



AL NEEM VILLAS

AL BARSHA, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



ELEVATED FAMILY LIVING

Set in the prestigious neighbourhood of Al Barsha, Al Neem offers a thoughtfully designed and exclusive gated community where modern sophistication meets contemporary living. Balancing connection with a sense of privacy, this community comprises 15 double-storey villas, including 12 spacious four-bedroom residences and 3 elegant five-bedroom residences, all featuring dedicated maid's quarters — each crafted with meticulous attention to detail.

Every residence embodies a refined blend of contemporary architecture and timeless design. From the striking concrete façade to the bespoke interiors, the space reflects a commitment to quality modern living. All kitchens come equipped with fully fitted Miele home appliances, while double-glazed windows and energy-efficient solar power systems further elevate day-to-day comfort.

Open-plan layouts and seamless indoor-outdoor connections create a living environment that is both practical and luxurious — ideal for families seeking a residence that enables an effortless way of life.

Within the community, residents have access to a range of premium amenities, including a gymnasium with Life Fitness equipment and a temperature-controlled pool. An outdoor children's play area and dedicated pool, ensures younger residents are equally at home.

Each villa is also equipped with additional features including EV charging capability, video intercom access and silent VRF air conditioning units for a serene indoor environment, while a centralised cooling and water filtration system serves the community — thoughtfully designed to elevate comfort across all touchpoints. Select residences are fitted with private lifts to enhance movement across the residence.

Located in the heart of Dubai's central residential hub, Al Neem offers unparalleled convenience with proximity to renowned schools, world-class shopping centres, hospitals, and key transport links — ensuring residents stay well-connected to the city's finest offerings.

Experience a new standard of family living in a community where every detail is thoughtfully considered. Welcome to Al Neem Villas.

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Property Amenities

- Shared temperature controlled swimming pool
- Outdoor children's play area
- Shared Gym
- Fully fitted kitchen
- Covered garage parking for 2 cars
- EV charging capability
- 24/7 on-site security
- 24/7 maintenance helpdesk support
- Pet friendly property*

*T&Cs apply

Included in the rent

- Maintenance
- Managed by Seddiqi Properties

Proximity to Landmarks

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Landmarks

- A Mall of the Emirates
- B Saudi German Hospital
- C The Palm Jumeirah
- D American School of Dubai



FLOOR PLANS

TYPE 4A

4 bedrooms + maid's room duplex villas in Al Neem Villas

Floor Plan Type 4A

- 4 bedroom + maid's room
- Size: 5395.5 sqft
- Villas: 1, 2, 3, 7, 8, 10, 11, 12

Overview of unit

- 4 bedrooms with ensuite bathrooms
- Garage/living room on the left side of the main entrance

Ground Floor

- Maids room with bathroom
- Large patio with high open ceiling and concrete facade on one side.
- Large Kitchen (partially closed) with family breakfast area
- Large Living
- Large dining room
- Private garage for 2 cars linked to the villa
- Ground floor guest toilet
- Ground floor store area
- Laundry space

1st Floor

- Master Bedroom walk in closet
- 3 Bedrooms with ensuite bathrooms
- Patios in 3 bedrooms with open ceilings

Appliances

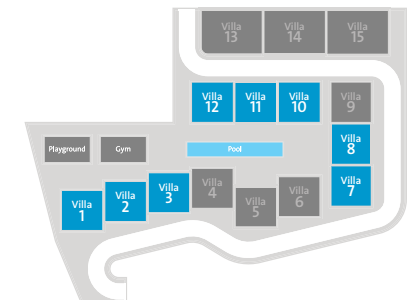
- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing Machine
- Dryer



Ground Floor



First Floor



TYPE 4B

4 bedrooms + maid's room duplex villas in Al Neem Villas

Floor Plan Type 4B

- 4 bedroom + maid's room
- Size: 5395.5 sqft
- Villas: 4, 5, 6, 9

Overview of unit

- 4 bedrooms with ensuite bathrooms
- Garage/living room on the right side of the entrance

Ground Floor

- Maids room with bathroom
- Large patio with high open ceiling and concrete facade on one side.
- Large Kitchen (partially closed) with family breakfast area
- Large Living
- Large dining room
- Private garage for 2 cars linked to the villa
- Ground floor guest toilet
- Ground floor store area
- Laundry space

1st Floor

- Master Bedroom walk in closet
- 3 Bedrooms with ensuite bathrooms
- Patios in 3 bedrooms with open ceilings

Appliances

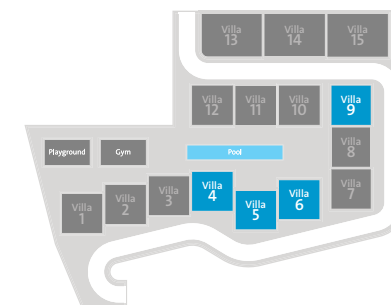
- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing Machine
- Dryer



Ground Floor



First Floor



TYPE 5A

5 bedrooms + maid's room duplex villas in Al Neem Villas

Floor Plan Type 5A

- 5 bedroom + maid's room
- Size: 7579.24 sqft
- Villas: 13 & 14

Overview of unit

- 5 bedrooms with ensuite bathrooms
- Garage/living room on the right side of the entrance
- Private lift

Ground Floor

- Maids room with bathroom
- Large patio with high open ceiling and concrete facade on one side.
- Large Kitchen (partially closed) with family breakfast area
- Large Living
- Large dining room
- Private garage for 2 cars linked to the villa
- Ground floor guest toilet
- Ground floor store area
- Laundry space
- Private garden

1st Floor

- Master Bedroom walk in closet
- 4 Bedrooms with ensuite bathrooms
- Patios in 3 bedrooms with open ceilings

Appliances

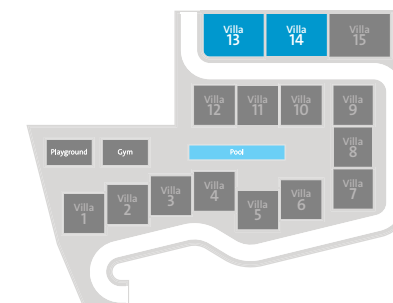
- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing Machine
- Dryer



Ground Floor



First Floor



TYPE 5B

5 bedrooms + maid's room duplex villas in Al Neem Villa

Floor Plan Type 5B

- 5 bedroom + maid's room
- Size: 7188.05 sqft
- Villas: 15

Overview of unit

- 5 bedrooms with ensuite bathrooms
- Garage/living room on the right side of the entrance
- Private lift

Ground Floor

- Maids room with bathroom
- Large patio with high open ceiling and concrete facade on one side.
- Large Kitchen (partially closed) with family breakfast area
- Large Living
- Large dining room
- Private garage for 2 cars linked to the villa
- Ground floor guest toilet
- Ground floor store area
- Laundry space
- Private garden
- Barbeque area

1st Floor

- Master Bedroom walk in closet
- 4 Bedrooms with ensuite bathrooms
- Patios in 3 bedrooms with open ceilings

Appliances

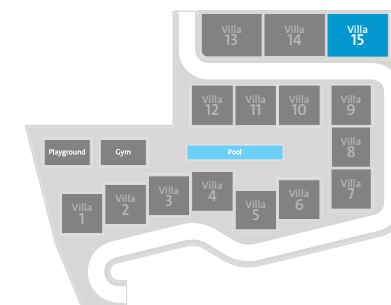
- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing Machine
- Dryer



Ground Floor



First Floor





DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Tenancy Application Form
- Passport, Visa & EID of all occupants
- Salary Certificate
- Marriage Certificate

*T&Cs apply

Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent
- Ejari Fee – AED 210

Contact Information:

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