



JUMEIRAH

LUXURY

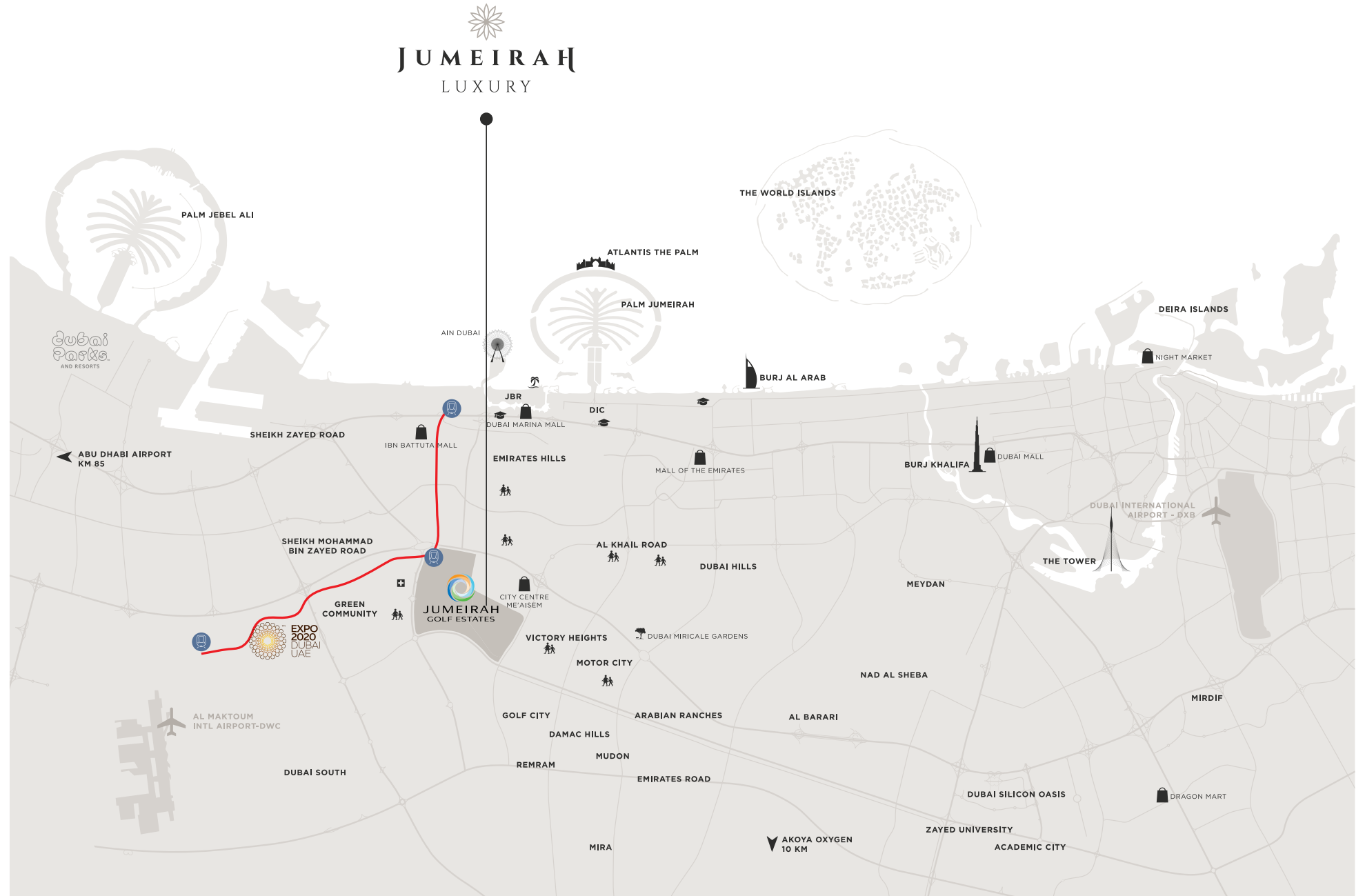
THE EPITOME OF LUXURY IN THE HEART OF DUBAI.

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.



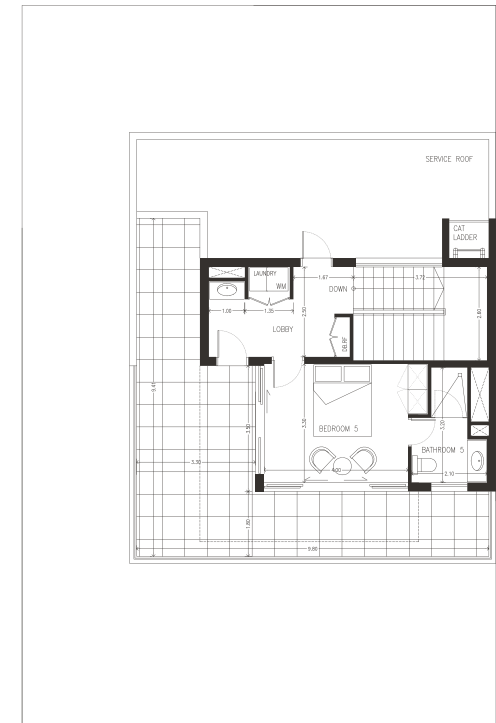
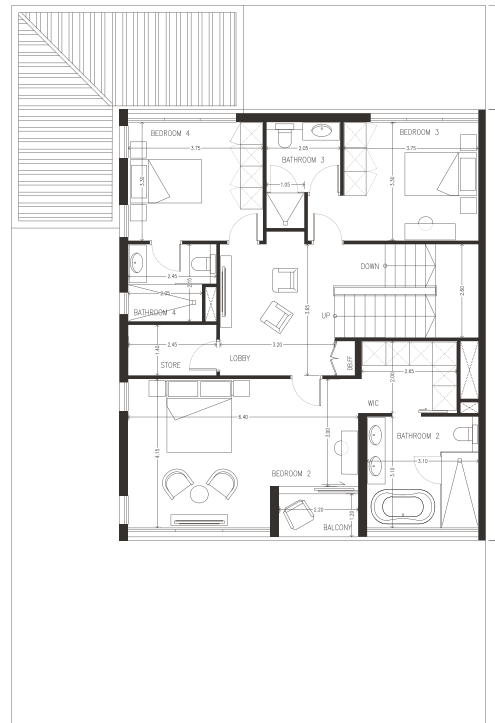
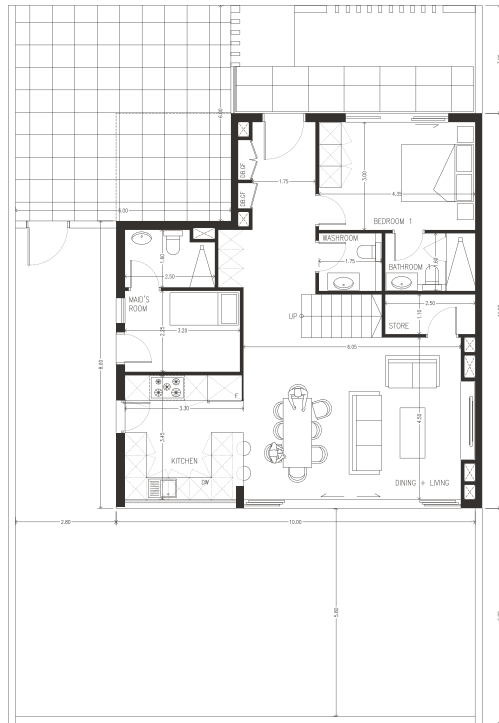


INDOOR AND OUTDOOR **LIVING EXCELLENCE**

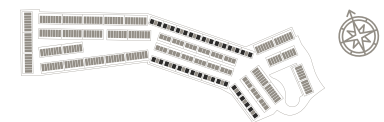
One of the highlights of Jumeirah Luxury's affordable luxury homes is the combination of beautifully-designed interiors and spacious private and public outdoor amenities that include terraces overlooking the beautiful scenery of the development, barbecue areas, roof access and swimming pools, among others.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

TYPE GV1
5 BEDROOM + MAID

PLOT AREA FT² STARTING 2776.76
UNIT AREA FT² STARTING 3410

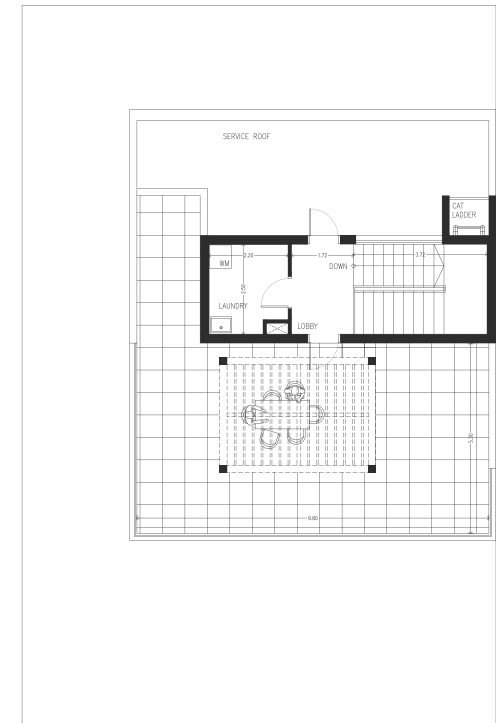
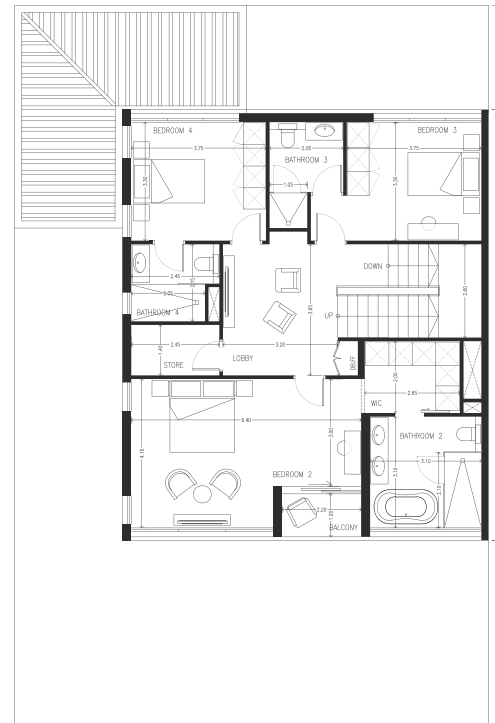
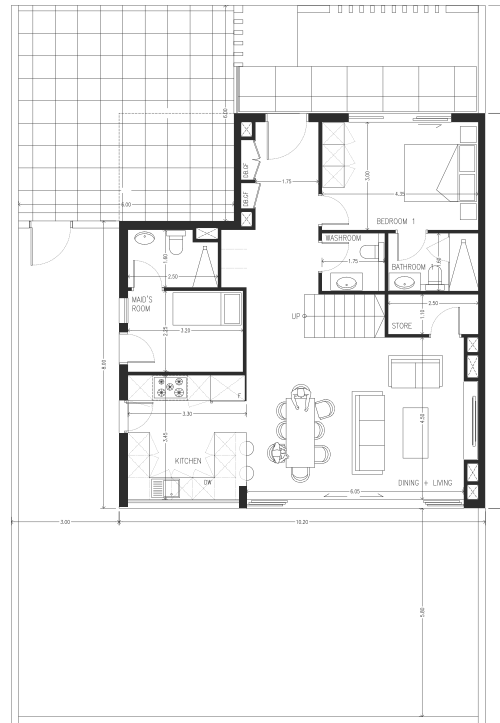


Disclaimer: 1; All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. **2;** All dimensions have been provided by our consultant architects. **3;** All materials, dimensions & drawings are approximate. Information is subject to change without notice. **4;** Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. **5;** Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. **6;** Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. **7;** Columns sizes may vary based on the structural requirements.

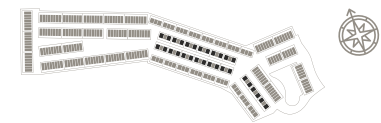


TYPE FV1
4 BEDROOM + MAID

PLOT AREA FT² STARTING 2813.79
UNIT AREA FT² STARTING 3416

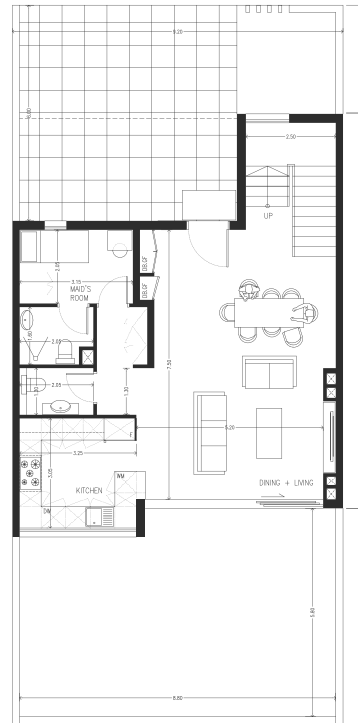


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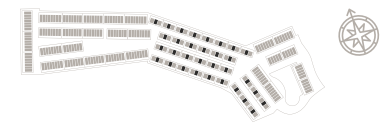


TYPE GV2 - FV2
3 BEDROOM + MAID

PLOT AREA FT² STARTING 1937.5
UNIT AREA FT² STARTING 2161

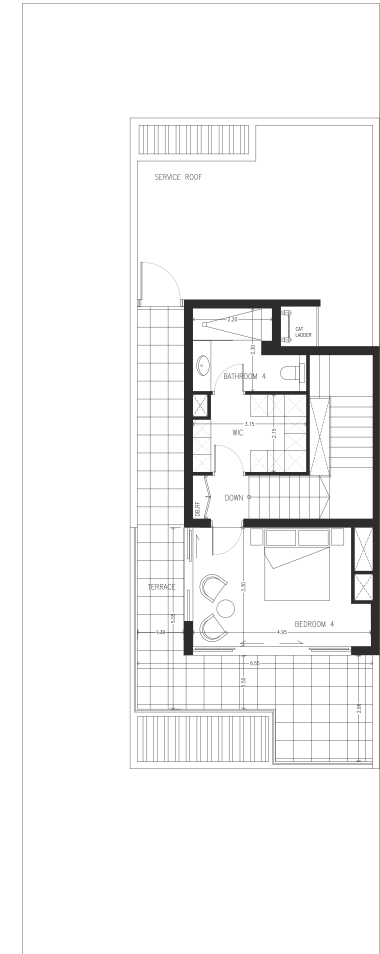
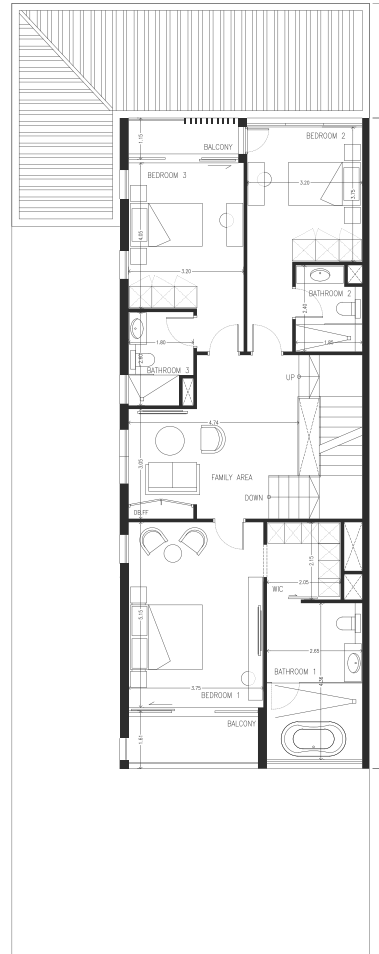
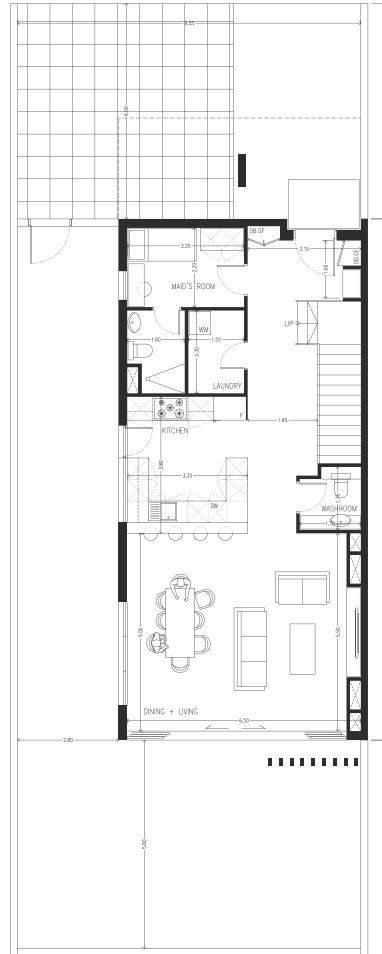


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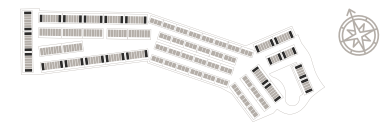


TYPE GT1 - WT1
4 BEDROOM + MAID

PLOT AREA FT² STARTING 2742.1
UNIT AREA FT² STARTING 3460

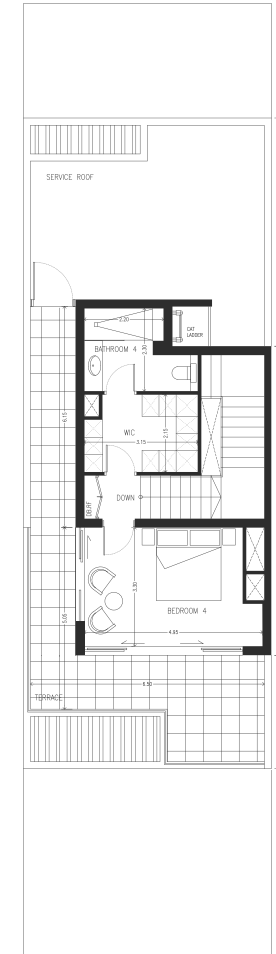
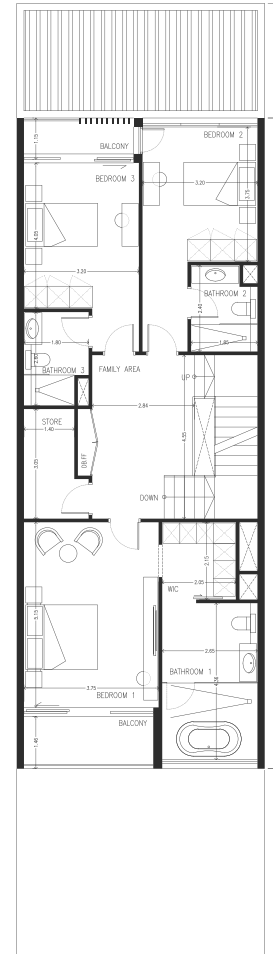
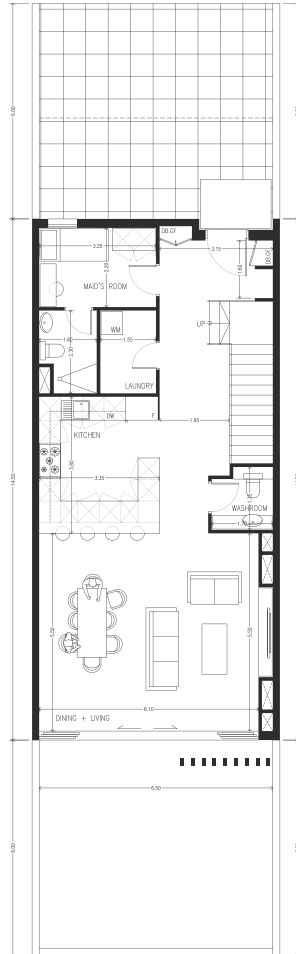


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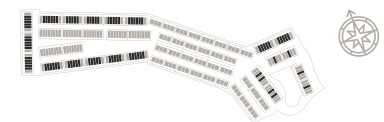


TYPE GT2 - WT2
4 BEDROOM + MAID

PLOT AREA FT² STARTING 1911.13
UNIT AREA FT² STARTING 3414

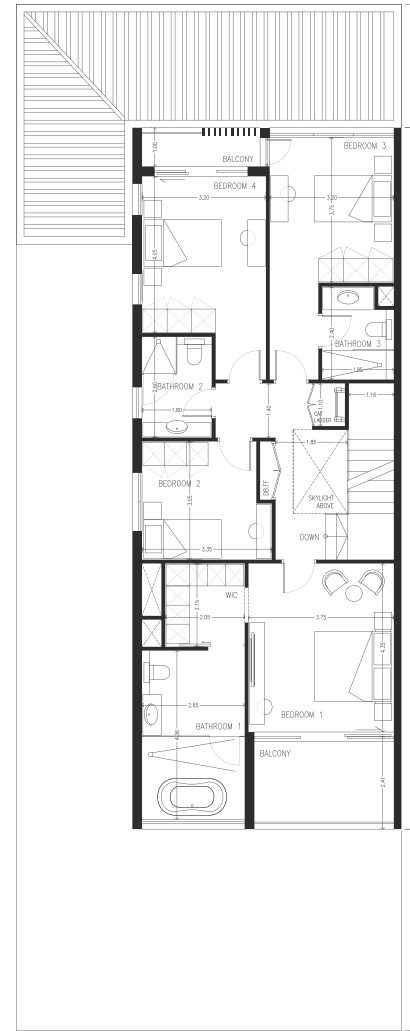
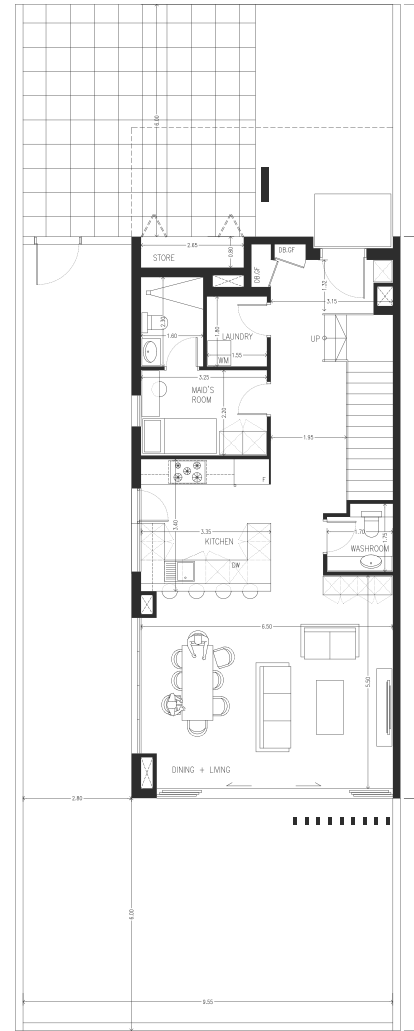


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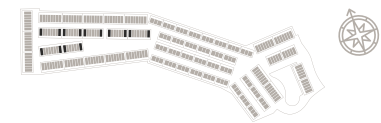


TYPE FT1
4 BEDROOM + MAID

PLOT AREA FT² STARTING 2799.86
UNIT AREA FT² STARTING 2591

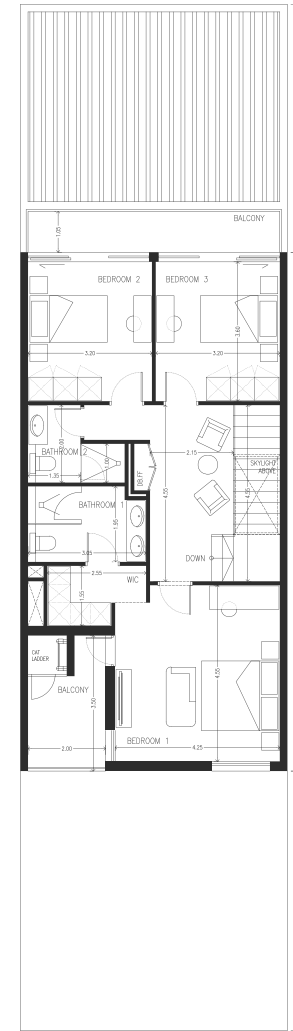
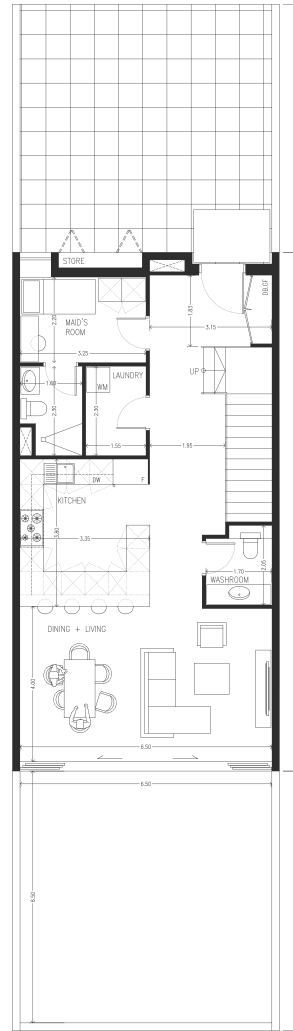


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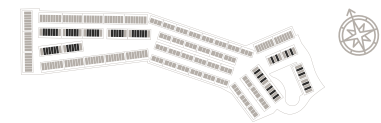


TYPE FT2 - WT3
3 BEDROOM + MAID

PLOT AREA FT² STARTING 1911.13
UNIT AREA FT² STARTING 2012



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For More Info...

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