

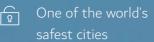
LIVE IT TO BELIEVE IT

THE CITY OF POSSIBILITIES

Invest in Dubai: Where dreams become reality











-\(\sigma\)- Year-round sunshine

✓️ One of the highest gross rental yields in the world (with an

population is within four hours' flying time invested in Dubai

Average 7–8% for property**

Buy property, tax-free country, but Dubai is of other religions

2₀**2** 92% of the

fastest-growing

Middle East to host a World Expo, Dubai expects 25 million

*Source: Dubai Land Department

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







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.

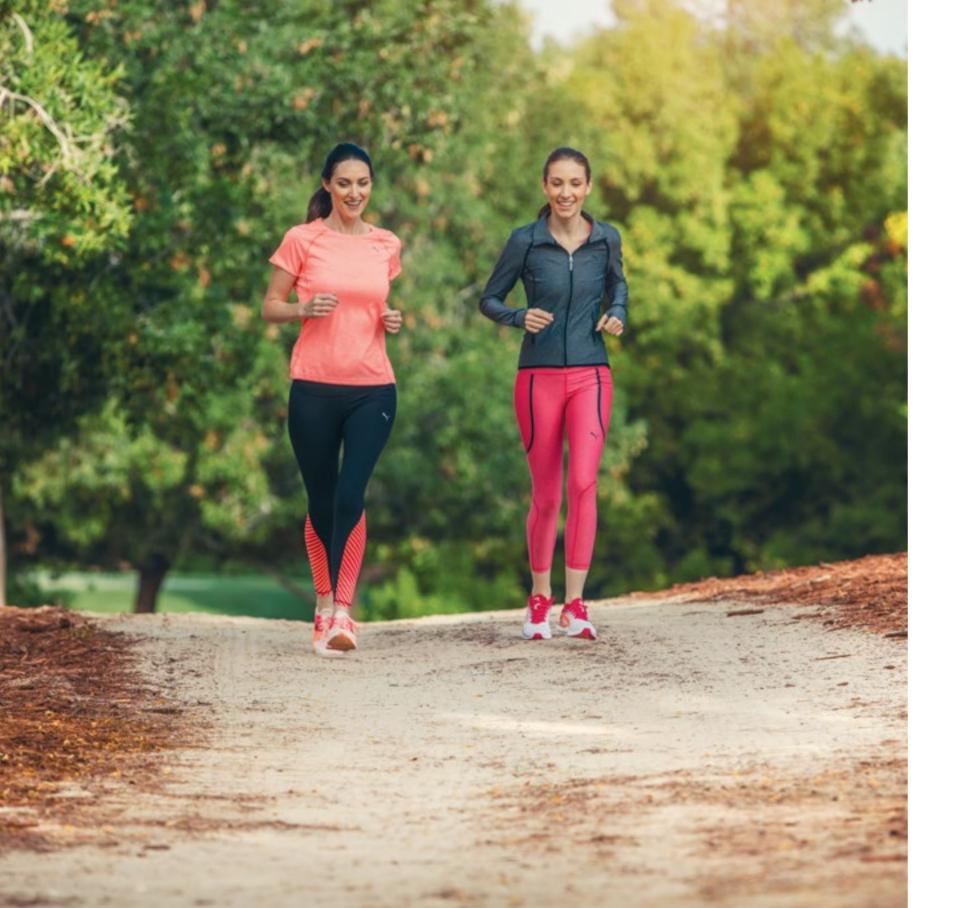
Take this extraordinary opportunity to become part of a sociable, leisurely community. Choose a home that offers you all the modern comforts and conveniences and yet is immersed in breathtaking natural beauty. This is a luxury you can afford.

JUMEIRAH GOLF ESTATES MASTER PLAN

- Alandalus
- Flame Tree Ridge
- Lime Tree Valley
- Olive Point
- Orange Lake
- Redwood Avenue
- Redwood Park
- Sanctuary Falls
- Sienna Lakes

- Sienna Views
- The Sundials
- Valencia Grove
- Whispering Pines
- Wildflower
- Hillside
- Jumeirah Luxury
- Earth golf course
- 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.

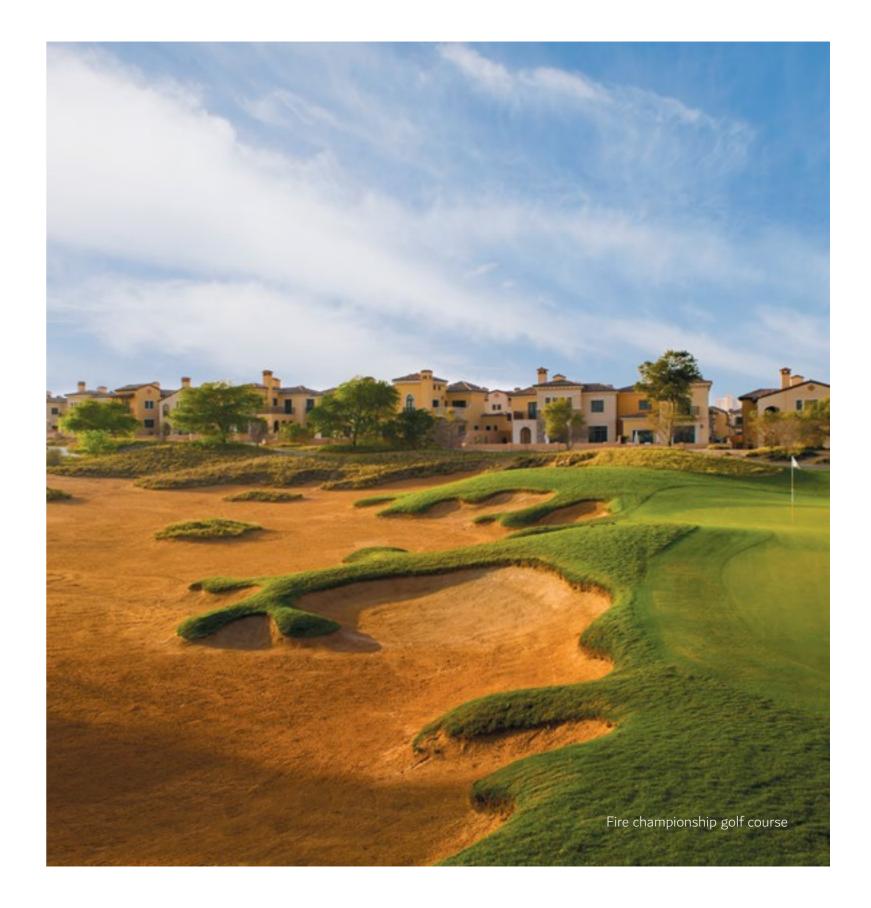
With 15 lakes and abundant plant life, it is one of Dubai's largest bird sanctuaries.













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.







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

Swirl Bar & Lounge

Fresca Delicatessen & Café Retail shop

Race to Dubai Suite

Pool & snooker tables

Extensive terrace areas

Tennis courts

Boardroom

Swimming pool

Fully equipped gym

Children's swimming pool

Dance/aerobics studio

Events lawn

Kids' play area

Ballroom







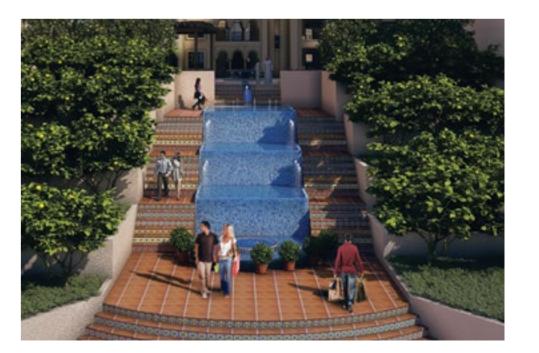
ALANDALUS IS A
COLLECTION OF
AFFORDABLE LUXURY
APARTMENTS AND
TOWNHOUSES, INSPIRED
BY THE ANCIENT
ARCHITECTURE OF FIVE
HERITAGE SITES FROM
ANDALUSIA IN SPAIN.

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.

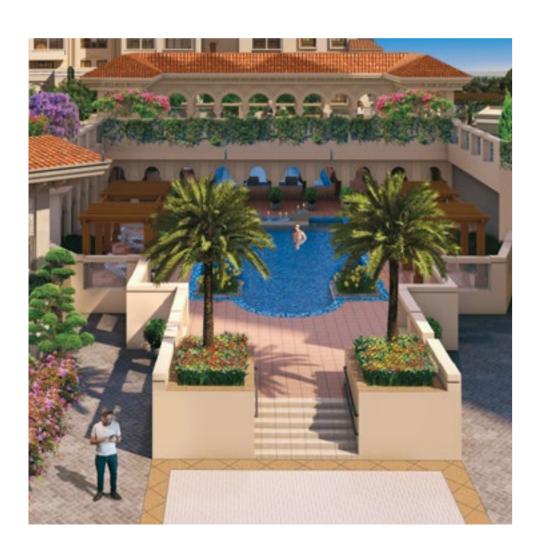
Here, simplicity meets luxury, creating a space that is as much your sanctuary from the 'real world' as it is a welcoming entertainment space to invite your friends and family.



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.







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.









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.

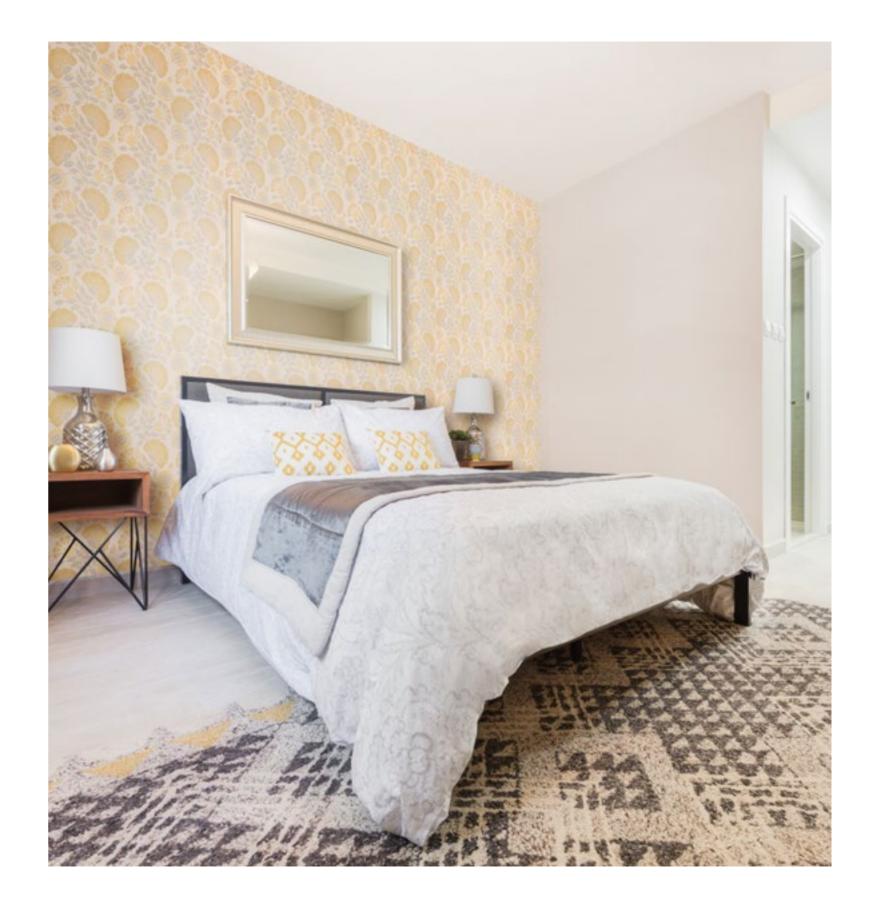
Modern flooring

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



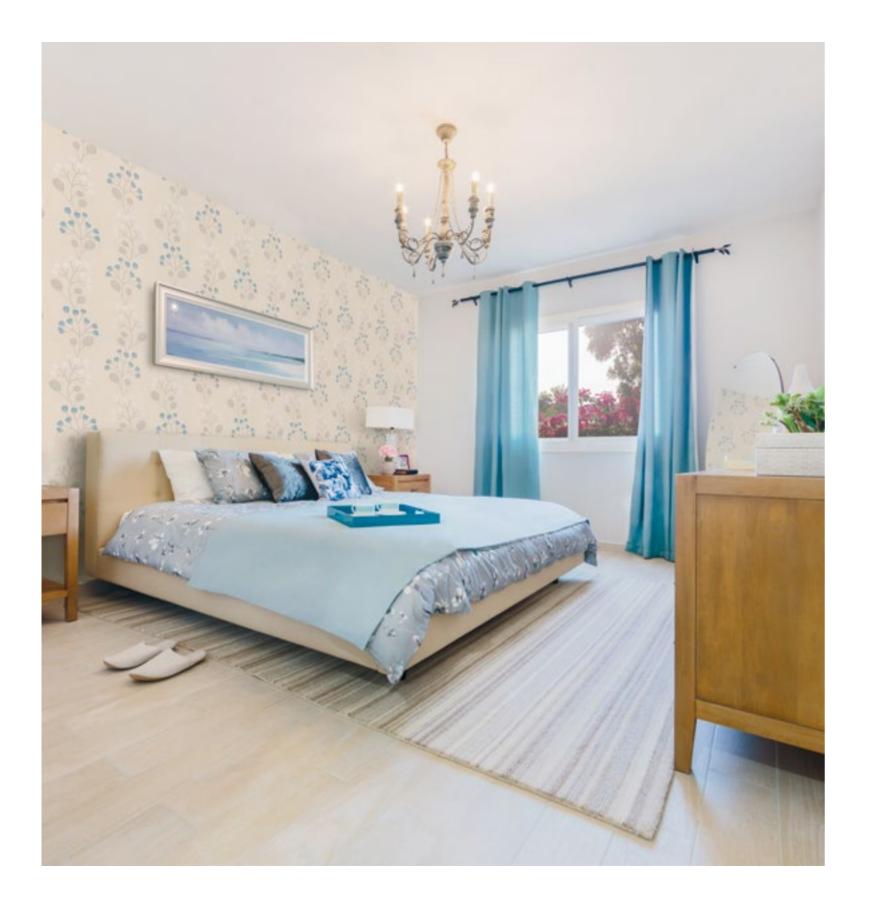
Aluminium

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.





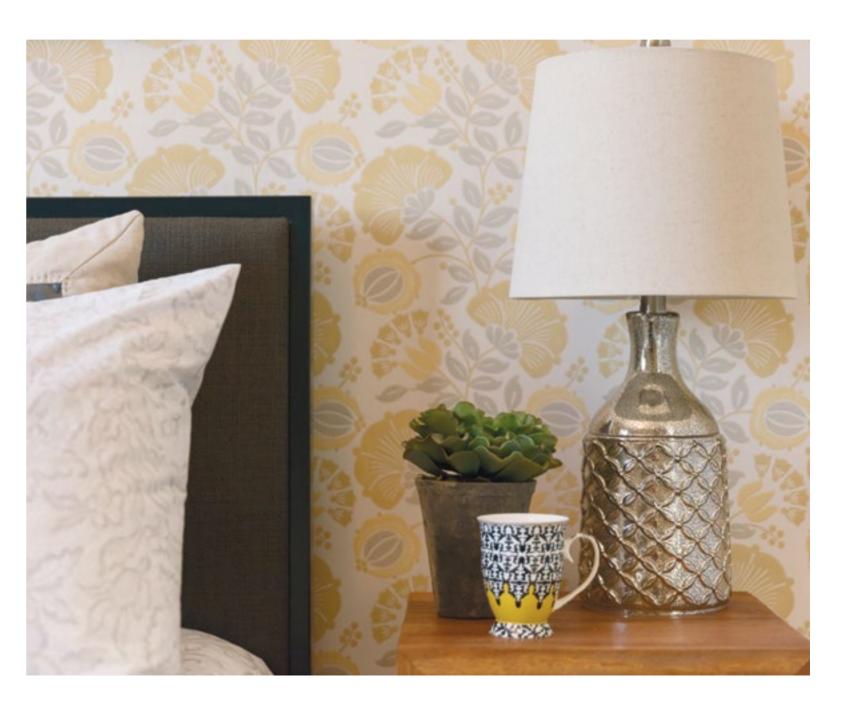


Light fittings

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)

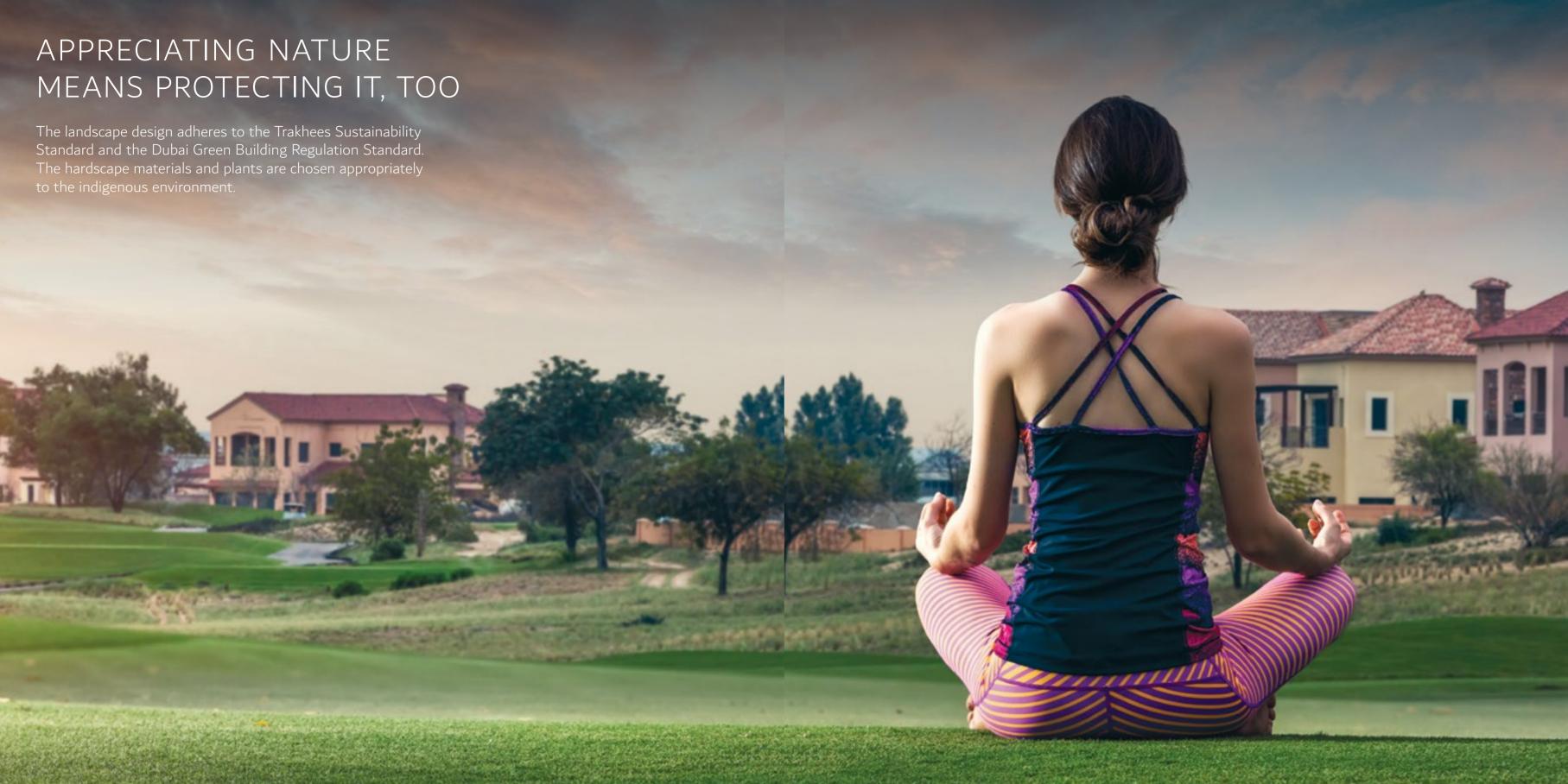


Painting

Jotun / UAE









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
- 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 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



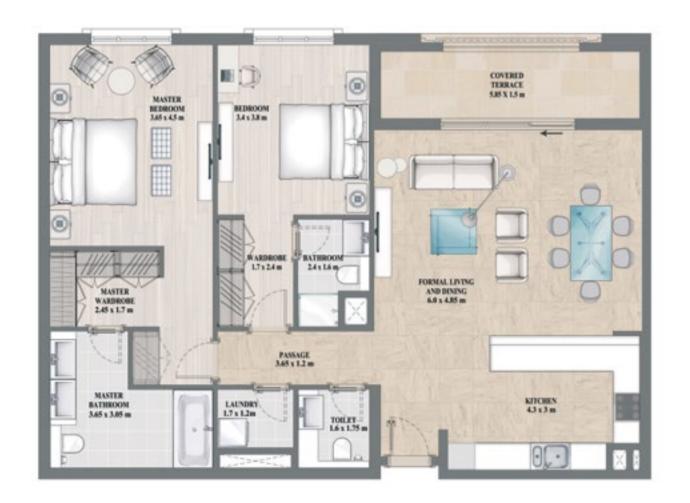
	Sqm	Sqft
Average of Total Area	76	818
Minimum of Total Area	71	764
Maximum of Total Area	102	1,098

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

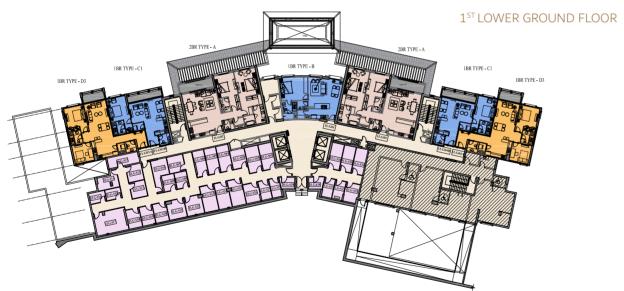


	Sqm	Sqft
Average of Total Area	307	3,303
Minimum of Total Area	217	2,337
Maximum of Total Area	307	3,306



TOWER D





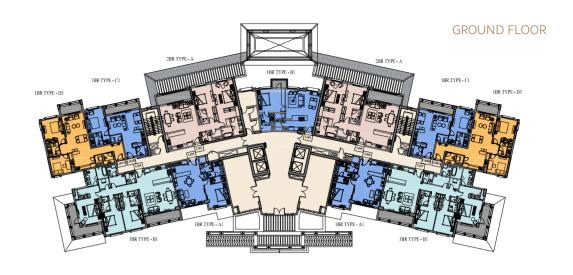
LEGEND

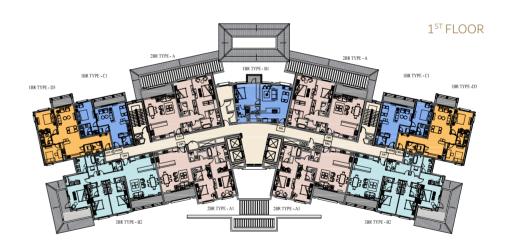
One Bedroom Apartment
Four Bedroom Apartment
Covered Terraces

Two Bedroom Apartment
Hallway & Services
Storage Area

Three Bedroom Apartment
Uncovered Terraces
Garden

TOWER D

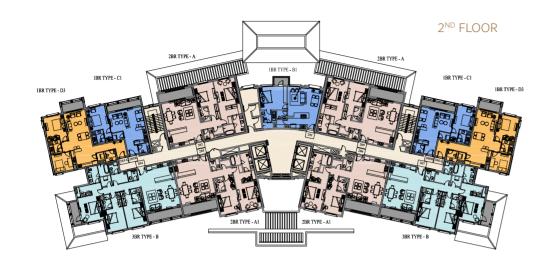


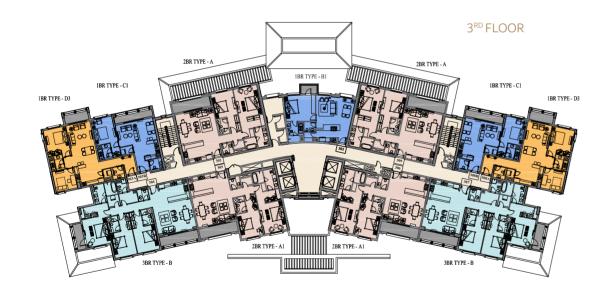


LEGEND



TOWER D

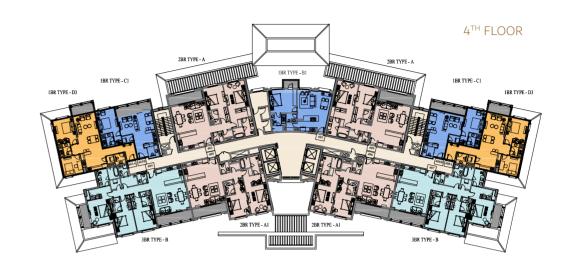


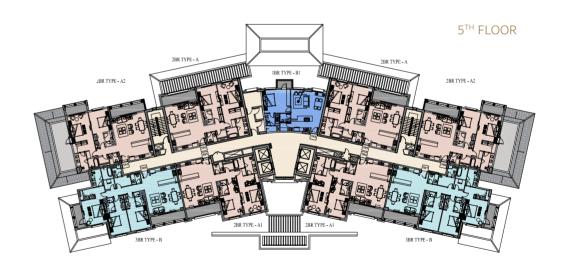


LEGEND



TOWER D

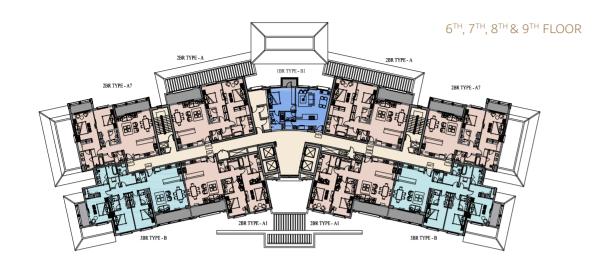


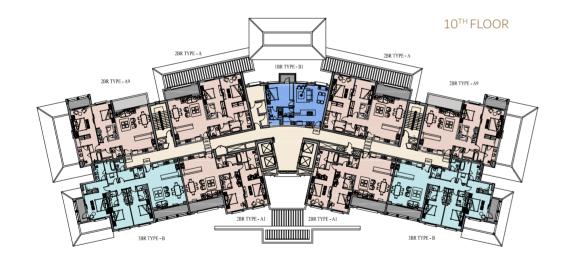


LEGEND



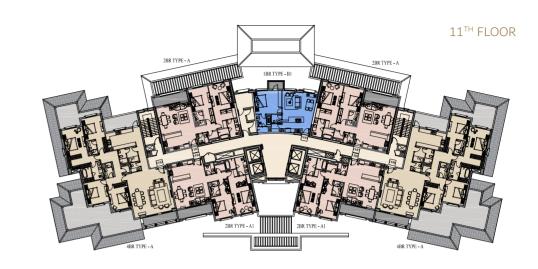
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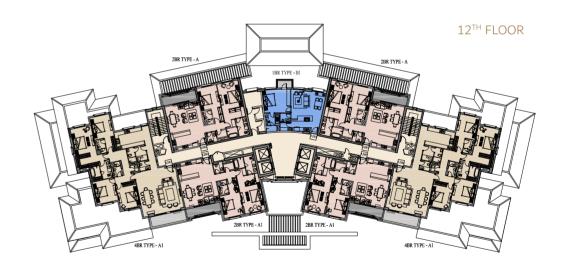




LEGEND One Bedroom Apartment Four Bedroom Apartment Covered Terraces Hallway & Services Storage Area Three Bedroom Apartment Uncovered Terraces Garden

TOWER D







Uncovered Terraces

Three Bedroom Apartment

Garden

WHAT AM I GETTING?

An opulent lifestyle within your reach































MINUTES FROM INTERNATIONAL **AIRPORT**

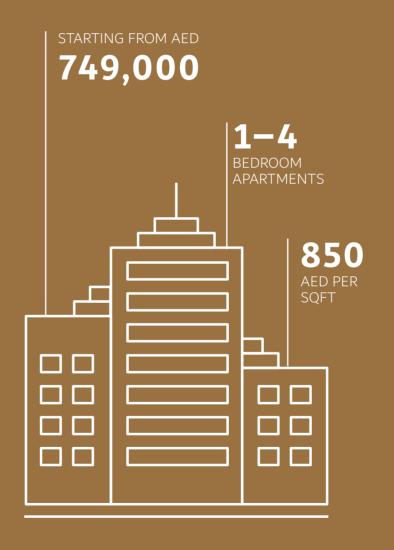


DOWNTOWN



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

HOW DO I GET IT?



PAYMENT PLAN 1



PAYMENT PLAN 2



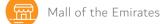






18 KM 22 KM

LOCATED NEARBY:









Expo 2020 Dubai Site

Meydan Racecourse



Atlantis, The Palm



Al Maktoum International Airport



Dubai Marina





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



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Best Development Marketing Best Residential Development Best Mixed-use Development