



MAIAM

P E A R L

BROCHURE

*“ Crafted to reflect the
beauty, rarity, and serenity
of a pearl ”*



At **Manam Pearl**, every residence unfolds like the interior of a precious pearl—open, luminous, and serene.

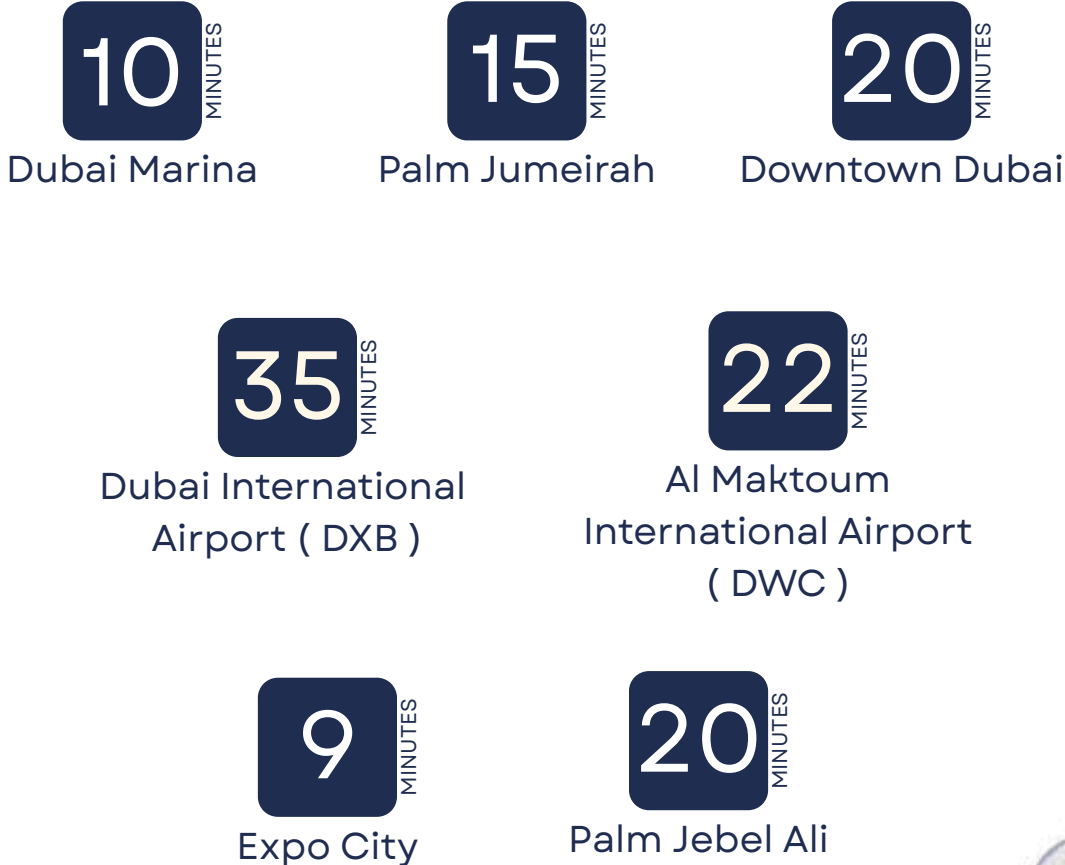
The journey begins at the ground floor, where a welcoming **lobby** sets the tone for what lies above. Rising gracefully over **11 residential floors**, the tower culminates in a rooftop sanctuary where thoughtfully curated amenities await.

Here, space is defined not by square footage, but by light, air, and a liberating sense of openness. Each detail whispers of quiet sophistication, where purposeful design meets the soul, and luxury feels effortless.



Connectivity of Al Furjan

Al Furjan stands as a prime location in Dubai, offering an exceptional blend of suburban tranquility and urban connectivity.



Al Furjan

Unlock High Returns

Invest with confidence, benefiting from **rental yields reaching 9.7%.**

Capitalize on the area's robust growth, which has delivered **40 – 50%** capital appreciation in just the last two years, driven by exciting new launches and ongoing infrastructure development.

Key Factors Fueling ROI & Appreciation:

Metro Connectivity & Rental Growth

Al Furjan Metro significantly boosts rental demand, particularly for 1 to 2-bedroom units, making your investment highly desirable.

Proximity to Key Hubs

Enjoy strong demand from professionals and aviation staff thanks to our prime location near **EXPO City** and **DWC Airport**.

Backed by a Trusted Master Developer

Invest with confidence, knowing **Nakheel's** proven track record ensures sustained community growth and continuous infrastructure upgrades.



PROXIMITY

3

MINUTES

Al Furjan
Metro Station

10

MINUTES

Ibn Battuta
Mall

10

MINUTES

Sheikh Zayed Road
(E 11)

5

MINUTES

Sheikh Mohammed
Bin Zayed Road
(E 311)

5

MINUTES

Discovery Garden
Metro Station 2



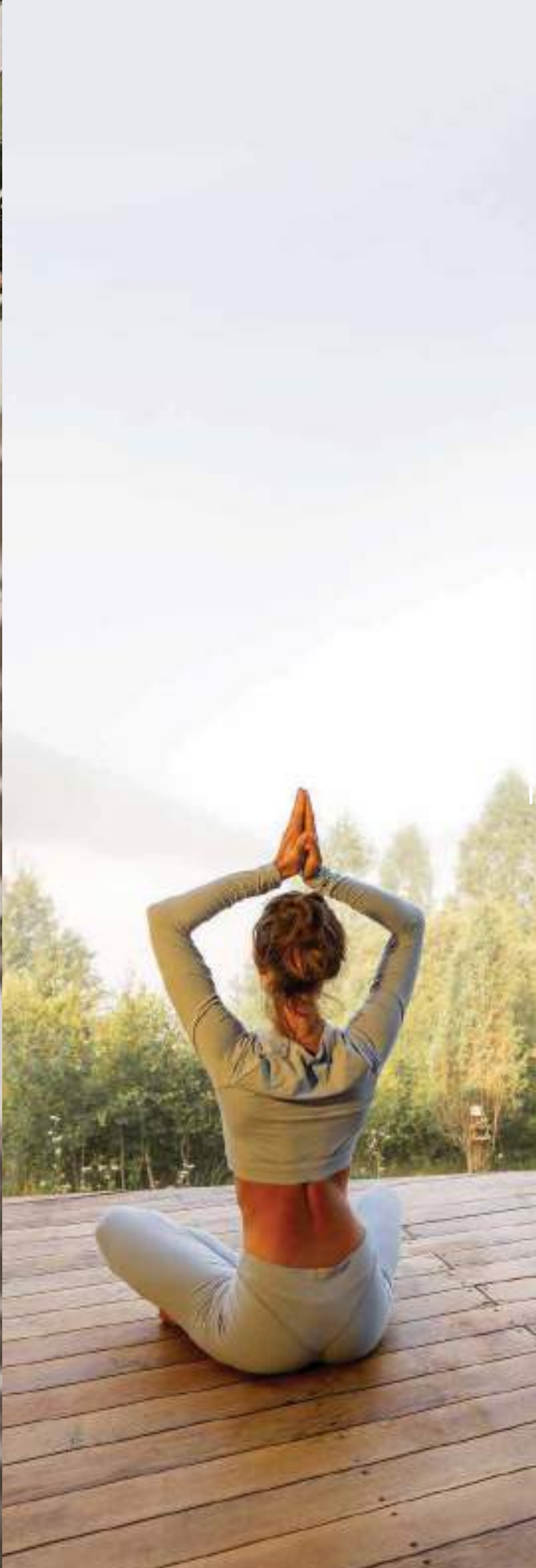


Where Grace Rises

A sanctuary born of
timeless elegance,
inspired by the natural pearl.
It rises with grace, possesses a
rare beauty, and holds a
quiet power.

Like the pearl, formed in
still waters— slowly, delicately,
gathering layers of meaning—
Manam Pearl is crafted
with profound
depth and intention.

Its beauty isn't loud, it's a
testament to refinement.



*Experience elevated living
where social interaction is at the
heart of our vertical community.
Lines blur between inside and out,
inviting you to connect with nature
and neighbors alike.*

***“Stillness is luxury,
and calm is the
new comfort”***

Inhale serenity, exhale stress — this is
where balance begins.

*A serene escape,
suspended between the
vibrant city and the
boundless sky.*

*At Manam Pearl,
luxury transcends walls
and limits, rising
effortlessly into the
open air.*





Discover the Sky-High Sanctuary, an exclusive realm of amenities designed to elevate your everyday. Our rooftop is a vibrant community hub where leisure meets luxury under the open sky.



AMENITIES



KID'S PLAY
AREA



BBQ AREA



OUTDOOR
CINEMA



GYM



SAUNA



BEACH ENTRY
POOL



ROOFTOP GARDEN
&
OUTDOOR SITTING



JACUZZI



KIDS SPLASH
POOL



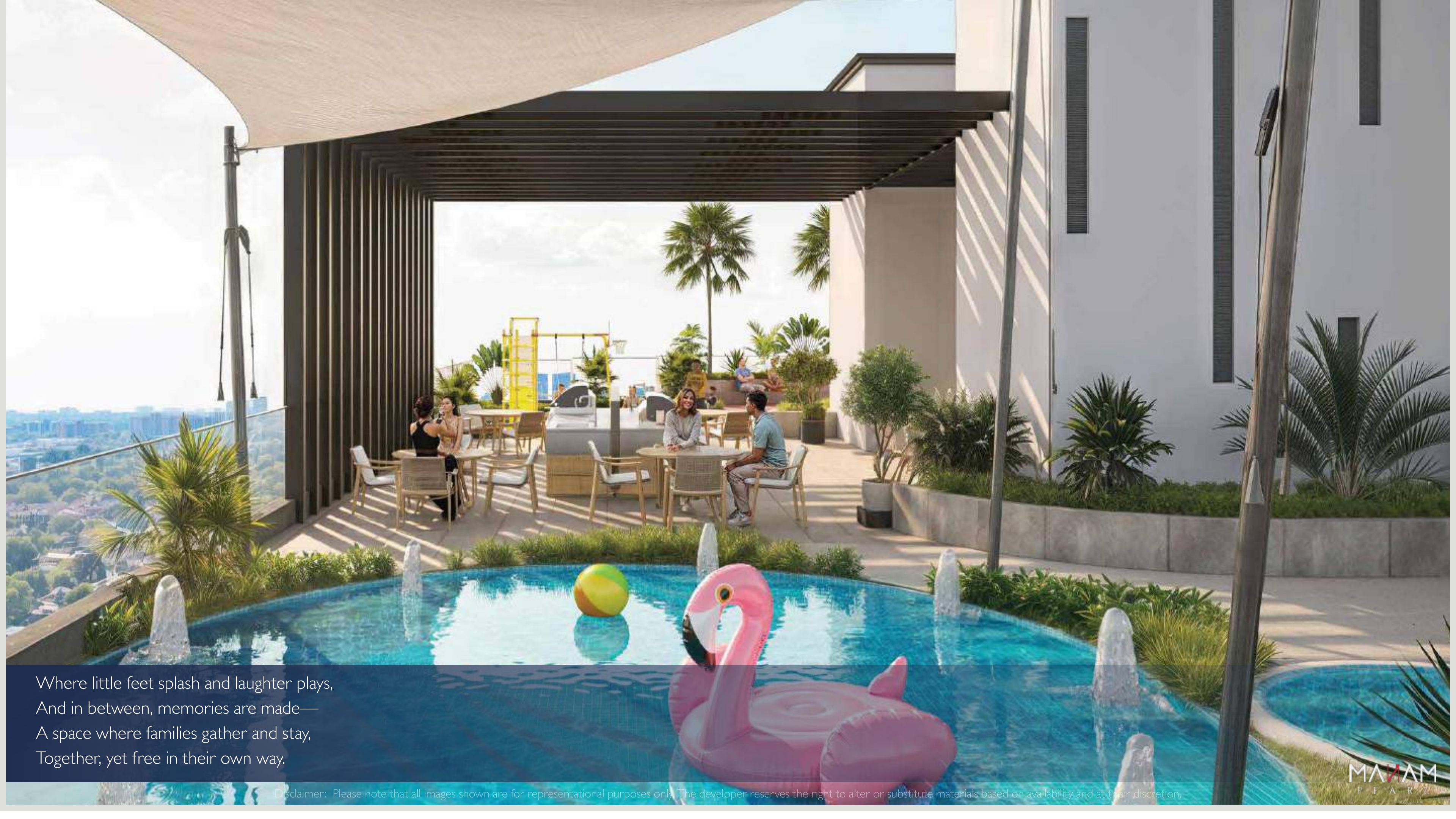
BUILDING SERVICES | FACILITIES

- Ground Floor Retail
- Wifi in Common Area
- 24/7 Concierge
- EV charging stations
- Cycle parking
- CCTV Security
- Property Management

APARTMENT FACILITIES | FINISHES

- Bespoke Kitchens featuring Moisture-resistant MDF Soft-close cabinets.
- Integrated Kitchen Appliances-
Gas HOB, Chimney, Electric oven, Fridge and Chiller.
- Laundry Facilities.
- Elegant Stone & Wooden Vanities.
- Contemporary designer sanitary ware and fittings.
- Sleek built-in Wardrobes with mirrored sliding shutters.
- Premium porcelain tile flooring in living spaces.
- High-quality floor to ceiling bathroom wall tiles.
- Smart Home Automation System.
- Modern LED lighting with ambient ceiling coves.
- Energy saving VRV A/C ducted System.
- Double-glazed floor-to-ceiling windows.

Disclaimer: Please note that all images shown are for representational purposes only. The developer reserves the right to alter or substitute materials based on availability and at their discretion.



Where little feet splash and laughter plays,
And in between, memories are made—
A space where families gather and stay,
Together, yet free in their own way.

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Walk barefoot through a serene green oasis.



Where the city fades and
stories begin—
Lounge spaces designed to
let you unwind,
and an **Open-air cinema**
beneath the night sky.
Because every great evening
deserves a great setting.



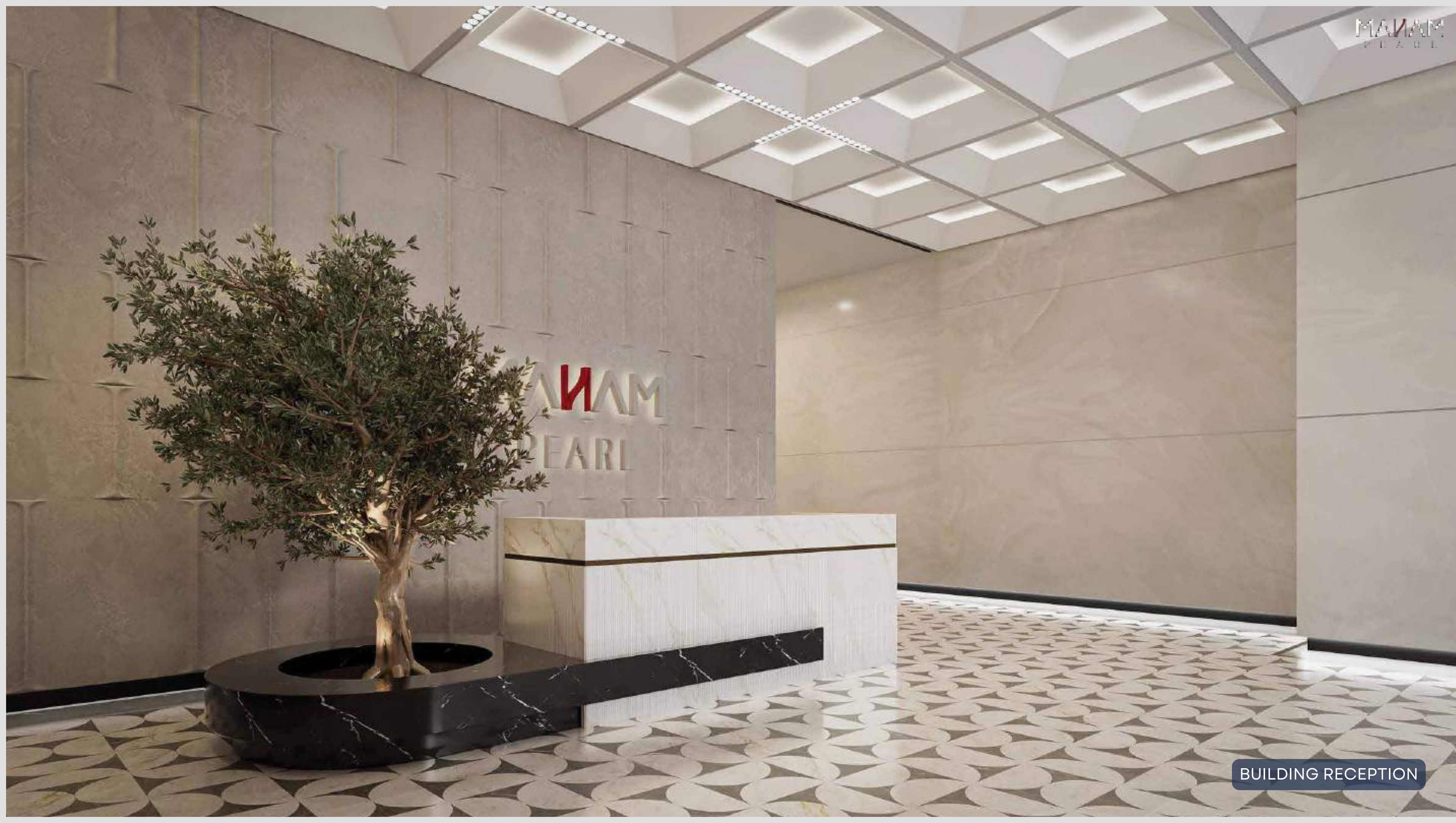
Seamless Living

Luxury thrives where your elegant interiors meet the vibrant outdoors. Our design embraces indoor-outdoor living, crafting spaces where boundaries disappear. Expansive windows and thoughtful balconies invite light, air, and a harmonious flow, connecting you to the world outside.

Step inside, and discover interiors inspired by the timeless elegance of a pearl. Our material palette mirrors its exquisite luminosity, with reflective surfaces and calming natural tones that evoke understated beauty. Every element, chosen for its rarity and enduring charm, ensures an aesthetic that's not just beautiful, but effortlessly luxurious and timeless.

Your home here is a luminous sanctuary, where the essence of the pearl inspires a life lived in harmony, inside and out.





BUILDING RECEPTION

TYPICAL FLOOR PLAN

2ND to 11TH FLOOR



APARTMENT TYPE- 01 1 BEDROOM



Internal Living Area
635.39 SQ.Ft

Balcony Area
200.21 SQ.Ft

Total Area
835.60 SQ.Ft





LIVING ROOM



DINING ROOM

APARTMENT TYPE- 02

2 BEDROOM



Internal Living Area

1001.26 SQ.Ft

Balcony Area

244.99 SQ.Ft

Total Area

1246.25 SQ.Ft



APARTMENT TYPE- 03
3 BEDROOM

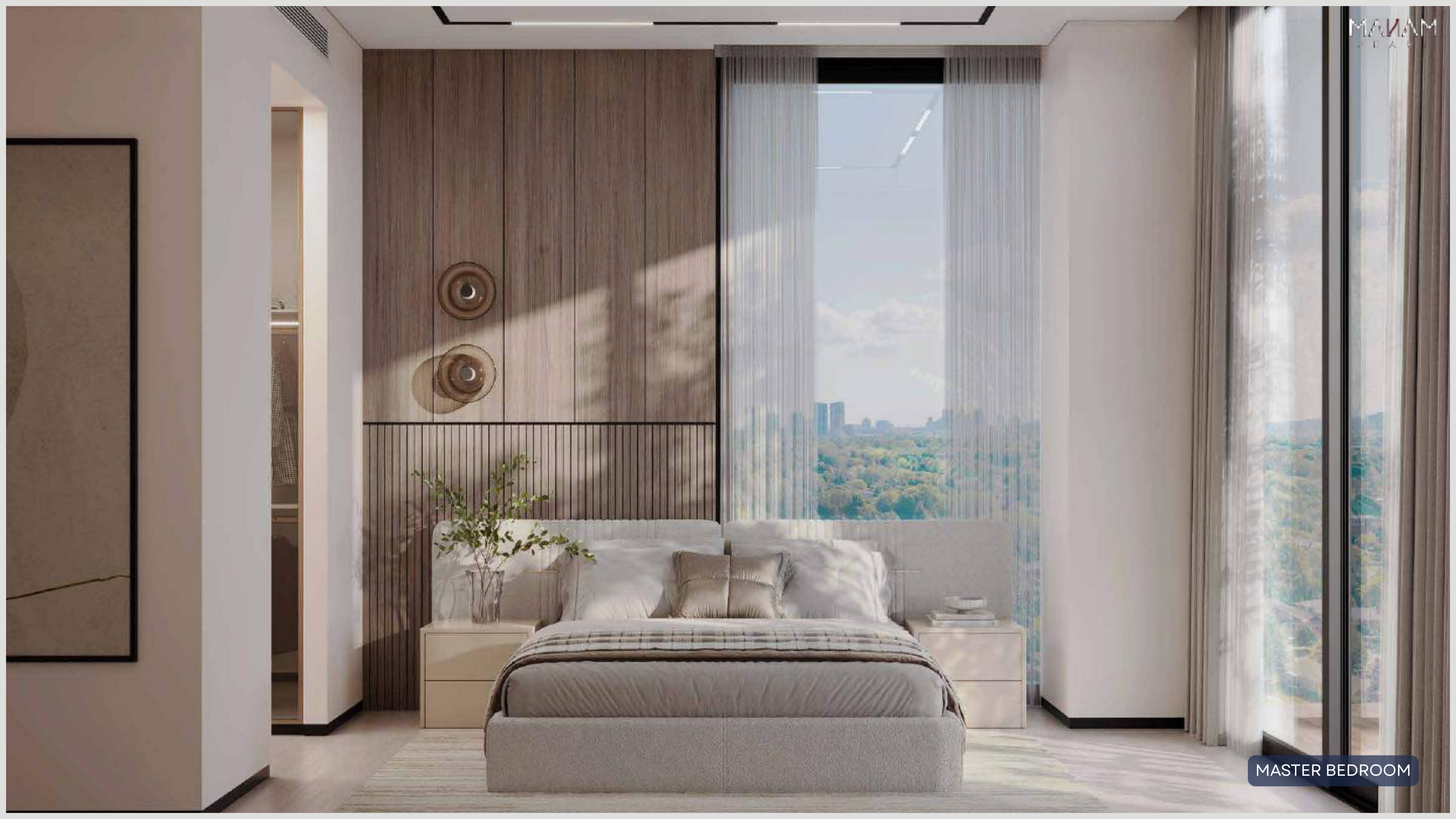


Internal Living Area
1353.02 SQ.Ft

Balcony Area
344.12 SQ.Ft

Total Area
1697.15 SQ.Ft





MASTER BEDROOM



APARTMENT TYPE- 04

2 BEDROOM



Internal Living Area

993.62 SQ.Ft

Balcony Area

235.19 SQ.Ft

Total Area

1228.81 SQ.Ft



APARTMENT TYPE- 05

1 BEDROOM



Internal Living Area

629.37 SQ.Ft

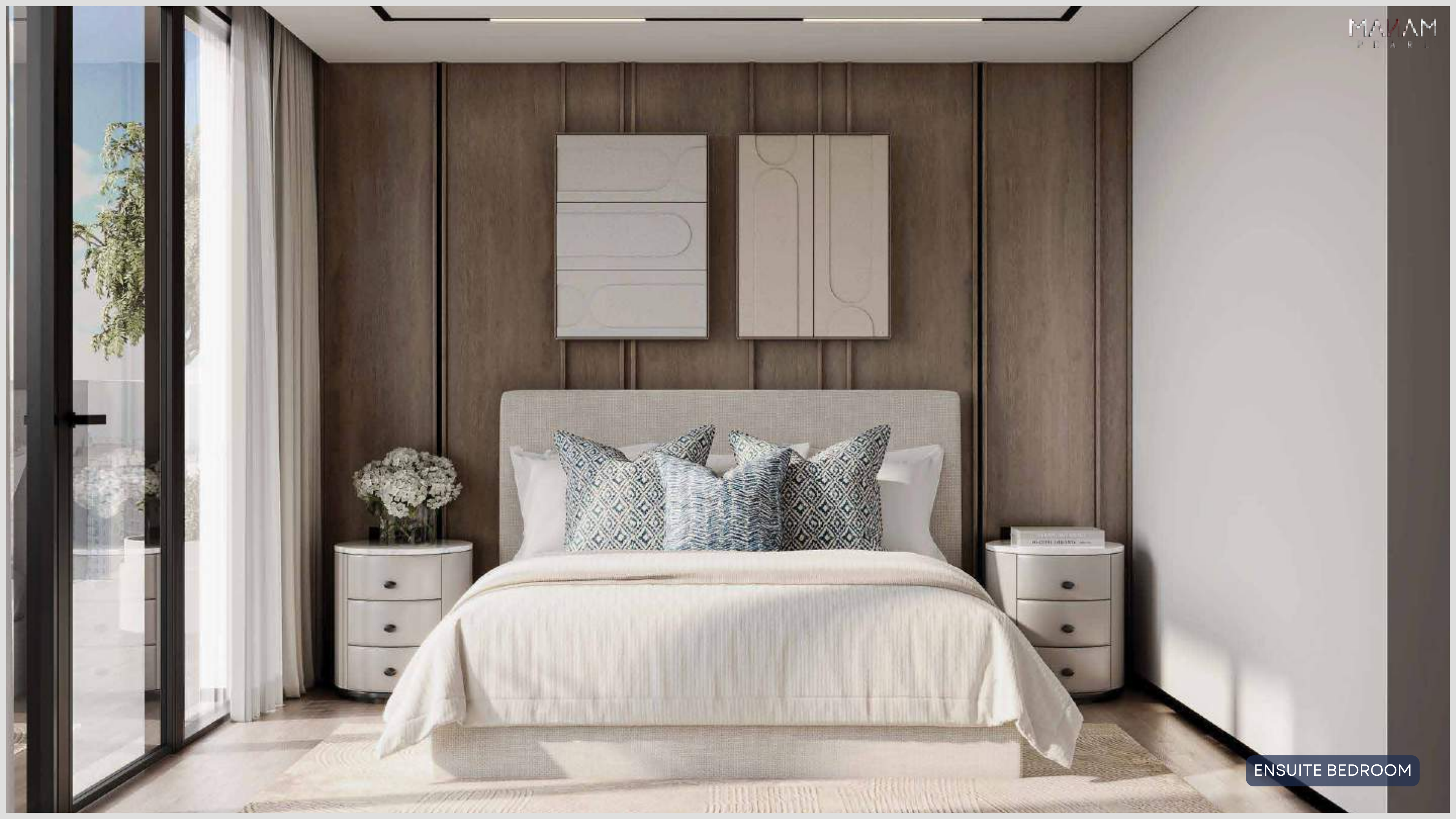
Balcony Area

192.46 SQ.Ft

Total Area

821.82 SQ.Ft





ENSUITE BEDROOM



MASTER BATHROOM

APARTMENT TYPE- 06

2 BEDROOM



Internal Living Area

1137.21 SQ.Ft

Balcony Area

251.12 SQ.Ft

Total Area

1388.33 SQ.Ft



APARTMENT TYPE- 07

2 BEDROOM



Internal Living Area

1136.02 SQ.Ft

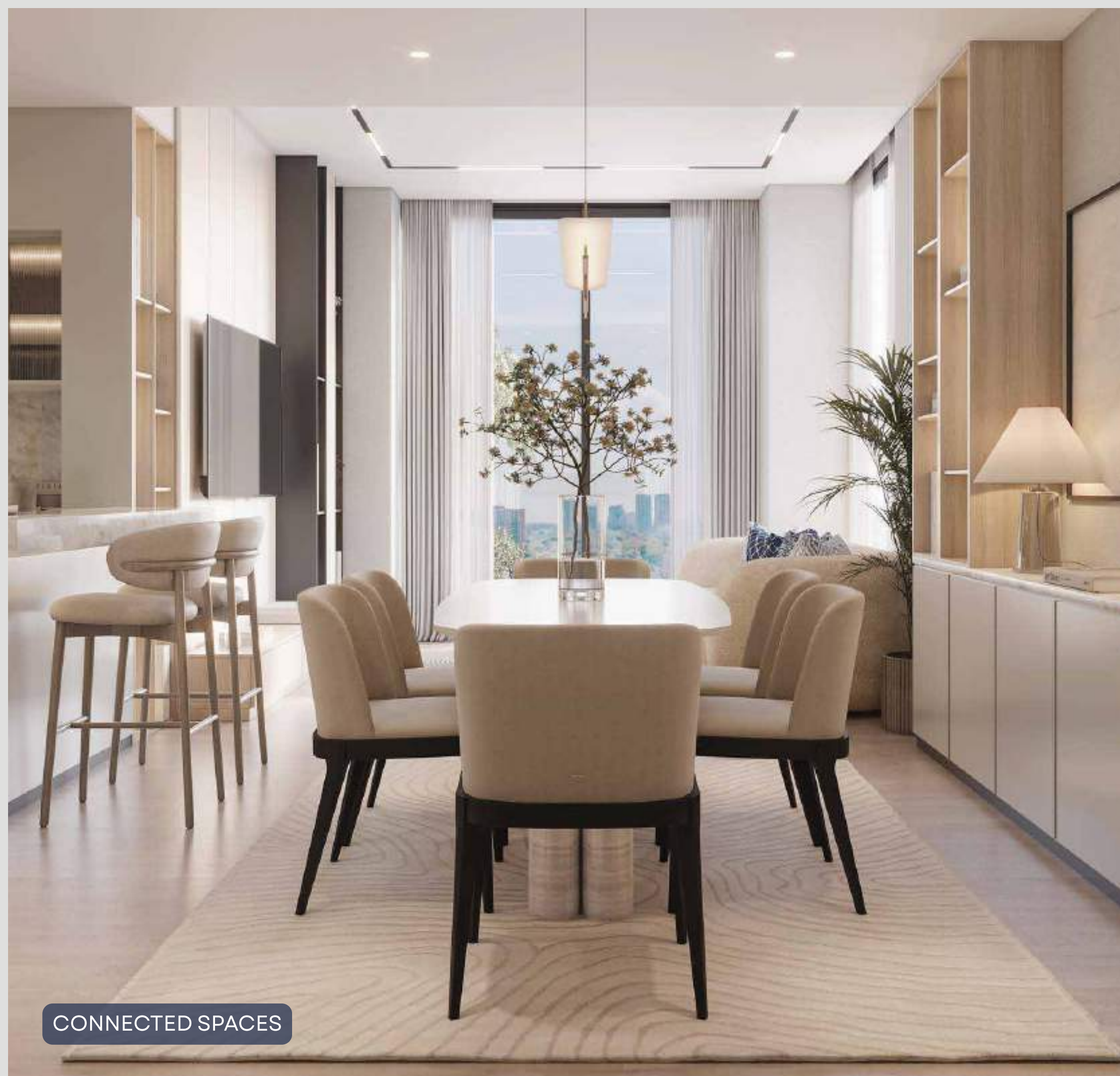
Balcony Area

251.12 SQ.Ft

Total Area

1387.15 SQ.Ft





CONNECTED SPACES



EXPANSIVE BALCONY

RESIDENTIAL FLOOR I



APARTMENT TYPE- 01

1 BEDROOM



Internal Living Area

634.53 SQ.Ft

Terrace Area

458.43 SQ.Ft

Total Area

1092.97 SQ.Ft



APARTMENT TYPE- 02

2 BEDROOM



Internal Living Area

1001.15 SQ.Ft

Terrace Area

779.41 SQ.Ft

Total Area

1780.57 SQ.Ft



APARTMENT TYPE- 03

3 BEDROOM



Internal Living Area

1353.02 SQ.Ft

Terrace Area

1828.57 SQ.Ft

Total Area

3181.60 SQ.Ft



APARTMENT TYPE- 04

2 BEDROOM



Internal Living Area

993.62 SQ.Ft

Terrace Area

780.06 SQ.Ft

Total Area

1773.68 SQ.Ft



APARTMENT TYPE- 05

1 BEDROOM



Internal Living Area

629.26 SQ.Ft

Terrace Area

445.41 SQ.Ft

Total Area

1074.67 SQ.Ft



APARTMENT TYPE- 06

2 BEDROOM



Internal Living Area

1137.21 SQ.Ft

Terrace Area

1260.99 SQ.Ft

Total Area

2398.20 SQ.Ft



APARTMENT TYPE- 07

2 BEDROOM



Internal Living Area

1136.02 SQ.Ft

Terrace Area

1260.78 SQ.Ft

Total Area

2396.80 SQ.Ft





PRIVATE OUTDOOR LOUNGE

MAMIAM

R E A L T Y

DREAM IT, OWN IT

