PRISTINE

by ZOYA

Pristine

//adjective

Spotless.
Pure.
Original.
Uncorrupted.
Fresh, clean, and flawless.

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IMAGINE A HOME AS ORIGINAL AS YOU ARE.

Imagine a home where serenity meets space; where every day feels like a fresh start. A place within a flourishing greenscape. A life away from city's chaos, and yet close to everything you want. A nest for those who crave a blank canvas for their dreams.

This could be yours.

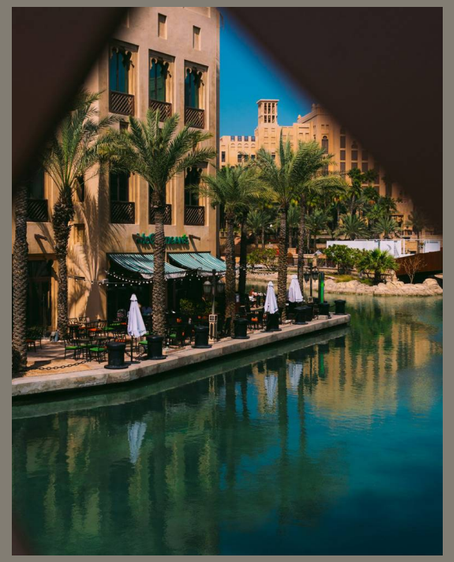
Welcome to a place designed for effortless living, endless possibilities, and more space to live.

DUBAI

YOUR WORLD OF OPPORTUNITY

From its shores to the skyline, Dubai is the city where dreams come to life. It's a thriving hub where ambition meets opportunity.

From historic souks to iconic landmarks, Dubai offers a wealth of experiences waiting to be discovered. Sitting at the crossroads of continents, Dubai offers unparalleled access to global markets.



"Dubai will never settle for anything less than the first place."

- HH Sheikh Mohammed bin Rashid Al Maktoum

Vice-President and Prime Minister of the UAE & Ruler of Dubai

INVEST IN DUBAI

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-art Education & Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to'

AL FURJAN

THE CENTRE OF LIVABILITY

With the launch of Al Maktoum Airport in future sights, Al Furjan is set to be the new centre of Dubai.

Surrounded by a harmonious blend of parks, educational institutions, vibrant shopping destinations, and healthcare facilities, it stands as the epitome of livability in Dubai.

Unlike purely investment-driven communities, Al Furjan is crafted for residents, prioritising a lifestyle that's both enriching and comfortable. Say hello to spacious residences and a community feel that fosters long-term investment in your happiness.

Parks, schools, malls, and healthcare

Spacious inside and out

Vibrant community living

Holistic comfort and convenience

Low-density, peaceful environment

Pet-friendly amenities and infrastructure

PRIME LOCATION AND EXCELLENT CONNECTIVITY

Positioned at the heart of Dubai's most iconic landmarks, Al Furjan offers unparalleled proximity to the city's pulse.

From the glittering skyscrapers of Downtown Dubai to the pristine beaches of Jumeirah, every corner of the city is within reach. Residents enjoy seamless access to renowned attractions, ensuring a lifestyle enriched with culture, leisure, and adventure.

- Al Furjan Pavilion with pools, sports courts, restaurants, and retail.
- Parks & gardens
- Pedestrian-friendly walkways.
- 40-km linked cycle routes through the community
- The Jebel Ali Recreation Club
- Al Furjan Club

CONNECTING LIFESTYLES

Al Furjan seamlessly integrates you into Dubai's dynamic network. The Al Furjan Metro Station puts the city at your fingertips, while direct access to Sheikh Zayed Road and other major arteries keeps you on the move – thanks to Route 2020.

The Tolerance Corridor fosters a spirit of inclusivity, and the upcoming Etihad Rail is set to expand your connection options. Embrace a lifestyle where convenience knows no bounds, and every destination is just a stone's throw away.

ZOYA
PRISTINE
by ZOYA

COME HOME TO BLISS

Welcome to a collection of residences located in the fully developed community of Al Furjan. At Pristine, spacious living translates into a feeling of tranquility. And exceptional experiences turn into lifelong memories.

Pristine isn't just about the space within your walls. It's about the community that surrounds you as well. Imagine strolling through verdant parks, grabbing a coffee with friends at a local cafe, or simply just enjoying the vibrant ambiance around you.

Pristine offers the perfect blend of comfort and connection - so that you can find your perfect balance. Al Furjan is the perfect match for Pristine, thanks to its harmonious lifestyle and crystal-clear sense of aesthetics.

THE PLACE TO BE.

Pristine is woven in Al Furjan's fabric and is minutes away from major landmarks of Dubai. And a shuttle bus service connects you with Al Furjan Metro Station.

Al Furjan Metro Station
03 min.

Ibn Battuta Mall
04 min.

TOLERANCE CORRIDOR
6 min.

Etihad Railway
12 min.

The Beach JBR
15 min.

Palm Jumeirah
18 min.

Downtown Dubai
28 min.

Al Maktoum Airport
30 min.

Dubai International Airport
30 min.

NEARBY LANDMARKS

1. Discovery Gardens
2. Al Furjan Metro Station
3. Acadia Global School
4. Medicentres Al Furjan - Clinic
5. Pavillion Mall - Al Furjan
6. Public Park - Al Furjan
7. Nakheel Villa Community - Al Furjan Villas
8. Etihad Railway - Al Furjan

MICRO MAP

SCHOOL

Arcadia Global School

MEDICAL CENTER

- Advanced Care Oncology Center
- Medicentres Al Furjan - Clinic Pavillion Mall

PARK

- Al Furjan Zone A Kids Park
- Al Furjan Zone P Kids Park Zone Park

MOSQUE

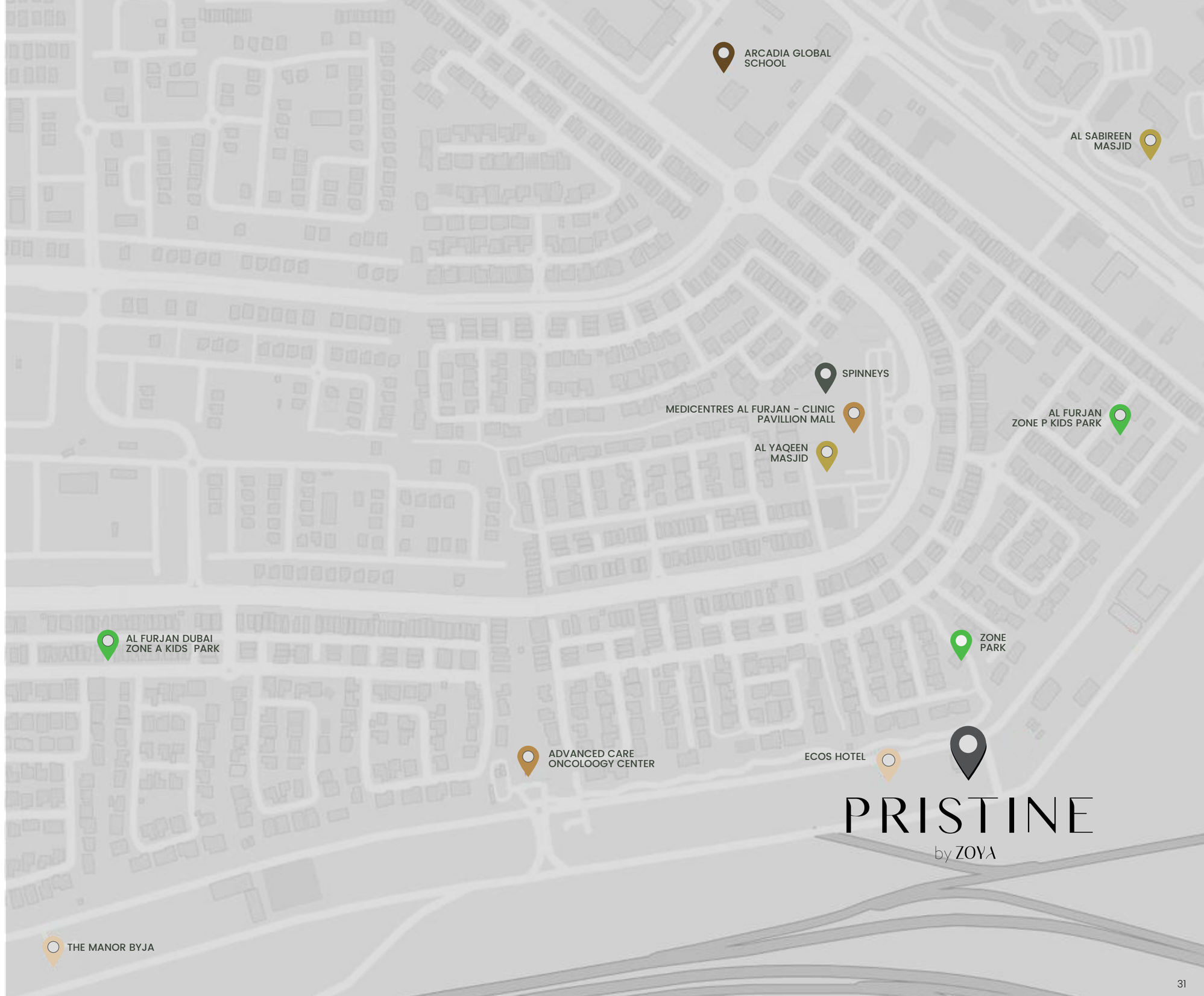
- Al Sabireen Masjid
- Al Yaqeen Masjid

GROCERY

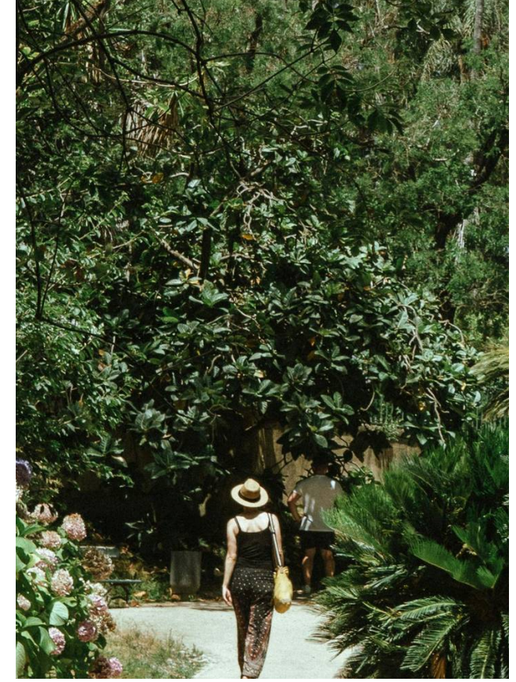
Spinneys

HOTEL

- The Manor by JA
- Ecos Hotel



THE LIFESTYLE



A LIFESTYLE READY TO MOVE INTO

Discover a lifestyle where everything is already in place, waiting for you to step in and make it your own. While the city is full of communities that develop after the residences, Pristine is nestled in Al Furjan's fully developed phase. Enjoy the perks of a neighborhood that's already bustling with life. From green parks to cozy cafes, everything you need is right at your doorstep.
The only thing left to do is start living.

- Sustainable Community Living
- Perfect Family Environment
- Connected in all the right ways.

LIVE SUSTAINABLE

At Pristine, sustainable living is woven into the very fabric of our community. Imagine a life where your daily routine has a minimal impact on the environment. Pristine boasts solar paneling, significantly reducing your carbon footprint.
Plus, conveniently located electric vehicle charging stations right on the podium level make it easier than ever to embrace an eco-friendly lifestyle. Live lightly on the land and leave a lasting positive impact – that's the Pristine promise.

GREEN LIVING

- Solar-powered common areas
- Reduced carbon footprint
- Electric vehicle charging stations

LIVE SMART

At Pristine, smart living isn't just a trend, it's an effortless extension of your everyday life. Imagine stepping into a haven where your smart door lock welcomes you home, and the Amazon smart-home technology seamlessly integrates with your lighting and climate control preferences.

Pristine's integrated home automation lets you control everything from thermostats to security with a simple voice command or touch of a button, creating a personalized haven of comfort and convenience.

SMART HOME TECHNOLOGY

- Climate Control
- Integrated Home Automation
- Smart Access Control

DESIGN & INTERIORS

COME HOME TO ELEGANCE

Step inside Pristine, where open floor plans create a sense of airiness, while high-quality finishes ensure a feeling of effortless elegance.

Let the natural light flood your spacious home, a blank canvas for creating a life that reflects your impeccable taste. Here, there's room to breathe, room to unwind, and room to truly live.

VASTU-ORIENTED AND DESIGNED FOR VIBRANCE

Experience a home designed with harmony and well-being in mind. Pristine incorporates the principles of Vastu in selected units to create a space that fosters positive energy and tranquility.

VASTU-ORIENTED DESIGN BENEFITS

Improved well-being: Promotes physical and mental health.

Increased prosperity: Attracts abundance and success.

Spiritual growth: Connects with inner peace and balance.

Energy efficiency: Optimizes natural light and ventilation.

A CULINARY DELIGHT

The kitchen at your residence is fully equipped with boutique appliances. This modular design is inspired by modern chic style so that your feasts grand and small become timeless memories.

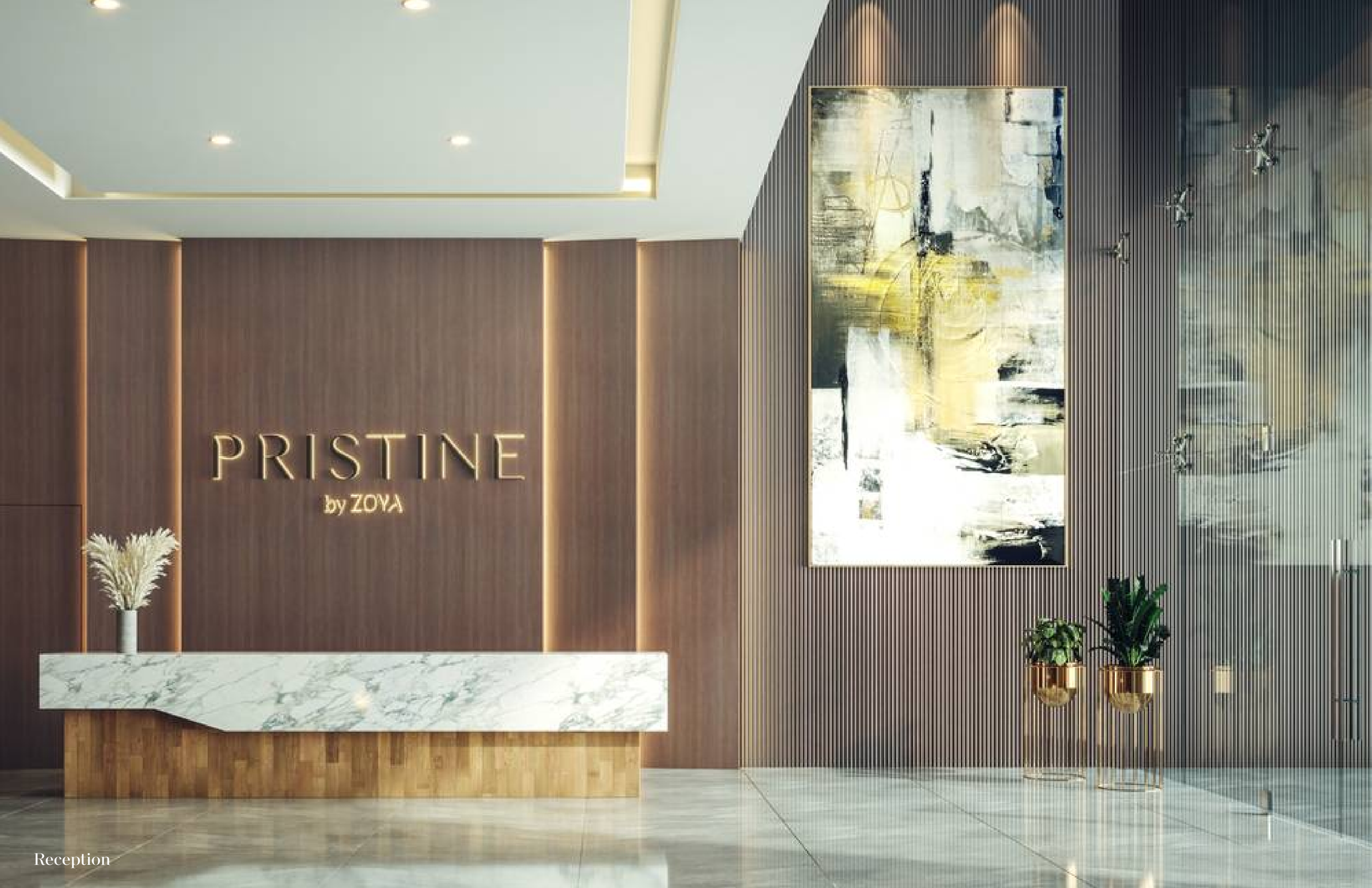
AMENITIES

Rejuvenate your spirit

From fun play-dates to active evenings, there's so much to do in Pristine as a community. With amenities crafted for both young and young at heart, find what moves you and helps you unwind through the day.

- Panoramic Gym
- Sauna for Him & Her
- Adult Swimming Pool
- Kids Swimming Pool
- Kids Play Area
- Outdoor Yoga
- Barbeque Area
- Sports Room
- Mini Golf Course
- Outdoor Poolside Cinema
- Co-working Space

Swimming Pool



Reception

Gaming Room

Gym

Co-working Area

Golf Course

SERVICES & FEATURES

SERVICES

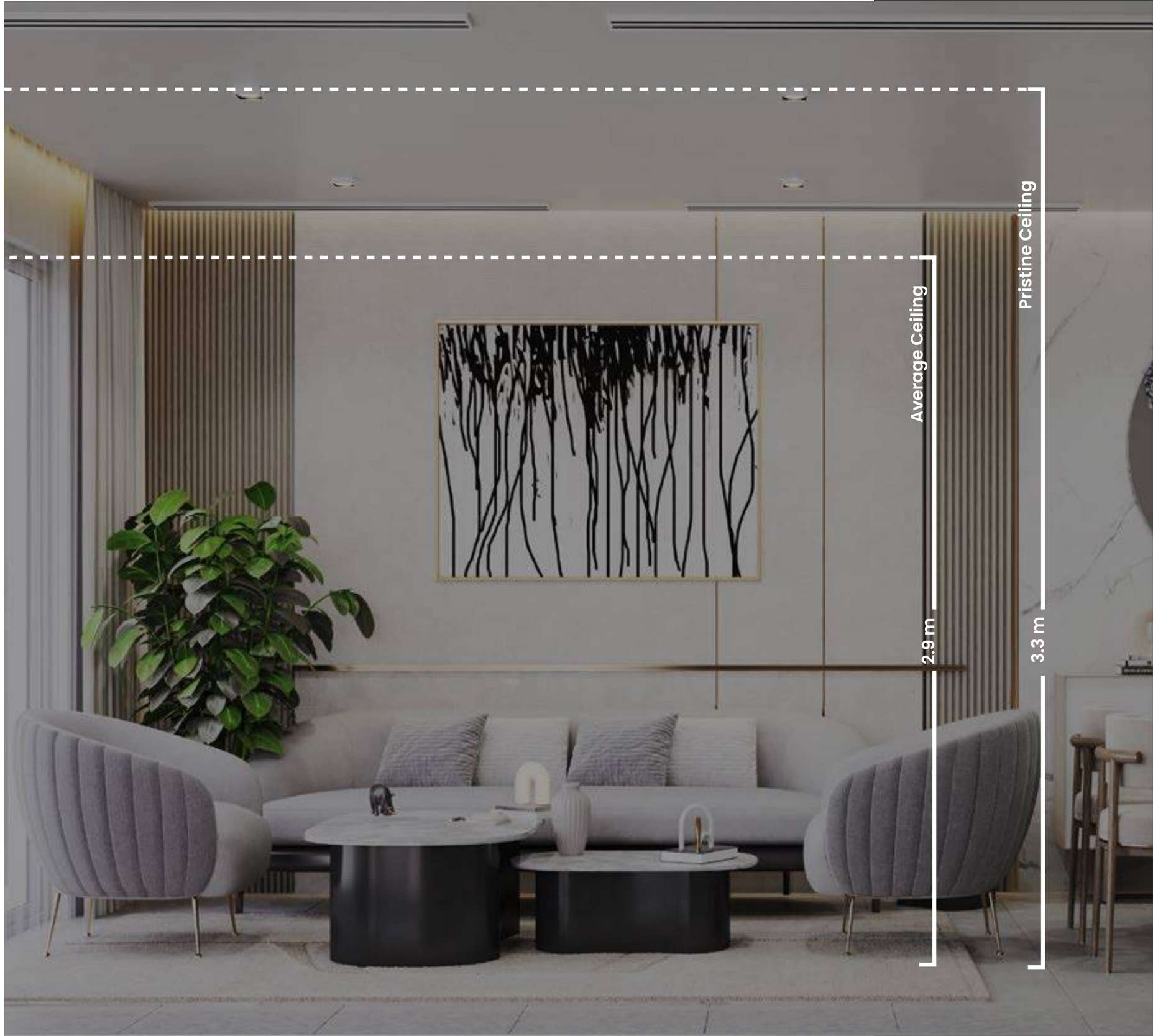
Unwind with a sense of zen

At Pristine Residences, we ensure your everyday comfort with thoughtful services. Enhances your living experience with a seamless blend of convenience, connectivity, and security.

- Shuttle service (to and from the metro station)
- Wifi-enabled common areas
- Retail outlets
- 24*7 Security
- Round the clock Concierge

LOOK UP TO NEW BEGINNINGS

At Pristine, our ceilings are higher than the rest – so is our benchmark.



FEATURES

Personalised for a pristine life

From spacious layouts to paramount privacy, your life is pristine is made perfect with exclusive features.

- Corner Plot
- Grand Lobby
- Residents lounge
- 3 High Speed Elevators
- Pet friendly
- Solar Powered
- 3.3 M Ceiling heights
- Efficient floor plans
- Ensuite for all Rooms + powder Room
- Separate laundry room
- Siemens* appliances
- Jaquar* fittings
- Low-density building
- Private Pool

*Brands listed are for reference and may be substituted with equivalent alternatives, based on availability or other factors.

THE APARTMENTS

THE RESIDENCES

- 3.3M Ceilings In The Living Room And Bedrooms
- Premium Tile Flooring
- Elegantly Proportioned Window-walls
- Centrally Air-conditioned
- Pre-wired For High-speed Internet / Phone / Satellite TV
- Custom Crafted & Fitted Wardrobes & Walk-in Closets
- Laundry room with washing machine provisions
- Kitchens with fitted appliances
- Efficiently balanced indoor-to-outdoor area ratio

3-BEDROOM APARTMENTS

An exclusive collection of podium residences with a private pool.

BALCONY PLUNGE POOL

With an option to own a residence with an exclusive swimming pool, this can be your calling. Secluded from the world and blanketed with privacy, you can choose from a limited collection that features a private pool.

From intimate gatherings by the pool to a splash of fun, this collection serves your fancies with the utmost privacy in mind.

1 & 2 -BEDROOM APARTMENTS

Spacious layouts, stunning aesthetic, and family-friendly living in a place you can call home.

DESIGNED WITH A PRISTINE TOUCH

These 1 & 2-bedroom residences blend luxury with thoughtful design, offering a lifestyle of comfort and elegance. The premium tile flooring adds a touch of sophistication, while the elegantly proportioned window-walls invite natural light, creating a warm and welcoming ambiance.

Step outside to enjoy generous balcony and terrace areas, perfect for moments of relaxation. Custom-crafted wardrobes and spacious walk-in closets are seamlessly integrated for style and practicality. These residences are the epitome of refined living, where every detail has been carefully considered for your comfort.

LOVE AT first BITE

TIM WALKER STORY

STYLE GUIDE

LIVING ROOM

MATERIAL & FINISHES

FLOOR TILING

Oslo Marfil

Kajaria

DOOR LAMINATE

1384 Parama Walnut

Emilam®

KITCHEN

MATERIAL & FINISHES

Brand of built-in appliances **SIEMENS***

Top Cabinets

BOTTOM LAMINATE

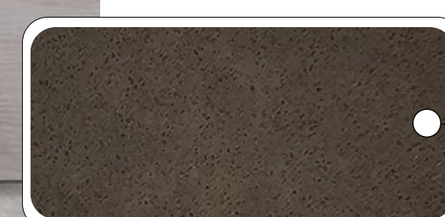
1384 Parama Walnut

Emilam®

ENGINEERED QUARTZ FOR KITCHEN COUNTERTOP

Valente

KalingaStone® ITALIAN DESIGN



ENGINEERED QUARTZ FOR BATHROOM VANITY

Ush

KalingaStone® ITALIAN DESIGN

*Brands listed are for reference and may be substituted with equivalent alternatives, based on availability or other factors.

BEDROOM

MATERIAL & FINISHES

WARDROBE

Latina Grey

abc

LAMINATE

1384 Parama Walnut

Emilam®

BATHROOM

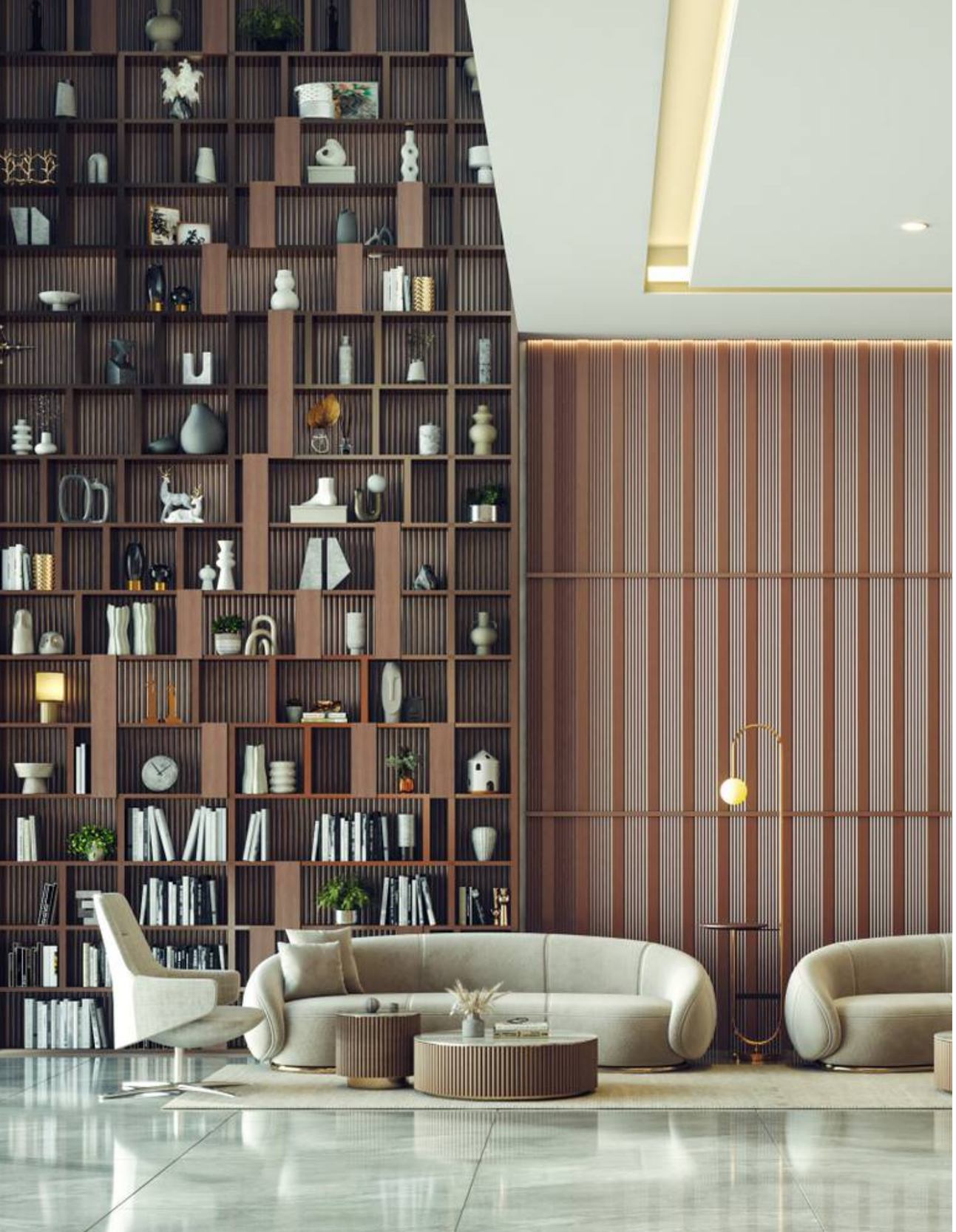
MATERIAL & FINISHES

FLOOR
Dove Matt

WALL
Dove Matt

ACCENT
Dove Matt

PROJECT-DETAILS



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by ZOYA

A collection of apartment residences with maid's room based in Al Furjan, Dubai.

PROJECT NAME
Pristine by Zoya

PROJECT TYPE
Apartments

UNITS
67

LOCATION
Al Furjan, Dubai

COMPLETION
Q1 | 2027

UNIT TYPES & SIZES

1-BEDROOM APARTMENTS	Starting 768 sq. ft
2-BEDROOM APARTMENTS	Starting 1129 sq. ft
3-BEDROOM APARTMENTS (+ Private Garden & Plunge Pool)	Starting 2514 Sq. ft

PROJECT CONFIGURATION

ELEVATORS

- 3 Elevators
- International Brand
- Warranty: 5 Years

PARKING

- 2 Podium Covered Parking Spaces for each unit based on unit size
- Bicycle Racks
- EV Charging Stations

OWNERSHIP

- Freehold

ANTICIPATED COMPLETION DATE

- Q1 2027

THE DEVELOPER & PARTNER

ZOYA
DEVELOPMENTS

EXPERIENCE | LEGACY

Zoya Properties began its journey driven by a vision of developing modern spaces that merge craftsmanship and liveability. In the last 14 years, we have set new standards in creating unparalleled living spaces and delivering exceptional value for our customers.

Dubai's visionary leadership and forward-thinking initiatives have brought it into the global spotlight, making it an ideal destination for Zoya Developments to expand. With a customer-centric approach at our core, we look forward to crafting extraordinary experiences and exceeding expectations in this vibrant city.

Columbia
GROUP

THE PARENT GROUP

With a rich history spanning more than a decade, Columbia Group has established itself as a leading force in the real estate industry.

Having successfully delivered over 2,000,000 square feet of built-up area across diverse projects in India, the group has consistently demonstrated its commitment to quality, innovation, and customer satisfaction.

نخيل
NAKHEEL

MASTER DEVELOPER

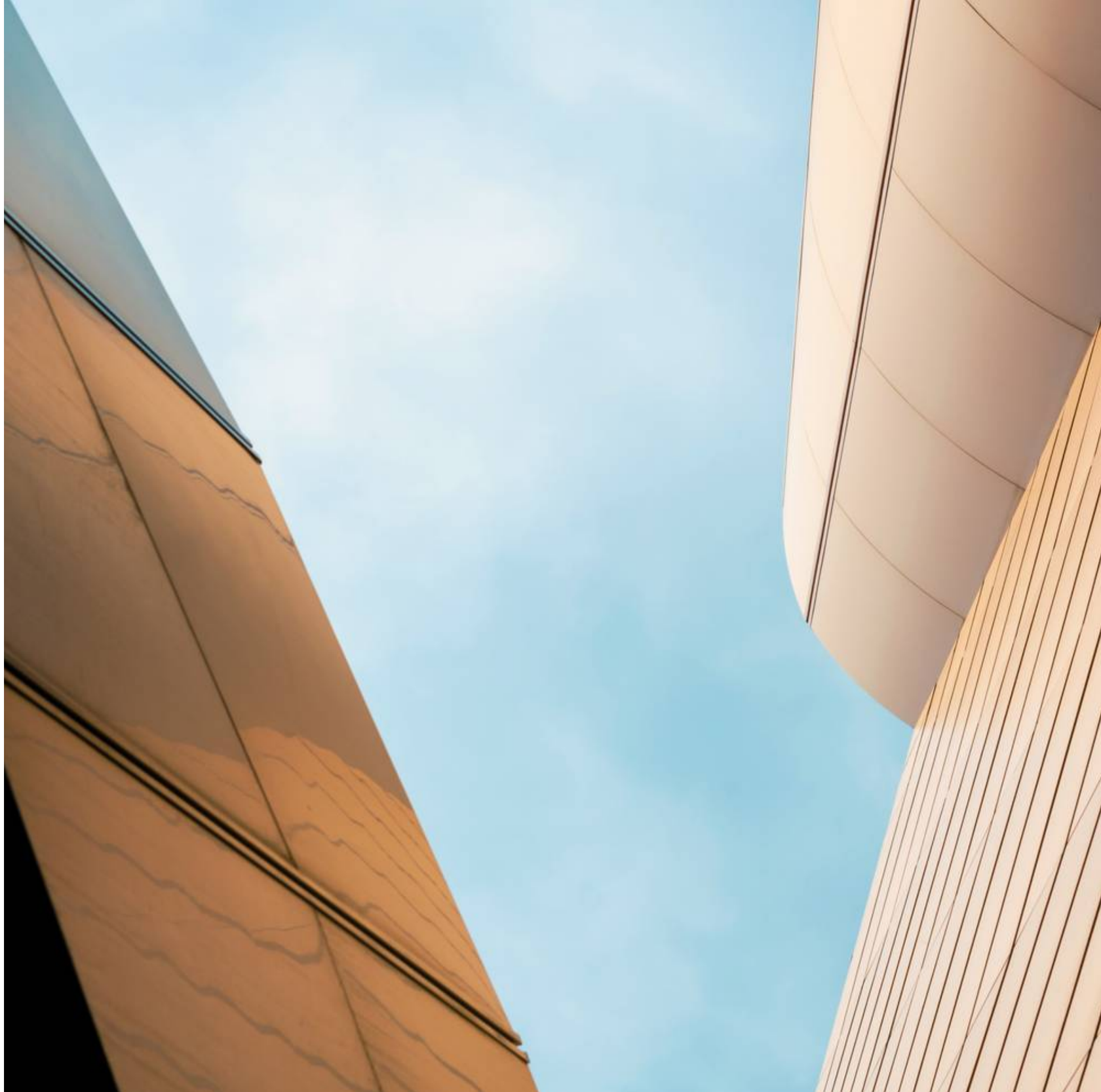
Nakheel is a renowned real estate developer in Dubai, United Arab Emirates, best known for its iconic Palm Jumeirah development. As one of the key players in Dubai's property market, Nakheel has also masterminded the development of Al Furjan, a vibrant residential community.

arkiplan
international

CONSULTING ARCHITECTS & ENGINEERS

Arkiplan is a well-known architectural firm with projects across South Asia, the Middle East, Eastern Africa, the USA, and the Caribbean.

Our international experience and local knowledge help us create innovative designs tailored to each location. We pride ourselves on delivering projects that not only meet but exceed expectations.



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