

# NATURALLY EXTRAORDINARY





# CONNECTED & WHOLE

Majan sits at the junction of Sheikh Mohammed Bin Zayed Road and Al Ain Road, forming part of the Dubai Green Spine and offering direct access across the city. This community integrates residences, schools, parks, and retail, giving early investors a competitive entry point and strong long-term potential.

## CLOSE TO THE CITY'S BEST

## **UP TO 10 MINUTES**

- IMG Worlds of Adventure
- Cityland Mall
- Dubai Autodrome
- Global Village

### **UP TO 15 MINUTES**

- Hamdan Sports Complex
- Meydan Hotel
- Dubai Outlet Mall

#### **UP TO 20 MINUTES**

- Dubai Mall
- Dubai Design District
- Nad Al Sheba Gardens Mall

## **UP TO 35 MINUTES**

- Dubai International Airport (DXB)
- Kite Beach
- Palm Jumeirah
- Burj Al Arab
- The Walk JBR
- Al Maktoum International Airport (DWC)



## OVER 30 LEISURE & WELLNESS AMENITIES



# Fitness & Sports

- Mixed-use Gym
- Outdoor Gym
- Yoga Area
- Jogging Track
- Multi-purpose Sports Court
- Mini Golf
- Table Tennis
- Archery Area



# Community & Lifestyle

- Co-working Space
- Concierge
- 24/7 Security



## Water & Wellness

- Beach Pool
- Lap Pool
- Kids' Pool
- Infinity Leisure Pool
- Kids' Splash Pad
- Jacuzzi
- Steam and Sauna
- Aqua Gym
- Outdoor Showers



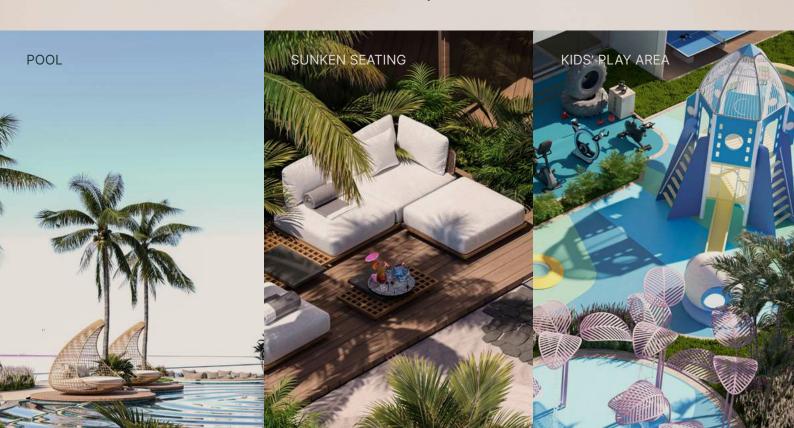
# Leisure & Relaxation

- Sunken Seating
- Cabanas
- Shaded Seating
- Smokers' Lounge
- Residents' Café
- Party Lounge
- Viewing Deck
- Sundeck



# Nature & Family Spaces

- Family Garden
- Zen Garden
- Picnic Area
- Kids' Play Area



# PROJECT DETAILS

Project Name	Divine Al Barari	
Project Status	Off-plan Residences	
Location	Majan	
Total Units	291	
Elevation	G + 2P + 17 + R	

## **UNIT MIX**

Studios

One-Bedroom

Two-Bedroom

Two-Bedroom + Study

Two-Bedroom + Maid's Room

Three-Bedroom

Three-Bedroom Duplex Penthouse

UNIT TYPE	NO. OF UNITS	SIZE RANGE (SQ FT)
Studio	104	438 - 486
1 Bedroom	116	768 - 1,635
2 Bedroom	17	1,128 - 1,283
2 Bedroom + Study + Pool	21	1,334 - 1,392
2 Bedroom + Maid's Room + Pool	24	1,540 - 1,961
3 Bedroom + Pool	7	1,741
3 Bedroom Duplex Penthouse + Pool	2	2,549 - 2,598

## **HANDOVER**

Q2 2028

## **PAYMENT PLAN**

40:60



## PAYMENT PLAN DETAILS

MILESTONE	SCHEDULE	PERCENTAGE
Reservation	On Booking + 4% DLD + AED 5,250	10%
1 <sup>st</sup> Installment	1 month from booking	10%
2 <sup>nd</sup> Installment	6 months from booking	5%
3 <sup>rd</sup> Installment	12 months from booking	5%
4 <sup>th</sup> Installment	18 months from booking	5%
5 <sup>th</sup> Installment	24 months from booking	5%
On Handover	On Handover	60%

The prices and availability are subject to change without prior notice.

## BOOKING PROCESS

### 1. RESERVATION / BOOKING FORM

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

### 2. PAYMENT OF RESERVATION DEPOSIT

Following the 10% down payment + 4% DLD fee the SPA will be processed.

#### 3. SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer.

### 4. 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.

#### 5. SUBSEQUENT PAYMENTS

This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA along with PDCs.

## BANK DETAILS

#### **ESCROW DETAILS**

## **PROJECT NAME**

Divine Al Barari

**PROJECT NUMBER** 

3759

**MASTER DEVELOPER** 

Liwan (LLC)

**ESCROW ACCOUNT NUMBER** 

12988437920006

**ACCOUNT TRUSTEE BANK** 

Abu Dhabi Commercial Bank

#### CORPORATE BANK DETAILS

#### **PROJECT NAME**

Divine Al Barari

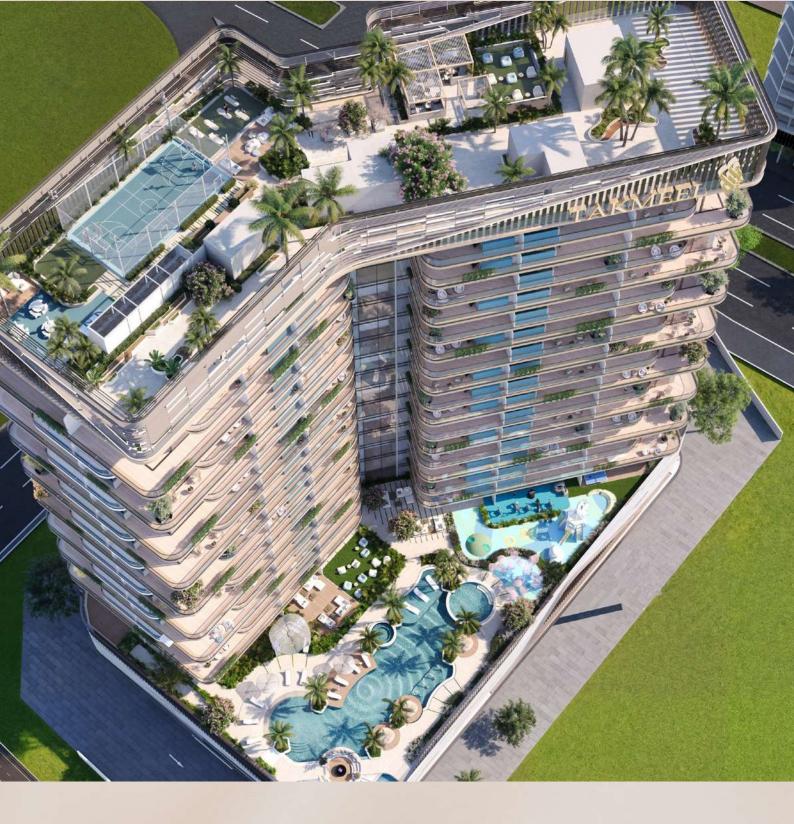
**PROJECT NUMBER** 

3759

**PROJECT LAND** 

Wadi Al Safa 3, Plot No. 628





# CONTACT DETAILS

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