



## Project Summary

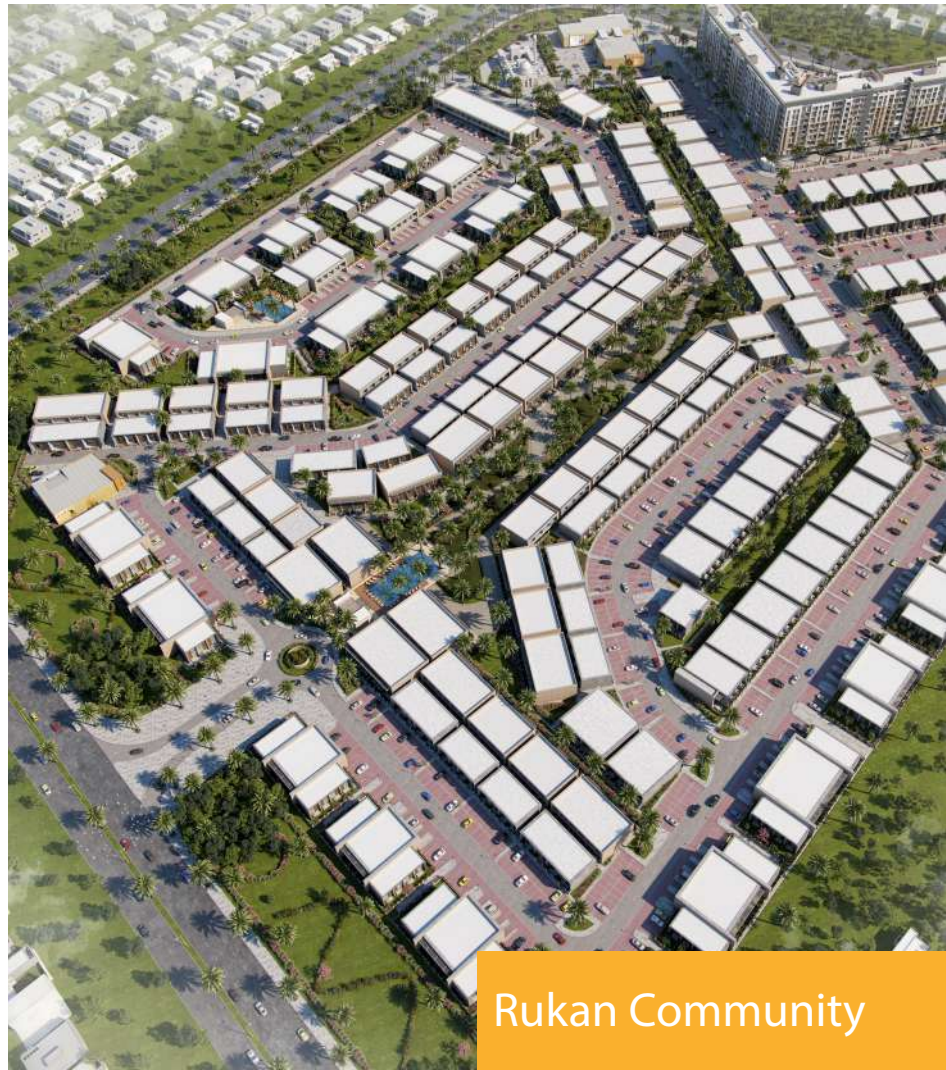
Loft Two includes 1BR & 2BR Townhouses. If the owner demands it we can design 3BR & 4BR units as well. Designed townhouses are provided with a dedicated parking bay and private front and back yards of various sizes.

It's located in Dubai Land within close proximity to Arabian Ranches.

It's surrounded by large parks.

## Project Details

- Internal Unit Area: ≈820sq.ft 1BR  
≈1,260sq.ft 2BR  
≈1,636sq.ft 3BR  
≈2,518sq.ft 4BR
- Total Villa Height: 7m
- Levels: GF + 1st + Roof
- Unit Mix: 917 - 1BR  
317 - 2BR



Rukan Community

## Amenities & Services

- Private Front & Back yards with various sizes
- Dedicated Parking Areas
- 3 Large Swimming pools
- GYM and Prayer Rooms
- Mosque
- Shopping Centre and Retail Stores
- Running tracks

## Location Feature

Spanning across 2,600,000sq.ft, is located in Wadi El Safa, Dubai Land. In close proximity to;

- 10 minutes to GLOBAL VILLAGE
- 15 minutes to IMG WORLDS OF ADVENTURE
- 15 minutes to HAMDAN SPORTS COMPLEX
- 30 minutes driving to THE PALM JUMEIRAH
- 20 minutes to MIRACLE GARDEN
- 20 minutes to BURJ KHALIFA / DUBAI MALL
- 25 minutes to DUBAI INTERNATIONAL AIRPORT
- 25 minutes to MALL OF THE EMIRATES

## Villa Features

- Kitchen cabinets and countertops
- Balconies as per unit plan
- Built-in wardrobes in bedrooms
- Fully tiled bathrooms, in-suites and guest toilets, wherever applicable
- Double glazed windows
- Satellite master antenna and fibre optics for high speed internet connection
- Double height living room
- Central air conditioning
- Natural lighting across the villa spaces



Villas Overlooking the Central Park