

KAYAN

Phase 2

Aljurf
GARDENS

Aljurf GARDENS



KAYAN



















Nestled along the Sahel Al Emarat coast, AlJurf adds a new layer of beauty to the existing landscape. Totalling 382 hectares of strategically designed villa types and land plots, the communities of AlJurf Gardens are inspired by the area's abundance of greenery, vast coastline, desert and heritage.

In this next chapter, we unveil Kayan 2. Designed to encourage a closely-knit community, AlJurf's latest phase launches with villas, offering two distinct typologies with two different floorplans.

AlJurf Configuration

Amenities within AlJurf

-  3.4 km of beachfront
-  Abundance of open space
-  Parks & playgrounds with running trails
-  Community centre & medical clinic
-  Nursery
-  Mosques
-  Private marina
-  Watersports centre & beach club
-  Retail / F&B
-  Hotels
-  Exclusive community set within private gardens and amenities
-  Public beach access
-  700 m long private beach AlJurf Gardens
-  Nature reserve
-  World renowned wellness clinic and resort
-  4.3 km canal



1500
Villas/Townhomes



Total Units

4000
Apartments



3.8 M SQM



AlJurf Total land area

1.1 M SQM



Total grass floor area

21,000



Estimated total
population

6 Phases



Project phases

**All numbers are approximate according to the AlJurf masterplan*

Kayan Key Information

Rihal

Number of bedrooms

4 & 5

STARTING
AED 4,88 M

Rawya

Number of bedrooms

4 & 5

STARTING
AED 5,06 M

512,190 SQM



Net Land Area

Rihal



4&5 Bedroom Villa

Rawya



4&5 Bedroom Villa

Built In



Kitchen appliances



Wardrobes



IMPORTANT FEES:

- ADM Registration Fees: 2%* to be paid upon signing the SPA
- Estimated Service Charges: 7 Dirhams per square-foot

IMPORTANT DATES:

- Completion Date:
Villas – Q1 2026

OWNERSHIP RIGHTS:

- Freehold for GCC nationals and non-GCC nationals

Required documents for purchase.

UAE Nationals

- Passport copy
- Emirates ID
- Family book

Residents

- Passport copy with
valid residency page
- Emirates ID

Non Residents

- Passport copy

*T&C Apply

Payment Plans

V I L L A S			
Till Completion 30:70	<div>BOOKING</div> <div>10%</div>	<div>DURING CONSTRUCTION</div> <div>20%</div>	<div>ON ANTICIPATED COMPLETION 01ST FEB 2026</div> <div>70%</div>
Till Completion 40:60	<div>BOOKING</div> <div>10%</div>	<div>DURING CONSTRUCTION</div> <div>30%</div>	<div>ON ANTICIPATED COMPLETION 01ST FEB 2026</div> <div>60%</div>
2 Years Post-Handover Payment Plan	<div>BOOKING</div> <div>10%</div>	<div>DURING CONSTRUCTION</div> <div>30%</div>	<div>ON ANTICIPATED COMPLETION 01ST FEB 2026</div> <div>10%</div> <div>POST COMPLETION OVER 4 SEMI ANNUAL INSTALLMENTS</div> <div>50%</div>
3 Years Post-Handover Payment Plan	<div>BOOKING</div> <div>10%</div>	<div>DURING CONSTRUCTION</div> <div>30%</div>	<div>ON ANTICIPATED COMPLETION 01ST FEB 2026</div> <div>10%</div> <div>POST COMPLETION OVER 6 SEMI ANNUAL INSTALLMENTS</div> <div>50%</div>
4 Years Post-Handover Payment Plan	<div>BOOKING</div> <div>10%</div>	<div>DURING CONSTRUCTION</div> <div>30%</div>	<div>ON ANTICIPATED COMPLETION 01ST FEB 2026</div> <div>10%</div> <div>POST COMPLETION OVER 8 SEMI ANNUAL INSTALLMENTS</div> <div>50%</div>

*T&C Apply

Rawya



4

Bedroom Villa

04

04

02

RAWYA	SQM
Plot Area	500—615
Ground Floor Area	153
First Floor Area	132
Balcony Area	29
Total Sellable Area	314

Built up Area: 344 m²

5

Bedroom Villa

05

06

03

RAWYA	SQM
Plot Area	725—800
Ground Floor Area	246
First Floor Area	200
Balcony Area	49
Total Sellable Area	495

Built up Area: 518 m²

Rihal



4

Bedroom Villa

04

04

02

RIHAL	SQM
Plot Area	460—590
Ground Floor Area	154
First Floor Area	126
Balcony Area	16
Total Sellable Area	296

Built up Area: 330 m²

5

Bedroom Villa

05

05

03

RIHAL	SQM
Plot Area	615—680
Ground Floor Area	182
First Floor Area	167
Balcony Area	16
Total Sellable Area	365

Built up Area: 411 m²

The Bank Details

Villa Escrow Account

VILLA BANK ACCOUNT	
Bank Name	Abu Dhabi Islamic Bank
Bank Branch Name & Address	ABU DHABI
Account Name	AL JURF GARDENS PHASE 3A
Escrow Account Number	29063291
Escrow IBAN	AE71050000000029063291
Swift Code	ABDIAEAD

The ADM registration fees account details

Bank Name	First Abu Dhabi Bank PJSC
Bank Branch Name & Address	Abu Dhabi
Account Name	IMKAN AL JURF PROPERTIES-SOLE PROP
Account Number	7771002038877011
IBAN	AE540357771002038877011
Swift Code	NBADAEAAXX

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IMKAN is more than just a real estate development company; we are placemakers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects including residential, retail, hospitality and commercial, in various stages of development spanning over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviors, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

Disclaimer:

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