

FIVE LUXE



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LOCATION: JBR

COMPLETED: Q2 2023

FIVE Luxe is a prime beachfront 56-storey development that is designed in a cascading U-shape structure with a central swimming pool, similar to FIVE Palm Jumeirah, and will feature a collection of hotel suites, alongside serviced residences and exclusive Beach Villas. The residences come in a range of different layouts, and all units will come with panoramic windows and balconies. FIVE Luxe offers studios and 1-4 bedroom residences that come in 8 property types.

FACILITIES



SWIMMING POOL



INDOOR & OUTDOOR GYMS



REFIVE SPA



7 F&B VENUES



CHILDREN'S CLUB



PRIVATE BEACH ACCESS



PADDLE COURT



HOTEL SERVICES & AMENITIES

SIZES & PRICES

2BR – FROM 5,184 SQFT

FROM AED 33,700,000

1BR BEACH VILLA FROM 2,723 SQFT

FROM AED 17,700,000

LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE AND IN JBR
- JBR IS A POPULAR TOURIST DESTINATION CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST SOCIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA, PALM JUMEIRAH, AIN DUBAI AND THE SEA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

PUBLIC TRANSPORT: TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: Dubai Harbour

SCHOOLS/NURSERIES: Emirates International School – Meadows, Blossom Marina Nursery Dubai, British Orchard Nursery JBR

MEDICAL FACILITIES: Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah



+7 969 179 97 79



Interior designs of hotel apartments in FIVE LUXE are created by the award-winning Japanese company Nao Taniyama & Associates. All units will have panoramic windows and balconies, and come in a range of different layouts, including superior, spa suites and executive apartments just to name a few.

PITCH POINTS / WHY BUY?

- JBR IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT GUARENTEED ROI POTENTIAL WHICH IS HIGHER THAN SIMILAR RESIDENTIAL TOWERS IN JUMEIRAH BEACH RESIDENCES WHICH IS 6.4%
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS
- EVERYTHING IS WITHIN WALKING DISTANCE
- ALL OWNERS GET 20% DISCOUNT ON ALL FIVE HOTEL & RESORT STAYS
- UTILITIES/WATER AND MAINTENANCE WILL BE BORNE BY FIVE
- 14 NIGHTS FREE HOTEL STAY P/Y FOR EACH OWNER

PROMOTION:	7% ROI GUARANTEED FOR 10 YEARS
PAYMENT PLAN:	60/40
ROI:	7% Guaranteed for 10 years, 35/65 AFTER 10 YEARS

DEVELOPER OVERVIEW

FIVE HOLDINGS IS A DUBAI-BASED REAL ESTATE GROUP THAT OFFERS A WIDE RANGE OF SERVICES ACROSS FOUR KEY VERTICALS – DEVELOPMENT, HOSPITALITY, RESTRUCTURING AND INVESTMENT. PREVIOUS PROJECTS INCLUDE, FIVE PALM JUMEIRAH AND FIVE JVC.

THINGS TO KNOW

ALLOCATED PARKING:	YES
RESALE POLICY:	ANYTIME

IN CLOSE PROXIMITY

- 650m AL MAYA SADAF SUPERMARKET
- 650m MEDCARE MEDICAL CENTER JBR
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1 & MINA SEYAHI
- 1.8km SHEIKH ZAYED RD
- 3.2km DUBAI MARINA MALL
- 3.6km PETROL STATION



KEY FEATURES

- CLIENT CAN STAY IN SAME TYPE UNIT 14 DAYS PER YEAR
- ALL UNITS COME WITH A BALCONY
- MANY DIFFERENT PROPERTY TYPES TO SUIT DIFFERENT CLIENTS
- INVESTMENT PURCHASES
- SOME UNITS COME WITH THEIR OWN PLUNGE POOL OR JACUZZI
- BEACH VILLAS HAVE DIRECT ACCESS TO THE BEACH AND COME IN 3 DESIGNS: EXPLORER, MUSICIAN, ROYAL OR WRITER
- PANORAMIC WINDOWS AND BALCONIES
- ALL BALCONIES AND TERRACES OVERLOOK THE DUBAI EYE AND PALM JUMEIRAH