

# Jumeirah Garden City

Investment project  
Development of 8-floor  
residential unit





# About Jumeirah Gardens

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The master plan of Jumeirah Garden City refers to the re-development of a 9,000,000-square-metre (97,000,000 sq ft) land area, conceptualized to be a part of the 2015 strategic plan for Dubai. The development consists of 12 districts with an envision built up area of 14,000,000 square metres (150,000,000 sq ft). The Jumeirah Garden City aims to cater to a population of 50,000 to 60,000 residents. The project will cost approximately Dh350 billion (approx. \$95bn). The announcement of the project coincided with the global financial crisis, and the construction of the project was put on hold due to global financial crisis.

Jumeirah Garden City will be built over a period of 12 years, across an area north of Sheikh Zayed Road between Diyafa Street and Safa Park. Meraas Development has commissioned architect Adrian Smith of Adrian Smith + Gordon Gill Architecture to design four new projects as part of the Jumeirah Garden master plan.

The development will redefine living standards of the people living in neighborhoods of Dubai. The project will comprise seven distinct areas, taking up approximately 110,000,000 square feet (10,000,000 m<sup>2</sup>) of land, including the self reclaimed artificial islands. One section will host Dubai Park, which will be half the size of Safa Park. Phase one of Jumeirah Gardens will cover around 820,000 square metres (8,800,000 sq ft).

The first phase of Jumeirah Garden City will comprise six main blocks of high-, mid- and low-rise office, retail and residential buildings, two hotels and a high-end shopping area. Handover of phase one is expected to be start by the end of fourth quarter of 2011 and the whole phase will be fully ready in 2013. Jumeirah Garden

City will also contain a huge park which will surround all the residential apartments, villas and other office and commercial buildings. This development primarily consists of the re-development Satwa and Al-Wasl, with the inclusion of newly developed islands off the coastline of the primary land mass development. The developer Meraas was planning eight landmark buildings in Jumeirah Garden City, however, many such as 1 Dubai, 1 Park Avenue, and Meraas Tower were cancelled due to financial issues. The project also include Park gate which will comprise a complex of six buildings. The self-reclaimed artificial islands will be made up of east bay and coastal and will mainly entail the residences, but will also contain hotels and resorts.

Economically, sustainable practices help to shrink costs and will optimize the productivity of the individuals. On a smaller scale, adherents to sustainable building practices will find considerable improvements over the traditional building model with their structure's long-term durability and reduced life cycle costs. In view of these positive impacts, it is clear that Eco-friendly buildings are of the utmost importance on both a local and a global scale. This precedent for sustainability is the impulsion behind the development of the Jumeirah Garden City. This development has been envisioned to be a development representing the highest standards of sustainability and is expected to be a revolutionary example to the rest of Dubai, as well as the rest of the world.

The districts will be linked to each other and to the rest of Dubai by a central canal, a network of public transport systems such as roads and boulevards, a light rail system as well as pedestrian walkways.

# Jumeirah Gardens





# Jumeirah Garden City





# Development project

Investment period 2 years

## Investment Required:

Land cost	\$4.4M
Gross Construction Cost:	\$ 5.7M
Gross Development Expenditure:	\$ 0.9M
Total Project Cost	\$ 11M

**Initial Investment Required\*** \$ 2.76M

## Sales:

Projected Gross Sales Value:	\$ 17,6M
Total ROI:	239%

## Profit Share

Investor's share	70%
Investor's ROI	168%

\*The purchaser can request for an NOC from the Master Developer and pay 20% of the total land value only, while 80% of the construction cost can be funded by off-plan unit sales





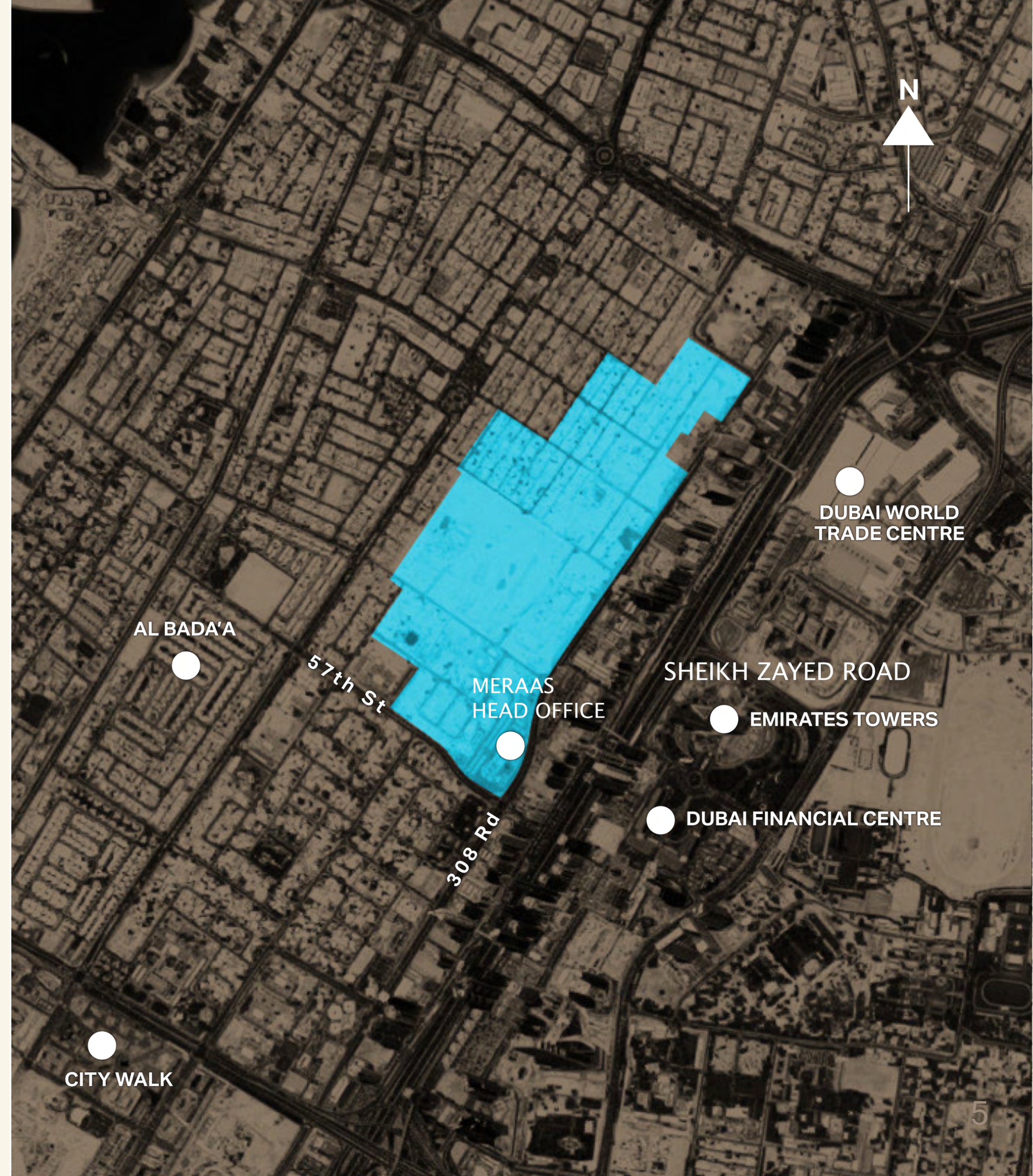
# Area

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In line with Meraas' plans to revitalise Dubai's bustling Al Satwa area, much of the area undergone redevelopment. Following its comprehensive facelift, Jumeirah Garden City is set to emerge as a medium density, mixed-use neighbourhood that features residential apartments, retail spaces, public facilities, hotels and parks. It will continue to house popular landmarks such as Jumma Masjid and other utilities. Jumeirah Garden City is located within an existing urban fabric parallel to Sheikh Zayed Road in Dubai.

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# Land

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Freehold Lands in Al Satwa, Exactly Behind Fairmont Hotel on Sheikh Zayed Road. We have Multiple Plots available in all the Three Phases.

- Plot size: 1,187 sq.m<sup>2</sup>
  - BUA: 4,155 sq.m<sup>2</sup>
  - Permitted Heights G+8
  - Freehold
  - FAR of 3.5
  - No time limit to construct
  - No service charge
  - Permissibility: Mixed Usage
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# Jumeirah Garden City

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Jumeirah Garden City is located within an existing urban fabric parallel to Sheikh Zayed Road in Dubai.



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Permitted Height

G+8

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Ownership

Freehold

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Payment Methods

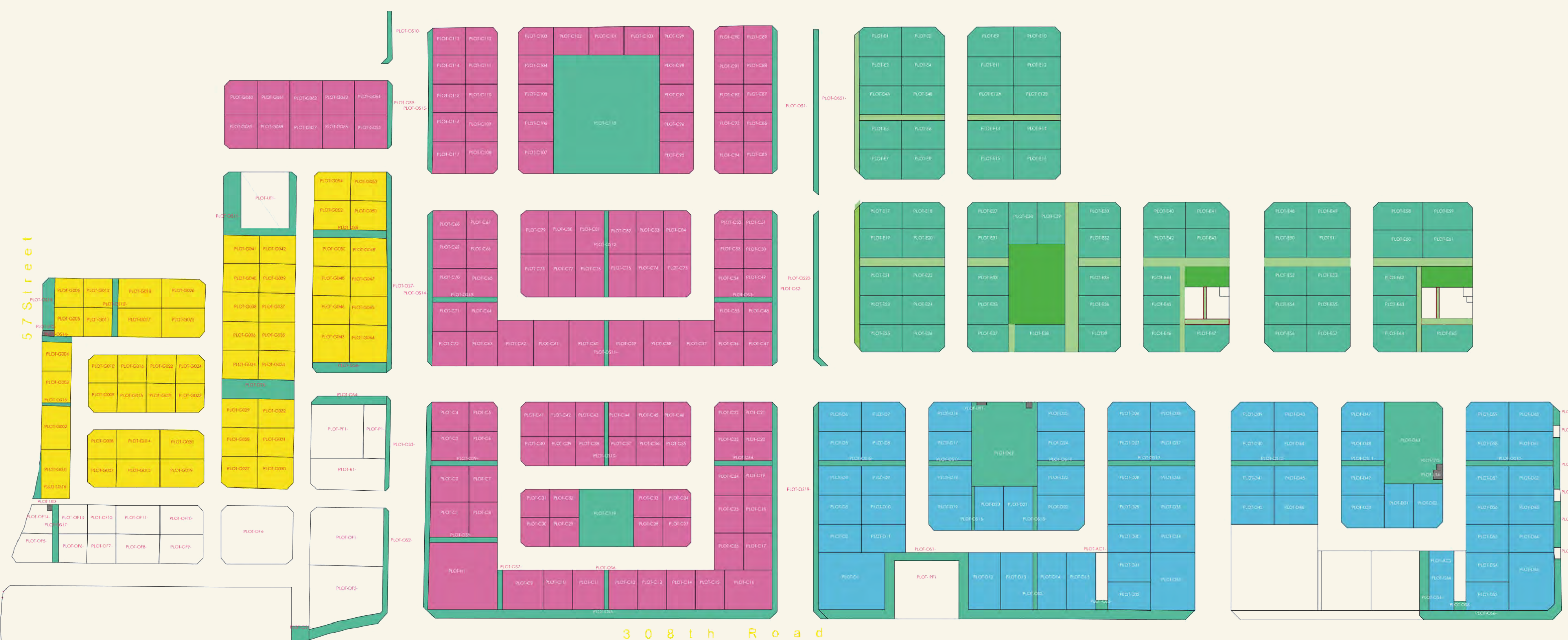
> Payment Plan

No time limit to construct

No service charges

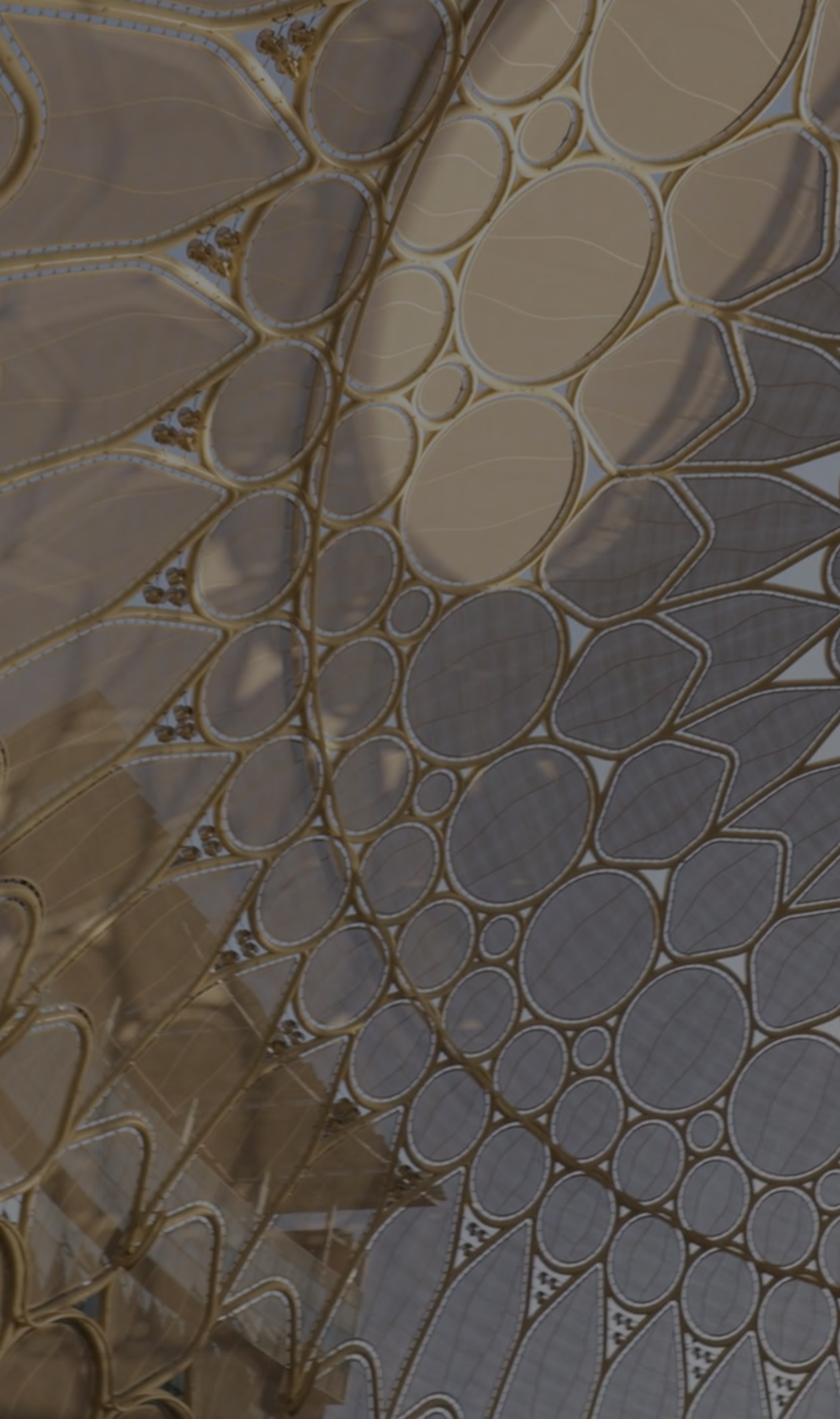
The development follows Dubai Development Authority (DDA) rules and regulations in terms of design & construction





LAND USE	PLOT TYPE
PHASE 1 (G+8)	<span style="color: lightblue;">●</span>
PHASE 2 (G+8)	<span style="color: yellow;">●</span>
PHASE 3 (G+8)	<span style="color: pink;">●</span>
PHASE 4 (G+8)	<span style="color: green;">●</span>





PALLADIUM  
GROUP