



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

BROCHURE 2018

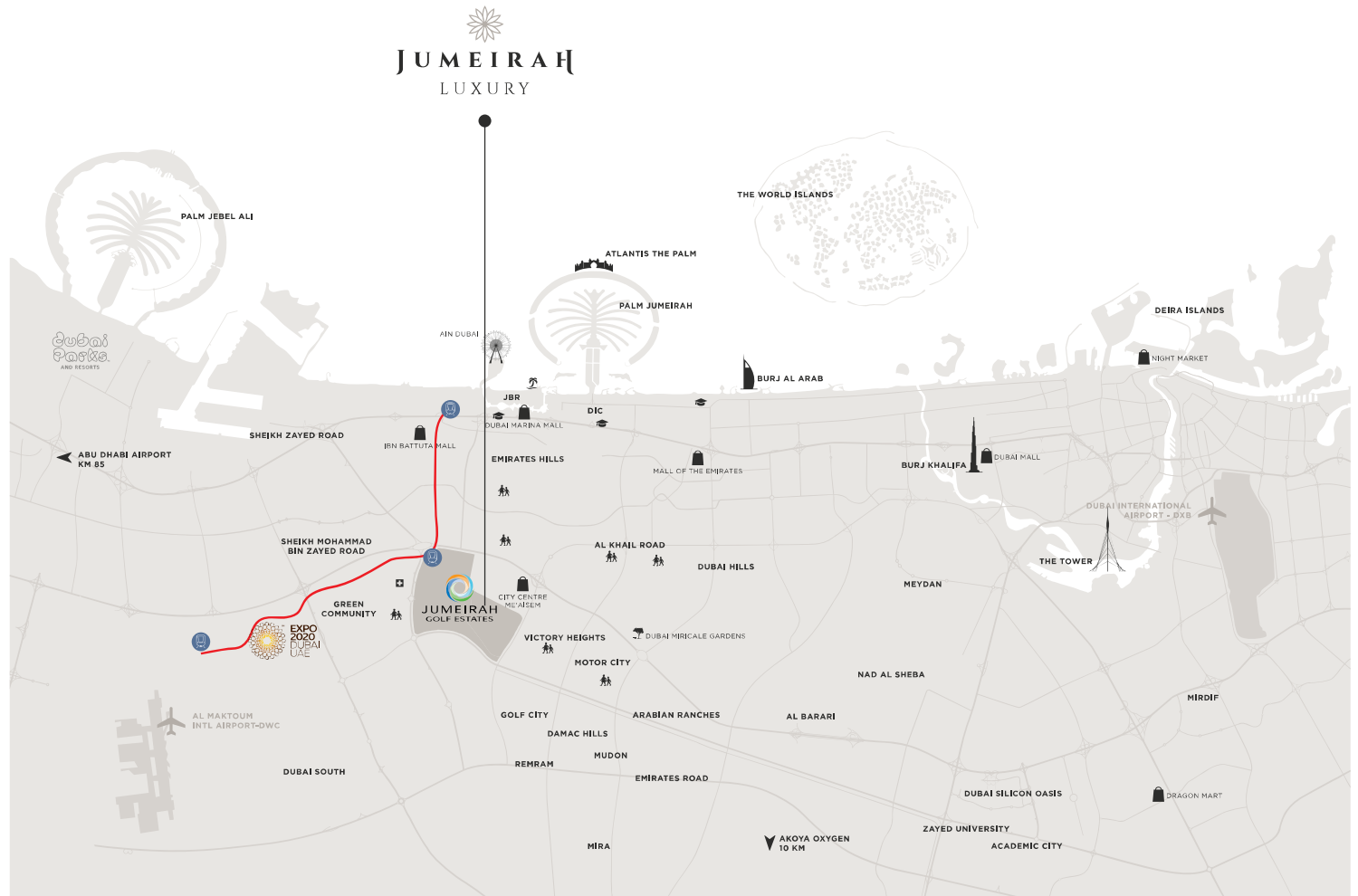
## THE EPITOME OF LUXURY IN THE HEART OF DUBAI.

Featuring some of the most in-demand Dubai properties, Jumeirah Luxury is located adjacent to Al Khail Road, with the main entrance standing near Sheikh Mohammed Bin Zayed Road.

The development's location was strategically selected at a central point to be easily accessible from different parts of the city. Minutes away from Palm Jumeirah and Dubai Marina, Jumeirah Luxury is also a short drive from some of Downtown Dubai's hottest attractions, nightlife venues, mouthwatering eateries and blooming shopping districts.

The development is also situated near the city's most thriving business districts and educational facilities, and can be reached from both Al Maktoum International Airport and Dubai International Airport through the nearby highways.

The Expo 2020 and Dubai Metro line are a short distance away from the estate, ensuring Jumeirah Luxury's community remains an integral part of the Dubai landscape.





ENJOY ONE OF THE  
**WORLD'S FINEST GOLF COURSES.**

Located in the residential neighborhood of the renowned Jumeirah Golf Estates, Jumeirah Luxury is a natural haven of greenery and serenity featuring affordable luxury homes and located a stone's throw from the city's most exciting destinations.

Jumeirah Luxury was designed to offer golf aficionados the chance to embrace their passion for the sport while ensuring their families benefit from a wholesome atmosphere.

Serving as one of the finest golf destinations in the world, Jumeirah Luxury offers access to two outstanding championship golf courses aptly called "Fire" and "Earth", which welcome the annual DP World Tour Championship in Dubai.

Jumeirah Luxury is slanted on the "Fire" course and offers breathtaking golf-side views and easy access to the clubhouse.

DUBAI'S FINEST  
**AFFORDABLE LUXURY.**

Jumeirah Luxury's charming homes were designed to maximize on the breathtaking views of the Jumeirah Golf Estates. The vibrant community offers a private escape in the heart of a green landscape, with over 1,119 hectares of wonderful scenery.

The Dubai townhouses overlook different parts of the estate, including the lush green expanses of lawn on the championship golf course, the beautiful trees and colorful flower gardens of the development, and even the tranquil blue waters of the lake.





**MASTER PLAN LEGEND**

- 1 Community Center
- 2 Lake Area
- 3 Swimming Pool
- 4 Lake Jogging Track
- 5 Fountain Square
- 6 European Garden
- 7 Arabic Garden
- 8 Asian Garden
- 9 Family Area
- 10 Garden Plaza
- 11 Jungle Garden
- 12 Golf Cart Connection

UNIT TYPES		ROOMS	PLOT AREA	UNIT AREA	GARDEN AREA
	Golf V1	5 BR + MAID	2776.76 SqFt	3410 SqFt	1200 SqFt
	Golf V2	3 BR + MAID	1937.5 SqFt	2161 SqFt	404 SqFt
	Golf T1	4 BR + MAID	2742.1 SqFt	3460 SqFt	1050 SqFt
	Golf T2	3 BR + MAID	1911.13 SqFt	3414 SqFt	430 SqFt
	Flower V1	4 BR + MAID	2813.79 SqFt	3416 SqFt	1200 SqFt
	Flower V2	3 BR + MAID	1937.5 SqFt	2161 SqFt	404 SqFt
	Flower T1	4 BR + MAID	2799.89 SqFt	2591 SqFt	1050 SqFt
	Flower T2	3 BR + MAID	1911.13 SqFt	2012 SqFt	430 SqFt
	Water T1	4 BR + MAID	2742.1 SqFt	3460 SqFt	1050 SqFt
	Water T2	3 BR + MAID	1911.13 SqFt	3414 SqFt	430 SqFt
	Water T3	3 BR + MAID	1911.13 SqFt	2012 SqFt	430 SqFt

**Disclaimer.** The plans shown are only indicative and subject to variations and modifications by the Developer and for technical reasons, without any prior notice. The map provided is not to scale and is only indicative in nature. Developer Name: Jumeirah Luxury Living | Developer Number: 1210 | Project number: 1947



SPECTACULAR VIEWS  
**FROM YOUR OWN TERRACE.**

Whether you prefer a terrace overlooking the golf course, a home by the colourful flower gardens or a lakeside view, Jumeirah Luxury's townhouses are surrounded by lush greenery and beautiful landscapes on all sides. Tucked away from the busier streets of the city but within close reach of Dubai's most beloved landmarks, the exclusive gated community's inherit charm lies within its seamless blend of natural greenery imported from the four corners of the world, recreational venues and refreshing outdoor escapes.



JUMEIRAH LUXURY  
**FEATURES TOWNHOUSES NESTLED IN THE  
HEART DUBAI.**

Completely dedicated to luxury and sustainability, Jumeirah Luxury is a wonderful place to live in a prime area of the city of Dubai. This modern real estate development offers a great value to anyone looking for affordable homes with many amenities and a sophisticated lifestyle. The Contemporary Modern architectural style is designed for beauty, environmental friendliness, and seamless transitions to the surrounding landscape.





## INCREDIBLE **LUXURY HOMES**

Jumeirah Luxury Estates features 291 townhouses, each of which is designed for sophistication, beauty, and affordability. Luxury living is possible at a mid-market price point with our townhouses: you'll have an incredible, modern home with customizable design and layout, multiple amenities and community features, and the unparalleled natural surroundings of Jumeirah Golf Estates.



PERFECT  
**MODERN &  
CONTEMPORARY  
DESIGN**

Styled with a modern and contemporary aesthetic, Jumeirah Luxury neighborhoods feel like a resort. Even though there are traditional Mediterranean elements, the overall design is very modern and contemporary, making it an interesting place to live. The spacious interiors are flooded with natural light. They provide functional layouts and include the finest finishing touches including cutting-edge, sustainable technologies for security, comfort and convenience.





## THE GOLF VIEW.

Jumeirah Luxury's pièce de résistance is the green championship golf course stretched across the impressive development. The luxury townhouses for sale within the community are nestled along the estate to maximize on the view and offer residents the chance to enjoy their stay.

Golf aficionados will especially enjoy the townhomes flanking the championship "Fire" golf course with terraces overlooking spectacular views from every angle, providing them with the opportunity to enjoy some of the region's most exciting golfing events from the comfort of their own homes. The wide expanses of green grass also permeate a sense of serenity and calm that the whole family will appreciate.



## THE FLOWER VIEW.

Gardening lovers can have their fair share of luxury at Jumeirah Luxury. With private outdoor backyards, the garden-view townhouses of the development are perfect for residents who enjoy planting their own seeds and cultivating gardens of their own.

The community is also scattered with multiple communal neighborhood gardens emulating Asian, Arab and European styles. The horticultural havens stand throughout the development and are flanked by beautiful greenery which includes citrus trees, colorful bougainvillea and vibrant vines among others.



## THE **WATER VIEW.**

Jumeirah Luxury is home to some of the most astonishing lakeside view real estate in Dubai. Elegantly lined across the development, the three-bedroom homes overlook some of the Dubai's most amazing scenery, including a spectacular view of the lakes within the community.

The luxury townhouses for sale feature large windows that allow for ample natural light during the day and a mesmerizing view of the sparkling Dubai night sky, and overlook the rippled bodies of water and waterfalls scattered across the golf course, giving off a relaxing island vibe that residents can completely immerse themselves in.



## INDOOR AND OUTDOOR **LIVING EXCELLENCE**

One of the highlights of Jumeirah Luxury's affordable luxury homes is the combination of beautifully-designed interiors and spacious private and public outdoor amenities that include terraces overlooking the beautiful scenery of the development, barbecue areas, roof access and swimming pools, among others. The most coveted outdoor feature is, of course, the championship golf course accessible exclusively to the estate's residents.

## 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, Clubhouse, Race to Dubai Suite

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