



# DIVINE AL BARARI

FACTSHEET



# NATURALLY EXTRAORDINARY

Divine Al Barari provides spacious, nature-connected living in a serene setting with resort-style amenities and open views of Al Barari, IMG Worlds, and Global Village. The payment plan is structured for both investors and end-users, ensuring flexibility and broad appeal.



# LOCATION

Majan, Wadi Al Safa 03



## 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)



## LIVING SPACES DESIGNED TO FEEL LIKE A GETAWAY

Each residence is designed as a nature-connected retreat, with finishes and features that elevate daily living.

- Private balcony pools in most units
- High ceilings
- Floor-to-ceiling heat-reduction windows
- Recessed lighting and slim-line vents
- Marble kitchen islands with built-in dining tables
- Integrated soft-close cabinetry and high-end appliances
- Spa-style bathrooms with marble cladding and rain showers
- Covered balconies for year-round use





# 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



## 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



## Community & Lifestyle

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



## Nature & Family Spaces

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

POOL



SUNKEN SEATING



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

Q 2 2 0 2 8

PAYMENT PLAN

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# 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.



## THE DEVELOPER



Founded in 1995, Takmeel has delivered premium residential projects across Dubai and Ajman. The developer focuses on modern, design-driven communities with curated amenities in strategic locations offering strong connectivity. Guided by trust, transparency, and long-term value, Takmeel creates homes for both end-users and investors.





## CONTACT DETAILS

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