چِیرَان

JIRAN RESIDENCE

DEVELOPED BY A PLUS DEVELOPMENTS

DEVELOPED BY A PLUS DEVELOPMENTS

البَیـتُ جُـدرَانٌ وَ چِـیرَانٌ



A PLUS DEVELOPMENTS / 2025 /

Home is more than walls
it's the people around you.
In Jiran, neighbors aren't just next door; they're family



Welcome to **JIRAN RESIDENCE** , a premier residential project by **A Plus Developments** ,
nestled in the vibrant heart of October Gardens.
Designed for modern living, **JIRAN RESIDENCE** blends luxury, sustainability,
and community to create a lifestyle beyond walls—where neighbors become family

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FOUNDED
2013
HERITAGE

12 BILLION
PROVEN TRACK RECORD

10
RESIDENTIAL PROJECTS

4
COMMERCIAL PROJECTS

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PREVIOUS WORK HISTORY



SHADOWS™
BUSINESS PARK



THE ADDRESS
MEGA MALL

MASTERPIECE LOCATION

ENJOY YOUR COMMUNITY
AND TAKE THE TIME TO SEE BEAUTY
IN EVERYTHING AROUND

RESIDENTIAL AREA: **12,490 M2**
HEIGHT: **G+ 5**
STREET WIDTH: **50 M**
PROJECT FAÇADE: **200 M**
COMMERCIAL AREA: **3700 M2**



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FACILITIES & AMENITIES

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JIRAN RESIDENCE OFFERS A CURATED SELECTION OF AMENITIES TO ELEVATE YOUR LIFESTYLE



COMMERCIAL SPACES

CONVENIENT RETAIL OPTIONS WITHIN THE COMPOUND.



CLUB HOUSE



GREEN AREAS & LANDSCAPING



WALKING & CYCLING TRACKS



WATER FEATURES & KIDS AREA

ARCHITECTURAL EXCELLENCE

DESIGNED BY **HAFEZ CONSULTANTS** , A AWARD-WINNING FIRM
WITH 50 YEARS OF EXPERTISE AND SUSTAINABLE LIVING FOCUS ON LUXURY,
MODERN DESIGN, AND ECO-FRIENDLY PRACTICES.

COMMUNITY-CENTRIC

VIBRANT COMMUNAL SPACES FOSTERING CONNECTIONS AMONG RESIDENTS



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AVAILABLE UNIT SIZES AT JIRAN RESIDENCE

A PLUS DEVELOPMENTS OFFERS A RANGE OF SPACIOUS AND THOUGHTFULLY DESIGNED APARTMENTS TO SUIT EVERY LIFESTYLE

1 BEDROOM	**2 BEDROOM**	**3 BEDROOM**	**4 BEDROOM**
STARTS FROM **66 M²**	STARTS FROM **98 M²**	STARTS FROM **138 M²**	STARTS FROM **180M²**

EACH UNIT IS CRAFTED WITH MODERN FINISHES, SMART HOME FEATURES, AND OPTIMAL SPACE UTILIZATION TO ENSURE COMFORT AND LUXURY.

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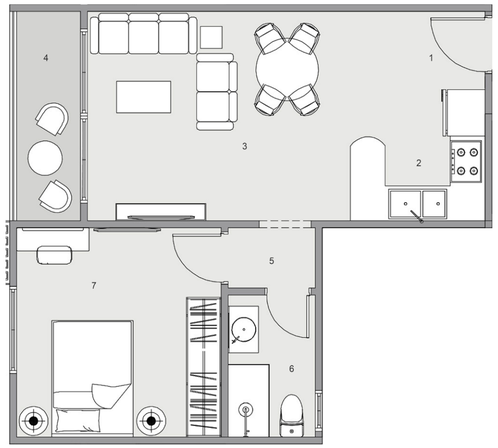
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



GROUND FLOOR

GROSS AREA: 66M²
GARDEN AREA: 42M²

1 BEDROOM
STARTS FROM **66 M²**

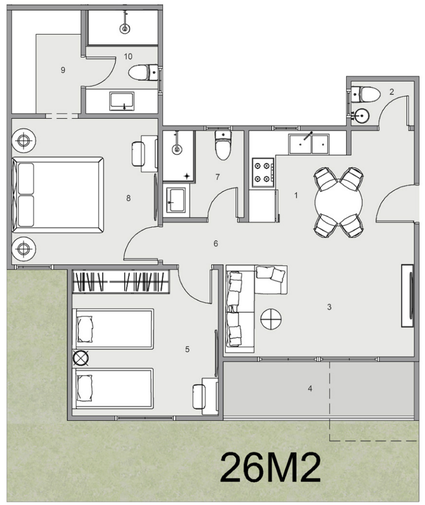


GROUND FLOOR

GROSS AREA: 70M²
GARDEN AREA: 40M²

1 BEDROOM
STARTS FROM **66 M²**

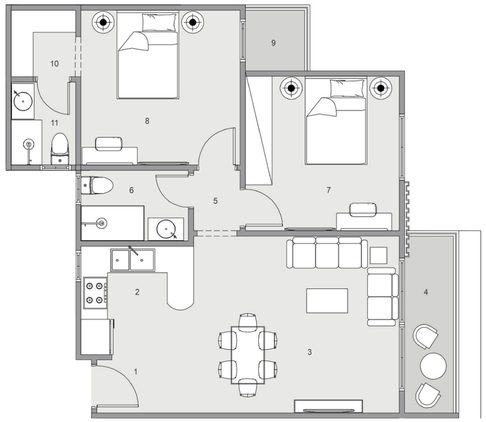
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



GROUND FLOOR

GROSS AREA: 100M²
GARDEN AREA: 29M²

2 BEDROOM
STARTS FROM **98M²**

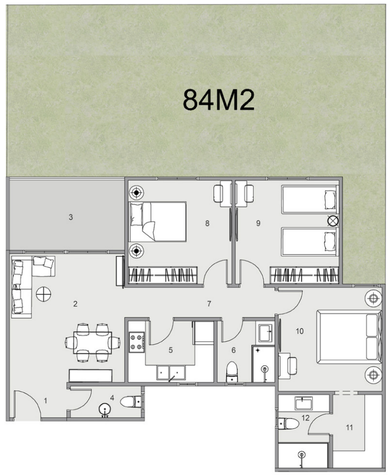


GROUND FLOOR

GROSS AREA: 107M²
GARDEN AREA: 36M²

2 BEDROOM
STARTS FROM **98M²**

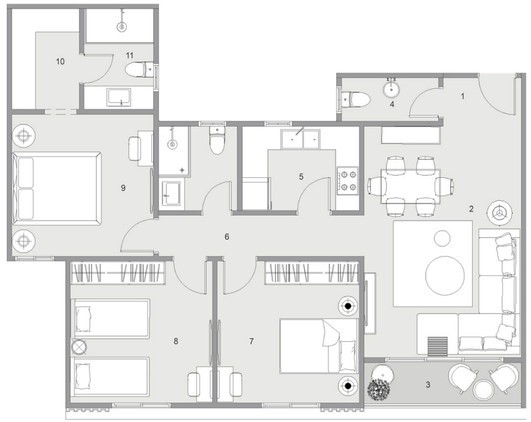
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



GROUND FLOOR

GROSS AREA: 139M²
GARDEN AREA: 86M²

3 BEDROOM
STARTS FROM **138 M²**

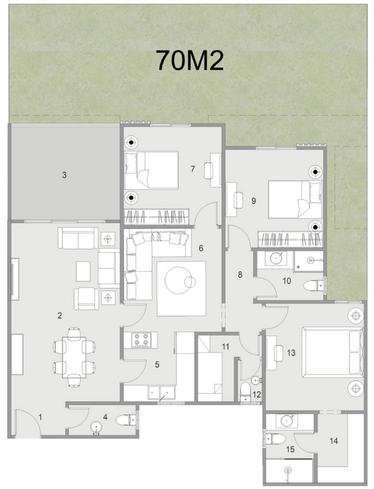


FIRST FLOOR

GROSS AREA: 181M²

3 BEDROOM
STARTS FROM **138 M²**

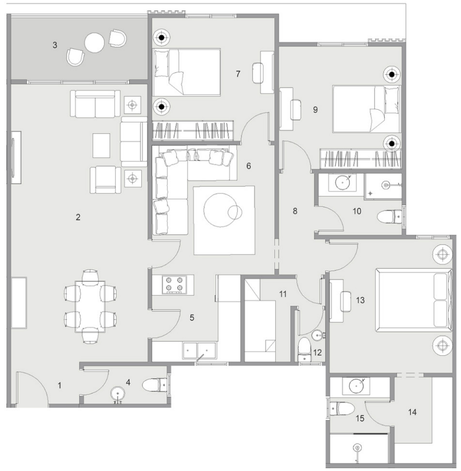
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



GROUND FLOOR

GROSS AREA: 139M²
GARDEN AREA: 84M²

4 BEDROOM
STARTS FROM **180M²**



GROUND FLOOR

GROSS AREA: 188M²
GARDEN AREA: 69M²

4 BEDROOM
STARTS FROM **180 M²**


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PROJECT PARTNERS

ETQAN
CONSULTANCY
FINANCIAL & COMMERCIAL
CONSULTANT

HAFEZ
CONSULTANT
ARCHITECTURE
CONSULTANT