



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.



ALFULAITI

— DEVELOPMENT —

CRAFTING TIMELESS LIVING



ALFULAITI

DEVELOPMENT

Building Communities. Creating Generational Value.

Since 2012, Alfulaiti Development has been shaping opportunities across Dubai and Oman through thoughtful planning, strategic investments and timeless developments.

We create destinations, communities and investment opportunities designed to deliver value for generations.



For the First Time in Dubai.

Where Craftsmanship Becomes Beauty,
and Design Becomes a Lasting Legacy.



ELEVATED LIVING. EXCEPTIONAL BY DESIGN.



Alfulaiti brings a new standard of living to Dubai.
Where vision meets craftsmanship, and every detail
is designed to inspire generations.



TIMELESS
DESIGN



NATURAL
HARMONY



REFINED
CRAFTSMANSHIP



LEGACY
IN EVERY DETAIL



ALUUA



Crafted to *Inspire*. Built to *Endure*.



Timeless architecture that reflects vision,
elevates everyday living, and creates
lasting value for generations to come.







Prime Location in Dubailand

The project enjoys a strategic location in Dubailand, offering seamless access to some of Dubai's most important destinations.



DUBAI OUTLET MALL 7-10 MINUTES



DUBAI ACADEMIC CITY 8-10 MINUTES



DOWNTOWN DUBAI & BURJ KHALIFA 20-25 MINUTES



DUBAI INTERNATIONAL AIRPORT (DXB) 20-25 MINUTES

A prime location that connects residents to key retail, education, business, and lifestyle destinations across Dubai.

An aerial map of Dubai, United Arab Emirates, showing the city's urban layout, coastline, and surrounding desert. The city is characterized by a dense grid of roads and buildings, with several large artificial islands and canals. The Persian Gulf is visible to the west, and the desert landscape extends to the east and south. A red location pin is placed on the map, indicating a specific location in Dubai Land. The word "Dubai" is written in a large, black, serif font in the upper center of the image, and "Dubai Land" is written in a smaller, black, serif font near the red pin. The map is overlaid with a golden-yellow grid pattern.

Dubai

Dubai Land





AMENITIES



Pool



Gym



Kids' Play Area



BBQ Area



Yoga



Sauna



Jacuzzi



Sitting Area







A complete collection of
world-class amenities,
thoughtfully designed to elevate
everyday living with comfort,
wellness, and relaxation.



RESIDENCE

COLLECTION

171 RESIDENCES THOUGHTFULLY DESIGNED



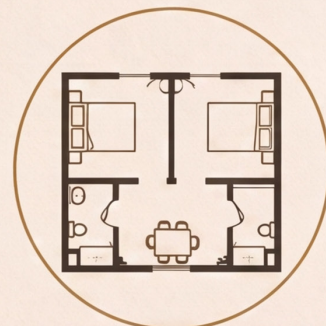
135

CONTEMPORARY
STUDIOS



27

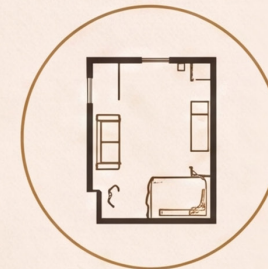
ELEGANT
ONE-BEDROOM
APARTMENTS



9

SPACIOUS
TWO-BEDROOM
APARTMENTS

UNIT SIZES



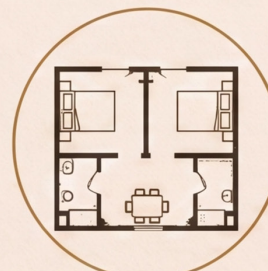
STUDIO

302.55 – 361.67 sq ft



1 BEDROOM

526.57 – 570.77 sq ft



2 BEDROOM

987.91 sq ft















ABOUT ALFULAITI DEVELOPMENT

Building Communities. Creating Generational Value.

Since 2012, Alfulaiti Development has been shaping opportunities across Dubai and Oman through thoughtful planning, strategic investments and timeless developments.

We create destinations, communities and investment opportunities designed to deliver value for generations.