jebel ali village

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HOME IS WHERE THE HEART IS

A warm welcome to the brand-new Jebel Ali Village, an upscale residential development set within rolling hills and lush green spaces.

A luxurious living experience that considers all aspects of your lifestyle, Jebel Ali Village is a community that has all your heart could ever want with spacious homes, open-plan layouts, undulating green landscapes, and a myriad of amenities.

A FUTURE WITH A PAST

The new, gated Jebel Ali Village seamlessly marries the values of a charming heritage and a new perspective. Set in a location with a rich link to the past, Jebel Ali Village looks to a bright new future with its new contemporary design aesthetic.

THE LOCATION

Jebel Ali Village is conveniently located in an unbelievable location. Situated just off Sheikh Zayed Road, within close proximity to Ibn Battuta Mall and Jebel Ali Festival Plaza.

You will be able to easily access prime locations in Dubai while being close to everything that's part of your lifestyle, from malls, restaurants, and entertainment, to churches, temples, and much more - all just a few minutes' drive away.

THE PROPERTIES

Jebel Ali Village offers both 4 and 5-bedroom villas, all with single row exclusivity. The design and layout follow a modern style with two high-quality finishing options for you to choose from, dark or light colour schemes.

The balcony doors in the living room open fully and lead to a spacious backyard so you can enjoy seamless indoor to outdoor living.

The garages at the front of the villa are complete with electrical doors and are fully equipped with electrical car chargers. Certain units can be extended to include a stunning penthouse floor that will include a large terrace, living room, bathroom, and elevator.

VILLA TYPE OPTIONS

Villa Type	Total Area (Sq. Ft.)
5-bedroom Villa - A1	4,836.44
5-bedroom Villa - B1* Can be upgraded to penthouse (B2)	4,787.57
5-bedroom Villa - C1	4,748.93
5-bedroom Villa - D1* Can be upgraded to penthouse (D2)	4,865.71
4-bedroom Villa - E1	4,609.86
4-bedroom Villa - F1* Can be upgraded to penthouse (F2)	4,542.69
4-bedroom Villa - G1* Can be upgraded to penthouse (G2)	4,346.36
4-bedroom Villa - H1	4,238.82

Upgraded Penthouse	Total Area (Sq. Ft.)
5-bedroom Villa - B2	6,006.47
5-bedroom Villa - D2	5,936.18
4-bedroom Villa - F2	5,955.56
4-bedroom Villa - G2	5,484.85

5-BEDROOM VILLAS

The luxurious 5-bedroom villas in Jebel Ali Village are designed with spacious layouts and a contemporary design. Fitted with floor-to-ceiling windows that bring authentic daylight into the property.

The units range from 4,700 – 6,000 square feet with garage parking for three cars at the front of the villa. The ground floor has a guest suite with a terrace featuring views of lush greenery, while the sprawling yard leaves enough space for an optional swimming pool. It’s a wonderful space to entertain guests for al-fresco dining and intimate gatherings.

The upstairs hosts 4 bedrooms that each have a full en-suite bathroom, built-in wardrobes, and a balcony. The master suite also features a large en-suite bathroom and walk-in closet.

The 5-bedroom villa comes complete with a maid’s room, laundry room, and storage room. Certain units also have a driver’s room.

Front

Rear

5-BEDROOM VILLA - A1

FLOOR PLANS

5-bedroom Villa - A1

	Sq.m	Sq.ft
Ground Floor	151.38	1,629.44
Balcony/ Terrace/Porch - GF	12.68	136.49
First Floor Area	182.13	1,960.43
Balcony/ Terrace - First Floor	29.61	318.72
Garage - Covered	73.52	791.36
TOTAL BUILT-UP AREA (BUA)	**449.32**	**4,836.44**
Garage with Pergola	0	0
TOTAL AREA	**449.32**	**4,836.44**

Upper Level

Entry Level

Numbers, square footage and floor plans are approximate. Final dimensions, square footage and floor plans may vary. The developer reserves the right to make revisions.
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Front

Rear

5-BEDROOM VILLA - B1

FLOOR PLANS

5-bedroom Villa - B1

	Sq.m	Sq.ft
Ground Floor	151.26	1,628.15
Balcony/ Terrace/Porch - GF	3.14	33.80
First Floor Area	179.59	1,933.09
Balcony/ Terrace - First Floor	33.34	358.87
Garage - Covered	77.45	833.66
TOTAL BUILT-UP AREA (BUA)	**444.78**	**4,787.57**
Garage with Pergola	0	0
TOTAL AREA	**444.78**	**4,787.57**

Upper Level

Entry Level

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Front

Rear

5-BEDROOM VILLA - B2

FLOOR PLANS

5-bedroom Villa - B2

	Sq.m	Sq.ft
Ground Floor	151.26	1,628.15
Balcony/ Terrace/Porch - GF	3.14	33.80
First Floor Area	179.59	1,933.09
Balcony/ Terrace - First Floor	33.34	358.87
Second Floor Area	56.43	607.41
Balcony/ Terrace - Second Floor	56.81	611.50
Garage - Covered	77.45	833.66
TOTAL BUILT-UP AREA (BUA)	**558.02**	**6,006.47**
Garage with Pergola	0	0
TOTAL AREA	**558.02**	**6,006.47**

Penthouse Level

Upper Level

Entry Level

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Front

Rear

5-BEDROOM VILLA - C1

FLOOR PLANS
5-bedroom Villa - C1

	Sq.m	Sq.ft
Ground Floor	158.09	1,701.66
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	189.24	2,036.96
Balcony/ Terrace - First Floor	27.06	291.27
Garage - Covered	66.80	719.03
TOTAL BUILT-UP AREA (BUA)	**441.19**	**4,748.93**
Garage with Pergola	0	0
TOTAL AREA	**441.19**	**4,748.93**

Upper Level

Entry Level

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Front

Rear

5-BEDROOM VILLA - D1

FLOOR PLANS

5-bedroom Villa - D1

	Sq.m	Sq.ft
Ground Floor	158.31	1,704.03
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	189.23	2,036.85
Balcony/ Terrace - First Floor	36.53	393.21
Garage - Covered	45.72	492.13
TOTAL BUILT-UP AREA (BUA)	**429.79**	**4,626.22**
Garage with Pergola	22.25	239.50
TOTAL AREA	**452.04**	**4,865.71**

Upper Level

Entry Level

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Front

Rear

5-BEDROOM VILLA - D2

FLOOR PLANS

5-bedroom Villa - D2

	Sq.m	Sq.ft
Ground Floor	158.31	1,704.03
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	189.23	2,036.85
Balcony/ Terrace - First Floor	36.53	393.21
Second Floor Area	61.74	664.56
Balcony/ Terrace - Second Floor	37.71	405.91
Garage - Covered	45.72	492.13
TOTAL BUILT-UP AREA (BUA)	**529.24**	**5,696.69**
Garage with Pergola	22.25	239.50
TOTAL AREA	**551.49**	**5,936.18**

Penthouse Level

Upper Level

Entry Level

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4-BEDROOM VILLAS

The 4-bedroom villas in Jebel Ali Village exude modern appeal. Ranging from 4,200 to 6,000 square feet, they offer a spacious design with beautiful floor-to-ceiling windows that allow natural sunlight to pour through.

Offering a garage out front for two cars, and an open space for an additional car, the ground floor includes a guest suite that leads to a terrace overlooking the verdant greenery in the large yard which can be fitted with the optional feature of a pool.

The first floor features all bedrooms with en-suite bathrooms and private balconies, with the addition of a large walk-in closet in the master bedroom.

The 4-bedroom villa comes complete with a maid's room, laundry room, and storage room. Certain units also have a driver's room.

Front

Rear

4-BEDROOM VILLA - E1

FLOOR PLANS

4-bedroom Villa - E1

	Sq.m	Sq.ft
Ground Floor	158.99	1,711.35
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	155.15	1,670.02
Balcony/ Terrace - First Floor	30.58	329.16
Garage - Covered	59.00	635.07
TOTAL BUILT-UP AREA (BUA)	**403.72**	**4,345.60**
Garage with Pergola	24.55	264.25
TOTAL AREA	**428.27**	**4,609.86**

Upper Level

Entry Level

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Front

Rear

4-BEDROOM VILLA - F1

FLOOR PLANS

4-bedroom Villa - F1

	Sq.m	Sq.ft
Ground Floor	159.04	1,711.89
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	151.93	1,635.36
Balcony/ Terrace - First Floor	29.56	318.18
Garage - Covered	54.78	589.65
TOTAL BUILT-UP AREA (BUA)	**395.31**	**4,255.08**
Garage with Pergola	26.72	287.61
TOTAL AREA	**422.03**	**4,542.69**

Upper Level

Entry Level

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Front

Rear

4-BEDROOM VILLA - F2

FLOOR PLANS

4-bedroom Villa - F2

	Sq.m	Sq.ft
Ground Floor	159.04	1,711.89
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	158.76	1,708.88
Balcony/ Terrace - First Floor	29.56	318.18
Second Floor Area	64.92	698.79
Balcony/ Terrace - Second Floor	59.51	640.56
Garage - Covered	54.78	589.65
TOTAL BUILT-UP AREA (BUA)	**526.57**	**5,667.95**
Garage with Pergola	26.72	287.61
TOTAL AREA	**553.29**	**5,955.56**

Penthouse Level

Upper Level

Entry Level

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Front

Rear

4-BEDROOM VILLA - G1

FLOOR PLANS

4-bedroom Villa - G1

	Sq.m	Sq.ft
Ground Floor	142.55	1,534.39
Balcony/ Terrace/Porch - GF	10.13	109.04
First Floor Area	150.07	1615.34
Balcony/ Terrace - First Floor	26.14	281.37
Garage - Covered	46.80	503.75
TOTAL BUILT-UP AREA (BUA)	**375.69**	**4,043.89**
Garage with Pergola	28.10	302.47
TOTAL AREA	**403.79**	**4,346.36**

Upper Level

Entry Level

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Front

Rear

4-BEDROOM VILLA - G2

FLOOR PLANS

4-bedroom Villa - G2

	Sq.m	Sq.ft
Ground Floor	142.55	1,534.39
Balcony/ Terrace/Porch - GF	10.13	109.04
First Floor Area	157.27	1,692.84
Balcony/ Terrace - First Floor	26.14	281.37
Second Floor Area	61.29	659.72
Balcony/ Terrace - Second Floor	37.28	401.28
Garage - Covered	46.80	503.75
TOTAL BUILT-UP AREA (BUA)	**481.46**	**5,182.39**
Garage with Pergola	28.10	302.47
TOTAL AREA	**509.56**	**5,484.85**

Penthouse Level

Upper Level

Entry Level

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Front

Rear

4-BEDROOM VILLA - H1

FLOOR PLANS

4-bedroom Villa - H1

	Sq.m	Sq.ft
Ground Floor	143.40	1,543.54
Balcony/ Terrace/Porch - GF	0.00	0.00
First Floor Area	148.11	1,594.24
Balcony/ Terrace - First Floor	33.71	362.85
Garage - Covered	43.57	468.98
TOTAL BUILT-UP AREA (BUA)	**368.79**	**3,969.62**
Garage with Pergola	25.01	269.21
TOTAL AREA	**393.80**	**4,238.82**

Upper Level

Entry Level

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A HOME LIKE NO OTHER

If you are looking for a home like no other, look no further than Jebel Ali Village's freehold properties. Where every detail has been thought out with careful attention.

Creating a place that's a dream to call yours. A contemporary mood is brought to life through the layout, design, and landscaping.

Interiors - Option 1 (Light Scheme)

Interiors - Option 2 (Dark Scheme)

COMMUNITY AND AMENITIES

The master community in Jebel Ali Village will feature four separate communities within itself. Each of these districts will be complete with relaxing pools, sports facilities, and parks for recreational activities.

There will also be a host of amenities that will make you feel at home. With everything you've always wanted and everything you've ever imagined. From community swimming pools and biking trails, to a community vegetable farm and serene ponds.

- Kids play areas
- Sports zones: 5-a-side football, paddle tennis, tennis courts, and basketball courts
- Green trails
- Cycling tracks
- Multiple open spaces, and parks, encouraging outdoor activity
- Off-roading mountain bike trail
- “The Valley” – a green area with lots of dips and valleys in the landscape
- “The Green” – an open green space for the community
- Pedestrian bike path
- Community parks
- Community vegetable farm
- Duck pond
- Jebel Ali Recreation Club with licensed F&B

NAKHEEL - THE MASTER DEVELOPER

Nakheel is a world-leading master developer, delivering award-winning projects that have paved the way for the development of hundreds of seafront homes, resorts, hotels and attractions and opened up a wealth of investment opportunities.

Spanning 15,000 hectares and accommodating nearly 300,000 people, our master developments across Dubai include Palm Jumeirah, The World, Jumeirah Islands, Jumeirah Park, Jumeirah Village, Al Furjan, The Gardens, Discovery Gardens, Jebel Ali Village, Dragon City, Nad Al Sheba Villas, Warsan Village, International City and Deira Islands.

Our diverse project portfolio also includes world-class shopping, dining and entertainment destinations and a distinct collection of hotels and resorts across Dubai.

For more information, visit **www.nakheel.com**

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For enquiries and appointments,
visit www.nakheel.com or call +971 800 NAKHEEL.