## jebel ali village



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## HOME IS WHERE THE HEART IS

A warm welcome to the brand-new
Jebel Ali Village, an upscale residential
development set within rolling hills and
lush green spaces.

A luxurious living experience that considers all aspects of your lifestyle, Jebel Ali Village is a community that has all your heart could ever want with spacious homes, open-plan layouts, undulating green landscapes, and a myriad of amenities.







#### THE LOCATION

Jebel Ali Village is conveniently located in an unbelievable location. Situated just off Sheikh Zayed Road, within close proximity to Ibn Battuta Mall and Jebel Ali Festival Plaza.

You will be able to easily access prime locations in Dubai while being close to everything that's part of your lifestyle, from malls, restaurants, and entertainment, to churches, temples, and much more - all just a few minutes' drive away.



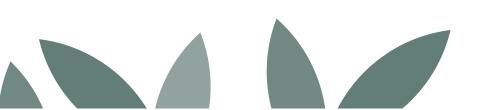


#### VILLA TYPE OPTIONS

Villa Type	Total Area (Sq. Ft.)
5-bedroom Villa - A1	4,836.44
5-bedroom Villa - B1* Can be upgraded to penthouse (B2)	4,787.57
5-bedroom Villa - C1	4,748.93
5-bedroom Villa - D1* Can be upgraded to penthouse (D2)	4,865.71
4-bedroom Villa - E1	4,609.86
4-bedroom Villa - F1* Can be upgraded to penthouse (F2)	4,542.69
4-bedroom Villa - G1* Can be upgraded to penthouse (G2)	4,346.36
4-bedroom Villa - H1	4,238.82

Upgraded Penthouse	Total Area (Sq. Ft.)
5-bedroom Villa - B2	6,006.47
5-bedroom Villa - D2	5,936.18
4-bedroom Villa - F2	5,955.56
4-bedroom Villa - G2	5,484.85







#### 5-BEDROOM VILLAS

The luxurious 5-bedroom villas in Jebel Ali
Village are designed with spacious layouts and
a contemporary design. Fitted with
floor-to-ceiling windows that bring authentic
daylight into the property.

The units range from 4,700 – 6,000 square feet with garage parking for three cars at the front of the villa. The ground floor has a guest suite with a terrace featuring views of lush greenery, while the sprawling yard leaves enough space for an optional swimming pool. It's a wonderful space to entertain guests for al-fresco dining and intimate gatherings.

The upstairs hosts 4 bedrooms that each have a full en-suite bathroom, built-in wardrobes, and a balcony. The master suite also features a large en-suite bathroom and walk-in closet.

The 5-bedroom villa comes complete with a maid's room, laundry room, and storage room. Certain units also have a driver's room.







5-BEDROOM VILLA - A1





5-BEDROOM VILLA - B1





5-BEDROOM VILLA - B2





5-BEDROOM VILLA - C1





5-BEDROOM VILLA - D1





5-BEDROOM VILLA - D2



#### 4-BEDROOM VILLAS

The 4-bedroom villas in Jebel Ali Village exude modern appeal. Ranging from 4,200 to 6,000 square feet, they offer a spacious design with beautiful floor-to-ceiling windows that allow natural sunlight to pour through.

Offering a garage out front for two cars, and an open space for an additional car, the ground floor includes a guest suite that leads to a terrace overlooking the verdant greenery in the large yard which can be fitted with the optional feature of a pool.

The first floor features all bedrooms with en-suite bathrooms and private balconies, with the addition of a large walk-in closet in the master bedroom.

The 4-bedroom villa comes complete with a maid's room, laundry room, and storage room.

Certain units also have a driver's room.







### 4-BEDROOM VILLA - E1





4-BEDROOM VILLA - F1





4-BEDROOM VILLA - F2





4-BEDROOM VILLA - G1





4-BEDROOM VILLA - G2





4-BEDROOM VILLA - H1



#### Interiors - Option 1 (Light Scheme)















#### Interiors - Option 2 (Dark Scheme)

















- Kids play areas
- Sports zones: 5-a-side football, paddle tennis, tennis courts, and basketball courts
- Green trails
- Cycling tracks
- Multiple open spaces, and parks, encouraging outdoor activity
- Off-roading mountain bike trail
- "The Valley" a green area with lots of dips and valleys in the landscape
- "The Green" an open green space for the community
- Pedestrian bike path
- Community parks
- Community vegetable farm
- Duck pond
- Jebel Ali Recreation Club with licensed F&B





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For more information or to book a viewing tour get in touch with our Off Plan & Investment team today:

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