



murooj  
al furjan  
west

PHASE 2

A community in bloom

# Murooj Al Furjan West

A luxurious new gated community by Nakheel, named after flourishing meadows, with elegant homes, perfectly located in the well-established Al Furjan master development.



# Master Plan

- TOWNHOUSE (LAYOUT - A)
- TOWNHOUSE (LAYOUT - B)



# Location



# Townhouse Options

Murooj Al Furjan West features spacious three and four bedroom townhouses, each with a maid's room, and in a choice of layout options.

Townhouse Types and Layout Options	Total Area (Sq. Ft.)
4 bedroom townhouse layout A	3,013
4 bedroom townhouse layout B	2,894
3 bedroom townhouse layout A	2,807
3 bedroom townhouse layout B	2,628



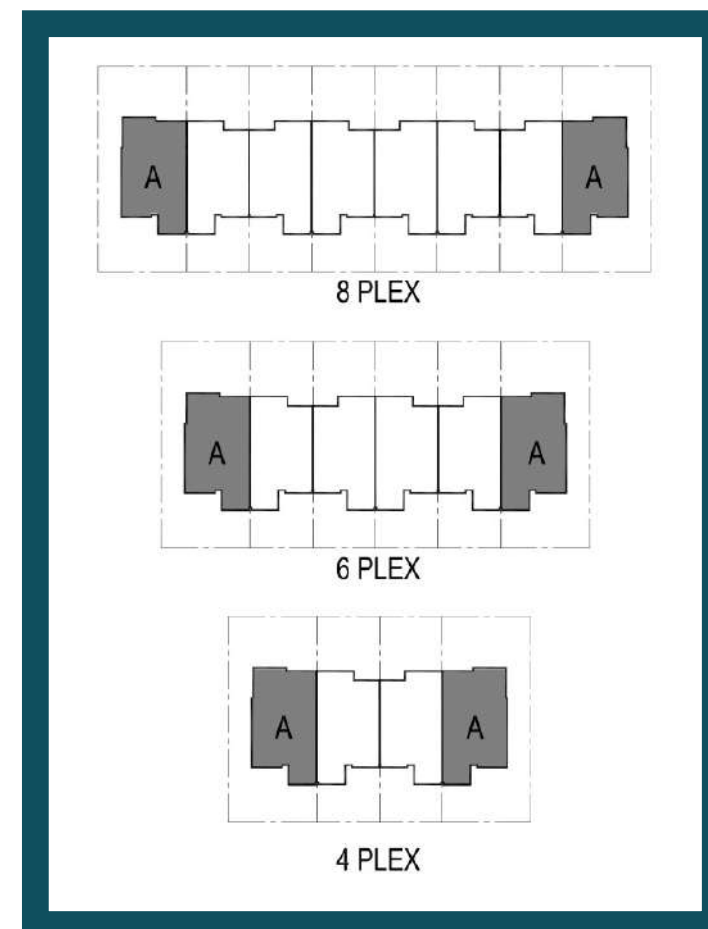
# Floor Plans

## 4 Bedroom Townhouse (Corner Unit) Layout A

### Plot Area

MIN 3,557 Sq.Ft - MAX 4,914 Sq.Ft

	Sq.m	Sq.Ft
Ground Floor	115.10	1,238.93
Balcony/ Terrace/Porch - GF	1.82	19.59
First Floor Area	108.14	1,164.01
Balcony/ Terrace - First Floor	15.17	163.29
TOTAL BUILT-UP AREA (BUA)	240.23	2,585.81
Garage - Covered	39.69	427.22
Garage - Not Covered	-	-
TOTAL AREA	279.92	3,013.03



Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

The developer reserves the right to make revisions. This information is subject to change without notice. Scale drawings, artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. September 2021.

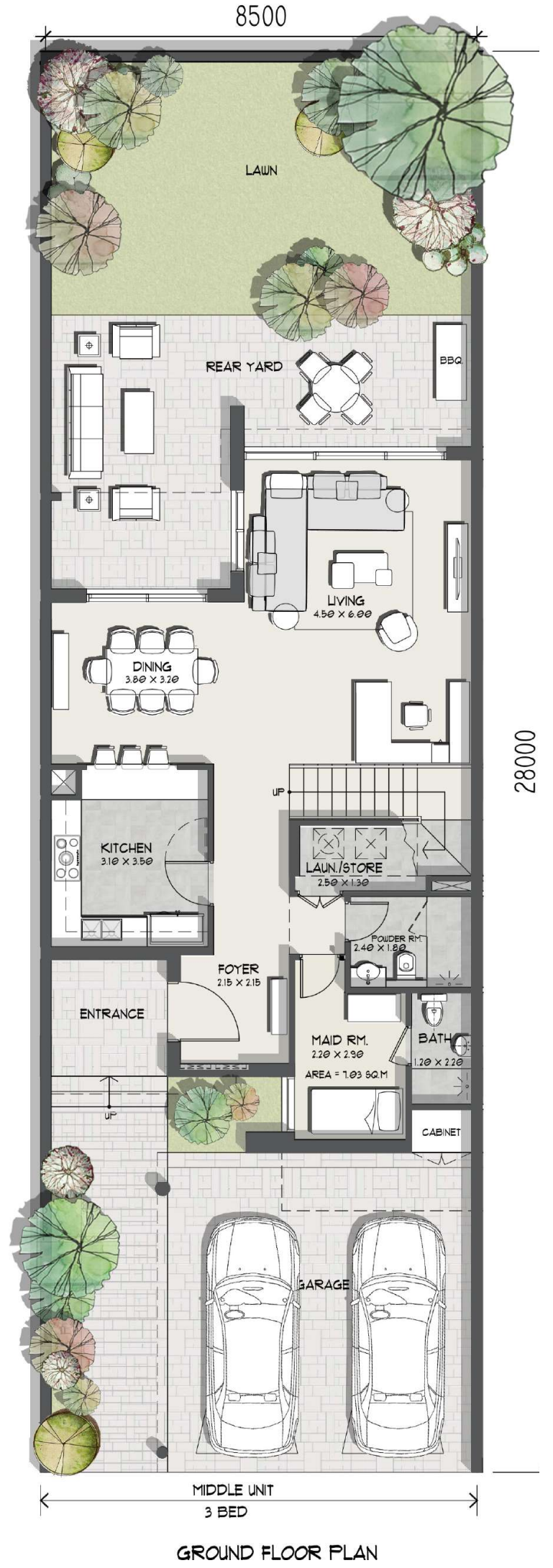
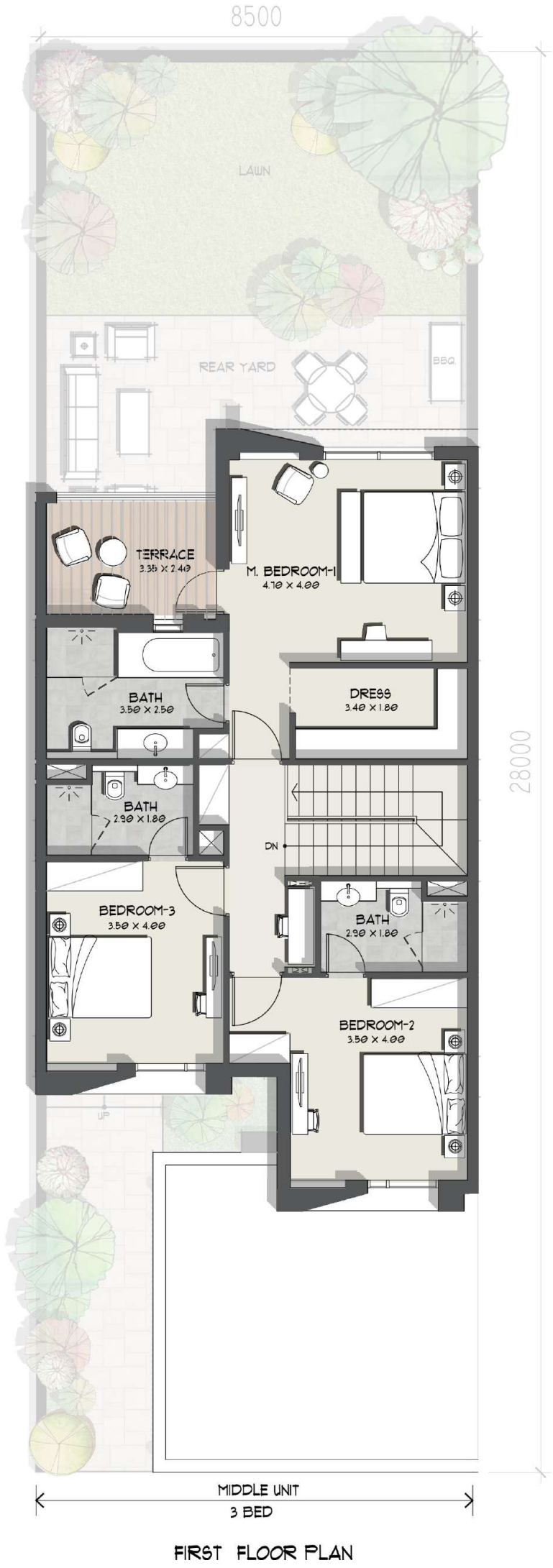
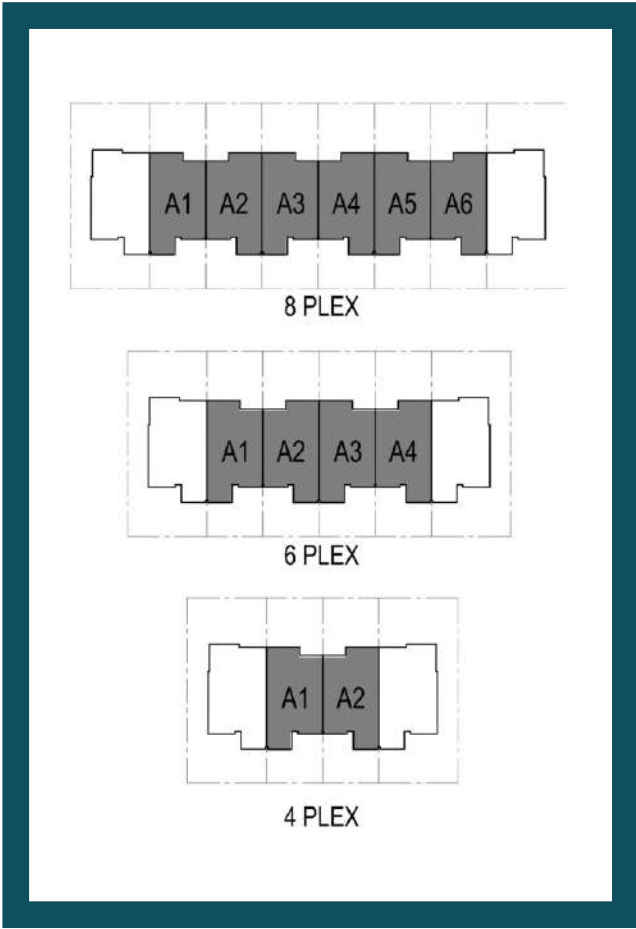
# Floor Plans

## 3 Bedroom Townhouse (Middle Unit) Layout A

### Plot Area

MIN 2,562 Sq.Ft – MAX 2,745 Sq.Ft

	Sq.m	Sq.Ft
Ground Floor	95.92	1,032.47
Balcony/ Terrace/Porch - GF	12.45	134.01
First Floor Area	104.39	1,123.64
Balcony/ Terrace - First Floor	8.36	89.99
TOTAL BUILT-UP AREA (BUA)	221.12	2,380.12
Garage - Covered	39.69	427.22
Garage - Not Covered	-	-
TOTAL AREA	413.60	2,807.34



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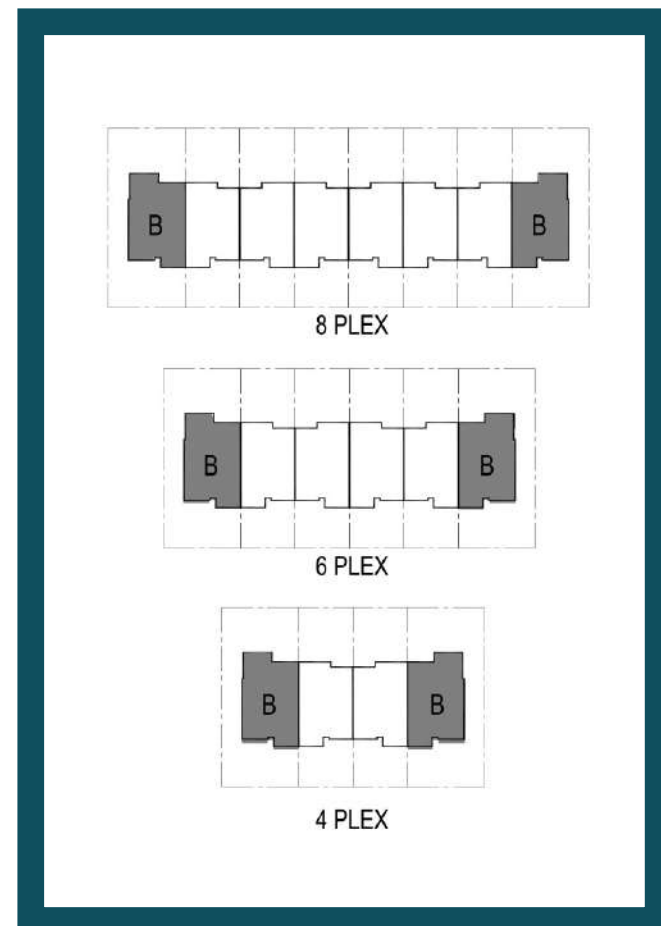
# Floor Plans

## 4 Bedroom Townhouse (Corner Unit) Layout B

### Plot Area

MIN 3,560 Sq.Ft - MAX 5,444 Sq.Ft

	Sq.m	Sq.Ft
Ground Floor	111.05	1,195.33
Balcony/ Terrace/Porch - GF	1.82	19.59
First Floor Area	95.98	1,033.12
Balcony/ Terrace - First Floor	20.29	218.40
TOTAL BUILT-UP AREA (BUA)	229.14	2,466.44
Garage - Covered	39.69	427.22
Garage - Not Covered	-	-
TOTAL AREA	268.83	2,893.66



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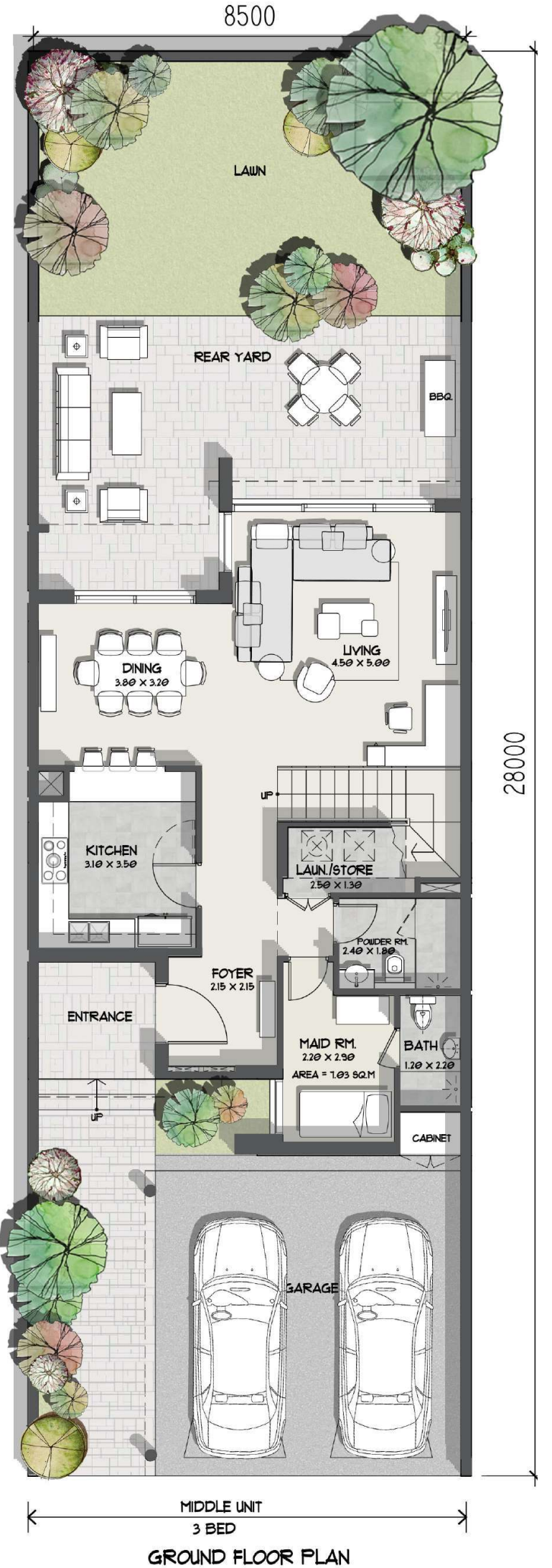
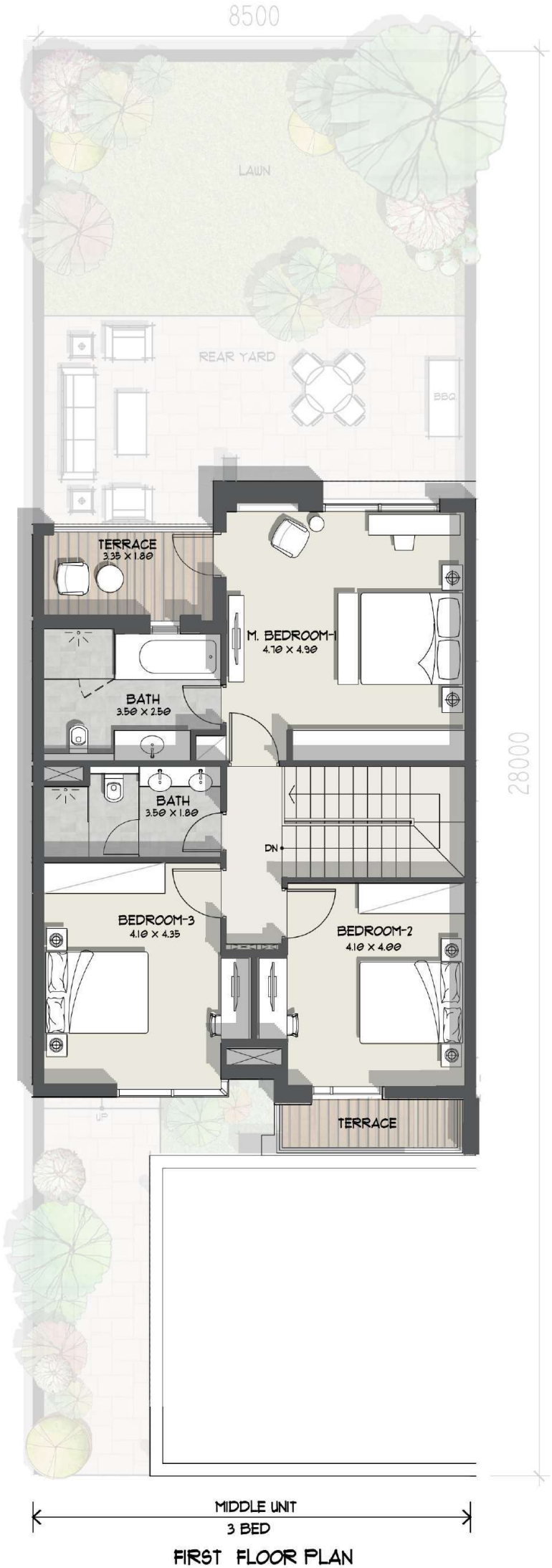
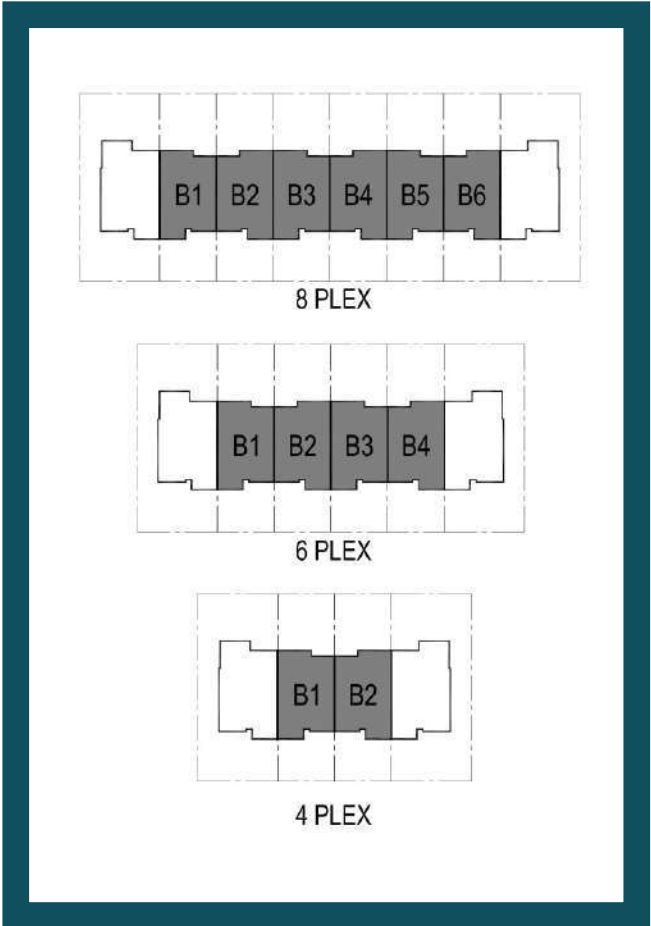
# Floor Plans

## 3 Bedroom Townhouse (Middle Unit) Layout B

### Plot Area

MIN 2,562 Sq.Ft - MAX 2,997 Sq.Ft

	Sq.m	Sq.Ft
Ground Floor	91.16	981.24
Balcony/ Terrace/Porch - GF	10.26	110.44
First Floor Area	92.56	996.31
Balcony/ Terrace - First Floor	10.46	112.59
TOTAL BUILT-UP AREA (BUA)	204.44	2,200.57
Garage - Covered	39.69	427.22
Garage - Not Covered	-	-
TOTAL AREA	244.13	2,627.79



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# 4 Bedroom Townhouse Features

## Ground floor:

- Expansive entrance foyer
- Rear garden
- Spacious living room facing the garden
- Guest bedroom with en-suite bathroom
- Closed kitchen
- Ample storage space
- Maid's room
- Laundry/store room
- Powder room
- Shaded garage space for two cars
- Landscape area in front and sides of the villa

## First floor:

- Large shaded balcony overlooking the garden
- Bedrooms with en-suite bathrooms and built-in wardrobes
- Master bedroom with a walk-in closet and five-fixture bathroom



# 3 Bedroom Townhouse Features

## Ground floor:

- Entrance foyer
- Rear garden
- Spacious living room facing the garden
- Ample storage space
- Closed kitchen
- Maid's room
- Laundry/store room
- Powder room
- Shaded garage space for two cars
- Landscape area in front and sides of the villa

## First floor:

- Shaded balcony overlooking the garden
- Bedrooms with en-suite bathrooms and built-in wardrobes
- Master bedroom with walk-in closet and five-fixture bathroom



# Community Amenities

- Swimming pools and a kids' pool
- Kids' play area
- Sports courts
- Al Furjan West Pavilion
- Large community park
- In close proximity to Al Furjan Metro station





**NAKHEEL**



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