



A boutique development of unique apartments



Perfectly placed in the vibrant district of Al Furjan, these stunning apartments offer you a relaxed oasis of tranquillity in your very own slice of Dubai living.

Plot 040A, Al Asayel Road, Al Furjan, Dubai, United Arab Emirates

A SENSE OF COMMUNITY

This truly special enclave of Dubai evokes the true meaning of community, with everything you need right at your doorstep.

In Al Furjan, you're going to feel right at home. This landmark location offers you access to a buzzing district, a premier address, and enough fun and entertainment. This unique area has everything you could want and so much more. Swing by the Ibn Battuta Mall or the Expo 2020 site, all a stone's throw away from your new home.



THE EASY CHOICE FOR FAMILIES IN DUBAI

EAST40's incredible apartments will delight the whole family while youngsters rush to explore the child-friendly district and discover its hidden gems.

Professionals too will appreciate a location perfect for the daily commute with easy access to the heart of the city, while looking forward to returning home to the peace and quiet of this idyllic spot.

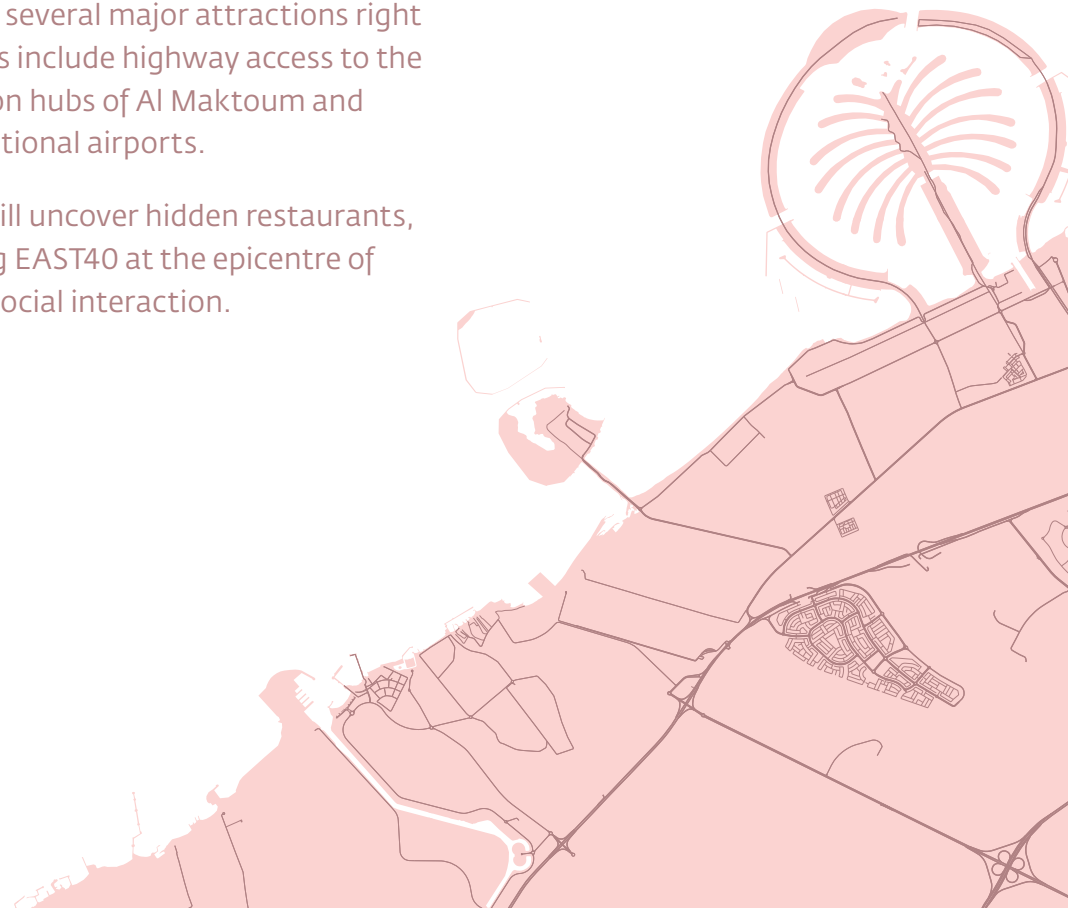
Make yourself
at home

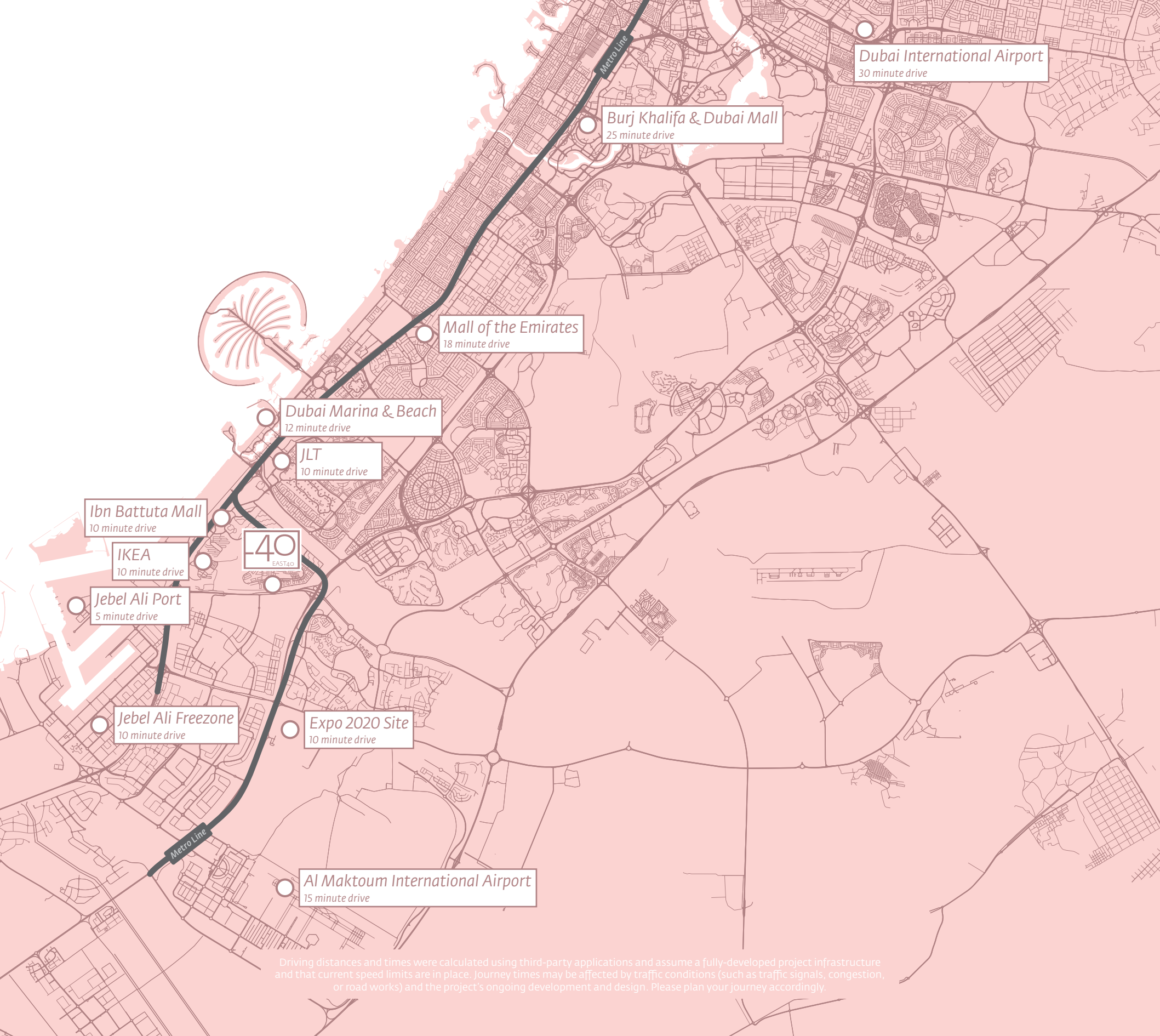


THE PERFECT LOCATION

You'll be spoilt for choice with several major attractions right near your doorstep. Amenities include highway access to the world-class transportation hubs of Al Maktoum and Dubai International airports.

In the neighbourhood, you will uncover hidden restaurants, parks and gardens, placing EAST40 at the epicentre of corporate and social interaction.





Dubai International Airport
30 minute drive

Burj Khalifa & Dubai Mall
25 minute drive

Mall of the Emirates
18 minute drive

Dubai Marina & Beach
12 minute drive

JLT
10 minute drive

Ibn Battuta Mall
10 minute drive

IKEA
10 minute drive

Jebel Ali Port
5 minute drive

40
EASTAD

Jebel Ali Freezone
10 minute drive

Expo 2020 Site
10 minute drive

Al Maktoum International Airport
15 minute drive

Driving distances and times were calculated using third-party applications and assume a fully-developed project infrastructure and that current speed limits are in place. Journey times may be affected by traffic conditions (such as traffic signals, congestion, or road works) and the project's ongoing development and design. Please plan your journey accordingly.

HIGHLIGHTS OF AL FURJAN

Take a short stroll to the west of EAST40, and you'll find the British Arbor School, bespoke shopping centres and places of worship.

Just a quick hop to the east, and you'll be delighted to discover children's facilities and the best in medical clinics.

Head north, and you'll be spoilt for choice with a plethora of family-friendly restaurants, with more springing up every month.

Towards Ibn Battuta Mall & Carrefour Supermarket
10 minute drive

Towards GEMS The Winchester School
10 minute drive

Metro Station

Community Centre
Medical Centre
Carrefour Supermarket
BinSina Pharmacy
Tito Gents Salon
Gloria Jeans Coffees
Burger King
Baskin Robins
7 minute drive

Masakin Al Furjan
5 minute drive

Metro Station

Arcadia Preparatory School
5 minute drive

Al Furjan

British Arbor School
3 minute drive

Al Furjan Pavilion West
5 minute drive

Al Furjan West Mosque
5 minute drive

Community Center
Spinneys Supermarket
Pharmacy
The Pavilion
Mosque
Costa Coffee
Nursery
Gym
Olympic Size Pool
3 minute drive

40
EAST40

Easy Access to
highway E11, E311,
and Jebel Ali

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Transit to
serenity



24h concierge
services



MAKE AN ENTRANCE

EAST40 makes a significant first impression with a sophisticated lobby decorated in a polished style, beautiful lines, and creative seating, encouraging neighbours to relax and socialise on their way home.



Full security

Feel at home before you get home

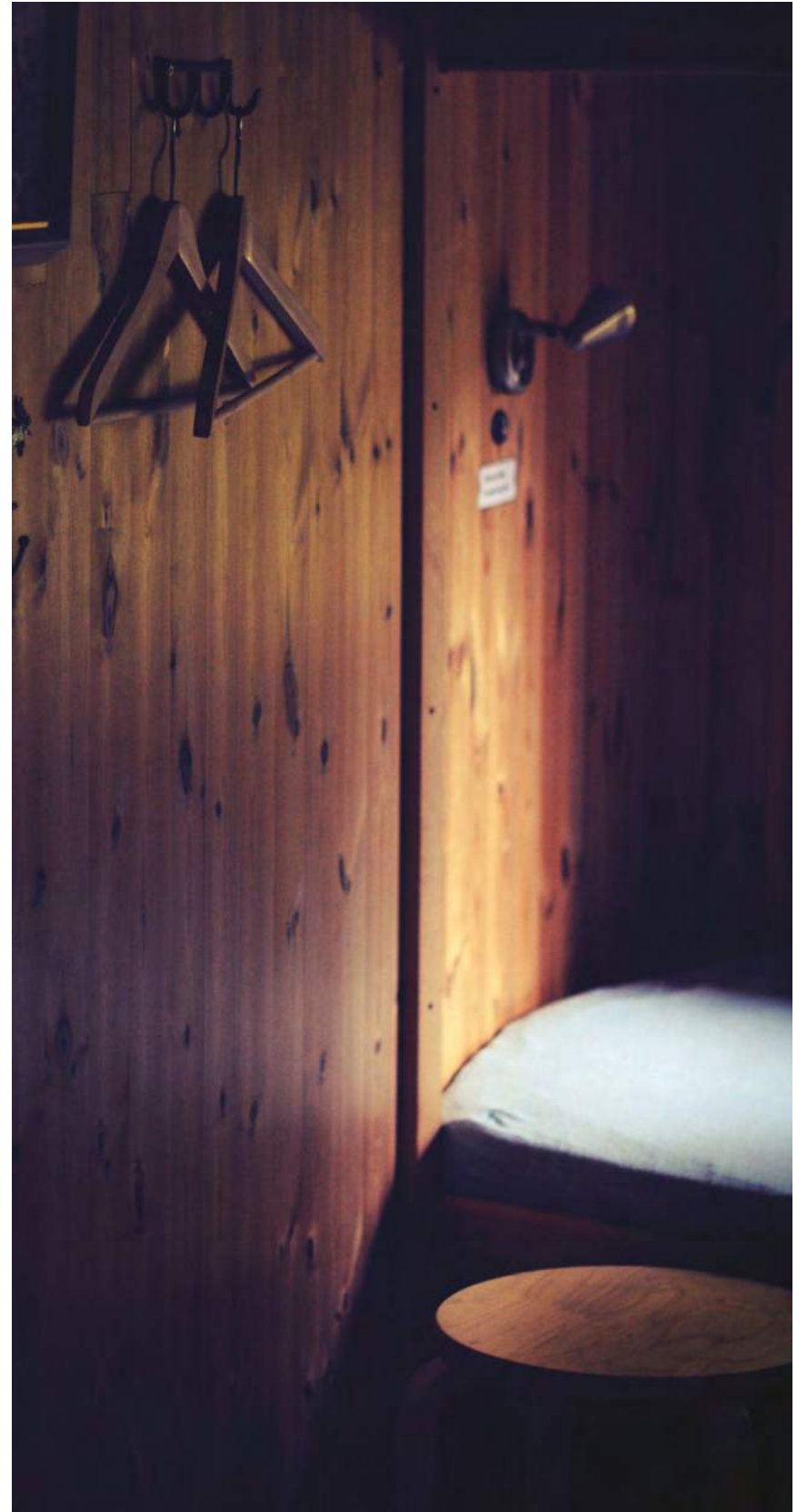
A SPACE TO RELAX


Are you looking forward to relaxing at the end of a long day? Do you need to put in a swim before work? However you choose to stay fit and healthy, you have state-of-the-art facilities right on your doorstep at EAST40.

The amenities at EAST40 are nothing short of exceptional; enjoy the pool, gym and sauna, open throughout the year, with separate men's and women's facilities for the convenience of your family and privileged guests.

Children, too, will enjoy the chance to burn off a little energy with a weekend of play and splashing in the pool.







Breathtaking
views of the city

State-of-the-art gym
equipment by *Technogym*

A SPACE TO FEEL SAFE

Enjoy living comfortably, knowing your every question will be answered by EAST40's bespoke concierge service. Your security is paramount to our trained staff.

With no additional fees for cooling systems and a covered parking area, you'll be glad you chose a building that stands apart from the rest.

Wake up to peace
and serenity



A SPACE FOR THE SMALLEST

Your family needs space to grow and thrive.

You will love life in your new community, surrounded by the convenience of modern facilities and everything you and your young family need to create memories that last a lifetime.

From playgrounds to medical facilities around the corner, you're safe in the knowledge that it's all here.

Cosying up in your new home, you'll be glad you chose an environment perfectly suited to your family.



Energy efficient
LED lighting system

High-performance
Schuco aluminium
& glazing system

Fitted Italian
kitchens by *Miton*



FIRST CLASS COMFORT

Each apartment is fitted with bathrooms that are designed and detailed to the highest specifications.

Luxurious changing and showering facilities are also provided on the 12th floor, with separate amenities for men and women.

Elevate
your shower
experience

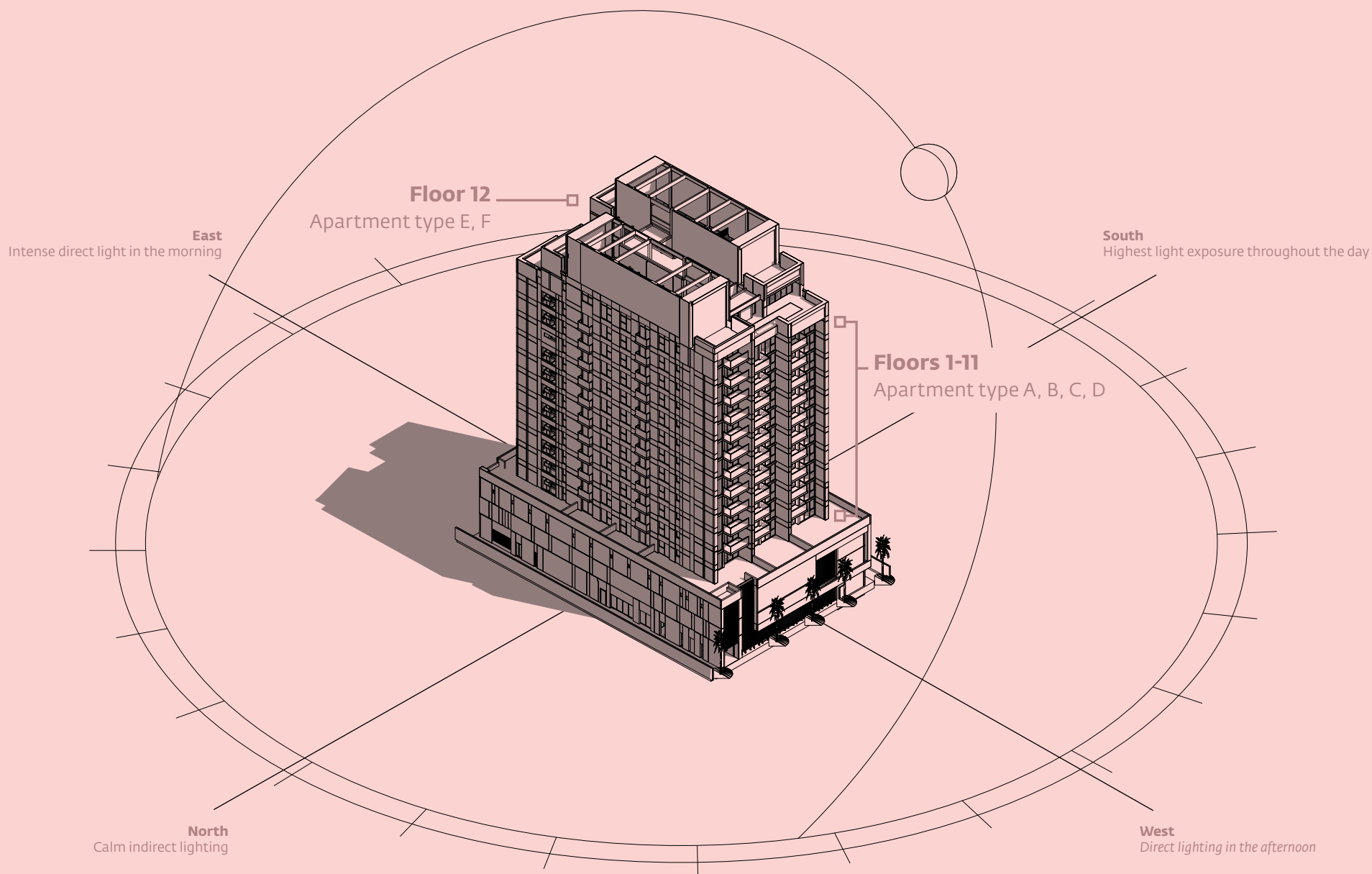
Grohe sanitary
fittings



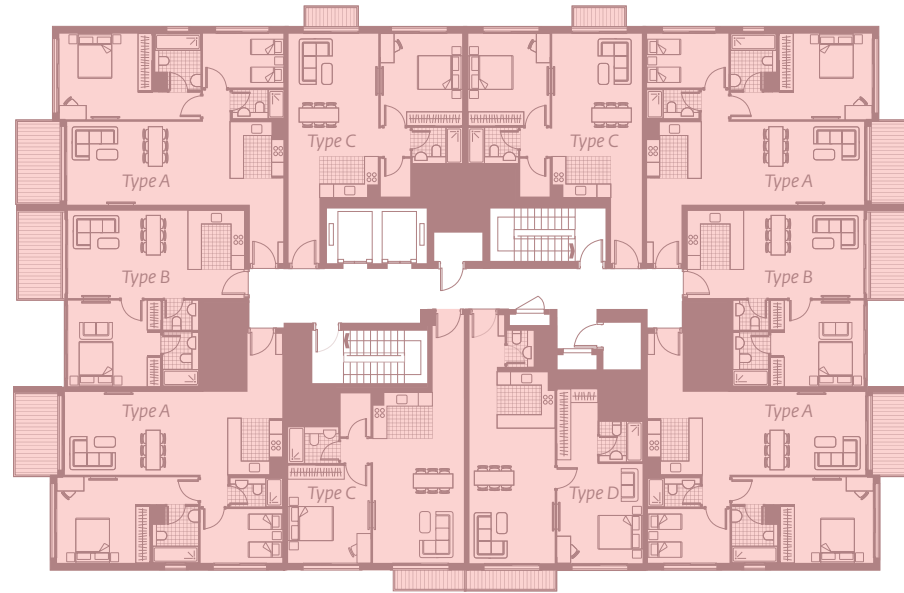
A fabulous
way to start
any morning



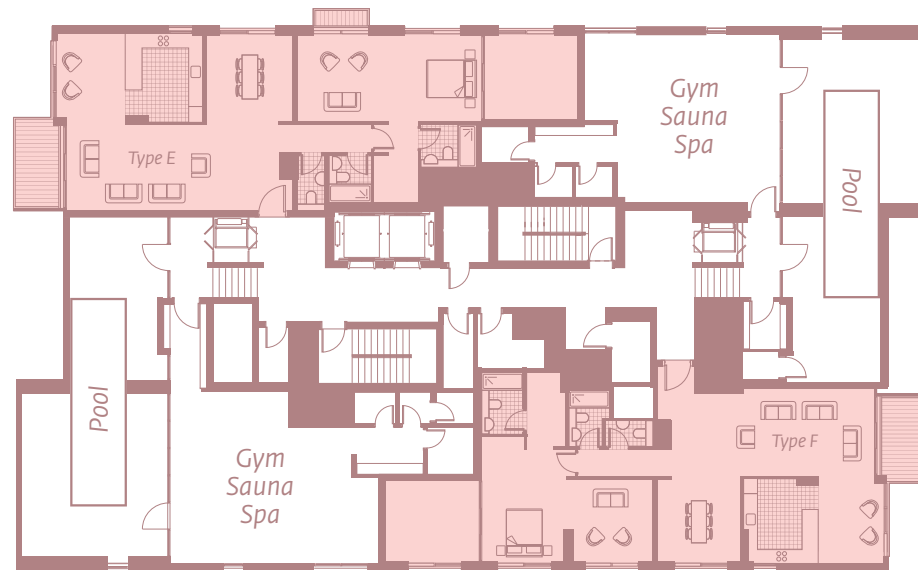
LIGHT-FILLED SPACES



With premium glazing and enough daylight,
there is no need to worry about the heat.



Typical floor 1st-11th

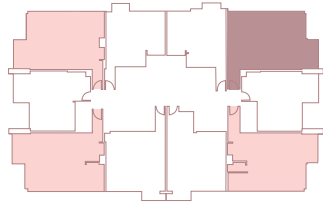


12th floor

The information in this document is indicative and is only intended as a guide for prospective buyers. In accordance with our policy of continuous improvement, the finished product may vary from the information provided. The details included in this document should not be relied on as accurate descriptions of the finished product. The information presented in this document does not constitute a contract or warranty. Applicants are advised to contact the developer or the developer's agent to ascertain the availability of any particular property. The layouts and sizes included in this document are approximate measurements only and are not necessarily shown to scale. Moreover, the layouts and dimensions given on plans are subject to minor variations and are not intended to be used for the sizing of carpets, appliances, or items of furniture.

APARTMENT TYPE A

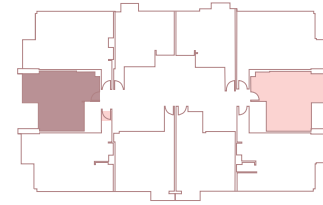
Typical floor 1st-11th



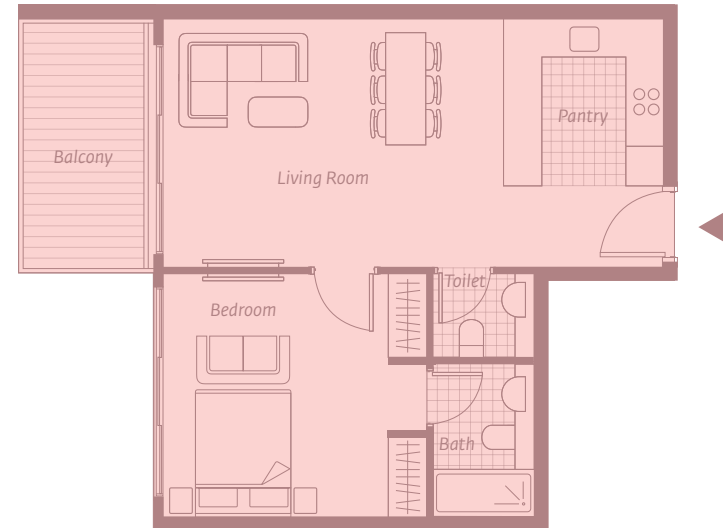
Total number of units: 44
Unit area: 966 to 989.5 sq. ft

APARTMENT TYPE B

Typical floor 1st-11th

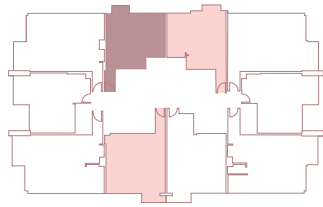


Total number of units: 22
Unit area: 659 sq. ft



APARTMENT TYPE C

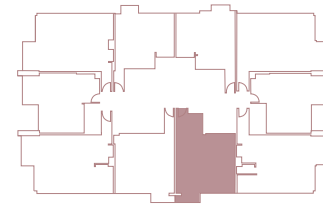
Typical floor 1st-11th



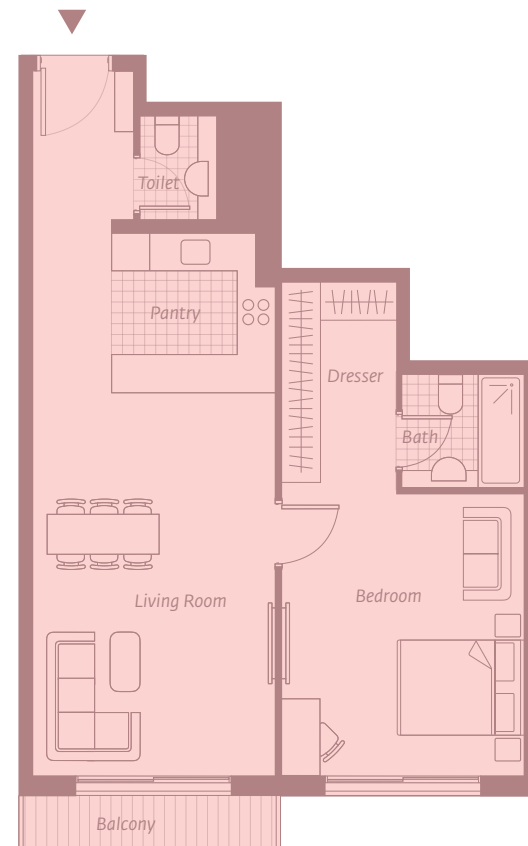
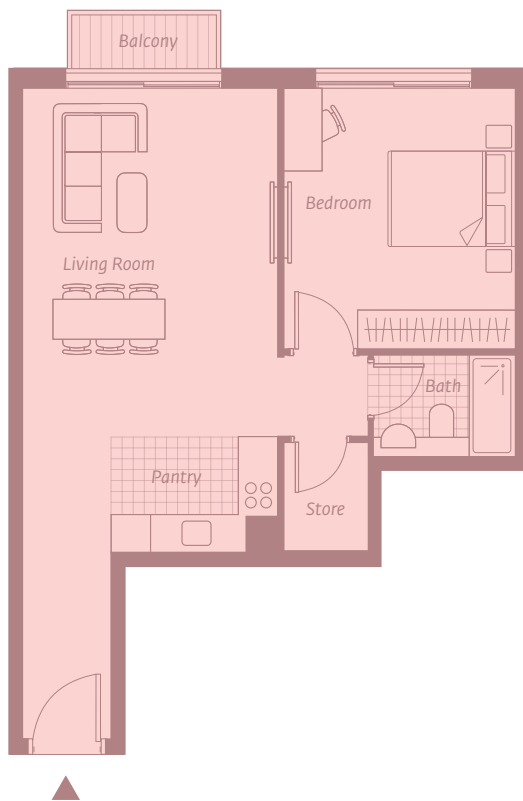
Total number of units: 33
Unit area: 690 to 715.3 sq. ft

APARTMENT TYPE D

Typical floor 1st-11th

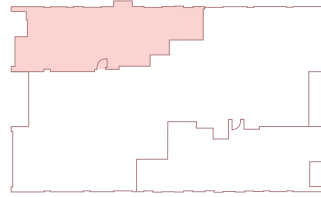


Total number of units: 11
Unit area: 788.3 sq. ft



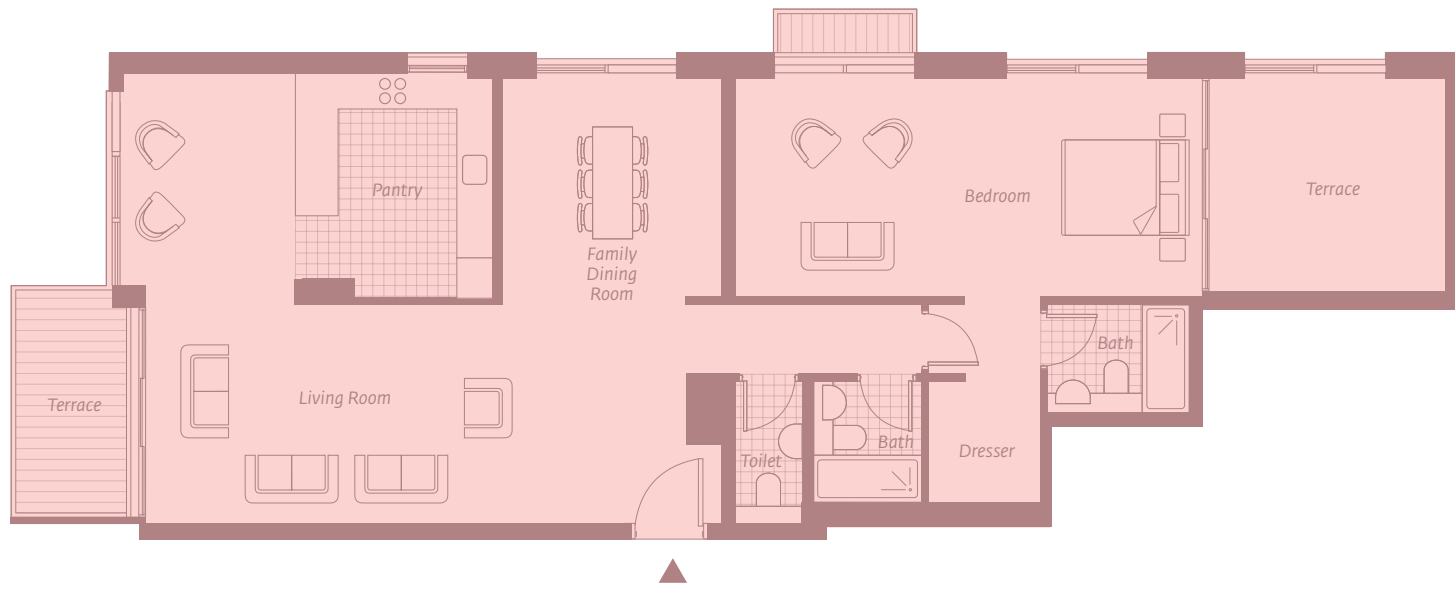
APARTMENT TYPE E

12th floor



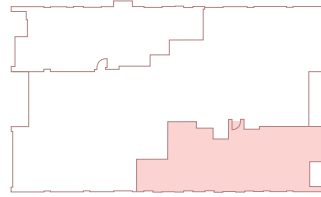
Total number of units: 1

Unit area: 1739.7 sq. ft



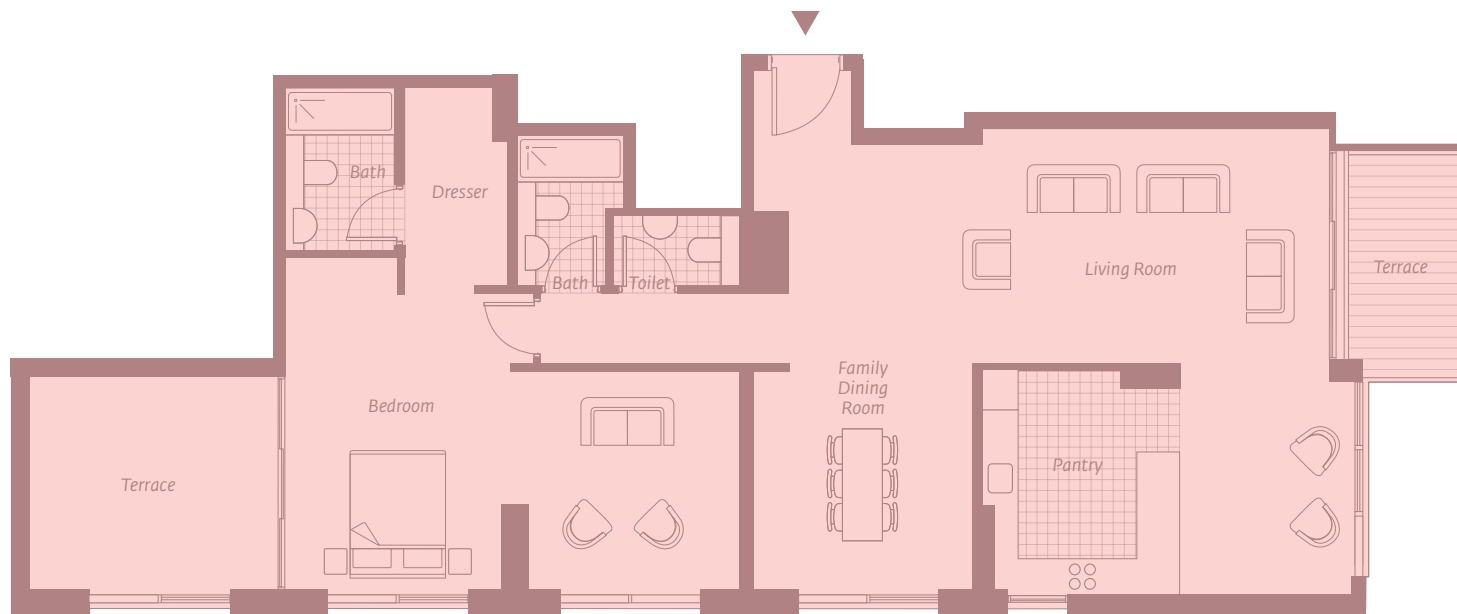
APARTMENT TYPE F

12th floor



Total number of units: 1

Unit area: 1805 sq. ft



SERVICES & SPECIFICATIONS

With intuitively designed apartments finished in a stunning collection of designer appliances, concierge and security services and perfectly appointed amenities, EAST40 is an extraordinary building in a vibrant, growing area.

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Apartment types

12

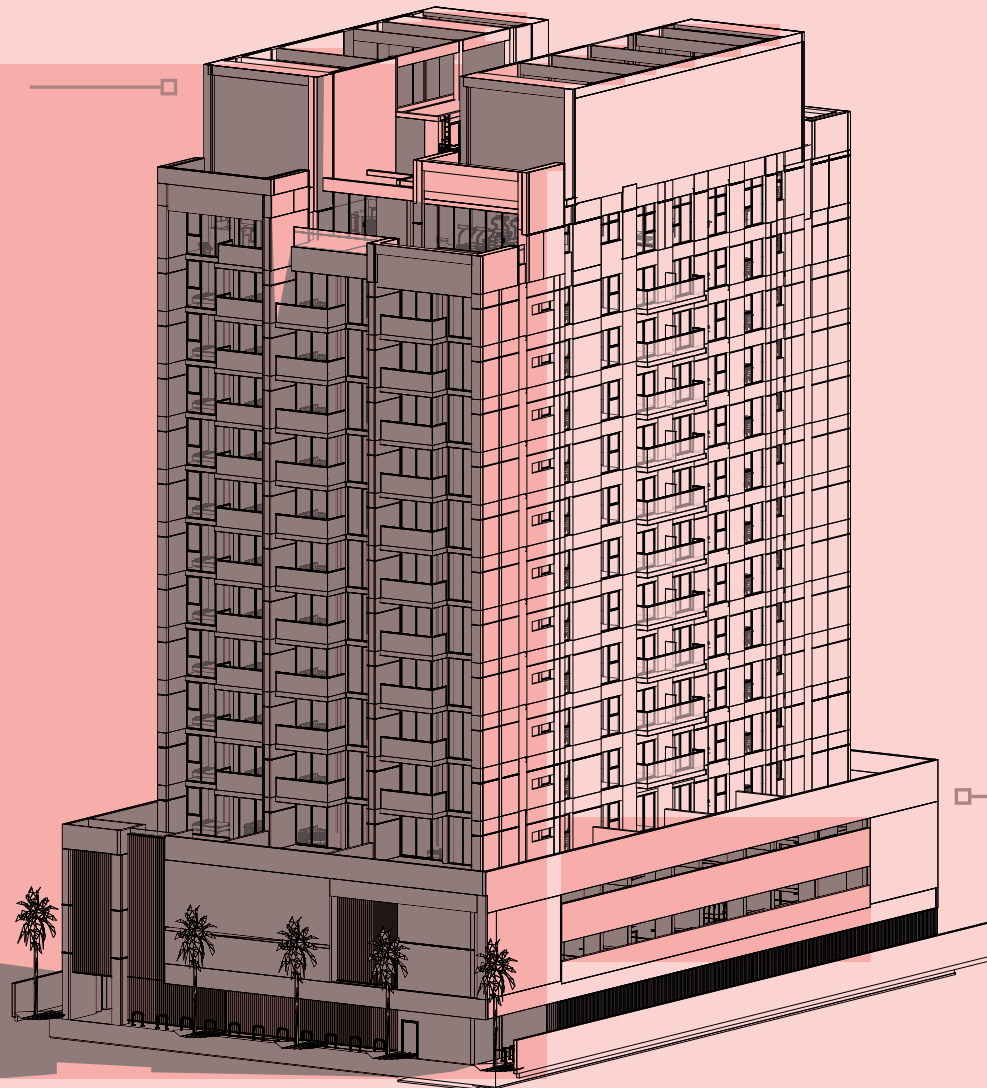
Floors

112

Apartments

Separate male and female amenities

Fully-equipped swimming pools,
gyms with changing rooms, showers,
lockers, steam and sauna rooms.



Services

Private covered parking
Security services
Concierge services

QUALITY AS STANDARD

With one eye on style and the other on practicality, EAST40's designers have delivered a vision that blends both perfectly. You'll instantly feel the quality with every appliance you switch on and every piece of gym equipment you use.

We're confident you won't find the same high-end amenities anywhere else in the Al Furjan district. Exclusivity is our core value, and EAST40 has been designed to offer its residents the finest amenities: from Italian-designer kitchens and walk-in closets to world-class elevators.

World class *KONE* elevators



Bathrooms and kitchens
with high-quality
sanitary fittings



Gyms with state-of-the-art
Technogym fitness equipment



Industry benchmark
high performance
Schuco aluminium and
glazing system



High-end fully fitted
Italian kitchens by *Miton*



High-end Italian
wardrobes by *Giessegi*



Controls system



Sanitary ware



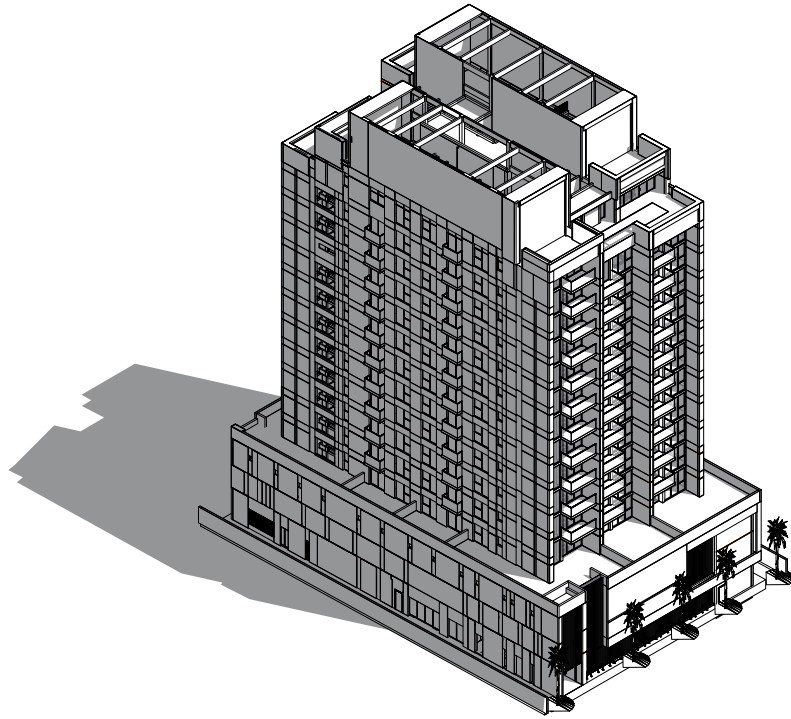
Appliances





Built-in appliances
and premium
quartz countertops

Relax &
recharge



This building plot lies within the Al Furjan master development of Nakheel
www.nakheel.com

PANTHER PROPERTIES
1702 Boulevard Plaza Tower 1, Downtown Dubai, UAE
www.pantherproperties.ae

