



**MAJARA**  
LUXURY REAL ESTATE L.L.C

**V1STARA**

HOUSE

**Object 1**

The background is a deep, dark blue gradient filled with a dense field of small, faint white stars. Three prominent, bright white starburst effects are scattered across the scene: one in the upper left, one in the lower right, and one on the right side of the image. A thin, horizontal white line spans the width of the image, positioned just below the main text.

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

**15**  
MINUTES

- Bluewaters Island
- Dubai Marina

**20**  
MINUTES

- Jebel Ali Beach
- Jumeirah Golf Estates
- Palm Jumeirah

**25**  
MINUTES

- Jumeirah Beach
- Burj Al Arab



## Education

**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



## Shopping

**5**  
MINUTES

- The Pavilion - Al Furjan
- Discovery Garden Pavilion

**12**  
MINUTES

- Ibn Battuta Mall

**15**  
MINUTES

- Marina Mall



## Healthcare

**5**  
MINUTES

- Medcare Medical Centre
- Medicentres Al Furjan

**7**  
MINUTES

- Advanced Care Oncology Center

**13**  
MINUTES

- HealthHub Clinic
- Onelife HealthCare Center
- Life Medical Centre



## Transport

**5**  
MINUTES

- Al Furjan Metro Station
- Discovery Gardens Metro Station

**25**  
MINUTES

- Al Maktoum International Airport



# VISTARA

HOUSE

Al Asayel St - Al Furjan

**VISTARA HOUSE** 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** 2B+G+2P+14+R  
W/ RETAIL AT GROUND 1-8

**Completion Date** Q1 2027

1 BEDROOM	2 BEDROOM	2,5 BEDROOM	3,5 BEDROOM	TOTAL
86	9	22	16	133





# V1STARA

HOUSE

Drawing from the rich tapestry of the universe, **V1STARA HOUSE's** interior design reflects the boundless cosmos with deep midnight blues, shimmering cosmic golds, and ethereal whites, reminiscent of the vast night sky.

At its core, **V1STARA HOUSE** is rooted in Indian philosophy, embodying principles of Universal Unity. Each home is thoughtfully designed to foster connection, community, and a sense of belonging. The expansive, open-plan layouts and serene, universe-inspired colors promote not only physical space but also the emotional space for families to grow and prosper.

# V1STARA

HOUSE



From the detailed craftsmanship of its architecture to the thoughtful amenities within, **V1STARA HOUSE** is a place where tradition meets modernity while offering residents the best of contemporary living in a dynamic urban environment.

Whether gazing at the panoramic views from your balcony or enjoying the serenity of a family-oriented space, Vistara Residence represents the perfect harmony of culture and the infinite possibilities that await beyond the horizon.

# Living Essentials

V1STARA  
HOUSE



Panoramic windows provide abundant natural light



The apartment boasts a floor-to-ceiling height of 3.1 meters



Each typical floor accommodates only 6 to 11 apartments

**1**



1-bedroom apartments include 1 full bathroom and a powder room

**2,5**



2.5-bedroom apartments are equipped with 3 full bathrooms (1 bathtub) and powder room

**3,5**



3.5-bedroom apartments offer 4 full bathrooms (2 bathtubs) & powder room. Additionally, a dedicated spacious closet for efficient storage

# Amenities



LOBBY



LAGOON-STYLE  
POOL



POOL DECK WITH  
SUN LOUNGERS



KIDS POOL

+

+

+



OUTDOOR KIDS  
PLAY AREA



KIDS PLAY ROOM



SAUNA

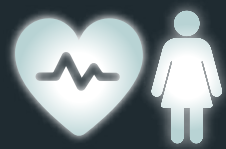


CLUBHOUSE

+

+

+



LADIES GYM



GENTS GYM



GAME ROOM



CINEMA

+

+

+



BBQ AREA  
& LOUNGE



4-STOREY PARKING

# V1STARA

HOUSE



# Lobby

The lobby warmly welcomes residents and their guests with an interplay of light, the perfect blend of relaxation and socialization

# Lagoon-Style Pool



Dive into relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity

# Kids Swimming Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures



# Kids Play Room



Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical adventures



## Outdoor Kids Play Area

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds

# Ladies Gym



Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead

# Gents Gym



# Sauna

Experience ultimate relaxation and wellness in our sauna, a haven of soothing heat and rejuvenation where stresses melt away, leaving you refreshed and revitalized



# Game Room



Immerse yourself in a world of entertainment and excitement in our gaming room, where endless fun awaits with a variety of interactive experiences for residents to enjoy



Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of the residence

# BBQ & Lounge Area

Savor the taste of outdoor living in our BBQ & Lounge area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky



# Cinema

A cozy space for family movie nights or watching sports with friends

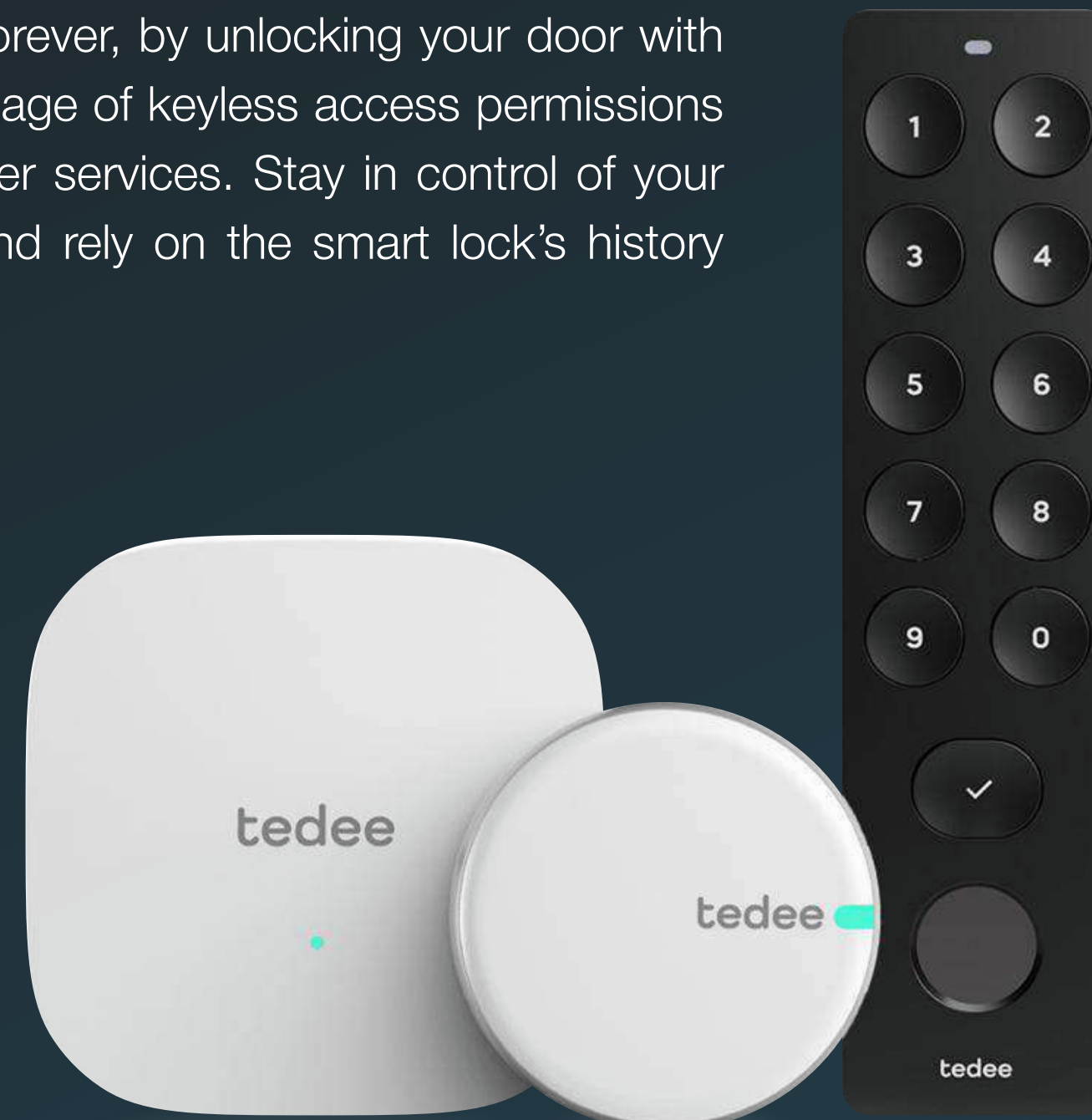


# Smart Home System

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.



MyHOME+  
becomes even smarter

## Ground Floor Plan

- 1 MAIN ENTRANCE
- 2 MAIN LOBBY
- 3 RETAIL 1
- 4 RETAIL 2
- 5 RETAIL 3
- 6 RETAIL 4
- 7 RETAIL 5
- 8 RETAIL 6
- 9 RETAIL 7
- 10 RETAIL 8
- 11 PARKING ENTRANCE





## Podium Floor Plan

- 12 LAGOON-STYLE POOL
- 13 KIDS POOL
- 14 OUTDOOR LOUNGE
- 15 GENTS GYM
- 16 LADIES GYM
- 17 SAUNA
- 18 GAME ROOM
- 19 KIDS PLAY ROOM
- 20 CINEMA
- 21 CLUBHOUSE
- 22 LADIES PRAYER ROOM
- 23 GENTS PRAYER ROOM
- 24 OUTDOOR BBQ
- 25 OUTDOOR LOUNGE
- 26 TABLE TENNIS

Apartments

| 1 Bedroom

| Living Room

V1STARA  
HOUSE



Apartments

1 Bedroom

Bedroom

V1STARA  
HOUSE



Apartments

1 Bedroom

Kitchen, Bathroom

V1STARA  
HOUSE



Apartments

2 Bedroom

Living Room, Kitchen

V1STARA  
HOUSE

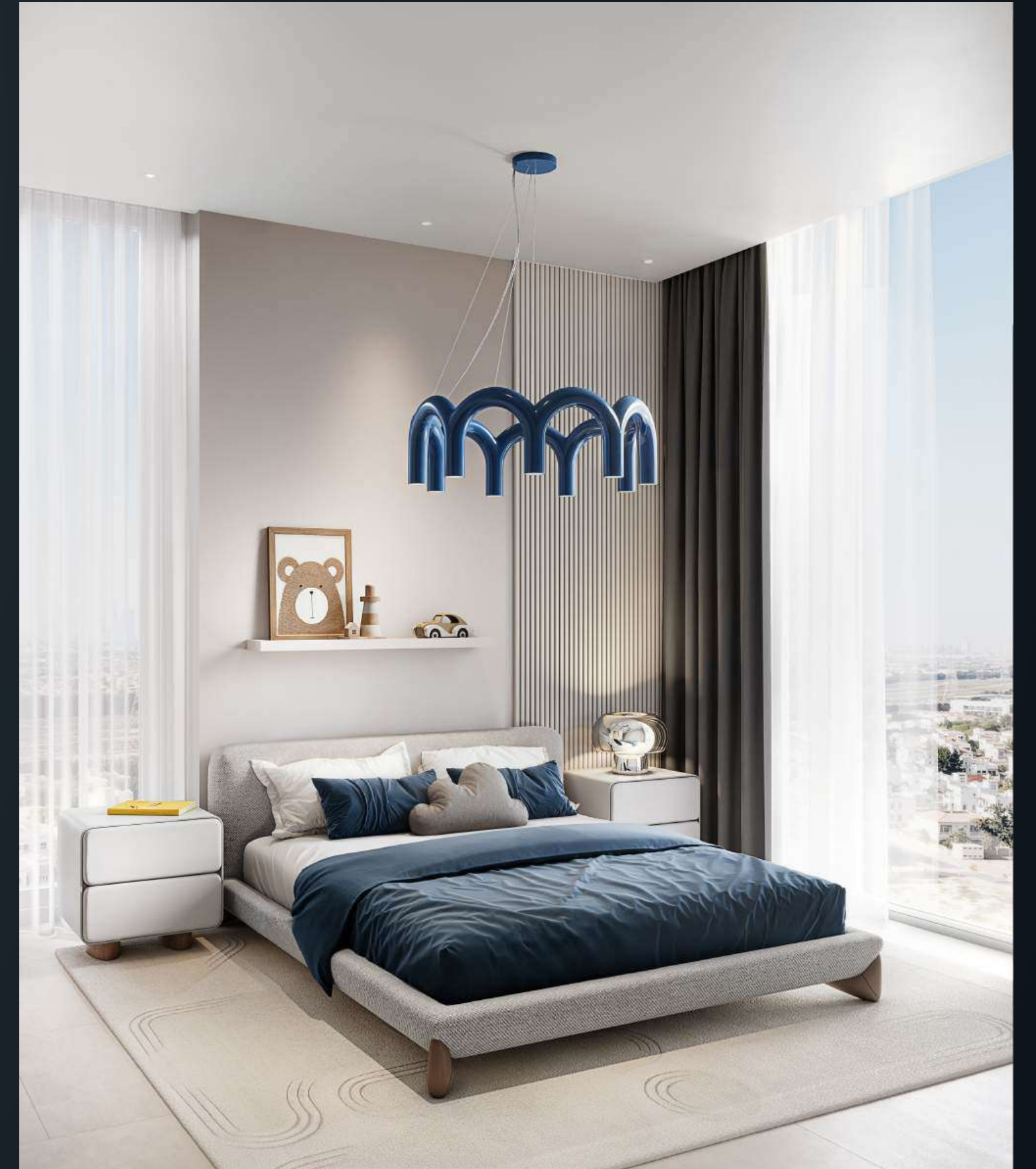


Apartments

2 Bedroom

Bedroom, Kids Room

V1STARA  
HOUSE



Apartments

2 Bedroom

Bathroom, Laundry

V1STARA  
HOUSE



# 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



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license



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