

LIVE IT TO BELIEVE IT

THE CITY OF POSSIBILITIES

Invest in Dubai: Where dreams become reality



- V- Year-round sunshine

Buy property, tax-free

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[⇔] of the Middle East

/介 One of the highest gross rental yields in the world (with an

> country, but Dubai is of other religions



*Source: Dubai Land Department



safest cities



Demand for off-plan



Politically stable, thriving economy

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population is within four hours' flying time

invested in Dubai

Average 7–8%

우₀억 92% of the

กมิโ

fastest-growing



Middle East to host a World Expo, Dubai expects 25 million









WELCOME TO YOUR NEW HOME, JUMEIRAH GOLF ESTATES.

Dubai is an ever-growing, diverse city, drawing expats from all over the globe. Jumeirah Golf Estates envisaged an opportunity to create a place of tranquillity in the heart of all this buzzing energy.

In one of the world's most prestigious golf developments, we have created 16 vibrant yet unique districts – all of them surrounded by nature.

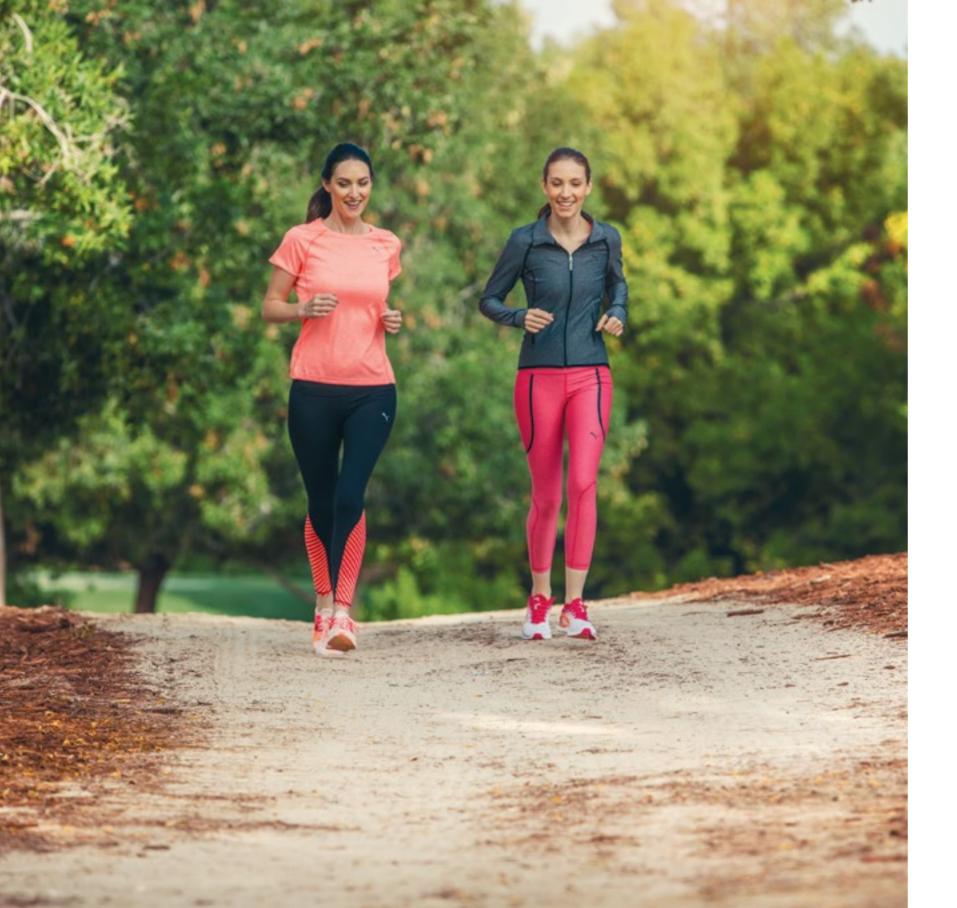
Take this extraordinary opportunity to become part of a sociable, leisurely community. Choose a home that offers you all the modern comforts and conveniences and yet is immersed in breathtaking natural beauty. This is a luxury you can afford.

JUMEIRAH GOLF ESTATES MASTER PLAN

	Alandalus	0	Sienna Views
	Flame Tree Ridge	Ø	The Sundials
	Lime Tree Valley	Ø	Valencia Grove
)	Olive Point	Ø	Whispering Pines
)	Orange Lake	Ø	Wildflower
	Redwood Avenue	Ø	Hillside
)	Redwood Park	Ø	Jumeirah Luxury
	Sanctuary Falls	0	Earth golf course
	Sienna Lakes	0	Fire golf course









SET ON 1,119 HECTARES OF BEAUTIFUL LANDSCAPES, JUMEIRAH GOLF ESTATES IS ONE OF THE MIDDLE EAST'S MOST DESIRABLE AND EXCLUSIVE RESIDENTIAL AND LEISURE COMMUNITIES. Ancient Mediterranean-inspired architecture complemented by striking water features and flora.

Just 6km from the World Expo 2020 Dubai site.

Only 15 minutes from the Dubai Marina and five minutes from the Dubai Metro.

Over 1,700 luxury properties across 16 distinct districts.

Home to more than 700 families.

THE CENTRAL CLUBHOUSE OFFERS RESIDENTS, GOLFERS AND VISITORS WORLD-CLASS LEISURE AND DINING CHOICES.

Home to two championship golf courses – Fire and Earth, the Middle East's only European Tour Performance Institute training facility and a tennis academy.

With 15 lakes and abundant plant life, it is one of Dubai's largest bird sanctuaries.

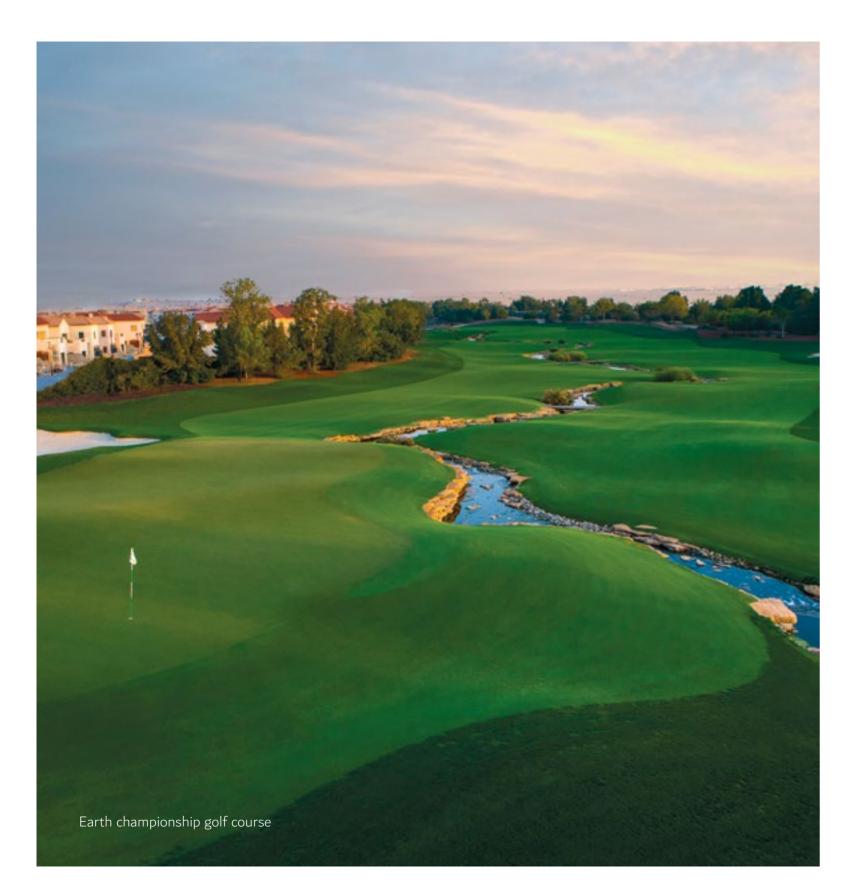






TEE OFF IN CHAMPIONSHIP STYLE

Designed by Greg Norman, the world-famous Fire and Earth championship courses offer a challenging, exhilarating playing experience.





B.1.000.

Fire championship golf course



WHERE THE WORLD'S BEST COME TOGETHER.

The 18-hole Earth course hosts the DP World Tour Championship, where 60 of the world's best golfers go head-to-head in a battle to win the coveted Race to Dubai season finale.

Jumeirah Golf Estates is also home to one of only two European Tour Performance Institutes (ETPI) in the world. Golfers of all ages can hone their skills, or just learn the basics at this award-winning facility.





THE HUB OF THE ESTATE

Welcome to the Clubhouse: 131,000 sqft of sheer enjoyment.





CHOOSE FROM A RANGE OF OUTSTANDING LEISURE AND DINING OPTIONS AT THE CLUBHOUSE.

Swirl Bar & Lounge Fresca Delicatessen & Café Race to Dubai Suite Extensive terrace areas Swimming pool Children's swimming pool Events lawn Ballroom

Boardroom Retail shop Pool & snooker tables Tennis courts Fully equipped gym Dance/aerobics studio Kids' play area

ALANDALUS LIVE IT TO BELIEVE IT





ALANDALUS IS A COLLECTION OF AFFORDABLE LUXURY APARTMENTS AND TOWNHOUSES, INSPIRED BY THE ANCIENT ARCHITECTURE OF FIVE HERITAGE SITES FROM ANDALUSIA IN SPAIN. With every modern comfort and convenience, these homes offer ease of living and a sense of exclusivity. Here, you can embrace the outdoors: the residences are surrounded by six hectares of open space, landscaped gardens, over 5km of walking paths and two championship golf courses, attracting several species of birds. You'd never know you were just five minutes from a Dubai Metro station, or 15 minutes from Al Maktoum International Airport.

The community comprises of 715 spacious apartments and 95 elegantly designed townhouses. Their residents have access to a range of leisure amenities suited to every taste and age, and variety of shopping options.

Alandalus redefines affordable luxury. Become part of a community that enjoys an unmatched way of life.





MAKE THIS YOUR HAVEN.

Look out over lush landscapes from the private terrace of your contemporary Alandalus apartment. Each configuration, from one to four bedrooms, has the same classic design elements and high-end fittings.

Here, simplicity meets luxury, creating a space that is as much your sanctuary from the 'real world' as it is a welcoming entertainment space to invite your friends and family.



ALANDALUS IS PROUD TO PRESENT ALANDALUS APARTMENTS.

Your light-filled Alandalus apartment is where you instantly unwind. The interior is elegantly appointed in soft, neutral tones of eggshell and taupe, contrasting with high-gloss, modern fittings. Overlooking the greenery that surrounds your community, your enclosed terrace invites the outdoors in.

Alandalus effortlessly blends stylish living with the natural environment.





LIVE COMFORTABLY IN A VIBRANT, SECURE COMMUNITY, SURROUNDED BY NATURAL BEAUTY



WELCOME TO THE FRIENDLIEST OF NEIGHBOURHOODS.

Surrounding the Alandalus apartment towers are over 5km of footpaths, pedestrian-friendly streets and a stunning plaza, creating the feel of an Andalusian neighbourhood.

Being so close to the Clubhouse and centre of the community, you can take your pick from a range of wellness and fitness facilities and entertainment and dining options.



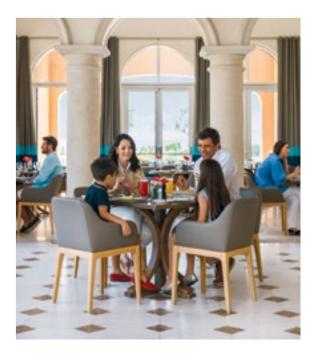




LIKE THE ARCHITECTURAL STYLE OF THE BUILDINGS, THE HARD AND SOFT LANDSCAPE ELEMENTS CAPTURE THE ESSENCE OF ANDALUSIA.

Paved roads and footpaths are offset by Mediterranean vegetation: olive and citrus trees, bougainvillea and succulents.

Experience the luxury of day-to-day living in such a magnificent setting.



EVERY ASPECT **OF THE INTERIOR** DESIGN IS CAREFULLY CONSIDERED.

The sought-after, open-plan layout has well-defined yet interactive living zones. Maximum natural light and harmoniously curated finishes create a sense of refined elegance, calm and spaciousness.



Legrand / France







Dine alfresco as you take in sweeping golf course views, or catch the sounds of early morning birdsong from your large covered terrace.



METICULOUS CARE IS TAKEN OVER EVERY DETAIL OF THE FIT-OUT OF YOUR APARTMENT.

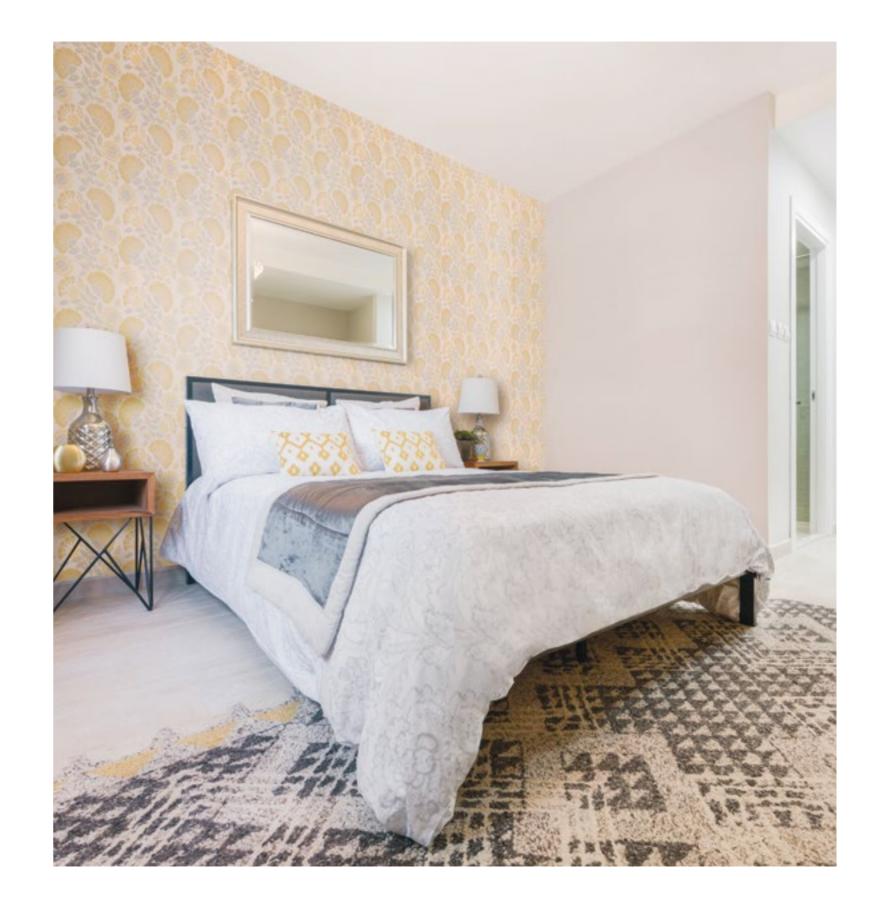
Modern flooring

Your living areas, bedrooms and hallways feature practical, quality porcelain and/or ceramic tiled flooring – keeping your home cool.

Superior joinery

The result of quality workmanship, your doors and cabinets are simple and elegant. The external doors are fire rated to DCD standards.







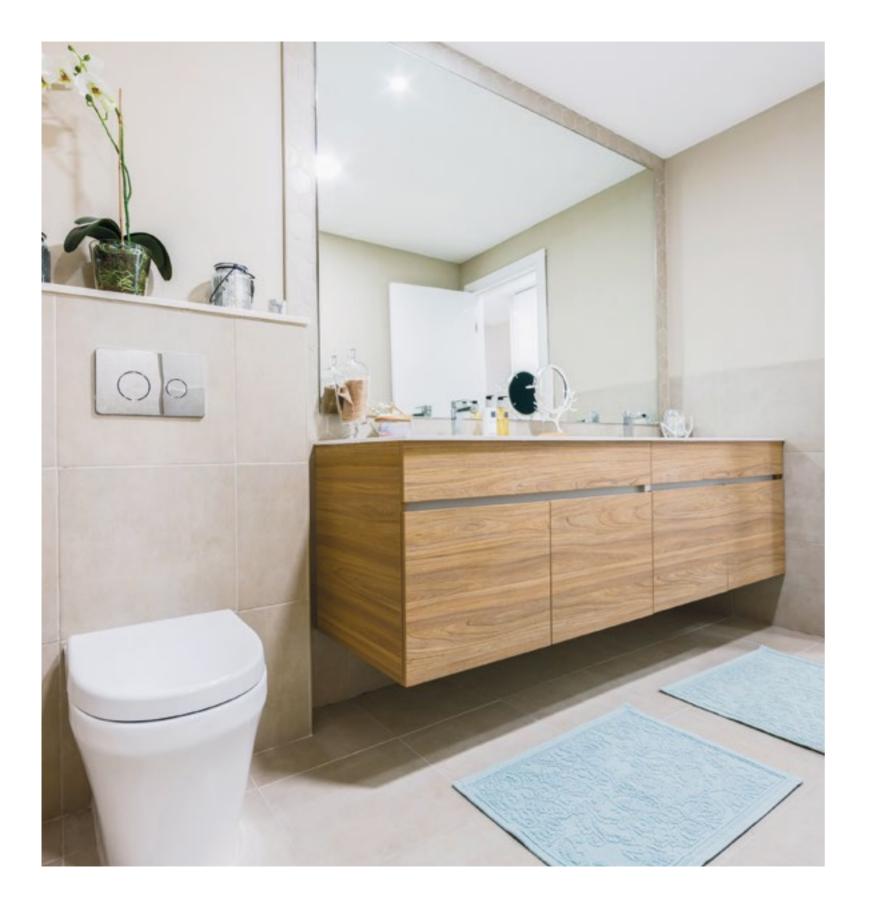


Kitchen cabinets Mobilturi / Italy



Sleek, practical kitchen

The upper and lower cabinets and island flaunt clean lines and a lustrous laminate finish. The stainless steel handles, granite counter tops and ceramic tile backsplash are practical and stylish. The kitchen is equipped with an extraction hood and provisions for your kitchen appliances.





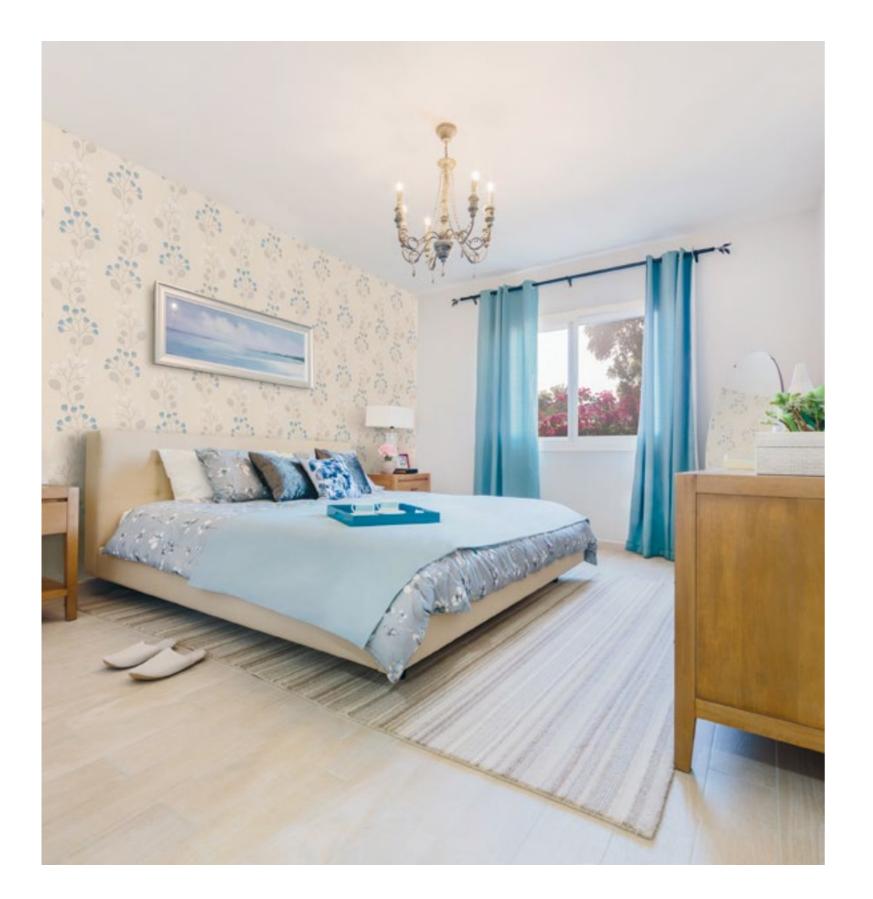


Aluminium Gulf Extrusions Co. / UAE



Well-appointed bathrooms

Ceramic tiled floors and partly tiled walls, high-quality sanitary ware and stylish contemporary accessories define your private space.





Light fittings Rikada / Japan & USA



High-quality bedroom finishes

All apartment bedrooms have ample storage, with built-in closets in a high-gloss finish.

Wonderfully crafted details

In contemporary European style, your internal doors are made from a wooden cellular core, beautifully finished in white laminate.

The cement plastered walls and ceiling finishes are meticulously painted with acrylic copolymer emulsion in eggshell.

Vanity counters / doors / wardrobes Mobilturi / Italy



Ceramics / accessories Porcelanoza / Spain (Portugal)



Painting Jotun / UAE





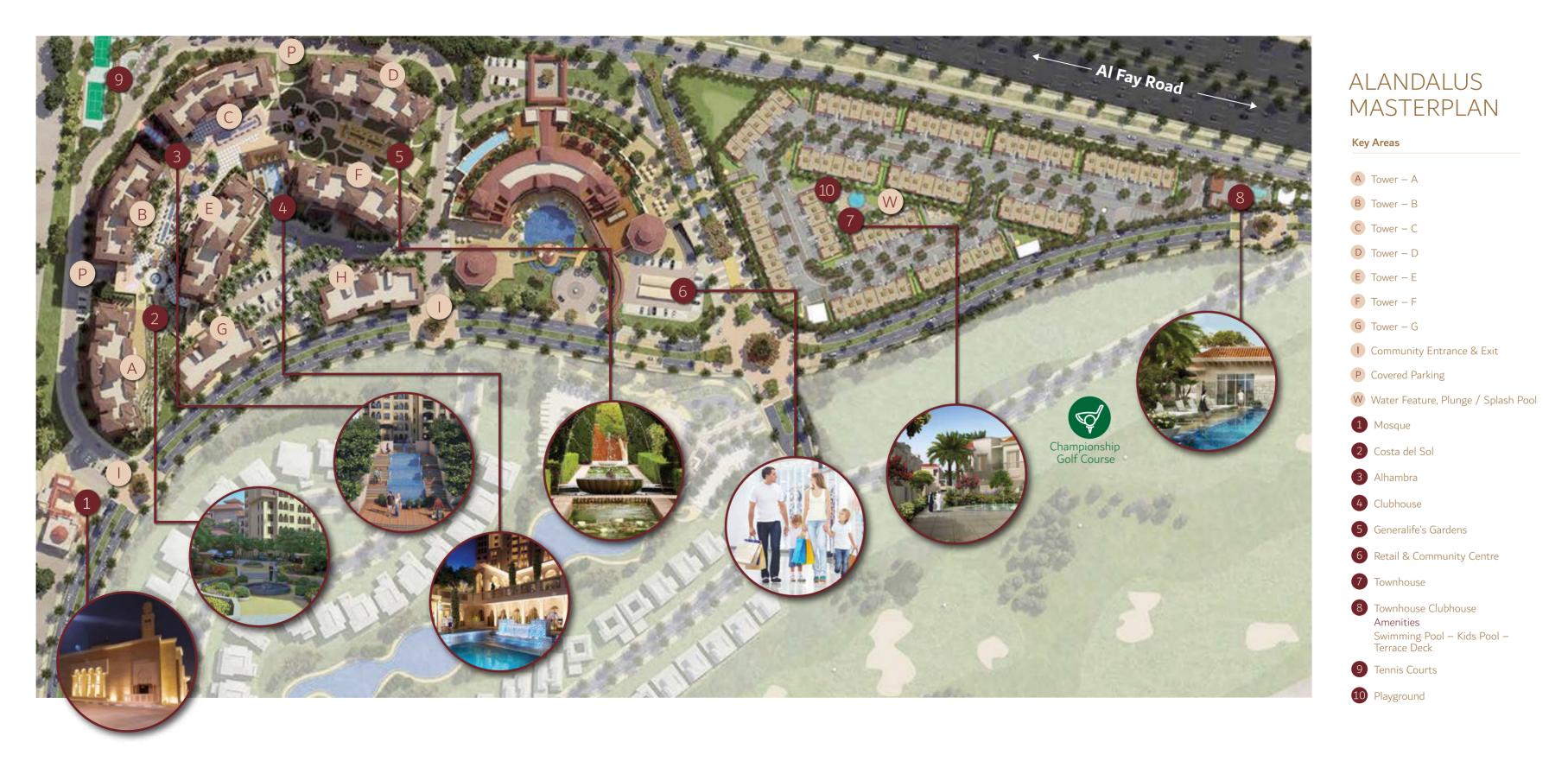
A LEISURELY LIFE

Get the feeling of being on holiday, every day.

APPRECIATING NATURE MEANS PROTECTING IT, TOO

The landscape design adheres to the Trakhees Sustainability Standard and the Dubai Green Building Regulation Standard. The hardscape materials and plants are chosen appropriately to the indigenous environment.







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