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, AI 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.



Shopping

- The Pavilion Al Furjan
- Discovery Garden Pavilion
- Ibn Battuta Mall
- Marina Mall



- Medicentres Al Furjan
- Advanced Care **Oncology** Center
- HealthHub Clinic









VISTARA

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

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





V1STARA

HOUSE 2

VISTARA

2007\$ Y







Amenities





SUN LOUNGERS





HOUSE 2















Kids Pool













Outdoor Kids Play Area





Outdoor Crossfit









BBQ Area & Lounge













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.



 \checkmark

1

3

5

2













Ground Floor

LOBBY 1







Podium Floor

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







Roof Floor

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



Apartments













Apartments















Apartments







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



PRIME LOCATION & CONNECTIVITY

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



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



RETAIL AND SHOPPING CONVENIENCE

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



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



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

Object 1

FAMILY-FRIENDLY COMMUNITY

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

STRONG COMMUNITY FEEL

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

HIGH LONG-TERM RENTAL DEMAND

With its family-friendly amenities and strong infrastructure, AI 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





Free to open and conduct business in the UAE



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Obtaining a local driving license, which is an international license



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



HOUSE 2



