

PLOTS IN AL WARSAN



AL Warsan

Located on the corner of International City, Warsan is a family-orientated neighbourhood at the intersection of Sheikh Mohammed Bin Zayed Road and Al Awir Road. The Plots available are mixed use and residential. These plots are located at very close proximity to some leisure and retail outlets and malls.

It is also very close to soon to open Dubai Safari.

PLOTS DETAILS

PERMISSION : G+4 (WARSAN 1) | G+6, G+7, G+8 (WARSAN 2)

GROSS AREA : 13,000sq.ft. – 25,000sq.ft.

PRICE : Between 400 – 800 AED/sq.ft.

PAYMENT PLAN : 2 years with 20% down payment

Al Warsan 1: Residential Apartments FAR 2.50 | Mixed use Residential Apartments FAR 2.85

Al Warsan 2: Residential Apartments FAR 3.50 | Mixed use Residential Apartments FAR 4.25



**LOCATION
ADVANTAGE**

**FOR GOOGLE MAP
[CLICK HERE](#)**

A variety of Residential and Mixed-use Plots available to build apartment buildings in Al Warsan. The plots are located very close to the International City and Dragon Mart.

This location is a very popular residential area with high return on investments.

- 1** Al Warsan is located at close proximity to International City, Dragon mart and Mirdiff City Centre.
- 2** It is also situated very close to the Desert Palm Polo Club and soon to Open Dubai Safari.
- 3** It is connected to the Sheikh Mohammad bin Zayed Road and the Al Awir Roads.
- 4** Al Warsan is an upcoming Residential area and the plots are being sold at very competitive prices.

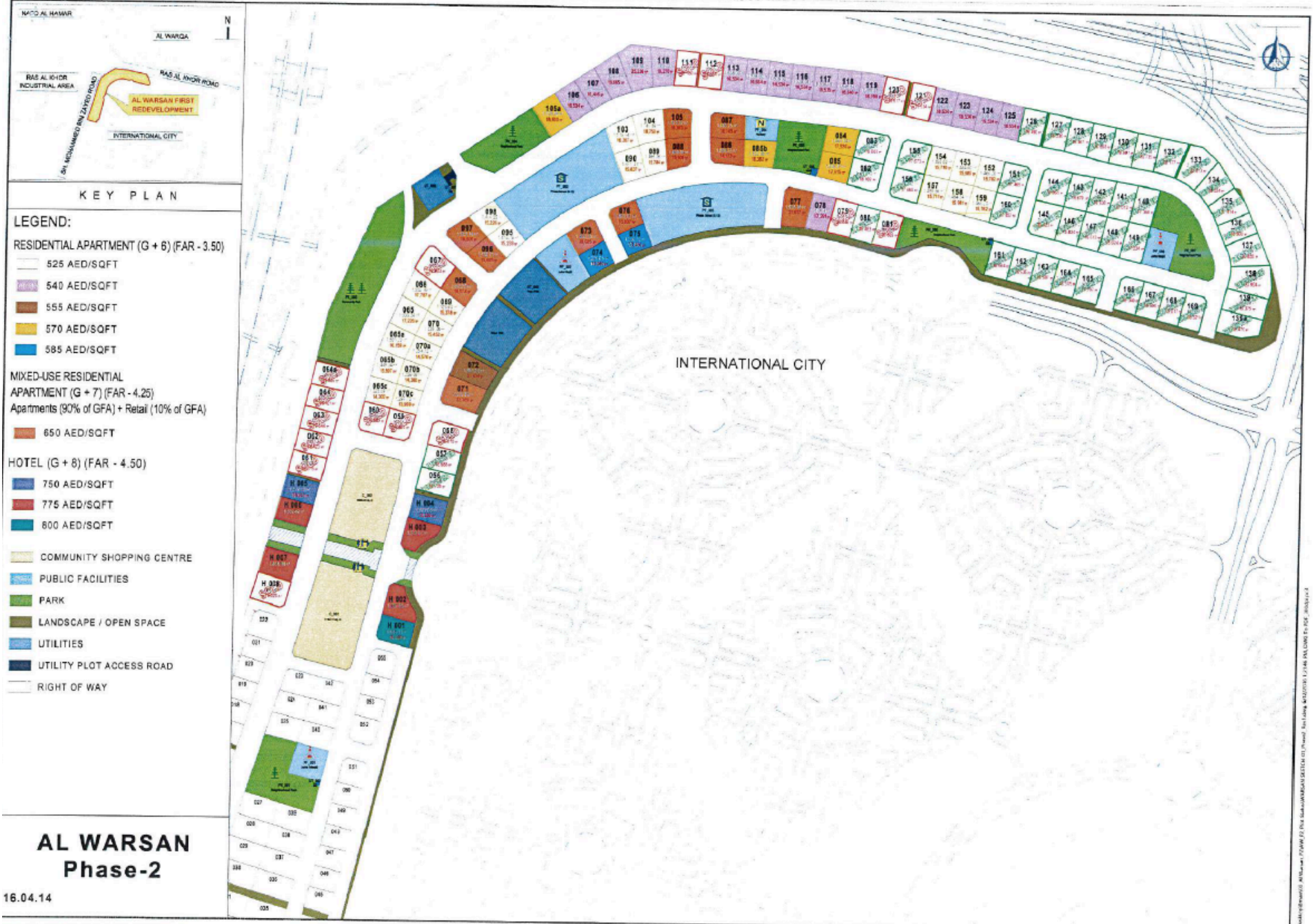
ON THE MAP



ON THE MAP



MASTER PLAN



MASTER PLAN



KEY PLAN

LEGEND:

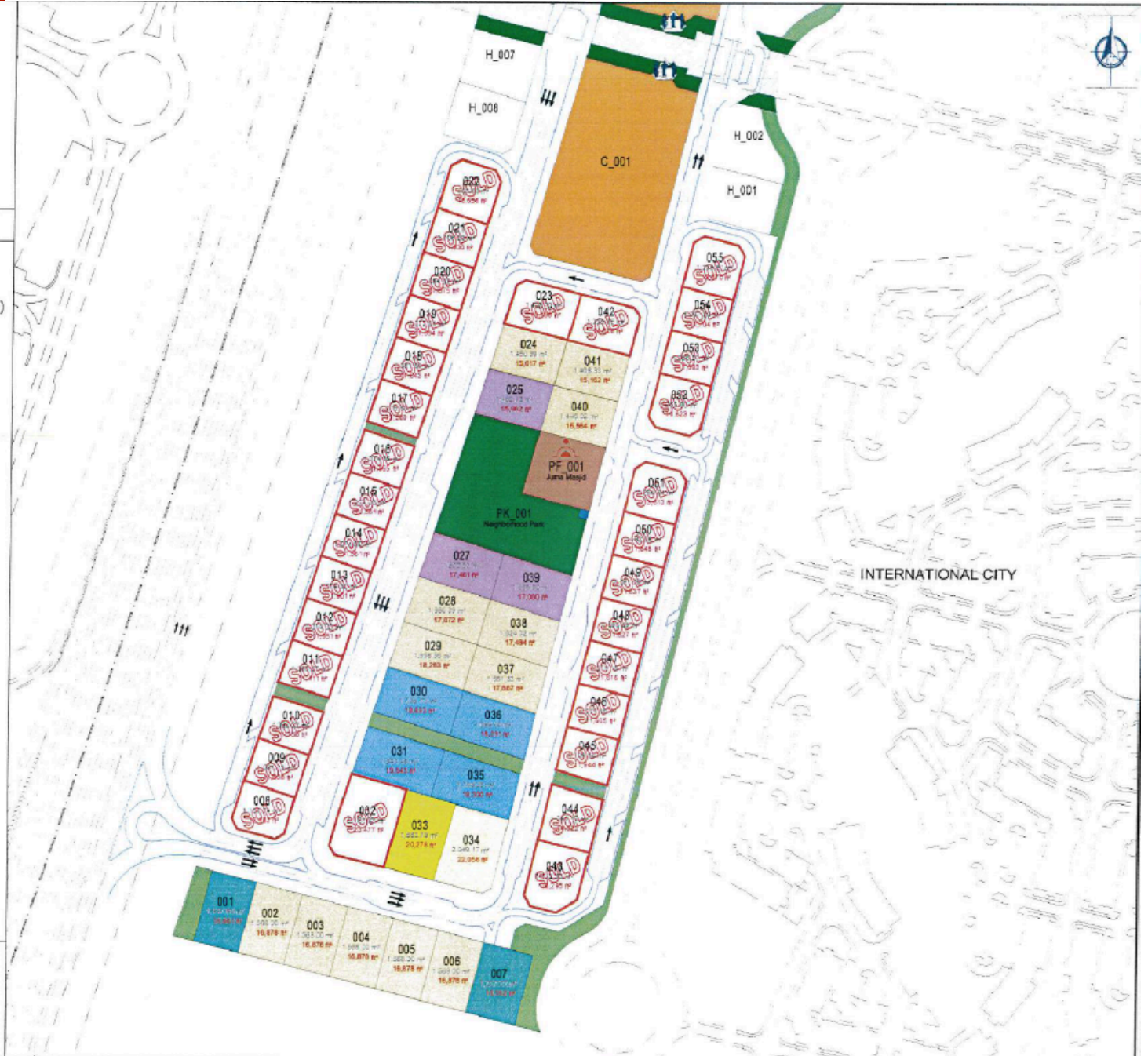
MIXED-USE RESIDENTIAL APARTMENT (G+4) (FAR - 2.85)
Apartment (85% of GFA) + Retail (15% of GFA)

- 542 AED/SQFT (190 AED/GFA)
- 527 AED/SQFT (185 AED/GFA)
- 513 AED/SQFT (180 AED/GFA)
- 499 AED/SQFT (175 AED/GFA)

RESIDENTIAL APARTMENT (G+4) (FAR - 2.50)

- 438 AED/SQFT (175 AED/GFA)
- 425 AED/SQFT (170 AED/GFA)
- 413 AED/SQFT (165 AED/GFA)
- 400 AED/SQFT (160 AED/GFA)

- COMMUNITY SHOPPING CENTRE
- PUBLIC FACILITIES
- PARK
- LANDSCAPE / OPEN SPACE



AL WARSAN FIRST



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