

A photograph of a modern building's courtyard. The building has large glass windows and a light-colored facade. The courtyard features a paved area with green grass patches and a central palm tree. The text 'THE NEST AL BARARI' is overlaid in a white, serif font, enclosed in a white rectangular border.

# THE NEST AL BARARI



# LOCATION

Burj Khalifa	16 minutes
Palm Jumeirah	22 minutes
City Hospital	15 minutes
Dubai Airport	15 minutes
Emirates Hills	18 minutes



## STRATEGICALLY LOCATED

DUBAI'S MOST DESIRABLE DESTINATION

1

### DUBAI CENTRAL

Al Barari is located only 15 mins away from Dubai's major social hubs and amenities

- Burj Khalifa
- Dubai Marina
- Palm Jumeirah

3

### EFFORTLESS LIVING

The world's largest upcoming mall developments are right around the corner:

- Mall of the World (2018)
- Cityland Mall (2018)

Nearby hospitals and medical centres include: MediClinic and Medcare Medical Centre amongst others

2

### SEAMLESS TRAVEL

Centred between Dubai's two airports. In close proximity to Arabian Ranches and Motor City. Ideal for a daily commute to Downtown Dubai, DIFC, Dubai Marina, JLT, and Dubai Media City

4

### DEVELOP & GROW

The Community is under 15 mins away from Dubai's top schools including:

- Repton
- Kings' School
- Nord Anglia International School
- Swiss International Scientific School
- Lycee Francais International Georges Pompidou





# AL BARARI COMMUNITY

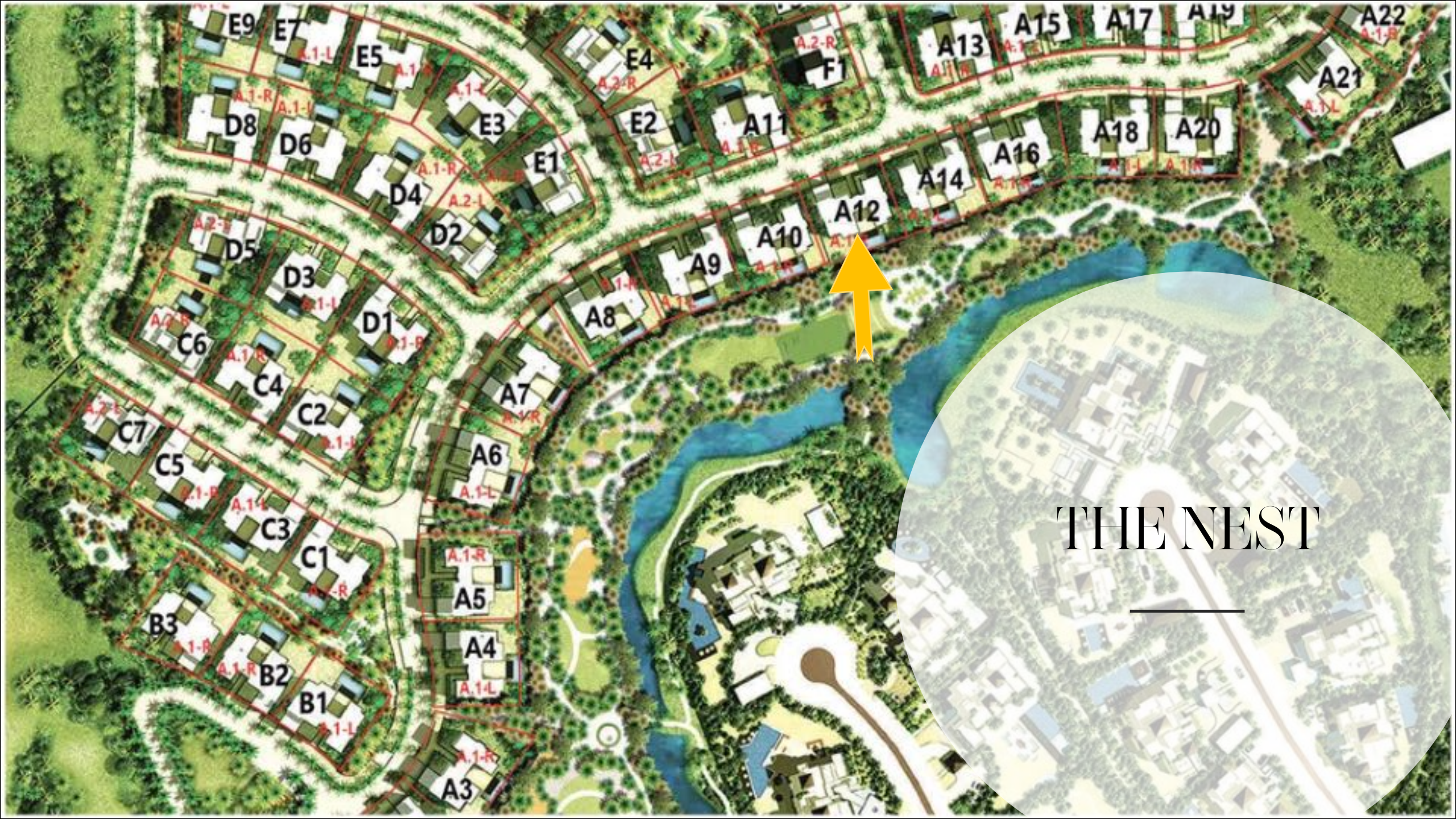
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- Highly exclusive development of 18.12 million sq.ft
- Family friendly community
- Strategic location
- More than 80% of greenery, lakes and freshwater streams
- Wildlife population : indigenous animals, birds and fish
- Sustainable initiatives to maintain the environment and reduce the area's carbon footprint
- Multiple restaurants, retail outlets and facilities

# THINGS TO DO IN AL BARARI



- Take advantage of the **luxury lifestyle** : Heart & Soul spa experience, lush green restaurants, community events, body language health & fitness club, starlight movie nights, retail experience, the farm
- **Visit the gardens** : Botanic Gardens with over 7000 plants and flowers and the Desert Garden including a camel farm, an aviary and a petting zoo
- Al Barari **cycling track** (1.8 km and 0.8 km tracks)
- **Kids zone** : activities and games
- **Clubhouse & Beach club**
- **Restaurants** : The Farm, Zaya Hideout, J5, Mez Me, Commune, Ondas, Hideout, Cherabinth Sea Food, Lowe
- **Schools** in Al Barari : Duncrest American School, Repton British School Dubai, Jumeirah English Speaking School
- **Hospitals** : Dr. Kamikaze Medical & Physiotherapy Center, Amber Clinics, Medicentres, Aster Clinic, Al Zahra Hospital
- **Malls & Groceries** : Cityland Mall, Waitrose and F Mart
- **Global village** : an exotic journey through various countries around the planet
- Play a round of **golf** in Arabian Ranches Gold Club



THE NEST



# DESCRIPTION OF THE VILLA

This contemporary-styled villa offers spacious rooms filled with ample sunlight through the floor-to-ceiling windows while overlooking the lovely garden and the community nestled in nature. The minimalist designs and high-quality finishes allow for refined furnishings and create an ideal space for luxury living in a modernist setting.

## VILLA SPECIFICATIONS

- **4 Bedrooms with 5 Bathrooms + Study room**
- **Staff quarters (Maid room + driver room)**
- **BUA Size: 7.464 Sq. Ft / 693 Sq. M**
- **Unfurnished**
- **Walk in wardrobe**
- **Open Kitchen**
- **3 Balconies**

## GARDEN SPECIFICATIONS

- **Plot Size: 10,725 Sq. Ft / 996 Sq. M**
- **BBQ area**
- **Outdoor Fireplace**
- **Private Pool**
- **Outdoor TV**
- **Landscaped Garden**
- **Parking**







# THE VILLA































# PRICE & FEES

<b>PRICE &amp; FEES</b>	<b>AMOUNT IN AED</b>	<b>AMOUNT IN DOLLARS</b>
Selling price	AED 23.000.000	\$ 6.261.000
4% Dubai Land Department	AED 920.000	\$ 250.000
2% + VAT Commission	AED 460.000	\$ 125.000
Title Deed Fee	AED 580	\$ 160
Trustee Office Fee	AED 4300	\$ 1170
Knowledge Fees	AED 290	\$ 79
<b>TOTAL</b>	<b>AED 24,385,170</b>	<b>\$ 6,637,409</b>