



REDEFINING CONTEMPORARY LIFESTYLES

Jumeirah Luxury is an exclusive and contemporary residential project made up of 291 attached villas and townhouses, 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.

Jumeirah Golf Estates is a world-class residential golf destination offering luxury homes and leisure facilities amidst two internationally-acclaimed championship golf courses Fire and Earth, creating an unmatched lifestyle experience in the heart of new Dubai.

Set across 1,119 hectares of lush green landscape, the development is an unrivalled destination offering attractive investment opportunities and world-class amenities. With 700 families and more than 1,835 homes, Jumeirah Golf Estates currently comprises of 16 unique communities, which overlook two of the world's finest golf courses, Earth and Fire. Each individually designed villa, apartment and townhouse is more than a residence; it is an ideal home in its own right.

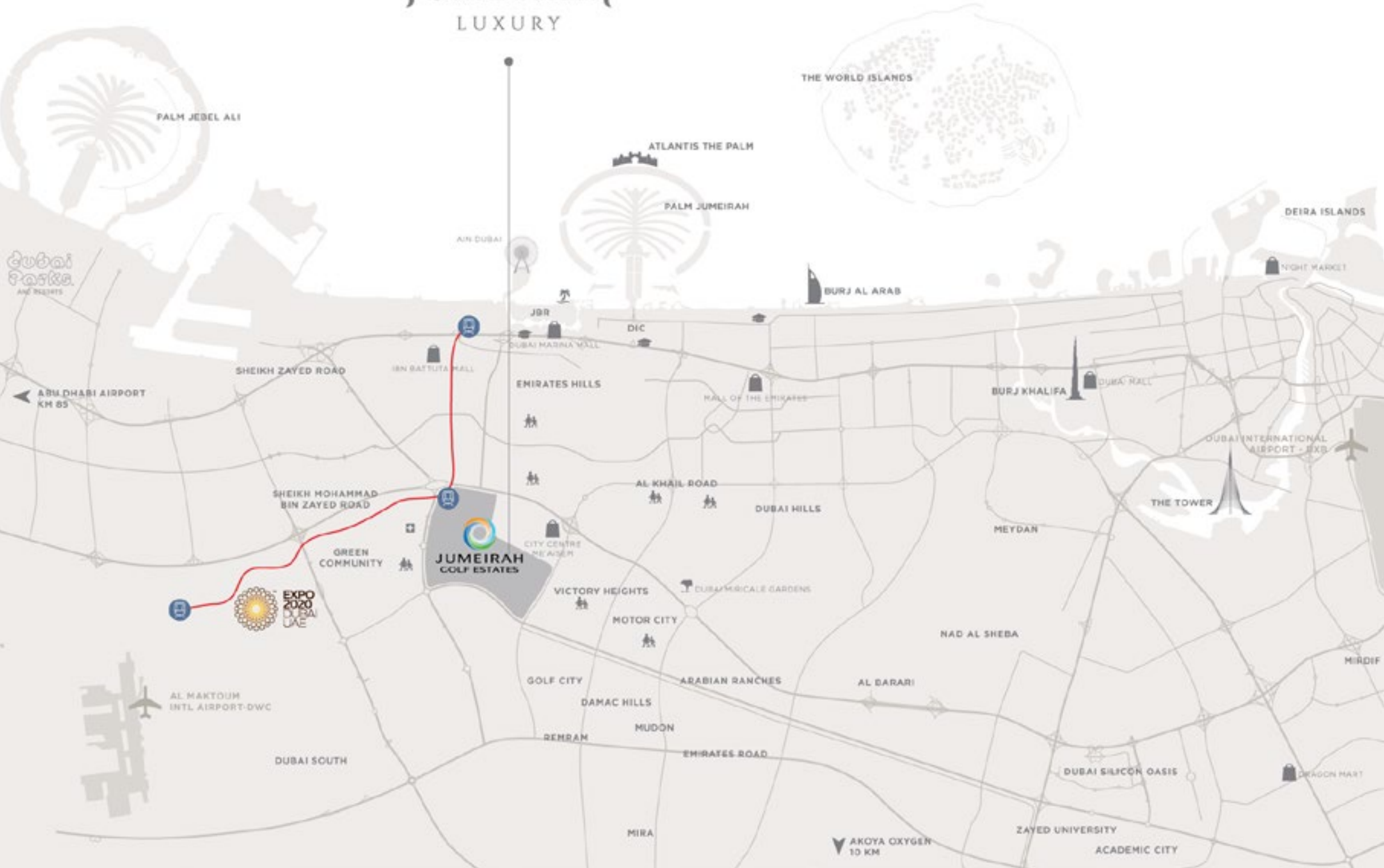
As host of the annual DP World Tour Championship until 2020 and home to the Middle East's only European Tour Performance Institute, Jumeirah Golf Estates rivals the best golfing destinations in the world.

DUBAI'S NEW LIFESTYLE HUB

Come and go with ease from the development, which is accessible via 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 and 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.


JUMEIRAH
LUXURY



ESCAPE TO YOUR VERY OWN PARADISE

Experience the energy of **Jumeirah Luxury**, a striking new residential development infused with the beauty of nature. Located in the tranquil community of Jumeirah Golf Estates, the spectacular surroundings will become an integral part of your everyday lifestyle. Expertly designed homes, ranging from two to five bedrooms, are built directly on Greg Norman's Championship Fire Course.





BRINGING NATURE HOME

Depending on your chosen location, all our homes incorporate natural elements in unique ways to reinvigorate the spirit. As you gaze on the crystal waters of the lake, or take a stroll through exotic gardens, you will appreciate the cooler breeze created by the fresher microclimate. Full of opportunities to enjoy the great outdoors, interiors and exteriors suffuse to make one perfect whole.



SUIT YOUR TASTE

GOLF

Step straight out of your garden onto the green overlooking the 5th, 6th or 7th holes, where you're only a short walk or buggy ride away from the clubhouse. Jumeirah Golf Estates is one of the world's finest golf destinations, with its two award-winning championship golf courses, Fire and Earth, providing an oasis of calm for Dubai residents and tourists.

As an official partner of the European Tour, Jumeirah Golf Estates has welcomed the world's top golfers as they compete in the final tournament of the Race to Dubai series every year for the past eight years. Jumeirah Golf Estates will remain the host venue of the DP World Tour Championship until 2020. What better place to watch the world's top 60 golf players at the DP world tour champion from the comfort of your own back garden?

WATER

Surround yourself with a sense of peace and tranquility amongst the soothing environs of the lakeside, whilst still being located close to the entrance. Gardens blend seamlessly with the three-tiered lake and waterfalls below, in a scene that's reminiscent of island resort living.

FLOWER

You can cultivate the garden of your dreams in your own outdoor space, as well enjoying the breathtaking communal "gardens of the world", which take pride of place in this horticultural paradise.



DESIGNED FOR YOUR ENJOYMENT

These elegant homes have been designed to cater to different needs, giving you the freedom and flexibility to make one your own. 291 attached villas and townhouses are laid out in small clusters around shared facilities for the perfect balance of privacy and community, and features such as roof terraces have been incorporated to accentuate the panoramic views. Large gardens, filled with lush plant life, converge with the rolling greens and can include a swimming pool, Jacuzzi, outside kitchens, BBQ areas, and outdoor spa facilities.

Alongside the rustic charm, you can be sure that every advancement has been integrated for a smart, secure, and sustainable environment. The technological features are managed via an App, with Bluetooth locks that can be controlled remotely, automation systems, energy optimisation, smart cooling, and heating. Outside, the gardens are equipped with solar power and smart irrigation systems which regulate heat and moisture levels, offering the added benefit of cost reduction. Fire safety and CCTV security are equally unparalleled, including the option of real time surveillance, light sensors, panic buttons and direct contact with the police and fire department in the event of an emergency.

















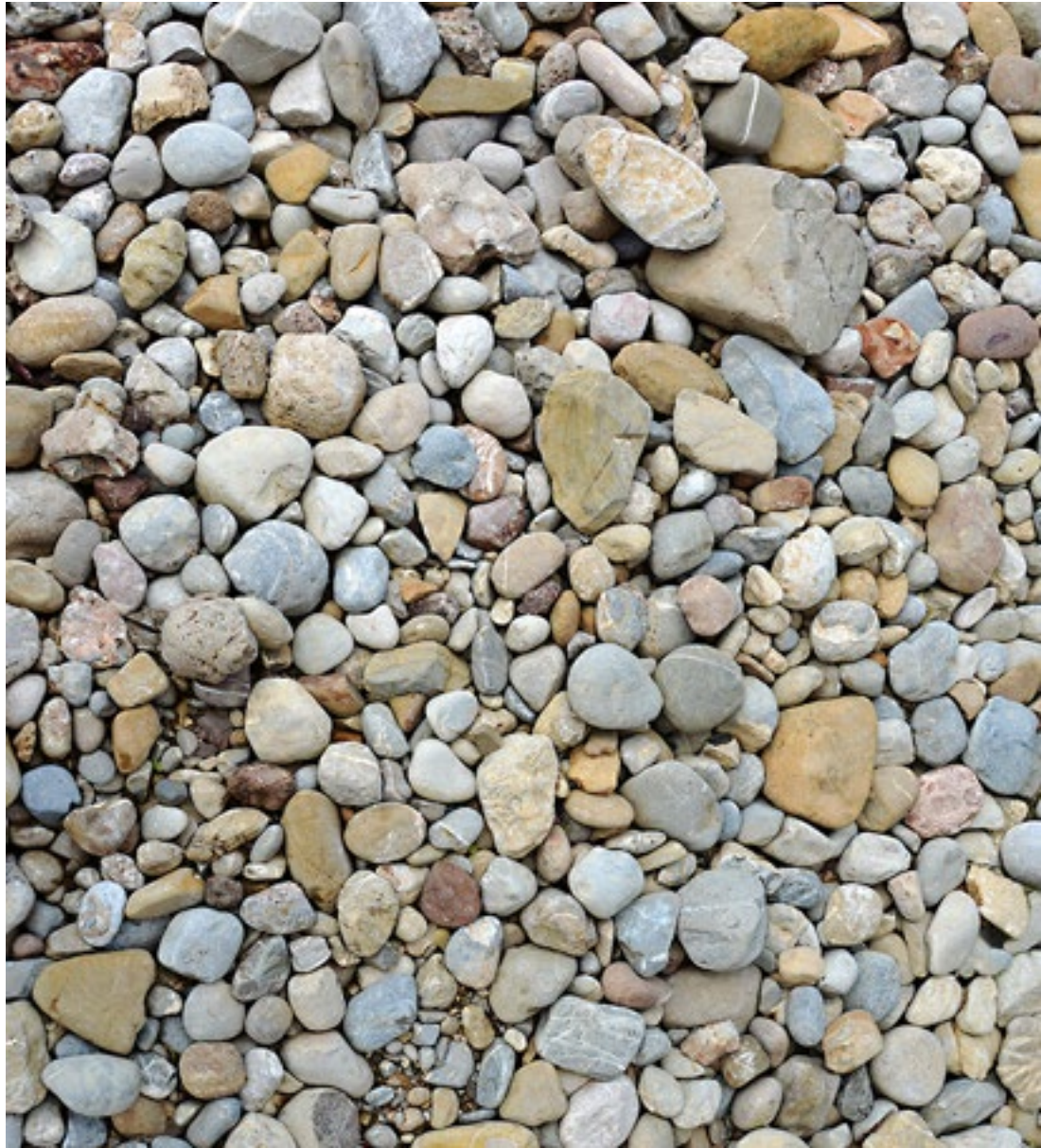


AWAKEN THE SPIRIT ENLIVEN THE SENSES

The properties have a striking contemporary aesthetic, characterised by a combination of luxury and simplicity, featuring clean lines and natural earth tones. Minimalist interiors coexist perfectly with the colourful gardens, golf courses and lakes, creating an effortless synergy of indoor/outdoor living space. You'll be surprised and delighted by the attention to detail used to create a collection of modern homes that push the boundaries of imagination.







IMMERSE YOURSELF IN NATURE







INDIVIDUALITY AND FLAIR

Jumeirah Luxury offers elegant homes in an inspiring community. Where else in Dubai can you walk or jog around communal “gardens of the world”, with seven floricultural themes hailing from all corners of the globe? Verdant woodlands, Italian blooms, a tranquil water square, classical Chinese garden and a South African forest are all part of this magical outdoor paradise. Throughout the development, a number of other features have been integrated into nature for your enjoyment, such as outdoor games and children’s play areas. The central square provides a welcome meeting place and sets the scene of community.











EVERY GOLFER'S DREAM

Whether you're a professional player, a beginner, or simply enjoy being an enthusiast, this is the home for you. Designed by Greg Norman, Earth and Fire championship golf courses at Jumeirah Golf Estates offer golfers of all ages and abilities the opportunity to play two exciting and challenging layouts, with their own unique playing characteristics.

EARTH

Inspired by the great parkland courses of Europe and North America, Earth is home to the DP World Tour Championship, Dubai. The rolling fairways, brilliant white bunkering and deep red ochre landscape are framed by a plethora of trees and shrubs making each hole picture perfect. The abundance of nature is reflected in the many lakes throughout, which are home to myriad wildlife. The journey concludes where the last four holes play alongside or over water, culminating in a meandering creek running the full length of the final hole.

FIRE

Framed by a wide variety of captivating flora carefully selected to reflect the overall theme and enhance its natural setting, Fire is in complete harmony with its surroundings. The undulating topography, with its considerable protrusions, creates a more challenging level of play. Rustic and so visually stunning as to captivate even those who don't play golf, the course demands a well-thought-out strategy. Going directly at the flag may not always be the best approach for a strong sense of classic links-style play.



RACE TO DUBAI

EUROPEAN TOUR PERFORMANCE INSTITUTE (ETPI)

The European Tour Performance Institute at Jumeirah Golf Estates is one of only two facilities of its kind in the world and recognised for its unique features, designed specifically to enhance the performance of golfers at every level of play. The latest tools and technologies are on hand to help you fine-tune your game throughout the year.

ETPI FACILITY

A world-class facility designed to enhance the performance of tour professionals and members alike. Using cutting-edge technology, the facility delivers unrivalled coaching and practice opportunities. The range of coaching and practice amenities includes a state-of-the-art gymnasium, biomechanical swing studios, physiotherapy treatment rooms, dedicated short game holes, practice bunkers, large contoured putting green, and practice teeing areas. Instructional programmes are available with the latest coaching concepts.



EVERYDAY PLEASURES

Everything you need is a stone's throw away with all of the properties located near the clubhouse and its expansive terraces, restaurant, bar, gym, and swimming pool. Residents have access to the other Jumeirah Golf Estates facilities including shops, country club, tennis academy and tennis courts, golf academy, dance and aerobic studios. What's more, **Jumeirah Luxury** has its own community centre with a convenience store, restaurant, delicatessen, spa and gym.



GOLF V1

Our prestigious five-bedroom attached golf villas feature a grander style of design, with contemporary accents enhanced to offer the utmost luxury. Step straight out of your garden directly onto the championship golf course and gaze out at the full golf course views, visible from anywhere in the property.

Types	Units	Plot Area ft ²	Unit area ft ²
5 BR + Maid	34	2776.76	3410



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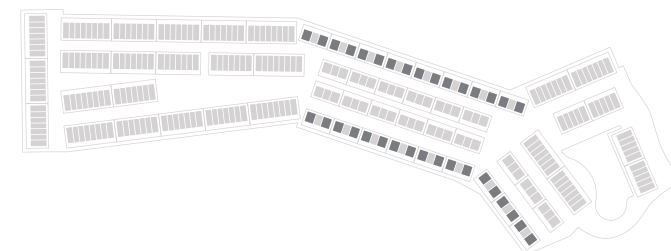
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SECOND FLOOR

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GOLF V2

These contemporary three-bedroom attached villas are flooded with natural light, thanks to a stepped, layered design and optimised shading. Chic and stylish, the ultra-modern, all-white colour scheme accentuates the spaciousness and full golf course views, right on the golf course.

Types	Units	Plot Area ft ²	Unit area ft ²
3 BR + Maid	17	1937.5	2161



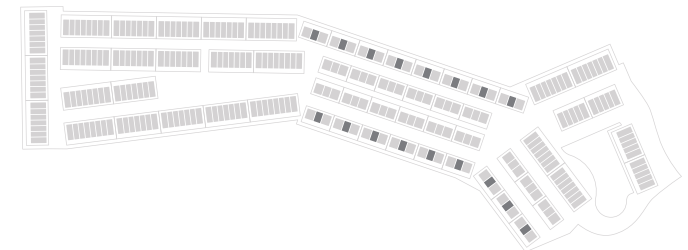
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GOLF T1

The four-bedroom townhouses feature an elegant pool deck, garden, and outdoor pool, with a roof garden showcasing panoramic views of the championship golf course and lake. The first floor terrace also offers incredible views and the units are close to the golf courses, communal area, main entrance and exit.

Types	Units	Plot Area ft ²	Unit area ft ²
4 BR + Maid	30	2742.1	3460



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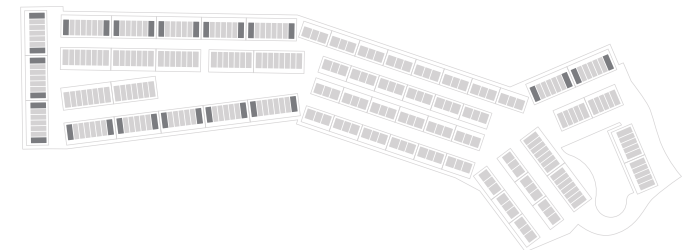
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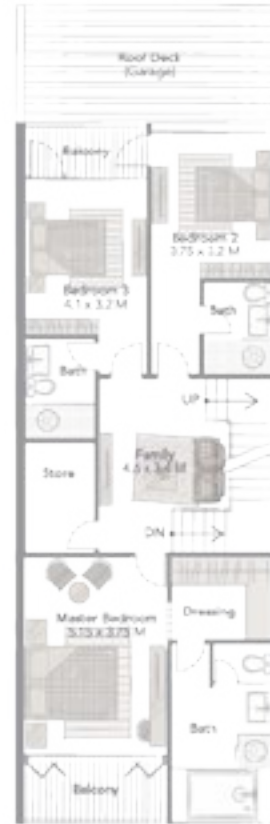
GOLF T2

Each townhouse features a large private garden with a pool deck and lush plant life, as well as full views of the golf course and lake from the spacious first floor terrace and roof garden. Direct access to the championship golf course and lake brings you even closer to nature in these exceptional surroundings.

Types	Units	Plot Area ft ²	Unit area ft ²
4 BR + Maid	79	1910.59	3414



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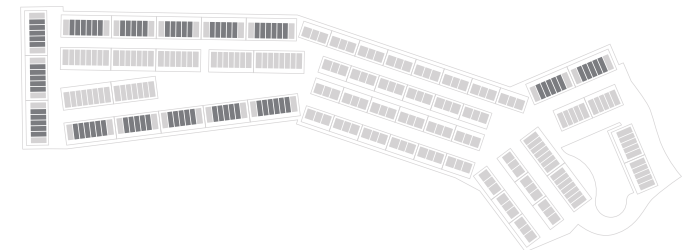
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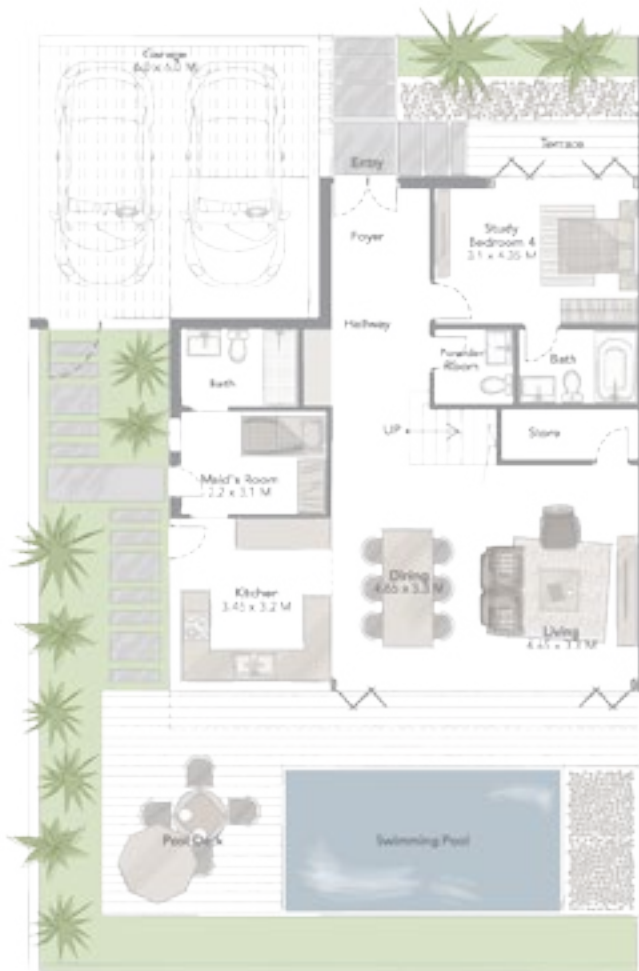
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FLOWER V1

The four-bedroom attached flower villas feature a premium outdoor deck, expansive garden, and pool. Soak up incredible views from the first floor terrace and enjoy the 360-degree scenery from the welcoming roof garden. The units are perfectly situated adjacent to the championship golf course, communal area, and entrance and exit of the community.

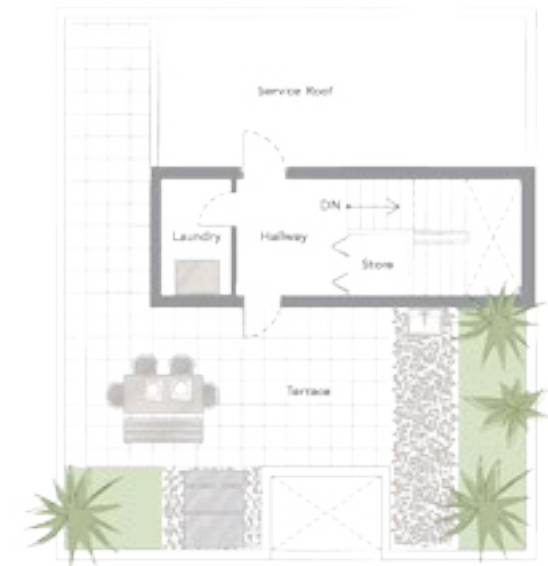
Types	Units	Plot Area ft ²	Unit area ft ²
4 BR + Maid	30	2813.79	3416



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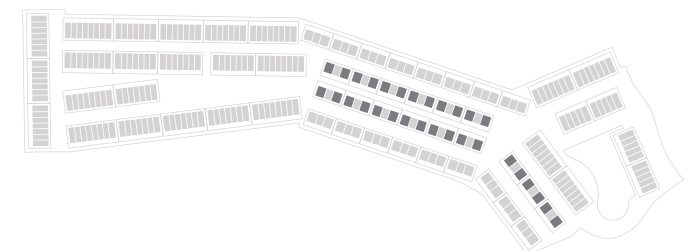
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FLOWER V2

Three-bedroom attached villas enjoy a large outdoor garden area with a stylish deck and pool, as well as a first-floor terrace and roof garden, which offer sweeping views over the golf course and lake. The units are conveniently located close to the main entrance and exit of the community, adjacent to the championship golf course.

Types	Units	Plot Area ft ²	Unit area ft ²
3 BR + Maid	15	1937.5	2161



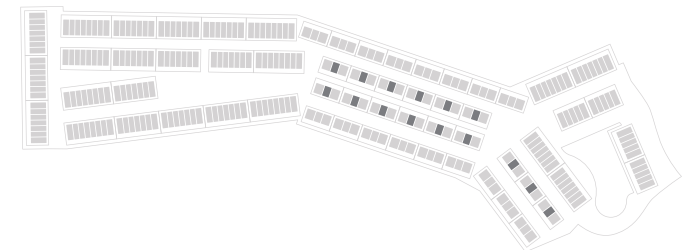
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FLOWER T1

Townhouses feature an impressive private garden area, with a pool and deck, surrounded by an array of flora and fauna. The garden is also integrated with the stunning communal landscaping, where you will find children's play areas, outdoor games and water features, right on the golf course.

Types	Units	Plot Area ft ²	Unit area ft ²
4 BR	14	2809.59	2591



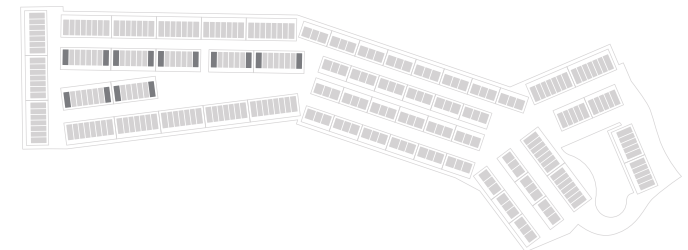
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FLOWER T2

Thoughtfully designed with couples and families in mind, the townhouses feature a delightful garden and pool. The spacious interior leads outside via a connected deck and you have direct access to the stunning communal gardens, with children's play areas, outdoor games and water features, right on the golf course.

Types	Units	Plot Area ft ²	Unit area ft ²
3 BR	38	1911.13	2012



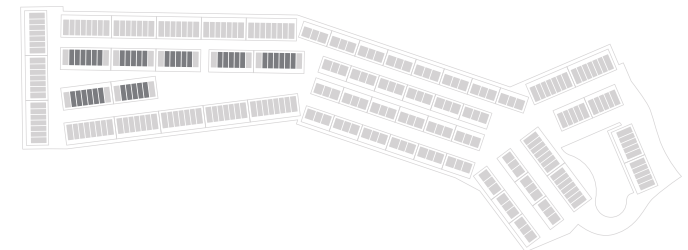
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WATER T1

Water Townhouses include a stylish deck, garden, and pool, with stunning golf and lake views from the first-floor terrace and panoramic roof garden. The units are perfectly situated, adjacent to the championship golf courses, the communal area, and access to the community.

Types	Units	Plot Area ft ²	Unit area ft ²
4 BR + Maid	12	2809.59	3460



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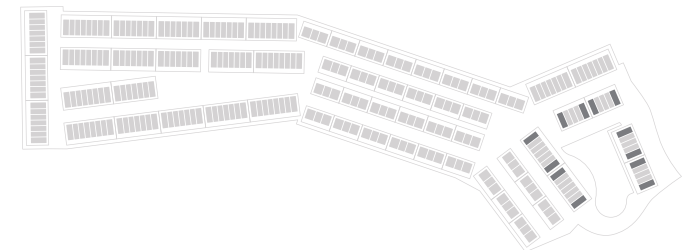
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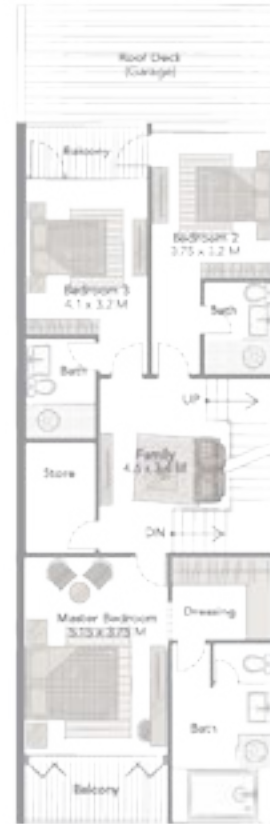
WATER T2

Convene with nature in one of the townhouses with its private garden, pool and deck, complemented by surrounding views of the championship golf course and lake from the spacious terraces on the first floor and roof. You will have direct access to the golf course and lake gardens.

Types	Units	Plot Area ft ²	Unit area ft ²
4 BR + Maid	8	1911.13	3414



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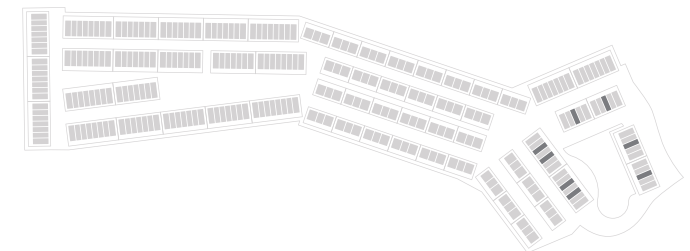
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WATER T3

The townhouses benefit from a large garden area, incorporating a pool and deck, in amongst an abundance of luscious plant life. The garden is also integrated with the stunning communal landscaping, where you will find children's play areas, outdoor games and water features, right on the golf course.

Types	Units	Plot Area ft ²	Unit area ft ²
3 BR	14	1911.13	2012



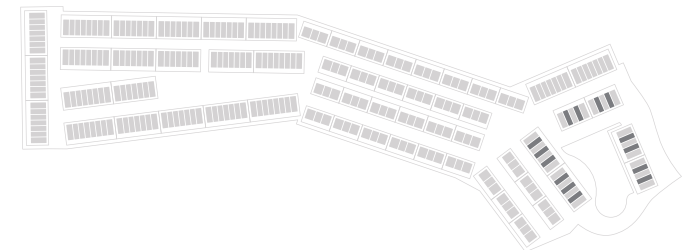
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JUMEIRAH GOLF ESTATE IS PROUD WINNER OF AWARDS



- The international Property Awards 2016-2017
 - Best Development Marketing
 - Residential Development
 - Golf Development
 - Mixed-use Development
- Forbes Middle East for Top Real Estate Company in the Arab World 2016.
- World's Best Realty Brand Awards 2016 Asia:
 - "Luxury Project of the Year" for Redwood at Jumeirah Golf Estates
 - "Most Admired Upcoming Project of the Year" for Alandalus at Jumeirah Golf Estates
- UAE Business Awards 2017 for "Best Residential & Leisure Destination".



The Visuals, images and pictures found in this brochure are for illustration purposes only and not to be construed as representing the actual and final impression of the concept, products, services, or ideas for **Jumeirah Luxury** and is subject to change.





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L U X U R Y

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