

چیران

JIRAN
RESIDENCE

DEVELOPED BY  A PLUS
DEVELOPMENTS

DEVELOPED BY **2+** A PLUS
DEVELOPMENTS

الْبَيْتُ جُدرَانُ وَ چِيرَانُ

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



A PLUS
DEVELOPMENTS

20
25

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

چیران
JIRAN
RESIDENCE

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



FACILITIES & AMENITIES

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**



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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

AVAILABLE UNIT SIZES AT JIRAN RESIDENCE

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

1 BEDROOM
STARTS FROM 66 M²

2 BEDROOM
STARTS FROM 98 M²

3 BEDROOM
STARTS FROM 138 M²

4 BEDROOM
STARTS FROM 180 M²

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

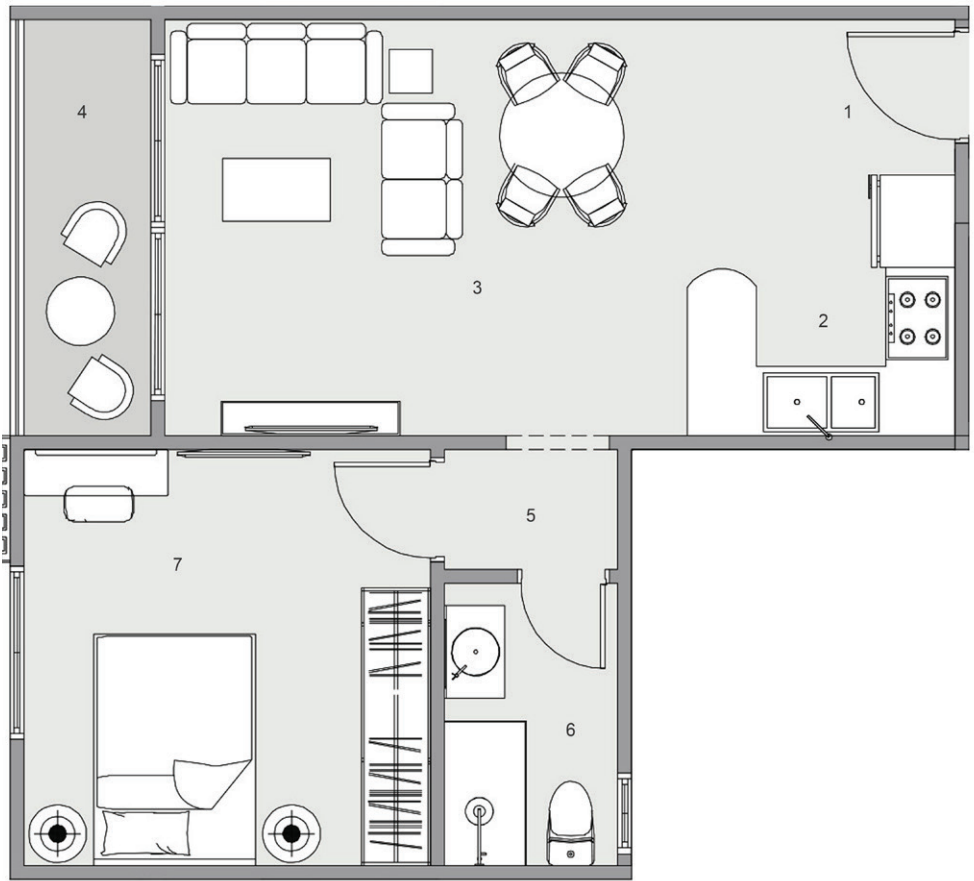
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



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

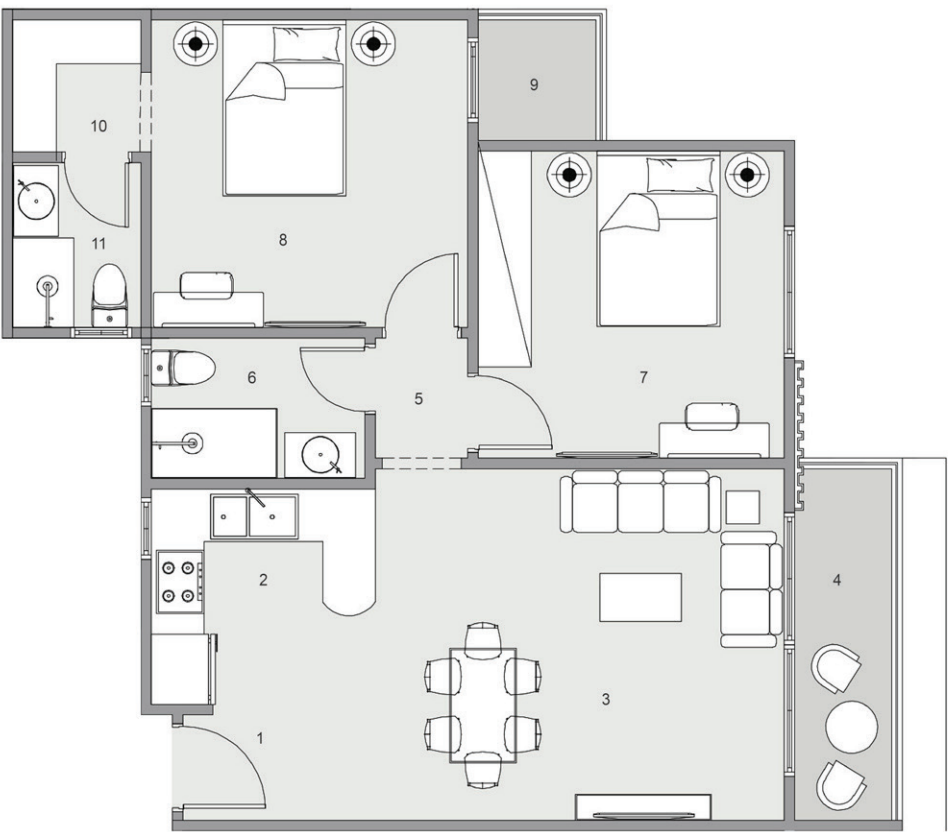
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



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

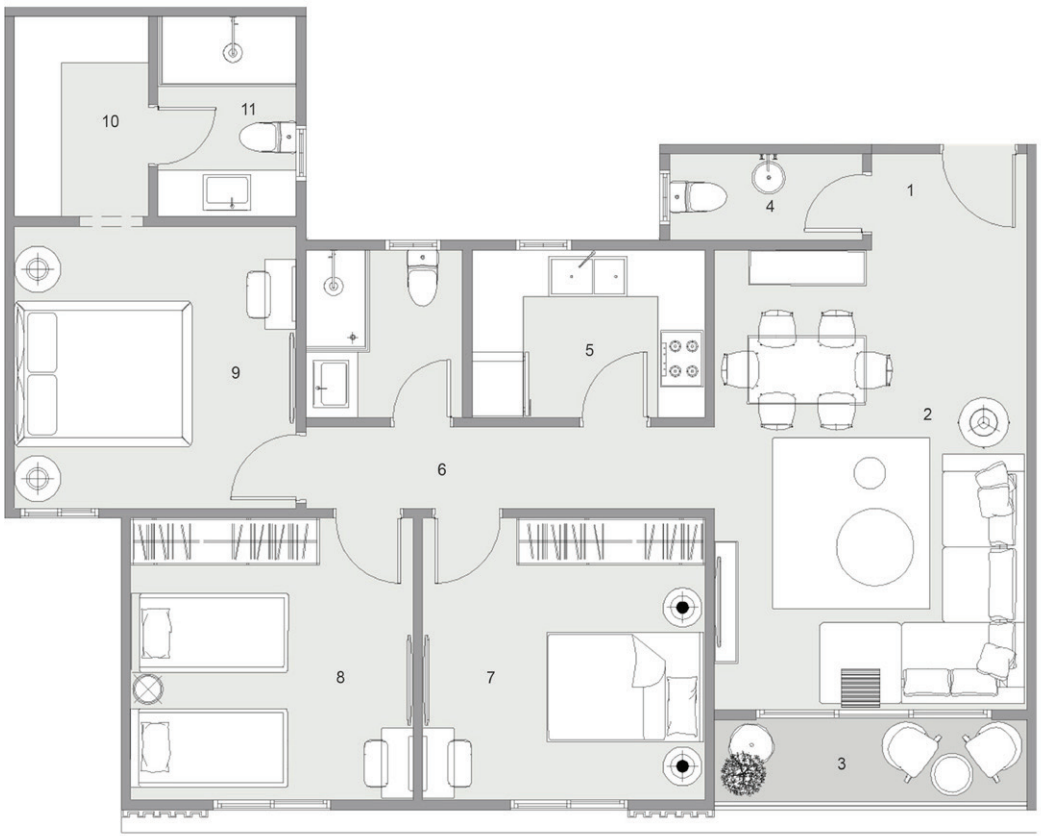
AVAILABLE UNIT SIZES AT JIRAN RESIDENCE



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 180M²











DEVELOPED BY



PROJECT PARTNERS



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