

AL FURJAN

SUNVALE 

RISE, REST AND BELONG

Al Furjan

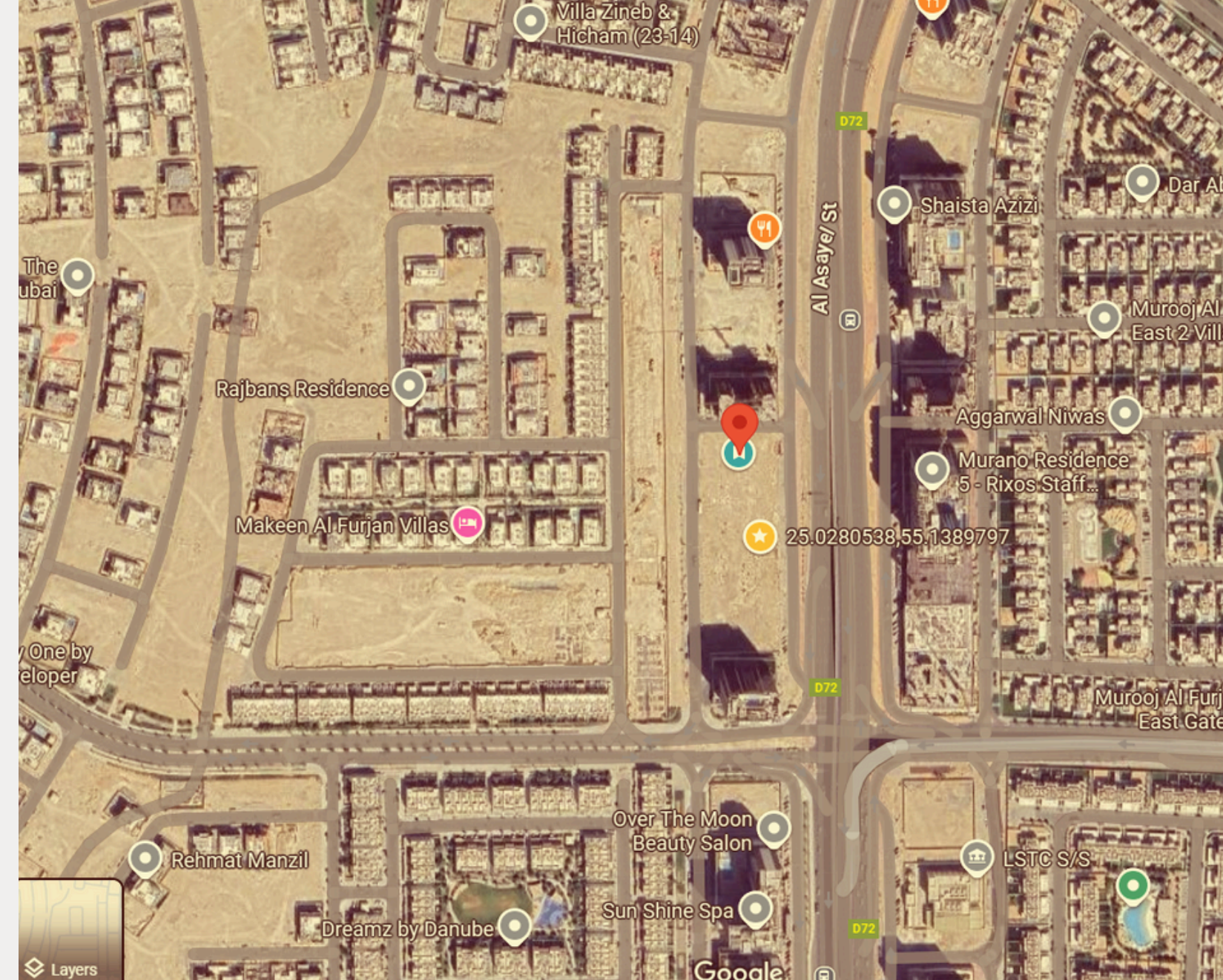
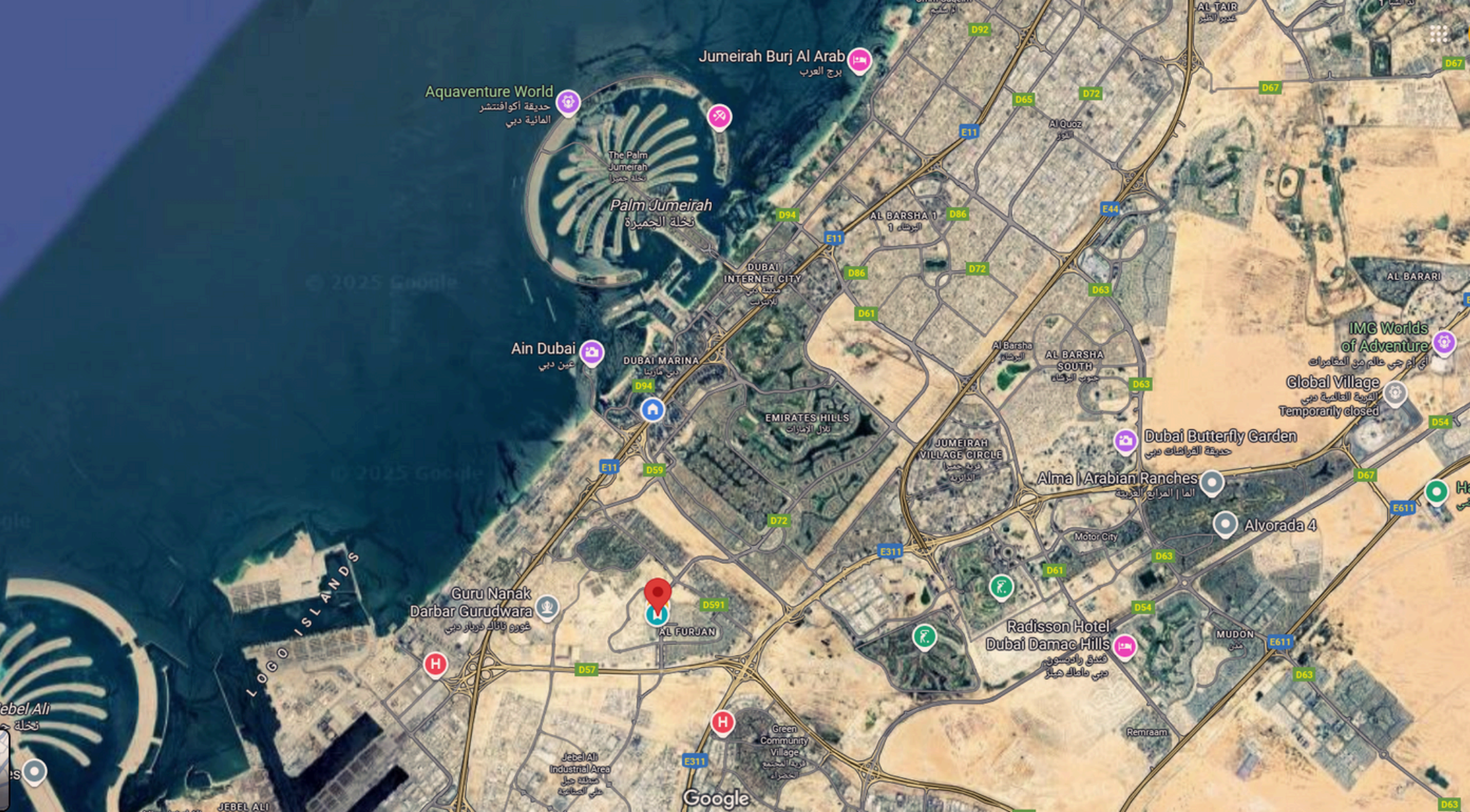
A full-page background image of a desert at sunset. The sun is a bright white circle on the horizon, casting a golden glow across the sky and the undulating sand dunes in the foreground. The sky is filled with large, dark, and textured clouds that catch the low light of the sun, creating a high-contrast, atmospheric scene. The sand dunes in the foreground show fine ripples, and their shadows are cast in deep, dark tones.

ALFURJAN

Perception

“A convenient, community-driven neighborhood with good infrastructure and metro access.”

Currently affordable but not for too long



CONNECTIVITY

- Metro Al Furjan



Plot

2152 m2

PROXIMITY TO EMPLOYMENT ZONES

- Dubai Marina – 12–15 minutes
- Jumeirah Lakes Towers (JLT) – 12–15 min
- Expo City Dubai – 15–20 minutes

ICONIC LANDMARKS

- Burj Khalifa & Dubai Mall – 30 min
- Dubai International Airport – 30 min
- Museum of the Future – 25 min
- Mall of the Emirates – 20 min
- Burj Al Arab – 25 min
- IMG Worlds of Adventure – 25 min



Peaceful Mornings

For the Morning: Walkable access to gyms, jogging tracks, parks, and cafés.

From dawn to dusk, Al Furjan surrounds you with every convenience, where life flows effortlessly without ever leaving the community.

2 Main Gyms

There are **two main gyms** in Al Furjan — Al Furjan Club and Masakin Al Furjan Club House — plus a few smaller studio-style fitness spaces within residential communities.

9 Recreational Parks

Al Furjan has at least **9 parks**:

- 1 main community park
- 1 West Pavilion park
- 1 Zone M park
- 4 kids' parks (Zones A, C, D, and P)
- 2–3 new parks in Al Furjan West with sports courts (Packages 11–13)

4 Main Cafes

There are at least **4 main cafés**

- Costa Coffee (Pavilion)
- Espoir Coffee & Bakes
- Share Café
- Dessertino Shakes & More
- Plus, a few smaller coffee.

Midday

For Midday activities: Proximity to schools, co-working hubs, and retail for daily needs.

From dawn to dusk, Al Furjan surrounds you with every convenience, where life flows effortlessly without ever leaving the community.



2 Main Schools

There are 2 schools located within Al Furjan:
The Arbor School
Arcadia Global School

2 Co-Working Spaces

There are 2 co-working options in Al Furjan:
ECOS Dubai Hotel – co-working spaces, meeting rooms, and business center.
Resivation Hotel – co-working area plus leisure amenities.

2 Metro Stations

Al Furjan Metro station and Discovery Garden station

Evenings

Evening: Dining, leisure, and community events within minutes of your doorstep.

From dawn to dusk, Al Furjan surrounds you with every convenience, where life flows effortlessly without ever leaving the community.

10+ Dining Establishments

Diverse mix from **Italian and Indian to Middle Eastern, Asian fusion, Georgian, and even Irish** pub fare.

15+ Leisure Facilities

**Al Furjan Club
Al Furjan Pavilion**

**Walking & cycling tracks
Neighborhood/community centres
Al Furjan West Community Centre**



Al Furjan
Connectivity

Job Hubs Distance

Destination	Duration
Dubai Marina / JLT	8–10 min
Business Bay	18–22 min
Downtown Dubai	25 min
DIFC (Gate Village)	23 min
Dubai Internet City / Media City	14–16 min
Dubai Silicon Oasis (DSO)	27–29 min
Dubai South / Expo City	15–17 min
Jebel Ali Free Zone (JAFZA)	10–12 min
Dubai International Financial Centre (DIFC)	23 min
Dubai International Airport (DXB)	30–35 min
Mall of the Emirates area	18–20 min
Dubai Production City / IMPZ	15 min



Leisure Distance

Destination	Duration
Jumeirah Beach Residence (JBR)	9–12 min
Palm Jumeirah	14–15 min
Jumeirah Beach (Public Beach)	23 min
La Mer Beach (Jumeirah 1)	25–30 min
Kite Beach	20–25 min
Jebel Ali Beach	12 min
Bluewaters Island	12–14 min
Ain Dubai / The Beach	12 min
Dubai Harbour Marina	15 min
Madinat Jumeirah / Burj Al Arab	20 min



Concept

RISE, REST AND BELONG



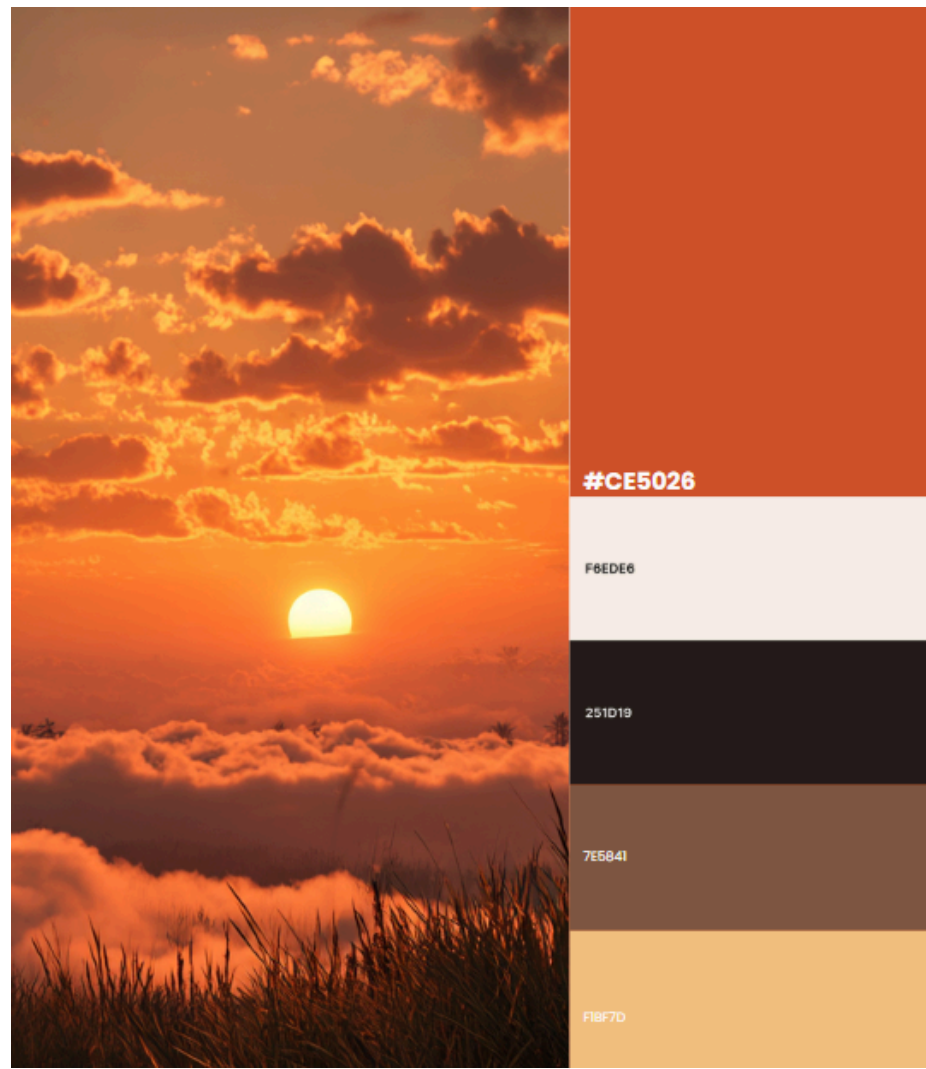
Concept

Rise, Rest & Belong.

IT'S ABOUT FINALLY BELONGING TO AN **UPSCALE NEIGHBORHOOD**, WHERE THE TRUE VALUE LIES ON OWNING A SMARTLY PRICED RESIDENCE AMONG A SUCCESSFUL. NEIGHBORHOOD

THE SUN BECOMES THE CENTRAL SYMBOL, REPRESENTING THE **RISE OF NEW OPPORTUNITIES**. JUST AS THE SUN RISES, SO TOO DOES **THEIR SUCCESS—EACH DAY A CHANCE TO RISE HIGHER**. AND WHEN THE SUN SETS, IT SIGNIFIES ACHIEVEMENT AND FULFILLMENT.

WATCHING **THE SUNSET FROM AL FURJAN MEANS THEY'VE "MADE IT"**—THEY CAN REST, RECHARGE, AND PREPARE TO RISE AGAIN TOMORROW FOR THE NEXT CHAPTER OF THEIR SUCCESSFUL JOURNEY.

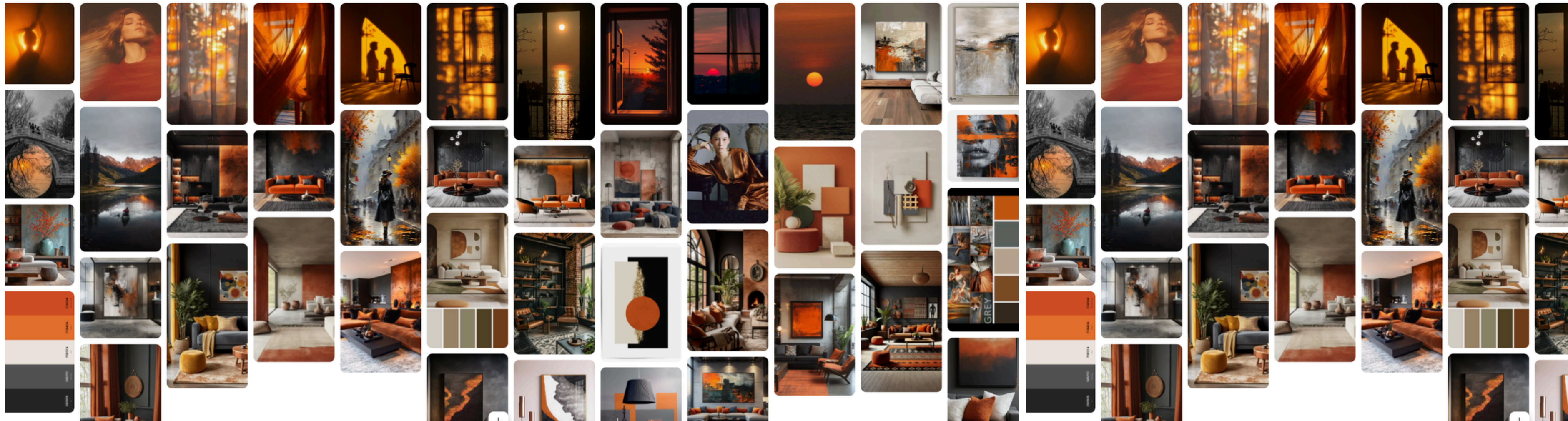


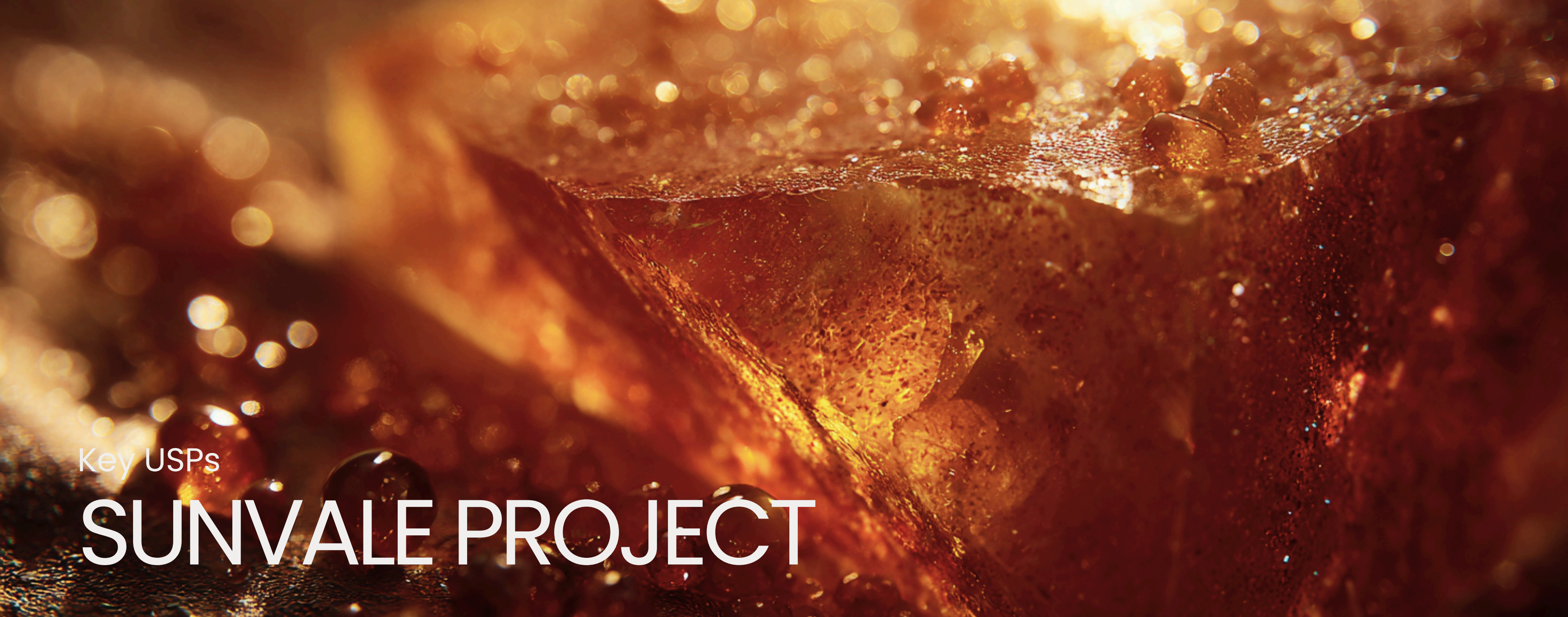
Color Palette

Burnt Orange

Ambitious, modern, sophisticated yet warm.

Orange is a fresh, youthful, and creative color. It has the warmth of red and the optimism of yellow, and it communicates activity and energy and encourages socialization. The burnt orange with autumn, evoking a feeling of warmth and comfort.





Key USPs

SUNVALE PROJECT

UPRISING **COMMUNITY**

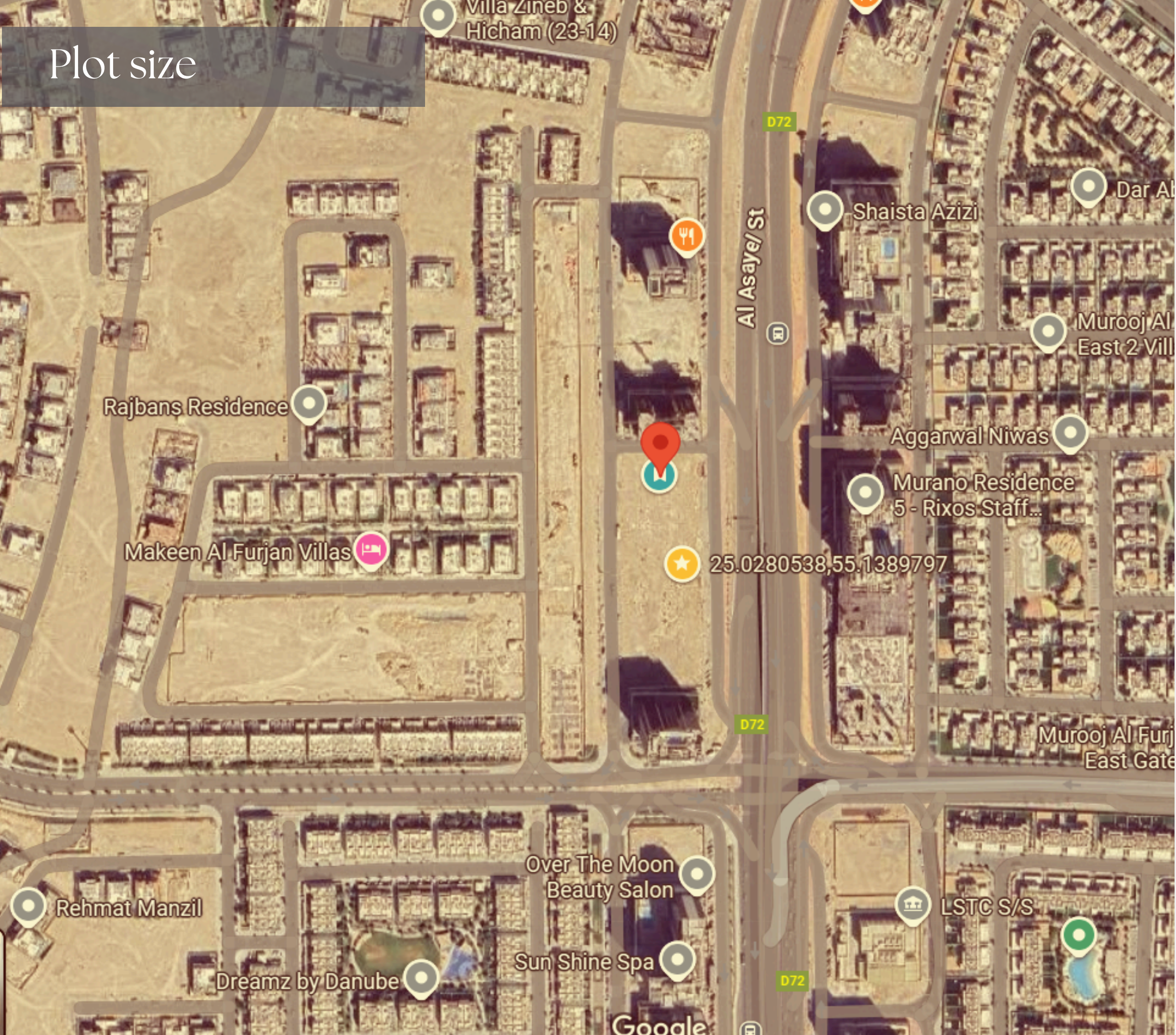
SKYLINE **VIEWS**

SPACIOUS APARTMENTS

ELEVATED DESIGNED **AMENITIES**

RISE, REST AND BELONG

Plot size



PLOT SIZE

2.152 M2







Model

Video



Growth Story

Fundamental Pillars

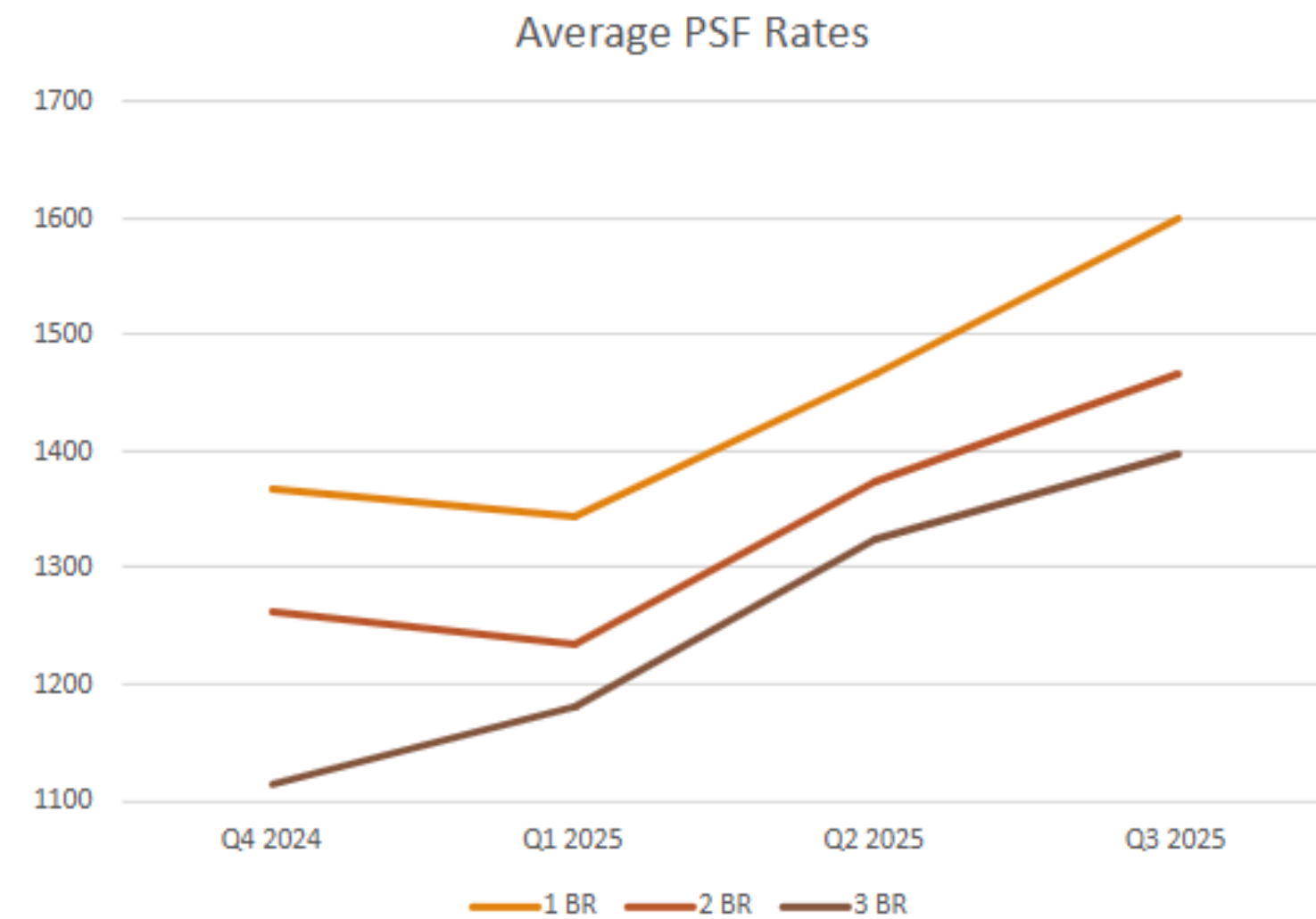
- Capital Appreciation
- Design and Layouts
- Lobby and Finishes
- Facade



AL Furjan: Upto 25% growth in PSF

Over the past year,

- Increase observed in 1 BR segment – 17%
- Increase observed in 2 BR segment – 16%
- Increase observed in 3 BR segment – 25%



Villa living benefits + amenities = Now at the price ~35% cheaper

SUNVALE 3 Bedroom

Anchor Price – AED 2.59 Mn

Anchor Area – 1,890 sqft

PSF Rate – 1,370

3 BR Townhouse

Average Price – AED 4.02 Mn

Average Area – 2,460 sqft

PSF Rate – 1,633

Given Al Furjan is a townhouse/villa dominated community, potential for price appreciation for 3 BRs is immense, factoring in the limited supply of land.

How GRID creates value for the customers

Bliss Tower – Early Transaction

Date – July 2025

Typology – 1 BR

Ticket Size – AED 1.02 Mn

PSF Rate – 1,223

Bliss Tower – Latest Transaction

Date – November 2025

Typology – 1 BR

Ticket Size – AED 1.18 Mn

PSF Rate – 1,415

In 4 months, 1 BRs in Bliss Tower have appreciated by 16%. Customers have gained 80% on their investment already by paying only 20% of the purchase price (5X leverage)

How GRID creates value for the customers

Bliss Tower – Early Transaction

Date – July 2025

Typology – 2 BR

Ticket Size – AED 1.39 Mn

PSF Rate – 1,225

Bliss Tower – Latest Transaction

Date – November 2025

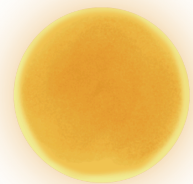
Typology – 2 BR

Ticket Size – AED 1.77 Mn

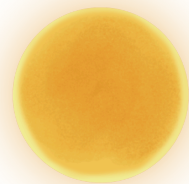
PSF Rate – 1,558

In 4 months, 2 BRs in Bliss Tower have appreciated by 27%. Customers have gained 135% on their investment already by paying only 20% of the purchase price (5X leverage)

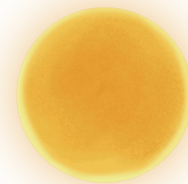
Furjan – Key USPs



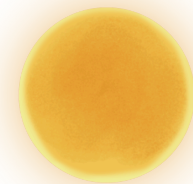
Competitive entry pricing (for 1 and 2 BRs) for anyone looking to invest in Furjan micromarket or a first-time home buyer



10-10-10-70 Payment Plan (hardly anyone else offering such a mortgage-friendly plan)



Lavish 3 BRs targeted towards townhouse/villa customers who lack budget



Scope for 15%+ annual appreciation and 6%+ rental yields

Anchors

Typology	Average Area (sqft)	Indicative Price (AED)
1 Beds	690	1,090,000



Anchors

Typology	Average Area (sqft)	Indicative Price (AED)
2 Beds	990	1,590,000
2.5 Beds	1290	1,990,000



Anchors

Typology	Average Area (sqft)	Indicative Price (AED)
3 Beds	1890	2,590,000
3.5 Beds	2190	3,090,000



Payment Plan

Booking

10%

March 2026

10%

March 2027

10%

Handover

70%



About Us

CRAFTSMEN OF TIMELESS LUXURY

Grid is founded on a vision bold enough to inspire and rare enough to be pursued. At Grid, vision transcends mere ideas – it becomes a blueprint for transformation. Grounded in purpose, lifted by thoughtful design, and driven by a desire to leave a lasting legacy. Our developments aren't just built – they are imagined. While others replicate, we redefine. We are not here to fit in. We are here to create what doesn't exist yet.



GRID AT A GLANCE

Grid stands out for its ability to deliver iconic, design -focused developments in collaboration with world-class brands, consistently raising the bar for luxury and quality in real estate. The company's focus on integrity and global standards has earned it a strong reputation and a loyal client base across multiple markets including UAE and UK.

