

TORI BY IGO

A New Dimension of Luxury Living



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A private, gated villa enclave in Al Furjan

— **15 ultra-exclusive residences** where space, privacy and refined design converge.





The Address

TÖRI stands in Al Furjan — a neighbourhood that balances peaceful, family-oriented living with instant connectivity to the city's key destinations. This is an address that acts like a sanctuary and a gateway: quiet, prestigious and strategically placed for both lifestyle and long-term value.



The Landmark

TÖRI is conceived to become a subtle landmark in Al Furjan — not by shouting, but by the quiet authority of proportion, materiality and landscape. Clean geometry, expansive glass, natural stone and sculptural detailing create a statement façade that reads as both modern and timeless.



The Experience

From the moment you arrive at the gate to the calm of a private rooftop at sunset, TÖRI is designed as an experience — not just a home. Expect seamless indoor-outdoor living, curated wellness moments, ritualised leisure and service that anticipates your needs.

Connected Yet Private

- **Neighbourhood:** Al Furjan — family-friendly, villa-centric, rapidly maturing.
- **Major connections:** 2 min to Discovery Gardens Metro (approx.), 7–15 min to Dubai Marina / JBR / Palm / Emirates Living, quick access to Sheikh Zayed Road and Al Maktoum International Airport.
- **Nearby essentials:** Expo City, Ibn Battuta Mall, GEMS schools, NMC Royal Hospital.
- **Why it matters:** live moments from Dubai's lifestyle hubs while owning a private, low-density villa retreat.



<https://maps.app.goo.gl/wZ6j97DbLtvUtkUi7>

SEAMLESS CONNECTIVITY

1	Al Furjan Metro Station	2 MIN
2	Ibn Battuta Mall	5 MIN
3	Dubai Marina & JBR	7 MIN
4	Palm Jumeirah	9 MIN
5	Mall of the Emirates	10 MIN
6	Dubai International Airport	20 MIN
7	Downtown Dubai	20 MIN



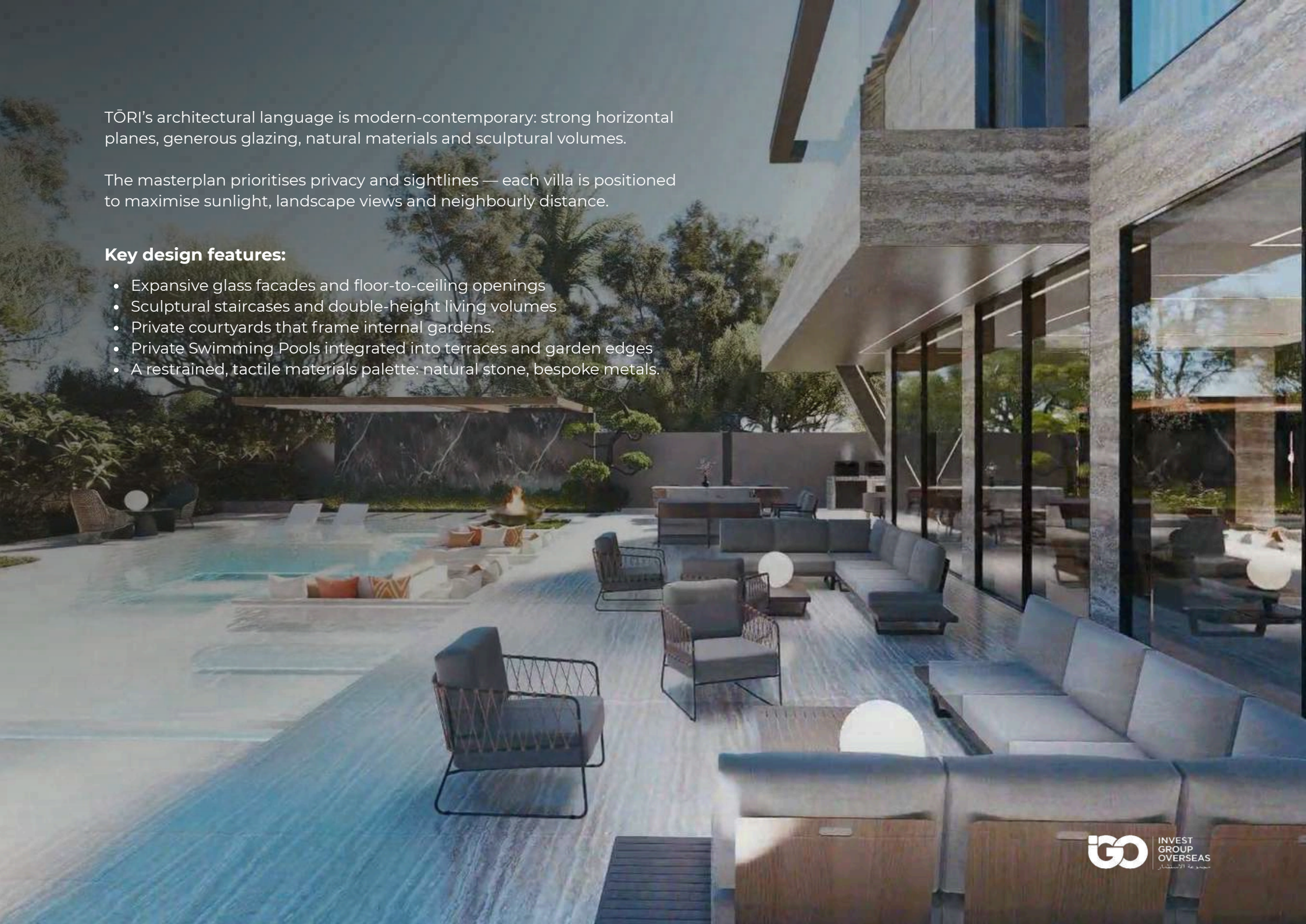
Modern Contemporary.
Timeless Design.
Ultimate Privacy.

TÖRI's architectural language is modern-contemporary: strong horizontal planes, generous glazing, natural materials and sculptural volumes.

The masterplan prioritises privacy and sightlines — each villa is positioned to maximise sunlight, landscape views and neighbourly distance.

Key design features:

- Expansive glass facades and floor-to-ceiling openings
- Sculptural staircases and double-height living volumes
- Private courtyards that frame internal gardens.
- Private Swimming Pools integrated into terraces and garden edges
- A restrained, tactile materials palette: natural stone, bespoke metals.

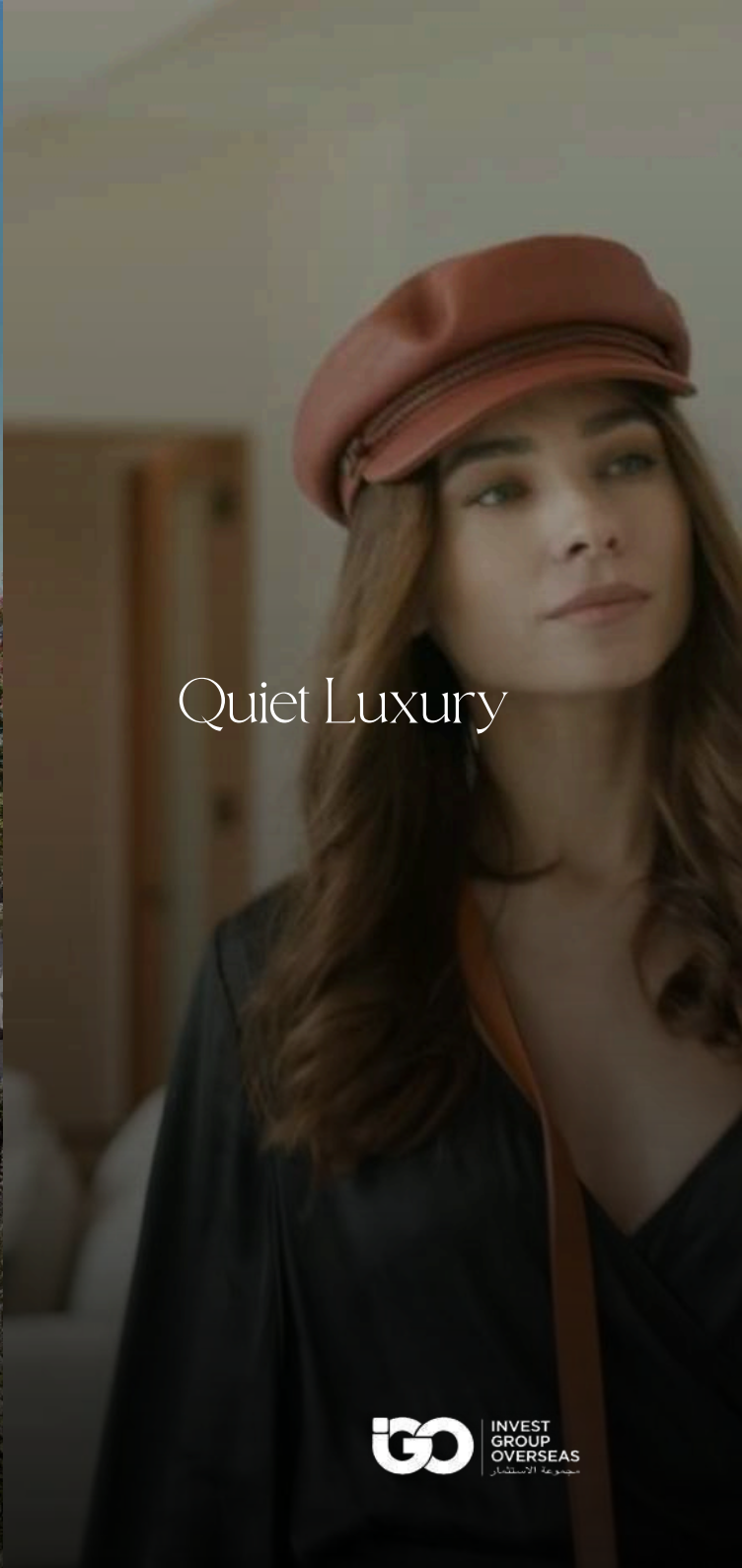


A close-up, side-profile view of a person's head and shoulders as they exercise on a treadmill. The person is wearing a white face mask and a white headband. The background is blurred, showing gym equipment and bright lighting.

Wellness

A perspective view of a modern residential development. The houses are built on a tiered, sloping terrain, featuring dark wood cladding and large glass windows. A paved walkway runs alongside the houses, with some people walking. The sky is clear blue with a few birds flying.

Community

A portrait of a woman with long, wavy brown hair, wearing a red beret and a dark jacket. She is looking slightly to the side with a calm expression. The background is a soft, out-of-focus interior.

Quiet Luxury



At TÖRI, lifestyle is intentionally designed:
a balance of personal wellness, family spaces and discreet community life.

Community & Wellness:

Private infinity pools and poolside
relaxation decks for each villa

In-villa personal gym rooms and
dedicated wellness suites

Meditation and yoga pavilions nestled
within serene landscaped gardens

Round-the-clock concierge, gated
security, and professional estate
management



INVEST
GROUP
OVERSEAS
المجموعة العالمية للاستثمار



The Project

15 exclusive freehold Villas

4-5 bedroom (villa dependent)

6-7 Car parks per villa

Plot area: up to 15,397 sq ft

Built-up area: up to 17,433 sq ft

B + G + 1 + Roof Top

Smart systems: full home
automation for lighting, climate
and security



INVEST
GROUP
OVERSEAS
مجموعة استثمارية



Crafted for Elevated Living



Kitchens – The Heart of the Home

Contemporary, minimalist kitchens with integrated premium appliances, stone countertops, generous islands and hidden storage to maintain a calm, refined aesthetic.



Bathrooms – Spa-quality, Private

Spa-inspired bathrooms with freestanding tubs, large walk-in showers, natural stone finishes and layered lighting for a sanctuary-like experience.



Bedrooms – Quiet & Considered

Generous master suites with private terraces, walk-in wardrobes and en-suite bathrooms designed for comfort. Secondary bedrooms offer privacy and flexible layouts for family, guests or dedicated home offices.

An aerial photograph of a man in red swim trunks swimming in a blue pool. To the left of the pool, there are several white lounge chairs and a bed with white linens on a light-colored patio. The scene is brightly lit, casting shadows.

The Experience





In-Villa:

Private pool & terrace

Landscaped private garden

Personal gym / wellness room

Basement / service quarters / optional
elevator

Rooftop terrace / entertaining deck

Fully integrated smart home system

Community:

Gated entry with concierge &
24/7 security

Yoga & meditation decks, spa facilities





THE VILLAS

TYPE A | TYPE B | TYPE C

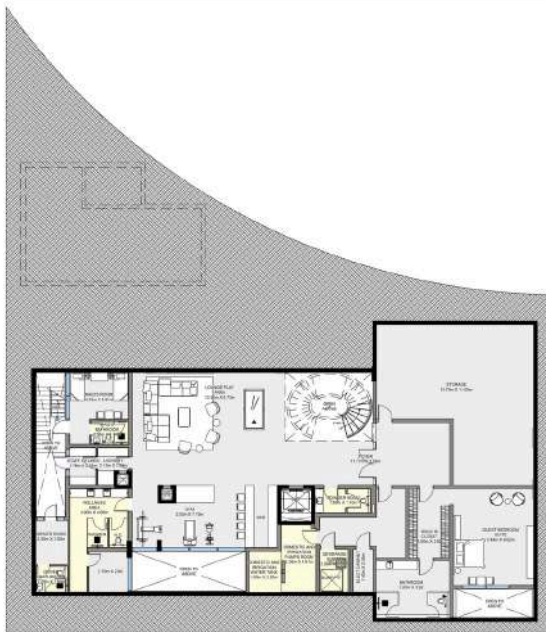


VILLA
TYPE A

VILLA TYPE - A

B+G+1F+R

BASEMENT FLOOR



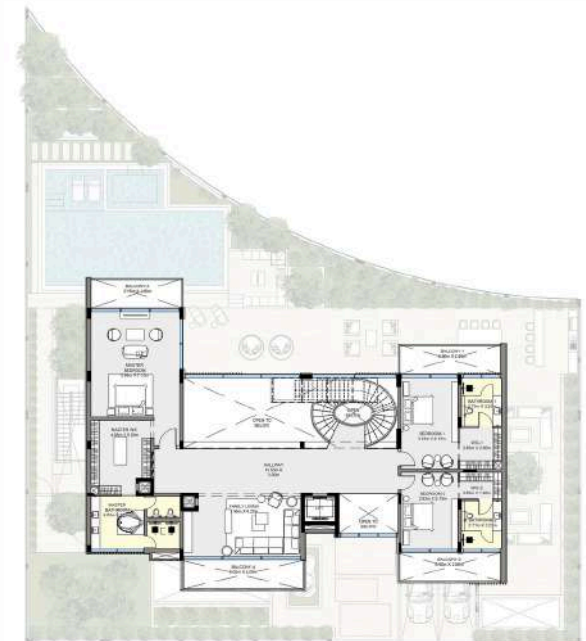
FLOOR AREA
6,033.66 SQ.FT.

GROUND FLOOR



FLOOR AREA
3,588.36 SQ.FT.

FIRST FLOOR



FLOOR AREA
3,899.27 SQ.FT.



FRONT VIEW | VILLA TYPE - A







POOL AREA | VILLA TYPE - A



VILLA
TYPE B

VILLA TYPE - B

B+G+1F+R

BASEMENT FLOOR



FLOOR AREA
8,010.38 SQ.FT.

GROUND FLOOR



FLOOR AREA
3,672.49 SQ.FT.

FIRST FLOOR



FLOOR AREA
3,919.71 SQ.FT.



FRONT VIEW | VILLA TYPE - B





POOL AREA | VILLA TYPE - B



VILLA

TYPE C

VILLA TYPE - C

B+G+1F+R

BASEMENT FLOOR



FLOOR AREA
9,090.28 SQ.FT.

GROUND FLOOR



FLOOR AREA
3,965.73 SQ.FT.

FIRST FLOOR



FLOOR AREA
4,376.56 SQ.FT.



FRONT VIEW | VILLA TYPE - C



COURTYARD | VILLA TYPE - C



MASTER BEDROOM | VILLA TYPE - C



MASTER CLOSET | VILLA TYPE - C



MASTER BATH | VILLA TYPE - C



POOL AREA | VILLA TYPE - C



PRICING & PAYMENT PLAN

Villa Number	Total Number of Floors	Number of Bed Rooms	Total Number of Car Parks	Total Land Area in SQ.M	Total Land Area in SQ FT	Villa Builtup Area in SQ.M	Villa Builtup Area in SQ.FT	Price AED/SQ.FT	Listing Price AED
Villa-01	3	5	6	1,041	11,207	1,449	15,597	1,550	24,174,704
Villa-02	3	4	6	992	10,678	1,256	13,521	1,550	20,958,017
Villa-03	3	4	6	1,084	11,669	1,256	13,521	1,550	20,958,017
Villa-04	3	5	6	1,114	11,986	1,449	15,597	1,550	24,174,704
Villa-05	3	5	6	1,180	12,702	1,449	15,597	1,550	24,174,704
Villa-06	3	5	6	1,213	13,056	1,449	15,597	1,550	24,174,704
Villa-07	3	5	6	1,073	11,553	1,449	15,597	1,550	24,174,704
Villa-08	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-09	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-10	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-11	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-12	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-13	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-14	3	5	7	1,240	13,349	1,620	17,433	1,550	27,020,504
Villa-15	3	5	7	1,430	15,397	1,620	17,433	1,550	27,020,504
Grand Total				17,809	191,693	22,714	244,486	1,550	378,953,589

OPTION 1: 60/40 PLAN WITH 4% DLD FEE WAIVER

Payment Plan (Non-Post Handover)

60% during Construction | 40% on Handover | 4% DLD Fee Waiver

INSTALMENT	INSTALMENT DATE	PAYMENT PERCENTAGE
1	Immediate / Upon Signing of SPA	20%
2	Payment Due on January 1, 2026	10%
3	Payment Due on May 1, 2026	10%
4	Payment Due on Sept 1, 2026	10%
5	Payment Due on January 1, 2027	10%
6	Upon Handover / 100% Completion	40%
DLD Registration Fee	WAIVED	4%
Admin Fee	Immediate	AED 5,250.00

FOR

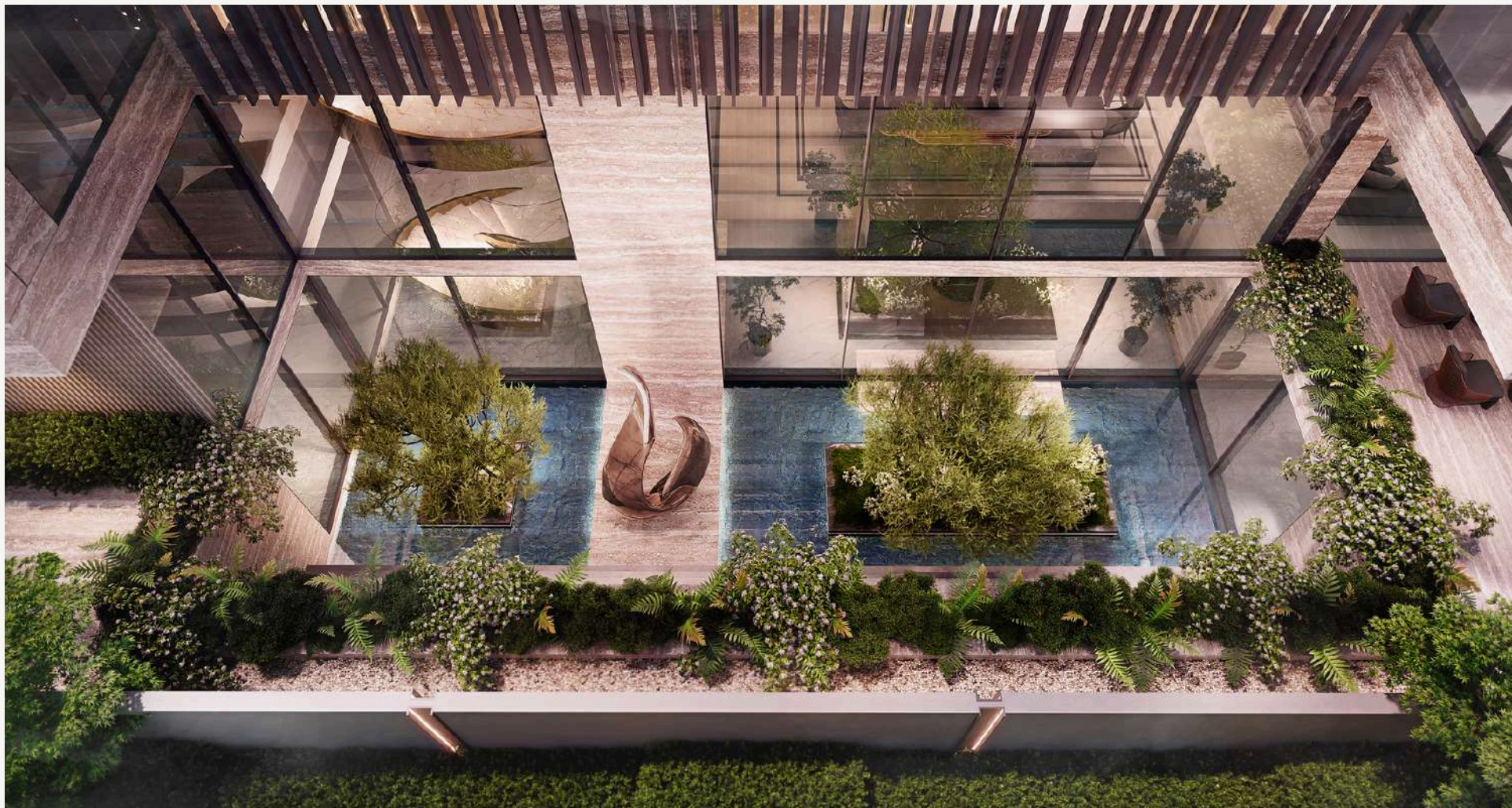
OPTION 2: 60/40 PLAN WITHOUT DLD WAIVER

Payment Plan (Post Handover)

60% during Construction | 40% on Handover

INSTALMENT	INSTALMENT DATE	PAYMENT PERCENTAGE
1	Immediate / Upon Signing of SPA	20%
2	Payment Due on January 1, 2026	10%
3	Payment Due on May 1, 2026	10%
4	Payment Due on Sept 1, 2026	10%
5	Payment Due on January 1, 2027	10%
6	Upon Handover / 100% Completion	10%
7	After 3 months from Handover	5%
8	After 6 months from Handover	5%
9	After 9 months from Handover	5%
10	After 12 months from Handover	5%
11	After 15 months from Handover	5%
12	After 18 months from Handover	5%
DLD Registration Fee	Immediate	4%
Admin Fee	Immediate	AED 5,250.00

FOR



CRAFTED FOR VISIONARIES,
BUILT FOR LEGACY

TÕRI by IGO is more than a home—it's a refined sanctuary for those who demand the extraordinary. Designed for the global elite, it blends purposeful design with elevated living in a private, gated enclave.

Legacy

A timeless residence crafted for generations—where elegant design meets future-ready living. A lasting heirloom and investment in one.

Bespoke Living

Sculptural architecture, curated interiors, and smart-home integration—luxury designed around you.

Privacy

An exclusive, low-density enclave offering true seclusion within a secure gated community.

Global Connectivity

An exclusive, low-density enclave offering true seclusion within a secure gated community.

Well-being

Private pools, courtyards, and spa-like spaces create a daily retreat for mind, body, and soul.

White-Glove Service

24/7 concierge, discreet security, and estate management ensure effortless, elevated living.