STIRLING MOTORS

ETON
Wealth Management House



AFDAL
Real Estate Brokerage LLC

Afdal Group

AFDAL MEDIA


DIVINE
AL BARARI
RESIDENCES
TAKMEEL
DEVELOPMENTS



A JOURNEY THROUGH NATURE

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Where water renews, nature surrounds, and light crowns the night.
That is divine.



NATURALLY EXTRAORDINARY

Mornings begin with sunlight across green canopies. Evenings settle under quiet skies lit by the city’s glow.

Divine Al Barari calls you to live differently.

Here, spaces breathe. Balconies open to the horizon. Water shimmers in pools kept as private retreats.

Set within Dubai’s Green Spine,
Divine’s homes are rooted in nature, yet connected to everything you need.



IN THE CITY,
A RHYTHM OF EASE

DUBAI

BUILT ON AMBITION. BALANCED BY EASE.

Dubai thrives on movement. Towers rise, roads extend, and ideas flow with the energy of a place that looks forward. Yet beneath this pace is a city that understands the value of balance, of weaving together work, leisure, and family into something whole. Divine Al Barari is a part of this story, offering a way of life rooted in both growth and calm.







SAFE, TAX-FREE, AND GROWING. WHY YOU SHOULD INVEST IN DUBAI.

DUBAI OFFERS ADVANTAGES FEW PLACES CAN EQUAL

- GOLDEN VISA
- STRATEGIC LOCATION
- TAX-FREE INCOME
- HIGH QUALITY OF LIFE
- WORLD-CLASS INFRASTRUCTURE
- EDUCATION & HEALTHCARE
- INVESTOR-FRIENDLY POLICIES
- SAFETY & STABILITY



MAJAN.

COMPLETE ENOUGH TO FEEL LIKE HOME.

Majan offers a life that feels complete and connected.

Schools are close, parks invite families out on weekends, and malls and dining spots keep every day easy.

Highways stretch in both directions, linking you in minutes to the city's great landmarks, from Global Village to the Dubai Mall.

It is a neighborhood still growing, which means those who arrive now step into opportunity as well as community.

INVESTMENT APPEAL.

Limited supply in a fast-growing community.
Positioned for long-term capital appreciation.

- 27% growth in property values
- 7% increase in transaction volume
- 10% growth in median price per sq. ft.

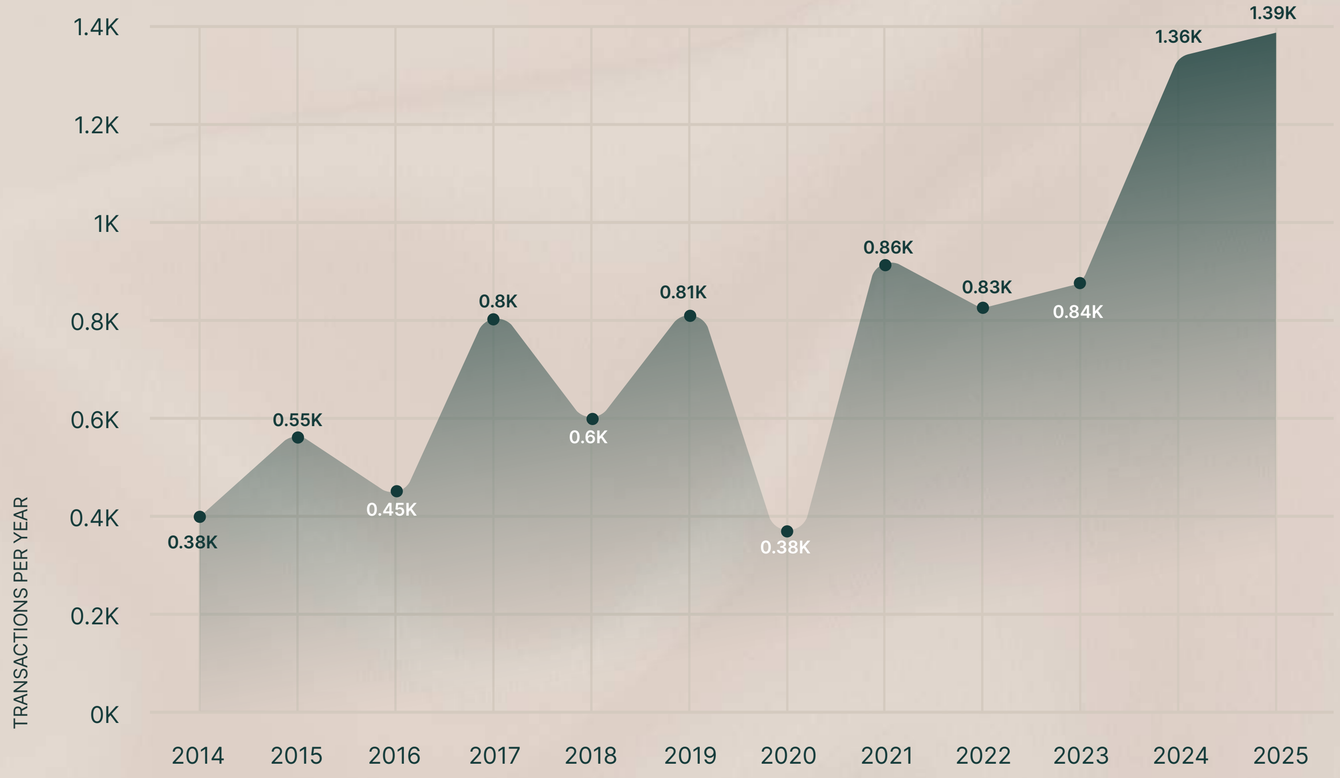
FUTURE OUTLOOK

Connectivity
- Direct exit to Sheikh Mohammed bin Zayed Road, easy access to Dubai Hills, Al Barari, Global Village, and Meydan

Investment Potential
- Offers strong prospects for long-term capital appreciation

25% Price Growth
- Demand has accelerated in the past year

Strong returns for investors
- Apartments generate an average rental income of 7.05%



CONNECTED TO WHERE YOU WANT TO BE.

Life at Divine Al Barari feels private and green, yet the city never feels far away.

UP TO 10 MINUTES

- Global Village & Cityland Mall
- IMG Worlds of Adventure
- Dubai Autodrome

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)





WELCOME TO

DIVINE AL BARARI



Images/renders are for illustrative purposes only; actual unit specifications, finishes, layouts, and sizes may vary.

A VISION ROOTED IN GREEN.

Nestled in the heart of lush greenery, Divine Al Barari offers a sanctuary. Here, spacious residences blend seamlessly with nature, creating a calm and inspiring retreat away from the city's rush. Gentle open views stretch across Al Barari's landscapes.

Life here is about balance. Serenity with convenience. Comfort with amenities that function as a private resort.



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SPACES OPEN
TO LIGHT AND AIR

MODERN LINES, TIMELESS DESIGN.

Divine Al Barari rises with quiet confidence.

Its design is defined by broad, layered balconies that wrap the building in light and air, softened by greenery that flows from terrace to terrace.

Glass façades open to the horizon, giving each home uninterrupted views while keeping the architecture modern and timeless.





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A WELCOME SHAPED BY LIGHT AND CALM.

From the moment you arrive, high ceilings open the space, natural stone and warm lighting create ease, and every detail is designed for calm.
The mood continues in shared spaces with landscaped courtyards, open lounges, and shaded seating areas that invite quiet pauses.

HOMES DESIGNED AS RETREATS, WHERE DAILY LIFE FEELS EFFORTLESS.

Within these homes, the city fades into quiet. High ceilings lift the sense of space, full-height windows draw in the sky, and light moves across marble and stone.

Balconies open to the breeze, some with pools that feel like a retreat of your own. Security, concierge, and smart systems work in the background, keeping life effortless and sustainable.



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WHERE EVERY MEAL FINDS ITS PLACE.

Kitchens are shaped for both quiet mornings and gatherings, with marble islands that double as dining tables.

DESIGNED TO RESTORE.

Bathrooms are spa-like, with rain showers and marble cladding that make everyday rituals feel indulgent.



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HOMES THAT
BREATHE WITH YOU

LIVING ROOM



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LIVING ROOM



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BEDROOM



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BEDROOM



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BEDROOM



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KITCHEN



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KITCHEN / DINING



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KITCHEN / DINING



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BATHROOM



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BATHROOM





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POWDER ROOM





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GARDENS, POOLS, & PLACES OF BELONGING



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AMENITIES

Spaces to move, pause and share.

Fitness & Sports

- Mixed-use Gym
- Outdoor Gym
- Yoga Area
- Jogging Track
- Multi-purpose Sports Court
- Mini Golf
- Table Tennis
- Archery Area

Community & Lifestyle

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

Nature & Family Spaces

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

Leisure & Relaxation

- Sunken Seating
- Cabanas
- Shaded Seating
- Smokers' Lounge
- Residents' Café
- Party Lounge
- Viewing Deck
- Sundeck

Water & Wellness

- Beach Pool
- Lap Pool
- Kids' Pool
- Infinity Leisure Pool
- Kids' Splash Pad
- Jacuzzi
- Steam and Sauna
- Aqua Gym
- Outdoor Showers



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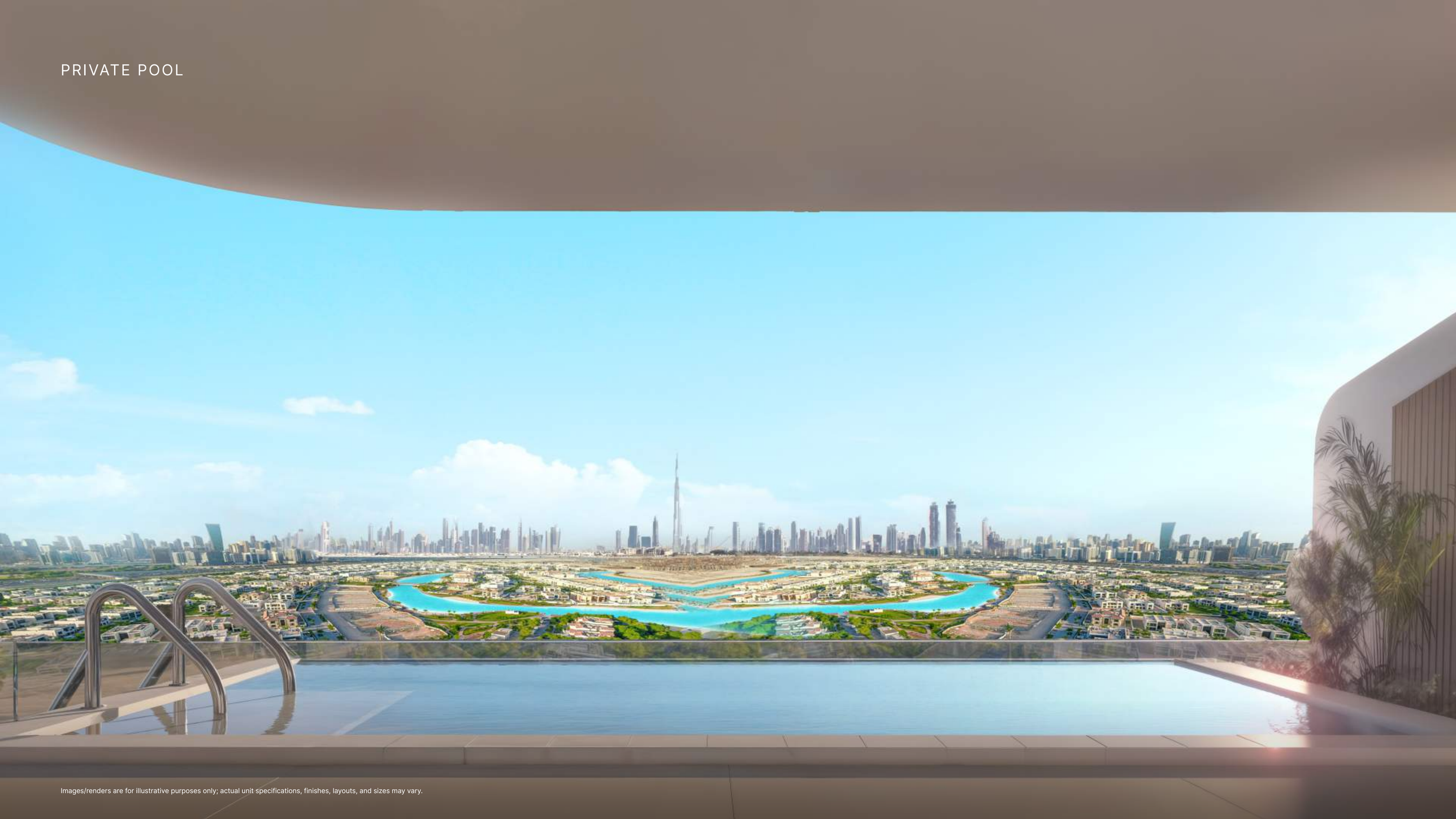
PRIVATE POOL



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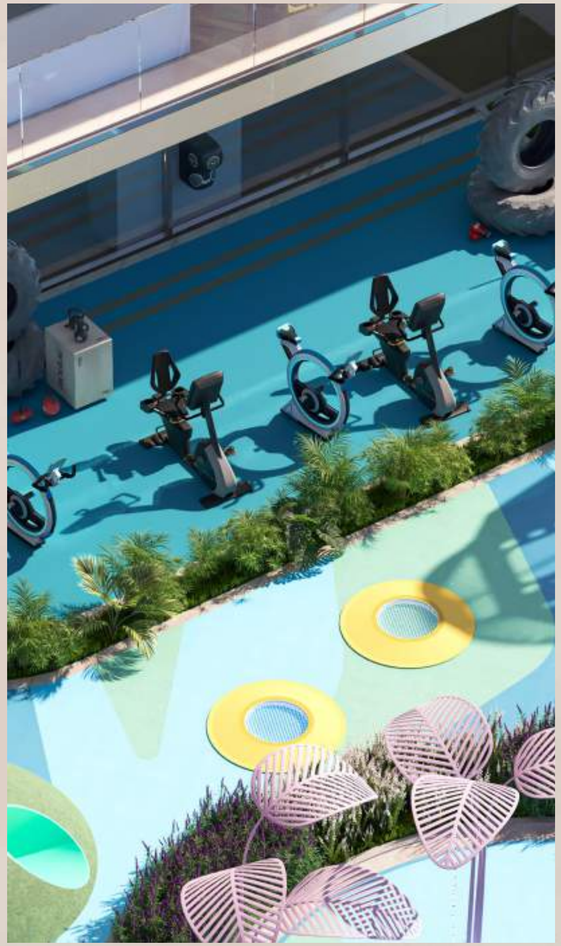
FITNESS & SPORTS

For those who thrive on movement, the community offers more than a gym. Jogging tracks weave through the green, yoga takes place under the open sky, and spaces for archery, mini golf, and sport courts keep energy alive in every season.









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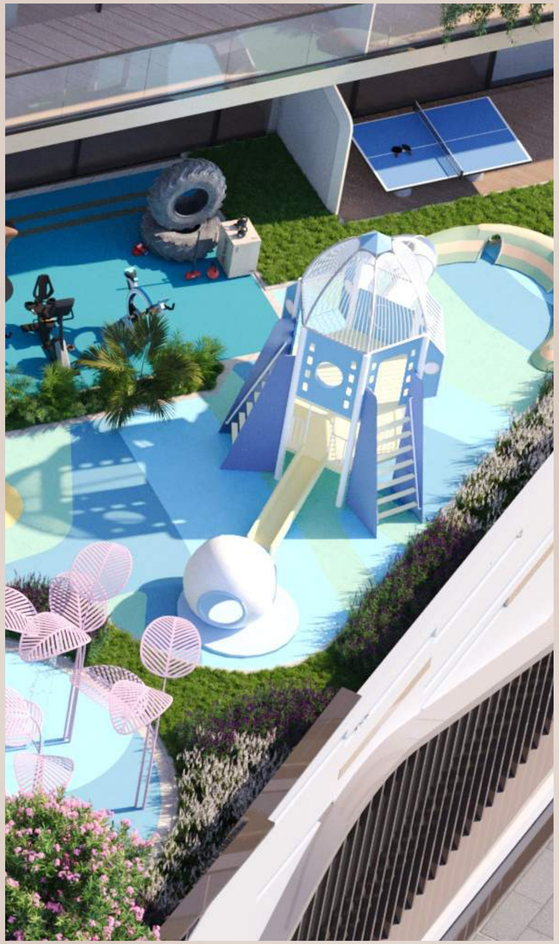
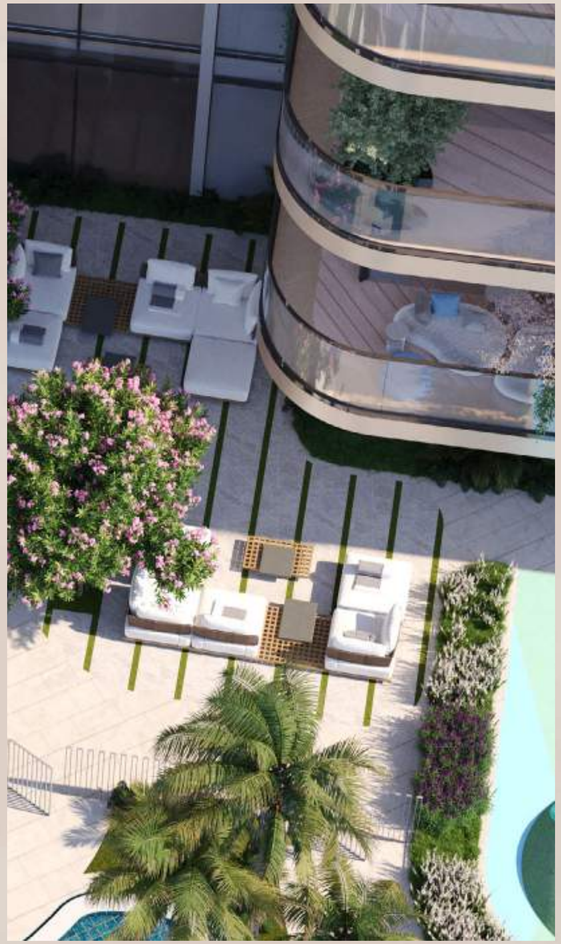
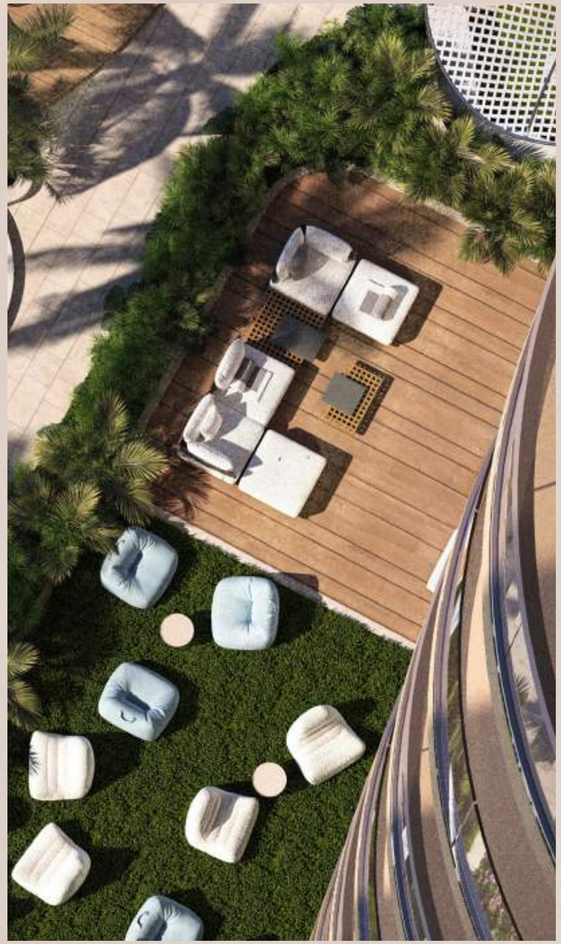
COMMUNITY & LIFESTYLE

Life feels richer when shared. A co-working space for those who work differently, a café for everyday moments, and concierge and security that keep life flowing smoothly.









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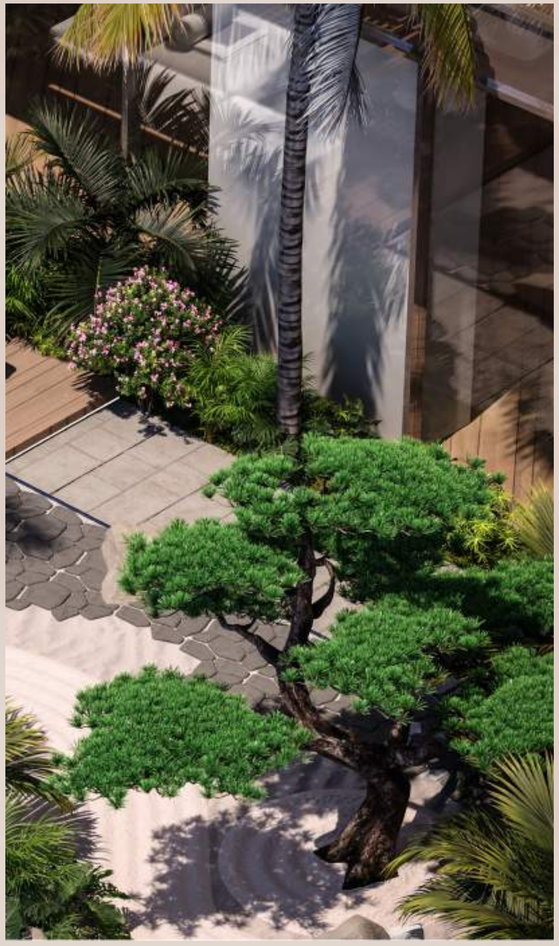
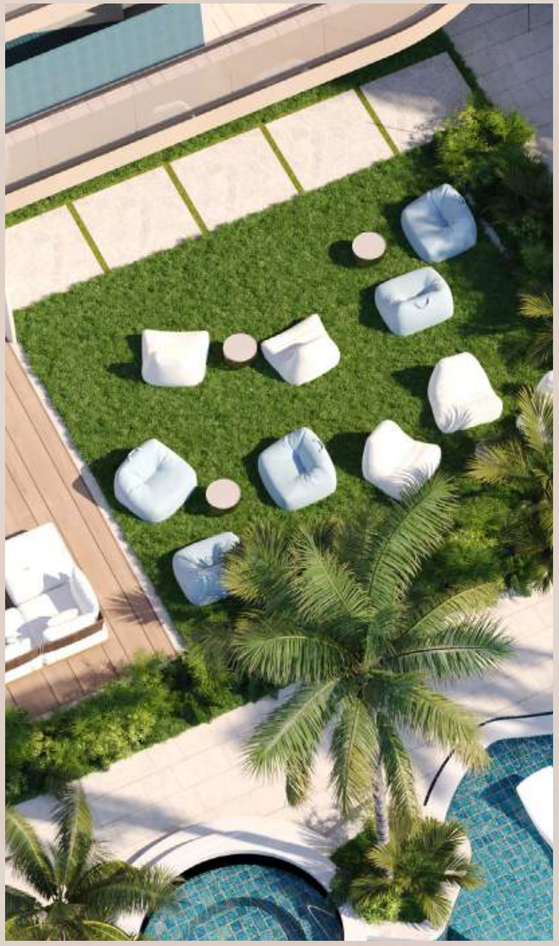
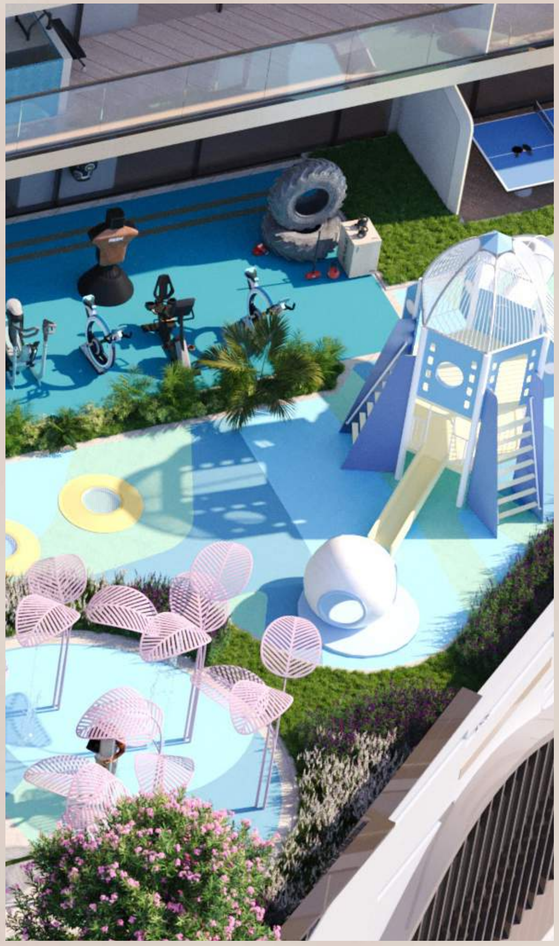
NATURE & FAMILY

Gardens and picnic lawns make weekends simple. Children run free in safe play areas, while adults unwind in Zen gardens that feel far removed from the city. Families find balance in spaces shaped for them.









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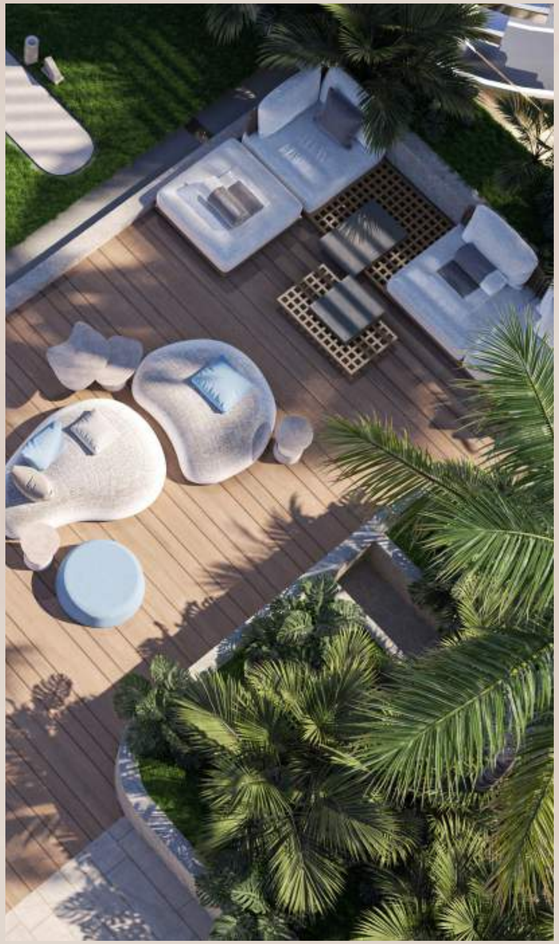
LEISURE & RELAXATION

There are places to pause as well as to play. Cabanas for quiet moments, lounges for conversation, and viewing decks for evenings that deserve a sunset. Life here is not rushed, it is enjoyed.









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WATER & WELLNESS

The rhythm of the day flows with water. A beach pool for sunlit afternoons, a lap pool for energy, and jacuzzis and saunas for slow evenings. Even the little ones have splash pads of their own, turning every corner into play.









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PROJECT DETAILS

Project Configuration	Residential development in Majan, Wadi Al Safa 03
Unit Types	Studio, 1 BR, 2 BR, 2 BR + Study, 2 BR + Maid's Room, 3 BR, 3 BR Duplex Penthouse
Project Status	Off-plan unfurnished residences
Floors	17
Total Units	291
Elevation	G+2P+17+R
Location	Majan, Wadi Al Safa 03
Developer	Takmeel Developments
Handover	Q2 2028
Payment Plan	40% during construction | 60% on completion
Amenities	35, located across Ground, 1st, and Roof levels
Key Features	270° green views, corner plot, extensive lifestyle facilities, proven delivery record
Views	Al Barari, Majan Park, Global Village





FOUNDATIONS OF TIME AND TRUST

TAKMEEL DEVELOPMENTS

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.

PROVEN DELIVERY TRACK RECORD

Villas Completed	1000
Residential Buildings Delivered	15
Buildings Approaching Handover	2

DECADES OF EXPERIENCE

Years In Real Estate	30
Years Building In The UAE	20

TAKMEEL.
DEVELOPMENTS

DEVELOPER’S PORTFOLIO

With more than three decades of experience, Takmeel has delivered a series of premium residential projects across Dubai and Ajman.



DIVINE RESIDENCES - ARJAN

169 Units | Completion 2022



GOLF VIEW LIVING VILLAS - AL ZORAH, AJMAN

20 Units | Completion 2023



DIVINE LIVING - ARJAN

118 Units | Completion 2025



GOLF VIEW LIVING APARTMENTS - AL ZORAH, AJMAN

41 Units | Completion 2025



DIVINE RESIDENCIA - STUDIO CITY

69 Units | Completion 2025



MEYDAN RACECOURSE MANSIONS

Completion 2027

AFDAL

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