



**J U M E I R A H**  
L U X U R Y

## JUMEIRAH LUXURY

First envisioned by Emiratis; Dr. Abdullah Al Khanbashi and Mr. Yousef Kazim

## CORPORATE

A joint venture between Jumeirah Golf Estates and Luxury Living Investments.

## DEVELOPER

Jumeirah Luxury Living LLC

## PROJECT

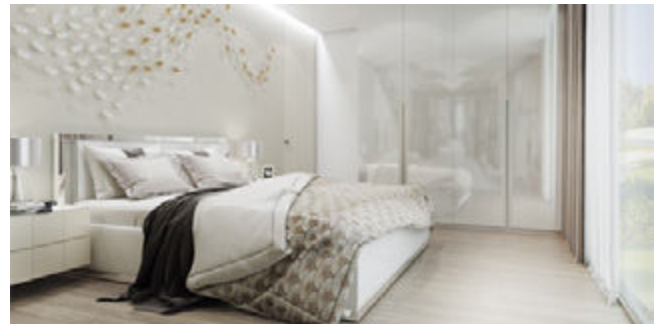
A collection of 291 Luxury Townhouses at Jumeirah Golf Estates.

## DETAILS

Pricing	Homes start from 2.3 Million Average 1,100 - 1,300 AED / ft <sup>2</sup>
Delivery	Anticipated completion Q4 2019
Payment	Payment is made through escrow, where money will be deposited into an account and released according to completion of each phase. Various payment plan options including after handover.
Other notes	All homes are freehold.

## ENQUIRIES

Email	<a href="mailto:sales@jumeirahluxuryliving.com">sales@jumeirahluxuryliving.com</a> / <a href="mailto:jumeirah@lli.ae">jumeirah@lli.ae</a>
Sales Office Address	Jumeirah Golf Estates, Club House, Race to Dubai Suite



<p>Lifestyle</p>	<p>Each home will have a minimum of two private and guest parking. Your life style includes community center, pool &amp; gym, children’s play area, outside chess/Django and mini-golf situated by Jumeirah Golf Estates famous championship golf course and its community.</p> <p>Residents will also be able to access the facilities of Jumeriah Golf Estates and its Clubhouse            Flame Tree Restaurant &amp; Grill / Sports Bar / Swirl Bar &amp; Lounge / Fresca Delicatessen &amp; Café / Extensive Terrace Areas / Swimming Pool / Kids Pool / Events Lawn / Locker Room / Jacuzzi and Steam / Boardroom / Retail Shop / Pool &amp; Snooker tables / Tennis Courts / Tennis Academy / Golf Academy / Extensive Fully equipped gym / Dance / Aerobic Studios / Fairway Community Center.</p> <p>Additional facilities of the wider Jumeirah Golf Estates incorporate schools, commercial center, restaurants, metro access, high speed rail access, mosque, hospitals, universities.</p>
<p>Inspiration &amp; Design</p>	<p>The different unit designs have been built to cater for different lifestyles and expectations. From the practical to the exotic, every aspect of the homes has been designed to give stunning golf course, lake and garden views. Features such as the roof gardens have been designed to accentuate those views, and when combined with facilities such as gym, pools, and the ‘gardens of the world’ you have the perfect living environment.</p>

## UNITS TYPES

### GOLF V1

5 bedroom + Maid townhouse featuring a more grand design to offer the utmost luxury for residents. The terraces feature pivoting doors to create a secluded personal retreat. They incorporate a greater degree of contemporary design, where well thought out color choices combine with a natural landscape to give an elegant contemporary feel. You can step directly on the golf course and you have full Golf course views no matter where you are in the home.

### FLOWER V1

4 bedroom + Maid townhouse featuring a stepped layered design that thanks to optimized shading ensures your home enjoys natural light without being fully exposed to the sun most times of the day. The chic, ultra modern all white contemporary design is open and airy and gives a feeling of space. The units will have direct access to the gardens, golf course views, and the golf course is just one minute away.

### GOLF & FLOWER V2

3 bedrooms + Maid townhouse featuring ample space, and a modern innovative design make these homes perfect for happy couples and families. The external façade and interior design was created to provide an integrated living space that allows for family bonding, and gives a natural connectivity to the gardens, flowers, pool, deck, and the golf courses. The color choices allow the homes to blend into their surroundings, and the design promotes privacy.

### GOLF & WATER T1

4 bedrooms + Maid townhouse features a premium deck, garden, and pool. The first floor distinct terrace gives amazing golf and lake views. The roof garden design provides a full 360° view of the golf courses and the lake. The units are perfectly situated, adjacent to the golf courses, the communal area, and the entrance and exit to the community.

### GOLF & WATER T2

3 bedrooms + Maid townhouse features its own garden with a full golf and lake views from the spacious, expertly designed terraces situated on the first floor and roof. The amazingly designed roof garden area provides superb views of the golf courses and lake. The garden has a natural feel, and here you will find a pool, deck, and a variety of plant life. It has direct access to the golf courses and the lake gardens, the latter giving an integrated feel to nature.

### FLOWER T1

4 + Maid townhouse features a delightful garden area, pool, deck, and various flowers and plants. The garden of the units provides direct access and is integrated with the stunning common landscaping area, kids playgrounds, outdoor games, water features, the 'gardens of the world', and access to the golf course is just a one minute walk from your home.

### FLOWER T2 & WATER T3

3 Bedrooms + Maid Townhouse designed for couples and families. It features a delightful natural garden and pool. The spacious interior of the home is connected to the outside via the deck, which connects to your garden and allows for direct access with the landscaping area, kids playgrounds, outdoor games, water features, the 'gardens of the world', and access to the golf courses is just one minutes walk away.

## THE STUNNING VIEWS FROM YOUR NEW HOME

### GOLF, WATER, FLOWER

Jumeirah Luxury offers spectacular views with every property. These expertly designed homes incorporate an unobstructed and amazing views that enhance your life experience. The views themselves feature several holes of the Fire Golf Course, and it will feel like you are bringing the elements of water and earth into your home enhancing your wellbeing. The lake or gardens that you will gaze upon every day create a cooler more hospitable microclimate.

#### GOLF

Golf – If you have selected a golfing home then you have a choice of either seeing the 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> or 9<sup>th</sup> holes. You can also simply walk out of your garden onto the golf courses and go to the club house.

Is there a better place to watch The Race to Dubai than from your own garden?

#### WATER

Water – If you have a lakeside property you will be greeted by the beautiful blues and greens of the lake. The sounds, the feel, the birds, and the scents will bring a sense of peace and tranquility.

#### FLOWER

Flower - If you want to bring the country flavors into your home, this is the property for you. Embedded into The Life are the 'gardens of the world'. You can enjoy these at every hour of every day.

## CATEGORIES

Types	Plot Area ft <sup>2</sup> Starts from	Sellable area ft <sup>2</sup> Start from
TYPE 1 <b>GV1</b> 5 BR + MAID	2776.76	3410
TYPE 2 <b>FV1</b> 4 BR + MAID	2813.79	3416
TYPE 3 <b>GV2 - FV2</b> 3 BR + MAID	1937.5	2161
TYPE 4 <b>GT1 - WT1</b> 4 BR + MAID	2742.1	3460
TYPE 5 <b>GT2 - WT2</b> 3 BR + MAID	1911.13	3414
TYPE 6 <b>FT1</b> 4 BR + MAID	2799.86	2591
TYPE 7 <b>FT2 - WT3</b> 3 BR + MAID	1911.3	2012

## SMART, SECURE AND SUSTAINABLE

### SMART\*

Automation System  
Light Switches  
Led Lighting  
Electronic Curtains  
Energy Optimization  
Smart Cooling and Heating  
White Goods Control  
USB Ports  
Automated Remote Service Control

### SECURE\*

CCTV  
24 Hour Real Time Surveillance  
Advanced Fire Protection  
Alarm  
Light Sensors  
Panic Button  
Real Time Cut-off  
Secure Smart Gate Monitoring  
Bluetooth, Coded, Card, Mobile App Locks

### SUSTAINABLE\*

Energy Saving Water & Electricity Monitoring  
Advanced Smart Green Control Irrigation System  
Solar Power  
Solar Heaters  
Solar Garden Lighting  
Car Re-charge Point  
Shading  
Daylight Harvesting  
Thermal Mass  
Cross Ventilation  
Radiant Cooling  
Waste Management  
Water Treatment and Recycling  
Ionizers and Fresh Air Control

\* Terms & Conditions Apply.

## **THE LOCATION**

Come and go with ease from the development, which is accessible via Sheikh Mohammed Bin Zayed Road and close to the main entrance of Jumeirah Golf Estates. Walking distance from the clubhouse, you will relish the peaceful seclusion of this serene setting, situated just 15 minutes from the Palm Jumeirah, Dubai Marina and only minutes away from the site of Dubai Expo 2020 and Al Maktoum International Airport.

A new metro line will pass through Jumeirah Golf Estates making it even more convenient to experience the city's many attractions and nearby amenities, including shopping malls, schools, hospitals, supermarkets, restaurants, and entertainment outlets.

## **SCHOOLS NEAR JUMEIRAH LUXURY**

### **THE LIFE AT JUMEIRAH GOLF ESTATES**

- Jumeirah English Speaking School (JESS)
- GEMS Wellington International School
- GEMS Dubai American Academy
- Repton School Dubai
- American School of Dubai
- Emirates International School
- GEMS World Academy
- Dubai international Academy
- GEMS Wellington Al Khail
- Jebel Ali School.

### **NEAR JUMEIRAH LUXURY**

## **COMMERCIAL CENTERS AND SUPERMARKETS**

- FairwayCommunity Center.
- Al Andalus Community Center.
- Spinney's Motor City.
- Mall of the Emirates (15 min)
- Ibn Battuta Mall (15 min).

## **HOSPITALS AND CLINICS**

- Saudi German Hospital (15 min).
- Al Zahra Hospital (15 min).
- Jabel Ali Hospital (15 min).

## **OTHER FACILITIES**

- British Nursery Motor City.
- Wonder Years Nursery Sport City.
- Fit Republic Sport City.

## CONTACT US

If you are interested in escaping to your very own paradise with a spectacular contemporary-style townhouse, we welcome you to contact us below to learn more about what is available. Discover golf course living, lake views, innovative home design, and impressive community features when you live in Jumeirah Luxury's exclusive gated community.

Investors are also invited to inquire about our prime real estate development in the heart of Dubai.

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**A** Jumeirah Golf Estates, Club House, Race to Dubai Suite

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Developer Name: Jumeirah Luxury Living

Developer Number: 1210

Project number: 1947