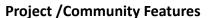
Villa # 100 – Tilal Al Furjan

One of the few large sized Independent Villa options close to Sheikh Zayed Rd., the artery of Dubai.

Off-plan | Ready Q4, 2024

Villa Features

- Independent Villa single row
- GFA: 4,713 | BUA: 4,397 sq. ft.
- Plot: 6,342 sq. ft.
- Spacious Living & Dining
- Closed Kitchen
- 4 Ensuite Bedrooms + Family Room
- 1 Bedroom on Ground Floor
- 1 Maids + 1 Driver room (Outside)
- 6 Bath + Powder
- Laundry room & ample storage
- **Provision for Smart Home**
- **EV Charger Port in the Garage**
- Large backyard
- **3 Car Parking spaces**
- **Optional Swimming Pool**
- 2 Covered Terraces + Patio
- Great location within the community
- 2-5 min walk to 2 Community Centers



- Developer: Nakheel leading master developer – backed by Dubai Govt)
- Great location Just Off-SZR
- **Gated Community with Security** System
- Facilities includes Cluster S
- Tilal means 'Hill' community is atop a Hill which is 75m high.
- Amenities include Swimming Pools, Gym, Kids Play area, Tennis Courts, Basketball Court, Parks, Retail Centre



Original Price: 4,308,800

Paid so far by Owner to Nakheel: 1,508,080

Asking Price for Villa: 5,150,000 To be paid to the Owner: 2,349,280 To be Paid to Nakheel: 2,800,720

• 2023: 5% in Dec

• 2024: 5% May, 5% Sep, 50% Handover

Location

- 10 mins to Ibn Battuta Mall, 5 mins to **Festival Centre**
- Close to Furjan West Pavilion
- Close to Al Furjan Metro Station
- 15 mins to Expo 2020 & Dubai
- 20 mins to Al Maktoum Intl. Airport
- Easy access to MBZ, Al Yalayis & Al **Asayel Roads**





Ground Floor



First Floor