

KAYAN

Phase 2

Aljurf
GARDENS

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KAYAN

Nestled along the Sahel Al Emarat coast, AlJurf adds a new layer of beauty to the existing landscape. Totaling 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	 Retail / F&B
 Abundance of open space	 Hotels
 Parks & playgrounds with running trails	 Exclusive community set within private gardens and amenities
 Community centre & medical clinic	 Public beach access
 Nursery	 700 m long private beach AlJurf Gardens
 Mosques	 Nature reserve
 Private marina	 World renowned wellness clinic and resort
 Watersports centre & beach club	 4.3 km canal



1500
Villas/Townhomes

4000
Apartments

3.8 M SQM

1.1 M SQM

21,000

6 Phases



Total Units



AlJurf Total land area



Total grass floor area



Estimated total population



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

512,190 SQM



Net Land Area

Rihal



4&5 Bedroom Villa

Rawya

—
Number of bedrooms

4 & 5

STARTING
AED 5,06 M

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.

**T&C Apply*

UAE Nationals

- *Passport copy*
- *Emirates ID*
- *Family book*

Residents

- *Passport copy with valid residency page*
- *Emirates ID*

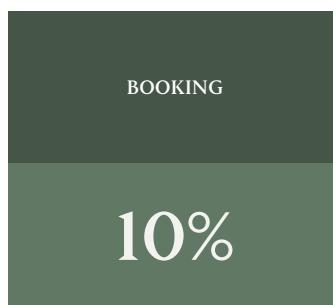
Non Residents

- *Passport copy*

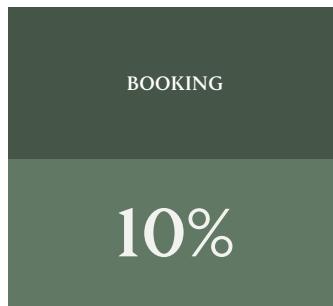
Payment Plans

V I L L A S

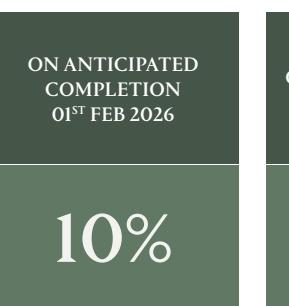
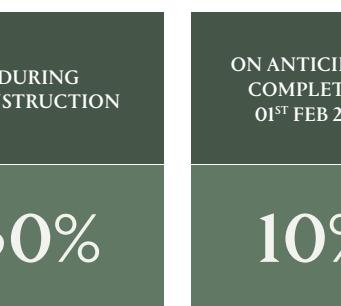
Till
Completion
30:70



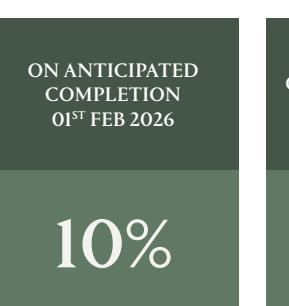
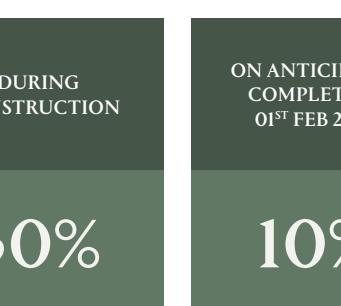
Till
Completion
40:60



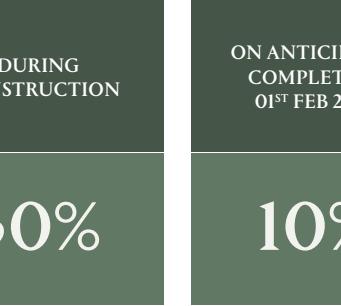
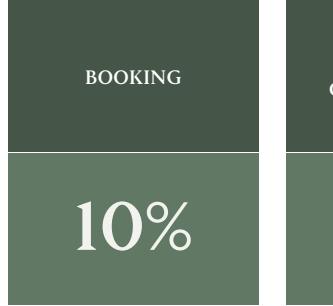
2 Years
Post-Handover
Payment Plan



3 Years
Post-Handover
Payment Plan



4 Years
Post-Handover
Payment Plan



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
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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
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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

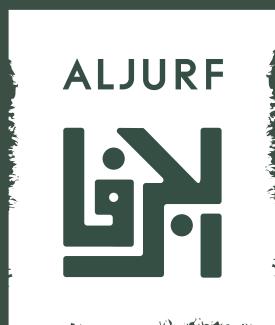
Bank Name	First Abu Dhabi Bank PJSC
Bank Branch Name & Address	Abu Dhabi
Account Name	IMKAN AL JURF PROPERTIES-SOLE PROP
Account Number	7771002038877011
IBAN	AE54035771002038877011
Swift Code	NBADAEEAXXX

IMKAN

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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إمكانيات
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