



MAJARA
REAL ESTATE

GHARBI I

RESIDENCES



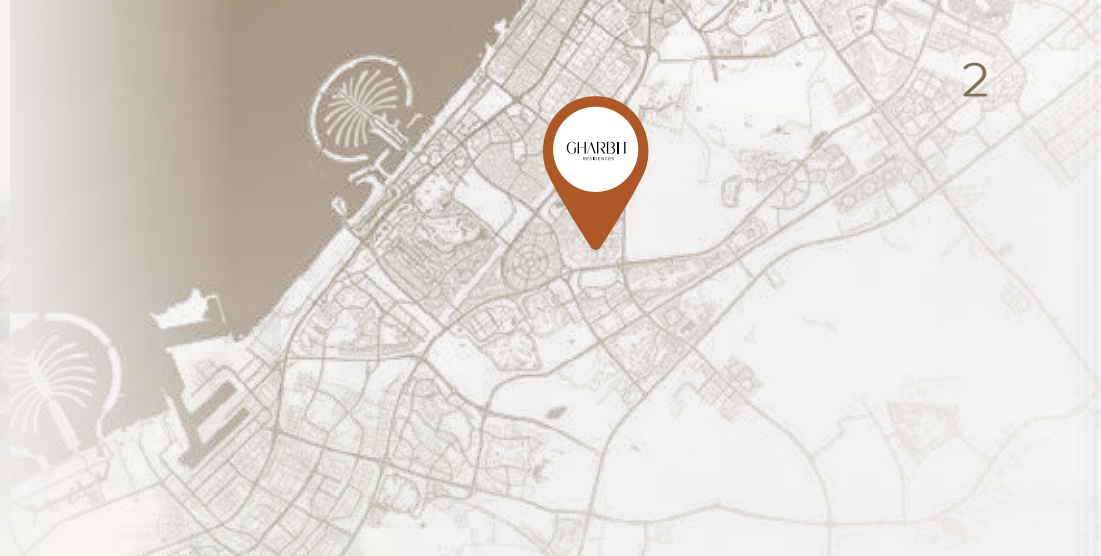
www.majara-realestate.com

ABOUT GHARBI I RESIDENCES:

Gharbi I Residences represents the culmination of Rabdan's fourth project, meticulously crafted by esteemed architects known for their unwavering dedication to excellence in design and quality.

Our commitment to perfection guarantees meticulous attention to every detail, ensuring your complete satisfaction.





GHARBI I RESIDENCES:

In the heart of the city, yet away from its hustle. Gharbi 1 is the perfect blend of tranquility and modernity.

EASY ACCESS TO :

Sheikh Zayed Road

Sheikh Mohammed Bin Zayed Road

AlKhail Road

Hessa Street

PROXIMITIES :

02 min to Dubai Miracle Garden

10 min to Palm Jumeirah

20 min to Expo Dubai

25 min to Dubai Mall & Downtown

30 min to Dubai International Airport

GHARBI | RESIDENCES:

Sleek Finishes

Integrated Landscaping

High-Quality Materials

Minimalist Design

Dramatic Skyline Views

Desert Dunes:

Draws inspiration from the forms and colours of nature and the surrounding environment.

It aims to create a calming and soothing environment that evokes a sense of relaxation and comfort.



GHARBI I RESIDENCES:

Open floor plans with minimal partitions, allowing for fluid movement and an airy, spacious feel.

Including hardwood floors, sleek cabinetry, and designer lighting fixtures, adding a touch of elegance and luxury.

Large windows allow abundant natural light to flood the interiors, creating a bright and inviting living space.

Furnishings are carefully curated to complement the clean lines and minimalist aesthetic of the architecture, with sleek, understated furniture pieces creating a sense of refined simplicity.

That allow residents to control lighting, temperature, security, and entertainment systems with ease, enhancing convenience and comfort.



GHARBI I RESIDENCES UNITS TYPE:

| TYPES | NO. OF UNITS | STARTING SIZE (SQ.FT) |
|--------------------------------|--------------|-----------------------|
| STUDIO + BALCONY | 44 | 442 |
| STUDIO + TERRACE | 4 | 571 |
| 1 BHK + BALCONY + POOL | 66 | 878 |
| 1 BHK + STUDY + BALCONY + POOL | 22 | 1,017 |
| 1 BHK + TERRACE + POOL | 6 | 1,124 |
| 2 BHK + MAID + BALCONY + POOL | 22 | 1,270 |
| 1 BHK + STUDY + TERRACE + POOL | 2 | 1,738 |
| 2 BHK + MAID + TERRACE + POOL | 2 | 2,096 |





PAYMENT PLAN

20%
DOWN PAYMENT

40%
DURING CONSTRUCTION

10%
HANDOVER

30%
POST HANDOVER

COMPLETION DATE : Q4 2026

GHARBI I RESIDENCES WORLD OF AMENITIES :

Represent a lifestyle of luxury, sophistication, and unparalleled comfort.

They serve as a testament to the city's vibrant spirit and its commitment to pushing the boundaries of architectural excellence.

As an integral part of the urban landscape, Gharbi I Residences stand as a beacon of progress and a testament to the city's boundless ambition.



Outdoor Lounge



Barbecue Area



Yoga Space



24/7 Security



Kids Playground



Swimming pool
adults / kids



Rooftop cinema



Business Hub
Coffee Shop



Gaming room



Sauna &
Steam Room



Car Valet



Club Lounge



Indoor Gym



Indoor Cinema





FIT BODY



LOADING... 53%







EAT
SLEEP
GAME
REPEAT



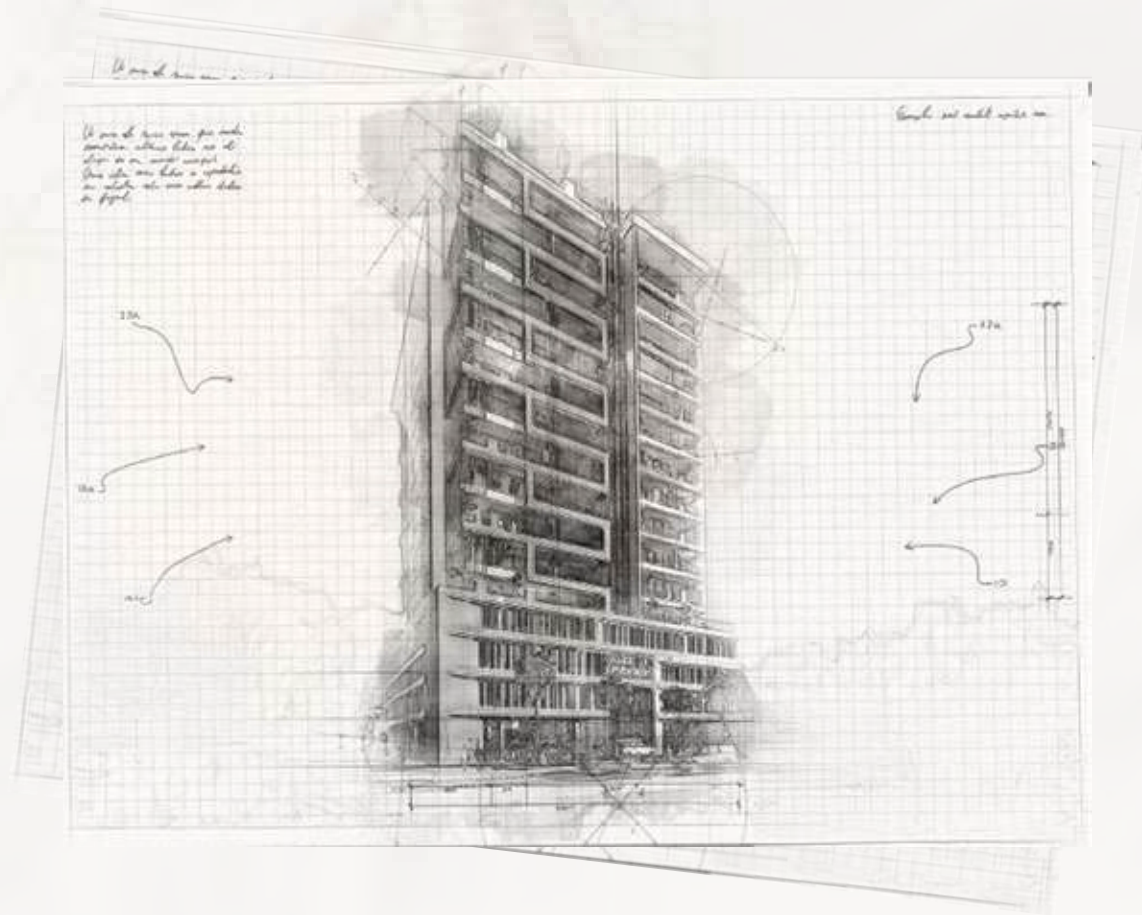




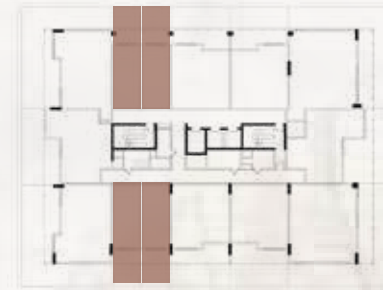
GHARBI I RESIDENCES FLOOR PLANS:

BUILDING DREAMS SINCE 1995

- STUDIO + BALCONY
- 1BHK + BALCONY + POOL
- 2BHK+ BALCONY + POOL

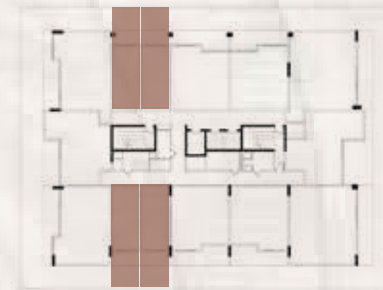


TYPE 1 STUDIO / BALCONY :



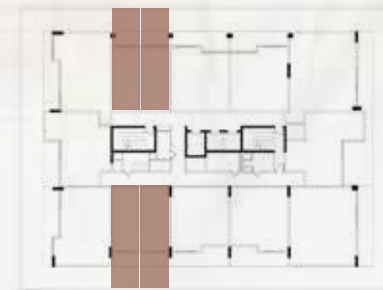
1st floor

102, 103, 109, 110



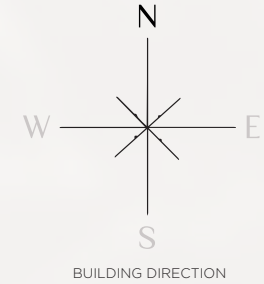
2nd - 4th - 6th - 8th - 10th - 12th

202, 203, 209, 210
402, 403, 409, 410
602, 603, 609, 610
802, 803, 809, 810
1002, 1003, 1009, 1010
1202, 1203, 1209, 1210



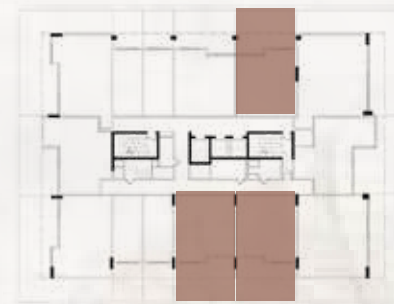
3rd - 5th - 7th - 9th - 11th

302, 303, 309, 310
502, 503, 509, 510
702, 703, 709, 710
902, 903, 909, 910
1102, 1103, 1109, 1110



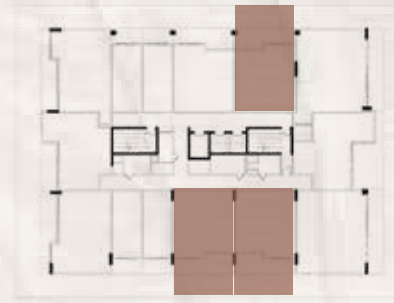
| | |
|----------------------|------------------|
| ENSUITE AREA (Sq.ft) | 369.2 sq.ft |
| BALCONY AREA (Sq.ft) | 81.8 sq.ft |
| AREA (Sq.ft) | 451 to 573 sq.ft |

TYPE 1A 1 BHK / BALCONY / POOL :



105, 111, 112

1st floor



205, 211, 212
405, 411, 412
605, 611, 612
805, 811, 812
1005, 1011, 1012
1205, 1211, 1212

2nd - 4th - 6th - 8th - 10th - 12th



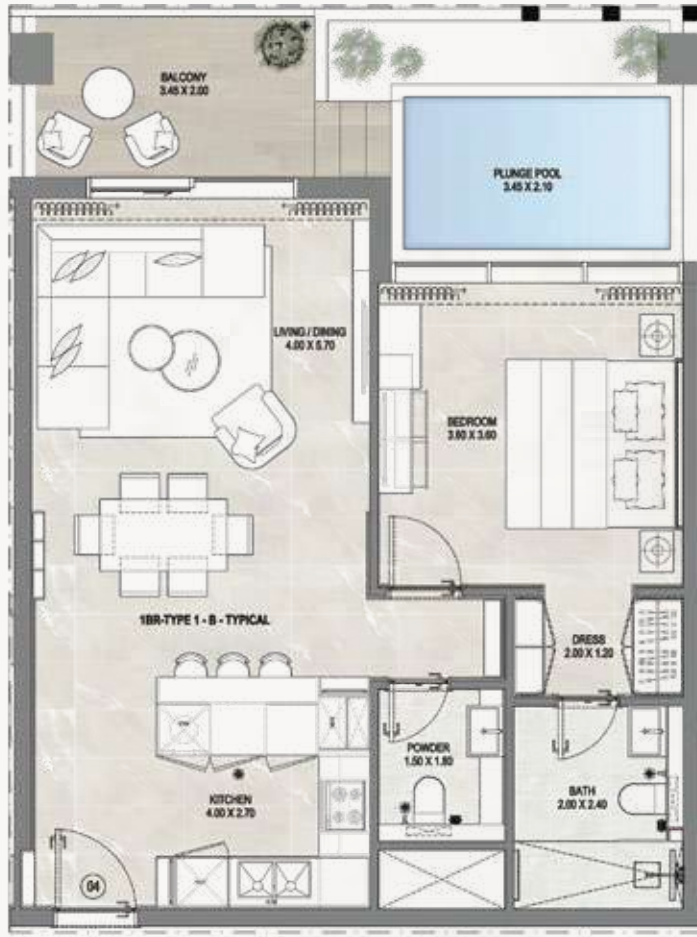
305, 311, 312
505, 511, 512
705, 711, 712
905, 911, 912
1105, 1111, 1112

3rd - 5th - 7th - 9th - 11th



| | |
|----------------------|----------------------|
| ENSUITE AREA (Sq.ft) | 690 sq.ft |
| BALCONY AREA (Sq.ft) | 205.6 sq.ft |
| AREA (Sq.ft) | 895.6 to 1,146 sq.ft |

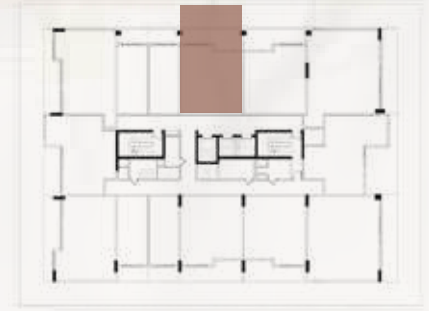
TYPE 1B 1 BHK / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



104

204

404

604

804

1004

1204

304

504

704

904

1104

| | |
|----------------------|----------------------|
| ENSUITE AREA (Sq.ft) | 691 sq.ft |
| BALCONY AREA (Sq.ft) | 207.7 sq.ft |
| AREA (Sq.ft) | 898.7 to 1,146 sq.ft |

TYPE 2 1 BHK + STUDY / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



108

208

408

608

808

1008

1208

308

508

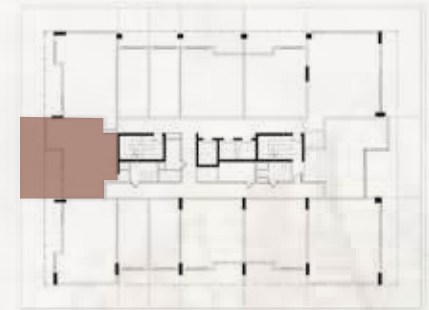
708

908

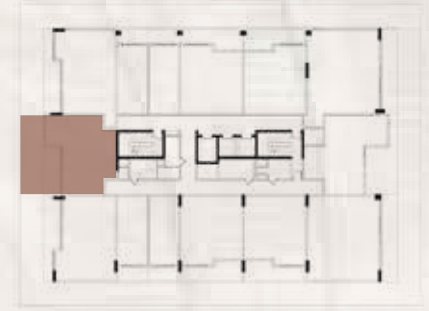
1108

| | |
|----------------------|------------------------|
| ENSUITE AREA (Sq.ft) | 838.5 sq.ft |
| BALCONY AREA (Sq.ft) | 199.1 sq.ft |
| AREA (Sq.ft) | 1,037.6 to 1,773 sq.ft |

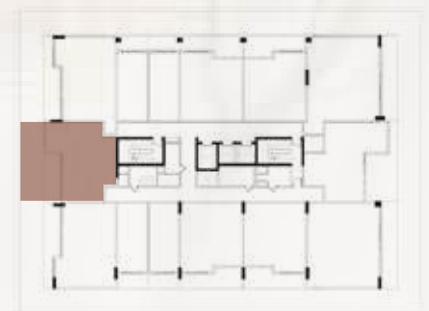
TYPE 3 1 BHK / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



107

207

407

607

807

1007

1207

307

507

707

907

1107

| | |
|----------------------|----------------------|
| ENSUITE AREA (Sq.ft) | 769.6 sq.ft |
| BALCONY AREA (Sq.ft) | 136.7 sq.ft |
| AREA (Sq.ft) | 906.3 to 1,238 sq.ft |

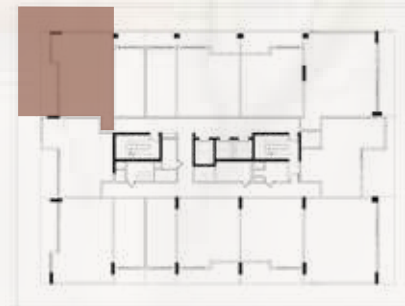
TYPE 4 1 BHK + STUDY / BALCONY / POOL :



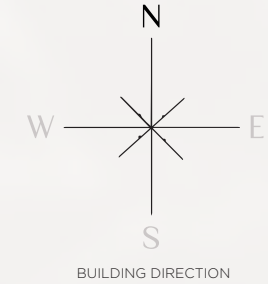
1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



101

201

401

601

801

1001

1201

301

501

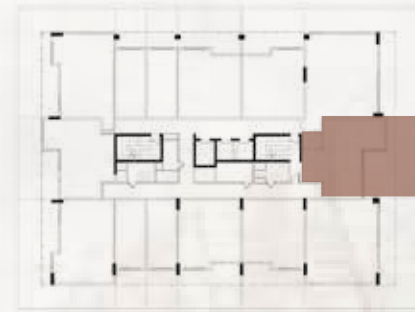
701

901

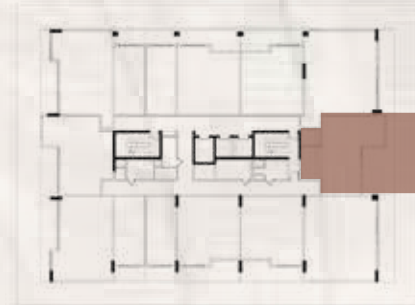
1101

| | |
|----------------------|-------------------------|
| ENSUITE AREA (Sq.ft) | 863.3 sq.ft |
| BALCONY AREA (Sq.ft) | 198.1 sq.ft |
| AREA (Sq.ft) | 1,061.40 to 1,798 sq.ft |

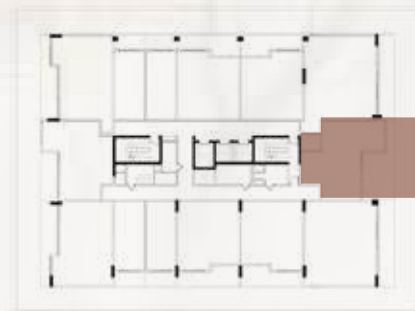
TYPE 5 1 BHK / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



| | |
|----------------------|------------------------|
| ENSUITE AREA (Sq.ft) | 791.2 sq.ft |
| BALCONY AREA (Sq.ft) | 247.6 sq.ft |
| AREA (Sq.ft) | 1,038.8 to 1,418 sq.ft |

TYPE 1 2 BHK + MAID / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



106

206

406

606

806

1006

1206

306

506

706

906

1106

| | |
|----------------------|------------------------|
| ENSUITE AREA (Sq.ft) | 1,103.3 sq.ft |
| BALCONY AREA (Sq.ft) | 229.3 sq.ft |
| AREA (Sq.ft) | 1,332.6 to 2,139 sq.ft |

TYPE 2 2 BHK + MAID / BALCONY / POOL :



1st floor



2nd - 4th - 6th - 8th - 10th - 12th



3rd - 5th - 7th - 9th - 11th



| | |
|----------------------|----------------------|
| ENSUITE AREA (Sq.ft) | 1,060.3 sq.ft |
| BALCONY AREA (Sq.ft) | 234.7 sq.ft |
| AREA (Sq.ft) | 1,295 to 2,111 sq.ft |

















RABDAN DEVELOPMENTS LATEST PROJECTS :

We are thrilled to present our let's milestones in luxury living
From Concept to Reality, Explore the luxurious living with NAS 1, NAS 2, & NAS 3.
Your dream home awaits in the heart of Dubai.

NAS 1



Completed

NAS 2



Completed

NAS 3



Under Construction



MAJARA

REAL ESTATE

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About Rabdan

At Rabdan Developments, we exceed the ordinary and redefine the essence of affordable luxury living in Dubai. Our commitment to excellence is reflected in every project we undertake, where high-end luxury seamlessly intertwines with sophisticated design, setting a new standard in comfort and leisure. As a prominent Emirati developer based in Dubai, we take immense pride in our innovative approach to construction and development, seamlessly blending comfort with leisure to create architectural marvels in premium locations.