



1 / JBR





# TIMELESS. DISTINCT. AT THE HEART OF THE MOST VIBRANT LIFESTYLE.

Wake up to breathtaking views  
of the sea, Palm Jumeirah and  
Dubai Eye. Wake up to exclusivity.



# DAZZLING DUBAI. WHERE THE WORLD COMES TO LIVE IN STYLE.

Dubai is truly one of the most cosmopolitan cities in the world. It offers world-class lifestyles for residents and a safe haven for investors.

Some of the tallest structures – including the world's tallest building – adorn Dubai's skyline. The city is also a retail paradise, home to world-class concepts such as the world's largest shopping mall.





# DUBAI PROPERTIES. REDESIGNING DUBAI'S LANDSCAPE WITH LANDMARK DESTINATIONS.


An integral part of Dubai Holding, Dubai Properties Group (DPG) was established with the primary objective of developing and managing properties, communities and destinations across Dubai.

DPG is the master developer of prestigious destinations such as Business Bay, Dubailand and JBR. The focus is on creating a broad range of quality properties in which to live, work, play and shop.

# 1/JBR. THE ADDRESS FOR THE PRIVILEGED FEW.

An address where the elite of the world converge.  
A community that redefines bespoke living.  
A lifestyle that is truly beyond imagination.  
Welcome to 1/JBR, Dubai's most prestigious  
address for the elite few.





# JUMEIRAH BEACH RESIDENCE (JBR). HOME TO THE HAUTE MONDE OF DUBAI.

Jumeirah Beach Residence – or JBR as it is popularly known – is among Dubai's most iconic destinations, famed for its 1.7-km scenic waterfront community overlooking the Arabian Gulf.

An uber residential enclave of 40 high-profile towers (35 residences & 5 hotels), JBR is also known for al fresco dining and shopping, making it among the most sought-after addresses in Dubai.



# A LIFESTYLE UNLIKE ANY OTHER.

The pool at the ground level – and in select apartments – offers a fine balance of fitness and recreation. Residents can enjoy a brisk workout at the gym or a leisurely stroll on the private-access beach.





# EXCLUSIVE IS IN OUR DNA.

The contemporary 2, 3 & 4-bedroom apartments and the 5-bedroom penthouses feature living rooms with panoramic vistas, designer fittings, spacious bedrooms with en-suite bathrooms and wide sun decks.

With an eye towards the future, 1/JBR's units are also planned to usher in smart home technology and private balcony pools that enable residents to customize their own home.



# A LOBBY THAT'S MORE THAN JUST WELCOMING.

The multi-storeyed 60-foot-high atrium conveys the impression of the outdoors seamlessly extending indoors. The canopy also reveals an artistic shadow onto the lobby as the sun sweeps across the sky.



# FOR THOSE WHO SEE LUXURY AS A WAY OF LIFE.



A luxurious experience that appeals to the senses, the interiors at 1/JBR are as spectacular as the views that surround it, with the residences overlooking the glistening waters of the Arabian Gulf.

Abounding with space and amenities, these residences have a unique glass façade designed to provide panoramic views of Palm Jumeirah and Dubai Eye, along with wide sundecks attached to every room.



# 1/JBR. THE LOCATION SAYS IT ALL.

Thoughtfully designed and meticulously planned, the 2 to 4-bedroom apartments and 5-bedroom penthouses at 1/JBR pair contemporary design with exquisite interiors and spectacular views.





# UNRIVALED VIEWS.

The penthouses boast unbeatable views that are synonymous with luxury and opulence, offering a visual treat that one can never tire of.





# AN EXTRAORDINARY RETAIL EXPERIENCE.

1/JBR is home to a selection of shopping, international cuisine restaurants, boutique cafés and open-air lounges. The expansive, well-appointed terraces offer a relaxed atmosphere in luxuriant surroundings.





# KEY FEATURES

Iconic, high-rise 47 floors.

Lush landscapes.

Sustainable design.

Luxury high-end private residential spaces  
2, 3 and 4-bedroom apartments, and  
5-bedroom penthouses.

Apartments from 1,647 sq. ft. to 3,251 sq. ft.

Penthouses measuring 6,715 sq. ft.  
to 6,775 sq. ft.

10 ft. high ceiling in the living / dining room.

All apartments have spacious balconies and  
generous sea views.

2 parking spaces allocated to each  
apartment.

Each apartment boasts an A-grade,  
high-end finish.

Semi-private lift lobbies for all apartments  
until the 30th floor.

Exclusive private lobbies for apartments  
starting from the 31st floor.

Impeccable views of Dubai Eye and Palm  
Jumeirah from each apartment.

Iconic design endorsed by unique façade  
lighting from all sides.

A grand 5-star resident's drop-off and VIP  
parking.

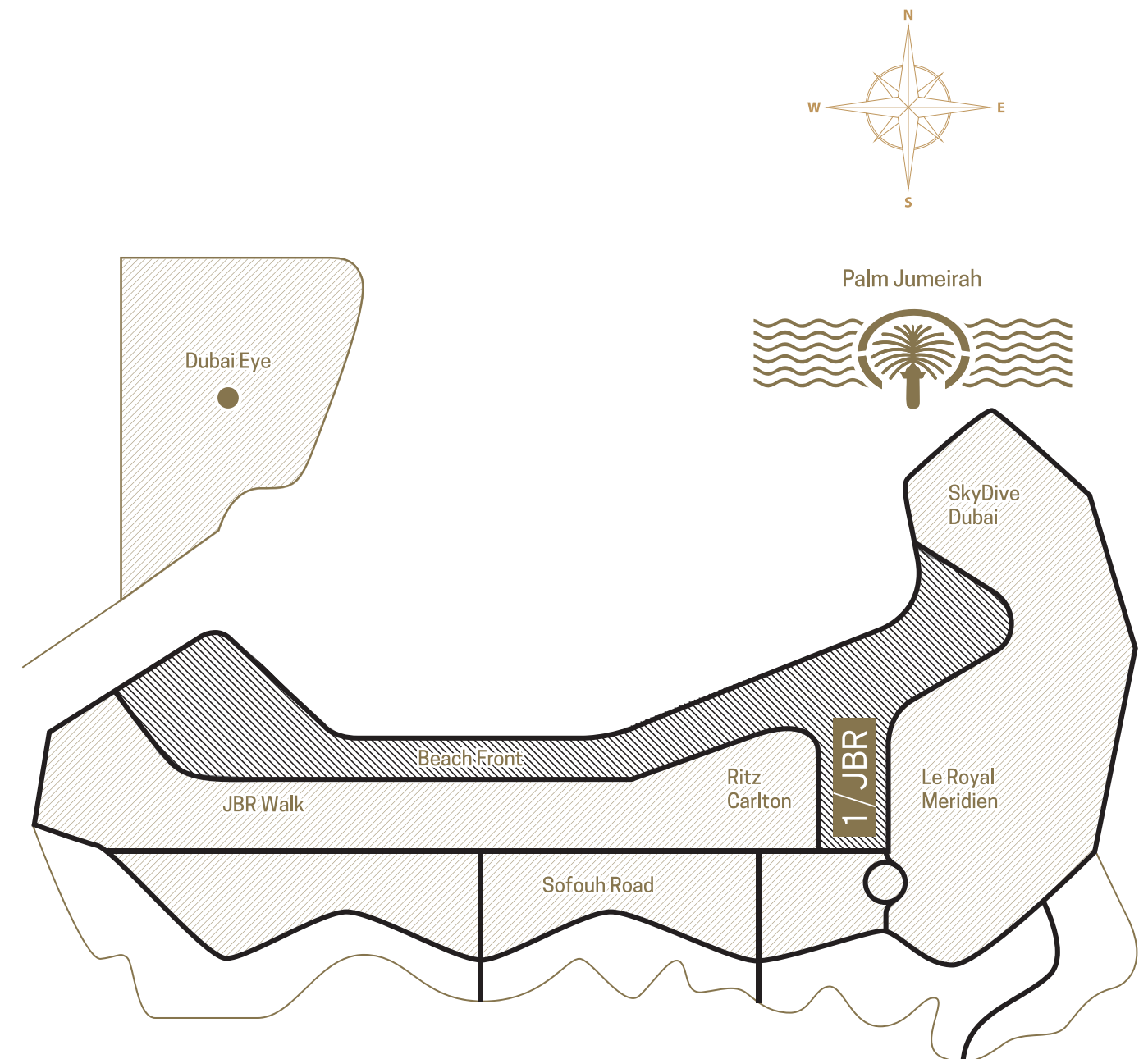
Spacious and modern lobby with 60 ft. high  
ceilings.

Private lift lobby for each penthouse at  
parking level.

Gym facilities in and outdoors with  
landscape views.

Private direct beach access.

# LOCATION MAP



# FLOOR PLANS

All 1/JBR penthouse units have the following standard features:

- Phenomenal sea views from all residences
- View of Dubai Eye and Palm Jumeirah from the living / dining room and master bedroom
- Semi-private lift, 10 ft. high ceiling in the living / dining room
- En-suite bathrooms for all bedrooms
- 5-piece master bath
- Spacious balcony overlooking the sea





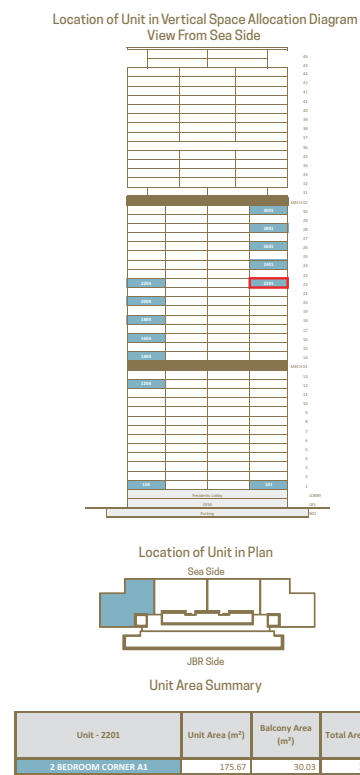
Note: Balconies vary based on the floor level and unit number.  
For final selection refer to individual sales plans.



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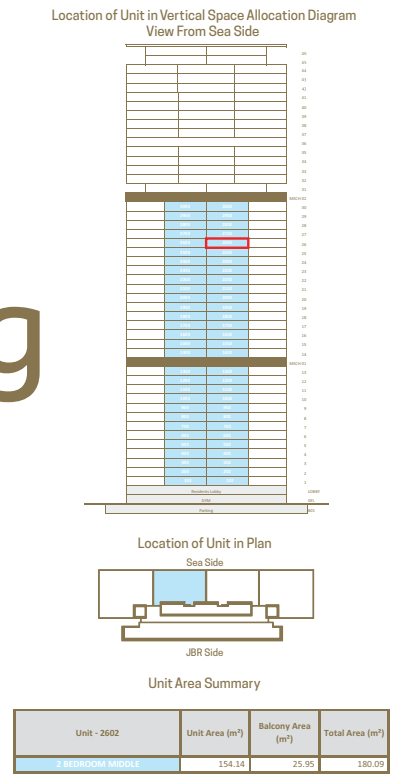
## 2-Bedroom Corner + Maid's Room

Located on Levels 1-30  
Area: 176 sq. mt. (1,891 sq. ft.)  
Balcony Area: 28 sq. mt. (302 sq. ft.)  
Includes maid's room, storage room and possibility of adding a pool or jacuzzi



## 2-Bedroom Middle + Laundry / Ironing

Located on Levels 1-30  
Area: 153 sq. mt. (1,647 sq. ft.)  
Balcony Area: 26 sq. mt. (279 sq. ft.)  
Includes ironing room, storage room

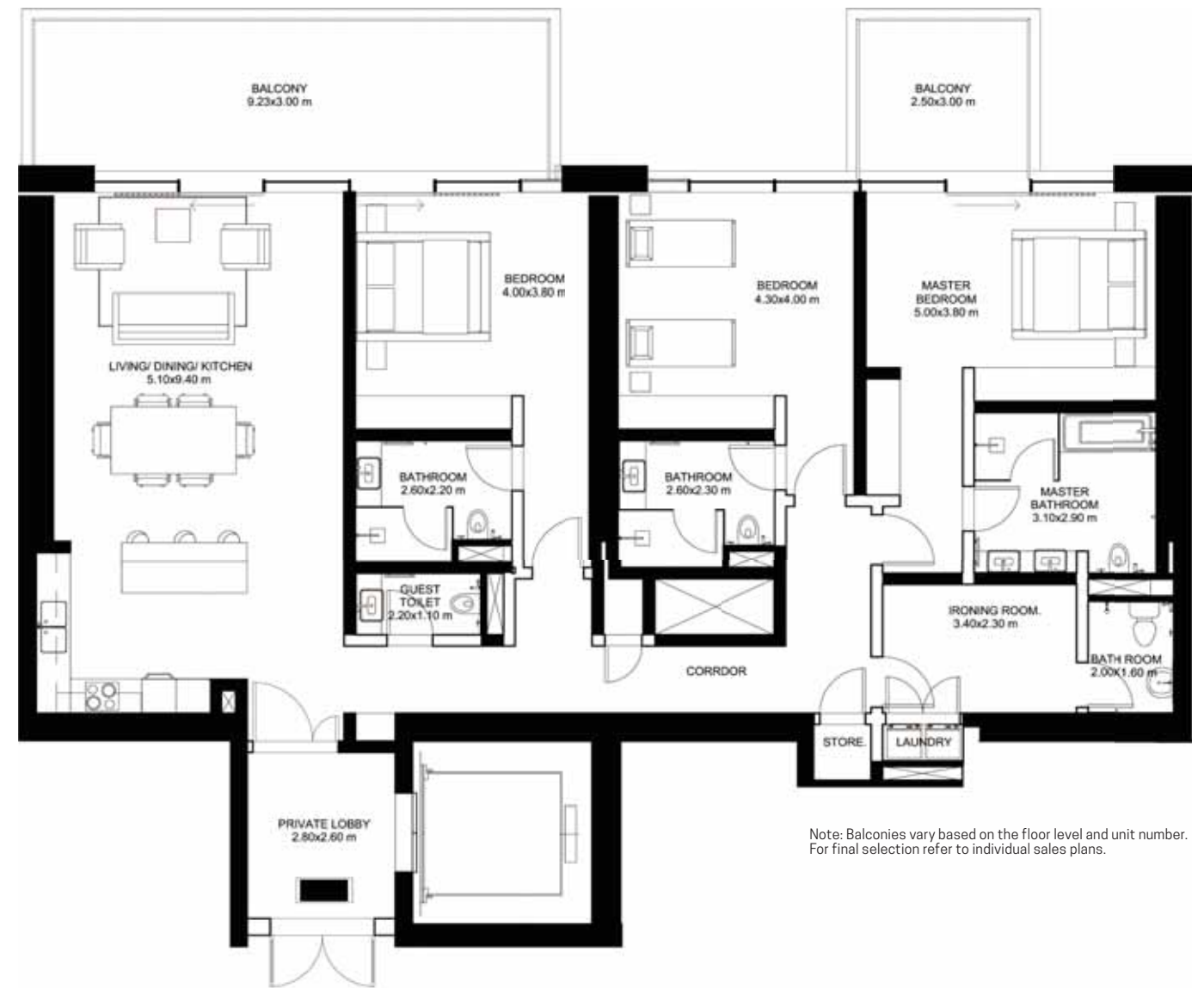
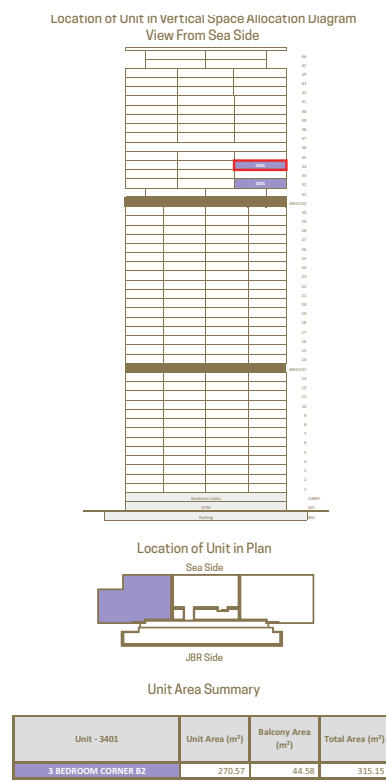




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## 3-Bedroom Corner + Maid's Room

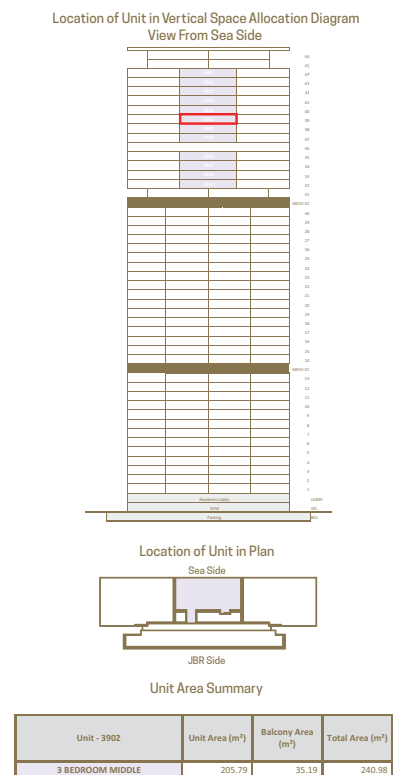
Located on Levels 32-44  
Area: 271 sq. mt. (2,917 sq. ft.)  
Balcony Area: 42 sq. mt. (452 sq. ft.)  
Includes private lift lobby, maid's room, walk-in closet and possibility of adding a pool or jacuzzi



Note: Balconies vary based on the floor level and unit number.  
For final selection refer to individual sales plans.

## 3-Bedroom + Laundry / Ironing

Located on Levels 32-44  
Area: 203 sq. mt. (2,185 sq. ft.)  
Balcony Area: 33 sq. mt. (355 sq. ft.)  
Includes private lift lobby, storage room, ironing room





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