

Warsan
VILLAGE



NAKHEEL



About Dubai

Dubai, one of seven emirates that make up the United Arab Emirates, is a cosmopolitan city that combines innovation and a modern lifestyle with traditional Arabian values. The multicultural city of Dubai is strategically located at the gateway between the East and West and has rapidly become one of the world's most sought-after destinations for business, living and tourism.

Dubai is home to some of the world's most breathtaking and ambitious developments, including the iconic Palm Jumeirah, which has helped position Dubai as an attractive location for investment. With a variety of residential options, world-class shopping and entertainment as well as excellent facilities and infrastructure, Dubai offers residents an unrivalled quality of life.



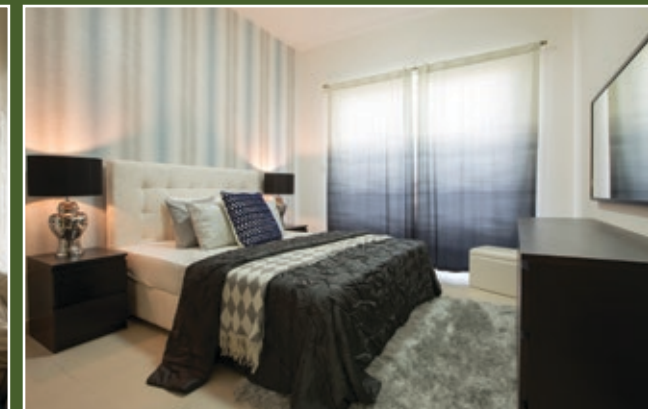
Modern Townhouses in a Private Neighbourhood

Warsan Village is a private family-oriented community in Dubai featuring modern, ready-to-move-in three-bedroom townhouses. The gated community offers direct access to Sheikh Mohammed Bin Zayed Road and will soon feature a Dubai Metro Station nearby.

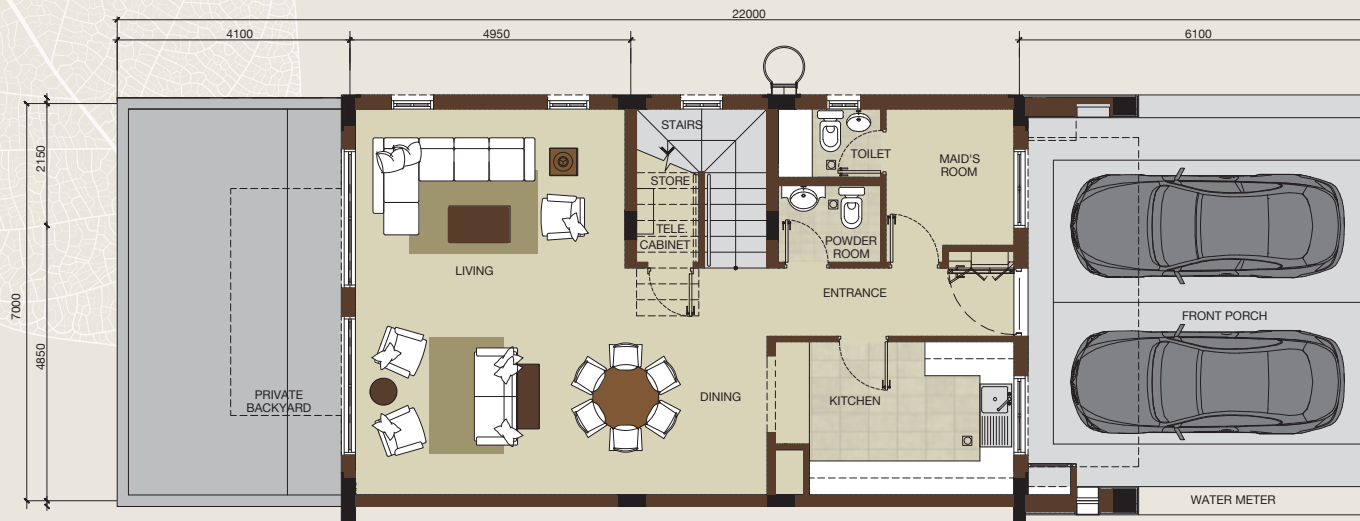
The upcoming Warsan Clubhouse will be an active social destination with modern fitness and leisure facilities and Warsan Souk, when completed, will serve as the ideal destination for shopping and dining.

The unique development is adjacent to International City Pavilion, a retail hub with a supermarket, cafés, restaurants and essential services. Warsan Village also offers easy access to Dragon City, featuring Dragon Mart 1 and 2, as well as access to Dubai International Airport and the emirate's top leisure and business districts.

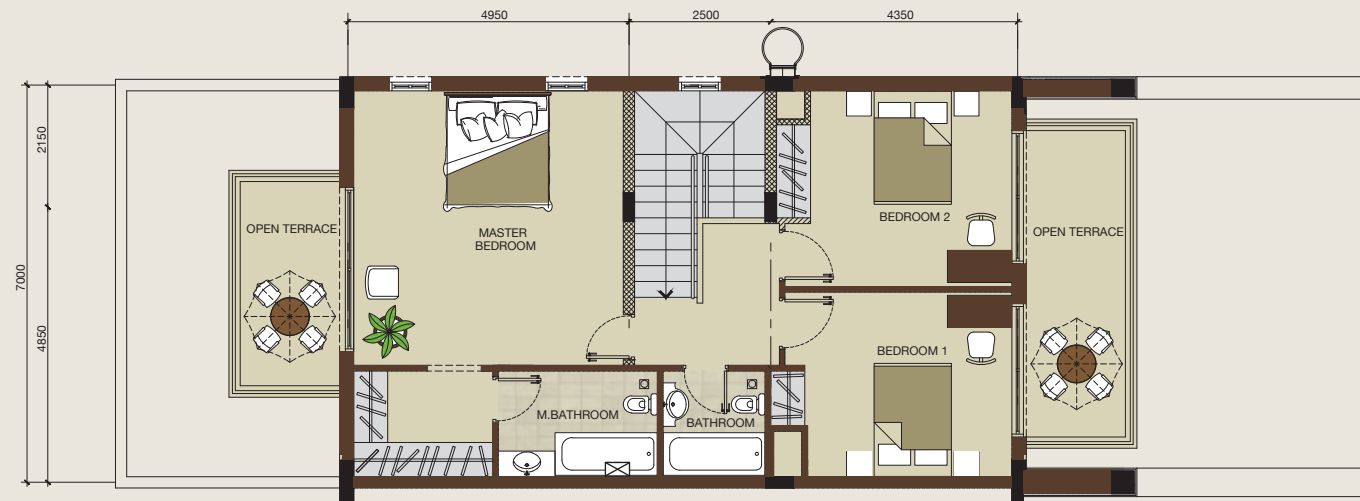
Move in now to Warsan Village and experience a host of lifestyle benefits, including 24-hour security and gated access.



Typical Corner Townhouse Plans



Ground Floor

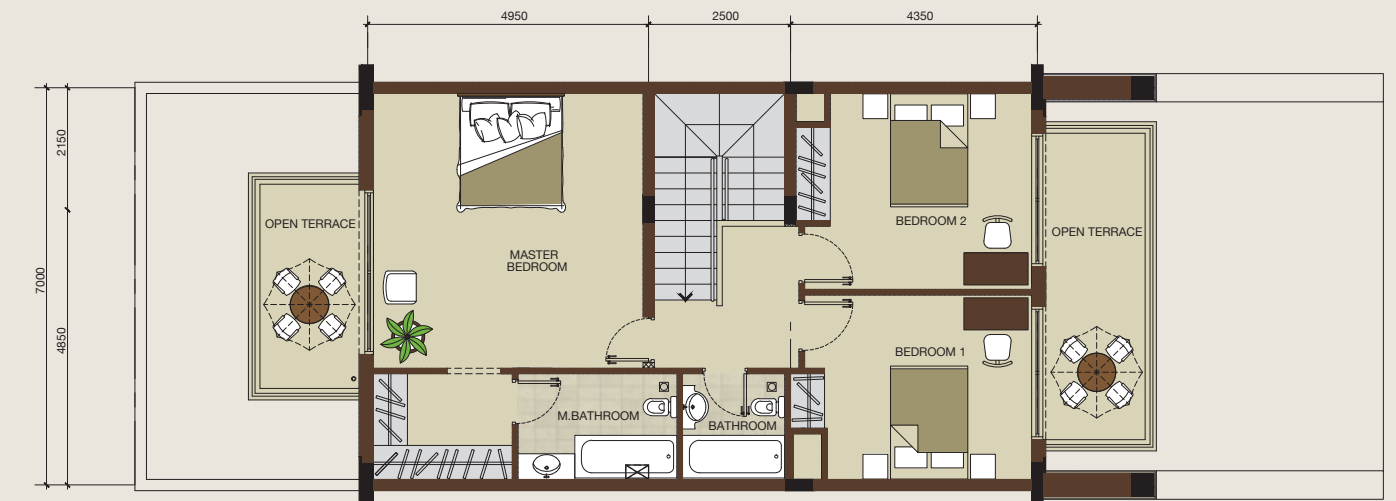


First Floor

Typical Middle Townhouse Plans



Ground Floor



First Floor

Contemporary Homes with Modern Amenities

At Warsan Village, contemporary three-bedroom townhouses combine practical family living with personal comforts.

With a built-up area of 2,013 sq ft, the stunning townhouses feature a maid's room, private parking for two cars and a versatile floor plan. Large living and dining spaces provide an area to entertain guests and relax as a family. Expansive interiors lead to the private backyard and two open terraces, effortlessly combining indoor and outdoor living.

All homes feature contemporary finishes and are equipped with modern amenities including premium home appliances and quality fixtures. The extensive use of glass ensures an abundance of natural light. These homes have been specially designed to support a modern family lifestyle.

Each townhouse features:

- Private parking for two cars
- Maid's room with private bathroom
- Built-in wardrobes
- Premium home appliances
- Private backyard
- Two open terraces
- Storage room

The developer reserves the right to make revisions. All measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. February 2018.



Warsan Souk

Warsan Souk will be a vibrant retail destination, innovatively designed as a modern take on the traditional souk.

Situated along the outer edge of Warsan Village, the souk will feature 1,170 shops, including two department stores, and 30 cafés and restaurants with indoor and outdoor dining. Nearly 650,000 sq ft of retail space will be spread across eight buildings, each comprising two floors of retail, with three-bedroom townhouses – 433 in total – built above.

Warsan Souk will offer visitors a comfortable shopping experience all year round, at a spacious venue with ample parking facilities.



Warsan Clubhouse

The perfect complement to a family lifestyle, the upcoming Warsan Clubhouse will be at the heart of the thriving Warsan Village.

The community clubhouse will offer a range of amenities for the whole family to enjoy. The sprawling Warsan Clubhouse will feature a restaurant, state-of-the-art gymnasium, steam and sauna facilities, swimming pools for adults and children, a tennis court and a playground area, as well as ample parking.





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International City Pavilion

Warsan Clubhouse

Warsan Souk

Sheikh Mohammed Bin Zayed Road
شارع الشيخ محمد بن زايد

Deira Islands



A Flourishing Neighbourhood

The quality of living at Warsan Village is further enhanced by a variety of existing and upcoming retail and entertainment destinations nearby.

Covering 11 million sq ft, the nearby Dragon City, which currently features Dragon Mart 1 and 2, will become a spectacular new shopping, residential and leisure destination. The addition of Dragon Mart 3, 4, 5 and 6 will offer 1.3 million sq ft of new leasable retail space.

Adjacent to Warsan Village is International City Pavilion, a shopping and dining destination, which features a hypermarket, restaurants, cafés and retail stores, as well as convenience stores and services.

The newly opened Dubai Safari Park is home to more than 2,500 animals from around the world. The park is spread over 119 hectares and features villages representing different regions of the world including an Asian village, African village and an open safari village.

When completed, the new Dubai Metro station nearby will offer a convenient mode of public transport for easy connectivity to the rest of the city.



Nakheel – The Master Developer

Nakheel is one of the world's leading developers and a major contributor to realising the vision of Dubai for the 21st century: to create a world class destination for living, business and tourism. Nakheel continues to deliver and enhance an iconic portfolio of innovative landmark projects in Dubai across the residential, retail, hospitality and leisure sectors.

Our master developments include Palm Jumeirah, The World, Deira Islands, Jumeirah Islands, Jumeirah Village, Jumeirah Park, Jumeirah Heights, The Gardens, Discovery Gardens, Al Furjan, Warsan Village, Dragon City, International City, Jebel Ali Gardens and Nad Al Sheba. Together, these span more than 15,000 hectares and currently provide homes for over 270,000 people. Nakheel has more than 24,000 residential units under construction or in the pipeline.

Nakheel's current and future retail project portfolio covers 17.3 million square feet of leasable space. Developments include Ibn Battuta Mall, Dragon Mart 1 and 2, Golden Mile Galleria, Nakheel Mall, The Pointe, Deira Mall, Deira Islands Night Souk, Warsan Souk, Al Khail Avenue, The Circle Mall, Nad Al Sheba Mall and Discovery Gardens Mall, as well as major extensions to Dragon Mart (renamed Dragon City) and Ibn Battuta Mall. The retail profile also includes several neighbourhood community centres, known as Nakheel Pavilions.

Our growing hospitality project portfolio comprises 17 hotels and serviced apartment developments with nearly 6,000 rooms and hotel apartments between them at various locations in Dubai, including Palm Jumeirah, Deira Islands, Ibn Battuta Mall, Jumeirah Village and Dragon City. Two are currently open and operational, with the rest at various stages of construction and development.

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