

***Jumeirah Islands***

TOWNHOUSES

# JUMEIRAH ISLANDS TOWNHOUSES





## ABOUT DUBAI

Dubai, one of seven emirates that make up the United Arab Emirates, is a cosmopolitan city that combines innovation and a modern lifestyle with traditional Arabian values. The multicultural city of Dubai is strategically located at the gateway between the East and West and has rapidly become one of the world's most sought-after destinations for business, living and tourism.

Dubai is home to some of the world's most breathtaking and ambitious developments, including the iconic Palm Jumeirah which has helped position Dubai as an attractive location for investment. With a variety of residential options, world-class shopping and entertainment as well as excellent facilities and infrastructure, Dubai offers residents an unrivalled quality of life.





## EXPERIENCE A LUXURY WATERFRONT LIFESTYLE

Jumeirah Islands is an exclusive, integrated residential gated community in a prime location in Dubai featuring a large communal swimming pool. With stunning lake views, the four-bedroom waterfront townhouses are completed and ready to move in.

Each townhouse offers comfortable and tranquil outdoor environments. Built to exceptional standards, these beautiful homes are the perfect place for families to relax and unwind in luxurious modern indoor spaces, large private gardens, verandas and spacious roof terraces.

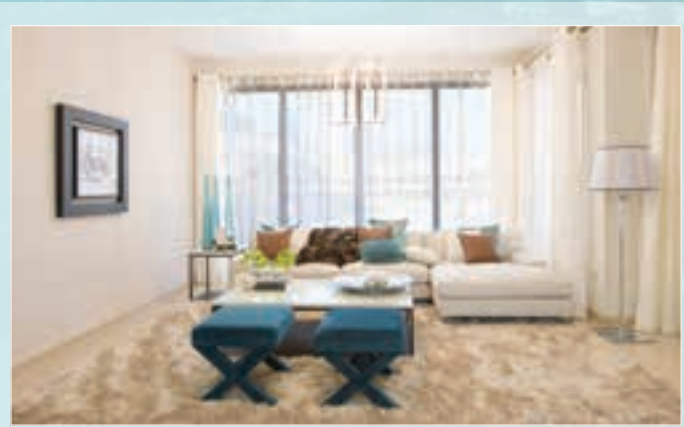
With an excellent location close to Sheikh Zayed Road and Al Khail Road, Jumeirah Islands offers easy access to Dubai's key business and leisure destinations including the popular Ibn Battuta Mall.





## EMBRACE FAMILY LIVING IN AN URBAN SETTING

Each four-bedroom townhouse has been designed for modern family living, seamlessly blending indoor comfort with outdoor spaces. Every residence offers a double garage, maid's room, study, private garden, veranda, outdoor terrace, roof terrace and en-suite bathrooms. Families will benefit from large living and dining areas. All homes feature premium quality fixtures and fittings throughout, handpicked to complement the modern design of the townhouses.



## FOUR-BEDROOM TOWNHOUSE

Each townhouse offers comfortable and tranquil outdoor environments. Relax and unwind in the open spaces of the private garden and veranda at ground level. Take in the surrounding landscape from the outdoor terrace on the first floor and the spacious roof terrace.

### TOWNHOUSE FEATURES

#### Main entrance and living area finishes

- Porcelain floor tiles
- Steps and stairways in stone
- Wooden doors

#### Bedroom finishes

- Ceramic floor tiles
- Wooden doors
- Built-in wardrobes

#### Kitchen finishes

- Ceramic floor and wall tiles
- Cabinets with stone countertops

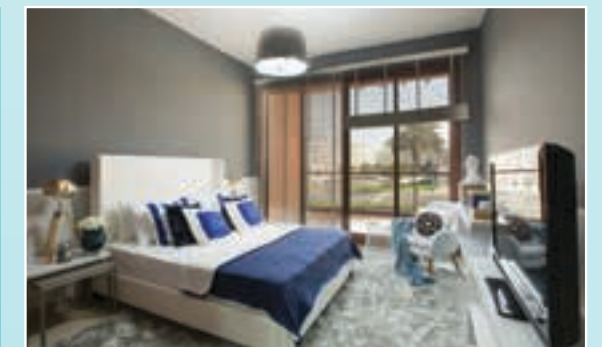
#### Bathroom/

#### Powder room finishes

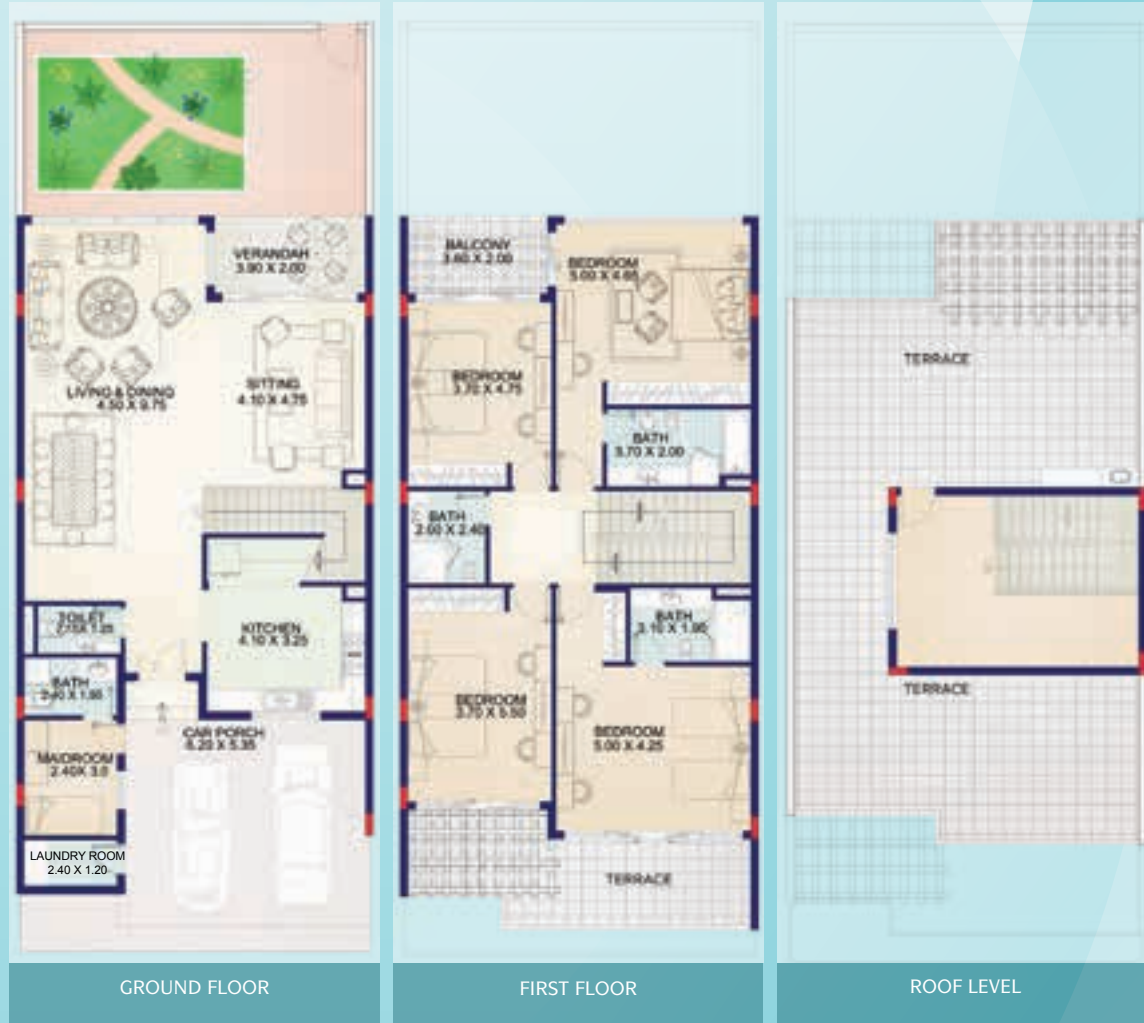
- Ceramic floor and wall tiles
- Modern sanitary ware
- Bathtub and built-in shower in master bedroom bathroom
- Built-in shower in other bathrooms
- Modern fixtures and fittings
- Stone countertops

#### Other features

- Fitted with premium brand home appliances
- Security gates providing controlled access
- Storage room
- Private parking for two cars







Internal Floor Area	Plot Area
3,630 Square Feet	2,345 Square Feet (Average)

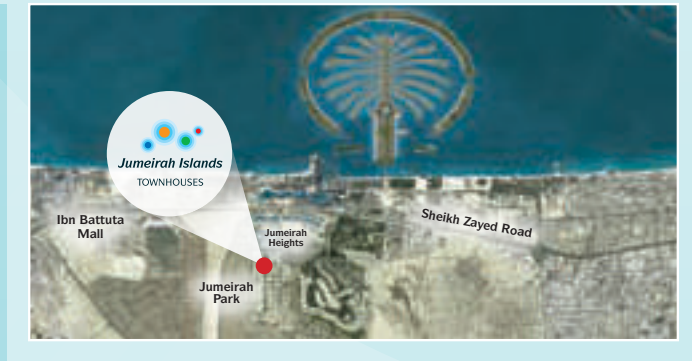
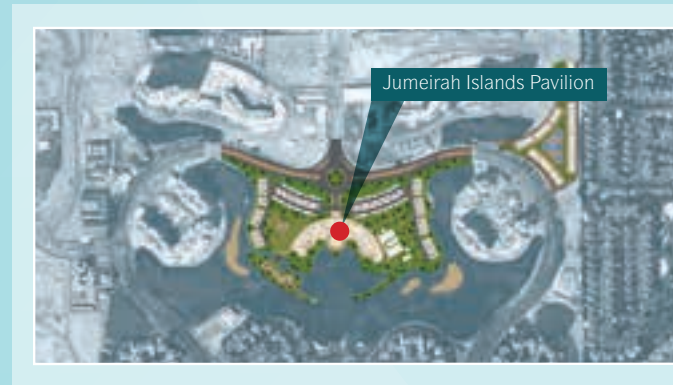


Floor plan: Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary.

## MASTER PLAN



The developer reserves the right to make revisions. All the measurements and drawings are approximate. This information is subject to change without notice. Do not scale drawings. Artistic renderings, landscaping and images are for illustrative purposes only and are subject to change without notice. February 2018.



If you are interested in buying a townhouse at Jumeirah Islands, please call +971 4 390 3333 or email [info@nakheel.com](mailto:info@nakheel.com)



## AN INTEGRATED LAKESIDE COMMUNITY

Residents can enjoy easy access to Jumeirah Islands Pavilion, a waterfront leisure, dining and shopping hub with a supermarket, cafés and restaurants, a fitness centre, sports courts and a jogging track.

The nearby Jumeirah Islands Club within the gated community, offers the perfect environment to relax and unwind with a variety of excellent leisure facilities, including a gym and fitness studio, café, restaurant, lounge, children's play area, sauna and swimming pool with sundeck.



Jumeirah Islands Pavilion



Jumeirah Islands Club

## NAKHEEL THE MASTER DEVELOPER

Nakheel is one of the world's leading developers and a major contributor to realising the vision of Dubai for the 21st century: to create a world class destination for living, business and tourism. Nakheel continues to deliver and enhance an iconic portfolio of innovative landmark projects in Dubai across the residential, retail, hospitality and leisure sectors.

Our master developments include Palm Jumeirah, The World, Deira Islands, Jumeirah Islands, Jumeirah Village, Jumeirah Park, Jumeirah Heights, The Gardens, Discovery Gardens, Al Furjan, Warsan Village, Dragon City, International City, Jebel Ali Gardens and Nad Al Sheba. Together, these span more than 15,000 hectares and currently provide homes for over 270,000 people. Nakheel has more than 25,000 residential units under construction or in the pipeline.

Nakheel's current and future retail project portfolio covers 17.3 million square feet of leasable space. Developments include Ibn Battuta Mall, Dragon Mart 1 and 2, Golden Mile Galleria, Nakheel Mall, The Pointe, Deira Mall, Deira Islands Night Souk, Warsan Souk, Al Khail Avenue, The Circle Mall, Nad Al Sheba Mall and Discovery Gardens Mall, as well as major extensions to Dragon Mart (renamed Dragon City) and Ibn Battuta Mall. The retail profile also includes several neighbourhood community centres, known as Nakheel Pavilions.

Our growing hospitality project portfolio comprises 17 hotels and serviced apartment developments with nearly 6,000 rooms and hotel apartments between them at various locations in Dubai, including Palm Jumeirah, Deira Islands, Ibn Battuta Mall, Jumeirah Village and Dragon City. Two are currently open and operational, with the rest at various stages of construction and development.



Deira Islands