

madinat
jumeirah
living

JOMANA



JOMANA

LOCATION: MADINAT JUMEIRAH LIVING COMPLETED: MAY 2026

Jomana is the most recently launched project in the MJL development that sits north of the Al Jazi phase and is the closest phase to Al Wasl Road. Properties in the 8 low rise building complex include 1, 2, 3 and 4-bedroom apartments next to the iconic Burj Al Arab. This is the seventh phase of master development and the first phase to embrace the new contemporary design façade philosophy, surrounded by luscious green grounds and excellent residential amenities. MJL also includes Jadeel, Rahaal, Asayel, Lamtara and Al Jazi developments.

FACILITIES

- SWIMMING POOLS
- CHILDREN'S PLAYGROUND
- FITNESS CENTRES
- RETAIL
- GARDENS
- PARKS
- F&B
- FOOTBRIDGE
- ROOF TERRACES/BBQ AREA
- COURTYARD

SIZES & PRICES

1 BR – 796 SQFT TO 1,119 SQFT	FROM AED 1,910,000
2 BR – 1,249 SQFT TO 1,650 SQFT	FROM AED 2,750,000
3 BR – 2,184 SQFT TO 2,766 SQFT	FROM AED 5,520,000
4 BR – 3,353 SQFT TO 3,418 SQFT	FROM AED 10,060,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Aswaaq Mall, Emarat Grocery, Waitrose

RETAIL/F&B: Mall of the Emirates, The Mall, J3 Mall, Al Barsha Mall

PUBLIC TRANSPORT: METRO- Mall of the Emirates

PETROL STATION: ENOC 1011 Umm Seqeim

SCHOOLS/NURSERIES: Kings' School Dubai, First Steps Nursery, Raffles World Academy

LANDMARKS: Burj Al Arab, Souk Madinat, Wild Wadi Waterpark, Mall of the Emirates

MEDICAL FACILITIES: Gargash Hospital, FMC Medical Center, Yes Medical Center

LOCATION FACTORS

- ULTIMATE TOURIST AND EXPAT HOTSPOT
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE OR WITHIN THE COMMUNITY
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- SITS NEXT TO UMM SUQEIM ROAD, AL WASL ROAD AND JUMEIRAH ROAD
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- SITUATED MID-WAY BETWEEN DUBAI MARINA & DOWNTOWN DUBAI
- EXCELLENT LOCATION FOR SCHOOLS & NURSERIES
- OPPOSITE THE BURJ AL ARAB
- MANY HOTELS LOCATED AROUND THE COMMUNITY
- 5 MINS TO THE SHEIKH ZAYED ROAD
- 25 MINS TO DXB AIRPORT



+7 969 179 97 79



Jomana in MJL will be built with sleek and contemporary facades and is the first phase in the master development to embrace the new contemporary design philosophy style. Each unit is provided with thoughtfully designed interiors and superior finishes, with open-plan layouts and floor-to-ceiling windows to take in the magnificent views. The developer has introduced premium and modern internal finishes with integrated kitchen appliances and new bathroom designs and materials. All properties feature a balcony or a terrace, and ground floor units include a big private terrace.

PITCH POINTS / WHY BUY?

- BRAND NEW FREEHOLD COMMUNITY
- THIS PHASE IS THE FIRST TO EMBRACE THE NEW CONTEMPORARY DESIGN FACADES
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT – THIS IS THE 7TH PHASE OF THE MASTER DEVELOPMENT
- SPECTACULAR VIEWS OF THE SEA AND THE BURJ AL ARAB
- GOVERNMENT OWNED DEVELOPER
- EXCELLENT LOCATION, INFRASTRUCTURE AND COMMUNITY AMENITIES – A COMMUNITY WITHIN A COMMUNITY
- HIGHLY SOUGHT-AFTER TOURIST AND EXPAT AREA FOR LIVING
- LOTS OF LOCAL AMENITIES AND TOURIST ATTRACTIONS AROUND
- SOME OF THE BEST HOTEL FACILITIES IN THE MADINAT JUMEIRAH AREA

PAYMENT PLAN: 20% down payment 70/30

ROI: 7-8%

DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

THINGS TO KNOW

SERVICE CHARGE:	AED 15 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

IN CLOSE PROXIMITY

- 350m KINGS' SCHOOL DUBAI
- 550m RAFFLES WORLD ACADEMY
- 600m SUPERMARKET
- 1.1km YES MEDICAL CENTER
- 1.3km PETROL STATION
- 2.5km SHEIKH ZAYED RD
- 3.8km METRO – MALL OF THE EMIRATES
- 3.8km MALL OF THE EMIRATES
- 14.7km DOWNTOWN DUBAI



KEY FEATURES

- ALL PROPERTIES INCLUDE A LAUNDRY ROOM AND ALL BEDROOMS COME WITH BUILT-IN WARDROBES
- 2-4BR UNITS INCLUDE A W-I-C IN THE MASTER BEDROOM
- ALL BEDROOMS COME WITH A BATHROOM
- ALL 4BR UNITS INCLUDE A MAID'S ROOM AND BATHROOM, AS WELL AS SOME 3BR UNITS
- 3 & 4BR UNITS ALSO INCLUDE A POWDER ROOM
- INCLUSIVE COMMUNITY – EVERYTHING ON YOUR DOORSTEP
- ALL UNITS FEATURE A BALCONY OR A TERRACE, AND GROUND FLOOR UNITS ALSO COME WITH A PRIVATE GARDEN/TERRACE
- INCREDIBLE VIEWS OF THE SEA, THE BURJ AL ARAB AND JUMEIRAH
- DIRECT ACCESS TO SOUK MADINAT JUMEIRAH