

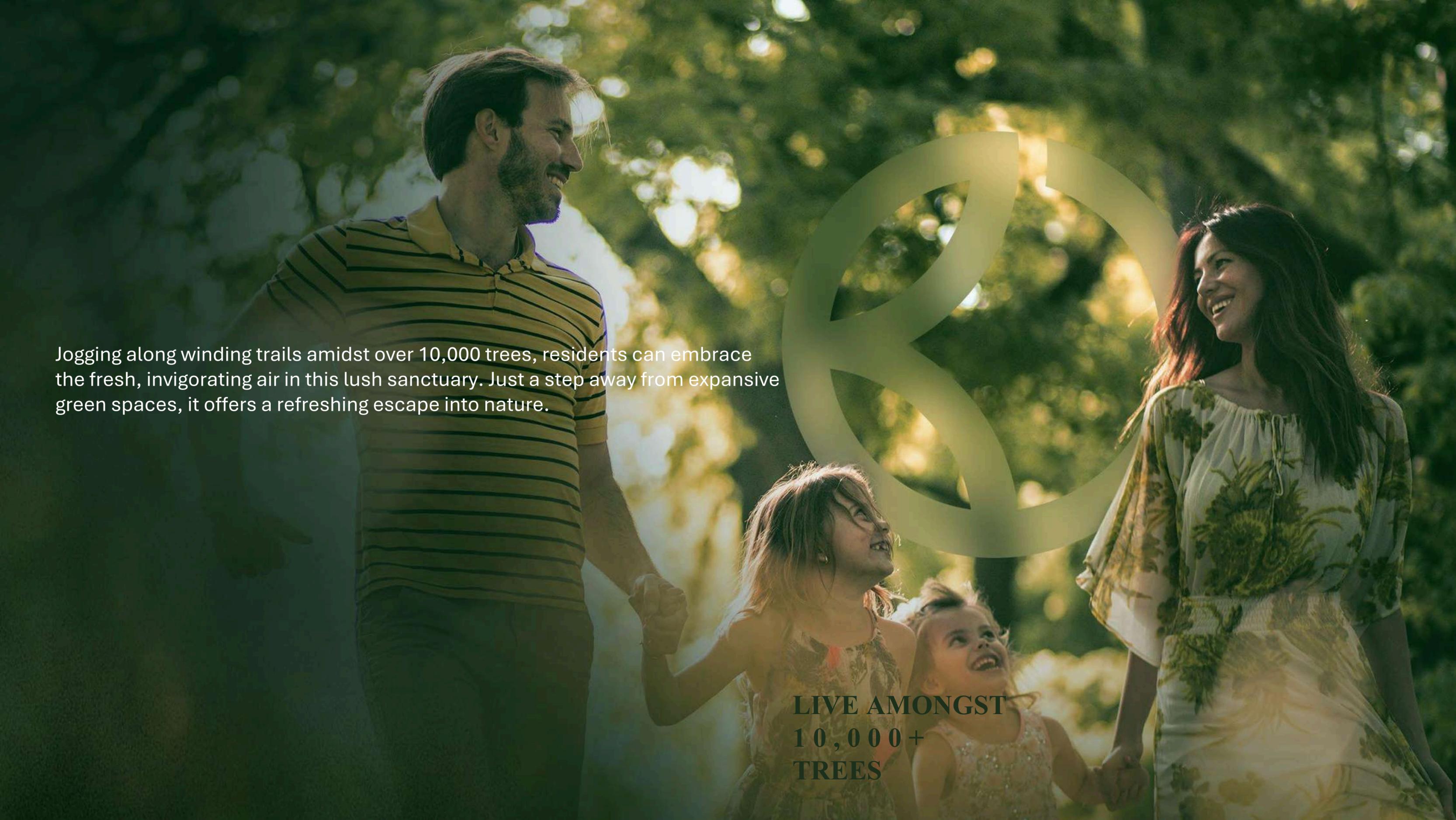


ELWOOD

# MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**Majara Presents: Exquisite Elwood Villas in Al Yufrah Dubai**



Jogging along winding trails amidst over 10,000 trees, residents can embrace the fresh, invigorating air in this lush sanctuary. Just a step away from expansive green spaces, it offers a refreshing escape into nature.

**LIVE AMONGST  
10,000+  
TREES**



## Location

5 minutes from  
DUBAI RUGBY SEVENS

25 minutes from  
DUBAI INTERNATIONAL AIRPORT

8 minutes from  
DUBAI OUTLET MALL

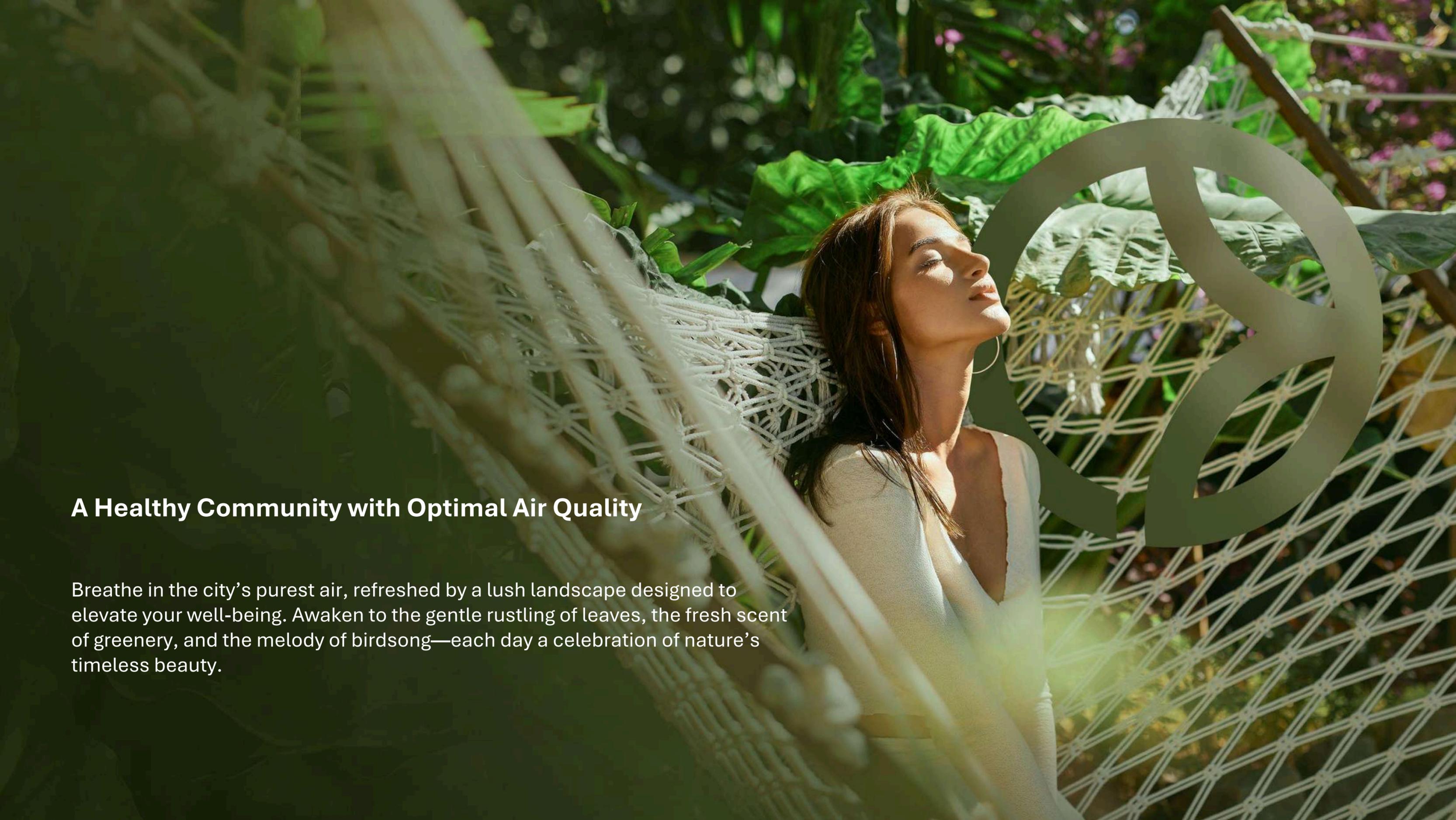
30 minutes from  
AL MAKTUUM INTERNATIONAL AIRPORT

20 minutes from  
DOWNTOWN DUBAI



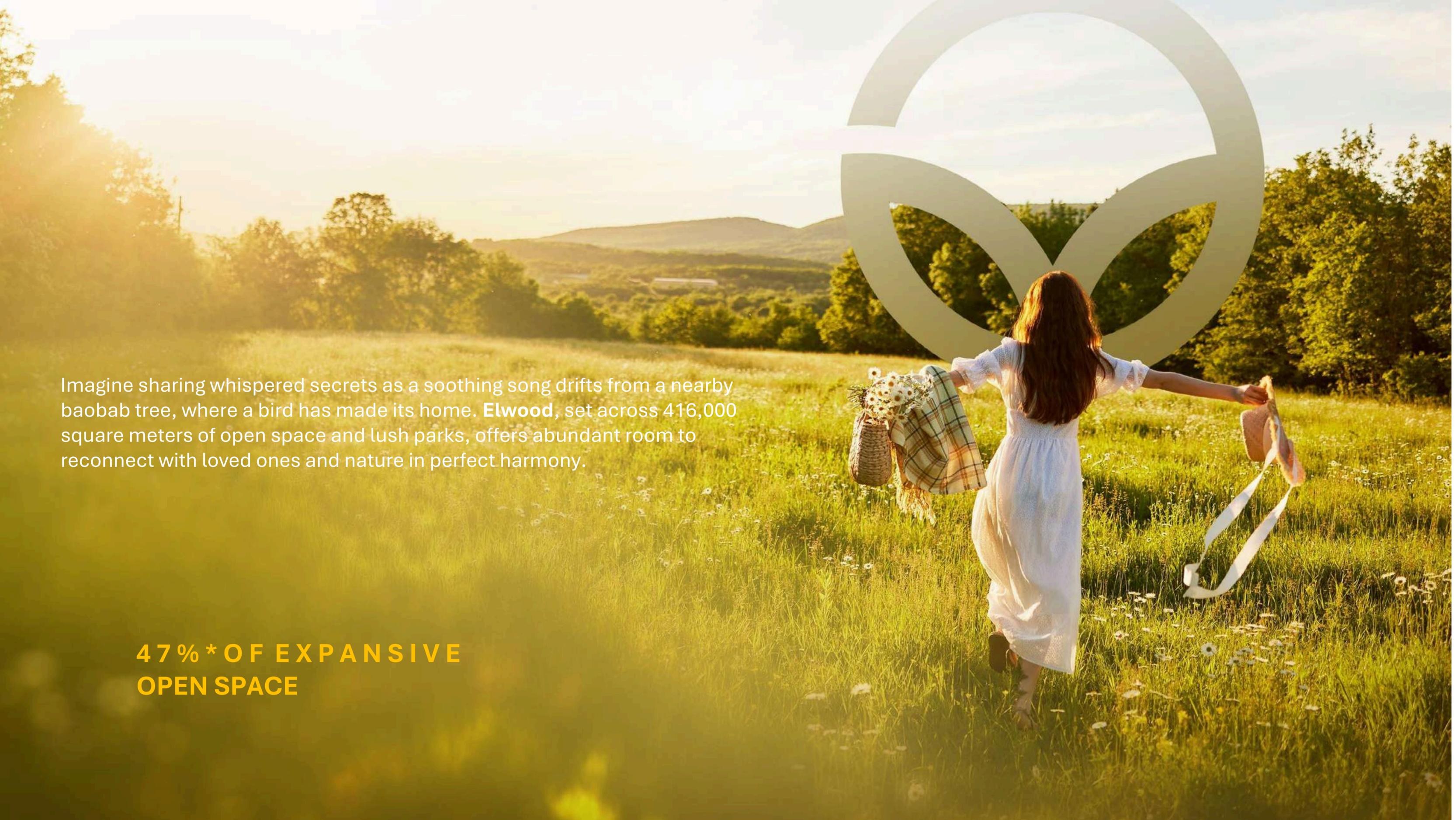
## Endless Aquatic Blues

At **Elwood**, dive into the exhilarating lap pool for a refreshing challenge with friends, while nearby, the sound of laughter fills the air as children splash joyfully in the dedicated splash pad. With pristine water features meticulously maintained, the community offers a perfect blend of youthful adventure and tranquil retreats, fostering rejuvenation and well-being for all.

A woman with long brown hair, wearing a white long-sleeved dress, is sitting in a white macramé hammock. She is looking upwards and to the right with a serene expression. The background is a lush, green garden with various plants and flowers. A large, semi-transparent circular graphic with a stylized, abstract design is overlaid on the right side of the image.

## A Healthy Community with Optimal Air Quality

Breathe in the city's purest air, refreshed by a lush landscape designed to elevate your well-being. Awaken to the gentle rustling of leaves, the fresh scent of greenery, and the melody of birdsong—each day a celebration of nature's timeless beauty.



Imagine sharing whispered secrets as a soothing song drifts from a nearby baobab tree, where a bird has made its home. **Elwood**, set across 416,000 square meters of open space and lush parks, offers abundant room to reconnect with loved ones and nature in perfect harmony.

**47%\* OF EXPANSIVE  
OPEN SPACE**

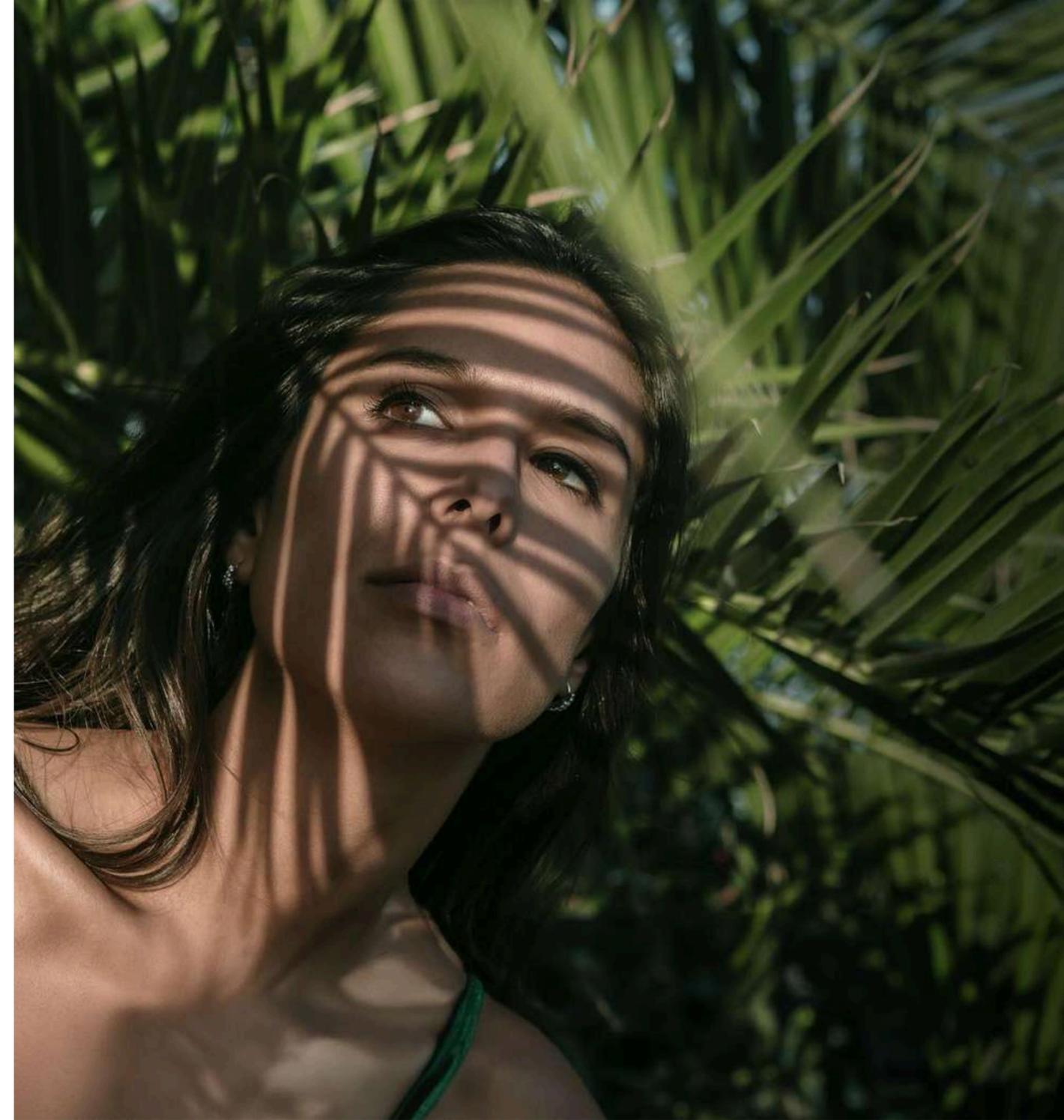
**A Haven for Every Soul**

**Elwood Estates  
Community**



# Elwood 's Enclaves

**Eden's Botanica: A Haven of Natural Beauty Awaits**



Infuse your life with the vibrant hues of **Eden's Botanica**, a peaceful sanctuary where nature and tranquility harmonize. Stroll through the Botanical Garden and Community Garden, each thoughtfully crafted to transport you into a world of serenity and beauty.

## A Wellness Sanctuary to Restore Your Body, Mind, and Spirit

Discover the exhilarating Jogging and Cycling Tracks, designed to challenge and energize you. Experience ultimate relaxation as you stroll through Therapeutic Isle, where nature's serenity and holistic wellness come together to create a tranquil haven.



## Embark on Adventure Trails, Where Every Path Unveils Your True Self

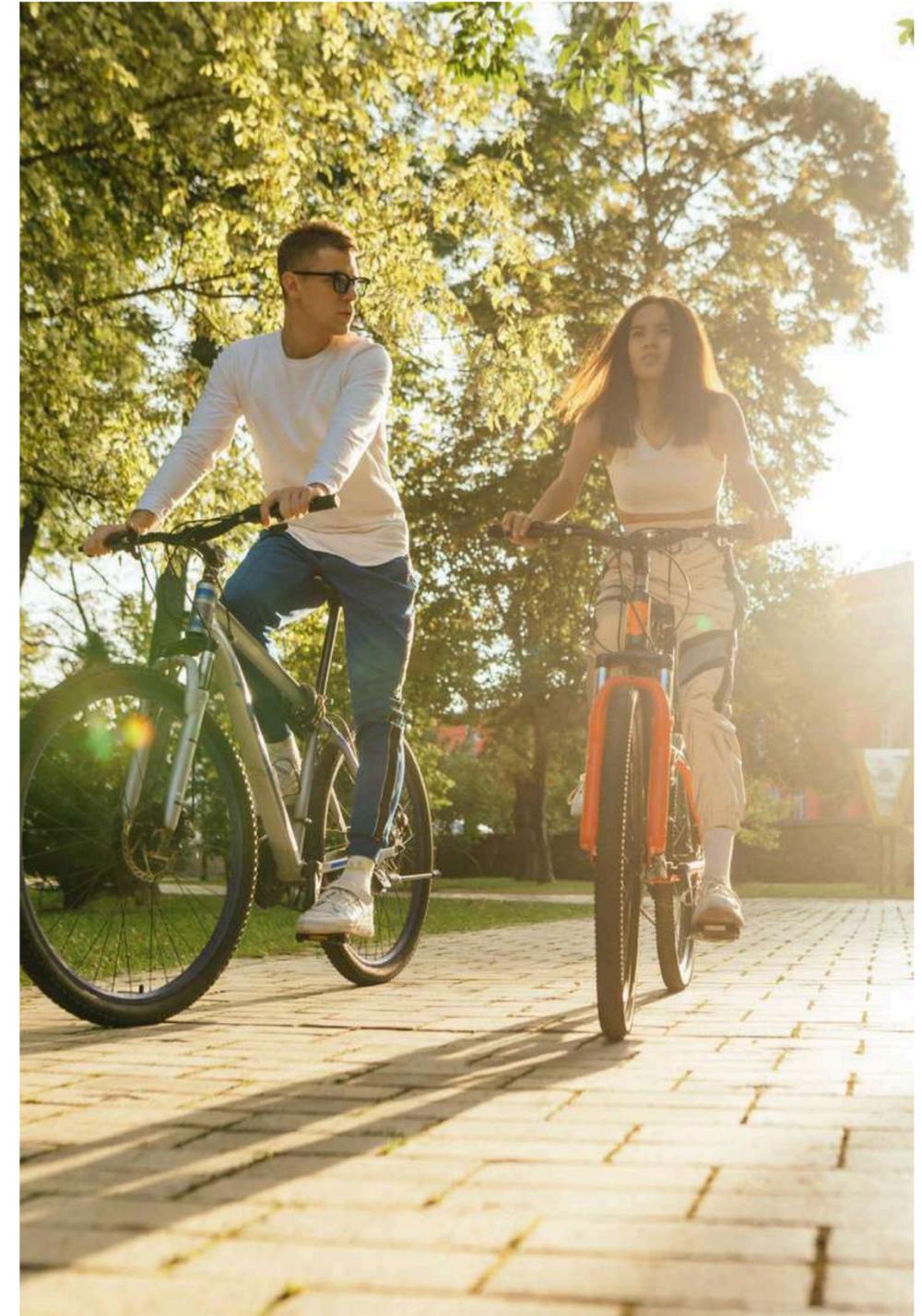
As the leaves transform into brilliant reds, oranges, and yellows, each hike along the trail becomes an adventure that strengthens connections and enhances your appreciation for the changing seasons. Explore the Nature Play Area, stroll the Boardwalk Trail, and conquer the thrilling Adventure Park. Whether seeking a peaceful retreat or an exciting outdoor challenge, this haven provides the perfect setting for every moment.



## Your Perfect Leisure Escape: A Sanctuary for Tranquility



Spread a blanket beneath the shade of towering trees at Forest Trail and enjoy a delightful feast at the Rolling Mounds. Play tag with your little ones as they explore the peaceful Hammock Court, where nature's beauty sparks their sense of adventure.



# Introducing Elwood Estates: A Premier Destination for Sophisticated Living

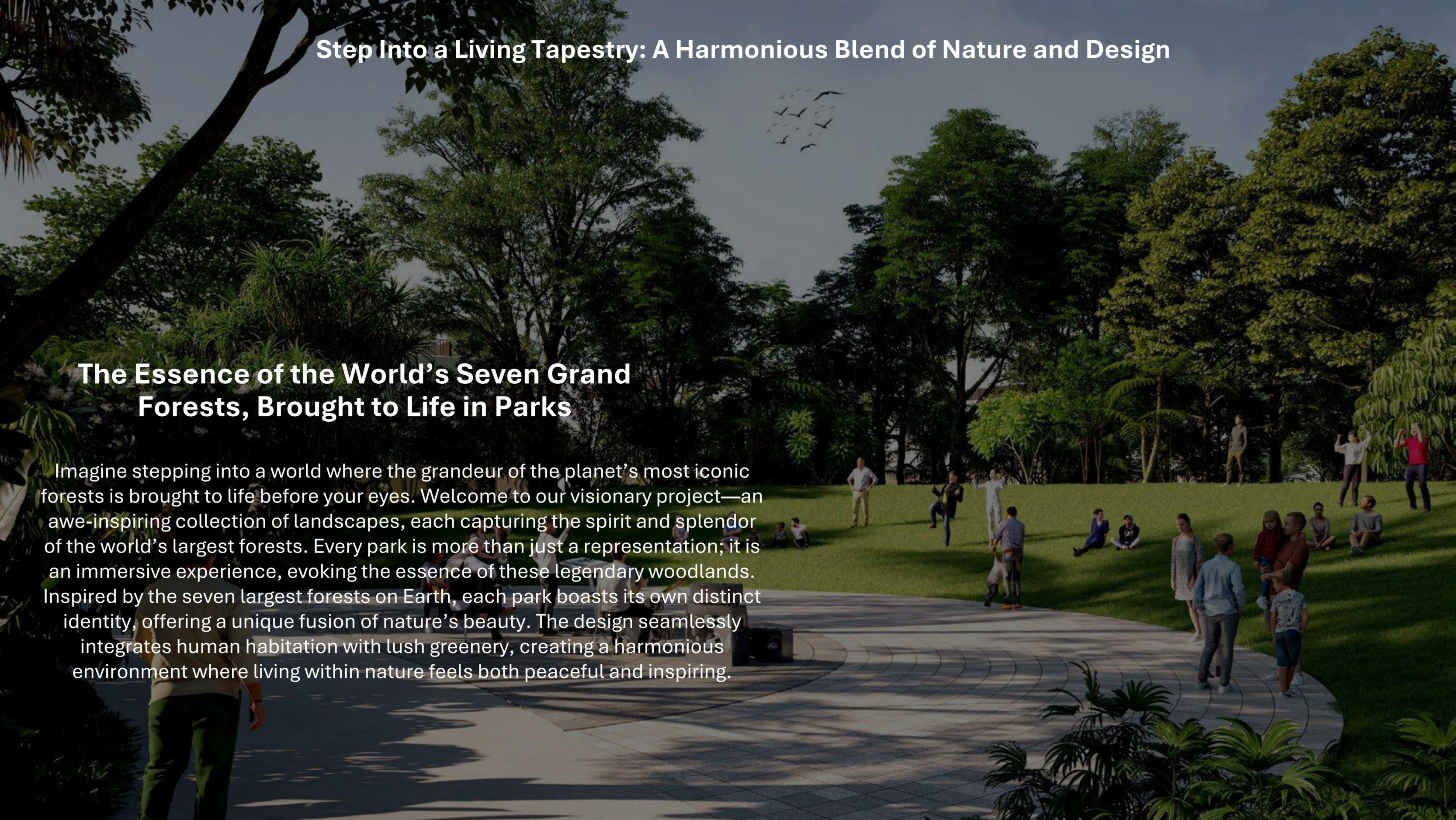
## Elwood: The Epitome of Luxury Villas

Nestled within the serene and sustainable community of **Elwood**, **Elwood Estates** offers an unparalleled living experience. These exquisite villas, available in 4, 5, and 6-bedroom configurations, are meticulously designed to immerse residents in a peaceful, natural environment. Inspired by nature's beauty, the villas feature earthy tones, expansive spaces, and large windows that flood the interiors with natural light. Here, every moment is an opportunity to connect with nature while enjoying the finest comforts of modern living.

# Step Into a Living Tapestry: A Harmonious Blend of Nature and Design

## The Essence of the World's Seven Grand Forests, Brought to Life in Parks

Imagine stepping into a world where the grandeur of the planet's most iconic forests is brought to life before your eyes. Welcome to our visionary project—an awe-inspiring collection of landscapes, each capturing the spirit and splendor of the world's largest forests. Every park is more than just a representation; it is an immersive experience, evoking the essence of these legendary woodlands. Inspired by the seven largest forests on Earth, each park boasts its own distinct identity, offering a unique fusion of nature's beauty. The design seamlessly integrates human habitation with lush greenery, creating a harmonious environment where living within nature feels both peaceful and inspiring.



## A Timeless, Unforgettable Journey

Our parks are designed to be more than just a destination—they are an invitation to reconnect with nature. Every detail, from the carefully selected plant species to the thoughtful layout and design, enhances both the beauty and functionality of the space. By integrating elements of the world's most iconic forests, we create a harmonious blend that elevates the entire experience, fostering a deep connection with the natural world.



01



PARK INSPIRED BY  
**Daintree Rainforest**  
AUSTRALIA



Experience towering trees, verdant foliage and lush landscape inspired by the ancient beauty of one of the oldest rainforests on Earth.



~ 6 Acres

02



PARK INSPIRED BY  
**Baobab Forest**  
SOUTH AFRICA



Stand in awe of the majestic baobabs, whose iconic silhouettes and unique textures create a landscape unlike any other.



~ 2 Acres

03



PARK INSPIRED BY  
**Bristlecone Forest**  
CALIFORNIA



Encounter the enduring beauty of the Bristlecone pines, the oldest living trees on the planet, amidst a timeless landscape.

03



~ 2 Acres

04



PARK INSPIRED BY  
**Białowieża Forest**  
POLAND



Wander through the mystical primeval forest landscape, home to towering oaks and ancient pines.

04



~ 6 Acres

05



PARK INSPIRED BY  
**Amazon Rainforest**  
SOUTH AMERICA



Lose yourself in the vibrant landscape of the world's largest tropical rainforest.



~ 7 Acres

06



PARK INSPIRED BY  
**Yakushima Forest**  
JAPAN



Delight in the landscape inspired by the mystical Yakushima forest, where ancient cedars create a fairy-tale setting.



~ 4 Acres

07



PARK INSPIRED BY  
**Taiga Forest**  
R U S S I A | C A N A D A



Embrace the landscape inspired by the vast, untamed wilderness of the Taiga, where coniferous trees stretch endlessly towards the horizon, embodying the raw beauty of the boreal forest.

07



~ 4 Acres



## Design Philosophy

**Open-plan living areas foster social interaction, balancing privacy and shared spaces for modern living.**

Large windows and balconies provide panoramic views, seamlessly connecting indoor and outdoor spaces. Open-plan living areas promote social interaction, striking the perfect balance between privacy and communal spaces to suit modern lifestyles.



Each unit in this project offers a distinctive take on modern living, tailored to various lifestyles yet united by elegance, functionality, and a strong connection to nature. The designs prioritize beauty and well-being, creating spaces that enhance the lives of their inhabitants.



## Exemplary Micro-Mobility: Redefining Urban Movement



To ensure unparalleled connectivity, **Elwood** offers cutting-edge micro-mobility solutions. This thoughtfully designed network enables swift, eco-friendly travel, epitomizing convenience and enhancing the sophisticated lifestyle of **Elwood's** residents.



## **Future-Forward Lifestyle**

Embrace a future-forward lifestyle with our tailored EV charging solutions exclusively for our Villas, ensuring seamless integration of sustainable mobility. Our Mixed-Use Apartments also offer integrated parking facilities, complete with EV charging infrastructure, providing both convenience and environmental responsibility at every turn.



**4 Bedroom Villa | Type A**



4 Bedroom Villa | Type A



**4 Bedroom Villa | Type B**



4 Bedroom Villa | Type B



4 Bedroom Villa | Type C



4 Bedroom Villa | Type C



5 Bedroom Villa | Type A



**5 Bedroom Villa | Type A**



**5 Bedroom Villa | Type B**



5 Bedroom Villa | Type B



6 Bedroom Villa | Type A



**6 Bedroom Villa | Type A**









**CLUBHOUSE**





## Master Plan

Enhance your lifestyle with our Exclusive Club House and community centre, while ensuring peace of mind with an on-site school, clinic, and kindergarten/daycare/nursery facilities, all designed to cater to your every need.

- |                                   |                            |
|-----------------------------------|----------------------------|
| 1. Entry Plaza                    | 14. Fragrance Garden       |
| 2. Club House – Master Community  | 15. Kid's Play Area        |
| 3. Club House – Villa Community   | 16. Community Garden       |
| 4. Fitness Courts                 | 17. Play Court             |
| 5. Community Shopping Centre      | 18. Dog Park               |
| 6. Multi-functional Events Ground | 19. Bicycle/ Jogging Track |
| 7. Sports Venue                   | 20. Elwood Trail           |
| 8. Padel Court                    | 21. Forest Trail           |
| 9. Skate Park                     | 22. Open Fitness Area      |
| 10. Toddler Play Area             | 23. Open Amphitheatre      |
| 11. Activity Lawn                 | 24. Half Basketball Court  |
| 12. Pond                          | 25. Activity/ Lap Pool     |
| 13. Sensory Garden                | 26. Gala Ground            |
|                                   | 27. Mosque                 |

Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



### 4 Bedroom Villa | Type A

| Plot Area         |                    | Saleable Area  |
|-------------------|--------------------|----------------|
| Mn 575.11 sq.m    | Max 650.10 sq.m    | 460.58 sq.m    |
| Mn 6,190.43 sq.ft | Max 6,997.62 sq.ft | 4,957.64 sq.ft |



Ground Floor



First Floor

© 2014 The National Real Estate Regulatory Authority (NRERA). All rights reserved. This document is for informational purposes only and does not constitute an offer or any other financial product. For more information, please contact NRERA at 11000 or visit www.nera.gov.ae. The information provided herein is subject to change without notice. NRERA is not responsible for any errors or omissions in this document. The information provided herein is for general information only and does not constitute an offer or any other financial product. For more information, please contact NRERA at 11000 or visit www.nera.gov.ae. The information provided herein is subject to change without notice. NRERA is not responsible for any errors or omissions in this document.

4 Bedroom Villa | Type A  
Mirror

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 567.03 sq.m    | Max 650.10 sq.m    | 460.58 sq.m    |
| Min 6,103.46 sq.ft | Max 6,997.62 sq.ft | 4,957.64 sq.ft |



Ground Floor



First Floor

© 2018. All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. All dimensions are approximate and may vary slightly from the actual dimensions. The information is provided for your reference only. The information is not intended to be used as a basis for any investment decision. The information is provided for your reference only. The information is not intended to be used as a basis for any investment decision.

4 Bedroom Villa | Type B

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 575.11 sq.m    | Max 661.21 sq.m    | 465.18 sq.m    |
| Min 6,190.43 sq.ft | Max 7,117.21 sq.ft | 5,007.16 sq.ft |



Ground Floor



First Floor

© 2018. All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. All dimensions are approximate and may vary slightly from the actual dimensions. The information is provided for your reference only. The information is not intended to be used as a basis for any investment decision. The information is provided for your reference only. The information is not intended to be used as a basis for any investment decision.

4 Bedroom Villa | Type B  
Mirror

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 576.00 sq.m    | Max 650.10 sq.m    | 46518 sq.m     |
| Min 6,200.01 sq.ft | Max 6,997.62 sq.ft | 5,007.16 sq.ft |



Ground Floor



First Floor

© 2018. All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. The information is provided for general information only and is not intended to be used as a basis for investment decisions. The information is provided for general information only and is not intended to be used as a basis for investment decisions.

4 Bedroom Villa | Type C

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 575.10 sq.m    | Max 650.10 sq.m    | 46163 sq.m     |
| Min 6,190.32 sq.ft | Max 6,997.62 sq.ft | 4,968.94 sq.ft |



Ground Floor



First Floor

© 2018. All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. The information is provided for general information only and is not intended to be used as a basis for investment decisions. The information is provided for general information only and is not intended to be used as a basis for investment decisions.

4 Bedroom Villa | Type C  
Mirror

| Plot Area         |                    | Saleable Area  |
|-------------------|--------------------|----------------|
| Mn 576.00 sq.m    | Max 577.50 sq.m    | 461.63 sq.m    |
| Mn 6,200.01 sq.ft | Max 6,216.16 sq.ft | 4,968.94 sq.ft |



Ground Floor



First Floor

© 2018 All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. All figures are approximate and should be used as a guide only. The actual figures may vary due to site conditions and other factors. The information is provided for your reference only and should not be relied upon for any financial decision. The information is provided for your reference only and should not be relied upon for any financial decision.

5 Bedroom Villa | Type A

| Plot Area         |                    | Saleable Area  |
|-------------------|--------------------|----------------|
| Mn 577.50 sq.m    | Max 650.10 sq.m    | 540.64 sq.m    |
| Mn 6,216.16 sq.ft | Max 6,997.62 sq.ft | 5,819.40 sq.ft |



Ground Floor



First Floor

© 2018 All rights reserved. This document is the property of the developer and is not to be distributed, copied, or reproduced in any form without the prior written consent of the developer. The information contained herein is for informational purposes only and does not constitute an offer or any other financial product. The information is subject to change without notice. All figures are approximate and should be used as a guide only. The actual figures may vary due to site conditions and other factors. The information is provided for your reference only and should not be relied upon for any financial decision. The information is provided for your reference only and should not be relied upon for any financial decision.

5 Bedroom Villa | Type A  
Mirror

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 646.80 sq.m    | Max 650.61 sq.m    |                |
| Min 6,962.10 sq.ft | Max 7,003.11 sq.ft | 5,819.40 sq.ft |



Ground Floor



First Floor

© 2014 JLL. All rights reserved. This document is for informational purposes only and does not constitute an offer. The information contained herein is subject to change without notice. For more information, please contact your local JLL office.

5 Bedroom Villa | Type B

| Plot Area          |                    | Saleable Area  |
|--------------------|--------------------|----------------|
| Min 577.50 sq.m    | Max 650.10 sq.m    |                |
| Min 6,216.16 sq.ft | Max 6,997.62 sq.ft | 5,821.12 sq.ft |



Ground Floor



First Floor

© 2014 JLL. All rights reserved. This document is for informational purposes only and does not constitute an offer. The information contained herein is subject to change without notice. For more information, please contact your local JLL office.

5 Bedroom Villa | Type B  
Mirror

| Plot Area         |                    | Saleable Area  |
|-------------------|--------------------|----------------|
| Mn 646.80 sq.m    | Max 650.60 sq.m    | 540.80 sq.m    |
| Mn 6,962.10 sq.ft | Max 7,003.00 sq.ft | 5,821.12 sq.ft |



Ground Floor



First Floor

Architectural drawing showing the layout of the villa. All dimensions are in meters. The drawing is for informational purposes only and should not be used for construction without the approval of the relevant authorities. All rights reserved.

| Plot Area         |                    | Saleable Area |
|-------------------|--------------------|---------------|
| Mn 650.10 sq.m    | Max 810.08 sq.m    | 668.20 sq.m   |
| Mn 6,977.62 sq.ft | Max 8,716.63 sq.ft | 7,350.9 sq.ft |



Ground Floor



First Floor



Second Floor

Architectural drawing showing the layout of the villa. All dimensions are in meters. The drawing is for informational purposes only and should not be used for construction without the approval of the relevant authorities. All rights reserved.



## Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

### Contact Us :

**Phone: +971564452803**

**Email: [info@majararealestate.com](mailto:info@majararealestate.com)**

**<https://majararealestate.com/>**