



# Reportage. Properties

## Project Summary

Rukan Tower is a mid-rise residential building with facilities in Arabian Ranches in Dubai. It includes three connected towers that are separated from each other only floor wise. Tower-A, Tower-B and Tower-C. It's surrounded by Rukan Lofts, large parks, shopping centers, cycling trails and swimming pools in the community. Also the building has own facilities separate from the Rukan community.

## Project Details

- Type: Residential Building with Facilities
- Plot Area: 178,458 sq.ft
- Total Construction: 651,448 sq.ft
- Total Height: 38.05m
- Levels: B + GF + 8 Residential Floors + Roof



Rukan Tower

## Amenities & Services

- Private Terrace / Balcony with various sizes
- Covered / Uncovered Parking Areas
- Swimming pool and GYM
- Playgrounds, Bocce Play Area, Giant Chess Area, Pet Play Area
- Landscape Gardens (Zen Garden, Art Garden, Yoga Garden and Planter Areas)
- BBQ Area, Jogging Track, Covered / Uncovered Seating Areas, 12 Large Lifts

## Unit 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
- Central air conditioning
- Shower or Bathtub with handle and shower in each bathroom

## Location Feature

Spanning across 2,600,000sq.ft, is located in Wadi El Safa, Dubai Land. Rukan Tower is located at one of the entrances of the community that can be easily accessed. Also, there is a Rukan Shopping Mall next to the building. In close proximity to;

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

## Unit Mix

### TOWER A (150 Units)

- 47 Studio Apartments area from 337.24 sq.ft. to 839.59 sq.ft.
- 25 Executive One Bedroom Apartments area from 436.27 sq.ft. to 517.10 sq.ft.
- 41 One Bedrooms Apartment area from 617.85 sq.ft. to 1,294.59 sq.ft.
- 34 Two Bedrooms Apartment area from 768.33 sq.ft. to 1,876.60 sq.ft.
- 3 Three Bedrooms Apartment area from 1,171.55 sq.ft. to 1,172.85 sq.ft.

### TOWER B (338 Units)

- 152 Studio Apartments area from 347.14 sq.ft. to 792.45 sq.ft.
- 89 Executive One Bedroom Apartments area from 431.85 sq.ft. to 879.42 sq.ft.
- 51 One Bedrooms Apartment area from 514.84 sq.ft. to 1,330.54 sq.ft.
- 46 Two Bedrooms Apartment area from 755.42 sq.ft. to 1,740.00 sq.ft.

### TOWER C (120 Units)

- 17 Studio Apartments
- 86 One Bedroom Apartments
- 17 Two Bedrooms Apartment area from 514.84 sq.ft. to 1,330.54 sq.ft.

### TOTAL UNIT MIX (608 Units)

- 216 Studio Apartments area from 337.24 sq.ft. to 839.59 sq.ft.
- 114 Executive One Bedroom Apartments area from 431.85 sq.ft. to 879.42 sq.ft.
- 178 One Bedrooms Apartment area from 617.85 sq.ft. to 1,330.54 sq.ft.
- 97 Two Bedrooms Apartment area from 755.42 sq.ft. to 1,876.60 sq.ft.
- 3 Three Bedrooms Apartment area from 1,171.55 sq.ft. to 1,172.85 sq.ft.

