

## Dubai Jumeirah Islands Residenze esclusive fronte acqua



Penthouse living area

### Costi Interventi

Prezzo d'acquisto

Prezzo su richiesta

### Dettagli della proprietà

|                              |                       |
|------------------------------|-----------------------|
| Zona residenziale a mq       | 139,46 m <sup>2</sup> |
| Camere                       | 4                     |
| Numero di bagni              | 3                     |
| Numero di gabinetti separati | 1                     |
| Numero di balconi            | 1                     |
| Condizione della proprietà   | La prima volta        |
| vecchio / nuovo edificio     | Nuova costruzione     |
| Stato di Vendita             | Aperto                |

### Caratteristiche

|                           |          |
|---------------------------|----------|
| Categorizzazione generale | Lussuoso |
| Bagno                     | Doccia   |
| Cucina                    | Aperto   |
| Genere di riscaldamento   | Centrale |
| Air-conditioned           | Sì       |
| Ascensore, ascensore      | Persone  |

|                       |               |
|-----------------------|---------------|
| furnished             | completamente |
| TV via cavo/satellite | Sì            |
| Storage               | Sì            |
| anziani               | Sì            |

## Descrizione struttura

Scopri una collezione esclusiva di residenze fronte acqua a Jumeirah Islands, progettate con una visione architettonica contemporanea da Ellington Properties. Questa comunità unisce un design moderno ed elegante con elementi naturali, incorniciata da acque riflettenti e folta vegetazione, creando un ambiente abitativo lussuoso e connesso alla natura.

Ogni abitazione è progettata per massimizzare la luce naturale e offrire viste mozzafiato su laghi tranquilli e verde rigoglioso. Le planimetrie spaziose presentano materiali di alta qualità e spazi abitativi aperti, ideali sia per il relax sia per l'intrattenimento.

I residenti hanno accesso diretto a una varietà di servizi di prima classe, tra cui piscine a sfioro sul tetto, centri fitness completamente attrezzati, aree gioco per bambini, zone dedicate a yoga e benessere e lounge sociali. La comunità è gestita professionalmente per garantire sicurezza, manutenzione e servizi che rispettano gli elevati standard della vita urbana fronte acqua.

Situata a pochi minuti da Dubai Marina, Emirates Golf Club e dalle principali destinazioni per lo shopping e la ristorazione, Jumeirah Islands integra perfettamente svago e comodità. Che tu cerchi un rifugio tranquillo o uno stile di vita attivo, queste residenze offrono un indirizzo senza pari nei quartieri più ambiti di Dubai.

Questo sviluppo a proprietà libera comprende soluzioni di parcheggio moderne e una pianificazione comunitaria pensata per garantire privacy e comfort a tutti i residenti. Il completamento è previsto per la fine del 2028, offrendo un'opportunità unica di investimento in una comunità prestigiosa, dinamica e sostenibile.

## Posizione

Situata a est di Sheikh Zayed Road tra gli svincoli 5 e 6, Jumeirah Islands offre uno stile di vita unico con un raro rapporto terra-acqua di 2:1. Immersa tra comunità iconiche come Jumeirah Lakes Towers, The Meadows e Jumeirah Park, questa enclave combina viste tranquille sull'acqua con facile accesso a Dubai Marina, Emirates Golf Club e Ibn Battuta Mall. I residenti godono di una connettività senza soluzione di continuità verso i centri business e lifestyle, creando un perfetto equilibrio tra esclusività e comodità nel dinamico contesto urbano di Dubai.

## Caratteristiche

Questa comunità di alto livello offre una vasta gamma di servizi, tra cui parchi paesaggistici, piste da jogging, campi sportivi e sentieri lungo il lago che favoriscono uno stile di vita attivo e sano. Le residenze dispongono di parcheggi dedicati, stazioni di ricarica per veicoli elettrici, parcheggi per biciclette con officine di riparazione e facile accesso a negozi come Jumeirah Islands Pavilion e Meadows Town Centre. I residenti usufruiscono di club privati, piscine a sfioro, studi fitness, club per bambini, studi di yoga e boxe, spa e lounge benessere, saune, bagni di vapore, spazi verdi esterni e aree sociali comuni, tutti progettati per favorire un'esperienza abitativa serena e vibrante.

## Altrui

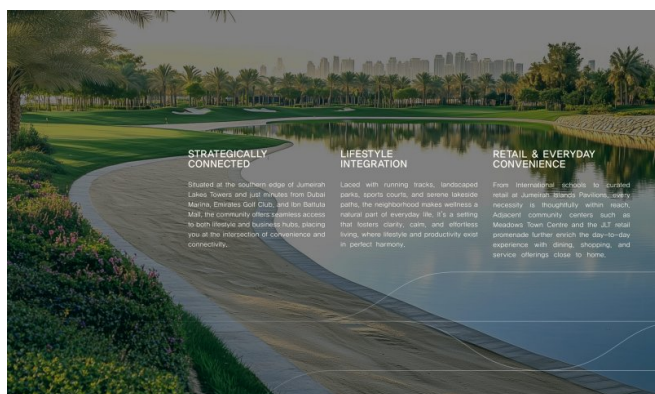
Disclaimer: i piani, i dettagli e l'orientamento dell'unità inclusi sono solo indicativi e possono essere modificati dal sviluppatore/venditore a sua discrezione senza preavviso e/o responsabilità. Tutte le immagini, comprese le caratteristiche, le finiture, l'arredamento, la vista e la scala, sono solo illustrative. Le aree finali, l'orientamento, le dimensioni, la disposizione e i materiali possono differire da quelli indicati.

## Fornitori

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# Driving distances

|                                   |                                |                                           |                                               |                                      |
|-----------------------------------|--------------------------------|-------------------------------------------|-----------------------------------------------|--------------------------------------|
| 01<br>Jumeirah<br>Beach Residence | 04<br>Jumeirah<br>Lakes Towers | 02<br>Uptown                              | 05<br>Jumeirah<br>World Centre                | 06<br>Jumeirah<br>Golf Club          |
| 08<br>Dubai Marina                | 09<br>Ain<br>Dubai             | 13<br>Mall of<br>the Emirates             | 14<br>Palm<br>Jumeirah                        |                                      |
| 17<br>Burj<br>Al Arab             | 24<br>Burj Khalifa             | 27<br>Al Maktoum<br>International Airport | 30<br>Dubai International<br>Financial Centre | 35<br>Dubai International<br>Airport |

Sun and views analysis

WINTER SUNSET

SUMMER SUNSET

WINTER SUNRISE

SUMMER SUNRISE

Architectural sections of the building, showing the vertical stack of spaces from the ground floor to the rooftop. The sections are color-coded: blue for ground-level spaces (amenity, parking, ground floor) and purple for upper-level spaces (apartments, penthouse, rooftop). The diagram illustrates the building's footprint and the vertical arrangement of its various levels.

- ROOFTOP
- 36<sup>TH</sup> FLOOR PENTHOUSE
- 15<sup>TH</sup> - 37<sup>TH</sup> FLOOR APARTMENTS
- MEP FLOOR
- 2<sup>ND</sup> - 15<sup>TH</sup> FLOOR APARTMENTS
- 1<sup>ST</sup> FLOOR AMENITY
- PODIUM PARKING
- GROUND FLOOR

# Building configurations

**4th FLOOR**  
 4th FLOOR UPPER PORTFOLIO  
 5th FLOOR LOWER PORTFOLIO  
 6th FLOOR

**5th FLOOR** – 5th FLOOR RESIDENTIAL APARTMENTS

**7th FLOOR**

**6th FLOOR** – 6th FLOOR RESIDENTIAL APARTMENTS

**8th FLOOR** RESIDENTIAL APARTMENTS

**9th FLOOR** 1-2

**10th FLOOR** 1-2

**11th FLOOR** RESIDENTIAL APARTMENTS

**12th FLOOR** 1-2

**13th FLOOR** 1-2

**14th FLOOR** 1-2

**15th FLOOR** 1-2

**16th FLOOR** 1-2

**17th FLOOR** 1-2

**18th FLOOR** 1-2

**19th FLOOR** 1-2

**20th FLOOR** 1-2

**21st FLOOR** 1-2

**22nd FLOOR** 1-2

**23rd FLOOR** 1-2

**24th FLOOR** 1-2

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**28th FLOOR** 1-2

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**41st FLOOR** 1-2

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**186th FLOOR** 1-2

**187th FLOOR** 1-2

**188th FLOOR** 1-2

**189th FLOOR** 1-2

**190th FLOOR** 1-2

**191st FLOOR** 1-2

**192nd FLOOR** 1-2

**193rd FLOOR** 1-2

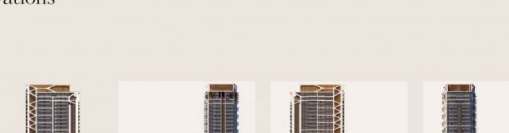
**194th FLOOR** 1-2

**195th FLOOR** 1-2

**196th FLOOR** 1-2

**197th FLOOR** 1-

## Elevations



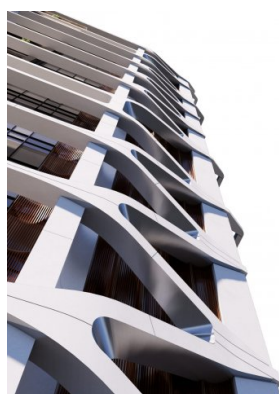
The image displays four architectural elevations of a tall, modern building, arranged horizontally. Each elevation is shown within a white rectangular frame. The building features a dark, textured facade with vertical lines and a prominent vertical element on the left side. The base of the building is shown with some landscaping and a small structure. Below each elevation, the direction is labeled: 'West', 'South', 'East', and 'North'. The labels are centered under their respective images.

West  
ELEVATION

South  
ELEVATION

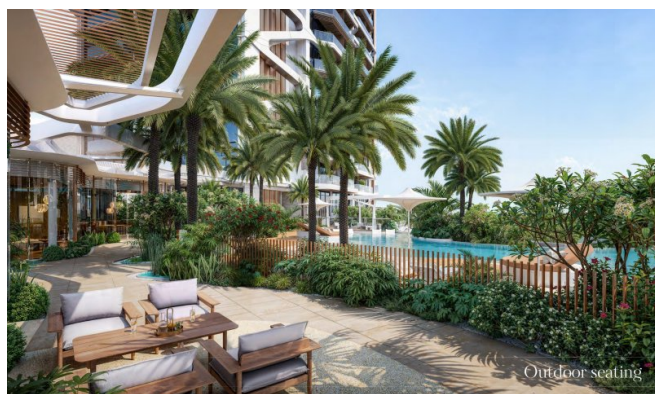
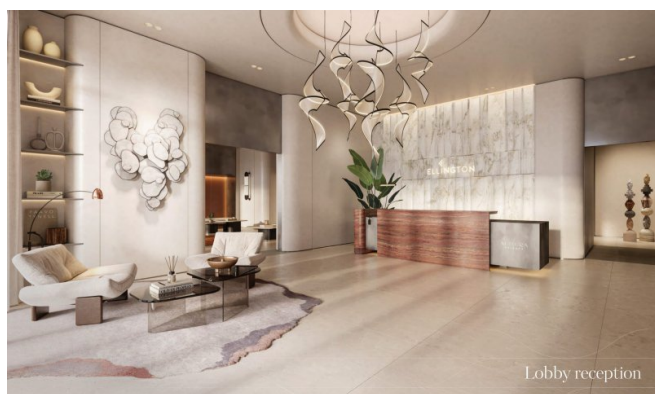
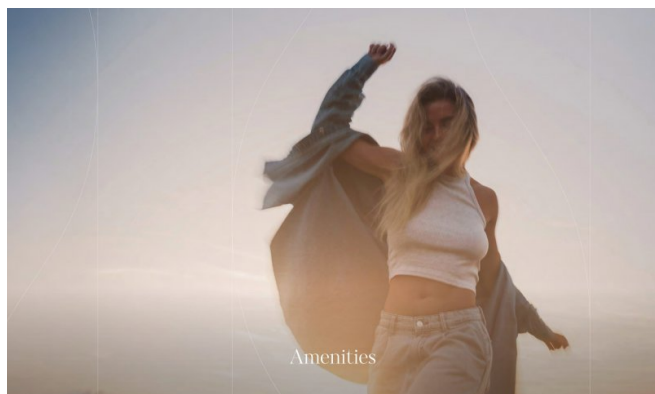
East  
ELEVATION

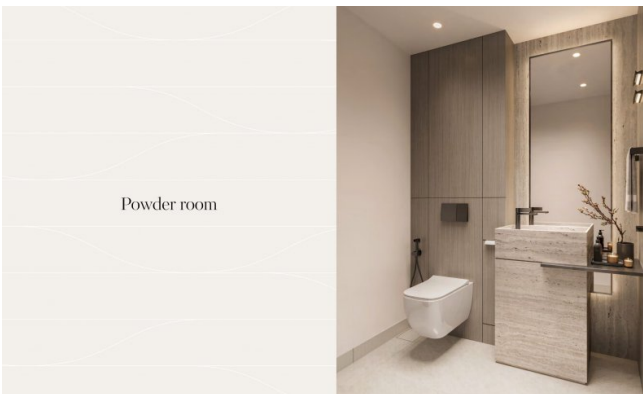
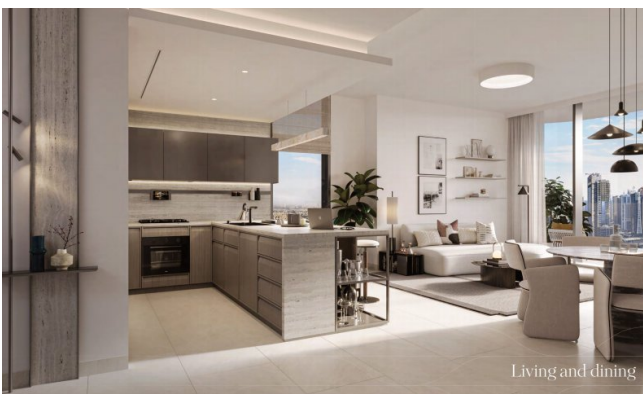
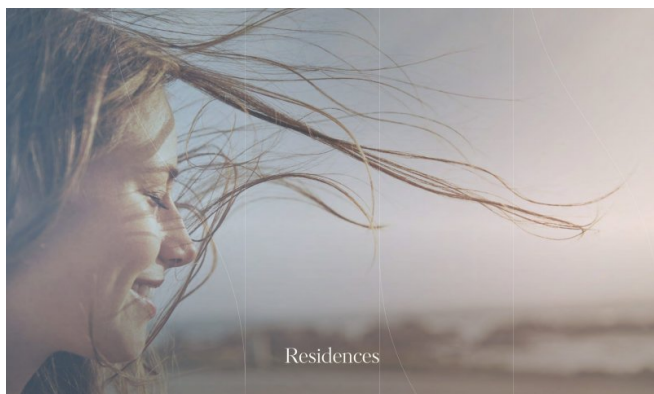
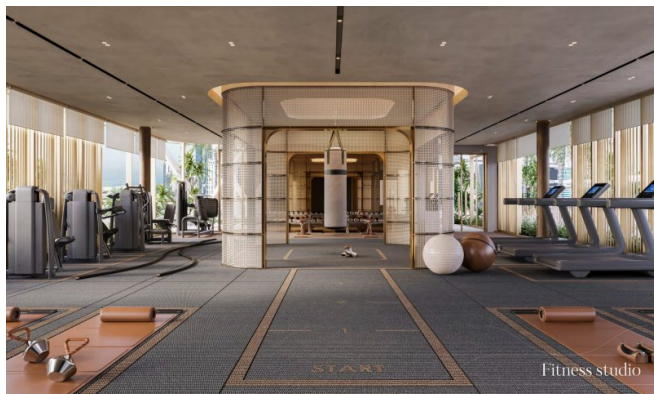
North  
ELEVATION

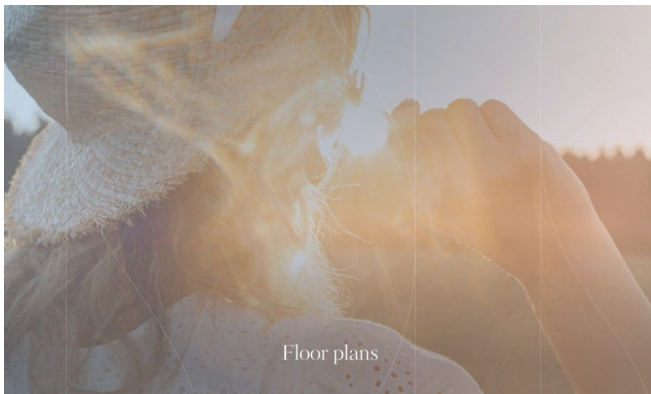


|                         |                  |                                   |
|-------------------------|------------------|-----------------------------------|
| 1 Bedroom Apartment     | 168 units        | From 820 sq.ft. to 895 sq.ft.     |
| 2 Bedroom Apartment     | 100 units        | From 1,237 sq.ft. to 1,393 sq.ft. |
| 2 Bedroom Apartment + 5 | 51 units         | From 1,369 sq.ft. to 1,501 sq.ft. |
| 3 Bedroom Apartment     | 34 units         | From 1,640 sq.ft. to 1,950 sq.ft. |
| 4 Bedroom Penthouse     | 2 units          | From 5,810 sq.ft. to 6,085 sq.ft. |
| <b>Total Units</b>      | <b>355 units</b> |                                   |









| Payment plan                                     |                                                  |                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| 20%                                              | 10%                                              | 5%                                               | 5%                                               |
| at the time of booking                           | 60 days after the reservation date               | 120 days after the reservation date              | 180 days after the reservation date              |
| 5%                                               | 5%                                               | 5%                                               | 5%                                               |
| 240 days after the reservation date              | 360 days after the reservation date              | On completion of 20% construction of the project | On completion of 30% construction of the project |
| 5%                                               | 5%                                               | 30%                                              |                                                  |
| On completion of 40% construction of the project | On completion of 50% construction of the project | On completion                                    |                                                  |