



BLOSSOM 40

BY TRANQUIL DEVELOPERS

A SANCTUARY OF
STYLE AND CALM





TRANQUIL

Developers

SHAPING TOMORROW'S LIVING, TODAY

Founded by industry experts, Tranquil Developers is a boutique real estate developer redefining Dubai Living through thoughtfully designed, sustainable communities. Guided by our **Built With Thought** philosophy, we create refined residences that blend contemporary design, quality craftsmanship, and lasting value - crafting lifestyles, not just structures.



INTRODUCING ————

MAJAN

THE GREEN HEART OF DUBAI

SURROUNDED ———— ——— BY NATURE

Majan's greatest luxury is its neighbour - Al Barari, Dubai's greenest community, **where more than 60% of the 15 Million Sq. Ft.** masterplan is dedicated to greenery. Lush gardens, lakes, and **over 500,000 trees** make the air fresher, the mornings brighter, and the evenings calmer.

SHAPED ———— ——— BY GREEN

Within Majan itself, landscaped parks and shaded walkways weave through the neighbourhood, creating a community that feels rare in Dubai: **a true urban forest in the desert.**

MAJAN, DUBAILAND ADVANTAGE

CLOSE TO EVERYWHERE, CONNECTED TO EVERYTHING

PRIME LOCATION

Direct access to E311, minutes from Downtown Dubai and DXB Airport

MASTERPLANNED COMMUNITY

15.6 Million Sq.Ft mixed-use hub with residential, retail and commercial spaces

WELL-PLANNED INFRASTRUCTURE

Parks, schools, clinics and retail woven into a self-sufficient layout

STRONG RENTAL YIELDS

Anticipated rental returns averaging 6–8% across unit types

FAMILY-FRIENDLY & AFFORDABLE

Spacious homes at competitive prices, ideal for expat families

NEARBY ATTRACTIONS

Close to IMG Worlds, Global Village and Dubai Outlet Mall

CONNECTIVITY

Seamless links to major routes and expanding Dubailand infrastructure

ROE - 23%

23% (approximately) increase in Majan apartment values (Dubai average) in Q3 2024

— **EVERYTHING
YOU NEED,
WITHIN REACH**



LIVING IN MAJAN MEANS EVERYDAY
CONVENIENCES ARE JUST AROUND THE CORNER



SUPERMARKETS:

- 1-Carrefour
- 2-Viva
- 3-HopinZ
- 4-Remal Mall



SCHOOLS:

- 1-Dunecrest American
- 2-GEMS FirstPoint
- 3-The Aquila
- 4-Odyssey Nursery



HEALTHCARE:

- 1-Dr. Kamkar Medical Centre
- 2-Health Avenue Polyclinic
- 3-Mediclinic Parkview Hospital



LEISURE:

- 1-IMG Worlds of Adventure
- 2-Global Village
- 3-Dubai Butterfly Garden
- 4-Dubai Outlet Mall
- 5-Miracle Garden

INTRODUCING

BLOSSOM 40

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Blossom 40 is a thoughtfully designed residential address that blends modern architecture with refined detailing. Set within a well-connected neighbourhood, it offers elegant homes, purposeful layouts, and a calm presence—crafted for comfortable, contemporary living.



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A BOUTIQUE ADDRESS IN MAJAN



Blossom 40 rises as a modern sanctuary where architecture meets nature. Designed for families and individuals who value both calm and connection, it offers contemporary homes surrounded by greenery yet minutes from Dubai's most dynamic districts.

Step inside and discover spacious layouts, light-filled interiors, and a design that feels warm yet refined. Every sunrise brings new energy, every detail inspires comfort, and every moment here reminds you that life is at its best when it is in full bloom.

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CRAFTED FOR MODERN LIVING

From the entrance lobby to the rooftop gym, **Blossom 40** reflects quiet elegance. Expansive living areas, sleek kitchens, and serene bedrooms are finished with premium materials and thoughtful details.

Designed for space, comfort, and purpose, **Blossom 40** blends minimalist luxury with everyday ease - homes that are as practical as they are beautiful.



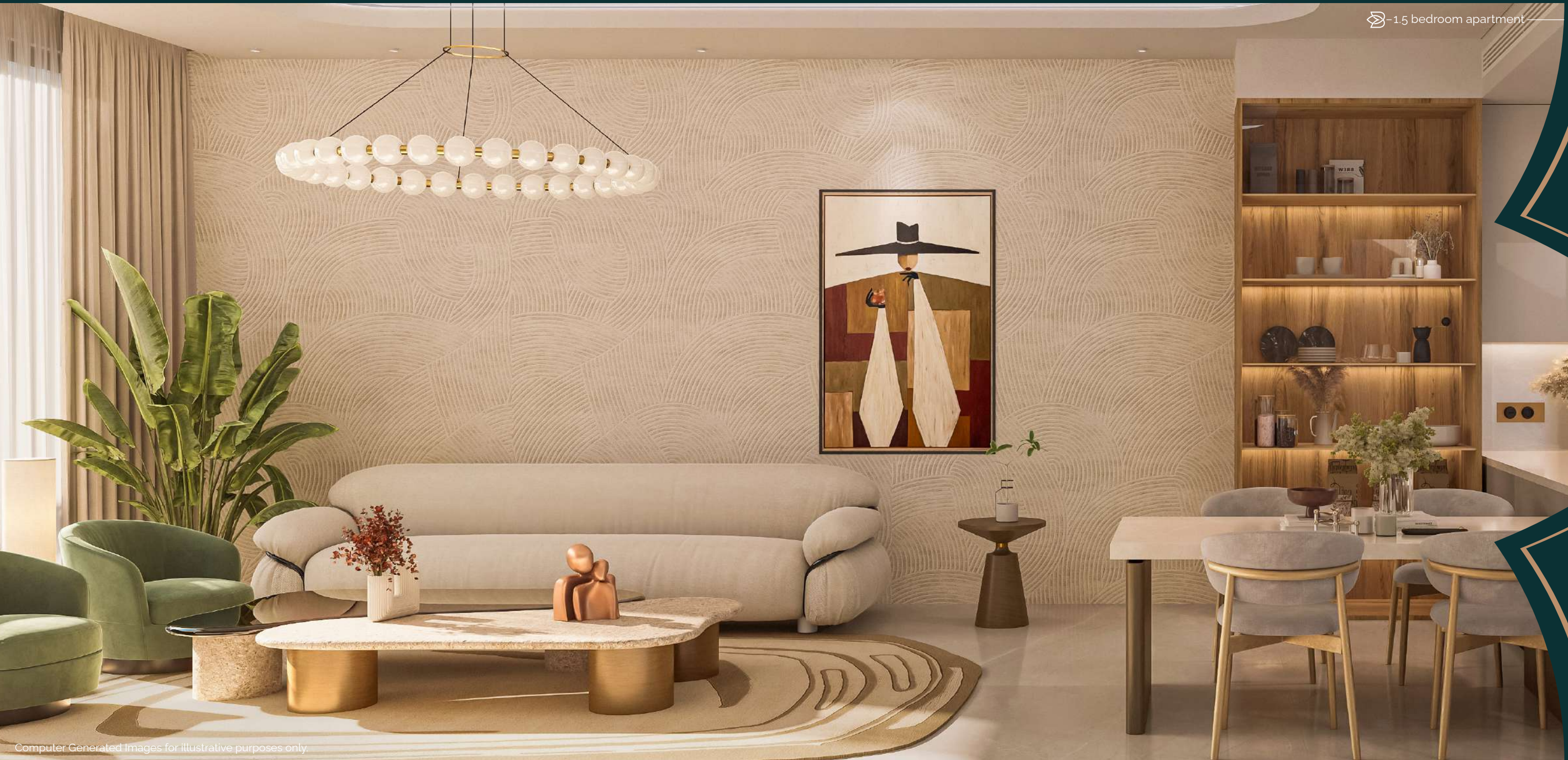
A HOME FOR EVERY LIFESTYLE

Blossom 40 is exquisitely designed with a range of spacious and elegant residences, offering, 1.5 bedroom and 2.5 bedroom units.

| Type | Total Area SQ.FT. / SQ. M. | Total Units |
|-----------------|----------------------------|-------------|
| 1.5 BHK, Type A | 863 / 80.18 | 16 |
| 1.5 BHK, Type B | 864 / 80.26 | 14 |
| 2.5 BHK, Type A | 1315 / 122.16 | 18 |
| 2.5 BHK, Type B | 1221 / 113.43 | 18 |



1.5 bedroom apartment

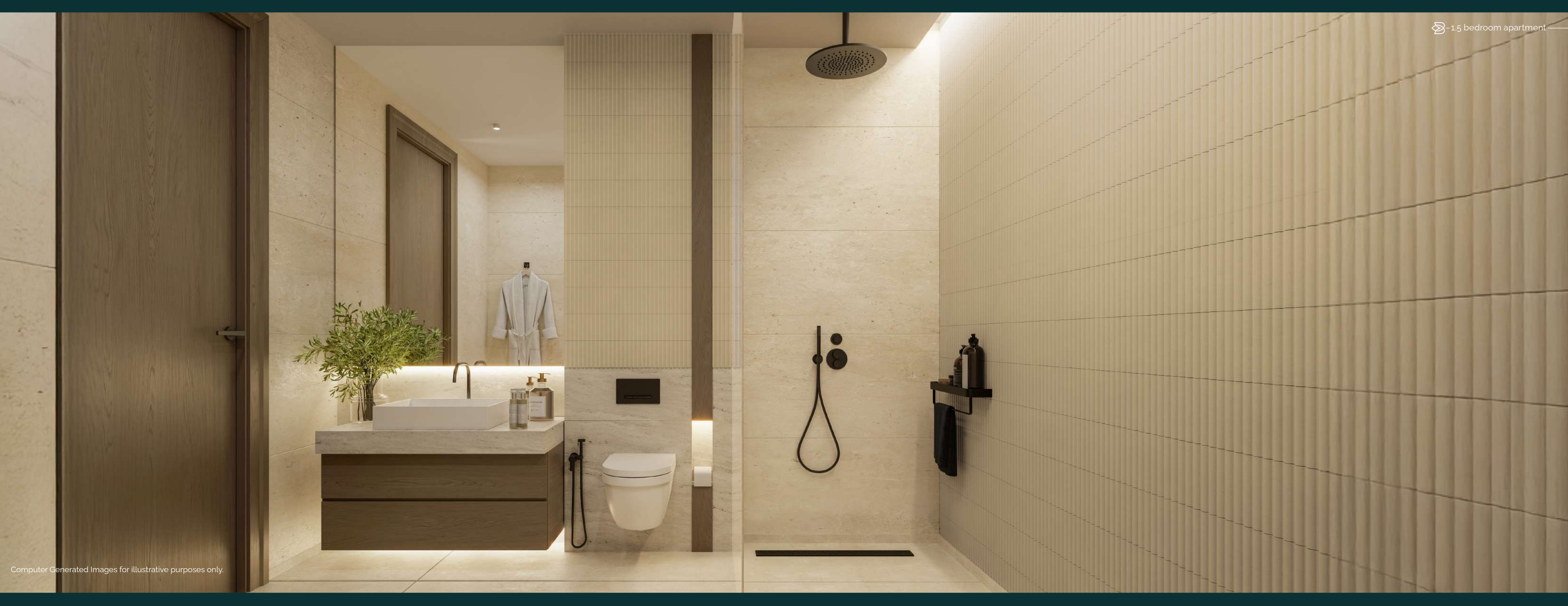


1.5 BEDROOM APARTMENT

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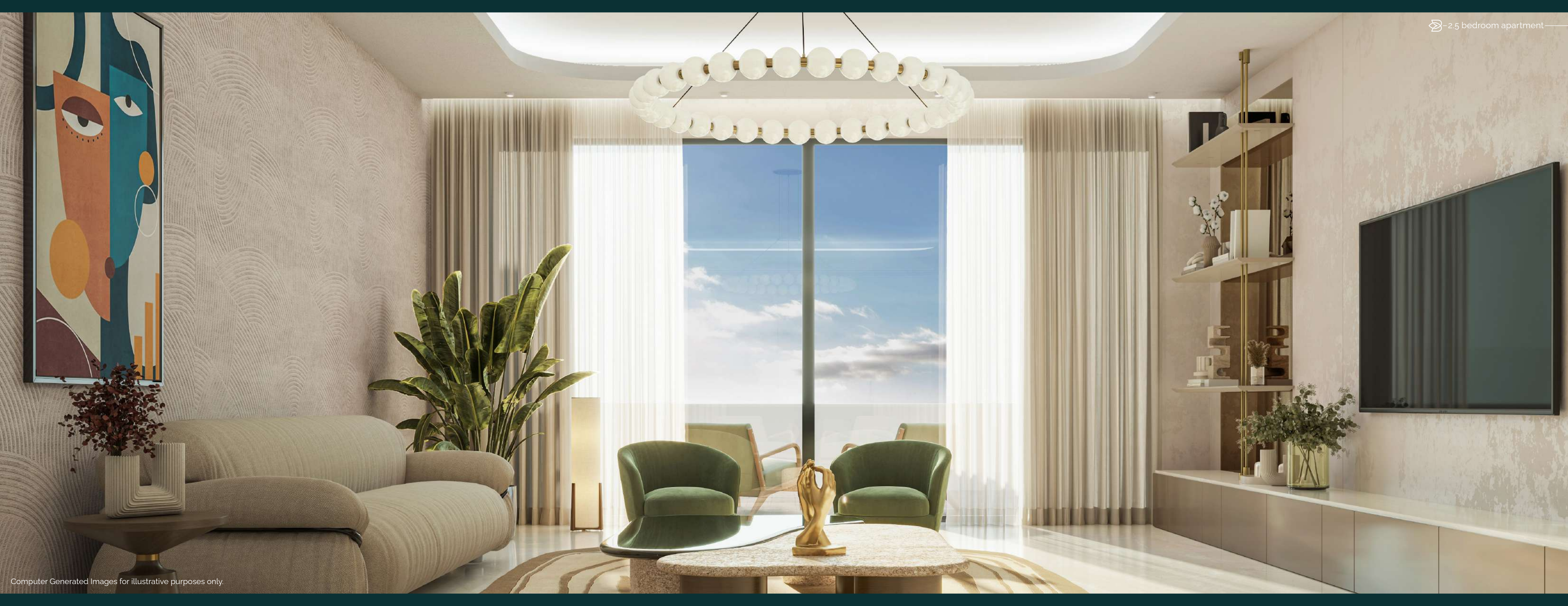




2.5 bedroom apartment

2.5 BEDROOM APARTMENT









SPACES THAT NURTURE BODY, MIND, AND MOMENTS



Temperature Controlled
Infinity Pool



Gymnasium



Recreation Space



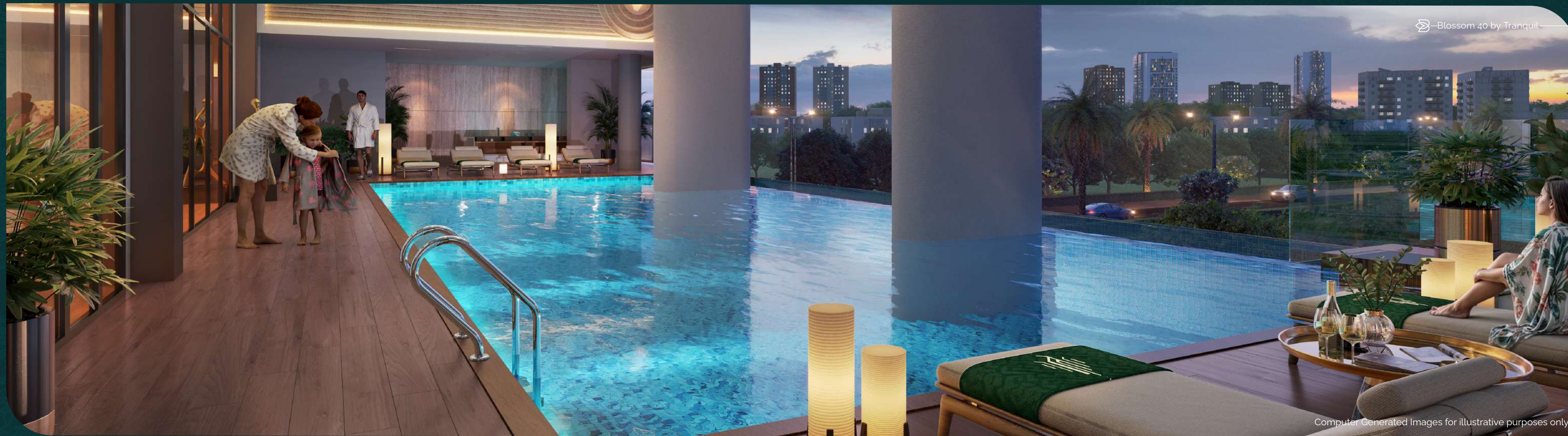
Kids' Play Zone



Pet Play Zone



— TEMPERATURE CONTROLLED INFINITY POOL



The double-height temperature controlled infinity pool area feels expansive and serene, enhanced with calming water sounds and ceiling patterns that mirror the façade for a cohesive design.

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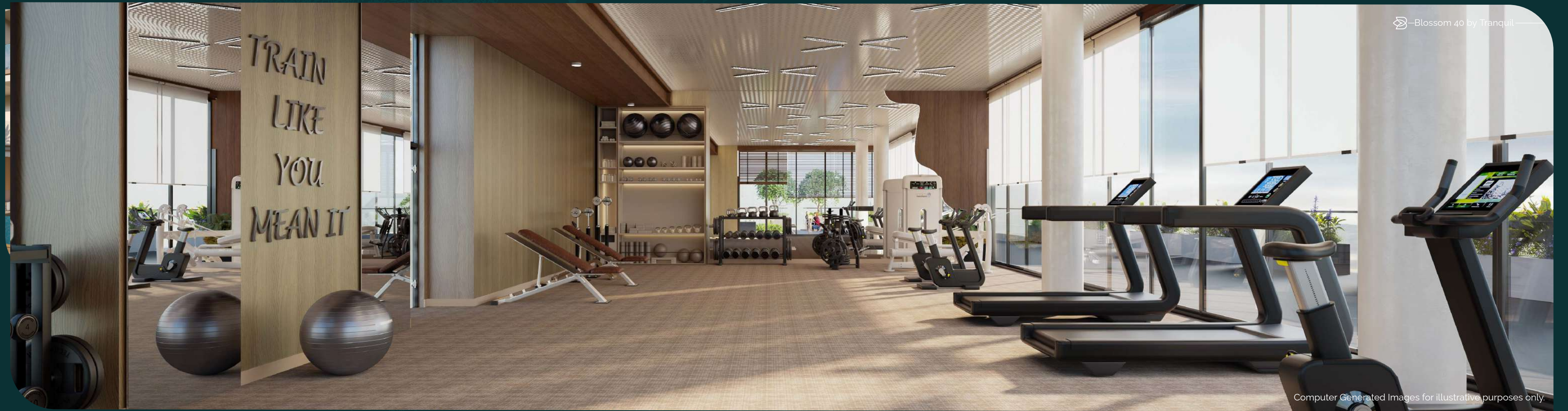
ROOFTOP FACILITIES

A thoughtfully designed rooftop retreat where wellness, leisure, and play come together. From energising workouts and relaxed social spaces to open-air recreation for families and pets, it's a balanced escape above the city designed for everyday enjoyment.



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GYMNASIUM

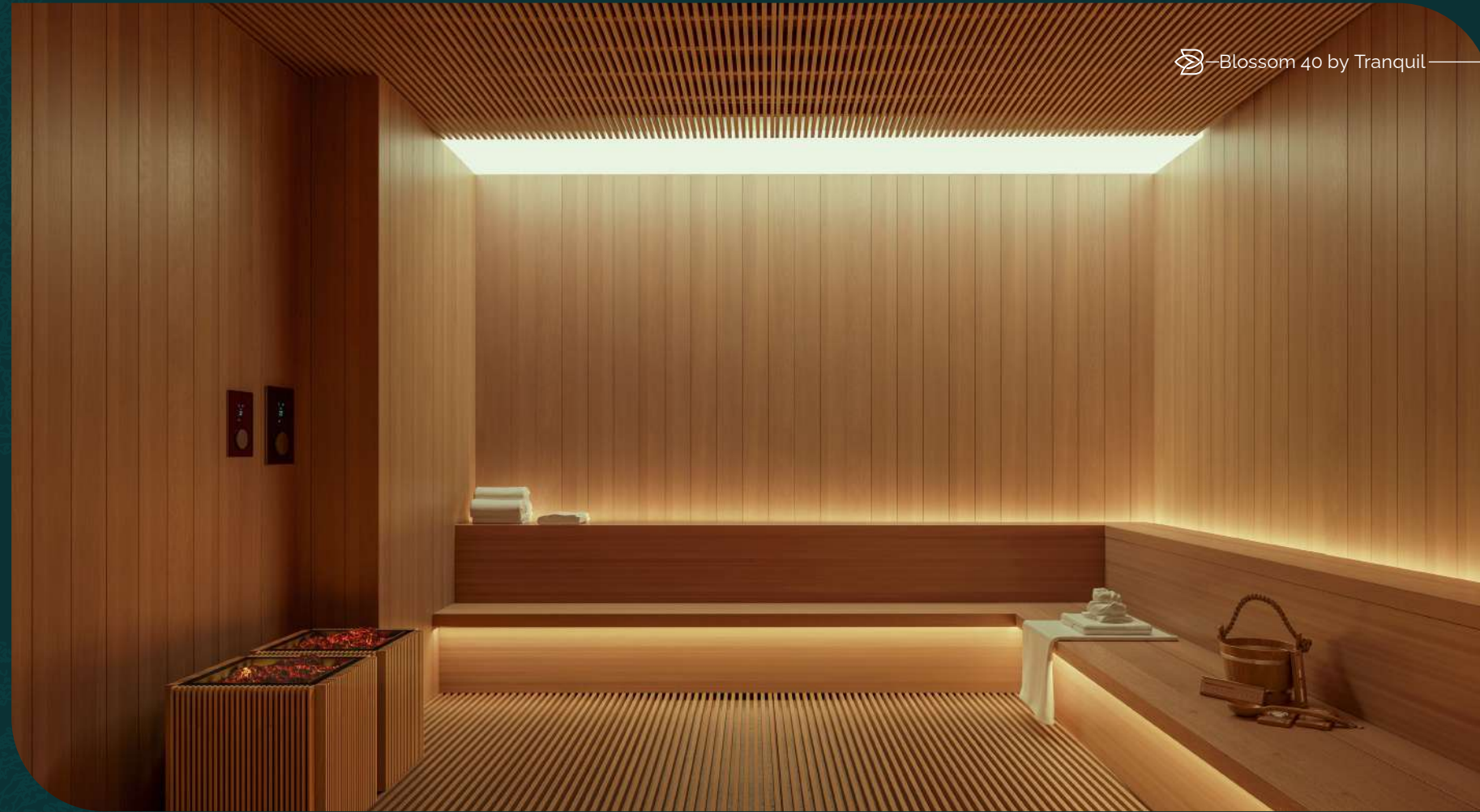


Blossom 40 by Tranquil

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A modern gym designed for focused workouts and everyday wellness.

— SAUNA



— STEAM



A serene steam and sauna space designed for deep relaxation and renewal—where warmth, calm, and quiet comfort help you unwind and recharge.

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BBQ LOUNGE



A refined rooftop lounge for effortless socialising and quiet moments, set against open skies above the city.

KIDS' PLAY ZONE WITH GOLF TURF



A playful outdoor zone combining a safe kids' play area with a casual golf turf, designed for active fun and easy leisure.

Type A- 1.5BHK



| Type | Internal Area SQ.FT. / SQ.M. | External Area SQ.FT. / SQ.M. | Total Area SQ.FT. / SQ.M. | Floors | Series |
|-----------------|---------------------------------|---------------------------------|------------------------------|--------------|--------|
| 1.5 BHK, Type A | 712 / 66.14 | 151 / 14 | 863 / 80.18 | Floor 2 | 03, 04 |
| 1.5 BHK, Type A | 712 / 66.14 | 151 / 14 | 863 / 80.18 | Floor 3 to 9 | 03, 06 |

Type B- 1.5BHK



| Type | Internal Area SQ.FT. / SQ.M. | External Area SQ.FT. / SQ.M. | Total Area SQ.FT. / SQ.M. | Floors | Series |
|-----------------|---------------------------------|---------------------------------|------------------------------|--------------|--------|
| 1.5 BHK, Type B | 712 / 66.14 | 152 / 14.1 | 864 / 80.26 | Floor 3 to 9 | 04, 05 |

DISCLAIMER: Plans, specifications, dimensions, measurements, and distances shown in any text or plan are indicative and approximate only, based upon preliminary designs and drawings, and are not intended to form any part of the contract for the sale of an individual residence. The drawings and plans are not necessarily to scale; each residence, including square footage, may differ due to variations in construction.

Type A- 2.5BHK



| Type | Internal Area SQ.FT. / SQ.M. | External Area SQ.FT. / SQ.M. | Total Area SQ.FT. / SQ.M. | Floors | Series |
|-----------------|---------------------------------|---------------------------------|------------------------------|--------------|--------|
| 2.5 BHK, Type A | 1071 / 99.6 | 243 / 22.57 | 1315 / 122.16 | Floor 1 | 01, 04 |
| 2.5 BHK, Type A | 1071 / 99.6 | 243 / 22.57 | 1315 / 122.16 | Floor 2 | 01, 06 |
| 2.5 BHK, Type A | 1071 / 99.6 | 243 / 22.57 | 1315 / 122.16 | Floor 3 to 9 | 01, 08 |

Type B- 2.5BHK



| Type | Internal Area SQ.FT. / SQ.M. | External Area SQ.FT. / SQ.M. | Total Area SQ.FT. / SQ.M. | Floors | Series |
|-----------------|---------------------------------|---------------------------------|------------------------------|--------------|--------|
| 2.5 BHK, Type B | 1009 / 93.73 | 212 / 19.73 | 1221 / 113.43 | Floor 1 | 02, 03 |
| 2.5 BHK, Type B | 1009 / 93.73 | 212 / 19.73 | 1221 / 113.43 | Floor 2 | 02, 05 |
| 2.5 BHK, Type B | 1009 / 93.73 | 212 / 19.73 | 1221 / 113.43 | Floor 3 to 9 | 02, 07 |

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