



# BLOSSOM 40

BY TRANQUIL DEVELOPERS



# 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

### FAMILY-FRIENDLY & AFFORDABLE

Spacious homes at competitive prices, ideal for expat families

### NEARBY ATTRACTIONS

Close to IMG Worlds, Global Village and Dubai Outlet Mall

### 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

### 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

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 by Tranquil—

**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.

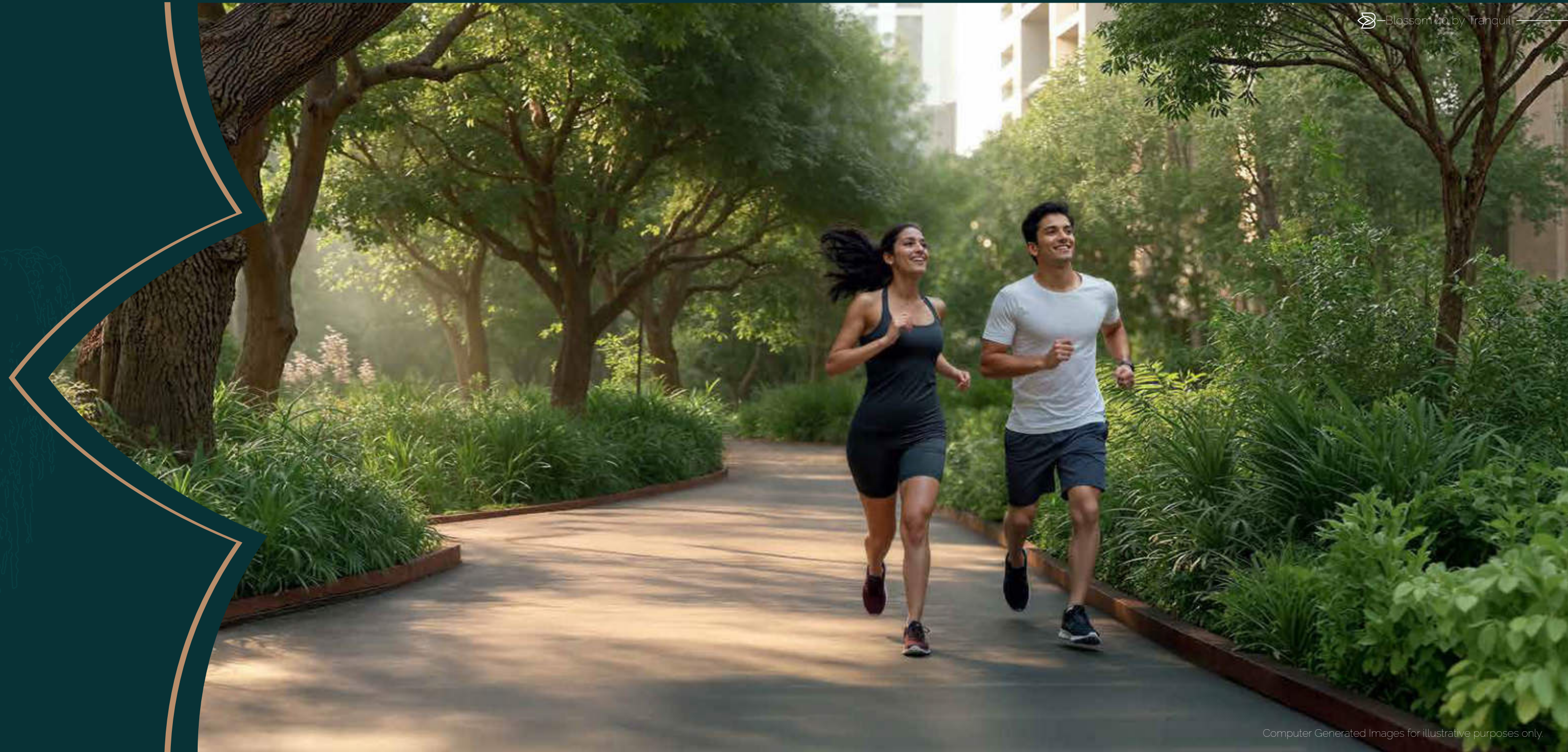
Step inside and discover spacious layouts, light-filled interiors, and a design that feels warm yet refined. Every sunrise brings new energy, every detail inspires comfort, and every moment here reminds you that life is at its best when it is in full bloom.

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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

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 INFINTY 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.

# 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.



# GYMNASIUM

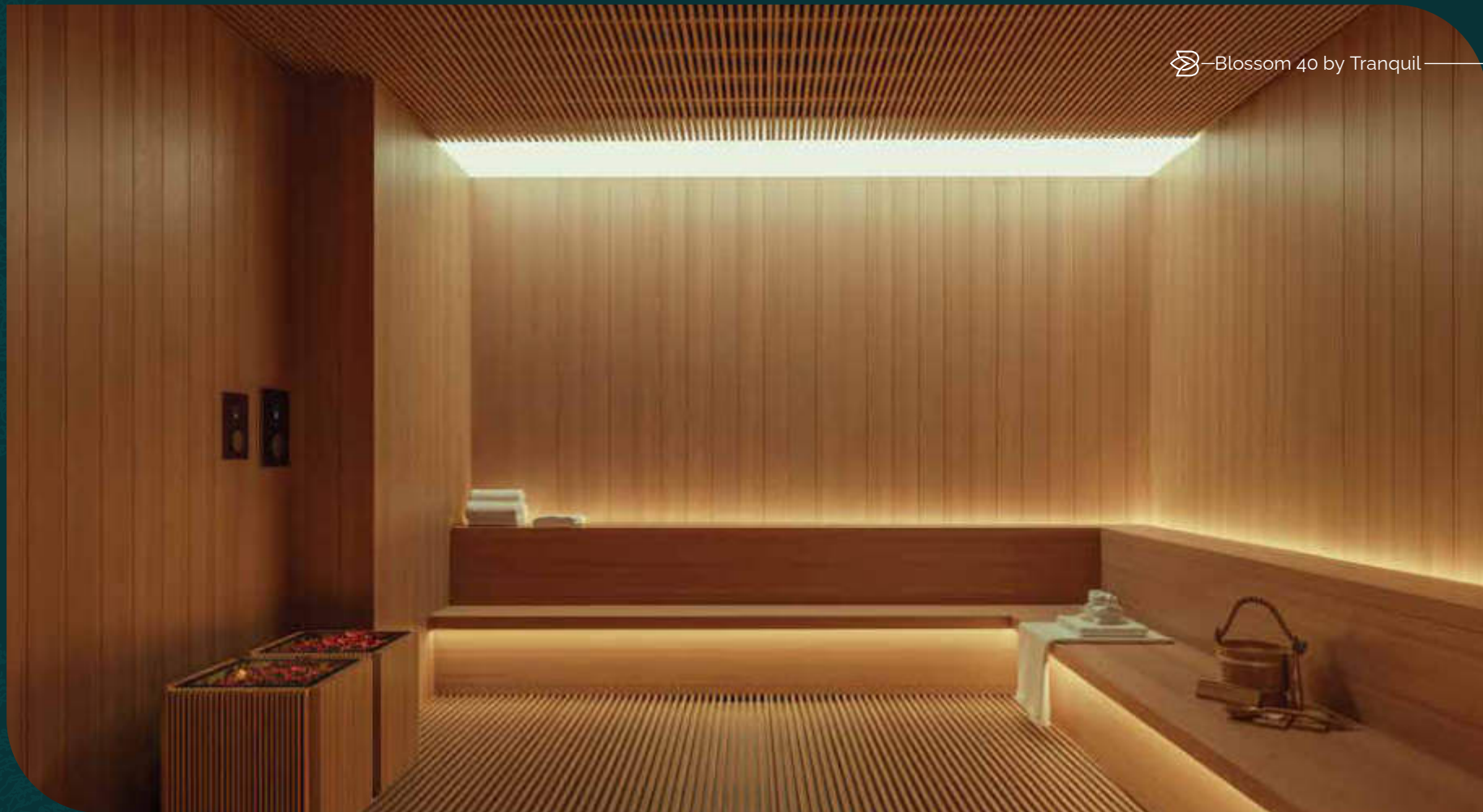


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Blossom 40 by Tranquil

A modern gym designed for focused workouts and everyday wellness.

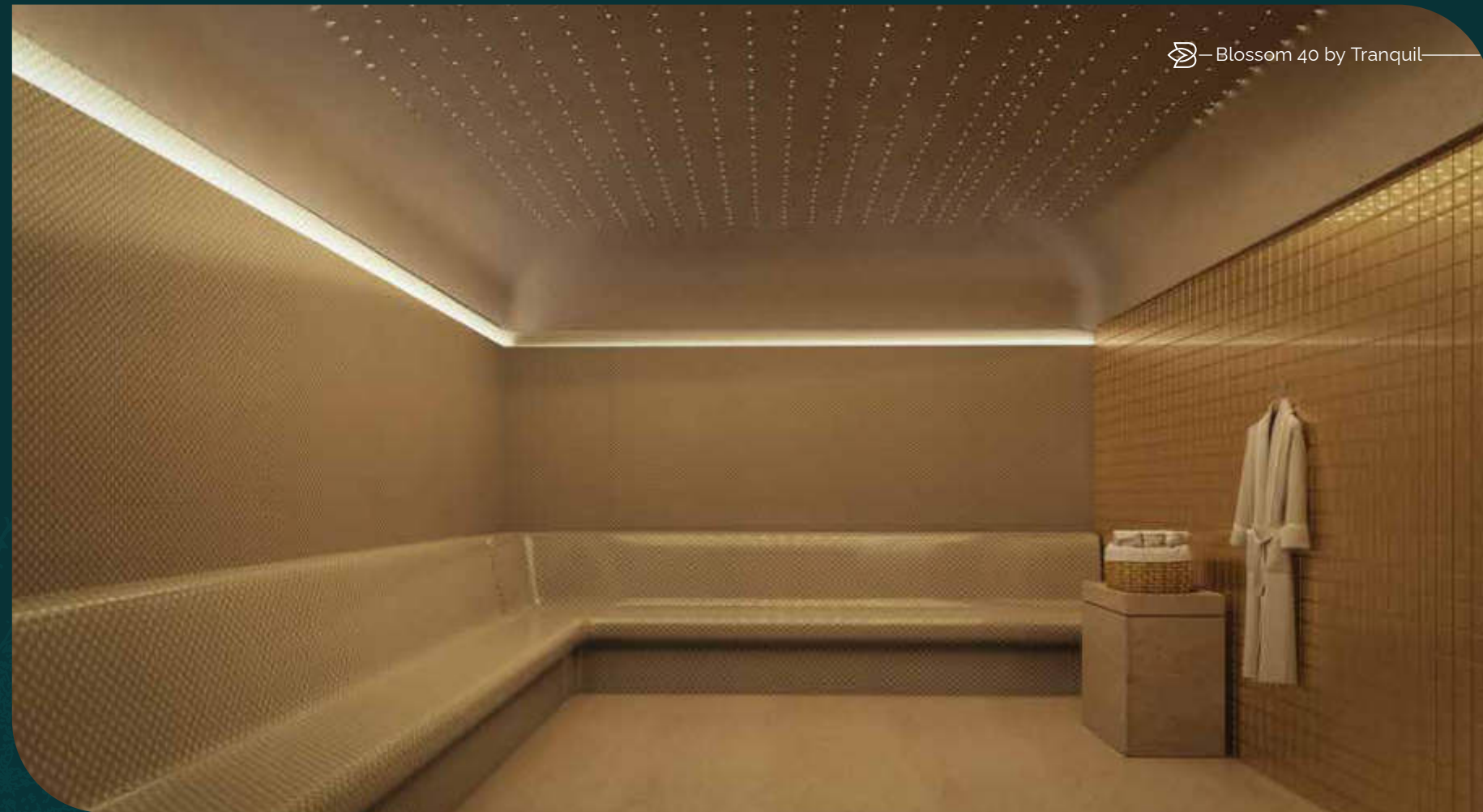
# — SAUNA



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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# — STEAM



## —Blossom 40 by Tranquil— BBQ LOUNGE



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

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## —Blossom 40 by Tranquil— 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.



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