

12 RESIDENTIAL VILLAS

IN JEBEL ALI HILLS



ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS



FRONT PERSPECTIVE



BACK PERSPECTIVE



12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS

The Residential Villas of Jebel Ali Hills is located on Sheikh Zayed Road, in Saih Shuaib area near Dubai Parks and Resorts and close to Abu Dhabi. There are two zones in the area, Residential villas and mixed-use buildings.

These four-bedroom villas feature (359 cm) high ceilings, generous layout with large windows, Each villa offers a large backyard space complete with elegantly designed patio for night spent under the moon.

COMMUNITY FACILITIES



Juma Masjid



Local Masjid



Shopping Center



Private School



Children Nursery



Private Clinic



Govt. Healthcare Center



Private Hospital



Civil Defense Center



DM Center



Police Station



Post Office



Day Care Center



Ambulance



Neighborhood Park



Community Park

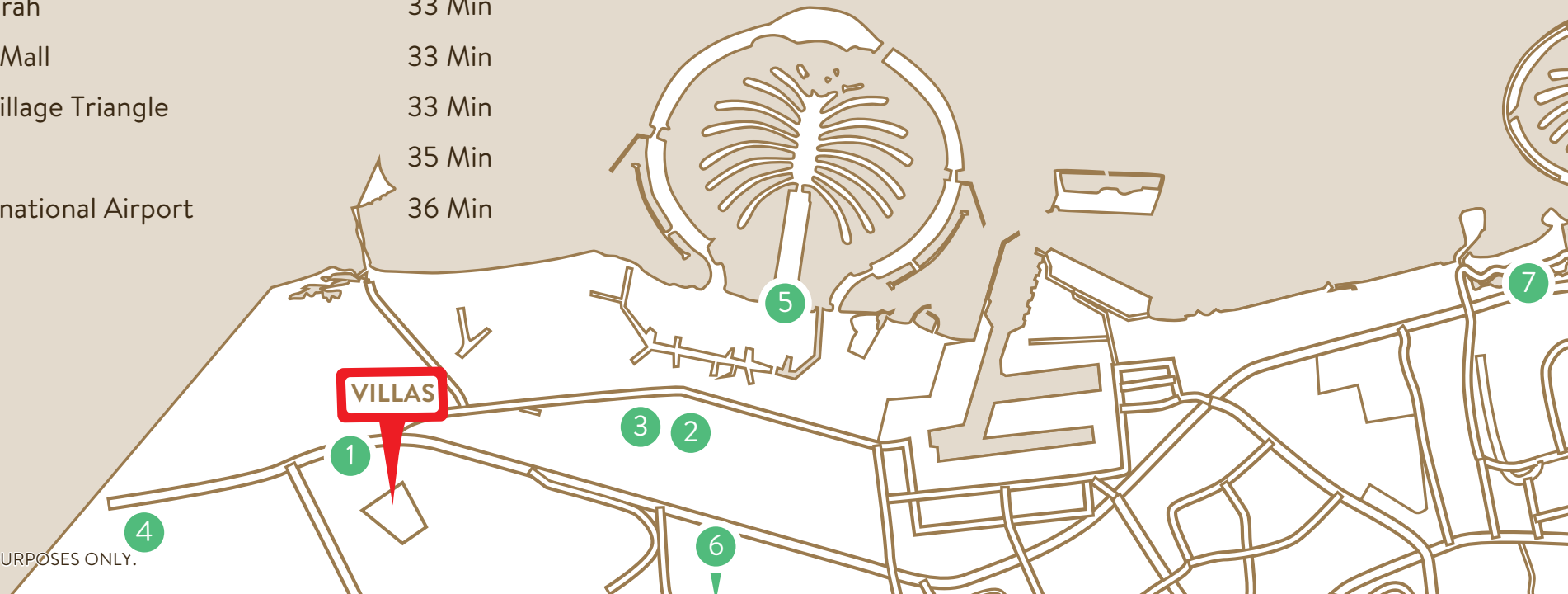


District Park

12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS

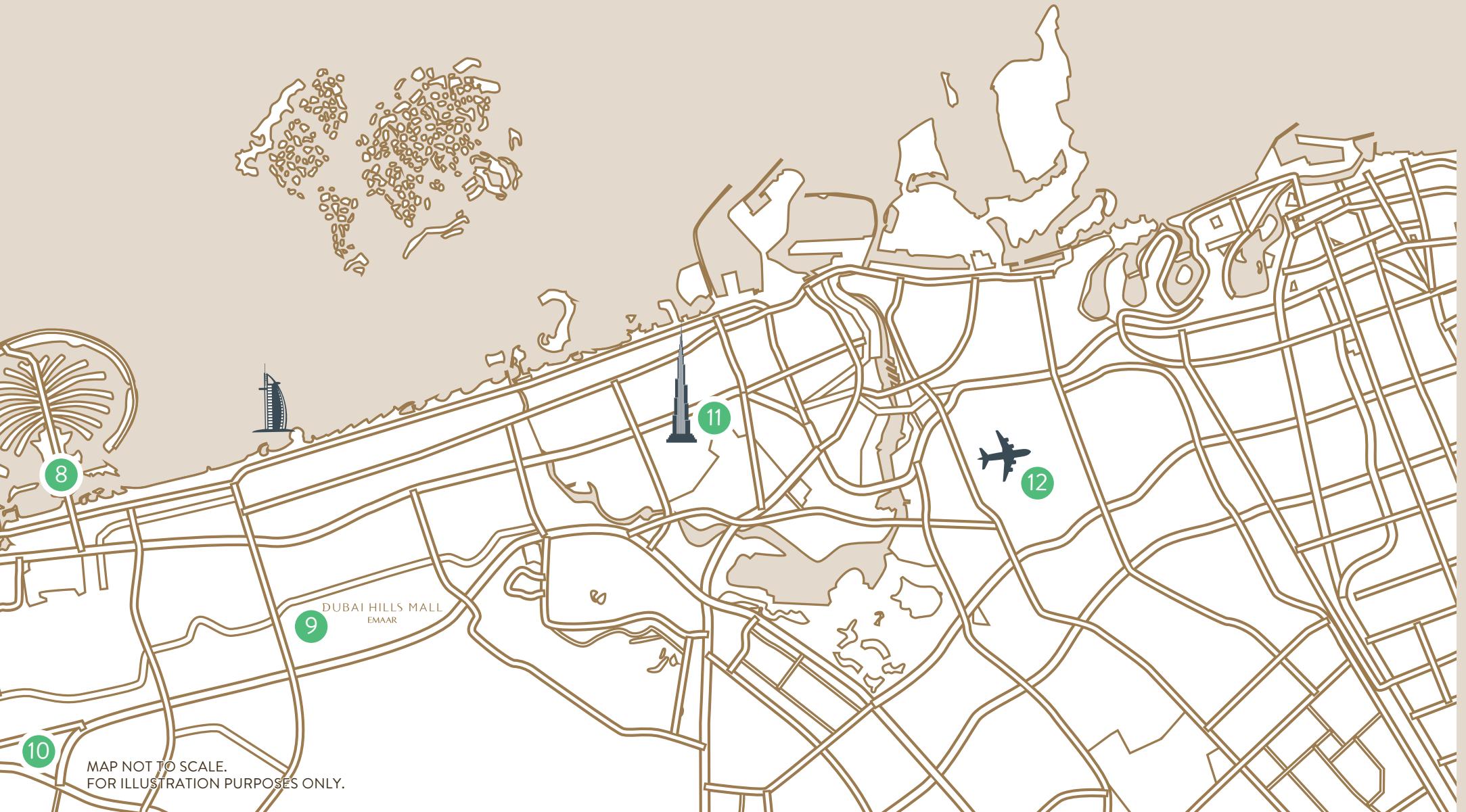
NEAR TO:

- | | | |
|----|-------------------------------|--------|
| 1 | Last Exit DXB Bound | 5 Min |
| 2 | Emirates Field Hospital | 8 Min |
| 3 | Dubai Parks and Resorts | 9 Min |
| 4 | Ghantoot Racing and Polo Club | 14 Min |
| 5 | Palm Jebel Ali | 24 Min |
| 6 | Al Maktoum Airport | 24 Min |
| 7 | Dubai Marina | 25 Min |
| 8 | Palm Jumeirah | 33 Min |
| 9 | Dubai Hills Mall | 33 Min |
| 10 | Jumeirah Village Triangle | 33 Min |
| 11 | Burj Khalifa | 35 Min |
| 12 | Dubai International Airport | 36 Min |

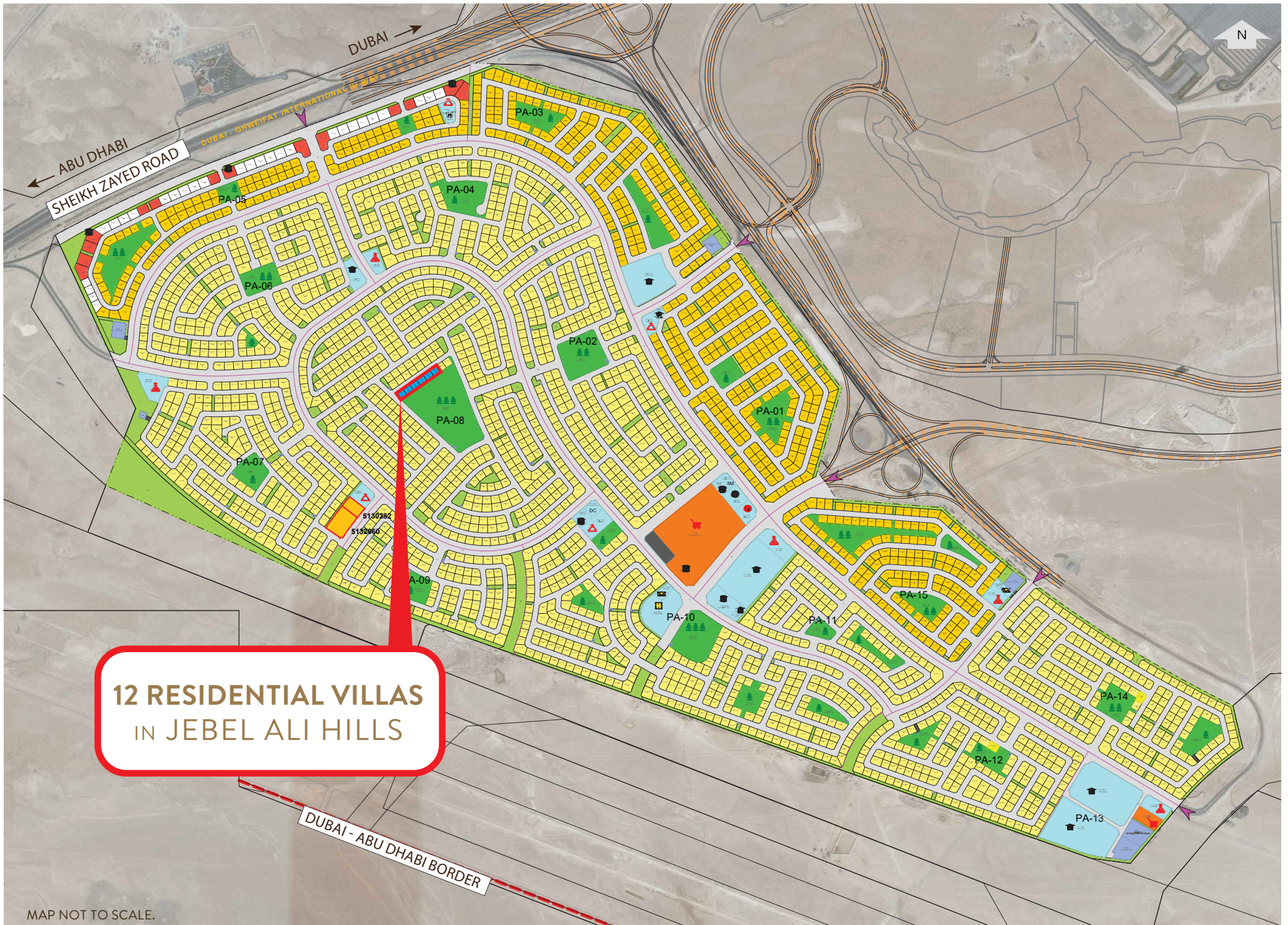


MAP NOT TO SCALE.
FOR ILLUSTRATION PURPOSES ONLY.

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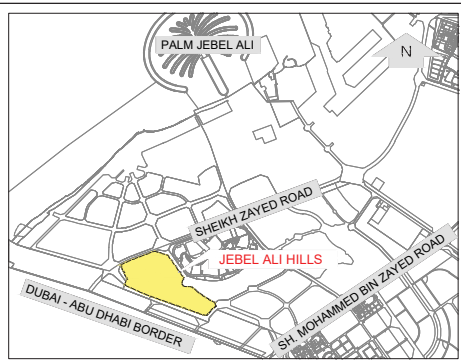


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12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS

LEGEND

- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- AFFECTION PLAN BOUNDARY
- ACCESS ENTRY / EXIT

LAND-USE

- RESIDENTIAL - VILLAS
- RESIDENTIAL APARTMENTS
- SERVICED APARTMENT (Apt. + Retail / Clinic)
- MIXED USE - RETAIL / OFFICE
- COMMERCIAL / RETAIL
- COMMUNITY FACILITY
- LANDSCAPE / OPEN SPACE
- UTILITIES
- UTILITY PLOT ACCESS
- PARK
- RIGHT OF WAY
- BUS TERMINUS

COMMUNITY FACILITIES

- JUMA MASJID
- LOCAL MASJID
- SHOPPING CENTER
- PRIVATE SCHOOL
- CHILDREN NURSERY
- PRIVATE CLINIC
- GOVT. HEALTHCARE CENTER
- PRIVATE HOSPITAL
- CIVIL DEFENSE CENTER
- DM CENTER
- POLICE STATION
- POST OFFICE
- DC DAY CARE CENTER
- AM AMBULANCE
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- DISTRICT PARK



12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS

Each Villa B.U.A Calculation
is 3444.12 Sq.ft - 319.97 m²

Ground Floor

1692.94 sq.ft - 157.28 m²

First Floor

1751.18 sq.ft - 162.69 m²

GROUND FLOOR

MEASUREMENTS BY CENTIMETERS

2 Cars Coverd Garage Parking

Ensuite Guest Bed Room

Maid's Room

Closed Kitchen

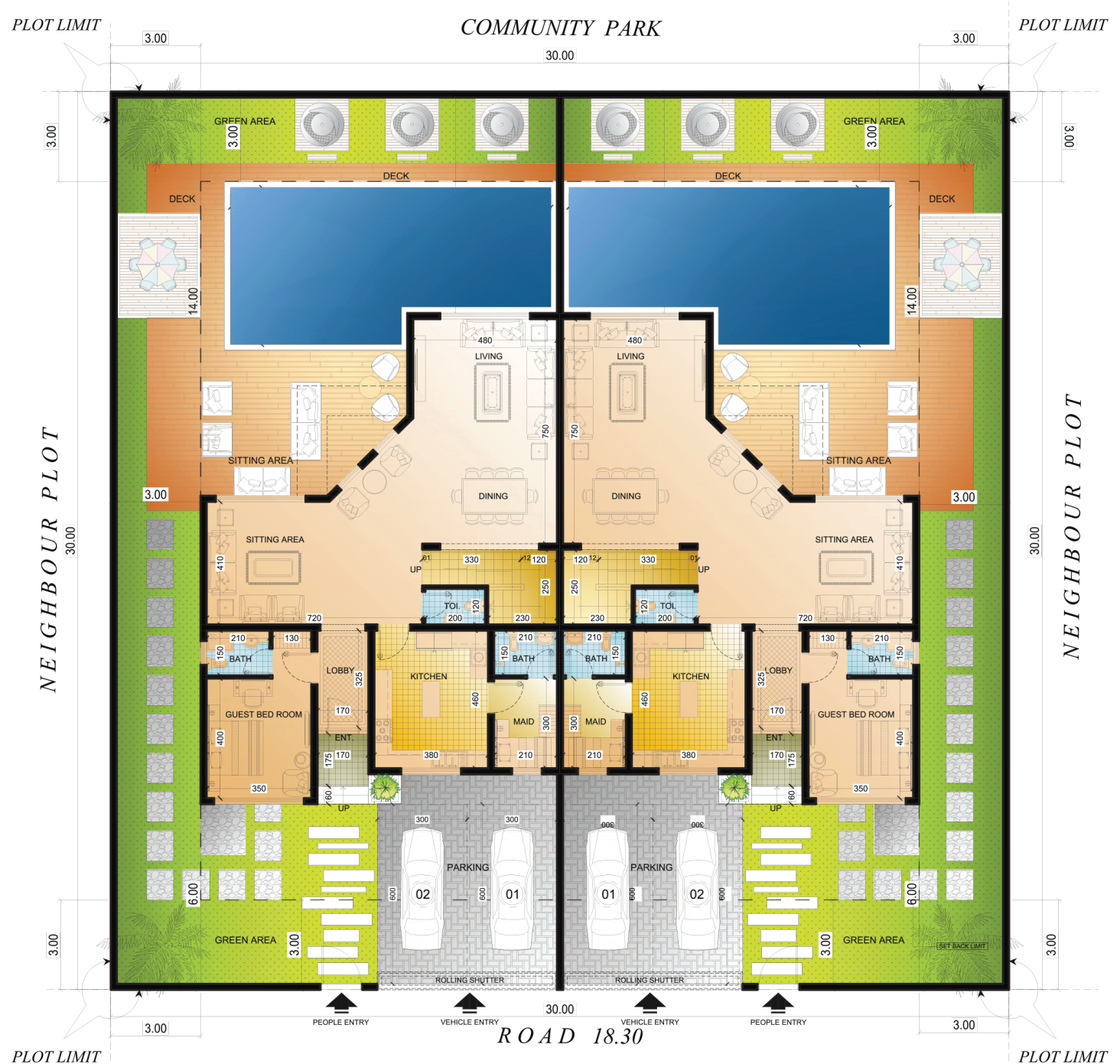
Guest Washroom

Living and Dining Area

Sitting Area

Outdoor Sitting Area

Garden



Villa -01

Villa -02

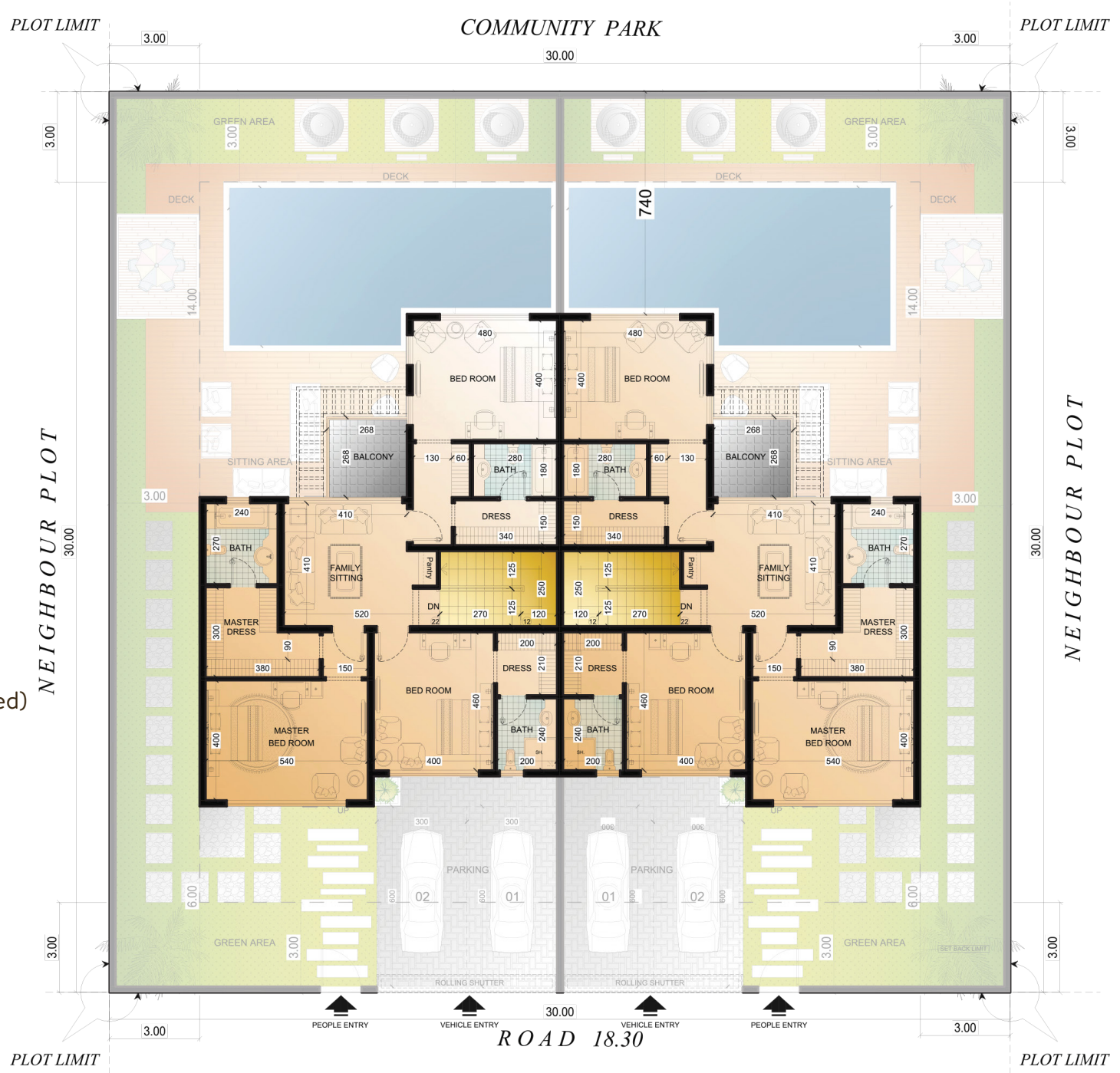
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SWIMMING POOLS ILLUSTRATIONS USED FOR PERSPECTIVE ONLY

12 RESIDENTIAL VILLAS IN JEBEL ALI HILLS

FIRST FLOOR

MEASUREMENTS BY CENTIMETERS

- 3 Master Bedrooms (walk-in closets attached)
- Family Sitting Area with Pantry
- Balcony



Villa -01

Villa -02

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