

# **RABDAN DEVELOPMENTS**

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At Rabdan Developments, We Exceed The Ordinary And Redefine The Essence Of Luxury Living In Dubai.

Our Commitment To Excellence Is Reflected In Every Project We Undertake, Where High-End Luxury Seamlessly Intertwines With Sophisticated Design, Setting A New Standard In Comfort And Leisure.

As A Prominent Emirati Developer Based In Dubai, We Take Immense Pride In Our Innovative Approach To Construction And Development Seamlessly Blending Comfort With Leisure To Create Architectural Marvels In Premium Locations.



# GHARBI I

## RESIDENCES

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Represents The Culmination Of Rabdan's Fourth Project, Meticulously Crafted By Esteemed Architects Known For Their unwavering Dedication To Excellence In Design And Quality.

Our Commitment To Perfection Guarantees Meticulous Attention To Every Detail, Ensuring Your Complete Satisfaction.



## SEAMLESSLY LINKED :

### GHARBI I RESIDENCES

Is Located At The Nearest Attraction

#### EASY ACCESS TO :

- Sheikh Zayed Road
- Sheikh Mohammed Bin Zayed Road
- AlKhail Road
- Hessa Street

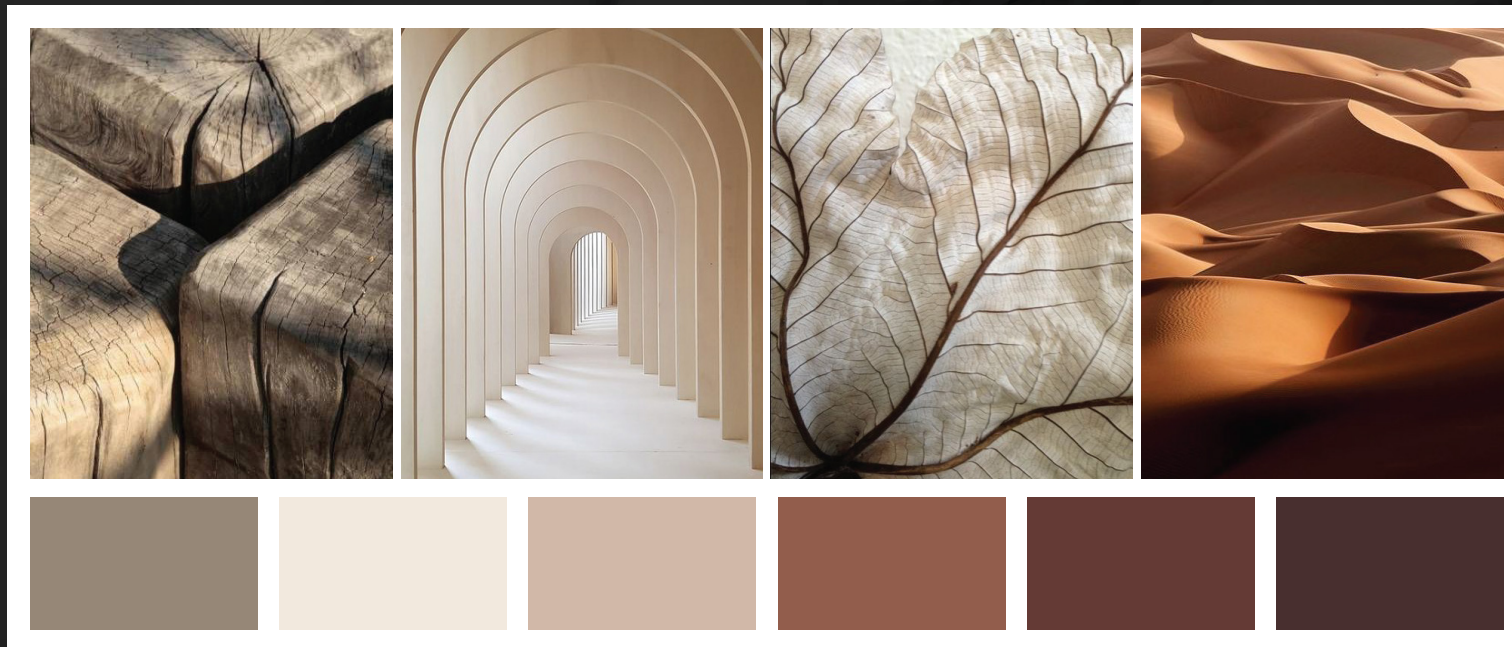
#### PROXIMITIES :

- **02 min** to Dubai Miracle Garden
- **10 min** to Palm Jumeirah
- **20 min** to Expo Dubai
- **25 min** to Dubai Mall & Downtown
- **30 min** to Dubai International Airport



# BUILDING EXTERIOR

Draws inspiration from the forms and colours of nature and the surrounding environment. It aims to create a calming and soothing environment that evokes a sense of relaxation and comfort.



- Sleek Finishes
- Integrated Landscaping
- High-Quality Materials

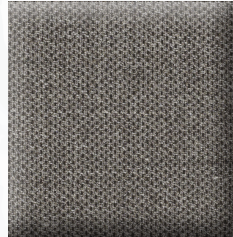
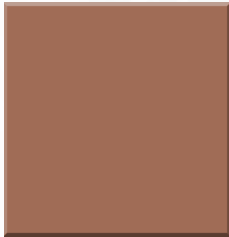
- Minimalist Design
- Dramatic Skyline Views



# BUILDING INTERIOR

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- Open Floor Plans
- High-Quality Fixtures And Finishes
- Natural Light
- Fine Furnishings
- Fully Fitted Kitchen With Built In European Made Appliances
- Smart Home Technology
- European Made Sanitary Items



# BUILDING CONFIGURATION



168 UNITS

48

STUDIO

96

1 BEDROOM

24

2 BEDROOM

COMPLETION DATE Q2026, G+3P+12+2R





Experience A Luxurious  
Redefinition Of Elevated Living



ELEVATOR >



EAT  
SLEEP  
GAME  
REPEAT

Indoor Club Lounge





Gaming Room





RABDAN  
DEVELOPMENTS



Indoor Cinema





Living Room





Bedroom





Kitchen





Kitchen



GET  
FIT  
DON'T  
QUIT





RABDAN  
DEVELOPMENTS

FIT BODY



LOADING... 53%

GYM





GYM Lockers



The background of the image is a close-up, top-down view of clear blue water. The surface is covered in intricate, organic patterns of light and shadow, created by ripples and reflections. The colors range from deep cerulean to bright, almost white highlights where the light catches the water's surface. A thin, white rectangular border frames the entire image.

Find Your Perfect Haven Tailored  
Residences for Every Lifestyle





Rooftop Pool





Kids Pool





RABDAN  
DEVELOPMENTS



Rooftop Cinema





BBQ Lounge





Kids Area



# AMENITIES

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Swimming pool  
adults / kids



Sauna &  
Steam Room



Yoga Space



Rooftop cinema



Gaming room



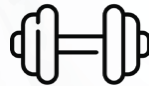
Kids Playground



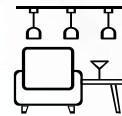
24/7 Security



Barbecue Area



Indoor Gym



Club Lounge



Business hub



Outdoor Lounge



Car Valet



# FLOOR PLANS

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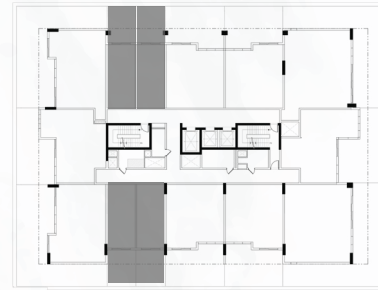
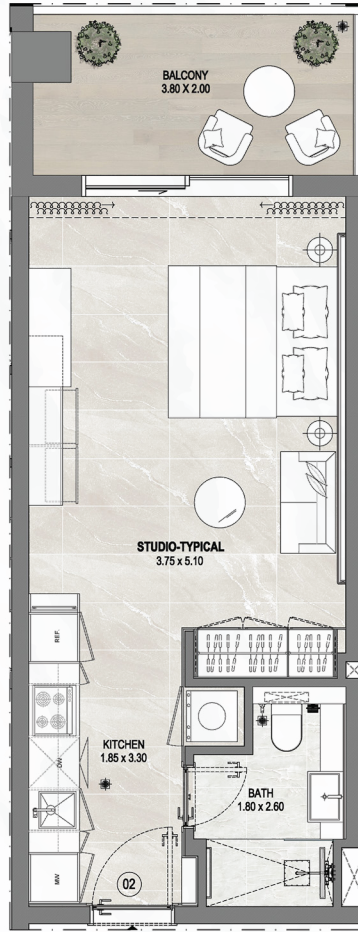
- STUDIO
- 1BHK
- 2BHK





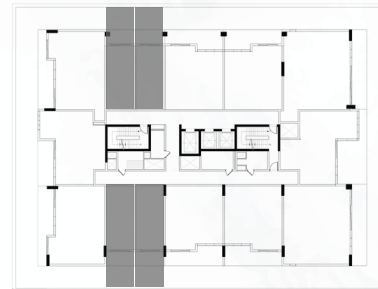
# STUDIO + TERRACE / BALCONY :

## TYPE 1



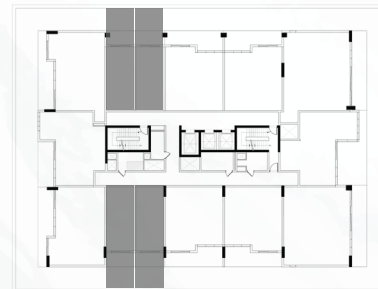
102, 103, 109, 110

1ST FLOOR



202, 203, 209, 210  
402, 403, 409, 410  
602, 603, 609, 610  
802, 803, 809, 810  
1002, 1003, 1009, 1010  
1202, 1203, 1209, 1210

2ND - 4TH - 6TH - 8TH - 10TH - 12TH



302, 303, 309, 310  
502, 503, 509, 510  
702, 703, 709, 710  
902, 903, 909, 910  
1102, 1103, 1109, 1110

3RD - 5TH - 7TH - 9TH - 11TH

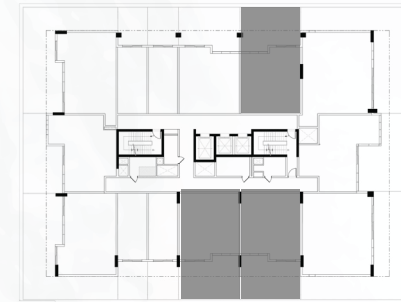
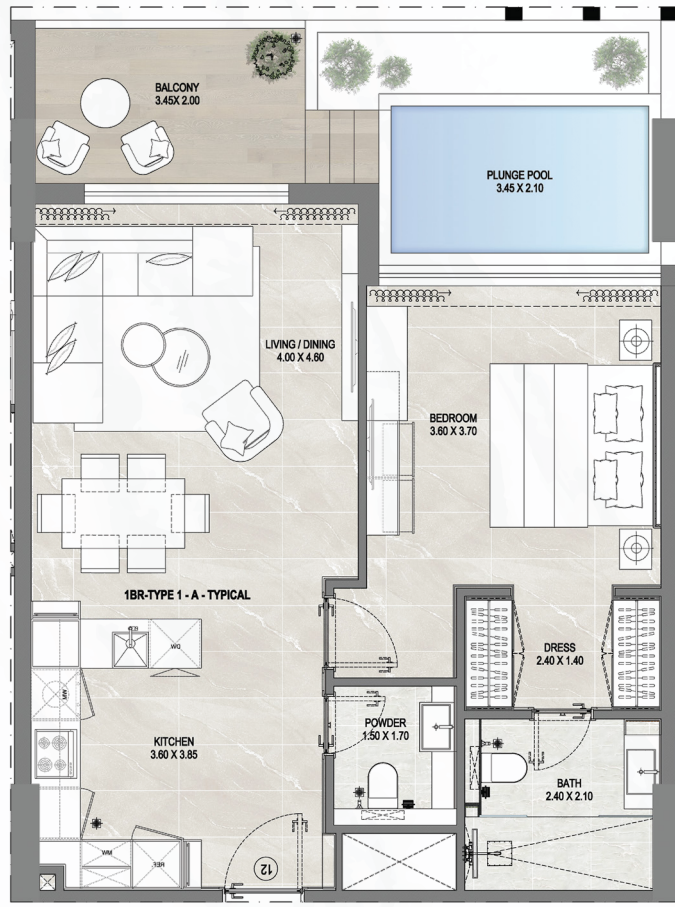


ENSUIT AREA (Sq.ft)	369.2 sq.ft
BALCONY AREA (Sq.ft)	81.8 sq.ft
TERRACE AREA (Sq.ft)	213.1 sq.ft
AREA (Sq.ft)	582.3 sq.ft



# 1 BHK + TERRACE / BALCONY / POOL :

## TYPE 1A



1ST FLOOR

105, 111, 112



2ND - 4TH - 6TH - 8TH - 10TH - 12TH

205, 211, 212

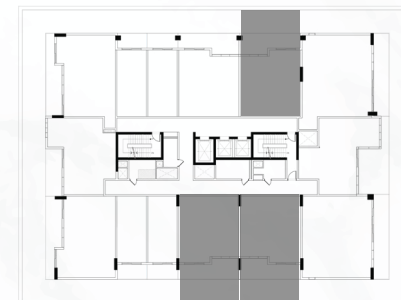
405, 411, 412

605, 611, 612

805, 811, 812

1005, 1011, 1012

1205, 1211, 1212



3RD - 5TH - 7TH - 9TH - 11TH

305, 311, 312

505, 511, 512

705, 711, 712

905, 911, 912

1105, 1111, 1112

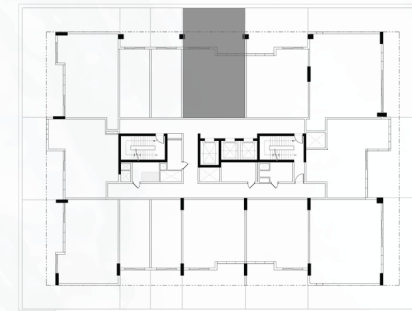
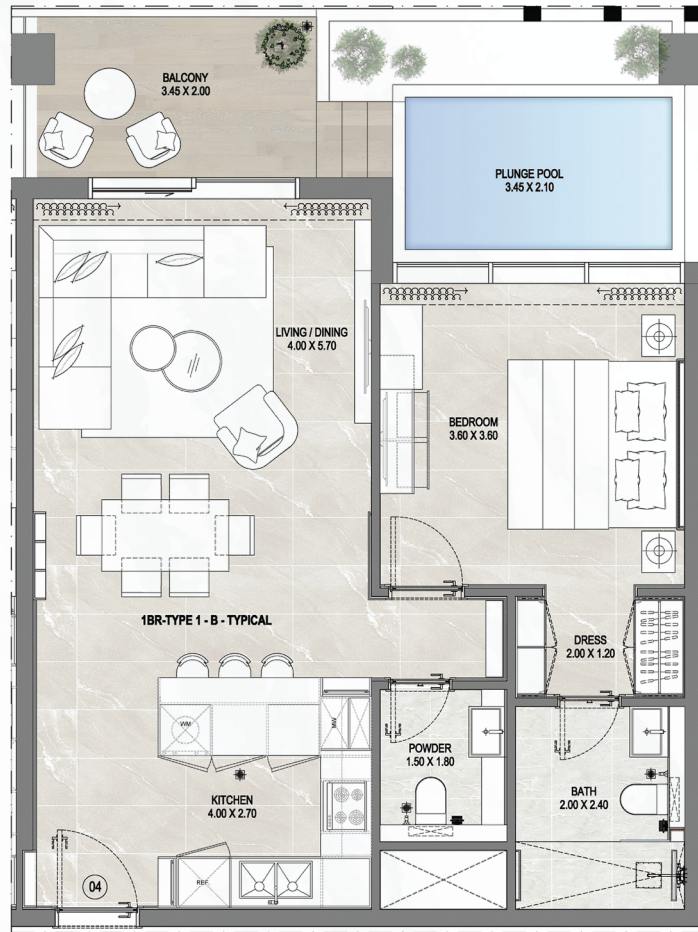


ENSUIT AREA (Sq.ft)	691 sq.ft
BALCONY AREA (Sq.ft)	207.7 sq.ft
TERRACE AREA (Sq.ft)	455.3 sq.ft
AREA (Sq.ft)	1,146.3 sq.ft

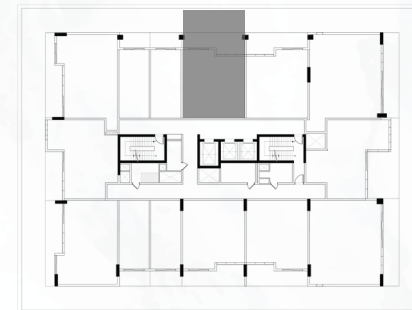


# 1 BHK + TERRACE / BALCONY / POOL :

## TYPE 1B



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



104

204

404

604

804

1004

1204

304

504

704

904

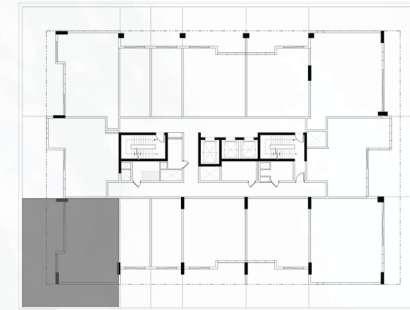
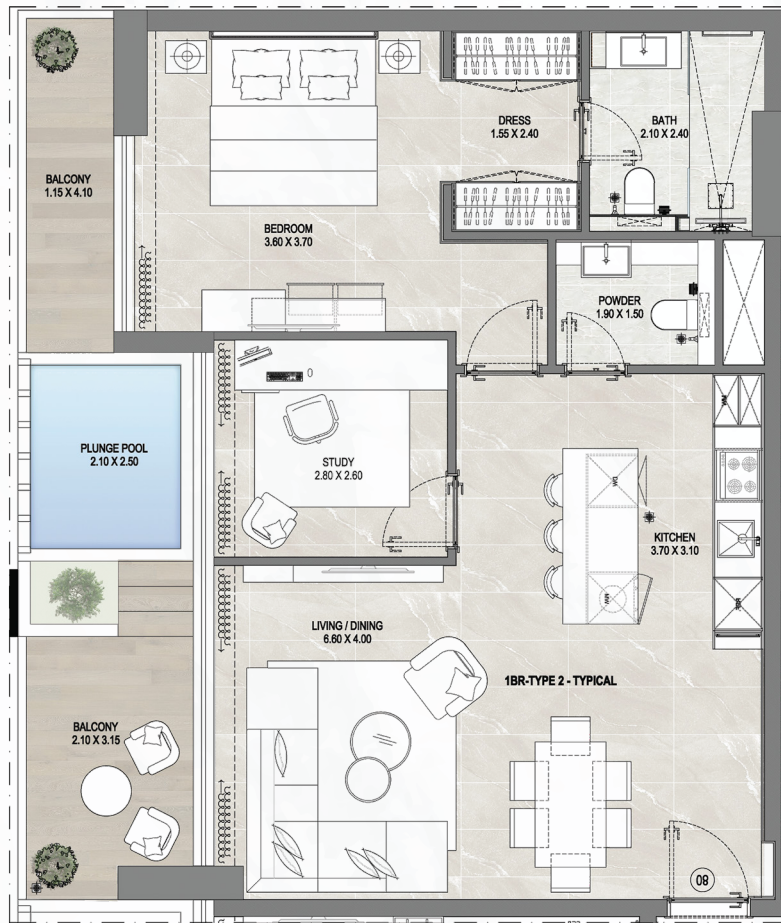
1104

ENSUIT AREA (Sq.ft)	691 sq.ft
BALCONY AREA (Sq.ft)	207.7 sq.ft
TERRACE AREA (Sq.ft)	455.3 sq.ft
AREA (Sq.ft)	1,146.3 sq.ft

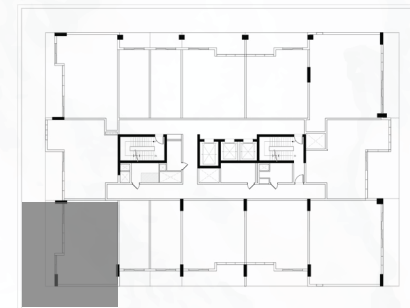


# 1 BHK + STUDY / TERRACE / BALCONY / POOL :

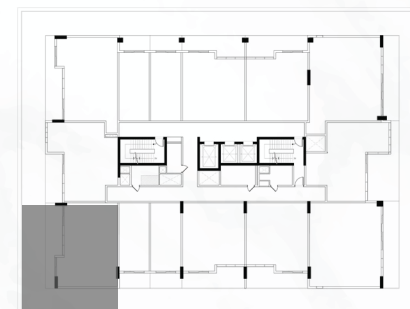
## TYPE 2



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



108

208

408

608

808

1008

1208

308

508

708

908

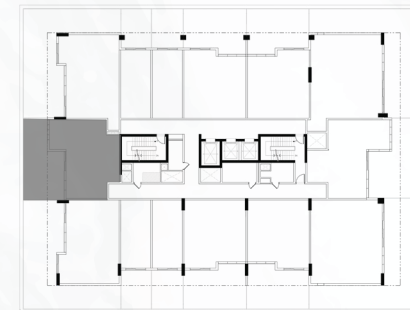
1108

ENSUIT AREA (Sq.ft)	838.5 sq.ft
BALCONY AREA (Sq.ft)	199.1 sq.ft
TERRACE AREA (Sq.ft)	934.3 sq.ft
AREA (Sq.ft)	1,772.8 sq.ft

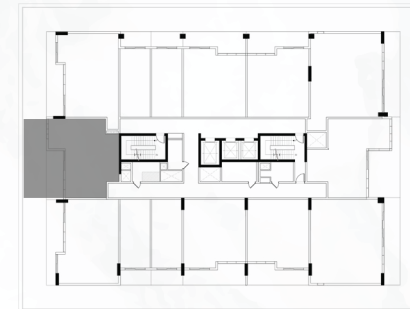


1 BHK + TERRACE / BALCONY / POOL :

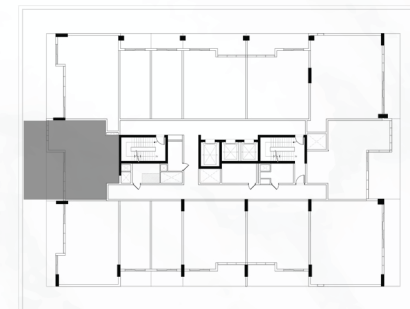
TYPE 3



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



107

207

407

607

807

1007

1207

307

507

707

907

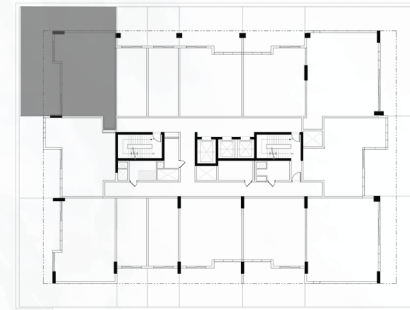
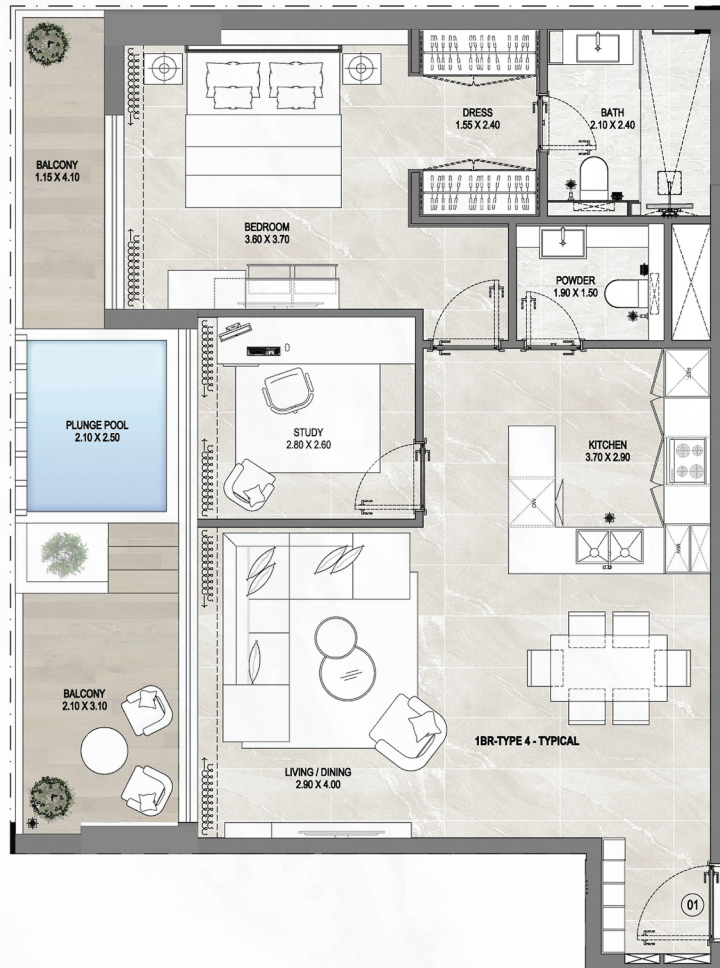
1107

ENSUIT AREA (Sq.ft)	769.6 sq.ft
BALCONY AREA (Sq.ft)	136.7 sq.ft
TERRACE AREA (Sq.ft)	468.2 sq.ft
AREA (Sq.ft)	1,237.8 sq.ft



1 BHK + STUDY / TERRACE / BALCONY / POOL :

TYPE 4



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



101

201

401

601

801

1001

1201

301

501

701

901

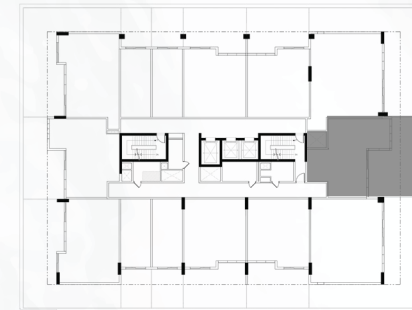
1101

ENSUIT AREA (Sq.ft)	863.3 sq.ft
BALCONY AREA (Sq.ft)	198.1 sq.ft
TERRACE AREA (Sq.ft)	934.3 sq.ft
AREA (Sq.ft)	1,797.6 sq.ft

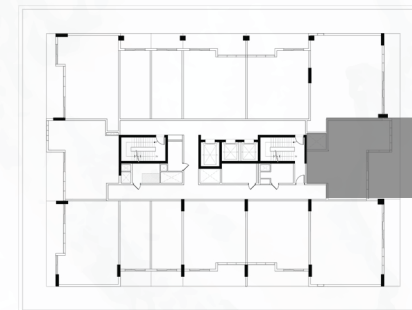


1 BHK + TERRACE / BALCONY / POOL :

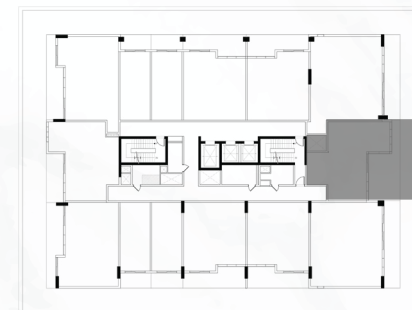
TYPE 5



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH

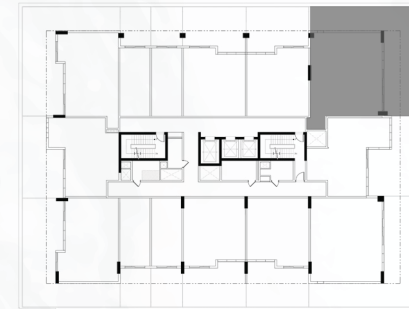
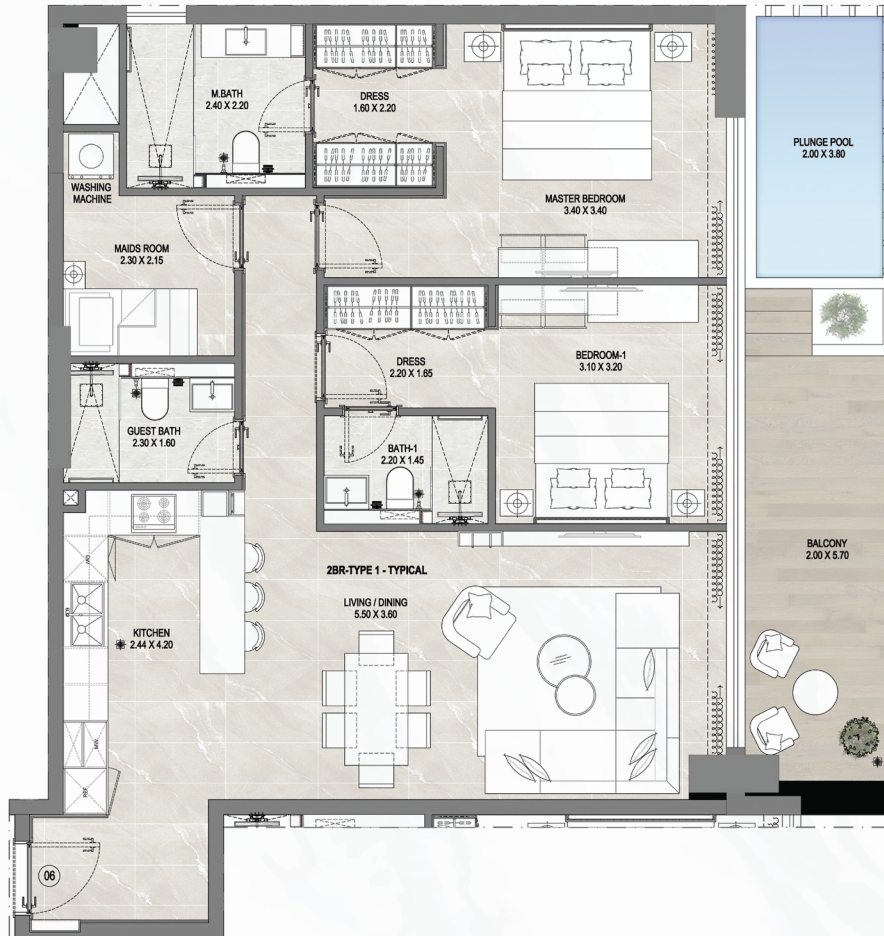


ENSUIT AREA (Sq.ft)	791.2 sq.ft
BALCONY AREA (Sq.ft)	247.6 sq.ft
TERRACE AREA (Sq.ft)	626.5 sq.ft
AREA (Sq.ft)	1,417.7 sq.ft

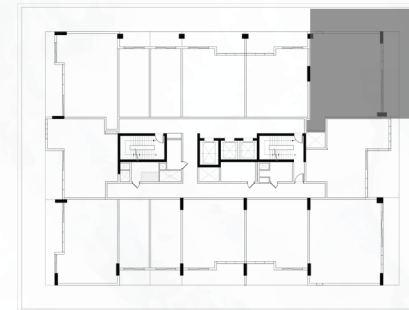


2 BHK + MAID / TERRACE / BALCONY / POOL :

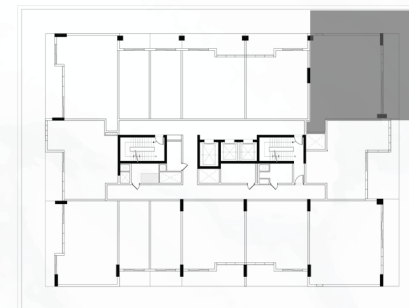
TYPE 1



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



106

206

406

606

806

1006

1206

306

506

706

906

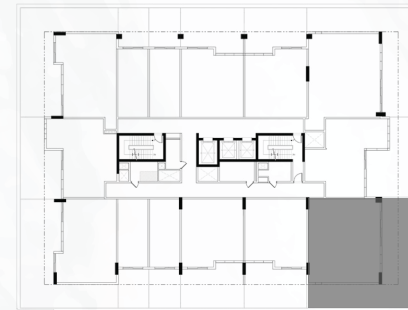
1106

ENSUIT AREA (Sq.ft)	1,103.3 sq.ft
BALCONY AREA (Sq.ft)	229.3sq.ft
TERRACE AREA (Sq.ft)	1,035.5 sq.ft
AREA (Sq.ft)	2,138.8 sq.ft

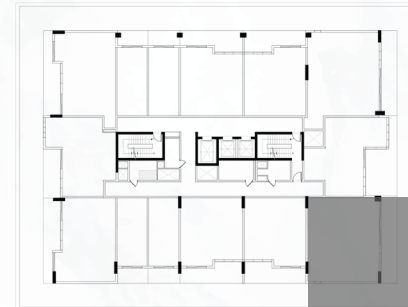


# 2 BHK + MAID / TERRACE / BALCONY / POOL :

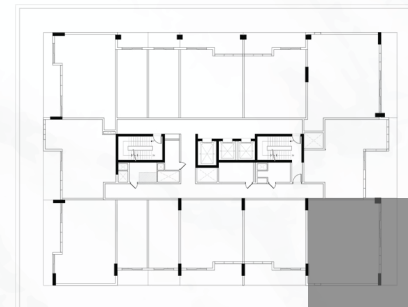
## TYPE 2



1ST FLOOR



2ND - 4TH - 6TH - 8TH - 10TH - 12TH



3RD - 5TH - 7TH - 9TH - 11TH



113

213

413

613

813

1013

1213

313

513

713

913

1113

ENSUIT AREA (Sq.ft)	1,060.3 sq.ft
BALCONY AREA (Sq.ft)	234.7 sq.ft
TERRACE AREA (Sq.ft)	1,050.6 sq.ft
AREA (Sq.ft)	2,110.9 sq.ft



# UNITS

TYPES	NO. OF UNITS	STARTING SIZE (SQ.FT)	STARTING PRICE (AED)
<b>STUDIO + BALCONY</b>	44	451	599,153
<b>STUDIO + TERRACE</b>	4	573.70	727,215
<b>1 BHK + BALCONY + POOL</b>	66	895.6	1,098,036
<b>1 BHK + STUDY + BALCONY + POOL</b>	22	1,037.6	1,293,246
<b>1 BHK + TERRACE + POOL</b>	6	1,146.3	1,301,643
<b>2 BHK + MAID + BALCONY + POOL</b>	22	1,295.0	1,599,186
<b>1 BHK + STUDY + TERRACE + POOL</b>	2	1,772.8	1,888,758
<b>2 BHK + MAID + TERRACE + POOL</b>	2	2,110.9	2,390,711



## PAYMENT PLAN

**70% / 30% POST HANDOVER**

**15%**  
DOWN PAYMENT

**10%**  
HANDOVER

**45%**  
DURING  
CONSTRUCTION

**30%**  
POST  
HANDOVER

**COMPLETION DATE**

**Q2 - 2026**