

AL WALEED GARDEN 2

DEVELOPER / REAL ESTATE

OWNER ASSOCIATION

HOSPITALITY



AL WALEED GROUP

FACILITY MANAGEMENT

BANKING & FINANCE

TOURS & TRAVELS

ABOUT US

Al Waleed Group is a highly regarded, multi-faceted business group based in UAE. Our diversified business portfolio primarily includes businesses such as Real estate development, Construction, Hospitality & Leisure and Retail.

In 1994, Al Waleed Group, Real Estate and property developer, established itself as the major business group in the UAE operated by prominent UAE Business Family.

Owing the group's business diversity, strength in the region, a professional management team carrying executive industry experience, Al Waleed Group has enjoyed a rapid growth in the last twenty eightyears in various sectors.

Aligned with strategic partnerships, the Al Waleed Group of companies is positioned to be at the right place at the right time, with the right people. Indeed, the group's vast depth of resources and expertise give it the ability to meet the ever-changing needs of the market.

Al Waleed Group is committed to being at the forefront of this exciting growth and expansion, deploying its investors' capital intelligently to allow it to generate exceptional returns by providing first-class products and services for clients. And although each of the group's companies have separate and independent management structures, they all complement each other and work together in order to develop tactical partnerships that increase Return-On-Investment and successfully complete projects on time and within budget.

AL WALEED GARDEN 2

LIVE

WORK

PLAY

RELAX



SPACIOUS

- Well appointed room
- Modern Finishing
- Family friendly environment
- Peaceful and Quite Living
- Amazing Location

Market Value

- Dubai HealthCare City 2
- Energy Efficient Lighting System
- Best investment opportunity | High ROI
- Fastest Growing Community
- Easy Access to Al KhailRoad
- Covered Parking
- District Cooling System



ELEGANT STUDIO

- Spacious Balcony
- Cozy Studio with Modern Finishing
- Spacious and Refreshing
- High End Finishing
- Fitted Wardrobes
- Wall decorative cabinets
- Cool Interiors with Best Ventilation
- System



Starting at

450 000 AED

400-580 SQFT

ONE BEDROOM

- Spacious One Bedroom's
- Huge Balcony
- High End Finishing
- Option of Closed / Open Kitchen
- Fitted Wardrobes

Starting at

900 000 AED
853-973 SQFT



TWO BEDROOM

- 2 Bedrooms
- 2 Attached Bathroom and 1 Guest Bathroom
- Laundry Room
- Huge Balcony
- High End Finishing
- Fitted Wardrobes
- Closed Kitchen

Starting at

1 419 000 AED

1280-1453 SQFT



DEDICATED RECREATION FACILITIES

Dedicated Recreation Floor

Unlimited Access to Tenants

Lifeguard in Swimming Pool

24/7 Security Guard

Secured Access









PAYMENT PLAN

FIRST
INSTALLMENT

20%

+4% DLD on booking

SECOND
INSTALLMENT

10%

April 2023

THIRD
INSTALLMENT

15%

June 2023

FOURTH
INSTALLMENT

15%

August 2023

COMPLETION

40%

OCTOBER 2023



PADEL COURT



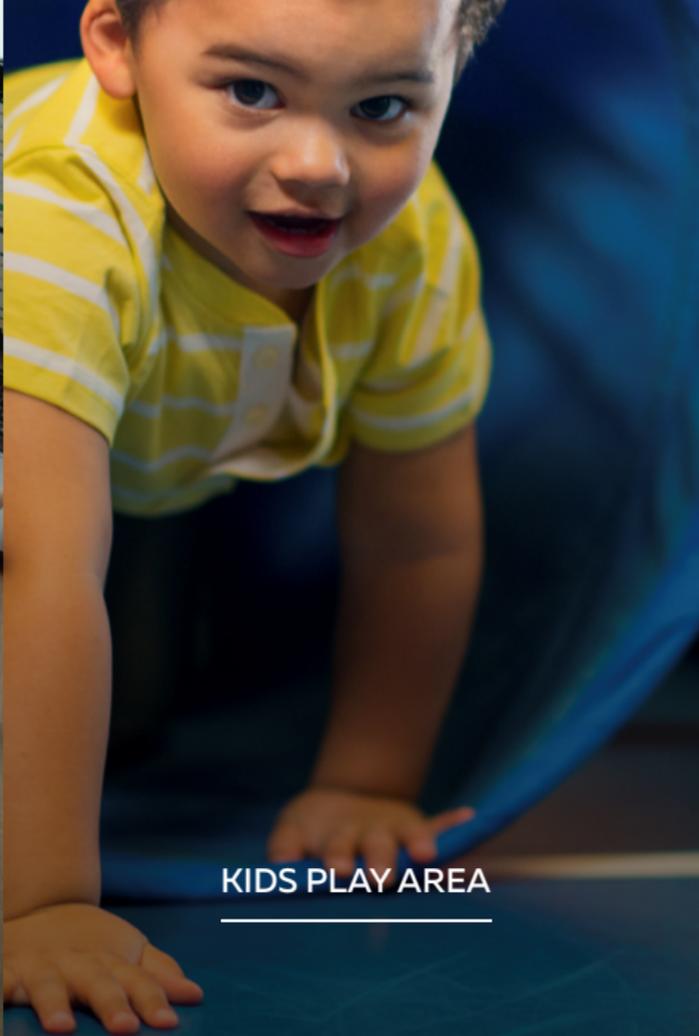
GYM



SWIMMING POOL



BUSINESS CENTER



KIDS PLAY AREA



LANDSCAPING



WALKING TRACK



BASKET BALL

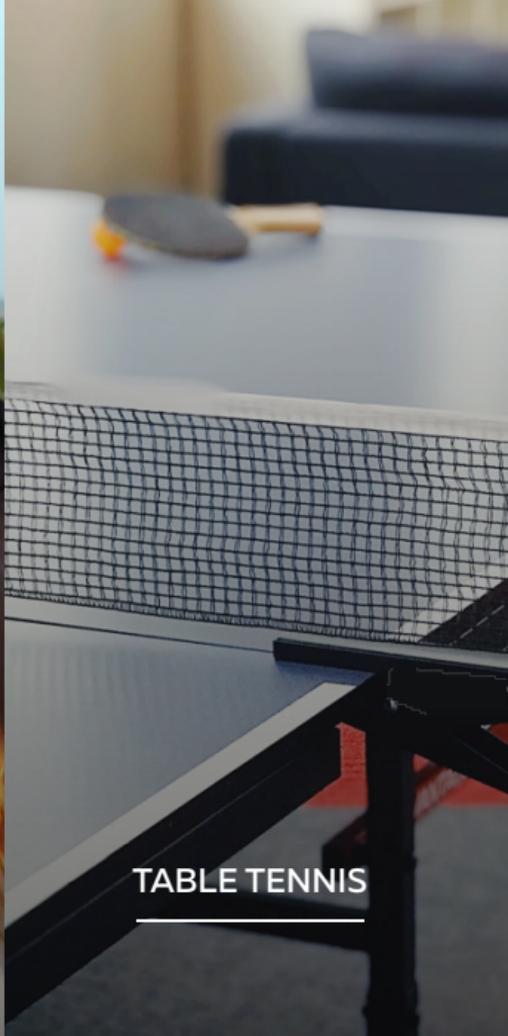
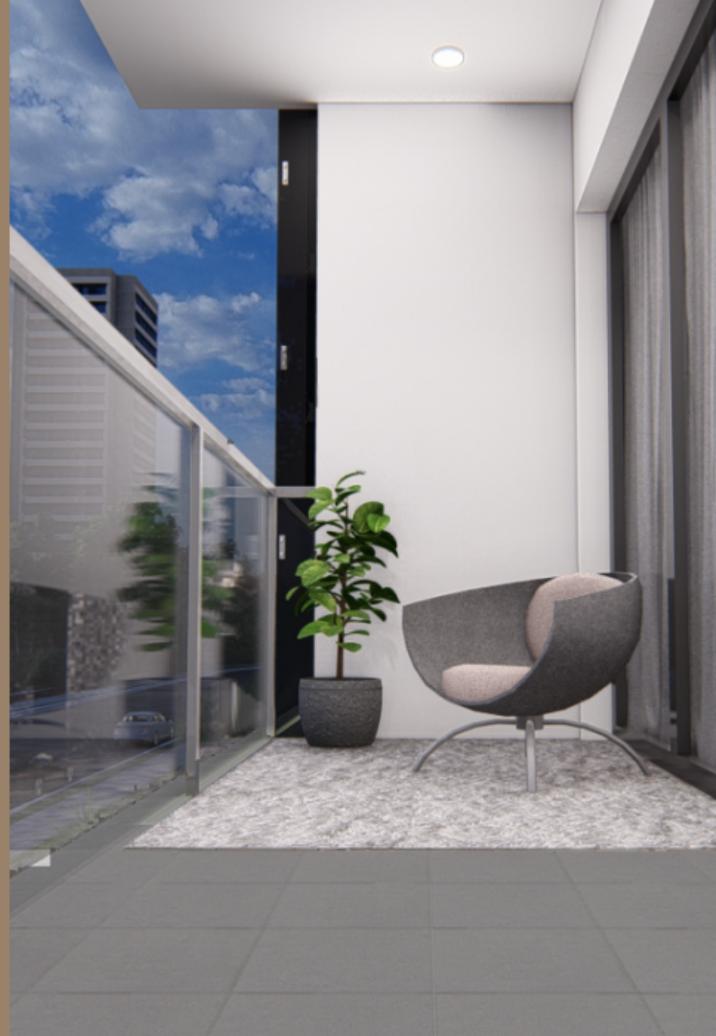


TABLE TENNIS

BUILDING SUMMARY

Type	No of rooms	Size SQFT	Starting prices, AED
Studio	108	400-580	450 000
One Bedroom	39	853-973	900 000
Two Bedroom	24	1280-1453	1 419 000
Retail Shops	2	893-968	1 008 000
Parking	194 Parking		

Swimming Pool | Jogging Track | Kids Play Area
Gym | Table Tennis | Basketball Court | Padel Court



LOCATION

10 MINUTES

Dubai Airport

5 MINUTES

Dubai Water Canal

5 MINUTES

WAFI Shopping Mall

5 MINUTES

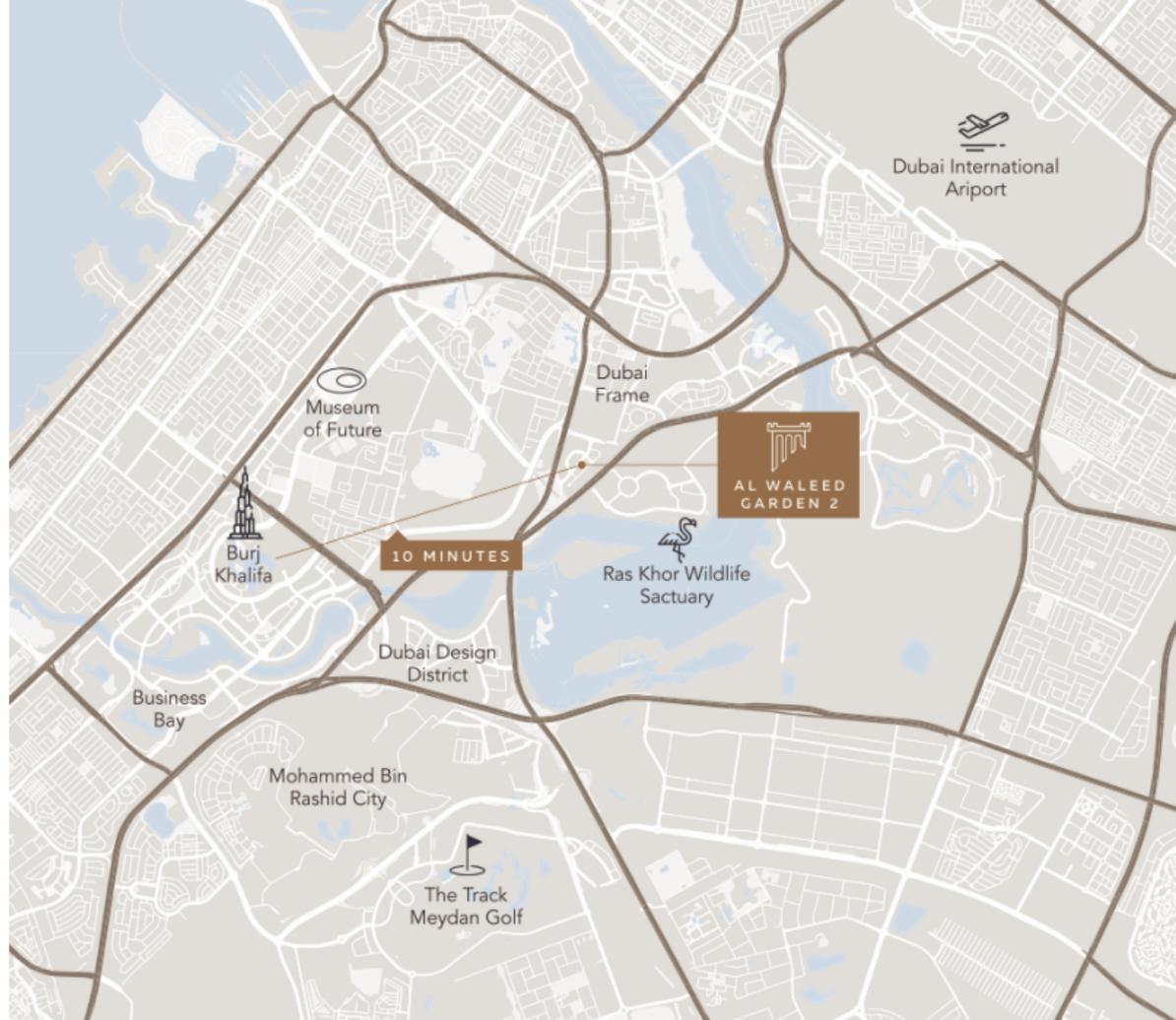
AL Jaddafis

1 MINUTE

AL Wasl Sports Club

1 MINUTE

Marriot Hotel AL Jaddaf





Magnate Real Estate Brokers LLC
+971 58 581 77 25
customer@magnate.ae