

# Julphar

RESIDENCE

Al Reem Island, Abu Dhabi, UAE



# ABU DHABI

THE UAE'S CULTURAL, POLITICAL AND ECONOMIC CAPITAL, ABU DHABI IS ONE OF THE RICHEST AND MOST SOPHISTICATED CITIES IN THE WORLD.

With a skyline framed by the most progressive and innovative architecture, complemented by the natural beauty of pristine beaches and lush parks, this vibrant metropolis has grown into an internationally recognised hub for business and culture.

Built on an archipelago of islands, the beach or waterfront is never more than a few minutes away and much of the city enjoys wonderful views across the azure waters of the Arabian Gulf. Year-round sunshine, abundant cultural, leisure and entertainment options, supported by a world-class infrastructure, facilities and services, provide a cosmopolitan lifestyle for young professionals and families alike.



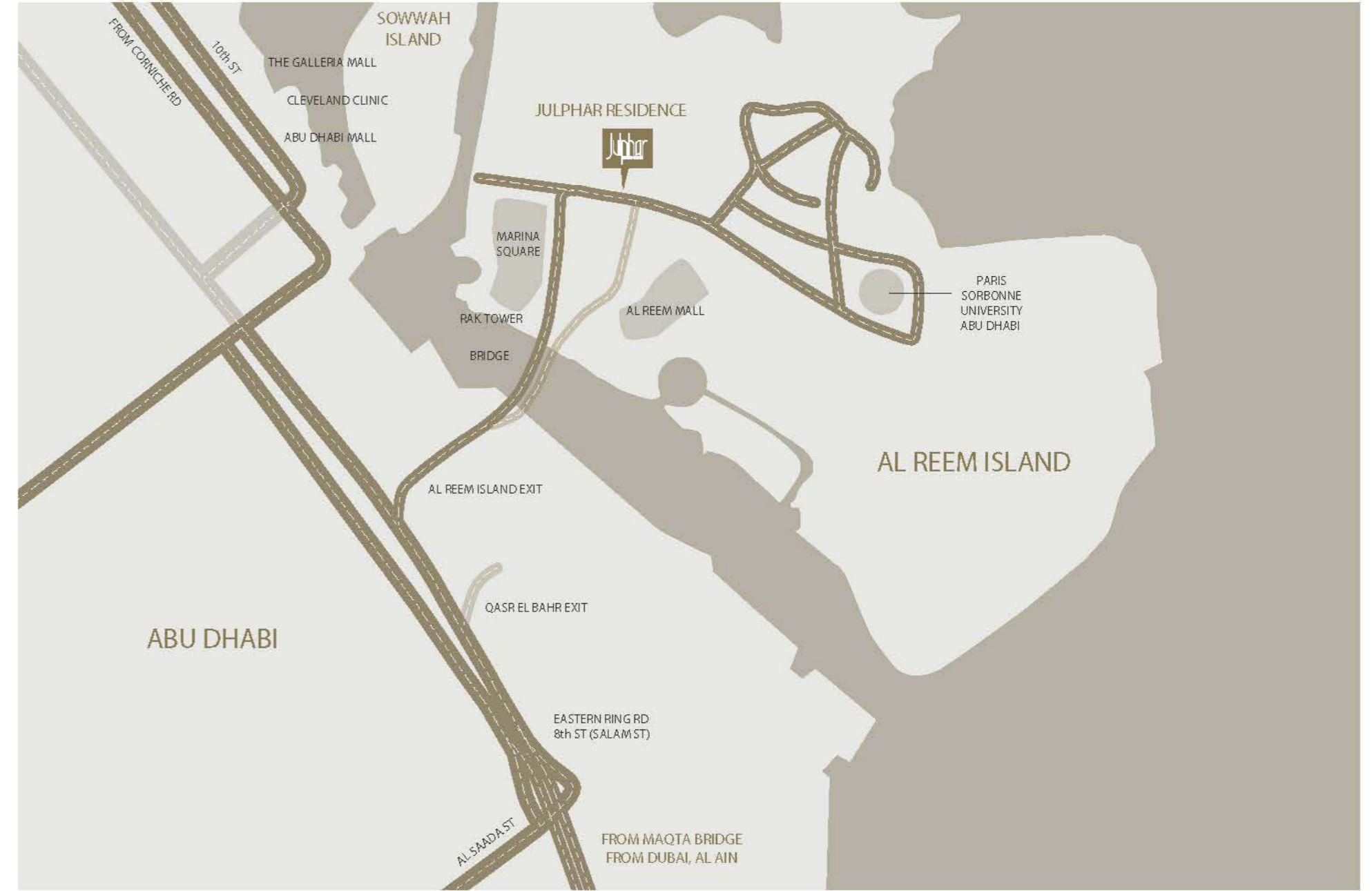




# AL REEM ISLAND

A VIBRANT COMMUNITY THAT OFFERS THE FINEST IN WATERFRONT LIVING, AL REEM ISLAND IS LOCATED ON THE NORTH-EASTERN COAST OF ABU DHABI.

Situated just five-minutes from the city's bustling downtown commercial district, Al Reem Island is the new residential heart of Abu Dhabi and provides a wonderfully picturesque and welcome escape from the hustle and bustle of the city. Home to the prestigious Paris-Sorbonne University Abu Dhabi, the island has a range of top-class retail and leisure amenities, including a spectacular upscale shopping mall, a variety of waterside restaurants and cafés, and numerous areas of lush parkland and public spaces. This thriving neighbourhood also has a number of world-class healthcare facilities and schools, ensuring residents have everything they need within easy reach.





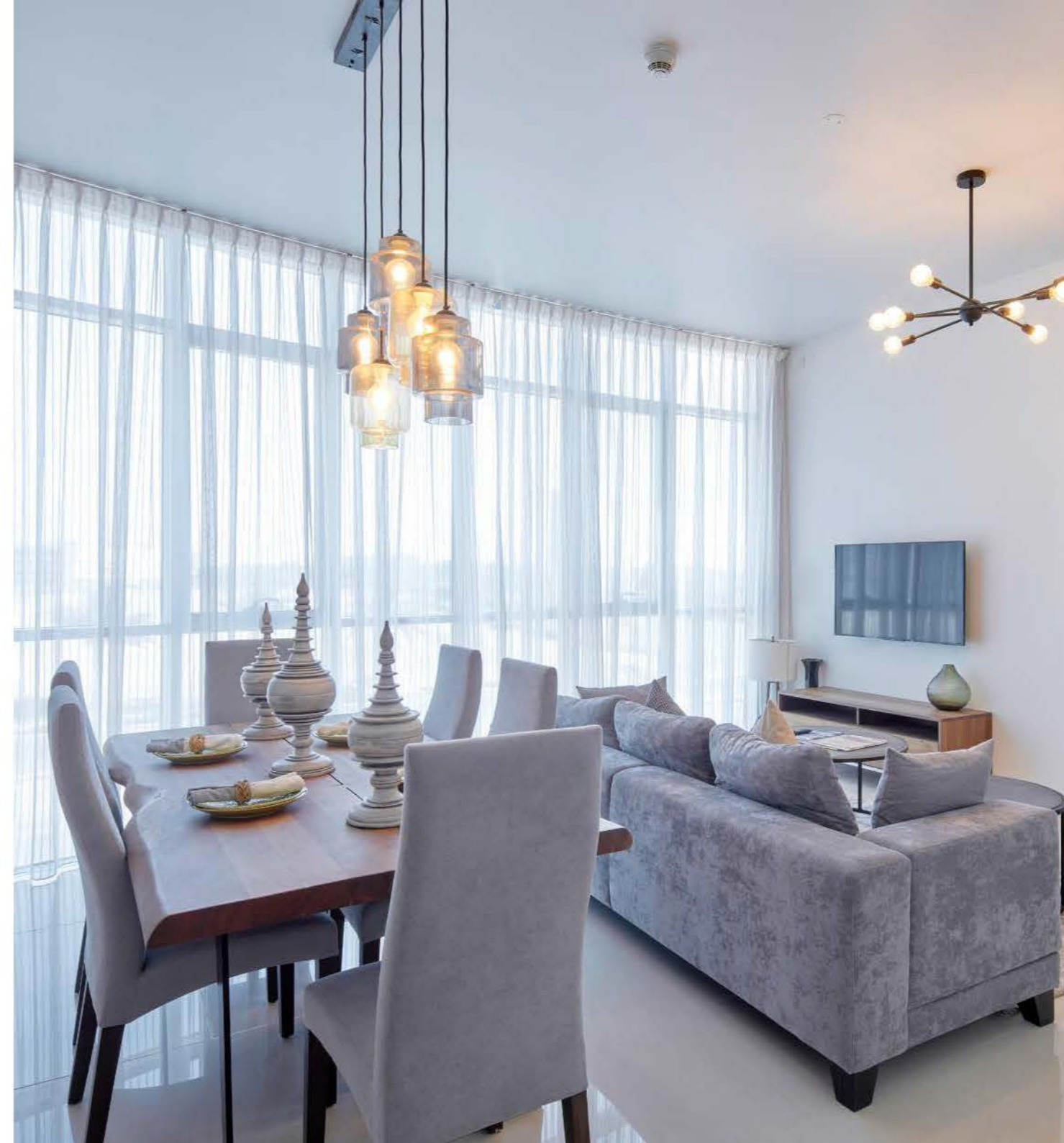


# JULPHAR RESIDENCE

JULPHAR RESIDENCE IS AN ELEGANT, MODERN G+23 RESIDENTIAL TOWER LOCATED AT THE HEART OF AL REEM ISLAND.

Offering easy access to the centre of Abu Dhabi and the vibrant local neighbourhood, every aspect of this striking residence has been carefully considered to create a sanctuary from the stresses of city life.

The unique architecture and contrasting finishes on either side of the building's exterior are designed to reflect the residence's island surroundings, with the contemporary glittering blue glass complementing the neutral sandy tones of the stone façade creating a unique combination of modern practicality and natural beauty. Incorporating a range of natural features inside and out, Julphar Residence has been designed to encourage relaxed living and provide the perfect home in which to unwind and enjoy time with family or entertain friends.



## NATURALLY WELCOMING HOMES

The apartments in Julphar Residence are the very essence of stylish elegance meets nature. Finished to the highest standards, whilst maintaining a responsible eco-footprint, soothing wood and stone features create a natural, inviting environment. Every apartment, from the chic studios to the expansive 3-bedroom apartments, has been carefully designed to ensure every inch is utilised to its maximum advantage with no wasted space, creating flowing, open and welcoming homes.

To further enhance the open space feel, large floor-to-ceiling windows allow an abundance of natural light into every apartment and spacious balconies offer spectacular panoramic views.







# THE FACILITIES AND AMENITIES AT JULPHAR RESIDENCE HAVE BEEN DESIGNED TO PROVIDE EVERYTHING REQUIRED FOR COMFORTABLE LIVING



Covered Parking



Gym Access



Podium Level with Adults and  
Childrens Pool



24 Hour Security



Rooftop Garden and  
Kids Indoor Play Area



Great Central Location, Minutes away  
from Boutik Mall, Reem Mall, Repton  
School, Sorbonne University, Reem  
Hospital & Hotels



Lift Area





Indoor Gym









# RAK PROPERTIES

SINCE RAK PROPERTIES WAS INAUGURATED IN 2005, WE HAVE REMAINED COMMITTED TO BEING A KEY PLAYER IN DEVELOPING RAS AL KHAIMAH, WHILST PRESERVING THE EMIRATE'S UNIQUE NATURAL ENVIRONMENT AND CULTURAL VALUES.

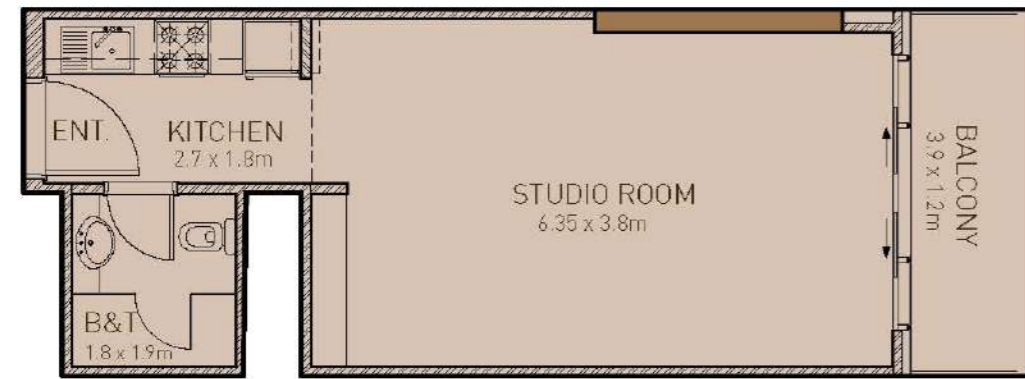
True to our ethos of **Building Close to Nature**, we create residential and business communities that, even within our city developments, remain in touch with nature.

Over the years, we have established ourselves as one of the UAE's leading real estate developers. We pride ourselves on using only the highest quality workmanship, materials and finishes to create stylish homes and elegant offices. We have a growing portfolio of unique residential and office developments that have made their mark on both Ras Al Khaimah and the UAE.

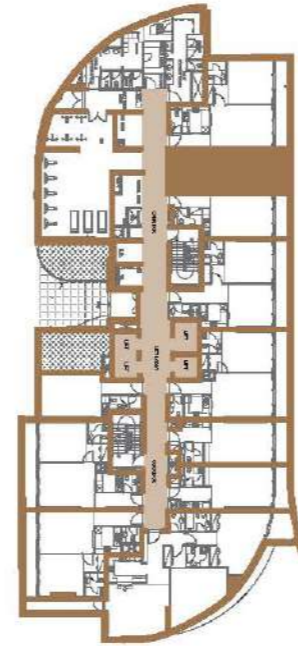




# STUDIO



Legend  
 ■ Unit  
 ■ Lifts & Corridor

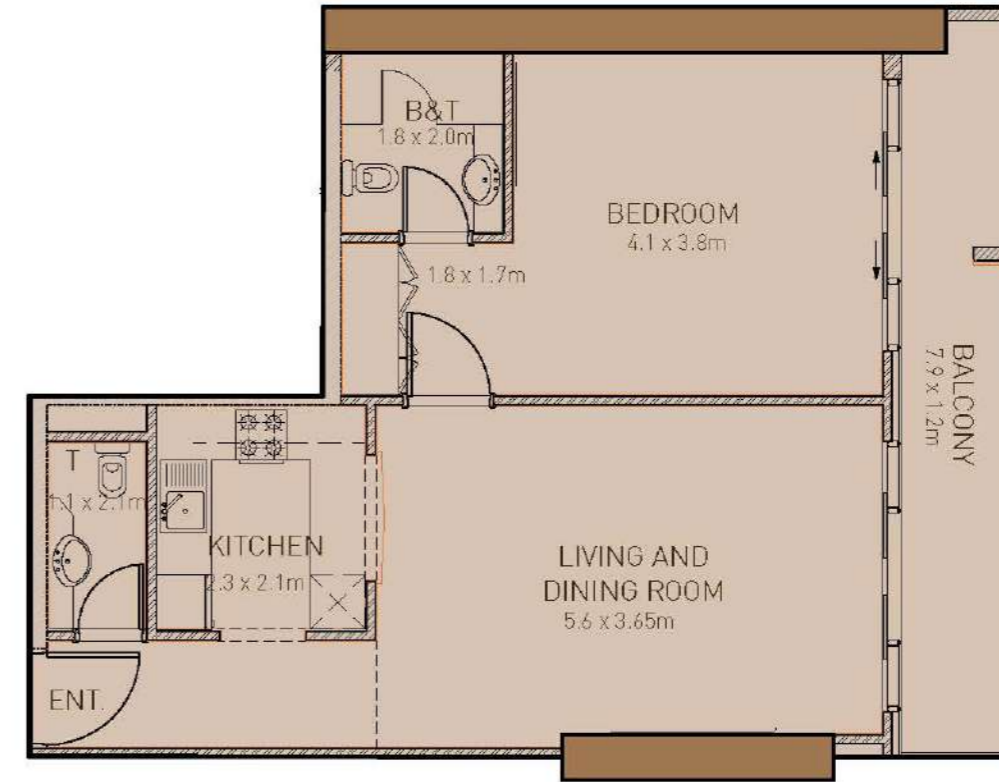


### Technical specifications

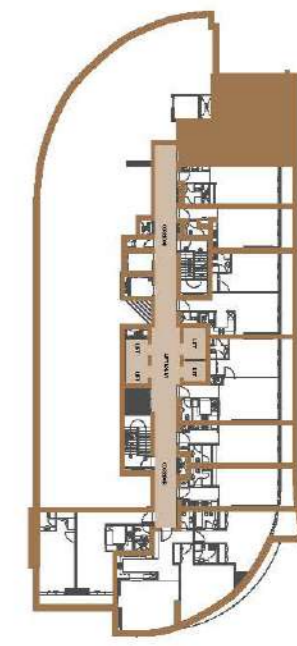
- \* Apartment area: 382.66 sq. ft.
- \* Balcony area: 88.88 sq. ft.
- \* Total area: 441.54 sq. ft.

Disclaimer: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

# 1 BEDROOM



Legend  
 ■ Unit  
 ■ Lifts & Corridor



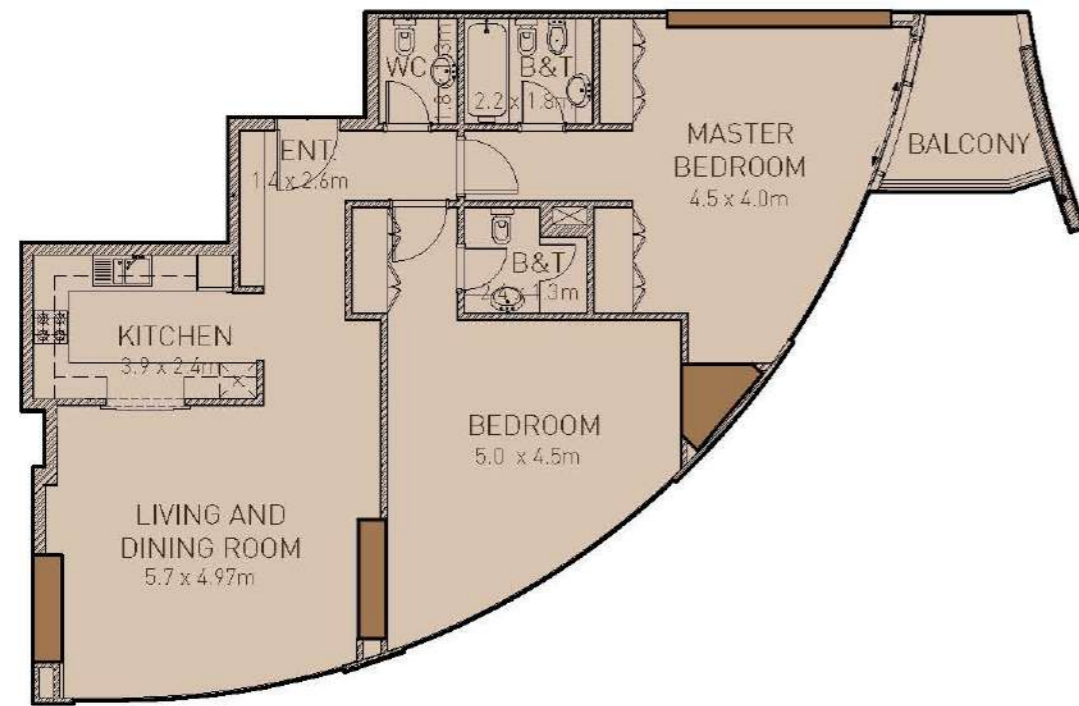
### Technical specifications

- \* Apartment area: 640.67 sq. ft.
- \* Balcony area: 120.99 sq. ft.
- \* Total area: 761.65 sq. ft.

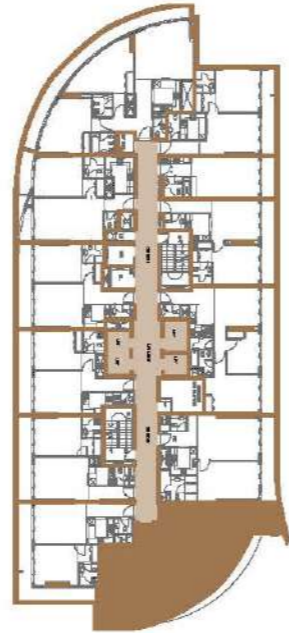
Disclaimer: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



## 2 BEDROOM



Legend  
 ■ Unit  
 ■ Lifts & Corridor



### Technical specifications

* Apartment area	1264.11 sq.ft
* Balcony area	71.80 sq.ft
* Total area	1335.91 sq.ft

Disclaimer: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

## 3 BEDROOM



Legend  
 ■ Unit  
 ■ Lifts & Corridor



### Technical specifications

* Apartment area	1659.36 sq.ft
* Balcony area	247.25 sq.ft
* Total area	1906.61 sq.ft

Disclaimer: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.



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