

# ZĀZEN gardens

LIFE IN PERFECT HARMONY



WELCOME TO A NEW WAY OF LIVING

# ZĀZEN gardens

At ZĀZEN Gardens, Integrative Well-Being Design is at the heart of every aspect of the community. We have meticulously crafted each element with your health and prosperity as a priority, ensuring that life is in perfect harmony - physically, mentally, and emotionally.

We believe in holistic living, with an emphasis on Well-Being. Our innovative use of design creates spaces that elicit a positive emotional response, making you feel nurtured and energised in an environment that supports the health and harmony of your family.



LAND ENERGY  
OPTIMISATION



CLASSICAL  
FENG SHUI



EMF  
MITIGATION



BUILDING  
BIOLOGY

# THE ZĀZEN GARDENS EXPERIENCE

ZĀZEN Gardens boasts a collection of 159 modern residences, consisting of one, two and select three-bedroom apartments.

Each space is crafted with your Well-Being at heart and is carefully designed to balance convenience and comfort.

Unwind with your family or connect with the neighbours over a number of pleasurable outdoor and indoor activities. In addition, the ground floor of the building houses two retail outlets for the convenience of all residents.



6-STORY  
MID-RISE BUILDING



159 MODERN  
RESIDENCES



303K SQ. FT.  
BUILT UP AREA



LEED GOLD  
CERTIFIED BUILDING



INTEGRATIVE  
WELL-BEING DESIGN



WORLD-CLASS  
AMENITIES



CONDITIONS APPLY. IMAGES FOR REPRESENTATIVE PURPOSE ONLY.

WELCOME TO  
ZĀZEN  
gardens



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## THE ARCHITECTURE OF WELL-BEING

Integrative Well-Being Design is the practice of unlocking the natural frequencies around us that transform physical environments, enhancing the optimal health and Well-Being of our residents.

This includes Land Energy Optimisation, Classical Feng Shui, EMF Mitigation and Building Biology. These practices are essential to creating healthy buildings that are deeply connected to nature and the environment, prioritising human health, and preserving the Qi, or life force.

With the increase of autoimmune diseases, allergies, airborne viruses and bacteria, there is a growing need for healthy and restorative environments.

At ZāZEN Gardens we have created the ideal environment, where the energy flow creates spaces that truly nourish the mind and body.

## CLASSICAL FENG SHUI



## LAND ENERGY OPTIMISATION

Land Energy Optimisation is an integral part of architectural Well-Being design. We connect the building to the Earth's energy grids. This harnesses the healing properties of the energy field, bringing harmony and balance to the land, and the building. **The result is optimised health and wellness of the residents, as well as the building.**

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Classical Feng Shui harnesses energy forces to create harmony between a person and their environment. IMAGES USED FOR REPRESENTATIVE PURPOSE ONLY We use precise compass directions to align the building to its entrance, water elements, air circulation and green areas. **This results in a building that attracts Qi, or life force, enabling maximum abundance and prosperity for all.**

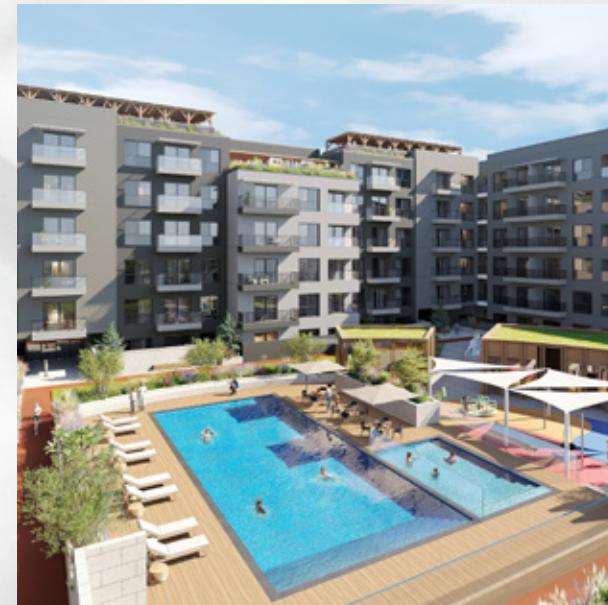
## EMF MITIGATION

EMF Mitigation is key to ensuring restful sleep and health for residents. We measure electromagnetic fields (EMF) emitted by neighbouring buildings and phone towers to determine the preventive measures needed to reduce EMF and their effect on our residents.

Man-made frequencies emitted by smart devices, WiFi, phone towers, and electrical wiring have a negative impact on health. **We have integrated MEP services and technology to maximize safety and Well-Being.**



## BUILDING BIOLOGY



Building Biology is about creating healthy, beautiful, and sustainable buildings in ecologically sound and socially connected communities. We create spaces that support Well-Being and health by selecting only natural, healthy, and non-toxic materials. From building materials to furniture, paint, and accessories, **we keep the Well-Being of our residents as our main focus.**

P E R F E C T — H A R M O N Y



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## HOMES DESIGNED FOR LIVING

Discover contemporary design at ZāZEN Gardens. Blending form with purpose, a sense of openness and comfort fills every space. With 3.2-meter high ceilings, large internal spaces, and glass balconies, you can soak in an abundance of natural light.

Clean lines, natural colours, premium amenities, fully-fitted kitchens - every detail is thought through, and every material hand-picked. The selection of materials and design with exclusive wood finishes and natural paint in each apartment grounds you in nature.

Ample green landscaping decreases the number of hard surfaces exposed to the sun, reducing the overall surrounding temperature and improving the air quality.



SUSTAINABLE  
COMMUNITY  
LIVING



PERFECT  
FAMILY  
ENVIRONMENT



CONNECTED  
IN ALL THE  
RIGHT WAYS

B R E A T H E

At ZāZEN Gardens, we have meticulously crafted each element with your health and prosperity as a priority, ensuring that life is in perfect harmony - physically, mentally, and emotionally.



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## BEDROOM

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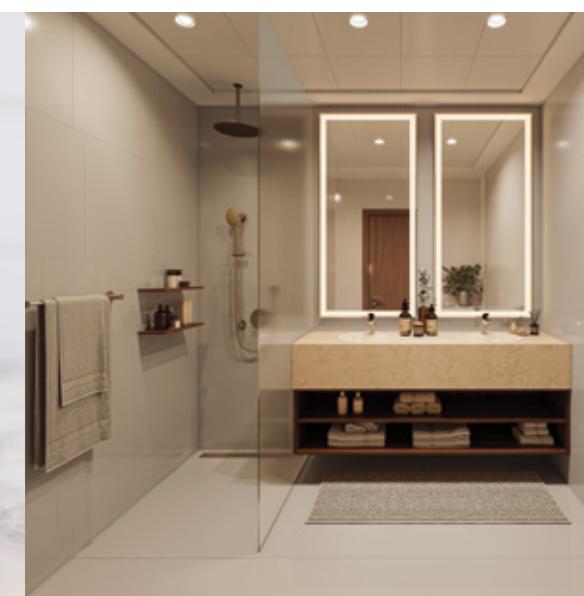
## BATHROOMS

## POWDER ROOMS



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Our innovative use of design creates spaces that nurture and energize you in an environment that emanates health and harmony.



THE  
HEART  
OF  
THE  
HOME

Sleek and streamlined open spaces with minimalist features, and simple colour palettes, offer a clutter-free highly functional space to relax and entertain.



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## KITCHEN

CONDITIONS APPLY. IMAGES FOR REPRESENTATIVE PURPOSE ONLY

S I M P L E  
S O P H I S T I C A T E D  
D E S I G N



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## LIVING ROOM

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HEAL



S W I M M I N G   P O O L

R E F R E S H  
R E C H A R G E  
R E L A X

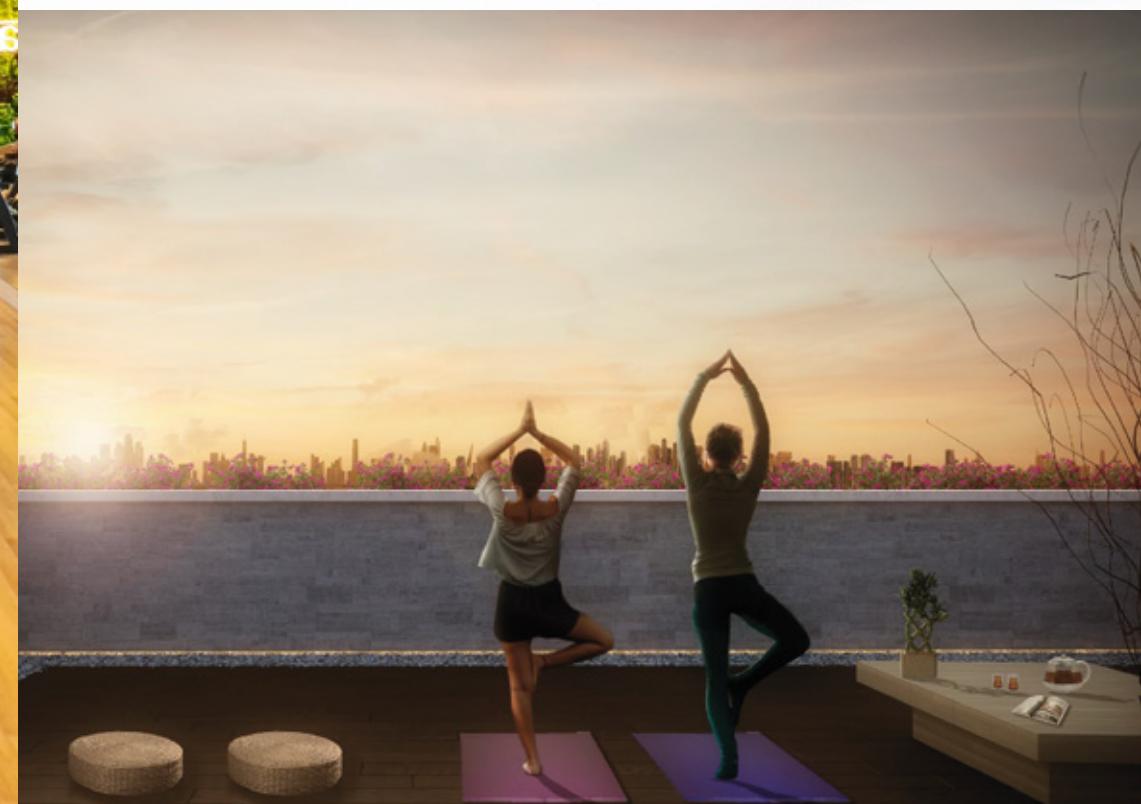


# GYMNASIUM

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Unwind and connect with your inner self over a number of carefully curated outdoor and indoor activities. Dive deep into the calm.



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## PLAY AREA

For the inner child in you



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## SUSTAINABILITY

FOR YOUR PRESENT & YOUR FUTURE

Sustainability and green living are at the heart of ZāZEN Gardens. From the building materials used to the construction methods, we ensure that we keep our carbon footprint to a minimum.

We have designed an eco-friendly lifestyle, with over 35,000 square feet of landscaping, multiple recycling stations, EV charging stations, and solar panels. The solar power generated supplements the energy usage in all common areas of the building and helps reduce service charges for owners.

Our Green Building and LEED Gold certification, which will be achieved at completion, means that the indoor and outdoor environments have been carefully considered and protected at all stages of development - design, construction, maintenance, and use, resulting in the healthiest environment for you and your family.



OVER 35,000 Sq. Ft.  
LANDSCAPING

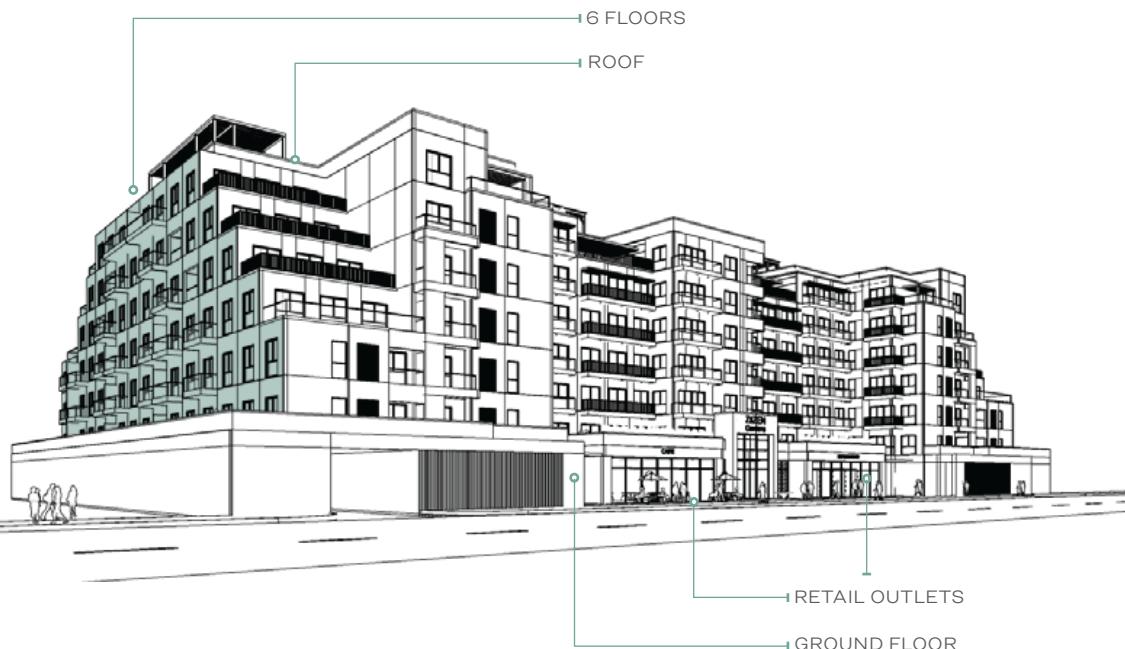


SOLAR POWER  
GENERATION



LEED GOLD CERTIFIED  
GREEN BUILDING

## PROJECT CONFIGURATION



## RESIDENTIAL BUILDING

GROUND + 2 RETAIL + 6 FLOORS

📍 Al Furjan, Dubai

## UNIT TYPES

159 RESIDENCES

### ELEVATORS

International Brand  
Warranty: 5 Years  
4 Elevators

### PARKING

Covered parking spaces for  
each unit based on unit size  
Bicycle racks  
EV charging stations

### OWNERSHIP

Freehold  
Anticipated Completion Date:  
**30<sup>th</sup> April 2024**

1 Bedroom | 2 Bedroom | 2 Bedroom + Maid | 3 Bedroom + Maid

## PROJECT AMENITIES



ENTERTAINMENT  
& BBQ AREA



SOLAR POWER  
GENERATION



ADULTS' & KIDS'  
SWIMMING POOL



RESIDENTIAL  
PARKING



CHILDREN'S  
PLAY AREA



WIFI-ENABLED  
COMMON AREAS



2 RETAIL OUTLETS  
ON GROUND FLOOR



WELL-BEING  
DESIGN



STATE-OF-THE-ART  
GYMNASIUM



FULLY FITTED  
KITCHEN



LUSH  
LANDSCAPING



AMPLE LOCAL  
AMENITIES



RESIDENTS'  
LOUNGE



24/7 SMART  
SECURITY



JOGGING  
TRACK



PET  
FRIENDLY

## STRATEGICALLY LOCATED AT THE HEART OF THE COMMUNITY

ZāZEN Gardens plays the perfect host to a variety of attractions, both within and around the development.

Nestled in the Al Furjan Community, ZāZEN Gardens enjoys unobstructed access to the city and brings you the best hotels, shopping destinations, schools, play areas, workplaces, entertainment and leisure, and much more.

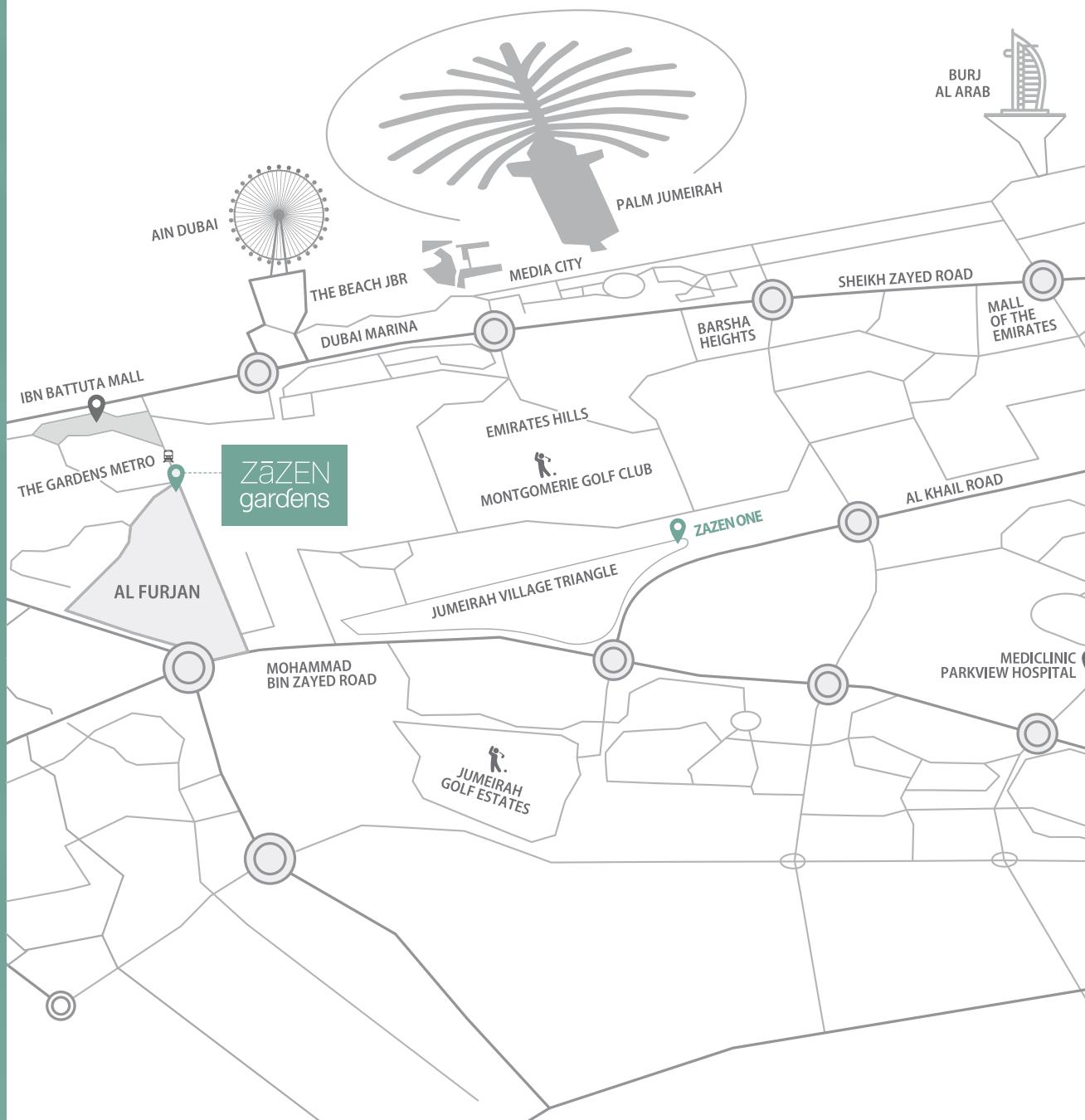
7 MINUTES WALK  
To Gardens Metro Station

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 International Airport and Al Maktoum International Airport



## UNIT DETAILS

UNIT TYPE	NOS.	NET LIVABLE AREA <small>Sq. Ft.</small>		NET BALCONY AREA <small>Sq. Ft.</small>		TOTAL AREA <small>Sq. Ft.</small>	
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1BR	62	705	837	100	650	805	1487
2BR	67	1063	1189	118	650	1181	1839
2 BR + M	20	1250	1324	149	650	1399	1974
3 BR + M	10	1450	1456	118	118	1568	1574

### ANTICIPATED SERVICE CHARGE

AED 12 per Sq. Ft.\*

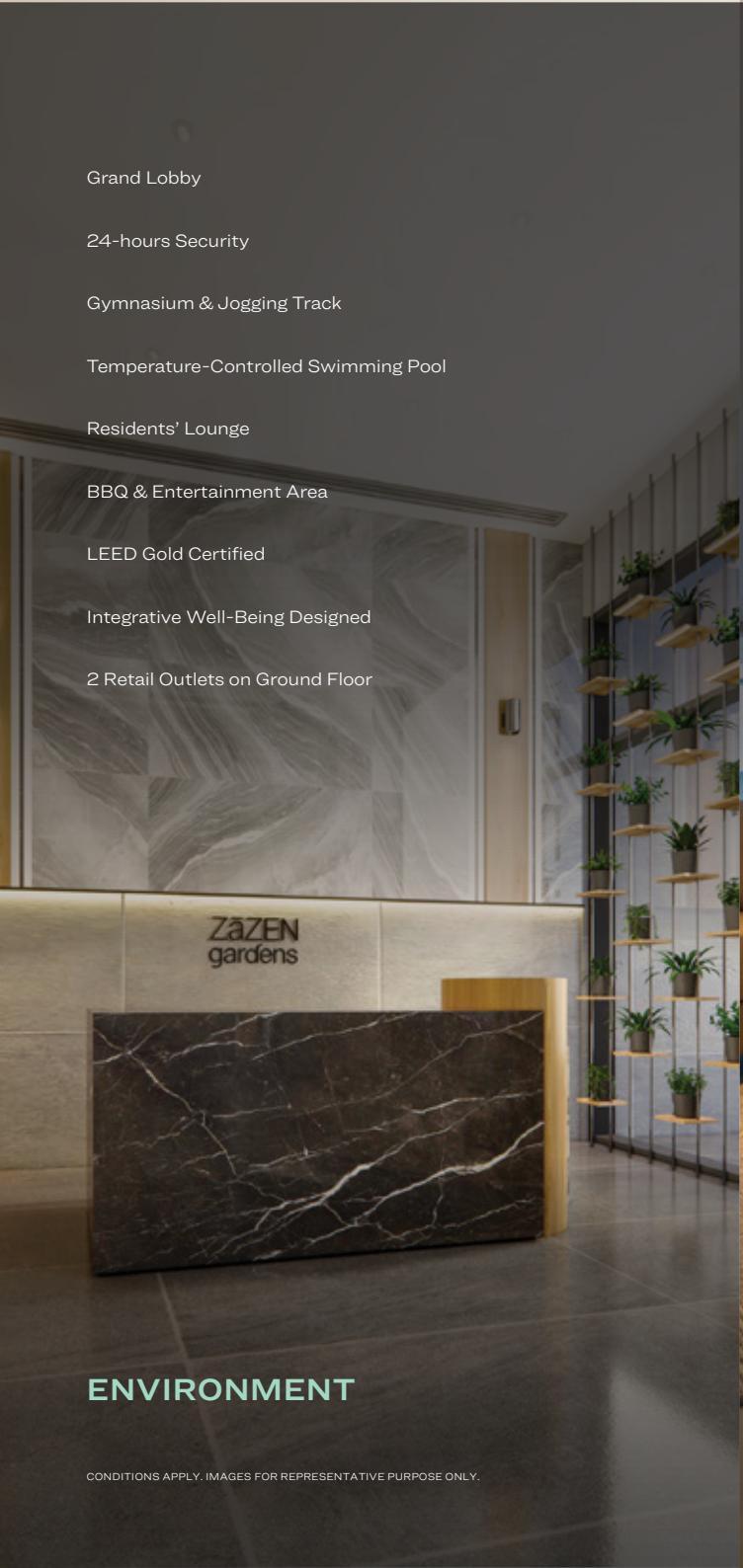
\*to be confirmed on handover

### 40-60 PAYMENT PLAN

40% during construction,  
60% on handover.

### ANTICIPATED COMPLETION DATE

30<sup>th</sup> APRIL 2024



Grand Lobby

24-hours Security

Gymnasium & Jogging Track

Temperature-Controlled Swimming Pool

Residents' Lounge

BBQ & Entertainment Area

LEED Gold Certified

Integrative Well-Being Designed

2 Retail Outlets on Ground Floor



High-speed Elevators in SS Hairline Finish

Security Access Control

Common Area Wifi Access

Pet Friendly

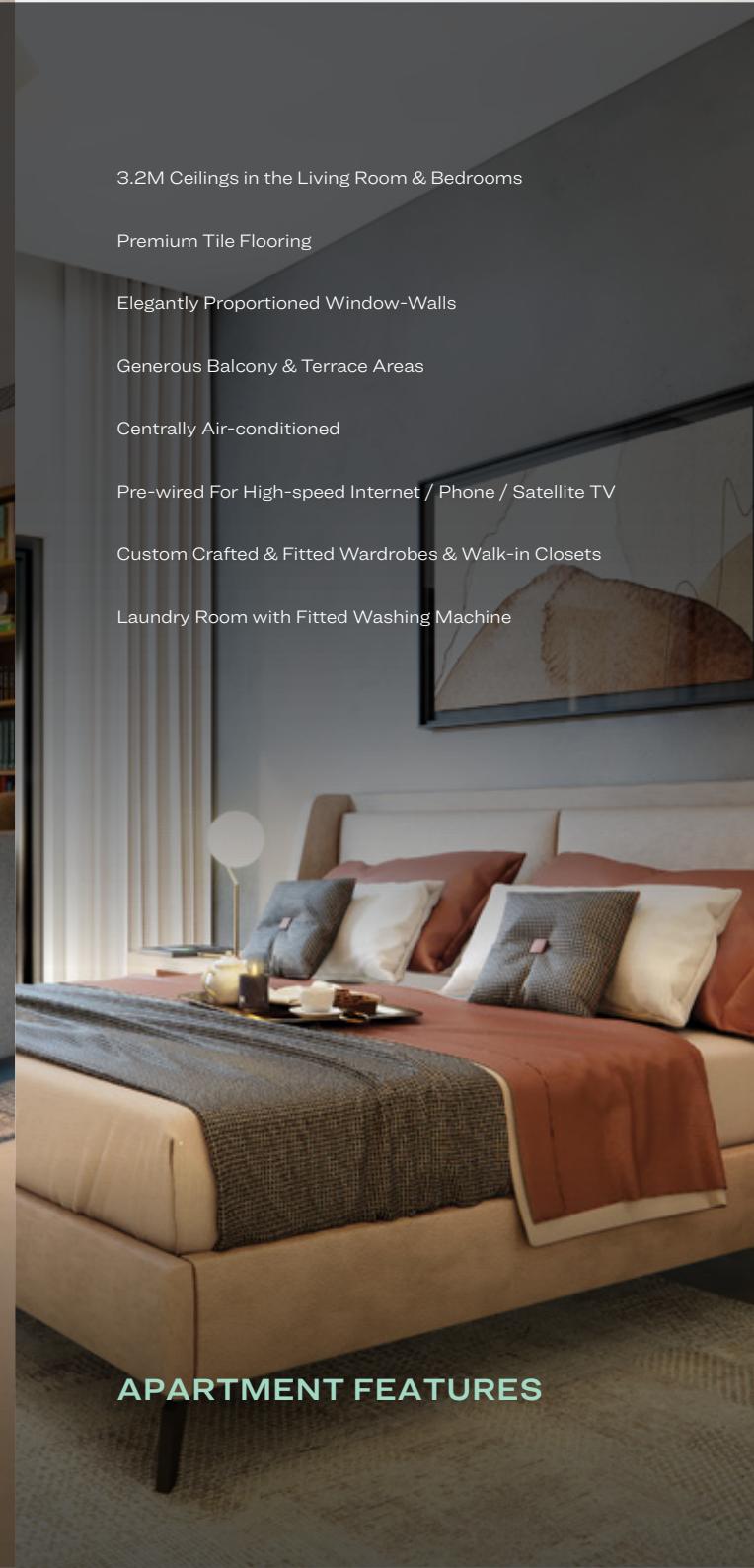
24/7 Smart Security & Maintenance

Close to Ibn Battuta Mall & Furjan Pavilion

Solar Power Generation

Close to the Gardens Metro Station

EV Charging Stations



3.2M Ceilings in the Living Room & Bedrooms

Premium Tile Flooring

Elegantly Proportioned Window-Walls

Generous Balcony & Terrace Areas

Centrally Air-conditioned

Pre-wired For High-speed Internet / Phone / Satellite TV

Custom Crafted & Fitted Wardrobes & Walk-in Closets

Laundry Room with Fitted Washing Machine

ZĀZEN  
gardens

**ENVIRONMENT**

**CONVENIENCE**

**APARTMENT FEATURES**



All Rooms Feature Double-glazed Windows

3.2M High Ceiling

Vitrified Porcelain Tiled Floors

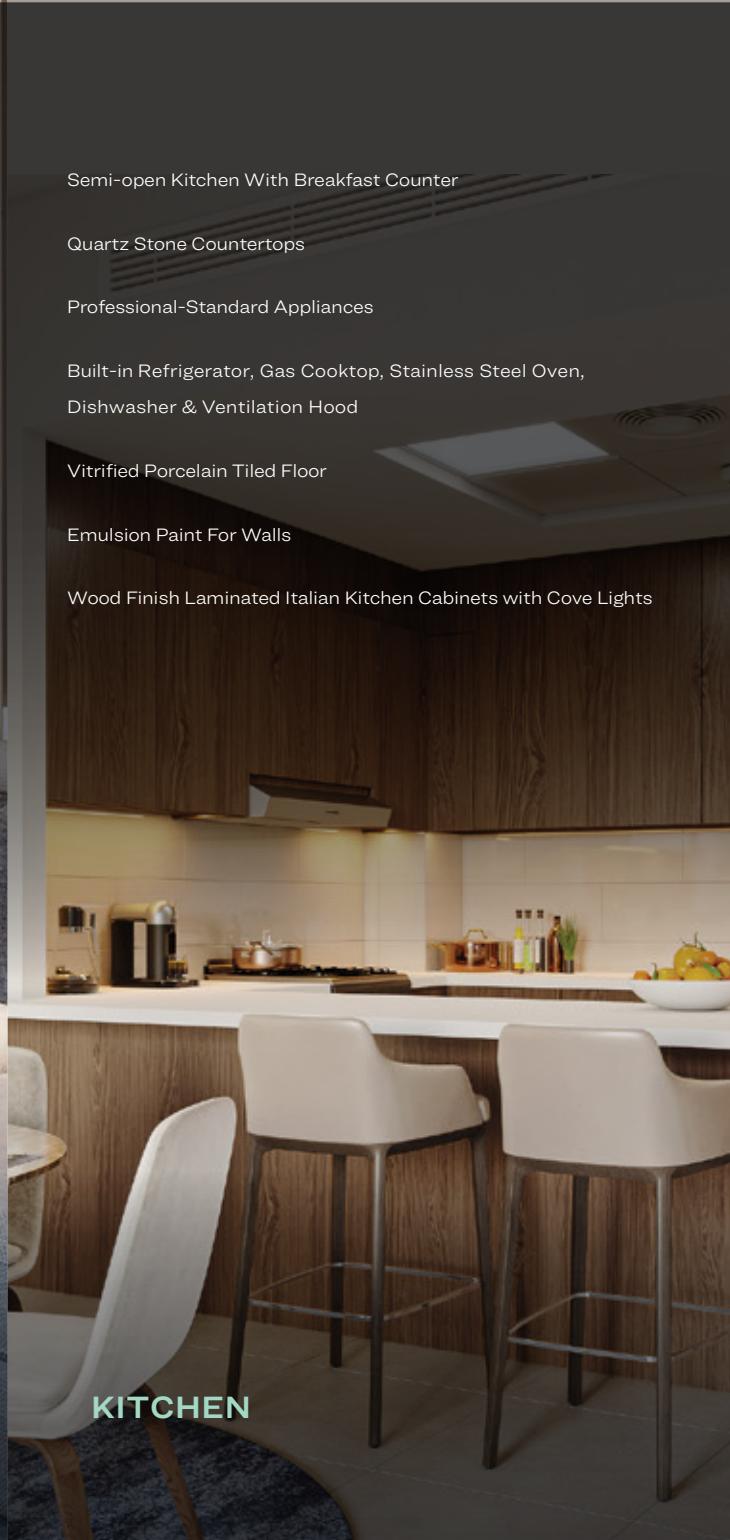
Emulsion Paint for Walls

Teak Wood Finish Main Doors & Internal Doors

False Ceiling with Shadow Grooves

## LIVING & DINING

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Semi-open Kitchen With Breakfast Counter

Quartz Stone Countertops

Professional-Standard Appliances

Built-in Refrigerator, Gas Cooktop, Stainless Steel Oven,  
Dishwasher & Ventilation Hood

Vitrified Porcelain Tiled Floor

Emulsion Paint For Walls

Wood Finish Laminated Italian Kitchen Cabinets with Cove Lights

## KITCHEN



Vitrified Porcelain Tiles on Floor & Wall

2-in-1 Shower System with Shower Head & Telephone Shower

Vitra Sanitary Ware & Accessories

Mirror With LED Light in Master Bathroom

Vanity Counter & Ledge Wall in Omani Beige Marble

80L Water Heaters with Warranty

## BATHROOM



# ZĀZEN ONE

Welcome to Sustainable  
Community Living

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## WE LOVE WINNING!

We love winning! ZÄZEN One most recently 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)



Sustainable Real Estate  
Project of the Year



Residential Real Estate  
Project of the Year



## DUBAI

GREAT LIVING. GREAT INVESTMENT.

ZāZEN Gardens is not just the perfect place to live, but also a great investment option to secure your family's future. There are many excellent reasons to invest in Dubai, being the Best Global Destination for 2022 on TripAdvisor's Traveller's Choice Awards, is just one of them.

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 Golden Visa, by 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

# 40|60 PAYMENT PLAN

RESERVATION DEPOSIT	FIRST INSTALLMENT	SECOND INSTALLMENT
<b>10%</b> Required immediately on booking of unit.	<b>10%</b> Due within 30 days of booking. SPA to be signed & 4% DLD fees to be paid for OQOOD registration with DLD.	<b>5%</b> Due 3 months after the payment of the first installment.
THIRD INSTALLMENT	FOURTH INSTALLMENT	FIFTH INSTALLMENT
<b>5%</b> Due 3 months after the payment of the second installment.	<b>5%</b> Due 3 months after the payment of the third installment.	<b>5%</b> Due 3 months after the payment of the fourth installment.
FINAL INSTALLMENT	<b>60%</b> Due at the time of handover. The title deed will be issued once the payment has cleared and fees have been paid.	

\*4% Dubai Land Department fees + admin charges are not included.  
These must be paid by the buyer for OQOOD & Title Deed registration.

Terms and conditions apply.

## ESCROW ACCOUNT DETAILS

ACCOUNT TYPE	ESCROW ACCOUNT
ACCOUNT NUMBER	1271322041216004
IBAN	AE110351271322041216004
ACCOUNT TITLE	ZAZEN GARDENS PROJECT ESCROW A/C
BANK NAME	FIRST ABU DHABI BANK
SWIFT CODE	NBADAEEA
CURRENCY	AED

PROJECT NUMBER: 2474

## 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.  
Client is informed of construction progress and makes the agreed upon payments.



# zāZEN gardens

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SALES PARTNER

**ONE BROKER GROUP**

**PIXL** | MARKETING PARTNER

✉ zazen@obg.ae | PROJECT NUMBER: 2474

