



NADINE

AL FURJAN

by
LONDON GATE

NADINE AL FURJAN

LIVING LA DOLCE VITA



NADINE AL FURJAN

WHERE THE SWEET LIFE BEGINS

Welcome to Nadine, where enchanting Roman/Venetian-inspired architecture meets a touch of Arabesque allure.

Embrace La Dolce Vita – the sweet life – and dive into a vibrant community brimming with unforgettable moments, fostering connections, and offering extraordinary experiences.

Join us in the joy of LIVING LA DOLCE VITA at Nadine.





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THE BEST THINGS IN LIFE ARE EFFORTLESS.

Amidst the lush ambiance of Al Furjan, Nadine knits together the perfect elements of quietude.

Inspired by the architectural marvels of Italy, our designs transport you to a realm of beauty and elegance. From enchanting Roman/Venetian-inspired elements to intricate detailing, every aspect creates a captivating ambiance.





NADINE AL FURJAN

CIAO!

Nadine is a collection of 204 modern residences with cosy one-bedroom, spacious two-bedroom, and family-friendly three-bedroom apartments.

Located in a vibrant neighborhood of Dubai, Nadine puts you right in the heart of a lively lifestyle.

The handover is set for Q4, 2024. Get ready to be a part of this exciting community soon.





NADINE AL FURJAN

THE PIAZZA.

AL FURJAN

Al Furjan is a well-connected neighborhood in the center of Dubai with easy access to all parts of the city.

The neighborhood is surrounded by lush green spaces with amenities. Embrace the charm of this thriving neighborhood!

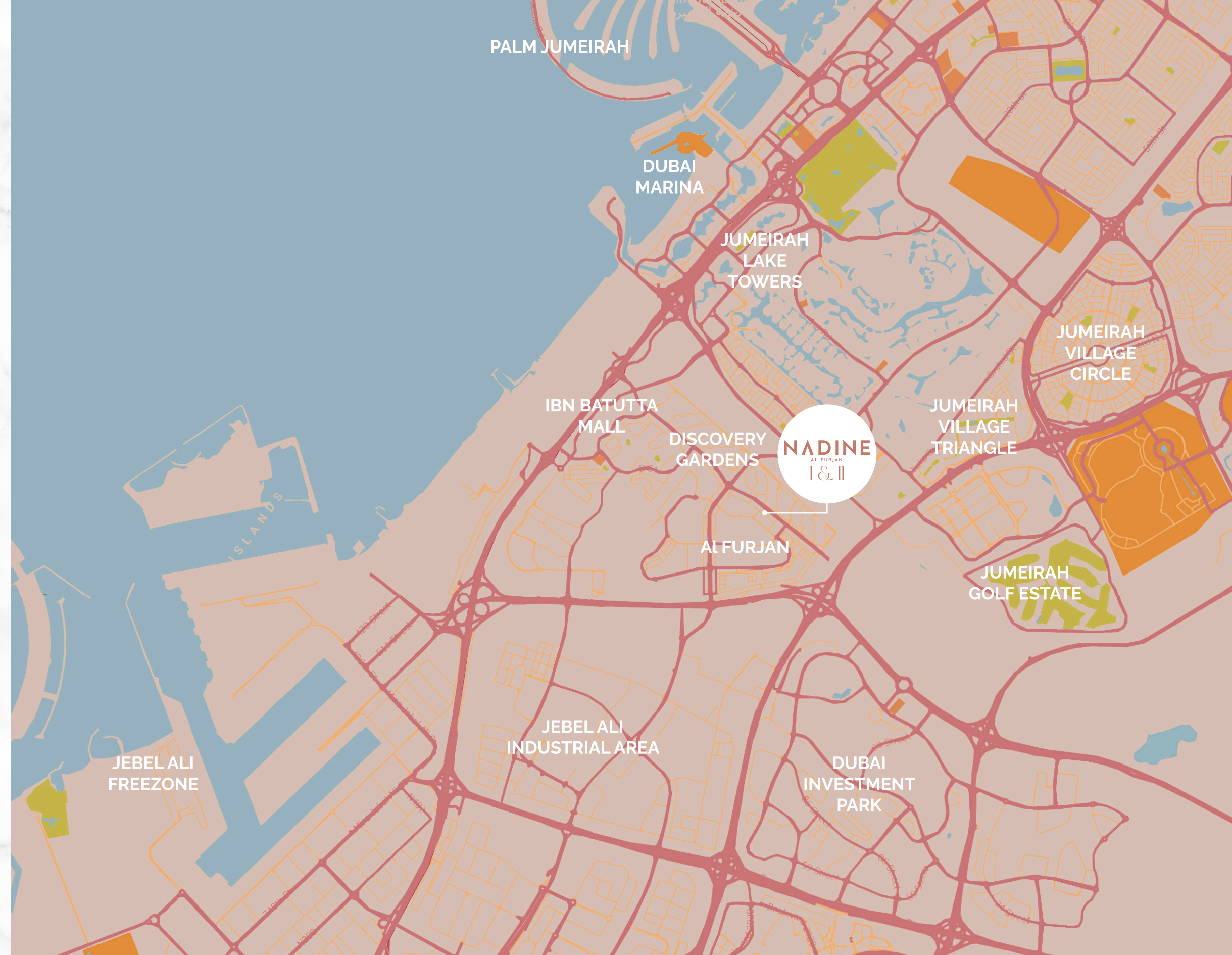


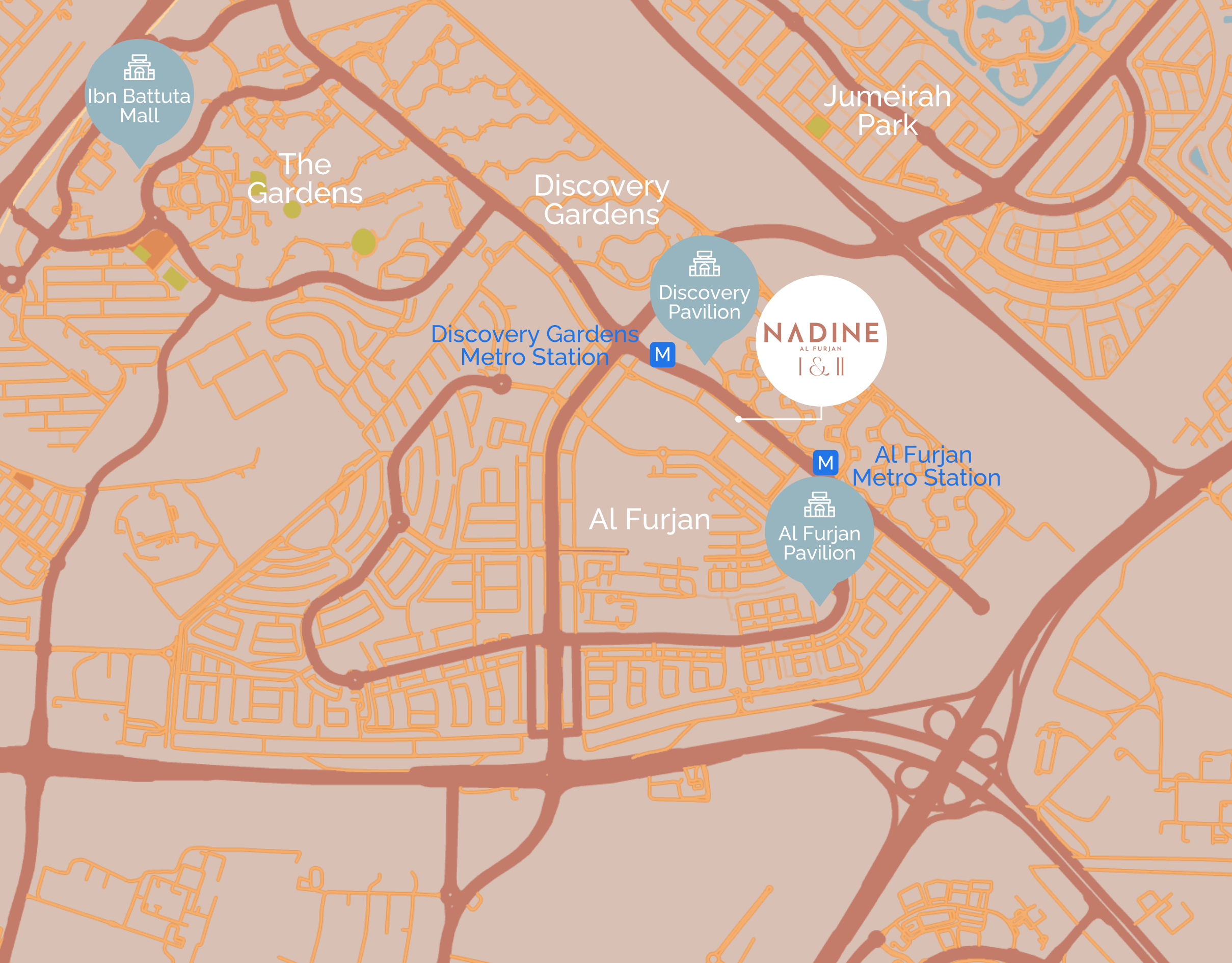
NADINE AL FURJAN

CLOSE TO EVERYTHING THAT MATTERS.

Just like a bustling Piazza, Al Furjan is a vibrant hub of energy and connections. From parks and retail outlets to a myriad of dining options. Everything you need is within easy reach - whether you choose to walk, jump on a scooter, take the metro or simply drive.







2 MINUTES WALK
Al Furjan
Metro Station



2 MINUTES WALK
Discovery Gardens
Metro Station



2 MINUTES WALK
Discovery Pavilion



5 MINUTES
Ibn Battuta Mall



10 MINUTES
The Beach JBR



15 MINUTES
Palm Jumeirah



20 MINUTES
Al Maktoum Airport



23 MINUTES
Downtown Dubai



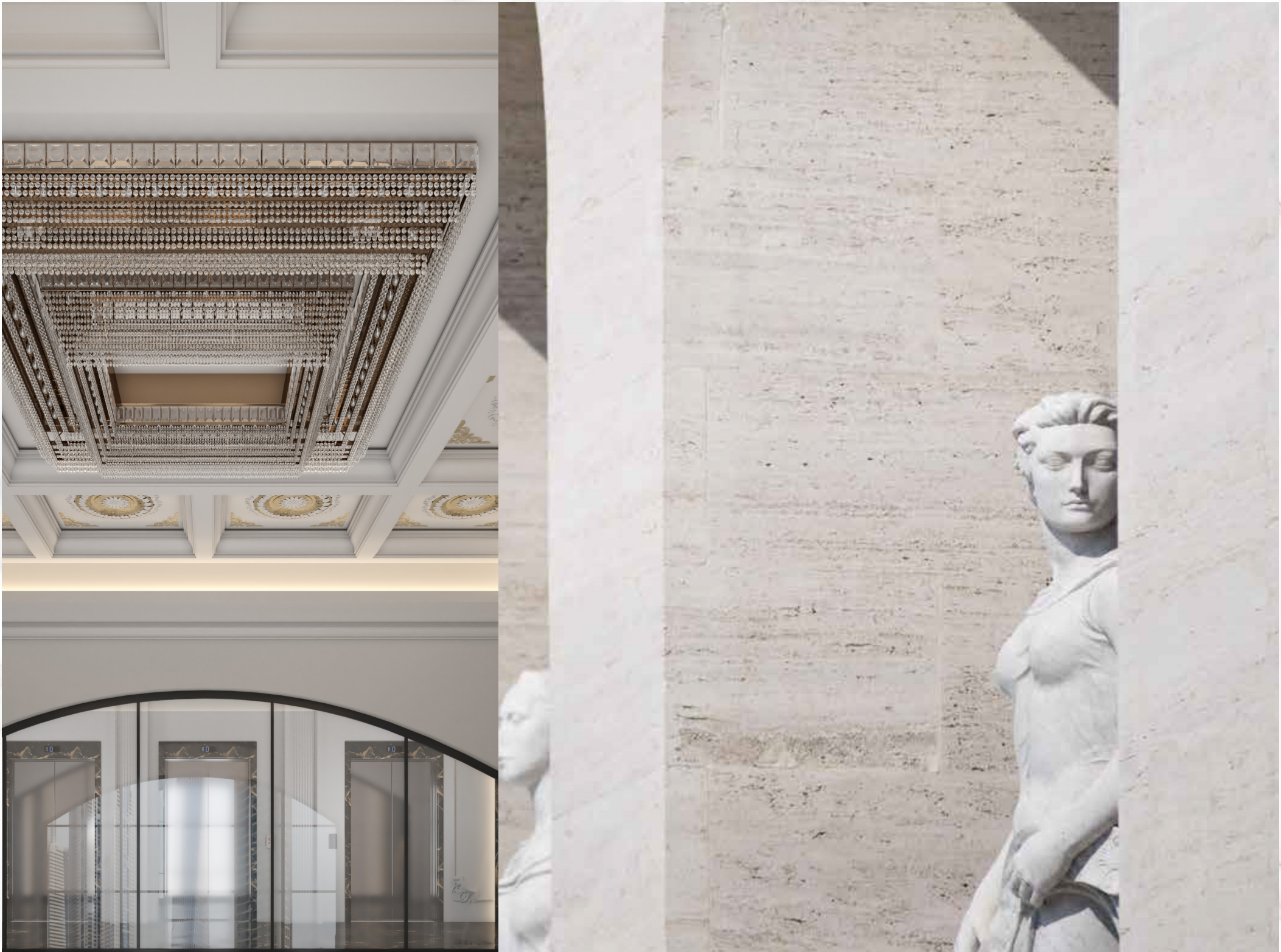
30 MINUTES
Dubai International
Airport



PROJECT DETAILS

Nadine is not just a building; it's a lively community. Embrace the essence of community living where relationships blossom and a vibrant lifestyle awaits.

Property	Nadine I & II
Property Type	Apartments
Number of Units	204
Location	Al Furjan, Dubai, UAE
Handover	Q4 2024





UNIT TYPES & SIZES

NADINE I

- 10 1 bedrooms ranging from 805. to 884 sqft
- 70 2 bedrooms ranging from 1114 to 2040 sqft
- 22 3 bedrooms ranging from 1557 to 2562 sqft

NADINE II

- 10 1 bedrooms ranging from 805. to 884 sqft
- 70 2 bedrooms ranging from 1114 to 2040 sqft
- 22 3 bedrooms ranging from 1557 to 2562 sqft





NADINE AL FURJAN

AMENITIES

WORLD-CLASS AMENITIES

Dive into the refreshing pool, which offers stunning city views. Stay active or find tranquility, discover a wealth of exceptional amenities. at Nadine I & II outdoor courtyard. Connect and relax in the stylish entrance lobby. Discover a wealth of exceptional amenities at Nadine I & II.





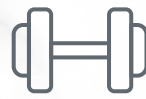
POOL



LUXURIOUS PATIO



OUTDOOR ATRIUM



GYM



PLAY AREA



JOGGING TRACK



SPA & SAUNA



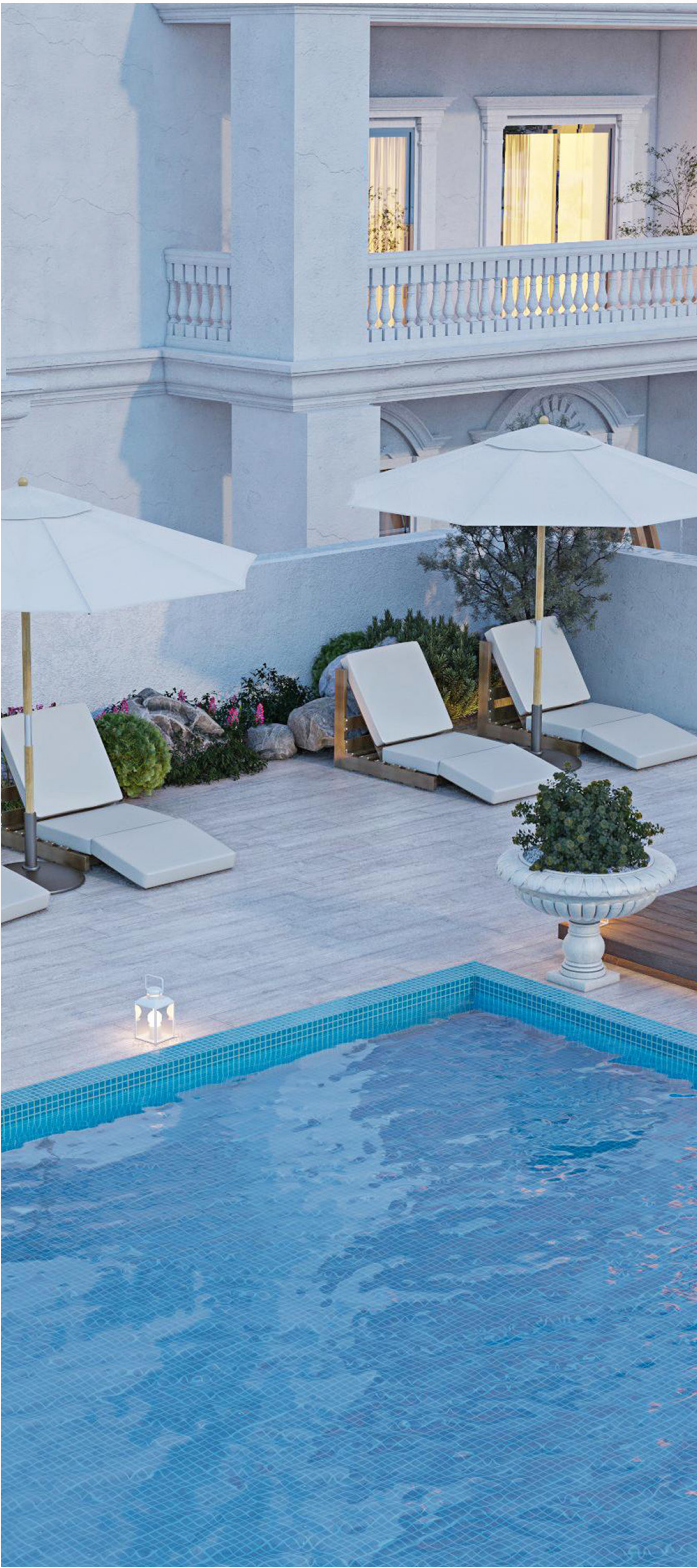
BBQ AREA



RECREATION ROOM



PARTY HALL









THE APARTMENTS

Nadine's Roman and Venetian-inspired apartments exude timeless elegance. These residences feature grand arches, intricate stonework, and rich color palettes reminiscent of ancient Rome. Experience a blend of history and luxury in every corner.



NADINE I —



— NADINE II



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

WHY INVEST IN DUBAI

Dubai, a city renowned for its iconic skyline and thriving economy, presents a great opportunity for property investment. With strong rental yields, the potential for capital appreciation, and minimum-tax income, Dubai offers a compelling proposition for investors. Invest in Dubai and unlock a world of financial gains, enriching experiences, and a remarkable way of life.





NADINE AL FURJAN

SECURE YOUR UAE GOLDEN VISA

AMONG THE SAFEST COUNTRIES IN THE WORLD

ADVANCED INFRASTRUCTURE

GLOBAL STRATEGIC LOCATION

HIGH-END LIFESTYLE OPPORTUNITY

THE BEST HEALTHCARE & EDUCATION FACILITIES

MINIMUM TAX ECONOMY

STABLE MARKET





NADINE AL FURJAN

PAYMENT PLAN

Lose yourself in the very epitome of refinement at Nadine I & II,
an unrivaled landmark in Al Furjan.

10%

Down Payment
+ 4% DLD

10%

on SPA in
30 days

5%

in 4 months

5%

in 4 months

70%

Handover in
Q4, 2024

30/70

Payment Terms

Pre-approved Mortgage - Terms & Conditions apply



DOCUMENTS REQUIRED

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 (Where Applicable)
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

COMPANY

MAINLAND

- Board of Resolution
- 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

DMCC COMPANY

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

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





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.

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.

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.

SUBSEQUENT PAYMENTS

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

LEGEND

- SPA: Sales & Purchase Agreement
DED: Department of Economy & Tourism
NOC: No Objection Certificate
- DLD: Dubai Land Department
DMCC: Dubai Multi Commodities Centre
POA: Power of Attorney
- RERA: Real Estate Regulatory Agency
MOA: Memorandum of Association





LONDON GATE

As a renowned real estate developer, London Gate has firmly established our presence in Dubai's property market. Throughout the years, we have earned a reputation synonymous with unwavering quality, ceaseless innovation, and unrivaled craftsmanship.

At London Gate, we embody a refined lifestyle and meticulous attention to detail, consistently setting new benchmarks in Dubai's ever-evolving real estate landscape. As we forge ahead, our signature style continues to redefine the standards of luxury and reshape urban living in the Dubai landscape.



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AL FURJAN

Exclusive Sales Partner

ONE BROKER GROUP

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