

The background is a light beige color with a subtle texture. It is decorated with several ginkgo leaves in a golden-brown color, positioned in the corners. There are also soft, out-of-focus shadows of leaves and branches in the upper right and lower right areas.

# ALFULAITI

— DEVELOPMENT —

CRAFTING TIMELESS LIVING



# ALFULAITI

DEVELOPMENT

## Building Communities. Creating Generational Value.

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Since 2012, Alfulaiti Development has been shaping opportunities across Dubai and Oman through thoughtful planning, strategic investments and timeless developments.

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We create destinations, communities and investment opportunities designed to deliver value for generations.



# For the First Time in Dubai.

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Where Craftsmanship Becomes Beauty,  
and Design Becomes a Lasting Legacy.



# ELEVATED LIVING. EXCEPTIONAL BY DESIGN.



Alfulaiti brings a new standard of living to Dubai.  
Where vision meets craftsmanship, and every detail  
is designed to inspire generations.



TIMELESS  
DESIGN



NATURAL  
HARMONY



REFINED  
CRAFTSMANSHIP



LEGACY  
IN EVERY DETAIL



ALEUUA



# Crafted to *Inspire*. Built to *Endure*.



Timeless architecture that reflects vision,  
elevates everyday living, and creates  
lasting value for generations to come.







# Prime Location in Dubailand

The project enjoys a strategic location in Dubailand, offering seamless access to some of Dubai's most important destinations.



DUBAI OUTLET MALL ..... 7-10 MINUTES



DUBAI ACADEMIC CITY ..... 8-10 MINUTES



DOWNTOWN DUBAI & BURJ KHALIFA ..... 20-25 MINUTES



DUBAI INTERNATIONAL AIRPORT (DXB) ..... 20-25 MINUTES

A prime location that connects residents to key retail, education, business, and lifestyle destinations across Dubai.

An aerial photograph of Dubai, United Arab Emirates, showing the city's urban layout and surrounding desert. The city is built on a narrow strip of land along the coast, with a dense grid of roads and buildings. The water of the Persian Gulf is visible to the west, and the desert landscape extends to the east. A red location pin is placed on the eastern edge of the city, near the Dubai Land area. The word "Dubai" is written in a serif font in the upper center, and "Dubai Land" is written in a similar font to the right of the pin. The pin itself is a 3D red teardrop shape with concentric circles around its base.

Dubai

Dubai Land





# AMENITIES

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Pool

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Gym

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Kids' Play Area

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BBQ Area

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Yoga

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Sauna

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Jacuzzi

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Sitting Area







A complete collection of  
**world-class amenities,**  
thoughtfully designed to elevate  
everyday living with comfort,  
wellness, and relaxation.



# RESIDENCE

## COLLECTION

171 RESIDENCES THOUGHTFULLY DESIGNED



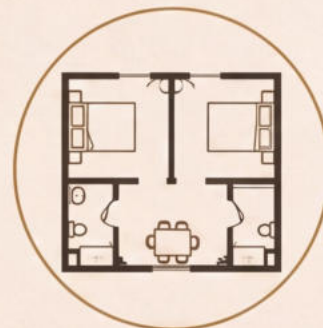
135

CONTEMPORARY  
STUDIOS



27

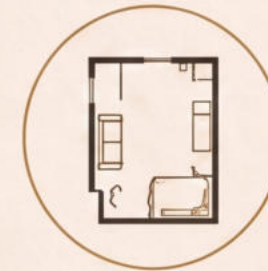
ELEGANT  
ONE-BEDROOM  
APARTMENTS



9

SPACIOUS  
TWO-BEDROOM  
APARTMENTS

### UNIT SIZES



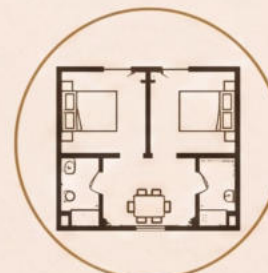
**STUDIO**

302.55 – 361.67 sq ft



**1 BEDROOM**

526.57 – 570.77 sq ft



**2 BEDROOM**

987.91 sq ft















ABOUT ALFULAITI DEVELOPMENT

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