



Jebel Ali is getting a makeover

GARDENIA TOWNHOMES

Your gate to everything is now open





Location: **wasl gate** is located on Sheikh Zayed Road in Jebel Ali First, near Ibn Battuta Mall

Vision: To create a high quality urban mixed-use freehold development

Objective:

- Deliver a dynamic, well designed mixed use project that becomes the most sought-after place to live, work & entertain
- Provide a community where everyday life is easy, effortless, fun, and the diversity of choices is all-embracing in an inclusive, green and stimulating metropolitan district that allows for the celebration of multiple lifestyles and people

Positioning: Towards New Dubai / creating primarily upmarket residential buildings

Uses: Residential, retail, commercial, hospitality, community amenities, leisure, entertainment, restaurants and cafes

Zoning	Land area	Gross floor area	Number of residential units
Multiple zones	112.8 Ha / 1.13 million sqm	1.9 million sqm	Approx. 7,000 residential units

Population estimate: 58,000 (including residents / visitors)

Community features:

- Brand-new Festival Plaza Mall including Ikea & Ace Hardware
- Direct metro access to the Energy metro station
- Connection to south and north Sheikh Zayed road
- Close to freezones and business clusters of JAFZA, DMCC, and Dubai Internet City
- Close to DWC, Expo 2020 & Dubai parks & resorts
- Central park, dog park, water features & kids play areas

Zone names:

Zone 1 – Gardenia Townhomes @ wasl gate

Zone 4 – The Nook



Developer name: JAG Development LLC | Developer number: 1233 | Project name: Gardenia Townhomes @ wasl gate | Project number: 2075

Location:
Gardenia Townhomes @ wasl gate is located on the eastern side of the master development and is within walking distance from the Festival Plaza Mall, the planned Central Park, and the K12 School.

The townhomes offer easy access to Sheikh Zayed Road and are located close to the Energy Metro Station.

Residential unit types:

- Three-bedroom: 155 units
- Plot sizes: 2,636 - 2,803 sq. ft
- Unit built up area: 2,626 sq. ft
- Four-bedroom: 102 units
- Plot sizes: 3,160 - 5,571 sq. ft
- Unit built up area: 3,165 sq. ft

Amenities:

The community club for the townhouses has an indoor multipurpose hall, landscaping and lawns, kids play area, swimming pools (children and adults) with changing room facilities.

Technical specifications (Façade):

- Exterior walls: Pure acrylic emulsion, flexible & water based textured paint
- Glazing: Double insulated clear float glass in powder coated aluminum profiles

Metering:

Individual kWh meter for electricity as per DEWA standards. No gas meter, individual gas cylinder

Cooling:

DX type ducted fan coil unit (FCU) - individual unit for each townhouse

Height: G+1	Residential uses: 257 Villas
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IT specifications:

- Fibre to home (Taawun).
- Bedrooms and family room - 1# Twin RJ45 and 1# Single RJ45 outlet
- Living room - 2# Twin RJ45 outlet
- Dining room, Kitchen and Maid's room - 1# Twin RJ45 outlet
- SMATV - Containment provision available

Parking:

Two-parking spaces for each townhouse

Interior summary:

- Flooring : 60 x 60cm ceramic tiles in all spaces, 30 x 30cm for the wet areas
- Walls: Emulsion paint interior wall finish
- Ceiling: Gypsum board false ceiling in parts of the living room, kitchen, and wet areas

Fire alarm system:

Fire alarm system in line with the Dubai Civil Defence

White goods / Appliances:

Wardrobe and kitchen counters provided by developer / white appliances by buyer