



madinat  
jumeirah  
living

Dubai's most  
prestigious freehold  
neighbourhood

  
DUBAI  
HOLDING

dxboffplan

# Dubai

## A dynamic city

This dynamic city is one of the most exciting and attractive investment arenas in the world. Today, the name Dubai is synonymous with international trade, innovation, tourism, retail and world-class business communities. It is also, simultaneously, an aspirational living destination for millions of expatriates and a geographic gateway, where thousands of international companies have set up regional headquarters.

A close-up photograph of an eagle's eye, looking directly at the camera. The eye is dark and highly detailed, with a reflection of a globe visible in the pupil. The surrounding feathers are light-colored and have a fine, textured appearance. The background is blurred, focusing attention on the eye.

# Dubai Holding

## For the good of tomorrow

Dubai Holding is a global conglomerate with an impressive history of development that plays a pivotal role in Dubai's fast-paced economy. Established in 2004 to focus on innovation-led opportunities, Dubai Holding today manages a USD 35 billion portfolio of assets with operations in 12 countries and employs over 20,000 people.

# Madinat Jumeirah

## The authenticity of ancient Arabia

Set on its own private beach, Madinat Jumeirah Resort is internationally renowned for its unique setting amongst meandering waterways, a winning blend of old-world charm and Jumeirah-style hospitality.

**5** Star Hotels nearby including Burj Al Arab

**50** Restaurants & Entertainment activities

**1000** seat amphitheatre, Madinat Arena

**3+** kilometres of waterways and landscaped gardens

# madinat jumeirah living

An exclusive address overlooking Burj Al Arab Jumeirah, the most luxurious hotel in the world.

Madinat Jumeirah Living is an exclusive collection of freehold residences located just opposite the Icon of Luxury – Burj Al Arab Jumeirah. Nestled amongst lush, vibrant landscapes and wadis, wind towers and wide shaded walkways offer a pleasant pedestrian journey of discovery. Serene open spaces provide areas for active & relaxed recreation while interconnected human scale pathways lead residents on a journey of discovery and surprises at every corner.

This pedestrian centric, environmentally friendly development has been designed with safety at its heart, limiting car access to designated drop off areas, basement and visitor parking.



# Connectivity

There are ample ground level drop-off areas with separate access for residents and visitors. Its central location provides ease of connectivity through well-established road networks to the rest of the city: Sheikh Zayed Road, Jumeirah Road, Al Wasl Road, Umm Suqeim road all within just a 5 minute drive. It is also adjacent to major shopping malls, public transport links and schools at its doorstep.

- 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

NIKKI BEACH  
RESIDENCES  
Dubai

PORT  
de la  
MER

BVLGARI  
RESORT & RESIDENCES  
DUBAI

MJ  
madinat  
jumeirah  
living

CITY  
WALK

DUBAI  
HOLDING

Dubai Creek  
Harbour

Dubai  
Harbour

ZABEEL SARAY  
ROYAL RESIDENCE

BLUE  
WATERS

SHEIKH ZAYED ROAD

AL KHAIL ROAD

EMIRATES ROAD



the beach



Burj Al Arab

the beach

Wild Wadi

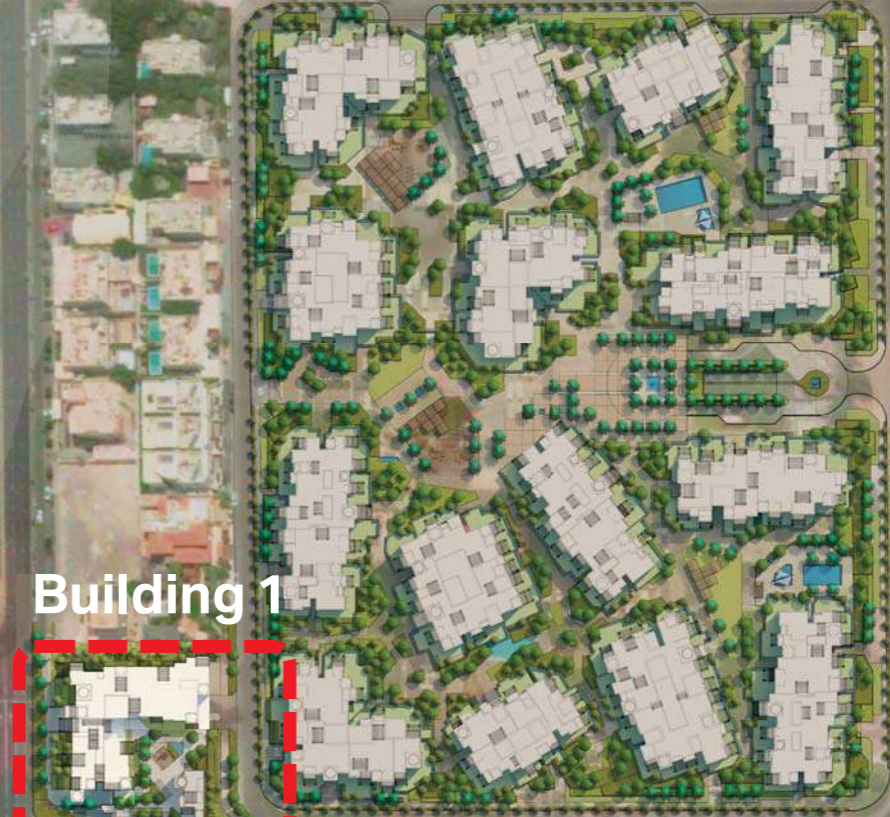


Jumeirah Beach Road

Building 1

Building 2

Al Nassim hotel





# Environment

## An unparalleled oasis on a pathway of discovery

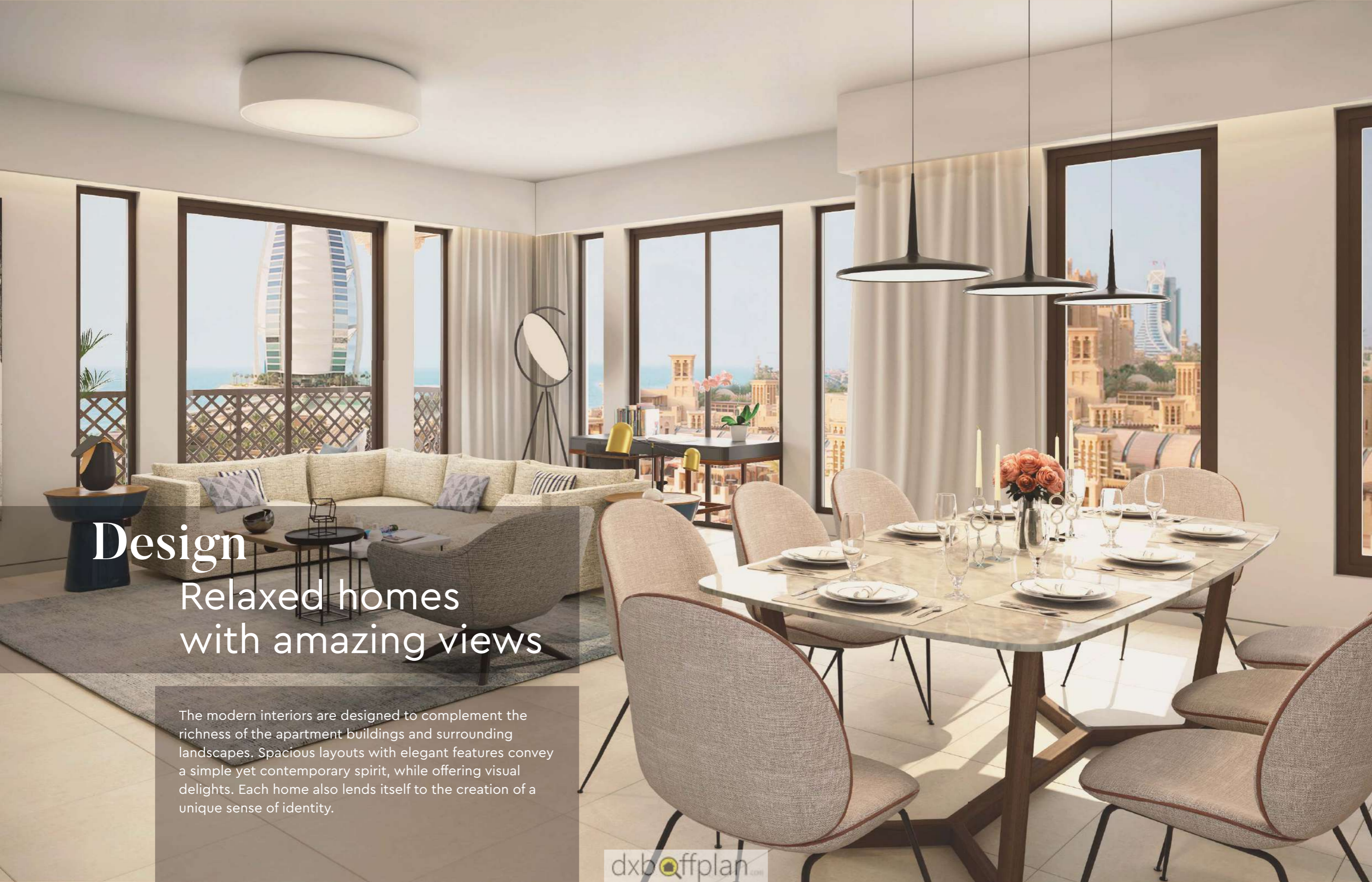
A central pedestrian walkway meanders through Madinat Jumeirah Living, providing access to private community entrances. Communal roof terraces with BBQ areas also offer magnificent views of Madinat Jumeirah, Burj Al Arab and the sea, while facilities include:

- Gated residential clusters
- Community centre
- Community retail
- Suite of concierge services
- Play areas, parks and open spaces
- Fitness Centres and Swimming pools
- Ample basement parking for residents
- Designated visitor parking
- Day care centres
- Direct airconditioned footbridge connected to Madinat Jumeirah Resort
- Kilometres of shaded walkways, jogging and cycling paths

# Residences

A distinctive collection  
of contemporary apartments

The tranquil residences consist of tastefully appointed and spacious apartment buildings with fresh contemporary interiors and exquisitely designed lobby lounges.



# Design

## Relaxed homes with amazing views

The modern interiors are designed to complement the richness of the apartment buildings and surrounding landscapes. Spacious layouts with elegant features convey a simple yet contemporary spirit, while offering visual delights. Each home also lends itself to the creation of a unique sense of identity.







**DUBAI**  
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