

الما جاردنز  
ALMA  
GARDENS

**AFS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS





## ABOUT ALMA DEVELOPMENTS

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ALMA Developments was born from the foundation of Al Meera, a family business with over 40 years of experience in delivering high-quality kitchen, wardrobe, and other joinery solutions. Building on this legacy, ALMA Developments has expanded into property development with the same commitment to craftsmanship, innovation, and attention to detail.

Through our extensive work on major projects in the region, we've gained valuable insights into common design and finishing challenges, empowering us to craft real estate developments that deliver exceptional value and significantly enhance the stakeholder's quality of life.



# URBAN LIVING REDEFINED

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ALMA Gardens is a distinguished residential building located in the vibrant Dubai Liwan community. All apartments are fully furnished and fitted by **Al Meera**, offering everyday 5-star living. This modern structure spans nine floors of spacious, luxurious living, offering a wide range of top-tier amenities. Residents can enjoy a gym, a relaxing sauna, and a rooftop swimming pool with stunning views. The building also features a BBQ zone, a tranquil zen garden, and a multipurpose studio, all designed to provide comfort and convenience.

ALMA Gardens is the ideal choice for those seeking comfortable, contemporary urban living in Dubai.







## WHY ALMA GARDENS?

- **Boutique Living**, Tailored Just for You
- **Fully Fitted & Furnished** Apartments
- Luxurious Joinery by **Al Meera**
- Curated **Top-Tier Amenities**
- **Smartly Designed** Spaces for Easy Living
- Live in Nature: **Direct Park Views** from Two Sides
- **Healthy Living**: Cycling Track Steps Away
- Your **Forever Home** in the Heart of Dubai
- A Cozy, **Close Knit** Community
- **5-Year Warranty** on Joinery & Interiors



## WHY LIWAN?

Liwan, part of Dubailand, is an emerging area with great investment potential. Here's why:

- **Growth Potential:** With ongoing developments in Dubailand, Liwan is set for long-term appreciation, backed by expanding infrastructure and community projects.
- **Community & Amenities:** Liwan offers family-friendly living with parks, retail outlets, and educational facilities, enhancing its appeal for renters and buyers.
- **Affordability:** Property prices in Liwan are more budget-friendly than central Dubai, making it attractive for first-time buyers and investors.
- **Location & Connectivity:** Liwan's access to major roads like Sheikh Mohammed Bin Zayed Road ensures easy connectivity to business hubs, airports, and shopping areas.

With rental yields around 9-10%, Liwan offers better returns than luxury areas, making it a smart choice for investors seeking affordability and growth.



## TYPES & SIZES

### 1 Bedroom + Study

852 - 940 sq. ft.

### 2 Bedroom + Maid

1,726 - 2,663 sq. ft.

### 3 Bedroom + Maid + Laundry

2,330 - 3,157 sq. ft.

### 3 Bedroom Penthouse + Maid + Laundry + Storage

5,228 sq. ft.







## FIVE-STAR LIVING

### Meticulous Craftsmanship

ALMA Gardens embodies precision and quality, with every detail carefully considered to create a luxurious living experience.

### Spacious Luxury

Our apartments offer generous layouts designed for modern family living, combining comfort with functionality.

### Practical Storage Solutions

Thoughtfully designed storage spaces, inspired by years of catering to homeowners in the UAE, ensure that every item in your home has its place.

### Hotel-Style Finishes

ALMA Gardens brings 5-star luxury into your everyday life with high-end materials and elegant touches that enhance convenience and elevate your lifestyle.

### Green-Centric Living

Nestled in a lush, green community, ALMA Gardens offers tranquility and balance, making it the perfect escape from the urban hustle.

### Turnkey Homes

Ready-to-move-in apartments furnished by Al Meera, featuring premium finishes and timeless designs, offer the ultimate in convenience and style.

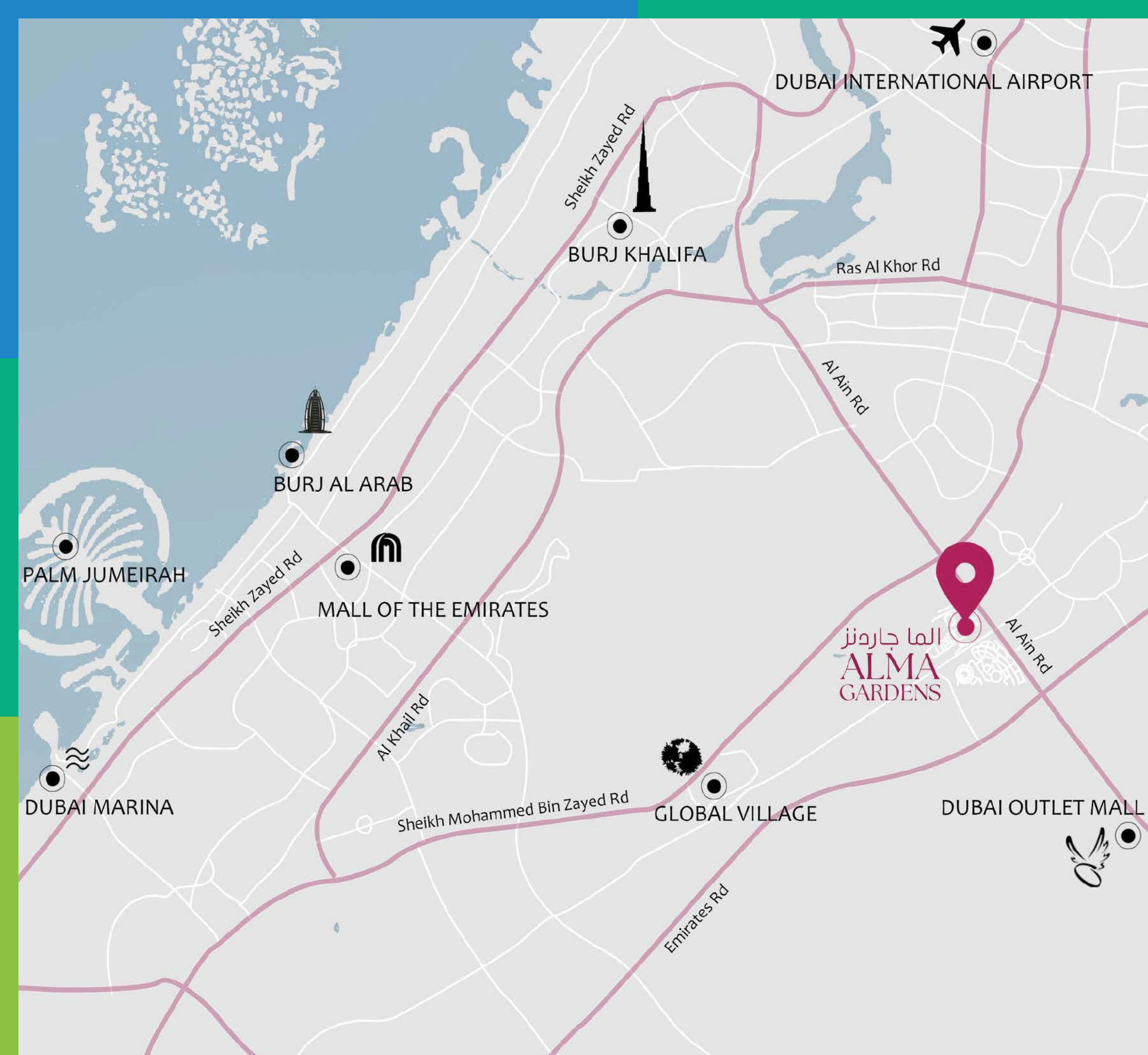
### Premium Amenities

Enjoy access to state-of-the-art facilities, including a gym, recreational areas, and green spaces, designed to enrich your living experience.

### Central Location

Strategically located in a serene yet well-connected area, ALMA Gardens offers the best of both worlds—peaceful surroundings and urban accessibility.





# BRINGING THE CITY CLOSER TO YOU

18 MINUTES	DUBAI INTERNATIONAL AIRPORT	19 MINUTES	BURJ KHALIFA
22 MINUTES	JUMEIRAH BEACH	30 MINUTES	AL MAKTOUM INTERNATIONAL AIRPORT
18 MINUTES	MUSEUM OF THE FUTURE	20 MINUTES	DUBAI HILLS MALL
16 MINUTES	DUBAI OUTLET MALL	10 MINUTES	GEMS WELLINGTON ACADEMY
10 MINUTES	INTERNATIONAL ACADEMIC CITY	11 MINUTES	FAKEEH UNIVERSITY HOSPITAL





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## TOP-TIER AMENITIES

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Enjoy access to state-of-the-art facilities, including a gym, rooftop pool, recreational areas, and green spaces, designed to enrich your living experience.



## AMENITIES & BRANDED FEATURES



Fitness Center



Spa & Wellness Center



Rooftop Swimming Pool



Clubhouse



EV Parking



BBQ Zone



Kids' Play Area



Retail Shops



Zen Gardens







## MAIN LOBBY

ALMA's lobby welcomes you with timeless elegance, featuring sophisticated design, luxurious finishes, and a warm, inviting ambiance.





## ROOFTOP SWIMMING POOL & BBQ ZONE

Take in the views while enjoying a relaxing swim in our rooftop pool, and host outdoor gatherings with barbecues in our designated BBQ area.





## ZEN GARDENS

Unwind in the peaceful atmosphere of our beautifully designed Zen Garden.







## KIDS' PLAY AREA

A fun and safe space for children to explore, play, and enjoy outdoor activities.

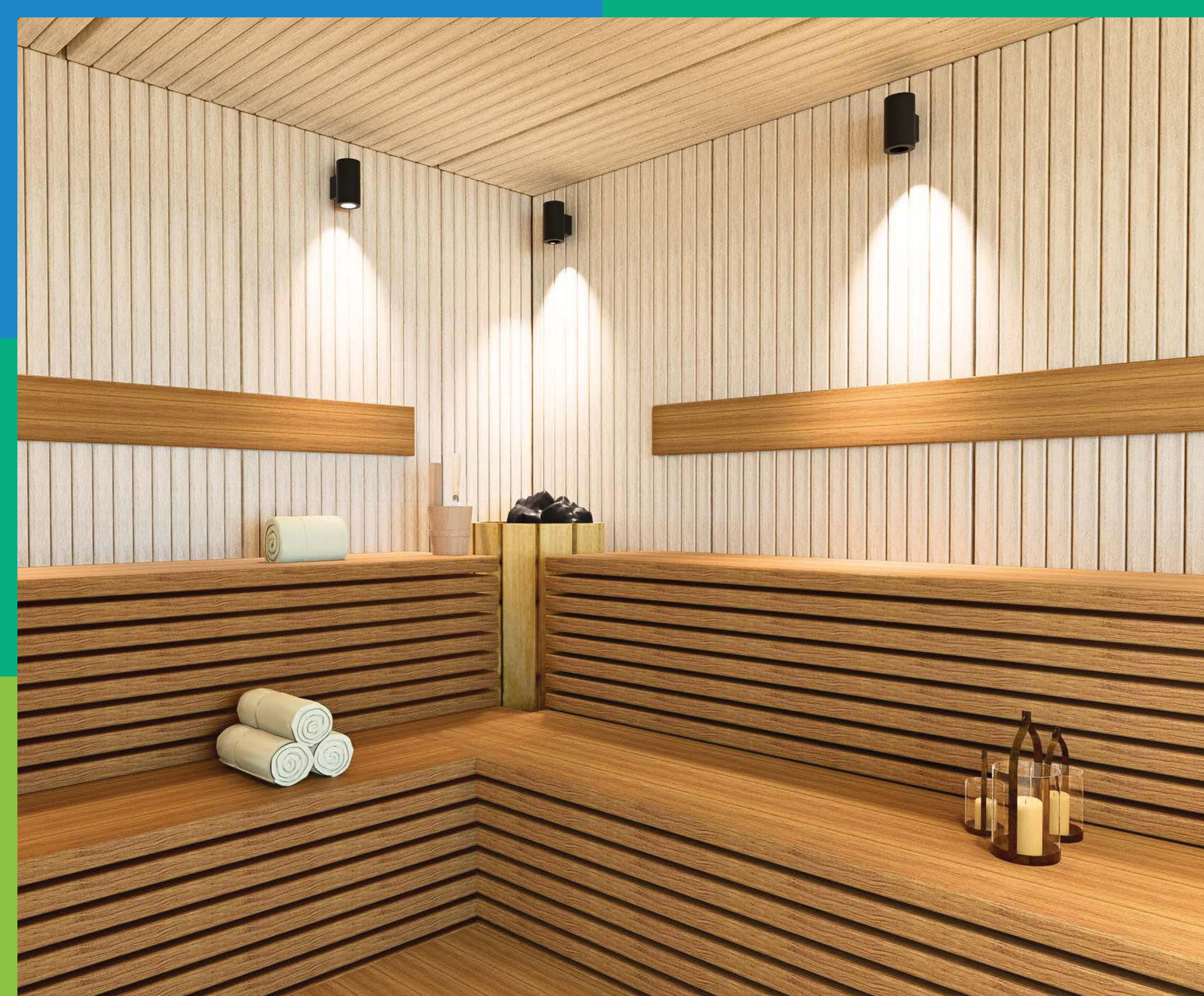


## FITNESS CENTER

A fully-equipped gym with a wide range of equipment, open to all residents.







## SPA & WELLNESS CENTER

Relax and detox in the soothing warmth of our on-site sauna.



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## THE APARTMENTS

ALMA Apartments redefine luxury living with exquisite finishes, sophisticated design, and thoughtfully crafted spaces for unparalleled comfort and elegance.





## LIVING AREA

The living area blends elegance and comfort with high-end finishes, an open layout, and natural light, creating a warm and inviting space.

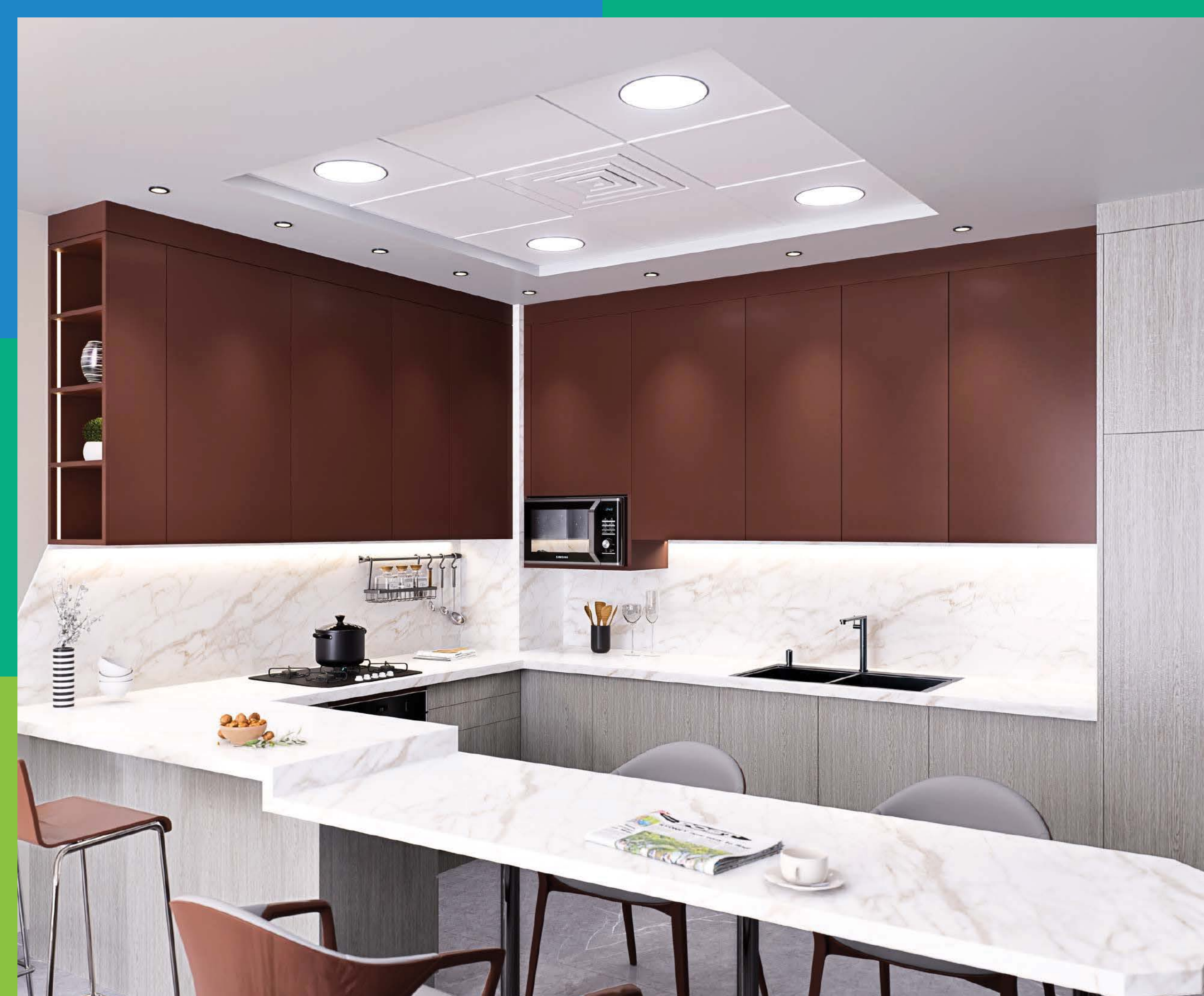




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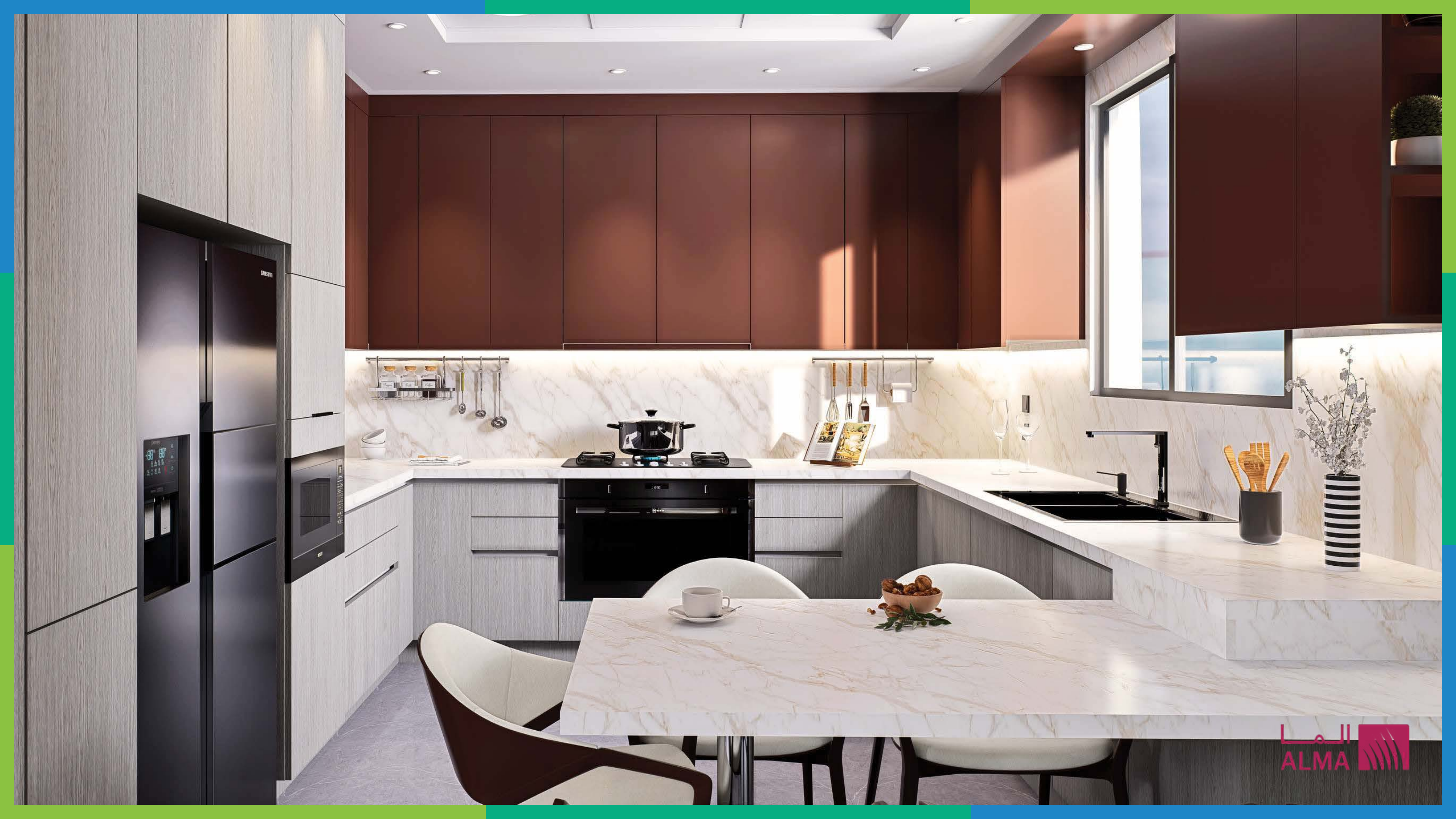




## KITCHEN

The kitchen is a masterpiece of style and functionality, featuring premium finishes, smart storage solutions, and a sleek, modern design for effortless cooking and entertaining.







## BEDROOMS

The bedroom is a haven of luxury, featuring sophisticated finishes, a spacious layout, and a tranquil atmosphere for restful elegance.



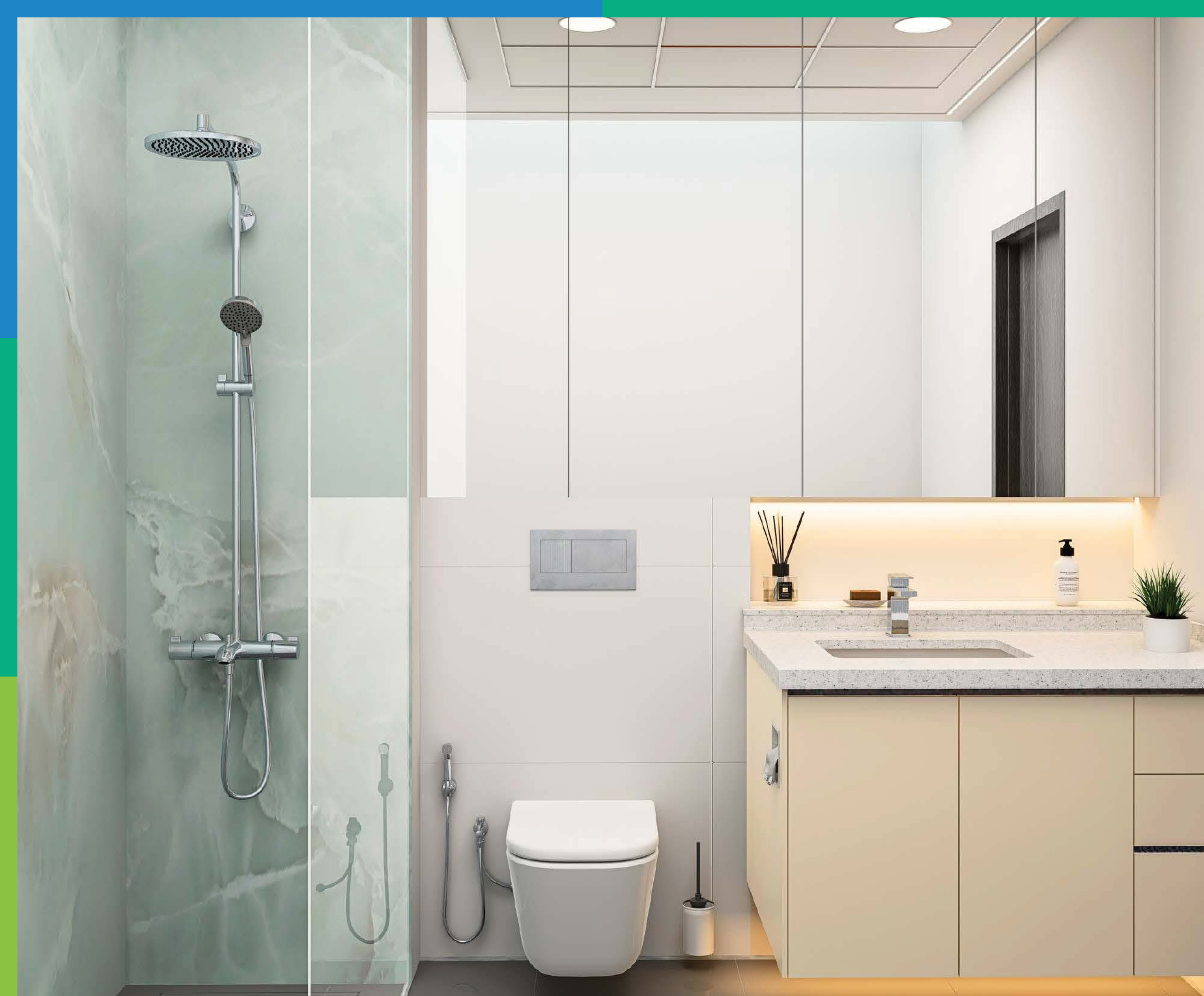








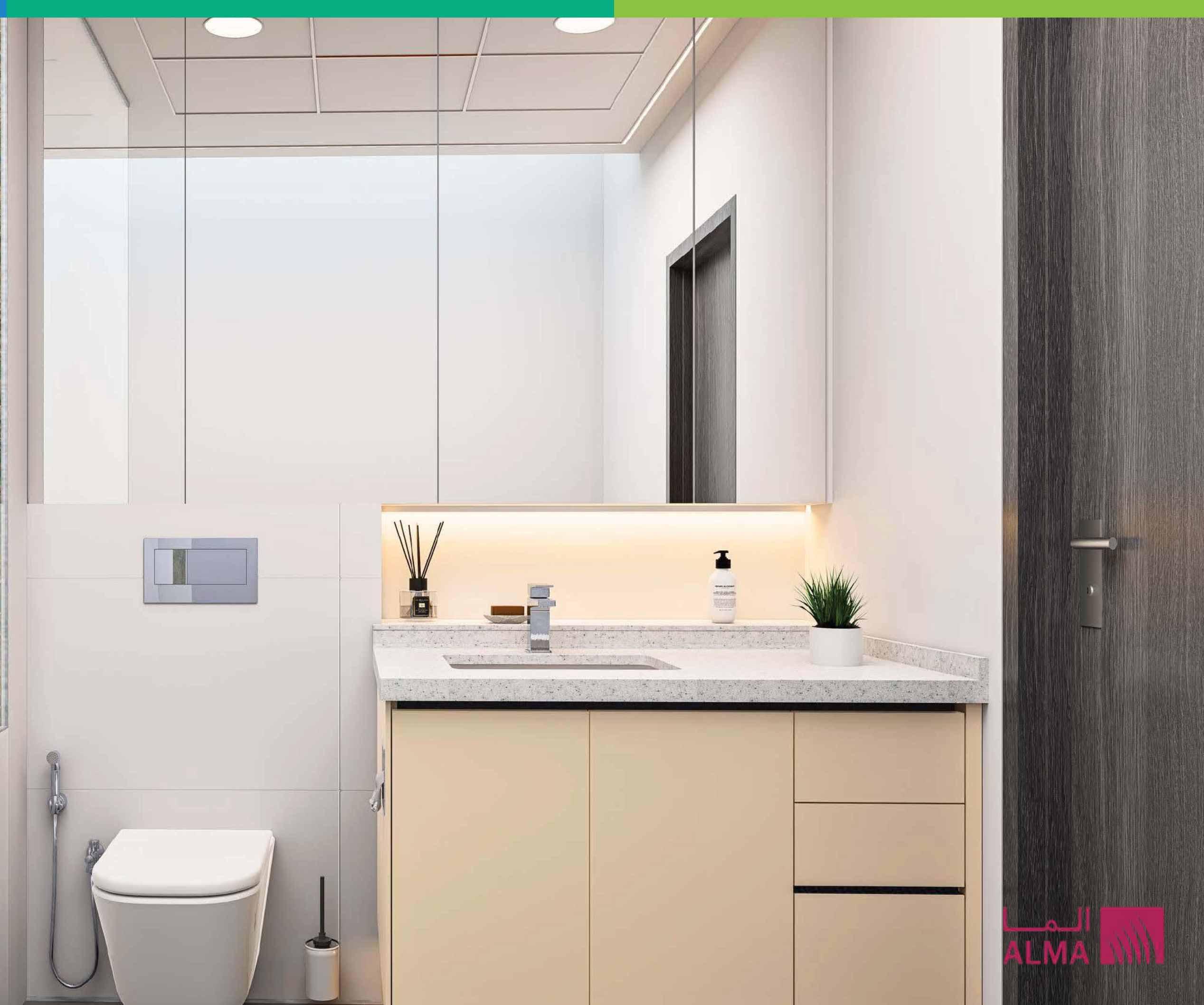




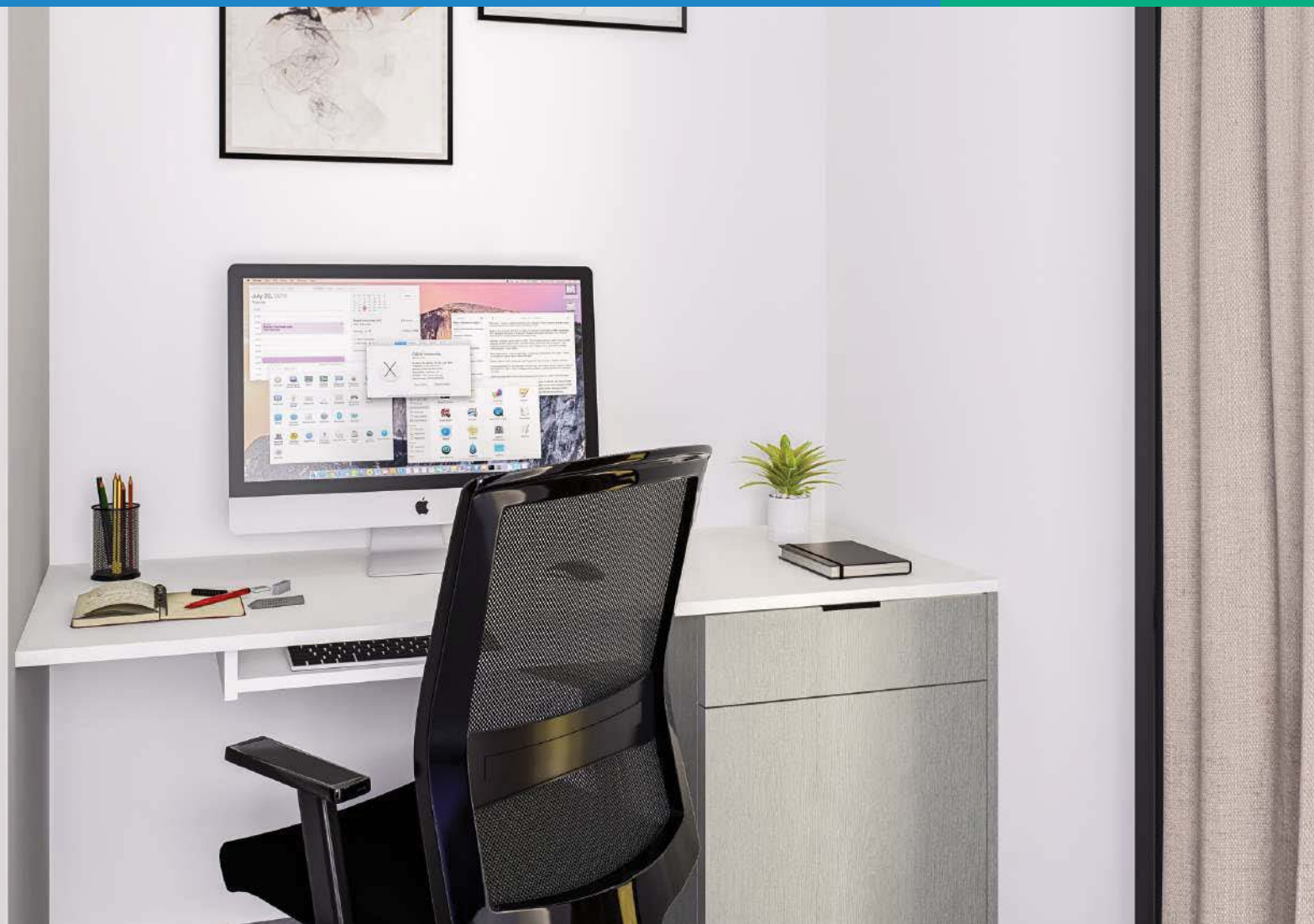
## BATHROOMS

The bathroom is a sanctuary of modern luxury, featuring elegant finishes, premium fixtures, and a spacious layout for ultimate relaxation.









## MIXED USED ROOM

The mixed-use room offers versatile space, seamlessly adapting to your needs—whether for work, leisure, or entertainment, all within a stylish and functional setting.



## MAID'S ROOM

The maid's room is designed for comfort and practicality, featuring a well-appointed space that ensures convenience and privacy.







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FOR MORE INFORMATION PLEASE CONTACT



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