

WESTAR AZURE



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

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS





# THE STORY

Westar Azure is an elegant set of 13 townhouses inspired by sophisticated minimalism.

A combination of simplicity and attention to detail, creates a design that prioritizes function and innovation.

Foliage and natural light allow for unparalleled panoramic views that invoke a sense of pure tranquility.





# JUMEIRAH VILLAGE

As a developer of more than \$30 billion of real estate in Dubai, Nakheel, has been instrumental in turning Dubai into one of the fastest growing cities in the world. The creator of a variety of landmark developments including The Palm Island, & The World, Nakheel's developments have added more than 1000 km of waterfront to Dubai.

Part of Nakheel's distinctive Jumeirah Family set amid luscious landscaping & unsurpassed leisure and lifestyle amenities; Jumeirah Village is a holistic living experience for its residents in the heart of Dubai's most desirable district.



FEATURES





# HIGH CEILINGS IN THE LIVING ROOM

Westar Azure features living rooms with high-ceilings that instantly elevate your home and create an aura of luxury. These high-ceilings give your home a light and airy feel while adding a touch of opulence.







# SPACIOUS MASTER BEDROOM

Our spacious master bedrooms allows you to easily accommodate king size beds, while leaving ample space for other furniture. Stretch out, relax, and enjoy your space after a long day in the comfort of your own room.



# BASEMENT DEN

At Westar we pride ourselves in adding value to all our developments, and therefore, all our homes feature a spacious basement den that can be customised to your preference. The space can easily be used as a home office, a home theatre, a games room, or a family lounge. You are only limited by your imagination.







# FITTED KITCHEN WITH APPLIANCES

Whip up pancakes for breakfast or a gourmet meal for dinner in our fully fitted kitchens that come with appliances. The kitchen design adds a streamlined aesthetic to your home while providing smart storage solutions and plenty of space for you to prep and cook



# POOL & BBQ AREA

The perfect spot to kick back and relax with family and friends. Beat the summer heat with a cool dip in the pool, or fire up the barbecue for a delicious meal.







# TCHV ARCHITECTS

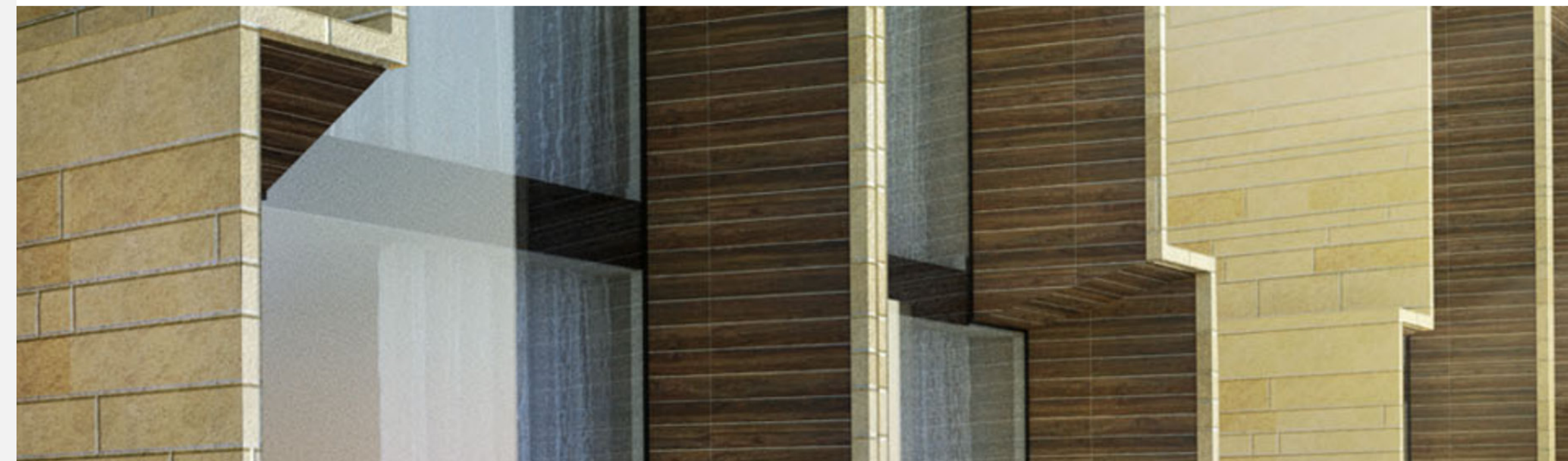
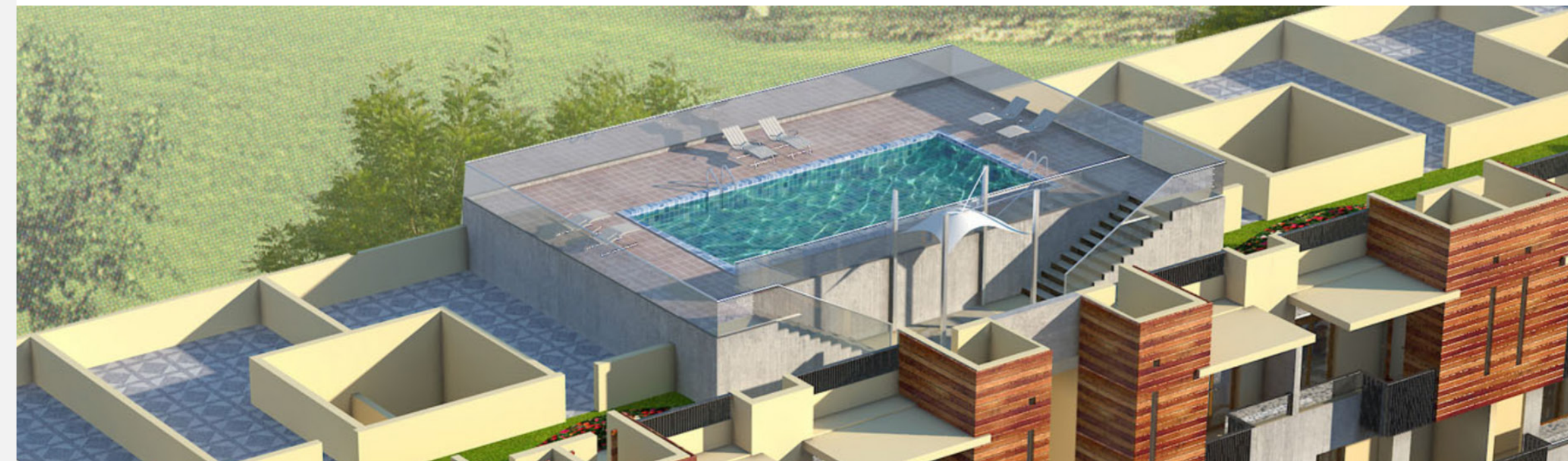
TCHV, an European Design Studio, provides its clients with innovative architectural developments. TCHV has experience with medium to large-scale projects in China, United Arab Emirates, Qatar and Columbia, where they have designed and planned everything from independent luxury homes to entire cities. TCHV believes that great architecture and urban planning is independent of the development's location, size and type. With its immense global exposure, TCHV will bring in the latest state-of-the-art design to Westar Azure.





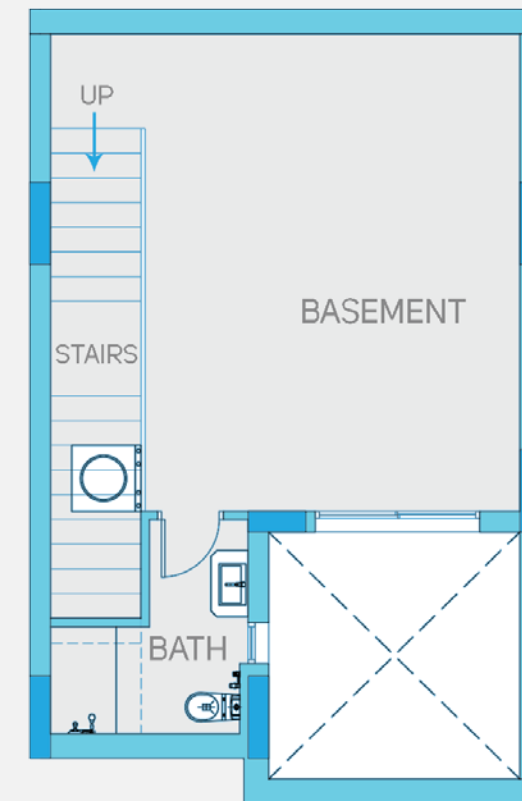
# WESTAR PROPERTIES

Since its inception in 2004, Westar has made an indelible mark on the Real Estate Sector of both the UAE and Nepal. Westar values and understands each individual's needs and strives continually to ensure that our customers' satisfaction and expectations are not just met, but exceeded at all levels. Westar benchmarks its service standards by adding competitive value across the board – especially where value addition is needed most.

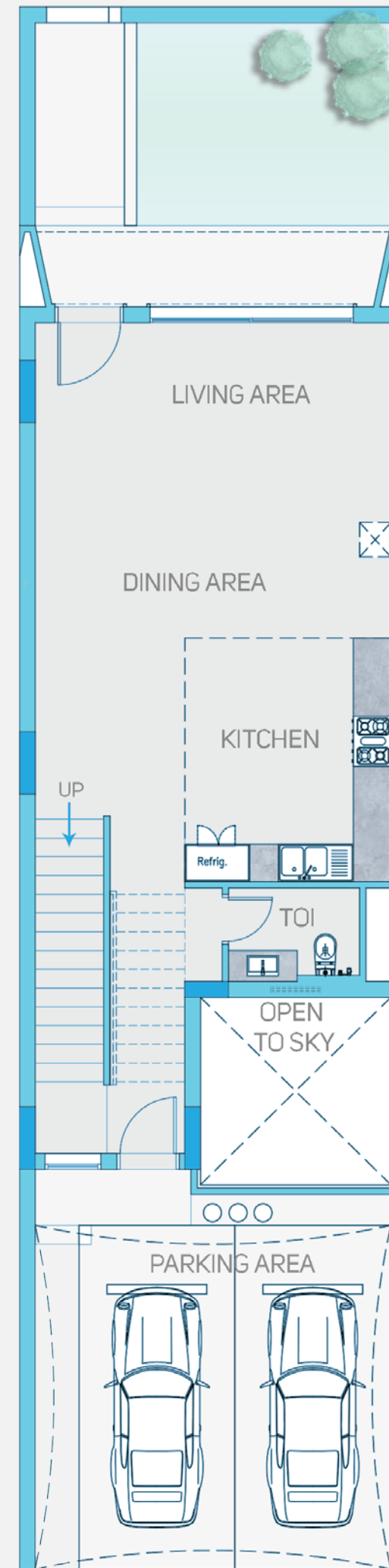




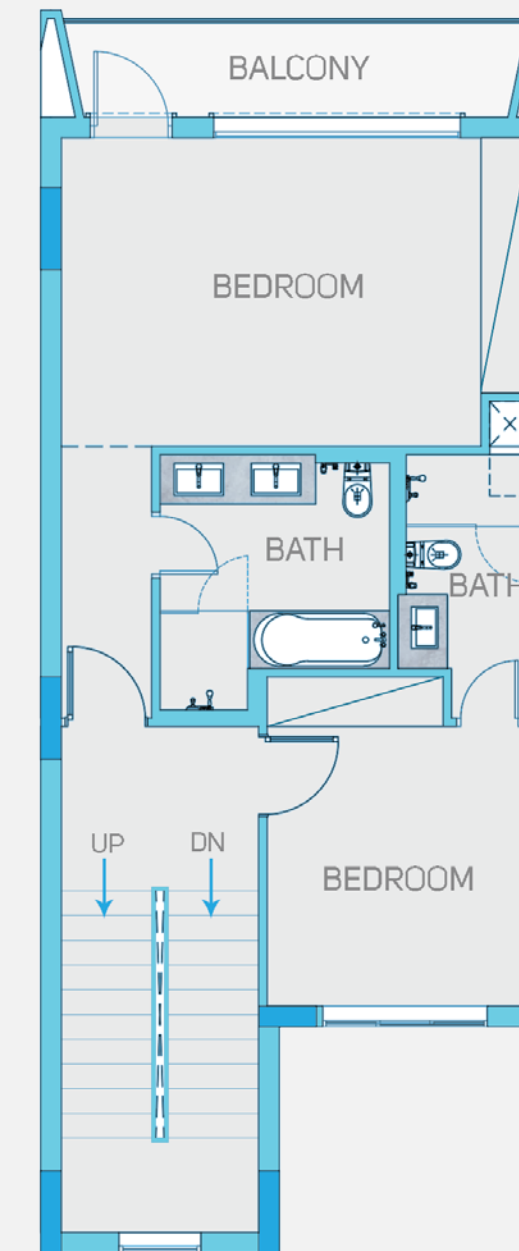
# FLOOR PLANS



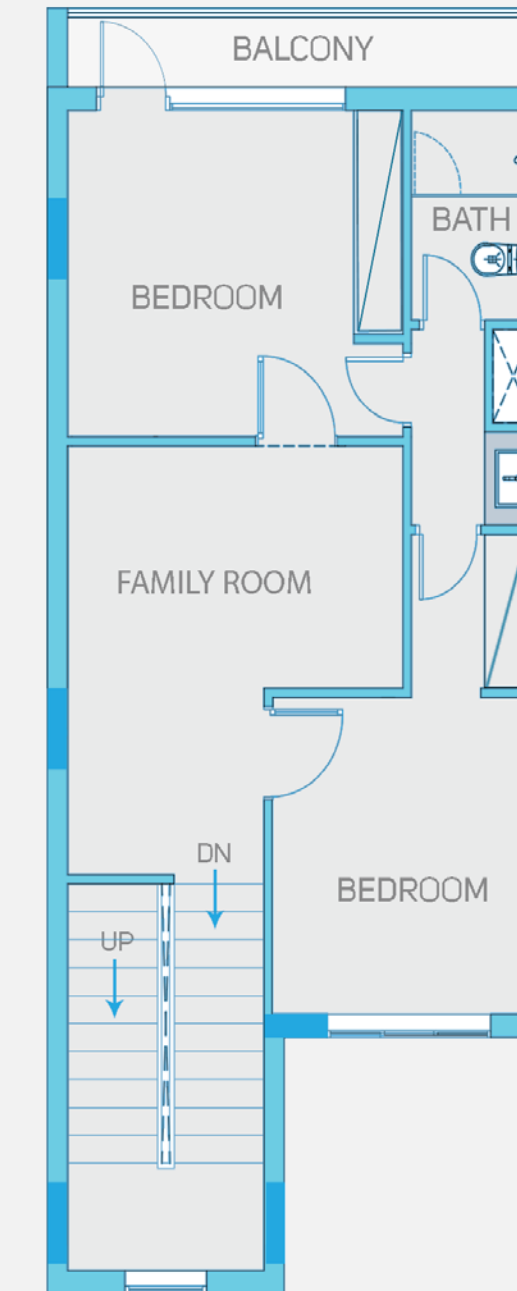
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Westar Azure brings you an alluring combination of modernism, function, space, and elegance to help elevate your home and augment your lifestyle.










# WESTAR AZURE

FOR MORE INFORMATION PLEASE CONTACT



 +971 55 476 7630  
 +971 4 368 7878  
 [info@afsrealestate.com](mailto:info@afsrealestate.com)  
 [www.afsrealestate.com](http://www.afsrealestate.com)



 +971 50 674 2020  
 +971 4 368 7878  
 [info@dubricks.com](mailto:info@dubricks.com)  
 [www.dubricks.com](http://www.dubricks.com)