



# GHARBI I

RESIDENCES

# CRAFTING DREAMS, **BUILDING LEGACIES**

At Rabdan Developments, we exceed the ordinary and redefine the essence of affordable 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.

By Rabdan Developments



# GHARBI I

## RESIDENCES

### ABOUT THE PROPERTY

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.

By Rabdan Developments



## SEAMLESSLY LINKED :

GHARBI | RESIDENCES

Is Located At The Nearest Attraction

### EASY ACCESS TO :

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

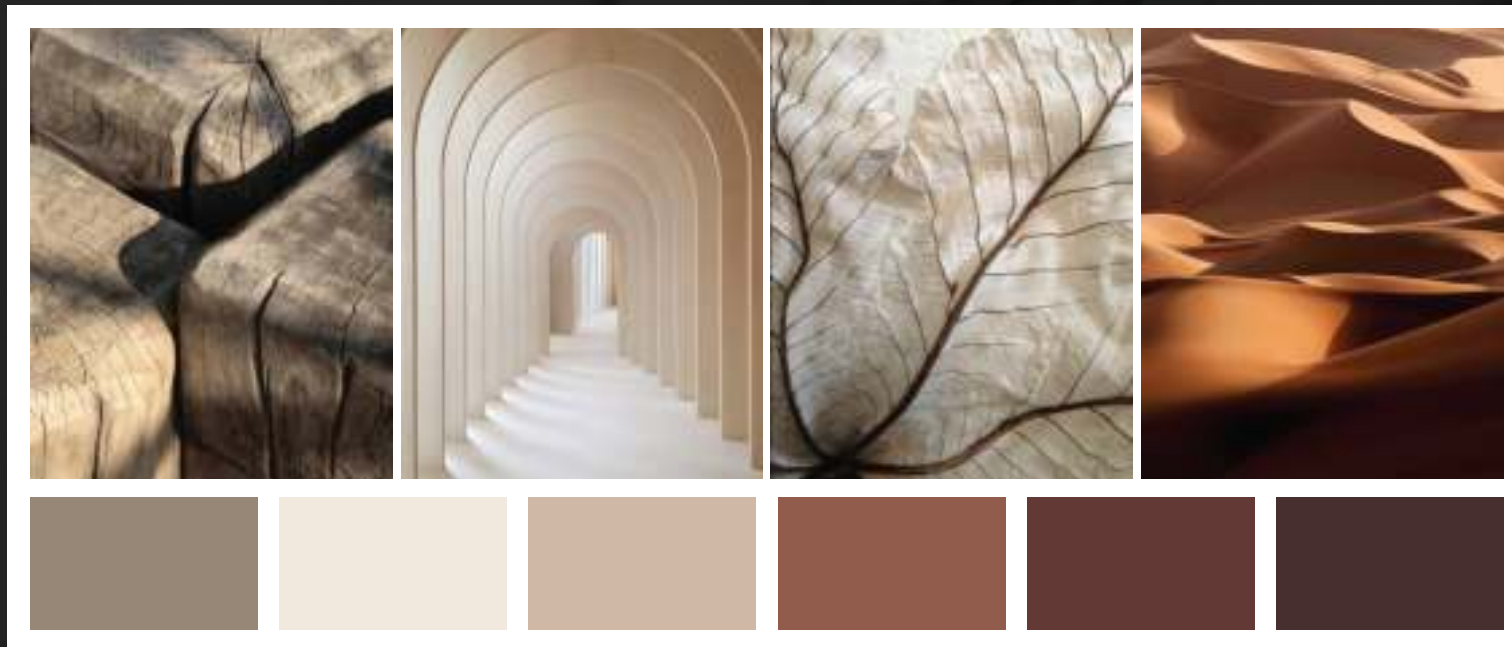
### PROXIMITIES :

- **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.

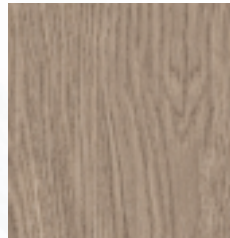
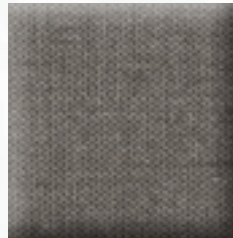
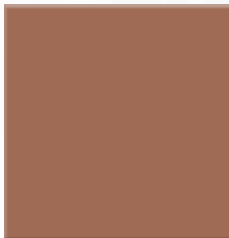


- Sleek Finishes
- Integrated Landscaping
- High-Quality Materials

- Minimalist Design
- Dramatic Skyline Views

# BUILDING INTERIOR

- 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

GHARBI 1 IS MODERN AND HIGH TECH  
RESIDENTIAL BUILDING.

**G + 3 P + 12 + 2 R**

**168 UNITS**

**48**

STUDIO + BALCONY

**96**

1 BHK+ BALCONY + POOL

**24**

2 BHK+ BALCONY + POOL

**COMPLETION DATE Q2 , 2026**





**Experience A Luxurious  
Redefinition Of Elevated Living**



Lobby

EAT  
SLEEP  
GAME  
REPEAT

Indoor Club Lounge



Gaming Room



RABDAN  
DEVELOPMENTS



Indoor Cinema



Living Room



Bedroom



RABDAN  
DEVELOPMENTS



Kitchen



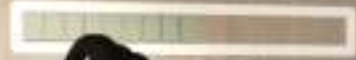
Kitchen

GET  
FIT  
DON'T  
QUIT



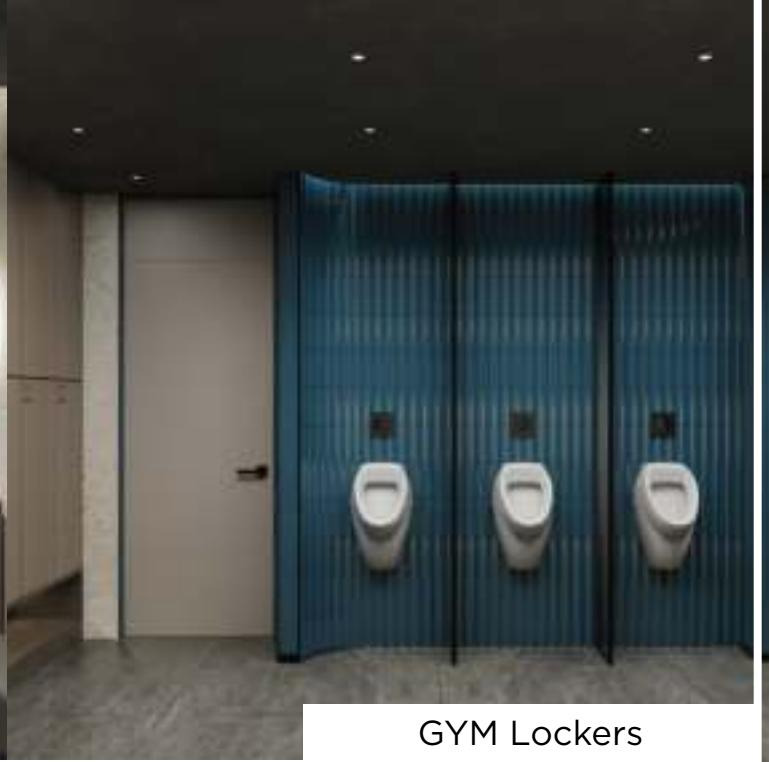
RABDAN  
DEVELOPMENTS

FIT BODY



...ING... 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, resembling ripples or the play of light on water. The colors range from deep cerulean to bright, almost white highlights where the light reflects. A thin, white rectangular border frames the entire image.

*Find Your Perfect Haven Tailored  
Residences for Every Lifestyle*



Rooftop Pool



RABDAN  
DEVELOPMENTS



Kids Pool

رَبْدَان

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Rooftop Cinema



BBQ Lounge



Kids Area

# AMENITIES



Swimming pool  
adults / kids



Sauna &  
Steam Room



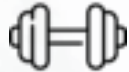
Yoga Space



24/7 Security



Barbecue Area



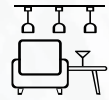
Indoor Gym



Car Valet



Rooftop cinema



Club Lounge



Gaming room



Kids Playground



Outdoor Lounge



Business hub



# 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**

