



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

BROCHURE 2018



SKY ABOVE. GREEN AROUND. PEACE WITHIN.

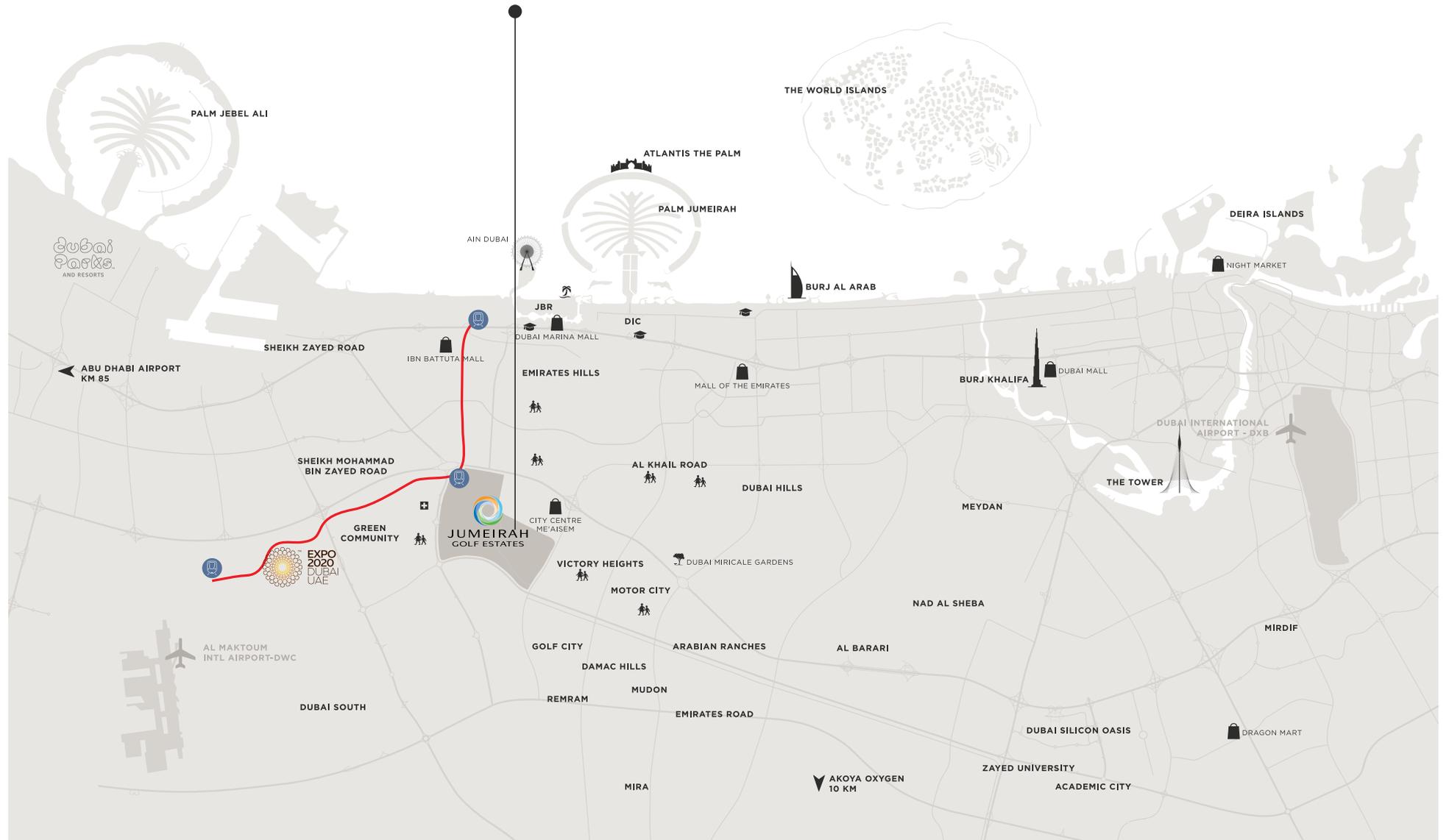
291 townhouses are located in Jumeirah Golf Estates. Part of one of the world's premiere residential leisure destination, this gated community combines a sociable neighborhood atmosphere with superior lifestyle facilities.

LIVE IN LUXURY

IN THE HEART OF DUBAI.

Jumeirah Golf Estates is directly behind the International Media Production Zone, and the main entrance is located near Sheikh Mohammed Bin Zayed Road. The highways offer quick access to Palm Jumeirah, Dubai Marina, along with Dubai's two main airports, Al Maktoum International Airport and Dubai International Airport. It is located near Expo 2020 Dubai site as well as Dubai Metro. It's also easy to get to the attractions, nightlife, restaurants, and shopping in the downtown area along with the main business districts and local schools. The nearby highways make it easy for Jumeirah Luxury residents to commute to any part of Dubai or travel to the rest of the Emirates.


JUMEIRAH
LUXURY





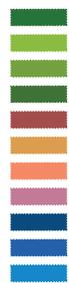
ENJOY ONE OF THE
WORLD'S FINEST GOLF COURSES.

If you enjoy golfing, you will also be surrounded by one of the finest golf destinations in the world. Jumeirah Golf Estates has four incredible golf courses, including two award winning championship golf courses, Fire and Earth, and is host to the annual DP World Tour Championship in Dubai. It is also home to the Middle East's only European Tour Performance Institute. Jumeirah Luxury neighborhoods are built right on the Fire course. All homes are only a stone's throw from the clubhouse, and you can enjoy the scenic golf course views from your very own residence.



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.

Jumeirah Luxury is located in the spectacular residential area of the renowned Jumeirah Golf Estates. With Jumeirah Luxury, you can have the charm of being surrounded by nature while still being close to all that the city can offer.

1,119 - hectare landscape of lush green lawns, mature trees, flower gardens, and water features. Enjoy tranquil views every time you look into your window or step outside. Each residence is situated to take advantage of the surrounding landscape, whether it's a green expanse of grass on the golf course, a lake, or a colorful flower-filled garden. With Jumeirah Luxury, you will have both private and communal outdoor spaces to enjoy.



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 **AFFORDABLE 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.**

You don't have to be a golf enthusiast yourself to enjoy the expanses of green lawn, mature trees, water features, and flowers that a golf course view can offer. Jumeirah Luxury townhomes are built right on the championship Fire golf course, offering spectacular views from every angle. Jumeirah Golf Estates is one of the most beautiful places in Dubai with its wide expanses of green grass. You'll feel far away from the desert in this lush environment.



THE **WATER VIEW.**

If you're looking for lakeside view real estate in Dubai, you'll find what you're looking for at Jumeirah Luxury. When your view is situated toward one of Jumeirah Golf Estates' tranquil water features, you'll almost feel as though you're on an island resort. Large windows overlook the water features, flooding your home with natural light and letting you see the water views both day and night. Each unique water feature is designed to blend in seamlessly with the surrounding gardens and waterfalls.



THE FLOWER VIEW.

Perhaps you'd love to cultivate a garden of your own. In that case, you can get a home overlooking your own private outdoor space, where you can grow the garden of your dreams. You can also enjoy the communal neighborhood gardens, which are a horticultural paradise located just a short walk away from your townhome. In any case, you will enjoy the Mediterranean landscaping which includes fragrant citrus trees, colorful bougainvillea, and more.

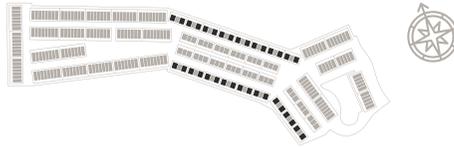


ENJOY
**INDOOR
OUTDOOR
LIVING IN
DUBAI**

In keeping with the Mediterranean theme, each home is designed for seamless indoor-outdoor living with terraces, roof access, barbeque areas, swimming pools, and more. You will have easy access to community features in addition to your own private outdoor areas, and you're always a short walk from the Fire golf course as well. In addition, Jumeirah Luxury features pet friendly apartments.

TYPE 1
5 BEDROOM + MAID
GV1

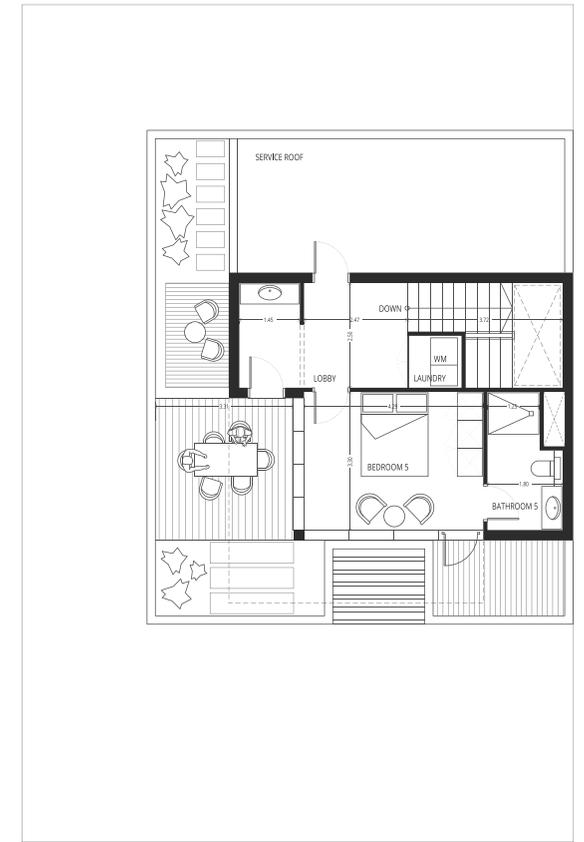
Plot Area ft ²	Unit area ft ²
Starting 2776.76	Starting 3410



GROUND FLOOR



FIRST FLOOR

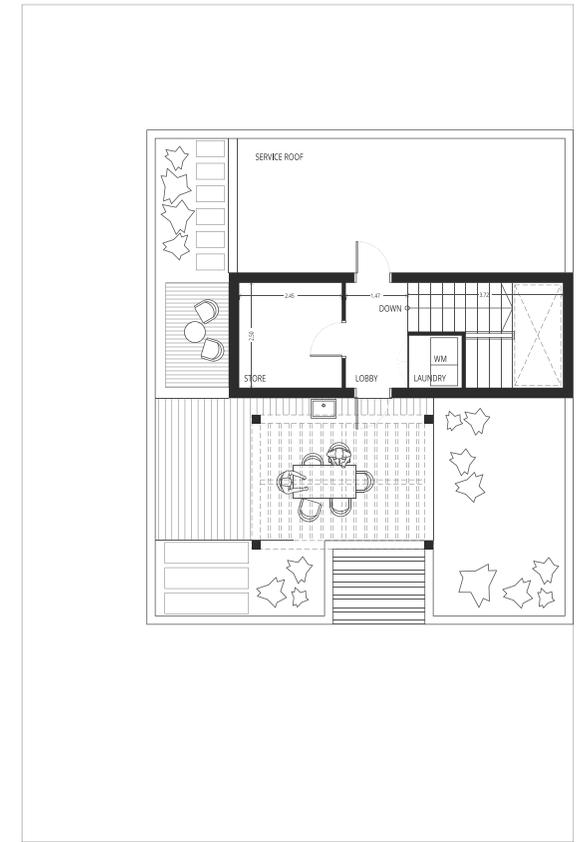
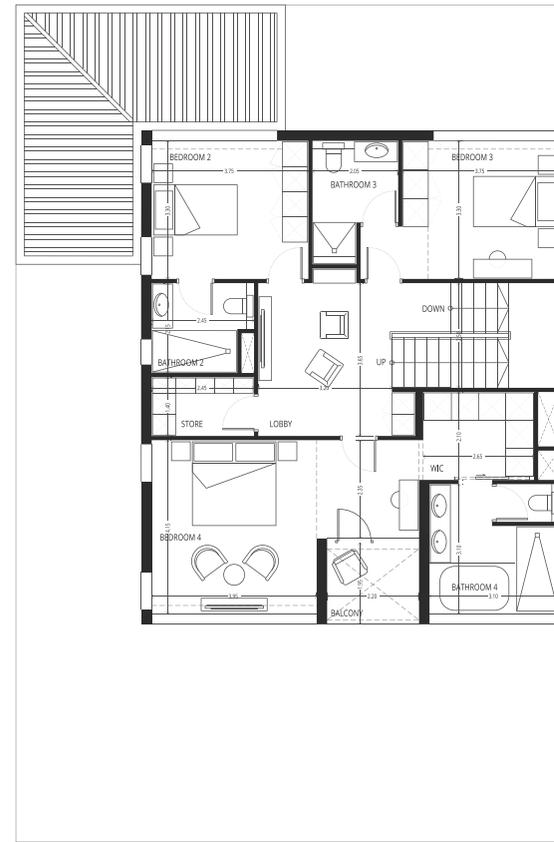
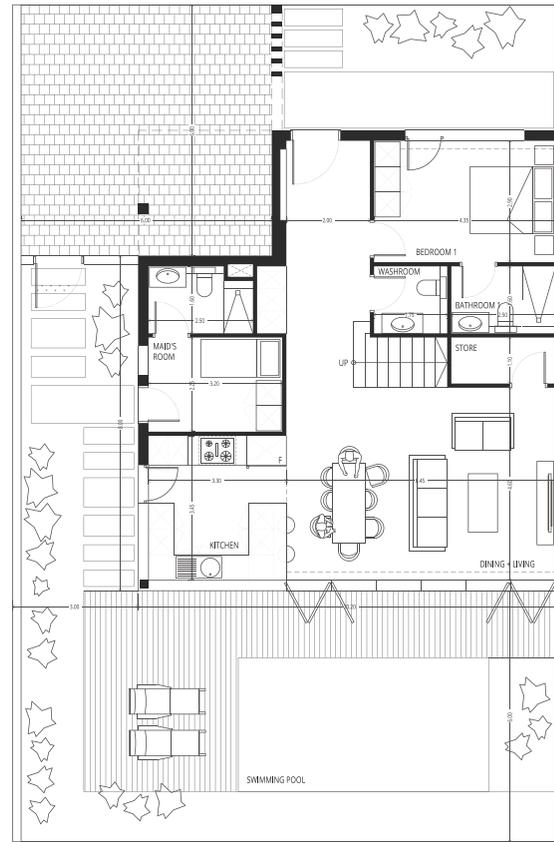
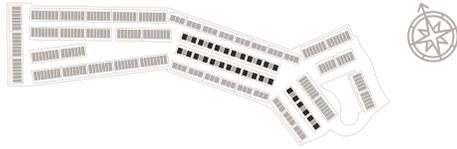


SECOND FLOOR

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 2
4 BEDROOM + MAID
FV1

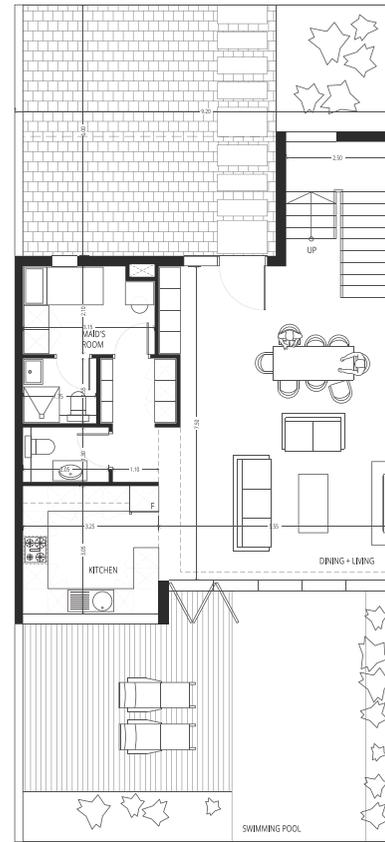
Plot Area ft ²	Unit area ft ²
Starting 2813.79	Starting 3416



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TYPE 3
3 BEDROOM + MAID
GV2 - FV2

Plot Area ft ²	Unit area ft ²
Starting 2813.79	Starting 3416



GROUND FLOOR

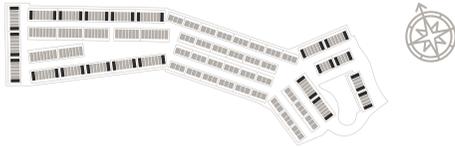


FIRST FLOOR

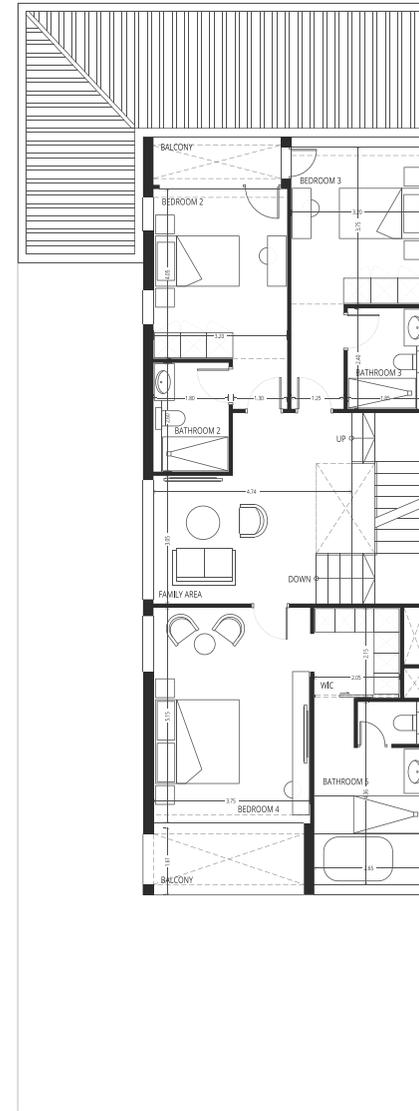
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TYPE 4
4 BEDROOM + MAID
GT1 - WT1

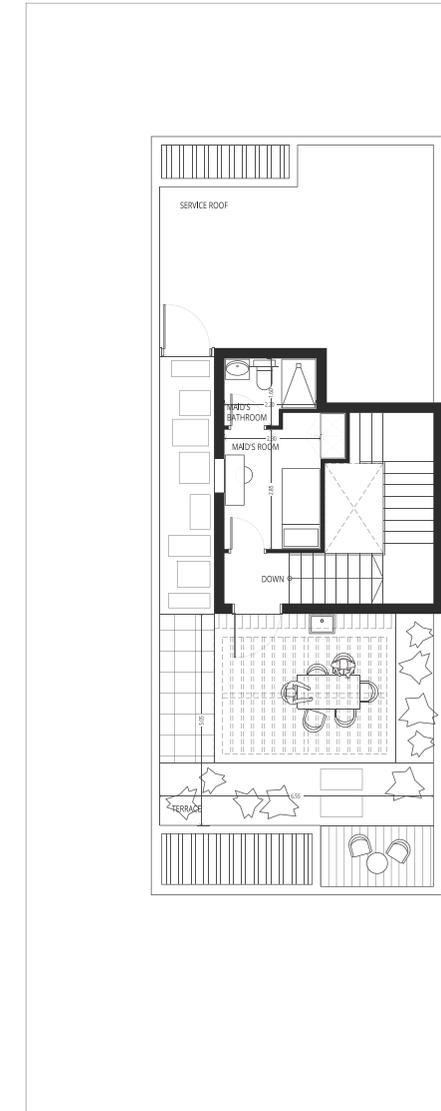
Plot Area ft ²	Unit area ft ²
Starting 2742.1	Starting 3460



GROUND FLOOR



FIRST FLOOR

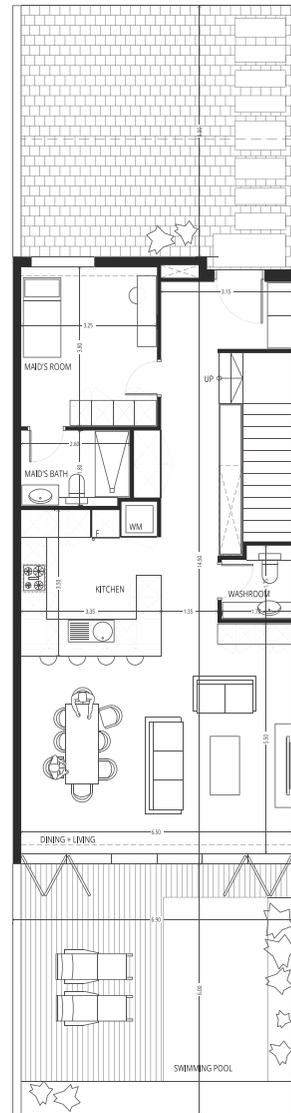
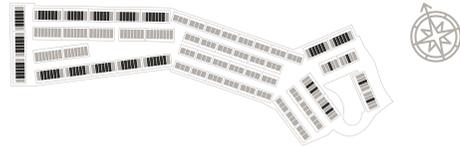


SECOND FLOOR

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TYPE 5
3 BEDROOM + MAID
GT2 - WT2

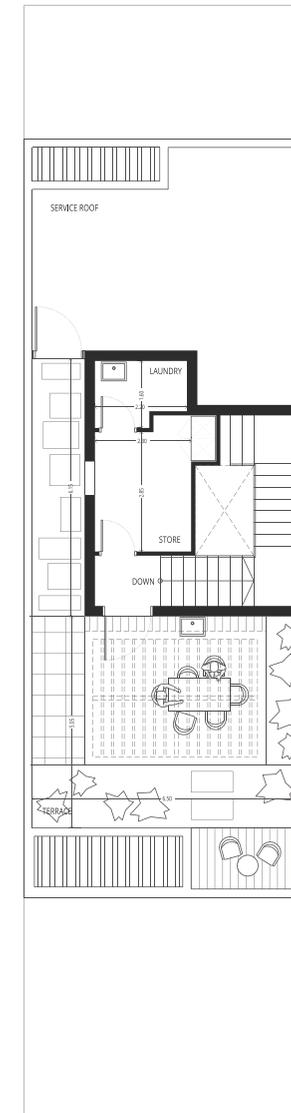
Plot Area ft ²	Unit area ft ²
Starting 1911.13	Starting 3414



GROUND FLOOR



FIRST FLOOR

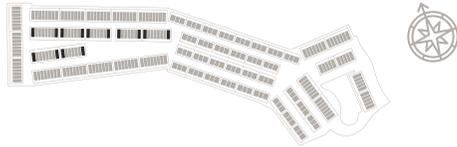


SECOND FLOOR

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TYPE 6
4 BEDROOM + MAID
FT1

Plot Area ft ²	Unit area ft ²
Starting 2799.86	Starting 2591



GROUND FLOOR

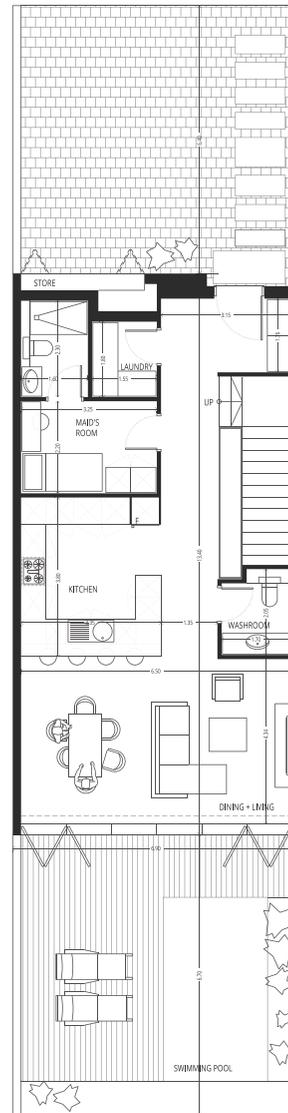
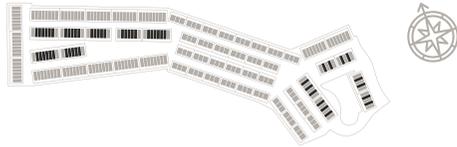


FIRST FLOOR

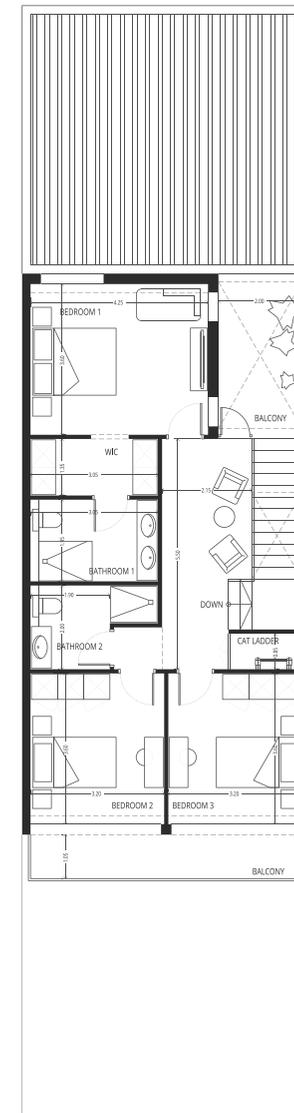
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TYPE 7
3 BEDROOM + MAID
FT2 - WT3

Plot Area ft ²	Unit area ft ²
Starting 1911.13	Starting 2012



GROUND FLOOR



FIRST FLOOR

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