

#### ABOUT

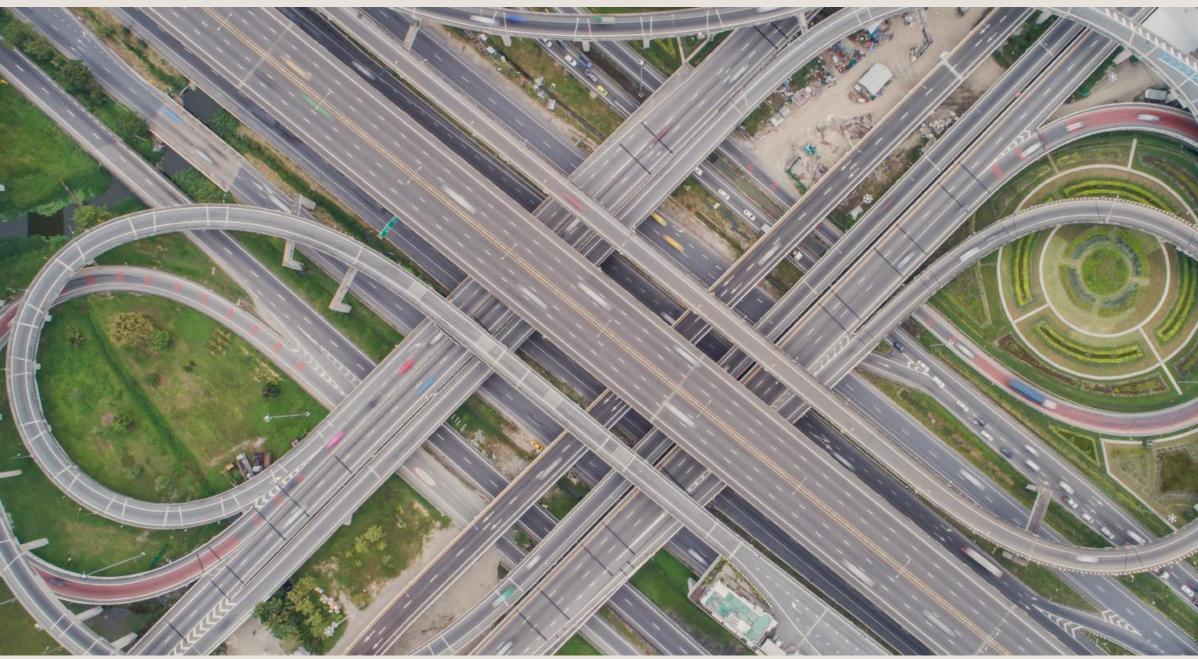
# La Clé By MAAIA

Welcome to **La Clé by MAAIA**, a collection of premium residences with high-end finishes and modern aesthetics. From contemporary exteriors to the finest interior layouts, this is your key to design-led living in the heart of Al Furjan.

La Clé is designed on the principle of connecting you with nature. With aesthetics that let the outside in, you can foster a deep connection with the natural world. Wake up to the gentle glow of sunrise and end your day with the glimmer of starry skies.



#### AL FURJAN



## WHERE COMMUNITY THRIVES

Al Furjan is a flourishing residential haven situated in the heart of new Dubai.

Conveniently located close to Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road, this vibrant community offers seamless connectivity to the city's key landmarks.

Al Furjan's meticulously planned neighbourhoods are surrounded by lush greenery, providing a peaceful retreat from the urban hustle.

With a host of amenities, including schools, retail centers, and leisure facilities, it's a place where convenience meets comfort.

Experience the charm of a close-knit community that feels like home from the moment you arrive.





LIVE.
CONNECT.
BELONG.



The neighbourhood is set to shine even brighter with the launch of Al Maktoum Airport, placing it at the forefront of the real estate spotlight.

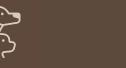








Low-density, peaceful Pet-friendly amenities environment and infrastructure



Vibrant community living



Holistic comfort and convenience



### WHY AL FURJAN

Al Furjan is growing fast—with direct metro access, upcoming retail and community spaces, and a location close to Expo City, it's one of Dubai's most promising and connected neighbourhoods.





#### **Prime Location**



Strategically located near Jebel Ali, with seamless connectivity to Dubai Metro, Al Maktoum International Airport and major roads.



#### **High Residential Appeal**

Low-density district with stylish apartments and villas with world-class amenities.



#### **Modern Infrastructure**

Well-planned residential neighborhoods, commercial centers, schools, hospitals, parks, and recreational facilities.



#### **Future Growth**

Ongoing infrastructure development and increasing demand driving property value growth.



#### ALL IN

#### ONE PLACE

10 min

- Tolerance Corridor
- Al Furjan Metro Station
- Ibn Battuta Mall
- The Gardens Metro Station
- Ibn Battuta Metro Station
- Festival Plaza
- Jumeirah Lake Towers (JLT)
- Jebel Ali Free Zone

Within

15 min

- E11 Sheikh Zayed Road
- E311 Sheikh Mohammed Bin Zayed Road
- Etihad Rail (Upcoming)
- The Beach JBR
- Palm Jumeirah
- Dubai Media City
- Mall of the Emirates
- Dubai Hills Mall

Within

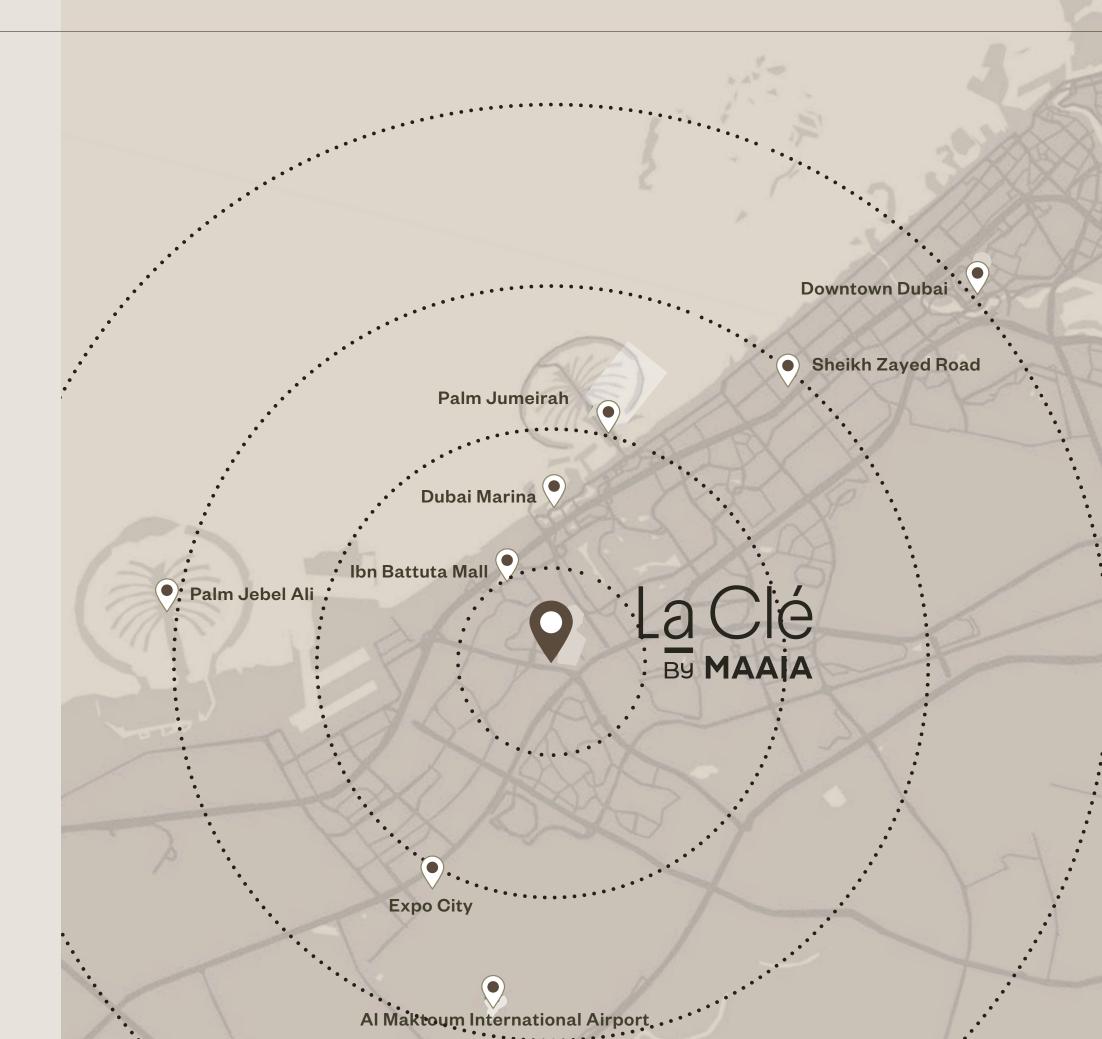
20 min

- Palm Jebel Ali
- Canal District

Within

25 min

- Business Bay
- Downtown Dubai
- Dubai International Airport
- Al Maktoum International Airport



INTUITIVE & THOUGHTFUL Welcome to La Clé, a collection of residences with premium finishes and modern aesthetic. From the contemporary exterior to finest interior layouts, this is your place to settle, grow, and thrive.







FINISHED

JUST RIGHT

La Clé's interiors combine smart layouts with premium finishes and a warm, modern palette.















Fully fitted kitchens, branded appliances, and built-in storage make everyday living stylish and functional.



















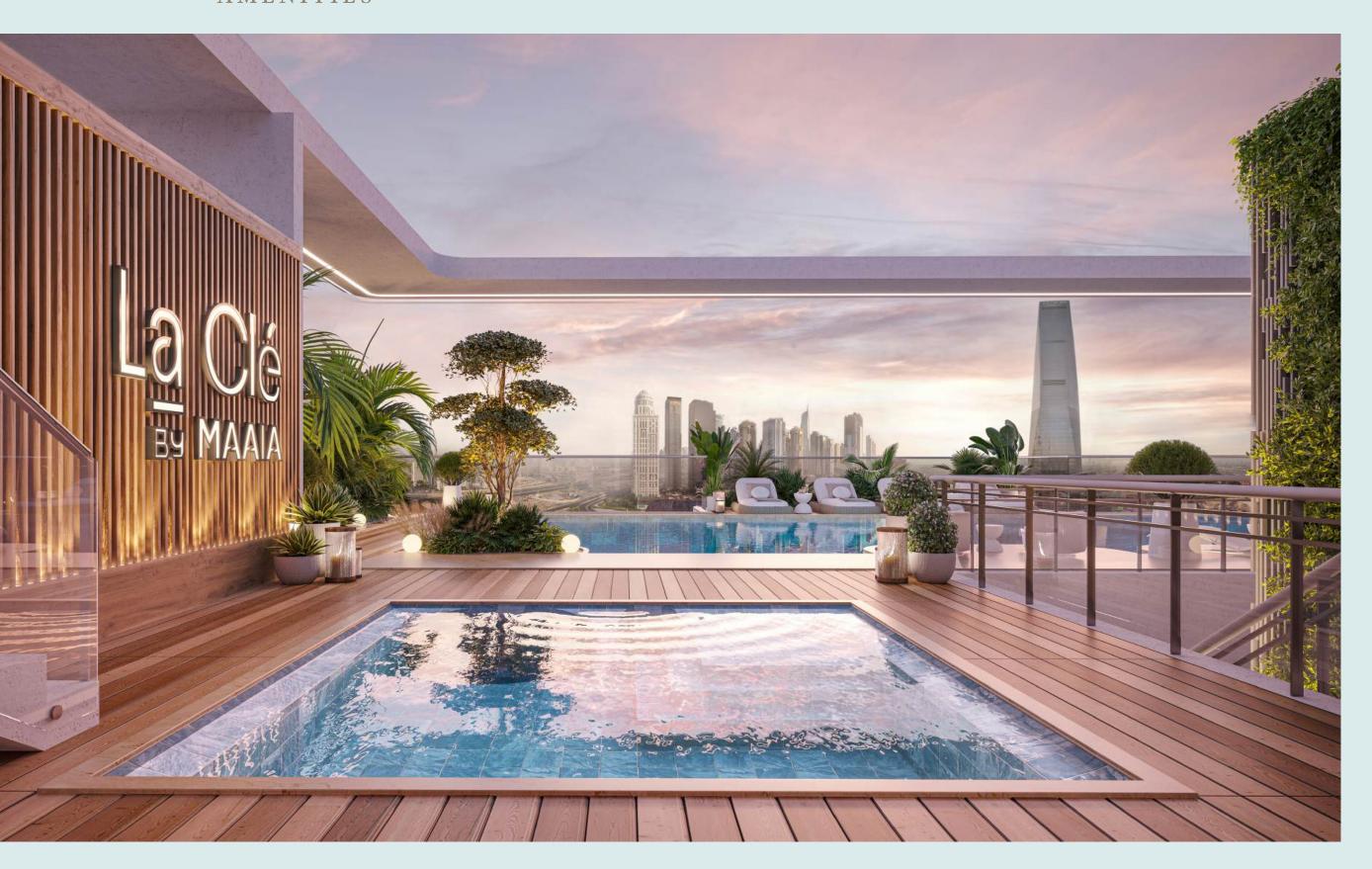




WORLD-CLASS
AMENITIES

Designed to provide a perfect balance of comfort and luxury, La Clé offers something for everything.

## WORLD-CLASS AMENITIES



After all, it's your daily routines, activities and downtime that make your house a home.



Kids' Play Area

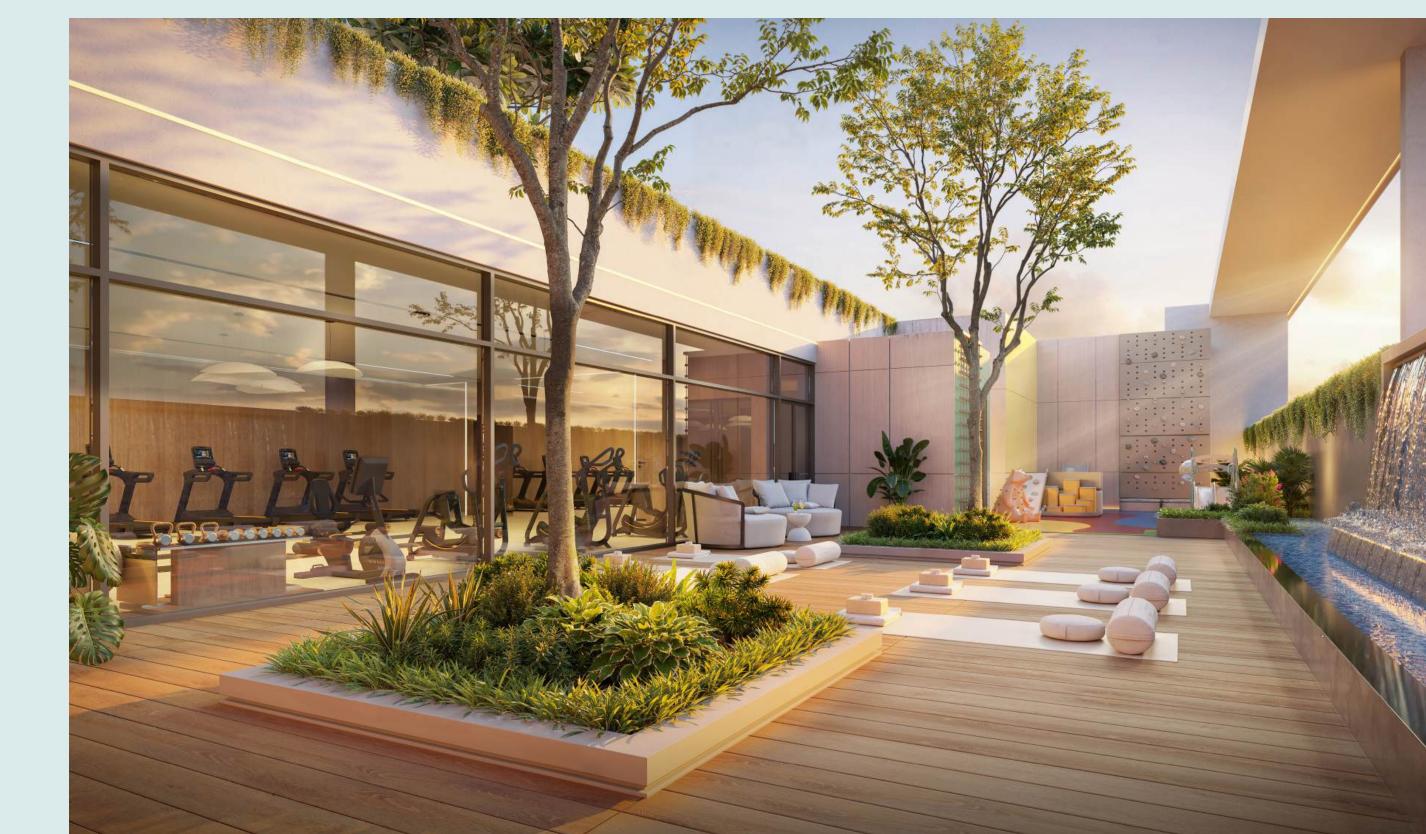


Gym



#### WORLD-CLASS

#### AMENITIES





Infinity Pool



Kids' Pool



Yoga Garden







#### UNIT

#### DETAILS

UNIT TYPES	UNIT MIX	SIZE RANGE
ONE BEDROOM	7 UNITS	802 SQ.FT - 1253 SQ.FT
TWO BEDROOM + MAID'S / STUDY ROOM	42 UNITS	1111 SQ.FT - 2335 SQ.FT
THREE BEDROOM + MAID'S + POOL	7 UNITS	1995 SQ.FT - 3888 SQ.FT



## PROJECT DETAILS

 PROJECT NAME
 LA CLÉ

 PROJECT TYPE
 APARTMENTS

 LOCATION
 AL FURJAN

 TOTAL UNITS
 56 APARTMENTS

 LEVELS
 G+2P+07+ROOF

 HANDOVER
 Q2 2027

 PAYMENT PLAN
 50 | 50

#### THE DEVELOPER



#### A NEW PERSPECTIVE

We are Maaia, a distinguished real estate developer and curator of exceptional living experiences. Our inspiration stems from our European experience and an unwavering pursuit of excellence.

By crafting properties that foster growth and opportunity, our developments are of exceptional value for investors while fostering a strong sense of community.

Our focus is clear: to create homes that people love, feel proud of, and recommend to others. That s the Maaia experience.