

ALANDALUS
AT JUMEIRAH GOLF ESTATES

LIVE IT TO BELIEVE IT



THE CITY OF POSSIBILITIES

Invest in Dubai:
Where dreams become reality



0% personal income tax



The shopping capital
of the Middle East



One of the world's
safest cities



Demand for off-plan
properties is booming*



Politically stable,
thriving economy



Year-round sunshine



One of the highest
gross rental yields in
the world (with an
average of 7.4%)



1/3 of the world's
population is within
four hours' flying time



AED 285 billion
invested in Dubai
property in 2017



Average 7–8%
capital appreciation
for property**



Buy property, tax-free



Officially an Islamic
country, but Dubai is
tolerant and respectful
of other religions



92% of the
multicultural
population
are expats



One of the world's
fastest-growing
cities, increasing
at 10.7% annually



The first city in the
Middle East to host
a World Expo, Dubai
expects 25 million
visits in 2020

*Source: Dubai Land Department

**Source: <http://gulfnews.com/business/property/dubai-s-strong-yields-1.2056845>

JUMEIRAH GOLF ESTATES, THE WORLD'S PREMIUM LEISURE AND RESIDENTIAL DESTINATION

An award-winning destination like no other.





**WELCOME TO YOUR NEW HOME,
JUMEIRAH GOLF ESTATES.**

Dubai is an ever-growing, diverse city, drawing expats from all over the globe. Jumeirah Golf Estates envisaged an opportunity to create a place of tranquillity in the heart of all this buzzing energy.

In one of the world's most prestigious golf developments, we have created 16 vibrant yet unique districts – all of them surrounded by nature.

Take this extraordinary opportunity to become part of a sociable, leisurely community. Choose a home that offers you all the modern comforts and conveniences and yet is immersed in breathtaking natural beauty. This is a luxury you can afford.

JUMEIRAH GOLF ESTATES MASTER PLAN

- Alandalus
- Sienna Views
- Flame Tree Ridge
- The Sundials
- Lime Tree Valley
- Valencia Grove
- Olive Point
- Whispering Pines
- Orange Lake
- Wildflower
- Redwood Avenue
- Hillside
- Redwood Park
- Jumeirah Luxury
- Sanctuary Falls
- Earth golf course
- Sienna Lakes
- Fire golf course





SET ON 1,119 HECTARES OF BEAUTIFUL LANDSCAPES, JUMEIRAH GOLF ESTATES IS ONE OF THE MIDDLE EAST'S MOST DESIRABLE AND EXCLUSIVE RESIDENTIAL AND LEISURE COMMUNITIES.

Ancient Mediterranean-inspired architecture complemented by striking water features and flora.

Just 6km from the World Expo 2020 Dubai site.

Only 15 minutes from the Dubai Marina and five minutes from the Dubai Metro.

Over 1,700 luxury properties across 16 distinct districts.

Home to more than 700 families.



**THE CENTRAL
CLUBHOUSE OFFERS
RESIDENTS, GOLFERS
AND VISITORS
WORLD-CLASS LEISURE
AND DINING CHOICES.**

Home to two championship golf courses – Fire and Earth, the Middle East’s only European Tour Performance Institute training facility and a tennis academy.

With 15 lakes and abundant plant life, it is one of Dubai’s largest bird sanctuaries.



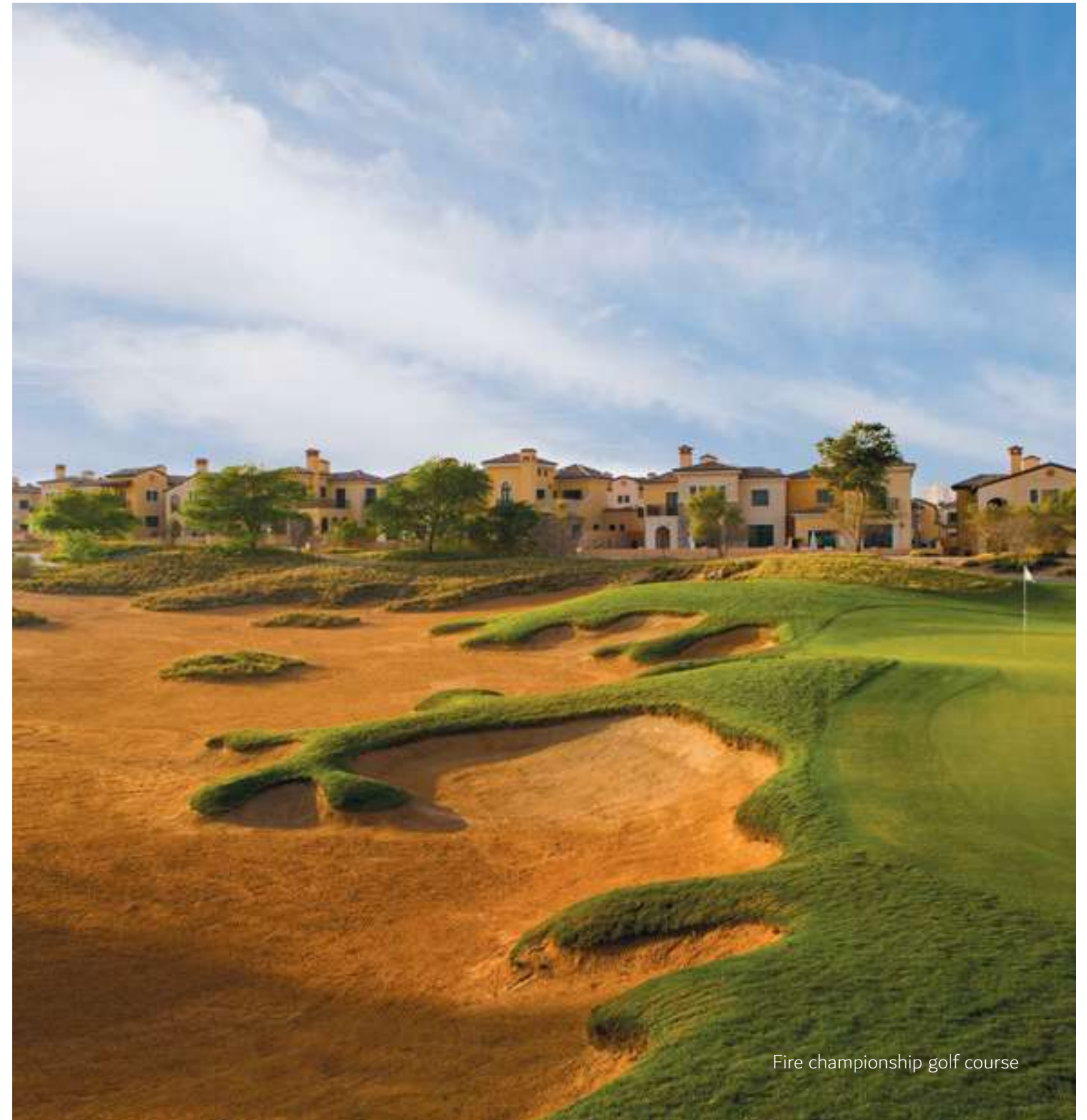


TEE OFF IN CHAMPIONSHIP STYLE

Designed by Greg Norman, the world-famous Fire and Earth championship courses offer a challenging, exhilarating playing experience.



Earth championship golf course



Fire championship golf course



**WHERE THE WORLD'S
BEST COME TOGETHER.**

The 18-hole Earth course hosts the DP World Tour Championship, where 60 of the world's best golfers go head-to-head in a battle to win the coveted Race to Dubai season finale.

Jumeirah Golf Estates is also home to one of only two European Tour Performance Institutes (ETPI) in the world. Golfers of all ages can hone their skills, or just learn the basics at this award-winning facility.



THE HUB OF THE ESTATE

Welcome to the Clubhouse:
131,000 sqft of sheer enjoyment.





**CHOOSE FROM A RANGE
OF OUTSTANDING
LEISURE AND
DINING OPTIONS
AT THE CLUBHOUSE.**

- | | |
|----------------------------|-----------------------|
| Swirl Bar & Lounge | Boardroom |
| Fresca Delicatessen & Café | Retail shop |
| Race to Dubai Suite | Pool & snooker tables |
| Extensive terrace areas | Tennis courts |
| Swimming pool | Fully equipped gym |
| Children's swimming pool | Dance/aerobics studio |
| Events lawn | Kids' play area |
| Ballroom | |



ALANDALUS
LIVE IT TO BELIEVE IT





ALANDALUS IS A COLLECTION OF AFFORDABLE LUXURY APARTMENTS AND TOWNHOUSES, INSPIRED BY THE ANCIENT ARCHITECTURE OF FIVE HERITAGE SITES FROM ANDALUSIA IN SPAIN.

With every modern comfort and convenience, these homes offer ease of living and a sense of exclusivity. Here, you can embrace the outdoors: the residences are surrounded by six hectares of open space, landscaped gardens, over 5km of walking paths and two championship golf courses, attracting several species of birds. You'd never know you were just five minutes from a Dubai Metro station, or 15 minutes from Al Maktoum International Airport.

The community comprises of 715 spacious apartments and 95 elegantly designed townhouses. Their residents have access to a range of leisure amenities suited to every taste and age, and variety of shopping options.

Alandalus redefines affordable luxury. Become part of a community that enjoys an unmatched way of life.





MAKE THIS YOUR HAVEN.

Look out over lush landscapes from the private terrace of your contemporary Alandalus apartment. Each configuration, from one to four bedrooms, has the same classic design elements and high-end fittings.

Here, simplicity meets luxury, creating a space that is as much your sanctuary from the 'real world' as it is a welcoming entertainment space to invite your friends and family.



**ALANDALUS IS PROUD
TO PRESENT ALANDALUS
APARTMENTS.**

Your light-filled Alandalus apartment is where you instantly unwind. The interior is elegantly appointed in soft, neutral tones of eggshell and taupe, contrasting with high-gloss, modern fittings. Overlooking the greenery that surrounds your community, your enclosed terrace invites the outdoors in.

Alandalus effortlessly blends stylish living with the natural environment.



LIVE COMFORTABLY IN A VIBRANT,
SECURE COMMUNITY, SURROUNDED
BY NATURAL BEAUTY



**WELCOME TO THE
FRIENDLIEST OF
NEIGHBOURHOODS.**

Surrounding the Alandalus apartment towers are over 5km of footpaths, pedestrian-friendly streets and a stunning plaza, creating the feel of an Andalusian neighbourhood.

Being so close to the Clubhouse and centre of the community, you can take your pick from a range of wellness and fitness facilities and entertainment and dining options.





LIKE THE ARCHITECTURAL STYLE OF THE BUILDINGS, THE HARD AND SOFT LANDSCAPE ELEMENTS CAPTURE THE ESSENCE OF ANDALUSIA.

Paved roads and footpaths are offset by Mediterranean vegetation: olive and citrus trees, bougainvillea and succulents.

Experience the luxury of day-to-day living in such a magnificent setting.



EVERY ASPECT
OF THE INTERIOR
DESIGN IS CAREFULLY
CONSIDERED.

The sought-after, open-plan layout has well-defined yet interactive living zones. Maximum natural light and harmoniously curated finishes create a sense of refined elegance, calm and spaciousness.



Switches / sockets
Legrand / France





Dine alfresco as you take in sweeping golf course views, or catch the sounds of early morning birdsong from your large covered terrace.



**METICULOUS CARE
IS TAKEN OVER EVERY
DETAIL OF THE FIT-OUT
OF YOUR APARTMENT.**

Modern flooring

Your living areas, bedrooms and hallways feature practical, quality porcelain and/or ceramic tiled flooring – keeping your home cool.

Superior joinery

The result of quality workmanship, your doors and cabinets are simple and elegant. The external doors are fire rated to DCD standards.





Threshold

Crema Ona / Turkey



Kitchen cabinets

Mobilturi / Italy

Sleek, practical kitchen

The upper and lower cabinets and island flaunt clean lines and a lustrous laminate finish. The stainless steel handles, granite counter tops and ceramic tile backsplash are practical and stylish. The kitchen is equipped with an extraction hood and provisions for your kitchen appliances.





Sanitary Ware

Ege / Turkey



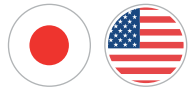
Aluminium

Gulf Extrusions Co. / UAE

Well-appointed bathrooms

Ceramic tiled floors and partly tiled walls, high-quality sanitary ware and stylish contemporary accessories define your private space.





Light fittings

Rikada / Japan & USA

High-quality bedroom finishes

All apartment bedrooms have ample storage, with built-in closets in a high-gloss finish.



Wonderfully crafted details

In contemporary European style, your internal doors are made from a wooden cellular core, beautifully finished in white laminate.

The cement plastered walls and ceiling finishes are meticulously painted with acrylic copolymer emulsion in eggshell.



Vanity counters / doors / wardrobes

Mobilturi / Italy



Ceramics / accessories

Porcelanoza / Spain (Portugal)



Painting

Jotun / UAE



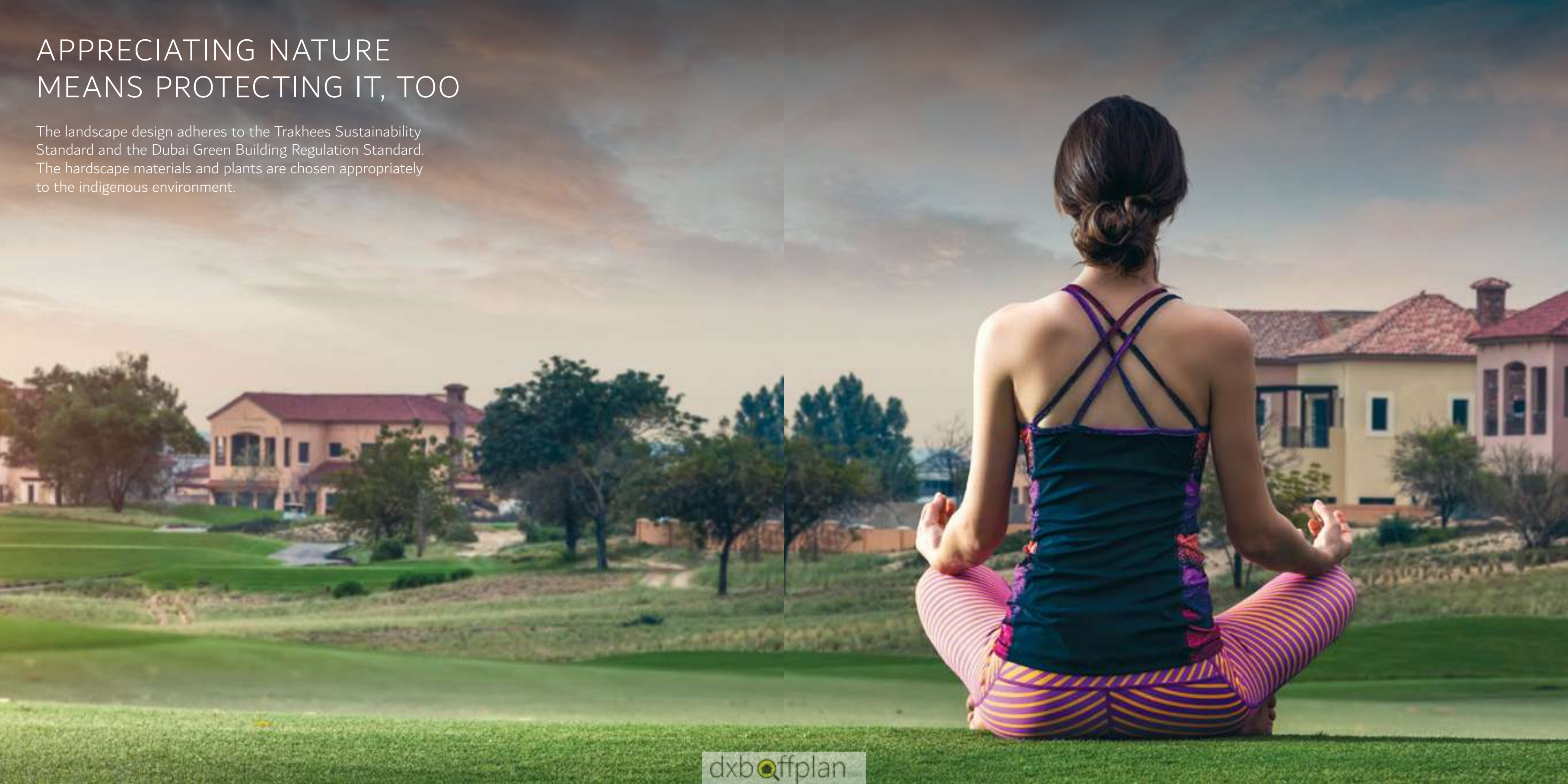


A LEISURELY LIFE

Get the feeling of being on holiday,
every day.

APPRECIATING NATURE MEANS PROTECTING IT, TOO

The landscape design adheres to the Trakhees Sustainability Standard and the Dubai Green Building Regulation Standard. The hardscape materials and plants are chosen appropriately to the indigenous environment.





ALANDALUS MASTERPLAN

Key Areas

- A Tower – A
- B Tower – B
- C Tower – C
- D Tower – D
- E Tower – E
- F Tower – F
- G Tower – G
- I Community Entrance & Exit
- P Covered Parking
- W Water Feature, Plunge / Splash Pool
- 1 Mosque
- 2 Costa del Sol
- 3 Alhambra
- 4 Clubhouse
- 5 Generalife's Gardens
- 6 Retail & Community Centre
- 7 Townhouse
- 8 Townhouse Clubhouse Amenities
Swimming Pool – Kids Pool – Terrace Deck
- 9 Tennis Courts
- 10 Playground

1 BEDROOM TYPE B



| | Sqm | Sqft |
|-----------------------|-----|------|
| Average of Total Area | 72 | 777 |
| Minimum of Total Area | 72 | 777 |
| Maximum of Total Area | 72 | 778 |

1 BEDROOM TYPE B1



| | Sqm | Sqft |
|-----------------------|-----|------|
| Average of Total Area | 76 | 818 |
| Minimum of Total Area | 76 | 818 |
| Maximum of Total Area | 76 | 818 |

1 BEDROOM TYPE C1



| | Sqm | Sqft |
|-----------------------|-----|-------|
| Average of Total Area | 76 | 818 |
| Minimum of Total Area | 71 | 764 |
| Maximum of Total Area | 102 | 1,098 |

1 BEDROOM TYPE D3



| | Sqm | Sqft |
|-----------------------|-----|-------|
| Average of Total Area | 97 | 1,044 |
| Minimum of Total Area | 95 | 1,023 |
| Maximum of Total Area | 112 | 1,206 |

2 BEDROOM TYPE A



| | Sqm | Sqft |
|-----------------------|-----|-------|
| Average of Total Area | 130 | 1,396 |
| Minimum of Total Area | 127 | 1,366 |
| Maximum of Total Area | 159 | 1,712 |

3 BEDROOM TYPE B



| | Sqm | Sqft |
|-----------------------|-----|-------|
| Average of Total Area | 168 | 1,807 |
| Minimum of Total Area | 177 | 1,901 |
| Maximum of Total Area | 179 | 1,926 |

4 BEDROOM TYPE A



| | Sqm | Sqft |
|-----------------------|-----|-------|
| Average of Total Area | 307 | 3,303 |
| Minimum of Total Area | 217 | 2,337 |
| Maximum of Total Area | 307 | 3,306 |



TOWER D

2ND LOWER GROUND FLOOR



1ST LOWER GROUND FLOOR

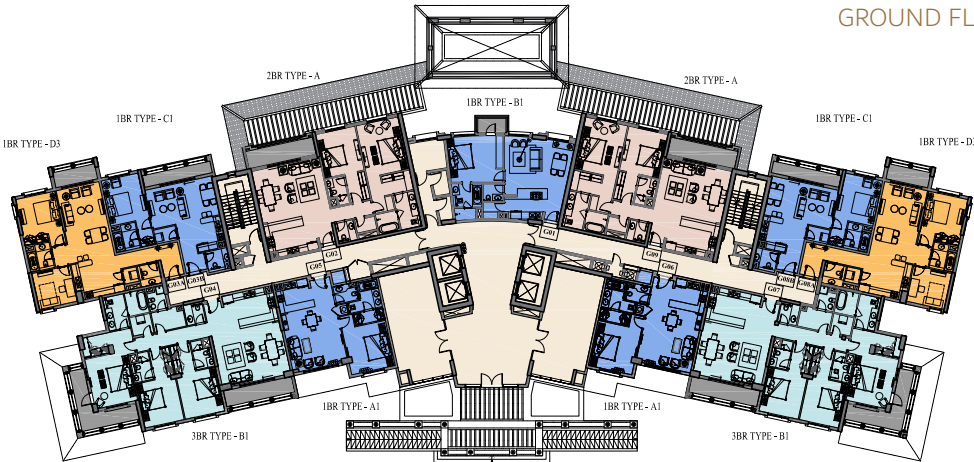


LEGEND

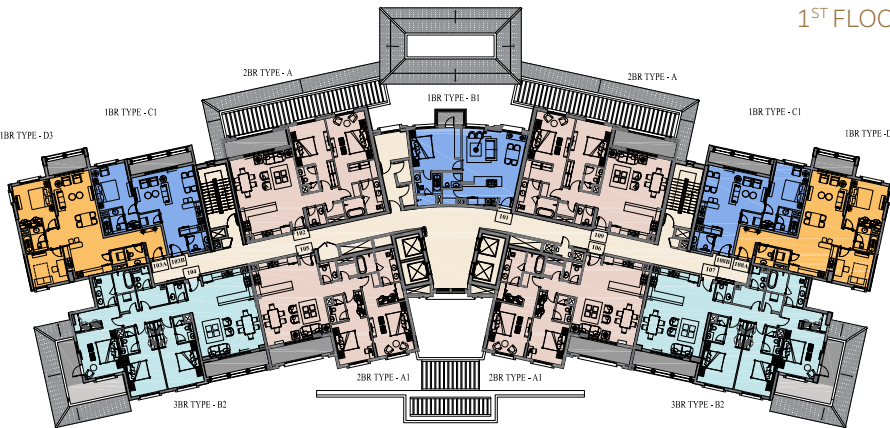
- | | | |
|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

TOWER D

GROUND FLOOR



1ST FLOOR

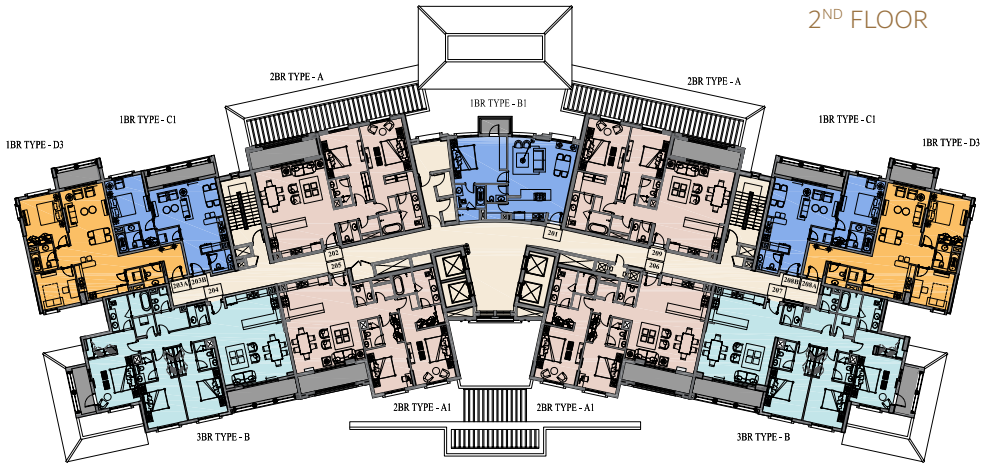


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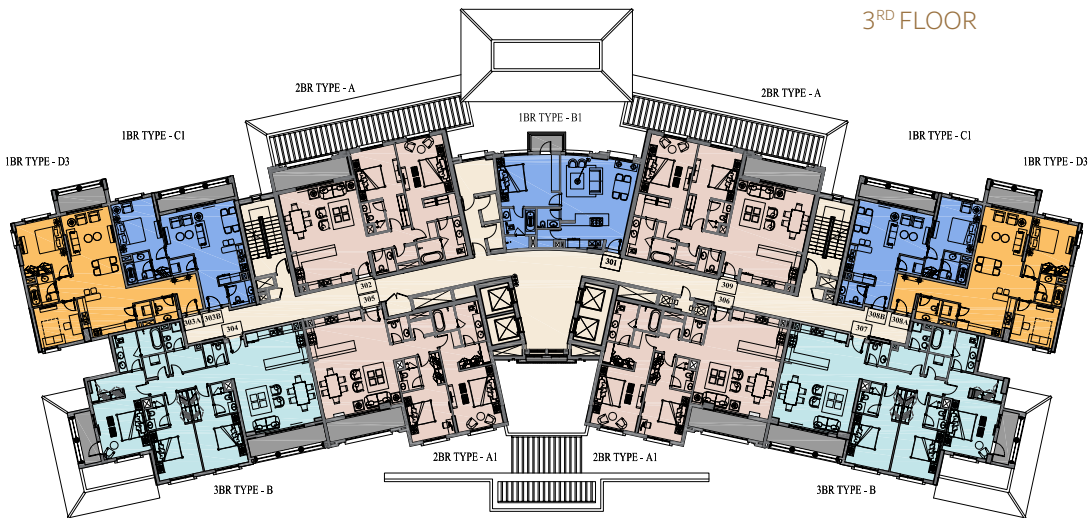
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|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

TOWER D

2ND FLOOR



3RD FLOOR

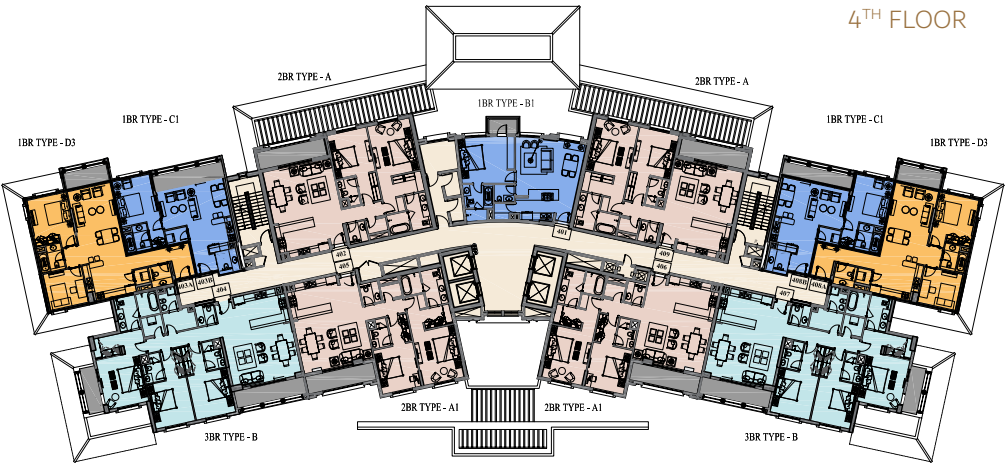


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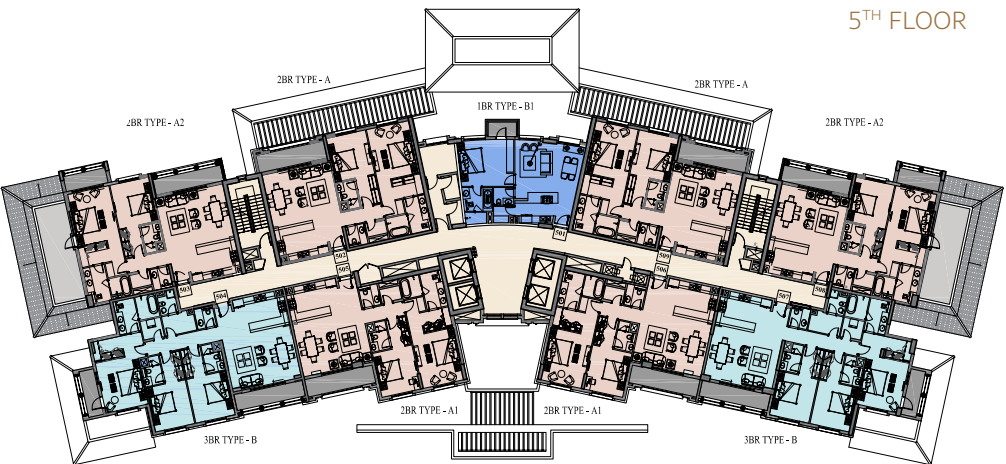
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|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

TOWER D

4TH FLOOR



5TH FLOOR

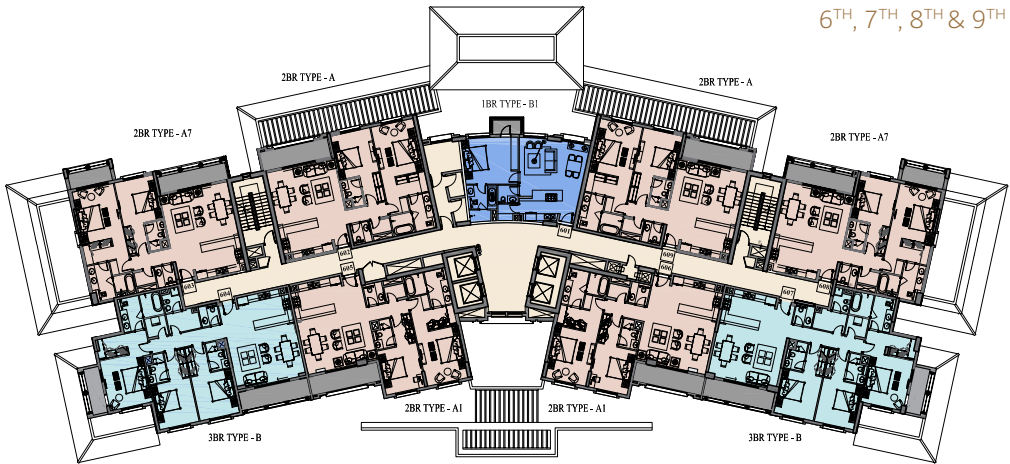


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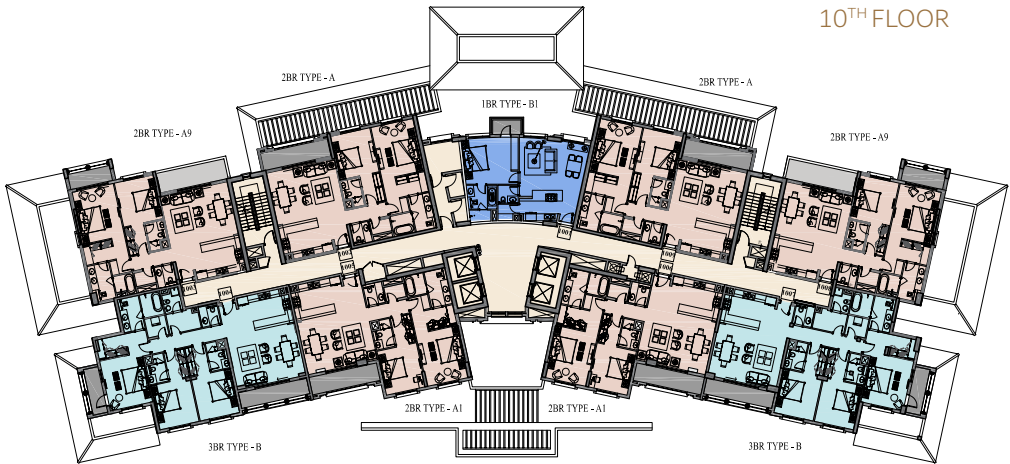
- | | | |
|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

TOWER D

6TH, 7TH, 8TH & 9TH FLOOR



10TH FLOOR

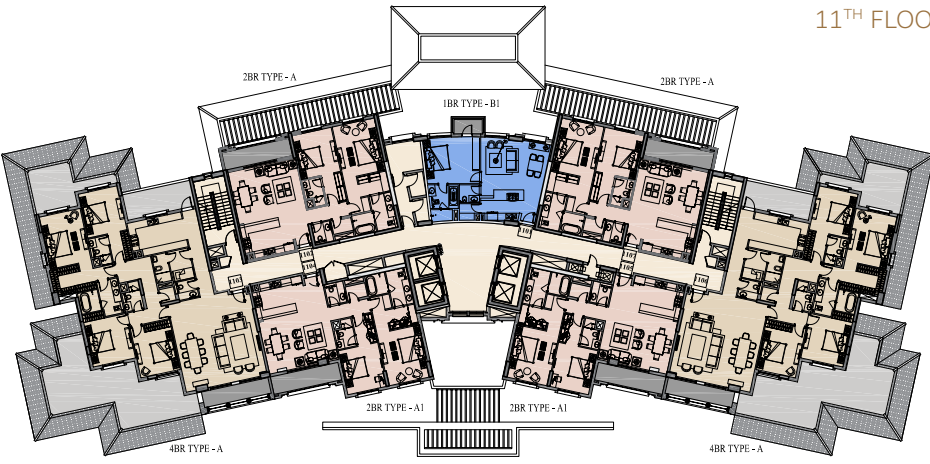


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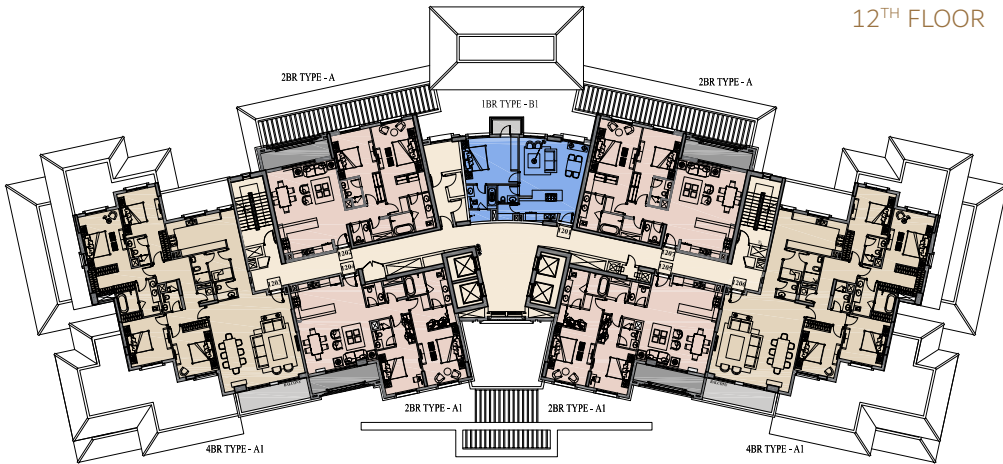
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|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

TOWER D

11TH FLOOR



12TH FLOOR



LEGEND

- | | | |
|-------------------------|------------------------|------------------|
| One Bedroom Apartment | Four Bedroom Apartment | Covered Terraces |
| Two Bedroom Apartment | Hallway & Services | Storage Area |
| Three Bedroom Apartment | Uncovered Terraces | Garden |

WHAT AM I GETTING?

An opulent lifestyle within your reach

**715**
SPACIOUS
APARTMENTS

**95**
TOWNHOUSES

**2**
CLUBHOUSES

**2**
CHAMPIONSHIP
GOLF COURSES

**1**
MOSQUE

**1**
HOTEL

**2**
COMMUNITY
CENTRES

**25+**
SHOPS AND
RESTAURANTS

**6**
HECTARES OF
OPEN SPACE

**15+**
SPECIES
OF BIRDS


**5**
ANDALUSIAN
THEMES

**5km+**
WALKING
PATHS

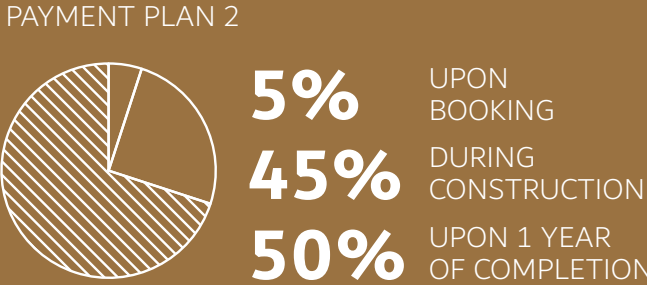
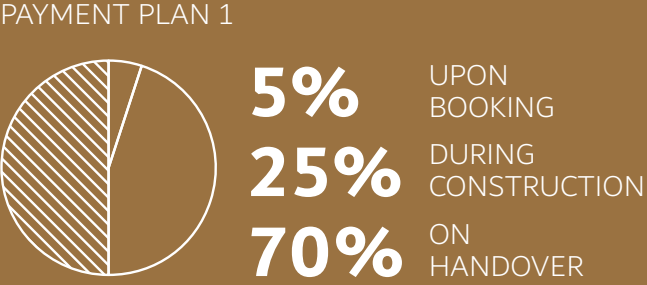
**5**
MINUTES FROM
DUBAI METRO

**15**
MINUTES FROM
AL MAKTOUM
INTERNATIONAL
AIRPORT

**20**
MINUTES
FROM
DOWNTOWN
DUBAI

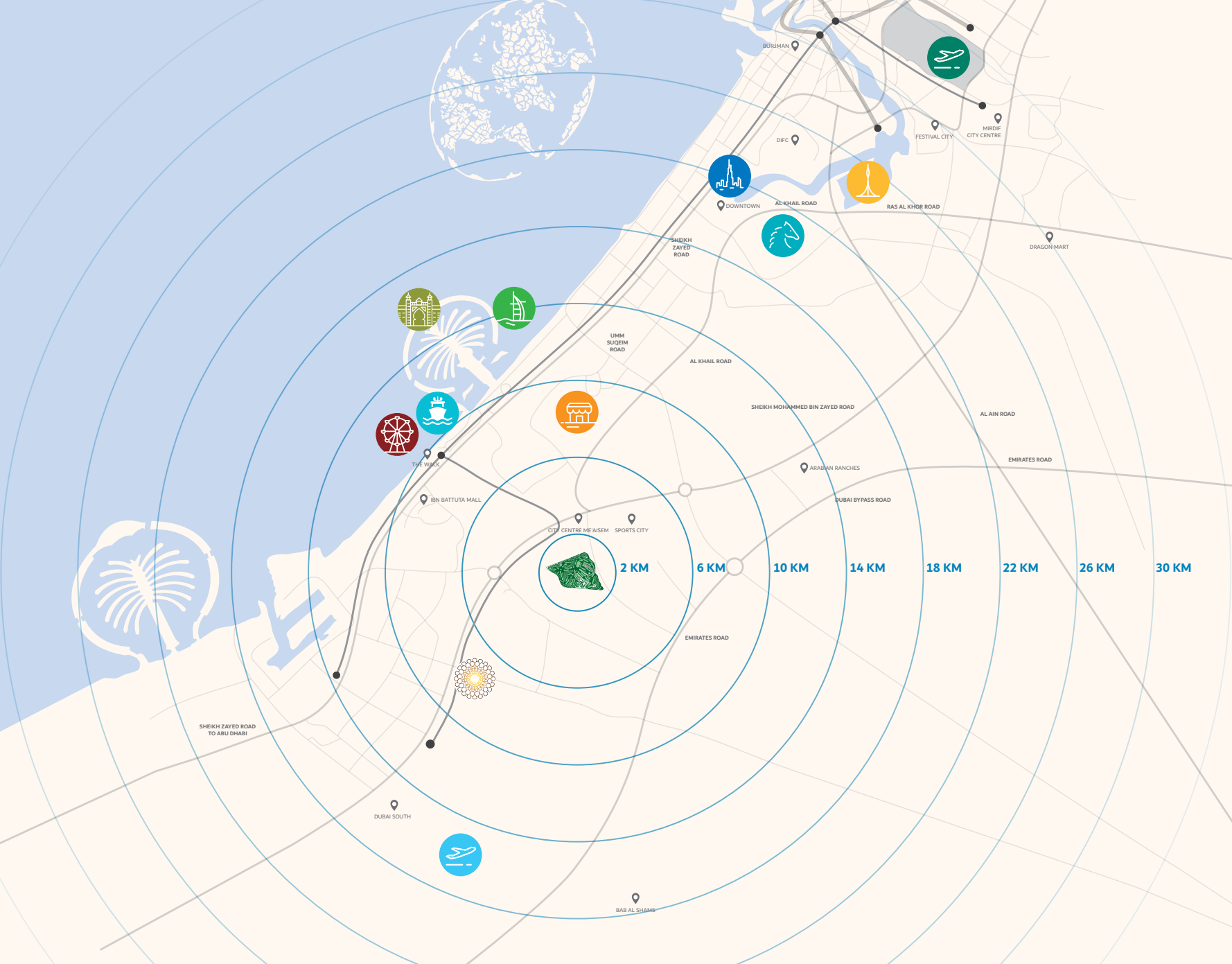
**6km**
AWAY FROM
EXPO 2020
DUBAI SITE

HOW DO I GET IT?



**ESTIMATED
20%**
CAPITAL
APPRECIATION
ON COMPLETION

**8-9%**
GROSS RENTAL
YIELDS



LOCATED NEARBY:



Mall of the Emirates



Expo 2020 Dubai Site



Atlantis, The Palm



Al Maktoum International Airport



Burj Al Arab



Meydan Racecourse



Dubai Creek Tower



Ain Dubai



Downtown Dubai



Dubai International Airport

LIVE IT TO BELIEVE IT

The visuals, images and pictures found in this brochure are for illustration purposes only and not to be construed as representing the actual and final impression of our concept, products, services, or ideas for Alandalus and is subject to change.

TOWER D