

V1STARA

HOUSE

Obj.1

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

Expanding Horizons,
Embracing Universal Unity

A Thriving Community






Welcome to Al Furjan, a thriving family-centric and well-planned community with modern villas, lush greenery, adjacent to Jebel Ali Village, Discovery Gardens and a breathtaking skyline view of Jumeirah Lakes Towers.

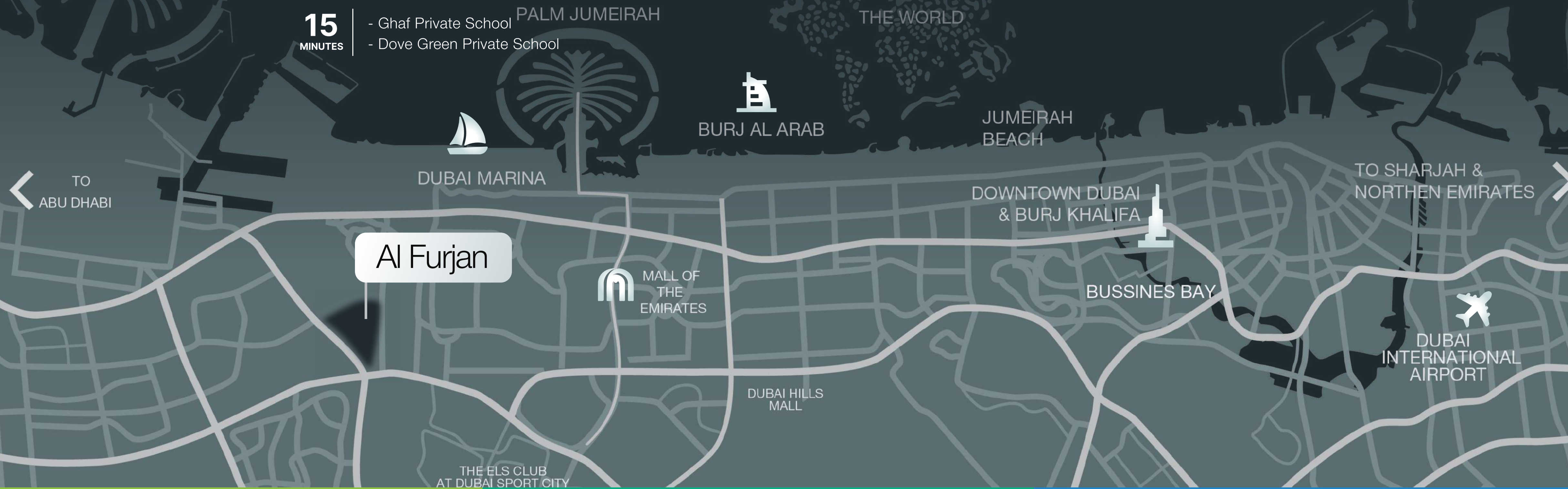
At Al Furjan, convenience is key. With a range of modern amenities, including retail outlets, dining experiences, and fitness facilities, everything you need is within reach. Al Furjan isn't just a place to live—it's a unique opportunity for those seeking both a home and a wise investment.

Discover the perfect blend of modern living and family-friendly comfort in Al Furjan!

Connected To The City

Strategically located, Al Furjan offers seamless connectivity to Dubai's most important destinations such as Expo 2020, Dubai Marina and JLT. The community's proximity to key transport links such as Al Furjan & Discovery Gardens Metro Stations and easy access to major highways such as Sheikh Zayed Road (E11) and Sheikh Mohammed Bin Zayed Road (E311), your commute is stress-free and efficient.

 Attractions	 Education	 Shopping	 Healthcare	 Transport
<div>15 MINUTES</div> <ul style="list-style-type: none">- Bluewaters Island- Dubai Marina	<div>5 MINUTES</div> <ul style="list-style-type: none">- The Arbor School- Jebel Ali Village Nursery- Redwood Montessori Nursery- Chubby Cheeks Nursery	<div>5 MINUTES</div> <ul style="list-style-type: none">- The Pavilion - Al Furjan- Discovery Garden Pavilion	<div>5 MINUTES</div> <ul style="list-style-type: none">- Medcare Medical Centre- Medicentres Al Furjan	<div>5 MINUTES</div> <ul style="list-style-type: none">- Al Furjan Metro Station- Discovery Gardens Metro Station
<div>20 MINUTES</div> <ul style="list-style-type: none">- Jebel Ali Beach- Jumeirah Golf Estates- Palm Jumeirah	<div>10 MINUTES</div> <ul style="list-style-type: none">- Delhi Private School Dubai	<div>12 MINUTES</div> <ul style="list-style-type: none">- Ibn Battuta Mall	<div>7 MINUTES</div> <ul style="list-style-type: none">- Advanced Care Oncology Center	<div>25 MINUTES</div> <ul style="list-style-type: none">- Al Maktoum International Airport
<div>25 MINUTES</div> <ul style="list-style-type: none">- Jumeirah Beach- Burj Al Arab	<div>12 MINUTES</div> <ul style="list-style-type: none">- Bright Riders School Dubai	<div>15 MINUTES</div> <ul style="list-style-type: none">- Marina Mall	<div>13 MINUTES</div> <ul style="list-style-type: none">- HealthHub Clinic- Onelife HealthCare Center- Life Medical Centre	
	<div>15 MINUTES</div> <ul style="list-style-type: none">- Ghaf Private School- Dove Green Private School			



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Al Asayel St - Al Furjan

V1STARA HOUSE stands as a symbol of growth, prosperity, and limitless horizons. Inspired by the Sanskrit word "Vistara", meaning "expansion", this residential tower blends modern luxury with the timeless wisdom, creating an environment where families can thrive and flourish

Building Description 2B+G+2P+14+R
W/ RETAIL AT GROUND 1-8

Completion Date Q4 2026

1 BEDROOM	2 BEDROOM	2,5 BEDROOM	3,5 BEDROOM	TOTAL
86	9	22	16	133



Drawing from the rich tapestry of the universe, **V1STARA HOUSE's** interior design reflects the boundless cosmos with deep midnight blues, shimmering cosmic golds, and ethereal whites, reminiscent of the vast night sky.

At its core, **V1STARA HOUSE** is rooted in Indian philosophy, embodying principles of Universal Unity. Each home is thoughtfully designed to foster connection, community, and a sense of belonging. The expansive, open-plan layouts and serene, universe-inspired colors promote not only physical space but also the emotional space for families to grow and prosper.

Living Essentials

V1STARA
HOUSE



Panoramic windows provide abundant natural light



The apartment boasts a floor-to-ceiling height of 3.1 meters



Each typical floor accommodates only 6 to 11 apartments

1



1-bedroom apartments include 1 full bathroom and a powder room

2,5



2.5-bedroom apartments are equipped with 3 full bathrooms (1 bathtub) and powder room

3,5



3.5-bedroom apartments offer 4 full bathrooms (2 bathtubs) & powder room. Additionally, a dedicated spacious closet for efficient storage

Amenities



LOBBY



SWIMMING POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



OUTDOOR KIDS
PLAY AREA



KIDS PLAY ROOM



SAUNA



GYM



CLUBHOUSE



MALE/FEMALE
RESTROOM



GAME ROOM



CINEMA



BBQ AREA



4-STOREY PARKING



Al Furjan: Ideal for Families & Long-Term Rental Income

Object 1



PRIME LOCATION & CONNECTIVITY

Excellent access to major highways (Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road) and the Dubai Metro, making commuting easy



FAMILY-FRIENDLY COMMUNITY

A safe and welcoming neighborhood with parks, playgrounds, and pedestrian-friendly streets, creating an ideal environment for families



PROXIMITY TO TOP SCHOOLS

Close to several renowned schools, making it convenient for families with children and a top choice for long-term tenants seeking stable living arrangements



RETAIL AND SHOPPING CONVENIENCE

Supermarkets, shopping centers, and retail outlets within the community ensure daily necessities are always nearby for both residents and tenants



NEARBY HEALTHCARE FACILITIES

Access to quality healthcare centers and clinics makes Al Furjan a worry-free location for families and long-term renters prioritizing wellness and medical care



GREEN SPACES & RECREATION

The upcoming Dubai Green Spine project will introduce more parks and open spaces, ideal for family outings and recreational activities, adding value for long-term residents



FITNESS & WELLNESS AMENITIES

Vistara Residence offers modern fitness facilities, contributing to a healthy lifestyle for residents and providing added value for potential tenants



STRONG COMMUNITY FEEL

Al Furjan fosters a close-knit atmosphere, making it attractive for families seeking a sense of belonging and encouraging longer tenancies



HIGH LONG-TERM RENTAL DEMAND

With its family-friendly amenities and strong infrastructure, Al Furjan attracts long-term renters, ensuring stable and reliable rental income for investors

Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license

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FOR MORE INFORMATION PLEASE CONTACT



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Object 1