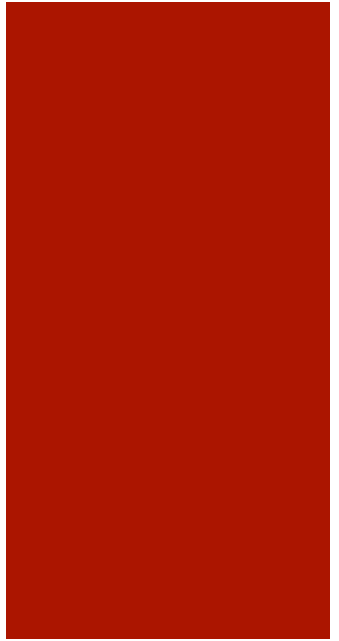


PEARL JUMEIRAH  
Freehold Residential Plots





## Pearl Jumeirah

Adjacent to the Jumeirah shoreline, with spectacular sea views over the Arabian Gulf and the awe-inspiring Dubai skyline, lays the exclusive residential development of Pearl Jumeirah. Positioned to become an elite address for beach front peninsula living, Pearl Jumeirah creates an open community catered to individuals who enjoy the seclusion of a desert island destination yet always stay connected to the bustle of the city.

This reclaimed island will cover approximately 8.3 million square feet of land. More than 300 residential villa plots, fully serviced with all infrastructure requirements and with an average plot size of 10,000sq.ft. are being developed across 7 key residential areas. Residents and visitors of Pearl Jumeirah will enjoy over 90,000sq.ft. of retail facilities at the Town Center, a unique 2 km promenade linking the perimeter of the development, a central common plaza surrounded by community facilities including two local mosques and pre-school educational facility, networked open space that promotes walking and cycling, two open beaches and waterfront beach hotels with associated facilities.



## LOCATION ADVANTAGE

### Pearl Jumeirah

The size, location and exclusivity of Pearl Jumeirah make it a unique jewel that lies at the heart of Dubai's finest residential district. Direct access from Jumeirah Beach Road provides easy transportation links with key Dubai arterials such as Diyafa Road, Sheikh Zayed Road and Sheikh Rashid Road, which in turn makes landmarks such as Dubai Airport and the central business districts within easy reach.

- 1 Located along the Jumeirah shoreline close to the heart of the city.
- 2 Over 90,000sq.ft. of retail area for residents and visitors to enjoy at the Town Centre.
- 3 Direct access from Jumeirah Beach Road provides easy transportation links with key Dubai arterials such as Diyafa Road, Sheikh Zayed Road and Sheikh Rashid Road.
- 4 Public transport like the Dubai Metro, Bus Stations and Taxi are easily accessible from Jumeirah Beach Road.
- 5 2 km promenade linking the perimeter of the development, a central common plaza surrounded by community facilities including two local mosques and pre-school educational facility, networked open space that promotes walking and cycling, two open beaches and waterfront beach hotels with associated facilities.



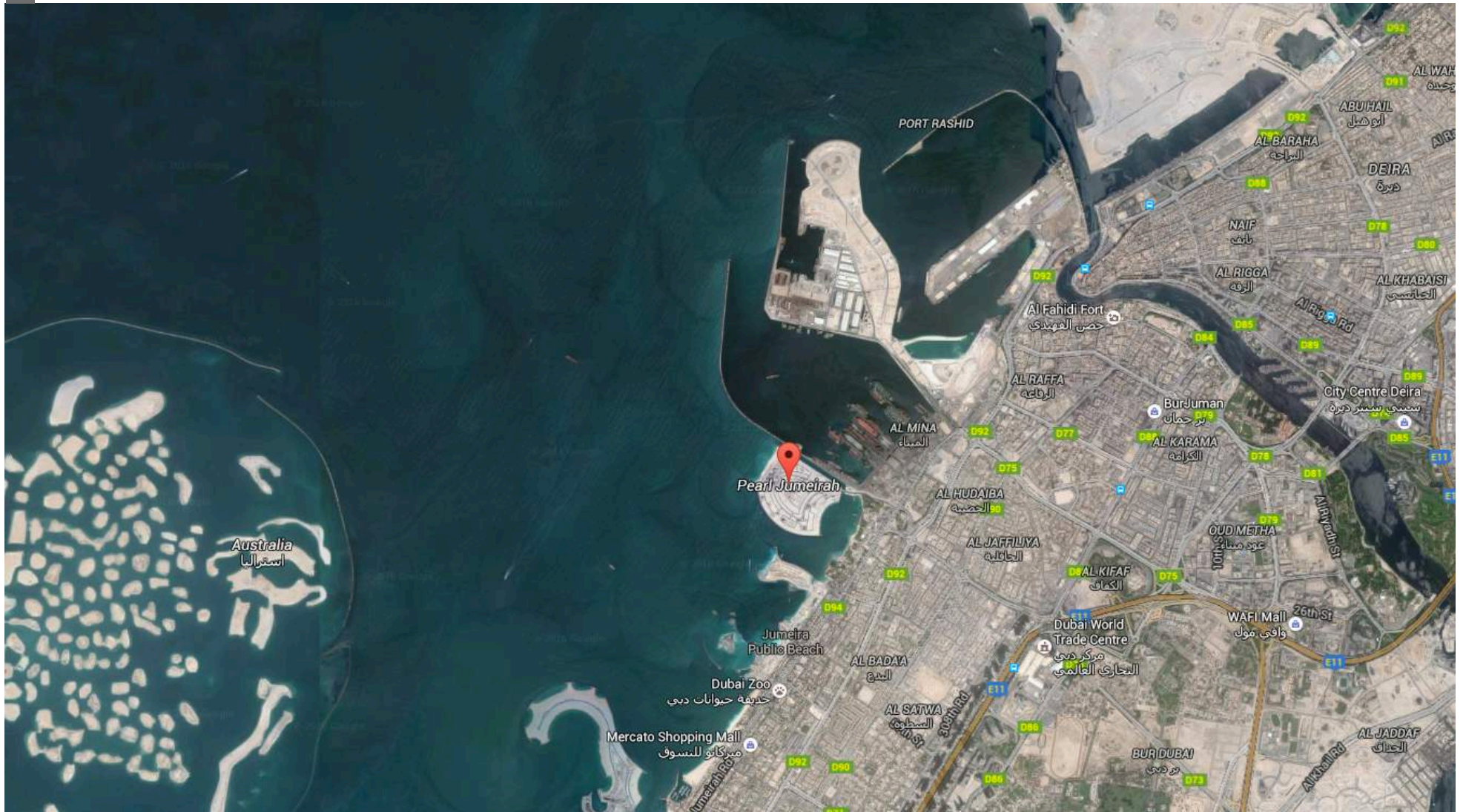




## KEY FEATURES:

- Only 100% Free Hold Plots.
- Only Municipality approvals required to build.
- Design your villa just the way you want.
- NO SERVICE CHARGES

GOOGLE MAP



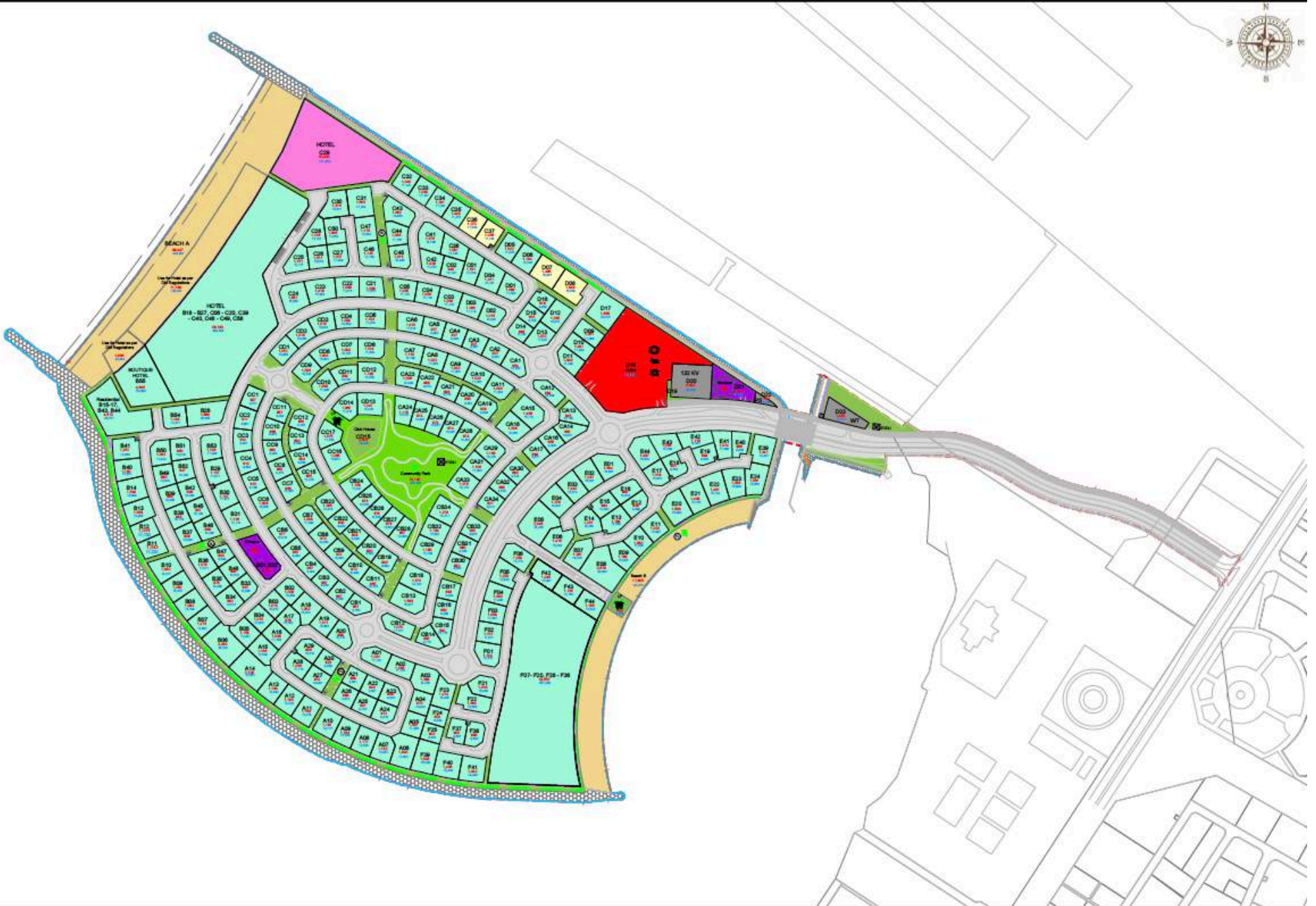


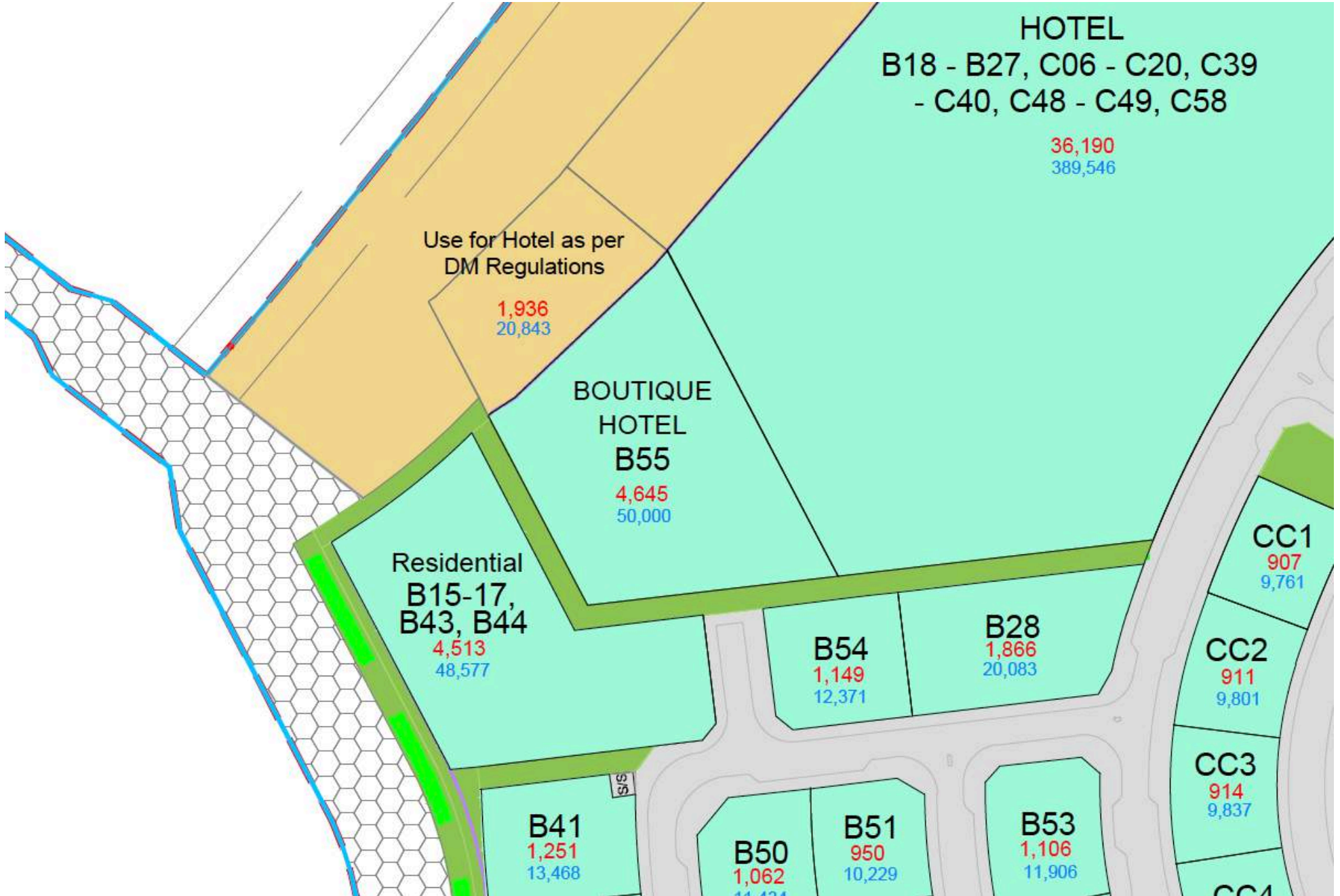
# FREEHOLD VILLA PLOTS IN PEARL JUMEIRAH





# MASTER PLAN







# AFFECTION PLAN

## BOUTIQUE HOTEL PLOT

### Plot-B55





Total size - 50,000 sq.ft

BUA – 35,000 sq.ft

Exclusive beach - 20,000 sq.ft

FAR – 0.7

Permission - Boutique Hotel

 GOVERNMENT OF DUBAI		دائرة الأراضي والأملاك Land Department	
NAME:		الاسم:	
PLOT NO: 1137 (332-2902)		رقم القطعة: 1137	
BLOCK: JUMEIRAH FIRST (332)		المنطقة: جميرا الأولى (332)	
TOTAL AREA: 4645/36 SQ.M. (50002/24 SQ.FT.)		مجموع المساحة:	
			
OWNERSHIP CHANGED BY PURCHASE. ALL DIMENSIONS ARE IN METER			
PROJECT:	STATUS: Vacant	<b>PLOT SITE PLAN</b>  APPROVED BY SURVEY SECTION  دائرة الأراضي والأملاك Land Department	
SUBDIVIDED FROM: P. 1056 (332-4357) JUMEIRAH FIRST			
REFERENCE: DM. Site Plan 332-2902	DATED: 14/02/2013		
PREVIOUS REG:	ORIGIN: Granted		
PLAN TYPE: THEORETICAL			
RESURVEYED BY:	DATED:		
DEVELOPER REF:	SCALE: 1:1000		
PREPARED BY: تسهيلى شمس الدين فاسان	ISSUED ON: 07/05/2013		

# SITE PLAN



## Zone Regulations for plot: 3322902

Community	JUMEIRA FIRST - 332	
Area	4645.36 SQ. METERS	
Height	RC2-H/2	Ground + First Floor FAR = 0.7
Parking	RC2-H/2	Parking for each 5 rooms and for each 50 sq.m of eating and drinking halls and for each 50 sq.m of retail and offices and for each 20 sq.m of meeting and concerts halls and one parking at least for disabled or 1/75 of total of parking
Remarks	RC2-H/2	Unidentified
Setback	RC2-H/2	Quarter of the Height From Neighbor And From Center Of Sikka - Maximum 7.5 m and a minimum of 3 m
Landuse	RC2-H/2	Hotel