# MINATI 1
HOMES

JANUSS
DEVELOPERS



# An Ode to Grandeur

Minati Homes 1 epitomizes opulent sophistication in contemporary living, nestled amidst lush greenery. Flooded with natural light, these grand residences boast world-class architecture and exquisite interior artistry, offering unparalleled convenience at the core of Al Furjans vibrant neighborhood.

# Community Highlights

METRO

CLOSE TO SZR

EASY CONNECTIVITY

COMMUNITY CENTERS AND PAKS

SHOPPING MALLS

SUPERMARKETS AND RETAILS STORES

SCHOOLS AND NURSERIES

MOSQUE AND SHRINES

HOTELS AND RESTAURANTS

HOSPITAL AND CLINICS

BARS AND CAFES

PET-FRIENDLY NEIGHBORHOOD



# Project Key Highlights



NEAREST METRO STATION
5 MINS

SHEIKH ZAYED ROAD
5 MINS

DUBAI MARINA
10 MINS

JBR BREACH
10 MINS

MAKTOUM AIRPORT
15 MINS

PALM JUMEIRAH
15 MINS

MALL OF THR EMIRATES
15 MINS

DOWNTOWN DUBAI
30 MINS

- PRIME LOCATION
- SLEEK AND MODERN ARCHITECTURE
- PREMIUM AMENITIES
- CLOSE TO METRO
- STYLISH INTERIOR DECOR
- LUCRATIVE INVESTMENT RETURNS
- EASY ACCESS TO SZR
- VASTU-INSPIRED DESIGNS
- MAXIMUM SPACE EFFICIENCY
- VIBRANT COMMUNITY
- KITCHEN APPLIANCES INCLUDED
- FLEXIBLE PAYMENT PLAN



# Alluring Amenities: Elevating Everyday Living

Compose a harmonious blend of productivity, leisure, and wellbeing, seamlessly woven into your lifestyle, crafting a masterpiece of home.



# Amenities

SPACIOUS POOLDECK

HIS & HERS STEAM ROOM

STATE OF THE ART GYM

OPEN CINEMA ON POOL

CO-WORKING SPACES

SHADED YOGA AREA

BARBEQUE POD

KIDS PLAY AREA

SWIMMING POOL

STORAGE LOCKERS

SHADED SEATING AREAS

RECREATIONAL ROOM



# Project Details

| Type | Units | Size (Sq.Ft.) | Price |
|---|---|---|---|
| 1 Bedroom | 27 | 777 - 791 | AED 1.185M - 1.215M |

| Type | Units | Size (Sq.Ft.) | Price |
|---|---|---|---|
| 1 Bedroom +Study | 14 | 1,132 | AED 1.515M - 1.575M |

| Type | Units | Size (Sq.Ft.) | Price |
|---|---|---|---|
| 2 Bedroom | 14 | 1,247 | AED 1.695M - 1.755M |

| Type | Units | Size (Sq.Ft.) | Price |
|---|---|---|---|
| 2 Bedroom +Study | 13 | 1,345 | AED 1.865M - 1.935M |

| Type | Units | Size (Sq.Ft.) | Price |
|---|---|---|---|
| 3 Bedroom +Maid | 13 | 1,663 | AED 2.220M - 2.370M |

## 50 / 50 Payment Plan
## Handover Q4 2026

| Installment | Milestone | Payment |
|---|---|---|
| Downpayment | July 2025 | 10% + 4% DLD + 5,250 Oqood |
| 1st Installment | Aug 2025 | 10% |
| 2nd Installment | Nov 2025 | 5% |
| 3rd Installment | Feb 2026 | 10% |
| 4th Installment | May 2026 | 5% |
| 5th Installment | Aug 2026 | 10% |
| Final Installment | Sep 2026 - Handover | 50% |



**ONE BROKER GROUP**

EXCLUSIVE SALES PARTNER

# MINATI 1
HOMES

JANUSS DEVELOPERS

ONE BROKER GROUP
EXCLUSIVE SALES PARTNER