



RUKAN RESIDENCES

D U B A I

DUBAI IN FIGURES

83% YEARLY GROWTH IN
TRANSACTIONS

The residential market witnessed a record in the first quarter in the total volume of transactions

7% EXPECTED POPULATION
GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

16TH GLOBALLY
RANKED

Ease of doing business index ranked Dubai the 16th globally in 2021

7.28 M TOURISTS
IN 2021

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 7.28 million tourists travelling to Dubai in 2021 making it the fourth most visited city in the world





DUBAILAND LOCATION

Rukan is a residential gated community in Wadi Safa 07, Dubailand. With key shopping malls and entertainment complexes at effortless reach, Rukan Residence surrounds itself with professional and social spots to satisfy all luxuries and necessities.

5 mins

Global Village

7 mins

IMG Worlds of Adventure

15 mins

Mall of the Emirates

20 mins

Palm Jumeirah

20 mins

Dubai Mall & Burj Khalifa

25 mins

Dubai International Airport

RUKAN
COMMUNITY

DUBAILAND LIFESTYLE

The area includes many facilities, from theme parks, malls, and eco-tourism projects to residential areas. In addition to being a tourist hub, the site is popular with residents and investor due to affordable rents and is a compelling investment destination.





RUKAN COMMUNITY

Upon arrival, a welcoming sense sets upon you, with amenities like never before and ample space for your family to live, grow and share timeless memories.

The prime location in Dubailand, near Arabian Ranches and Sheikh Zayed Bin Hamdan Al Nahyan Steet, provides access to major attractions nearby. Entertainment options and shopping areas are abundant throughout the district, with a dedicated retail community center and areas for active recreation like golf and polo clubs.



RUKAN RESIDENCES INVESTMENT OFFERING:

- Attractive Price Point
- Convenient Payment Plan
- High Occupancy Rate
- Up to 8% Annual Return
- Up to 30% Capital Appreciation
- Functional Interiors



RUKAN RESIDENCES

Situated in the gateway of a community designed to host an array of landscaped parks, sports facilities and walking pathways, Rukan Residences is an architectural beauty of five floors that includes a selection of studio, 1, 2-bedroom duplex and a limited number of 3-bedroom garden home duplexes.

The architects of the project took advantage of the location to create urban residences whilst respecting the surrounding environment showcasing subtle modernism in its aesthetic.

Rukan Residences, a difference to be ready by Christmas of 2024.



MASTERPLAN

Rukan is where you and your family can feel truly at home – immersed in a lifestyle of convenience and contentment, with everything you need just moments away.

Rukan Residences' masterplan offers various perks for living in the community. The community offers a new Dubai lifestyle inspired by the area, surrounded by lush greenery and recreational zones. For the convenience of residents, the area includes two large gyms and a kindergarten.

AMENITIES

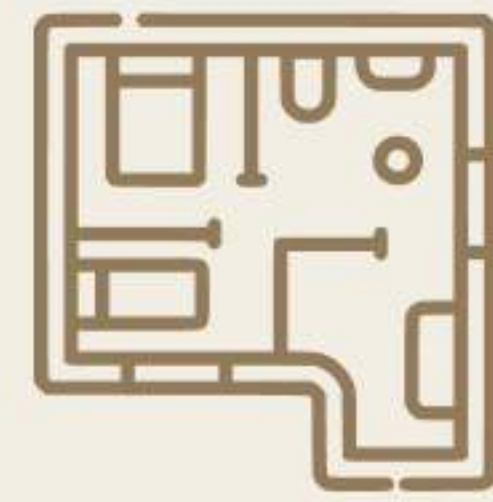
Facilities at the complex include 2 retail floors, gym, outdoor pool, tennis courts, and running tracks. Also, each building has a shared terrace where residents can enjoy friend and family gatherings.



Outdoor
swimming pool



State-of-the-
art gym facility



Functional
layouts



Children
playground



Shopping
arcade



Visitor parking
spaces







FLOWER SHOP

CLINIC

CLINIC

Coffee Shop

BARBER SHOP

PAYMENT PLAN

5%	1ST INSTALLMENT ON RESERVATION	10%	2ND INSTALLMENT ON SIGNING OF THE SPA	5%	3RD INSTALLMENT 3 MONTHS LATER
5%	4TH INSTALLMENT 6 MONTHS LATER	5%	5TH INSTALLMENT 9 MONTHS LATER	5%	6TH INSTALLMENT 12 MONTHS LATER
5%	7TH INSTALLMENT 15 MONTHS LATER	10%	8TH INSTALLMENT 18 MONTHS LATER	50%	9TH INSTALLMENT ON HANDOVER

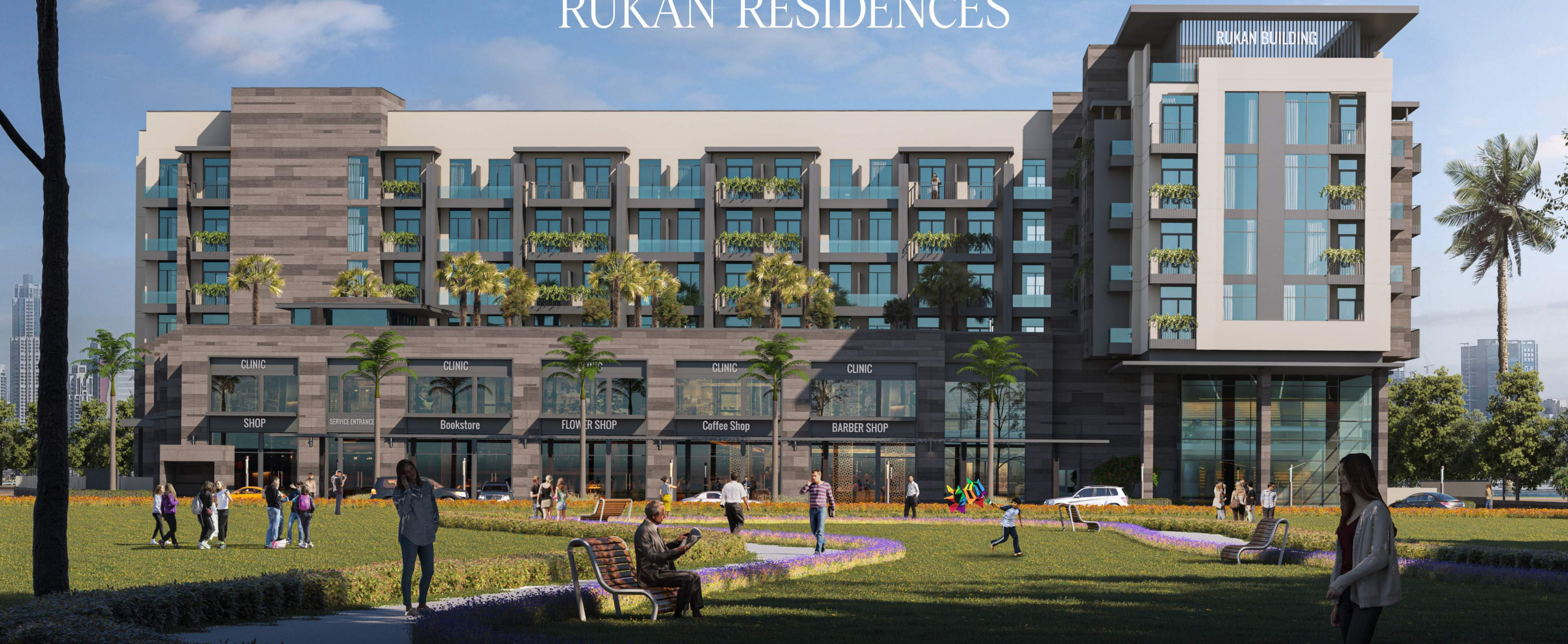
APARTMENTS

Trendy layouts embrace a chic natural colour pallet for one to enjoy optimized space with friends and family.



R

RUKAN RESIDENCES



Functional spaces and high-quality finishes.
Carefully thought-out layouts allow you to use every centimetre of the rooms.



*Interior design is visualized for demonstration purposes.

Properties are filled with natural light all day long, due to floor-to-ceiling windows.



*Interior design is visualized for demonstration purposes.



CONTINENTAL TOWER -
Dubai Marina



190 -
New Cairo



W RESIDENCES -
New Cairo



LAYAN -
New Cairo



BOUTIQUE XII -
Al Jaddaf, Dubai



CONTINENTAL

I N V E S T M E N T S

Since inception, Continental has become a household name in the Real Estate market because of it's credibility and unrelenting drive to raise the bar for design, construction, customer service and community engagement.

A subsidiary from LMD Egypt, Continental Investments is diversifying reach, adding new market segments.

Developments under their portfolio include W Residences Cairo, Layan New Cairo, Continental Tower Dubai Marina and Boutique XII.