



GATE ROYALE

RESIDENCES

by
BARON DEVELOPMENT





The Gateway to Luxury Living

Imagine waking up to sunlight streaming through expansive windows, the soft rustle of palm trees, and the promise of a day steeped in opulence. Gate royale is more than a residence; it is a statement of refined living. Designed with meticulous attention to detail, every space reflects an ambiance of light, air, and sophistication.

No of Units	No of Floors	Unit Types
60	G+2P+9	1,2,3 Beds & Duplex

Units Breakdown Pricing

1 BHK Simplex	949k onwards	698.43 sq. ft
2 BHK Simplex	1.3M onwards	990.58 sq. ft
3 BHK Simplex	2.4M onwards	2019.75 sq. ft
3 BHK Duplex	3.1M onwards	2688.96 sq. ft

Payment Plan

10%	10%	30%	50%
On Booking	On Signing SPA	During Construction	On Handover (PHPP available)

Ancitipated
Service Charge

AED 15/sqft

Anticipated
Completion Date

Q2 2027



Ownership

Freehold

Escrow Status

Active

Parking Spaces

1 BHK Simplex	: 1 Per Unit
2 BHK Simplex	: 1 Per Unit
2 BHK With Pool	: 2 Per Unit
3 BHK Simplex	: 2 Per Unit
3 BHK Duplex	: 3 Per Unit

Key Views

Etihad Rail, JBR, Marina, Blue waters, Highway View, Community Villa View

Key Features

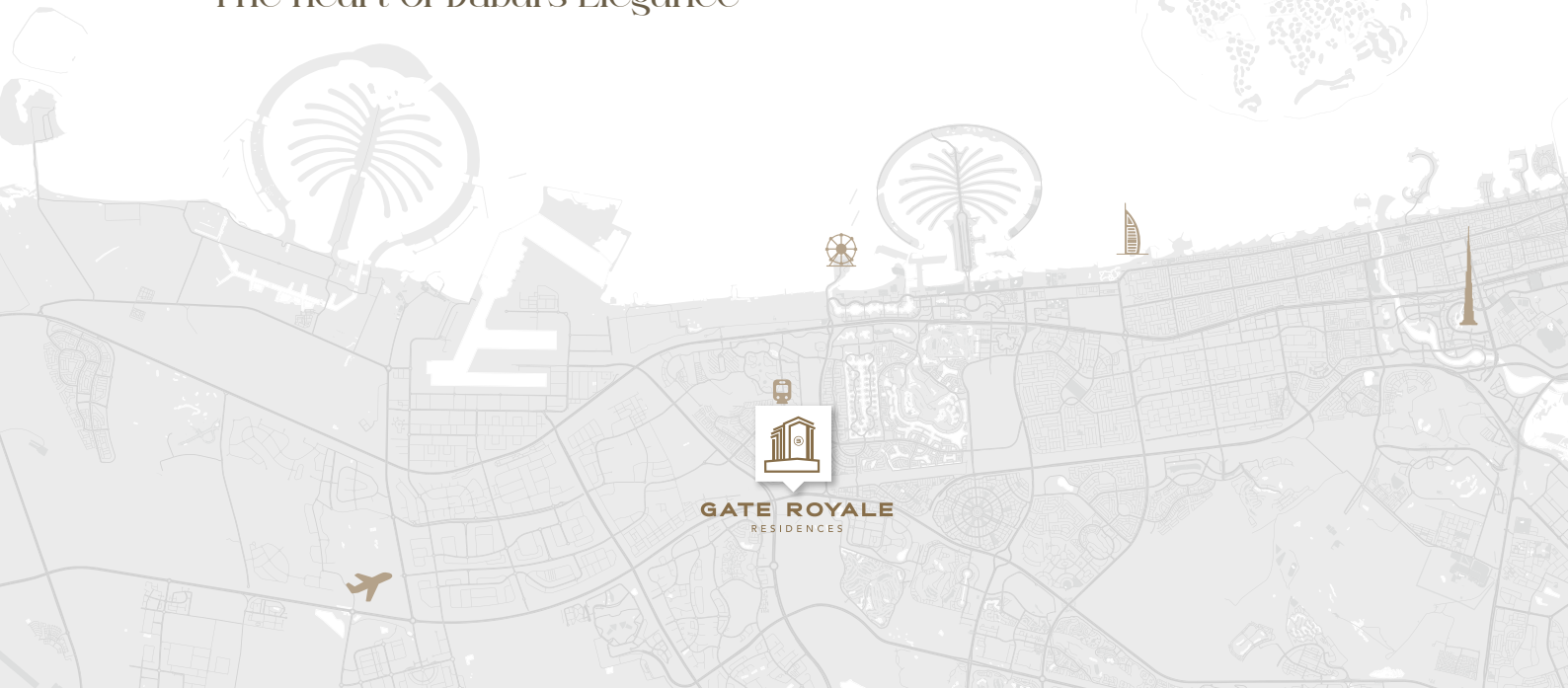
- TEKA Appliances
- Smart Home System
- Smart Living System
- Climate Control
- Smart Access Control
- High Speed Internet Connectivity
- Integrated Home Automation



Located at:

Al Furjan

The Heart of Dubai's Elegance



A perfect blend of tranquility and urban living

5 mins

Discovery Gardens
Metro Station 2

10 mins

Seikh Zayed
Road

11 mins

Ibn Battuta
Mall

15 mins

Dubai Marina
Mall

16 mins

Blue
Waters

21 mins

The Palm
Jumeirah

29 mins

DWC
Airport

32 mins

Dubai
Mall

32 mins

Burj
Khalifa

35 mins

DXB
Airport

School

1 min

Mosque

2 mins

Temple

3 mins

Church

3 mins

Gurdwara

3 mins



GATE ROYALE RESIDENCES BY BARON DEVELOPMENT

Luxury amenities are not just
features; they are experiences
crafted for you



FITNESS CENTER



SWIMMING POOL



KIDS POOL



BBQ LOUNGE



KIDS PLAY AREA



PARKING



SMART HOMES



HIGH SPEED INTERNET



SMART ACCESS



GATED COMMUNITY



24/7 SURVEILLANCE



SERVICE ELEVATOR





Booking Process

Reservation / Application Form

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

Payment of Reservation Deposit

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

Sales & Purchase Agreement (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

Issuance of Initial Agreement for Sale

Registration of the unit is completed, and a certificate of ownership, known as the Initial Agreement of Sale, is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

Subsequent Payments

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.





Bank Details

First Abu Dhabi Bank

Account Holder	BARON PRIME REAL ESTATE DEVELOPMENT L.L.C
Account Number	1011226168754002
Currency	AED
IBAN	AE700351011226168754002
Account Name	GATE ROYALE RESIDENCES ESCROW ACCOUNT
Account Type	ESCROW ACCOUNT
Payee BIC Code SWIFT Code Bank	NBBADAEAA402
Branch Name	AL JADAF, DUBAI, UAE

First Abu Dhabi Bank

Account Holder	BARON PRIME REAL ESTATE DEVELOPMENT L.L.C
Account Number	1001326168754001
Currency	AED
IBAN	AE760351001326168754001
Account Name	BARON PRIME REAL ESTATE DEVELOPMENT
Account Type	CURRENT ACCOUNT
Payee BIC Code SWIFT Code Bank	NBBADAEAA402
Branch Name	AL JADAF, DUBAI, UAE



Required Documents

Private Individual

National / UAE Resident:

Passport Copy
Passport Copy Signature Page
Visa Page
Emirates ID
Contact Details
Address Details

Non-UAE Resident:

Passport Copy
Passport Copy Signature Page
National ID Card*
Contact Details
Address Details
10% Reservation Deposit of Unit
Value in AED

Mainland Company

Resolution of Board
Certificate of Good Standing
Trade License / Certificate of Incorporation
Memorandum of Association - Memorandum of Articles - English and Arabic Translation
NOC Owning Properties
Recent Certificate of Incumbency / Share Certificate

Offshore Company

Owner's Passport Copy
Board of Resolution / POA
Certificate of Good Standing
Copy of Trade License / Certificate of Incorporation
Incumbency Certificate
MOA - English and Arabic Translation
NOC - Owning a Property in Dubai
Share Certificate

DMCC Company

Share Certificate
MOA - English and Arabic Translation
Certificate of Good Standing
Owner's Passport Copy
Board of Resolution / POA
Certificate of Registration or Certificate of Incumbency

