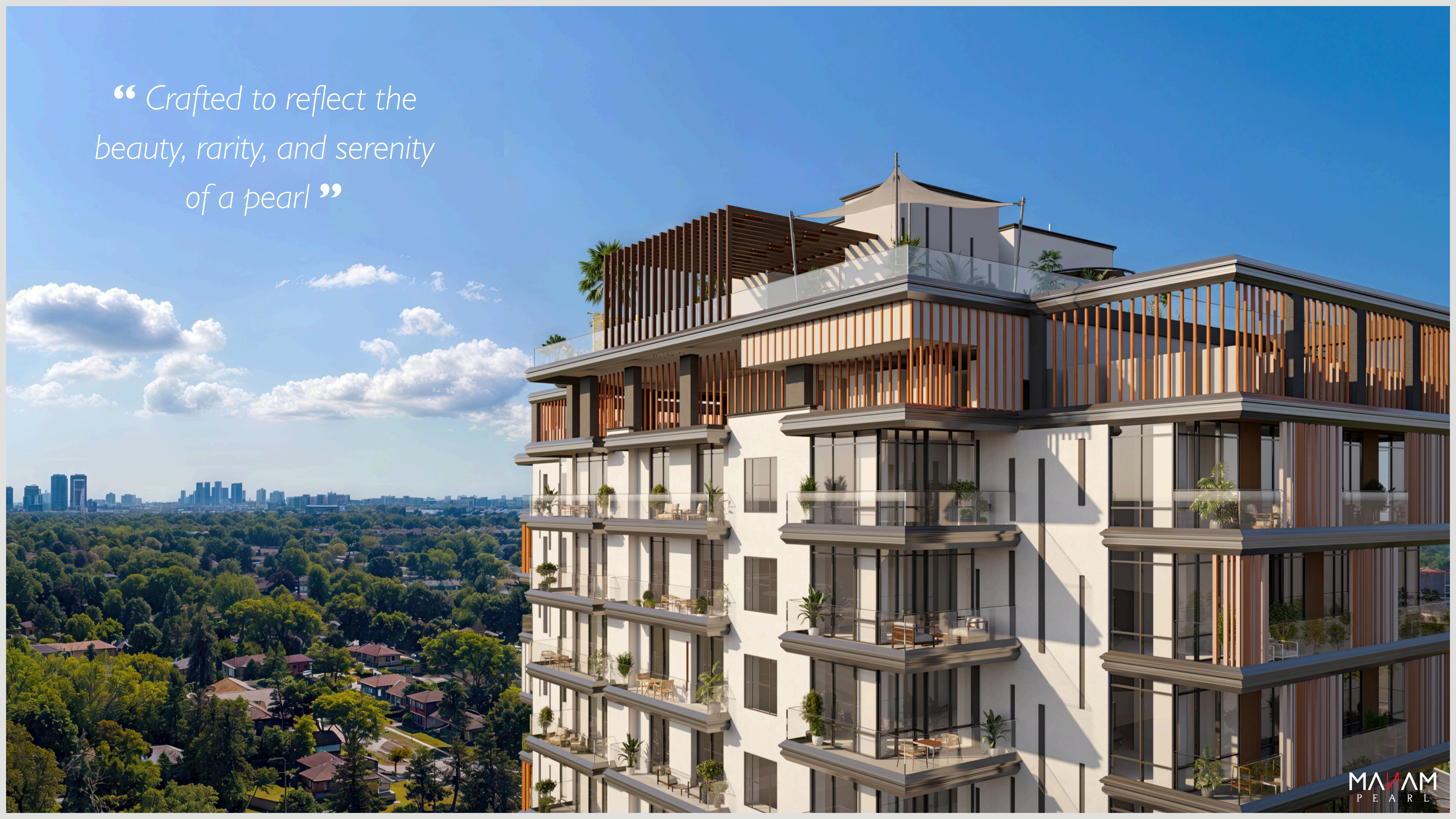


MAIAM

P E A R L

FACT SHEET

*“ Crafted to reflect the
beauty, rarity, and serenity
of a pearl ”*



PROJECT DETAILS

PROJECT TYPE	RETAIL + APARTMENTS
LOCATION	AL FURJAN
TOTAL UNITS	2 RETAIL + 77 APARTMENTS
LEVELS	B + G + 2P + 11 + SERVICE + ROOF
HANDOVER	2027 (4 th Quarter)

BUILDING SERVICES I FACILITIES

- Ground Floor Retail
- Wifi in Common Area
- 24/7 Concierge
- EV charging stations
- Cycle parking
- CCTV Security
- Property Management



Al Furjan

Unlock High Returns

Invest with confidence, benefiting from **rental yields reaching 9.7%**. Capitalize on the area's robust growth, which has delivered **40 – 50%** capital appreciation in just the last two years, driven by exciting new launches and ongoing infrastructure development.

Key Factors Fueling ROI & Appreciation:

Metro Connectivity & Rental Growth

Al Furjan Metro significantly boosts rental demand, particularly for 1 to 2-bedroom units, making your investment highly desirable.

Proximity to Key Hubs

Enjoy strong demand from professionals and aviation staff thanks to our prime location near **EXPO City** and **DWC Airport**.

Backed by a Trusted Master Developer

Invest with confidence, knowing **Nakheel**'s proven track record ensures sustained community growth and continuous infrastructure upgrades.



PROXIMITY

3 MINUTES Al Furjan Metro Station	10 MINUTES Ibn Battuta Mall
10 MINUTES Sheikh Zayed Road (E 11)	5 MINUTES Sheikh Mohammed Bin Zayed Road (E 311)
5 MINUTES Discovery Garden Metro Station 2	

AMENITIES



KID'S PLAY
AREA



BBQ AREA



OUTDOOR
CINEMA



GYM



SAUNA



BEACH ENTRY
POOL



ROOFTOP GARDEN
&
OUTDOOR SITTING



JACUZZI



KIDS SPLASH
POOL

APARTMENT TYPES

1 Bedroom Apartment

22 Units

- Living & Dining Room with attached balcony.
- Open Kitchen.
- Ensuite Bedroom with attached private Balcony.
- Powder Room.

2 Bedroom Apartment

44 Units

- Living & Dining Room with attached balcony.
- Open Kitchen.
- Master Bedroom with attached private Balcony.
- Both Bedrooms are Ensuite.
- Powder Room.
- Maid's Room with attached bath.

3 Bedroom Apartment

11 Units

- Living & Dining Room with attached balcony.
- Open Kitchen.
- Master Bedroom with walk-in-wardrobe and bath with jacuzzi and shower area.
- All Bedrooms are Ensuite.
- Powder Room.
- Maid's Room with attached bath.

NOTE: Semi-Closed kitchens can be provided upon request without any additional cost.

RESIDENTIAL FLOOR 1

Apartment Type	Internal Living Area	Terrace Area	Total Area
TYPE 01 1 BEDROOM 1 Unit	634.53 SQ.Ft	458.43 SQ.Ft	1092.97 SQ.Ft
TYPE 02 2 BEDROOM 1 Unit	1001.15 SQ.Ft	779.41 SQ.Ft	1780.57 SQ.Ft
TYPE 03 3 BEDROOM 1 Unit	1353.02 SQ.Ft	1828.57 SQ.Ft	3181.60 SQ.Ft
TYPE 04 2 BEDROOM 1 Unit	993.62 SQ.Ft	780.06 SQ.Ft	1773.68 SQ.Ft
TYPE 05 1 BEDROOM 1 Unit	629.26 SQ.Ft	445.41 SQ.Ft	1074.67 SQ.Ft
TYPE 06 2 BEDROOM 1 Unit	1137.21 SQ.Ft	1260.99 SQ.Ft	2398.20 SQ.Ft
TYPE 07 2 BEDROOM 1 Unit	1136.02 SQ.Ft	1260.78 SQ.Ft	2396.80 SQ.Ft



TYPICAL FLOOR PLAN

2ND to 11TH FLOOR

Apartment Type	Internal Living Area	Balcony Area	Total Area
TYPE 01 1 BEDROOM 10 Units	635.39 SQ.Ft	200.21 SQ.Ft	835.60 SQ.Ft
TYPE 02 2 BEDROOM 10 Units	1001.26 SQ.Ft	244.99 SQ.Ft	1246.25 SQ.Ft
TYPE 03 3 BEDROOM 10 Units	1353.02 SQ.Ft	344.12 SQ.Ft	1697.15 SQ.Ft
TYPE 04 2 BEDROOM 10 Units	993.62 SQ.Ft	235.19 SQ.Ft	1228.81 SQ.Ft
TYPE 05 1 BEDROOM 10 Units	629.37 SQ.Ft	192.46 SQ.Ft	821.82 SQ.Ft
TYPE 06 2 BEDROOM 10 Units	1137.21 SQ.Ft	251.12 SQ.Ft	1388.33 SQ.Ft
TYPE 07 2 BEDROOM 10 Units	1136.02 SQ.Ft	251.12 SQ.Ft	1387.15 SQ.Ft



APARTMENT FINISHES

- Bespoke Kitchens featuring Moisture-resistant MDF Soft-close cabinets.
- Integrated Kitchen Appliances- Gas HOB, Chimney, Electric oven, Fridge and Chiller.
- Laundry Facilities.
- Elegant Corian counter tops & Wooden Vanities.
- Contemporary designer sanitary ware and fittings.
- Sleek built-in Wardrobes with mirrored sliding shutters.
- Premium porcelain tile flooring in living spaces.
- High-quality floor to ceiling bathroom wall tiles.
- Smart Home Automation System.
- Modern LED lighting with ambient ceiling coves.
- Energy saving VRV A/C ducted System.
- Double-glazed floor-to-ceiling windows.



Disclaimer: Please note that all images shown are for representational purposes only. The developer reserves the right to alter or substitute materials based on availability and at their discretion.

PAYMENT PLANS

60%- 40%

Post Handover 22 months
Quarterly Payment 5%

- 10% Down payment.
- 10% Second month.
- 40% (5% every 3 months) - From 5th month to 30th month.
- 40% Post-handover (5% every 3 months) - From the 33rd month to the 54th month.

60%- 40%

Post Handover 24 months

- 10% Down payment.
- 10% Second month.
- 27% (1% every month) - From 5th month to 29th month.
- 13% On the 30th month.
- 40% - 5% every 3 months from 31st month.

40%- 60%

Monthly Payment
40% during Construction
60% at Handover

- 10% Down payment.
- 30% (1% every month) From 1st month to 30th month.
- 60% on handover.

60%- 40%

Monthly Payment
60% during Construction
40% at Handover

- 10% Down payment.
- 10% Second month.
- 40% - 5% from 5th month at every 3 months.
- 40% - On handover.

MAMIAM

R E A L T Y

DREAM IT, OWN IT

