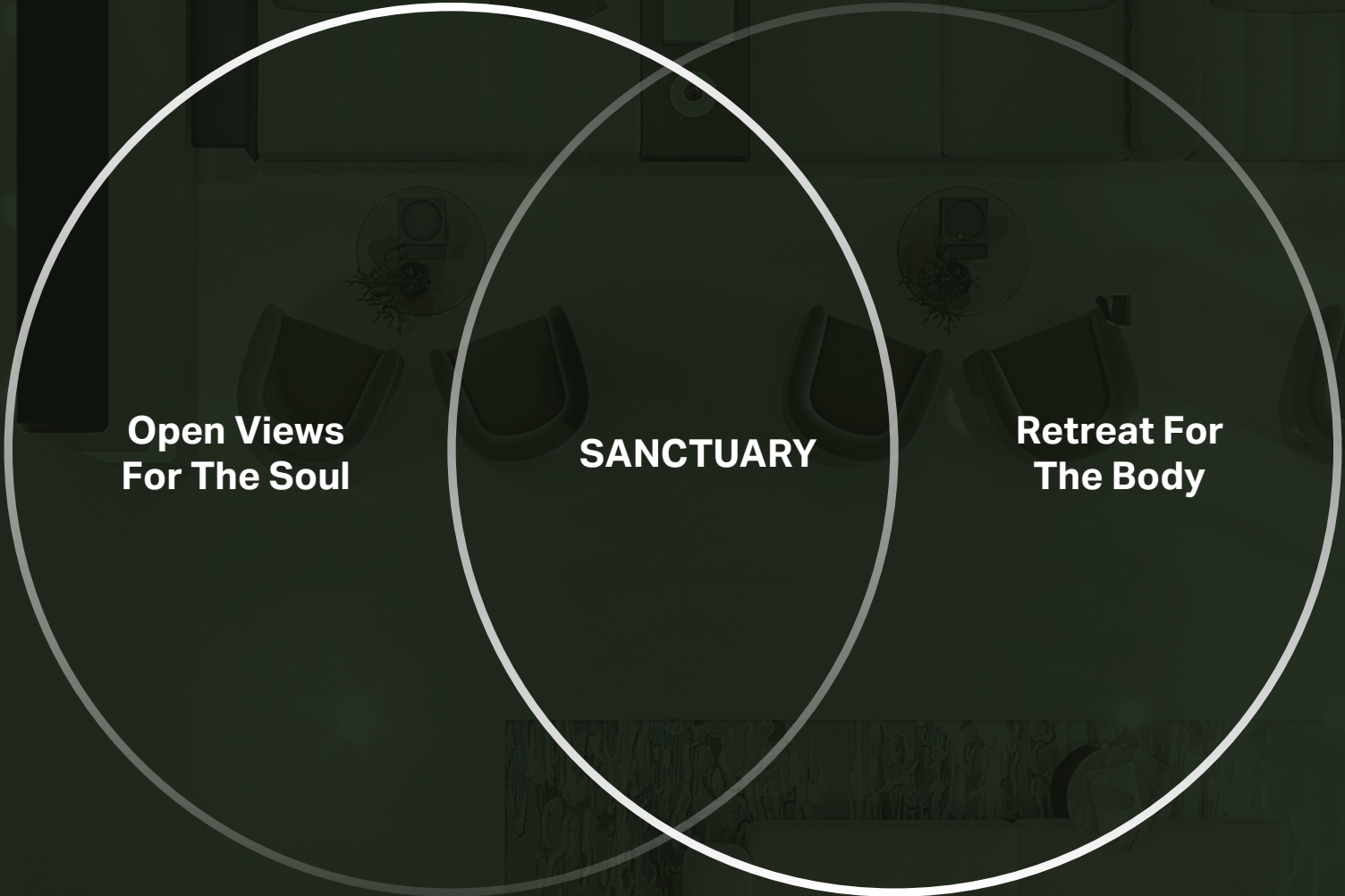






**Open Views
For The Soul**

SANCTUARY

**Retreat For
The Body**

Home is an instinct before it is an address.

For as long as we've existed, we've sought spaces that balance openness with shelter, light with calm, nature with privacy. Barari Parks is built around that balance. It's a home designed with the psychology of comfort.



Barari Parks
Own Your Sanctuary



Contents

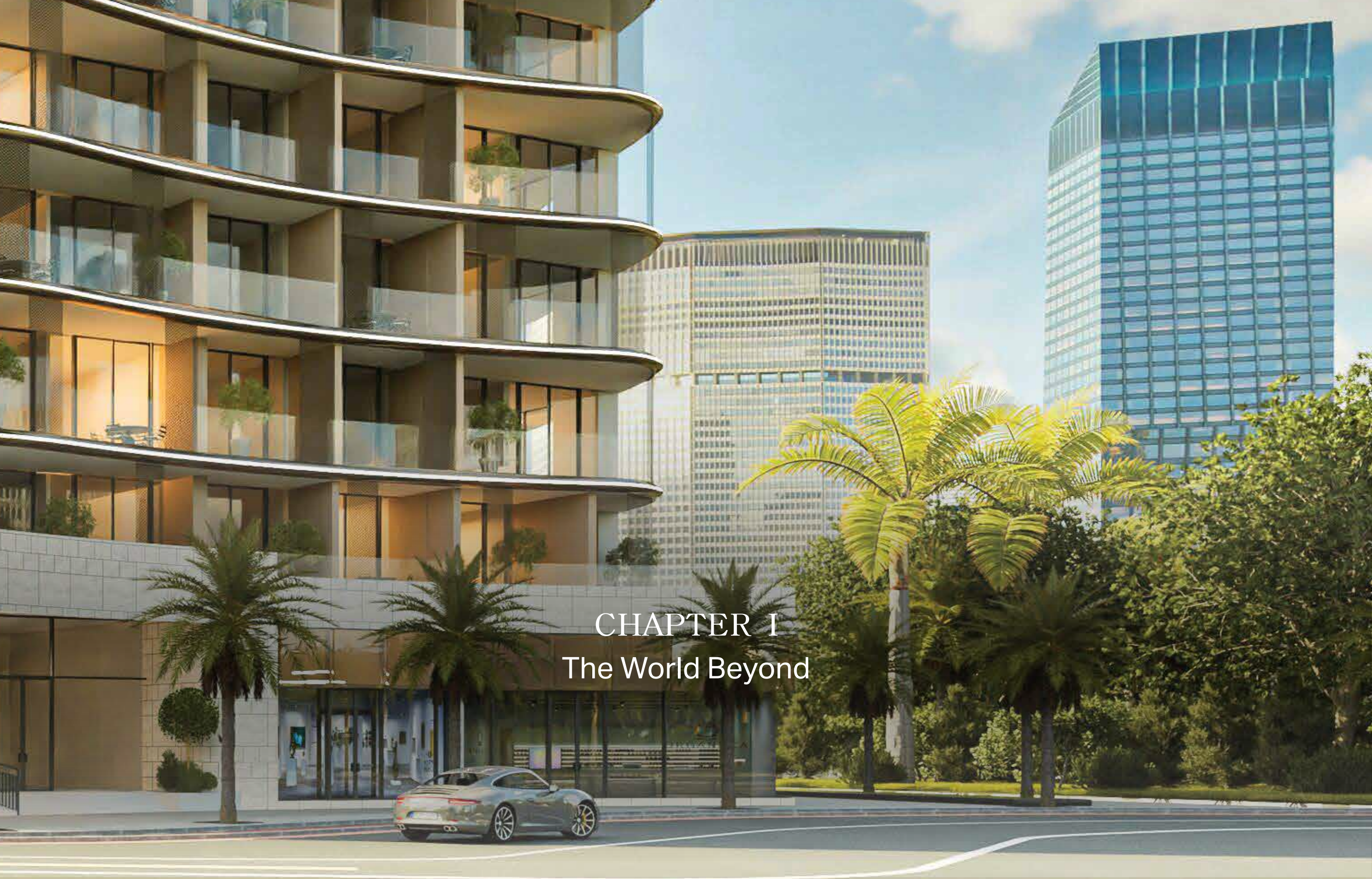
CHAPTER I:
The World Beyond

CHAPTER II:
The Sanctuary Within

Project Overview

Investment Guide

The Developer



CHAPTER I
The World Beyond



Life in Majan, Dubailand

Majan is part of Dubai's growing Dubailand district. It's a community that brings together calm residential streets, landscaped surroundings, and quick access to the city's main destinations.

It offers a lifestyle that combines accessibility with tranquility, ideal for families and professionals seeking a modern urban environment surrounded by nature.

HIGHLIGHTS

- Easy access to Sheikh Mohammed bin Zayed Road
- Family and pet-friendly
- Minutes from IMG World, Global Village & Miracle Garden
- Surrounded by parks, leisure spots, and retail destinations



A Setting Shaped by Greenery

Barari Parks sits beside one of Majan's most natural corridors, surrounded by mature trees and landscaped stretches that soften the urban edge of Dubailand.

The site was chosen for its connection to open green views and the sense of tranquility they offer. From every residence, the presence of nature is visible, whether through the tree-lined horizon or the landscaped courtyards within the community.

Minutes from City Highlights

Within 10 minutes

- Global Village
- IMG World of Adventure
- Cityland Mall
- Miracle Garden
- Dubai Hills Mall

10-20 Minutes

- Dubai Marina
- Mall of The Emirates
- Palm Jumeirah
- Downtown Dubai
- Dubai International Airport

20-25 Minutes

- Al Maktoum International Airport





CHAPTER II

The Sanctuary Within



Reception

**Where Research
into Human Nature
Becomes the
Blueprint for Home**

Barari Parks is a boutique
residential community
built on research into how
people truly experience
comfort and space.



Its design follows the
science of what makes a
place feel like home: the
balance between openness
and protection, light and
and privacy.





Reception



Lift Lobby

Smart and Sustainable Living

Barari Parks combines innovation with environmental awareness to create homes that adapt to modern life while remaining mindful of the surroundings.

The integration of smart systems and sustainable design principles ensures every residence operates efficiently, supporting a lifestyle that values wellbeing and responsibility.

Key Features:

- Green landscaped areas throughout the community
- Sustainable water features
- Energy-conscious design



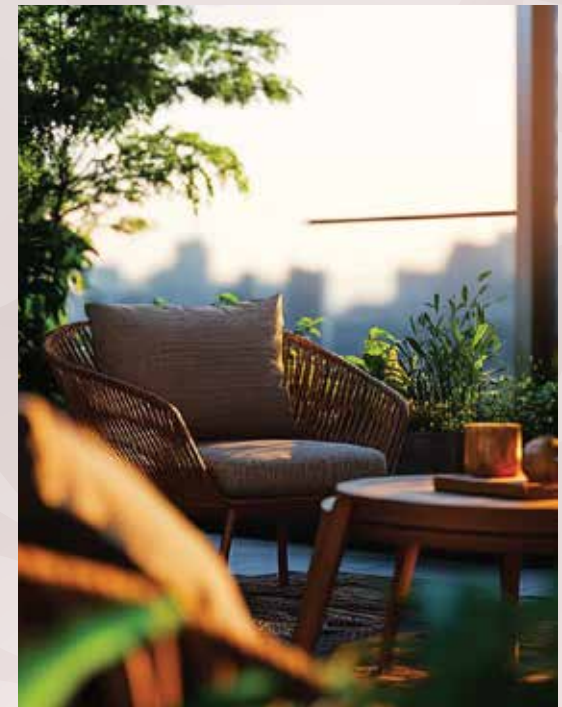
Interior Highlights:

-  Spacious layouts
-  Floor-to-ceiling windows
-  Neutral palettes with warm textures
-  Fully fitted kitchens, equipped with **PHILIPS** or **SIEMENS** appliances
-  Modern fittings by **GROHE** or **BAGNODESIGN**
-  Backyard balconies
-  Ensuite bedrooms
-  Dressing areas
-  Built-in wardrobes
-  Plunge pools in select units



Balconies

Balconies are imagined as personal backyards, extending homes into open air and greenery.



- Backyard-style design
- Generous outdoor space
- Green and community views

Views

At Barari Parks, open views frame greenery and water, encouraging moments of serenity and reflection.

This visual openness is part of the project's core idea to create spaces that naturally support wellbeing by keeping residents connected to their surroundings.

- Community views
- Landscaped gardens
- Pool deck





1 & 1.5 Bedroom Executive Residences

Offer a dedicated storage or study
space with ensuite bathrooms

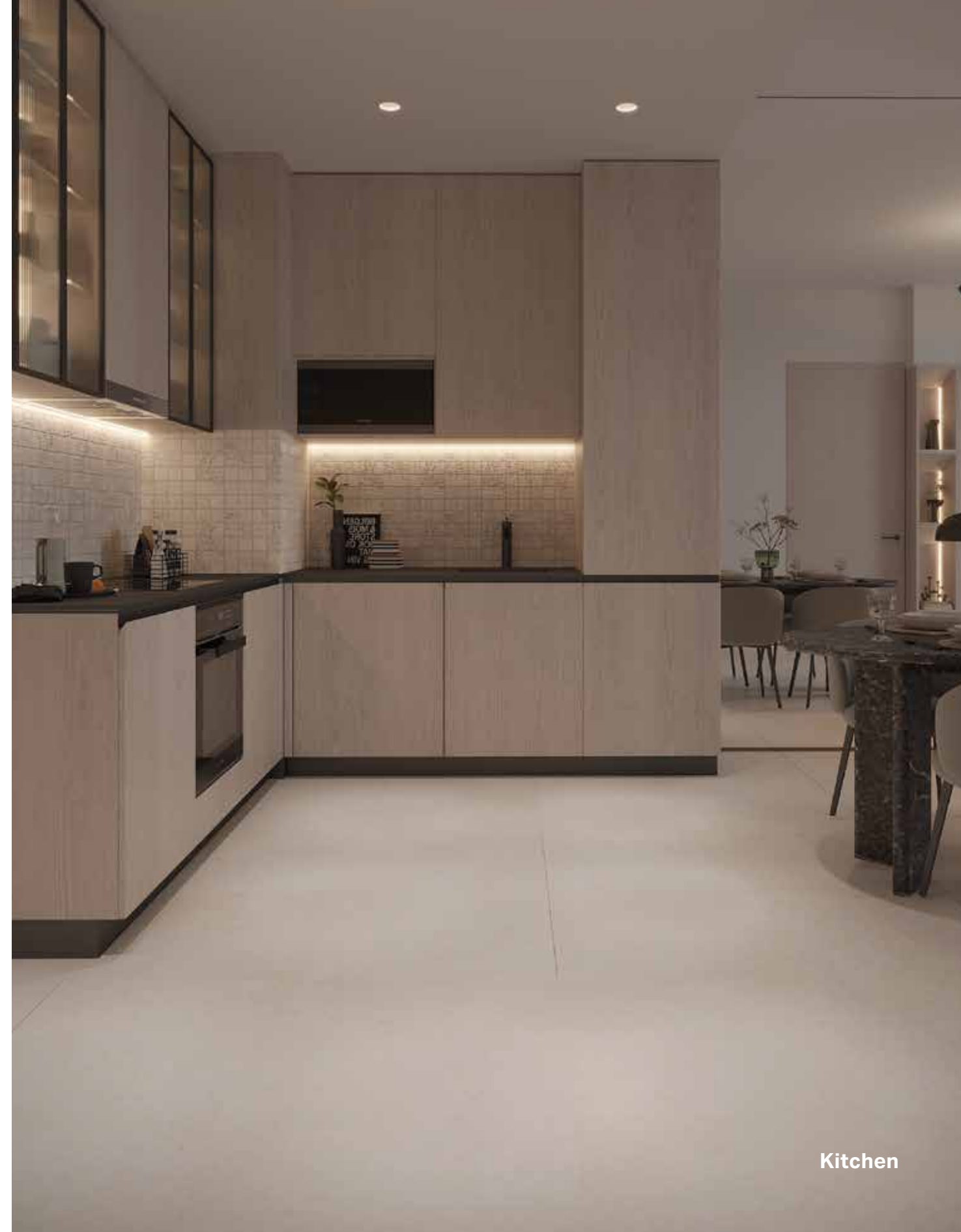


Living Area





Dining Area



Kitchen



Master Bedroom



Vanity



Built-in Wardrobe



Bathroom

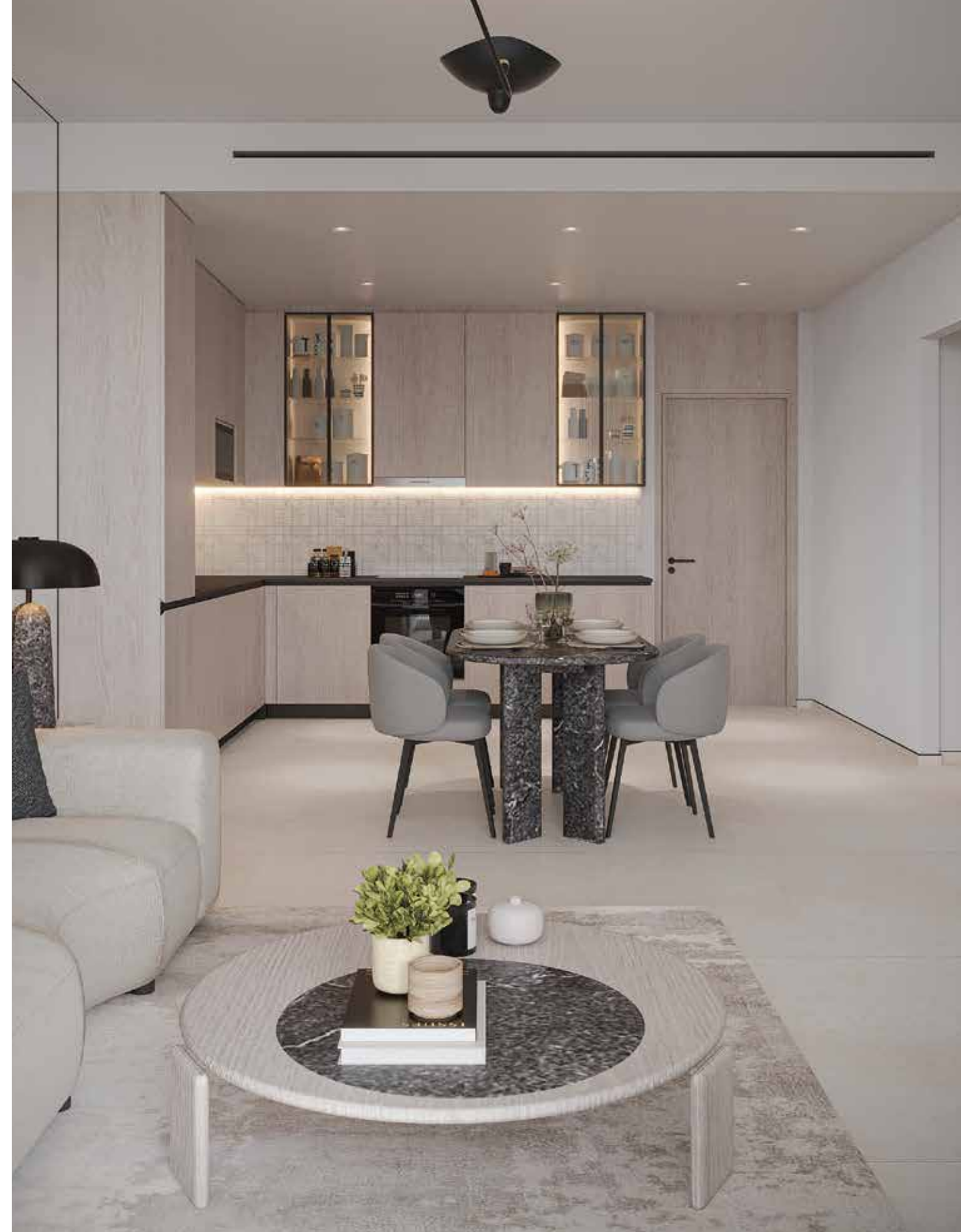


2.5 Bedroom Luxe Residences

Include a maid's room and ensuite bathrooms

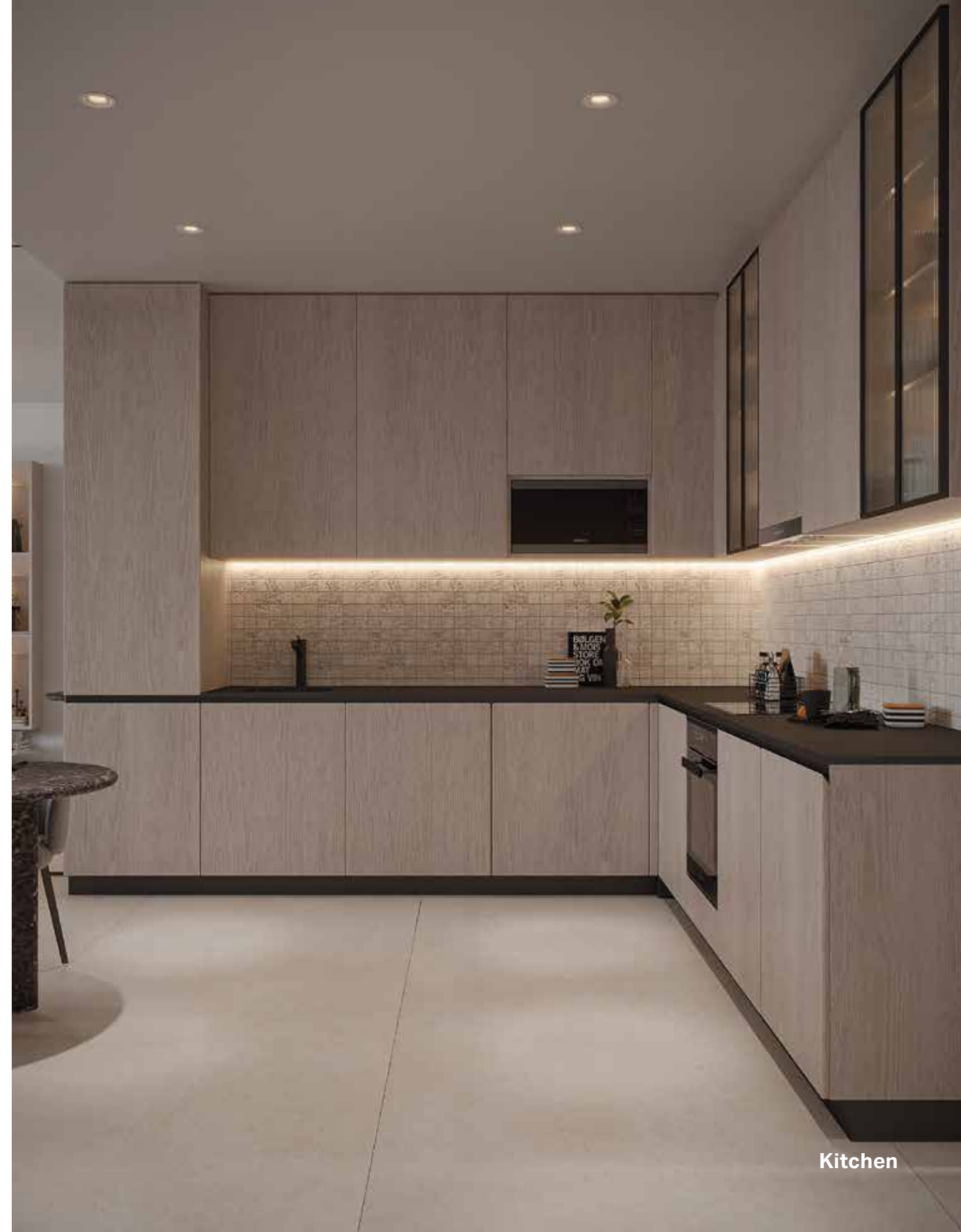


Living Area





Dining Area



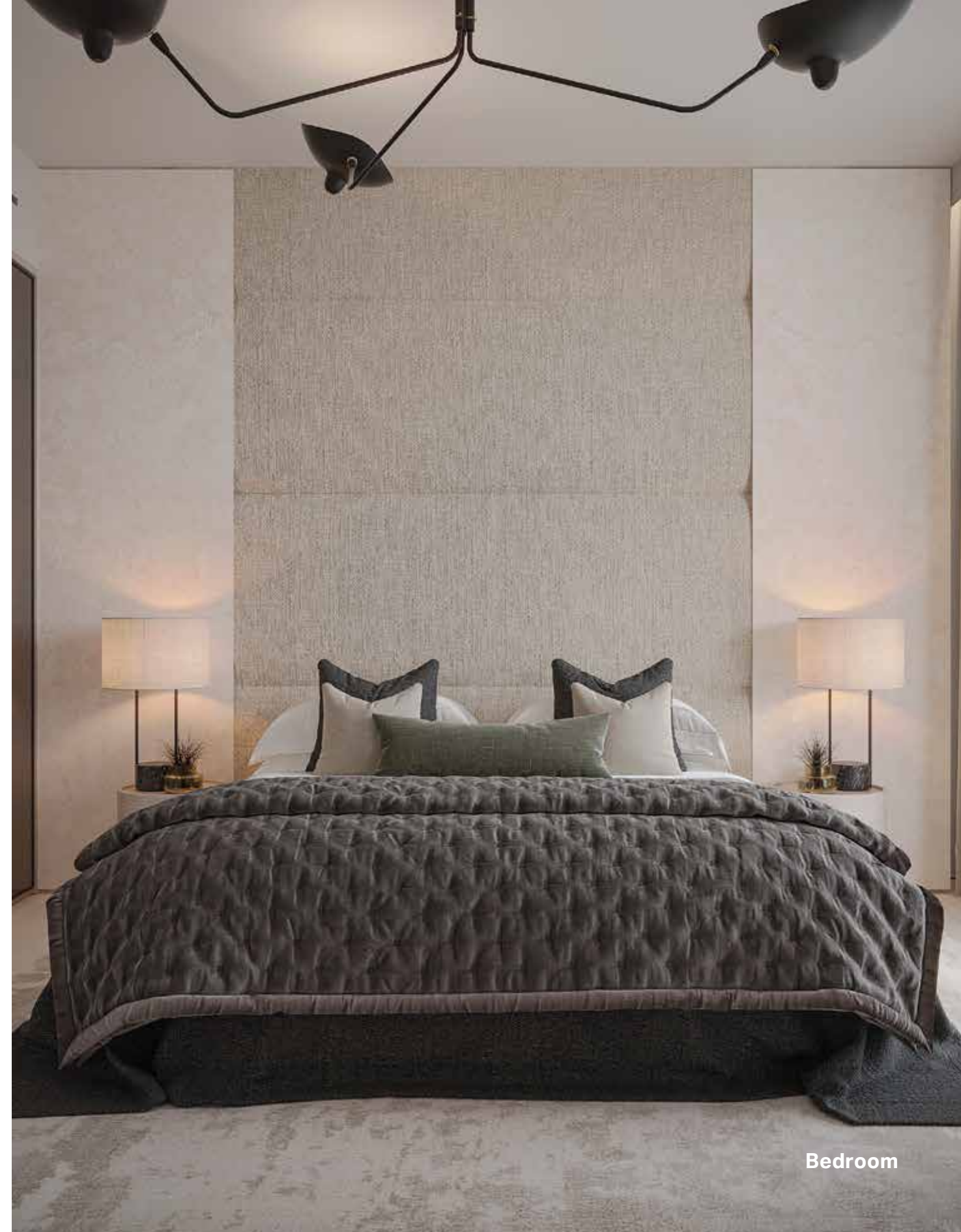
Kitchen



Master Bedroom



Vanity



Bedroom



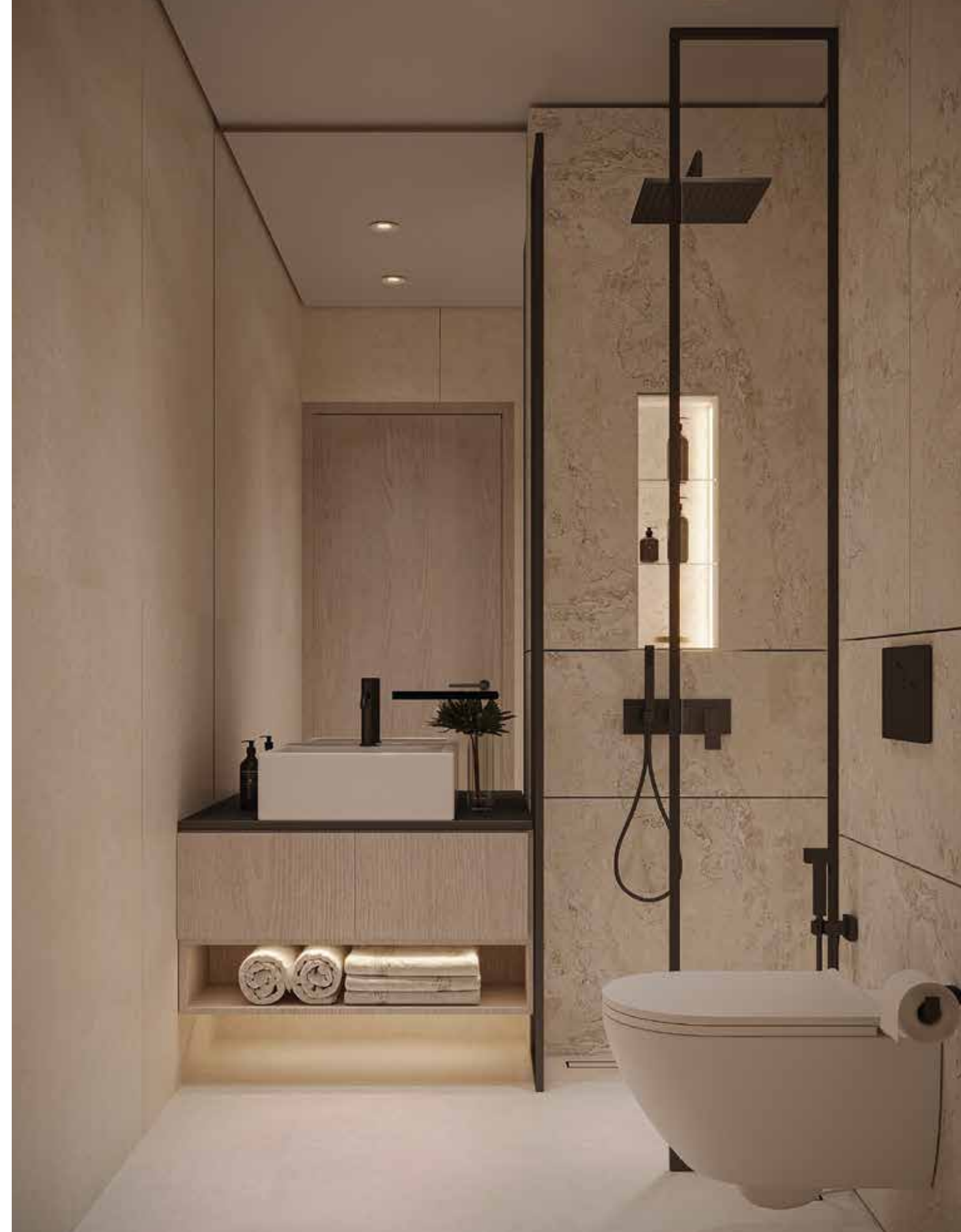
Walk-in Wardrobe



Study



Bathroom





3.5 Bedroom Signature Residences

Exclusive residence with an expansive terrace and 5m private pool



Living Area





Dining Area



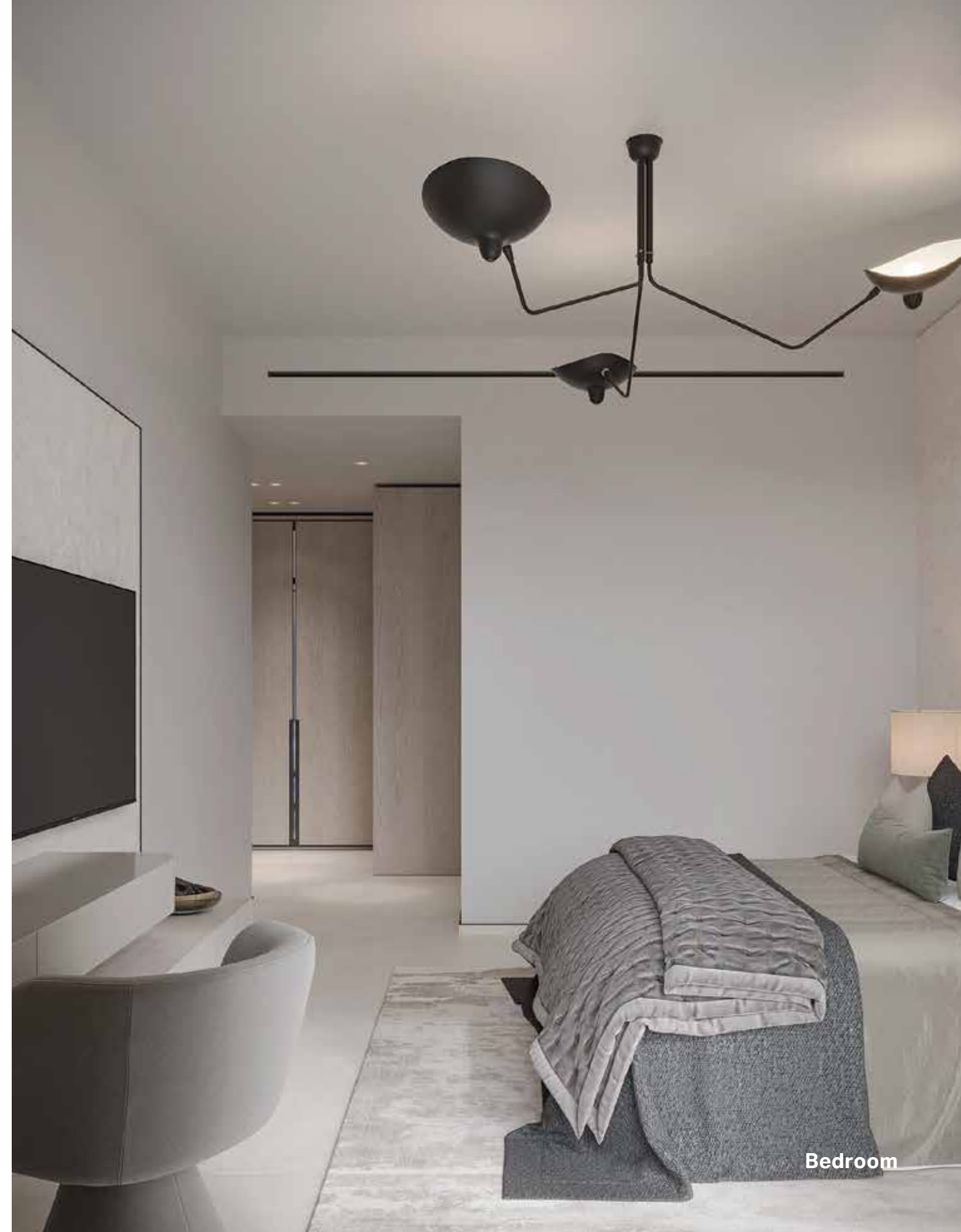


Kitchen





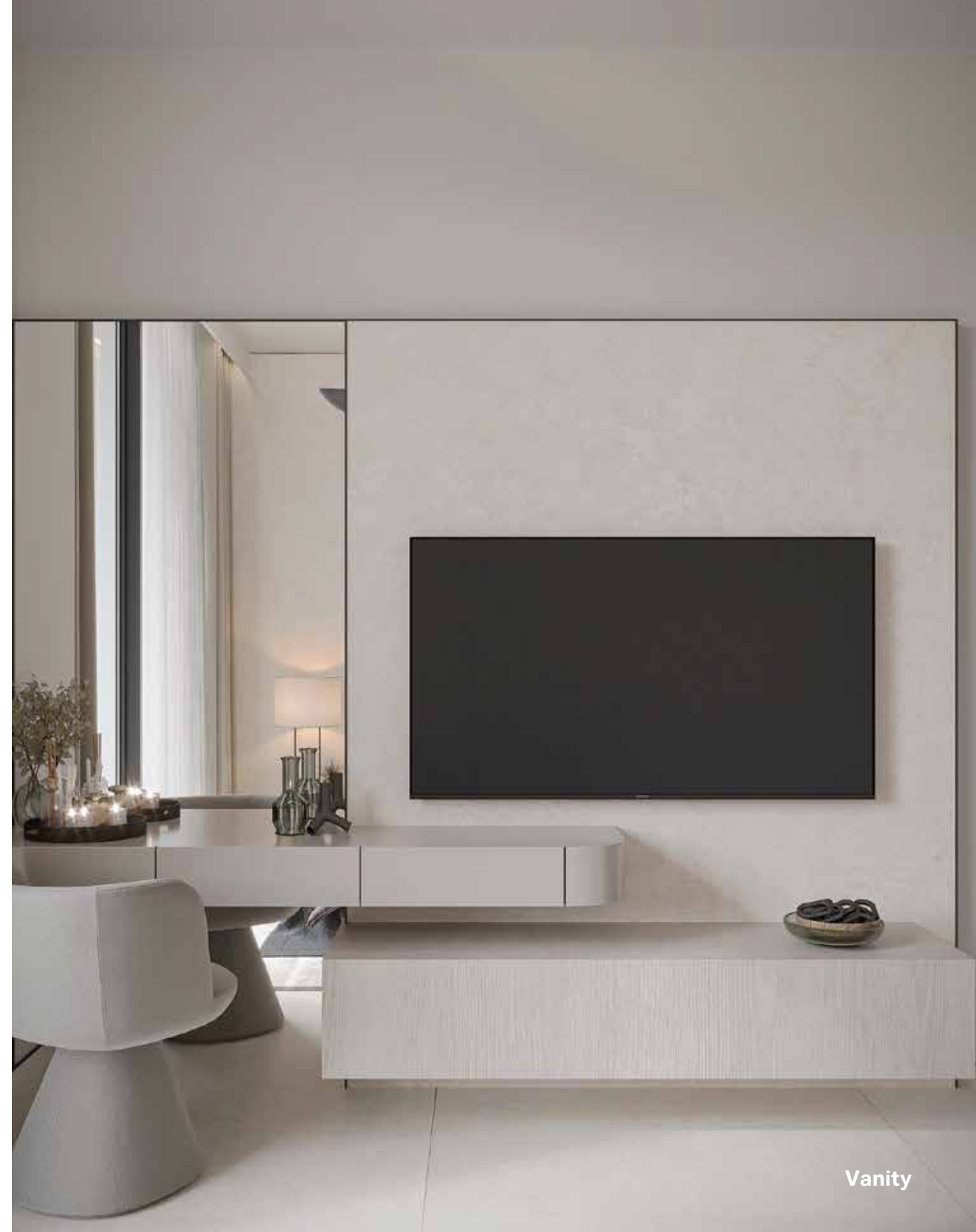
Corridor



Bedroom



Bedroom



Vanity



Bedroom





Built-in Closet





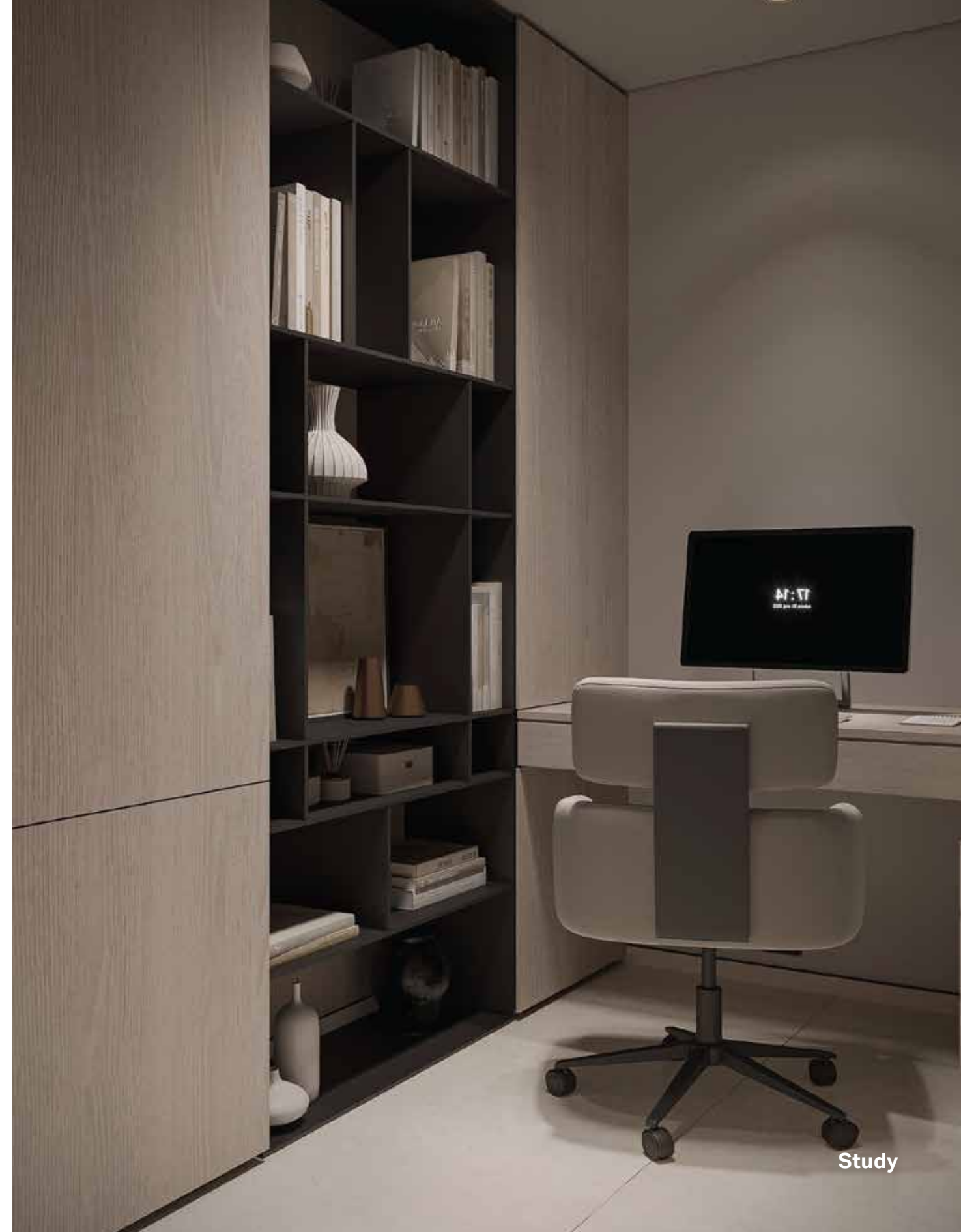
Bathroom



Laundry Room



Laundry Room



Study



Amenities



Wellness Sanctuaries

- Mixed-use gym
- Outdoor gym
- Yoga area
- Jogging track
- Multi-purpose sports court
- Aqua gym
- Steam and sauna
- Outdoor showers



Gym





Clubhouse



Clubhouse



Leisure Retreats

- Rooftop infinity pool
- Kid's pool
- Jacuzzi
- Viewing deck
- Sundeck
- Water fountains





Infinity Pool



Social Nooks

- Resident's café
- Party lounge
- BBQ deck
- Outdoor / social zones
- Family garden
- Zen garden
- Cabanas
- Sunken seating
- Shaded seating

Family Havens

- Kids' play areas
- Pet-friendly zones





Everyday Comforts

- Co-working space
- 24/7 concierge
- 24/7 security
- Landscaped green spaces

Project Overview

PROJECT NAME

Barari Parks

PROJECT TYPE

Residential Apartments
Mixed-Use & Retail

LOCATION

Majan, Dubai

BUILDING CONFIGURATION

2B + G + 6 + Roof

TOTAL UNITS

46

All images and visuals are for marketing use only.
Details are subject to change without notice or liability.
The final Sales and Purchase Agreement between
Seller and Buyer is the only binding document. E&OE.



UNIT MIX

1 BR Executive Residences
6 Units
947 to 1,001 sq.ft.

1.5 BR Executive Residences
37 Units
819 to 1,206 sq.ft.

2.5 BR Luxe Residences
2 Units
1,687 to 1,965 sq.ft.

3.5 BR Signature Residences
1 Unit
2,600 sq.ft.

6 Retail Spaces

PAYMENT PLAN

50% During construction
50% On handover
1% Monthly during construction

HANDOVER

Q1 2028



BAHAT

INVESTMENT GUIDE