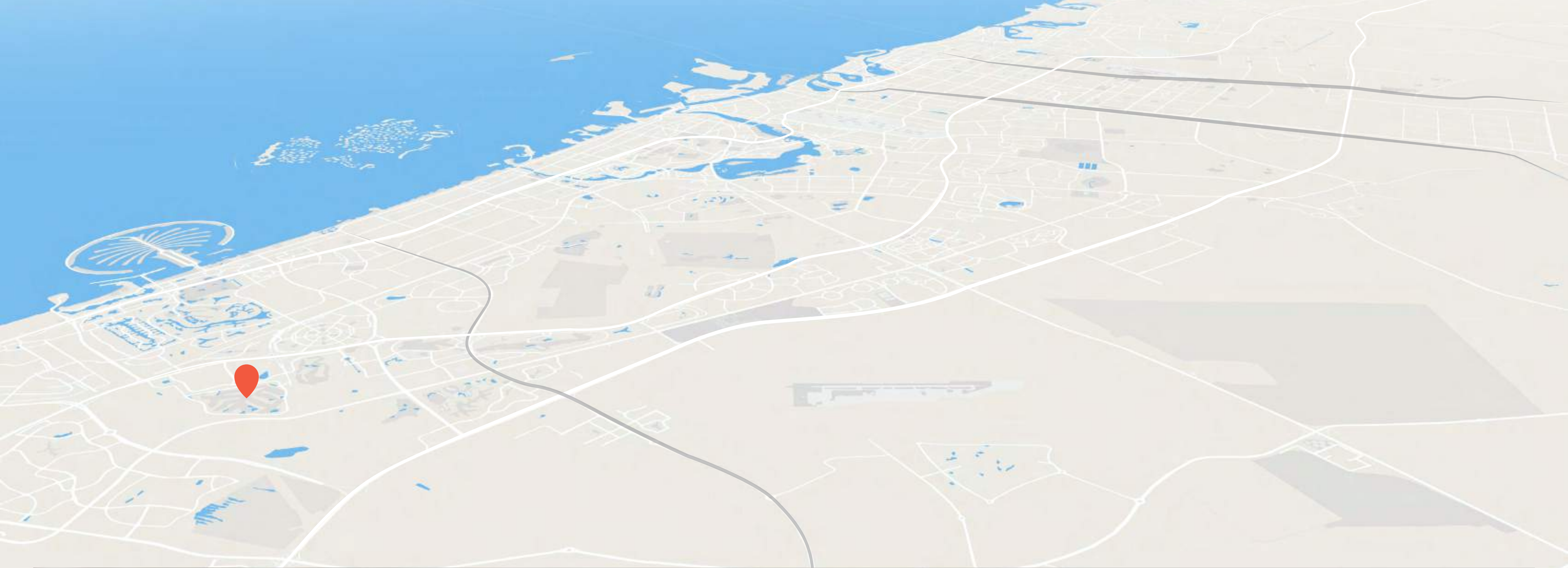


Jouri Hills
at Jumeirah Golf Estates





Luxury living in a golfing haven

Blending the best in modern living with the wonders of nature, Jouri Hills at Jumeirah Golf Estates presents a rare opportunity to live in a community that has been carefully planned to meet the needs of the modern family.

Inspired by the majesty of nature, with stunning architecture, incredible views, wonderful amenities and an exclusive location in the world's fastest growing city, the community offers an unmatched way of life for its residents.



Where nature meets modernity

Let life begin at Jouri Hills, a stylish enclave of 300 villas and townhouses all carefully designed to engage and inspire.

From three-bedroom townhouses to six-bedroom mansions, there are a range of living experiences to suit every lifestyle and every desire.

Each home is defined by contemporary architecture designed to make the most

of natural light, with floor-to-ceiling windows, skylights and double-height spaces all combining to create a feeling of lightness and relaxation.

Nature-inspired touches, including weaving trees and greenery into the design of your home, are matched with a range of smart home features, which enhance your security and convenience, while helping to protect the environment at the same time.





Enjoy a sophisticated contemporary lifestyle

Set amid the lushly landscaped Jumeirah Golf Estates master plan, Jouri Hills is an exclusive collection of luxury homes designed with your family in mind.

Each home is an architectural statement in itself, blending a modern aesthetic with natural touches and smart

technology to deliver a lifetime of comfort and convenience.

Your future home also benefits from all the incredible leisure facilities that have made Jumeirah Golf Estates one of the world's most popular sporting destinations.

Living well never felt this easy

Every home enjoys direct access to greenery through the garden, with a beautifully landscaped community park just a few minutes' walk away.

Make the most of a network of leafy footpaths and cycling tracks, as well as an array of sports facilities and a

children's adventure playground located in the park.

Residents can also access the Wellfit fitness center in the heart of the community, which contains high-end equipment and qualified trainers.





Smart home technology for every home



Large living spaces designed to facilitate entertainment and leisure



Every home has direct access to greenery



Community neighborhood park with local sports facilities



Contemporary home designs with nature-inspired touches



Swimming pools as standard for detached homes



Wide range of home sizes and floor plans



Fully gated community with 24 hour security






Factsheet

- 1. Wellfit gym
- 2. Entertainment zone
 - a. Skate park
 - b. Children's playground
 - c. Amphitheater
- 3. Two parks, which include a swimming pool and children's playground
- 4. Looped jogging track
- 5. Looped cycling track
- d. Football pitch
- e. Basketball court
- f. Padel tennis court



Masterplan

- | | |
|--|--|
|  3 Bedroom Jouri Hills Townhouses |  5 Bedroom Jouri Hills Signature Villas 1 |
|  4 Bedroom Jouri Hills Townhouses |  5 Bedroom Jouri Hills Signature Villas 2 |
|  5 Bedroom Jouri Hills Villas |  6 Bedroom Jouri Hills Mansion |



3 Bedroom Jouri Hills Townhouse - A

Ground Floor: 1,685 sq. ft.
 First Floor: 1,475 sq. ft.
Total: 3,160 sq. ft.



Ground floor



First floor



3 Bedroom Jouri Hills Townhouse - B

Ground Floor: 1,685 sq. ft.
 First Floor: 1,475 sq. ft.
Total: 3,160 sq. ft.



Ground floor



First floor





4 Bedroom Jouri Hills Townhouse - A

Ground Floor: 2,147 sq. ft.
 First Floor: 1,850 sq. ft.
Total: 3,997 sq. ft.



Ground floor



First floor



4 Bedroom Jouri Hills Townhouse - B

Ground Floor: 2,147 sq. ft.
 First Floor: 1,850 sq. ft.
Total: 3,997 sq. ft.



Ground floor



First floor





Five Bedroom Jouri Hills Villa

Featuring superb contemporary design and an array of indoor and outdoor living and entertainment spaces, the Five Bedroom Jouri Hills Villa is a significant lifestyle statement in its own right. The use of smart technology and floor-to-ceiling windows help to deliver the feeling of a truly modern lifestyle.

This home features a master bedroom on the second floor with two terraces, as well as ensuite bathrooms for the four other bedrooms.

5 Bedroom Jouri Hills Villa A

Ground Floor: 2,309 sq. ft.
 First Floor: 2,010 sq. ft.
 Second Floor: 1,410 sq. ft.
Total: 5,729 sq. ft.



Ground floor



First floor



Second floor



5 Bedroom Jouri Hills Villa B

Ground Floor: 2,309 sq. ft.
 First Floor: 2,010 sq. ft.
 Second Floor: 1,410 sq. ft.
Total: 5,729 sq. ft.



Ground floor



First floor



Second floor



5 Bedroom Jouri Hills Signature Villa - 1 A

Ground Floor: 2,786 sq. ft.
 First Floor: 2,419 sq. ft.
 Second Floor: 1,282 sq. ft.
Total: 6,487 sq. ft.



Ground floor



First floor



Second floor



5 Bedroom Jouri Hills Signature Villa - 1 B

Ground Floor: 2,786 sq. ft.
 First Floor: 2,419 sq. ft.
 Second Floor: 1,282 sq. ft.
Total: 6,487 sq. ft.



Ground floor



First floor



Second floor



5 Bedroom Jouri Hills Signature Villa - 2 A

Basement :	1,587 sq. ft.
Ground floor:	2,785 sq. ft.
First floor:	2,419 sq. ft.
Second floor:	1,282 sq. ft.
Total:	8,073 sq. ft.



Basement

Ground floor

First floor

Second floor



5 Bedroom Jouri Hills Signature Villa - 2 B

Basement :	1,587 sq. ft.
Ground floor:	2,785 sq. ft.
First floor:	2,419 sq. ft.
Second floor:	1,282 sq. ft.
Total:	8,073 sq. ft.



Basement

Ground floor

First floor

Second floor



6 Bedroom Jouri Hills Mansion - A

Basement :	4,788 sq. ft.
Ground floor:	4,202 sq. ft.
First floor:	3,557 sq. ft.
Second floor:	2,542 sq. ft.
Total:	15,089 sq. ft.



Basement

Ground floor

First floor

Second floor





6 Bedroom Jouri Hills Mansion - B

Basement :	4,788 sq. ft.
Ground floor:	4,202 sq. ft.
First floor:	3,557 sq. ft.
Second floor:	2,542 sq. ft.
Total:	15,089 sq. ft.



Basement

Ground floor

First floor

Second floor



Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance | Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions | All images used are for illustrative purposes only | Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only | The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

تشير الأرقام الواردة إلى القياسات النهائية من سطح الحائط المشطب إلى سطح الحائط المشطب المقابل له وبالوحدات المترية والإنجليزية باستثناء التفاوت المسموح به في الأعمال الإنشائية | قد تختلف أبعاد القطع / الوحدات عما هو موضح في البرشور، وقد يتم عرض أوصاف/مخططات الوحدات بنسخ معكوسة | جميع الصور الواردة هي لأغراض التوضيح فقط | جميع التجهيزات والديكورات الداخلية الواردة هي لأغراض التوضيح فقط، ما لم يرد خلاف ذلك صراحة | يحتفظ المطور، ووفقاً لتقديره المطلق، بحقه في إجراء التعديلات دون أي مسؤولية معتبرة على ذلك حتى إنجاز العمل بصورة نهائية.