



# NADINE

AL FURJAN

by  
LONDON GATE

NADINE AL FURJAN

LIVING LA DOLCE VITA



NADINE AL FURJAN



## WHERE THE SWEET LIFE BEGINS

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Welcome to Nadine, where enchanting Roman/Venetian-inspired architecture meets a touch of Arabesque allure.

Embrace La Dolce Vita – the sweet life – and dive into a vibrant community brimming with unforgettable moments, fostering connections, and offering extraordinary experiences.

Join us in the joy of LIVING LA DOLCE VITA at Nadine.





MADINE

by LONDON GATE

NADINE AL FURJAN

THE BEST THINGS IN LIFE  
ARE EFFORTLESS.

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Amidst the lush ambiance of Al Furjan, Nadine knits together the perfect elements of quietude.

Inspired by the architectural marvels of Italy, our designs transport you to a realm of beauty and elegance. From enchanting Roman/Venetian-inspired elements to intricate detailing, every aspect creates a captivating ambiance.





NADINE AL FURJAN

CIAO!

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Nadine is a collection of 204 modern residences with cosy one-bedroom, spacious two-bedroom, and family-friendly three-bedroom apartments.

Located in a vibrant neighborhood of Dubai, Nadine puts you right in the heart of a lively lifestyle.

The handover is set for Q4, 2024. Get ready to be a part of this exciting community soon.





NADINE AL FURJAN

## THE PIAZZA.

AL FURJAN

Al Furjan is a well-connected neighborhood in the center of Dubai with easy access to all parts of the city.

The neighborhood is surrounded by lush green spaces with amenities. Embrace the charm of this thriving neighborhood!





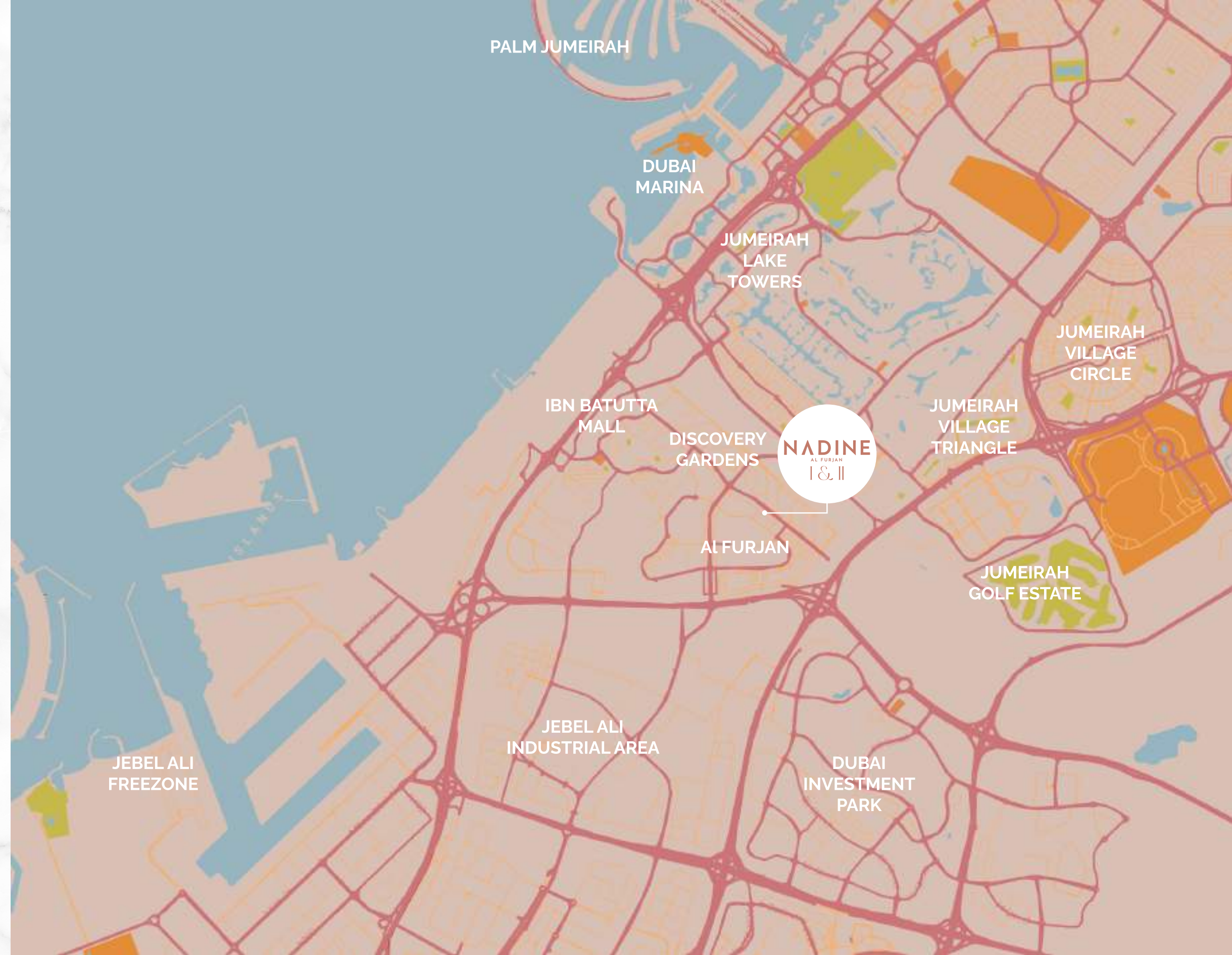
NADINE AL FURJAN

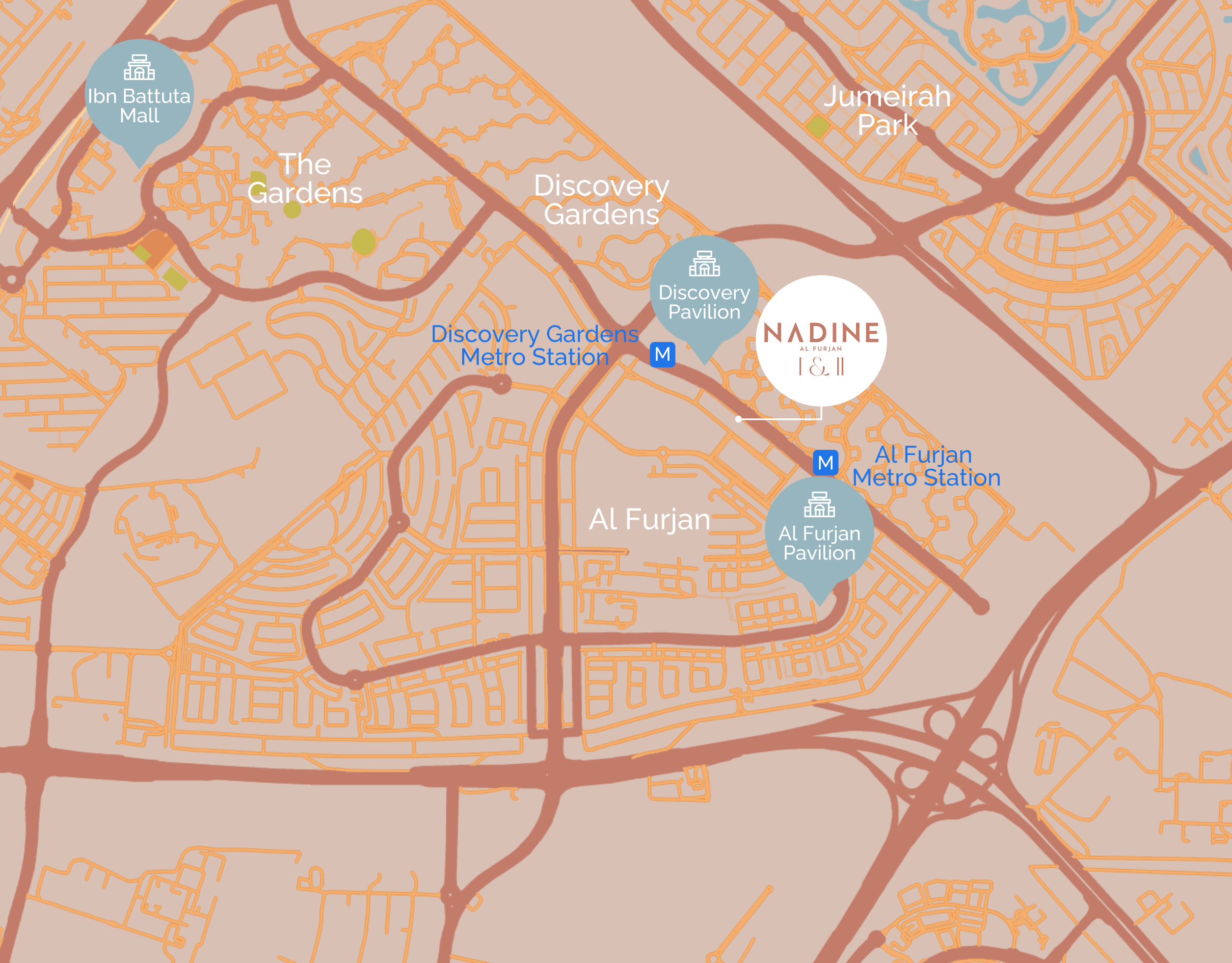
## CLOSE TO EVERYTHING THAT MATTERS.

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Just like a bustling Piazza, Al Furjan is a vibrant hub of energy and connections. From parks and retail outlets to a myriad of dining options. Everything you need is within easy reach - whether you choose to walk, jump on a scooter, take the metro or simply drive.







Ibn Battuta Mall

The Gardens

Discovery Gardens

Jumeirah Park

Discovery Pavilion

NADINE  
AL FURJAN  
I & II

Discovery Gardens Metro Station

Al Furjan Metro Station

Al Furjan

Al Furjan Pavilion

2 MINUTES WALK  
Al Furjan Metro Station

2 MINUTES WALK  
Discovery Gardens Metro Station

2 MINUTES WALK  
Discovery Pavilion

5 MINUTES  
Ibn Battuta Mall

10 MINUTES  
The Beach JBR

15 MINUTES  
Palm Jumeirah

20 MINUTES  
Al Maktoum Airport

23 MINUTES  
Downtown Dubai

30 MINUTES  
Dubai International Airport

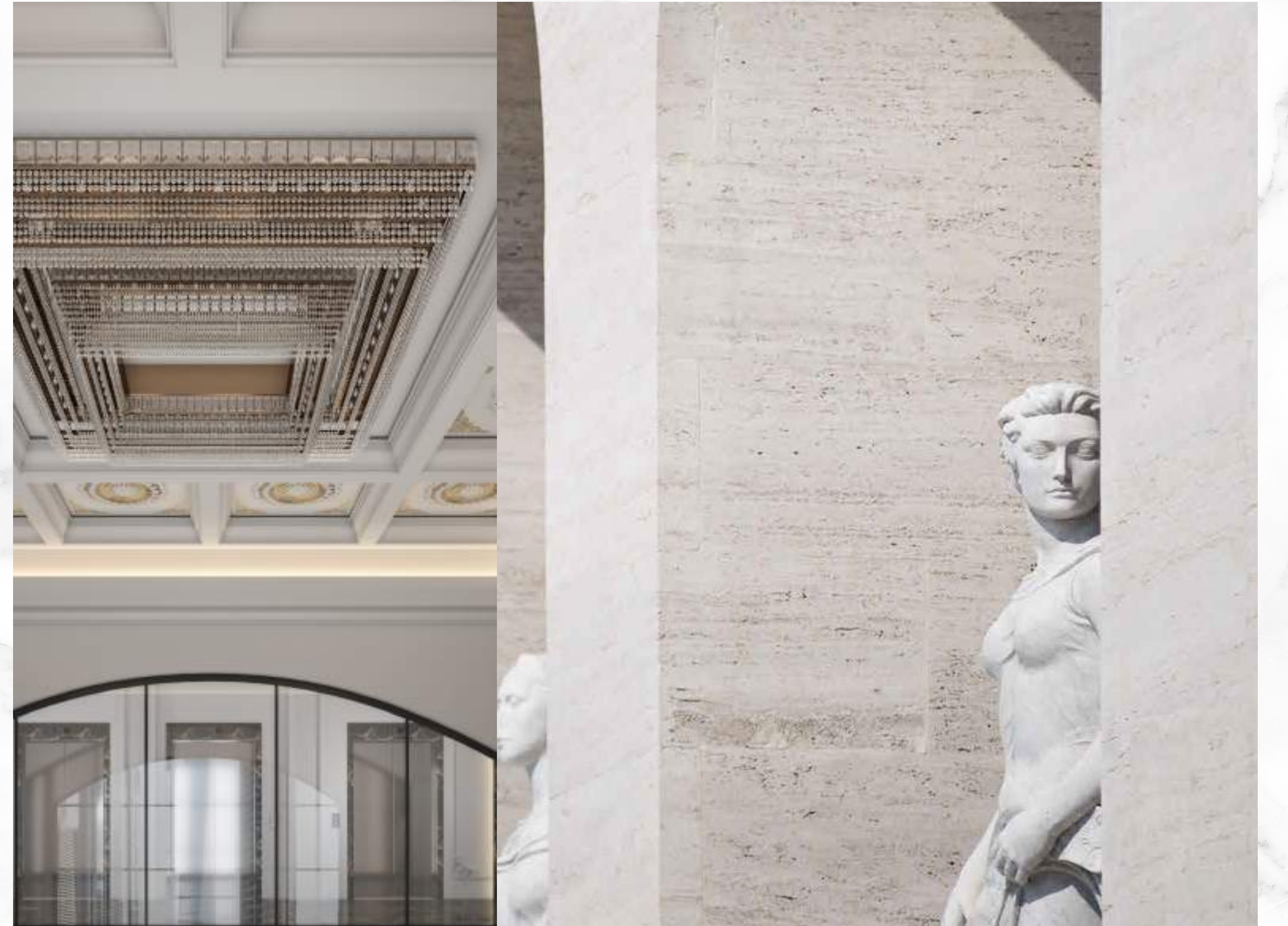


## PROJECT DETAILS

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Nadine is not just a building; it's a lively community. Embrace the essence of community living where relationships blossom and a vibrant lifestyle awaits.

Property	—	Nadine I & II
Property Type	—	Apartments
Number of Units	—	204
Location	—	Al Furjan, Dubai, UAE
Handover	—	Q4 2024



## UNIT TYPES & SIZES

### NADINE I

- 10** 1 bedrooms ranging from 805. to 884 sqft
- 70** 2 bedrooms ranging from 1114 to 2040 sqft
- 22** 3 bedrooms ranging from 1557 to 2562 sqft

### NADINE II

- 10** 1 bedrooms ranging from 805. to 884 sqft
- 70** 2 bedrooms ranging from 1114 to 2040 sqft
- 22** 3 bedrooms ranging from 1557 to 2562 sqft





NADINE AL FURJAN

## AMENITIES

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### WORLD-CLASS AMENITIES

Dive into the refreshing pool, which offers stunning city views. Stay active or find tranquility, discover a wealth of exceptional amenities, at Nadine I & II outdoor courtyard. Connect and relax in the stylish entrance lobby. Discover a wealth of exceptional amenities at Nadine I & II.



NADINE AL FURJAN



POOL



LUXURIOUS PATIO



OUTDOOR ATRIUM



GYM



PLAY AREA



JOGGING TRACK



SPA & SAUNA



BBQ AREA



RECREATION ROOM



PARTY HALL











## THE APARTMENTS

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Nadine's Roman and Venetian-inspired apartments exude timeless elegance. These residences feature grand arches, intricate stonework, and rich color palettes reminiscent of ancient Rome. Experience a blend of history and luxury in every corner.





NADINE I —

— NADINE II



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

## WHY INVEST IN DUBAI

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Dubai, a city renowned for its iconic skyline and thriving economy, presents a great opportunity for property investment. With strong rental yields, the potential for capital appreciation, and minimum-tax income, Dubai offers a compelling proposition for investors. Invest in Dubai and unlock a world of financial gains, enriching experiences, and a remarkable way of life.





NADINE AL FURJAN

SECURE YOUR UAE GOLDEN VISA

AMONG THE SAFEST COUNTRIES IN THE WORLD

ADVANCED INFRASTRUCTURE

GLOBAL STRATEGIC LOCATION

HIGH-END LIFESTYLE OPPORTUNITY

THE BEST HEALTHCARE & EDUCATION FACILITIES

MINIMUM TAX ECONOMY

STABLE MARKET







NADINE AL FURJAN

## PAYMENT PLAN

Lose yourself in the very epitome of refinement at Nadine I & II,  
an unrivaled landmark in Al Furjan.

10%

Down Payment  
+ 4% DLD

10%

on SPA in  
30 days

5%

in 4 months

5%

in 4 months

70%

Handover in  
Q4, 2024

30/70

Payment Terms

Pre-approved Mortgage - Terms & Conditions apply



## DOCUMENTS REQUIRED

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### PRIVATE INDIVIDUAL

#### NATIONAL / UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

#### NON-UAE RESIDENT

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

### COMPANY

#### MAINLAND

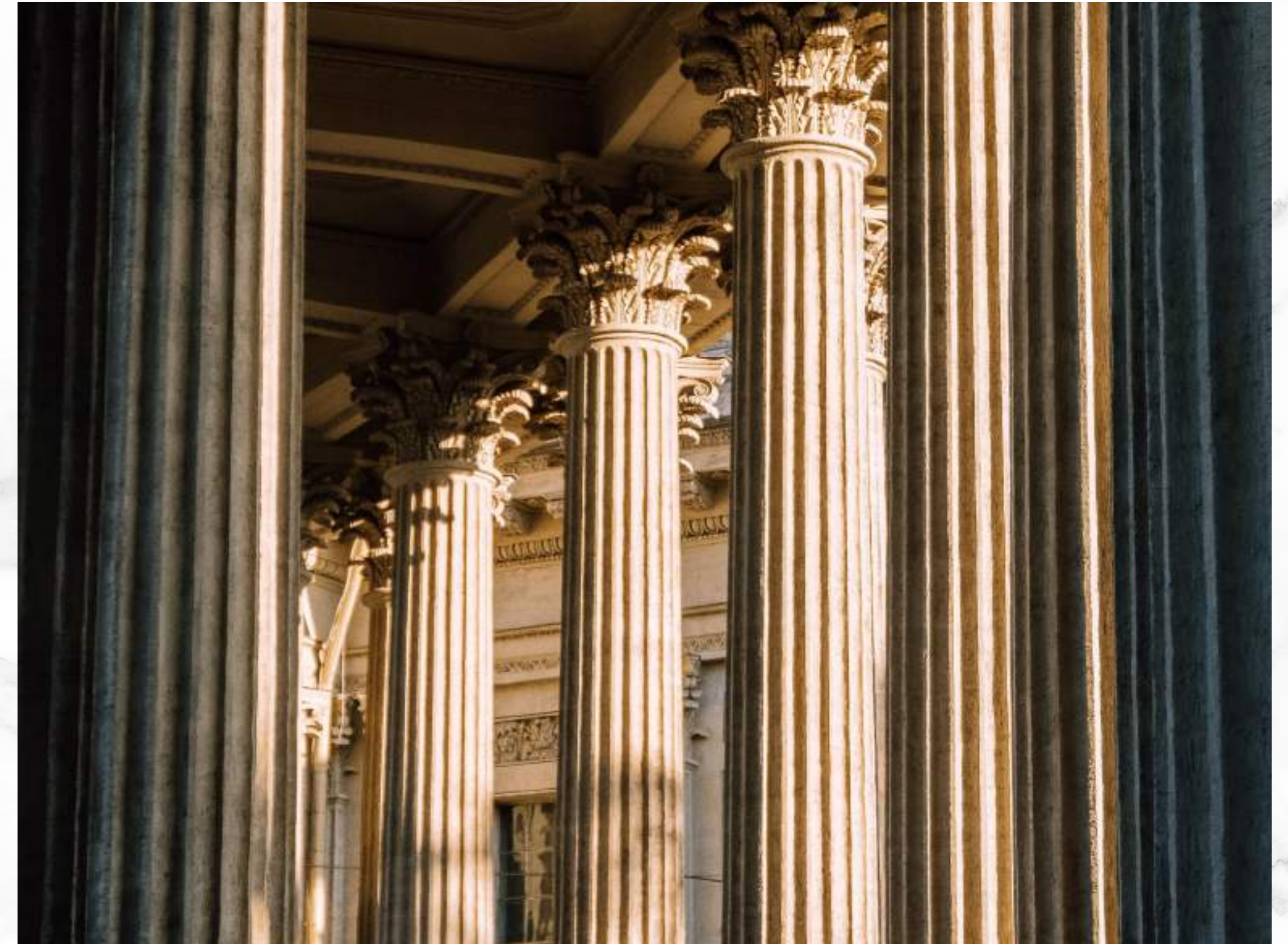
- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English and Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

#### DMCC COMPANY

- Share Certificate
- MOA - English and Arabic Translation
- Certificate of Good Standing
- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Registration / Certificate of Incumbency

#### OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License / Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owning a Property in Dubai





## BOOKING PROCESS

### RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

### PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

### ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

### SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

### SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

### LEGEND

SPA: Sales & Purchase Agreement  
DED: Department of Economy & Tourism  
NOC: No Objection Certificate

DLD: Dubai Land Department  
DMCC: Dubai Multi Commodities Centre  
POA: Power of Attorney

RERA: Real Estate Regulatory Agency  
MOA: Memorandum of Association





## LONDON GATE

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As a renowned real estate developer, London Gate has firmly established our presence in Dubai's property market. Throughout the years, we have earned a reputation synonymous with unwavering quality, ceaseless innovation, and unrivaled craftsmanship.

At London Gate, we embody a refined lifestyle and meticulous attention to detail, consistently setting new benchmarks in Dubai's ever-evolving real estate landscape. As we forge ahead, our signature style continues to redefine the standards of luxury and reshape urban living in the Dubai landscape.



**NADINE**  
AL FURJAN