

A S A Y E L

BUILDING 1



MJ
madinat
jumeirah
living

EXCLUSIVITY WITH GRAND CHARACTER

A premium location. A classic architectural style. Madinat Jumeirah Living introduces Asayel to its collection of premium residences. Take the ultimate opportunity to live and invest in an exclusive development in Umm Squeem, with impressive views of the upcoming Burj Jumeira and located adjacent to the iconic Burj Al Arab. The gated community is also directly connected to Madinat Jumeirah Resort and Souk by an air-conditioned walkway.





RESORT LIVING
WITH OLD TOWN CHARM.



INTERCONNECTED SPACES
LEADING TO A JOURNEY OF DISCOVERY.



PREMIUM FACILITIES
DISTRIBUTED THROUGHOUT.



FAMILY-FRIENDLY ENVIRONMENTS
WITH SPACE TO GROW.



CONVENIENCE ENSURED WITH
AN EXCLUSIVE RETAIL AREA.

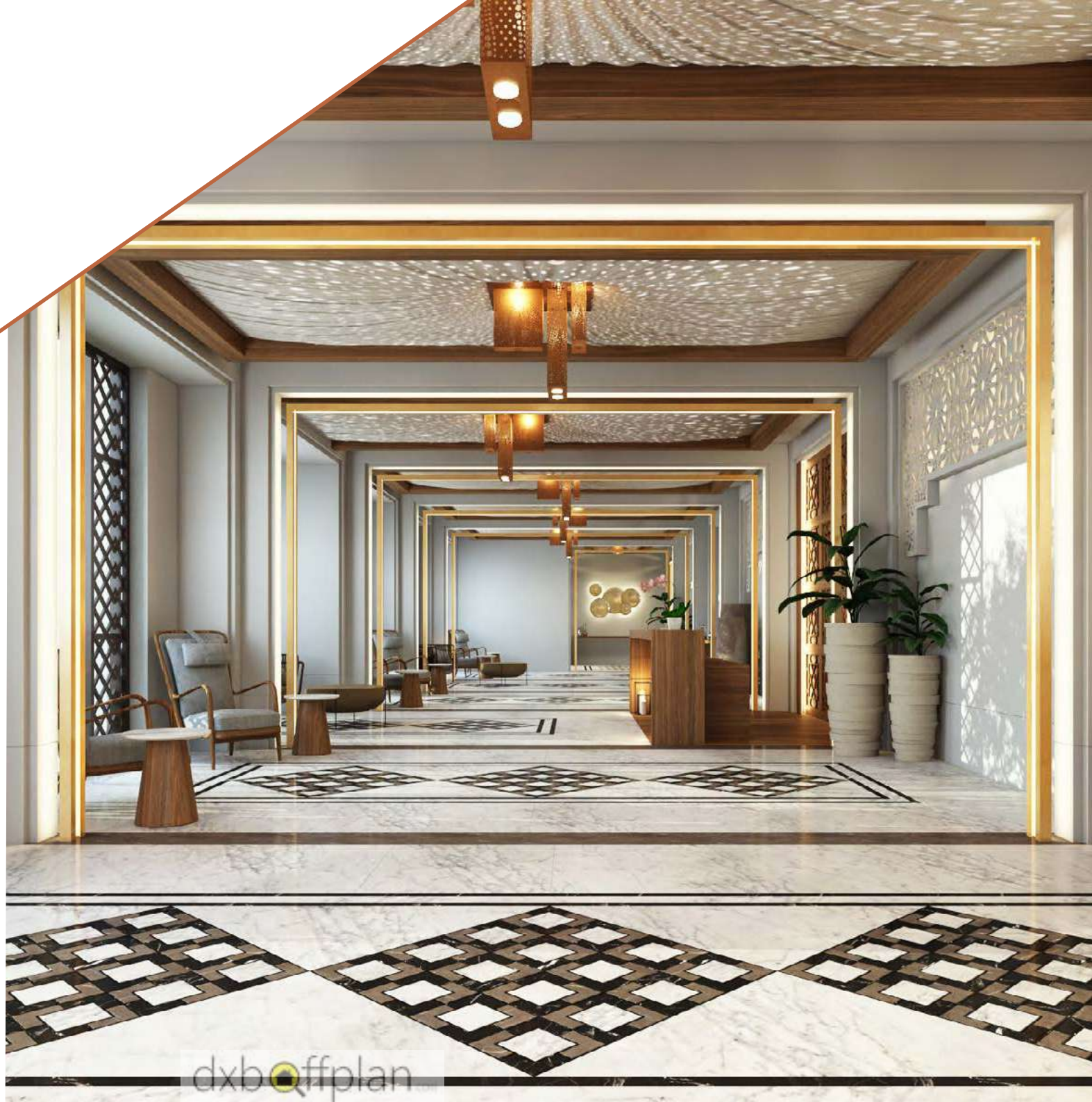


SPECTACULAR LANDSCAPES
AND BEAUTIFUL WALKING PATHS.

PAST AND FUTURE BROUGHT TOGETHER

Spacious layouts
with fresh and
contemporary
interiors make

for exceptional living at Asayel. The complete range of 1, 2, 3 and 4-bedroom apartments offer elegant finishing and inspiring views. The residences comprise of expansive lobbies, an array of amenities and concierge service to cater to the needs of residents.





SPACIOUS INTERIORS
AND SUPERIOR FINISHES.



INTERIOR DESIGN EXPANSIVE
AND CONTEMPORARY IN SPIRIT.



HIGH-END FINISHING FOR
ULTIMATE COMFORT.



SENSE OF IDENTITY

Warm colours, textured surfaces, wind towers, rusticated balconies, and pergolas. All of these distinct architectural elements at Madinat Jumeirah Living are complemented by a vibrant landscape in a setting

reminiscent of Madinat Jumeirah Resort. Picture a cosy community of mid-rise buildings, with a grand arrival experience, free from traffic, family friendly and consisting of winding walkways.



STATE-OF-ART FACILITIES
AND MODERN AMENITIES.



ESSENTIAL INTER- CONNECTIONS

Connected by well-established road network – Jumeirah Beach Road and Umm Squeem Road – and linked

by a footbridge to Madinat Jumeira, this privileged development enjoys great food and beverage on its doorstep, close proximity to schools, retail offering, entertainment, and luxury hospitality.

- 2 minute drive
- Sheikh Zayed Road
- 5 minute drive
- Dubai Media City
- 8 minute drive
- Dubai Internet City
- 5 minute drive
- the nearest shopping mall
- 25 minute drive
- Dubai International Airport



BURJ
al arab

- ASAYEL
- RAHAAL
- LAMTARA



JUMEIRAH ROAD

UMM SUQEIM ROAD



DUBAI
marina



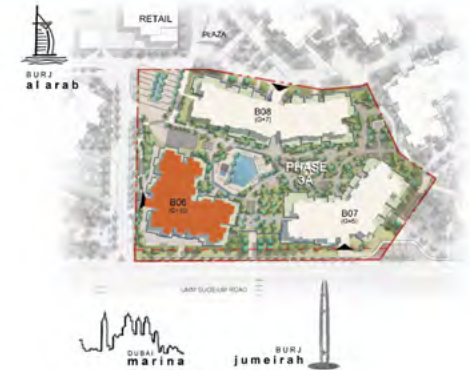
BURJ JUMEIRA



Gated residential clusters community centre
 Community retail facilities
 Concierge services
 Play areas, parks, and open spaces
 Fitness centres and swimming pools
 Ample basement parking for residents

Designated visitor parking
 Daycare centres
 Kilometres of shaded walkways, jogging, and cycling
 Direct airconditioned footbridge connected to Madinat Jumeirah
 Direct views to the latest icon of Dubai, Burj Jumeira

FLOORPLANS
ASAYEL BUILDING 1

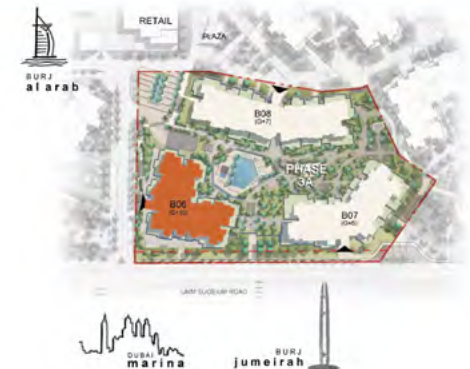


UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G04	66.8	719	52.5	566	119.3	1284



1 BEDROOM
ASAYEL 1

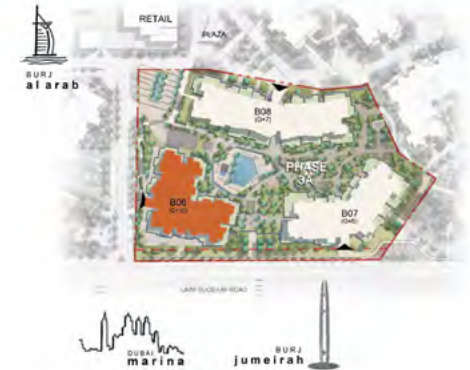
APARTMENT TYPE A
LEVEL: G



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G05	66.8	719	54.3	585	121.1	1304



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G10	66.8	719	31.2	336	98.0	1055



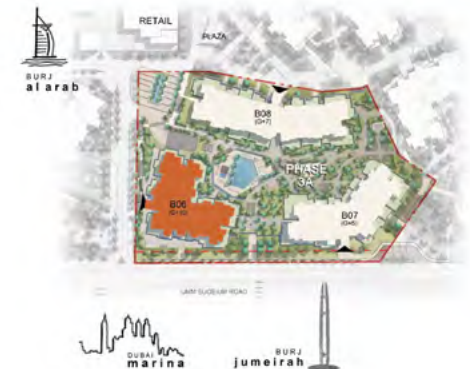
UNIT NO.				SUITE AREA		BALCONY AREA		TOTAL AREA	
104	105	111	204	SQM	SQFT	SQM	SQFT	SQM	SQFT
205	211	308	408	66.8	719	9.1	97	75.8	816
508	608	708	808						



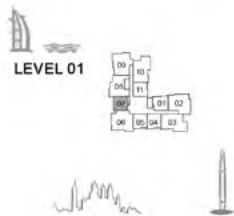
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G01	72.1	776	40.9	441	113.0	1217



UNIT NO.			SUITE AREA		BALCONY AREA		TOTAL AREA	
101	201	301	SQM	SQFT	SQM	SQFT	SQM	SQFT
401	501	601	72.0	775	9.4	101	81.4	876
701	801	901						



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
207	68.5	737	30.4	327	98.9	1064



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
107	68.5	737	10.9	117	79.4	854

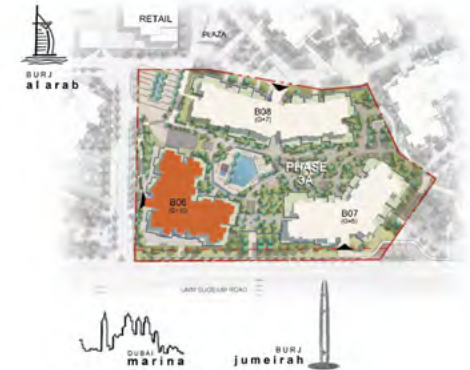


1 BEDROOM
ASAYEL 1

APARTMENT TYPE D
LEVELS: 3, 4, 5, 6, 7 & 8



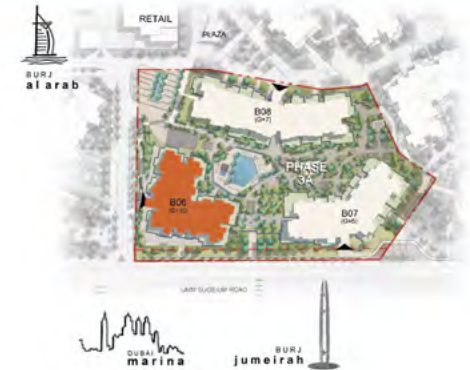
UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
305	405	SQM	SQFT	SQM	SQFT	SQM	SQFT
505	605	72.4	779	8.5	92	80.9	871
705	805						



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G08	118.9	1280	117.1	1261	236.0	2540



UNIT NO.			SUITE AREA		BALCONY AREA		TOTAL AREA	
109	209	306	SQM	SQFT	SQM	SQFT	SQM	SQFT
406	506	606	125.9	1355	23.1	249	149.0	1604
706	806							



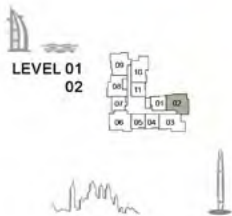
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G07	116.0	1249	68.4	736	184.4	1984



UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
108	208	SQM	SQFT	SQM	SQFT	SQM	SQFT
		116.7	1257	23.0	247	139.7	1504



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G02	130.3	1403	135.7	1461	266.0	2863



UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
102	202	130.3	1402	19.8	214	150.1	1616



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G06	139.0	1496	147.9	1592	286.9	3089



2 BEDROOM
ASAYEL 1

APARTMENT TYPE D
LEVELS: 1 & 2

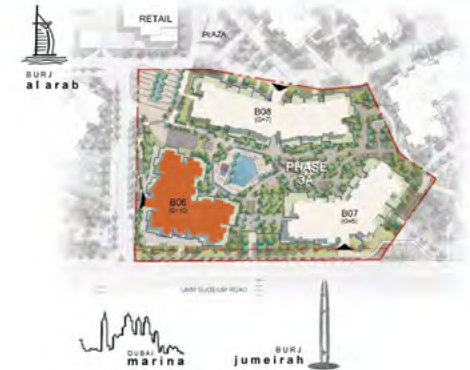


UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
106	206	SQM	SQFT	SQM	SQFT	SQM	SQFT
		138.9	1496	20.5	220	159.4	1716



2 BEDROOM
ASAYEL 1

APARTMENT TYPE E
LEVEL: G



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G09	127.0	1367	121.0	1303	248.1	2670



UNIT NO.				SUITE AREA		BALCONY AREA		TOTAL AREA	
103	110	203	210	SQM	SQFT	SQM	SQFT	SQM	SQFT
307	407	507	607	127.0	1367	11.8	127	138.8	1494
707	807								



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
G03	119.7	1288	141.7	1525	261.3	2813



UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
1002		SQM	SQFT	SQM	SQFT	SQM	SQFT
		116.0	1248	57.3	617	173.3	1865



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
904	116.3	1252	19.4	209	135.7	1461



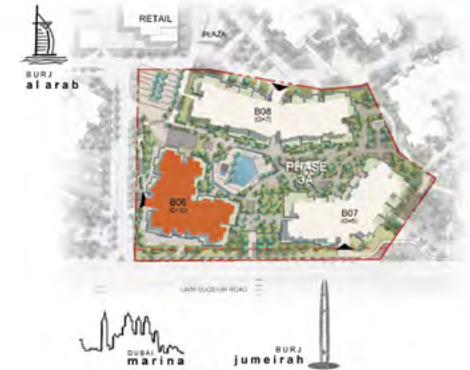
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
906	119.5	1286	31.7	342	151.2	1628



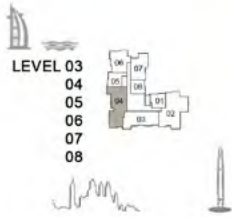
UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1004	119.4	1286	9.3	101	128.8	1386



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
903	174.9	1883	70.8	763	245.8	2645



UNIT NO.			SUITE AREA		BALCONY AREA		TOTAL AREA	
303	403	503	SQM	SQFT	SQM	SQFT	SQM	SQFT
603	703	803	174.6	1879	29.7	319	204.2	2198



UNIT NO.		SUITE AREA		BALCONY AREA		TOTAL AREA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
304	404						
504	604	219.9	2367	28.0	301	247.8	2667
704	804						

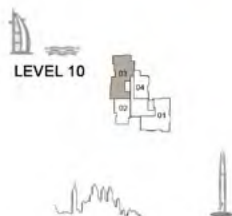


4 BEDROOM
ASAYEL 1

APARTMENT TYPE D
LEVEL: 9



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
905	256.0	2755	87.9	946	343.8	3701



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1003	258.3	2780	33.3	358	291.6	3138



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
302	252.2	2715	44.1	475	296.3	3190



UNIT NO.			SUITE AREA		BALCONY AREA		TOTAL AREA	
402	502	602	SQM	SQFT	SQM	SQFT	SQM	SQFT
702	802	902	252.1	2714	31.4	338	283.5	3052



UNIT NO.	SUITE AREA		BALCONY AREA		TOTAL AREA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
1001	227.3	2447	134.7	1450	362.0	3897