

## The Community

Welcome to Mayflower Residences: Where Nature Meets Modern Living.

Nestled in the heart of Warsan 4, Dubai, Mayflower Residences is a low-rise G+6 building offering an exquisite living experience that seamlessly blends fresh green living with modern convenience.

Our thoughtfully designed building features spacious 1- and 2-bedroom apartments, creating a vibrant community atmosphere in a serene, eco-friendly environment.

Whether you're looking for a peaceful retreat or a dynamic community, our residences offer the perfect blend of both worlds.

## Why Mayflower Residences?

### Embrace Nature in Every Corner

Our innovative design incorporates green spaces and vibrant plant life throughout the common areas, creating a soothing and invigorating environment for residents.

### Solid Investment in High-Growth area

With this location falling in the route of the new metro line, this area is poised for significant development assuring you strong capital and rental growth for years to

### Welcoming Spaces

An elegant entrance sets the tone for refined living, graceful corridors that lead you to your private retreat and living areas that provide ample room for life's moments, big and small.

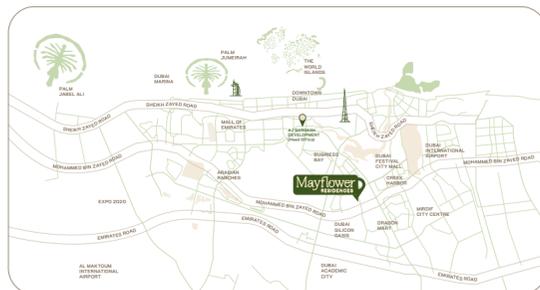
### Developer with a legacy, you can Trust

Being developed by AJ Gargash Real Estate development, brings with it several decades of experience and credibility, re-assuring customers quality and timely delivery of the project.



## Location

Perfectly positioned in Warsan 4 with easy access to all major areas of Dubai, highways and a new metro blue line.



|                                  |        |                     |        |                           |        |                          |        |                                   |
|----------------------------------|--------|---------------------|--------|---------------------------|--------|--------------------------|--------|-----------------------------------|
| AL MAKTOUM INTERNATIONAL AIRPORT | 41 MIN | MIRDIF CITY CENTRE  | 15 MIN | DRAGON MART               | 11 MIN | DUBAI FESTIVAL CITY MALL | 20 MIN | ACCESS TO THE NEW METRO BLUE LINE |
| DUBAI INTERNATIONAL AIRPORT      | 26 MIN | DUBAI ACADEMIC CITY | 10 MIN | BURJ KHALIFA / DUBAI MALL | 20 MIN | CREEK HARBOR             | 19 MIN | ACCESS TO MAJOR HIGHWAYS          |

| Payment plan                      | Payment Percentage | Date                                 |
|-----------------------------------|--------------------|--------------------------------------|
| 1 <sup>st</sup> Installment       | 10%                | Upon Reservation Date                |
| 2 <sup>nd</sup> Instalment        | 10%                | Within 60 Days From Reservation Date |
| 3 <sup>rd</sup> Installment       | 5%                 | 5th March 2025                       |
| 4 <sup>th</sup> Installment       | 5%                 | 5th June 2025                        |
| 5 <sup>th</sup> Installment       | 5%                 | 5th September 2025                   |
| 6 <sup>th</sup> Installment       | 5%                 | 5th December 2025                    |
| 7 <sup>th</sup> Final Installment | 60%                | 31st March 2026 (Upon Completion)    |

| No of Units | Units | Min (sqft area) | Max (sqft area) | Starting Price (In AED mn) |
|-------------|-------|-----------------|-----------------|----------------------------|
| 1 Bedroom   | 87    | 636             | 1153            | 575,000                    |
| 2 Bedroom   | 10    | 1329            | 1383            | 995,000                    |



## Apartment Highlights

### Comfortable Living Spaces

Choose from one-and two-bedroom apartments, each designed to provide spacious and comfortable living.

### Elegance in every light

The interiors, bathed in warm, inviting tones create a serene and harmonious living space that feels both expansive and intimate.

### Expansive Terraces

Perfectly suited for outdoor dining, gardening, or simply soaking up the sun, these terraces elevate your living experience, providing a seamless blend of indoor and outdoor luxury.



## Amenities

- Courtyard Garden
- Walking pathways
- Green spaces
- Children Play Area
- Fully Equipped Gym
- Secure Residential Access

## The Developer

AJ Gargash Development is a subsidiary of AJG Capital Holding, which has over 25 years of experience across more than six countries in industries such as real estate, automotive, healthcare, and insurance.

Leveraging AJG Capital Holding's diverse portfolio, ethical values, strategic vision, and financial strength, AJ Gargash Development creates unique, high-value real estate projects that offer affordable excellence. Each development is not just an investment but a contribution to the well-being and growth of the community.