



—AX—
CAPITAL

RUKAN MAISON



An architectural rendering of a modern, multi-story residential building at dusk. The building features a mix of light-colored stone or concrete panels and dark grey sections. Large windows and balconies are illuminated from within, casting a warm yellow glow. Some balconies have small potted plants. In the foreground, there is a paved plaza with a few stylized trees and a low wall. Several people are walking on the plaza, and a street with a red crosswalk is visible at the bottom. A dark green rectangular box with white text is overlaid on the right side of the image.

FULLY-EQUIPPED
COMMUNITY
IN PROXIMITY TO
KEY LANDMARKS

EXTRAORDINARY QUALITY OF LIFE

Rukan Maison is a modern building that combines the vibrant, contemporary style of the West and the traditional beauty and tranquillity of the East.

High-quality facades, distinctive architectural design in neutral

colours, which perfectly blend with the surrounding nature, form a harmonious combination of elegance and functionality. An array of facilities is a doorstep away.



PREMIUM COMMUNITY

The convenient location of Rukan Maison provides residents with easy access to other key areas.

As a part of the Rukan community, you can enjoy a family-friendly environment in a gated area served with premium amenities. Living here, you can easily find everything you need close at hand. With its proximity to the main roads of Dubai, the whole city is within reach.

Exceptional Combination of Leisure and Comfortable Stay.





DUBAILAND: LIFE IN THE HEART OF DUBAI

Dubailand is the largest district of the city, which is located in the heart of Dubai.

The area is home to more than 50 world-famous attractions, including state-of-the-art Al Habtoor Polo & Resort Club and adrenaline-pumping IMG Worlds of Adventure.

Dubailand is one of the most sought-after locations that perfectly unites residential communities and sightseeing.

LIFESTYLE & LOCATION



MASTER PLAN

Eight-storey building consists of premium apartments with large balconies and terraces.

It offers 120 apartments with various designs and sizes.

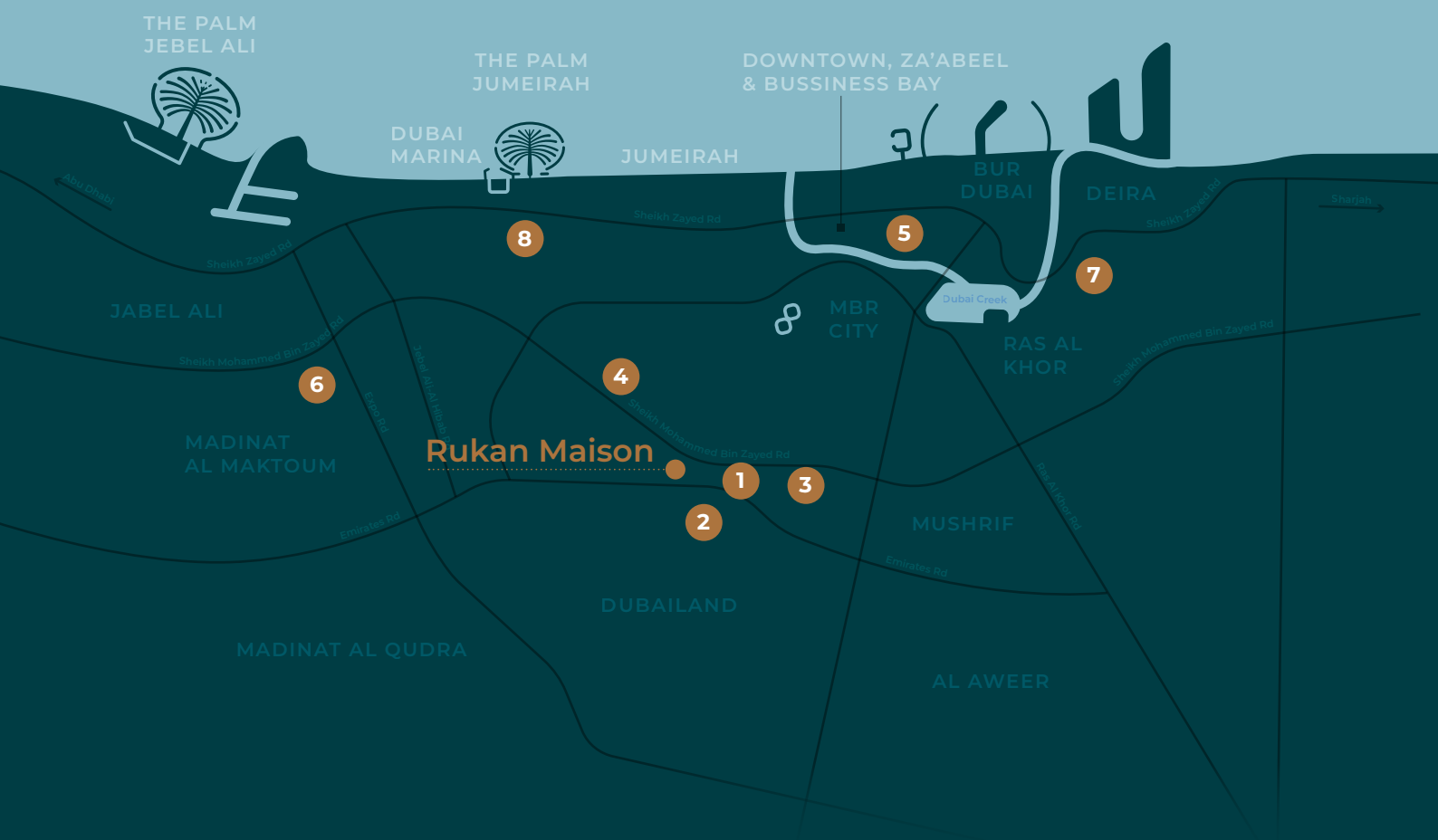
Rukan Maison is located in a gated community, providing exceptional amenities, a convenient location, right at the entrance, and absolute security.



ACCESSIBILITY

PROXIMITY TO KEY SPOTS OF DUBAI

- | | | | |
|----------------|-----------------------|-------------------------|----------------|
| 1 | 2 | 3 | 4 |
| 5 mins | 5 mins | 10 mins | 15 mins |
| Global Village | Hamdan Sports Complex | IMG Worlds of Adventure | Miracle Garden |

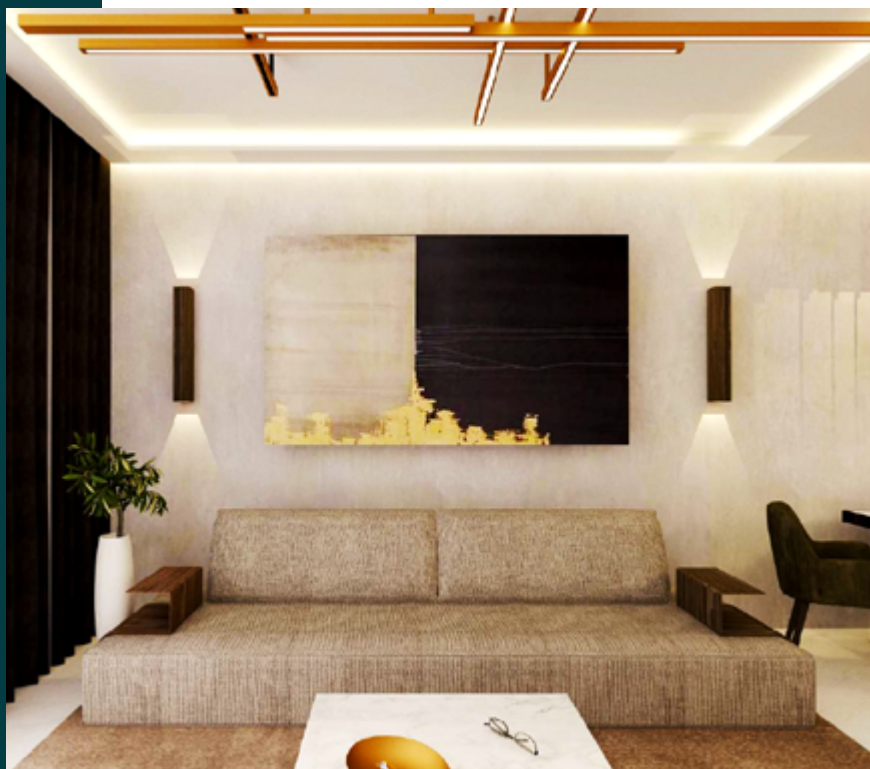


- | | | | |
|--------------------------|-----------------|-------------------------|----------------------|
| 5 | 6 | 7 | 8 |
| 20 mins | 22 mins | 25 mins | 25 mins |
| Burj Khalifa, Dubai Mall | Dubai Expo 2020 | International Airopport | Mall of the Emirates |

YOUR DREAM LUXURY HOME

Contemporary and spacious apartments with elegant interiors exceed quality standards.

Floor-to-ceiling windows flood each apartment with natural light creating a special atmosphere.





COSY BEDROOM
TO ENJOY
WARMTH
AND PRIVACY





ULTRA-MODERN KITCHEN IN A PLEASANT, UNOBTRUSIVE STYLE





WELL-LIT LIVING ROOM
FEATURES MODERN
DESIGN AND SPACIOUS
LAYOUT

