

V1STARA

HOUSE 2

Object 1



Expanding Horizons,
Embracing Universal Unity

A Thriving Community

Welcome to Al Furjan, a thriving family-centric and well-planned community with modern villas, lush greenery, adjacent to Jebel Ali Village, Discovery Gardens and a breathtaking skyline view of Jumeirah Lakes Towers.

At Al Furjan, convenience is key. With a range of modern amenities, including retail outlets, dining experiences, and fitness facilities, everything you need is within reach. Al Furjan isn't just a place to live—it's a unique opportunity for those seeking both a home and a wise investment.

Discover the perfect blend of modern living and family-friendly comfort in Al Furjan!



Connected To The City

Strategically located, Al Furjan offers seamless connectivity to Dubai's most important destinations such as Expo 2020, Dubai Marina and JLT. The community's proximity to key transport links such as Al Furjan & Discovery Gardens Metro Stations and easy access to major highways such as Sheikh Zayed Road (E11) and Sheikh Mohammed Bin Zayed Road (E311), your commute is stress-free and efficient.

Attractions

Education

Shopping

Healthcare

Transport

- 15
MINUTES

 - Bluewaters Island
 - Dubai Marina

20
MINUTES

 - Jebel Ali Beach
 - Jumeirah Golf Estates
 - Palm Jumeirah

25
MINUTES

 - Jumeirah Beach
 - Burj Al Arab
- 5
MINUTES

 - The Arbor School
 - Jebel Ali Village Nursery
 - Redwood Montessori Nursery
 - Chubby Cheeks Nursery

10
MINUTES

 - Delhi Private School Dubai

12
MINUTES

 - Bright Riders School Dubai

15
MINUTES

 - Ghaf Private School
 - Dove Green Private School
- 5
MINUTES

 - The Pavilion - Al Furjan
 - Discovery Garden Pavilion

12
MINUTES

 - Ibn Battuta Mall

15
MINUTES

 - Marina Mall
- 5
MINUTES

 - Medcare Medical Centre
 - Medicentres Al Furjan

7
MINUTES

 - Advanced Care Oncology Center

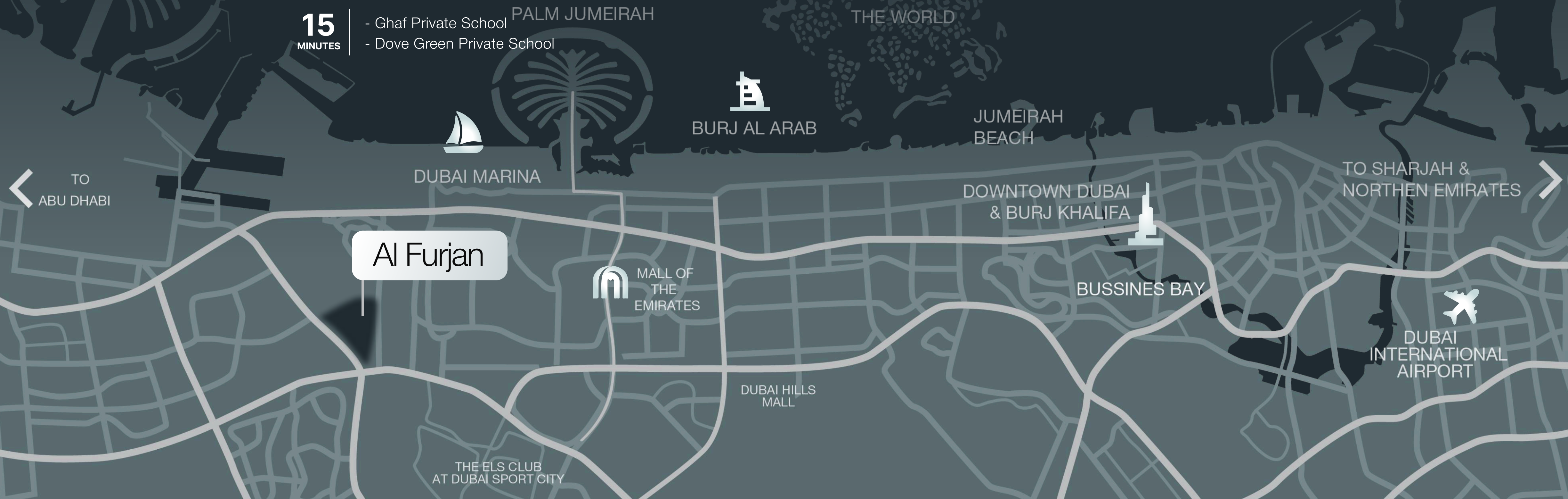
13
MINUTES

 - HealthHub Clinic
 - Onelife HealthCare Center
 - Life Medical Centre
- 5
MINUTES

 - Al Furjan Metro Station
 - Discovery Gardens Metro Station

25
MINUTES

 - Al Maktoum International Airport



V1STARA

HOUSE 2

Al Asayel St - Al Furjan

V1STARA HOUSE 2 stands as a symbol of growth, prosperity, and limitless horizons. Inspired by the Sanskrit word "Vistara", meaning "expansion", this residential tower blends modern luxury with the timeless wisdom, creating an environment where families can thrive and flourish

Building Description B+G+2P+10+R
W/ RETAIL AT GROUND 1-5

Completion Date Q3 2027

1 BEDROOM	1,5 BEDROOM	2,5 BEDROOM	3,5 BEDROOM	TOTAL
19	18	30	10	77



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Amenities



LOBBY



SWIMMING POOL



KIDS POOL



POOL DECK WITH
SUN LOUNGERS

+

+

+



OUTDOOR KIDS
PLAY AREA



KIDS PLAY
ROOM



CLUBHOUSE



GYM

+

+

+



BBQ AREA
& LOUNGE



OUTDOOR
CROSSFIT



YOGA & DANCE
ROOM



3-STOREY
PARKING

V1STARA
HOUSE 2



Swimming Pool

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HOUSE 2





Kids Pool



Kids Play Room



Outdoor Kids
Play Area

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HOUSE 2



Outdoor Crossfit





BBQ Area & Lounge



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Yoga & Dance
Room



Smart Home System

With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.



HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.





Ground Floor

1 LOBBY



Podium Floor

- 2 YOGA & DANCE STUDIO
- 3 KIDS PLAY ROOM
- 4 CLUBHOUSE
- 5 GYM
- 6 OUTDOOR KIDS PLAY
- 7 OUTDOOR CROSSFIT



Roof Floor

- 8 BBQ AREA & LOUNGE
- 9 SWIMMING POOL
- 10 POOL DECK & SUN LOUNGERS
- 11 KIDS POOL

Apartments

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Apartments

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Apartments

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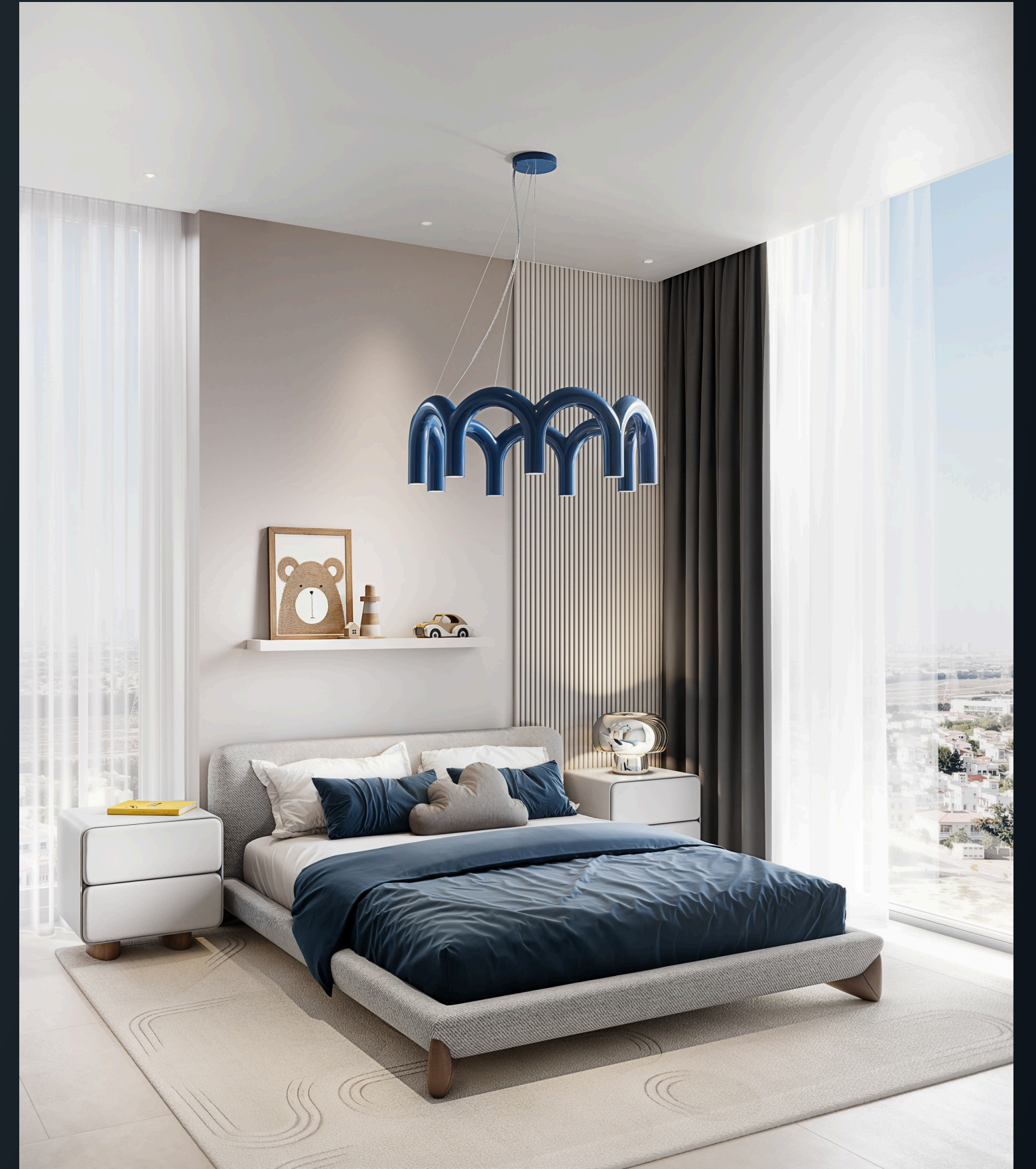
Apartments

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Al Furjan: Ideal for Families & Long-Term Rental Income

Object 1



PRIME LOCATION & CONNECTIVITY

Excellent access to major highways (Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road) and the Dubai Metro, making commuting easy



FAMILY-FRIENDLY COMMUNITY

A safe and welcoming neighborhood with parks, playgrounds, and pedestrian-friendly streets, creating an ideal environment for families



PROXIMITY TO TOP SCHOOLS

Close to several renowned schools, making it convenient for families with children and a top choice for long-term tenants seeking stable living arrangements



RETAIL AND SHOPPING CONVENIENCE

Supermarkets, shopping centers, and retail outlets within the community ensure daily necessities are always nearby for both residents and tenants



NEARBY HEALTHCARE FACILITIES

Access to quality healthcare centers and clinics makes Al Furjan a worry-free location for families and long-term renters prioritizing wellness and medical care



GREEN SPACES & RECREATION

The upcoming Dubai Green Spine project will introduce more parks and open spaces, ideal for family outings and recreational activities, adding value for long-term residents



FITNESS & WELLNESS AMENITIES

Vistara Residence offers modern fitness facilities, contributing to a healthy lifestyle for residents and providing added value for potential tenants



STRONG COMMUNITY FEEL

Al Furjan fosters a close-knit atmosphere, making it attractive for families seeking a sense of belonging and encouraging longer tenancies



HIGH LONG-TERM RENTAL DEMAND

With its family-friendly amenities and strong infrastructure, Al Furjan attracts long-term renters, ensuring stable and reliable rental income for investors

Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

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