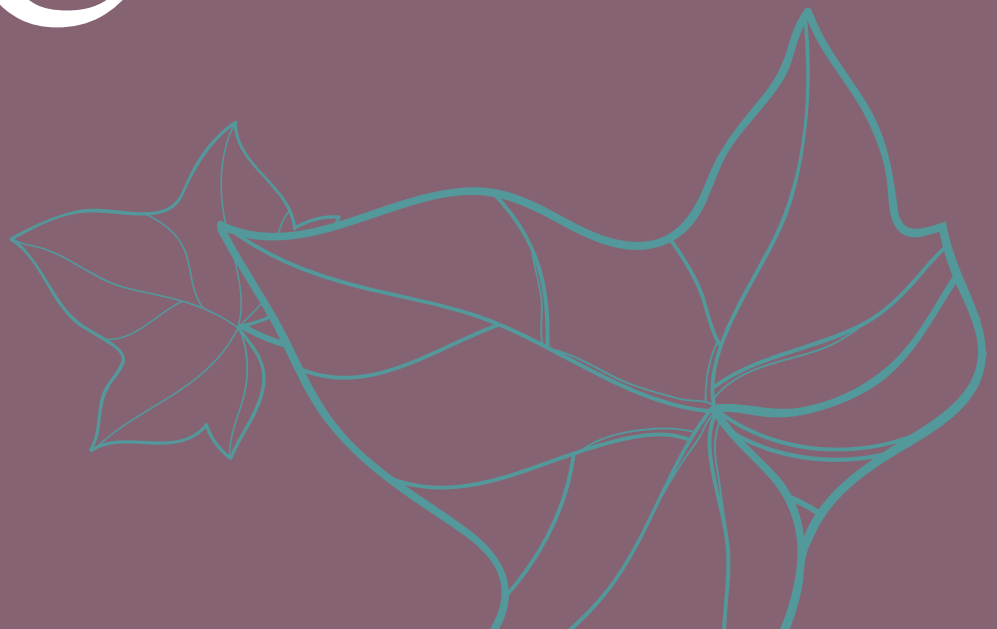
ZĀZEN ivy







Welcome to a new way of living

Welcome to ZāZEN Ivy -
where modern luxury meets
sustainable living,
in the heart of Dubai.



Developed by ZāZEN Properties, a leader in sustainable, award-winning real estate projects, ZāZEN Ivy offers a unique opportunity for families and investors alike.

With its prime location, high quality finishes, thoughtful design, and commitment to sustainability, ZāZEN Ivy is more than just a place to live - it's a sanctuary where residents can thrive and investors can secure their future.

Conditions apply. Images for illustrative purpose only. Sizes may vary.





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ZāZEN ivy



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Named after the resilient and graceful ivy plant, ZāZEN Ivy embodies the qualities of growth, vitality, and harmony with nature.

This six-storey residential apartment building has retail shops on the ground floor, world-class amenities, and easy connectivity, offering a unique blend of convenience and comfort.

With abundant natural light, meticulous design, high-quality finishes, Vastu-compliant units, and lush outdoor green spaces, we've created an environment that nurtures your overall health and happiness while staying sustainable.

- 71 MODERN RESIDENCES
- SIX-STOREY MID-RISE BUILDING
- 157k SQ FT BUILT-UP AREA
- WORLD CLASS AMENITIES
- LEED CERTIFIED BUILDING
- VASTU COMPLIANT UNITS

The ZāZEN experience



ZāZEN Ivy boasts a collection of just 71 residences, consisting of modern one-bedroom, two-bedroom, two-bedroom + maid's room, and select three-bedroom + maid's room apartments. We have crafted each space with your well-being in mind.

SUSTAINABLE COMMUNITY LIVING

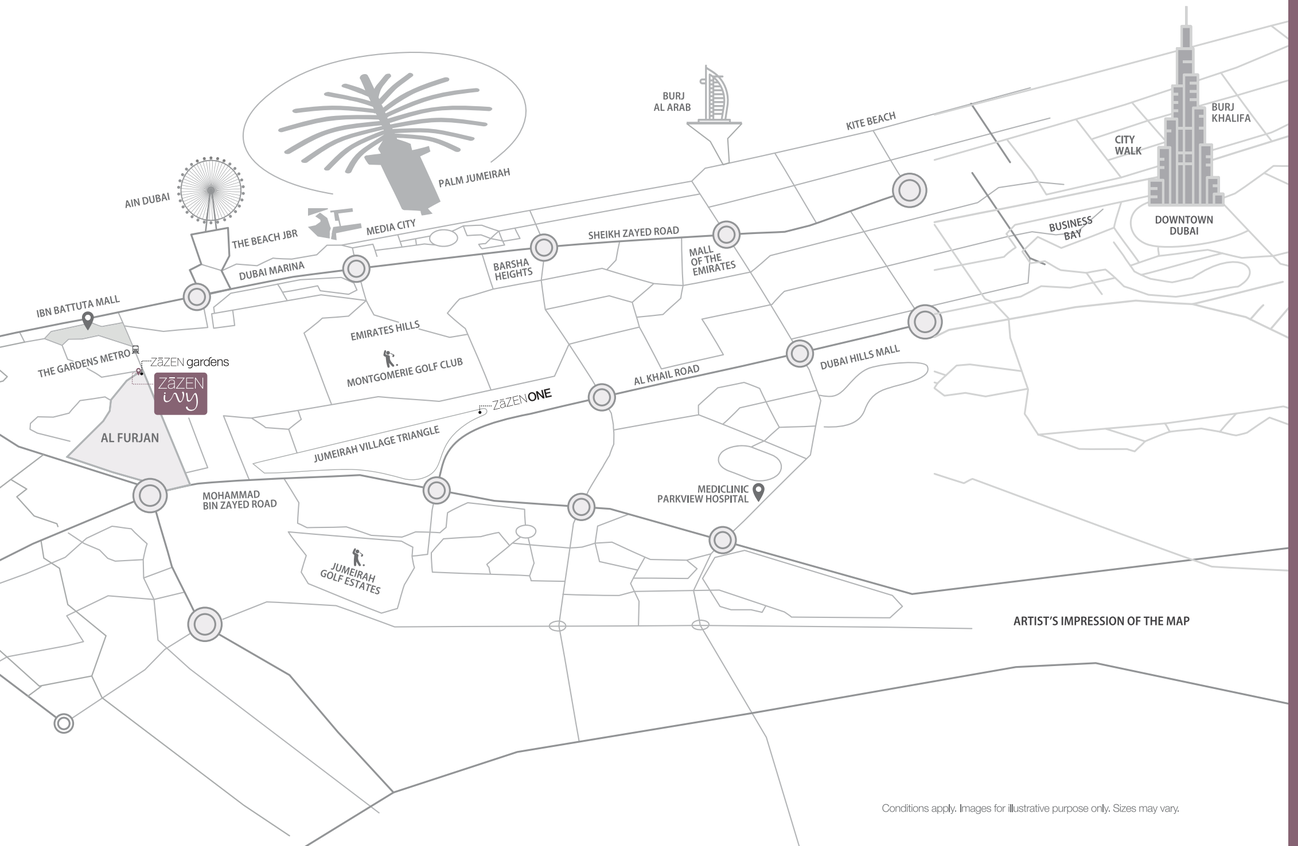
INTEGRATED WELL-BEING DESIGN

PERFECT FAMILY ENVIRONMENT

CONNECTED IN ALL THE RIGHT WAYS



Conditions apply. Images for illustrative purpose only. Sizes may vary.



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Prime location



Located in Al Furjan, just minutes away from the Gardens metro station, ZāZEN Ivy offers unparalleled convenience for residents, with easy access to all the key areas of Dubai. Whether you are commuting to work, headed to the beach or exploring the vibrant city, everything you need is just steps away.

The popular Al Furjan community is also home to 2 metro stations, the Ibn Battuta Mall, the Furjan community centre, 2 international schools, sports courts and play areas.

7 MINUTES WALK
To Gardens Metro Station

8 MINUTES
To Ibn Battuta Mall and Al Furjan Pavilion

10 MINUTES
To The Beach JBR, and Dubai Marina

20 MINUTES
To DIFC and Downtown Dubai

25 MINUTES
To Dubai Int'l Airport and Al Maktoum Int'l Airport



RESIDENTIAL BUILDING

Ground + 2 Retail + 6 Floors

Location: Al Furjan Dubai

Master Developer: Al Furjan

UNIT TYPES

71 Residences

1 Bedroom

2 Bedroom

2 Bedroom + Maid

3 Bedroom + Maid

PROJECT CONFIGURATION



ELEVATORS

2 Elevators

International Brand

Warranty: 5 Years

PARKING

Covered Parkig Spaces for each unit based on unit size

Bicycle Racks

EV Charging Stations

OWNERSHIP

Freehold

Anticipated Completion Date:

January 2026

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PROJECT AMENITIES

- ENTERTAINMENT & BBQ AREA
- SOLAR POWER GENERATION
- ADULT & KIDS SWIMMING POOL
- STATE-OF-THE-ART GYMNASIUM
- OUTDOOR GYMNASIUM
- HIS & HERS SAUNA
- FULLY FITTED KITCHEN
- VASTU COMPLIANT UNITS
- LUSH LANDSCAPING
- AMPLE LOCAL AMENITIES
- RESIDENTS LOUNGE
- PET FRIENDLY
- WELL-BEING DESIGN
- CHILDRENS PLAY AREA
- WIFI-ENABLED COMMON AREAS
- RESIDENTIAL PARKING
- 2 RETAIL OUTLETS ON GROUND FLOOR
- 24/7 SMART SECURITY
- WALKING TRACK
- CLIMBING WALL

UNIT DETAILS

UNIT TYPE	NOS.	NET LIVABLE AREA SQFT.		NET BALCONY AREA SQFT.		TOTAL AREA SQFT.	
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1BR	11	651	653	65	94	717	748
2BR	6	1,082	1,082	113	329	1,195	1,411
2 BR + M	36	1,182	1,310	79	112	1,261	1,422
3 BR + M	18	1,398	1,487	160	202	1,559	1,689

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ANTICIPATED SERVICE CHARGE

AED 13 per sq. ft.*

*To be confirmed by OA Management Company at handover

50-50 PAYMENT PLAN

50% during construction, 50% on handover.

ANTICIPATED CONSTRUCTION COMPLETION DATE

JANUARY 2026*

*Date is anticipated. It may change based on site conditions, authority approvals and construction progress.

PROJECT FEATURES AND SPECIFICATIONS



ENVIRONMENT

Grand Lobby with 24/7 Concierge
State-of-the-art Gymnasium
Rooftop BBQ & Entertainment Area
His & Hers Sauna
Outdoor Gym
Climbing Wall
Temperature-Controlled Adult Swimming Pool
Temperature-Controlled Kids Pool with Splash Pad
Resident's Lounge
Lush Green Common Areas
LEED Certified
Well-being Designed
Vastu-compliant Units
2 Retail Outlets On Ground Floor



CONVENIENCE

High-speed Elevators
Security Access Control
Common Area Wifi Access
Pet Friendly
24/7 Smart Security And Maintenance
Close To Ibn Battuta Mall & Furjan Pavilion
Solar Power Generation
Close To The Gardens Metro Station
EV charging stations



APARTMENT FEATURES

3.2M Ceilings In The Living Room And Bedrooms
Premium Tile Flooring
Elegantly Proportioned Window-walls
Generous Balcony And Terrace Areas
Centrally Air-conditioned
Pre-wired For High-speed Internet / Phone / Data / Satellite TV
Custom Crafted And Fitted Wardrobes And Walk-in Closets
Laundry And Store Rooms With Washing Machine Included



LIVING AND DINING

All Rooms Feature Double-glazed Windows With Sliding Doors
Vitrified Porcelain Tiled Floors
Non-toxic Emulsion Paint For Walls
Oak Wood Finish Main Doors
False Ceiling With Shadow Grooves

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KITCHEN

Closed Kitchens And Semi-open Kitchen With Breakfast Counter
Quartz Stone Countertops
Fitted With Professional-standard Appliances. Refrigerator, Built-in Cooktop & Oven*, Dishwasher And Ventilation Hood
Vitrified Porcelain Tiled Floor
Non Toxic Emulsion Paint For Walls
Laminated Italian Kitchen Cabinets With Cove Lights

* 60 cm cooker with 1 and 2 bedroom units.
90 cm cooker with 3 bedroom units. Materials are subject to change.



BATHROOM

Vitrified Porcelain Tiles On Floor And Wall
2-in-1 Shower System With Shower Head & Telephone Shower
Meir Sanitary Ware & Accessories From Australia
Mirror With Led Light In Master Bathroom
Vanity Counter & Ledge Wall In Quartz Stone
80L Water Heaters With Warranty

Green living, Certified excellence.

As a LEED certified building, we prioritize energy efficiency, water conservation, and usage of sustainable materials throughout our design and construction. From eco-friendly construction practices to energy-efficient appliances, every aspect of our building is meticulously planned to minimize environmental impact, maximize sustainability and give owners the best quality home.



ZāZEN Ivy has been designed with a focus on sustainability from the ground up. Benchmarked against the international LEED standard, the most widely used green building rating system in the world, it will achieve LEED certification on completion. Showcasing its dedication to sustainability and environmental responsibility, the project boasts lush landscaping, multiple recycling stations, EV charging bays and solar panels on the roof. The solar power generated supplements the energy usage in all common areas of the building, helping to reduce service charges for owners.



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Vastu and Well-being:

Harmonising Spaces for Positive Energy



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At ZāZEN Ivy, we understand the importance of creating spaces that not only look beautiful but also feel harmonious and balanced.

That's why we work hard to incorporate principles of Vastu and Well-Being into our design philosophy, ensuring our buildings are in harmony with the natural elements and promote positive energy flow throughout. From the orientation of the building to the layout of individual apartments, every aspect is carefully considered to create a space that feels welcoming, serene, and conducive to your growth.

Whether you're a believer in Vastu or simply appreciate the idea of living in harmony with nature, ZāZEN Ivy offers a sanctuary where you can thrive and find balance in both your home and your life.

LAND ENERGY OPTIMISATION

CLASSICAL FENG SHUI

BUILDING BIOLOGY

EMF MITIGATION

VASTU COMPLIANT



Exceptional design meets sustainability



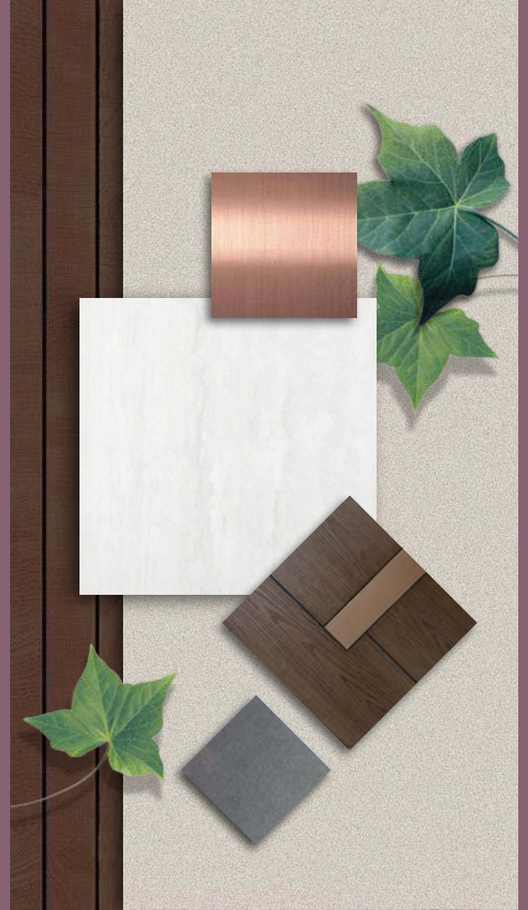
Step inside ZāZEN Ivy and experience the epitome of modern luxury.

Our meticulously designed apartments feature high-quality finishes, sleek aesthetics, fully-fitted kitchens and thoughtful layouts that maximize space and well-being.

And with our LEED certification, you can rest assured knowing that your home is built with sustainability in mind, minimizing your environmental footprint without compromising on style or comfort.

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Meticulously designed spaces and finishes



Timeless aesthetics

ZāZEN Ivy's design philosophy combines modern elegance with homely comfort, using complementary colors and materials to create a space that feels both stylish and inviting.



From the moment you enter our lobby, you will be greeted by sleek lines, contemporary furnishings, and a sense of understated luxury that permeates every corner of our building.

Our design team has carefully selected materials and finishes that exude sophistication, from polished marble finished floors to warm wood accents, creating modern yet homely spaces.

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Homes for families to live and grow







At ZāZEN Ivy, we understand the importance of family and the need for spaces that can adapt and evolve as your family grows.

That's why our apartments are designed with flexibility in mind, offering plenty of room for families to spread out and make memories together. From spacious living areas, amazing communal spaces and lots of greenery,

ZāZEN Ivy is the perfect place to put down roots and watch your family grow.

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Great investment potential



ZāZEN Ivy isn't just an ideal location for families - it's also a smart investment opportunity.

With its LEED certification, Vastu compliant units, central location, and high-quality finishes, ZāZEN Ivy offers investors the potential for strong ROI and long-term appreciation.

In addition, our commitment to sustainability and well-being design ensures that ZāZEN Ivy will remain a desirable destination for renters and buyers alike. Investors gain a unique opportunity to secure their future and also be part of a thriving community that values sustainability, well-being, and quality living.

And with the sold out and award winning ZāZEN Gardens project right next door, the proof is in the pudding.

Pushing the boundaries of what is possible



ZāZEN Properties is a leader in real estate development, known for delivering award-winning projects that push the boundaries of sustainability, design, quality, and community. With ZāZEN Ivy, we continue our legacy of excellence and innovation.

From implementing sustainable building practices, to innovative design concepts, we're constantly striving to raise the bar and set new standards of excellence in everything we do.

The leadership team at ZāZEN Properties brings to the table over 50 years of domain expertise in modern urban design, evolving real estate insights, and refined aesthetic sensibilities.

ZāZEN Ivy promises to be a project that is not only beautiful and functional, but also environmentally and socially responsible.

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We love winning!

ZāZEN One won the coveted award for Sustainable Real Estate Project of the Year, 2022 - 2023 at the Sustainability Innovation Awards (UAE) and continues to be nominated and recognised across the industry.

We also won the award for Residential Real Estate Project of the Year, 2022 - 2023 at the Arabian Property Awards (UK).

Recently, we have won the Sustainable Real Estate Project of the Year, 2023 - 2024 at the NDTV Ultimate Realty Awards (UAE), and have been named in the top 10 Green Developers Who Build Sustainably, the top 25 Developers in the Middle East, and the top 50 Developers in the GCC, 2023 - 2024 by Construction Week ME.

SUSTAINABILITY & INNOVATION AWARDS
WINNER 2022-2023

SUSTAINABLE REAL ESTATE PROJECT OF THE YEAR

ARABIAN PROPERTY AWARDS
WINNER 2022-2023

RESIDENTIAL REAL ESTATE PROJECT OF THE YEAR

NDTV ULTIMATE REALTY AWARDS (UAE)
WINNER 2023-2024

SUSTAINABLE REAL ESTATE PROJECT OF THE YEAR

TOP 10
CONSTRUCTION WEEK MIDDLE EAST
TOP 10 2023-2024

TOP 10 GREEN DEVELOPERS WHO BUILD SUSTAINABLY

TOP 25
CONSTRUCTION WEEK MIDDLE EAST
TOP 25 2023-2024

TOP 25 REAL ESTATE DEVELOPERS IN THE MIDDLE EAST

TOP 50
CONSTRUCTION WEEK MIDDLE EAST
TOP 50 2023-2024

TOP 50 REAL ESTATE DEVELOPERS IN THE GCC



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Building communities

We believe that great developments aren't just buildings – they're communities. That's why we're committed to creating spaces that foster connection, collaboration, and a sense of belonging. With ZāZEN Ivy, we're not just building apartments – we're building a community where residents can live, work, and thrive together. Community living, the ZāZEN way.





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Our track record



ZāZEN **ONE**

Our flagship project, ZāZEN One in Jumeirah Village Triangle, was successfully completed in 2 years and handed over as promised in January 2022. It still sets the standard for mid-market residential projects in the area and has won multiple awards along the way. ZāZEN One hosts a diverse and international community, with 27 different nationalities owning and residing in the building. This artfully designed residential project embraced the concept of Sustainable Community Living, with large living spaces, world-class amenities and lush green spaces.

ZāZEN gardens

ZāZEN Gardens in Al Furjan is right next door to ZāZEN Ivy. It has been recognized as one of the best mid-market mixed use projects in the area. Constructed and delivered in just 18 months to the highest quality, ZāZEN Gardens is the first LEED Gold certified residential project in Dubai, reducing 469 metric tonnes of CO2 annually. Located just a 7-min walk from the metro, the project boasts 22 different nationalities, including many repeat buyers, with world class amenities, a central courtyard and great connectivity. With demand sky rocketing for the project, the units sold out in just 3 months and continue to appreciate in value for owners and investors alike.

Why Dubai?



There are many excellent reasons to invest in Dubai. With visionary leadership, world-class infrastructure, robust regulations, ease of business and a globally recognized healthcare and pandemic response system, Dubai has positioned itself as the best city for tourism, business opportunities and as a primary or secondary home base.

And with the softening of regulations to obtain a long-term residency visa, via real estate investment, it is now much easier for you and your family to call Dubai home.

- TAX-FREE CITY
- 100% BUSINESS OWNERSHIP
- EASE OF INVESTMENT
- WELCOMING CULTURE
- HIGH SECURITY
- BEST DESTINATION

50|50 payment plan

BOOKING DEPOSIT
10%
Due immediately.
4% DLD and Admin fees to be paid.

FIRST INSTALLMENT
10%
Due within 30 days after booking deposit.

SECOND INSTALLMENT
10%
Due 3 months after payment of the first installment.

THIRD INSTALLMENT
10%
Due 3 months after payment of the second installment.

FOURTH INSTALLMENT
5%
Due 3 months after payment of the third installment.

FIFTH INSTALLMENT
5 %
Due 3 months after payment of the fourth installment.

FINAL INSTALLMENT
50% Due at the time of handover. The title deed will be issued once the payment has cleared and the fees paid

*Terms and conditions apply. 4% Dubai Land Department fees + administrative charges must be paid by the Buyer for OQOOD and Title Deed registration.

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BOOKING DETAILS

DOCUMENTS NEEDED TO BOOK A UNIT

NATIONAL / UAE RESIDENT

Passport copy
Passport copy signature page
Visa page
Emirates ID
Contact and address details

NON-UAE RESIDENT

Passport copy
Passport copy signature page
National ID card (where applicable)
Contact and address details
Reservation Deposit of 10% of the unit value in AED to be made by credit card or cheque

PROCESS

~ Reservation Deposit is collected with documents and client details.
~ Receipt will be issued to the client. Unit will be blocked.
~ Sales and Purchase Agreement (SPA) will be emailed to the client.
~ Client to sign SPA and return the original, along with instructions to transfer down payment to the specific ESCROW account details.
~ Initial contract (OQOOD) will be issued through RERA after 4% DLD and admin fees are paid.
~ Customer is informed of construction progress and makes the agreed upon payments.

Note: 4% Dubai Land Department Registration charges + Admin charges are to be paid separately.
The information provided in this document is for information purposes only and ZaZen Property Development LLC reserves the right to change it at any time, without prior notice.

Terms and conditions apply.

