





THE IDEAL PLACE FOR
YOUR NEXT STEP IN LIFE



WELCOME TO JUMEIRAH HEIGHTS



Buying property is all about location. Situated at the heart of New Dubai, Jumeirah Heights undoubtedly has it all — just 5 minutes from Ibn Battuta Mall, Dubai Marina, Madinat Jumeirah and Jumeirah Beach Road's 5-star hotels, it also has quick access to Sheikh Zayed Road. No matter what your family's demands may be, Jumeirah Heights offers many different styles of homes and living.

Have your pick of spacious open-plan apartments, lofts, duplexes or townhouses in distinctly different locales — The Village Centre or its Fronds and Clusters. Each area boasts handy neighbourhood shopping surrounded by glorious lake views and cascades.



Jumeirah Heights is a self-contained community where spacious urban design enhances the tranquil surrounding lakes and the outdoor spaces flow to create secure neighbourhoods. The low to mid-rise buildings are placed well apart so every homeowner can enjoy beautiful views of the nearby water or parklands.

Every apartment building is in convenient walking distance to leisure facilities, shopping and parking. Security cameras are located at the entrances to ensure a safe environment for residents.

SET YOUR SIGHT ON
LAKESIDE LIVING



THE MODERN WAY

The interiors of the lofts, duplexes and townhouses are Modern Contemporary, featuring free flowing open-plan living areas. The apartments are Classic Contemporary with living space divided into traditional rooms. In The Clusters, many of the three-tiered homes have large top-floor balconies.

These flexible lifestyle options come with the finest quality materials and advanced security devices that you should expect in any modern home.



THE FRONDS

Artistic renderings and images are for illustrative purposes only and are subject to change without notice.



THE CLUSTERS

Architecture & Design

Jumeirah Heights is made up of mid-rise buildings — lofts, duplexes, apartments and townhouses. The development links up with the low-level skyline of Jumeirah Islands, stretching out towards the shoreline of New Dubai.

Village Centre

The Village Centre is positioned so that all Jumeirah Heights residents can enjoy ready access to its scenic promenades. Enjoy the fine cuisine at cafés and restaurants that spill out onto the walkways. Or drop by the supermarket, bank, pharmacy and many more convenient stores.

The community hub also offers residents a private gym, swimming pool and play area for the kids. Ample streets and underground parking makes popping out to the shops all the more hassle-free.



WHERE LIVING
IS EASY



THE VILLAGE CENTRE

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The Fronds

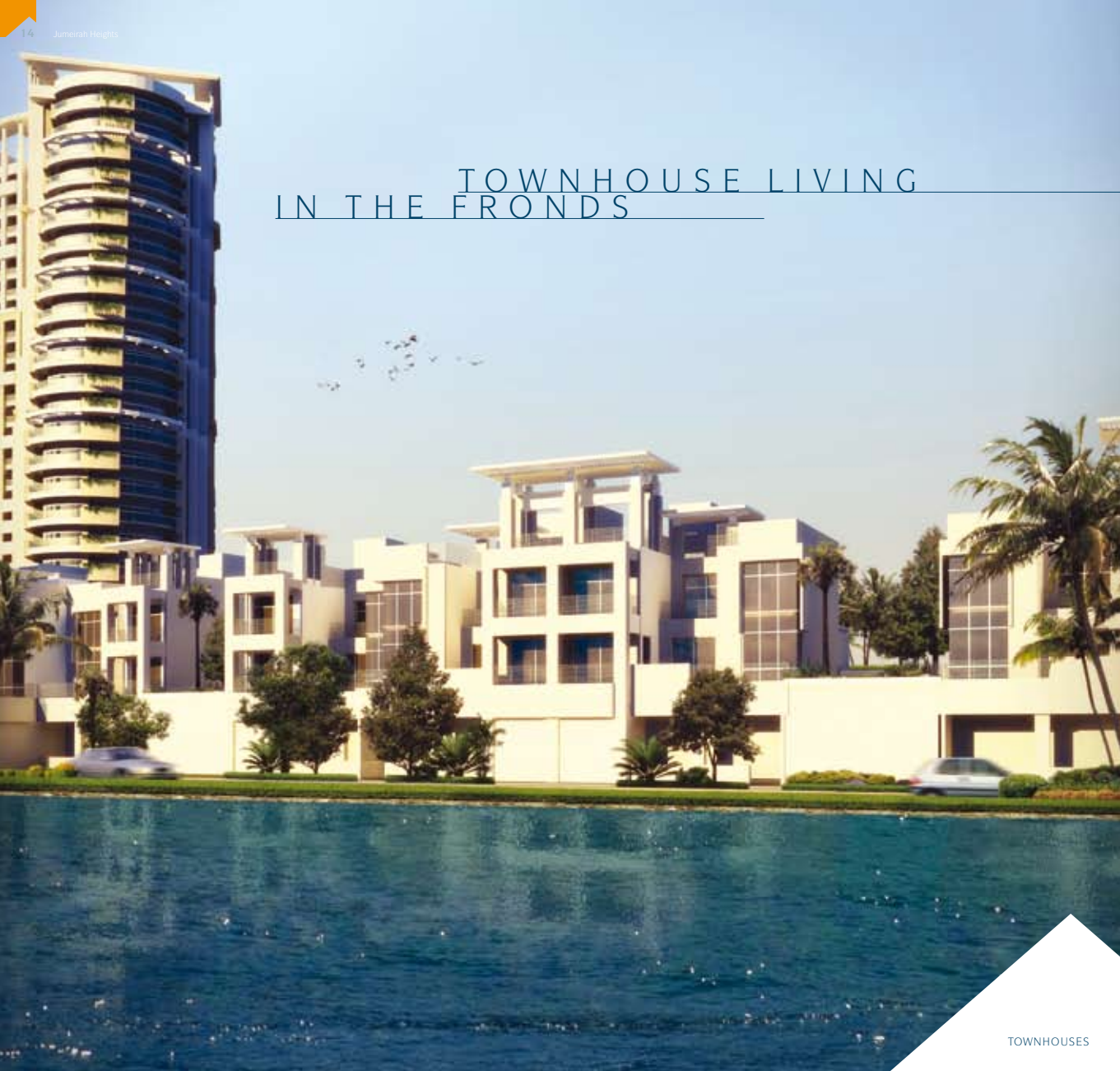
This enviable location offers spectacular views. Set within impressive lakes, The Fronds lie behind the Village Centre and The Clusters and feature spacious apartments and beautiful three-bedroom townhouses.



CONTEMPORARY
WATERFRONT LIVING



THE FRONDS

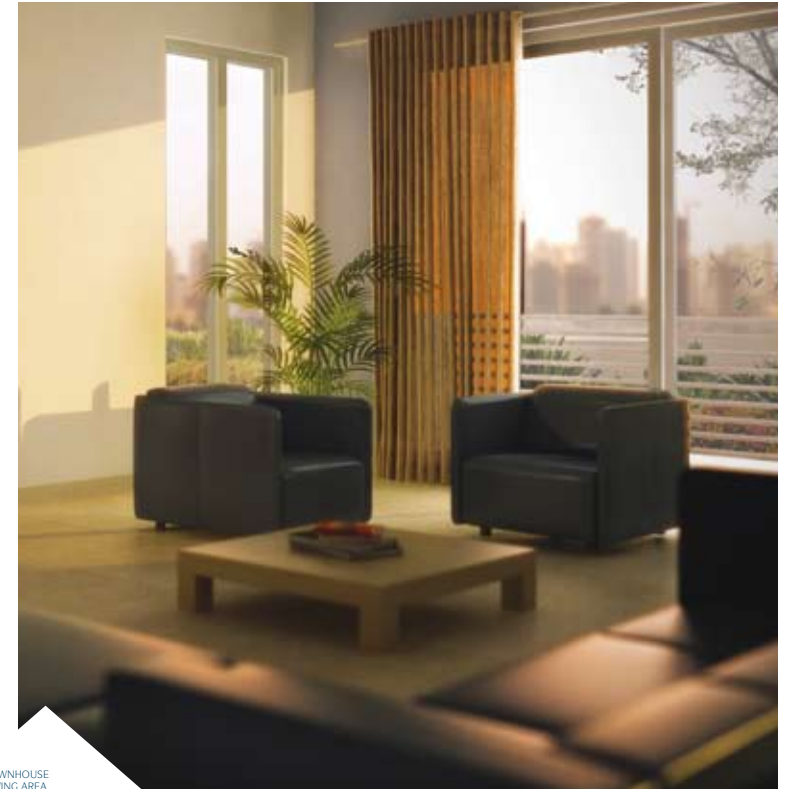


TOWNHOUSE LIVING IN THE FRONDS

Townhouses

The three-bedroom townhouses feature Modern Contemporary décor and have been designed with free flowing open-plan spaces. The fixtures, fittings and finish of these beautiful homes reflect this modern, sophisticated theme.

With an accent on quality and functionality, the interiors incorporate features such as European tiles, chrome door handles, Egyptian marble kitchen worktops and halogen down-lights.



TOWNHOUSE
LIVING AREA

The Clusters

This desirable location features generously spaced low-rise buildings, affording extravagant waterfront views. The Clusters are positioned on either side of the Village Centre, in front of The Fronds, and include a unique mix of lofts and duplexes.



THE CLUSTERS

Lifestyle features



TOWNHOUSE
LIVING AREA



FRONDS
LIVING AREA

The superb finish and open design of the Jumeirah Heights homes ensure a lasting living space that can be used flexibly, no matter what your future holds. Different unit sizes and décor styles are available to suit the individual tastes and lifestyle needs of discerning families and couples.

FINE LIVING ESSENTIALS

- High quality Australian down-lights
- British screw-less sockets/switches with a brushed stainless-steel finish
- Free standing steel staircase with solid wood tread and stainless-steel balustrades in lofts and duplexes
- Marble-finish staircases in townhouses



TWO-BEDROOM
LOFT LIVING AREA



FRONDS
BEDROOM

At Jumeirah Heights the focus is on spacious comfort. In every bedroom, there is emphasis on design detail, with fixtures and fittings of the highest standard.

EXQUISITE INNER QUALITY

Bedroom features

- Built-in wardrobes with polished chrome handles
- High quality Australian down-lights
- British screw-less sockets/switches with a brushed stainless-steel finish



CLUSTERS
BEDROOM

Kitchen features

Home workspaces need to be as inspirational as they are practical. At Jumeirah Heights, each kitchen becomes a place of beauty where functionality marries design.

OPEN PLAN LIVING



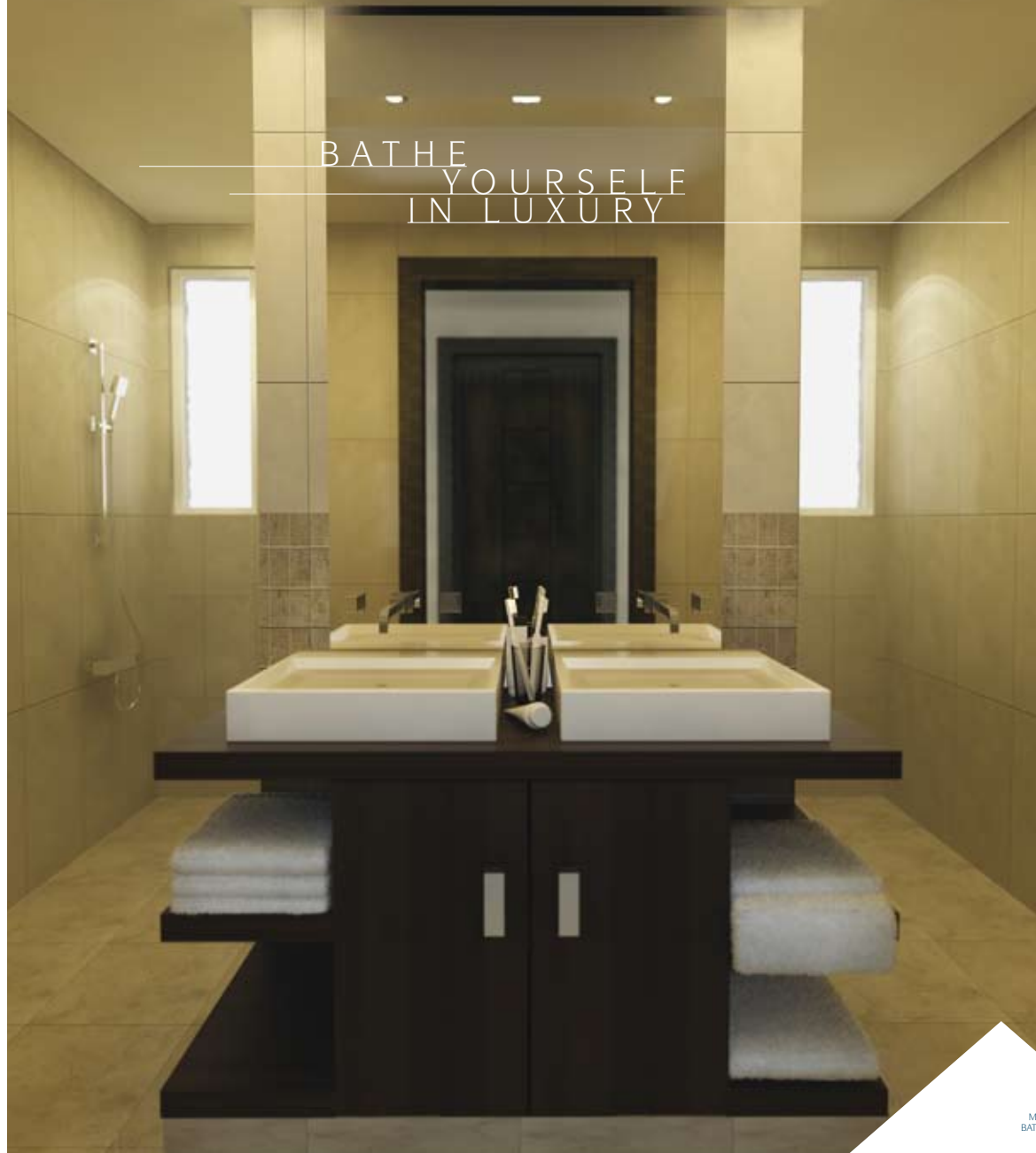
CLASSIC CONTEMPORARY KITCHEN

Classic contemporary

- European porcelain tiles with decorative splash-backs
- Sliding/swing doors with Italian polished chrome handles
- Open kitchen with marble tops

Modern Contemporary

- European porcelain tiles with decorative splash-backs
- Wooden sliding doors with Italian polished chrome handles
- Modern Italian cabinets with stone counters by Euro-Decor
- Hoop oven and cooker hood



BATHE
YOURSELF
IN LUXURY

MASTER
BATHROOM



LOFT BATHROOM
MODERN CONTEMPORARY

The bathrooms benefit from a spacious approach to lifestyle design. Light and airy, there is an accent on modern design that employs the finest quality fixtures and fittings.

Modern contemporary

- European porcelain tiles
- Italian sanitary ware and mixers
- Sliding and swinging doors with polished chrome handles
- High quality Australian down-lights

Master dressing room features

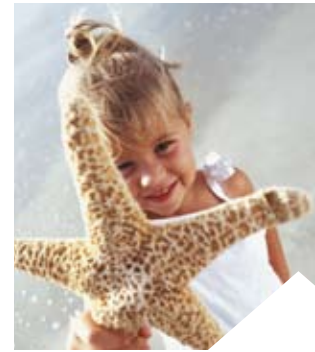
- European porcelain tiles
- Porcelain skirting design
- Built-in wardrobes
- User friendly down-lights

Classic contemporary bathroom features

- European porcelain tiles with decorative splash-backs
- Italian sanitary ware and mixers
- Sliding and swinging doors with polished chrome handles
- High quality Australian down-lights



YOUR NEW LIFESTYLE



When it comes to living in the world's most sought after leisure destinations, New Dubai puts you on the map.



Within a short drive are Jebel Ali's beaches, world-class golf courses, the bustling Dubai Marina with its superb restaurants, and the vibrant nightlife of Jumeirah's numerous 5-star hotels.



New Dubai is also one of the best locations for top-notch shopping. Ibn Battuta, one of the largest shopping malls in the region, is just 5 minutes away by car and Dubai city, one of the world's shopping capitals, is just 25 minutes from your doorstep.

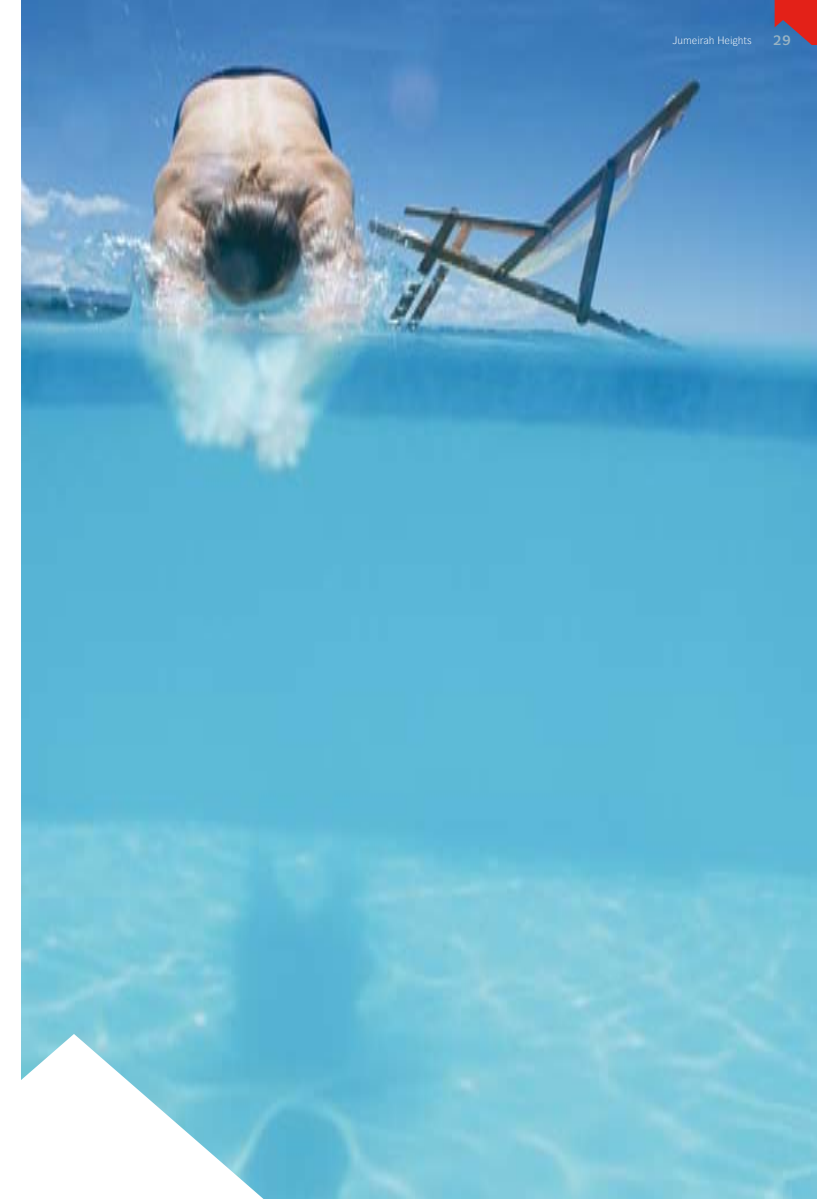
A NEW LIFE OF LEISURE



Jumeirah Heights is the perfect place for families who love to keep healthy and active. The Village Centre and each Frond and Cluster have conveniently located activity areas throughout the landscaped gardens to give homes easy access to a vast variety of outdoor activities.



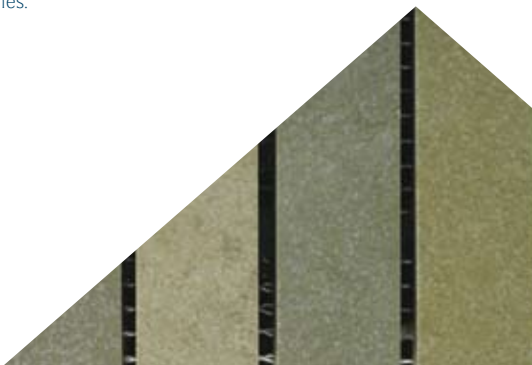
Children and grown-ups alike will enjoy the play areas, multi-purpose courts, jogging circuits and cycle trails. Each of the three areas has a dedicated pool and a park for much-needed recreation and relaxation. While each building has a private gymnasium, the community offers a state-of-the-art health club managed and operated by an industry leading third party.



MODERN CONTEMPORARY FINISHES

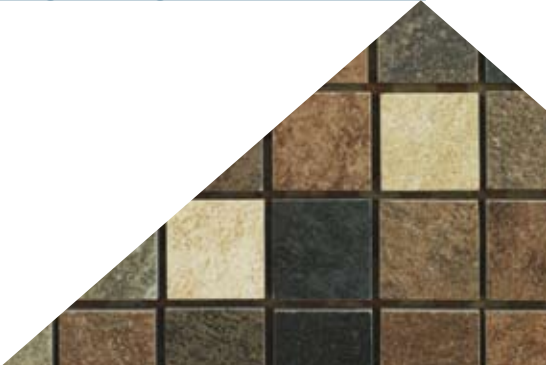


As Nakheel's Jumeirah collection grows, only tried and trusted materials, fixtures and fittings are used to decorate our quality homes.



CLASSIC CONTEMPORARY FINISHES

The tasteful use of European style tiles, porcelain and marble ensures our homes offer fresh accents on style for homeowners.



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